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FINAL DEVELOPMENT PLAN
FOR

ROUZAN

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND 1-07)

SILO FARM AT ROUZAN

CITY OF BATON ROUGE

EAST BATON ROUGE PARISH, LOUISIANA 70808

OWNER / DEVELOPER:

ENGQUIST-ROUZAN RESIDENTIAL DEVELOPMENT, LLC
402 NORTH 4TH STREET
BATON ROUGE, LOUISIANA 70802
TELEPHONE: (225) 706-4080
EMAIL: CLANDRY@FISHMANHAYGOOD.COM

LOT NUMBER:
204-A
LOCATED IN SECTION 94, T-7-S, R-1-E,
GREENSBURG LAND DISTRICT,
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA

CPPC ID NUMBER:
1430521413

DESIGN PROFESSIONALS & CONSULTANTS LIST:

SURVEYOR
DUPLANTIS DESIGN GROUP, PC
16564 EAST BREWSTER ROAD, SUITE 101
COVINGTON, LA 70433
CONTACT: DENNIS L. GOWIN, P.L.S.
TELEPHONE: (985) 249-6180
EMAIL: DGOWIN@DDGPC.COM

ARCHITECT
STREET COLLABORATIVE, LLC
3129 GOVERNMENT STREET
BATON ROUGE, LA 70806
CONTACT: BENJAMIN R. BRADFORD, AIA, LEED AP
TELEPHONE: (225) 663-2103
EMAIL: BENJAMIN@STREETCOLLABORATIVE.COM

CIVIL ENGINEER
DUPLANTIS DESIGN GROUP, PC
8352 BLUEBONNET BOULEVARD
BATON ROUGE, LOUISIANA 70810
CONTACT: MICHAEL THOMASSIE, P.E.
TELEPHONE: (225) 751-4490
EMAIL: MTHOMASSIE@DDGPC.COM

LANDSCAPE ARCHITECT
402 NORTH 4TH STREET
BATON ROUGE, LOUISIANA 70802
CONTACT: ANDY K. HURSEY, PLA, MBA
TELEPHONE: (225) 338-6120
EMAIL: ANDY@LEVELBR.COM

UTILITY CONTACT LIST:

SEWER
EBR PARISH DEPT. OF PUBLIC WORKS
1100 LAUREL ST.
BATON ROUGE, LOUISIANA 70802
CONTACT: ADAM SMITH
TELEPHONE: (225) 389-5623

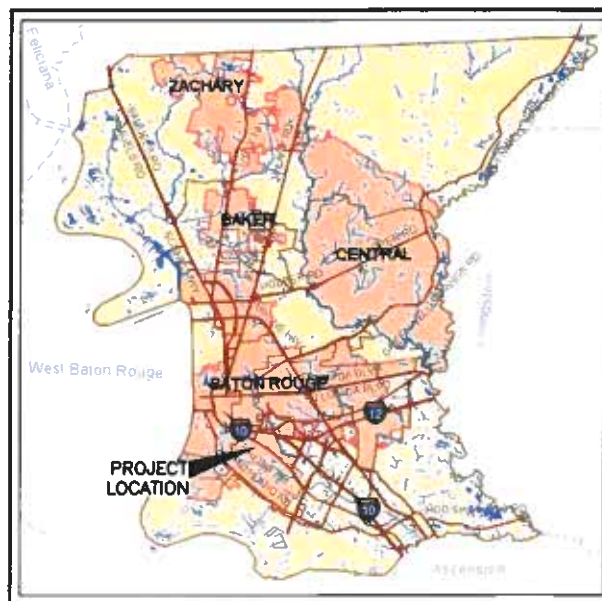
TELEPHONE
AT&T
5550 S. SHERWOOD FOREST BLVD. ROOM 231
BATON ROUGE, LOUISIANA 70816
CONTACT: JOEL HANBERRY
TELEPHONE: (225) 296-4930

ELECTRIC
ENERGY ELECTRIC
446 NORTH BLVD.
BATON ROUGE, LOUISIANA 70802
CONTACT: AARON LODGE
TELEPHONE: (225) 346-3928

TELEPHONE
COX COMMUNICATIONS
1906 ERASTE LANDRY RD.
LAFAYETTE, LOUISIANA 70506
CONTACT: BYRON VENTRESS
TELEPHONE: (225) 268-0600

WATER
BATON ROUGE WATER COMPANY
8755 GOODWOOD BOULEVARD
BATON ROUGE, LOUISIANA 70896
CONTACT: MARGIE SWANSON
TELEPHONE: (225) 231-0304

GAS
ENERGY
446 NORTH BLVD.
BATON ROUGE, LOUISIANA 70802
CONTACT: AARON LODGE
TELEPHONE: (225) 346-3928



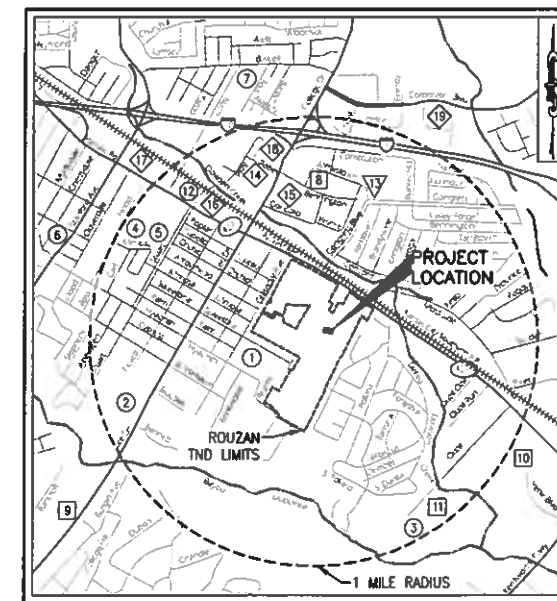
PARISH MAP

N.T.S.



QUAD MAP

SCALE: 1" = 2000'



VICINITY MAP

SCALE: 1" = 2000'

PLANNING SUMMARY

EXISTING ZONING: TND
EXISTING LAND USE: P, UND
FUTURE LAND USE: RN
CHARACTER AREA: SUBURBAN
ADJACENT ZONING: TND
ACREAGE: 0.41 ACRES
NUMBER OF BUILDINGS: 1
BUILDING SQUARE FOOTAGE: 565 SF
COMMUNITY BUILDING DENSITY: 1,413 SF/AC
BUILDING HEIGHT: 21.8'
NUMBER OF STORIES: 1
PROPOSED USE: ACCESSORY BUILDING FOR COMMUNITY USE
FILLING: PHASE 5, 2ND FILLING



01/27/2020

REVISION	BY

8352 Bluebonnet Blvd.
Baton Rouge, LA 70810
Office: 225-751-4490
Fax: 225-751-4495
www.ddgpc.com



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R-1-E,
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EAST BATON ROUGE PARISH,
LOUISIANA

SILO FARM AT ROUZAN FDP
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
ENGQUIST DEVELOPMENT
402 NORTH 4TH STREET
BATON ROUGE, LOUISIANA 70802

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ISSUED DATE
01/27/2020
ISSUED FOR
FDP
PROJECT NO.
10-011
FILE
10-011 COVER SHEET

SHEET

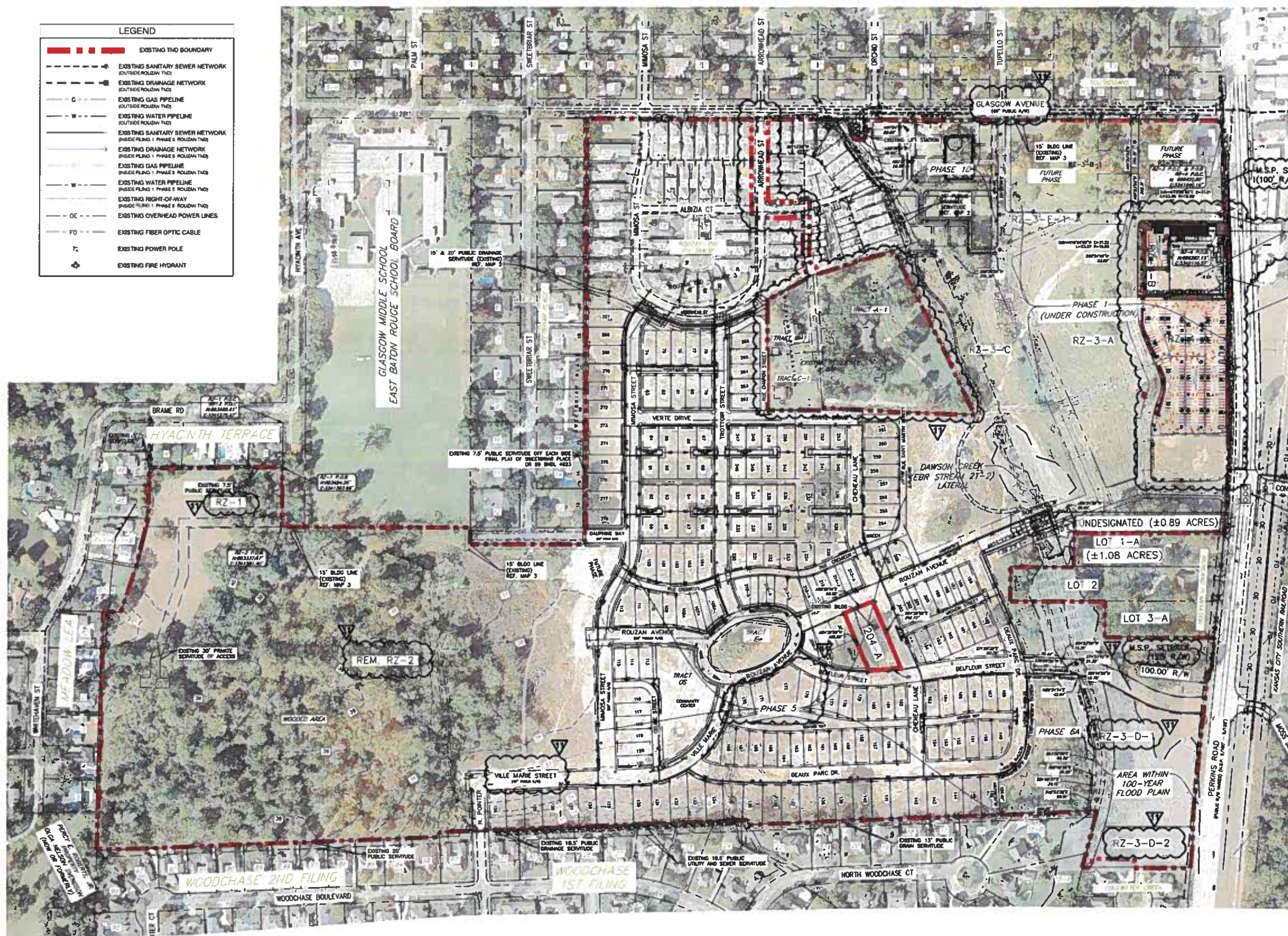
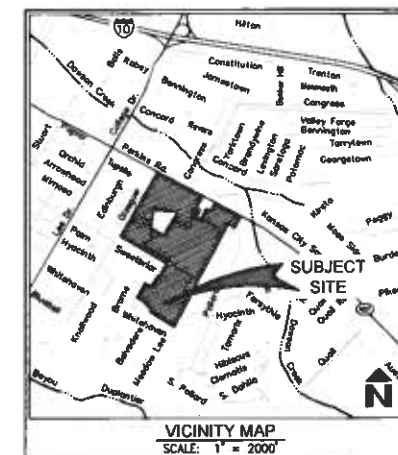
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RECEIVED JAN 27 2020

