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FINAL DEVELOPMENT PLAN FOR ROUZAN

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND 1-07) BELFLEUR STREET EXTENSION CITY OF BATON ROUGE EAST BATON ROUGE PARISH, LOUISIANA 70808

PLANNING SUMMARY

EXISTING ZONING: TND
 EXISTING LAND USE: UND
 FUTURE LAND USE: RM, NC
 CHARACTER AREA: SUBURBAN
 ADJACENT ZONING: TND, A1
 ACREAGE: 0.79 ACRES
 NUMBER OF BUILDINGS: N/A
 BUILDING SQUARE FOOTAGE: N/A
 COMMUNITY BUILDING DENSITY: N/A
 NUMBER OF STORES: N/A
 PROPOSED USE: ROAD EXTENSION



02/01/2021

REVISION	BY

8352 Bluebonnet Blvd.
 Baton Rouge, La 70810
 Office: 225-751-4480
 Fax: 225-751-4495
 www.ddgpc.com

REMAINDER OF TRACT
 RZ-3-D-1-A-1
 PORTION OF RALPH M. FORD TRACT
 SECTION 94, T-7-S, R-1-E,
 GREENSBURG LAND DISTRICT,
 CITY OF BATON ROUGE, LOUISIANA
 EAST BATON ROUGE PARISH

BELFLEUR STREET EXTENSION FDP
 BATON ROUGE, LOUISIANA 70808
 EAST BATON ROUGE PARISH
 ENGQUIST - ROUZAN COMMERCIAL
 DEVELOPMENT, LLC
 402 NORTH 4TH STREET
 BATON ROUGE, LOUISIANA 70802

DRAWN NYN
CHECKED MJT
ISSUED DATE 02/01/2021
ISSUED FOR FDP
PROJECT NO. 20-020
FILE 20-020 COVER SHEET (FDP)
SHEET 1

A PORTION OF THE REMAINDER OF TRACT
 RZ-3-D-1-A-1
 BEING A PORTION OF THE RALPH M. FORD TRACT
 LOCATED IN SECTION 94, T-7-S, R-1-E,
 GREENSBURG LAND DISTRICT
 CITY OF BATON ROUGE, LOUISIANA
 EAST BATON ROUGE PARISH

CPPC ID NUMBER:
 1430521442

APPLICANT ACKNOWLEDGES THAT LETTERS OF NON-OBJECTIONS
 FROM UTILITY COMPANIES ARE REQUIRED WHERE STREET YARD
 OR SIGNS ARE IN CONFLICT WITH UTILITIES.

<p>SCHOOLS:</p> <ul style="list-style-type: none"> 1 GLASGOW MIDDLE SCHOOL 2 LIBERTY MAGNET HIGH SCHOOL 3 CHRISTIAN LIFE ACADEMY 4 SOUTHDOWNS ELEMENTARY 5 ST. ALOYSIUS CATHOLIC SCHOOL 6 TRINITY EPISCOPAL DAY SCHOOL 7 VALLEY PARK MIDDLE SCHOOL 	<p>OTHER FACILITIES:</p> <ul style="list-style-type: none"> 8 BENNINGTON POST OFFICE 9 ST. JAMES PLACE NURSING HOME 10 PENNINGTON BIOMEDICAL RESEARCH CENTER 11 LOUISIANA DEPARTMENT OF WILDLIFE AND FISHERIES <p>FIRE STATIONS:</p> <ul style="list-style-type: none"> 12 BATON ROUGE FIRE DEPT. NO. 9 <p>PARKS:</p> <ul style="list-style-type: none"> 13 BREC - CONGRESS PARK 	<p>SHOPPING AREAS:</p> <ul style="list-style-type: none"> 14 WULMART SHOPPING CENTER 15 VILLAGE SQUARE SHOPPING CENTER 16 SOUTHDOWNS CENTER 17 ACADIAN - PERKINS PLAZA 18 ALBERTSON'S GROCERY STORE 19 CITYPLACE PLANNED UNIT DEVELOPMENT
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OWNER / DEVELOPER:

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

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

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

UTILITY CONTACT LIST:

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

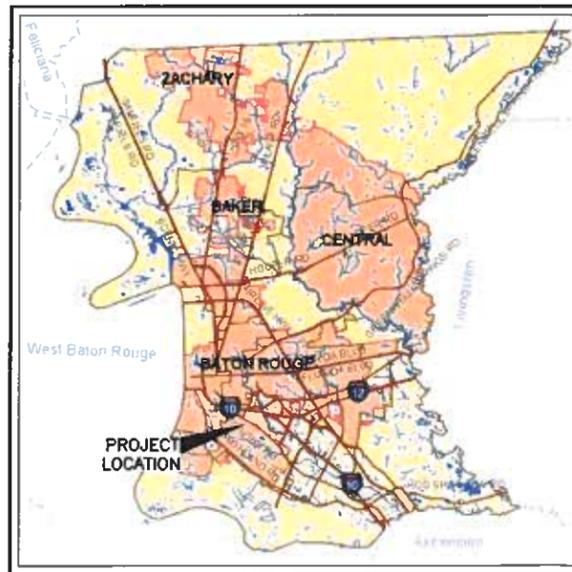
TELEPHONE
 AT&T
 5550 S. SHERWOOD FOREST BLVD. ROOM 231
 BATON ROUGE, LOUISIANA 70816
 CONTACT: JOEL HANBERRY
 TELEPHONE: (225) 296-4930

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

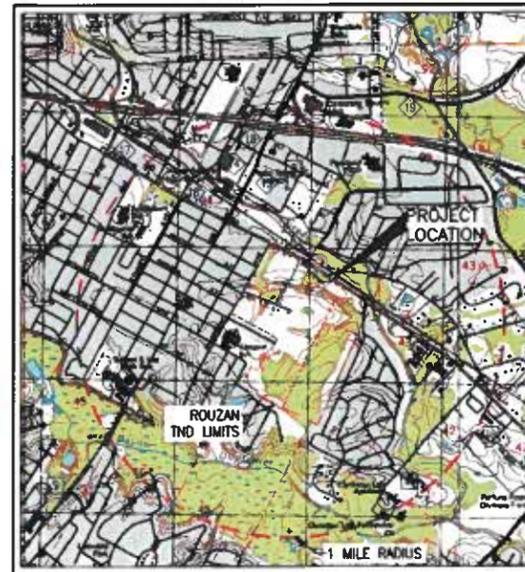
TELEPHONE
 COX COMMUNICATIONS
 1906 ERASTE LANDRY RD.
 LAFAYETTE, LOUISIANA 70506
 CONTACT: BYRON VENTRESS
 TELEPHONE: (225) 268-0600

