T.N.D. FINAL DEVELOPMENT PLAN

FOR

ROUZAN

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

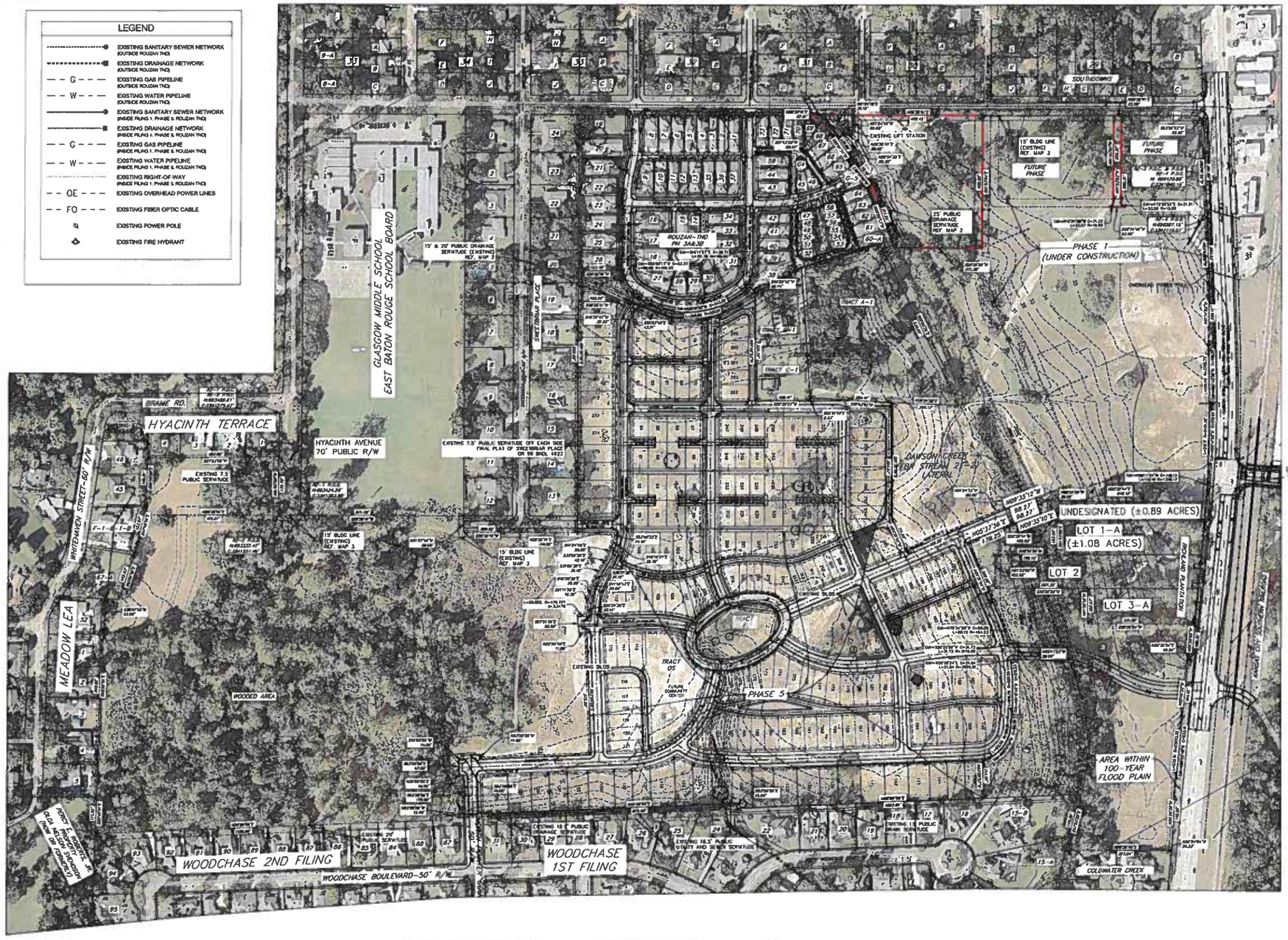
PHASE 1D

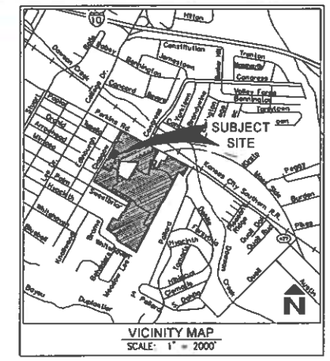
EAST BATON ROUGE PARISH, LOUISIANA

East Feliciana Parish
SITE
West Feliciana Parish
Livingston
Ascension
Iberville
Pointe Coupee
St. Helena
Tangipahoa
Amite
Wards Creek
Bayou Manchac
Lake Maurepas
Blind River
Bayou Sorrel
Lake Verret
Bayou Lafourche
Mississippi River
Bayou Plaquemine
Bayou Grosse Tete
Bayou Pierre
Bayou Cocodrie
Bayou Chicot
Bayou Teche
Bayou Boeuf
Bayou Cocodrie
Bayou Rapides
Bayou Des Ecores
Bayou Des Glaises
Bayou Des Ecores
Bayou Des Glaises
Bayou Des Ecores
Bayou Des Glaises

LEGEND

- EXISTING SANITARY SEWER NETWORK (OUTSIDE ROUZAN THD)
- EXISTING DRAINAGE NETWORK (OUTSIDE ROUZAN THD)
- G — EXISTING GAS PIPELINE (OUTSIDE ROUZAN THD)
- W — EXISTING WATER PIPELINE (OUTSIDE ROUZAN THD)
- EXISTING SANITARY SEWER NETWORK (INSIDE PLING 1, PHASE 5, ROUZAN THD)
- EXISTING DRAINAGE NETWORK (INSIDE PLING 1, PHASE 5, ROUZAN THD)
- G — EXISTING GAS PIPELINE (INSIDE PLING 1, PHASE 5, ROUZAN THD)
- W — EXISTING WATER PIPELINE (INSIDE PLING 1, PHASE 5, ROUZAN THD)
- EXISTING RIGHT-OF-WAY (INSIDE PLING 1, PHASE 5, ROUZAN THD)
- OE — EXISTING OVERHEAD POWER LINES
- FO — EXISTING FIBER OPTIC CABLE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT





VICINITY MAP
SCALE: 1" = 2000'

NAD '83

GRAPHIC SCALE

(IN FEET)
1 INCH = 150 ft.

WATER SURFACE/FLOOD DATA:

		NORTH WATERSHED	SOUTH WATERSHED
FLOOD ZONE:	"X" & "AE"		
100-YEAR BASE FLOOD ELEV:		26.0-FT. N.G.V.D.	25.0-FT. N.G.V.D.
INUNDATION ELEVATION:		23.6-FT. N.G.V.D.	23.7-FT. N.G.V.D.
10-YEAR DESIGN WATER SURFACE:		23.1-FT. N.G.V.D.	25.0-FT. N.G.V.D.
SOURCE STREAM:		DAWSON CREEK	BAYOU DUPLANTIER
DATUM:		1959 N.G.V.D.	1959 N.G.V.D.

PRELIMINARY

STATE OF LOUISIANA
COREY BLANCHARD
REG. No. 34038
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

Corey Blanchard
3/28/19

REGISTERED PROFESSIONAL:

THIS PLAN/DOCUMENT HAS BEEN PREPARED FOR CITY/PARISH PLANNING AND/OR ZONING PURPOSES ONLY. THE USE OF THIS PLAN/DOCUMENT FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF ANY PERMIT IS STRICTLY PROHIBITED. THIS PLAN/DOCUMENT HAS BEEN PREPARED BY THE REGISTERED ENGINEER, SURVEYOR, AND/OR LANDSCAPE ARCHITECT NOTED HEREON AND SIGNATURE OF SAID REGISTERED PROFESSIONAL DOES NOT DEEM THE PLAN/DOCUMENT AN OFFICIAL ENGINEERING, SURVEYING, OR LANDSCAPING PLAN/DOCUMENT.

PROPERTY DIMENSIONS:

FOR CLARITY PURPOSES DIMENSIONS OF THE SUBJECT PROPERTY AND ALL TRACTS THAT FORM THE ROUZAN THD PROPERTY ARE NOT SHOWN HEREON. FOR DIMENSIONS OF THE SUBJECT PROPERTY (PHASE 1-D) AND EXSTING TRACT DESIGNATIONS REFER TO THE SUBJECT PROPERTY MAP.

EXISTING SERVITUDES:

FOR CLARITY PURPOSES ALL SERVITUDES WITHIN PHASE 1-D ARE NOT LABELED BUT ARE SHOWN HEREON. THOSE SERVITUDES NOT LABELED HEREON ARE SHOWN ON THE PRELIMINARY PLAT FOR PHASE 1-D.

GENERAL SOIL TYPES:

ACCORDING TO THE SOIL SURVEY FOR EAST BATON ROUGE PARISH, LOUISIANA, PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, IN COOPERATION WITH LOUISIANA AGRICULTURE EXPERIMENT STATION, ISSUED IN SEPTEMBER, 1968, THE PREDOMINANT SOIL TYPES OF THE SUBJECT PROPERTY IS OLIVIER-LORING-TERRACE ESCARPMENTS ASSOCIATION AND OLIVIER-CALHOUN-LORING ASSOCIATION. THE OLIVIER-LORING-TERRACE ESCARPMENTS ASSOCIATION IS DESCRIBED AS LEVEL TO GENTLY SLOPING, SOMEWHAT POORLY DRAINED AND MODERATELY WELL DRAINED, LOAMY SOILS AND STEEP ESCARPMENTS. THE OLIVIER-CALHOUN-LORING ASSOCIATION IS DESCRIBED AS DOMINANTLY LEVEL, POORLY DRAINED TO MODERATELY WELL DRAINED, LOAMY SOILS ON BROAD FLATS AND IN SLIGHT DEPRESSIONS.

SHEET NUMBER 2.0

PARISH/COUNTY: EAST BATON ROUGE
CITY: BATON ROUGE
PROJECT: 11409.B

ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 1D - FINAL DEVELOPMENT PLAN
EXISTING SITE CONDITIONS MAP

STB GROUP, LLC
QUALITY BY DESIGN

DESIGNED	RGH
CHECKED	GJB
DETAILED	RGH
CHECKED	GJB
DATE	2-28-19
SHEET	2 OF 16

REVISION DESCRIPTION

ABUTTING PROPERTY OWNERS WOODCHASE SUBDIVISION	
LOT 15-A	BRYAN D. ANDRES
LOT 15-B	PETER S. MCKNIGHT
LOT 16	RALPH F. DUPUY, JR.
LOT 17	JOHN M. ERWIN
LOT 18	MYRNA EDWARDS
LOT 19	V. BELLA PATRICK, III
LOT 20	JOHN R. DUHIGELBURG
LOT 21	KRISTOPHER BRUNEWALD
LOT 22	AUDUON BANKS
ABUTTING PROPERTY OWNERS RICHLAND PLANTATION PROPERTY	
UNDESIGNATED LOT	UNKNOWN OWNER
LOT 1-A	3633 ASSOCIATES
LOT 2	BARRETT LAND COMPANY
LOT 3-A	ANTHONY J. LANATA
ABUTTING PROPERTY OWNERS COLDWATER CREEK SUBDIVISION	
LOT 6	MALCOLM B. PRICE, JR.
LOT 7-A	ASHIF AQA A. KHAN
ABUTTING PROPERTY OWNERS MISCELLANEOUS PROPERTY	
A-1	BOBBY D. WISCH
RZ-2	ENGQUIST-ROUZAN
RZ-4-A	VILLAGE CENTER PARTNERS
RZ-4-B	VILLAGE CENTER PARTNERS
RZ-4-C	VILLAGE CENTER PARTNERS
ABUTTING PROPERTY OWNERS ROUZAN TND PH 3A & 3B & BC	
LOT 60-A	JOHN & ERYN LACKEY
LOT 5 61-63, 65 & 67	LEVEL CONST INJECTION
LOT 64	MERIJAN BEELI
LOT 66	SUZANNE DAWLSON
LOTS 68-69	IPHA CONSTRUCTION
LOT G-5	UNKNOWN OWNER

RZ-3 BOUNDARY

Parcel Line Table		
Line #	Length	Direction
L1	20.00	N57°37'21"E
L2	19.82	S32°22'39"E
L3	14.22	S57°37'21"W
L4	37.39	N32°22'39"W
L5	14.22	N57°37'21"E
L6	2.45	S32°22'39"E
L7	20.14	S57°37'21"W
L8	30.71	S32°22'39"E
L9	37.32	S32°22'39"E
L10	35.00	N57°37'21"E
L11	37.00	N57°37'21"W
L12	24.00	N57°37'21"E
L13	10.00	N57°37'21"W
L14	37.00	N57°37'21"E
L15	24.00	N57°37'21"W
L16	20.41	N32°22'39"W
L17	20.00	S32°22'39"E
L18	20.00	N57°37'21"E
L19	20.00	N57°37'21"W
L20	20.00	N57°37'21"E
L21	10.00	N57°37'21"W
L22	10.00	S32°22'39"E
L23	10.00	N57°37'21"W
L24	10.00	S32°22'39"E
L25	10.00	N57°37'21"W
L26	10.00	N32°22'39"W
L27	10.00	S57°37'21"E
L28	10.00	N32°22'39"W
L29	10.00	S57°37'21"E
L30	10.00	N32°22'39"W
L31	10.00	S57°37'21"E
L32	10.00	N32°22'39"W
L33	10.00	S57°37'21"E
L34	10.00	N32°22'39"W
L35	10.00	S57°37'21"E
L36	10.00	N32°22'39"W
L37	10.00	S57°37'21"E
L38	10.00	N32°22'39"W
L39	10.00	S57°37'21"E
L40	10.00	N32°22'39"W
L41	10.00	S57°37'21"E
L42	10.00	N32°22'39"W
L43	10.00	S57°37'21"E
L44	10.00	N32°22'39"W
L45	10.00	S57°37'21"E
L46	10.00	N32°22'39"W
L47	10.00	S57°37'21"E
L48	10.00	N32°22'39"W
L49	10.00	S57°37'21"E
L50	10.00	N32°22'39"W
L51	10.00	S57°37'21"E
L52	10.00	N32°22'39"W
L53	10.00	S57°37'21"E
L54	10.00	N32°22'39"W
L55	10.00	S57°37'21"E
L56	10.00	N32°22'39"W
L57	10.00	S57°37'21"E
L58	10.00	N32°22'39"W
L59	10.00	S57°37'21"E
L60	10.00	N32°22'39"W
L61	10.00	S57°37'21"E
L62	10.00	N32°22'39"W
L63	10.00	S57°37'21"E
L64	10.00	N32°22'39"W
L65	10.00	S57°37'21"E
L66	10.00	N32°22'39"W
L67	10.00	S57°37'21"E
L68	10.00	N32°22'39"W
L69	10.00	S57°37'21"E
L70	10.00	N32°22'39"W
L71	10.00	S57°37'21"E
L72	10.00	N32°22'39"W
L73	10.00	S57°37'21"E
L74	10.00	N32°22'39"W
L75	10.00	S57°37'21"E
L76	10.00	N32°22'39"W
L77	10.00	S57°37'21"E
L78	10.00	N32°22'39"W
L79	10.00	S57°37'21"E
L80	10.00	N32°22'39"W
L81	10.00	S57°37'21"E
L82	10.00	N32°22'39"W
L83	10.00	S57°37'21"E
L84	10.00	N32°22'39"W
L85	10.00	S57°37'21"E
L86	10.00	N32°22'39"W
L87	10.00	S57°37'21"E
L88	10.00	N32°22'39"W
L89	10.00	S57°37'21"E
L90	10.00	N32°22'39"W
L91	10.00	S57°37'21"E
L92	10.00	N32°22'39"W
L93	10.00	S57°37'21"E
L94	10.00	N32°22'39"W
L95	10.00	S57°37'21"E
L96	10.00	N32°22'39"W
L97	10.00	S57°37'21"E
L98	10.00	N32°22'39"W
L99	10.00	S57°37'21"E
L100	10.00	N32°22'39"W
L101	10.00	S57°37'21"E
L102	10.00	N32°22'39"W
L103	10.00	S57°37'21"E
L104	10.00	N32°22'39"W
L105	10.00	S57°37'21"E
L106	10.00	N32°22'39"W
L107	10.00	S57°37'21"E
L108	10.00	N32°22'39"W
L109	10.00	S57°37'21"E
L110	10.00	N32°22'39"W
L111	10.00	S57°37'21"E
L112	10.00	N32°22'39"W
L113	10.00	S57°37'21"E
L114	10.00	N32°22'39"W
L115	10.00	S57°37'21"E
L116	10.00	N32°22'39"W
L117	10.00	S57°37'21"E
L118	10.00	N32°22'39"W
L119	10.00	S57°37'21"E
L120	10.00	N32°22'39"W
L121	10.00	S57°37'21"E
L122	10.00	N32°22'39"W
L123	10.00	S57°37'21"E
L124	10.00	N32°22'39"W
L125	10.00	S57°37'21"E
L126	10.00	N32°22'39"W
L127	10.00	S57°37'21"E
L128	10.00	N32°22'39"W
L129	10.00	S57°37'21"E
L130	10.00	N32°22'39"W
L131	10.00	S57°37'21"E
L132	10.00	N32°22'39"W
L133	10.00	S57°37'21"E
L134	10.00	N32°22'39"W
L135	10.00	S57°37'21"E
L136	10.00	N32°22'39"W
L137	10.00	S57°37'21"E
L138	10.00	N32°22'39"W
L139	10.00	S57°37'21"E
L140	10.00	N32°22'39"W
L141	10.00	S57°37'21"E
L142	10.00	N32°22'39"W
L143	10.00	S57°37'21"E
L144	10.00	N32°22'39"W
L145	10.00	S57°37'21"E
L146	10.00	N32°22'39"W
L147	10.00	S57°37'21"E
L148	10.00	N32°22'39"W
L149	10.00	S57°37'21"E
L150	10.00	N32°22'39"W
L151	10.00	S57°37'21"E
L152	10.00	N32°22'39"W
L153	10.00	S57°37'21"E
L154	10.00	N32°22'39"W
L155	10.00	S57°37'21"E
L156	10.00	N32°22'39"W
L157	10.00	S57°37'21"E
L158	10.00	N32°22'39"W
L159	10.00	S57°37'21"E
L160	10.00	N32°22'39"W
L161	10.00	S57°37'21"E
L162	10.00	N32°22'39"W
L163	10.00	S57°37'21"E
L164	10.00	N32°22'39"W
L165	10.00	S57°37'21"E
L166	10.00	N32°22'39"W
L167	10.00	S57°37'21"E
L168	10.00	N32°22'39"W
L169	10.00	S57°37'21"E
L170	10.00	N32°22'39"W
L171	10.00	S57°37'21"E
L172	10.00	N32°22'39"W
L173	10.00	S57°37'21"E
L174	10.00	N32°22'39"W
L175	10.00	S57°37'21"E
L176	10.00	N32°22'39"W
L177	10.00	S57°37'21"E
L178	10.00	N32°22'39"W
L179	10.00	S57°37'21"E
L180	10.00	N32°22'39"W
L181	10.00	S57°37'21"E
L182	10.00	N32°22'39"W
L183	10.00	S57°37'21"E
L184	10.00	N32°22'39"W
L185	10.00	S57°37'21"E
L186	10.00	N32°22'39"W
L187	10.00	S57°37'21"E
L188	10.00	N32°22'39"W
L189	10.00	S57°37'21"E
L190	10.00	N32°22'39"W
L191	10.00	S57°37'21"E
L192	10.00	N32°22'39"W
L193	10.00	S57°37'21"E
L194	10.00	N32°22'39"W
L195	10.00	S57°37'21"E
L196	10.00	N32°22'39"W
L197	10.00	S57°37'21"E
L198	10.00	N32°22'39"W
L199	10.00	S57°37'21"E
L200	10.00	N32°22'39"W

