

PUD-2-00 BURBANK UNIVERSITY CONCEPT PLAN

BATON ROUGE, LA

PARISH OF EAST BATON ROUGE, LOUISIANA

REVISION	BY
1	6/24/2015
2	2/3/2016
3	10/31/2018
4	5/30/2019
5	6/20/2019

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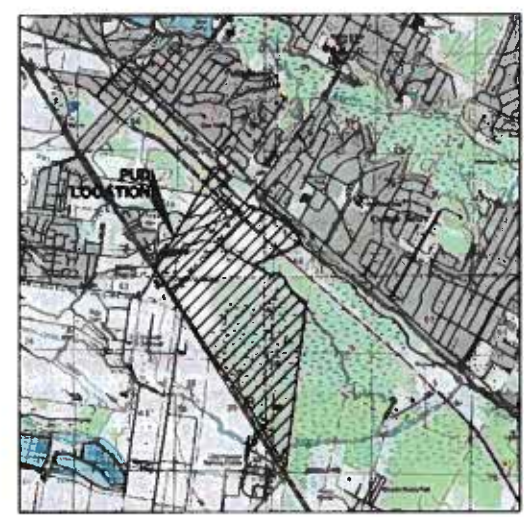
ARLINGTON CREEK SOUTH PUD CONCEPT
BATON ROUGE, LOUISIANA
UNIVERSITY PUD, LLC
NEW ORLEANS, LOUISIANA

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LEGEND

- (A) ARLINGTON PREPARATORY ACADEMY
- (B) LAKE AFTER HOURS
- (C) GREATER ARLINGTON BAPTIST CHURCH
- (D) WALMART NEIGHBORHOOD MARKET
- (E) THE UPS STORE
- (F) PREMIERE DENTAL CARE
- (G) ST. JAMES PLACE FITNESS CENTER
- (H) BREC LEEWARD DRIVE PARK
- (I) HIGHLAND ELEMENTARY SCHOOL



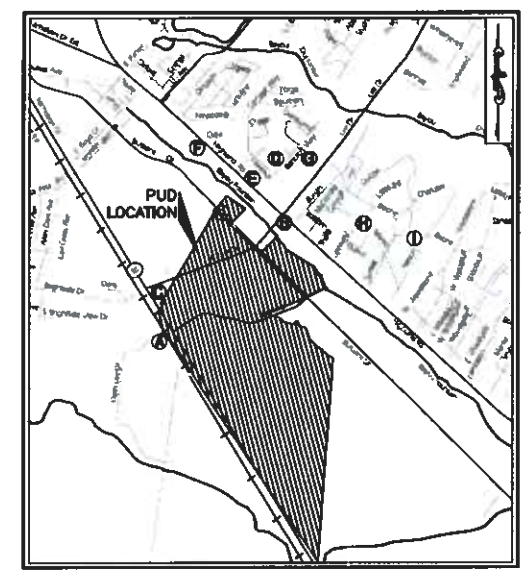
QUAD MAP
N.T.S.

SHEET INDEX

- 1. COVER SHEET
- 2. PREVIOUSLY APPROVED CONCEPT PLAN
- 3. EXISTING CONDITIONS MAP
- 4. REVISED CONCEPT PLAN
- 5. CONCEPTUAL ELEVATIONS

UTILITY AND GOVERNING AUTHORITIES CONTACT LIST:

- BUILDING CODE OFFICIAL**
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- SEWER**
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AT&T
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- GAS**
Entergy
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- STATE HIGHWAYS**
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Transportation and Development
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Contact: Christopher Ewing
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- ELECTRIC**
Entergy
5755 Choctaw Drive
Baton Rouge, Louisiana 70805
Contact: Beth Trahan
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SITE VICINITY MAP
N.T.S.

TRACTS A, A-1, A-2, A-3-1, A-3-2-A, A-3-3-A, A-3-4, A-3-5, A-4, B-1, B-3-A, B-3-B-1-A-1, B-3-B-1-A-2, B-3-B-1-A-3, B-3-B-1-B, B-2-A-1-A-1, B-2-A-1-A-2, B-2-A-1-B, B-2-A-1-C, C-1-A-1-A-2, C-1-A-1-A-3-A, C-1-A-1-A-3-B, C-1-A-1-A-3-C-1, C-1-A-1-A-3-C-2, C-1-A-1-A-3-C-3, C-1-A-1-A-4, D-1-A, D-2-A, C-2-A-1-C-1, C-2-A-1-B-1-A, C-2-A-2-A, C-2-A-3-A, C-2-B-1, C-2-A-1-A-1-C, CA-1, CA-2, C-3-A-3-A, CA-4, CA-5, C-1-A-1-A-3-C-4-A, LOTS 1-185

OF THE NELSON PROPERTY
LOCATED IN SEC 1, 35 & 37, T8S - RIW,
SEC 38 T7S - RIW,
SEC 48, 49 T8S - R1E
SEC 31 & 64 T7S - R1E
CITY OF BATON ROUGE,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
BURBANK AND LEE INVESTORS, LLC
CPCC ID NUMBERS
1320570025, 1320570081, 1320570082,
1320570084, 1320570085, 1320570088,
1320570094, 1320570097, 1320570098,
1610570008, 1610570010, 1610710065,
1610710066, 1610710068, 1610710069,
1610710070, 1610710073, 1610570011,
1610570012, 1610570014, 1610570015,
1610570016, 1610570019, 1320570101,
1320570102, 1320570103, 1320570105,
1320570104, 1610583542, 1610583543,
1320570106, 1320570111, 1320570112,
1320570109, 1320570110, 1610710074-1610710173,
1610710174, 1610710175, 1610710178, 1610710180-1610710274, 1610710275

