CONCEPTUAL PLANS FOR PROPOSED

PLANNED UNIT DEVELOPMENT

FOR

PUD-1-20 HARVESTON DISTRICT

A MIXED USE DEVELOPMENT

BATON ROUGE, LOUISIANA

MARCH 2020

LEGEND:

1	Title Sheet
2	Existing Conditions
3	PUD Concept Plan
4	Circulation Plan
5.0	Conceptual Building Elevations
5.1	Conceptual Building Elevations
5.2	Conceptual Building Elevations

GENERAL DESCRIPTION OF SITE:

Total Acreage = 148.72 Acres (Record)

LOW DENSITY RESIDENTIAL (SINGLE FAMILY HOMES) (14.00 ACRES)
- Land Use Percentage = 9.4%
- 80 Units/14.00 Acres = 5.71 units per acre

MEDIUM DENSITY RESIDENTIAL (TOWN HOMES) (14.10 ACRES)
- Land Use Percentage = 9.5%
- 160 Units/14.10 Acres = 11.35 Units per acre

HIGH DENSITY RESIDENTIAL (MULTI FAMILY HOMES) (41.35 ACRES)
- Land Use Percentage = 27.8%
- 1500 Units/41.35 Acres = 36.28 units per acre

INSTITUTIONAL/COMMERCIAL/OFFICE (49.52 ACRES)
- Land Use Percentage = 33.3%
- Commercial Land Use: Restaurants, Retail, Ground Floor Mixed Use, and Offices
- Institutional Land Use: High School and Health and Safety Campus
- Commercial Recreation: Aquarium

SITE SUMMARY

Total Residential = 69.45 Acres (46.7% of site),
1740 total res. units
Total Institutional/Commercial = 49.52 Acres
(33.3% of site)
Total Open Space = 29.75 Acres (20.0% of site)
Includes Storm water Retention Areas, Lakes, Open Space and Perimeter Buffer

*Total number of buildings on site will be determined at time of Final Development Plan.

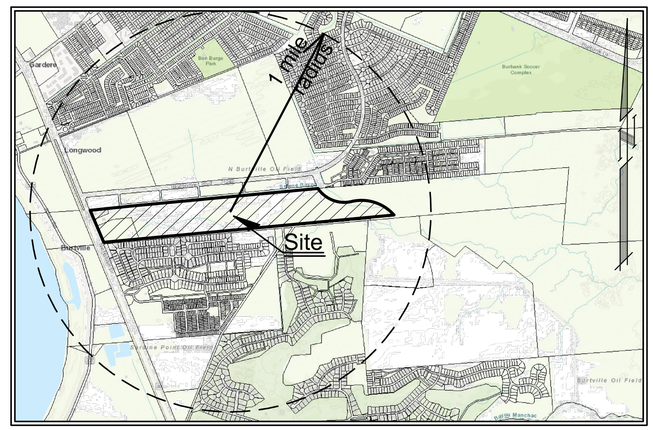
All streets and pedestrian ways (except trails) are to be public/multi-use, and all alleys are to be private.

Signage for monument, pylon, wall, ect. in each FDP will comply with Ch. 16 of the East Baton Rouge Unified Development Code (UDC)

Location and type of fencing on site will be determined at time of the Final Development Plan.

PLANNING SUMMARY

EXISTING ZONING: RURAL
FUTURE ZONING: RESIDENTIAL NEIGHBORHOOD (PLAN AMENDMENT APPLICATION REQUESTED TO REZONE FROM RN TO MU)
CHARACTER AREA: SUBURBAN
EXISTING ZONING OF ADJOINING PARCELS: RURAL AND PUD
ACREAGE: 148.72 AC.
NUMBER OF UNITS: 1740 UNITS
TOTAL BUILDING SQUARE FOOTAGE: 398,000 NONRESIDENTIAL
DENSITY/INTENSITY: RE. TABLE OF USE, SHEET 3
BUILDING HEIGHT: 1-4 STORIES or 60'-0" MAX.
PROPOSED USES: COMMERCIAL, INSTITUTIONAL, OFFICE, AND RESIDENTIAL



VICINITY MAP

SCALE: 1"=2000'

PUD PERMISSIBLE USES:

ZONE 1:
A1, A2, A2.1, A2.5, A2.6, A2.7, A3.1, A3.2, A3.3, A4, NO, GOL, GOH, NC, NC-AB, C1, LC1, LC2, LC3, C-AB-1, C-AB-2

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UTILITY NOTE:

CABLE, TELEPHONE, AND GAS ARE TO BE PROVIDED FROM NICHOLSON DRIVE, BLUEBONNET BLVD. OR HARVESTON WAY

ELECTRICITY/GAS
ENTERGY
9585 Pecue Lane
Baton Rouge, LA 70810
(800) 968-8243

WATER
BATON ROUGE WATER CO.
8755 Goodwood Blvd,
Baton Rouge, LA 70806
(225) 925-2011

TELEPHONE/CABLE
COX COMMUNICATIONS
7401 Florida Blvd.
Baton Rouge, LA 70806
(225) 237-5041

AT&T
5550 Sherwood Forest Blvd.
Baton Rouge, LA 70816
(225) 291-1853

SEWER
HARVESTON WASTEWATER DISTRICT/
OR EBRS
1100 Laurel Street
Baton Rouge, LA 70802
(389) 309-0802

FIRE DISTRICT
ST. GEORGE FIRE DISTRICT #2
14100 Airline Hwy.
Baton Rouge, LA 70817
(225) 454-6550

DEVELOPER:
Burtville Development Corporation
4171 Essen Lane, Suite 450
Baton Rouge, LA 70809
PHONE: (225) 343-3844
FAX: (225) 924-3347
Mike Wampold (mwampold@wampold.com)

LANDSCAPE ARCHITECT:
CSRS, Inc.
6767 Perkins Road, Suite 200
Baton Rouge, LA 70808
PHONE: (225) 769-0546
FAX: (225) 767-0060
Mark Gauthier - (gauthier@csrsonline.com)

Design Workshop, Inc.
120 East Main Street,
Aspen, CO 81611
PHONE: (970) 925-8354
FAX: (225) 336-5892
Kurt Culbertson

CIVIL ENGINEER:
CSRS, Inc.
6767 Perkins Road, Suite 200
Baton Rouge, LA 70808
PHONE: (225) 769-0546
FAX: (225) 767-0060
Joseph Yarbrough - (joseph.yarbrough@csrsinc.com)

MARKET STUDY:
Latter & Blum
1700 City Farm Drive
Baton Rouge, LA 70806
PHONE:(225) 927-7808
Ty Gose - (ty@latterblum.com)

WETLANDS:
Natural Resource Professionals, LLC
7478 Highland Road
Baton Rouge, LA 70808
PHONE: (225) 928-5333
Scott Nesbit - (scott.nesbit@wetlandsreport.com)

LEGAL:
Phelps Dunbar, LLP
P.O. Box 4412
Baton Rouge, LA 70821
PHONE: (225) 346-0285
FAX: (225) 381-9197
Randy Roussel - (rousselr@phelps.com)

LAND PLANNING:
CSRS, Inc.
6767 Perkins Road, Suite 200
Baton Rouge, LA 70808
PHONE: (225) 769-0546
FAX: (225) 767-0060

LRK, Inc.
1680 Lobdell Avenue
Baton Rouge, LA 70806
PHONE: (225) 928-4905
Michael Sullivan - (msullivan@lrk.com)

CSRS
6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70808
Telephone: 225 769-0546
www.csrsinc.com

Project:

Harveston
Baton Rouge, LA

Client:

SLP 1
Development Corp.
TRACT A WEST
TRACT B
TRACT UND
Being Formerly a Portion of the
BURTVILLE PLANTATION
& GIANELLONI, L.L.
Located in
SECTIONS 45 & 52
T-8-S R-1-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH
LOUISIANA
CPPC Parcel No: 22033C01E
& 22033C0330E
EBRGIS LOT ID NUMBER:
1620870672
1620870673
1620870674

PRELIMINARY WORK

NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES.