PC SET

---	EXISTING TND BOUNDARY
---	EXISTING SANITARY SEWER NETWORK (OUTSIDE ROUZAN TND)
---	EXISTING DRAINAGE NETWORK (OUTSIDE ROUZAN TND)
---	EXISTING GAS PIPELINE (OUTSIDE ROUZAN TND)
---	EXISTING WATER PIPELINE (OUTSIDE ROUZAN TND)
---	EXISTING SANITARY SEWER NETWORK (INSIDE PHASE 1 PHASE 5 ROUZAN TND)
---	EXISTING DRAINAGE NETWORK (INSIDE PHASE 1 PHASE 5 ROUZAN TND)
---	EXISTING GAS PIPELINE (INSIDE PHASE 1 PHASE 5 ROUZAN TND)
---	EXISTING WATER PIPELINE (INSIDE PHASE 1 PHASE 5 ROUZAN TND)
---	EXISTING RIGHT-OF-WAY (INSIDE PHASE 1 PHASE 5 ROUZAN TND)
---	EXISTING OVERHEAD POWER LINES
---	EXISTING FIBER OPTIC CABLE
---	EXISTING POWER POLE
---	EXISTING FIRE HYDRANT



PARKING LOT GEOMETRY SHOWN PER DESIGN DRAWINGS PROVIDED BY SJB GROUP AND WERE FIELD VERIFIED BY STANTEC.

WATER SURFACE/FLOOD DATA:		
FLOOD ZONE:	"A" & "AE"	
100-YEAR BASE FLOOD ELEV:	26.0-FT. N.G.V.D.	25.0-FT. N.G.V.D.
FOUNDATION 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.

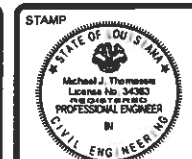
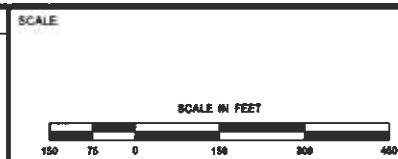
GENERAL SOIL TYPES:
ACCORDING TO THE SOIL SURVEY FOR EAST BATON ROUGE PARISH, LOUISIANA, PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, IN COOPERATION WITH LOUISIANA AGRICULTURE EXPERIMENT STATION, ISSUED IN SEPTEMBER, 1984, THE PREDOMINANT SOIL TYPES OF THE SUBJECT PROPERTY IS OLIVER-LORING-TERRACE ESCARPMENTS ASSOCIATION AND OLIVER-CALHOUN-LORING ASSOCIATION. THE OLIVER-LORING-TERRACE ESCARPMENTS ASSOCIATION IS DESCRIBED AS LEVEL TO GENTLY SLOPING, SOMEWHAT POORLY DRAINAGE AND MODERATELY WELL DRAINAGE, LOAMY SOILS AND STEEP ESCARPMENTS. THE OLIVER-CALHOUN-LORING ASSOCIATION IS DESCRIBED AS DOMINANTLY LEVEL, POORLY DRAINAGE TO MODERATELY WELL DRAINAGE, LOAMY SOILS ON BROAD FLATS AND IN SLIGHT DEPRESSIONS.

PROPERTY DIMENSIONS:
FOR CLARITY PURPOSES DIMENSIONS OF THE SUBJECT PROPERTY AND ALL TRACTS THAT FORM THE ROUZAN TND PROPERTY ARE NOT SHOWN HEREON. FOR DIMENSIONS OF THE SUBJECT PROPERTY (PHASE 1-D) AND EXISTING 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.

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

REVISION #11: (January 27, 2020)



SIGNATURE
DATE 01/27/2020

DDG
DUPLANTIS DESIGN GROUP

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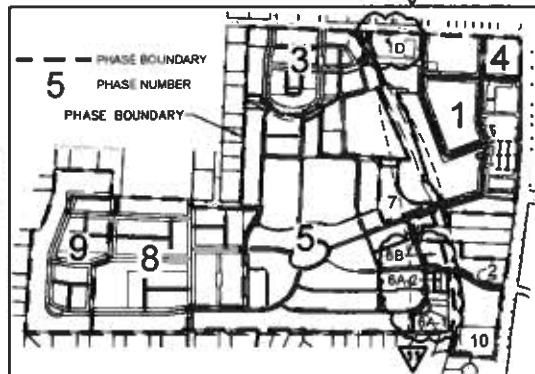
OWNER FOR ENGQUIST - ROUZAN RESIDENTIAL DEVELOPMENT, LLC

PROJECT ROUZAN - TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND 1-07)
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH

TITLE EXISTING SITE CONDITIONS

SHEET
C2.0

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19-0001 C2.0 Existing Site Conditions



PHASE MAP
SCALE: N.T.S.

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:

PHASE	START	COMPLETION
PHASE 1	2019	36 MONTHS
PHASE 2	2020	12 MONTHS
PHASE 3	COMPLETED	
PHASE 4	2019	12 MONTHS
PHASE 5	COMPLETED	
PHASE 6	2020	12 MONTHS
PHASE 7	2020	12 MONTHS
PHASE 8	2021	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. CO., CO., MC, MC-AB, LCL, LCL2, LCL3, C-AB-1, NC1, MC2

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

NEIGHBORHOOD EDGE:
A1, A2

EXCLUSIONS:
SERVICE STATIONS SELLING GASOLINE
BAR ROOMS ONLY

T.N.D. NOTES:

1) COVENANTS, CONDITIONS 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 COVENANTS, CONDITIONS AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MAJORITY 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 CONDUCT AND TIMING OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS;

C) BE RESPONSIBLE FOR MAINTENANCE OF INFRASTRUCTURE AND TAXES ON ALL COMMON OPEN SPACE ENFORCEABLE BY LIENS PLACED ON THE ASSOCIATION'S PARCEL 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 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) 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.

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 OR 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 COMPREHEND LESS THAN FIFTY (50%) PERCENT OF UNITS WITHIN THE TND DISTRICT. IN AREAS DEVOTED TO MIXED RESIDENTIAL, THE NUMBER OF SINGLE-FAMILY ATTACHED AND DETACHED UNITS PERMITTED SHALL BE 5-8 DWELLING UNITS PER NET ACRE. THE NUMBER OF SINGLE-FAMILY UNITS SHALL BE 8-40 DWELLING UNITS PER NET ACRE. THE NUMBER OF MULTI-FAMILY UNITS SHALL BE 8-40 DWELLING UNITS PER NET ACRE PLUS AN ADDITIONAL NUMBER OF UNITS NOT TO EXCEED TEN (1) DWELLING UNITS OR TEN (1) PERCENT WHICHEVER IS GREATER. THE TOTAL IN MIXED USE AREAS, THE NUMBER OF SINGLE-FAMILY ATTACHED AND DETACHED UNITS SHALL ALLOW 5-4 DWELLING UNITS PER NET ACRE PLUS AN ADDITIONAL NUMBER OF UNITS NOT TO EXCEED TEN (1) PERCENT. THE NUMBER OF MULTI-FAMILY DWELLING UNITS SHALL BE 8-40 DWELLING UNITS PER NET ACRE PLUS AN ADDITIONAL NUMBER OF UNITS NOT TO EXCEED TEN (1) 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 LOCATIONS OF CENTRALIZED MAIL KIOSKS SHALL BE DETERMINED AT THE FINAL DEVELOPMENT PLAN PHASE AND AFTER COLLABORATION WITH THE UNITED STATES POST MASTER. PRELIMINARY LOCATIONS ARE INDICATED HEREIN AS (M).

CONNECTIVITY:

THOROUGHFARES AND UTILITIES WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) WILL CONNECT TO EXISTING THOROUGHFARES AND UTILITIES OR CEAD-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.

UTILITY FACILITY PROVISIONS:

PRELIMINARY PLANNING WITH THE APPROPRIATE UTILITY AGENCIES SERVING 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 SERVING THE DEVELOPMENT. THOSE UTILITY AGENCIES INCLUDE BATON ROUGE WATER COMPANY (WATER SUPPLY), ENTERGY CORP. (ELECTRIC AND GAS), AT&T (TELEPHONE), COMCAST COMMUNICATIONS (CABLE), EAST BATON ROUGE CITY-PARISH DEPT. OF PUBLIC WORKS (SEWER AND DRAINAGE). UPON APPROVAL OF THE FINAL DEVELOPMENT PLAN FOR EACH PHASE THE 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:

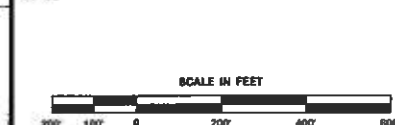
ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) IS A TRADITIONAL NEIGHBORHOOD DEVELOPMENT THAT INCORPORATES THE CONCEPTS AND DESIGN STANDARDS OF SMART GROWTH WITHIN A TRADITIONAL NEIGHBORHOOD DEVELOPMENT. ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) IS A "DESIGNATION DEVELOPMENT" IN THAT THE DESIGN WILL ENCOURAGE MORE PEDESTRIAN AND BICYCLE TRAFFIC WITHIN THE DEVELOPMENT AND OF-NEIGHBORHOOD. 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.

REVISION #11: (January 27, 2020)

DOCUMENT OWNERSHIP: REVISION 11 CHANGES CLOUDED IN THIS CONCEPT PLAN SET BY DUPLANTIS DESIGN GROUP, P.C. ANY INFORMATION NOT CLOUDED IS PER PREVIOUSLY APPROVED CONCEPT PLAN, REVISION 10 BY STANTIC CONSULTING SERVICES, INC.

REFERENCE COVER SHEET FOR SUMMARY OF REVISION 11 CHANGES.

