



BENCHMARK DATA:
 DESIGNATION: LSU GULFNET RTN
 DATUM: NAVD '88 (GEOID 12A)

LEGEND (EXISTING):

---	EXISTING OVERHEAD ELECTRIC LINE
---	EXISTING UNDERGROUND TELEPHONE LINE
---	EXISTING WATER LINE
-x-	EXISTING FENCE
---	EXISTING STORM DRAIN PIPE
[Symbol]	EXISTING GRATE INLET
[Symbol]	EXISTING CURB INLET
[Symbol]	EXISTING JUNCTION BOX
[Symbol]	EXISTING POWER POLE
[Symbol]	EXISTING WATER VALVE
[Symbol]	EXISTING FIRE HYDRANT
[Symbol]	EXISTING AIR CONDITIONER UNIT

FLOOD ZONE INFORMATION:
 THIS PROPERTY IS LOCATED IN THE FLOOD HAZARD ZONE "X" OF THE FLOOD RATE MAP PANEL NO. 22033C0330E WITH EFFECTIVE DATE OF MAY 2, 2008.

GENERAL NOTES:
 PROPERTY RESTRICTIONS, SERVITUDES, RIGHT-OF-WAYS, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY. ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE PROJECT SCOPE.
 THIS DRAWING IS BASED ON A SURVEY OF PROPERTY MADE BY QUALITY ENGINEERING AND SURVEYING, LLC ON NOV. 6, 2014.

GENERAL SITE INFORMATION:

ZONING:	SPUD
FUTURE LAND USE:	TOWN CENTER
PROPOSED LAND USE:	ASSISTED LIVING
LAND CHARACTERISTICS:	PASTURE, ETC.
ACREAGE:	4.46±
NO. OF LOTS:	1 ASSISTED LIVING
DENSITY:	27 RESIDENTS / ACRE
NO. OF BUILDINGS:	1
NO. OF STORIES:	2
BUILDING HEIGHT:	MAXIMUM BUILDING HEIGHT 52'-0" AND A 37' MEDIUM BUILDING HEIGHT
BUILDING SQ.FT.:	64,880
STREETS:	TWENTY-FOUR FOOT (24') WIDE PRIVATELY MAINTAINED DRIVES
SEWER:	EAST BATON ROUGE
WATER:	BATON ROUGE WATER
ELECTRIC:	ENTERGY
GAS:	ENTERGY
TELEPHONE:	AT&T/COX
CABLE:	AT&T/COX
FLOOD ZONE:	"X" - PER FIRM 22033C0330E, DATED MAY 2, 2008
100 YR. B.F.E.:	23.0' (TO BE VERIFIED BY PARISH)
SCHOOL DISTRICTS:	WOODLAWN HIGH SCHOOL WOODLAWN MIDDLE SCHOOL WILDWOOD ELEMENTARY
BUILDING SETBACKS:	FRONT - 30' REAR - 20' SIDE - VARIES

UTILITY NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY FAILURE TO COMPLY WITH THESE INSTRUCTIONS. 1-800-272-3020

Client:
CONCORDIS DEVELOPMENT
BATON ROUGE, LLC
 4321 BELLEFONTAINE BLVD.
 BATON ROUGE, LA 70809

Project:
SIEGEN LANE ASSISTED
LIVING COMMUNITY
 BATON ROUGE, LOUISIANA

Title:
EXISTING CONDITIONS AND
DEMOLITION PLAN

Description:
 LOCATED IN
 SECTION 37, TOWNSHIP 8 SOUTH, RANGE 1 EAST,
 GREENSBURG LAND DISTRICT,
 EAST BATON ROUGE PARISH, LOUISIANA

DWG Path: P:\14-137 Concordis Senior Living - Siegen Lane\Drawings\Engineering\Plans\Current\14137_01_EK.dwg

QUALITY
 Engineering & Surveying, LLC
 18350 Hwy 42, Port Vincent, LA 70726
 TEL 225-698-1600 FAX 225-698-3367
 www.QESLA.com

Stamp:

 DERIC J. MURPHY
 License No. 28602
 PROFESSIONAL ENGINEER
 IN
 CIVIL ENGINEERING
 State of Louisiana

Date: APRIL 2016

Project No.: 14-137

Drawn By: DHM

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