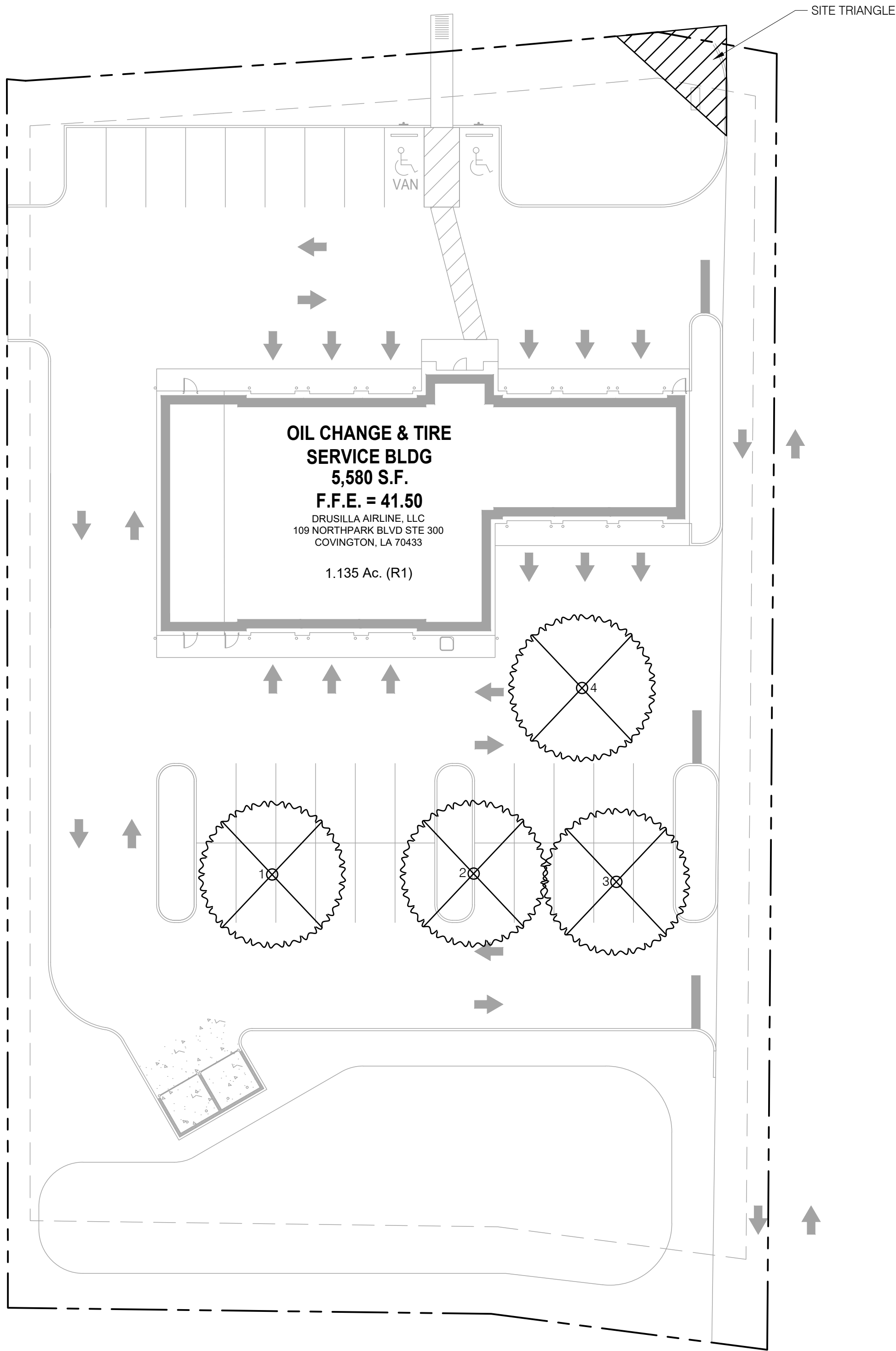


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LOT A-1-A-1-A-1
DRUSILLA AIRLINE, LLC
109 NORTH PARK BLVD STE 300
COVINGTON, LA 70433
(NOT A PART)

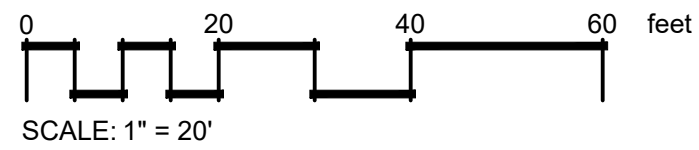


LOT D-1-A-1
2023 WILLIAMS PROPERTY, LLC
2023 WILLIAMS BLVD
KENNER, LA 70062
(NOT A PART)

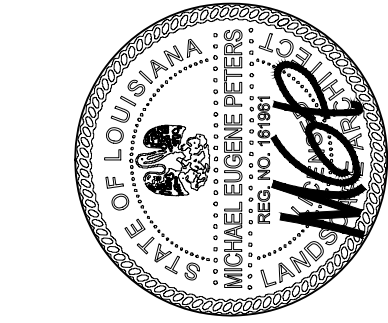
LA HWY 1068
DRUSILLA LANE
(CONCRETE) (80' RIGHT OF WAY)

LA HWY 426
OLD HAMMOND HWY
(CONCRETE) (RIGHT OF WAY VARIES)

CITY OF BATON ROUGE TREE REMOVAL TABLE		
TREE #	TREE SPECIES	TRUNK DBH. (INCHES)
1	LIVE OAK	36
2	LIVE OAK	20
3	LIVE OAK	36
4	ELM	18