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

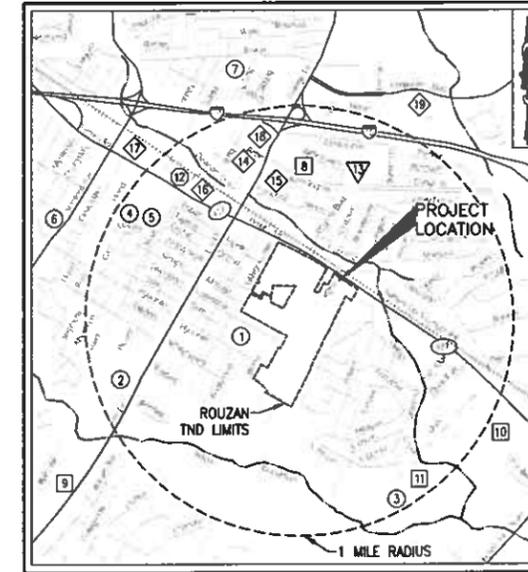
GAS
 ENTERGY
 446 NORTH BLVD.
 BATON ROUGE, LOUISIANA 70802
 CONTACT: AARON LODGE
 TELEPHONE: (225) 346-3928



PARISH MAP
 N.T.S.



QUAD MAP
 SCALE: 1" = 2000'

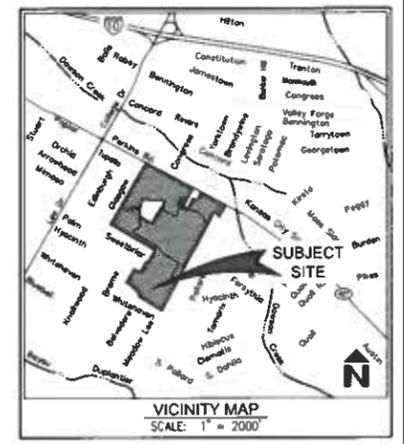
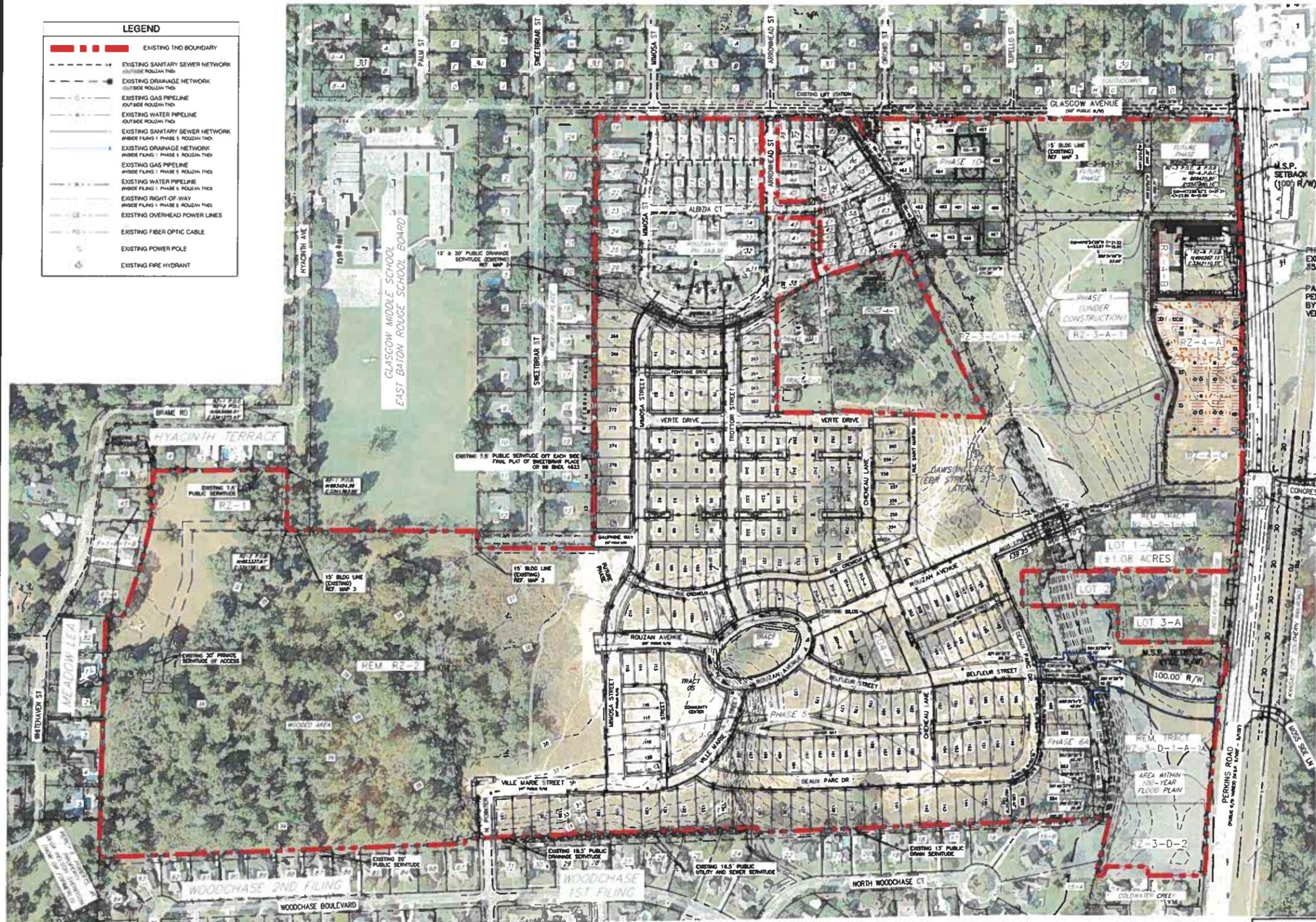