Curve Table					
Curve #	Length	Radius	Chord Direction	Chord Length	Delta
C1	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C2	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C3	155.05	225.00	S57°56'40"E	152.00	39°29'07"
C4	114.28	114.00	S58°14'41"E	109.51	57°26'07"
C5	2.45	2.00	S58°38'49"W	2.29	70°12'06"
C6	69.44	114.00	S87°19'07"E	68.38	34°54'01"
C7	34.34	100.00	S68°22'37"E	34.17	19°40'58"
C8	31.32	100.00	S58°31'41"E	31.19	17°57'15"
C9	34.00	100.00	S37°52'07"E	33.85	19°28'54"
C10	33.25	100.00	S37°37'49"E	33.09	19°03'44"
C11	37.00	100.00	S56°37'21"E	36.79	21°12'00"
C12	34.00	100.00	S75°37'21"E	33.83	19°28'54"
C13	23.13	100.00	S87°37'21"E	23.08	13°15'00"
C14	23.29	100.00	S74°37'21"E	23.24	13°20'54"
C15	23.29	100.00	S61°37'21"E	23.24	13°20'54"
C16	23.13	100.00	S48°37'21"E	23.08	13°15'00"
C17	23.56	15.00	S32°22'39"E	21.21	90°00'00"
C18	23.56	15.00	N57°37'21"E	21.21	90°00'00"
C19	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C20	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C21	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C22	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C23	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C24	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C25	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C26	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C27	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C28	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C29	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C30	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C31	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C32	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C33	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C34	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C35	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C36	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C37	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C38	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C39	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C40	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C41	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C42	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C43	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C44	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C45	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C46	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C47	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C48	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C49	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C50	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C51	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C52	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C53	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C54	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C55	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C56	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C57	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C58	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C59	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C60	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C61	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C62	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C63	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C64	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C65	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C66	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C67	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C68	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C69	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C70	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C71	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C72	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C73	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C74	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C75	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C76	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C77	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C78	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C79	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C80	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C81	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C82	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C83	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C84	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C85	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C86	23.56	15.00	S57°37'21"W	21.21	90°00'00"
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C91	23.56	15.00	N32°22'39"W	21.21	90°00'00"
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C94	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C95	23.56	15.00	N32°22'39"W	21.21	90°00'00"
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C157	23.56	15.00	N32°22'39"W	21.21	90°00'00"
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C159	23.56	15.00	N32°22'39"W	21.21	90°00'00"
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C183	23.56	15.00	N32°22'39"W	21.21	90°00'00"
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C189	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C190	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C191	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C192	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C193	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C194	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C195	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C196	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C197	23.56	15.00	N32°22'39"W	21.21	90°00'00"
C198	23.56	15.00	S57°37'21"W	21.21	90°00'00"
C199	23.56	15.00	N32°22'39"W	21.21	90°00'00"
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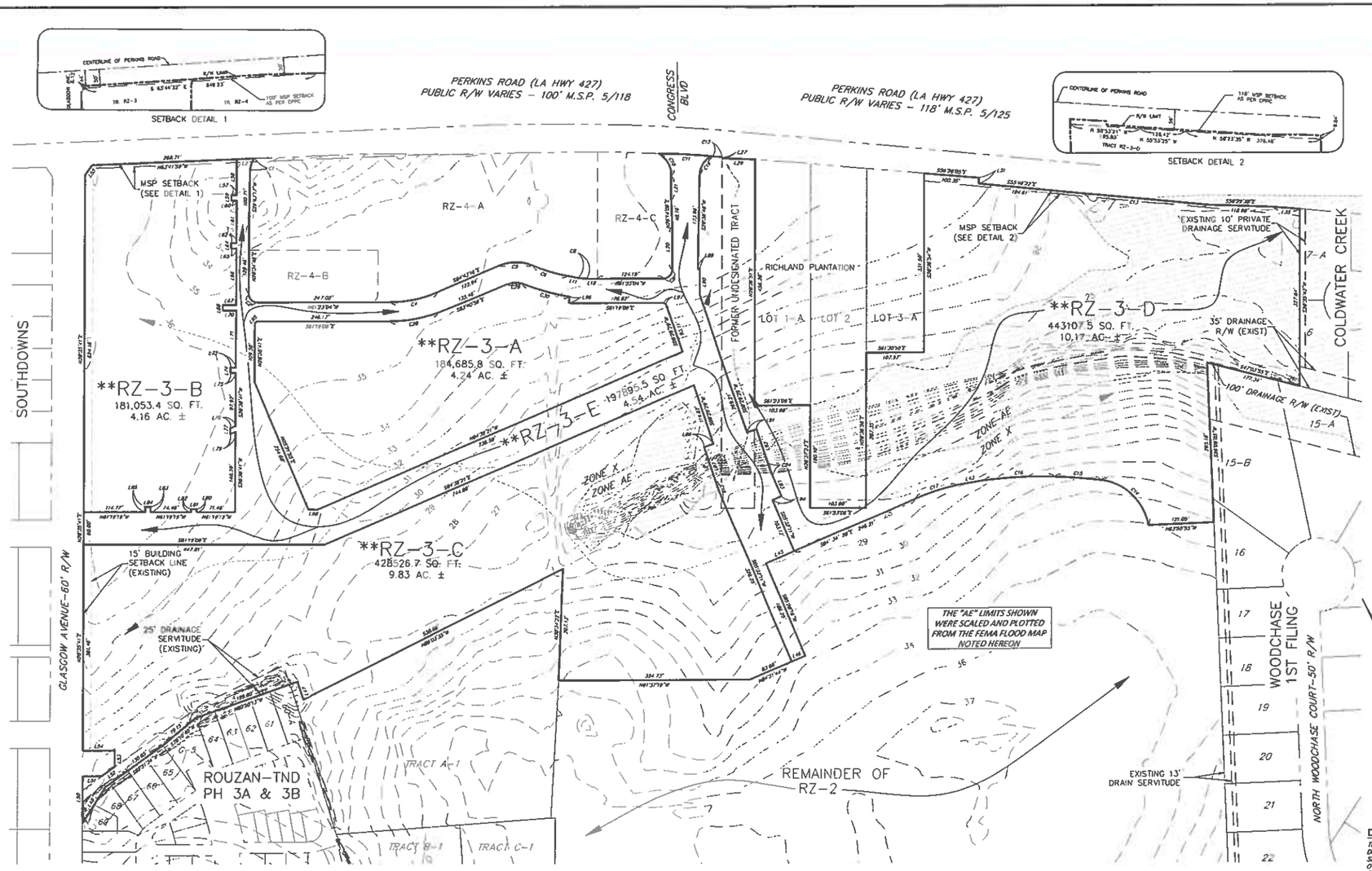


VICINITY MAP:
SCALE: 1"=2000'

MAP SHOWING RESUBDIVISION OF TRACT RZ-3 & A FORMER UNDESIGNATED TRACT

FORMERLY A PORTION OF THE RALPH M. FORD PROPERTY INTO

TRACTS RZ-3-A, RZ-3-B, RZ-3-C, RZ-3-D & RZ-3-E

LOCATED IN SECTION 94, TOWNSHIP 7 SOUTH, RANGE 1 EAST
GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH
FOR

ENGQUIST-ROUZAN COMMERCIAL, L.L.C.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 INCH = 100 FT

LEGEND

- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- INDIVIDUAL LOT LINE
- SERVITUDE LINE
- FOUND 1/2" IRON PIPE/ROD
- SET 1/2" IRON ROD W/ CAP
- SPECIAL FLOOD HAZARD AREA

DEDICATION:

THE STREETS AND RIGHTS-OF-WAYS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE FOR UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR ANY IMPROVEMENT BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SAID SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

GENERAL NOTES:

CATV: COX COMMUNICATIONS
ACREAGE: 32.83 ACRES±
FIRE DISTRICT: BATON ROUGE FIRE DISTRICT
CHARACTER AREA: SUBURBAN
STREETS: EXISTING
FLOOD ZONE: "X" & "AE"
ZONING: TND
COMPREHENSIVE LAND USE: NEIGHBORHOOD CENTER
BASE FLOOD ELEVATION: 26 FT, N.A.V.D. (1988)
SEWER: EXISTING CONNECTION TO W.S.T.H.
INVENTION ELEVATION: 23.3 FT, N.A.V.D.
WATER: BATON ROUGE WATER CO.
SOURCE STREAM: DAWSON CREEK
ELECTRICITY: ENTERGY
GAS: ENTERGY
TELEPHONE: AT&T
EXISTING LAND USE = UNDEVELOPED

SEWAGE DISPOSAL:

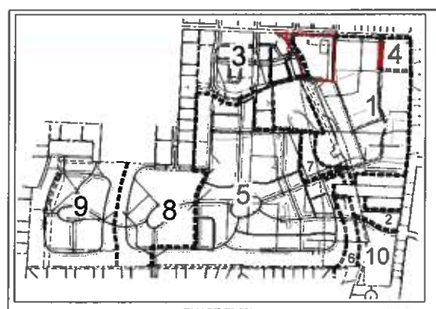
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

BASIS FOR BEARING:

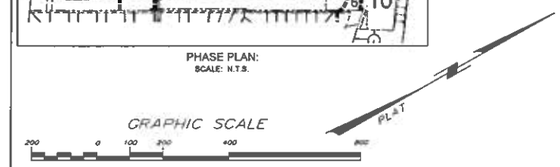
BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE (NAD 83).

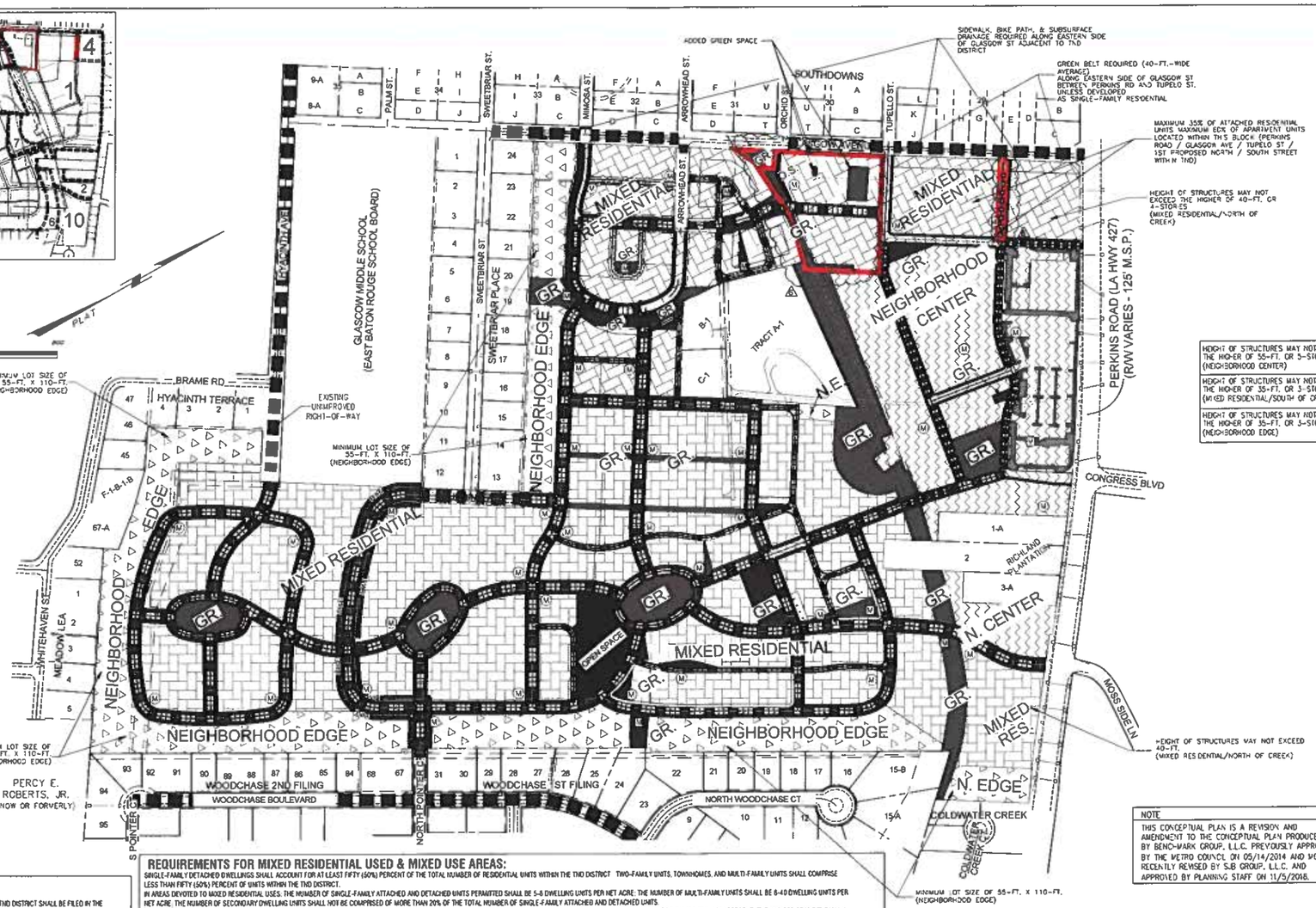
CERTIFICATION:

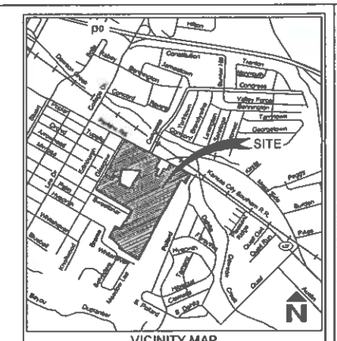
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET SEQ. AND TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND IS MADE IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE L



PHASE PLAN:
SCALE: N.T.S.







VICINITY MAP
SCALE: 1" = 2000'

HEIGHT OF STRUCTURES MAY NOT EXCEED THE HIGHER OF 35-FT. OR 3-STORIES (NEIGHBORHOOD CENTER)	NEIGHBORHOOD CENTER (N CENTER)
HEIGHT OF STRUCTURES MAY NOT EXCEED THE HIGHER OF 35-FT. OR 3-STORIES (MIXED RESIDENTIAL/SOUTH OF CREEK)	MIXED RESIDENTIAL AREA (MIXED RESIDENTIAL)
HEIGHT OF STRUCTURES MAY NOT EXCEED THE HIGHER OF 35-FT. OR 3-STORIES (NEIGHBORHOOD EDGE)	NEIGHBORHOOD EDGE AREA (N EDGE)
	GREEN SPACE (GREEN) (GR.)
	COMMON OPEN SPACE AREAS WITHIN 1/4 MILE OF MIXED RESIDENTIAL USES

PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:

REFER TO THE PHASING PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGED ECONOMIC, SOCIAL, MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION:

START:	COMPLETION:	
PHASE 1	2019	36 MONTHS
PHASE 2	2020	12 MONTHS
PHASE 3	COMPLETED	
PHASE 4	2019	12 MONTHS
PHASE 5	2019	12 MONTHS
PHASE 6	2020	12 MONTHS
PHASE 7	2020	12 MONTHS
PHASE 8	2020	12 MONTHS
PHASE 9	2022	12 MONTHS
PHASE 10	2020	12 MONTHS

TND PERMISSIBLE USES:

(EXISTING UDC ZONING CLASSES):

NEIGHBORHOOD CENTER:
A1, A2, A2.1, A2.5, A2.6, A2.7, A3.1, A3.2, A3.3, NO, GOL, GOH, NC, NC-AB, LC1, LC2, LC3, C-AB-1, HC1, HC2

MIXED RESIDENTIAL:
A1, A2, A2.1, A2.5, A2.6, A2.7, A3.1, A3.2, A3.3 NO, NC

NEIGHBORHOOD EDGE:
A1, A2

EXCLUSIONS:
SERVICE STATIONS SELLING GASOLINE
BAR ROOMS ONLY

T.N.D. NOTES:

1) CONDITIONS, COVENANTS, AND RESTRICTIONS FOR ALL THE PROPERTY WITHIN A TND DISTRICT SHALL BE FILED IN THE PARISH RECORDS BY THE OWNER BEFORE A LOT IS SOLD AND/OR A BUILDING PERMIT IS ISSUED.

2) IN ADDITION TO OTHER TERMS AND CONDITIONS ACCEPTABLE TO THE APPLICANT, THE CONDITIONS, COVENANTS, AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MANDATORY MEMBERSHIP FOR EACH PROPERTY OWNER, GOVERNED BY ARTICLES OF INCORPORATION AND BYLAWS, WHICH SHALL:

A) BE ORGANIZED BY THE APPLICANT AND OPERATED WITH A FINANCIAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND,
B) PROVIDE FOR THE CONDITIONS AND TIMING OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS,
C) BE RESPONSIBLE FOR MAINTENANCE OF INSURANCE AND TAXES ON ALL COMMON OPEN SPACE, ENFORCEABLE BY LIENS PLACED ON THE ASSOCIATION BY THE PARISH, AS PROVIDED IN THE ASSOCIATION BYLAWS,
D) AT ALL TIMES, CAUSE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND;
E) ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMITY WITH THE REQUIREMENTS OF THIS ORDIANCE WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS OF THE ASSOCIATION OR THE ARCHITECTURAL CONTROL COMMITTEE, AS DESCRIBED BELOW;
F) CREATE AN ARCHITECTURAL CONTROL COMMITTEE TO REVIEW DEVELOPMENT FOR COMPLIANCE WITH THE DESIGN STANDARDS TO ISSUE CERTIFICATES OF APPROVAL AND TO REVIEW AND APPROVE THE DEVELOPMENT'S ARCHITECT, DESIGNER, AND/OR OTHER PROFESSIONALS CONTRIBUTING TO THE DEVELOPMENT.
G) PROVIDE FOR OWNERSHIP DEVELOPMENT, MANAGEMENT AND MAINTENANCE OF PRIVATE OPEN SPACE (EXCEPT PLAZAS OWNED BY INDIVIDUAL PROPERTY OWNERS) COMMUNITY PARKING FACILITIES, COMMUNITY MEETING HALL, AND OTHER COMMON AREAS;
H) PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PROPERTY WITHIN THE TND, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETSCAPE;
I) PROVIDE THE COLLECTION OF ASSESSMENTS FROM MEMBERS IN AN AMMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS, AND
J) BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS.

3) DISABLED ACCESSIBILITY SIDEWALKS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT

REQUIREMENTS FOR MIXED RESIDENTIAL USED & MIXED USE AREAS:

SINGLE-FAMILY DETACHED DWELLINGS SHALL ACCOUNT FOR AT LEAST FIFTY (50%) PERCENT OF THE TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE TND DISTRICT. TWO-FAMILY UNITS, TOWNHOMES, AND MULTI-FAMILY UNITS SHALL COMPRISE LESS THAN FIFTY (50%) PERCENT OF UNITS WITHIN THE TND DISTRICT.
IN AREAS DEVOTED TO MIXED RESIDENTIAL USES, THE NUMBER OF SINGLE-FAMILY ATTACHED AND DETACHED UNITS PERMITTED SHALL BE 5-8 DWELLING UNITS PER NET ACRE; THE NUMBER OF MULTI-FAMILY UNITS SHALL BE 6-40 DWELLING UNITS PER NET ACRE. THE NUMBER OF SECONDARY DWELLING UNITS SHALL NOT BE COMPRISED OF MORE THAN 20% OF THE TOTAL NUMBER OF SINGLE-FAMILY ATTACHED AND DETACHED UNITS.
IN MIXED-USE AREAS THE NUMBER OF SINGLE-FAMILY ATTACHED AND DETACHED UNITS SHALL ALLOW 5-8 DWELLING UNITS PER NET ACRE PLUS AN ADDITIONAL NUMBER OF UNITS NOT TO EXCEED TEN (10%) PERCENT. THE NUMBER OF MULTI-FAMILY DWELLING UNITS SHALL BE 6-40 DWELLING UNITS PER NET ACRE PLUS AN ADDITIONAL NUMBER OF UNITS NOT TO EXCEED TEN (10) DWELLING UNITS OR TEN (10%) PERCENT WHICHEVER IS GREATER. THE TOTAL GROUND FLOOR AREA OF NON-RESIDENTIAL DEVELOPMENT USES, INCLUDING OFF-STREET PARKING AREAS, SHALL NOT EXCEED TWENTY-FIVE (25%) OF THE TND.

CENTRALIZED MAIL KIOSK:

FINAL LOCATION(S) OF CENTRALIZED MAIL KIOSK(S) WILL BE DETERMINED AT THE FINAL DEVELOPMENT PLAN PHASE AND AFTER COLLABORATION WITH THE UNITED STATES POST MASTER. PRELIMINARY LOCATION(S) ARE INDICATED HEREON AS Ⓜ

CONNECTIVITY:

THOROUGHFARES AND UTILITIES WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) WILL CONNECT TO EXISTING THOROUGHFARES AND UTILITIES, OR DEAD-END AS STUBS INTENDED FOR CONNECTION TO FUTURE THOROUGHFARES, UNLESS OTHERWISE PROHIBITED BY TOPOGRAPHY, ENVIRONMENTAL CONSTRAINTS OR OTHER CONSIDERATIONS.

MIXED USE AREA(S):

ALL RESIDENTS SHALL BE WITHIN APPROXIMATELY 1/4-MILE DISTANCE FROM EXISTING OR PROPOSED COMMERCIAL, CIVIC, AND OR OPEN SPACE AREAS. NINETY (90%) PERCENT OF THE LOTS WITHIN AREAS DEVOTED TO MIXED RESIDENTIAL USES SHALL BE WITHIN APPROXIMATELY 1/4-MILE OF COMMON OPEN SPACE AREAS.

PARKLAND AREAS:

TWENTY-FIVE (25%) PERCENT OF THE COMMON OPEN SPACE SHOWN HEREON WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) WILL BE DEDICATED AS PARKLAND.

STREET OWNERSHIP AND MAINTENANCE:

ALL STREETS, ALLEYS, AND PEDESTRIAN WAYS LOCATED WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) AND DESIGNATED AS PUBLIC ON FINAL DEVELOPMENT PLANS SHALL BE DEDICATED FOR PUBLIC USE AFTER A ONE (1) YEAR MAINTENANCE PERIOD UPON COMPLETION OF CONSTRUCTION. ALL PUBLIC STREETS AND ALLEYS SHALL BE OWNED AND MAINTAINED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS. A SMALLER PORTION OF STREETS, ALLEYS, AND PEDESTRIAN WAYS WITHIN THE TND WILL BE DESIGNATED AS PRIVATE ON FINAL DEVELOPMENT PLANS AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ROUZAN PROPERTY OWNER'S ASSOCIATION.

UTILITY FACILITY PROVISIONS:

PRELIMINARY PLANNING WITH THE APPROPRIATE UTILITY AGENCIES SERVICING ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) INDICATES THAT ALL UTILITY AGENCIES (PRIVATE AND PUBLIC) HAVE EXISTING FACILITIES ON, ADJACENT, OR IN PROXIMITY OF THE SUBJECT SITE THAT ARE CAPABLE OF SERVICING THE DEVELOPMENT. THOSE UTILITY AGENCIES INCLUDE BATON ROUGE WATER COMPANY (WATER SUPPLY), ENTERGY CORP. (ELECTRIC AND GAS), AT & T. (TELEPHONE), COX COMMUNICATIONS (CATV), EAST BATON ROUGE CITY/PARISH DEPT. OF PUBLIC WORKS (SEWER AND DRAINAGE). UPON APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR EACH PHASE THE OWNER/DEVELOPER WILL CONTRACT WITH THE APPROPRIATE UTILITY AGENCIES TO EXTEND AND/OR CONNECT EXISTING FACILITIES TO ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) TO PROVIDE ADEQUATE SERVICES WITHIN THE DEVELOPMENT.

EAST BATON ROUGE MASTER PLAN:

ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) IS A TRADITIONAL NEIGHBORHOOD DEVELOPMENT THAT INCORPORATES THE CONCEPTS AND DESIGN STANDARDS OF SMART GROWTH WITHIN A TRADITIONAL NEIGHBORHOOD DEVELOPMENT. ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) IS A "DESTINATION DEVELOPMENT" IN THAT THE DESIGN WILL ENCOURAGE MORE PEDESTRIAN AND BICYCLE TRAFFIC WITHIN THE DEVELOPMENT AND DE-EMPHASIZE THE TYPICAL VEHICULAR TRAFFIC PATTERNS OF TYPICAL SUBURBAN DEVELOPMENTS. INCORPORATING THE VARYING LAND USES (RESIDENTIAL, COMMERCIAL, PUBLIC) WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) FOLLOWS THE GOALS OF SMART GROWTH DEVELOPMENT. THE STREET DESIGN IS THAT OF TRADITIONAL NEIGHBORHOOD DEVELOPMENTS AND PRODUCES A TRAFFIC CALMING WHEN COMPARED TO TYPICAL STREET DESIGNS. THE CONNECTIVITY OF STREETS WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) TO THE EXISTING STREET NETWORK ADJACENT TO THE SUBJECT PROPERTY IS IN COMPLIANCE WITH THE GOALS AND POLICIES OF DEVELOPMENT FOR EAST BATON ROUGE PARISH.