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EXPRESS OIL - BATON ROUGE

9340 OLD HAMMOND HWY
BATON ROUGE, LA 70809
EXPRESS OIL CHANGE AND TIRE ENGINEERS



16564 E. BREWSTER ROAD | SUITE 101
COVINGTON, LA
985.249.6180

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO. 24-1316

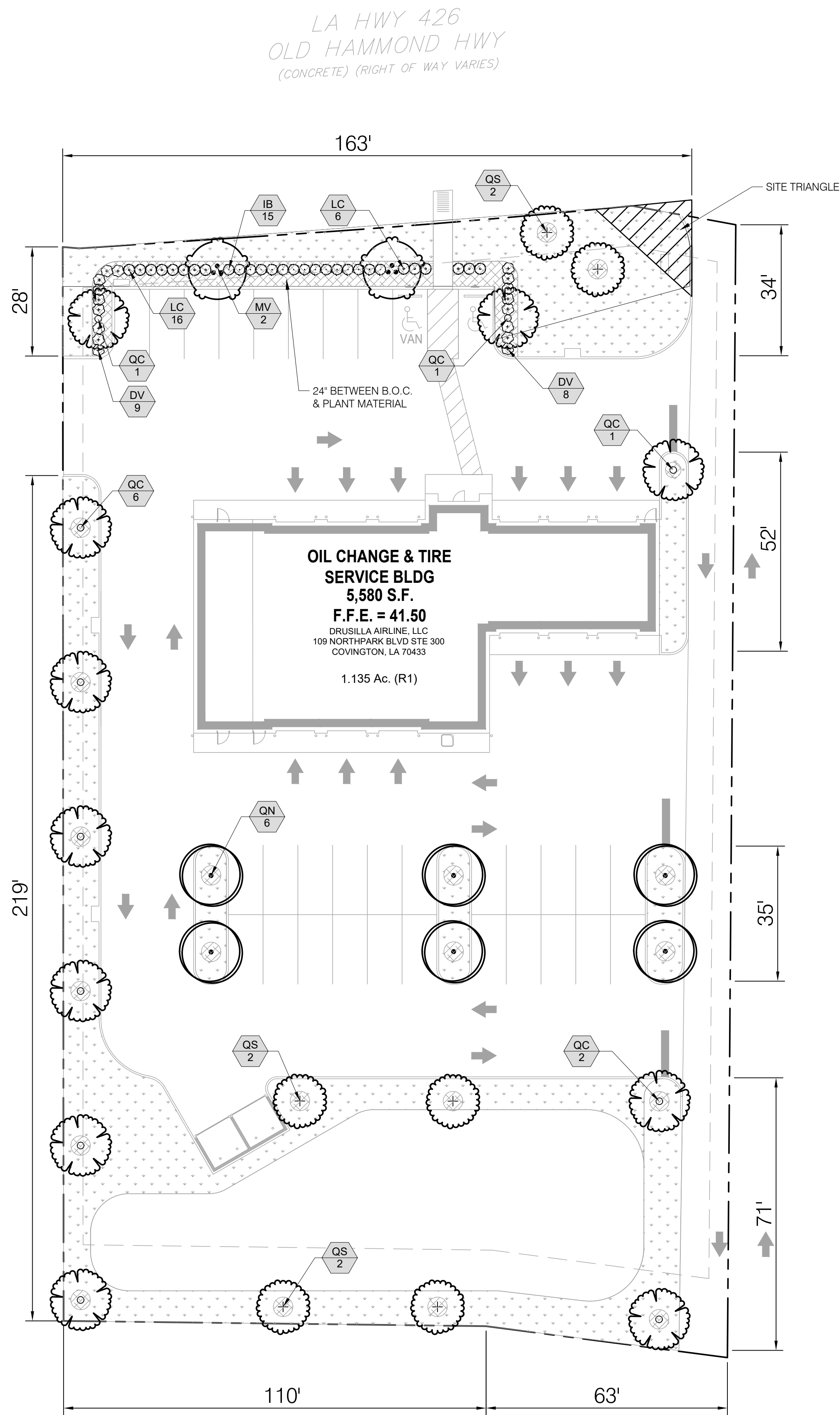
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10/31/2024

001 DESIGN UPDATE 12.05.24

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TREE PRESERVATION PLAN

LP-1



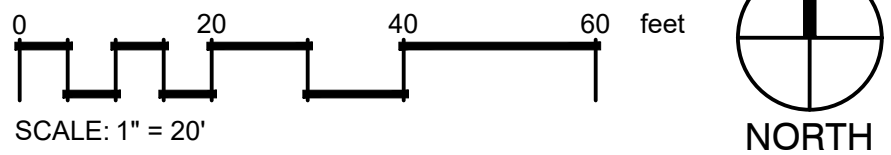
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CAL.	HT.
TREES						
	MV	2	Magnolia virginiana Sweetbay Magnolia CLASS A TREE	45-Gal	1" Cal./Trunk x 3 Min.	10' Ht. Min.
	QN	6	Quercus nuttallii Nuttall Oak CLASS A TREE	45-Gal	2" Cal. Min.	12' Ht. Min.
	QS	6	Quercus shumardii Shumard Oak CLASS A TREE	45-Gal	2" Cal. Min.	12' Ht. Min.
	QC	11	Quercus virginiana 'SDLN' TM Cathedral Live Oak CLASS A TREE	45-Gal	2" Cal. Min.	12' Ht. Min.
SHRUBS						
	DV	17	Disyllum x 'Vintage Jade' Vintage Jade Disyllum	3-Gal	15" HT x 15" W	
	IB	15	Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly	Container or B&B	36" HT. MIN.	
	LC	14	Loropetalum chinense rubrum 'Shang-hi' TM Purple Diamond Loropetalum	Container or B&B	36" HT. MIN.	
GROUND COVERS						
	CD	14,985 sf	Cynodon dactylon Bermudagrass			
	MULCH	1,267 sf	Hardwood Mulch			