SCALE



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SIGNATURE
DATE 01/27/2020



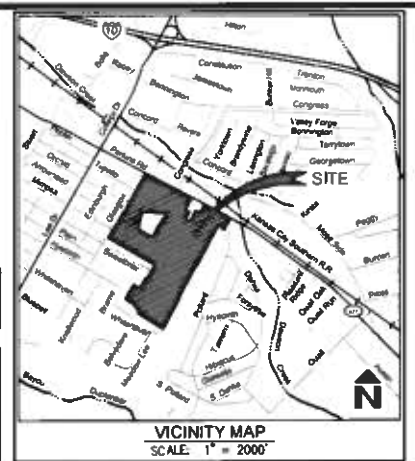
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OWNER FOR ENGQUIST - ROUZAN RESIDENTIAL DEVELOPMENT, LLC
PROJECT ROUZAN - TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND 1-07)
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH

CONCEPT PLAN

TITLE



LAND USE LEGEND:

- NEIGHBORHOOD CENTER (N-CENTER)
- MIXED RESIDENTIAL AREA (MIXED RESIDENTIAL)
- NEIGHBORHOOD EDGE AREA (NEIGHBORHOOD EDGE)
- GREEN SPACE (GREEN) (GR)
- COMMON OPEN SPACE AREAS WITHIN 1/4 MILE OF MIXED RESIDENTIAL USES
- TND BOUNDARY

HEIGHT OF STRUCTURES MAY NOT EXCEED THE HIGHER OF 35-FT. OR 3-STORIES (MIXED RESIDENTIAL/SOUTH OF CREEK)
HEIGHT OF STRUCTURES MAY NOT EXCEED THE HIGHER OF 40-FT. OR 4-STORIES (MIXED RESIDENTIAL/NORTH OF CREEK)
HEIGHT OF STRUCTURES MAY NOT EXCEED THE HIGHER OF 35-FT. OR 3-STORIES (NEIGHBORHOOD EDGE)

SOME GREEN SPACE & COMMON OPEN SPACE AREAS HAVE BEEN UPDATED WITH REVISION 11

CONCEPTUAL LAND USE DENSITY

	ACREAGE	L.D.R. UNITS	L.D.R. DENSITY (UNITS/AC.)	H.D.R. UNITS	H.D.R. DENSITY (UNITS/AC.)	COM./OFF. (SQ. FT./AC.)
NEIGHBORHOOD CENTER (GENERAL)	12.32 AC.	19	N/A	280	N/A	38,131
NEIGHBORHOOD CENTER (NON-RESIDENTIAL)	5.74 AC.	-0-	N/A	-0-	N/A	61,869
MIXED RESIDENTIAL	58.25 AC.	374	6.42	-0-	-0-	-0-
NEIGHBORHOOD EDGE	17.70 AC.	77	4.35	-0-	N/A	-0-
COMMON OPEN SPACE	23.52 AC.	N/A	N/A	N/A	N/A	N/A
T.N.D. TOTALS	117.53 AC.	470	N/A	280	N/A	100,000

*THESE UNITS WILL BE LOCATED IN DESIGNATED AREA (NEIGHBORHOOD CENTER)

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

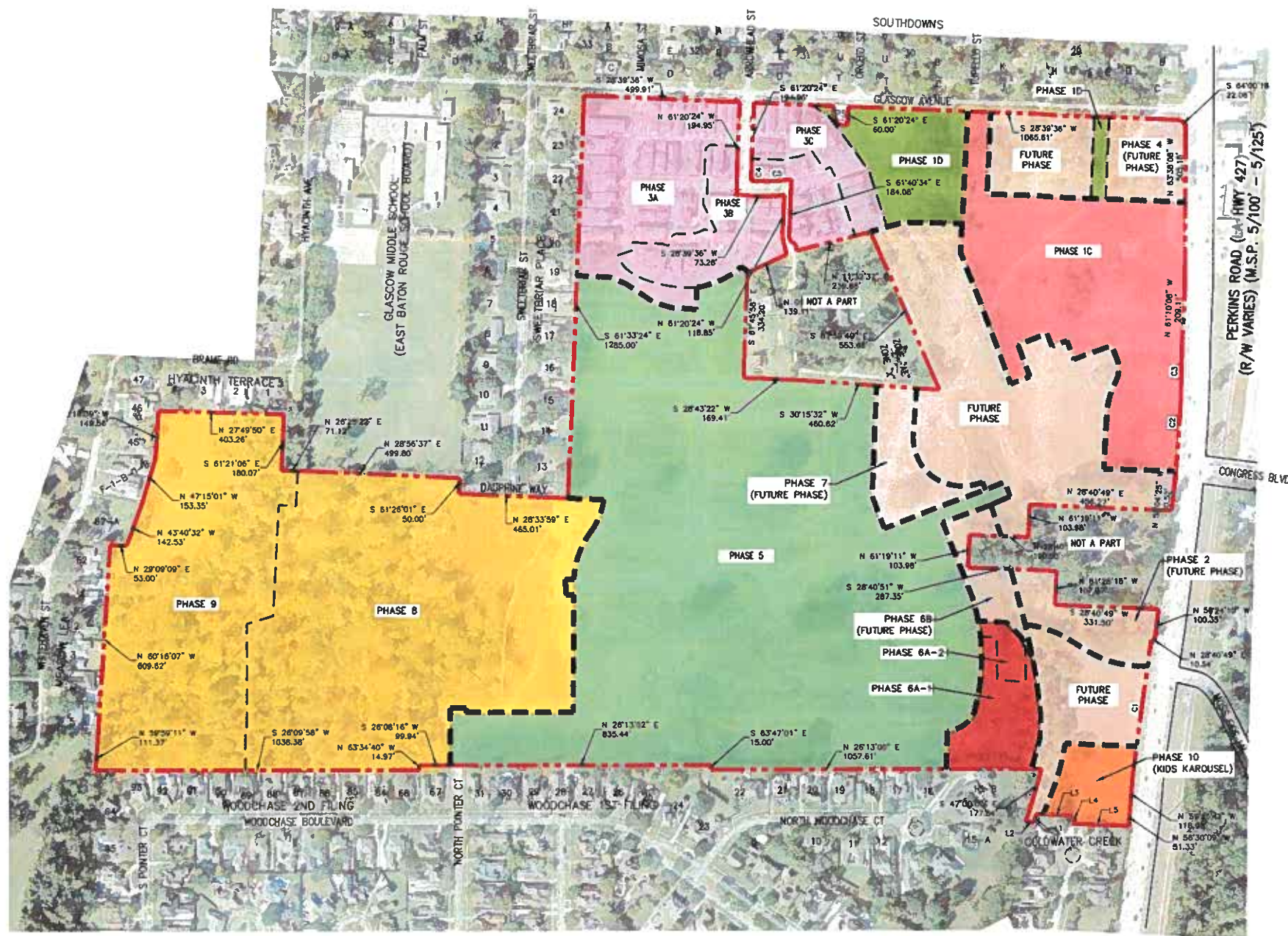
ALLOWABLE RESIDENTIAL UNITS:
SINGLE-FAMILY: 450 UNITS
TWO-FAMILY: 0 UNITS
TOWNHOME: 14 UNITS
MULTI-FAMILY: 280 UNITS

GENERAL DESCRIPTION:

TOTAL SITE AREA:	117.53 ACRES
NEIGHBORHOOD CENTER:	18.06 ACRES (15%)
MIXED RESIDENTIAL:	58.25 ACRES (50%)
NEIGHBORHOOD EDGE:	17.70 ACRES (15%)
(SEE TABLE HEREON FOR PERMISSIBLE USES)	
COMMON OPEN SPACE	23.51 ACRES (20%)
REQUIRED:	23.52 ACRES (20%)
GREEN SPACE (25% OF COMMON OPEN SPACE)	5.88 ACRES (5%)
REQUIRED:	5.88 ACRES (5%)
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.

SHEET

C3.0



CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD BEARING
C1	233.10'	22873.32'	N 55°59'53" W
C2	330.22'	3769.72'	N 58°41'11" W
C3	128.40'	3766.72'	N 62°39'33" W
C4	49.92'	978.00'	S 62°48'09" E
C5	100.45'	488.50'	N 22°48'10" E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 48°17'51" W	27.51'
L2	N 28°39'37" E	25.44'
L3	N 28°37'01" E	127.17'
L4	S 61°23'25" E	26.89'
L5	N 28°39'37" E	169.00'

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

FDP AREA	USE	USE AREA (AC)	LOW DENSITY RESIDENTIAL (UNITS)	MEDIUM DENSITY RESIDENTIAL (UNITS)	HIGH DENSITY RESIDENTIAL (UNITS)	COMMERCIAL (SF)	DENSITY (Units/Acre)	GREEN ** SPACE (AC)	TOTAL AREA
Previously Approved									
Phase 1C	Neighborhood Center	4.43	-	-	-	48,745	-	0.24	7.03
	Common Open Space	2.60	-	-	-	-	-	-	-
Phase 1D	Mixed Residential Area	2.60	17	-	-	-	6.54	0.68	3.45
	Common Open Space	0.85	-	-	-	-	-	-	-
Phases 3A, 3B, & 3C	Mixed Residential Area	8.76	59	-	-	-	6.74	2.56	13.13
	Neighborhood Edge Area	1.46	8	-	-	-	5.48	-	-
Phase 5	Common Open Space	2.91	-	-	-	-	-	-	-
	Mixed Residential Area	24.23	150	-	-	-	6.60	-	-
Phase 6	Neighborhood Edge Area	7.78	35	-	-	-	4.50	4.49	38.71
	Common Open Space	6.70	-	-	-	-	-	-	-
Phase 10 (Kids Karousel)	Mixed Residential Area	1.81	9	-	-	-	4.97	0.42	2.23
	Common Open Space	0.42	-	-	-	-	-	-	-
Sub Totals		65.86	288	-	0	61,869	N/A	8.39	65.86
Submitted for Approval									
Phase 8 & 9	Mixed Residential Area	18.25	129	-	-	-	7.07	-	-
	Neighborhood Edge	7.80	34	-	-	-	4.36	3.29	31.89
Totals	Common Open Space	5.84	-	-	-	-	-	-	-
		97.75	451	-	0	61,869	N/A	11.68	97.75

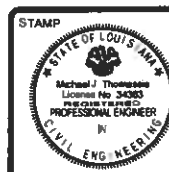
**INCLUDED IN COMMON OPEN SPACE

LAND USE DENSITY SUMMARY:							
Categories	Documents	ACREAGE (AC)	L.D.R Units	L.D.R Density (Units/Acre)	H.D.R Units	H.D.R. DENSITY (UNITS/ACRE)	COM./OFF. (SQ. FT.)
NEIGHBORHOOD CENTER	Concept Plan	18.06	19	-	280	-	100,000
	Previously Approved Final Development Plans	5.74	0	N/A	0	N/A	61,869
	Remaining	12.32	19	N/A	280	N/A	38,131
MIXED RESIDENTIAL AREA	Concept Plan	58.25	374	6.42	0	N/A	N/A
	Previously Approved Final Development Plans	54.99	374	6.80	0	N/A	N/A
	Remaining	3.26	0	N/A	0	N/A	N/A
NEIGHBORHOOD EDGE AREA	Concept Plan	17.70	77	4.35	0	N/A	N/A
	Previously Approved Final Development Plans	17.70	77	4.35	0	N/A	N/A
	Remaining	0	0	N/A	0	N/A	N/A
COMMON OPEN SPACE	Concept Plan	23.52	N/A	N/A	N/A	N/A	N/A
	Previously Approved Final Development Plans	19.32	N/A	N/A	N/A	N/A	N/A
	Remaining	4.20	N/A	N/A	N/A	N/A	N/A
T.N.D TOTALS	Concept Plan	117.53	470	N/A	280	N/A	100,000
	Previously Approved Final Development Plans	97.75	451	N/A	0	N/A	61,869
	Remaining	19.78	19	N/A	280	N/A	38,131

*THESE UNITS WILL BE LOCATED IN DESIGNATED AREA (NEIGHBORHOOD CENTER).