GENERAL DESCRIPTION

1. THE TOTAL ACRES OF THE PUD PROPERTY IS APPROXIMATELY 550 ACRES, 232 ACRES OF WHICH HAS BEEN DEDICATED TO A WETLAND CONSERVATION RESERVE.
2. THE FOLLOWING ACRES HAVE BEEN DEDICATED TO THE VARIOUS LAND USE CATEGORIES:
COMMERCIAL/OFFICE: 15.94 ACRES
MEDIUM DENSITY RESIDENTIAL: 114.79 ACRES
PUBLIC/OPEN SPACE: 15.25 ACRES
OPEN SPACE: 204.02 ACRES
3. TOTAL NUMBER OF BUILDINGS WITHIN THE PUD IS ANTICIPATED TO BE 848.
4. THE TOTAL NUMBER OF RESIDENTIAL UNITS ANTICIPATED FOR THE PROJECT IS 1988 UNITS.
5. THE DENSITY ALLOCATION OF THE RESIDENTIAL UNITS ARE AS FOLLOWS: 45.00 ACRES OF 8.5 UNITS/ACRE, 13.94 ACRES OF 22 UNITS/ACRE, 28.45 ACRES OF 18 UNITS/ACRE, 21.28 ACRES OF 14 UNITS/ACRE AND 5.41 ACRES OF 12.7 UNITS/ACRE.
6. THE TOTAL SQUARE FOOTAGE OF COMMERCIAL BUILDING SQUARE FOOTAGE WITHIN THE PUD IS 1,178,220 SF.
7. WITH THE EXCEPTION OF BEN HUR ROAD AND THE SIDEWALKS ALONG BEN HUR ROAD WITHIN EXISTING PUBLIC RIGHT-OF-WAY, ALL OF THE PROPOSED STREETS AND SIDEWALKS WILL BE WITHDRAWN TO BE PRIVATELY OWNED AND MAINTAINED.
8. WATER SERVICE TO THE PUD PROPERTY WILL BE PROVIDED BY BATON ROUGE WATER COMPANY.
9. GAS SERVICE WILL BE PROVIDED BY ENTERGY.
10. ELECTRICAL POWER WILL BE PROVIDED BY ENTERGY.
11. TELEPHONE SERVICE WILL BE PROVIDED BY BELLSOUTH.
12. CABLE SERVICE WILL BE PROVIDED BY COMCAST.
13. SEWER COLLECTION WILL BE PROVIDED BY THE CITY OF BATON ROUGE. A SEWER PUMP STATION WAS CONSTRUCTED IN 2010 ALONG THE NORTH SIDE OF BEN HUR ROAD. ALL SEWAGE FROM THIS PUD DEVELOPMENT IS INTENDED TO BE COLLECTED AT THIS PUMP STATION AND THEN PUMPED TO THE DEAN LEE DR PUMP STATION.
14. THE PUD COMPLIES WITH THE FOLLOWING SCALES OF THE FUTURE MASTER PLAN AS FOLLOWS:
A. FROM TO DEVELOPMENT BEGINNING WITHIN THE PUD, APPROXIMATELY 332 ACRES OF EXISTING WETLANDS WERE PUT INTO A WETLAND CONSERVATION RESERVE. THIS EXISTING WETLAND AREA IS PROTECTED FROM FURTHER DESTRUCTION/DEVELOPMENT. IN ADDITION, THE STORMWATER MANAGEMENT SYSTEM WAS DESIGNED SUCH THAT DURING HEAVY RAIN EVENTS, THE STORMWATER RUNOFF OVERFLOWS INTO THE WETLAND CONSERVATION AREA, RECHARGING THE EXISTING WETLANDS, THAT OVER THE PREVIOUS YEARS HAD BEEN DRAINED BY WIND-BORE ORANGE OFFSHORE. THESE EFFORTS ARE CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE DEVELOPMENT AND CONSERVATION SECTION OF THE FUTURE PLAN.
- B. AS PART OF THE PUD DEVELOPMENT, THE EXISTING BRIDGE OVER BATON ROUGE WILL BE REMOVED AND RECONSTRUCTED DUE TO THE INTERSECTION OF BATON ROUGE AND LEE DR. THIS IS A PROJECT THAT IS SOLELY NEEDED OUTSIDE OF THE IMPACTS OF THE PUD DEVELOPMENT. THE CONSTRUCTION OF THESE IMPROVEMENTS TO THE INTERSECTION OF BATON ROUGE AND LEE DR. IS CONSISTENT WITH THE GOALS OF THE TRANSPORTATION SECTION OF THE FUTURE PLAN.
- C. THE HOLDING SECTION OF THE FUTURE PLAN INDICATES THAT IT IS DESIRABLE TO PROVIDE DIFFERENT HOUSING TYPES WITHIN THE SAME GENERAL NEIGHBORHOOD. THIS PUD DEVELOPMENT ACCOMPLISHES THIS NEED BASED ON THE MIX OF WALK-FAMILY APARTMENTS, TOWNHOMES, OUTRAGE STYLE TOWNHOMES, AND SINGLE FAMILY RESIDENTIAL HOMES THAT ARE BEING DEVELOPED AND PROVIDED.
15. AS OF THE END OF 2018, THERE WILL BE APPROXIMATELY 153 ACRES WITHIN THE PUD REMAINING TO BE DEVELOPED. THIS ACRES IS LOCATED MAINLY ALONG MCQUEEN, BURNING ISLAND, AND WEST LEE DR. FOLLOWING IS THE ANTICIPATED SCHEDULE FOR DEVELOPMENT OF THE REMAINDER OF THE PROPERTY DUE THAT THESE ARE ANTICIPATED DATES AND ARE SUBJECT TO CHANGE:
- 2019: DEVELOPMENT OF TRACTS A-2, A-3-1, A-3-2-A, A-3-3-A, A-3-4, A-3-5, A-4, B-1, B-3-A, B-3-B-1-A-1, B-3-B-1-A-2, B-3-B-1-A-3, B-3-B-1-B, B-2-A-1-A-1, B-2-A-1-A-2, B-2-A-1-B, B-2-A-1-C, C-1-A-1-A-2, C-1-A-1-A-3-A, C-1-A-1-A-3-B, C-1-A-1-A-3-C-1, C-1-A-1-A-3-C-2, C-1-A-1-A-3-C-3, C-1-A-1-A-4, D-1-A, D-2-A, C-2-A-1-C-1, C-2-A-1-B-1-A, C-2-A-2-A, C-2-A-3-A, C-2-B-1, C-2-A-1-A-1-C, CA-1, CA-2, C-3-A-3-A, CA-4, CA-5, C-1-A-1-A-3-C-4-A, LOTS 1-185
16. ALL BUILDINGS WITHIN THE PUD WILL BE CONFORMED BY CHAPTER 16 OF THE UDC UNLESS OTHERWISE SPECIFIED IN THE CONCEPT PLAN.
17. MAXIMUM HEIGHTS OF BUILDINGS WITHIN THE PUD SHALL BE NO GREATER THAN 150' OF THE MAXIMUM HEIGHT ALLOWED IN THE ADJACENT ZONING DISTRICT, AS PER THE UDC REQUIREMENTS.

PLANNING SUMMARY

CURRENT ZONING: PUD
FUTURE LAND USES: COMMERCIAL (C), OFFICE (O),
COMPACT NEIGHBORHOOD (CN), RESIDENTIAL
NEIGHBORHOOD (RN), PARKS AND OPEN SPACE (OS)
PROPOSED USE: PUD
SEWER TREATMENT: GRAVITY TO PUMP STATION;
FORCEMAIN TO CITY OF BATON ROUGE FACILITIES
STREETS: 1. ALL STREETS TO REMAIN PRIVATE
EXCEPT FOR BEN HUR WHICH HAS BEEN
CONSTRUCTED TO EBSP STANDARDS.
SCHOOL DISTRICT: EBR-7
FIRE DISTRICT: BATON ROUGE CITY FIRE &
ST. GEORGE FIRE DIST. #2
GAS SERVICE: ENTERGY
WATER SERVICE: BATON ROUGE WATER COMPANY
ELECTRIC: ENTERGY
TELEPHONE: AT&T
SITE LIGHTING: WILL COMPLY TO UDC REQUIREMENTS
CHARACTER AREA(S): SUBURBAN AND URBAN/WALKABLE
FEMA FLOOD ZONES: ZONE A; ZONE X
ADJACENT PARCEL CURRENT ZONINGS: A1, A2.1, C1,
C-AB-1, C2, C-AB-2, A3.3, R

REVISION #6 09-24-2018

REVISION TO CONCEPT PLAN APPROVED BY PLANNING COMMISSION STAFF ON 6/1/2016, REVISED TO:

1. UPDATED LOT INFORMATION ON COVER SHEET.
2. UPDATED EXISTING CONDITIONS MAP
3. REVISIONS TO CONCEPT PLAN TO REFLECT MINOR CHANGE TO LAKE VILLAS FINAL DEVELOPMENT PLAN.
4. ADD FOUR (4) RESIDENTIAL LOTS TO BRING TOTAL UNITS FOR LAKE VILLAS SUBDIVISION TO 195.
5. ADJUST TABLE OF USES TO SHOW THE LIVESTOCK/MEDIUM DENSITY RESIDENTIAL (LW/MDR) REDUCTION FROM 16.10 AC TO 15.94 AC.
6. ADJUST TABLE OF USES TO SHOW THE MEDIUM DENSITY RESIDENTIAL (ASSISTED LIVING FACILITY)(MDR/AL) REDUCTION FROM 27.14 AC TO 26.65.
7. ADJUST TABLE OF USES TO SHOW THE PONDS/STORMWATER MANAGEMENT AREA (SMA) INCREASE FROM 48.83 AC TO 49.50 AC.

APPROVED:

FRANK DUKE
FRANK M. DUKE, FAACP, PLANNING DIRECTOR
OR HIS DESIGNEE
CITY-PARISH PLANNING COMMISSION
11-14-18
DATE
2489250
FILE #

REVISION #7 05-30-2019

REVISION TO CONCEPT PLAN APPROVED BY PLANNING COMMISSION STAFF ON 11/14/2018, REVISED TO:

1. UPDATED LOT INFORMATION ON COVER SHEET.
2. UPDATED LOT INFORMATION ON EXISTING CONDITIONS MAP
3. REVISIONS TO CONCEPT PLAN BASED ON PROPOSED MDR DEVELOPMENT ON TRACT B-3-B-1-A-3
4. UPDATE PUD USAGE CHART AND USAGE LEGEND BASED ON PROPOSED MDR DEVELOPMENT ON TRACT B-3-B-1-A-3
5. UPDATE GENERAL DESCRIPTION ON ALL SHEETS BASED ON PROPOSED MDR DEVELOPMENT ON TRACT B-3-B-1-A-3
6. INCREASED MEDIUM DENSITY RESIDENTIAL FROM 109.75 AC TO 114.79 AC
7. DECREASED COMMERCIAL/OFFICE USE FROM 133.95 AC TO 128.91 AC.