CITY OF BATON ROUGE PARISH LANDSCAPE REQUIREMENT CHART			
CHAPTER 18 - LANDSCAPE & TREES			
EXPRESS OIL CHANGE - BATON ROUGE			
ADJACENT STREET/BUFFER	STREETSCAPE/BUFFER YARD LENGTH	REQUIRED LS	PROVIDED LS
LA HIGHWAY 426	163'	CLASS A TREE / 40 LINEAR FEET & SHRUB SCREEN (36" HEIGHT PER CHAPTER 18.3.4)	(4) CLASS A TREES & PARKING LOT SHRUB SCREEN
WEST BUFFER	247'	ADJACENT PROPERTY ZONED COMMERCIAL PROPERTY - NO ADDITIONAL PLANTING REQUIRED	(6) CLASS A TREES
EAST BUFFER	192'	ADJACENT PROPERTY ZONED COMMERCIAL PROPERTY - NO ADDITIONAL PLANTING REQUIRED	(4) CLASS A TREES
SOUTH BUFFER	173'	ADJACENT PROPERTY ZONED COMMERCIAL PROPERTY - NO ADDITIONAL PLANTING REQUIRED	(4) CLASS A TREES



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EXPRESS OIL - BATON ROUGE

9340 OLD HAMMOND HWY
BATON ROUGE, LA 70809
EXPRESS OIL CHANGE AND TIRE ENGINEERS



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PROJECT NO.	24-1316
FOR PERMIT	10/31/2024
001 DESIGN UPDATE	12.05.24
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PLANTING PLAN

LP-2

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PERMIT LANDSCAPE NOTES:

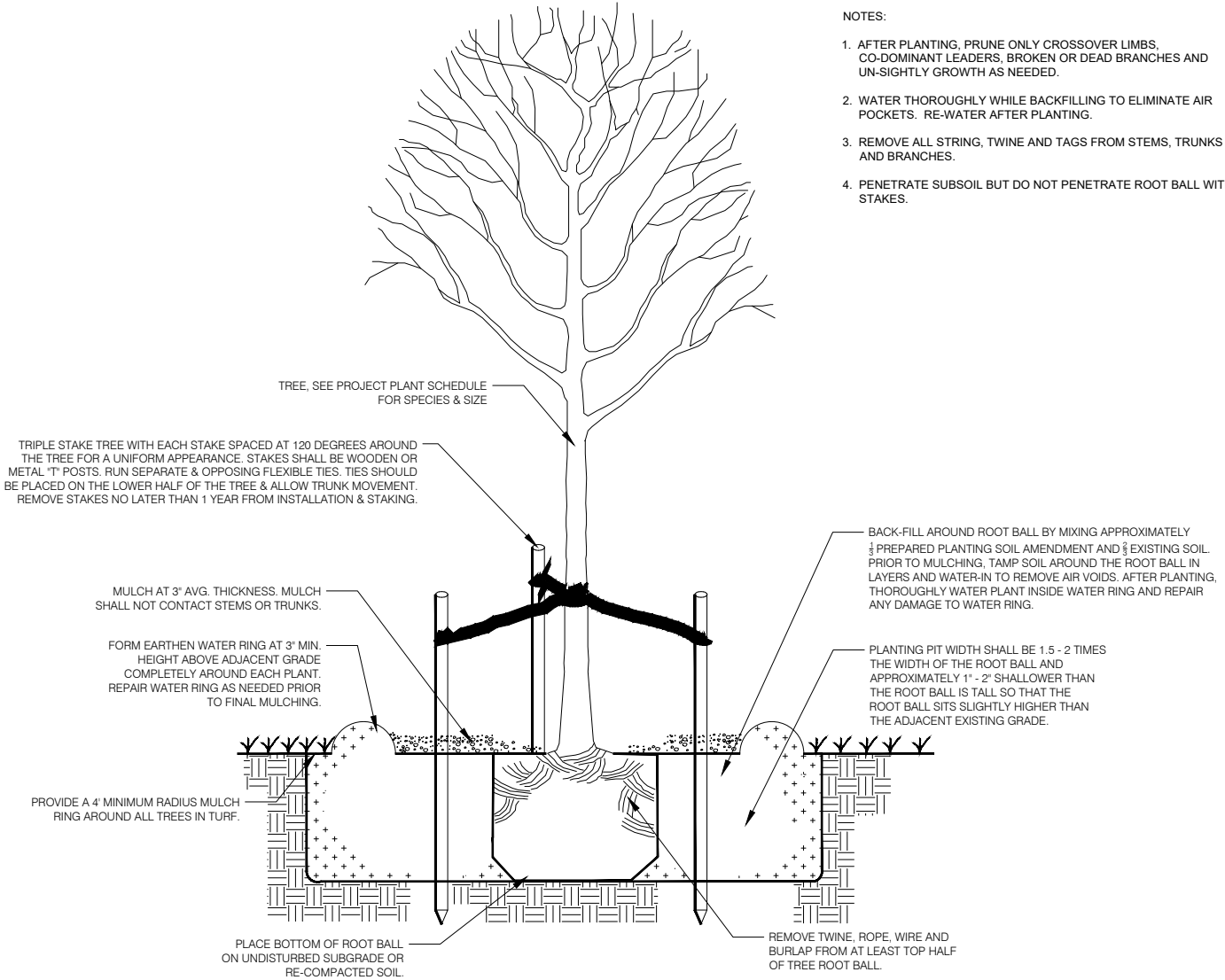
1. PLANTING IN STREET PLANTING AREAS - EACH REQUIRED STREET YARD AREA SHALL CONTAIN A MINIMUM OF (1) CLASS A TREE FOR EVERY 40' LINEAR FEET OF LOT FRONTAGE OR FRACTION THEREOF. IN ADDITION, A GROUND COVERING MATERIAL SHALL BE ESTABLISHED IN THE REQUIRED GREENBELT AREA. VEGETATIVE GROUND COVERING MATERIAL MAY INCLUDE TURF OR OTHER MATERIAL THAT FORMS A CONSISTENT VEGETATIVE COVER. GROUND COVERING MATERIAL MAY INCLUDE PINE STRAW OR OTHER MULCHES, INCLUDING THOSE OF MINERAL COMPOSITION.
2. CLASS A TREES, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM CALIPER OF AT LEAST 2", AND A MINIMUM HEIGHT OF 8', AS PER THE NATIONAL NURSERY ASSOCIATION STANDARDS.
3. CLASS B TREES, AT THE TIME OF PLANTING, SHALL HAVE A MINIMUM CALIPER OF AT LEAST 1-1/2", AND A MINIMUM HEIGHT OF 8', AS PER THE NATIONAL NURSERY ASSOCIATION STANDARDS.
4. ALL SHRUBS, AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF 36" IF LOCATED IN THE STREET YARD AREA, BETWEEN THE PARKING LOT AND THE STREET.
5. THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ALL LANDSCAPE MATERIALS AND BARRIERS AS MAY BE REQUIRED BY THE PROVISIONS OF THE LANDSCAPE CODE.
 - 5.1. PLANTING BEDS SHALL BE MULCHED TO PREVENT WEED GROWTH AND MAINTAIN SOIL MOISTURE.
 - 5.2. PLANT MATERIALS SHALL BE PRUNED AS REQUIRED TO MAINTAIN GOOD HEALTH AND CHARACTER.
 - 5.3. TURF AREAS SHALL BE MOWED AS NEEDED.
 - 5.4. ALL ROADWAYS, CURBS AND SIDEWALKS SHALL BE EDGED AS NEEDED IN ORDER TO PREVENT ENCROACHMENT FROM THE ADJACENT GRASS OR PLANTED AREAS.
 - 5.5. THE OWNER OF THE PROPERTY SHALL BE RESPONSIBLE FOR THE PROVISIONS OF ADEQUATE WATER, FERTILIZER AND OTHER NUTRIENTS AS NECESSARY.
6. TREES AND PLANTS THAT DIE MUST BE REPLACED WITHIN 6 MONTHS OF THE DEATH OF THE MATERIAL WITH NEW MATERIALS THAT MEET THE REQUIREMENTS . BARRIERS AND CURBS THAT ARE DAMAGED OR DESTROYED BEYOND REPAIR SHALL BE REPLACED WITHIN 6 MONTHS AFTER THE DAMAGE OR DESTRUCTION.