REVISION #11: (January 27, 2020)

SCALE



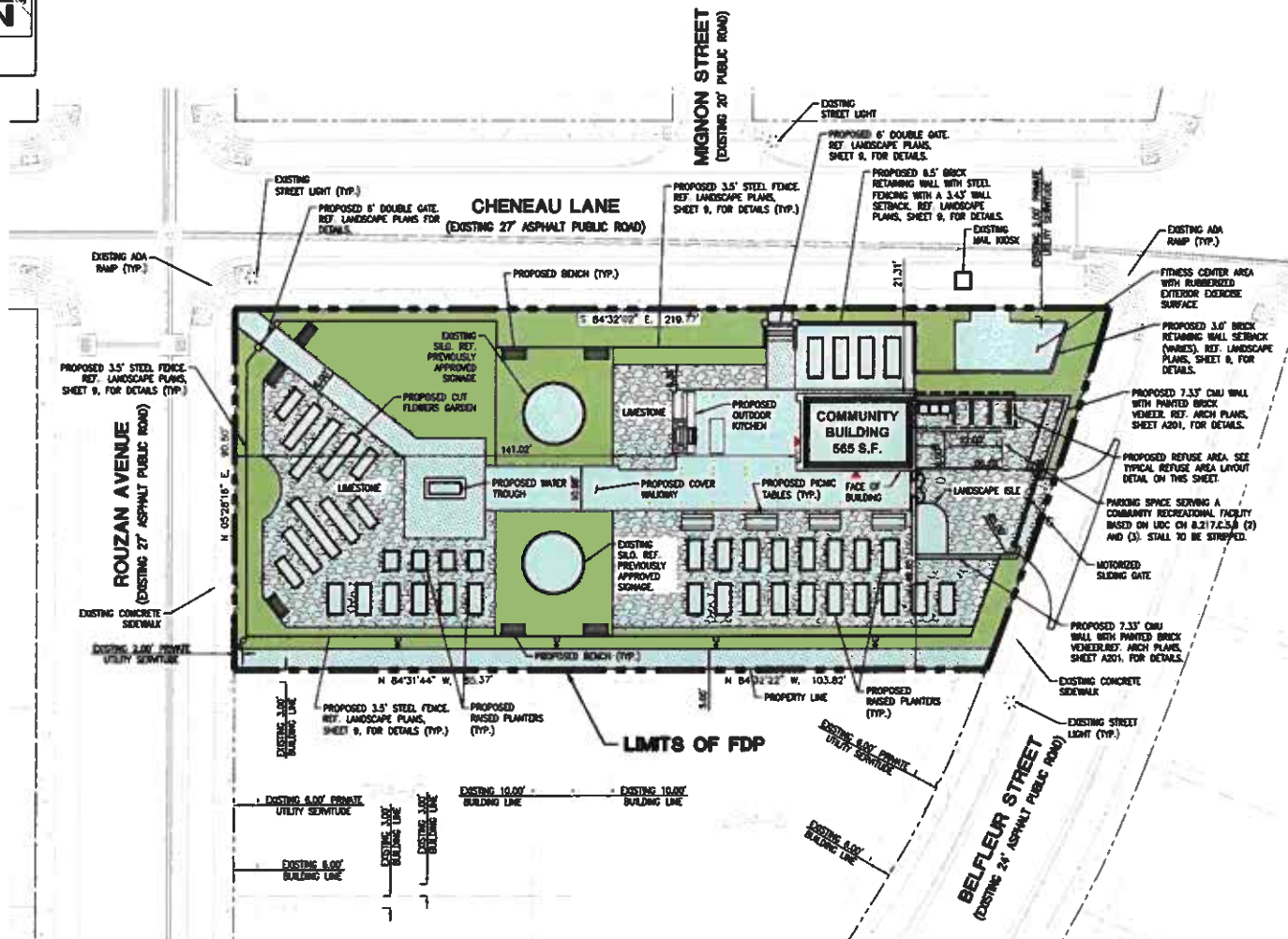
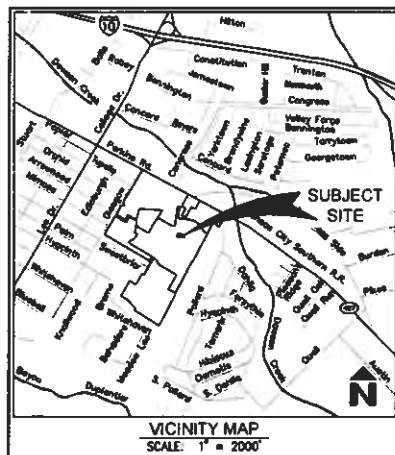
SIGNATURE
DATE 01/27/2020

DDG
DUPLANTIS DESIGN GROUP
DRAWN BY CDS
CHECKED MJT
DATE ISSUED 01/27/2020
ISSUED FOR CONCEPT PLAN REVISION

8352 Bluebonnet Blvd.
Baton Rouge, La 70810
Office: 225-751-4490
Fax: 225-751-4495
www.ddgpc.com

OWNER FOR ENGQUIST - ROUZAN RESIDENTIAL DEVELOPMENT, LLC
PROJECT ROUZAN - TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND 1-07)
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
TITLE PHASE PLAN

SHEET
C4.0



OPEN SPACE CALCULATIONS

PROVIDED COMMON OPEN SPACE 0.27 ACRES
 PROVIDED GREEN OPEN SPACE 0.14 ACRES

NOTE: GREEN AND COMMON OPEN SPACE WITHIN VEHICLE USE AREAS OR ANY NONCONTIGUOUS GREEN AREA OF LESS THAN ONE THOUSAND (1000) SQUARE FEET IS NOT INCLUDED IN THE COMMON OPEN SPACE CALCULATIONS.

THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL PROVISIONS OF THE LIGHTING ORDINANCE (SECTION 14.8 OF THE UNIFIED DEVELOPMENT CODE).

THE PROPOSED COMMUNITY BUILDING COMPLIES WITH THE EAST BATON ROUGE MASTER PLAN AND ITS ZONING AND POLICIES FOR EAST BATON ROUGE PARISH.

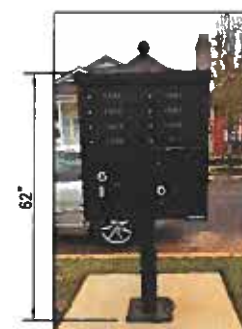
THE PROPOSED DEVELOPMENT DOES NOT CONTAIN ANY AREAS OF NOISE EQUIPMENT OR MACHINERY.

LEGEND FOR REQUIRED IMPROVEMENTS

- BUILDING
- FDP PHASE LIMITS
- PUBLIC CONCRETE SIDEWALK
- PRIVATE CONCRETE SIDEWALK
- LIMESTONE
- BUILDING ACCESS POINTS
- SITE LIGHT POLE
- COMMON OPEN SPACE 0.27 ACRES
- GREEN OPEN SPACE 0.14 ACRES

BUILDING SETBACKS

BUILDING NO.	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
ACCESSORY BUILDING FOR COMMUNITY USE	48.65'	141.82'	21.31'



EXISTING MAIL KIOSK
SCALE: N.T.S.

PROPOSED 7.5' CHU WALL WITH PAINTED BRICK VENEER. REF: ARCH PLANS FOR DETAILS.



TYPICAL REFUSE AREA LAYOUT DETAIL
SCALE: 1" = 10'



01/27/2020

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD BEARING
C1	95.58'	1025.40'	S 24°08'13" W



EXISTING WATER TROUGH
SCALE: N.T.S.

STATEMENT OF OBJECTIVES:

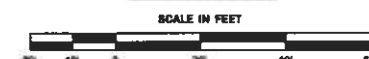
- THE PROPOSED ROUZAN FARM DEVELOPMENT, CONSISTS OF A TOTAL OF 0.41 ACRES. A TOTAL OF 0.01 ACRES ARE DEVOTED TO COMMUNITY BUILDING. A TOTAL OF 0.14 ACRES WILL CONSIST OF GREEN OPEN SPACE. THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE. THE ROUZAN FARM DEVELOPMENT WILL CONTAIN ONE ACCESSORY BUILDING FOR COMMUNITY USE AND IS ANTICIPATED TO BE COMPLETE IN 2021.
- THE GREEN OPEN SPACE WITHIN THIS PHASE IS A TOTAL OF APPROXIMATELY 0.14 ACRES, WHICH ACCOUNTS FOR APPROXIMATELY 34% OF THE COMMON SPACE AREA. COMMON SPACE INCLUDES GREEN SPACE.
- THE TOTAL NUMBER OF COMMUNITY BUILDINGS PROPOSED WITHIN DEVELOPMENT IS 1, PRODUCING AN OVERALL DENSITY OF 1,413 S.F. PER ACRE.
- PROPOSED DEVELOPMENT AREA SHALL INCLUDE ONE ACCESSORY BUILDING FOR COMMUNITY USE WITH OUTDOOR KITCHEN AND OUTDOOR FITNESS CENTER.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR GOVERNING THE USE, REGULAR MAINTENANCE AND PROTECTION OF THE COMMON AREA AND COMMUNITY FACILITIES FOR THE DEVELOPMENT.
- WATER WILL BE COLLECTED THROUGH AN EXISTING MAIL KIOSK, IF REQ'D.
- THE PROPOSED ROUZAN FARM DEVELOPMENT IS NOT LOCATED ON A MASS TRANSIT ROUTE.
- THE PROPOSED ARCHITECTURAL DESIGN STANDARDS OF THE PROJECT WILL INCLUDE ACCESSORY BUILDING FOR COMMUNITY USE CONSISTING MOSTLY OF PAINTED BRICK. THE STRUCTURE WILL BE 1-STORY AND A MAXIMUM OF 21.80'.