APPROVED:

FRANK DUKE
FRANK M. DUKE, FAACP, PLANNING DIRECTOR
OR HIS DESIGNEE
CITY-PARISH PLANNING COMMISSION
6-19-19
DATE
MPN 51572
FILE #

REVISION #8 05-30-2019

REVISION TO CONCEPT PLAN APPROVED BY PLANNING COMMISSION STAFF ON 6/19/2019, REVISED TO:

1. UPDATED LOT INFORMATION ON COVER SHEET.
2. UPDATED LOT INFORMATION ON EXISTING CONDITIONS MAP
3. REVISIONS TO CONCEPT PLAN TO REFLECT PROPOSED ADDITIONAL VEHICULAR ACCESS POINTS ON TRACT B-3-B-1-A-2
4. REVISIONS TO CONCEPT PLAN TO REFLECT REVISED VEHICULAR PATH ON TRACT B-3-B-1-A-2.

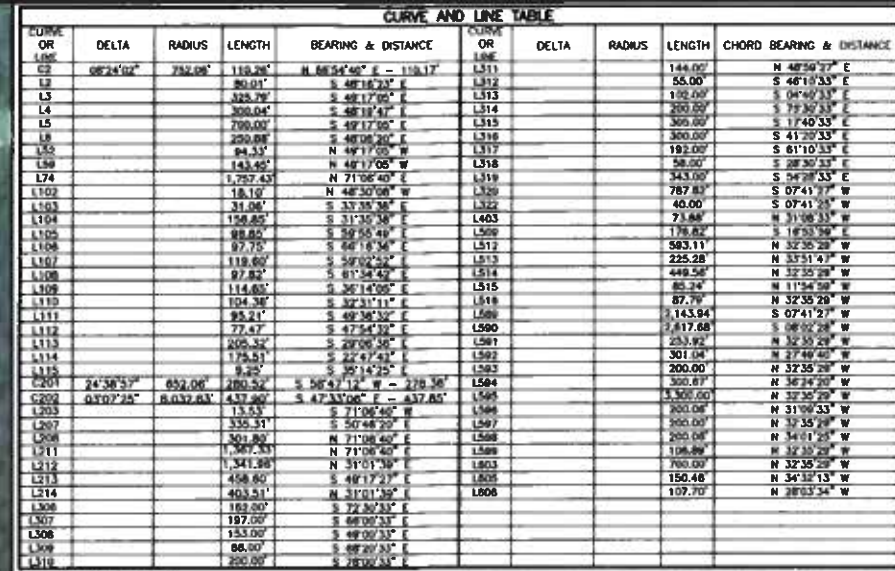
APPROVED:

FRANK M. DUKE, FAACP, PLANNING DIRECTOR
OR HIS DESIGNEE
CITY-PARISH PLANNING COMMISSION
DATE
MPN 51573
FILE #

DEVELOPER

UNIVERSITY PUD, LLC
301 ST. CHARLES AVENUE, SUITE 300
NEW ORLEANS, LA 70130
PHONE: (504) 934-4801

PC SET
RECEIVED
JUN 22 2019



EAST BATON ROUGE PARISH, LOUISIANA (LA033)			
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES IN AOI	PERCENT IN AOI
CmK	CAMDEN SILT LOAM, 0 TO 1 PERCENT SLOPES	21.4	4.2%
FcF	FELICIA SILT LOAM, 0 TO 30 PERCENT SLOPES	8.0	1.6%
Sck	SCHNEIDER CLAY, 0 TO 1 PERCENT SLOPES	115.9	18.7%
SsA	SCHNEIDER CLAY, 0 TO 1 PERCENT SLOPES, FREQUENTLY FLOODED	208.5	36.8%
Snb	SCHNEIDER-THEMIST CLAYS, GENTLY UNDULATING	21.1	4.2%
Ths	THEMIST SILTY CLAY, 0 TO 1 PERCENT SLOPES	82.6	16.3%
UA	UPLANDS	46.8	9.3%
W	WATER	0.3	0.1%
TOTALS FOR AREA OF INTEREST		504.1	100.0%

CURRENT ZONING: PUD
FUTURE LAND USES: COMMERCIAL (C), OFFICE (O),
COMPACT NEIGHBORHOOD (CN), RESIDENTIAL
FARM (RF), PARKS AND OPEN SPACE (OS)
PROPOSED USE: PUD
SITE LOCATION: CLOSE TO PUMP STATION;
FORWARDMAN CITY OF BATON ROUGE FACILITIES
STREETS: 1. ALL STREETS TO REMAIN
EXCEPT FOR BEN HUR WHICH HAS BEEN
CONTRACTED TO EBBP STANDARDS.
SCHOOL DISTRICT: EBR-7
FIRE DISTRICT: BATON ROUGE CITY FIRE &
ST. GEORGE FIRE DIST. #2
GAS SERVICE: ENTERTGY
WATER SERVICE: BATON ROUGE WATER COMPANY
ELECTRIC: ENTERTGY
TELEPHONE: AT&T
SITE LIGHTING: WILL COMPLY TO UDC REQUIREMENTS
CHARACTER AREA(S): SUBURBAN AND URBAN/WALKABLE
FEMA FLOOD ZONES: ZONE A, ZONE X
ADJACENT PARCEL CURRENT ZONINGS: A1, A2.1, C1,
C-AB-1, C2, C-AB-2, A3.3, R

SCALE IN FEET

A horizontal scale bar with alternating black and white segments. Below the bar, numerical labels are placed at 150-foot intervals: 150, 300, 450, and 600. The 0 mark is at the left end of the bar.

TRACT LEGEND			
MAP SYMBOL	TRACT NUMBER	ACREAGE	BUILDING AREA
89	TRACT D-2-A	16.22 AC	
89	TRACT A	7.81 AC	
84	TRACT A-1 RAILROAD EASEMENT	1.80 AC	5,448 S.F.
85	TRACT A-2 CEMETERY	1.34 AC	5,289 S.F.
89	TRACT A-4	14.89 AC	
87	WETLANDS CONSERVATION SERVITUDE TRACT D-2-B-2	282.19 AC	
89	TRACT CA-2	0.91 AC	
89	TRACT C-2-B-2	22.87 AC	
40	TRACT CA-4	0.19 AC	
41	TRACT CA-5	0.81 AC	
43	LOTS 101-106	16.82 AC	

LEGEND

	OVERALL PUD BOUNDARY
	EXISTING PROPERTY LINES
	STORMWATER MANAGEMENT AREAS
	WETLANDS AREAS
	SOIL BOUNDARY
	WOODED AREAS
	EXISTING CONTOUR

DRAWN
CEB

CHECKED
HRK

ISSUED DATE
5-30-80

ISSUED FOR
CONCEPT PLAN APPROVAL

PROJECT NO.
10-267

FILE
10-267 EXISTING
CONDITIONS MAP

SHEET

C-1

COMMON OPEN SPACE REQUIREMENTS

THIS PUD INCLUDES A TOTAL OF 550 ACRES OF DEVELOPABLE PROPERTY, BASED ON THE REQUIREMENTS OF THE UDC, A TOTAL OF 20% OF THIS ACREAGE MUST BE DEDICATED TO COMMON OPEN SPACE. THIS EQUATES TO A REQUIREMENT OF 110 ACRES OF COMMON OPEN SPACE FOR THE BURLINCK UNIVERSITY PUD. FOR THE UDC, PARKS AND OTHER OPEN GREENBELT AREAS, MUST ACCOUNT FOR NOT LESS THAN 50% OF THE COMMON OPEN SPACE. BASED ON THIS REQUIREMENT, 55 ACRES OF THE COMMON OPEN SPACE MUST BE "GREEN SPACE", AS DEFINED BY THE UDC.

THE FOLLOWING IS A BREAKDOWN OF THE ACREAGE INCLUDED WITHIN THE BURLINCK UNIVERSITY PUD THAT MEETS THE COMMON OPEN SPACE AND COMMON OPEN GREEN SPACE REQUIREMENTS:

PER SECTION 8.216, C. 2, A, 3, SURFACE DRAINAGE, INCLUDING SURFACE RETENTION AND DETENTION, EITHER NATURAL OR MANMADE, WHICH ENHANCE A PARTICULAR PROPERTY AND INCREASE ITS DESIRABILITY TO A COMMUNITY OR ITS UTILITY TO THE PUBLIC, MAY ACCOUNT FOR COMMON OPEN SPACE. WITHIN THE BURLINCK UNIVERSITY PUD, THERE ARE EXISTING AND PROPOSED STORMWATER MANAGEMENT PONDS THAT MEET THIS REQUIREMENT.

