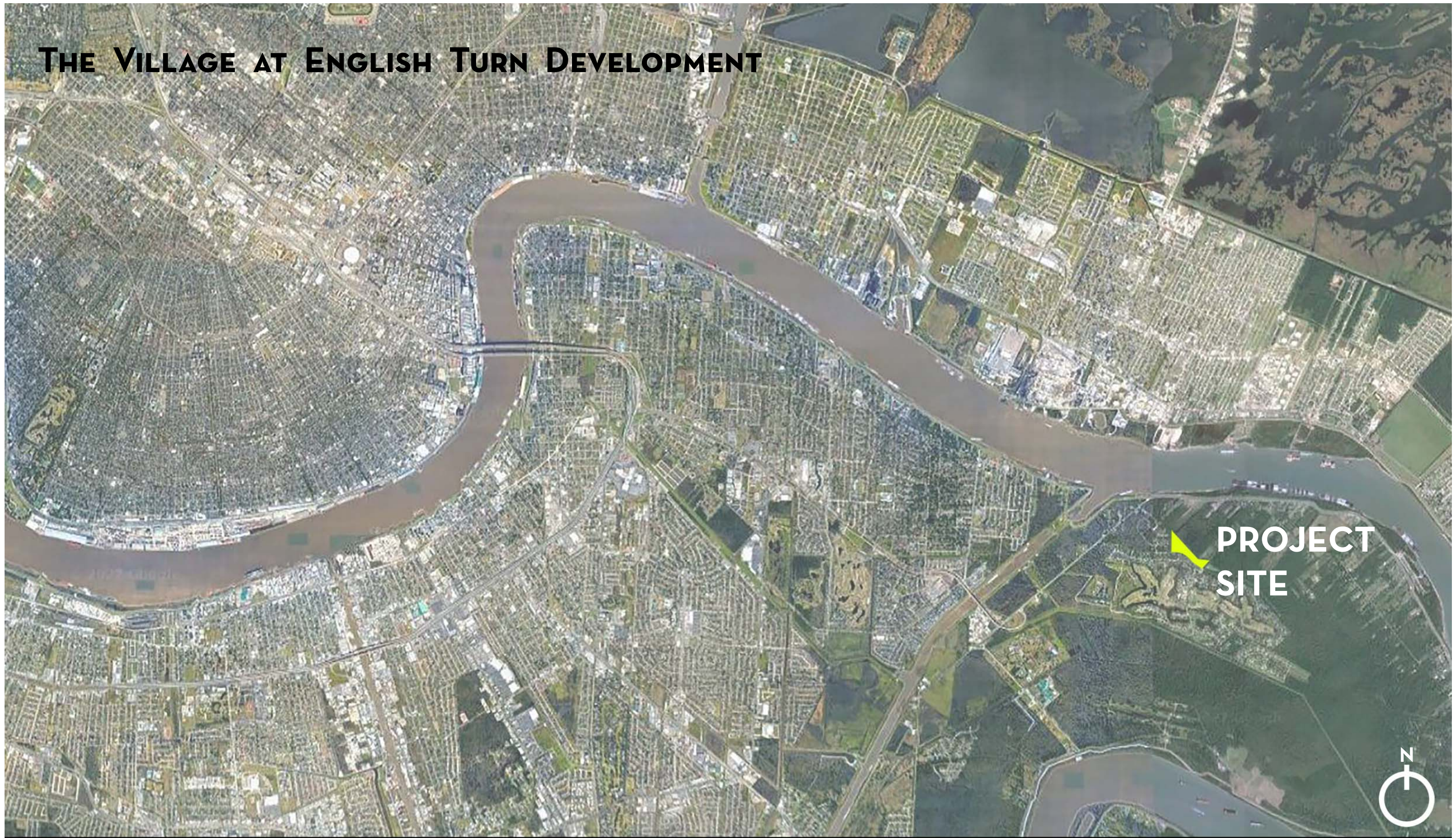
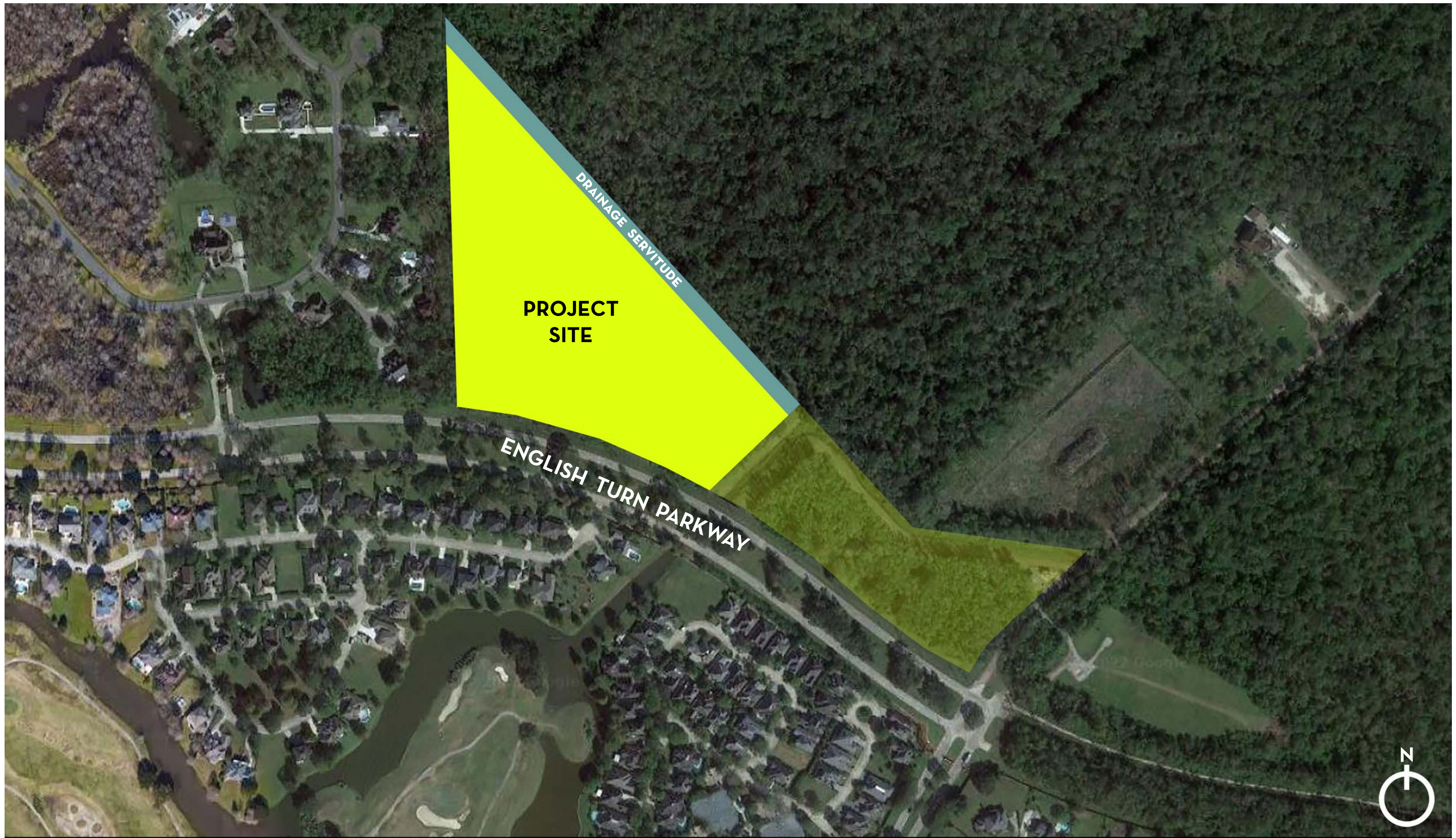