GENERAL NOTES:

- STATEMENT OF ARRANGEMENTS WITH UTILITY PROVIDERS.
 - WATER SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY BATON ROUGE WATER COMPANY.
 - ELECTRIC SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY ENTENY.
 - SEWER SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY ENTENY.
 - SEWER SERVICE WILL BE INSTALLED BY THE DEVELOPER AND CONNECT TO THE EXISTING 24" PUBLIC SEWER SYSTEM.
 - TELECOMMUNICATIONS SERVICE WILL BE INSTALLED AND PROVIDED BY AT&T AND/OR COR.
 - DRAINAGE: STORMWATER WILL BE COLLECTED SUB-SURFACE AND ROUTED THROUGH AN EXISTING STORMWATER SYSTEM.
- PERMISSIBLE USES: COMMON OPEN SPACE AREA WITHIN OF MIXED RESIDENTIAL USES.
- SETBACKS: REFER TO BUILDING SETBACK CHART.
- MAX BUILDING STOREYS: 1
- BUILDING HEIGHT: 21.80' (MAXIMUM)
- ALL PROPOSED SERVICE WITHIN THE TYPED WILL BE IN COMPLIANCE WITH CHAPTER 16 OF THE EAST BATON ROUGE UNIFIED DEVELOPMENT CODE.

TABLE OF USE							
	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL / OFFICE	PUBLIC AND SEMIPUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL # OF LOTS	N/A	N/A	N/A	N/A	N/A	N/A	1
TOTAL SQUARE FEET OF BUILDINGS	N/A	N/A	N/A	N/A	N/A	N/A	585
TOTAL ACREAGE	N/A	N/A	N/A	N/A	N/A	N/A	.41
PERCENTAGE OF SITE	N/A	N/A	N/A	N/A	N/A	N/A	100%

FINAL DEVELOPMENT PLAN



REVISION	BY

8352 Bluebonnet Blvd.
 Baton Rouge, La 70810
 Office: 225-751-4490
 Fax: 225-751-4495
 www.ddgc.com



LOT NUMBER:
 204-A
 LOCATED IN SECTION 94, T-7-S,
 R-1-E,
 GREENSBURG LAND DISTRICT,
 CITY OF BATON ROUGE
 EAST BATON ROUGE PARISH,
 LOUISIANA

SILLO FARM AT ROUZAN FDP
 BATON ROUGE, LOUISIANA 70808
 EAST BATON ROUGE PARISH
 ENQUISIT DEVELOPMENT
 402 NORTH 4TH STREET
 BATON ROUGE, LOUISIANA 70802

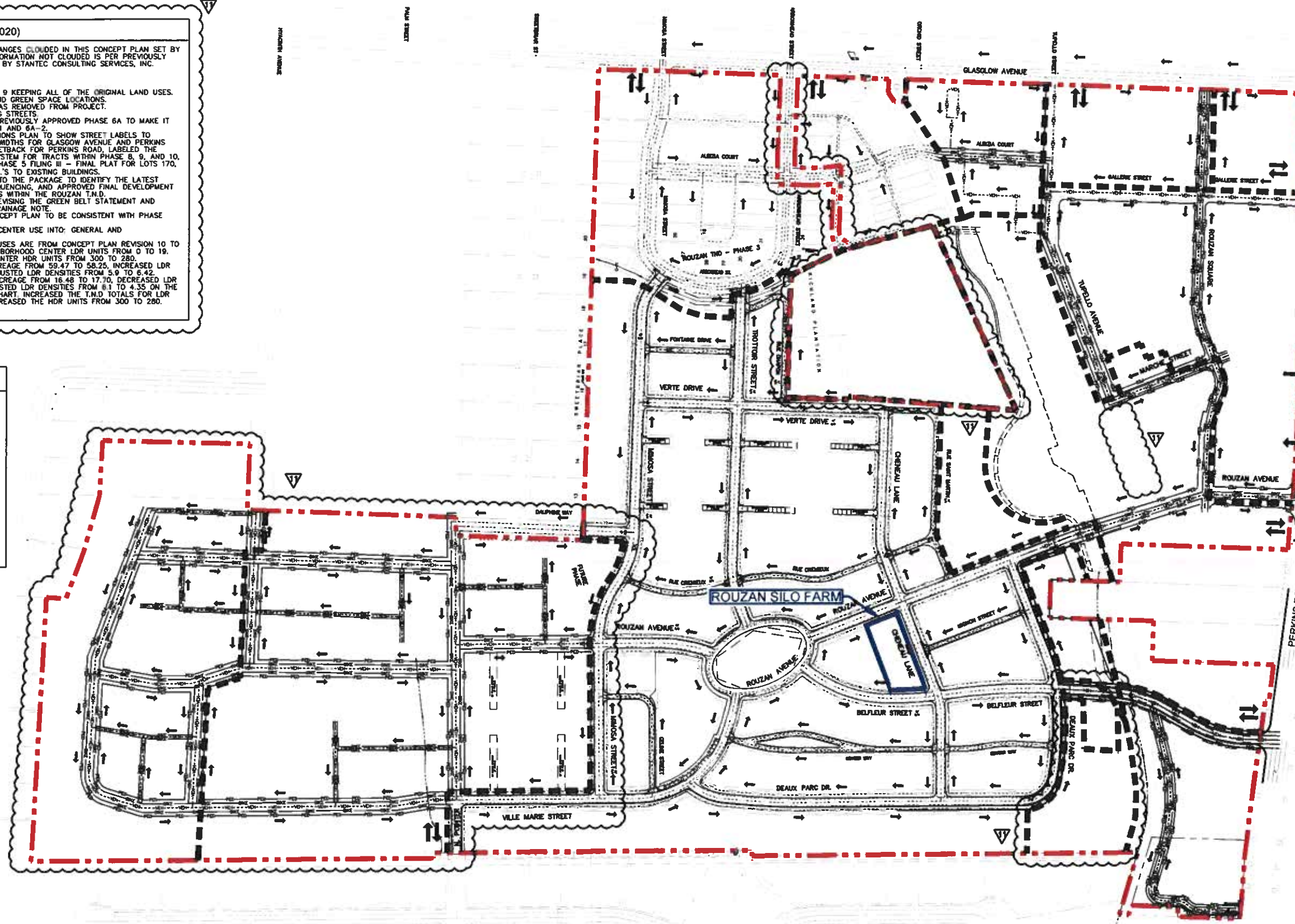
DRAWN CDS
CHECKED MAY
ISSUED DATE 01/27/2020
ISSUED FOR FDP
PROJECT NO. 19-011
FILE 19-011 FINAL DEVELOPMENT PLAN
SHEET 5

DOCUMENT OWNERSHIP: REVISION 11 CHANGES CLOUDED IN THIS CONCEPT PLAN SET BY DUPLANTIS DESIGN GROUP, PC. ANY INFORMATION NOT CLOUDED IS PER PREVIOUSLY APPROVED CONCEPT PLAN, REVISION 10 BY STANTEC CONSULTING SERVICES, INC.

SUMMARY OF CHANGES:

1. TND BOUNDARY WAS CORRECTED.
2. RECONFIGURATION OF PHASES 8 & 9 KEEPING ALL OF THE ORIGINAL LAND USES.
3. UPDATED THE OPEN SPACE AND GREEN SPACE LOCATIONS.
4. A SECTION OF TUPELO AVENUE WAS REMOVED FROM PROJECT.
5. ADDED STREET LABELS TO EXISTING STREETS.
6. A REVISION TO THE CONCEPT PLAN APPROVED PHASE 6A TO MAKE IT INTO TWO SEPARATE PHASES, 6A-1 AND 6A-2.
7. REVISED THE EXISTING SITE CONDITIONS PLAN TO SHOW STREET LABELS TO EXISTING STREETS, RIGHT OF WAY WITH THE FORD GLASSBORO AVENUE AND PERKINS ROAD. THE MAJOR ROAD SETBACK FOR PERKINS ROAD WAS DELETED. THE LEGAL LOT OF RECORD PER GIS SYSTEMS FOR TRACTS WITHIN PHASES 8, 9, AND 10, ADJUSTED THE LOT LAYOUT PER PHASE 5 FILING III - FINAL PLAT FOR LOTS 170, 171, 172, AND 173.
8. ADDED THE "PHASE PLAN" SHEET TO THE PACKAGE TO IDENTIFY THE LATEST LAND USE DENSITIES, PROJECT SEQUENCING, AND APPROVED FINAL DEVELOPMENT PACKAGES AND PHASE BOUNDARIES WITHIN THE ROUZAN T.N.D.
9. REVISED THE CONCEPT PLAN BY REMOVING THE GREEN BELT STATEMENT AND ADDING THE OFFSITE DETENTION DRAINAGE NOTE.
10. UPDATED PHASE MAP ON THE CONCEPT PLAN TO BE CONSISTENT WITH PHASE PLAN.
11. BROKE DOWN THE NEIGHBORHOOD CENTER USE INTO: GENERAL AND NON-RESIDENTIAL.
12. THE FOLLOWING ADJUSTMENTS TO USES ARE FROM CONCEPT PLAN REVISION TO PHASE 11 INCREASED THE NEIGHBORHOOD CENTER LDR UNITS FROM 0 TO 19, DECREASED THE NEIGHBORHOOD CENTER HDR UNITS FROM 300 TO 280, DECREASED MIXED RESIDENTIAL ACREAGE FROM 59.47 TO 58.25, INCREASED LDR FROM 101 TO 107, DECREASED LDR DENSITY FROM 0.43 TO 0.59 TO 0.42, INCREASED NEIGHBORHOOD EDGE ACREAGE FROM 16.48 TO 17.70, DECREASED LDR UNITS FROM 101 TO 77, AND ADJUSTED LDR DENSITIES FROM 0.11 TO 0.35 ON THE COMMERCIAL CORNER. INCREASED MIXED RESIDENTIAL ACREAGE FROM 0.43 TO 0.45 UNITS FROM 450 TO 470 AND DECREASED THE HDR UNITS FROM 300 TO 280.