THE NET POND SYSTEM LOCATED SOUTH OF ARLINGTON CREEK IS APPROXIMATELY 43.8 ACRES.

THE NET POND LOCATED WITHIN TRACT D-2, NORTH OF BURLINCK DR IS APPROXIMATELY 5.4 ACRES.

PER SECTION 8.216, C. 2, A, 5, NATURAL WETLANDS MAY ACCOUNT FOR UP TO FIFTY PERCENT OF THE COMMON OPEN SPACE WITH THE DEVELOPMENT OF THE BURLINCK UNIVERSITY PUD, APPROXIMATELY 232 ACRES OF NATURAL WETLANDS WERE DEDICATED TO A WETLANDS CONSERVATION. 55 ACRES OF THIS WETLANDS CONSERVATION HAS BEEN ALLOCATED TO COMMON OPEN GREEN SPACE.

IN ADDITION TO THE NATURAL WETLANDS, A LARGE GREENBELT AREA WAS RETAINED WITHIN TRACT D-2, WHICH INCLUDES APPROXIMATELY 8.4 ACRES OF COMMON OPEN SPACE GREEN SPACE. THIS ACREAGE DOES NOT INCLUDE THE NET POND. AN ADDITIONAL 10.3 ACRES OF COMMON OPEN GREEN SPACE HAS BEEN PROVIDED THROUGHOUT THE PUD DEVELOPMENT.

COMMON OPEN SPACE SUMMARY:

COMMON OPEN SPACE	110 ACRES	PROPOSED	134 ACRES
COMMON OPEN "GREEN" SPACE	55 ACRES	PROPOSED	75 ACRES

BASED ON THE ABOVE, THE BURLINCK UNIVERSITY PUD DEVELOPMENT MEETS THE COMMON OPEN SPACE REQUIREMENTS AS SET FORTH IN THE UDC.

DESCRIPTION OF USES:

1. COMMERCIAL, RETAIL & HOTEL - EQUIVALENT TO ALL USES ALLOWED IN M2 AND C-A-8-2.
2. MEDIUM DENSITY RESIDENTIAL - EQUIVALENT TO ALL USES ALLOWED IN A3.1 AND A3.3. MEDIUM DENSITY RESIDENTIAL UNITS MAY BE 40 FEET TALL AND 3 STORIES. ALCOHOL SERVICE MAY BE ALLOWED WITHIN THE HOTEL PORTION.
3. LIVE WORK / HIGH DENSITY RESIDENTIAL - SHALL PROVIDE FOR A COMBINATION OF NEIGHBORHOOD COMMERCIAL PERMITTED USES (AS SPECIFIED IN M2 ZONING DISTRICT), GENERAL OFFICE PERMITTED USES (AS SPECIFIED IN THE G01 ZONING DISTRICT), AND MEDIUM DENSITY RESIDENTIAL PERMITTED USES (AS SPECIFIED IN THE A3.3 ZONING DISTRICT) ON THE GROUND FLOOR OF THE BUILDINGS WITH MEDIUM DENSITY RESIDENTIAL UNITS ON THE UPPER FLOORS. THESE UNITS MAY BE UP TO 5 STORIES HIGH WITH A MAXIMUM BUILDING HEIGHT OF 70 FEET. THE DENSITY AS INDICATED ON THE CONCEPT PLAN SHALL BE A MAXIMUM OF 22 UNITS PER ACRE, AND THE MAXIMUM GROSS BUILDING SQUARE FOOTAGE OF EACH BUILDING SHALL BE 40,000 SF. MULTIPLE BUILDINGS PER LOT SHALL BE ALLOWED.
4. MEDIUM DENSITY RESIDENTIAL (ASSISTED LIVING FACILITY) - EQUIVALENT TO ALL USES ALLOWED IN A3.1 AND A3.3. THE ASSISTED LIVING UNITS MAY BE 50 FEET TALL AND 4 STORIES. THE FOLLOWING FACILITIES WILL BE ALLOWABLE WITHIN THE 29 ACRES ASSISTED LIVING FACILITY:
 - PHYSICIAN OFFICE
 - WELLNESS CENTER
 - PHYSICAL THERAPY
 - WELLNESS CENTER
 - ASSISTED LIVING (FOR FACILITY RESIDENTS ONLY)
 - BANKING - TRUST SERVICES
 - SKILLED NURSING (FOR FACILITY RESIDENTS ONLY)
 - RESTAURANT WITH ALCOHOL SERVICE
 - DEMENTIA/ALZHEIMER FACILITY
 - CONVENIENCE STORE/GROCERY STORE
 - POST OFFICE
 - SWIMMING FACILITY
 - LAUNDRY/DRY CLEANING
5. OFFICE - EQUIVALENT TO ALL USES ALLOWED IN G01.
6. CIVIC - THE CIVIC AREA IS ANTICIPATED, BUT NOT LIMITED TO BEING DEVELOPED AS A CHURCH, LIBRARY, OR OTHER TYPE OF CIVIC USE.

PREVIOUSLY APPROVED PUD USAGE CHART

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL / OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	0	1,506	0	NA	NA	NA	NA
TOTAL SQUARE FEET OF BUILDINGS	NA	NA	NA	1,116,721	57,800	NA	NA
TOTAL ACREAGE	0	114.79	0	133.95	15.25	0	291.05
PERCENT OF SITE	0	21%	0	23%	3%	0	53%

MODIFIED PUD USAGE CHART

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL / OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	0	1,506	0	NA	NA	NA	NA
TOTAL SQUARE FEET OF BUILDINGS	NA	NA	NA	1,116,721	57,800	NA	NA
TOTAL ACREAGE	0	114.79 AC.	0	128.91 AC.	15.25 AC.	0	291.05 AC.
PERCENT OF SITE	0	21%	0	23%	3%	0	53%

USAGE LEGEND

AREA	USE	ACREAGE	DENSITY	TOTAL SF / UNITS
COMMERCIAL / RETAIL (CR)		6.58 AC	6,000 SF / AC.	39,480 SF
COMMERCIAL / RETAIL (CR)		12.97 AC	6,000 SF / AC.	77,820 SF
COMMERCIAL / RETAIL (CR)		7.00 AC	6,000 SF / AC.	42,000 SF
HOTEL (H)		4.00 AC	30,000 SF / AC.	120,000 SF / 185 UNITS
MEDIUM DENSITY RESIDENTIAL (MDR)		45.88 AC	6.5 UNITS / AC.	308 UNITS
LIVE WORK / MEDIUM DENSITY * RESIDENTIAL (LW/MDR)		15.94 AC	22 UNITS / AC.	354 UNITS
MEDIUM DENSITY RESIDENTIAL (ASSISTED LIVING FACILITY) (MDR/AL)		26.65 AC	18 UNITS / AC.	489 UNITS
CIVIC		5.72 AC	10,070 SF / AC.	57,600 SF
MEDIUM DENSITY RESIDENTIAL (MDR)		21.26 AC	14 UNITS / AC.	297 UNITS
MEDIUM DENSITY RESIDENTIAL (MDR)		5.04 AC	12.7 UNITS / AC.	64 UNITS
PONDS / STORMWATER MANAGEMENT AREA (SMA)		49.50 AC		
COMMERCIAL (COM)		32.54 AC	9,500 SF / AC.	309,130 SF
COMMERCIAL (COM)		13.00 AC	7,000 SF / AC.	91,000 SF
COMMERCIAL (COM)		11.00 AC	9,000 SF / AC.	99,000 SF
COMMERCIAL (COM)		8.00 AC	4,000 SF / AC.	32,000 SF
COMMERCIAL/MULTI FAMILY (C/M)		13.36 AC	4,000 SF / AC.	53,440 SF
COMMERCIAL/MULTI FAMILY (C/M)		20.46 AC	15.30 UNITS / AC.	204 UNITS
COMMERCIAL/MULTI FAMILY (C/M)		20.46 AC	9,500 SF / AC.	194,370 SF
PUBLIC FACILITIES (PF)		3.00 AC	8.7% UNITS / AC.	179 UNITS
NATURAL RESOURCE (NR)		3.00 AC		
GREEN SPACE (GS)		9.4 AC		
WETLAND CONSERVATION AREA (WCA)		232.15 AC		

* THE LIVE WORK/MEDIUM DENSITY RESIDENTIAL, AND WAS PREVIOUSLY APPROVED AS A MEDIUM DENSITY RESIDENTIAL, USE AT A DENSITY OF 22 UNITS/ACRE.