VICINITY MAP
 SCALE: 1" = 2000'

Planning Commission JAN 29 2021
 PC SET
 R:\DWG\20-000\20-020 (Belfleur Road Extension)\VPA\20-020 COVER SHEET (FDP).dwg

LEGEND

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



02/01/2021

PHASE 1C
EXISTING SPROUTS
85,062 SF

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

WATER SURFACE/FLOOD DATA:

FLOOD ZONE:	'X' & 'AE'	NORTH WATERSHED	SOUTH WATERSHED
100-YEAR BASE FLOOD ELEV.	26.0-FT N.G.V.D.	26.0-FT N.G.V.D.	25.0-FT N.G.V.D.
FLOODING ELEVATION:	23.6-FT N.G.V.D.	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.	23.1-FT N.G.V.D.	25.0-FT N.G.V.D.
SOURCE STREAM:	DAWSON CREEK	DAWSON CREEK	BAYOU DUPLANTIER
DATUM:	1959 N.G.V.D.	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, 1988, THE PREDOMINANT SOIL TYPES OF THE SUBJECT PROPERTY IS OLIVER-LOUISIANA-TERRACE ESCARPMENTS ASSOCIATION AND OLIVER-CAHOUN-LOUISIANA-TERRACE ESCARPMENTS ASSOCIATION. THE OLIVER-LOUISIANA-TERRACE ESCARPMENTS ASSOCIATION IS DESCRIBED AS LEVEL TO GENTLY SLOPING, SOMEWHAT POORLY DRAINAGE AND MODERATELY WELL DRAINAGE, LOAMY SOILS AND STEEP ESCARPMENTS. THE OLIVER-CAHOUN-LOUISIANA-TERRACE ESCARPMENTS 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 SERVICED:
 FOR CLARITY PURPOSES ALL SERVICED WITHIN PHASE 1-D ARE NOT LABELED BUT ARE SHOWN HEREON. THOSE SERVICED NOT LABELED HEREON ARE SHOWN ON THE PRELIMINARY PLAN 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, BIDDING, 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 NOTED HEREON AND SIGNATURE OF SAID REGISTERED PROFESSIONAL DOES NOT DENY THE PLAN/DRAWING AN OFFICIAL ENGINEERING, SURVEYING, OR LANDSCAPING PLAN/DRAWING.

EXISTING SITE CONDITIONS



REVISION	BY

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DDG
 DUPLANTIS DESIGN GROUP

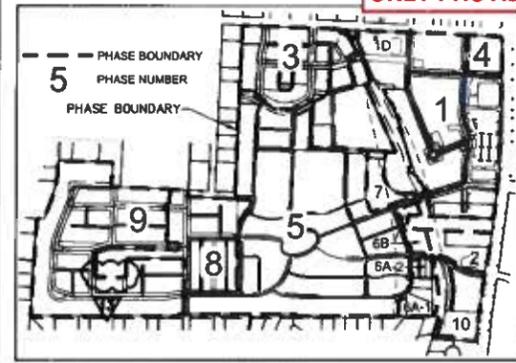
REMAINDER OF TRACT
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 402 NORTH 4TH STREET
 BATON ROUGE, LOUISIANA 70802

DRAWN NYN
CHECKED MJT
ISSUED DATE 02/01/2021
ISSUED FOR FDP
PROJECT NO. 20-620
FILE 20-620 C2.0 Existing Site Conditions
SHEET C2.0

R:\0605\20-000\20-620 (Belfleur Road Extension)\20-620 C2.0 Existing Site Conditions.dwg

THIS PLAN IS FROM TND CONCEPT REVISION 13 AND WAS PREVIOUSLY SUBMITTED & APPROVED BY THE PLANNING COMMISSION. NO CHANGES HAVE BEEN MADE WITH THIS SUBMITTAL AND IT IS ONLY PROVIDED FOR REFERENCE IN ACCORDANCE WITH SUBMITTAL REQUIREMENTS



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	2020	12 MONTHS
PHASE 4	2019	12 MONTHS
PHASE 5	2020	12 MONTHS
PHASE 6	2020	12 MONTHS
PHASE 7	2020	12 MONTHS
PHASE 8	2021	12 MONTHS
PHASE 9	2022	12 MONTHS
PHASE 10	2022	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, GO, GO4, NC, NC-AB, LC1, LC2, LC3, C-AB-1, HCL, 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:

- 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.
- 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:
 - BE ORGANIZED BY THE APPLICANT AND OPERATED WITH A FINANCIAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND.
 - PROVIDE FOR THE CONDITIONS AND TERMS OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS.
 - 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.
 - AT ALL TIMES, CAUSE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND.
 - ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMANCE 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.
 - 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.
 - 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.
 - PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PROPERTY WITHIN THE TND, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETSCAPE.
 - REQUIRE THE COLLECTION OF ASSESSMENTS FROM MEMBERS IN AN AMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS, AND BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS.
- 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 COMPOSE 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 PER NET ACRE, THE NUMBER OF SINGLE FAMILY UNITS SHALL BE 8-40 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 AREAS DEVOTED TO 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 8-40 DWELLING UNITS PER NET ACRE PLUS AN ADDITIONAL NUMBER OF UNITS NOT TO EXCEED TEN (10) PERCENT WHOSEVER 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 WILL BE DETERMINED AT THE FINAL DEVELOPMENT PLAN PHASE AND AFTER COLLABORATION WITH THE UNITED STATES POST MASTER. PRELIMINARY LOCATIONS ARE INDICATED HEREON AS (M).

CONNECTIVITY:

THROUGHFARES AND UTILITIES WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) WILL CONNECT TO EXISTING THROUGHFARES AND UTILITIES OR DEAD-END AS STUBS INTENDED FOR CONNECTION TO FUTURE THROUGHFARES, 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 OR OPEN SPACE AREAS. SEVENTY (70%) 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 OWNERS ASSOCIATION.