GENERAL PLANTING NOTES:

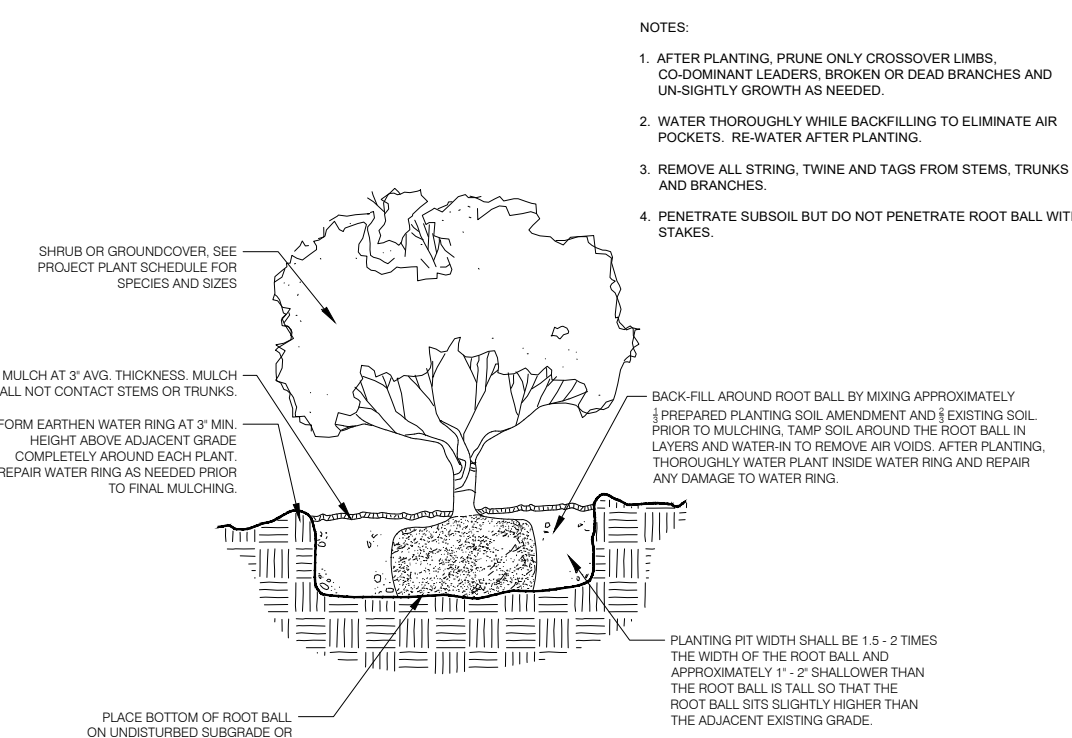
- 1) ALL PLANTING SHALL CONFORM WITH LOCAL CODES AND ORDINANCES.
- 2) QUANTITIES SHOWN IN THE PLANTING SCHEDULE ARE PROVIDED FOR CONVENIENCE ONLY. THE LANDSCAPE CONTRACTOR SHALL BEAR RESPONSIBILITY TO VERIFY AND INSTALL PLANT QUANTITIES AS DRAWN ON PLAN.
- 3) FINAL LOCATION OF ALL TREES SHALL BE PER PLAN & LANDSCAPE ARCHITECT SHALL BE NOTIFIED IF CONFLICTS PREVENT PLANTING IN SPECIFIED LOCATIONS.
- 4) THE LANDSCAPE CONTRACTOR SHALL LAYOUT ALL PLANT MATERIAL IN THE FIELD PER THE PLANTING PLANS AND NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS.
- 5) LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PROMPTLY SHOULD PLANT MATERIAL NOT BE AVAILABLE. LANDSCAPE CONTRACTOR SHALL PROPOSE SUBSTITUTION IN SIMILAR SIZE AND GROWTH HABITS AS PREVIOUSLY SPECIFIED PLANT MATERIAL.
- 6) SHRUB AND TREE PLANTING PITS SHALL CONFORM TO THE SHAPE OF THE ROOTBALL. THE PIT SHALL BE 2 TIMES AS WIDE AS THE ROOT BALL DIAMETER AND 90% AS DEEP AS THE ROOT BALL IS TALL. BACKFILL PLANT PIT WITH "PLANTING MIX" AS DESCRIBED. RUNNING WATER SHOULD BE USED TO THOROUGHLY BACKFILL THE PLANT, REMOVE AIR POCKETS AND WATER-IN NEWLY PLANTED MATERIALS. ENSURE A SOIL WATER-RING IS BUILT SURROUNDING TREE WITH NO LEAKS PER THE DETAILS ON THIS SHEET.
- 7) PLANTS SHALL BE SET IN THE CENTER OF THE PLANT PIT WITH THE MOST DESIRABLE SIDE OF THE TREE FACING THE PROMINENT VIEW. THE CROWN OF THE ROOTBALL SHALL BE SLIGHTLY HIGHER THAN THE SURROUNDING FINISH GRADE SO THAT AFTER SETTLING, IT WILL BE THE SAME ELEVATION AS THE FINISH GRADE. THERE SHOULD BE NO NEW SOIL PLACED ON TOP OF THE ROOT BALLS.
- 8) LANDSCAPE PLANT BEDS SHALL BE CONSTRUCTED WITH A PROMINENT V-TRENCH ON ALL SIDES TO INCLUDE ADJACENT TO SOD, WALKS, ROADS, BUILDINGS, ETC. THE V-TRENCH SHALL BE KEPT FREE AND CLEAR OF DEBRIS UNTIL MULCHING. LINES SHOULD BE PER PLAN WITH SMOOTH CURVES AND EXACT STRAIGHT SEGMENTS.