STATE OF LOUISIANA
JOSEPH A. YARBROUGH
License No. 41947
PROFESSIONAL ENGINEER
IN CIVIL ENGINEERING
3-4-2020

Revisions:

Key Plan:

Sheet Title:

Title Sheet

Date:	MARCH 2020
Project Number:	219142
Drawn By:	MLM
Checked By:	JAY
Sheet:	1

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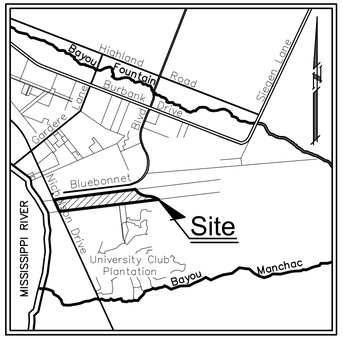

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Scale: 1"=6000'±

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LEGEND

- TOPO CONTOUR
- FLOOD ZONE BOUNDARY LINE
- FLOOD ZONE AREA
- EXIST. PIPELINE SERV.
- EXIST. PIPELINE
- EXIST. OVERHEAD ELEC. LINE

SCALE: 1"=300'
0 300' 600'

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Project:

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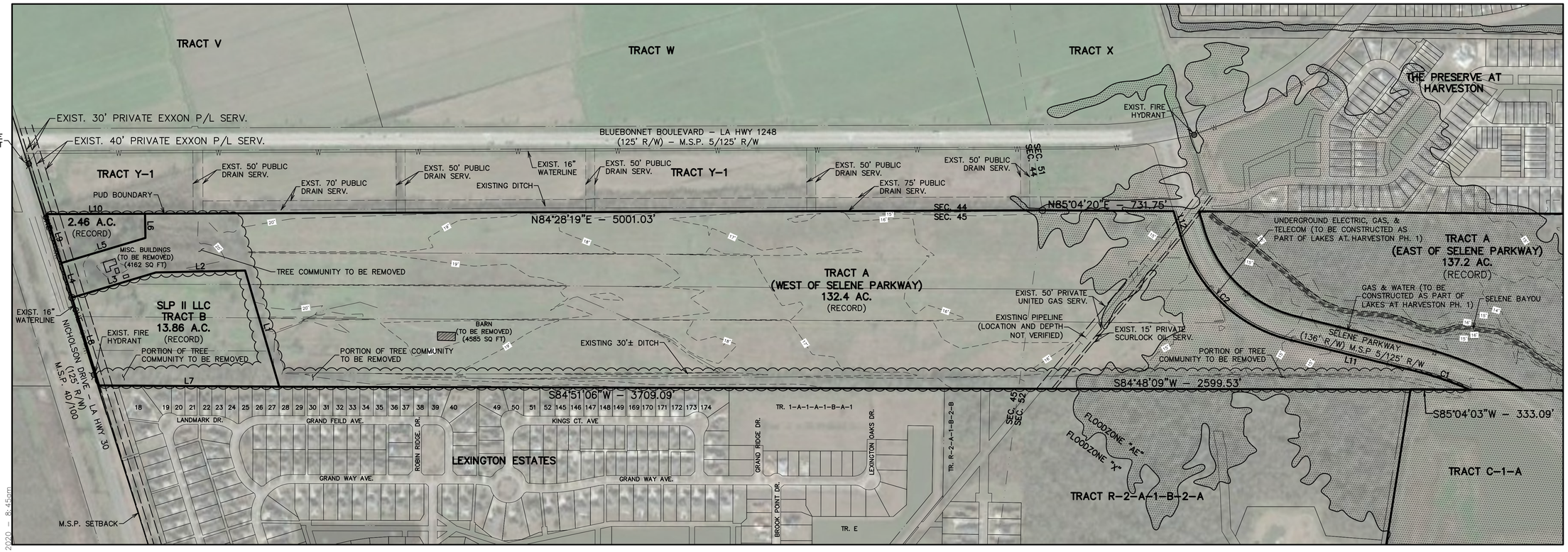
Baton Rouge, LA



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PROFESSIONAL ENGINEER
3-4-2020

Revisions:

Key Plan:

UTILITIES:
ELECTRICITY – ENTERGY
WATER – BATON ROUGE WATER CO.
GAS – ENTERGY
TELEPHONE – AT&T OR EATEL
SEWER – HARVESTON WASTEWATER TREATMENT DISTRICT/ OR EBRS

SCHOOLS:
ELEMENTARY – WILDWOOD
MIDDLE – KENILWORTH
HIGH SCHOOL – LEE HIGH

FIRE PROTECTION:
ST. GEORGE FIRE DEPT.

HOSPITAL:
BATON ROUGE GENERAL

REFERENCE MAP:
MAP SHOWING THE SUBDIVISION OF TRACT A OF BURTVILLE PLANTATION INTO TRACT FOR WAMPOLD–BURTVILLE DEVELOPMENT, LLC., BY TAYLOR GRAVOIS, DATED AUGUST 1, 2009.