GENERAL DESCRIPTION:

TOTAL SITE AREA:	117.61 ACRES	
NEIGHBORHOOD CENTER:	14.94 ACRES	(13%)
MIXED RESIDENTIAL:	61.87 ACRES	(53%)
NEIGHBORHOOD EDGE:	17.28 ACRES	(14%)
(SEE TABLE HEREON FOR PERMISSIBLE USES)		
COMMON OPEN SPACE REQUIRED:	23.52 ACRES	(20%)
COMMON OPEN SPACE PROVIDED:	23.52 ACRES	(20%)
GREEN SPACE:	19.16 ACRES	(81%)
NUMBER OF OFFICE/ COMMERCIAL BUILDINGS:	TO BE DETERMINED	
TOTAL RESIDENTIAL UNITS:	750 UNITS	
RESIDENTIAL DENSITY:	6.4 UNITS/ACRE	
TOTAL S.F. OFFICE/ COMMERCIAL BUILDINGS:	100,000 SQ. FT.	

NOTE

THIS CONCEPTUAL PLAN IS A REVISION AND AMENDMENT TO THE CONCEPTUAL PLAN PRODUCED BY BENCH-MARK GROUP, L.L.C. PREVIOUSLY APPROVED BY THE METRO COUNCIL ON 05/14/2014 AND MOST RECENTLY REVISED BY SJB GROUP, L.L.C. AND APPROVED BY PLANNING STAFF ON 11/5/2018.

NOTE

CIVIC USE ALLOWED TO BE INCLUDED UNDER NEIGHBORHOOD CENTER PER UDC 8.217.B.3

CONCEPTUAL LAND USE DENSITY:

	ACREAGE	L.D.R. UNITS	L.D.R. DENSITY (UNITS/AC.)	M.D.R. UNITS	M.D.R. DENSITY (UNITS/AC.)	H.D.R. UNITS	H.D.R. DENSITY (UNITS/AC.)	COM./OFF. (SQ. FT./AC.)
NEIGHBORHOOD CENTER:	14.94 AC.	-0-	-0-	225	15.0	-0-	-0-	100,000
MIXED RESIDENTIAL: (LOW DENSITY)	3.41 AC.	17	5.0	-0-	-0-	-0-	-0-	-0-
MIXED RESIDENTIAL: (MEDIUM DENSITY)	58.46 AC.	-0-	-0-	402	6.9	-0-	-0-	-0-
NEIGHBORHOOD EDGE:	17.28 AC.	105	6.1	-0-	N/A	-0-	N/A	-0-
COMMON OPEN SPACE:	23.52 AC.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
T.N.D. TOTALS:	117.61 AC.	105	0.9	644	5.5	-0-	-0-	100,000

LOW DENSITY RESIDENTIAL (L.D.R.) (LESS THAN 8 UNITS/ACRE)
MEDIUM DENSITY RESIDENTIAL (M.D.R.) (8 - 17 UNITS/ACRE)
HIGH DENSITY RESIDENTIAL (H.D.R.) (GREATER THAN 17 UNITS/ACRE)
COMMERCIAL/OFFICE (COM./OFF.) SQ. FT. - BLDG. FOOTPRINT ONLY

ALLOWABLE RESIDENTIAL UNITS:
SINGLE-FAMILY: 376 UNITS
TWO-FAMILY: 4 UNITS
TOWN-OME: 77 UNITS
MULTI-FAMILY: 293 UNITS

PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, RECORDING PURPOSES OR FOR ANY PURPOSE OTHER THAN REVIEW UNTIL IT IS SIGNED AND SEALED BY A PERSON LICENSED IN THE PROFESSION OF ENGINEERING
COREY BLANCHARD, P.E. LA REG. No. 30639

STATE OF LOUISIANA
COREY BLANCHARD
REG. No. 30639
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

Corey Blanchard
7/31/19

4	09-15-18	REVISED PER SITE ADJUSTMENTS	C.B.
5	11-29-18	REVISED LAND USE, UPDATED LABELS FOR PLAN QUALITY, AND UPDATED CALCULATIONS	C.B.
6	07-31-19	EXTENDED ROUZAN ROAD TO ALIGN WITH LANDUSE CHANGES, UPDATED SHEETS	C.B.

DESIGNED	C.B.	
CHECKED	C.B.	
DETAILED	C.B.	
CHECKED	C.B.	
DATE	11/20/18	
SHEET	1 OF 10	

REVISION DESCRIPTION | BY

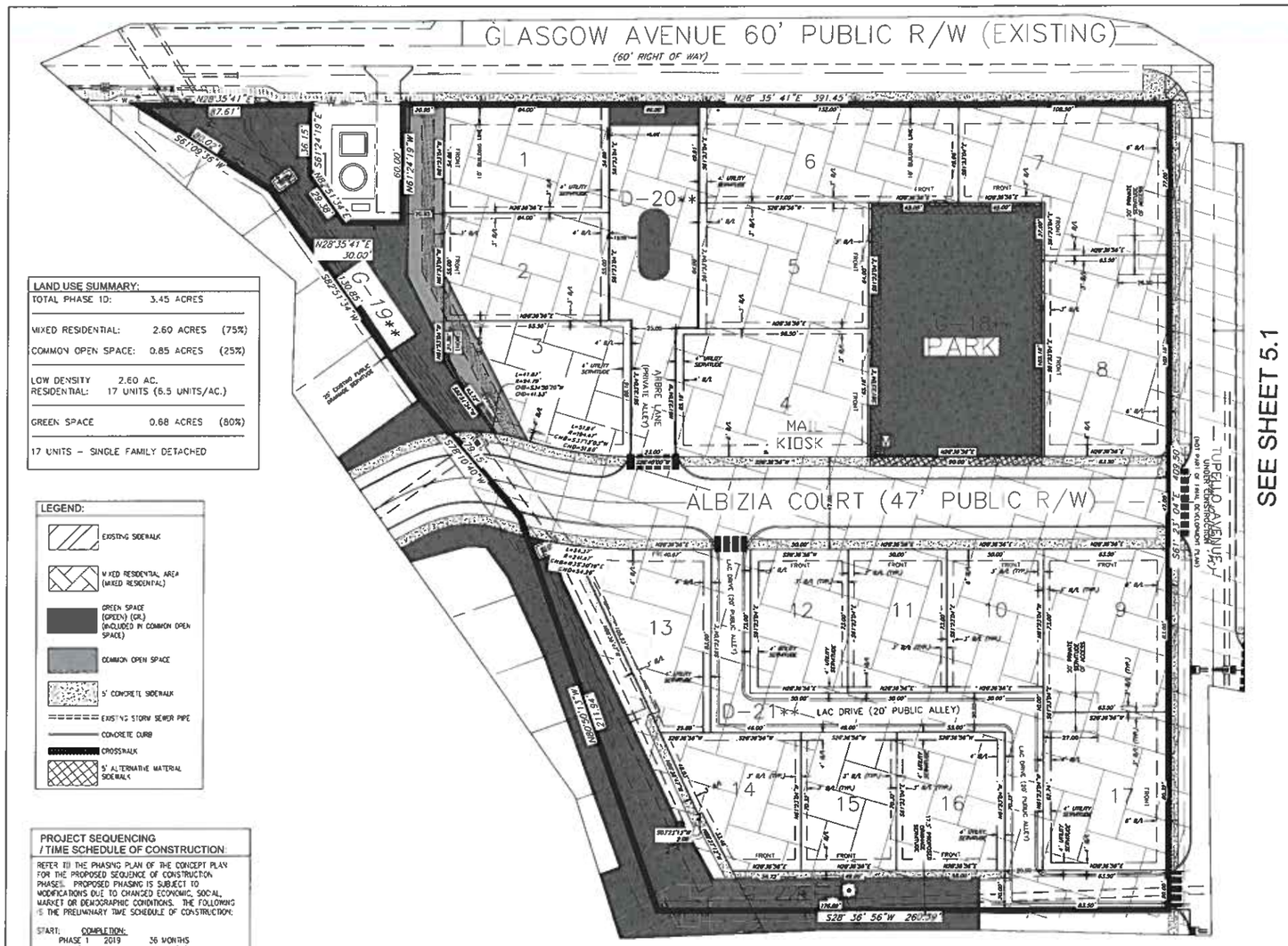
SHEET NUMBER 4.0

PARISH/COUNTY: EAST BATON ROUGE
CITY: BATON ROUGE
PROJECT: 11409.8

ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 1D - FINAL DEVELOPMENT PLAN
APPROVED CONCEPT PLAN

SJB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1304 · BLUM ROAD · LA 70809
(225) 769-1308 · FAX (225) 769-2486

G:\PROJECTS\11-09-8 ROUZAN COMMERCIAL WRC TUPELO\PLANS\ TRADITIONAL NEIGHBORHOOD DEVELOPMENT PLAN\FDP-1-8_APP-1-10-18.DWG SAVED: 25 JULY 2019 BY: CBLANCHARD



LAND USE SUMMARY:		
TOTAL PHASE 1D:	3.45 ACRES	
MIXED RESIDENTIAL:	2.60 ACRES	(75%)
COMMON OPEN SPACE:	0.85 ACRES	(25%)
LOW DENSITY RESIDENTIAL:	2.60 AC. 17 UNITS (6.5 UNITS/AC.)	
GREEN SPACE	0.68 ACRES	(80%)
17 UNITS - SINGLE FAMILY DETACHED		

LEGEND:

- EXISTING SIDEWALK
- MIXED RESIDENTIAL AREA (MIXED RESIDENTIAL)
- GREEN SPACE (GREEN) (GR.) (INCLUDED IN COMMON OPEN SPACE)
- COMMON OPEN SPACE
- 5' CONCRETE SIDEWALK
- EXISTING STORM SEWER PIPE
- CONCRETE CURB
- CROSSWALK
- 5' ALTERNATIVE MATERIAL SIDEWALK

PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:

REFER TO THE PHASING PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGED ECONOMIC, SOCIAL, MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION:

START:	COMPLETION:	
PHASE 1	2019	36 MONTHS
PHASE 2	2020	12 MONTHS
PHASE 3	COMPLETED	
PHASE 4	2019	12 MONTHS
PHASE 5	2019	12 MONTHS
PHASE 6	2020	12 MONTHS
PHASE 7	2020	12 MONTHS
PHASE 8	2020	12 MONTHS
PHASE 9	2022	12 MONTHS
PHASE 10	2020	12 MONTHS

STATEMENT OF OBJECTIVES:

ROUZAN "TRADITIONAL NEIGHBORHOOD DEVELOPMENT (T.N.D.) HAS AN OVERALL PROJECT AREA OF 117.64 ACRES WITH THE FINAL DEVELOPMENT PLAN FOR PHASE 1D CONTAINING 2.60 ACRES OF THE TOTAL 24.27 ACRES OF PHASE 1 (PHASE 1D ONLY) WHICH IS A PORTION OF TRACTS R2-3-C, R2-3-E, AND R2-3-B. THE NUMBER OF ACRES DEVOTED TO THE VARIOUS CATEGORIES OF LAND USE SHOWN ON THE FINAL DEVELOPMENT PLAN FOR THE PHASE 1D IS AS FOLLOWS: MIXED RESIDENTIAL - 2.60 ACRES (75%) AND OPEN SPACE - 0.85 ACRES (25%). THE USES PROPOSED FOR PHASE 1D ROUZAN T.N.D. WILL COMPLY WITH THE ZONING CLASSES APPROVED WITHIN THE CONCEPT PLAN FOR ROUZAN T.N.D.

ROUZAN T.N.D. FINAL DEVELOPMENT PLAN FOR PHASE 1D WILL CONSIST OF SEVENTEEN (17) RESIDENTIAL UNITS (17 LOTS). THE RESIDENTIAL BREAKDOWN IS AS LOW DENSITY RESIDENTIAL UNITS. PHASE 1D WILL CONTAIN ZERO (0) SQUARE FEET OF OFFICE/COMMERCIAL/CIVIC USAGE. THE TYPE OF USES TO BE CONSTRUCTED AS AFOREMENTIONED ARE RESIDENTIAL.

THE SEQUENCING OF THE CONSTRUCTION IS AN ANTICIPATED START CONSISTING OF CLEARING AND EARTHWORKS OF PHASE 1D WITHIN THE FIRST QUARTER OF 2019 WITH THE COMPLETION OF PHASE 1D INFRASTRUCTURE BY THE FOURTH QUARTER OF 2019.

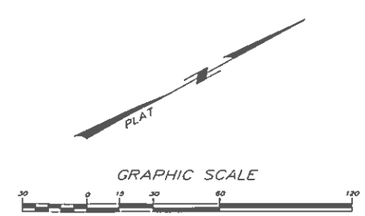
THE STREETS/ROADS/PEDESTRIAN WAYS LOCATED WITHIN THE MIXED RESIDENTIAL AREAS SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 1D ARE PROPOSED TO BE DEDICATED TO THE PUBLIC FOR OWNERSHIPS AND MAINTENANCE. A SMALLER PORTION OF STREETS, ALLEYS, AND PEDESTRIAN WALKWAYS WITHIN THE TND WILL BE DESIGNATED AS PRIVATE ON FINAL DEVELOPMENT PLAT AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ROUZAN PROPERTY OWNERS ASSOCIATION.

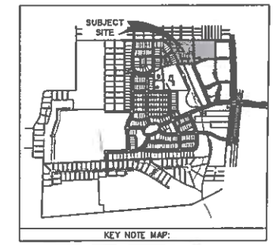
THE METHOD OF GOVERNING THE USE, MAINTENANCE, AND CONTINUED PROTECTION OF THE COMMON AREA AND COMMUNITY SERVING FACILITIES WILL BE ESTABLISHED BY THE ROUZAN COMMUNITY OPERATING AGREEMENT WHICH HAS BEEN OR WILL BE RECORDED WITH THE OFFICE OF THE CLERK OF COURT OF EAST BATON ROUGE PARISH, STATE OF LOUISIANA (THE "COMMUNITY OPERATING AGREEMENT").

SEPARATE DECLARATIONS FOR THE RESIDENTIAL PROPERTY WITHIN ROUZAN (THE "RESIDENTIAL DECLARATION") AND THE BUSINESS DISTRICT WITHIN ROUZAN (THE "NON-RESIDENTIAL DECLARATIONS") HAS BEEN OR WILL BE RECORDED TO CREATE A RESIDENTIAL OWNERS ASSOCIATION (THE "NEIGHBORHOOD ASSOCIATION") TO REGULATE AND MAINTAIN THE RESIDENTIAL PORTIONS OF ROUZAN AND CREATE A BUSINESS OWNERS ASSOCIATION ("THE "BUSINESS ASSOCIATION") TO REGULATE AND MAINTAIN THE COMMERCIAL PORTIONS OF ROUZAN. THE NEEDS OF ROUZAN IS MET PRIMARILY BY THESE TWO SEPARATE ENTITIES.

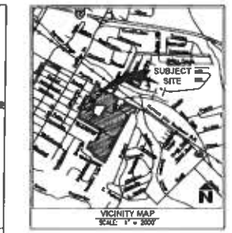
UNDER THE TERMS OF THE RESIDENTIAL DECLARATION, THE NEIGHBORHOOD ASSOCIATION MAINTAINS ALL OF THE NEIGHBORHOOD ASSOCIATION COMMON AREAS, OR NEIGHBORHOOD COMMONS,"INCLUDING OPEN SPACE, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE NEIGHBORHOOD ASSOCIATION ALSO HELPS PRESERVE THE NEIGHBORHOOD HARMONY BY FACILITATING NEIGHBORHOOD DISCUSSION, STIMULATING AN UNDERSTANDING OF THE NEIGHBORHOOD GOALS AND ENFORCING THE COVENANTS WHEN NECESSARY.

THE BUSINESS ASSOCIATION MEETS THE SPECIAL NEEDS OF THE COMMERCIAL PROPERTIES WITHIN ROUZAN, AS PROVIDED BY THE ROUZAN NON-RESIDENTIAL DECLARATION. THE BUSINESS ASSOCIATION PROVIDES COMMUNAL-TYPE MAINTENANCE AND SERVICES APPROPRIATE TO THE BUSINESS INCLUDING MAINTAINING ALL OF THE BUSINESS COMMON AREAS OR "BUSINESS COMMONS," WHICH INCLUDE OPEN SPACES, ALLEYS, PARKS, AND RECREATIONAL FACILITES. THE BUSINESS ASSOCIATION MAY ALSO FUNCTION AS A MERCHANTS' ASSOCIATION FOR ADVERTISING AND BUSINESS DEVELOPMENT. TOGETHER, THE NEIGHBORHOOD COMMONS AND THE BUSINESS COMMONS SHALL CONSTITUTE THE "ROUZAN COMMONS."





KEY NOTE MAP:



VICINITY MAP
SCALE: 1" = 3000'

MAIL KIOSK @

CENTRALIZED MAIL KIOSK:
LOCATION OF MAIL KIOSK WILL BE DETERMINED AFTER COLLABORATION WITH UNITED STATES POST MASTER. PRELIMINARY LOCATION(S) ARE INDICATED AS @ MAIL KIOSK SHALL BE 60" IN HEIGHT. STREET PARKING ACCESS FOR MAIL KIOSK PROVIDED.

CROSSWALKS:
CROSSWALKS SHALL BE DESIGNED WITH CLEARLY DEFINED EDGES, WELL LIT AND CLEARLY MARKED WITH CONTRASTING PAVING MATERIALS.

OFF-STREET PARKING:
N/A - THE PHASE SHOWN HEREON WILL HAVE SINGLE-FAMILY RESIDENTIAL USES ONLY.

ARCHITECTURAL GUIDELINES:
FOR ARCHITECTURAL GUIDELINES REFER TO THE GUIDELINES FOR ROUZAN T.N.D. SUBMITTED AS A SUPPLEMENTAL DOCUMENT TO THE CONCEPT PLAN FOR ROUZAN T.N.D.

SITE LIGHTING:
REFERENCE PLAN FOR APPROXIMATE LOCATION OF STREET LIGHTING. LOCATION IS SUBJECT TO ENGINEERING DESIGN. STREET LIGHTS SHALL BE 8-FT ABOVE GRADE WITH A LANTERN STYLE FIXTURE (0° ANGLE). SEE SUPPLEMENTAL DOCUMENTATION FOR STREET LIGHTING SPECIFICATIONS.

SIDEWALKS:
SIDEWALKS SHOWN HEREON SHALL BE A MINIMUM OF 5-FT-WIDE, CONSTRUCTED WITH 4-IN-THICK CONCRETE, AND SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. SIDEWALK ON TRACT C-19 TO BE ALTERNATIVE MATERIAL FOR TREE PRESERVATION.

REFUSE AREAS:
THIS SECTION IS NOT APPLICABLE:
(NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)

LOCATION: N/A SIZE: N/A SCREENING: N/A

COMMERCIAL BUILDINGS:
THIS SECTION IS NOT APPLICABLE:
(NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)

USE: N/A NO. OF STORIES: N/A
SIZE: N/A 3D-SITE: N/A
LOCATION: N/A 30. FT/AC: N/A
NO. OF BUILDINGS: ZERO (0) ENTRY BUILDINGS: N/A
BLDG. HEIGHT: N/A

TRASH-GARBAGE MAINTENANCE:
TRASH/GARBAGE WILL BE COLLECTED BY EACH AND INDIVIDUAL LOT OWNER USING THE CITY/PARISH PROVIDED TRASH RECEPTACLE AND PLACED CURBSIDE FOR COLLECTION BY THE CITY/PARISH ON THE SCHEDULED DAY(S) OF EACH WEEK.

SIGNAGE:
SIGNAGE SHALL INCLUDE TYPICAL TRAFFIC CONTROL AND STREET IDENTIFICATION SIGNAGE FOR PUBLIC STREETS THAT SHALL ADHERE TO THE ARCHITECTURAL STANDARDS SET FORTH BY THE ROUZAN DESIGN GUIDELINES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATION WILL BE DETERMINED UPON DETAILED ENGINEERED DESIGN. NO SUBDIVISION SIGNAGE PROPOSED.

BUILDING HEIGHT:
MAXIMUM HEIGHT OF RESIDENCES: 35FT.
MAXIMUM STORIES: 3-STORIES

MINIMUM SETBACKS:

FRONT YARD:	
6-FT.:	LOTS 9-17
3-FT	LOTS 1-8
REAR YARD:	
10-FT.:	LOTS 6-7
6-FT.:	LOTS 8
4-FT.:	LOTS 1-5, 10-12, 14-17
3-FT.:	LOTS 9, 13
SIDE YARD:	
3-FT.:	LOTS 1-17
SIDE YARD FACING STREET:	
10-FT.:	LOTS 1
6-FT.:	LOTS 3-4, 7-9
4-FT.:	LOTS 12-13, 15-17

TND NOTES:

1) CONDITIONS, COVENANTS, AND RESTRICTIONS FOR ALL THE PROPERTY WITHIN A TND DISTRICT SHALL BE FILED IN THE PARISH RECORDS BY THE OWNER BEFORE A LOT IS SOLD AND/OR A BUILDING PERMIT IS ISSUED.