ACCESS POINT TO MAJOR THOROUGHFARES
 EXISTING TWO PHASE BOUNDARY
 TWO PHASE BOUNDARY
 EXISTING VEHICULAR ROUTES
 EXISTING BICYCLE ROUTES
 EXISTING PEDESTRIAN ROUTES
 PROPOSED VEHICULAR ROUTES
 PROPOSED BICYCLE ROUTES
 PROPOSED PEDESTRIAN ROUTES
 TRAFFIC FLOW DIRECTION ARROWS



STAMP

STATE OF LOUISIANA

Michael J. Thompson
License No. 34363
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

SIGNATURE _____

DATE 01/11/2011



DRAWN BY CDS	DATE ISSUED 01/27/2020
CHECKED MJT	ISSUED FOR CONCEPT PLAN REVISION

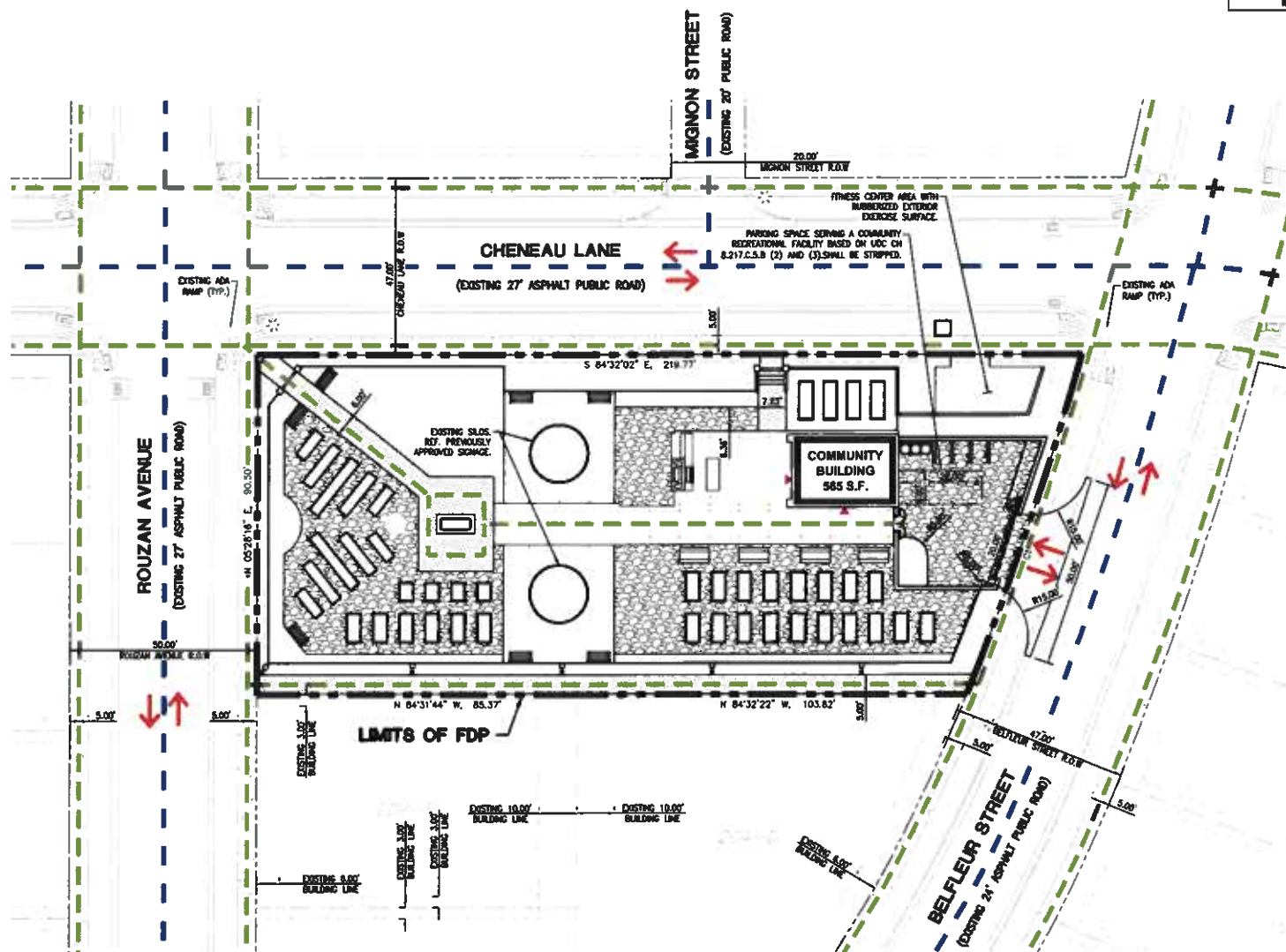
8352 Bluebonnet Blvd.
Baton Rouge, La 70810
Office: 225-751-4490
Fax: 225-751-4495
www.ddgpc.com

OWNER	FOR ENGQUIST - ROUZAN RESIDENTIAL DEVELOPMENT, LLC
PROJECT	ROUZAN - TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND 1-07) BATON ROUGE, LOUISIANA 70808 EAST BATON ROUGE PARISH

OVERALL CIRCULATION PLAN

SHEET

C5.1



GENERAL NOTES:

- STATEMENT OF ARRANGEMENTS WITH UTILITY PROVIDERS.
- WATER SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY BATON ROUGE WATER COMPANY.
- ELECTRIC SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY ENTERTY.
- GAS SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY ENTERTY.
- SEWER SERVICE WILL BE INSTALLED BY THE DEVELOPER AND CONNECT TO THE EXISTING EBR PUBLIC SEWER SYSTEM.
- TELECOMMUNICATIONS SERVICE WILL BE INSTALLED AND PROVIDED BY AT&T AND/OR COX.
- DRAINAGE/STORMWATER WILL BE COLLECTED SUB-SURFACE AND ROUTED THROUGH AN EXISTING STORMWATER SYSTEM.
- PERMISSIBLE USES: COMMON OPEN SPACE AREA WITHIN A OF MIXED RESIDENTIAL USES.
- SETBACKS REFER TO BUILDING SETBACK CHART.
- MAX BUILDING STORIES IS 1.
- BUILDING HEIGHT: 21.80' (MAXIMUM)
- ALL PROPOSED SIGNAGE WITHIN THE TPO WILL BE IN COMPLIANCE WITH CHAPTER 16 OF THE EAST BATON ROUGE LIMITED DEVELOPMENT CODE.
- THE STREETS THAT ARE ASSOCIATED WITH THE SILO FARM AT ROUZAN ARE NOT INCLUDED IN THE MOVER PLAN.

ALL PEDESTRIAN WAYS SHALL MEET ADA REQUIREMENTS

PROPOSED SITE IS NOT LOCATED ON AN EXISTING MASS TRANSIT ROUTE. THE NEAREST BUS STOP IS LOCATED NORTHEAST OF THE SITE AT THE INTERSECTION OF PERDUE ROAD AND MOSS SIDE LANE APPROXIMATELY 0.30 MILES AWAY.

LEGEND FOR REQUIRED IMPROVEMENTS

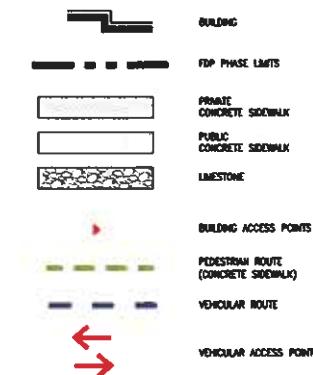


TABLE OF PARKING REQUIREMENTS

USE	FORMULA	NUMBER OF UNITS	NUMBER OF SPACES REQUIRED	TOTAL NUMBER OF SPACES PROPOSED	TYPE
ACCESSORY BUILDING FOR COMMUNITY USE	1 SPACE TO JUSTIFY CURB CUT	1	1	1	OFF-STREET UNCOVERED PARKING SPACE
TOTALS			1	1	



01/27/2020

CIRCULATION PLAN



REVISION	BY

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Baton Rouge, La 70810
Office 225-751-4490
Fax 225-751-4495
www.ddgc.com



LOT NUMBER:
204-A
LOCATED IN SECTION 94, T-7-S,
R-1-E,
GREENSBURG LAND DISTRICT,
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH,
LOUISIANA

SILLO FARM AT ROUZAN FDP
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
ENGQUIST DEVELOPMENT
402 NORTH 4TH STREET
BATON ROUGE, LOUISIANA 70802

DRAWN CDB
CHECKED M/JT
ISSUED DATE 01/27/2020
ISSUED FOR FDP
PROJECT NO. 10-011
FILE 10-011 CIRCULATION PLAN

SHEET

7

LED Garden Bollard available with Emergency Battery Backup

Features

LED technology is ideal for commercial and retail lighting applications because of the many color choices, long life operation, LEDs do not emit any harmful ultra violet rays that can fade artwork or fabrics. LEDs offer space to application with true crisp colors and are available in warm white, cool white, color temperature ranges to meet any architectural and design needs.

LED BOLLARD ADVANTAGES

Exceptional Energy Savings, Reduced Maintenance and Labor Cost
Improved Quality of Lighting
Dome Top to prevent debris and moisture from accumulating on top of bollard
All-Cast Aluminum Construction
"Green" Product

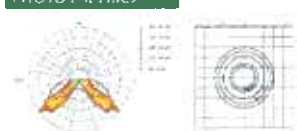
SPECIFICATION FEATURES

Housing:	The Cast aluminum housing
LM Battery Back:	9+ minutes run time in house installation
Driver:	SMI with driver
Finish:	Powder coat
LED Lamp:	15, 25 & 1 watt
Optional Color Temp:	3000K, 4100K
Wattage:	15, 25 watts
Rating:	Wet Location (IP65)
Energy Star:	Qualified
Lighting Facts:	Listed
Mounting:	Flush Mount, Anchor bolts 3/4" (included)
Dimensions:	Body Ht. 19 1/2" Dia. 9"
Power Cord (Color Options):	Available standard stock in BK color Other Option Colors Available AR, WH 120 day lead time from factory.

EASY INSTALLATION



PHOTO METRICS



SOIL: Electrical components are factory mounted and pre-wired to a rigid harness, suspended within the shaft. When mounting in soil, anchor bolt fasteners and other hardware must be protected from soil by grouting.

PAVING: Concrete shaft bollards should be installed with anchor bolts embedded in a poured-in-place concrete footing. Leveling nuts make installation and alignment fast and accurate. Fastening hardware must not contact soil or other concrete elements.

