

FAT CITY STREET IMPROVEMENTS PLAN

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DIVISION STREET TO HESSMER AVENUE



Parking Total: 19 spaces
 Accessible Parking: 2 spaces
 Build to line: 64'-0"
 Lane Width: 10'-0"

18TH STREET ANGLED PARKING DETAIL PLAN



18TH STREET KEY PLAN

HESSMER AVENUE TO EDENBORN AVENUE



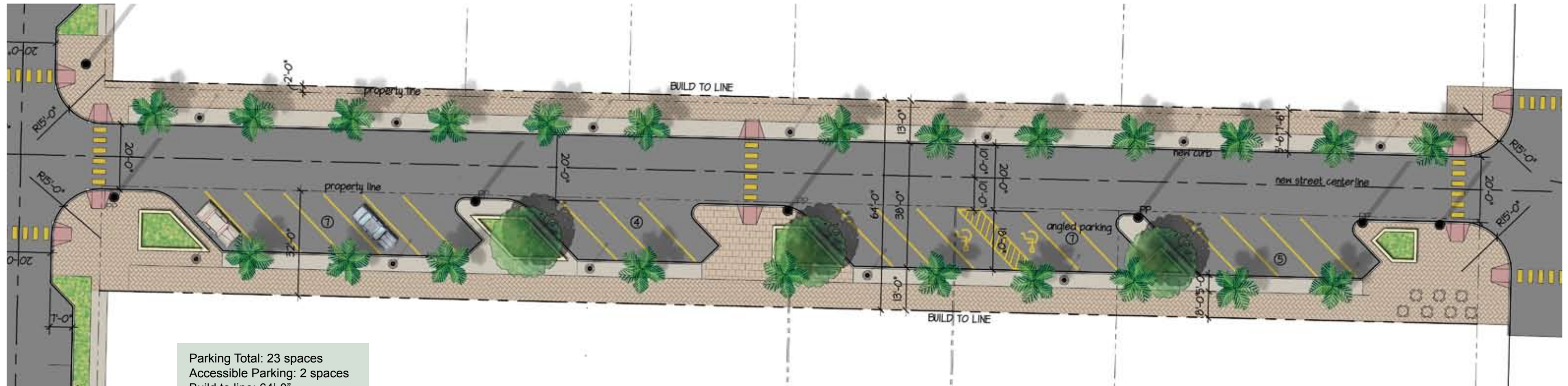
Parking Total: 27 spaces
 Accessible Parking: 2 spaces
 Build to line: 64'-0"
 Lane Width: 10'-0"

18TH STREET ANGLED PARKING DETAIL PLAN



18TH STREET KEY PLAN

EDENBORN AVENUE TO ARNOULT ROAD



Parking Total: 23 spaces
 Accessible Parking: 2 spaces
 Build to line: 64'-0"
 Lane Width: 10'-0"

18TH STREET ANGLED PARKING DETAIL PLAN



18TH STREET KEY PLAN

ARNOULT ROAD TO SEVERN AVENUE

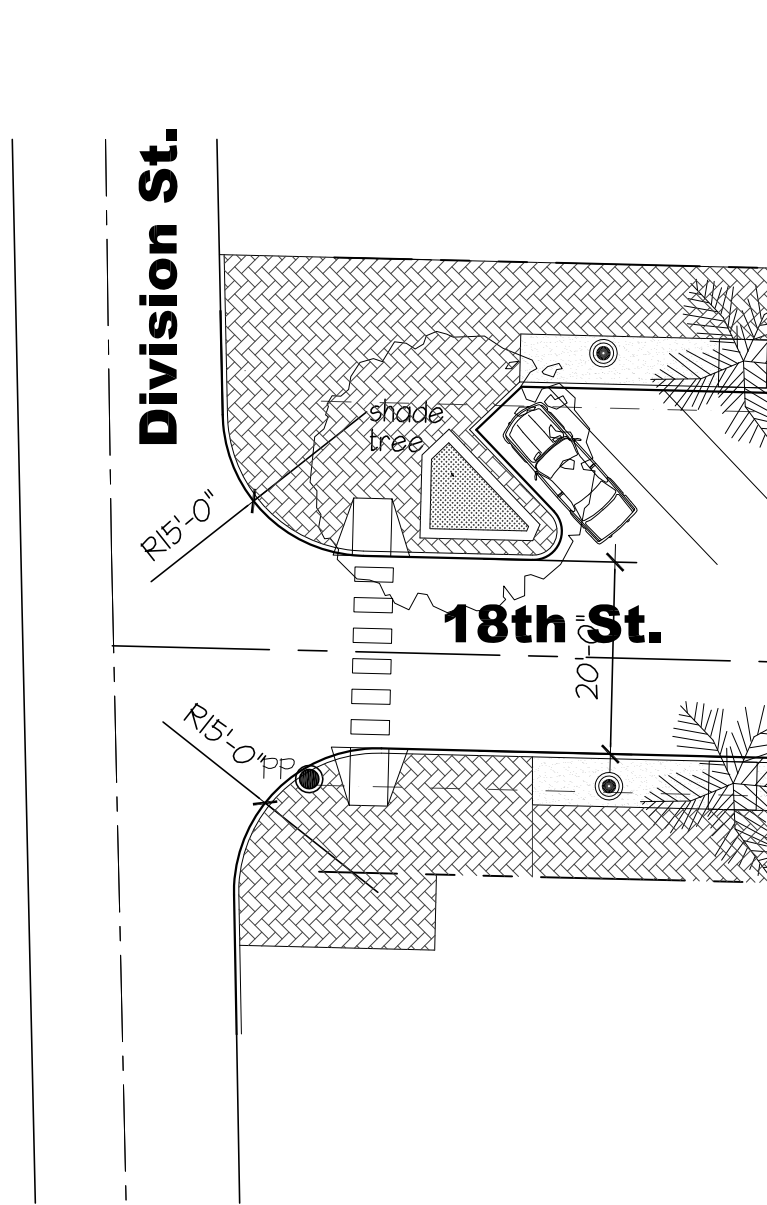


Parking Total: 16 spaces
 Accessible Parking: 2 spaces
 Build to line: 64'-0"
 Lane Width: 11'-0"