THE VILLAGE AT ENGLISH TURN DEVELOPMENT



**PROJECT
SITE**





**PROJECT
SITE**

DRAINAGE SERVITUDE

ENGLISH TURN PARKWAY



1562.37'

70' DRAINAGE SERVITUDE (20' REAR YARD SETBACK)

ZONE: S-RM1 MULTI-FAMILY RESIDENTIAL DISTRICT

- MIN. LOT AREA: 1,250 SF/DU (2,663 SF/DU ACTUAL)
- 45' MAXIMUM BUILDING HEIGHT
- 40% MIN. PERMEABLE OPEN SPACE
- 20' MINIMUM SPACE BETWEEN BUILDINGS

5' SIDEYARD SETBACK

418.83'

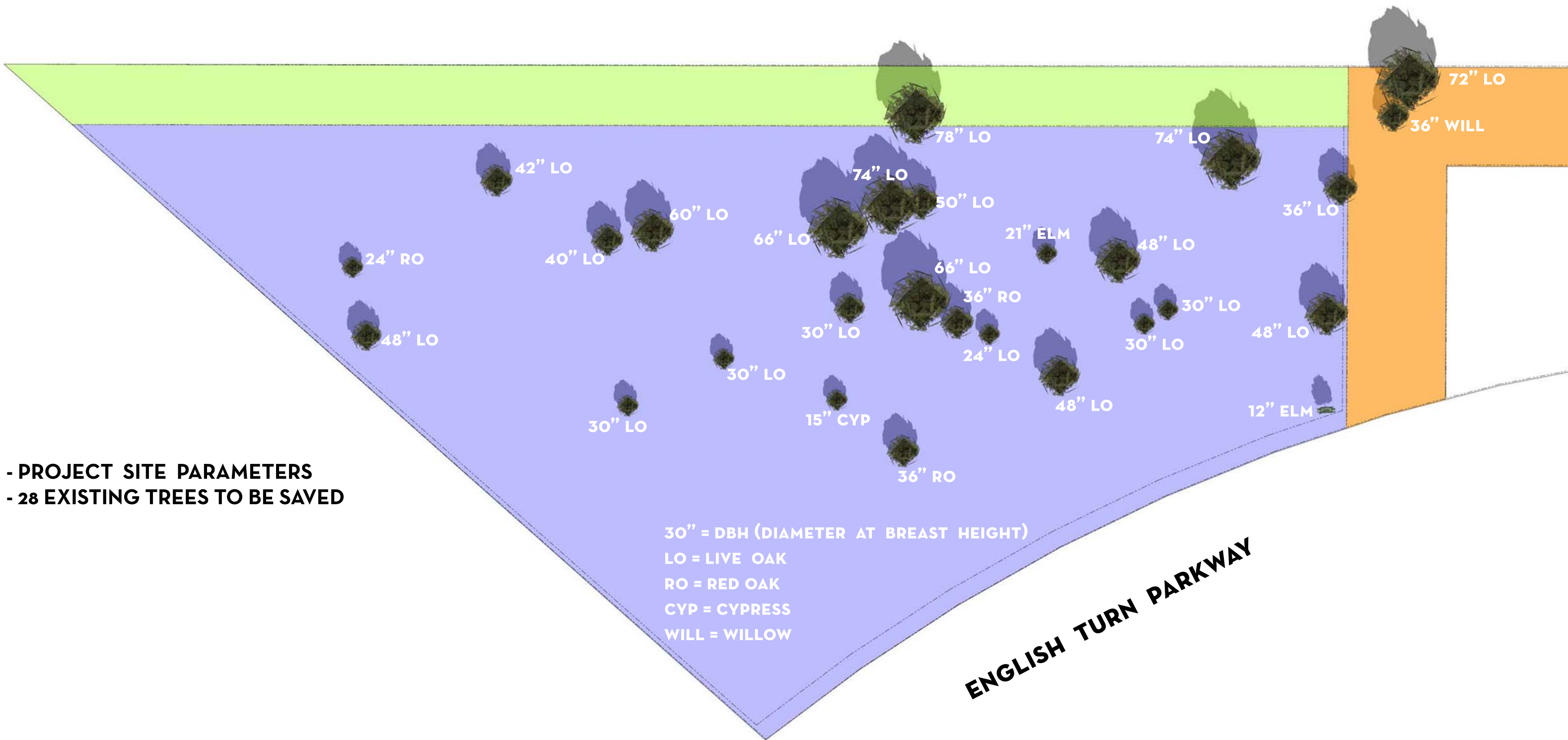
**SERVITUDE
DRAINAGE**

**5' SIDEYARD SETBACK
1183.28'**

**20' FRONT YARD SETBACK
770.50'**

ENGLISH TURN PARKWAY

- PROJECT SITE PARAMETERS



- PROJECT SITE PARAMETERS
 - 28 EXISTING TREES TO BE SAVED

30" = DBH (DIAMETER AT BREAST HEIGHT)
 LO = LIVE OAK
 RO = RED OAK
 CYP = CYPRESS
 WILL = WILLOW

ENGLISH TURN PARKWAY



LEGEND

- 1 - PAVER DRIVEWAY AT MAIN GATE
- 2 - WILLOW OAK STREET TREE PLANTINGS
- 3 - NEW 6-FOOT CONCRETE SIDEWALK
- 4 - MASONRY & IRON FENCE (8' HEIGHT MAX)
- 5 - ENTRY COURTYARD WITH ORNAMENTAL TREES
- 6 - EXISTING TREE TO REMAIN, TYP.
- 7 - PERVIOUS PAVER PARKING STALLS, TYP.
- 8 - ROADSIDE BIOSWALE, CONNECTS TO RETENTION POND
- 9 - COVERED PARKING
- 10 - TRASH/REFUSE AREA WITH ENCLOSURE FENCE
- 11 - CONTINUOUS 7' WOODEN FENCE ALONG WESTERN P.L.
- 12 - CURB RAMPS FOR PEDESTRIAN CROSSING AT MAIN GATE
- 13 - PLANTINGS PER LANDSCAPE PLAN
- 14 - GREAT LAWN
- 15 - STORMWATER DETENTION WITH NATIVE PLANTINGS
- 16 - PEDESTRIAN BOARDWALKS OVER SWM AND EXISTING OAK GROVE
- 17 - RETENTION POND WITH 2-FEET MINIMUM FREEBOARD STORAGE
- 18 - RESIDENT MAIL AREA
- 19 - PLAYGROUND
- 20 - PICKLEBALL COURTS
- 21 - DRAINAGE SWALE ALONG BACK PROPERTY WITHIN SWBNO DRAINAGE SERVITUDE
- 22 - VEHICULAR CONCRETE PAVEMENT
- 23 - PEDESTRIAN CONCRETE PAVEMENT & PAVER CROSSWALKS
- 24 - COVERED DROP-OFF
- 25 - PEDESTRIAN SITE ACCESS POINT & IRON GATE
- 26 - DOG PARK
- 27 - CHAINLINK FENCE ALONG REAR AND PROPERTY LINE
- 28 - PROPOSED MEDIAN BREAK ALIGNED WITH MAIN GATE DRIVEWAYS

ENGLISH TURN DEVELOPMENT

SCHEMATIC SITE PLAN

DAC SUBMITTAL AUGUST 3, 2022



ZONING INFO

LOT XB-1-B (TOTAL AREA): 24.752 ACRES
 AREA (PHASE 1): 16.873 ACRES
 VEHICULAR USE AREA: 204,633 SQ FT (4.697 ACRES)
(Driveways, Parking Lots, Curb Cuts, Etc.)
 PERMEABLE OPEN SPACE: 502,073 SQ FT (11.526 ACRES)
(Plantings, Stormwater Detention, Permeable Pavement, Etc.)