To Add Emergency Battery Backup add EM to the Part Number
Example LEDGB120-15-33K-EM (This is a factory install)

Item Number	Type	Availability	Size	Voltage	Kelvin	Lumen Lumens
LEDGB120-15	Bollard	Yes-add EM	3 9/16" H x 9" D	120v - 240v	30K, 41K	15 watt-(1150 Lumens)
LEDGB120-25	Bollard	Yes-add EM	3 9/16" H x 9" D	120v - 240v	30K, 41K	25 watt-(1920 Lumens)

Lighting Till Free: 1-855-500-8882 Local: 972-231-8882 Customer Service: sales@lighting.net Web Site: www.lighting.net

LED GARDEN BOLLARD DETAIL

NTS

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD BEARING
C1	95.56'	1025.40'	S 24°08'13" W

LIGHTING NOTES:

1. THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL PROVISIONS OF THE LIGHTING ORDINANCE (SECTION 14.5 OF THE UNIFIED DEVELOPMENT CODE).
2. INSTALLED HEIGHT TO BE 30.5'.
3. ANGLE OF SHINE 300°.

UTILITY COMPANIES:

WATER - BATON ROUGE WATER CO.
TELECOM - AT&T, COX
GAS - ENTERGY GAS
ELECTRIC - ENTergy

SEWER DISTRICT: EAST BATON ROUGE

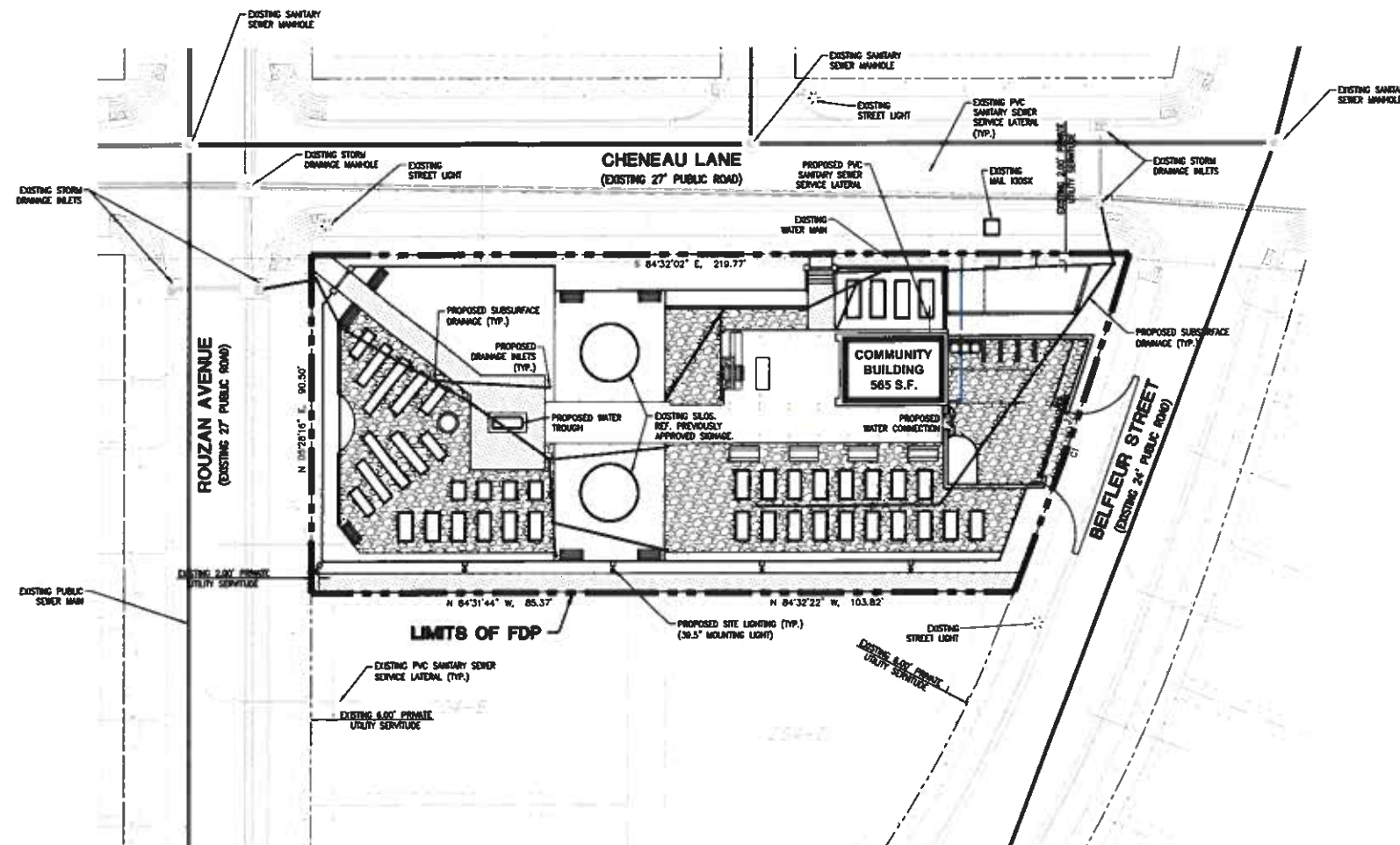
FIRE DISTRICT: BATON ROUGE CITY

GENERAL NOTES:

1. STATEMENT OF ARRANGEMENTS WITH UTILITY PROVIDERS:
1.1. WATER SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY BATON ROUGE WATER COMPANY.
1.2. ELECTRIC SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY ENTERGY.
1.3. GAS SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY ENTERGY.
1.4. SEWER SERVICE WILL BE INSTALLED BY THE DEVELOPER AND CONNECT TO THE EXISTING EBR PUBLIC SEWER SYSTEM.
1.5. TELECOMMUNICATIONS SERVICE WILL BE INSTALLED AND PROVIDED BY AT&T AND/OR COX.
1.6. DRAINAGE: STORMWATER WILL BE COLLECTED SUB-SURFACE AND ROUTED THROUGH AN EXISTING STORMWATER SYSTEM.
2. ALL PROPOSED SEWAGE WITHIN THE PUD WILL BE IN COMPLIANCE WITH CHAPTER 16 OF THE EAST BATON ROUGE UNIFIED DEVELOPMENT CODE.
3. THE NEAREST FIRE HYDRANT IS LOCATED AT THE INTERSECTION OF ROUZAN AVENUE AND BELFLEUR STREET WHICH IS APPROXIMATELY 325 FT TO THE INTERSECTION OF ROUZAN AVENUE AND CHENEAU LANE.

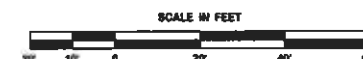
LEGEND - PROPOSED IMPROVEMENTS

FDP BOUNDARY LINE	---
SUBSURFACE DRAINAGE	---
DOWNSPOUT DRAINAGE	---
DRAINAGE STRUCTURES	---
PROPOSED WATER LINE	---
PROPOSED SANITARY SEWER LINE	---
SITE LIGHTING POLES (TYP.)	---



01/27/2020

Not For Construction UTILITY SERVICE PLAN



REVISION	BY

8552 Bluebonnet Blvd.
Baton Rouge, La 70810
Office: 225-751-4490
Fax: 225-751-4495
www.ddgpc.com

DDG
DUPLANTIS DESIGN GROUP

LOT NUMBER:
204-A
LOCATED IN SECTION 94, T-7-S,
R-1-E,
GREENSBURG LAND DISTRICT,
CITY OF BATON ROUGE
EAST BATON ROUGE PARISH,
LOUISIANA

SLO FARM AT ROUZAN FDP
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
ENGQUIST DEVELOPMENT
402 NORTH 4TH STREET
BATON ROUGE, LOUISIANA 70802

DRAWN	COB
CHECKED	MJT
ISSUED DATE	01/27/2020
ISSUED FOR	FDP
PROJECT NO.	10-011
FILE	10-011 UTILITY SERVICE PLAN

SHEET

8

PLANTING SCHEDULE

QTY	COMMON NAME	SCIENTIFIC NAME	CLASS	MIN. SIZE	SPACING	COMMENTS
3	PECAN	Carya illinoensis	"A"	2.5" CAL	AS SHOWN	8' HEIGHT MIN.
4	FRUITING TREES	Variety TBD	"B"	2.5" CAL	AS SHOWN	8' HEIGHT MIN.

EXISTING TREES TO REMAIN
CLASS "A" TREES



LANDSCAPE PLANTING PLAN

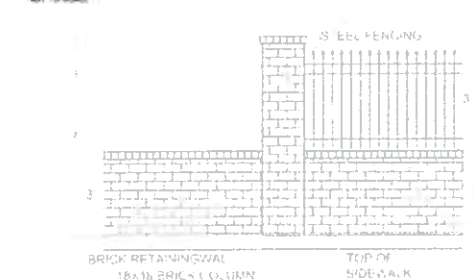
scale: 3/32" = 1'-0"

PLANTING NOTES

- TOPSOIL:** Topsoil shall be fertile, friable soil obtained from well drained arable land. It shall be free draining, non-toxic and capable of sustaining healthy plant growth. Topsoil shall be reasonably free of calcium carbonate, subsoil, refuse, roots, and other deleterious substances.
- SAND:** Sand shall be loose, granular soil containing particles smaller than gravel but coarser than silt. Sandy soil shall obtain a minimum of 90% sand and no greater than 5% clay.
- COMMERCIAL FERTILIZER:** Fertilizer shall be a complete, slow release, fertilizer or approved alternate delivered in original unopened containers bearing the manufacturer's guaranteed analysis.
- HERBICIDE:** Treflan pre-emergent herbicide or approved equal - applied at manufacturer's recommendations.
- TOPDRESSING:** Topdressing shall be a double shredded bark mulch of sufficient character to resist displacement by wind or storm water or by irrigation runoff. Mulch shall be applied at a min. depth of 2" and spread evenly over the entire bed area to retain moisture and protect root systems.