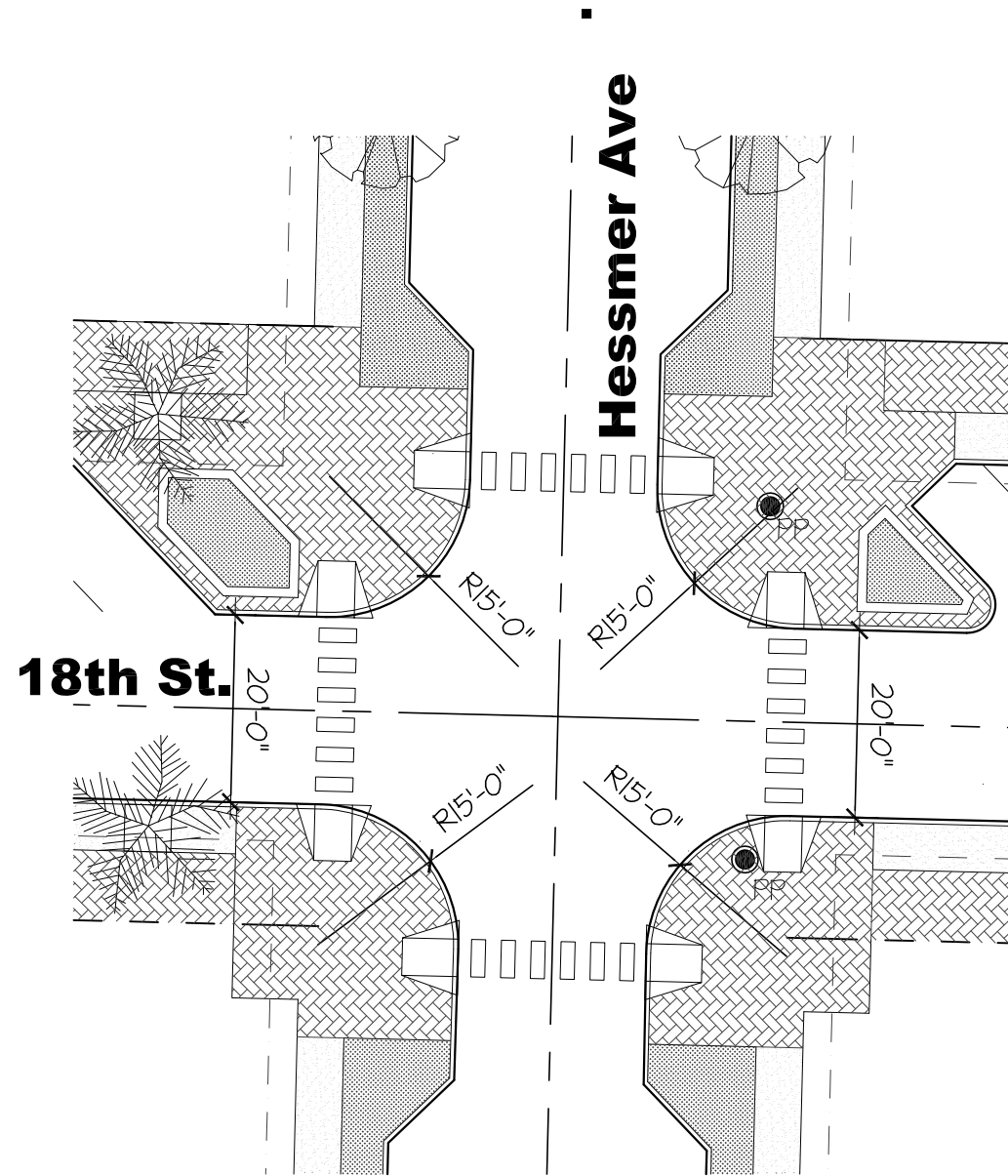
18TH STREET ANGLED PARKING DETAIL PLAN



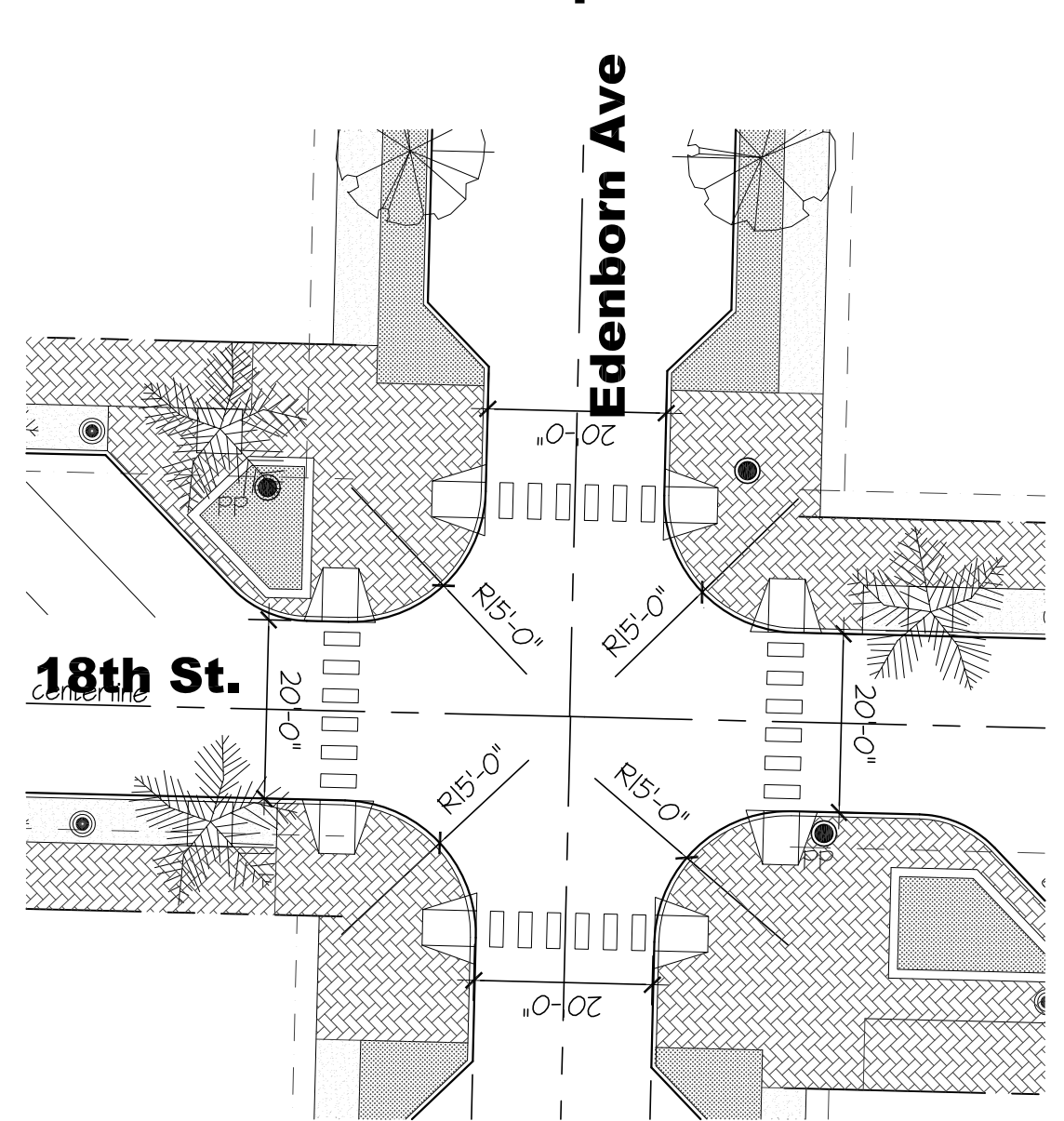
18TH STREET KEY PLAN



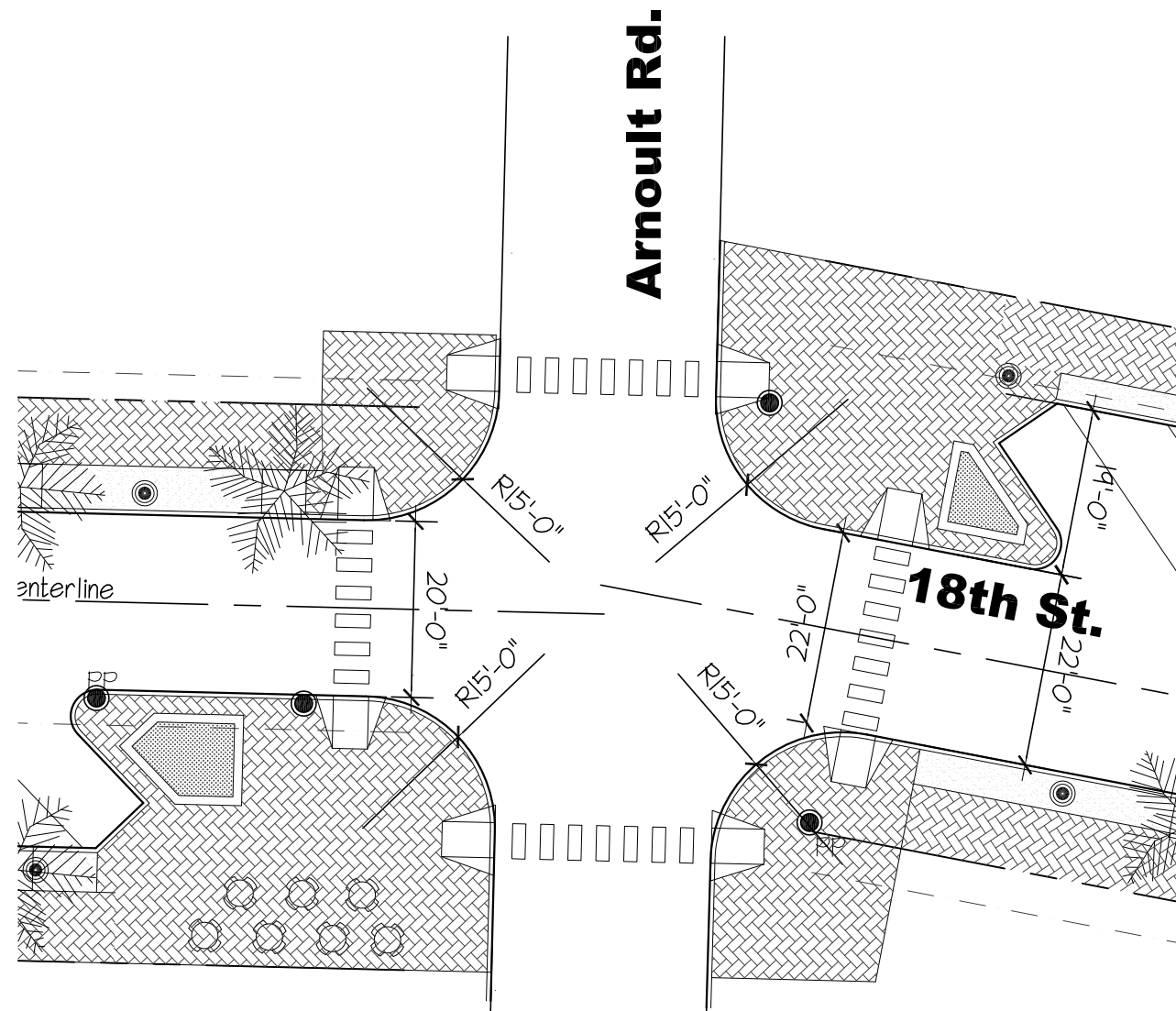
STREET INTERSECTION
18th & DIVISION



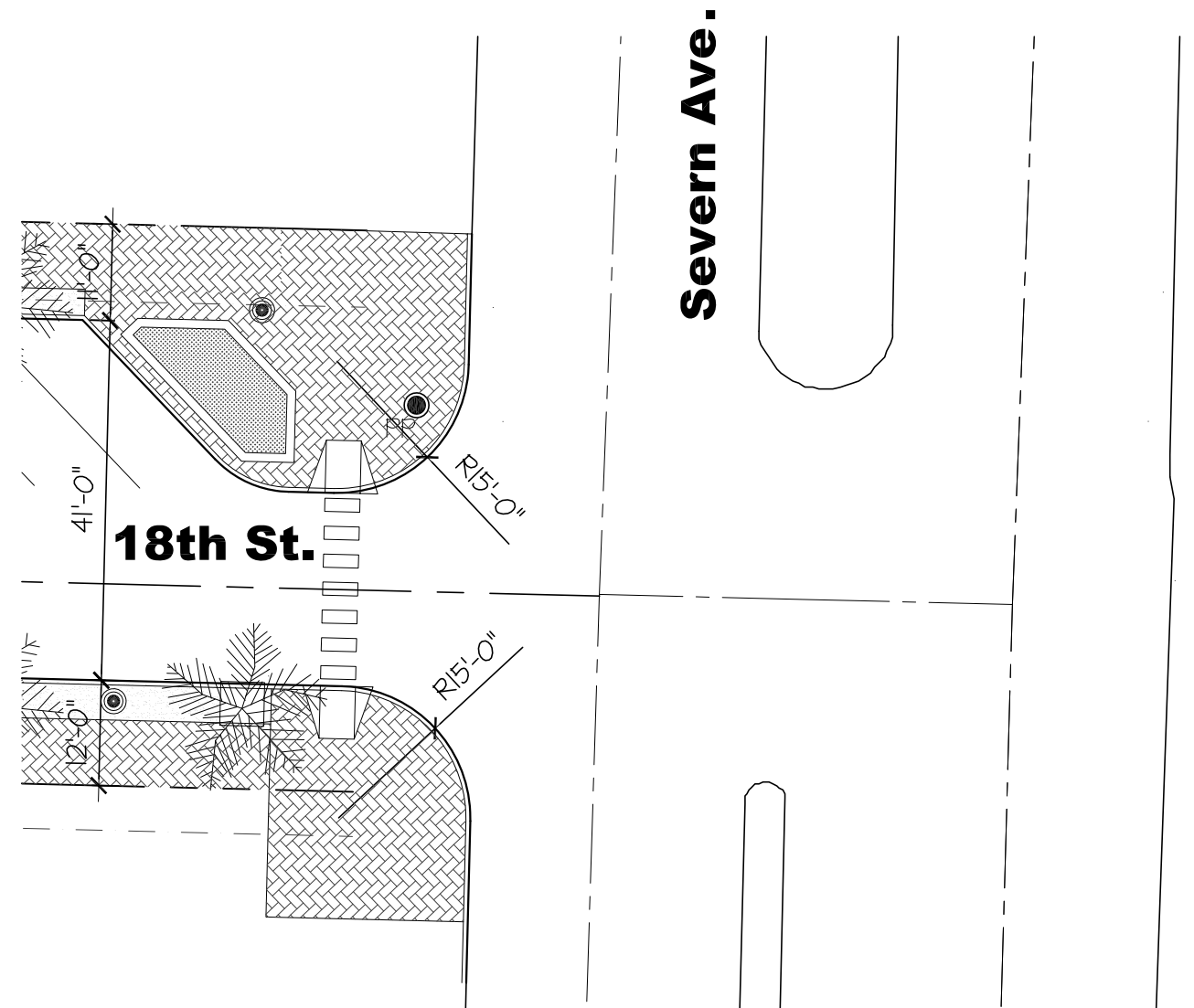
STREET INTERSECTION
18th & HESSMER



STREET INTERSECTION
18th & EDENBORN

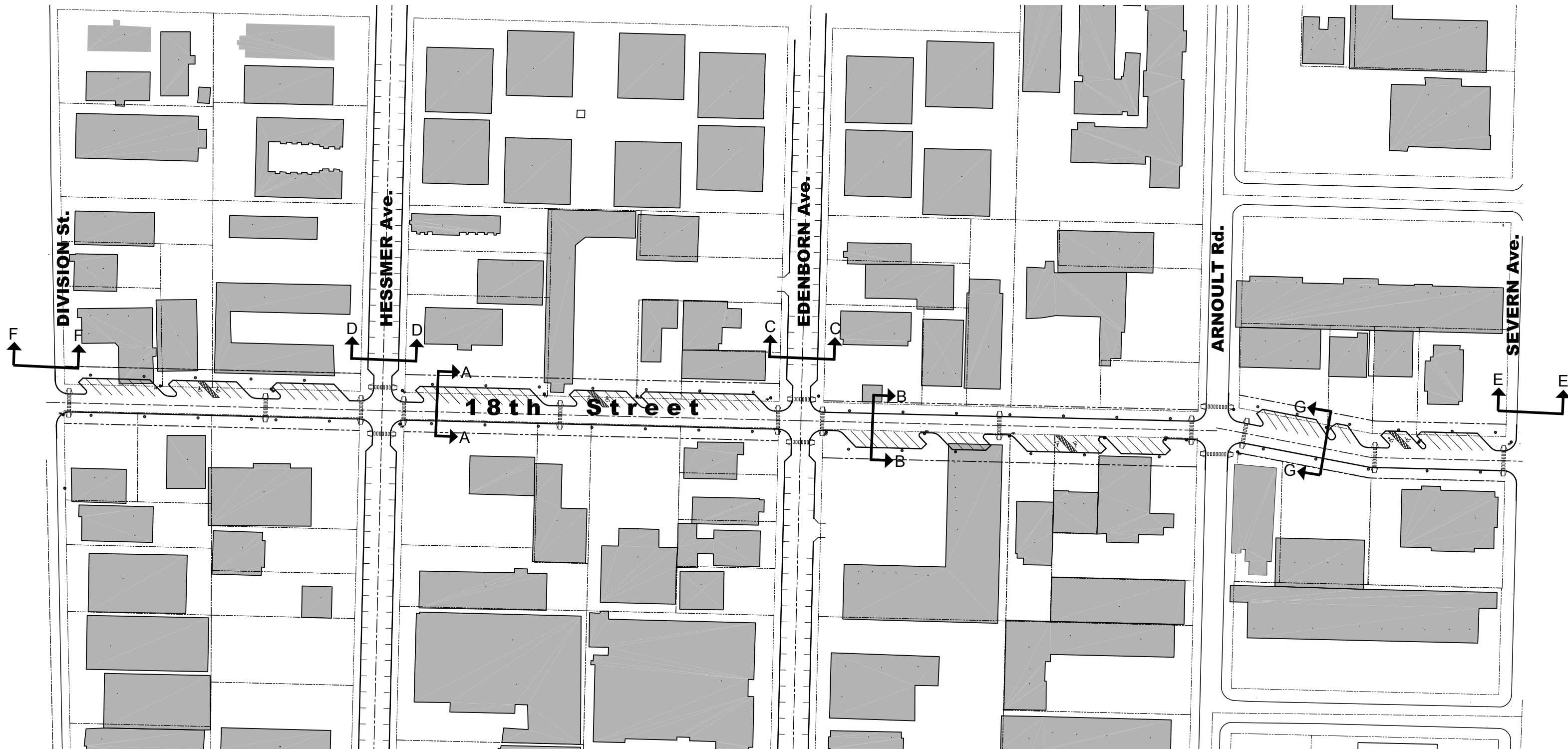


STREET INTERSECTION
18th & ARNOULT

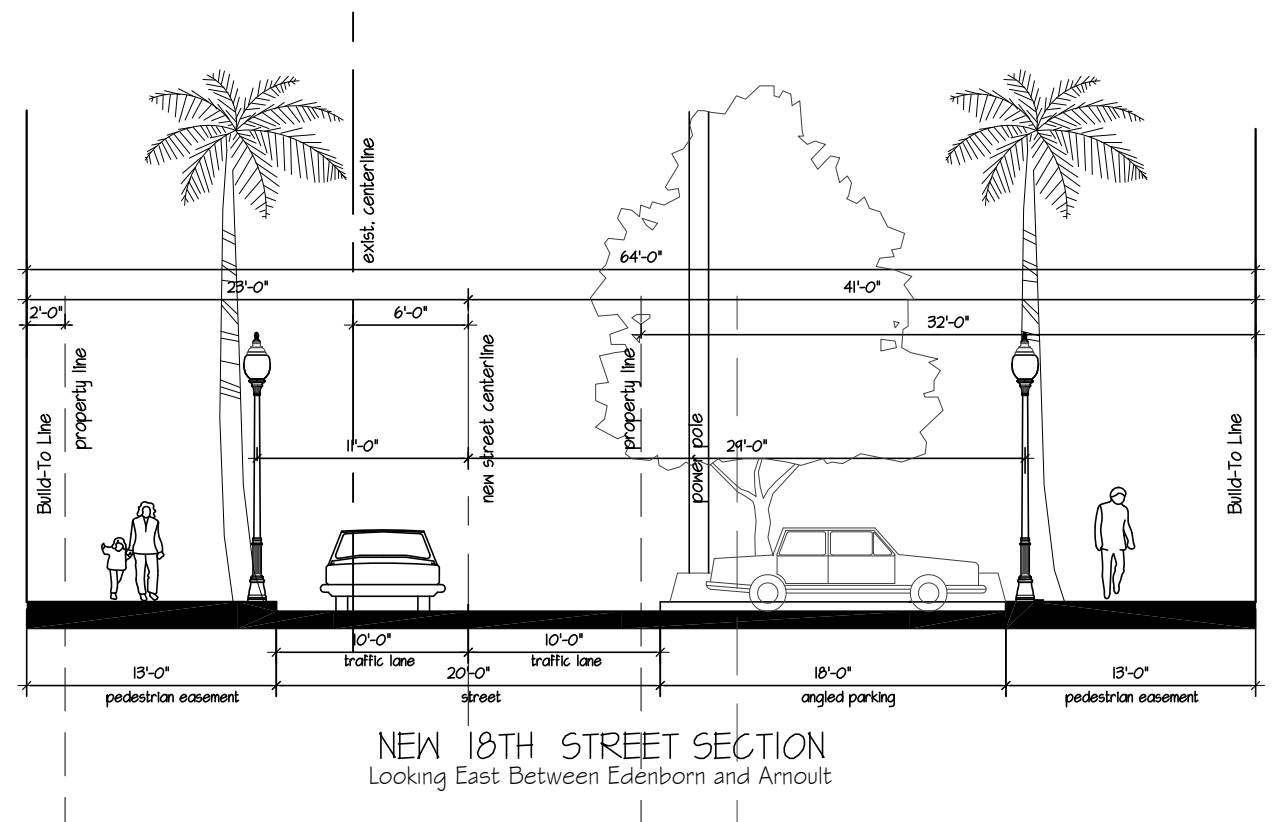