SEWER NOTE:
BURTVILLE PLANTATION IS LOCATED IN THE HARVESTON WASTEWATER TREATMENT DISTRICT WHICH IS PRIVATELY OWNED AND NEITHER OWNED NOR OPERATED BY THE CITY.

UTILITY NOTE:
CABLE, TELEPHONE, AND GAS ARE TO BE PROVIDED FROM NICHOLSON DRIVE.

MOVEBR NOTE:
NICHOLSON DRIVE IS INCLUDED IN MOVEBR PLAN.

GENERAL NOTES:
1. A JURISDICTIONAL WETLANDS DETERMINATION HAVE NOT BEEN DONE BY CSRS, INC. AND IS NOT PART OF THIS DOCUMENT.
2. EXISTING VEGETATIVE COVER IS PASTURE.
3. THIS IS NOT A PROPERTY BOUNDARY SURVEY AND IS NOT INTENDED TO MEET THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS.

FLOOD ELEVATION DATA:

INUNDATION ELEVATION: (OBTAINED FROM DPW)	16.0'
FLOOD ZONES:	"AE" & "X"
CALCULATED ADJACENT 100 YR BASE FLOOD ELEVATIONS (OBTAINED FROM DPW)	N/A
BASE FLOOD ELEVATION (PER FEMA F.I.R.M.)	15.0'

IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL 22033C0330E FOR EAST BATON ROUGE PARISH LOUISIANA, LAST REVISED MAY 2, 2008, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X" (AREAS OUTSIDE THE 500 YR. FLOOD); AND FLOOD ZONE "AE" (AREAS WITHIN THE 100 YR. FLOOD)

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF EAST BATON ROUGE PARISH D.P.W. PRIOR TO SITE DEVELOPMENT.

EXISTING SOIL TYPES ON SITE INCLUDE CANCIENNE SILT LOAM AND THIBAUT SILTY CLAY.

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	331.17	1932.00	9.82	N76° 26' 45"W	330.76
C2	879.45	843.00	59.77	S51° 28' 12"E	840.11

PUD PERMISSIBLE USES

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Parcel Line Table

Line #	Length	Direction
L1	675.40	N21° 38' 52.00"W
L2	497.31	N83° 28' 54.00"E
L3	489.01	S67° 57' 54.00"W
L4	202.19	S22° 24' 10.00"E
L5	489.33	S68° 04' 54.00"W
L6	135.25	N6° 20' 06.00"W
L7	1004.21	S85° 04' 08.00"W
L8	513.10	S22° 27' 46.88"E
L9	285.62	S22° 14' 25.00"E
L10	549.67	S84° 29' 49.31"W
L11	717.77	S81° 21' 24.00"E
L12	140.92	S21° 35' 00.00"E

Sheet Title:

Existing Conditions

Date:	MARCH 2020
Project Number:	219142
Drawn By:	MLM
Checked By:	JAY

Sheet:

2

P:\219142\Predesign\Concept Plan\ 2 – Existing Conditions.dwg Mar 31, 2020 – 8:45am

PUD PERMISSIBLE USES

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CONCEPTUAL TABLE OF USES

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
Zone	Zone Area (A.C.)	Commercial (S.F.)	Institutional (S.F.)	Commercial/ Institutional/ Office Area (A.C.)	High Density Residential (Units)	High Density Residential Area (A.C.)	High Density Residential Density (Units/A.C.)	Med. Density Residential (Units)	Med. Density Residential Area (A.C.)	Med. Density Residential Density (Units/A.C.)	Low Density Residential (Units)	Low Density Residential Area (A.C.)	Low Density Residential Density (Units/A.C.)	Max.** Building Height	Common Open Space (COS)		Green Space	
															Acres	% of Zone	Acres	% of COS
1*	64.26	50,000	190,000	25.34	350	8.31	42.12	40	3.76	10.64	80	14.00	5.71	60'-0"	12.85	20.00	6.82	53.08
2*	65.73	50,000	0	21.37	900	26.04	34.56	60	5.17	11.61	0	0.00	0.00	60'-0"	13.15	20.00	6.74	51.23
3*	18.73	108,000	0	2.82	250	7.00	35.71	60	5.17	11.61	0	0.00	0.00	60'-0"	3.75	20.00	3.75	100.00
TOTALS	148.72	208,000	190,000	49.53	1,500	41.35	36.28	160	14.10	11.35	80	14.00	5.71	N/A	29.75	20.00	17.31	58.18

*Zone numbers do not necessarily represent sequencing of development.
**Building height shall be not more than one hundred fifty (150) percent of abutting zoning districts. Buildings may be increased in height one (1) foot for each ten (10) feet setback from abutting zoning districts to the maximum height in Column O.