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PLANTING SCHEDULE						
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY	SIZE	SPACING	NOTES
⊙	Willow Oak	<i>Quercus phellos</i>	32	15 Gal / 17"	30'-0" min.	3" caliper, container-grown, 10ft Ht with dominant leader, 6' min. canopy clearance
⊙	Bald Cypress	<i>Taxodium distichum</i>	42	15 Gal / 17"	20'-0" min.	3" caliper, container-grown, 10ft Ht with dominant leader, 6' min. canopy clearance when adjacent to sidewalk
⊙	Sweetbay Magnolia	<i>Magnolia virginiana</i>	31	15 Gal / 17"	8'-0" min.	Container grown, only multi-trunk tree form acceptable, 8' Ht. min.
⊙	Black Gum	<i>Nyssa sylvatica</i>	13	7 Gal / 14"	8'-0" min.	3" caliper, container-grown, 8ft Ht with dominant leader, 6' min. canopy clearance when adjacent to sidewalk
⊙	River Birch	<i>Betula nigra</i>	3	7 Gal / 14"	6'-0" min.	Container grown, single trunk tree form only, 8' Ht. min.
⊙	Swamp Red Maple	<i>Acer rubrum var. drummondii</i>	2	7 Gal / 14"	20'-0" min.	3" caliper, container-grown, 10ft Ht with dominant leader, 6' min. canopy clearance when adjacent to sidewalk
⊙	Swamp Dogwood	<i>Cornus foemina</i>	0	10 Gal / 17"	10'-0" min.	container-grown, 5-6ft H with dominant leader
⊙	Black Willow	<i>Salix nigra</i>	0	10 Gal / 17"	8'-0" min.	container-grown, 5-6ft H with dominant leader
⊙	Large Evergreen Shrub	TBD	714	7 Gal / 14"	60" O.C.	4-5ft H, full, dense, specimen
⊙	Small Evergreen Shrub	TBD	1029	3 Gal / 10"	36" O.C.	2-3ft H, full, dense, specimen
▨	Perennial/Wildflower Mix	<i>Varies</i>	23,156 sf	SEED	See Specs	species mix and application rate TBD
▨	Native Grass Mix	<i>Varies</i>	30,214 sf	SEED	See Specs	species mix and application rate TBD
▨	Evergreen Groundcover (Shade)	<i>Varies</i>	58,403 sf	SEED	See Specs	species mix and application rate TBD
▨	Evergreen Groundcover (Full Sun)	<i>Varies</i>	40,974 sf	SEED	See Specs	species mix and application rate TBD
▨	Ornamental Grass	TBD	34,541 sf	3 Gal	18" O.C.	Full, dense, specimen
▨	Great Lawn	<i>'Zean' Zoysia</i>	1,100 sy	SOD	See Specs	Install as sod per specifications
▨	Bermuda Lawn	<i>Cynodon dactylon</i>	2,835 sy	SOD	See Specs	Install as sod per specifications
▨	Pine Straw Mulch	-	12,000 sy	N/A	-	3" Thick layer in all planting areas and under existing trees where indicated on plans
▨	Steel Edging	-	0 LF	12"	-	11 Gauge Stainless steel landscape edging per detail

PLANTING NOTES:

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 - SECTION 32 92 19 SEEDING
 - SECTION 32 92 23 SODDING
 - SECTION 32 94 13 LANDSCAPE EDGING
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 - FAILURE TO ACHIEVE THIS STANDARD SHALL RESULT IN A FAILED INSPECTION REQUIRING REPLANTING OF SUCH MATERIAL.

SCALE: 1"=200' (12X18)
SCALE: 1"=100' (24X36)

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phone 504.323.0541 fax 504.326.2272
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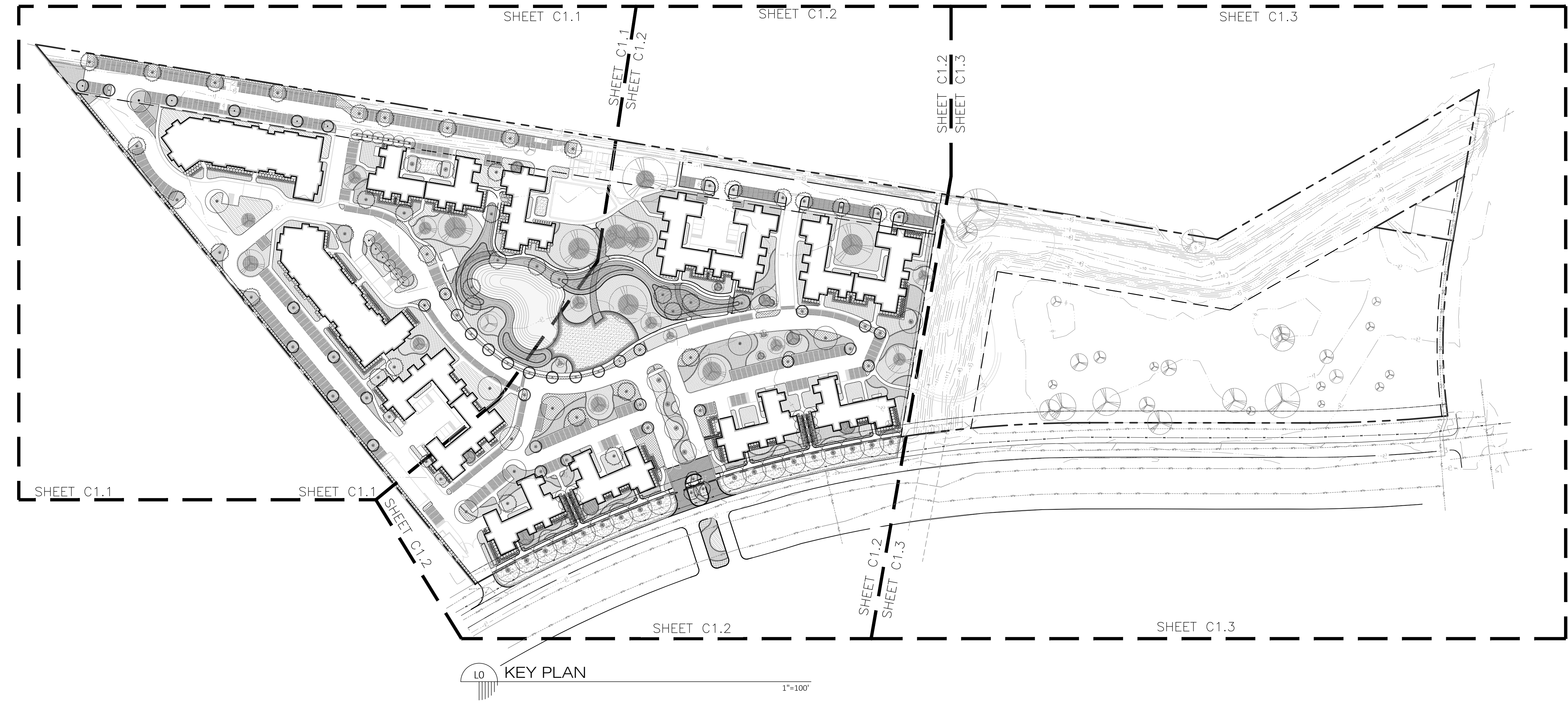
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NEW ORLEANS, LA, 70131