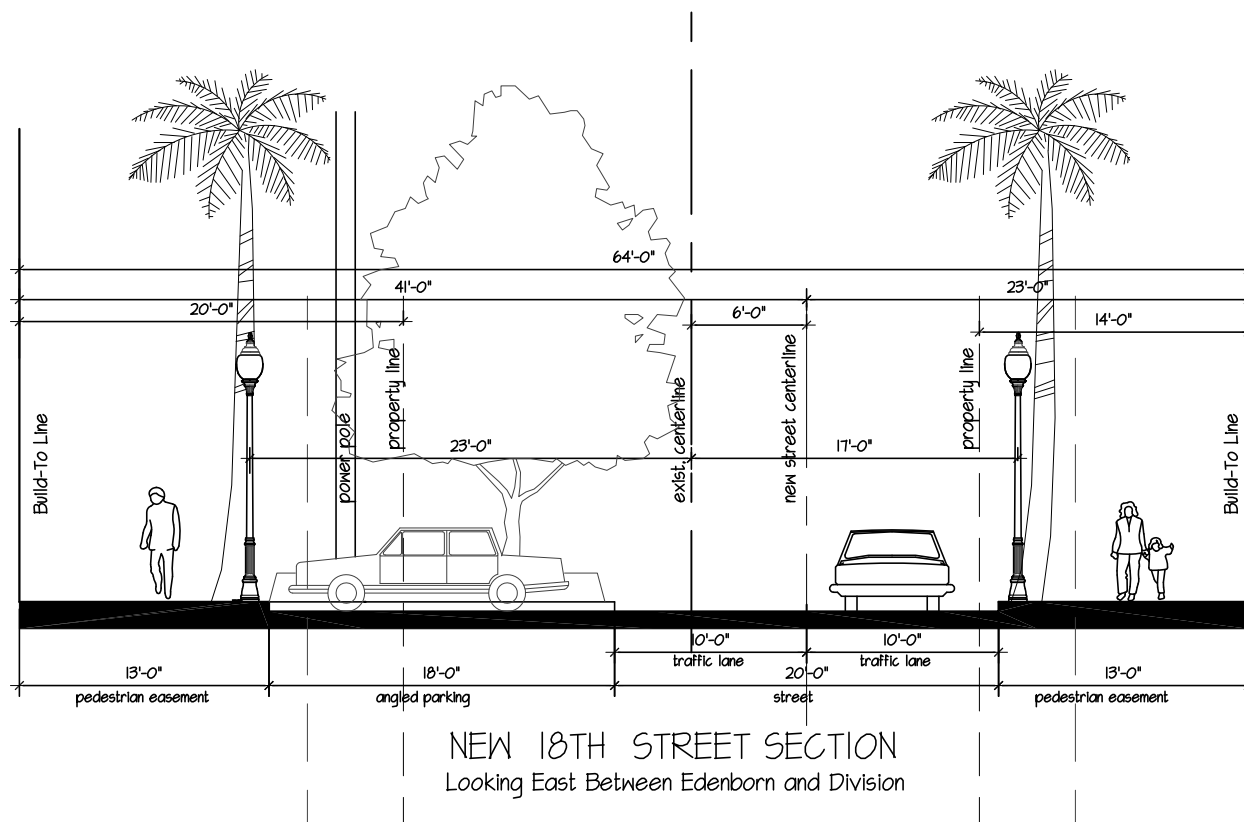
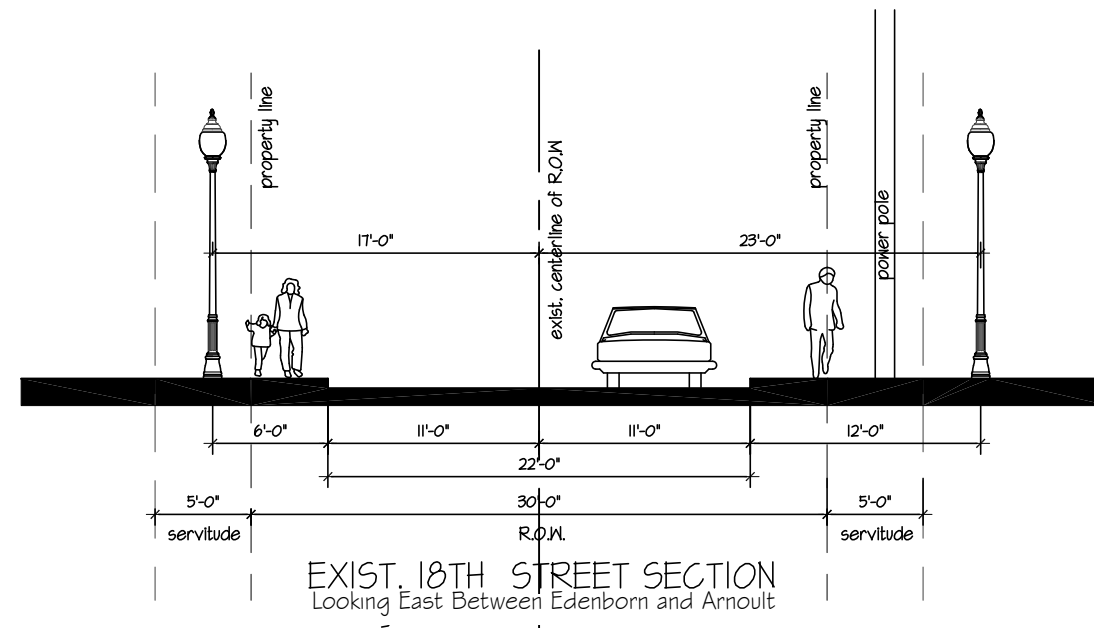
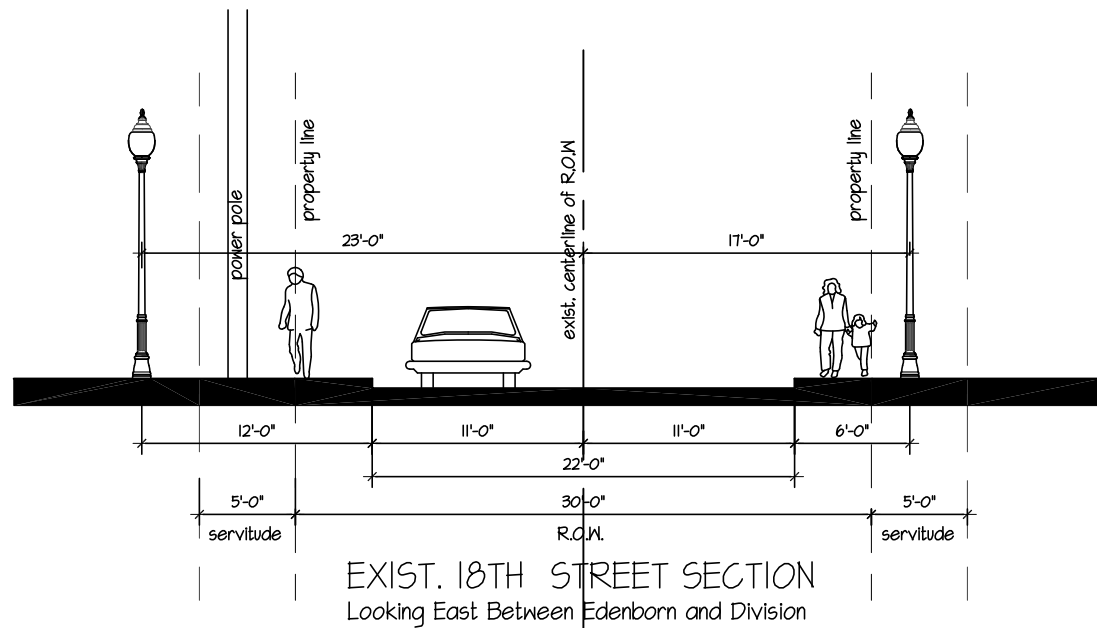


STREET INTERSECTION
18th & SEVERN

KEY PLAN



18TH STREET SECTIONS: DIVISION TO ARNOULT



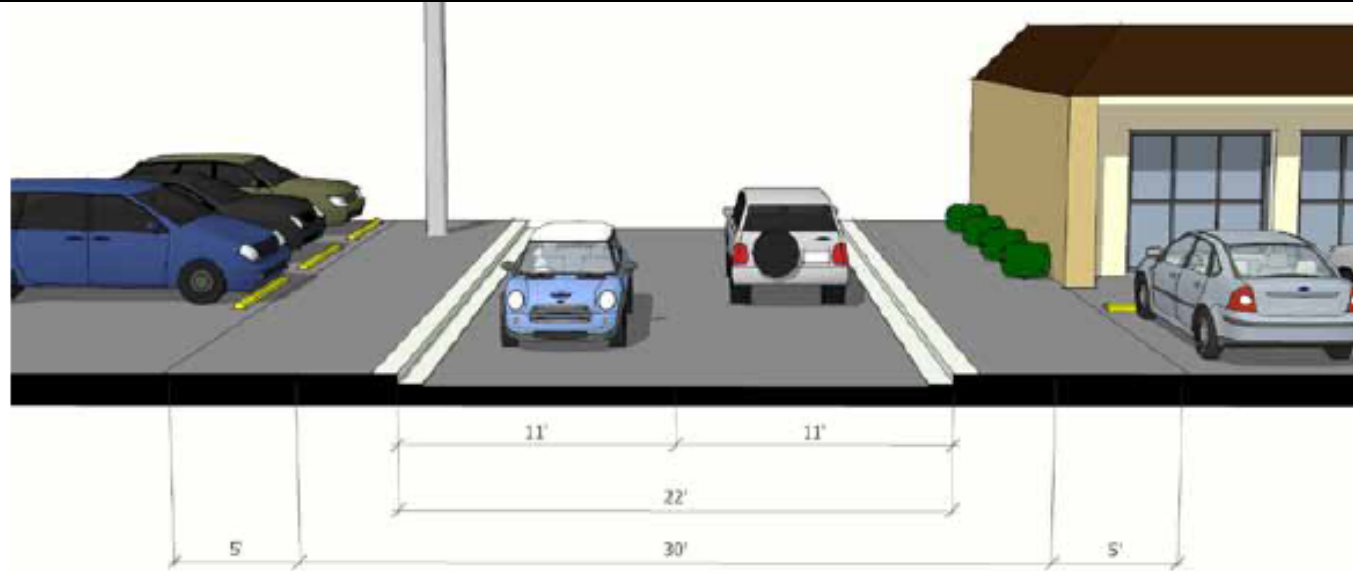
A. 18TH Street Sections

30'-0" R.O.W. Between Edenborn & Division
Scale: 1"=10'

B. 18TH Street Sections

30'-0" R.O.W. Between Edenborn & Arnoult
Scale: 1"=10'

18TH STREET 30' R.O.W.