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), ENERGY CORP. (ELECTRIC AND GAS), A.T. & T. (TELEPHONE), CDX 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 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 SERVICE 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 VARIOUS LAND USES (RESIDENTIAL, COMMERCIAL, PUBLIC) WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) FULFILLS THE GOALS OF SMART GROWTH DEVELOPMENT. THE STREET DESIGN IS THAT OF TRADITIONAL NEIGHBORHOOD DEVELOPMENTS AND PRODUCES A TRAFFIC CALMNESS 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.

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 COMPOSE 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 PER NET ACRE, THE NUMBER OF SINGLE FAMILY UNITS SHALL BE 8-40 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 AREAS DEVOTED TO 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 8-40 DWELLING UNITS PER NET ACRE PLUS AN ADDITIONAL NUMBER OF UNITS NOT TO EXCEED TEN (10) PERCENT WHOSEVER 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 WILL BE DETERMINED AT THE FINAL DEVELOPMENT PLAN PHASE AND AFTER COLLABORATION WITH THE UNITED STATES POST MASTER. PRELIMINARY LOCATIONS ARE INDICATED HEREON AS (M).

CONNECTIVITY:

THROUGHFARES AND UTILITIES WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) WILL CONNECT TO EXISTING THROUGHFARES AND UTILITIES OR DEAD-END AS STUBS INTENDED FOR CONNECTION TO FUTURE THROUGHFARES, 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 OR OPEN SPACE AREAS. SEVENTY (70%) 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:

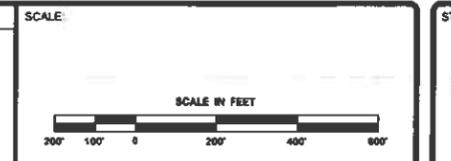
ALL STREETS, ALLEYS AND PEDESTRIAN WAYS LOCATED WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) AND DESIGNATED AS PUBLIC ON FINAL DEVELOPMENT PLANS SHALL BE DEDICATED FOR PUBLIC USE AFTER A ONE (1)-YEAR MAINTENANCE PERIOD UPON COMPLETION OF CONSTRUCTION. ALL PUBLIC STREETS AND ALLEYS SHALL BE 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 OWNERS ASSOCIATION.

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), ENERGY CORP. (ELECTRIC AND GAS), A.T. & T. (TELEPHONE), CDX 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 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 SERVICE 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 VARIOUS LAND USES (RESIDENTIAL, COMMERCIAL, PUBLIC) WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) FULFILLS THE GOALS OF SMART GROWTH DEVELOPMENT. THE STREET DESIGN IS THAT OF TRADITIONAL NEIGHBORHOOD DEVELOPMENTS AND PRODUCES A TRAFFIC CALMNESS 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.



SIGNATURE: *[Signature]*
DATE: 11/20/2020

DDG
DUPLANTIS DESIGN GROUP
DRAWN BY: CDS
CHECKED: MJT
DATE ISSUED: 11/20/2020
ISSUED FOR: CONCEPT PLAN REVISION

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

SHEET
C3.0



VICINITY MAP SCALE: 1" = 2000'

APPLICANT SHALL ESTABLISH A GREEN BELT EDGE WITH AN AVERAGE OF 40 FEET ALONG GLASGOW STREET BETWEEN PERKINS ROAD AND TUPELO STREET.

MAXIMUM 35% OF ATTACHED RESIDENTIAL UNITS MAXIMUM 60% OF APARTMENT UNITS LOCATED WITHIN THIS BLOCK (PERKINS ROAD / GLASGOW AVE / TUPELO ST / 1ST PHASE NORTH / SOUTH STREET WITHIN TND)

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

NOTE: CIVIC USE ALLOWED TO BE INCLUDED UNDER NEIGHBORHOOD CENTER PER UDC 8.217.8.3

NOTE: THIS CONCEPTUAL PLAN IS A REVISION AND AMENDMENT TO THE CONCEPTUAL PLAN PRODUCED BY BENCHMARK GROUP, L.L.C. PREVIOUSLY APPROVED BY THE METRO COUNCIL ON 05/14/2014 AND MOST RECENTLY REVISED BY DUPLANTIS DESIGN GROUP, PC AND APPROVED BY PLANNING STAFF ON 4/27/2020.

LAND USE LEGEND:

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

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)	COOL/OFF. (SQ. FT./AC)
NEIGHBORHOOD CENTER (GENERAL)	12.38 AC	0	N/A	280	N/A	22,131
NEIGHBORHOOD CENTER (NON-RESIDENTIAL)	3.74 AC	0	N/A	0	N/A	61,869
MIXED RESIDENTIAL	58.07 AC	394	6.81	0	0	16,000
NEIGHBORHOOD EDGE	17.70 AC	76	4.29	0	N/A	0
COMMON OPEN SPACE	23.72 AC	N/A	N/A	N/A	N/A	N/A
T.N.D. TOTALS:	118.61 AC	470	N/A	280	N/A	100,000