LANDSCAPE AND BUFFER MAINTENANCE:

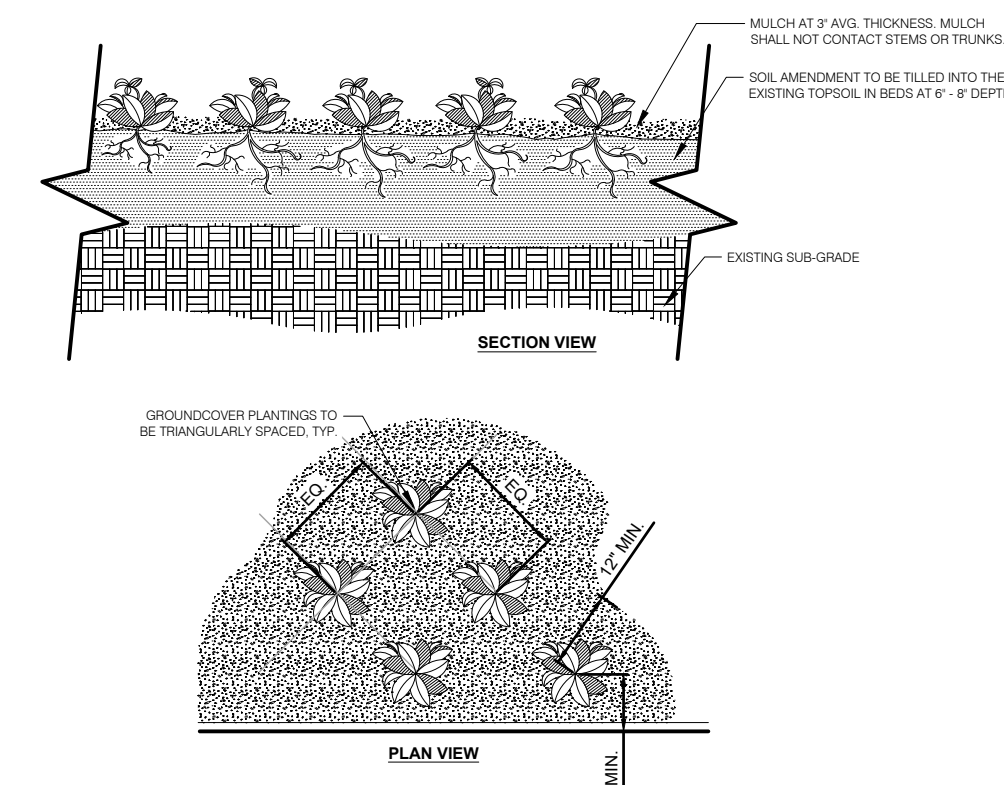
- 1) THE OWNER, TENANT, OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL REQUIRED LANDSCAPE MATERIALS, FENCES, STEPS, RETAINING WALLS, AND SIMILAR LANDSCAPE ELEMENTS OVER THE ENTIRE LIFE OF THE DEVELOPMENT.
- 2) ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- 3) PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH SIMILAR HEALTHY PLANT MATERIALS AT THE FIRST AVAILABLE, OPTIMAL TIME FOR PLANTING.
- 4) LANDSCAPE AREAS WITHIN SITE TRIANGLES SHALL BE MAINTAINED IN AN APPROPRIATE MANNER TO ENSURE THAT NO PLANT MATERIAL OBSTRUCTS CROSS-VISIBILITY ABOVE THREE (3) FEET OR BELOW SIX (6) FEET FROM THE STREET OR ACCESSWAY GRADE.
- 5) ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES; MAINTENANCE SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, MULCHING, AND SIMILAR ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
- 6) LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND SIMILAR MATERIALS OR PLANTS NOT PART OF THE LANDSCAPING.
- 7) THE USE OF CYPRESS MULCH AND IMPERVIOUS WEED BARRIERS IS PROHIBITED. MULCH, A MINIMUM DEPTH OF THREE (3) INCHES, SHALL BE PROVIDED WITHIN THE ROOT ZONE OF TREES AND SHRUBS AT THE TIME OF PLANTING, AND MUST BE KEPT FROM DIRECT CONTACT WITH TREE TRUNKS AND SHRUB STEMS.
- 8) TREES SHALL ATTAIN THEIR NORMAL AND MATURE SIZE AND SHALL NOT BE SEVERELY PRUNED, TOPPED, OR "HATRACKED" IN ORDER TO PERMANENTLY MAINTAIN GROWTH AT A REDUCED HEIGHT OR SPREAD.
- 9) SHRUBS SHALL NOT BE TRIMMED IN UNNATURAL, TOPIARY-STYLE SHAPES AND SHALL ATTAIN THEIR NORMAL AND MATURE SIZE OR A MINIMUM HEIGHT OF TWO (2) FEET FOR A HEDGE IN A PERIMETER BUFFER ABUTTING NON-RESIDENTIAL USES. THE PLACEMENT OF BARRIER CURBS OR WHEEL STOPS IS REQUIRED TO PROTECT ALL LANDSCAPED AREAS FROM VEHICULAR DAMAGE. BREAKS IN BARRIER CURBS ARE ENCOURAGED TO ASSIST WITH STORMWATER MANAGEMENT SO LONG AS THE BARRIER CURB STILL PROVIDES PROTECTION OF THE LANDSCAPED AREA.
- 11) AN OPERABLE AUTOMATIC ELECTRICAL UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED IN ALL LANDSCAPED AREAS WITH ONE HUNDRED (100) PERCENT COVERAGE OF THESE AREAS.
- 12) PROPERTY OWNERS AND THEIR AGENTS SHALL BE RESPONSIBLE FOR PROVIDING, AND MAINTAINING ALL REQUIRED LANDSCAPING IN A HEALTHY AND GROWING CONDITION, REPLACING DEAD OR DAMAGED VEGETATION, AND KEEPING ALL LANDSCAPED AREAS FREE OF REFUSE AND DEBRIS.
- 13) PROPERTY OWNERS AND THEIR AGENTS SHALL BE RESPONSIBLE FOR PROVIDING, PROTECTING, AND MAINTAINING ALL LANDSCAPING WITHIN THE ABUTTING RIGHT-OF-WAY.