LEGEND

ADJACENT PROPERTY LINE
MAIL KIOSK**
WATER TOWER**

**Final location to be determined in Final Development Plan

CSRS
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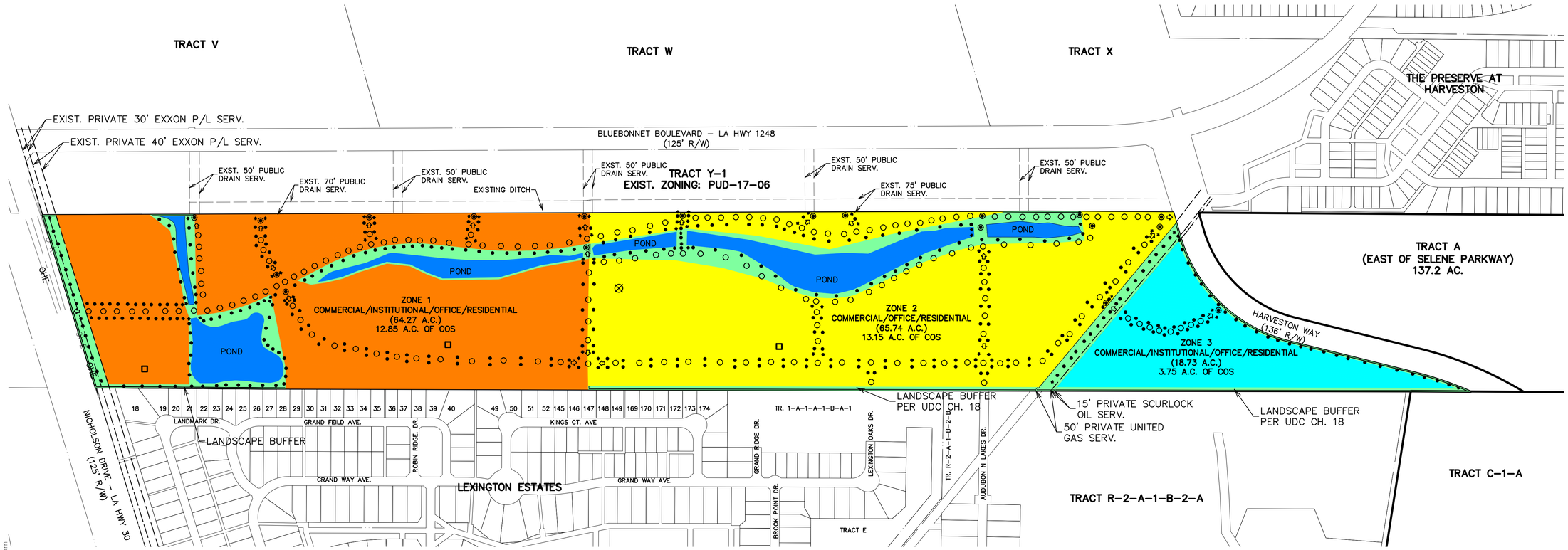

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NO ARRANGEMENTS HAVE BEEN PROPOSED WITH UTILITY PROVIDERS

MOVEBR NOTE:
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MISC. NOTES:
A PERIMETER LANDSCAPED BUFFER YARD SHALL ALSO BE REQUIRED TO SCREEN OFF–STREET PARKING AREA AND BUILDING SERVICE AREAS FROM STREETS AND RESIDENTIAL ZONING AND USES.

NO PLANNED BUS STOPS OR ACCESS TO MASS TRANSIT.

SITE SUMMARY

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COMMON OPEN SPACE (COS) SUMMARY

GREENSPACE
COMMON OPEN SPACE

COMMON OPEN SPACE (29.75 ACRES)
- Land Use Percentage = 20.0%
  - 17.31 acres Greenspace/Parks/Future ROW Greenspace/Landscape Buffer
  - 12.44 acres Ponds

Green space should account for 50% of common open space. Required open green space = 14.87 acres. 17.31 acres of common green space provided.

Total Area of Ponds = 12.44 acres (8.36% of site)

Required open space should be 20% of the overall site. Required common open space = 29.75 acres. 29.75 acres of common open space provided.