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

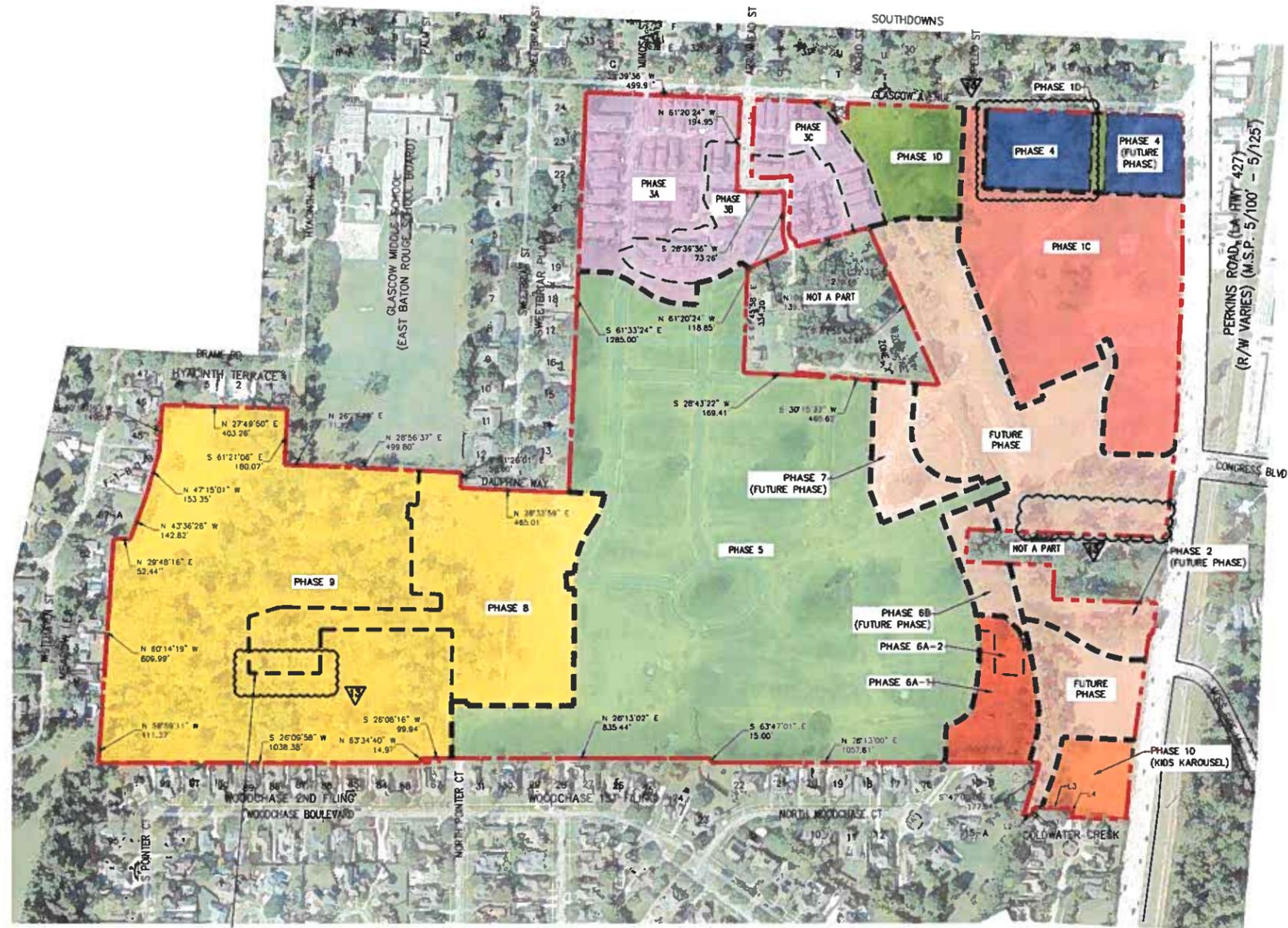
ALLOWABLE RESIDENTIAL UNITS:
SINGLE-FAMILY: 470 UNITS
TWO-FAMILY: 0 UNITS
TOWNHOME: 0 UNITS
MULTI-FAMILY: 280 UNITS

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 (COOL/OFF.) SQ. FT. = BLDG. FOOTPRINT ONLY

GENERAL DESCRIPTION:

TOTAL SITE AREA:	118.61 ACRES
NEIGHBORHOOD CENTER:	18.12 ACRES (15%)
MIXED RESIDENTIAL:	58.07 ACRES (50%)
NEIGHBORHOOD EDGE:	17.70 ACRES (15%)
(SEE TABLE HEREON FOR PERMISSIBLE USES)	
COMMON OPEN SPACE REQUIRED:	23.72 ACRES (20%)
PROVIDED:	23.72 ACRES (20%)
GREEN SPACE (25% OF COMMON OPEN SPACE) REQUIRED:	5.93 ACRES (5%)
PROVIDED:	5.93 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.

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COMMON AREA CA-3 WILL BE A PART OF BOTH PHASE 8 AND 9. PHASE 8 WILL INCLUDE DRAINAGE IMPROVEMENTS INCLUDING AN INTERIM DETENTION POND. PHASE 9 WILL INCLUDE ALL OTHER IMPROVEMENTS INCLUDING FINAL GREENSPACE GRADING.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD BEARING
1	142.82	142.82	N 47°36'26" W
2	111.37	111.37	N 58°59'11" W
3	1038.38	1038.38	S 26°05'58" W
4	99.84	99.84	N 63°34'40" W
5	14.97	14.97	S 63°41'01" W
6	835.44	835.44	N 26°13'02" E
7	15.00	15.00	S 63°47'01" E
8	1057.61	1057.61	N 26°13'00" E
9	485.01	485.01	N 38°33'56" E
10	499.80	499.80	N 28°56'37" E
11	403.26	403.26	N 27°49'50" E
12	180.07	180.07	S 61°21'06" E
13	153.35	153.35	N 47°15'01" W
14	142.82	142.82	N 47°36'26" W
15	499.80	499.80	N 28°56'37" E
16	403.26	403.26	N 27°49'50" E
17	180.07	180.07	S 61°21'06" E
18	153.35	153.35	N 47°15'01" W
19	142.82	142.82	N 47°36'26" W
20	499.80	499.80	N 28°56'37" E
21	403.26	403.26	N 27°49'50" E
22	180.07	180.07	S 61°21'06" E
23	153.35	153.35	N 47°15'01" W
24	142.82	142.82	N 47°36'26" W

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N 48°17'51" W	27.51'
L2	N 28°38'37" E	25.44'
L3	N 28°37'01" E	127.17'
L4	S 61°23'25" E	28.89'

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	2021	12 MONTHS
PHASE 3	COMPLETED	
PHASE 4	2020	12 MONTHS
PHASE 5	COMPLETED	
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