2) IN ADDITION TO OTHER TERMS AND CONDITIONS ACCEPTABLE TO THE APPLICANT, THE CONDITIONS, COVENANTS, AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MANDATORY MEMBERSHIP FOR EACH PROPERTY OWNER, GOVERNED BY ARTICLES OF INCORPORATION AND BYLAWS, WHICH SHALL:

A) BE ORGANIZED BY THE APPLICANT AND OPERATED WITH A FINANCIAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND;
B) PROVIDE FOR THE CONDITIONS AND TIMING OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS;
C) BE RESPONSIBLE FOR MAINTENANCE OF INSURANCE AND TAXES ON ALL COMMON OPEN SPACE, ENFORCEABLE BY LIENS PLACED ON THE ASSOCIATION BY THE PARISH, AS PROVIDED IN THE ASSOCIATION BYLAWS;
D) AT ALL TIMES, CAUSE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND;
E) ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMITY WITH THE REQUIREMENTS OF THIS ORDINANCE WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS OF THE ASSOCIATION OR THE ARCHITECTURAL CONTROL COMMITTEE, AS DESCRIBED BELOW;
F) CREATE AND ARCHITECTURAL CONTROL COMMITTEE TO REVIEW DEVELOPMENT FOR COMPLIANCE WITH THE DESIGN STANDARDS TO ISSUE CERTIFICATES OF APPROVAL AND TO REVIEW AND APPROVE THE DEVELOPMENT'S ARCHITECT, DESIGNER, AND/OR OTHER PROFESSIONALS CONTRIBUTING TO THE DEVELOPMENT;
G) PROVIDE FOR OWNERSHIP, DEVELOPMENT, MANAGEMENT, AND MAINTENANCE OF PRIVATE OPEN SPACE (EXCEPT PLAZAS OWNED BY INDIVIDUAL PROPERTY OWNERS) COMMUNITY PARKING FACILITIES, COMMUNITY MEETING HALL, AND OTHER COMMON AREA;
H) PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PROPERTY WITHIN THE TND, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETSCAPE;
I) REQUIRE THE COLLECTION OF ASSESSMENTS FROM MEMBERS IN AN AMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS; AND
J) BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS.

REGISTERED PROFESSIONAL:
THIS PLAN/DOCUMENT HAS BEEN PREPARED FOR CITY/PARISH PLANNING AND/OR ZONING PURPOSES ONLY. THE USE OF THIS PLAN/DOCUMENT FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF ANY PERMIT IS STRICTLY PROHIBITED. THIS PLAN/DOCUMENT HAS BEEN PREPARED BY THE REGISTERED ENGINEER, SURVEYOR, AND/OR LANDSCAPE ARCHITECT NOTED HEREON AND SIGNATURE OF SAID REGISTERED PROFESSIONAL DOES NOT DEEM THE PLAN/DOCUMENT AN OFFICIAL ENGINEERING, SURVEYING, OR LANDSCAPING PLAN/DOCUMENT.

NOTES:

1. ALL LOTS ARE LOW DENSITY RESIDENTIAL. LDR IS CLASSIFIED AS BEING LESS THAN 8 UNITS/ACRE. DENSITY FOR PHASE 1D IS 17 LOTS/3.41 AC = 5.00 UNITS/AC. GREEN SPACE IS LOCATED WITHIN COMMON OPEN SPACE CALCULATIONS.
2. LOTS LABELED AS G-18, G-19, D-20, AND D-21 DENOTES LOTS THAT NO BUILDING WILL BE CONSTRUCTED ON.
3. IF A FRONT-LOAD GARAGE IS PROVIDED, THE GARAGE DOORS SHALL BE SET BACK AT LEAST 25 FEET FROM THE STREET. UDC PAGE 8-70.
4. NO NEIGHBORHOOD SIGN IS PROPOSED IN THIS PHASE.

PRELIMINARY
THIS DOCUMENT IS BEING RELEASED FOR REVIEW PURPOSES ONLY. COREY BLANCHARD, P.E. LA REG. No. 38639

STATE OF LOUISIANA
COREY BLANCHARD
REG. No. 38639
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

2/28/19

SHEET NUMBER 5.0

PARISH/COUNTY: EAST BATON ROUGE
CITY: BATON ROUGE
PROJECT: 11409.8

ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 1D - FINAL DEVELOPMENT PLAN

FINAL DEVELOPMENT PLAN

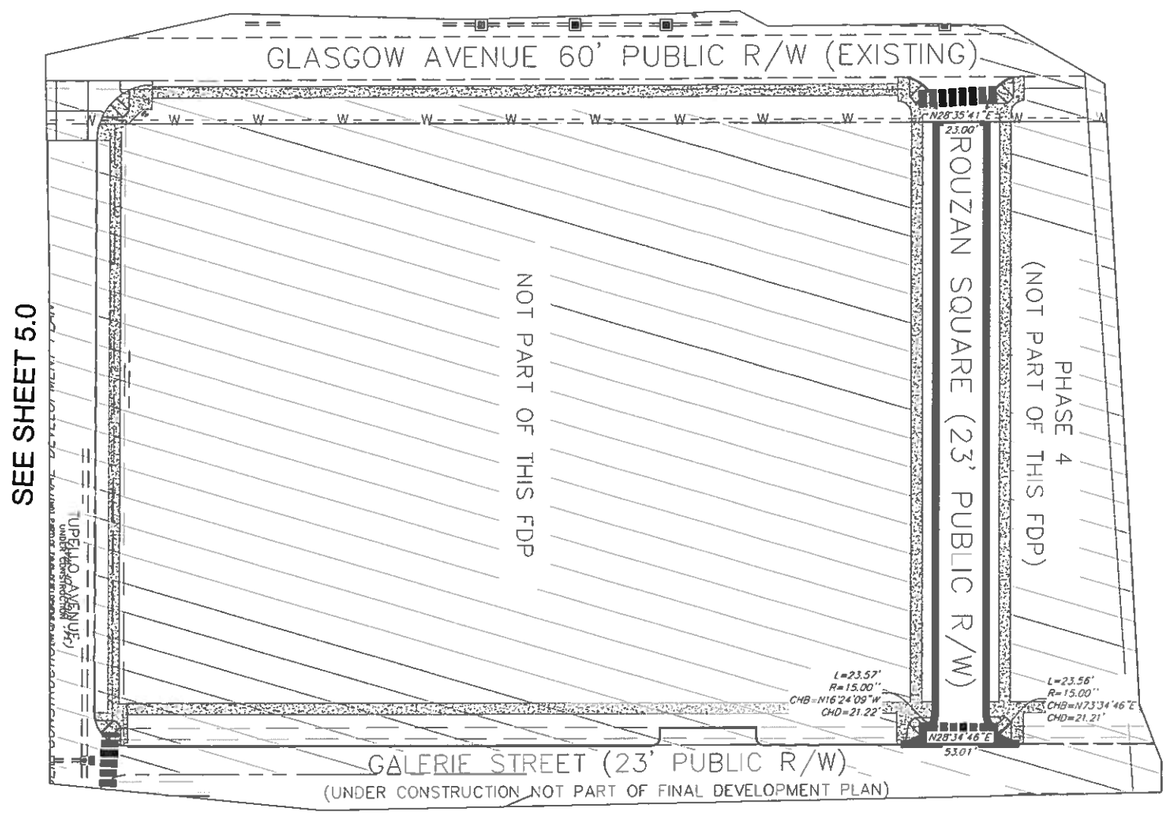
STB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1726 - BATON ROUGE, LA 70821 - (225) 388-2448 - FAX (225) 388-2488

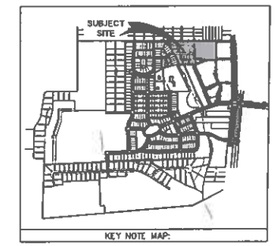
DESIGNED	MJH
CHECKED	CJB
DETAILED	MJH
CHECKED	CJB
DATE	2-28-19
SHEET	5 OF 16

REVISION DESCRIPTION	BY

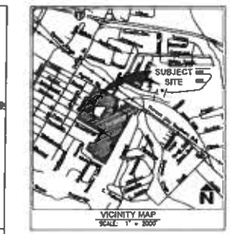
© G:\CIVIL\PROJECTS\11409_8 ROUZAN-COMMUNAL WSC TRADITIONAL\DWG\ROUZAN TRADITIONAL DEVELOPMENT PLAN\FDP_SHEETS\FDP_11409.8.DWG MAR-21-2019 WEDNESDAY

LAND USE SUMMARY:		
TOTAL PHASE 1D:	3.45 ACRES	
LOW RESIDENTIAL:	2.60 ACRES	(75%)
COMMON OPEN SPACE:	0.85 ACRES	(25%)
MEDIUM DENSITY RESIDENTIAL:	2.60 AC. 17 UNITS (6.5 UNITS/AC.)	
GREEN SPACE	0.68 ACRES	(80%)
17 UNITS – SINGLE FAMILY DETACHED		





KEY NOTE MAP:



VICINITY MAP
SCALE: 1" = 3000'

MAIL KIOSK @

CENTRALIZED MAIL KIOSK:

LOCATION OF MAIL KIOSK WILL BE DETERMINED AFTER COLLABORATION WITH UNITED STATES POST MASTER. PRELIMINARY LOCATION(S) ARE INDICATED AS @. MAIL KIOSK SHALL BE 42" IN HEIGHT. STREET PARKING ACCESS FOR MAIL KIOSK PROVIDED.

CROSSWALKS:

CROSSWALKS SHALL BE DESIGNED WITH CLEARLY DEFINED EDGES, WELL LIT AND CLEARLY MARKED WITH CONTRASTING PAVING MATERIALS.

SITE LIGHTING:

REFERENCE PLAN FOR APPROXIMATE LOCATION OF STREET LIGHTING. LOCATION IS SUBJECT TO ENGINEERING DESIGN. STREET LIGHTS SHALL BE 8-FT. ABOVE GRADE W/ IN A LANTERN STYLE FIXTURE (0° ANGLE). SEE SUPPLEMENTAL DOCUMENTATION FOR STREET LIGHTING SPECIFICATIONS.

SIDEWALKS:

SIDEWALKS SHOWN HEREON SHALL BE A MINIMUM OF 5'-FT.-WIDE, CONSTRUCTED WITH 4-IN.-THICK CONCRETE, AND SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

SIGNAGE:

SIGNAGE WHILE INCLUDE TYPICAL TRAFFIC CONTROL AND STREET IDENTIFICATION SIGNAGE FOR PUBLIC STREETS THAT SHALL ADHERE TO THE ARCHITECTURAL STANDARDS SET FORTH BY THE ROUZAN DESIGN GUIDELINES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATION WILL BE DETERMINED UPON DETAILED ENGINEERED DESIGN. NO SUBDIVISION SIGNAGE PROPOSED.

NOTE:

NO NEIGHBORHOOD SIGN IS PROPOSED FOR THIS PHASE.

LEGEND:

- EXISTING SIDEWALK
- MIXED RESIDENTIAL AREA (MIXED RESIDENTIAL)
- GREEN SPACE (GREEN) (OR) (INCLUDED IN COMMON OPEN SPACE)
- COMMON OPEN SPACE
- 5' CONCRETE SIDEWALK
- EXISTING STORM SEWER PIPE
- CONCRETE CURB
- CROSSWALK
- 5' ALTERNATIVE MATERIAL SIDEWALK

PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:

REFER TO THE PHASING PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGED ECONOMIC, SOCIAL, MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION:

START:	COMPLETION:	
PHASE 1	2019	36 MONTHS
PHASE 2	2020	12 MONTHS
PHASE 3	COMPLETED	
PHASE 4	2019	12 MONTHS
PHASE 5	2019	12 MONTHS
PHASE 6	2020	12 MONTHS
PHASE 7	2020	12 MONTHS
PHASE 8	2020	12 MONTHS
PHASE 9	2022	12 MONTHS
PHASE 10	2020	12 MONTHS

TND NOTES:

1) CONDITIONS, COVENANTS, AND RESTRICTIONS FOR ALL THE PROPERTY WITHIN A TND DISTRICT SHALL BE FILED IN THE PARISH RECORDS BY THE OWNER BEFORE A LOT IS SOLD AND/OR A BUILDING PERMIT IS ISSUED.

2) IN ADDITION TO OTHER TERMS AND CONDITIONS ACCEPTABLE TO THE APPLICANT, THE CONDITIONS, COVENANTS AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MANDATORY MEMBERSHIP FOR EACH PROPERTY OWNER, GOVERNED BY ARTICLES OF INCORPORATION AND BYLAWS, WHICH SHALL:

A) BE ORGANIZED BY THE APPLICANT AND OPERATED WITH A FINANCIAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND;
B) PROVIDE FOR THE CONDITIONS AND TIMING OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS;
C) BE RESPONSIBLE FOR MAINTENANCE OF, INSURANCE AND TAXES ON ALL COMMON OPEN SPACE, ENFORCEABLE BY LIENS PLACED ON THE ASSOCIATION BY THE PARISH, AS PROVIDED IN THE ASSOCIATION BYLAWS;
D) AT ALL TIMES, CAUSE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND;
E) ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMITY WITH THE REQUIREMENTS OF THIS ORDINANCE WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL, BY THE BOARD OF DIRECTORS OF THE ASSOCIATION OR THE ARCHITECTURAL CONTROL COMMITTEE, AS DESCRIBED BELOW;
F) CREATE AND ARCHITECTURAL CONTROL COMMITTEE TO REVIEW DEVELOPMENT FOR COMPLIANCE WITH THE DESIGN STANDARDS TO ISSUE CERTIFICATES OF APPROVAL AND TO REVIEW AND APPROVE THE DEVELOPMENT'S ARCHITECT, DESIGNER, AND/OR OTHER PROFESSIONALS CONTRIBUTING TO THE DEVELOPMENT;
G) PROVIDE FOR OWNERSHIP, DEVELOPMENT, MANAGEMENT, AND MAINTENANCE OF PRIVATE OPEN SPACE (EXCEPT PLAZAS OWNED BY INDIVIDUAL PROPERTY OWNERS) COMMUNITY PARKING FACILITIES, COMMUNITY MEETING HALL, AND OTHER COMMON AREA;
H) PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PROPERTY WITHIN THE TND, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETSCAPE;
I) REQUIRE THE COLLECTION OF ASSESSMENTS FROM MEMBERS IN AN AMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS; AND
J) BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS.

REGISTERED PROFESSIONAL:

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STATEMENT OF OBJECTIVES:

ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (T.N.D.) HAS AN OVERALL PROJECT AREA OF 117.61 ACRES WITH THE FINAL DEVELOPMENT PLAN FOR PHASE 1D CONTAINING 2.69 ACRES OF THE TOTAL 24.27 ACRES OF PHASE 1 (PHASE 1D ONLY) WHICH IS A PORTION OF TRACTS R2-3-C, R2-3-E, AND R2-3-B. THE NUMBER OF ACRES DEVOTED TO THE VARIOUS CATEGORIES OF LAND USE SHOWN ON THE FINAL DEVELOPMENT PLAN FOR THE PHASE 1D IS AS FOLLOWS: MIXED RESIDENTIAL – 2.60 ACRES (75%) AND OPEN SPACE – 0.85 ACRES (25%). THE USES PROPOSED FOR PHASE 1D ROUZAN T.N.D. WILL COMPLY WITH THE ZONING CLASSES APPROVED WITHIN THE CONCEPT PLAN FOR ROUZAN T.N.D.

ROUZAN T.N.D. FINAL DEVELOPMENT PLAN FOR PHASE 1D WILL CONSIST OF SEVENTEEN (17) RESIDENTIAL UNITS (17 LOTS). THE RESIDENTIAL BREAKDOWN IS 17 LOW DENSITY RESIDENTIAL UNITS. PHASE 1D WILL CONTAIN ZERO (0) SQUARE FEET OF OFFICE/COMMERCIAL/CIVIC USAGE. THE TYPE OF USES TO BE CONSTRUCTED AS AFOREMENTIONED ARE RESIDENTIAL.

THE SEQUENCING OF THE CONSTRUCTION IS AN ANTICIPATED START CONSISTING OF CLEARING AND EARTHWORKS OF PHASE 1D WITHIN THE FIRST QUARTER OF 2018 WITH THE COMPLETION OF PHASE 1D INFRASTRUCTURE BY THE FOURTH QUARTER OF 2019.

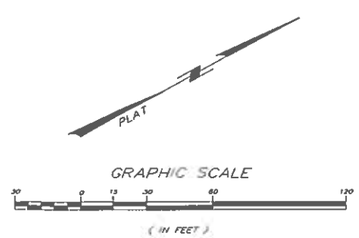
THE STREETS/ROADS/PEDESTRIAN WAYS LOCATED WITHIN THE MIXED RESIDENTIAL AREAS SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 1D ARE PROPOSED TO BE DEDICATED TO THE PUBLIC FOR OWNERSHIPS AND MAINTENANCE. A SMALLER PORTION OF STREETS, ALLEYS, AND PEDESTRIAN WALKWAYS WITHIN THE TND WILL BE DESIGNATED AS PRIVATE ON FINAL DEVELOPMENT PLAT AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ROUZAN PROPERTY OWNERS ASSOCIATION.

THE METHOD OF OWNERSHIP, THE USE, MAINTENANCE, AND CONTINUED PROTECTION OF THE COMMON AREA AND COMMUNITY SERVING FACILITIES WILL BE ESTABLISHED BY THE ROUZAN COMMUNITY OPERATING AGREEMENT WHICH HAS BEEN OR WILL BE RECORDED WITH THE OFFICE OF THE CLERK OF COURT OF EAST BATON ROUGE PARISH, STATE OF LOUISIANA ("THE COMMUNITY OPERATING AGREEMENT").

SEPARATE DECLARATIONS FOR THE RESIDENTIAL PROPERTY WITHIN ROUZAN ("THE RESIDENTIAL DECLARATION") AND THE BUSINESS DISTRICT WITHIN ROUZAN ("THE NON-RESIDENTIAL DECLARATIONS") HAS BEEN OR WILL BE RECORDED TO CREATE A RESIDENTIAL OWNERS ASSOCIATION ("THE NEIGHBORHOOD ASSOCIATION") TO REGULATE AND MAINTAIN THE RESIDENTIAL PORTIONS OF ROUZAN AND CREATE A BUSINESS OWNERS ASSOCIATION ("THE BUSINESS ASSOCIATION") TO REGULATE AND MAINTAIN THE COMMERCIAL PORTIONS OF ROUZAN. THE NEEDS OF ROUZAN IS MET PRIMARILY BY THESE TWO SEPARATE ENTITIES.

UNDER THE TERMS OF THE RESIDENTIAL DECLARATION, THE NEIGHBORHOOD ASSOCIATION MAINTAINS ALL OF THE NEIGHBORHOOD ASSOCIATION COMMON AREAS, OR NEIGHBORHOOD COMMONS, INCLUDING OPEN SPACE, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE NEIGHBORHOOD ASSOCIATION ALSO HELPS PRESERVE THE NEIGHBORHOOD HARMONY BY FACILITATING NEIGHBORHOOD DISCUSSION, STIMULATING AN UNDERSTANDING OF THE NEIGHBORHOOD GOALS AND ENFORCING THE COVENANTS WHEN NECESSARY.

THE BUSINESS ASSOCIATION MEETS THE SPECIAL NEEDS OF THE COMMERCIAL PROPERTIES WITHIN ROUZAN. AS PROVIDED BY THE ROUZAN NON-RESIDENTIAL DECLARATION, THE BUSINESS ASSOCIATION PROVIDES COMMERCIAL-TYPE MAINTENANCE AND SERVICES APPROPRIATE TO THE BUSINESS INCLUDING MAINTAINING ALL OF THE BUSINESS COMMON AREAS OR BUSINESS COMMONS, WHICH INCLUDE OPEN SPACES, ALLEYS, PARKS, AND RECREATIONAL FACILITES. THE BUSINESS ASSOCIATION MAY ALSO FUNCTION AS A MERCHANTS' ASSOCIATION FOR ADVERTISING AND BUSINESS DEVELOPMENT. TOGETHER, THE NEIGHBORHOOD COMMONS AND THE BUSINESS COMMONS SHALL CONSTITUTE THE "ROUZAN COMMONS".