**A. Existing
18th Street**

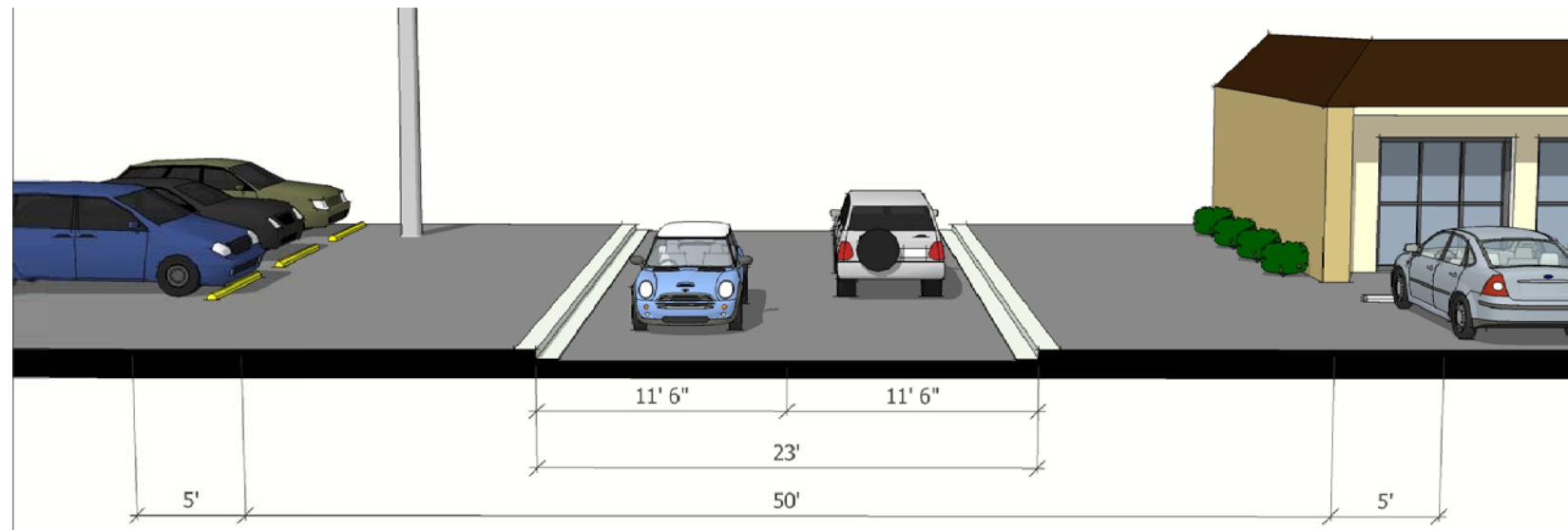
30'-0" R.O.W.



**A. NEW
18th Street**

30'-0" R.O.W.

18TH STREET 50' R.O.W.

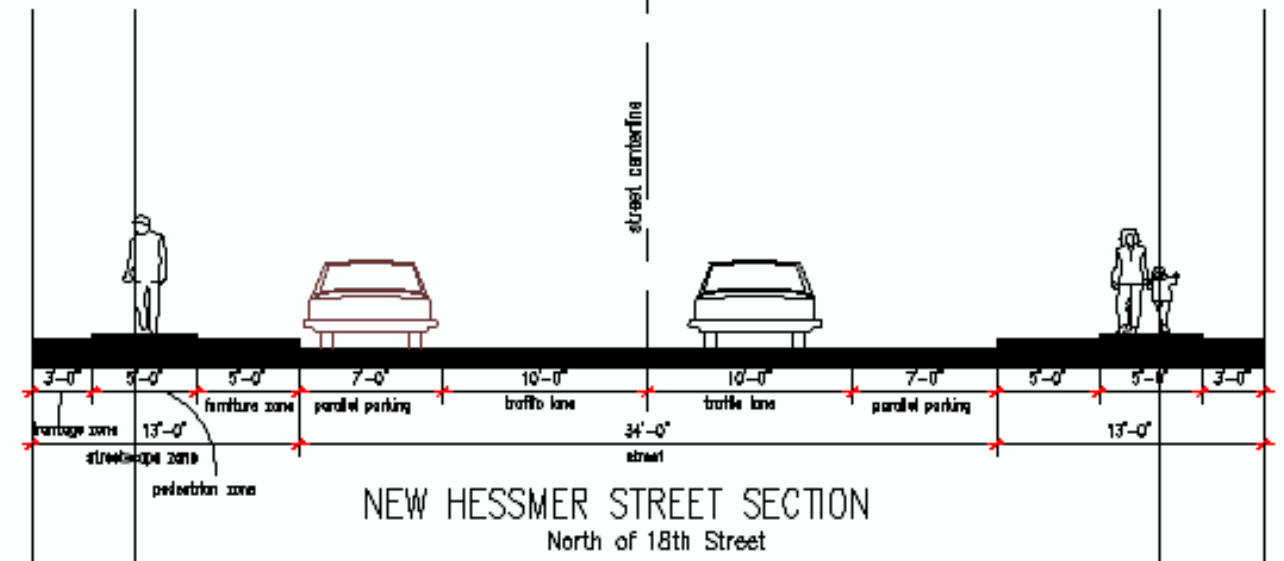
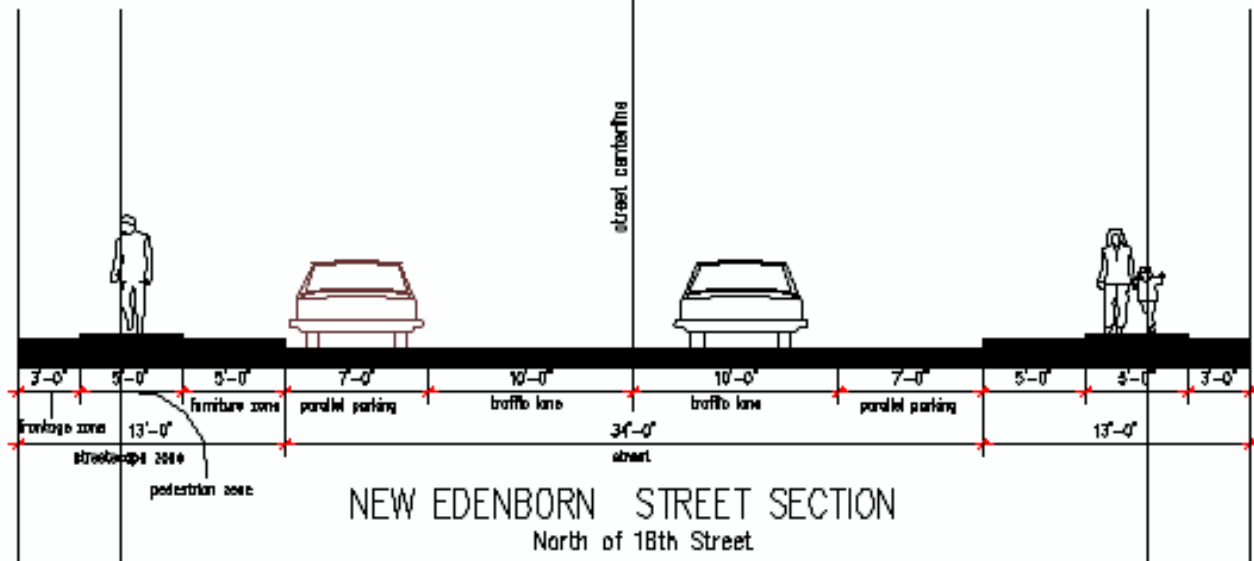
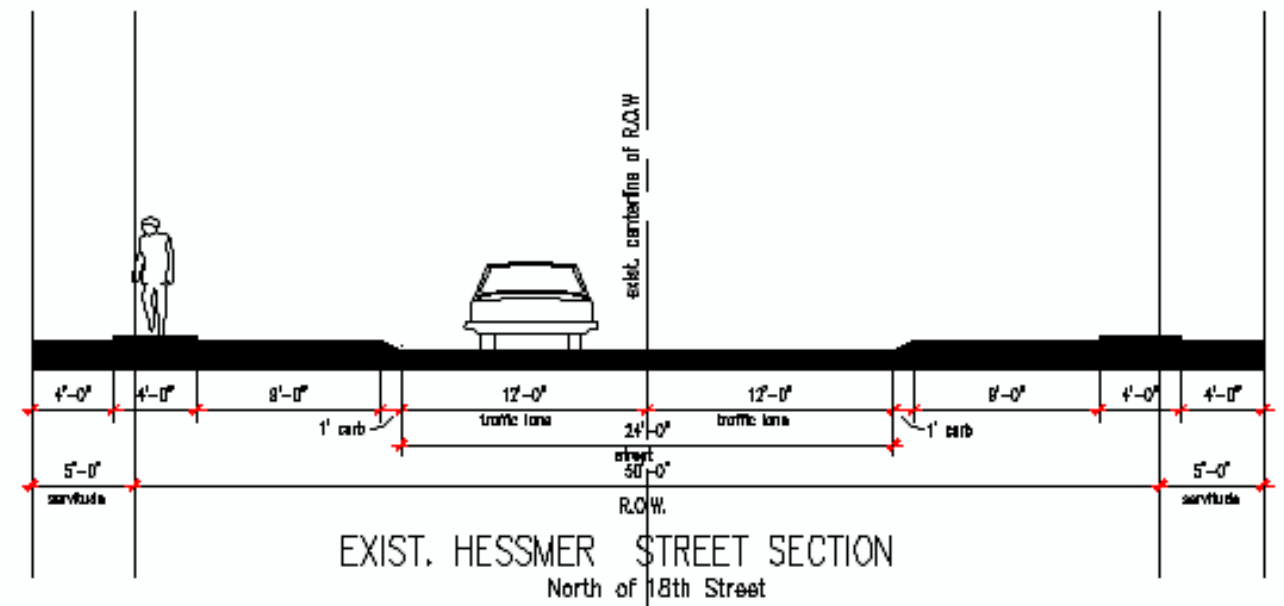
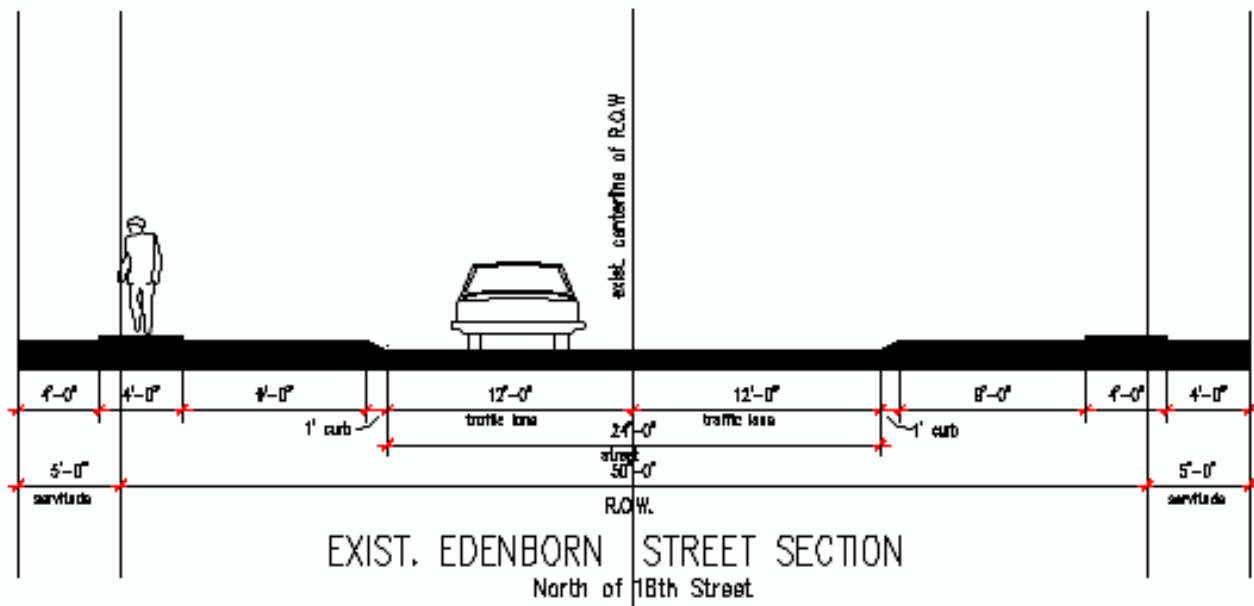