FDP AREA	USE	USE AREA (AC)	LOW DENSITY RESIDENTIAL (UNITS)	MEDIUM DENSITY RESIDENTIAL (UNITS)	HIGH DENSITY RESIDENTIAL (UNITS)	COMMERCIAL (SF)	DENSITY (Units/Acre)	TOTAL AREA
Phase 1C	Neighborhood Center	7.17			280	**58,745	27.75	10.09
	Common Open Space	2.92						
Phase 1D	Mixed Residential Area	2.60	17				4.93	3.45
	Common Open Space	0.85						
Phases 3A, 3B, & 3C	Mixed Residential Area	8.76	59				5.10	13.13
	Neighborhood Edge Area	1.46	8					
	Common Open Space	2.91						
Phase 4	Mixed Residential Area	0.19				1,238		0.27
	Common Open Space	0.08						
Phase 5	Mixed Residential Area	24.23	160				5.04	38.71
	Neighborhood Edge Area	7.78	35					
	Common Open Space	6.70						
Phase 6	Mixed Residential Area	1.81	7				3.87	2.23
	Common Open Space	0.42						
Phase 10 (Kids Karousel)	Neighborhood Center	1.31				13,124		1.31
	Mixed Residential Area	18.47	129				5.11	31.89
Phase 8 & 9	Neighborhood Edge	7.80	34					
	Common Open Space	5.62						
Totals		100.81	449		280	73,107	N/A	101.08

*A TOTAL OF 3.84 ACRES IS ALLOCATED TO NEIGHBORHOOD CENTER (GENERAL) WHICH IS WHERE THE HIGH DENSITY RESIDENTIAL UNITS ARE TO BE LOCATED.
 ** NEIGHBORHOOD CENTER - (NON-RESIDENTIAL), PREVIOUSLY APPROVED AREA, IS A TOTAL OF 3.33 ACRES AND CONTAINS 48,745 SF OF COMMERCIAL. THE ADDITIONAL 30,000 SF IS PROPOSED COMMERCIAL WHICH IS LOCATED WITHIN NEIGHBORHOOD CENTER (GENERAL).

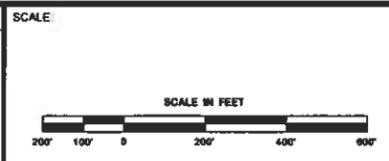
LAND USE DENSITY SUMMARY **							
Categories	Documents	ACREAGE (AC)	L.D.R Units	L.D.R Density (Units/Acre)	H.D.R Units	H.D.R. DENSITY (UNITS/ACRE)	COM/OFF (SQ. FT)
NEIGHBORHOOD CENTER	Concept Plan	18.12	0		280		84,000
	Previously Approved Final Development Plans	11.40		N/A	280	N/A	71,869
	Remaining	6.72	0	N/A	0	N/A	12,131
MIXED RESIDENTIAL AREA	Concept Plan	59.07	394	6.67	0	N/A	16,000
	Previously Approved Final Development Plans	54.99	373	6.80	0	N/A	1,238
	Remaining	4.08	21	N/A	0	N/A	14,762
NEIGHBORHOOD EDGE AREA	Concept Plan	17.70	76	4.29	0	N/A	N/A
	Previously Approved Final Development Plans	17.70	76	4.29	0	N/A	N/A
	Remaining	0	0	N/A	0	N/A	N/A
COMMON OPEN SPACE	Concept Plan	23.72	N/A	N/A	N/A	N/A	N/A
	Previously Approved Final Development Plans	19.50	N/A	N/A	N/A	N/A	N/A
	Remaining	4.22	N/A	N/A	N/A	N/A	N/A
T.N.D TOTALS	Concept Plan	118.61	470	N/A	280	N/A	100,000
	Previously Approved Final Development Plans	101.08	449	N/A	280	N/A	73,107
	Remaining	17.53	21	N/A	0	N/A	26,893

*THESE UNITS WILL BE LOCATED IN DESIGNATED AREA (NEIGHBORHOOD CENTER).
 **INFORMATION SHOWN IN THE CHART ABOVE IS FOR PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN ONLY.

THIS PLAN IS FROM TND CONCEPT REVISION 13 AND WAS PREVIOUSLY SUBMITTED & APPROVED BY THE PLANNING COMMISSION. NO CHANGES HAVE BEEN MADE WITH THIS SUBMITTAL AND IT IS ONLY PROVIDED FOR REFERENCE IN ACCORDANCE WITH SUBMITTAL REQUIREMENTS.

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REVISION #13: (NOVEMBER 20, 2020)
 REFERENCE COVER SHEET FOR SUMMARY OF REVISION 13 CHANGES.



STAMP: Michael J. Thompson, License No. 34363, REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING. SIGNATURE: [Signature], DATE: 11/20/2020.

DDG DUPLANTIS DESIGN GROUP. 8352 Bluebonnet Blvd. Baton Rouge, La 70810. Office: 225-751-4490, Fax: 225-751-4495, www.ddgpc.com. DRAWN BY: CDS, CHECKED: MJT, DATE ISSUED: 11/20/2020, ISSUED FOR: CONCEPT PLAN REVISION.

OWNER: FOR ENQUIST - 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



PROPOSED SPLIT FACED CONCRETE MODULAR RETAINING WALL WITH VARYING HEIGHT (MAX 5')
SCALE: N.T.S.



PROPOSED CONCRETE HEADWALL (MAX HEIGHT 15'). HEADWALL SHOWN IS DOTT STANDARD DECORATIVE FEATURES MAY BE ADDED PER DEVELOPER'S DISCRETION
SCALE: N.T.S.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N72°33'01"W	42.72'
L2	N58°30'51"W	27.47'
L3	N04°07'50"E	31.68'
L4	S55°41'37"E	81.48'
L5	S64°07'50"W	31.28'
L6	S54°11'43"W	25.01'
L7	S54°11'43"W	2.13'
L8	S44°47'46"E	23.28'
L9	S25°19'59"W	6.00'
L10	S33°39'20"W	12.00'
L11	S88°07'57"W	33.11'

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	CHORD
C1	8.23'	963.79'	N68°40'16"W 8.23'
C2	80.65'	3120.05'	N29°44'44"E 80.64'
C3	109.42'	325.00'	N44°33'01"E 109.90'
C4	96.30'	275.00'	N44°09'46"E 95.81'
C5	113.81'	325.00'	S44°09'46"W 113.23'
C6	14.91'	24.50'	S19°48'13"E 14.68'
C7	15.04'	24.50'	N53°23'29"W 14.81'
C8	43.16'	275.00'	S49°41'58"W 43.11'
C9	119.89'	3070.05'	S30°18'14"W 118.88'

OPEN SPACE CALCULATIONS

PROVIDED COMMON OPEN SPACE 0.40 ACRES
 PROVIDED GREEN OPEN SPACE 0.00 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 DEVELOPMENT DOES NOT CONTAIN ANY AREAS OF NOISY EQUIPMENT OR MACHINERY.