PRELIMINARY

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COREY BLANCHARD
REG. No. 38039
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
STATE OF LOUISIANA

2/28/19

SHEET NUMBER 5.1

PARISH/COUNTY: EAST BATON ROUGE
CITY: BATON ROUGE
PROJECT: 11409.8

ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 1D - FINAL DEVELOPMENT PLAN

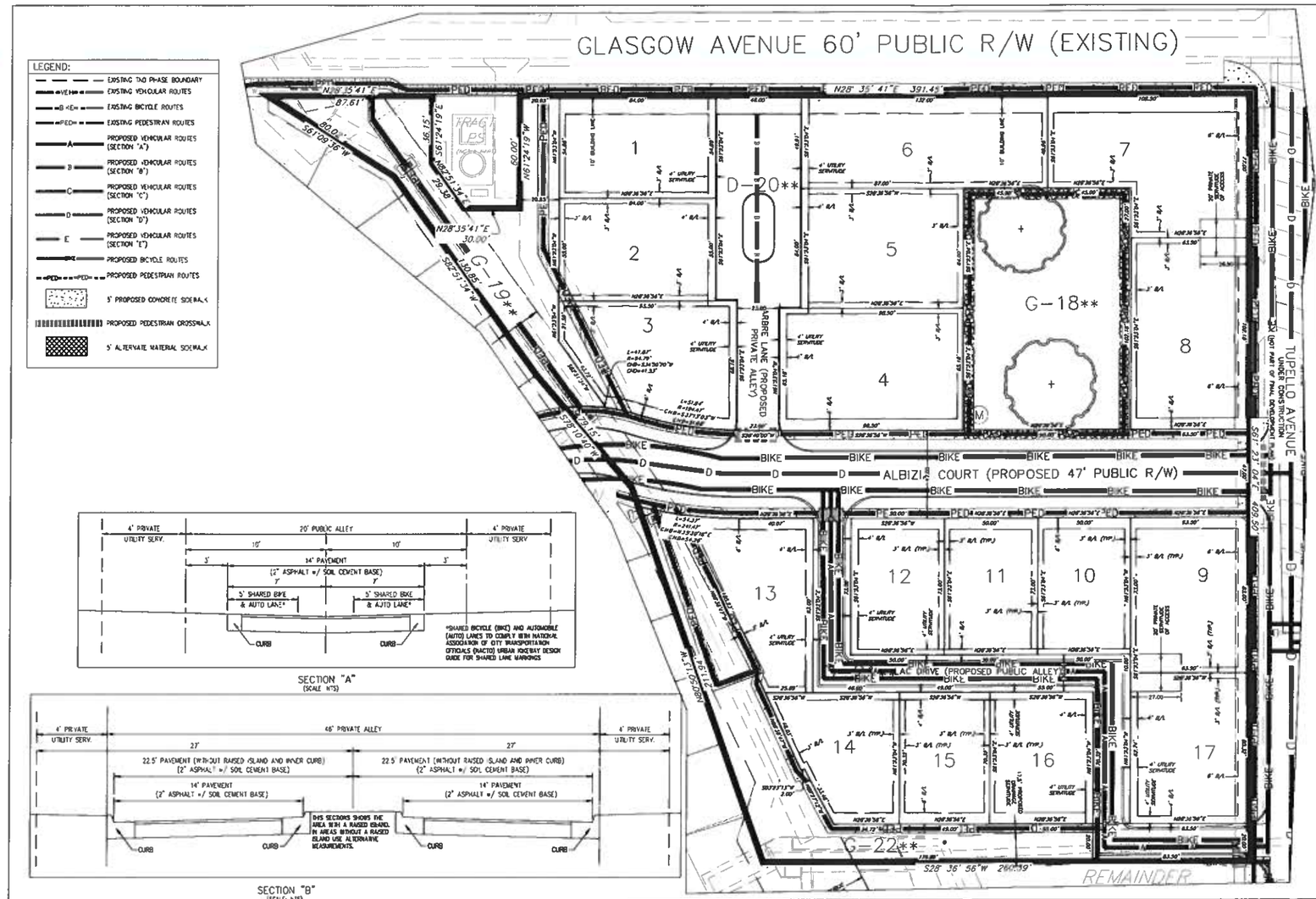
FINAL DEVELOPMENT PLAN

SJB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1751 • BATON ROUGE, LA. 70821 • (225) 766-3400 • FAX (225) 766-3406

DESIGNED	WAH
CHECKED	CJB
DETAILED	WAH
CHECKED	CJB
DATE	2-28-19
SHEET	6 OF 16

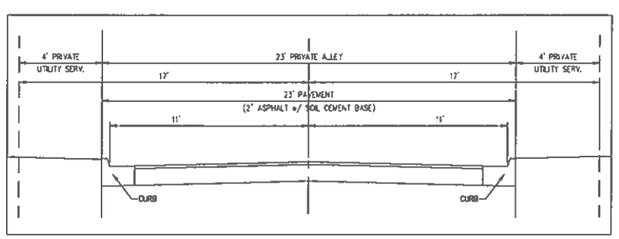
BY	REVISION DESCRIPTION

© G:\PROJECTS\11409.8 ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT\DWG\PLAN\PHASE 1D\FINAL DEVELOPMENT PLAN\FDP-1D.DWG, LAYOUT: 5.1 FDP, JAN 28, 2019 8:08AM WAHBLANCHARD



SECTION "A"
(SCALE: NTS)

SECTION "B"
(SCALE: NTS)



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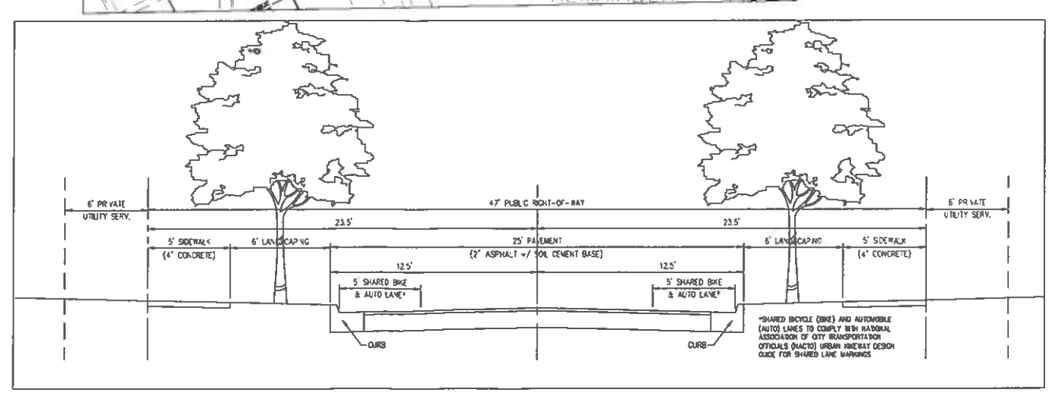

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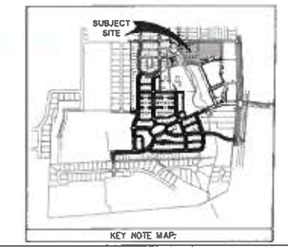

KEY NOTE MAP:

VICINITY MAP
SCALE: 1" = 2000'

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NOTES:

1. IF A FRONT-LOAD GARAGE IS PROVIDED, THE GARAGE DOORS SHALL BE SET BACK AT LEAST 25 FEET FROM THE STREET. UDC PAGE 8-70
2. BICYCLE CIRCULATION IS ON STREET SO PAVING WILL BE MARKED AND SIGNAGE INDICATING "BIKE MAY USE FULL LANE" WILL BE PROVIDED PER THE UDC PAGE 8-71.
3. CHARACTER AREA: SUBURBAN

PROPOSED RIGHTS-OF-WAY:

FOR DIMENSION(S) OF ALL RIGHTS-OF-WAY PROPOSED HEREIN, PLEASE REFER TO TYPICAL STREET SECTIONS.

STREET OWNERSHIP & MAINTENANCE:

ALL STREETS, ALLEYS, AND PEDESTRIAN WAYS LOCATED WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) AND DESIGNATED AS PUBLIC ON FINAL DEVELOPMENT PLANS SHALL BE DEDICATED FOR PUBLIC USE AFTER A ONE (1) YEAR MAINTENANCE PERIOD UPON COMPLETION OF CONSTRUCTION. ALL PUBLIC STREETS AND ALLEYS SHALL BE OWNED AND MAINTAINED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS. A SMALLER PORTION OF STREETS, ALLEYS, AND PEDESTRIAN WAYS WITHIN THE TND WILL BE DESIGNATED AS PRIVATE ON FINAL DEVELOPMENT PLANS AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ROUZAN PROPERTY OWNER'S ASSOCIATION.

SIDEWALKS:

FOR THE LOCATION AND DIMENSION(S) OF ALL SIDEWALKS PROPOSED HEREIN, PLEASE REFER TO THE STREET SECTIONS HEREON. SIDEWALKS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE EBR UNIFIED DEVELOPMENT CODE.

OFF-STREET PARKING:

N/A – THE PHASE SHOWN HEREON WILL HAVE SINGLE-FAMILY RESIDENTIAL USES ONLY.

SINGLE-FAMILY PARKING:

THE SINGLE-FAMILY PARKING REQUIREMENT OF TWO (2) SPACES WILL BE ON EACH INDIVIDUAL LOT EITHER WITHIN THE RESIDENTIAL STRUCTURE (i.e. GARAGE, CARPORT) OR ON PAVED SURFACES (i.e. DRIVEWAY) WITHIN THE LIMITS OF THE LOT.

VEHICULAR CIRCULATION:

ALL STREETS ARE DESIGNATED FOR TWO-WAY TRAFFIC UNLESS NOTED OTHERWISE.

MASS TRANSIT:

CATS ROUTE 17 IS AVAILABLE FOR MASS TRANSIT ALONG PERKINS ROAD, APPROXIMATELY 1700 FEET FROM PROPOSED PHASE 1D.

PLAT

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 ft.

PRELIMINARY

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COREY BLANCHARD, P.E. LA REG No. 38039

STATE OF LOUISIANA
COREY BLANCHARD
REG. No. 38039
REGISTERED PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

3/28/19

SHEET NUMBER 6.0

PARISH/COUNTY: EAST BATON ROUGE
CITY: BATON ROUGE
PROJECT: 11409.8

ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 1D - FINAL DEVELOPMENT PLAN
CIRCULATION PLAN

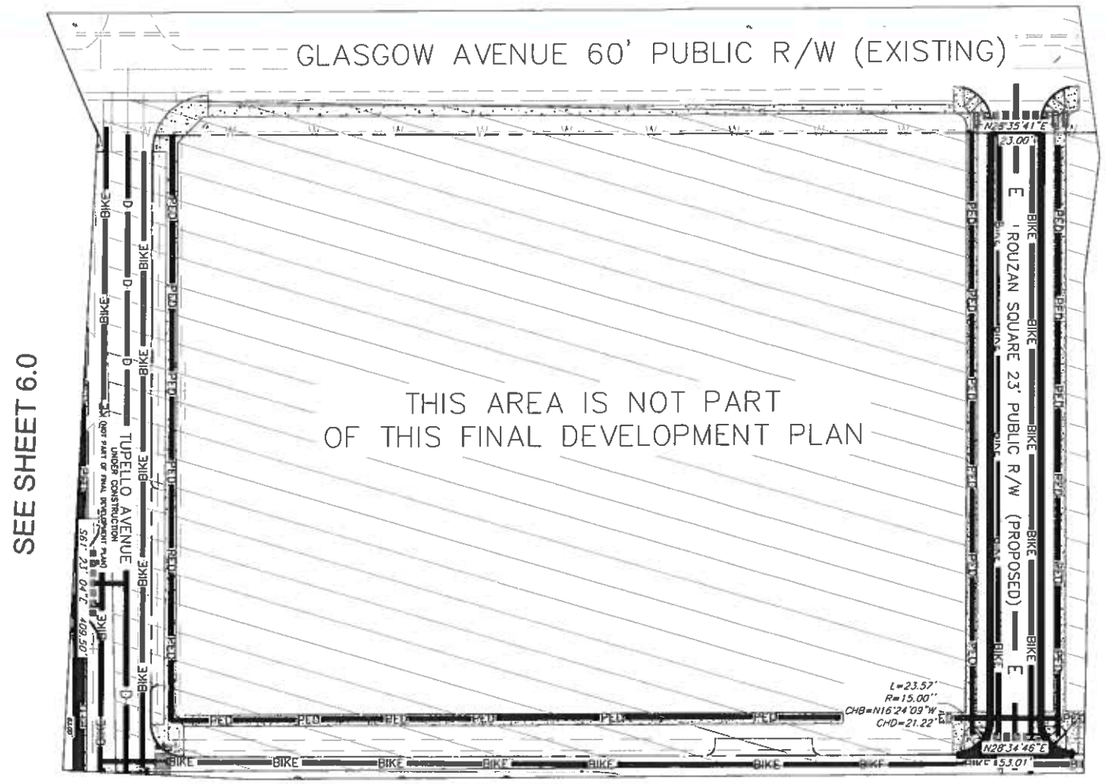
STB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 159 • BATON ROUGE, LA. 70821 • (225) 388-1400 • FAX (225) 388-1500

DESIGNED	NAN
CHECKED	CJB
DETAILED	NAN
CHECKED	CJB
DATE	2-28-19
SHEET	7 OF 16

REVISION DESCRIPTION | BY

LEGEND:

- EXISTING TWO PHASE BOUNDARY
- EXISTING VEHICULAR ROUTES
- EXISTING BICYCLE ROUTES
- EXISTING PEDESTRIAN ROUTES
- PROPOSED VEHICULAR ROUTES (SECTION "A")
- PROPOSED VEHICULAR ROUTES (SECTION "B")
- PROPOSED VEHICULAR ROUTES (SECTION "C")
- PROPOSED VEHICULAR ROUTES (SECTION "D")
- PROPOSED VEHICULAR ROUTES (SECTION "E")
- PROPOSED BICYCLE ROUTES
- PROPOSED PEDESTRIAN ROUTES
- 5' PROPOSED CONCRETE SIDEWALK
- PROPOSED PEDESTRIAN CROSSWALK
- 5' ALTERNATE MATERIAL SIDEWALK



KEY NOTE MAP:

VICINITY MAP
SCALE: 1" = 3000'

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3. CHARACTER AREA: SUBURBAN

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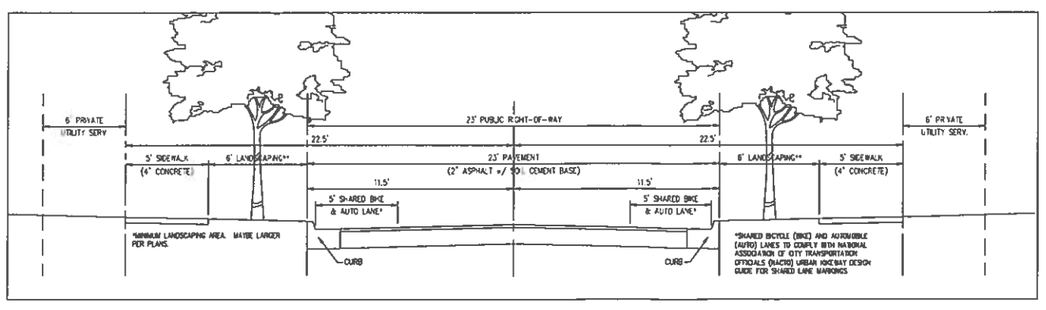

SECTION "E"
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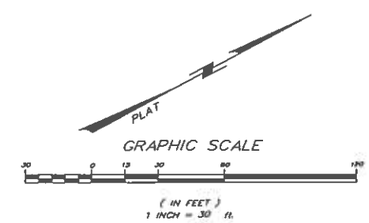

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COREY BLANCHARD P.E. LA REG No. 38539

STATE OF LOUISIANA
COREY BLANCHARD
REG. No. 38539
REGISTERED PROFESSIONAL ENGINEER
IN CIVIL ENGINEERING

2/28/19

SHEET NUMBER 6.1

PARISH/COUNTY: EAST BATON ROUGE
CITY: BATON ROUGE
PROJECT: 11409.8

ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 1D - FINAL DEVELOPMENT PLAN
CIRCULATION PLAN

SJB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1759 • BATON ROUGE, LA. 70821 • (225) 381-9400 • FAX (225) 381-9366

DESIGNED	WAK
CHECKED	CJB
DETAILED	WAH
CHECKED	CJB
DATE	2-28-19
SHEET	8 OF 16

REVISION DESCRIPTION	BY

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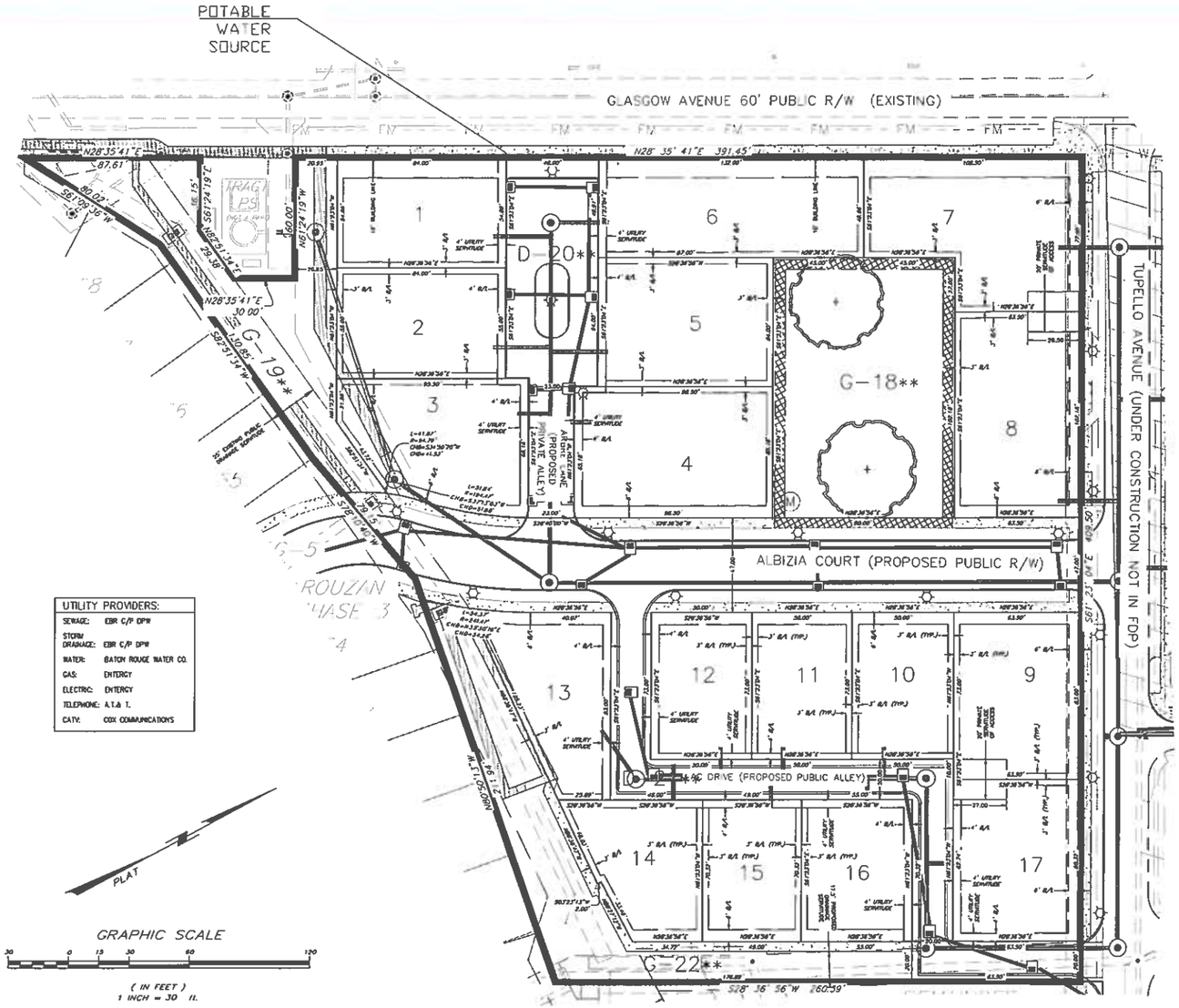

UTILITY PROVIDERS:	
SEWAGE:	EBR C/P DPW
STORM DRAINAGE:	EBR C/P DPW
WATER:	BATON ROUGE WATER CO.
GAS:	ENTERGY
ELECTRIC:	ENTERGY
TELEPHONE:	A.T.&.T.
CATV:	COX COMMUNICATIONS

SEE SHEET 7.1

LEGEND:

- PROPOSED STREET LIGHT
- EXISTING DVD PHASE BOUNDARY
- PROPOSED STORM DRAINAGE CULVERT
- PROPOSED STORM DRAINAGE INLET
- PROPOSED STORM DRAINAGE STRUCTURE
- PROPOSED SANITARY SEWER GRAVITY LINE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED ALTERNATIVE MATERIAL SIDEWALK

KEY NOTE MAP:

VICINITY MAP
SCALE: 1" = 3000'

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SEWAGE TREATMENT:

CONNECTION TO EXISTING GRAVITY COLLECTION LINES WITH DISPOSAL AND TREATMENT BY THE EAST BATON ROUGE CONSOLIDATED SEWAGE DISTRICT.

STORM DRAINAGE:

COLLECTION VIA CURB & GUTTER STREETS & STORM DRAINAGE INLETS, TRANSPORTATION VIA SUBSURFACE STORM DRAINAGE CULVERTS w/ OUTFALL TO STORM DRAINAGE DETENTION FACILITIES & ULTIMATE OUTFALL TO EXISTING STORM DRAINAGE SYSTEMS OF ADEQUATE CAPACITY.

POTABLE WATER:

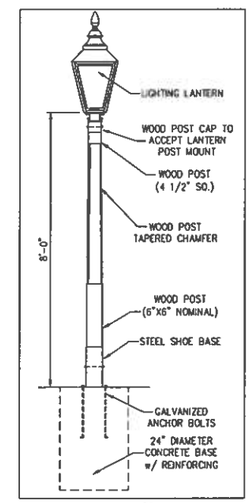
WATER IS TO BE PROVIDED AND DESIGNED BY BATON ROUGE WATER COMPANY. BATON ROUGE WATER COMPANY WILL PROVIDE THE LOCATION OF WATER LINES AND FIRE HYDRANTS.

GAS AND ELECTRIC:

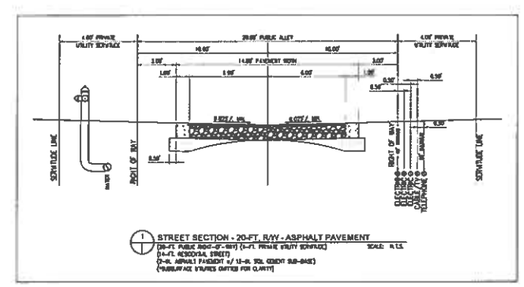
GAS AND ELECTRIC TO BE PROVIDED AND DESIGNED BY ENTERGY. ENTERGY WILL PROVIDE THE LOCATION OF GAS AND ELECTRIC LINES.

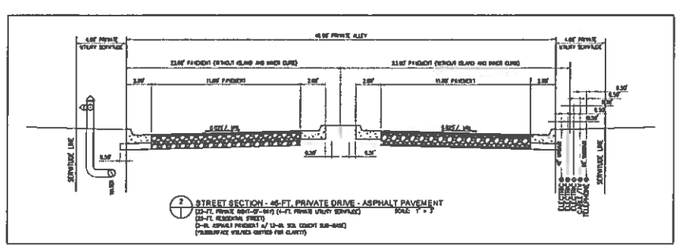
NOTES:

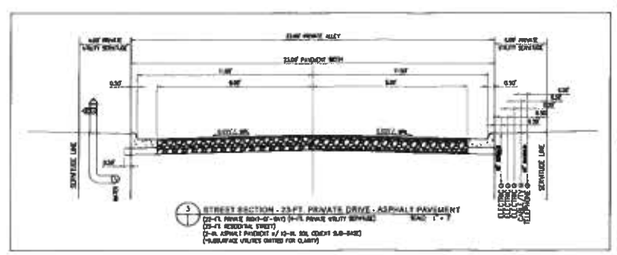
1. ALL DRAINAGE PIPE WITHIN GREEN SPACE AREAS WILL BE SUBSURFACE AND NOT CONTAIN ANY SERVITUDES WITH ABOVE GROUND FACILITIES.
   POST-DEVELOPMENT STORMWATER MANAGEMENT MEANS SHALL COMPLY WITH THE STORMWATER MANAGEMENT PLAN AND WATER QUALITY IMPACT STUDY SUBMITTED AND APPROVED WITH THE FINAL DEVELOPMENT PLAN.
2. ALL UTILITIES SHALL BE PLACED UNDERGROUND PER UDC 8-217(PAGE 8-76).