**G. Existing
18th Street
50'-0" R.O.W.**



**G. NEW
18th Street
50'-0" R.O.W.**

EDENBORN AND HESSMER STREET SECTIONS



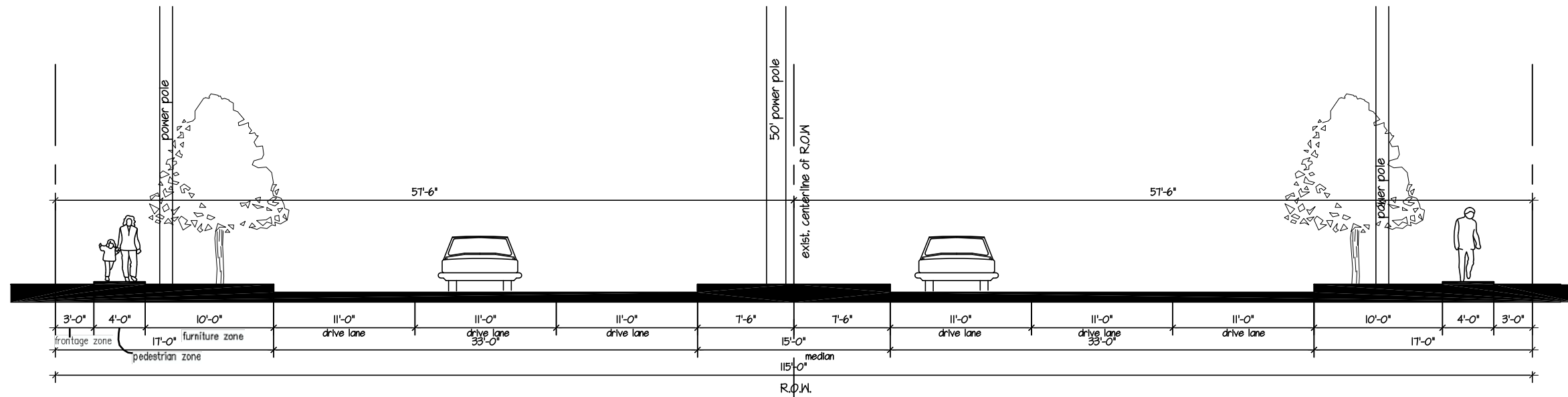
EDENBORN Street Sections

Scale: 1"=10'

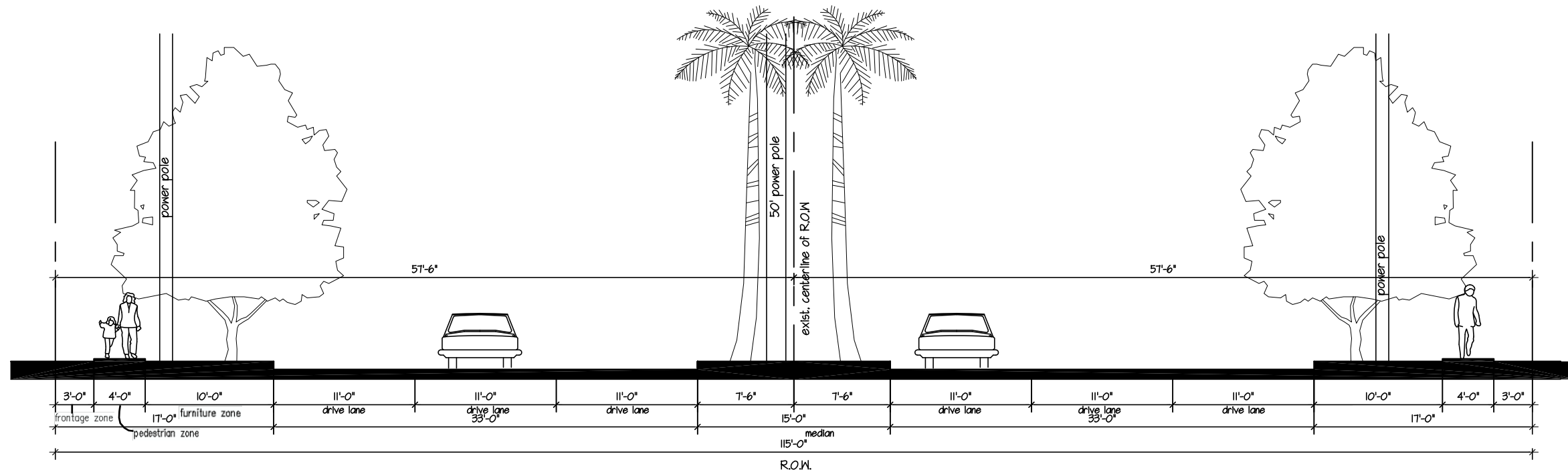
HESSMER Street Sections

Scale: 1"=10'

SEVERN AVENUE

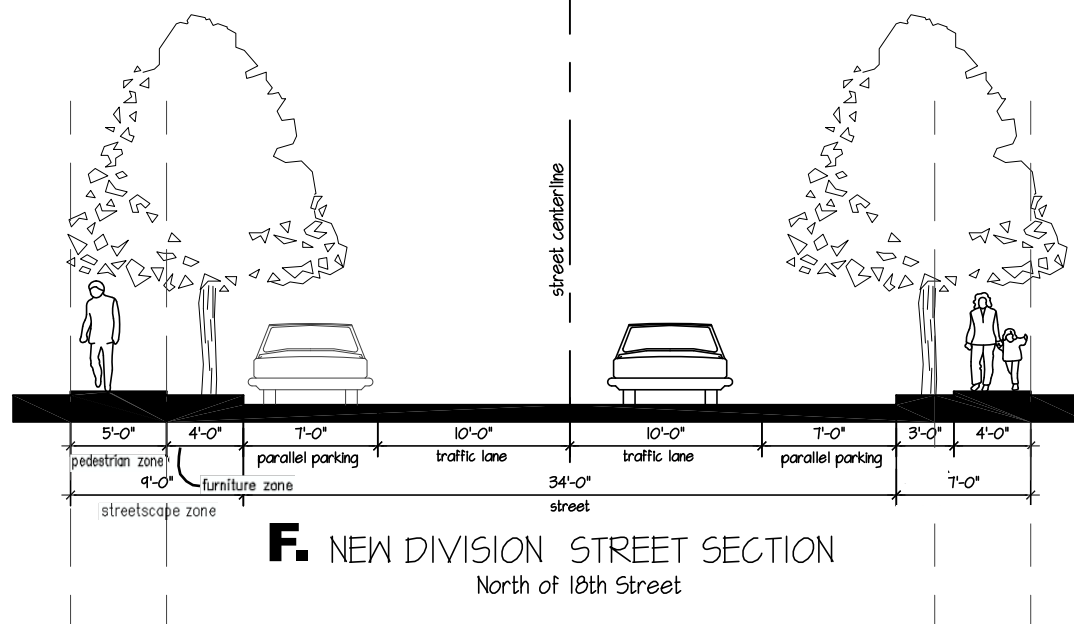
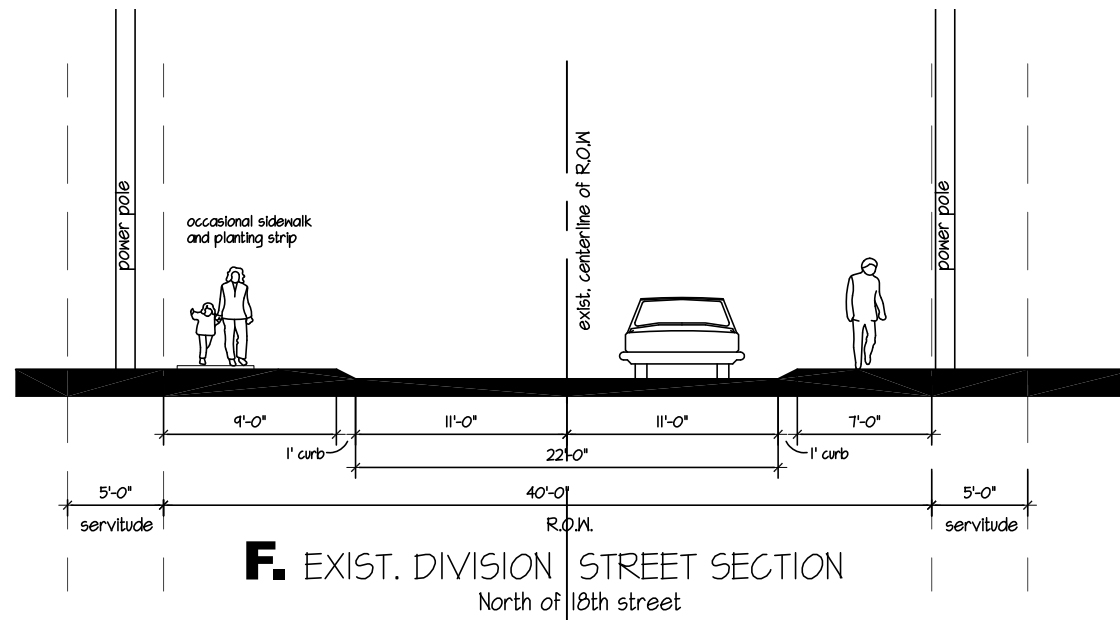


E. EXIST. SEVERN AVENUE STREET SECTION
North of 18th Street

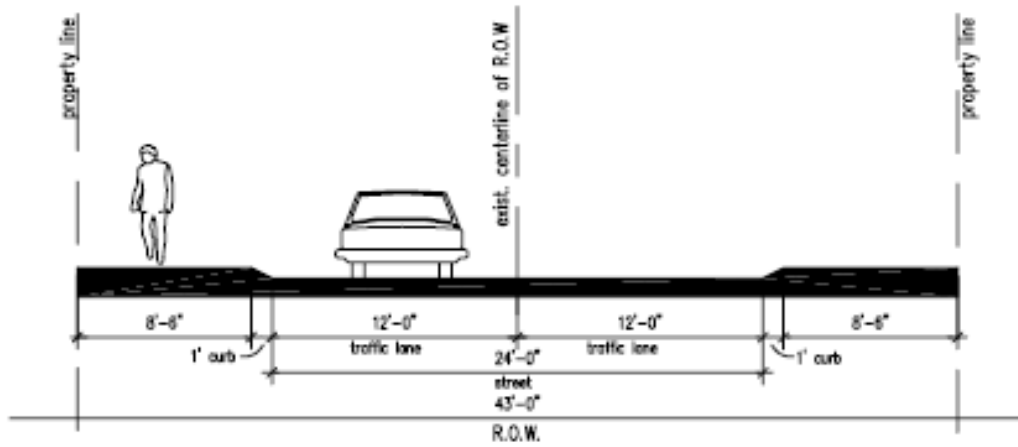


E. NEW SEVERN AVENUE STREET SECTION
North of 18th Street

DIVISION STREET SECTION



NORTH ARNOULT ROAD

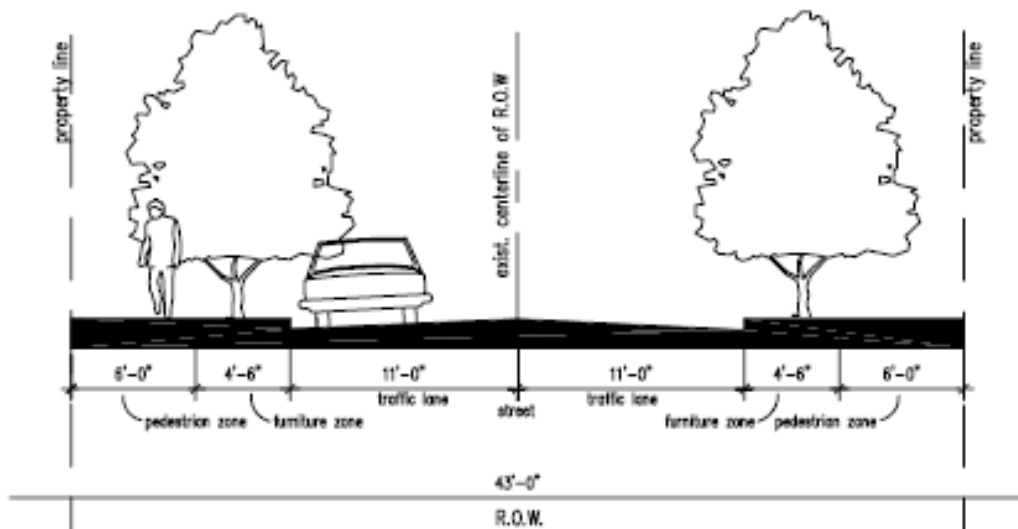


EXIST. N. ARNOULT RD. STREET SECTION

Existing North Arnoult Road. Street Section

43'-0" R.O.W.