GENERAL DESCRIPTION

1. THE TOTAL ACREAGE OF THE PUD PROPERTY IS APPROXIMATELY 550 ACRES, 232 ACRES OF WHICH HAS BEEN DEDICATED TO A WETLANDS CONSERVATION WETLANDS.
2. THE FOLLOWING ACREAGES HAVE BEEN DEDICATED TO THE VARIOUS LAND USE CATEGORIES:
 - COMMERCIAL/OFFICE: 128.91 ACRES
 - MEDIUM DENSITY RESIDENTIAL: 114.79 ACRES
 - PUBLIC/SEM-PUBLIC: 15.25 ACRES
 - OPEN SPACE: 291.05 ACRES
3. TOTAL NUMBER OF BUILDINGS WITHIN THE PUD IS ANTICIPATED TO BE 646.
4. THE TOTAL NUMBER OF RESIDENTIAL UNITS ANTICIPATED FOR THE PROJECT IS 1899 UNITS, INCLUDING THE RESIDENTIAL UNITS CONSTRUCTED WITHIN THE COMMERCIAL AREA.
5. THE DENSITY ALLOWED FOR THE RESIDENTIAL UNITS ARE AS FOLLOWS: 6.5 UNITS/ACRE, 15.94 UNITS/ACRE, 22 UNITS/ACRE, 18 UNITS/ACRE, 14 UNITS/ACRE, 12.7 UNITS/ACRE, 14 UNITS/ACRE, 15.30 UNITS/ACRE, 4.00 UNITS/ACRE, 9.50 UNITS/ACRE, 8.7% UNITS/ACRE.
6. THE TOTAL SQUARE FOOTAGE OF COMMERCIAL BUILDING SQUARE FOOTAGE WITHIN THE PUD IS 1,176,320 SF.
7. WITH THE EXCEPTION OF BEN HUR ROAD AND THE SIDEWALKS ALONG BEN HUR ROAD WITHIN EXISTING PUBLIC HOUS, ALL OF THE PROPOSED STREETS AND PEDESTRIAN WAYS ARE INTENDED TO BE PRIVATELY OWNED AND MAINTAINED.
8. WATER SERVICE TO THE PUD PROPERTY WILL BE PROVIDED BY BATON ROUGE WATER COMPANY.
9. GAS SERVICE WILL BE PROVIDED BY ENTREPRENEUR GAS.
10. ELECTRICAL POWER WILL BE PROVIDED BY ENTREPRENEUR.
11. TELEPHONE SERVICE WILL BE PROVIDED BY BELL/SOUTHERN.
12. CABLE SERVICE WILL BE PROVIDED BY COM-TELECOM.
13. SEWER COLLECTION WILL BE PROVIDED BY THE CITY OF BATON ROUGE. A SEWER PUMP STATION WAS CONSTRUCTED IN 2010 ALONG THE NORTH SIDE OF BEN HUR ROAD. ALL SEWERAGE FROM THIS PUD DEVELOPMENT IS INTENDED TO BE COLLECTED AT THIS PUMP STATION AND THEN PUMPED TO THE DOWN LEE OR PUMP STATION.
14. THE PUD COMPLIES WITH THE FOLLOWING GOALS OF THE FUTURE MASTER PLAN AS FOLLOWS:
 - A. PRIOR TO DEVELOPMENT BEGINNING WITHIN THE PUD, APPROXIMATELY 232 ACRES OF EXISTING WETLANDS WERE PUT INTO A WETLANDS CONSERVATION SUCH THAT THIS EXISTING WETLAND AREA IS PROTECTED FROM FURTHER DESTRUCTION/DEVELOPMENT. IN ADDITION, THE STORMWATER MANAGEMENT SYSTEM WAS DESIGNED SUCH THAT DURING HEAVY RAIN EVENTS, THE STORMWATER RUNOFF OVERFLOWS INTO THE WETLAND CONSERVATION AREA, RECHARGING THE EXISTING WETLANDS, BUT OVER THE PREVIOUS YEARS HAS BEEN DAMAGED BY MAN-MADE UPRIVER DISCHARGES. THESE DISCHARGES ARE CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE ENVIRONMENTAL AND CONSERVATION SECTION OF THE FUTURE PLAN.
 - B. AS PART OF THE PUD DEVELOPMENT, THE EXISTING BRIDGE OVER BATON ROUGE FOUNTAIN WILL BE DEMOLISHED AND REPLACED WITH A NEW BRIDGE. THE BRIDGE WILL BE CONSTRUCTED IN A MANNER THAT IS SOLELY NEEDED OUTSIDE OF THE IMPACTS OF THE PUD DEVELOPMENT. THE CONSTRUCTION OF THESE IMPROVEMENTS TO THE INTERSECTION OF BATON ROUGE AND WEST LEE ARE CONSISTENT WITH THE GOALS OF THE TRANSPORTATION SECTION OF THE FUTURE PLAN.
 - C. THE HOLDING SECTION OF THE FUTURE PLAN INDICATES THAT IF IT IS DESIRABLE TO PROVIDE DIFFERENT HOUSING TYPES WITHIN THE SAME GENERAL NEIGHBORHOOD, THIS PUD DEVELOPMENT ACCOMPLISHES THIS NEED BASED ON THE MIX OF MEDIUM-FAMILY APARTMENTS, TOWNHOMES, COTTAGE STYLE TOWNHOMES, AND SINGLE FAMILY RESIDENTIAL HOMES THAT ARE BEING DEVELOPED AND PROVIDED.
15. AS OF THE END OF 2018, THERE WILL BE APPROXIMATELY 153 ACRES WITHIN THE PUD REMAINING TO BE DEVELOPED. THIS ACREAGE IS LOCATED MAINLY ALONG NICHOLSON, BURLINCK DR, AND WEST LEE DR. FOLLOWING IS THE ANTICIPATED SCHEDULE FOR DEVELOPMENT OF THE REMAINING OF THE PROPERTY DATE, THAT THESE ARE ANTICIPATED DATES AND ARE SUBJECT TO CHANGE:
 - 2019: DEVELOPMENT OF TRACTS A-2, A-3-1, A-3-2-1, A-3-2-2, A-3-3-1, A-3-3-2, A-3-3-3, A-3-3-4, A-3-3-5, A-3-3-6, A-3-3-7, A-3-3-8, A-3-3-9, A-3-3-10, A-3-3-11, A-3-3-12, A-3-3-13, A-3-3-14, A-3-3-15, A-3-3-16, A-3-3-17, A-3-3-18, A-3-3-19, A-3-3-20, A-3-3-21, A-3-3-22, A-3-3-23, A-3-3-24, A-3-3-25, A-3-3-26, A-3-3-27, A-3-3-28, A-3-3-29, A-3-3-30, A-3-3-31, A-3-3-32, A-3-3-33, A-3-3-34, A-3-3-35, A-3-3-36, A-3-3-37, A-3-3-38, A-3-3-39, A-3-3-40, A-3-3-41, A-3-3-42, A-3-3-43, A-3-3-44, A-3-3-45, A-3-3-46, A-3-3-47, A-3-3-48, A-3-3-49, A-3-3-50, A-3-3-51, A-3-3-52, A-3-3-53, A-3-3-54, A-3-3-55, A-3-3-56, A-3-3-57, A-3-3-58, A-3-3-59, A-3-3-60, A-3-3-61, A-3-3-62, A-3-3-63, A-3-3-64, A-3-3-65, A-3-3-66, A-3-3-67, A-3-3-68, A-3-3-69, A-3-3-70, A-3-3-71, A-3-3-72, A-3-3-73, A-3-3-74, A-3-3-75, A-3-3-76, A-3-3-77, A-3-3-78, A-3-3-79, A-3-3-80, A-3-3-81, A-3-3-82, A-3-3-83, A-3-3-84, A-3-3-85, A-3-3-86, A-3-3-87, A-3-3-88, A-3-3-89, A-3-3-90, A-3-3-91, A-3-3-92, A-3-3-93, A-3-3-94, A-3-3-95, A-3-3-96, A-3-3-97, A-3-3-98, A-3-3-99, A-3-3-100, A-3-3-101, A-3-3-102, A-3-3-103, A-3-3-104, A-3-3-105, A-3-3-106, A-3-3-107, A-3-3-108, A-3-3-109, A-3-3-110, A-3-3-111, A-3-3-112, A-3-3-113, A-3-3-114, A-3-3-115, A-3-3-116, A-3-3-117, A-3-3-118, A-3-3-119, A-3-3-120, A-3-3-121, A-3-3-122, A-3-3-123, A-3-3-124, A-3-3-125, A-3-3-126, A-3-3-127, A-3-3-128, A-3-3-129, A-3-3-130, A-3-3-131, A-3-3-132, A-3-3-133, A-3-3-134, A-3-3-135, A-3-3-136, A-3-3-137, A-3-3-138, A-3-3-139, A-3-3-140, A-3-3-141, A-3-3-142, A-3-3-143, A-3-3-144, A-3-3-145, A-3-3-146, A-3-3-147, A-3-3-148, A-3-3-149, A-3-3-150, A-3-3-151, A-3-3-152, A-3-3-153, A-3-3-154, A-3-3-155, A-3-3-156, A-3-3-157, A-3-3-158, A-3-3-159, A-3-3-160, A-3-3-161, A-3-3-162, A-3-3-163, A-3-3-164, A-3-3-165, A-3-3-166, A-3-3-167, A-3-3-168, A-3-3-169, A-3-3-170, A-3-3-171, A-3-3-172, A-3-3-173, A-3-3-174, A-3-3-175, A-3-3-176, A-3-3-177, A-3-3-178, A-3-3-179, A-3-3-180, A-3-3-181, A-3-3-182, A-3-3-183, A-3-3-184, A-3-3-185, 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A-3-3-641, A-3-3-642, A-3-3-643, A-3-3-644, A-3-3-645, A-3-3-646, A-3-3-647, A-3-3-648, A-3-3-649, A-3-3-650, A-3-3-651, A-3-3-652, A-3-3-653, A-3-3-654, A-3-3-655, A-3-3-656, A-3-3-657, A-3-3-658, A-3-3-659, A-3-3-660, A-3-3-661, A-3-3-662, A-3-3-663, A-3-3-664, A-3-3-665, A-3-3-666, A-3-3-667, A-3-3-668, A-3-3-669, A-3-3-670, A-3-3-671, A-3-3-672, A-3-3-673, A-3-3-674, A-3-3-675, A-3-3-676, A-3-3-677, A-3-3-678, A-3-3-679, A-3-3-680, A-3-3-681, A-3-3-682, A-3-3-683, A-3-3-684, A-3-3-685, A-3-3-686, A-3-3-687, A-3-3-688, A-3-3-689, A-3-3-690, A-3-3-691, A-3-3-692, A-3-3-693, A-3-3-694, A-3-3-695, A-3-3-696, A-3-3-697, A-3-3-698, A-3-3-699, A-3-3-700, A-3-3-701, A-3-3-702, A-3-3-703, A-3-3-704,