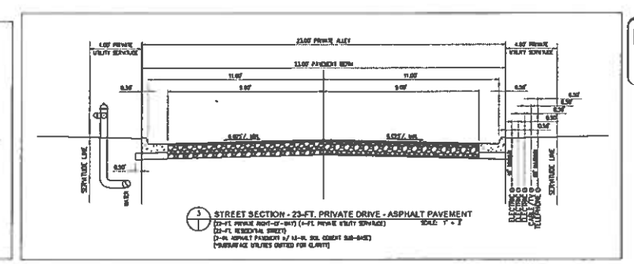


TYPICAL STREET LIGHT
SCALE: N.T.S.


STREET SECTION - 20-FT. R/W - ASPHALT PAVEMENT
(20-FT. PUBLIC RIGHT-OF-WAY) (4-FT. PRIVATE UTILITY SERVITUDE)
(14-FT. RESIDENTIAL STREET)
(2-IN. ASPHALT PAVEMENT w/ 12-IN. SOIL CEMENT SUB-BASE)
(*SUBSURFACE UTILITIES OMITTED FOR CLARITY)
SCALE: N.T.S.


STREET SECTION - 46-FT. PRIVATE DRIVE - ASPHALT PAVEMENT
(23-FT. PRIVATE RIGHT-OF-WAY) (4-FT. PRIVATE UTILITY SERVITUDE)
(23-FT. RESIDENTIAL STREET)
(2-IN. ASPHALT PAVEMENT w/ 12-IN. SOIL CEMENT SUB-BASE)
(*SUBSURFACE UTILITIES OMITTED FOR CLARITY)
SCALE: 1" = 2'


STREET SECTION - 23-FT. PRIVATE DRIVE - ASPHALT PAVEMENT
(23-FT. PRIVATE RIGHT-OF-WAY) (4-FT. PRIVATE UTILITY SERVITUDE)
(23-FT. RESIDENTIAL STREET)
(2-IN. ASPHALT PAVEMENT w/ 12-IN. SOIL CEMENT SUB-BASE)
(*SUBSURFACE UTILITIES OMITTED FOR CLARITY)
SCALE: 1" = 2'


STREET SECTION - 23-FT. PRIVATE DRIVE - ASPHALT PAVEMENT
(23-FT. PRIVATE RIGHT-OF-WAY) (4-FT. PRIVATE UTILITY SERVITUDE)
(23-FT. RESIDENTIAL STREET)
(2-IN. ASPHALT PAVEMENT w/ 12-IN. SOIL CEMENT SUB-BASE)
(*SUBSURFACE UTILITIES OMITTED FOR CLARITY)
SCALE: 1" = 2'

PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.
COREY BLANCHARD P.E. LA REG No. 35039

STATE OF LOUISIANA
COREY BLANCHARD
REG. No. 35039
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
3/30/19

SHEET NUMBER 7.0

PARISH/COUNTY: EAST BATON ROUGE
CITY: BATON ROUGE
PROJECT: 11409.8

ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 1D - FINAL DEVELOPMENT PLAN
UTIL. SERVICE PLAN

SJB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 179 • BATON ROUGE, LA 70821 • (225) 381-9600 • FAX (225) 381-9646

DESIGNED	CJB
CHECKED	CJB
DETAILED	CJB
CHECKED	CJB
DATE	2-28-19
SHEET	9 OF 16
BY	

REVISION DESCRIPTION

Q:\ENGPROJ\11409\11409.8 ROUZAN\11409.8 ROUZAN COMMERCIAL MIXD - EAST\SITE\CAD\ TRACE SITE\FINAL DEVELOPMENT PLAN\FDP-7.0.DWG

PER 10.3.3 PERCENTAGE OF LANDSCAPE AREA

PER 10.3.3 REQUIRED BUFFERS BETWEEN ABUTTING PROPERTIES

PER 10.3.4 STREET YARD - SUBURBAN CHARACTER AND SECTION 8.21.1 TREE ORDINANCE

STREET NAME	[illegible]	[illegible]	[illegible]	[illegible]
GLASGOW AVE	60	[illegible]	[illegible]	[illegible]
ALBIZIA COURT	47	[illegible]	[illegible]	[illegible]
PAZ DRIVE	20	[illegible]	[illegible]	[illegible]
TOTAL	[illegible]	[illegible]		

PER 10.3 TREE AND URBAN FOREST PRESERVATION STANDARDS

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

PER 10.3.3 PARKING LOT LANDSCAPING - SUBURBAN CHARACTER

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

PER 10.4.1 SCREENING STRUCTURES

[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]

PER 10.7.2 SIGHT TRIANGLE PLANTING

HYDROSEEDING MIXTURES

Seed Mixtures	Pounds/Acre	Planting Dates	Establishment Period
Hulled Bermuda	30	Mar.-Sep.	Mar.-Dec.
Unhulled Bermuda	20	Sep.-Feb.	Sep.-May

1. Seed beds shall be prepared in accordance with Subsection 713.04 of LOUISIANA STANDARD SPECIFICATIONS, 2016.
2. Hydroseeding shall consist of mixing and applying seed, mulch-control fertilizer, water, a tenacious gel, polyacrylamide tackifier, and synthetical monitor, with paper or wood fiber and water. Seed shall be spread at the rates listed above depending on the season at the time of application. Fertilizer used shall have a 3:1:1 ratio of N-P-K applied at a rate specified by the manufacturer. Paper or wood fiber shall be mixed and applied in the seed in accordance with the specifications of a mulch installation.
3. The contractor will be permitted to include fertilizer and lime in the seeding slurry for application during hydroseeding.
4. Mixing of materials for application with hydroseeding equipment shall be performed in a tank with a tank-to continuous agitation to form a uniform non-clumping capacity to produce a homogeneous mixture and a discharge system which will apply the mixture in a continuous and uniform rate.
5. A dispersing agent may be added to the mixture provided that contractor furnishes evidence that the additive will not affect germination.
6. Any mixture containing polyacrylamide tackifier shall not be applied during any rain, weather or when soil temperature is below 47°F (5.5°C) or if the wind speed is above 20 mph.
7. Pedestrian traffic or equipment shall not be permitted to enter areas where hydroseeding has been applied.

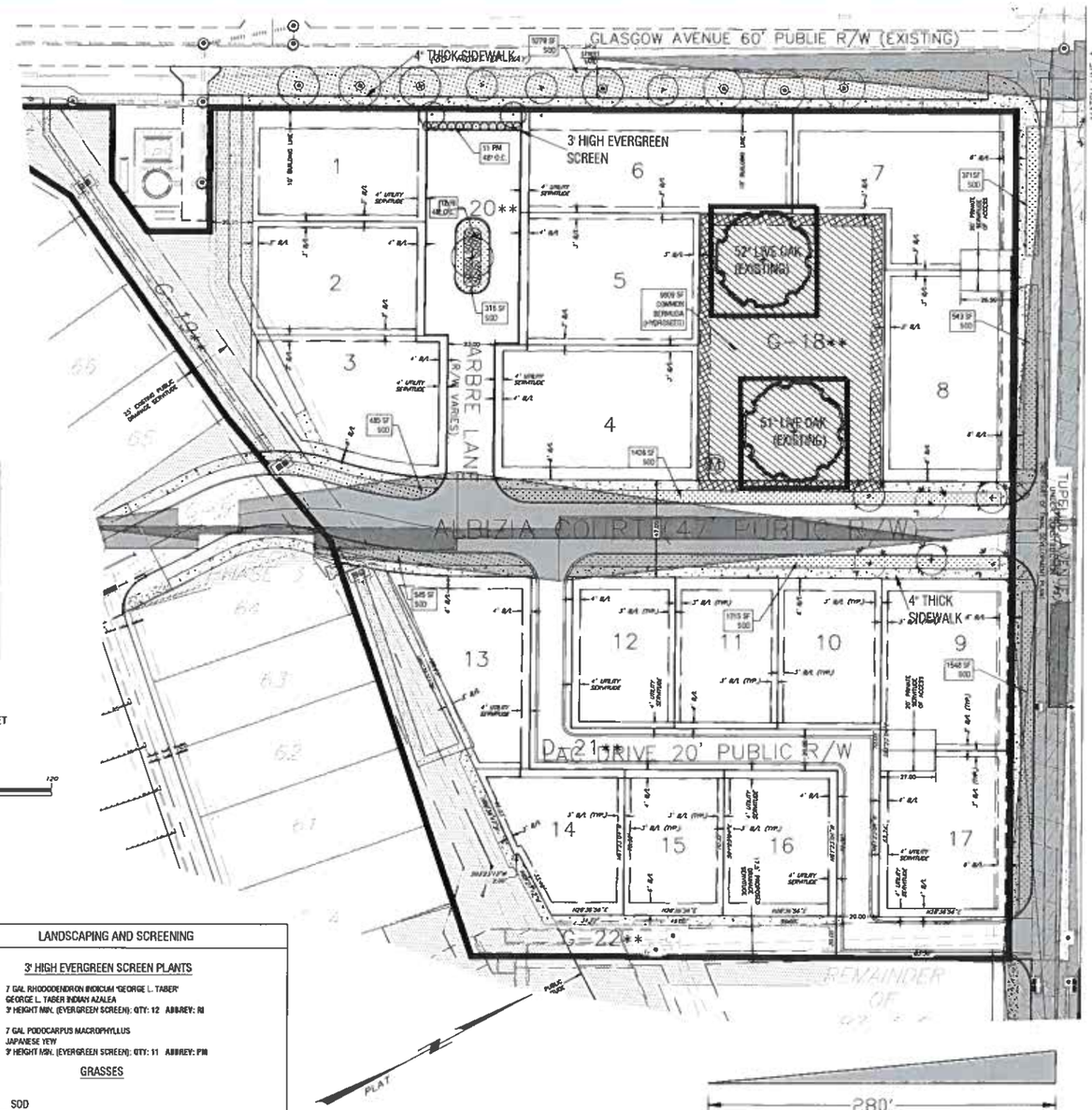
LANDSCAPING NOTES:

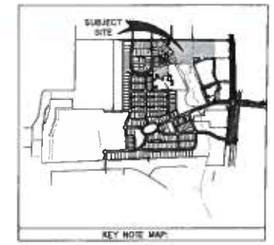
1. ALL TREES MUST HAVE A MINIMUM O.D. 2 1/2" CALIPER AT TIME OF PLANTING.
2. A WATER SOURCE SHALL BE SUPPLIED WITHIN 200 FEET OF ANY PLANTING REQUIRING WATERING TO BECOME ESTABLISHED

GRAPHIC SCALE

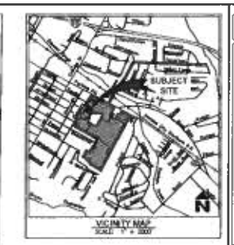
30 0 15 30 60 120

(IN FEET)
1 INCH = 30 ft.

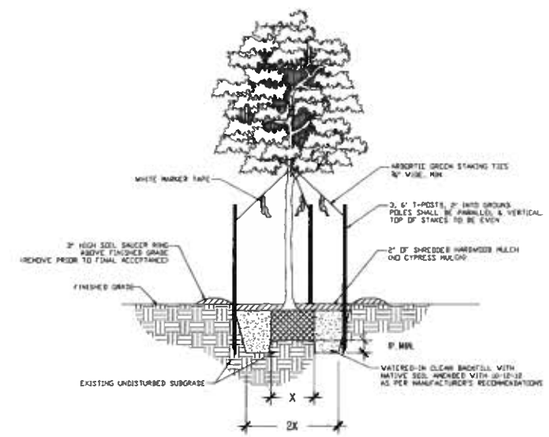




KEY NOTE MAP:

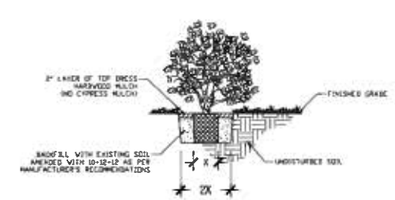


VICINITY MAP
SCALE: 1" = 3000'



SINGLE TRUNK TREE STAKING

L1 SCALE: 3/8" = 1'-0"



SHRUB PLANTING DETAIL

L4 SCALE: 3/8" = 1'-0"

CLASS A TREES

- (1) QUERCUS VIRGINIANA LIVE OAK, 2-1/2" CALIPER (DECIDUOUS)
- (7) TAXODIUM DISTICHUM BALD CYPRESS, 2-1/2" CALIPER (DECIDUOUS)
- (3) PLATANUS OCCIDENTALIS AMERICAN SYCAMORE, 2-1/2" CALIPER (DECIDUOUS)
- (6) ACER RUBRUM 'FLORIDA FLAME' RED MAPLE, 2-1/2" CALIPER (DECIDUOUS)
- (8) D.D. BLANCHARD SOUTHERN MAGNOLIA, 2-1/2" CALIPER (40' O.L.)
- TREE TO BE PRESERVED LIVE OAK

CLASS B TREES

- (2) ILEX X ATTENUATA 'SAVANNAH' SAVANNAH HOLLY, 2-1/2" CALIPER (EVERGREEN)
- (6) ULMUS PARVIFOLIA LACEBARK ELM, 2-1/2" CALIPER (DECIDUOUS)

LANDSCAPING AND SCREENING

3' HIGH EVERGREEN SCREEN PLANTS

- 7 GAL RHODODENDRON INDICUM 'GEORGE L. TABER' GEORGE L. TABER INDIAN AZALEA 3' HEIGHT MIN. (EVERGREEN SCREEN); QTY: 12 ABBREV: RI
- 7 GAL PODOCARPUS MACROPHYLLUS JAPANESE YEW 3' HEIGHT MIN. (EVERGREEN SCREEN); QTY: 11 ABBREV: PM

GRASSES

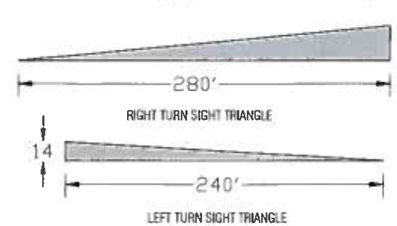
SOD
CYNODON DACTYLON 'DISCOVERY'
DISCOVERY BERMUDA SOD; COVERAGE: 14,718 SF (APPROX.)

HYDROSEED
CYNODON DACTYLON
COMMON BERMUDA HYDROSEED;
COVERAGE: 9,609 SF (APPROX.)

QTY.ABBREV. SPACING — PLANT CALLOUT

LEGEND

- 5' CONCRETE SIDEWALK
- OPEN SPACE
- GREEN SPACE
- EXISTING SIDEWALK
- 5' SIDEWALK (ALTERNATIVE MATERIAL)



AASHTO SIGHT TRIANGLES FOR 35 MPH DESIGN SPEED

PRELIMINARY

STATE OF LOUISIANA — STEVEN L. LAMPTON — LANDSCAPE ARCHITECT
2/28/19

SHEET NUMBER 8.0

PARISH/COUNTY: EAST BATON ROUGE
CITY: BATON ROUGE
PROJECT: 11409.8

ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 1D - FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN

STB GROUP, LLC
QUALITY BY DESIGN

DESIGNED S.A.
CHECKED S.A.
DETAILED MPS
CHECKED S.A.
DATE 02/28/19
SHEET 8 OF 11

REVISION DESCRIPTION | BY

PER 19.3.2 PERCENTAGE OF LANDSCAPE AREA

AT LEAST 10% OF THE DEVELOPED SITE AREA, WHICH IS INCLUSIVE OF THE BUILDING FOOTPRINT, PARKING AREAS, DRIVEWAYS AND SIDEWALKS, SHALL BE LANDSCAPE AREA. LANDSCAPE AREA SHALL INCLUDE REQUIRED AND OPTIONAL PLANTS AND TERRACES, BUT SHALL BE OPEN AREAS COVERED WITH GRASS AND/OR GROUND COVER. THE GROSS ACREAGE FOR PHASE 1B IS 4.45 ACRES. THE TOTAL COMMON OPEN SPACE PROVIDED THAT INCLUDES PARKS, RECREATION SPACES, EARS 4-5-#1 WITH LANDSCAPE TERRACE REPAIRED BEGINNING AND EAGE OF CURB IS 0.65 ACRES, 14% OF THE SITE. THIS DOESN'T INCLUDE LOT LANDSCAPING.

PER 19.3.3 REQUIRED BUFFERS BETWEEN ABUTTING PROPERTIES

BUFFERS ARE REQUIRED BETWEEN PROPERTIES WHEN INCOMPATIBLE USES ABUT EACH OTHER. THE PRIMARY USE OF PHASE 1D OF THE ROUZAN THO IS RESIDENTIAL. ALL SURROUNDING USES ARE RESIDENTIAL OR UNDEVELOPED. BUFFERS ARE NOT REQUIRED.

PER 19.3.4 STREET YARD - SUBURBAN CHARACTER AND SECTION 8.217 THO ORDINANCE

50 FT WIDE LANDSCAPE STRIP (BUFFER) PROVIDED ALONG THE THO - SECTION 8.217 REQUIRES REQUIRED BETWEEN BACKS OF CURB AND SIDEWALK, EXCLUDING OR OVERHANGS AND ACCESS AREAS AT POINTS OF ACCESS AND EXPANDS TO 5-6 LOT, 1 CLASS A TREE PER 40 LINEAR FEET. TREE SPACING MAY BE USED AT 25 FEET MINIMUM PLANTING. WHERE OVERHEAD UTILITIES ARE PRESENT, 1 CLASS B OR C TREE MAY REPLACE A CLASS A OR A PAIR OF CLASS B OR C EVERY 40 LINEAR FEET.

STREET NAME	LENGTH OF STREET FRONTAGE (FT)	STREET TREES REQUIRED	PROVIDED	TREE CLASS TYPE & SIZE
GLASGOW AVE.	400	10	10	CLASS A TREES, 2-1/2" CALIPER
ROUZAN SQ. AVE.	280	7	14	CLASS A TREES, 2-1/2" CALIPER
PLEASA COURT	270	9	6	CLASS A TREES, 2-1/2" CALIPER
	TOTAL:	26	30	

PER 19.6 TREE AND URBAN FOREST PRESERVATION STANDARDS

CLASS A TREES PRESERVED	SITE AREA	AMOUNT OF CANOPY	REQUIRED	PROVIDED	%R
GLORIOSA VIRGINIANA (LIVE OAK)	5.1 AC	1 TREE/INCH Ø > 24"	120	32	27

PER 19.3.5 PARKING LOT LANDSCAPING - SUBURBAN CHARACTER

	REQUIRED		PROVIDED
5 FT LANDSCAPE AREA WITH 3 FT HIGH SCREEN, 10% GROSS, MIN. 1 TREE 25' LF OF LOT FRONTAGE			YES
PARKING LOT FRONTAGE (LF)	REQUIRED	PROVIDED	3' HIGH SCREEN
20	2 TREES	2 CLASS B TREES	2 TREES, PODOCARPUS MACROPHYLLUS JAPANESE YEW, 3' HIGH, MIN.
LANDSCAPE COVERAGE, ISLANDS AND OTHER NON-PARKING LOT AREAS			YES
20% MIN. OF PARKING LOT ISLANDS WIDER 8' x 18 SPACES			N/A
ADDITIONAL 20% OF LANDSCAPE AREA WITH CLASS A TREE FOR EVERY 20 SPACES OVER 200 SPACES			N/A

PER 19.4.1 SCREENING UTILITIES

ABOVE-GROUND UTILITIES AND APPURTENANCES TO UNDERGROUND UTILITIES THAT REQUIRE ABOVE-GROUND INSTALLATION, WITH THE EXCEPTION OF THOSE LOCATED IN THE RIGHT-OF-WAY, SHALL BE SCREENED BY CONTINUOUS PLANTING OF 80% OF THE WITH A MINIMUM MATURE HEIGHT EQUAL TO THAT OF THE UTILITY STRUCTURE. NO SHALL CONTAIN A BREAK FOR REQUIRED ACCESS. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN 10 FEET OF FIRE HYDRANTS, PUBLIC UTILITIES ELECTRIC TRANSFORMERS, DIRECTIONAL TRAFFIC SIGNS AND OTHER SIMILAR PUBLIC STRUCTURES.

	REQUIRED	PROVIDED	COMMENT
SCREENING ABOVE GROUND UTILITIES	YES	NO	NO ABOVE GROUND UTILITY STRUCTURES

PER 19.7.2 SIGHT TRIANGLE PLANTING

AT INTERSECTIONS THAT WOULD IMPEDE SIGHT VISIBILITY SHALL BE ALLOWED BETWEEN 2½ FT AND 8FT IN HEIGHT AS MEASURED FROM THE GRADE OF THE STREET ON CENTERLINE. THESE IN THE STREET YARD MUST BE CONTINUOUS TO MAKE SIGHT TRIANGLE PLANTING REQUIREMENTS. THE EAST BATON ROUGE TRAFFIC ENGINEERING LANDUSE PARKS TO TRIANGLES ARE SHOWN AT ALL INTERSECTIONS.