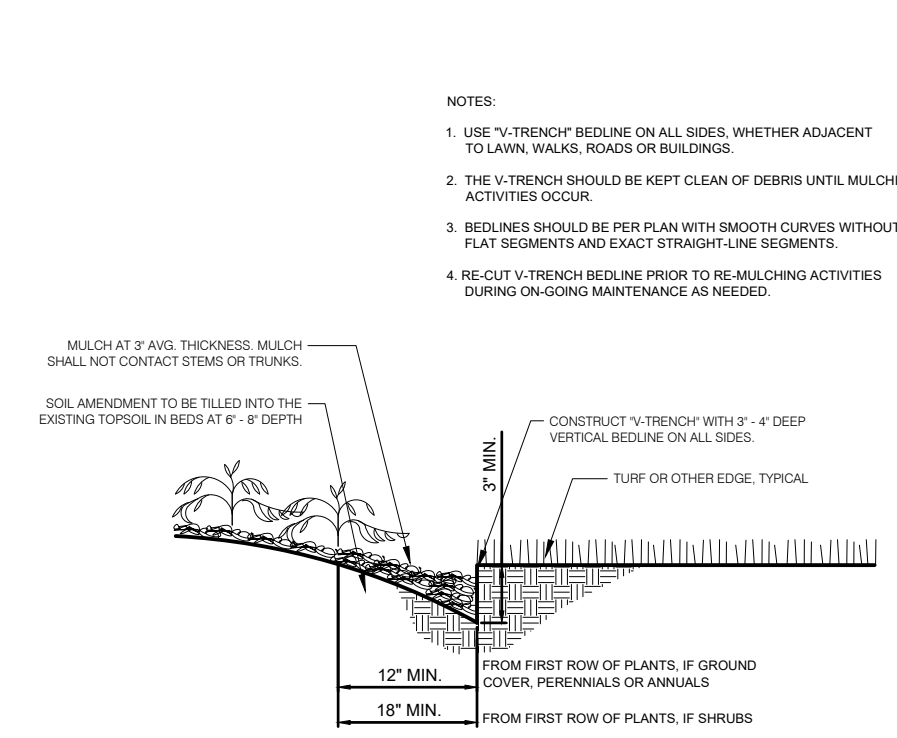
01 SINGLE TREE PLANTING DETAIL
N.T.S.



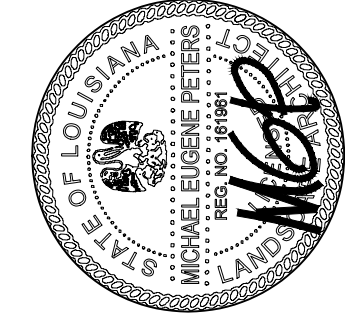
02 SINGLE OR MASS SHRUB PLANTING DETAIL
N.T.S.



03 GROUND COVER PLANTING DETAIL
N.T.S.



04 "V-TRENCH" PLANT BEDLINE DETAIL
N.T.S.