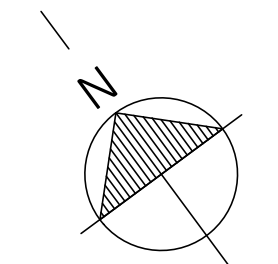
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Andrew Doyle, PLA
Professional Landscape Architect
Reg No. 0739
Feb 2017
PROFESSIONAL OF RECORD:
adoyle@batture-eng.com

LANDSCAPE KEY PLAN

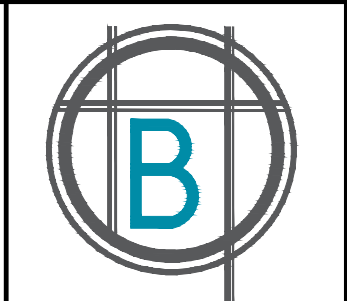
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SCALE: 1"=40' (24X36)



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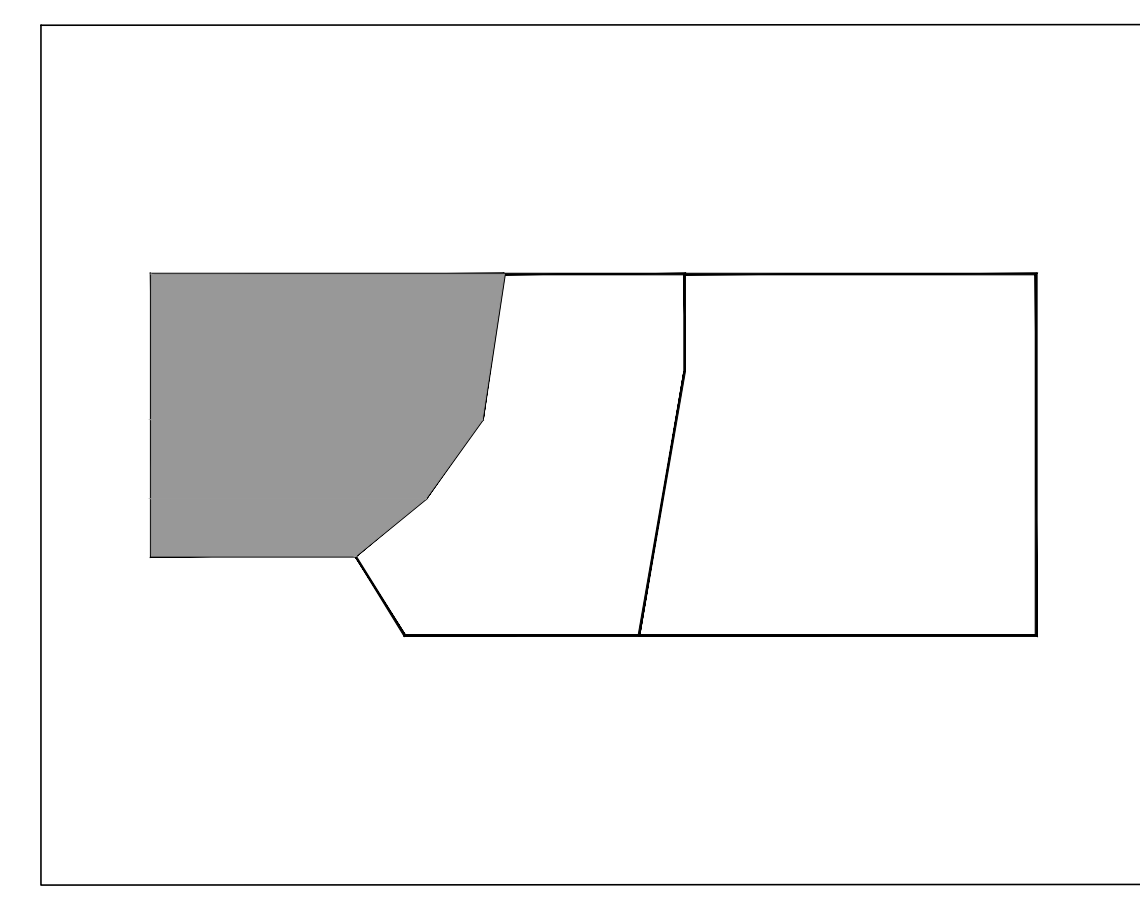
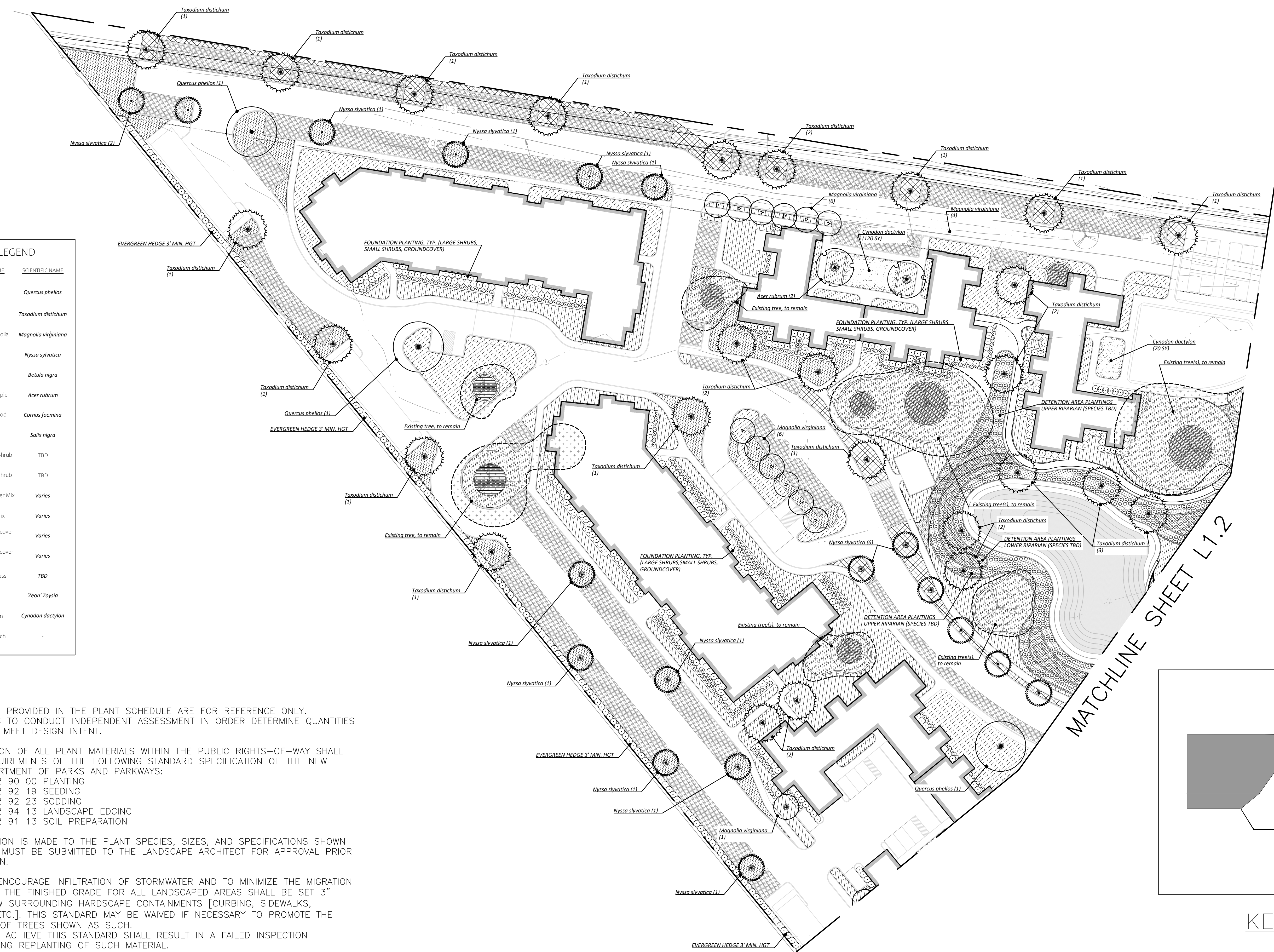
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Andrew Doyle, P.L.A.
Professional Landscape Architect
Reg. No. 0739
Feb. 2017
PROFESSIONAL OF RECORD:
adrye@batture-eng.com