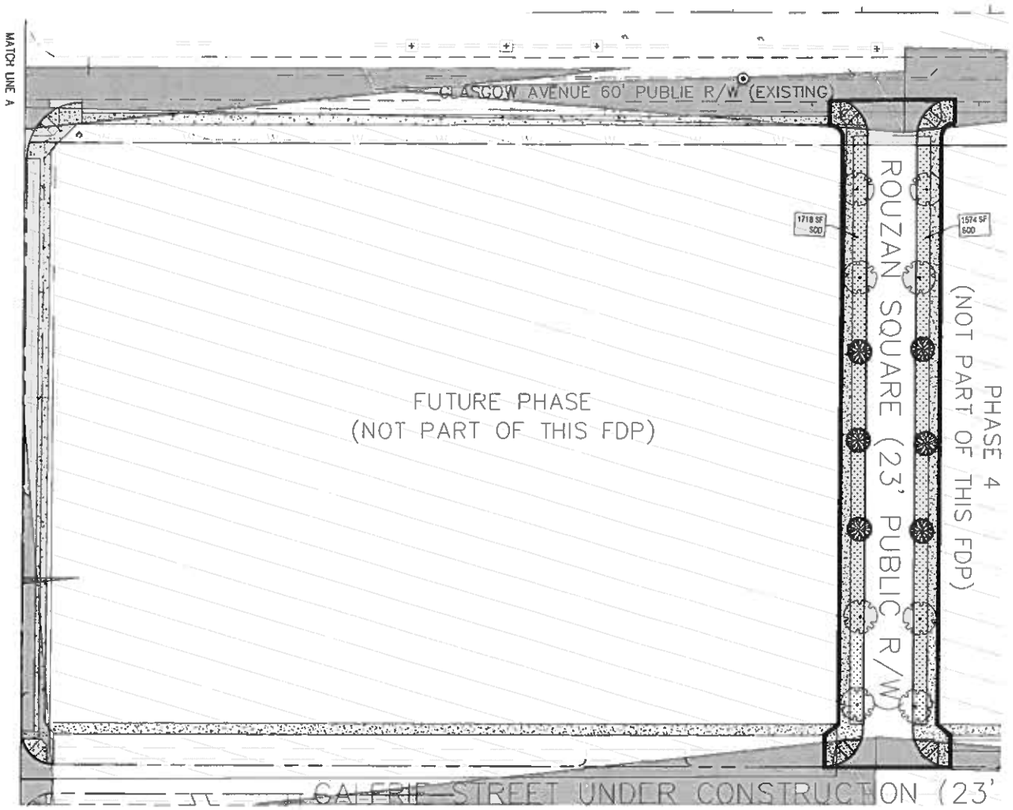
HYDROSEEDING MIXTURES

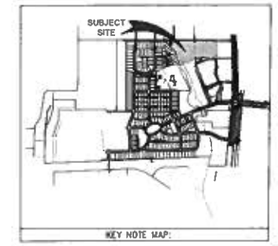
Seed Mixtures	Pounds/Acre	Planting Dates	Establishment Period
Hulled Bermuda	30	Mar - Sep	Mar - Dec
Unhulled Bermuda	20	Sep-Feb.	Sep-May

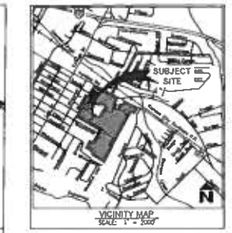
1. Seed beds shall be prepared in accordance with Subsection 717.04, of LADOTD STANDARD SPECIFICATIONS, 2016.
2. Hydroseeding shall consist of mixing and applying seed, cotton-based fertilizer, water-management gel, polyacrylamide tackifier, and approved hybrid bermudas with paper or wood fiber and water. Seed shall be spread at the rates listed above depending on the season at the time of application. Fertilizer used shall have a 3:1:2 ratio of N-P-K applied at a rate specified by the manufacturer. Paper or wood fiber shall be mixed and applied with the seed in accordance with the manufacturer's recommendations.
3. The contractor will be permitted to include fertilizer and lime in the mixing slurry for application during hydroseeding.
4. Mixing of materials for application in the hydroseeding equipment shall be performed in a tank with a hard-to-continuous agitation system of sufficient operating capacity to produce a homogeneous mixture and a discharge system which will supply the mixture at a continuous and uniform rate.
5. A dispersing agent may be added to the mixture provided that continuous homogeneous mixture and the additive will not affect germination.
6. Any mixture containing polyacrylamide tackifier shall not be applied during any rainy weather or when soil temperatures are below 47°F (5°C) or if the wind speed is above 20 mph.
7. Pedestrian traffic or equipment shall not be permitted to enter areas where hydroseeding has been applied.

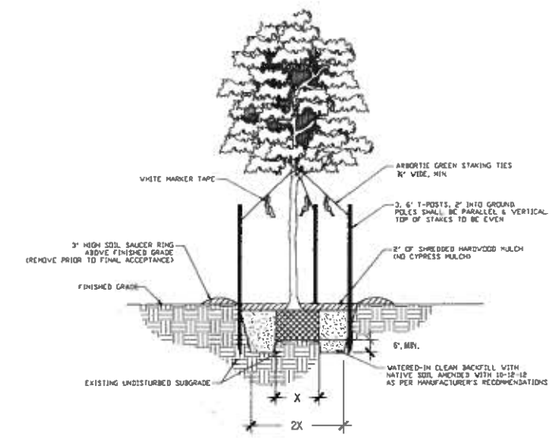
LANDSCAPING NOTES:

1. ALL TREES MUST HAVE A MINIMUM O.D. 2 1/2" CALIPER AT TIME OF PLANTING.
2. A WATER SOURCE SHALL BE SUPPLIED WITHIN 200 FEET OF ANY PLANTING REQUIRING WATERING TO BECOME ESTABLISHED



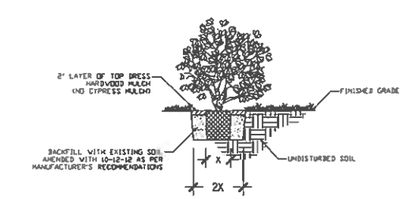






SINGLE TRUNK TREE STAKING

L1 SCALE: 3/8" = 1'-0"



SHRUB PLANTING DETAIL

L4 SCALE: 3/8" = 1'-0"

CLASS A TREES

- (1) QUERCUS VIRGINIANA, LIVE OAK, 2-1/2" CALIPER (DECIDUOUS)
- (7) TAXODIUM DISTICHUM, BALD CYPRESS, 2-1/2" CALIPER (DECIDUOUS)
- (3) PLATANUS OCCIDENTALIS, AMERICAN SYCAMORE, 2-1/2" CALIPER (DECIDUOUS)
- (6) ACER RUBRUM 'FLORIDA FLAME', RED MAPLE, 2-1/2" CALIPER (DECIDUOUS)
- (8) D.D. BLANCHARD, SOUTHERN MAGNOLIA, 2-1/2" CALIPER (10' O.L.)
- TREE TO BE PRESERVED, LIVE OAK

CLASS B TREES

- (2) ILEX X ATTENUATA 'SAVANNAH', SAVANNAH HOLLY, 2-1/2" CALIPER (EVERGREEN)
- (6) ULMUS PARVIFOLIA, LACEBARK ELM, 2-1/2" CALIPER (DECIDUOUS)

LANDSCAPING AND SCREENING

3' HIGH EVERGREEN SCREEN PLANTS

- 7 GAL RHODODENDRON INDICUM 'GEORGE L. TABER', GEORGE L. TABER INDIAN AZALEA, 3' HEIGHT MIN. (EVERGREEN SCREEN); QTY: 12 ABBREV: RI
- 7 GAL PODOCARPUS MACROPHYLLUS, JAPANESE YEW, 3' HEIGHT MIN. (EVERGREEN SCREEN); QTY: 11 ABBREV: PM

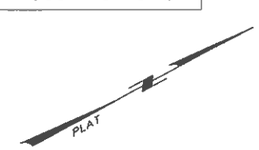
GRASSES

- SOD: CYNODON DACTYLON 'DISCOVERY', DISCOVERY BERMUDA SOD; COVERAGE: 14,710 SF (APPROX.)
- HYDROSEED: CYNODON DACTYLON, COMMON BERMUDA HYDROSEED; COVERAGE: 8,609 SF (APPROX.)

QTY/ABBREV. SPACING — PLANT CALLOUT

LEGEND

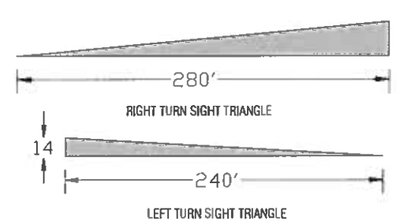
- 5' CONCRETE SIDEWALK
- OPEN SPACE
- GREEN SPACE
- EXISTING SIDEWALK
- 5' SIDEWALK (ALTERNATIVE MATERIAL)



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 INCH = 30 ft.



AASHTO SIGHT TRIANGLES FOR 35 MPH DESIGN SPEED

PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDING, OBTAINING PERMITS, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

STEVEN J. LUMPKIN, P.L.A. LA REG NO. L-384

STATE OF LOUISIANA — STEVEN J. LUMPKIN — LICENSED LANDSCAPE ARCHITECT

02/28/19

SHEET NUMBER 8.1

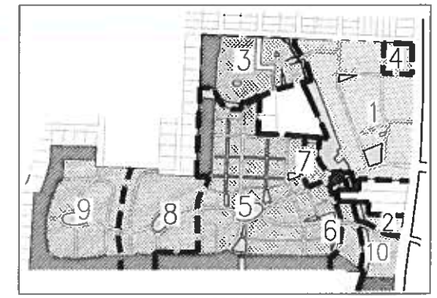
PARISH/COUNTY: EAST BATON ROUGE
CITY: BATON ROUGE
PROJECT: 11409.8

ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 1D - FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN

STB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1721 • BATON ROUGE, LA. 70821 • (225) 388-2400 • FAX (225) 388-2406

DESIGNED	S.L.
CHECKED	S.L.
DETAILED	MRS
CHECKED	S.L.
DATE	02/28/19
SHEET	9 OF 11

REVISION DESCRIPTION	BY



PHASE PLAN:
SCALE: N.T.S.

PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES, UNLESS OR AS THE SEALED TOP SHEET REVISED BY A PROFESSIONAL ENGINEER.

COREY BLANCHARD P.E. LA REG No. 38639

STATE OF LOUISIANA
COREY BLANCHARD
REG. No. 38639
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

2/28/19

		PHASE 1D 3.45 ACRES	PHASE 1C 12.08 ACRES	PHASES 3A, 3B, 3C 11.14 ACRES	PHASE 5 REVISION 4 38.71 ACRES	CONCEPT PLAN APPROVAL	REMAINING
APPROVED		CURRENTLY PROPOSED	5/31/2018	11/26/2012	2/26/2019	1/24/2019	
CONCEPT PLAN	117.61 ACRES TOTAL						52.20 AC.
NEIGHBORHOOD CENTER			9.28 AC.			14.94 AC.	5.66 AC.
	MEDIUM DENSITY RESIDENTIAL						
	MULTI-FAMILY		149			225	76
	COMMERCIAL/OFFICE		48,745 S.F.			100,000	51,255
MIXED RESIDENTIAL		2.60 AC.		9.44 AC.	24.23 AC.	61.87 AC.	23.03 AC.
	LOW DENSITY RESIDENTIAL	17 UNITS (6.5 UNIT/AC)					
	SINGLE FAMILY DETACHED	17				17	0
	TOWNHOME						
	MEDIUM DENSITY RESIDENTIAL			59 UNITS (6.25 UNIT/AC)	191 UNITS (7.88 UNIT/AC)	402	152
	SINGLE FAMILY DETACHED			57	163		
	TOWNHOME			2	33		
	MULTI-FAMILY				30		
NEIGHBORHOOD EDGE				1.46 AC.	7.78 AC.	17.28 AC.	8.04 AC.
	LOW DENSITY RESIDENTIAL			8 UNITS (5.5 UNIT/AC)	35 UNITS (4.50 UNIT/AC)	105	62
	SINGLE FAMILY DETACHED			8	35		
COMMON OPEN SPACE		0.85 AC.	2.60 AC.	2.18 AC.	6.70 AC.	23.52 AC.	11.19 AC.
GREEN SPACE		0.68 AC.	0.24 AC.	0.82 AC.	4.49 AC.	19.16 AC.	12.93 AC.

SHEET NUMBER 9.0

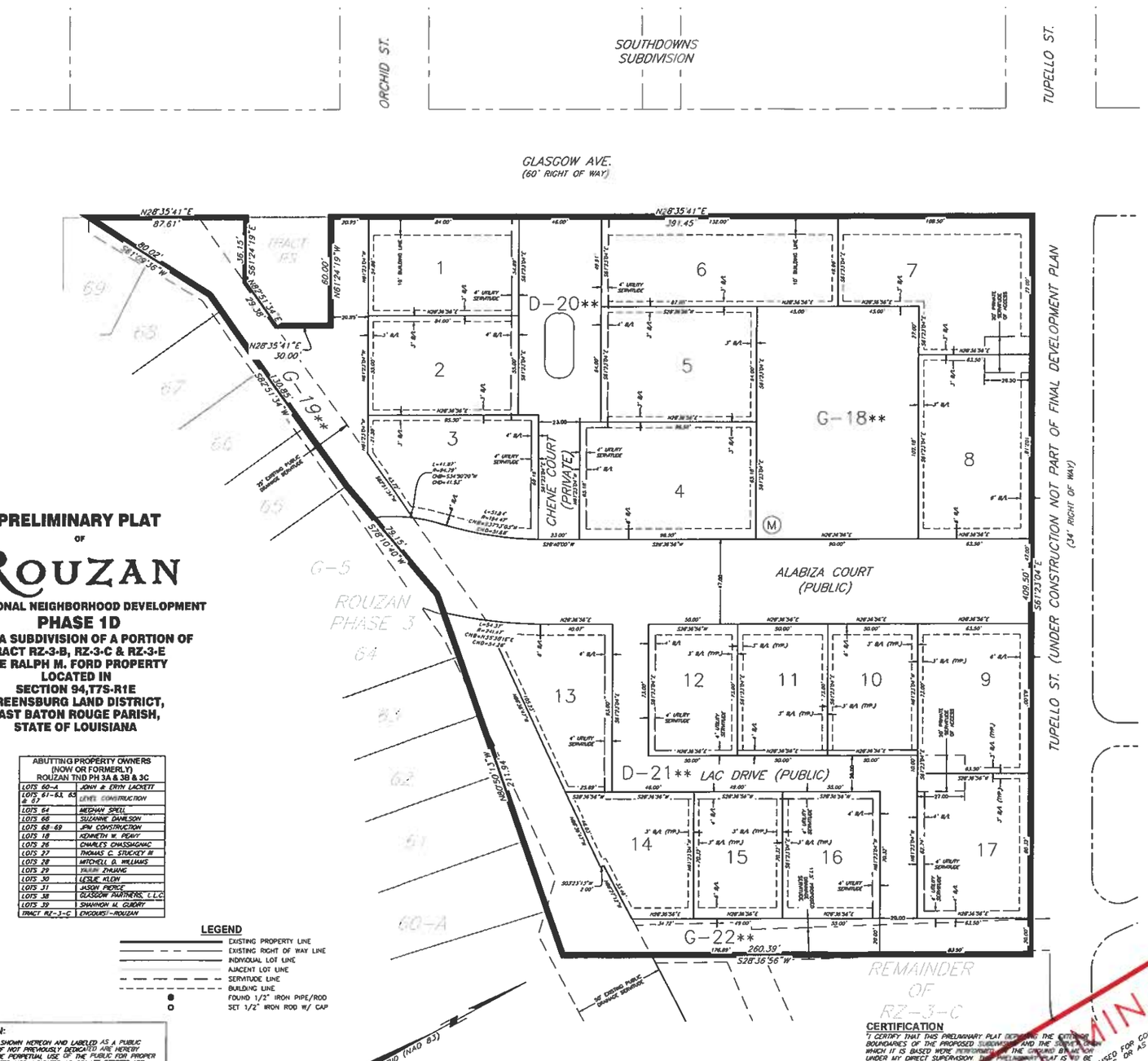
PARISH/COUNTY: EAST BATON ROUGE
CITY: BATON ROUGE
PROJECT: 11409.8

ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 1D - FINAL DEVELOPMENT PLAN
PHASE PLAN

STB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1791 • BATON ROUGE, LA. 70821 • (225) 381-3400 • FAX (225) 381-3406

DESIGNED C.B.
CHECKED MPK
DETAILED MRS
CHECKED C.B.
DATE 2-28-19
SHEET 13 OF 16

BY	REVISION DESCRIPTION



PRELIMINARY PLAT
OF
ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 1D
BEING A SUBDIVISION OF A PORTION OF TRACT RZ-3-B, RZ-3-C & RZ-3-E THE RALPH M. FORD PROPERTY LOCATED IN SECTION 94,T7S-R1E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA

ABUTTING PROPERTY OWNERS (NOW OR FORMERLY) ROUZAN TND PH 3A & 3B & 3C	
LOTS 60-A	JOHN & ERIN LACKETT
LOTS 61-63, 65 & 67	LENE CONSTRUCTION
LOTS 64	MEGHAN SPELL
LOTS 66	SUZANNE DAHLSON
LOTS 68-69	JPM CONSTRUCTION
LOTS 18	KENNETH W. PEAVY
LOTS 26	CHARLES CHASSAGNAC
LOTS 27	THOMAS C. STUCKEY III
LOTS 28	MITCHELL D. WILLIAMS
LOTS 29	YUJUN ZHUANG
LOTS 30	LESLIE KLEIN
LOTS 31	JASON PIERCE
LOTS 38	GLASGOW PARTNERS, L.L.C.
LOTS 39	SHANNON M. GUIDRY
TRACT RZ-3-C	ENCOUNTER-ROUZAN

LEGEND
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- INDIVIDUAL LOT LINE
- ADJACENT LOT LINE
- SERVITUDE LINE
- BUILDING LINE
- ● FOUND 1/2" IRON PIPE/ROD
- ○ SET 1/2" IRON ROD W/ CAP

DEDICATION:
RIGHTS-OF-WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT-OF-WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE STREETS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED FOR THE PURPOSES INDICATED ON THIS PLAT AND, IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

CERTIFICATION
I CERTIFY THAT THIS PRELIMINARY PLAT DEPICTING THE EXTERIOR BOUNDARIES OF THE PROPOSED SUBDIVISION AND THE SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR THOSE PERSONS UNDER MY DIRECT SUPERVISION. THIS PRELIMINARY PLAT IS TO BE RELIED BY PARISH GOVERNING BODIES AND OFFICIALS IN THE SUBDIVISION APPROVAL PROCESS. A FINAL PLAT IN ACCORDANCE WITH LOUISIANA REVISED STATUTE 37:691 ET SEQ. AND TITLE 46, PART LXI CHAPTER 29, STANDARDS OF PRACTICE FOR LOUISIANA SURVEYS FORM CLASS "B" SURVEY AND IN FULL CONFORMITY WITH THE PROVISIONS OF LRS 33:5051 WILL BE CREATED AS A RESULT OF THIS PROPOSED SUBDIVISION.

CARL A. JEANSONNE, JR., P.L.S., LA CERTIFICATE NO. 4543
SJB GROUP, L.L.C.

THIS DOCUMENT IS PRELIMINARY AND PRELIMINARY IN NATURE

CARL A. JEANSONNE, JR., P.L.S. (LA CERTIFICATE NO. 4543)
DATE

STATE OF LOUISIANA
COREY J. BLANCHARD
No. 34208
REGISTERED PROFESSIONAL ENGINEER

STATE OF LOUISIANA
CARL A. JEANSONNE, JR.
License No. 4543
PROFESSIONAL LAND SURVEYOR

PRELIMINARY

LAND USE SUMMARY:

TOTAL PHASE 1D:	3.45 ACRES	
MIXED RESIDENTIAL:	2.60 ACRES	(75%)
COMMON OPEN SPACE:	0.85 ACRES	(25%)
LOW DENSITY RESIDENTIAL:	2.60 AC. 17 UNITS (6.5 UNITS/AC.)	
GREEN SPACE	0.68 ACRES	(80%)

17 UNITS - SINGLE FAMILY DETACHED

MINIMUM SETBACKS:
FRONT YARD:
6-FT.: LOTS 9-17
3-FT: LOTS 1-8
REAR YARD:
10-FT.: LOTS 6-7
6-FT.: LOTS 8
4-FT.: LOTS 1-5, 10-12, 14-17
3-FT.: LOTS 9, 13
SIDE YARD:
3-FT.: LOTS 1-17
SIDE YARD FACING STREET:
10-FT.: LOTS 1
6-FT.: LOTS 3-4, 7-9
4-FT.: LOTS 12-13, 16-17

SIGNAGE:
SIGNAGE SHALL INCLUDE TYPICAL TRAFFIC CONTROL AND STREET IDENTIFICATION SIGNAGE FOR PUBLIC STREETS THAT SHALL ADHERE TO THE ARCHITECTURAL STANDARDS SET FORTH BY THE ROUZAN DESIGN GUIDELINES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATION WILL BE DETERMINED UPON DETAILED ENGINEERED DESIGN. NO SUBDIVISION SIGNAGE PROPOSED.

OWNER/DEVELOPER:
ENCOUNTER-ROUZAN COMMERCIAL DEVELOPMENT, L.L.C.
402 N. 4TH STREET
BATON ROUGE, LA 70802
CONTACT: CHARLES LANDRY
PHONE: 225-706-4080
EMAIL: CLANDRY@FSDMANHATTOOOD.COM

LEGAL DESCRIPTION:
PHASE 1D BEING A SUBDIVISION OF A PORTION OF TRACT RZ-3-B, RZ-3-C & RZ-3-E, THE RALPH M. FORD PROPERTY LOCATED IN SECTION 94, TOWNSHIP 7SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA.

PARCEL IDENTIFICATION NUMBERS:
TRACT RZ-3-B: 1430521259
TRACT RZ-3-C: 1430521260
TRACT RZ-3-E: 1430521262

NOTES:
TRACTS FORMERLY G-18, G-19, D-20, D-21, AND G-22 ARE DESIGNATED AS NOT A BUILDING SITE.

GENERAL NOTE:
ZONING: TND
WATER: BATON ROUGE WATER COMPANY
FEMA FLOOD ZONE: "X"
SCHOOL DISTRICT: EBR-7
HIGH SCHOOL: TARA HIGH
MIDDLE SCHOOL: GLASGOW MIDDLE
ELEMENTARY SCHOOL: WESTMINSTER ELEMENTARY
SEWER: WSTM (SOUTH TREATMENT PLANT)
ELECTRIC: ENTERGY
GAS: ENTERGY
FIRE: BATON ROUGE CITY FIRE

WATER SURFACE/FLOOD DATA:
FEMA FLOOD ZONE: "X"
BASE FLOOD ELEV.: 26' (NORTH) / 25' (SOUTH)
INUNDATION LEVEL: 23.6 (NORTH) / 23.7' (SOUTH)
DESIGN WATER SURFACE: 23.1' (NORTH) / 23.0' (SOUTH)

REGISTERED PROFESSIONAL:
CIVIL ENGINEER / LAND SURVEYOR

SJB GROUP, L.L.C.
8177 PICARDY AVENUE
BATON ROUGE, LOUISIANA 70809
CONTACT: COREY BLANCHARD, P.E.
PHONE: 225-769-3400
E-MAIL: COREY.BLANCHARD@SJBGROUP.COM

THIS PLAN/DOCUMENT HAS BEEN PREPARED FOR CITY/PARISH PLANNING AND/OR ZONING PURPOSES ONLY. THE USE OF THIS PLAN/DOCUMENT FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF ANY PERMIT IS STRICTLY PROHIBITED. THIS PLAN/DOCUMENT HAS BEEN PREPARED BY THE REGISTERED ENGINEER, SURVEYOR, AND/OR LANDSCAPE ARCHITECT NOTED HEREON AND SIGNATURE OF SAID REGISTERED PROFESSIONAL DOES NOT DEEM THE PLAN/DOCUMENT AN OFFICIAL ENGINEERING, SURVEYING, OR LANDSCAPING PLAN/DOCUMENT.