LEGEND - IMPROVEMENTS

- FDP BOUNDARY LINE
- PUBLIC CONCRETE SIDEWALK
- PUBLIC ROADS (COMMERCIAL AREA)
- PUBLIC ROADS (LOW DENSITY RESIDENTIAL AREA)
- COMMON OPEN SPACE

REVISION	BY

8552 Bluebonnet Blvd.
 Baton Rouge, La 70810
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 www.ddgpc.com



02/01/2021

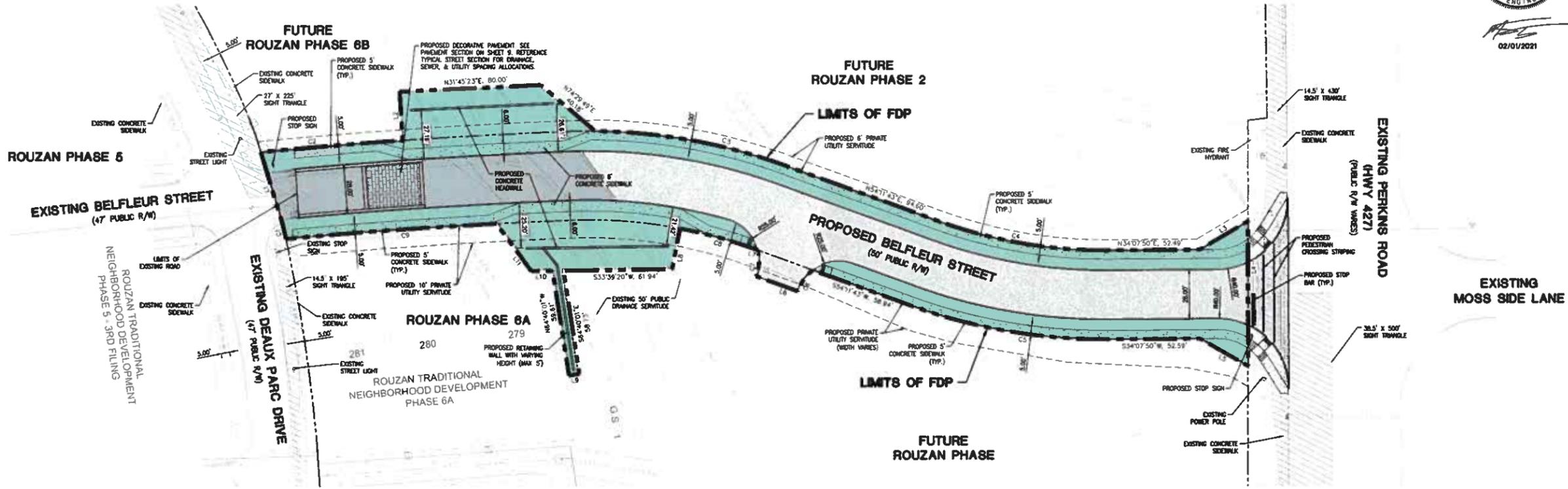


	TABLE OF USE						
	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL / OFFICE	PUBLIC AND SEMIPUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF LOTS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL # OF LOTS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDINGS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL ACRES	0.12	N/A	N/A	0.27	N/A	N/A	0.40
PERCENTAGE OF SITE	13%	N/A	N/A	34%	N/A	N/A	51%

- STATEMENT OF OBJECTIVES:**
- THE PROPOSED BELFLEUR STREET EXTENSION CONSISTS OF A TOTAL OF 0.79 ACRES. A TOTAL OF 0.40 ACRES WILL CONSIST OF COMMON OPEN SPACE. THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
 - THE TOTAL OF 0.40 ACRES OF COMMON OPEN SPACE IS APPROXIMATELY 51% OF THE BELFLEUR STREET EXTENSION AREA.
 - 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").
 - THE STREETS/ROADS/PEDESTRIAN BAYS NOTED AS PUBLIC ON THE FINAL DEVELOPMENT PLAN ARE PROPOSED TO BE DEDICATED TO THE PUBLIC FOR OWNERSHIP AND MAINTENANCE.
 - THE PROPOSED BELFLEUR STREET EXTENSION IS NOT LOCATED ON A MASS TRANSIT ROUTE, BUT PERKINS ROAD IS ALONG AN EXISTING CAPITAL AREA TRANSIT SYSTEM (CATS) ROUTE.
 - THE SEQUENCE OF CONSTRUCTION IS ANTICIPATED TO START WITH CLEARING, GRUBBING, AND EARTHWORK BEGINNING IN 2021 WITH INFRASTRUCTURE TO BE COMPLETED IN 2021.

- GENERAL NOTES:**
- STATEMENT OF AGREEMENTS WITH UTILITY PROVIDERS.
 - ELECTRIC SERVICE WILL UTILIZE THE EXISTING LINES ROUTED THROUGH THE SITE PROVIDED BY ENTREX.
 - SEWER SERVICE WILL BE INSTALLED BY THE DEVELOPER AND CONNECT TO THE EXISTING EPA PUBLIC SEWER SYSTEM.
 - DRAINAGE: STORMWATER WILL BE COLLECTED SUB-SURFACE AND ROUTED THROUGH THE STORMWATER MANAGEMENT SYSTEM.
 - ALL STREETS TO BE PUBLIC AND CONSTRUCTED WITH ASPHALT AND/OR CONCRETE IN ACCORDANCE WITH CITY-PARISH STANDARDS.
 - PERMISSIBLE USES: ROAD EXTENSION
 - MAX BUILDING STOREYS: N/A
 - BUILDING HEIGHT: N/A
 - ALL PROPOSED SIGNAGE WITHIN THE TID WILL BE IN COMPLIANCE WITH CHAPTER 16 OF THE EAST BATON ROUGE UNIFIED DEVELOPMENT CODE.