Total Common Open Space = 29.75 acres
Total green space = 17.31 acres (11.64% of site, 58.18% of COS)

Total pond area = 12.44 acres (8.36% of site, 41.82% of COS)

*Green and Common Open Space areas to be prescribed through the Final Development Plan.

HOA shall be responsible for maintenance of common open space.

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REVIEW
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Revisions:

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Sheet Title:
PUD Concept Plan

Date:	MARCH 2020
Project Number:	219142
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Sheet:	3

P:\219142\Predesign\Concept Plan_3 – PUD Concept Plan.dwg Mar 31, 2020 – 3:55pm

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*Total number of buildings on site will be determined at time of Final Development Plan.

All streets and pedestrian ways (except trails) are to be public/multi-use, and all alleys are to be private.

Signage for monument, pylon, wall, ect. in each FDP will comply with Ch. 16 of the East Baton Rouge Unified Development Code (UDC)

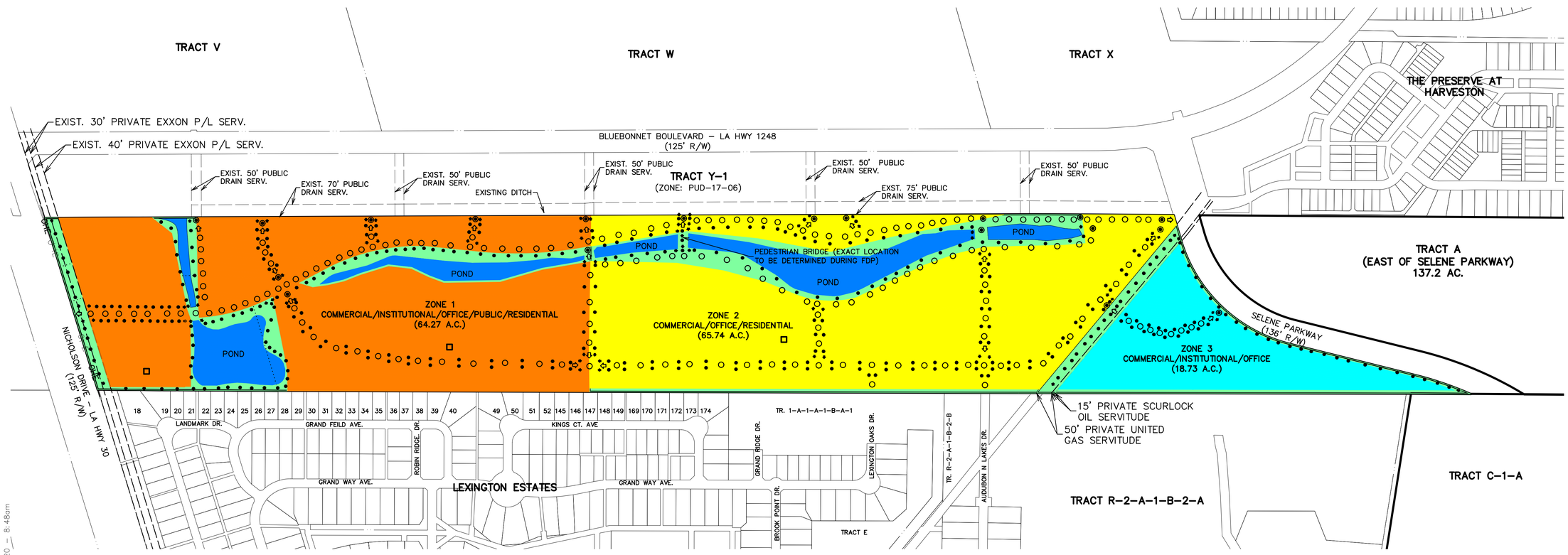
Location and type of fencing on site will be determined at time of the Final Development Plan.

LEGEND

- ADJACENT PROPERTY LINE
- MAIL KIOSK
- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- VEHICULAR ACCESS POINT

SCALE: 1"=300'

0 300' 600'



GENERAL DESCRIPTION OF SITE:

- ZONE 1
- ZONE 2
- ZONE 3
- GREEN SPACE
- PROPOSED POND

GENERAL NOTES:

PROPOSED ROADS, STREETS, AND PEDESTRIAN PATHS WILL BE COMPRISED OF BOTH PUBLICLY OWNED AND MAINTAINED PORTIONS AND PRIVATELY MAINTAINED PORTIONS. PRIVATE STREETS AND PRIVATE PEDESTRIAN PATHS WILL BE MAINTAINED BY THE HOA.