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EXPRESS OIL CHANGE AND TIRE ENGINEERS

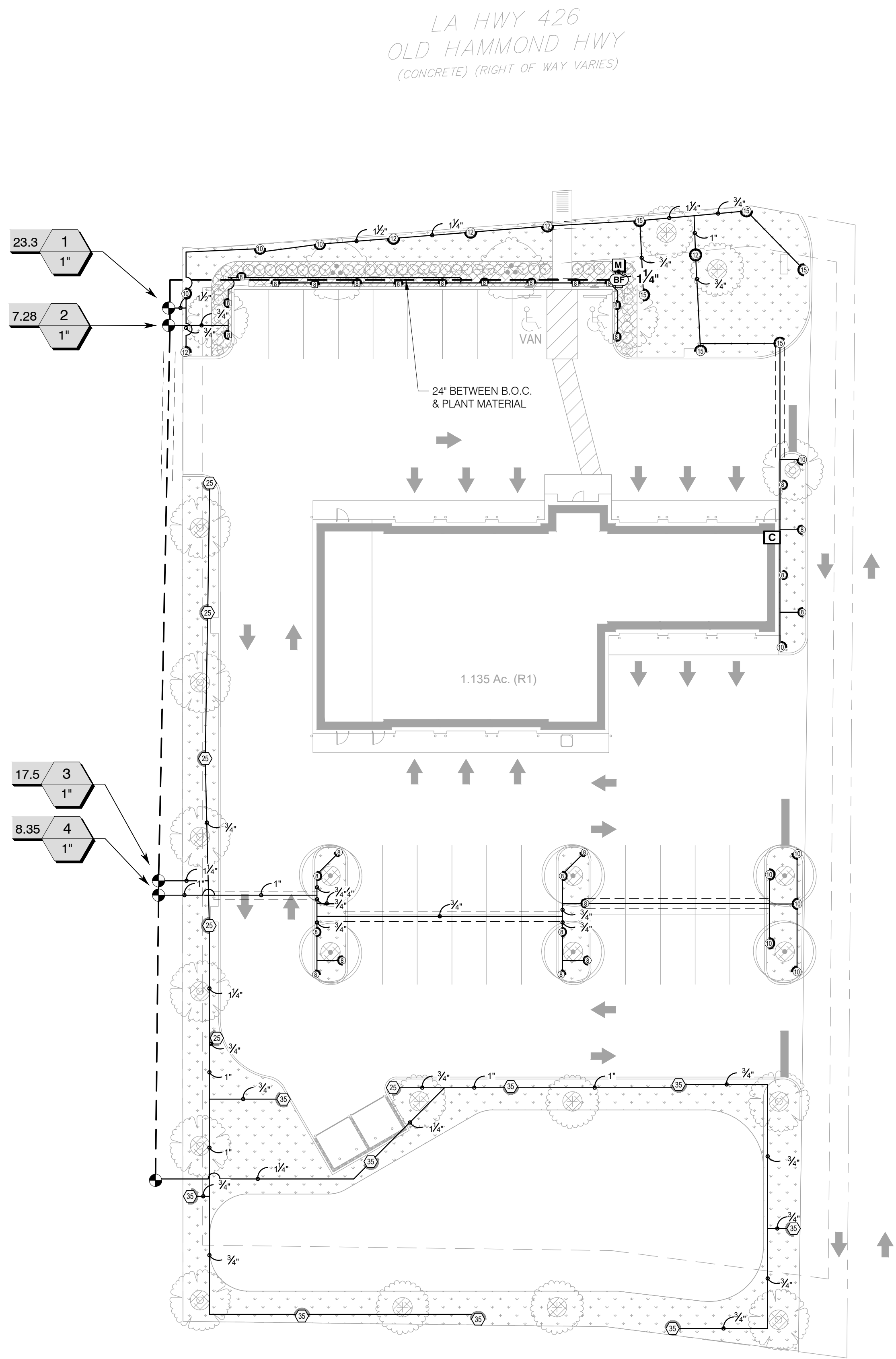


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





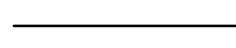
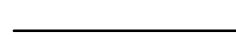
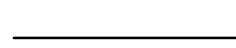



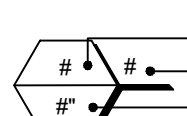
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001 DESIGN UPDATE	12.05.24
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PLANTING
NOTES & DETAILS
LP-3

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IRRIGATION SCHEDULE

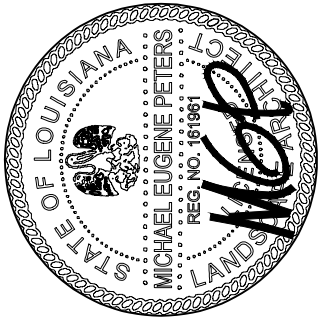
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	DETAIL		
	Rain Bird 1806 8 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	16	30			
	Rain Bird 1806 10 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	10	30			
	Rain Bird 1806 12 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	5	30			
	Rain Bird 1806 15 Series MPR Turf Spray 6.0in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	6	30			
	Rain Bird 1812 8 Series MPR Shrub Spray 12in. Pop-Up Sprinkler with Co-Molded Wiper Seal. Side and Bottom Inlet. 1/2in. NPT Female Threaded Inlet.	14	30			
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI	GPM	RADIUS	DETAIL
	Rain Bird 5006-PC-MPR 25 Turf Rotor, 6in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft:red, 30 ft:green, 35ft:beige.	6	25		23'	
	Rain Bird 5006-PC-MPR 35 Turf Rotor, 6in. Pop-Up, Plastic Riser, Matched Precipitation Rotor (MPR nozzle). Arc and Radius as per Symbol. 25 ft:red, 30 ft:green, 35ft:beige.	9	25		32'	
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL			
	Rain Bird PGA Globe 1" 1in., 1-1/2in., 2in. Electric Remote Control Valve, Globe.	5				
	Febco 765 1" Pressure Vacuum Breaker, brass with ball valve SOV. Install 12in. above highest downstream outlet and the highest point in the downstream piping.	1				
	Rain Bird ESPLXME2 12 Station Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure.	1				
	Water Meter 1"	1				
	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4"	1,049 l.f.				
	Irrigation Lateral Line: PVC Class 200 SDR 21 1"	150.9 l.f.				
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/4"	218.8 l.f.				
	Irrigation Lateral Line: PVC Class 200 SDR 21 1 1/2"	73.1 l.f.				
	Irrigation Mainline: PVC Class 200 SDR 21 1 1/4"	353.3 l.f.				
	Pipe Sleeve: PVC Schedule 40	206.8 l.f.				
Valve Callout						
	Valve Number					
	Valve Flow					
	Valve Size					