COMMON OPEN SPACE REQUIREMENTS

THIS PUD INCLUDES A TOTAL OF 550 ACRES OF DEVELOPABLE PROPERTY, BASED ON THE REQUIREMENTS OF THE UDC. A TOTAL OF 203 OF THIS ACRES MUST BE DEDICATED TO COMMON OPEN SPACE. THIS DEDICATES TO A REQUIREMENT OF 110 ACRES OF COMMON OPEN SPACE FOR THE BURLINCK UNIVERSITY PUD. FOR THE UDC, PARKS AND OTHER OPEN GREENBELT AREAS, MUST ACCOUNT FOR NOT LESS THAN 20% OF THE COMMON OPEN SPACE. BASED ON THIS REQUIREMENT, 55 ACRES OF THE COMMON OPEN SPACE MUST BE "GREEN SPACE", AS DEFINED BY THE UDC.

THE FOLLOWING IS A BREAKDOWN OF THE ACRES INCLUDED WITHIN THE BURLINCK UNIVERSITY PUD THAT MEETS THE COMMON OPEN SPACE AND COMMON OPEN GREEN SPACE REQUIREMENTS:

PER SECTION 6.216, C. 2, A. 3, SURFACE DRAINAGE, INCLUDING SURFACE RETENTION AND DETENTION, OTHER NATURAL OR MANMADE, WHICH DRAINAGE A PARTICULAR PROPERTY AND INCREASE ITS DESIRABILITY TO A COMMUNITY OR ITS MARKETABILITY TO THE PUBLIC, MAY ACCOUNT FOR COMMON OPEN SPACE. WITHIN THE BURLINCK UNIVERSITY PUD, THERE ARE EXISTING AND PROPOSED STORMWATER MANAGEMENT PONDS THAT MEET THIS REQUIREMENT.

THE WET POND SYSTEM LOCATED SOUTH OF ARLINGTON CREEK IS APPROXIMATELY 43.8 ACRES.

THE WET POND LOCATED WITHIN TRACT D-2, NORTH OF BURLINCK DR IS APPROXIMATELY 5.6 ACRES.

PER SECTION 6.216, C. 2, A. 5, NATURAL WETLANDS MAY ACCOUNT FOR UP TO FIFTY PERCENT OF THE COMMON OPEN SPACE. WITH THE DEVELOPMENT OF THE BURLINCK UNIVERSITY PUD, APPROXIMATELY 332 ACRES OF NATURAL WETLANDS WERE DEDICATED TO A WETLAND CONSERVANCY. 55 ACRES OF THIS WETLAND CONSERVANCY HAS BEEN ALLOCATED TO COMMON OPEN GREEN SPACE.

IN ADDITION TO THE NATURAL WETLANDS, A LARGE GREENBELT AREA HAS BEEN RETAINED WITHIN TRACT D-2, WHICH INCLUDES APPROXIMATELY 8.4 ACRES OF COMMON OPEN SPACE GREEN SPACE. THIS ACRES DOES NOT INCLUDE THE WET POND.

AN ADDITIONAL 10.3 ACRES OF COMMON OPEN GREEN SPACE HAS BEEN PROVIDED THROUGHOUT THE PUD DEVELOPMENT.

COMMON OPEN SPACE SUMMARY:

COMMON OPEN SPACE: 110 ACRES

COMMON OPEN GREEN SPACE: 55 ACRES

COMMON OPEN SPACE: 110 ACRES

COMMON OPEN GREEN SPACE: 55 ACRES

BASED ON THE ABOVE, THE BURLINCK UNIVERSITY PUD DEVELOPMENT MEETS THE COMMON OPEN SPACE REQUIREMENTS AS SET FORTH IN THE UDC.

PLANNING SUMMARY:

CURRENT ZONING: PUD

FUTURE LAND USES: COMMERCIAL (C), OFFICE (O), COMPACT NEIGHBORHOOD (CN), RESIDENTIAL NEIGHBORHOOD (RN), PARKS AND OPEN SPACE (OS)

PROPOSED USE: PUD

SEWER TREATMENT: GRAVITY TO PUMP STATION; FORCEMAIN TO CITY OF BATON ROUGE FACILITIES

STREETS: 1. ALL STREETS TO REMAIN PRIVATE EXCEPT FOR BEN HUR WHICH HAS BEEN CONSTRUCTED TO EBSP STANDARDS.

SCHOOL DISTRICT: EBSP-7

FIRE DISTRICT: BATON ROUGE CITY FIRE #1

GAS SERVICE: EXTERGY

WATER SERVICE: BATON ROUGE WATER COMPANY

ELECTRIC: EXTERGY

TELEPHONE: AT&T

SITE LIGHTING: WILL COMPLY TO UDC REQUIREMENTS

CHARACTER AREA(S): SUBURBAN AND URBAN/WALKABLE

FEMA FLOOD ZONES: ZONE A, ZONE X

ADJACENT PARCEL CURRENT ZONINGS: A1, A2.1, C1, C-AB-1, C2, C-AB-2, A3.3, R

SEQUENCE OF CONSTRUCTION:

THE CURRENT STATUS OF THE PUD IS THE WOODLANDS OF BATON ROUGE AND THE COTTAGES OF BATON ROUGE ARE COMPLETE. ARLINGTON TOWN HOMES AND MANORS AND WILKWOOD OF BATON ROUGE ARE COMPLETE.