LOT FILL:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY SJB GROUP, L.L.C. PRIOR TO THE PLACEMENT OF FILL. EACH BUILDING/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO THE COMMENCING OF CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER AND/OR ENGINEER DOES NOT WARRANT SITE CONDITIONS.

DRAINAGE LAYOUT STATEMENT:
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF EACH LOT TO COMPLY WITH THE STORM WATER MANAGEMENT PLAN AND DRAINAGE REQUIREMENTS SET FORTH IN LATEST REVISION OF SECTION 15.13 OF THE UNITED DEVELOPMENT CODE.

SEWERAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWERAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE HEALTH UNIT OF EAST BATON ROUGE PARISH HAS APPROVED THE METHOD OF SEWERAGE TREATMENT AND DISPOSAL.

PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:
REFER TO THE PHASING PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGED ECONOMIC, SOCIAL, MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION:

START:	COMPLETION:
PHASE 1 2019	36 MONTHS
PHASE 2 2020	12 MONTHS
PHASE 3 COMPLETED	
PHASE 4 2019	12 MONTHS
PHASE 5 2019	12 MONTHS
PHASE 6 2020	12 MONTHS
PHASE 7 2020	12 MONTHS
PHASE 8 2020	12 MONTHS
PHASE 9 2022	12 MONTHS
PHASE 10 2020	12 MONTHS

COMMERCIAL BUILDINGS:
THIS SECTION IS NOT APPLICABLE:
(NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)

USE: N/A — NO. OF STORIES: N/A
SIZE: N/A — DENSITY: N/A
LOCATION: N/A — SQ. FT./AC.: N/A
NO. OF BUILDINGS: ZERO (0) ENTRY BUILDINGS: N/A
BLDG. HEIGHT: N/A

BUILDING HEIGHT:
MAXIMUM HEIGHT OF RESIDENCES: 35FT.
OR
MAXIMUM STORIES: 3-STORIES

TRASH-GARBAGE MAINTENANCE:
TRASH/GARBAGE WILL BE COLLECTED BY EACH INDIVIDUAL LOT OWNER USING THE CITY/PARISH PROVIDED TRASH RECEPTICLE AND PLACED CURBSIDE FOR COLLECTION BY THE CITY/PARISH ON THE SCHEDULED DAY(S) OF EACH WEEK.

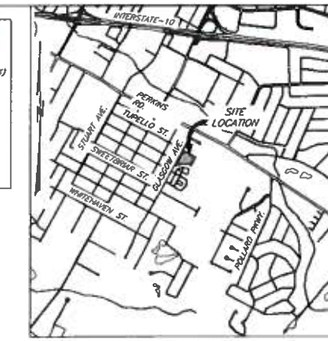
CENTRALIZED MAIL KIOSK:
REFER TO SHEET 5.0 FOR IMAGE OF MAIL KIOSK. LOCATION OF MAIL KIOSK WILL BE DETERMINED AFTER COLLABORATION WITH UNITED STATES POST MASTER. PRELIMINARY LOCATION(S) ARE INDICATED AS @ MAIL KIOSK. SHALL BE 62" IN HEIGHT. STREET PARKING ACCESS FOR MAIL KIOSK PROVIDED, REFER TO TYPICAL SECTION, SHEET 8.

OFF-STREET PARKING:
N/A - THE PHASE SHOWN HEREON WILL HAVE SINGLE-FAMILY RESIDENTIAL USES ONLY.

ARCHITECTURAL GUIDELINES:
FOR ARCHITECTURAL GUIDELINES REFER TO THE GUIDELINES FOR ROUZAN T.N.D. SUBMITTED AS A SUPPLEMENTAL DOCUMENT TO THE CONCEPT PLAN FOR ROUZAN T.N.D.

SITE LIGHTING:
REFERENCE PLAN FOR APPROXIMATE LOCATION OF STREET LIGHTING. LOCATION IS SUBJECT TO ENGINEERING DESIGN. STREET LIGHTS SHALL BE 8-FT. ABOVE GRADE WITH A LANTERN STYLE FIXTURE (12 ANGLE). SEE SUPPLEMENTAL DOCUMENTATION FOR STREET LIGHTING SPECIFICATIONS.

SIDEWALKS:
SIDEWALKS SHOWN HEREON SHALL BE A MINIMUM OF 5-FT.-WIDE, CONSTRUCTED WITH 4-IN.-THICK CONCRETE, AND SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. ALL SIDEWALKS WITHIN THIS PLANE ARE LOCATED WITHIN THE PUBLIC/PRIVATE RIGHTS-OF-WAY.



VICINITY MAP:
SCALE: 1"=2000'

SHEET NUMBER 10.0
PARISH/COUNTY: EAST BATON ROUGE
CITY: BATON ROUGE
PROJECT: 31477.7

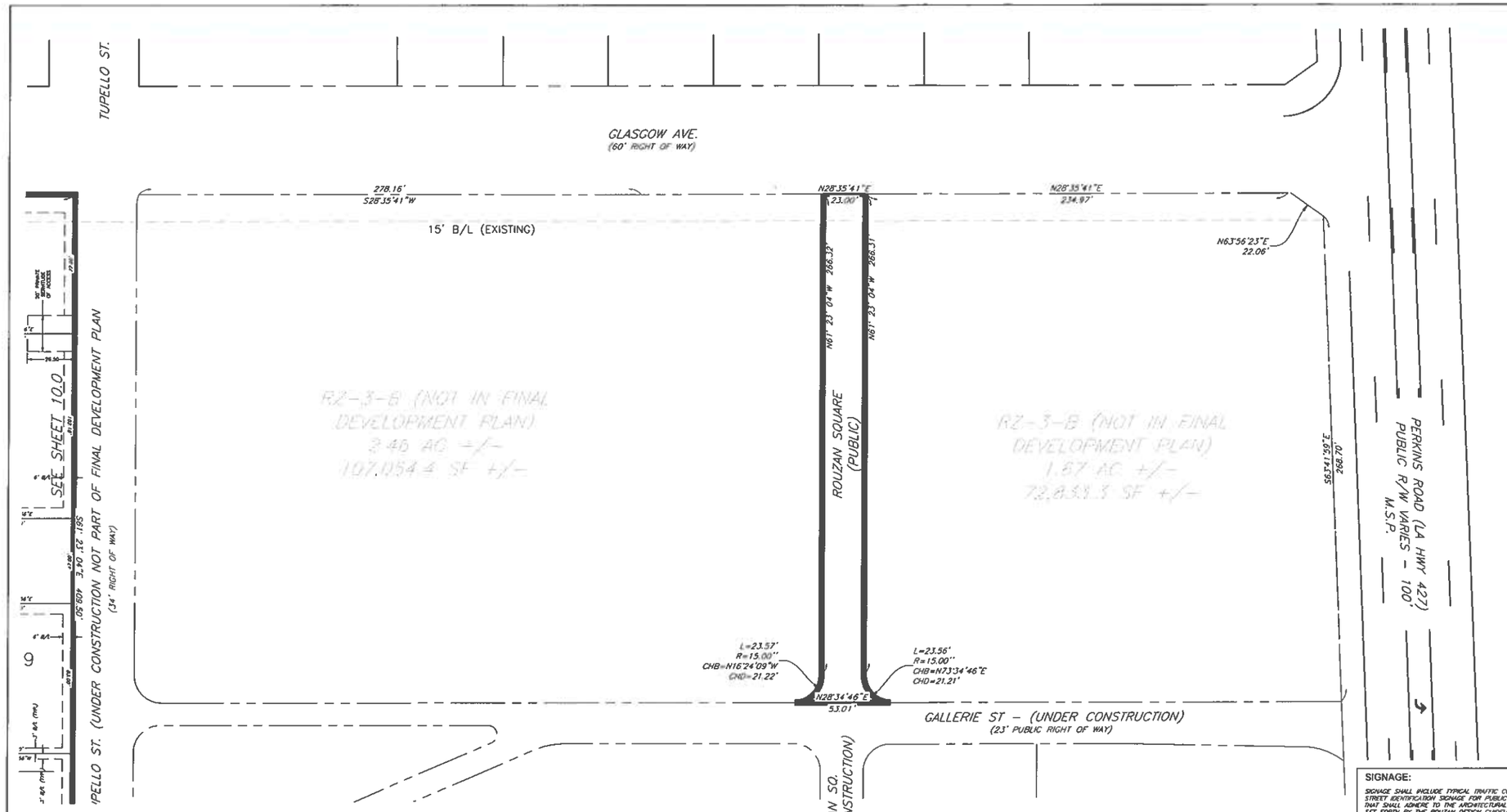
ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
FINAL DEVELOPMENT PLAN PHASE 1D
PRELIMINARY PLAT

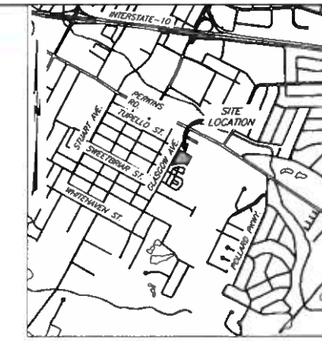
SJB GROUP, LLC
QUALITY BY DESIGN
8177 PICARDY AVE. • BATON ROUGE, LA. 70809 • (225) 769-3400 • FAX (225) 769-3404

DESIGNED	TVJ
CHECKED	CAJ
DETAILED	
CHECKED	
DATE	2/28/19
SHEET	14 OF 16

REVISION DESCRIPTION

D:\ENGINEERING\31477.7 ROUZAN-TRADITIONAL NEIGHBORHOOD\DWG\31477.7 PH 1D PLAT UPDATED 3-13-2019.DWG SAVED: 3/13/2019 BY TVJENGINEER





VICINITY MAP:
SCALE: 1"=2000'

PRELIMINARY PLAT
OF
ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 1D
BEING A SUBDIVISION OF A PORTION OF TRACTS RZ-3-B, RZ-3-C, & RZ-3-E THE RALPH M. FORD PROPERTY LOCATED IN SECTION 94, T7S-R1E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA

GRID (NAD 83)

GRAPHIC SCALE
60 0 15 30 60 120
(IN FEET)
1 INCH = 30 FT

LEGEND
- EXISTING PROPERTY LINE
- EXISTING RIGHT OF WAY LINE
- INDIVIDUAL LOT LINE
- ADJACENT LOT LINE
- SERVITUDE LINE
- BUILDING LINE
- FOUND 1/2" IRON PIPE/ROD
- SET 1/2" IRON ROD W/ CAP

DEDICATION:
ALL RIGHTS-OF-WAY SHOWN HEREON ARE PUBLIC RIGHTS-OF-WAY, AND IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE STREETS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE PUBLIC AND ARE GRANTED FOR THE PURPOSES INDICATED ON THIS PLAT AND, IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWERAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

CERTIFICATION
"I CERTIFY THAT THIS PRELIMINARY PLAT DEPICTING THE EXTERIOR BOUNDARIES OF THE PROPOSED SUBDIVISION AND THE SURVEY UPON WHICH IT IS BASED WERE PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION. THIS PRELIMINARY PLAT MAY BE RELIED BY PARISH GOVERNMENT AUTHORITIES IN THE SUBDIVISION APPROVAL PROCESS. A FINAL PLAT IN ACCORDANCE WITH LOUISIANA REVISED STATUTE 37:686, LT SEQ. TITLE 46, PART LXI CHAPTER 29, STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY" AND IN FULL COMPLIANCE WITH THE PROVISIONS OF LRS 33:5051 WILL BE CREATED AS A RESULT OF THIS PROCESS."

CARL A. JEANSONNE, JR., P.L.S. LA 4543 DATE
SJB GROUP, L.L.C.

PRELIMINARY

STATE OF LOUISIANA
CARL A. JEANSONNE, JR.
License No. 4543
PROFESSIONAL LAND SURVEYOR

LAND USE SUMMARY:

TOTAL PHASE 1D:	3.45 ACRES	
MIXED RESIDENTIAL:	2.60 ACRES	(75%)
COMMON OPEN SPACE:	0.85 ACRES	(25%)
LOW DENSITY RESIDENTIAL:	2.60 AC. 17 UNITS (6.5 UNITS/AC.)	
GREEN SPACE	0.68 ACRES	(80%)
17 UNITS - SINGLE FAMILY DETACHED		

ABUTTING PROPERTY OWNERS (NOW OR FORMERLY)
ROUZAN TND PH 3A & 3B & 3C

TRACT RZ-3-A	ENDOUST-ROUZAN
TRACT RZ-4-A	VILLAGE CENTER PARTNERS
TRACT RZ-3-D	VILLAGE CENTER PARTNERS

OWNER/DEVELOPER:
ENDOUST-ROUZAN COMMERCIAL DEVELOPMENT, L.L.C.
402 N. 4TH STREET
BATON ROUGE, LA 70802
CONTACT: CHARLES LANDRY
PHONE: 225-706-4080
EMAIL: CLANDRY@TSHMANNA@GOO.COM

LEGAL DESCRIPTION:
PHASE 1D BEING A SUBDIVISION OF A PORTION OF TRACTS RZ-3-C, RZ-3-E & RZ-3-B, THE RALPH M. FORD PROPERTY LOCATED IN SECTION 94, TOWNSHIP 7SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA.

PARCEL IDENTIFICATION NUMBERS:
TRACT RZ-3-C: 1430521260
TRACT RZ-3-E: 1430521262
TRACT RZ-3-B: 1430521259

GENERAL NOTES:
ZONING: TND
WATER: BATON ROUGE WATER COMPANY
FEMA FLOOD ZONE: "X"
SCHOOL DISTRICT: EBR-7
HIGH SCHOOL: TARA HIGH
MIDDLE SCHOOL: GLASGOW MIDDLE
ELEMENTARY SCHOOL: WESTMINSTER ELEMENTARY
SEWER: WSTN (SOUTH TREATMENT PLANT)
ELECTRIC: CNTERGY
GAS: CNTERGY
FIRE: BATON ROUGE CITY FIRE

WATER SURFACE/FLOOD DATA:
FEMA FLOOD ZONE: "X"
BASE FLOOD ELEV.: 26' (NORTH) / 25' (SOUTH)
INUNDATION LEVEL: 23.6 (NORTH) / 23.7' (SOUTH)
DESIGN WATER SURFACE: 23.1' (NORTH) / 25.0' (SOUTH)

PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:
REFER TO THE PHASING PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGED ECONOMIC, SOCIAL, MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION:

START:	COMPLETION:
PHASE 1 2019	36 MONTHS
PHASE 2 2020	12 MONTHS
PHASE 3 COMPLETED	
PHASE 4 2019	12 MONTHS
PHASE 5 2019	12 MONTHS
PHASE 6 2020	12 MONTHS
PHASE 7 2020	12 MONTHS
PHASE 8 2020	12 MONTHS
PHASE 9 2021	12 MONTHS
PHASE 10 2020	12 MONTHS

COMMERCIAL BUILDINGS:
THIS SECTION IS NOT APPLICABLE:
(NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)

USE: N/A — NO. OF STORIES: N/A
SIZE: N/A — DENSITY: N/A
LOCATION: N/A — SQ. FT./AC.: N/A
NO. OF BUILDINGS: ZERO (0) ENTRY BUILDINGS: N/A
BLDG. HEIGHT: N/A

BUILDING HEIGHT:
MAXIMUM HEIGHT OF RESIDENCES: 35FT.
OR
MAXIMUM STORIES: 3-STORIES

TRASH-GARBAGE MAINTENANCE:
TRASH/GARBAGE WILL BE COLLECTED BY EACH INDIVIDUAL LOT OWNER USING THE CITY/PARISH PROVIDED TRASH RECEPTICLE AND PLACED CURBSIDE FOR COLLECTION BY THE CITY/PARISH ON THE SCHEDULED DAY(S) OF EACH WEEK.

CENTRALIZED MAIL KIOSK:
REFER TO SHEET 3.0 FOR IMAGE OF MAIL KIOSK. LOCATION OF MAIL KIOSK WILL BE DETERMINED AFTER COLLABORATION WITH UNITED STATES POST MASTER. PRELIMINARY LOCATION(S) ARE INDICATED AS @ MAIL KIOSK SHALL BE 62" IN HEIGHT. STREET PARKING ACCESS FOR MAIL KIOSK PROVIDED. REFER TO TYPICAL SECTION, SHEET 8.

UNIT DESIGNATION:
MARKET CONDITIONS WILL DICTATE AREAS FOR SINGLE FAMILY DETACHED, TOWNHOMES, HOUSING TYPE DESIGNATIONS WILL NOT EXCEED UNIT NUMBER SPECIFIED. ALL LOTS SPECIFIED BELOW WILL CONSIST OF SINGLE FAMILY DETACHED:

SIGNAGE:
SIGNAGE SHALL INCLUDE TYPICAL TRAFFIC CONTROL AND STREET IDENTIFICATION SIGNAGE FOR PUBLIC STREETS THAT SHALL ADHERE TO THE ARCHITECTURAL STANDARDS SET FORTH BY THE ROUZAN DESIGN GUIDELINES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATION WILL BE DETERMINED UPON DETAILED ENGINEERED DESIGN. NO SUBDIVISION SIGNAGE PROPOSED.

REGISTERED PROFESSIONAL:
CIVIL ENGINEER / LAND SURVEYOR

SJB GROUP, L.L.C.
8377 PICARDY AVENUE
BATON ROUGE, LOUISIANA 70809
CONTACT: COREY BLANCHARD, P.E.
PHONE: 225-769-3401
E-MAIL: COREY.BLANCHARD@SJBGROUP.COM

THIS PLAN/DOCUMENT HAS BEEN PREPARED FOR CITY/PARISH PLANNING AND/OR ZONING PURPOSES ONLY. THE USE OF THIS PLAN/DOCUMENT FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF ANY PERMIT IS STRICTLY PROHIBITED. THIS PLAN/DOCUMENT HAS BEEN PREPARED BY THE REGISTERED ENGINEER, SURVEYOR, AND/OR LANDSCAPE ARCHITECT NOTED HEREON AND SIGNATURE OF SAID REGISTERED PROFESSIONAL DOES NOT DEEM THE PLAN/DOCUMENT AN OFFICIAL ENGINEERING, SURVEYING, OR LANDSCAPING PLAN/DOCUMENT.

LOT FILL:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY SJB GROUP, L.L.C. PRIOR TO THE PLACEMENT OF FILL. EACH BUILDING/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO THE COMMENCING OF CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER AND/OR ENGINEER DOES NOT WARRANT SITE CONDITIONS.

DRAINAGE LAYOUT STATEMENT:
AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OF EACH LOT TO COMPLY WITH THE STORM WATER MANAGEMENT PLAN AND DRAINAGE REQUIREMENTS SET FORTH IN LATEST REVISION OF SECTION 15.13 OF THE UNITED DEVELOPMENT CODE.

SEWERAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWERAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE HEALTH UNIT OF EAST BATON ROUGE PARISH HAS APPROVED THE METHOD OF SEWERAGE TREATMENT AND DISPOSAL.

OFF-STREET PARKING:
N/A - THE PHASE SHOWN HEREON WILL HAVE SINGLE-FAMILY RESIDENTIAL USES ONLY.

ARCHITECTURAL GUIDELINES:
FOR ARCHITECTURAL GUIDELINES REFER TO THE GUIDELINES FOR ROUZAN T.N.D. SUBMITTED AS A SUPPLEMENTAL DOCUMENT TO THE CONCEPT PLAN FOR ROUZAN T.N.D.

SITE LIGHTING:
REFERENCE PLAN FOR APPROXIMATE LOCATION OF STREET LIGHTING. LOCATION IS SUBJECT TO ENGINEERING DESIGN. STREET LIGHTS SHALL BE 8-FT. ABOVE GRADE WITH A LANTERN STYLE FIXTURE (0° ANGLE). SEE SUPPLEMENTAL DOCUMENTATION FOR STREET LIGHTING SPECIFICATIONS.

SIDEWALKS:
SIDEWALKS SHOWN HEREON SHALL BE A MINIMUM OF 5-FT.-WIDE, CONSTRUCTED WITH 4-IN.-THICK CONCRETE, AND SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. ALL SIDEWALKS WITHIN THIS FILING ARE LOCATED WITHIN THE PUBLIC/PRIVATE RIGHTS-OF-WAY.

SHEET NUMBER 10.1
PARISH/COUNTY: EAST BATON ROUGE
CITY: BATON ROUGE
PROJECT: 31477.7

ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
FINAL DEVELOPMENT PLAN PHASE 1D
PRELIMINARY PLAT

SJB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1731 - BATON ROUGE, LA 70821 - (225) 769-3401 - FAX (225) 769-3406

DESIGNED
CHECKED
DETAILED: TVJ/TTF
CHECKED: CAJ
DATE: 2.27.2019
SHEET: 13 OF 16

REVISION DESCRIPTION

G:\CAD\PROJECTS\31477.7-ENDOUST-ROUZAN COMMERCIAL MIXED TRANSPORTATION TRACTS SITE\FINAL DEVELOPMENT PLAN\DWG REVIEW SHEETS 13 HALBERT WAY 13 HALBERT WAY-21-10-19 NORTHCAD REVIEW

PRELIMINARY

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR RECORDING PURPOSES, UNLESS OR UNTIL THE BLANK FOR THE SEALING OF A PERMIT

COREY BLANCHARD, P.E. LA REG. No. 30538

STATE OF LOUISIANA
COREY BLANCHARD
REG. No. 30538
REGISTERED
PROFESSIONAL ENGINEER
IN
CLARKE ENGINEERING INC

2/28/19

SHEET NUMBER 11.0

PARISH/COUNTY EAST BATON ROUGE

CITY BATON ROUGE

PROJECT 11409.8

ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 1D - FINAL DEVELOPMENT PLAN

ARCHITECTURAL ELEVATIONS

STB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1751 • BATON ROUGE, LA. 70821 • (225) 766-3400 • FAX (225) 766-3406

DESIGNED	CJB
CHECKED	RAH
DETAILED	CJB
CHECKED	CJB
DATE	2-28-19
SHEET	16 OF 16

REVISION DESCRIPTION	BY

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