STREET YARD LANDSCAPING @ 40' O.C.	
STREET FRONTAGE WIDTH	10 L.F.
STREET FRONTAGE LENGTH	392 L.F.
STREET TREES REQUIRED	10
CLASS "A" TREES EXISTING	16
CLASS "A" TREES PROVIDED	0

STEEL FENCE DETAIL



BRICK RETAINING WALL DETAIL

30'X30' SIGHT TRIANGLE TYP.
EXISTING OR IMPOSE
ON SITE DRAINAGE TO CONNECT

REVISION	BY

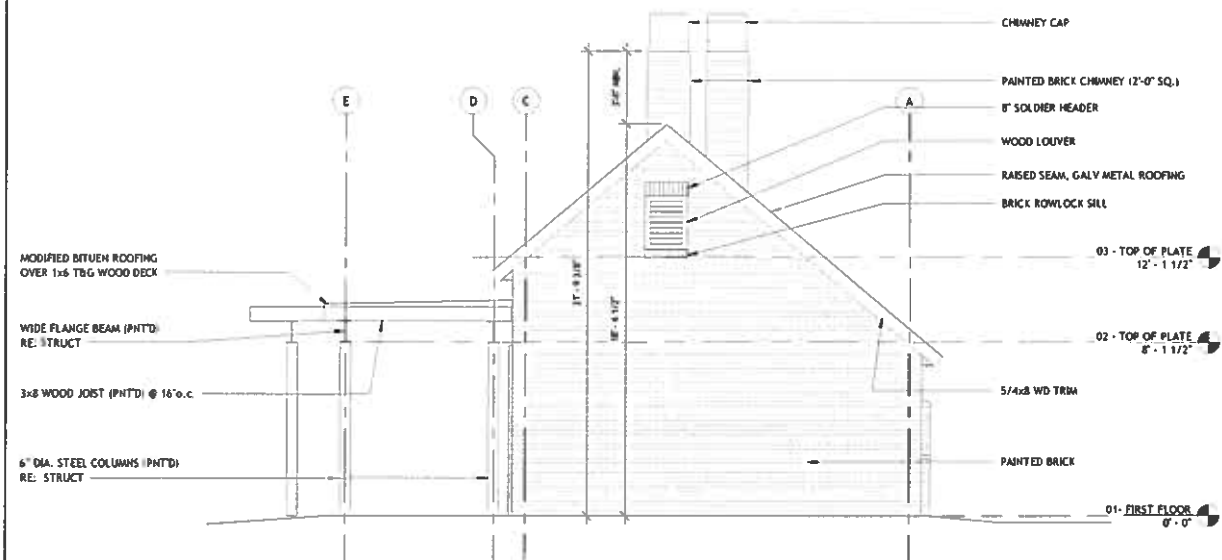
8332 Bluebonnet Blvd
Baton Rouge, La 70810
Office 225-751-4490
Fax 225-751-4495
www.dgpc.com



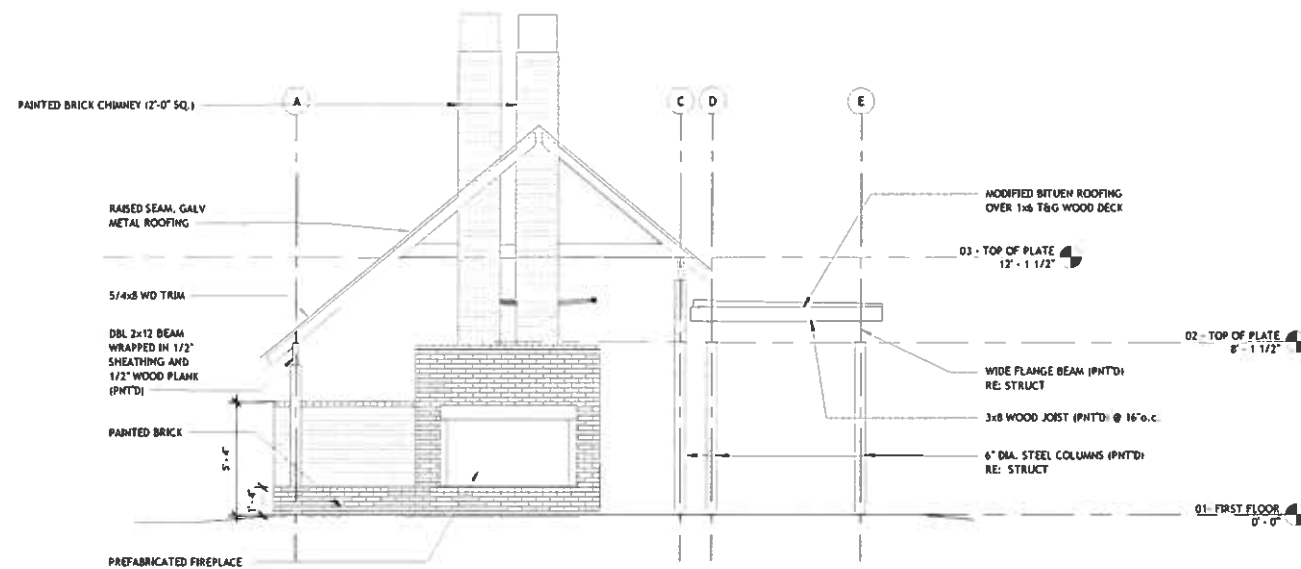
SILO FARM AT ROUZAN FDP
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
ENGQUIST DEVELOPMENT
402 NORTH 4TH STREET
BATON ROUGE, LOUISIANA 70802

DRAWN COS
CHECKED MLT
ISSUED DATE 12/5/2019
ISSUED FOR FDP
PROJECT NO. 19-011
FILE RZ Form_Site Plan_8ABA_V2
SHEET 9

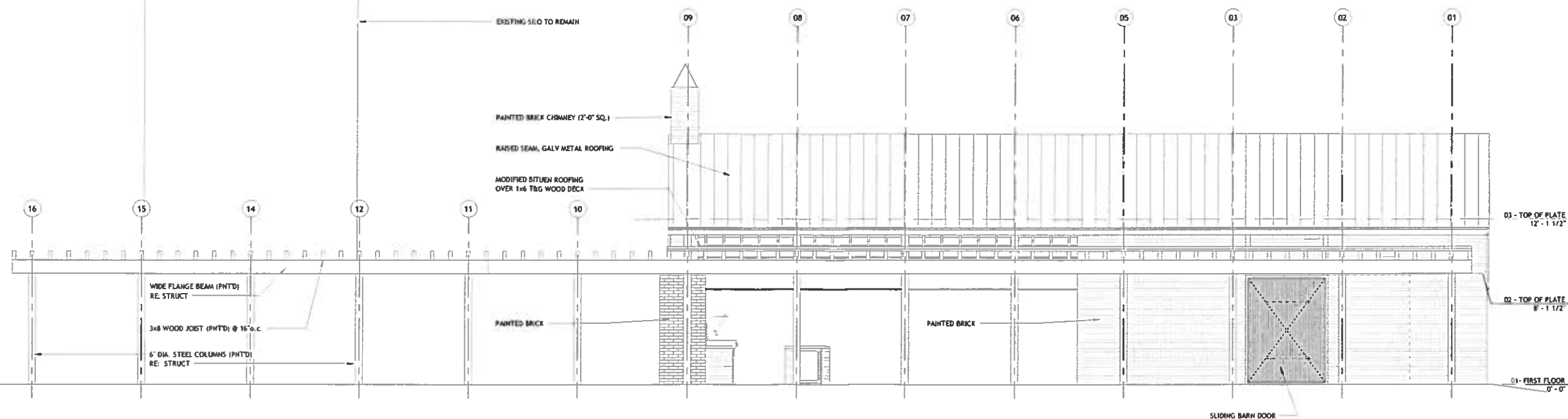
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2 EAST ELEVATION
A200 1/4" = 1'-0"



3 WEST ELEVATION
A200 1/4" = 1'-0"



1 SOUTH ELEVATION
A200 1/4" = 1'-0"

ST. COLLABORATIVE

STREET COLLABORATIVE, LLC
3129 Government Street
Baton Rouge, LA 70806
225.663.2103
streetcollaborative.com

OWNER / DEVELOPER
Rouzan Residential, LLC

Revisions		
No	Date	Description

Seal

Project Title:
SILO FARM at ROUZAN
OUTBUILDING

Project Location:
Rouzan Avenue,
Baton Rouge, LA 70808

Scale 1/4" = 1'-0"
Graphic Scale 0 2' 4' 6'
Project No. 1921

Drawn JM Checked JM

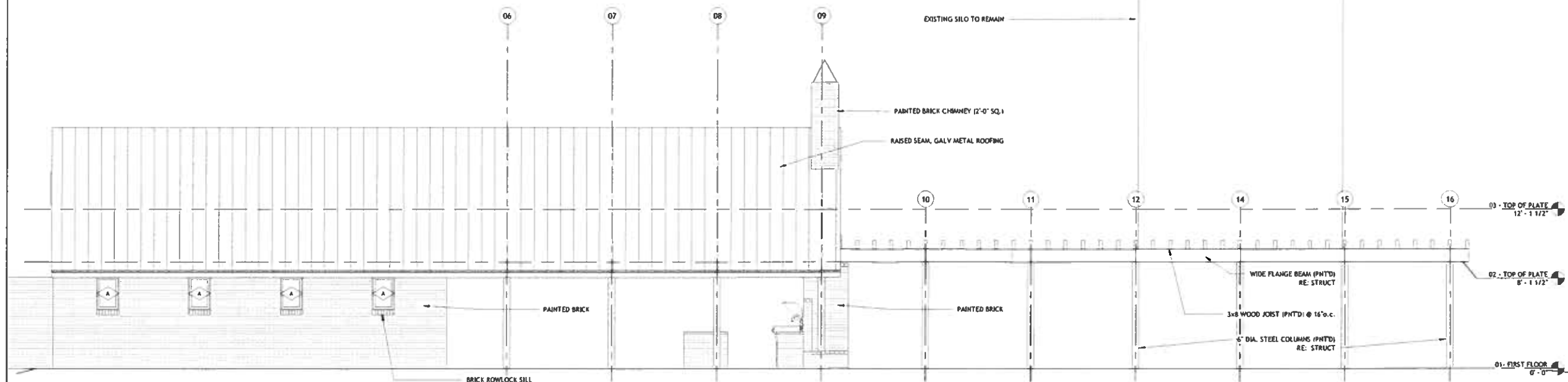
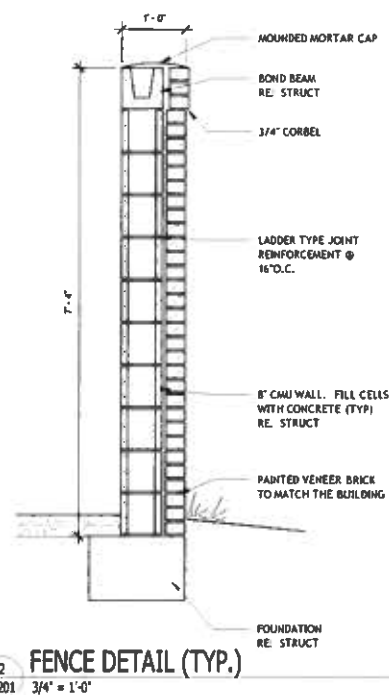
Issued For CONSTRUCTION DOCUMENTS

Date Issued 12/12/19

Sheet Title EXTERIOR ELEVATIONS

Sheet Number A200

12/22/2019 10:24:15



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Project No. 1921

Drawn JM	Checked JM
Issued For	CONSTRUCTION DOCUMENTS
Date	12/12/19
Sheet Title	EXTERIOR ELEVATIONS

Sheet Number **A201**