ADDITIONAL HOUSING AND LAND VILLAS PHASE 1 AND PHASE 2 ARE COMPLETE. AS OF THE END OF 2018, THERE ARE APPROXIMATELY 153 ACRES WITHIN THE PUD REMAINING TO BE DEVELOPED. THIS ACRES IS LOCATED MAINLY ALONG NICHOLSON DRIVE, BURLINCK DR, AND WEST LEE DR.

LEGEND

--- TREE LINE

--- RIGHT-OF-WAY

--- PROPERTY LINE

--- PROPOSED VEHICULAR ACCESS

--- CONSERVATION AREA

--- VEHICULAR PATH

--- PEDESTRIAN PATH (WHITE)

--- LIMITS OF GRAVITY SEWER AND ROADWAY IMPROVEMENTS FINAL DEVELOPMENT PLAN

DESCRIPTION OF USES:

1. COMMERCIAL, RETAIL, & HOTEL - EQUIVALENT TO ALL USES ALLOWED IN HC2 AND C-4-B-2.
2. MEDIUM DENSITY RESIDENTIAL - EQUIVALENT TO ALL USES ALLOWED IN A3.1 AND A3.3. MEDIUM DENSITY RESIDENTIAL UNITS MAY BE 48 FEET TALL AND 3 STORIES. ALCOHOL SERVICE SHALL BE ALLOWED WITHIN THE HOTEL PARCEL.
3. LIVE WORK / HIGH DENSITY RESIDENTIAL - SHALL PROVIDE FOR A COMBINATION OF NEIGHBORHOOD COMMERCIAL PERMITTED USES (AS SPECIFIED IN HC ZONING DISTRICT), GENERAL OFFICE PERMITTED USES (AS SPECIFIED IN THE GOZ ZONING DISTRICT), AND MEDIUM DENSITY RESIDENTIAL PERMITTED USES (AS SPECIFIED IN THE A3.3 ZONING DISTRICT) ON THE GROUND FLOOR OF THE BUILDINGS WITH MEDIUM DENSITY RESIDENTIAL UNITS ON THE UPPER FLOORS. THESE UNITS MAY BE UP TO 5 STORIES HIGH WITH A MAXIMUM BUILDING HEIGHT OF 70 FEET. THE DENSITY AS INDICATED ON THE CONCEPT PLAN SHALL BE A MAXIMUM OF 22 UNITS PER ACRE, AND THE MAXIMUM GROSS BUILDING SQUARE FOOTAGE OF EACH BUILDING SHALL BE 40,000 SF. MULTIPLE BUILDINGS PER LOT SHALL BE ALLOWED.
4. MEDIUM DENSITY RESIDENTIAL (ASSISTED LIVING FACILITY) - EQUIVALENT TO ALL USES ALLOWED IN A3.1 AND A3.3. THE ASSISTED LIVING UNITS MAY BE 58 FEET TALL AND 4 STORIES. THE FOLLOWING FACILITIES WILL BE ALLOWABLE WITHIN THE 28 ACRE ASSISTED LIVING FACILITY:
 - PHYSICIAN WELLNESS CENTER
 - FITNESS CENTER
 - SHOPPING - TRUST SERVICES
 - RESTAURANT WITH ALCOHOL SERVICE
 - CONVENIENCE STORE/SNACKERY STORE
 - SWIMMING FACILITY
 - POST OFFICE
 - LAUNDRY/DRY CLEANING
5. OFFICE - EQUIVALENT TO ALL USES ALLOWED IN GOZ.
6. CMC - THE CMC AREA IS ANTICIPATED, BUT NOT LIMITED TO BEING DEVELOPED AS A CHURCH, LIBRARY, OR OTHER TYPE OF CMC USE.

PREVIOUSLY APPROVED PUD USAGE CHART

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL / OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	0	1,500	0	NA	NA	NA	NA
TOTAL SQUARE FEET OF BUILDINGS	NA	NA	NA	1,116,721	57,800	NA	NA
TOTAL ACRES	0	114.79 AC.	0	128.81	15.25 AC.	0	291.05
PERCENT OF SITE	0	21%	0	23%	3%	0	53%

MODIFIED PUD USAGE CHART

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL / OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	0	1,500	0	NA	NA	NA	NA
TOTAL SQUARE FEET OF BUILDINGS	NA	NA	NA	1,116,721	57,800	NA	NA
TOTAL ACRES	0	114.79 AC.	0	128.81 AC.	15.25 AC.	0	291.05 AC.
PERCENT OF SITE	0	21%	0	23%	3%	0	53%

USAGE LEGEND

AREA	USE	ACREAGE	DENSITY	TOTAL SF / UNITS
	COMMERCIAL / RETAIL (CR)	6.58 AC	6,000 SF / AC.	39,480 SF
	COMMERCIAL / RETAIL (CR)	12.97 AC	6,000 SF / AC.	77,820 SF
	COMMERCIAL / RETAIL (CR)	7.00 AC	6,000 SF / AC.	42,000 SF
	HOTEL (H)	4.00 AC	30,000 SF / AC.	120,000 SF / 185 UNITS
	MEDIUM DENSITY RESIDENTIAL (MDR)	45.88 AC	8.5 UNITS / AC.	388 UNITS
	LIVE WORK / MEDIUM DENSITY * RESIDENTIAL (LW/MDR)	15.94 AC	22 UNITS / AC.	354 UNITS
	MEDIUM DENSITY RESIDENTIAL (ASSISTED LIVING FACILITY) (MDR/AL)	26.65 AC	18 UNITS / AC.	489 UNITS
	CIVIC	5.72 AC	10,070 SF / AC.	57,800 SF
	MEDIUM DENSITY RESIDENTIAL (MDR)	21.28 AC	14 UNITS / AC.	291 UNITS
	MEDIUM DENSITY RESIDENTIAL (MDR)	5.04 AC	12.7 UNITS / AC.	64 UNITS
	PONDS / STORMWATER MANAGEMENT AREA (SMA)	49.50 AC		
	COMMERCIAL (COM)	32.54 AC	9,500 SF / AC.	309,130 SF
	COMMERCIAL (COM)	13.00 AC	7,000 SF / AC.	91,000 SF
	COMMERCIAL (COM)	11.00 AC	9,000 SF / AC.	99,000 SF
	COMMERCIAL (COM)	8.00 AC	4,000 SF / AC.	32,000 SF
	COMMERCIAL/MULTI FAMILY (C/M)	13.36 AC	4,000 SF / AC.	53,440 SF
	COMMERCIAL/MULTI FAMILY (C/M)	20.46 AC	9,500 SF / AC.	194,370 SF
	PUBLIC FACILITIES (PF)	3.00 AC		
	NATURAL RESOURCE (NR)	3.00 AC		
	GREEN SPACE (GS)	8.4 AC		
	WETLAND CONSERVATION AREA (WCA)	232.15 AC		

* THE LIVE WORK/MEDIUM DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL (ASSISTED LIVING FACILITY) ARE PREVIOUSLY APPROVED AS A MEDIUM DENSITY RESIDENTIAL USE AT A DENSITY OF 22 UNITS/ACRE.