COMMON OPEN SPACE SHALL NOT INCLUDE PARKING AREAS, DRIVES, ETC. OR ANY OTHER EXCLUDED ITEMS AS SHOWN IN CHAPTER 8 OF THE BATON ROUGE UDC.

A MINIMUM OF 20% OF ALL PONDS MUST BE ACCESSIBLE FOR THE COMMON USE.

ACCESS POINTS TO TRACT Y-1 (PUD-17-06) TO BE CONNECTED TO FUTURE RIGHT-OF-WAY WITHIN TRACT Y-1.

MOVEBR NOTE:

NICHOLSON DRIVE IS INCLUDED IN MOVEBR PLAN.

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6767 Perkins Road, Suite 200
Baton Rouge, Louisiana 70808
Telephone: 225 769-0546
www.csrsinc.com

Project:

Harveston
Baton Rouge, LA

Client:

SLP 1 Development Corp.
TRACT A WEST
TRACT B
TRACT UND
Being Formerly a Portion of the
BURTVILLE PLANTATION & GIANELLONI, L.L.
Located in
SECTIONS 45 & 52
T-8-S R-1-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH
LOUISIANA
CPPC Parcel No: 22033C01E & 22033C0330E
EBRGIS LOT ID NUMBER:
1620870672
1620870673
1620870674

PRELIMINARY WORK
NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES.

STATE OF LOUISIANA
JOSEPH A. YARBROUGH
License No. 41947
PROFESSIONAL ENGINEER IN ENGINEERING
3-4-2020

Revisions:

Key Plan:

Sheet Title:
Circulation Plan

Date:	MARCH 2020
Project Number:	219142
Drawn By:	MLM
Checked By:	JAY
Sheet:	4

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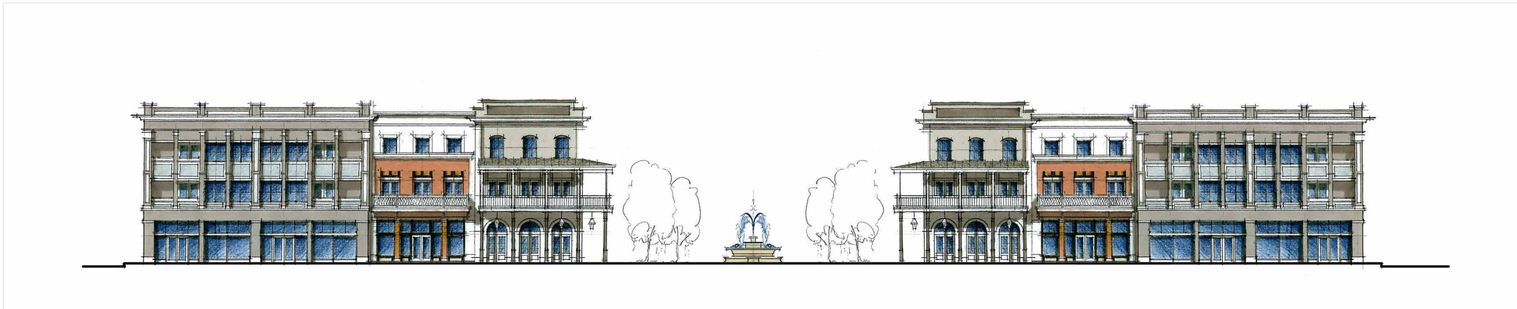

Mixed-Use Elevation Types

HARVESTON
BATON ROUGE, LA
Design Types
March 2, 2020

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3-4-2020

Revisions:

Key Plan:

Sheet Title:
Conceptual Building Height

Date:	MARCH 2020
Project Number:	219142
Drawn By:	MLM
Checked By:	JAY
Sheet:	5.0

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Residential Types

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3-4-2020

Revisions:

Key Plan:

Sheet Title:
Conceptual Building Height

Date:	MARCH 2020
Project Number:	219142
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Mixed-Use Types

HARVESTON
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Design Types
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3-4-2020

Revisions:

Key Plan:

Sheet Title:
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Date:	MARCH 2020
Project Number:	219142
Drawn By:	MLM
Checked By:	JAY
Sheet:	5.2

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