Scale: 1"=10'

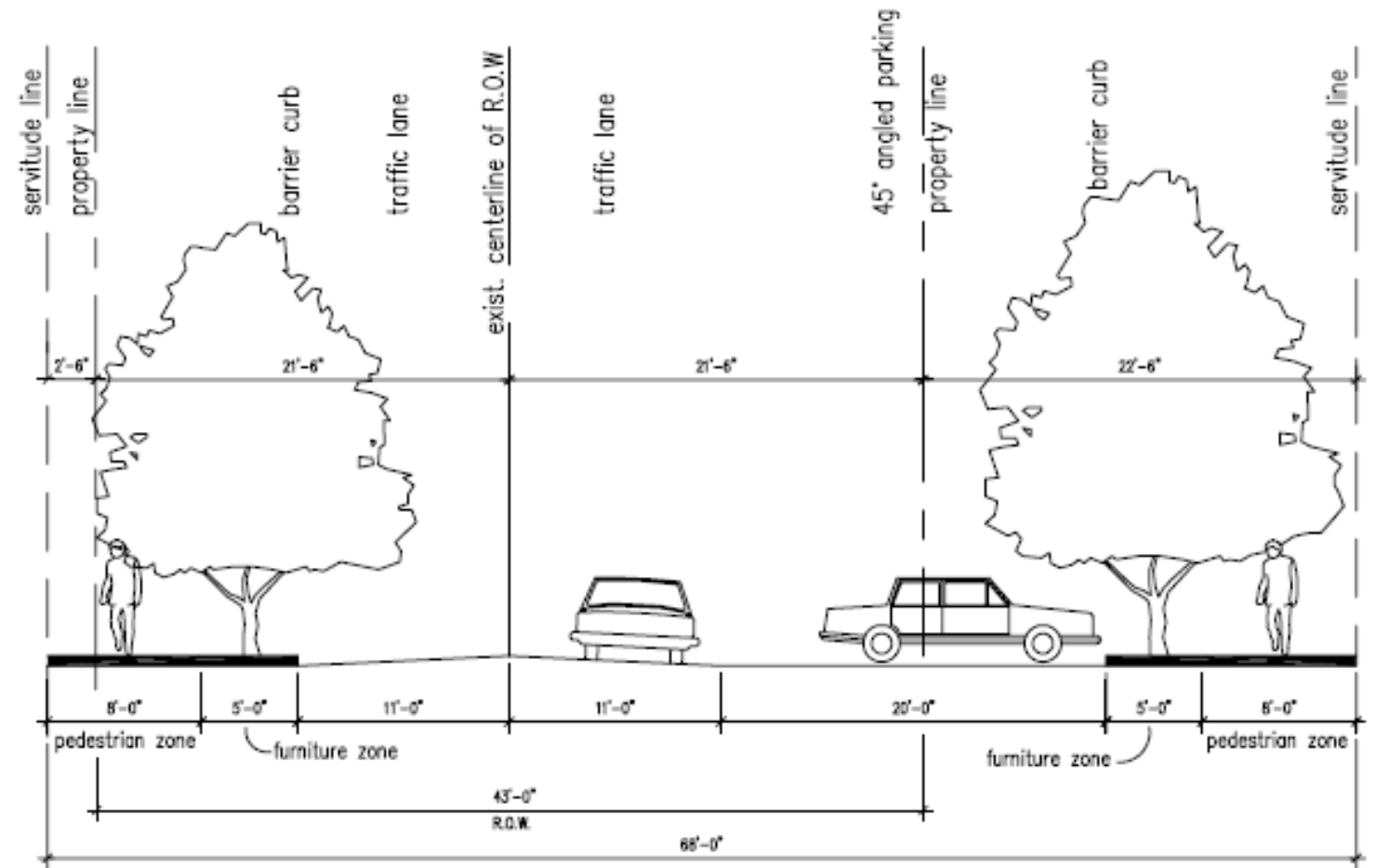


NEW N. ARNOULT RD. STREET SECTION
Without Parallel Parking

New North Arnoult Road Street Section

43'-0" R.O.W.

Scale: 1"=10'

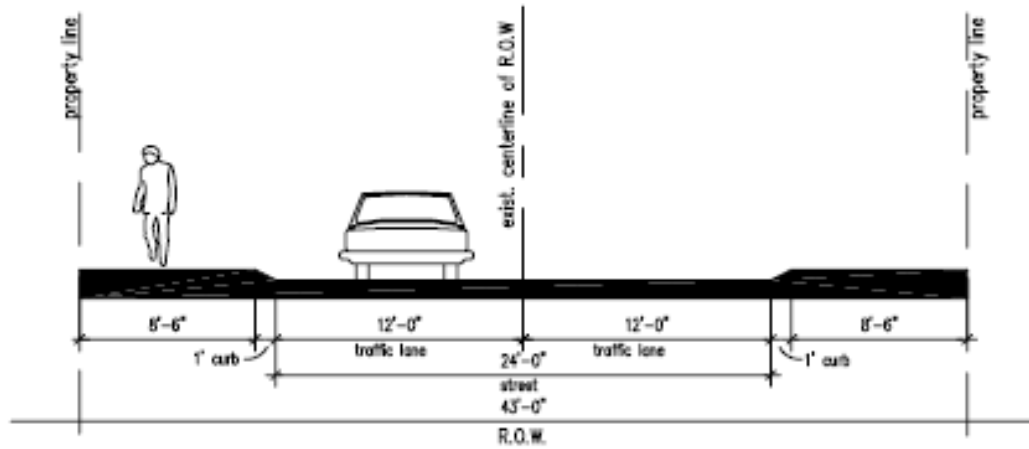


NEW N. ARNOULT RD. STREET SECTION
With Angled Parking and Servitude

New North Arnoult Road Street Section

43'-0" R.O.W. with Servitudes of 2'-6" & 22'-6" Scale: 1"=10'

NORTH ARNOULT ROAD

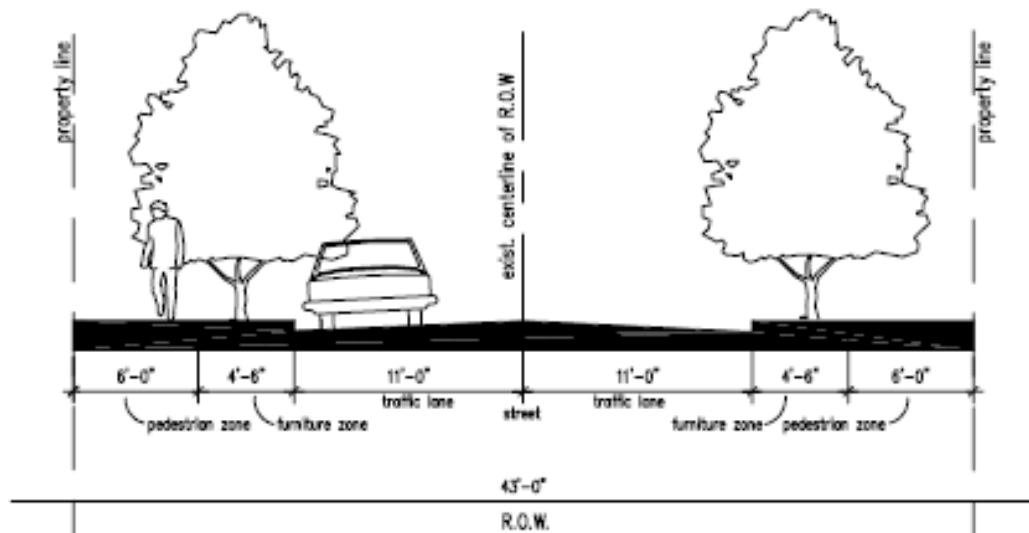


EXIST. N. ARNOULT RD. STREET SECTION

Existing North Arnoult Road. Street Section

43'-0" R.O.W.

Scale: 1"=10'

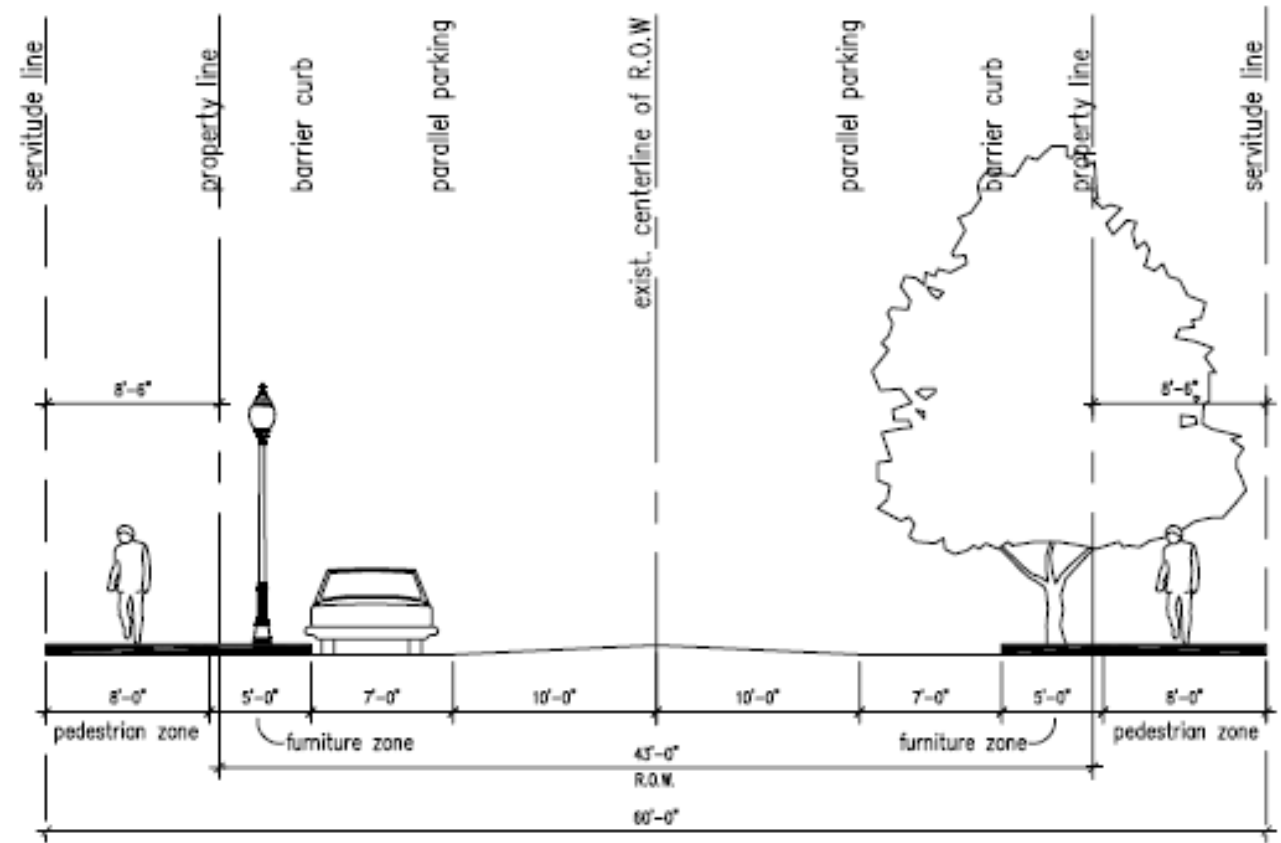


NEW N. ARNOULT RD. STREET SECTION
Without Parallel Parking

New North Arnoult Road. Street Section

43'-0" R.O.W.