PLANTING PLAN
SHEET NUMBER:
L1.1

SYMBOL	COMMON NAME	SCIENTIFIC NAME
○	Willow Oak	<i>Quercus phellos</i>
○	Bald Cypress	<i>Taxodium distichum</i>
○	Sweetbay Magnolia	<i>Magnolia virginiana</i>
○	Black Gum	<i>Nyssa sylvatica</i>
○	River Birch	<i>Betula nigra</i>
○	Swamp Red Maple	<i>Acer rubrum</i>
○	Swamp Dogwood	<i>Cornus foemina</i>
○	Black Willow	<i>Salix nigra</i>
○	Large Evergreen Shrub	TBD
○	Small Evergreen Shrub	TBD
▨	Perennial/Wildflower Mix	Varies
▨	Native Grass Mix	Varies
▨	Evergreen Groundcover (Shade)	Varies
▨	Evergreen Groundcover (Full Sun)	Varies
▨	Ornamental Grass	TBD
▨	Great Lawn	'Zeon' Zoysia
▨	Bermuda Lawn	<i>Cynodon dactylon</i>
▨	Pine Straw Mulch	

PLANTING NOTES:

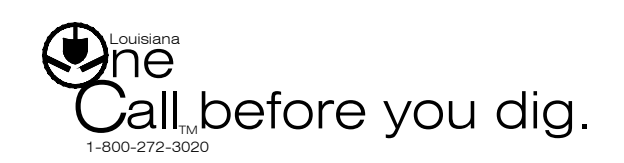
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MATCHLINE SHEET L1.2

L1.1 PLANTING PLAN

1"=40'