GENERAL DESCRIPTION:

1. THE TOTAL ACRES OF THE PUD PROPERTY IS APPROXIMATELY 550 ACRES, 332 ACRES OF WHICH HAS BEEN DEDICATED TO A WETLANDS CONSERVATION SERVICE.
2. THE FOLLOWING ACRES HAVE BEEN DEDICATED TO THE VARIOUS LAND USE CATEGORIES:
 - COMMERCIAL/OFFICE: 128.81 ACRES
 - MEDIUM DENSITY RESIDENTIAL: 114.79 ACRES
 - PUBLIC/SEM-PUBLIC: 15.25 ACRES
 - OPEN SPACE: 291.05 ACRES
3. TOTAL NUMBER OF BUILDINGS WITHIN THE PUD IS ANTICIPATED TO BE 640.
4. THE TOTAL NUMBER OF RESIDENTIAL UNITS ANTICIPATED FOR THE PROJECT IS 1500 UNITS.
5. THE DENSITY ALLOCATION OF THE RESIDENTIAL UNITS ARE AS FOLLOWS: 45.88 ACRES OF 8.5 UNITS/ACRE, 15.94 ACRES OF 22 UNITS/ACRE, 26.65 ACRES OF 18 UNITS/ACRE, 21.28 ACRES OF 14 UNITS PER ACRE AND 5.04 ACRES OF 12.7 UNITS/ACRE.
6. THE TOTAL SQUARE FOOTAGE OF COMMERCIAL BUILDING SQUARE FOOTAGE WITHIN THE PUD IS 1,178,330 SF.
7. WITH THE EXCEPTION OF BEN HUR ROAD AND THE SIDEWALKS ALONG BEN HUR AND WEST LEE, EXISTING PUBLIC ROADS, ALL OF THE PROPOSED STREETS AND SIDEWALKS UNITS ARE INTENDED TO BE PRIVATELY OWNED AND MAINTAINED.
8. WATER SERVICE TO THE PUD PROPERTY WILL BE PROVIDED BY BATON ROUGE WATER COMPANY.
9. GAS SERVICE WILL BE PROVIDED BY EXTERGY GAS.
10. ELECTRICAL POWER WILL BE PROVIDED BY EXTERGY.
11. TELEPHONE SERVICE WILL BE PROVIDED BY BELLSOUTH.
12. CABLE SERVICE WILL BE PROVIDED BY COM COMMUNICATIONS.
13. SEWER COLLECTION WILL BE PROVIDED BY THE CITY OF BATON ROUGE. A SEWER PUMP STATION WAS CONSTRUCTED IN 2010 ALONG THE NORTH SIDE OF BEN HUR ROAD. ALL SEWERAGE FROM THIS PUD DEVELOPMENT IS INTENDED TO BE COLLECTED AT THIS PUMP STATION AND THEN PUMPED TO THE OWM LEE ON PUMP STATION.
14. THE PUD COMPLIES WITH THE FOLLOWING GOALS OF THE FUTURE MASTER PLAN AS FOLLOWS:
 - A. PRIOR TO DEVELOPMENT BEGINNING WITHIN THE PUD, APPROXIMATELY 332 ACRES OF EXISTING WETLANDS WERE PUT INTO A WETLANDS CONSERVANCY SUCH THAT THIS EXISTING WETLAND AREA IS PROTECTED FROM FURTHER DESTRUCTION/DEVELOPMENT. IN ADDITION, THE STORMWATER MANAGEMENT SYSTEM WAS REDUCED SUCH THAT DURING HEAVY RAIN EVENTS, THE STORMWATER RUNOFF OVERFLOWS INTO THE WETLAND CONSERVATION AREA, RECHARGING THE EXISTING WETLANDS, AND OVER THE PREVIOUS YEARS HAD BEEN OWNED BY BATON ROUGE. THESE EFFORTS ARE CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE ENVIRONMENT AND CONSERVATION SECTION OF THE FUTURE PLAN.
 - B. AS PART OF THE PUD DEVELOPMENT, THE EXISTING UNDER OVER BOWEN FOUNDATION WILL BE REDEVELOPED AND IMPROVED TO THE REDUCTION OF BURLINCK DR AND WEST LEE. THIS IS A PROJECT THAT IS SOLELY NEEDED OUTSIDE OF THE IMPACTS OF THE PUD DEVELOPMENT. THE CONSTRUCTION OF THESE IMPROVEMENTS TO THE REDUCTION OF BURLINCK DR AND WEST LEE ARE CONSISTENT WITH THE GOALS OF THE TRANSPORTATION SECTION OF THE FUTURE PLAN.
 - C. THE HOUSING SECTION OF THE FUTURE PLAN INDICATES THAT IT IS DESIRABLE TO PROVIDE DIFFERENT HOUSING TYPES WITHIN THE SAME GENERAL NEIGHBORHOOD. THIS PUD DEVELOPMENT ACCOMPLISHES THIS NEED BASED ON THE MIX OF MULTI-FAMILY APARTMENTS, TOWNHOMES, COTTAGE STYLE TOWNHOMES, AND SINGLE FAMILY RESIDENTIAL HOMES THAT ARE BEING DEVELOPED AND PROVIDED.
15. AS OF THE END OF 2018, THERE WILL BE APPROXIMATELY 153 ACRES WITHIN THE PUD REMAINING TO BE DEVELOPED. THIS ACRES IS LOCATED MAINLY ALONG NICHOLSON DRIVE, BURLINCK DR, AND WEST LEE DR. FOLLOWING IS THE ANTICIPATED SCHEDULE FOR DEVELOPMENT OF THE REMINDER OF THE PROPERTY DATE THAT THESE ARE ANTICIPATED DATES AND ARE SUBJECT TO CHANGE:
 - 2019: DEVELOPMENT OF TRACTS A-2, A-3-1, A-3-2-A, A-3-3-A, A-3-4, A-3-5, C-1-A-1-A-3, C-1-A-1-A-3-B, C-1-A-1-A-3-C-A
16. ALL SEWERAGE WITHIN THE PUD WILL BE CONSIDERED BY CHAPTER 14 OF THE UDC UNLESS OTHERWISE SPECIFIED IN THE CONCEPT PLAN.
17. MAXIMUM HEIGHTS OF BUILDINGS WITHIN THE PUD SHALL BE NO GREATER THAN 150 FEET OF THE MAXIMUM HEIGHT ALLOWED IN THE ADJACENT ZONING DISTRICT, AS PER THE UDC REQUIREMENTS.

REVISION	BY
2/3/2016	CEB
5/31/2016	SMS
10/31/2018	CEB
5/30/2019	CEB
6/20/2019	CEB

DDG
DUPLANTS DESIGN GROUP, PC
Civil Engineering & Architecture
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THEODORE J. COVINGTON | BATON ROUGE | LOUISIANA

Handwritten Signature
DATE: 6-20-19
STAMP: PROFESSIONAL ENGINEER, CIVIL, STATE OF LOUISIANA, License No. 19196, Expires 12/31/2024

ARLINGTON CREEK SOUTH PUD CONCEPT
BATON ROUGE, LOUISIANA
UNIVERSITY PUD, LLC
NEW ORLEANS, LOUISIANA

DRAWN: CEB
CHECKED: HSK
ISSUED DATE: 6-30-19
ISSUED FOR: CONCEPT PLAN APPROVAL
PROJECT NO.: 19-267
FILE: 19-267 REVISED CONCEPT PLAN 1
SHEET: C-2

REVISED CONCEPT PLAN



THE COTTAGES OF BATON ROUGE

One Bedroom Cottages



Sage Cottage

Aspen Cottage



Seagrass Cottage



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THE COTTAGES OF BATON ROUGE



THE CLUBHOUSE



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FOUR BEDROOM COTTAGES



Upper Level



Lower Level



Four Bedroom Cottage

Windows & porches vary per elevation

1544 total square feet per unit

ARLINGTON

SQUARE FOOTAGE VARIATIONS BASED UPON ELEVATION AND FLOORPLANS. NEED NOT BE EXACT.

CAMELLIA TOWNHOUSE A



Main Level



Second Level



Third Level

Windows & porches vary per elevation

1680 total square feet per unit

ARLINGTON

SQUARE FOOTAGE VARIATIONS BASED UPON ELEVATION AND FLOORPLANS. NEED NOT BE EXACT.

CLUBHOUSE PLANS & ELEVATION



Clubhouse Elevation



Sculpture & Bus Stop



Clubhouse Floor Plan

ARLINGTON

SQUARE FOOTAGE VARIATIONS BASED UPON ELEVATION AND FLOORPLANS. NEED NOT BE EXACT.



ARLINGTON



ARLINGTON



CONCEPTUAL ELEVATIONS

REVISION	BY
1/19/2012	SMP
8/24/2015	SMP
2/3/2016	CEB
5/31/2016	SMS

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THEODORE L. CORRECTION | HOUSTON | BATON ROUGE | MOBILE

Mr. Mark Morgan
SEAL
5-31-16
DATE

ARLINGTON CREEK SOUTH PUD CONCEPT
BATON ROUGE, LOUISIANA
UNIVERSITY PUD, LLC
NEW ORLEANS, LOUISIANA

DRAWN MTB
CHECKED HMK
ISSUED DATE 11-4-2016
ISSUED FOR CONCEPT PLAN APPROVAL
PROJECT NO. 16-001
FILE 16-001 CONCEPTUAL ELEVATIONS
SHEET C-3

ARLINGTON CREEK SOUTH PUD CONCEPT PLANS-001 CONCEPTUAL ELEVATIONS.dwg