Scale: 1"=10'



NEW N. ARNOULT RD. STREET SECTION
With Parallel Parking and Servitude

New North Arnoult Road Street Section

43'-0" R.O.W. with Servitudes of 8'-6" & 8'-6" Scale: 1"=10'

18TH STREET RENDERINGS



18TH STREET LOOKING EAST ON NORTH SIDE



18TH STREET LOOKING WEST ON SOUTH SIDE

LANDSCAPING - SIDEWALK PAVING PATTERNS



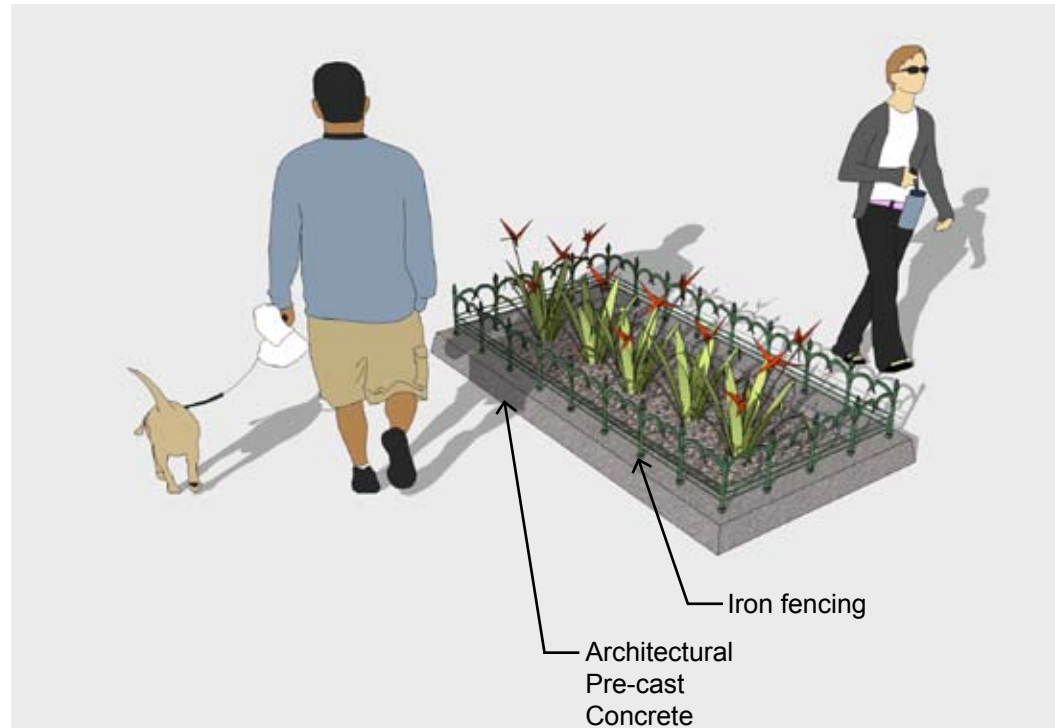
PAVING PRECEDENTS



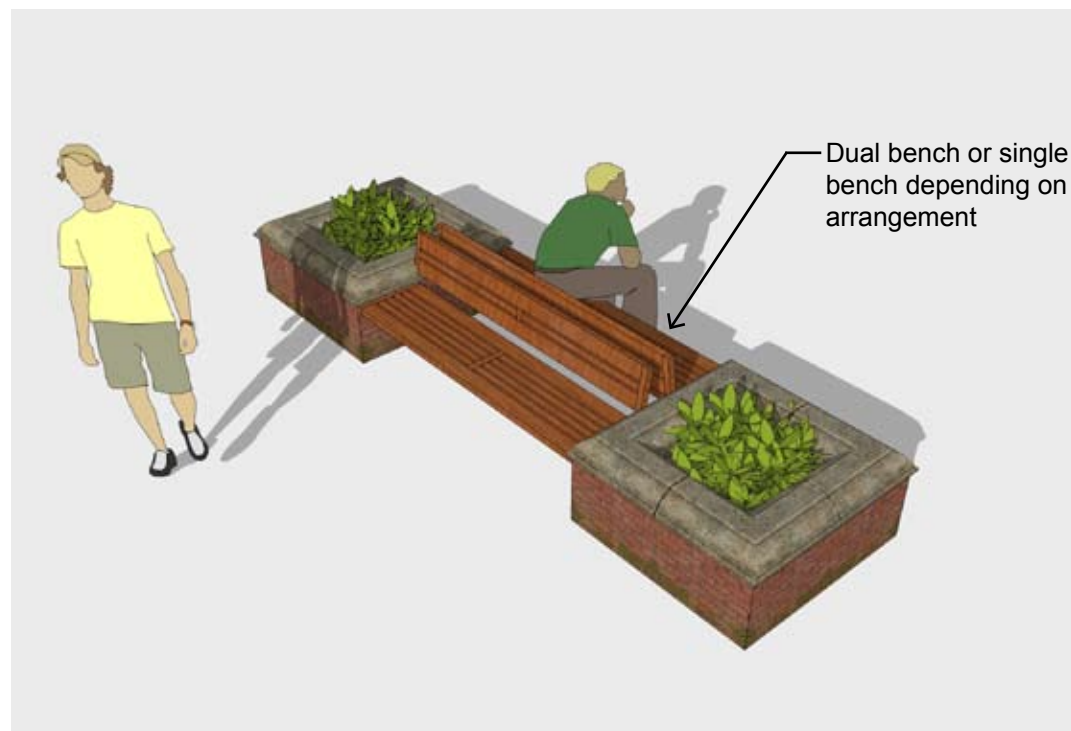
LANDSCAPING - PLANTERS



PRE-CAST CONCRETE RAISED BED



AT-GRADE BED



RAISED BED WITH BENCHES



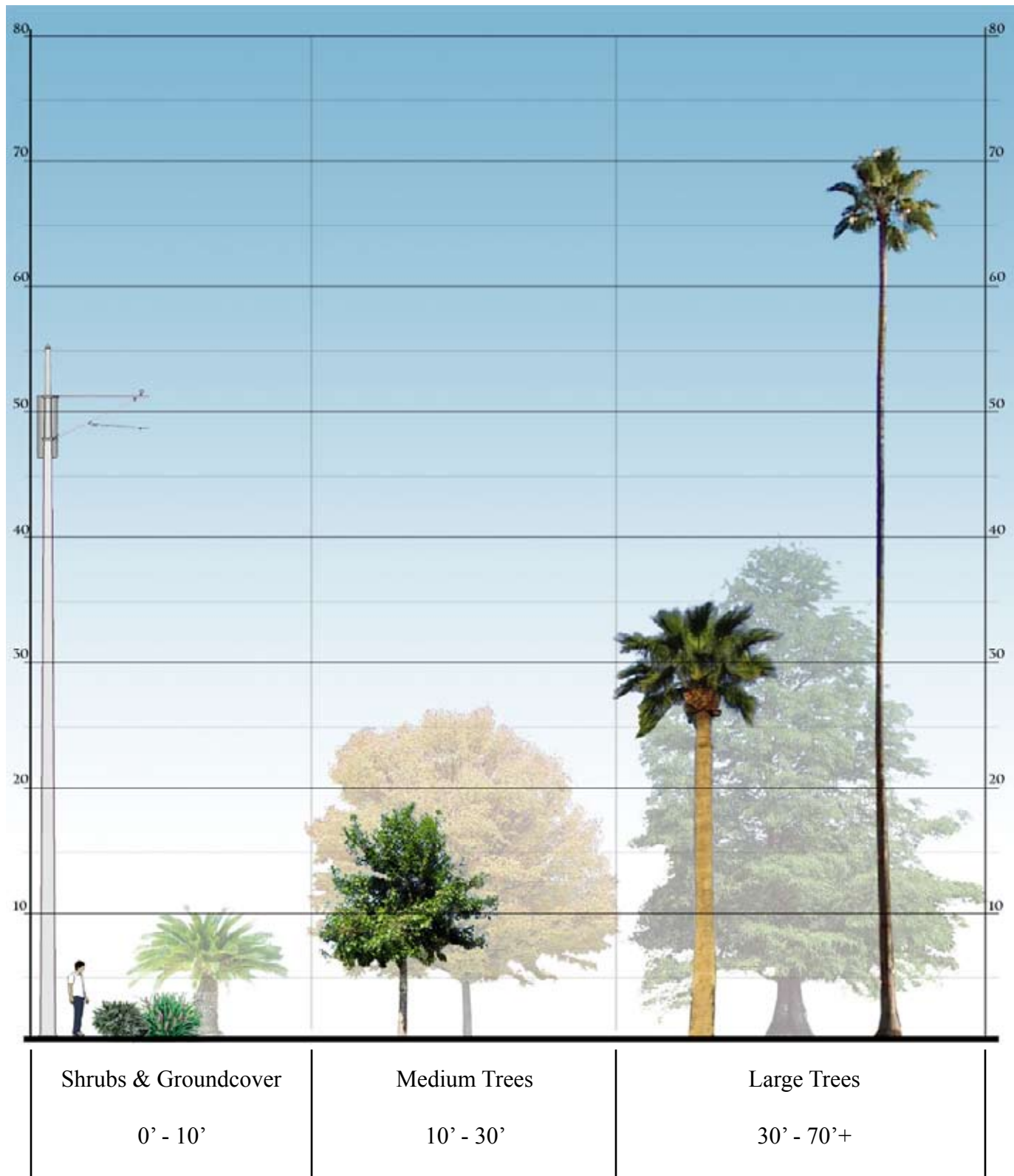
BRICK RAISED BED

PLANTER PRECEDENTS



LANDSCAPING - PLANT SPECIES

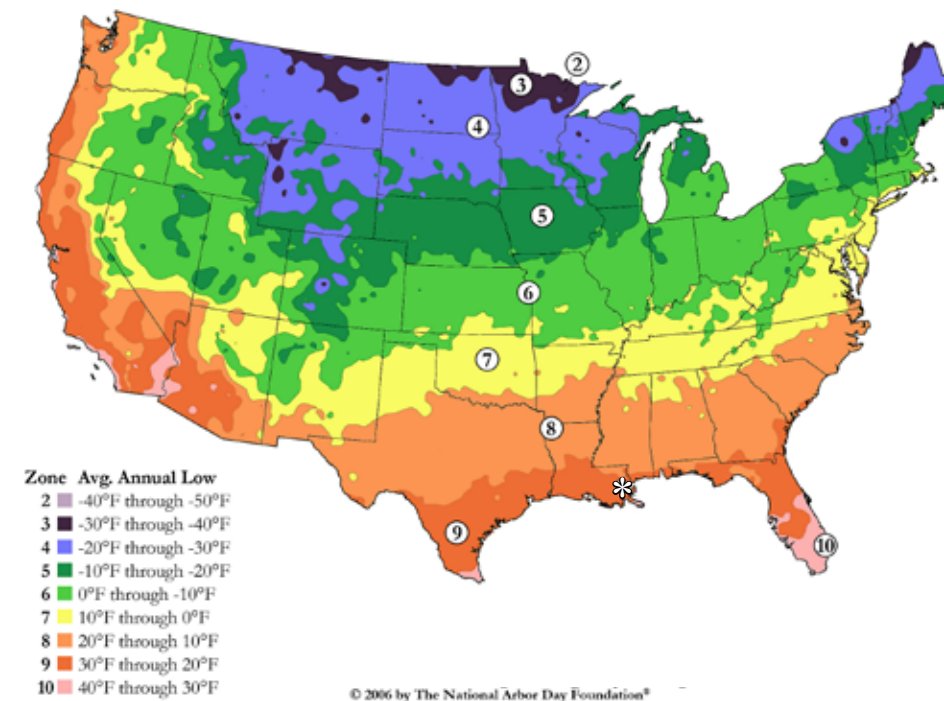
HEIGHT CATEGORIZATION



SPECIES LISTING

Shrubs & Groundcover 0' - 10'	Medium Trees 10' - 30'	Large Trees 30' - 70'+
Juniperus Conferta	Trachycarpus Fortuni	Quercus Shumardii
Raphiolepis Indica	Sabal Palmetto	Fraxinus Pennsylvanica
Rhododendron Obtusum	Phoenix Canariensis	Taxodium Distichum
Gardenia Jasminoides 'Radican'	Butia Capitata	Ulmus Parvifolia
Ilex Vomitoria 'Nana'	Magnolia x Soulangiana	Acer Rebrum var. Drummondii
Nandia Domestica	Cycas Revoluta	Ginkgo Biloba
Liriope Muscari		Quercus Virginiana
Iris Louisiana Hybrids		Magnolia Grandiflora
Camellia Sasanqua		Washingtonia Robusta
Phoenix Roebelenii		

2006 ARBORDAY.ORG HARDINESS ZONE MAP



* Note:
Jefferson Parish generally falls in hardiness zone 9. All plant species listed are hardy in zone 9.