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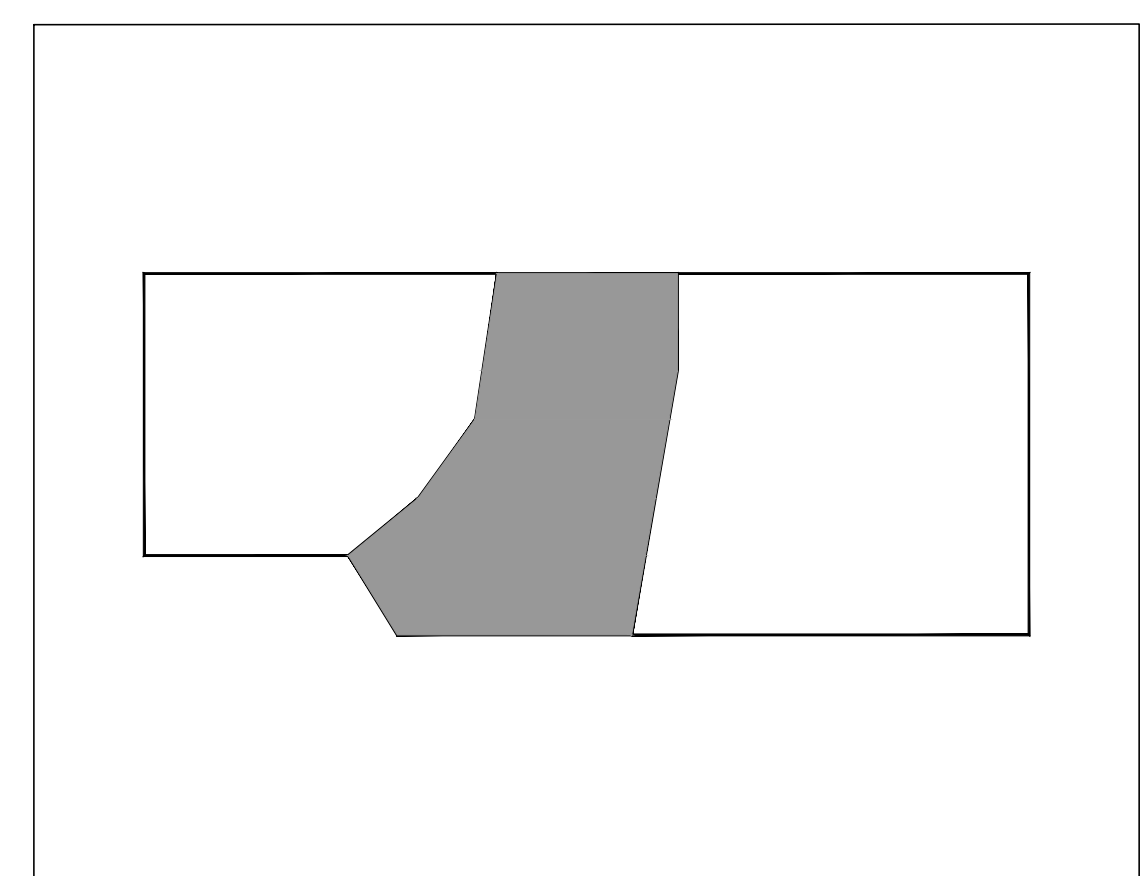
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	Bald Cypress	<i>Taxodium distichum</i>
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	Black Gum	<i>Nyssa sylvatica</i>
	River Birch	<i>Betula nigra</i>
	Swamp Red Maple	<i>Acer rubrum</i>
	Swamp Dogwood	<i>Cornus foemina</i>
	Black Willow	<i>Salix nigra</i>
	Large Evergreen Shrub	TBD
	Small Evergreen Shrub	TBD
	Perennial/Wildflower Mix	Varies
	Native Grass Mix	Varies
	Evergreen Groundcover (Shade)	Varies
	Evergreen Groundcover (Full Sun)	Varies
	Ornamental Grass	TBD
	Great Lawn	'Zeon' Zoysia
	Bermuda Lawn	<i>Cynodon dactylon</i>
	Pine Straw Mulch	



SCALE: 1"=80' (12X18)
SCALE: 1"=40' (24X36)

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KEY MAP

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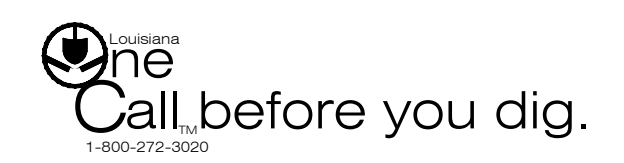
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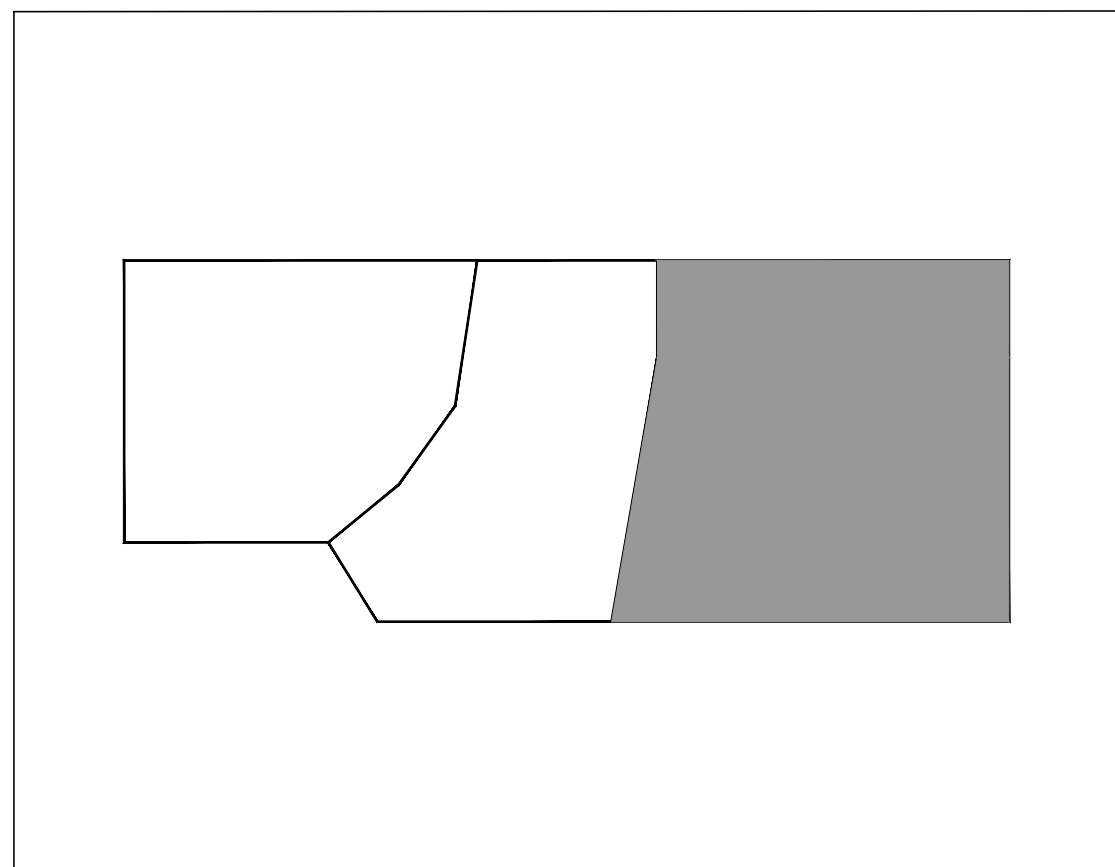
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PLANTING PLAN	SHEET NUMBER: L1.2
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KEY MAP