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0 20 40 60 feet
SCALE: 1" = 20'

NORTH



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BATON ROUGE, LA 70809
EXPRESS OIL CHANGE AND TIRE ENGINEERS

DDG
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COVINGTON, LA
985.249.6180

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IRRIGATION PLAN

IR-1

1. THE CONTRACTOR IS RESPONSIBLE FOR CALLING UNDERGROUND UTILITY LOCATE FOR IDENTIFICATION (CALL 811.COM/811 IN YOUR STATE) PRIOR TO BEGINNING ANY SUB-SURFACE WORK ACTIVITIES.
2. IRRIGATION SYSTEM DESIGNS AND INSTALLATIONS SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL CODES AS WELL AS BEST MANAGEMENT PRACTICES SET FORTH BY THE IRRIGATION ASSOCIATION RECOMMENDATIONS AND CERTIFICATIONS. WORK IN THE R.O.W. SHALL CONFORM TO LOCAL AND/OR STATE HIGHWAY JURISDICTION STANDARDS AND SPECIFICATIONS.
3. IRRIGATION SYSTEMS TO BE CONNECTED TO THE POTABLE WATER SUPPLY WILL REQUIRE A DEDICATED WATER METER AND BACKFLOW PREVENTER, AS REQUIRED BY THE GOVERNING MUNICIPALITY. CONTRACTOR SHALL ENSURE THE OWNER HAS APPLIED AND PAID FOR THE INSTALLATION OF THIS EQUIPMENT PRIOR TO BEGINNING INSTALLATION OF IRRIGATION OR PLANTING OF PLANTS.
4. IRRIGATION SYSTEM SHALL BE CAPABLE OF SUPPLYING AN AVERAGE OF 1" OF WATER PER WEEK WITHIN WATERING RESTRICTIONS AS APPLICABLE. IRRIGATION SYSTEMS TO USE THE LOWEST QUALITY WATER AVAILABLE WHICH SAFELY MEETS THE WATER NEEDS OF THE SYSTEM, SUCH AS STORM WATER, RECLAIMED WATER, OR GRAY WATER WHERE FEASIBLE. DESIGNER SHALL VERIFY THE AVAILABILITY OF RE-USE WATER CURRENTLY OR IN THE FUTURE TO SPECIFY APPROPRIATE EQUIPMENT.
5. WATER OVERTHROW TO IMPIEVIOUS SURFACES SHALL BE MINIMIZED. IRRIGATED AREAS SHALL UTILIZE THE MOST EFFICIENT COMBINATION OF DRIP, SPRAY, AND ROTOR SYSTEMS SPACED TO PROVIDE 100% COVERAGE. ALL PROPOSED TREES AND PALMS IN ROTOR ZONES SHALL BE IRRIGATED WITH BUBBLERS.
6. SET SPRAY HEADS 6". ROTORS 12" IN FROM THE BACK OF CURB OR 24" IN IF THE ROAD HAS NO CURB, AND 3" FROM SIDEWALKS WHERE APPLICABLE. LOCATE ALL VALVES A MINIMUM OF 36" FROM EDGE OF ANY PAVEMENT OR CONCRETE.
7. ALL PRESSURIZED PIPES UNDER ASPHALT OR CONCRETE HARDSCAPES SHALL BE WITHIN SLEEVES AS SPECIFIED. ELECTRICAL WIRES UTILIZING THE SAME SLEEVE AS IRRIGATION SHALL BE IN THEIR OWN CONDUIT.
8. THE SMALLEST DIAMETER LATERAL PIPE SHALL BE ¾". ALL VALVES SHALL BE INSTALLED IN A PLASTIC VALVE BOX FLUSH WITH THE PROPOSED FINISH GRADE. IRRIGATION CONTROLLER SHALL BE INSTALLED PER PLAN AND TO BE VERIFIED WITH THE OWNER'S AGENT. FASTEN CONTROLLER TO WALL OR POST AT LEAST 3' ABOVE FINISH GRADE.

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P.O.C. NUMBER: 01
Water Source Information:

FLOW AVAILABLE
Water Meter Size: 1"
Flow Available 37.5 GPM

PRESSURE AVAILABLE	
Static Pressure at POC:	60 PSI
Elevation Change:	5.00 ft
Service Line Size:	3"
Length of Service Line:	20 ft
Pressure Available:	58 PSI

DESIGN ANALYSIS	
Maximum Station Flow:	23.25 GPM
Flow Available at POC:	37.5 GPM
Residual Flow Available:	14.25 GPM

Design Pressure:	30 PSI
Friction Loss:	2.68 PSI
Fittings Loss:	0.27 PSI
Elevation Loss:	0 PSI
Loss through Valve:	6.13 PSI
Pressure Req. at Critical Station:	39.1 PSI
Loss for Fittings:	0.27 PSI
Loss for Main Line:	2.71 PSI
Loss for POC to Valve Elevation:	0 PSI
Loss for Backflow:	4.46 PSI
Loss for Water Meter:	3.18 PSI
Critical Station Pressure at POC:	49.7 PSI
Pressure Available:	58 PSI
Residual Pressure Available:	8.3 PSI



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001 DESIGN UPDATE 12.05.24

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IRRIGATION NOTES & DETAILS

IR-2