LANDSCAPING - PLANT SPECIES

SHRUBS & GROUNDCOVER

JUNIPERUS CONFERTA

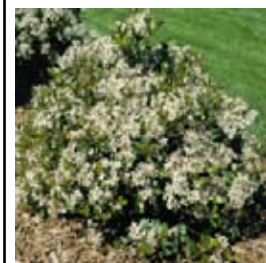


Common Name: Shore Juniper

Evergreen Shrub: Zones 6-10; Size 18"x4'

Native of Japan and a highly successful low-growing juniper. Performs best in full sunlight and in well-drained soil. Especially well-adapted for raised planters. Low, creeping form with many nearly vertical soft stems. Moderately-fast rate of spread. Medium-dense mass. Propagated by cuttings.

RAPHIOLEPIS INDICA



Common Name: Raphiolepis; Indian Hawthorn

Evergreen shrub: Zones 7-9; Size: 3'x4'

A native of China, Raphiolepis has become a highly versatile, widely planted intermediate sized shrub. It performs well in a moist, fertile, well-drained soil and grows best in positions which receive direct morning sunlight. The form is dense-mounding to irregular, depending on the cultivator. Plants have a medium-growth rate.

RHODODENDRON OBTUSUM



Common Name: Dwarf Azalea

Evergreen shrub: Zones 6-9; Size: 2'x3'

A native of southern Japan, the dwarf azaleas are widely planted in the South. They perform best in a fertile, moist, loose, acidic soil and filtered sunlight. Good drainage is essential. Slow rate of growth. Round irregular form with sympodial branching becoming tall and airy with advanced age. Fine texture and medium density.

GARDENIA JASMINOIDES 'RADICAN'

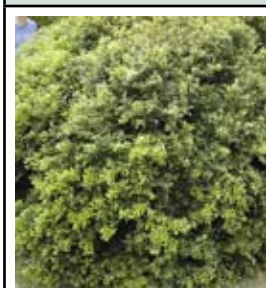


Common Name: Dwarf Gardenia

Evergreen shrub: Zones 8-9; Size: 2'x2'

A native of the Old World tropics and a frequently planted small evergreen shrub noted for its low, dense form and fragrant flowers. Grows best in partially shaded areas but will tolerate full sun if provided with a moist, porous, acidic soil. Moderately-slow growth rate. Medium-fine texture with low, prostrate form.

ILEX VOMITORIA 'NANA'



Common Name: Dwarf Yaupon

Evergreen shrub: Zones 7-9; Size: 2'x2'

Likely the most widely planted small shrub in the region, the Dwarf Yaupon tolerates most growing conditions from moist to dry soils and full sunlight to partial shade. Dense, broad spreading, mounding form. Thick mass of fine texture foliage. Moderate rate of growth.

SHRUBS & GROUNDCOVER (CONT.)

NANDINA DOMESTICA 'NANA'



Common Name: Dwarf Nandina

Evergreen Shrub: Zones 7-9; Size: 2'x18"

Native of China and Japan and widely planted over the entire region. Tolerant of most growing conditions. Upright oval form in clumps with foliage at top of stiff canes. Medium density. Fine texture. Moderate growth rate.

LIRIOPE MUSCARI

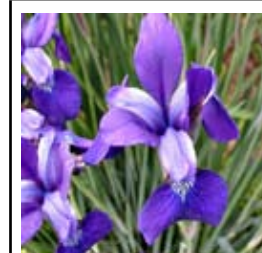


Common Name: Liriope; Lily Turf, Big Blue

Groundcover: Zones 7-10; Size: 12-18" high

A native of China and Japan and widely used as a border plant and groundcover. It thrives in moist, fertile, well-drained soils and partial sunlight and shade, but tolerant of most growing conditions. Thick tuft clumps of strap-shaped leaves to eighteen inches long. Moderate growth rate.

IRIS LOUISIANA HYBRIDS



Common Name: Louisiana Hybrids

Perennial: Zones 5-9; Size: 24" high

These irises perform best in full sunlight to partial shade and in a moist, acidic soil of relatively high fertility and high organic matter content. Strap-like leaves, forming a fan from the base. Colors for the native species and hybrids include blue, rust-red, yellow, white and purple.

CAMELLIA SASANQUA



Common Name: Sasanqua Camellia

Evergreen shrub: Zones 7-10; Size: 8'x5'

A native of Japan and a highly popular late autumn and early winter flowering shrub in the South. Provide a porous, fertile, moist, well-drained acidic soil. Prefers partial shade but will grow in full sunlight with ideal soil conditions. Slow to moderate rate of growth. Upright, oval to broadly pyramidal form. Medium texture.

PHOENIX ROEBELENI



Common Name: Dwarf Date Palm

Tropical Palm: Zones 10; Size: 6'x4'

A native of Japan and a highly popular late autumn and early winter flowering shrub in the South. Provide a porous, fertile, moist, well-drained acidic soil. Prefers partial shade but will grow in full sunlight with ideal soil conditions. Slow to moderate rate of growth. Upright, oval to broadly pyramidal form. Medium texture.

LANDSCAPING - PLANT SPECIES

MEDIUM TREES

TRACHYCARPUS FORTUNEI



Common Name: Windmill Palm

Palm: Zones 8-10; Size: 15'x5'

A native of Eastern Asia and likely the most widely planted palm in the region. It grows well in sandy loam soils and full sunlight to partial shade. Relatively slow growth rate but variable according to growing conditions. Erect, slender trunk, forming a dense canopy of large, fan-shaped, stiff-stemmed, coarse textured leaves.

SABAL PALMETTO



Common Name: Cabbage Palm

Palm: Zones 8-10; Size: 30'x10'

A native from North Carolina to Florida growing on sandy soils along the coast, on prairies, marshes, pine-lands, and hammocks, usually where limestone is near the surface. A branchless palm forming a relatively small, dense, rounded head of foliage on a tall, slender trunk. This palm is the easiest of all palms to transplant.

PHOENIX CANARIENSIS



Common Name: Canary Island Date Palm

Palm: Zones 8-10; Size: 20'x15'

A stately picturesque palm, native of the Canary Islands and widely planted in the lower South near the Gulf Coast. Plant in full sunlight and a fertile, well-drained soil. Very slow rate of growth. Coarse textured palm of medium density and umbrella-like canopy of foliage at the top of a single, erect, massive trunk. Lower leaves arch downward, sometimes forming a complete globe.

BUTIA CAPITATA



Common Name: Butia Palm; Pinto Palm

Palm: Zones 9-10; Size: 12'x10'

A native of South America and Brazil, this palm is widely planted in the southern US. Among the more winter hardy palms, highly adaptable to a wide range of soil conditions. Performs best in full sunlight and porous, well-drained, soil. Slow growth rate.

MAGNOLIA X SOULANGIANA



Common Name: Oriental Magnolia, Saucer Magnolia

Deciduous Tree: Zones 5-9; Size: 20'x15'

Widely grown in the South and considered a favorite by many among the medium flowering trees. Performs best in full sunlight and loose, loamy soil, with pH of 5 to 6.5. Moderate growth rate. Upright, oval form with upright single or multiple trunks. Medium texture and dense foliage.

MEDIUM TREES (CONT.)

CYCAS REVOLUTA



Common Name: Sago, Cycad, Sago Palm

Palmlike: Zones 8-10; Size: 10'x8'

A primitive native plant of Japan. Performs best in full sunlight to partial shade and in a fertile, slightly acidic, moist soil. Slow rate of growth. General growth habits are similar to palms, although unrelated. Flat to mounding rosette emerging into a thick, stocky, short trunk after ten to twelve years.

LARGE TREES

QUERCUS SHUMARDII



Common Name: Shumard Oak

Deciduous tree: Zones 5-9; Size: 50'x40'

A native of the southern US and widely distributed over the South on well-drained sites but nowhere abundant. Grows best in full sunlight and a moist, well-drained soil. Upright, oval form when young and more rounded and wide-spreading crown when old. Moderate growth rate. Course texture and dense foliage.

FRAXINUS PENNSYLVANICA



Common Name: Green Ash

Deciduous tree: Zones 4-9; Size: 50'x30'

A native from Canada to Georgia and Louisiana, where it is widely distributed on moist and somewhat poorly drained soils and margins of cypress swamps. Grows well in fertile, moist soils but tolerant of most conditions. Upright oval to rounded form. Moderately-fast growing. Medium-course texture. Dense mass.

LANDSCAPING - PLANT SPECIES

LARGE TREES (CONT.)

TAXODIUM DISTICHUM



Common Name: Cypress, Common Bald Cypress
Deciduous tree: Zones 5-10; Size: 50'x25'

A native of North America and at one time the chief lumber tree of the Mississippi River flood plain. Cypress grows well in highlands, near water, and in water. Provide full sunlight. Difficult to establish water plantings without careful acclimation. Fast rate of growth for first seven to ten years. Conical form with short, stiff, horizontal branching as a young tree; highly irregular in form as an old specimen.

ULMUS PARVIFOLIA



Common Name: Chinese Elm, Lacebark Elm, Evergreen elm
Deciduous tree: Zones 7-10; Size: 30'x20'

A native of China and Japan and rapidly becoming one of the most popular shade trees in the South. The Chinese Elm has a fast rate of growth, especially for the first eight to ten years. It thrives in a moist, loose, fertile, loamy, acid or alkaline soil and full sunlight. Somewhat drought tolerant. Rounded to oval form with wide-spreading branches and relatively short trunks. Fine texture with medium dense foliage and interesting winter twig character.

ACER REBRUM VAR. DRUMMONDII



Common Name: Drummond Red Maple, Red Swamp Maple
Deciduous tree: Zones 8-9; Size: 40'x30'

A native from Texas to Florida and widely distributed in the cypress-tupelo gum swamps in South Louisiana. Commonly occurs in drier parts of the swamps. Although it grows best in low, moist soils, it does equally well in upland conditions. Oblong to oval or slightly pyramidal form, with ascending branches near the ground. Easily transplanted during the winter. Moderate rate of growth. Medium texture. Medium density. Foliage on older trees is often sparse.

GINKGO BILOBA



Common Name: Ginkgo, Maidenhair Tree
Deciduous tree: Zones 4-9; Size: 50'x30'

A native of China, the ginkgo has become one of the most widely planted trees in the US. Sometimes referred to as a living fossil because it dates back to prehistoric times. It is thought to have been growing for over 100 million years. They were brought to the US in 1784. Pyramidal to irregular oval form with stiff, horizontal to 45 degree branching, but rather sparingly branched. Open to medium density. Landscape characteristics change with season and age.

LARGE TREES (CONT.)

QUERCUS VIRGINIANA



Common Name: Live Oak
Evergreen tree: Zones 7-10; Size: 50'x75'

A picturesque native tree occurring from Virginia to Florida and Mexico and likely the most popular oak in the deep South. This magnificent oak grows best in full sunlight and is tolerant of a wide range of soil conditions but performs best in moist, fertile soil. Moderately-fast rate of growth for the first ten years, then somewhat slower. Short, thick trunk and broad-spreading dome to mounding form at maturity with strong, horizontal branches growing near the ground. Medium texture, medium foliage density.

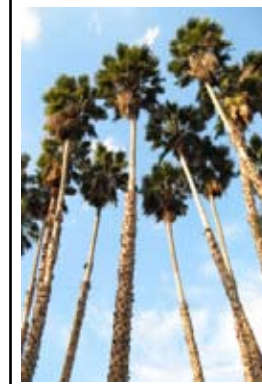
MAGNOLIA GRANDIFLORA



Common Name: Southern Magnolia
Evergreen tree: Zones 7-10; Size: 40'x25'

A common native stately evergreen tree occurring from North Carolina to Florida and Texas. Thrives in a loose, moist, fertile, acidic soil in full sunlight to partial shade. Sparse flowering shade. Very sensitive to depth of planting and heavy, compacted soils. Moderately-slow growing. Dense, upright, pyramidal form in sunlight for first fifteen years becoming more irregular with time. Coarse texture.

WASHINGTONIA ROBUSTA



Common Name: Washington Palm, Mexican Washington Palm, Fan Palm
Palm: Zones 8-10; Size: 40'x30'

A native of Mexico and southern California, this palm is widely-planted along the Gulf Coast, throughout Florida, and south Texas. It thrives in dry, porous, sandy soils and full sunlight but adapts to a wide range of growing conditions, provided the temperature is relatively mild and the soil is well-drained. Tall, straight, slender, non-branching, pole-like trunks topped with a broad, rounded crown of coarse textured, fan-shaped leaves. Relatively dense canopy. Moderately-fast rate of growth.

Note:

Information on plant species is from:

Identification, Selection and Use of Southern Plants for Landscape Design, Third Edition by Neil Odenwald and James Turner. Claitor's Publishing, Baton Rouge, LA. 2000

The selected plant species shown on these pages is not the only acceptable species, but a partial list. Refer to the Odenwald / Turner book for additional selections.