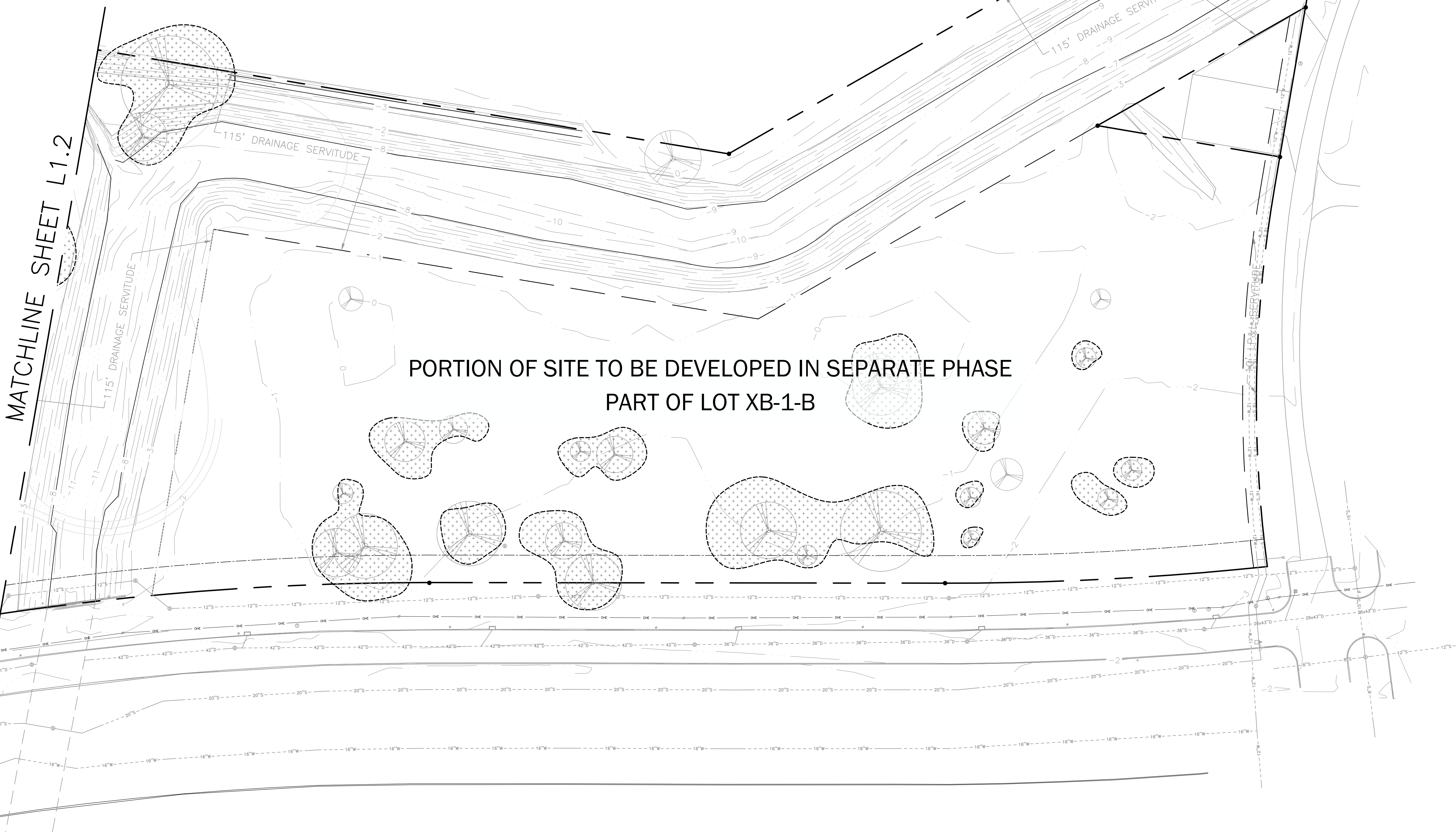
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Andrew Doyle, PLA
Professional
Landscape Architect
Reg. No. 0739
Feb 2017

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PLANTING PLAN

SHEET NUMBER:
L1.3