Not For Construction
FINAL DEVELOPMENT PLAN



DRAWN	MYM
CHECKED	MJT
ISSUED DATE	02/01/2021
ISSUED FOR	FDP
PROJECT NO.	20-820
FILE	20-820 FINAL DEVELOPMENT PLAN
SHEET	5

REVISION #13: (NOVEMBER 20, 2020)

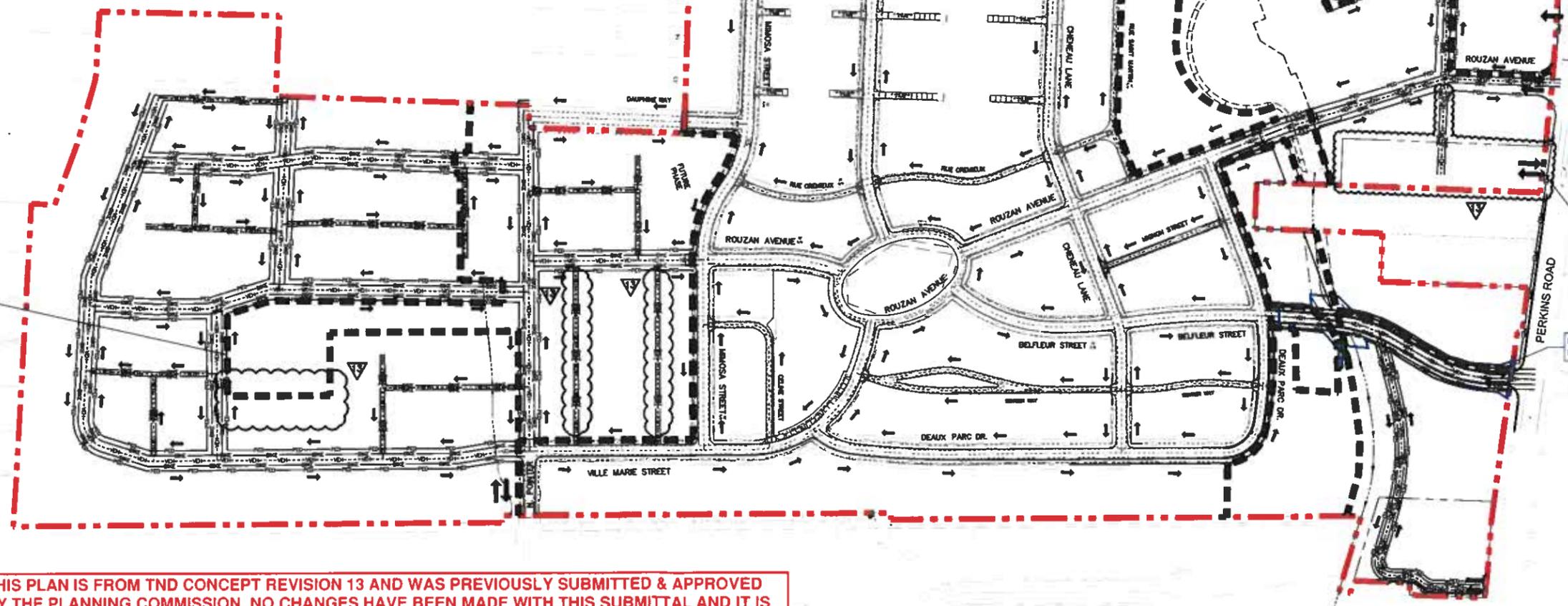
REVISION TO CONCEPT PLAN APPROVED BY PLANNING COMMISSION STAFF ON APRIL 27, 2020 TO REVISE:

1. REMOVAL OF GREENSPACE AREA ON THE CORNER OF DEAUX PARC DRIVE.
2. UPDATED LIMITS OF THE PHASE 8-9 BOUNDARY.
3. ADDITIONAL DRIVEWAY ACCESS TO PERKINS ROAD HAS BEEN ADDED FOR LOT 1-A.
4. PRIVATE DRIVE CONNECTING TO BELFLEUR STREET ADDED.
5. EXTENSION OF ROUZAN SQUARE INTO LOT 1-A.
6. INCLUDED PRIVATE DRIVES WITHIN PHASE 8 THAT CONNECT BETWEEN ROUZAN AVE AND VILLE MARIE ST.
7. PHASE PLAN UPDATED TO INCLUDE APPROVED COMMERCIAL DEVELOPMENT WITHIN PHASE 4 OF THE TND.
8. INCLUSION OF LOT 1-A INTO THE LIMITS OF THE OVERALL TND. TND OVERALL LIMITS INCREASE FROM 117.53 AC. TO 118.61 AC.
9. NEIGHBORHOOD CENTER (GENERAL) AREA INCREASED FROM 12.08 ACRES TO 12.38 ACRES. NEIGHBORHOOD CENTER (GENERAL) LDR UNITS DECREASED FROM 19 TO 0. NEIGHBORHOOD CENTER (GENERAL) COMMERCIAL/OFFICE SQUARE FOOTAGE DECREASED FROM 38,131 TO 22,131.
10. MIXED RESIDENTIAL ACREAGE INCREASED FROM 58.49 TO 59.07. MIXED RESIDENTIAL LDR UNITS INCREASED FROM 374 TO 394. MIXED RESIDENTIAL LDR DENSITY INCREASED FROM 6.39 TO 6.67. MIXED RESIDENTIAL COMMERCIAL/OFFICE SQUARE FOOTAGE INCREASED FROM 0 TO 16,000.
11. NEIGHBORHOOD EDGE LDR UNITS DECREASED FROM 77 UNITS TO 76 UNITS. NEIGHBORHOOD EDGE LDR DENSITY DECREASED FROM 4.35 UNITS/ACRE TO 4.29 UNITS/ACRE.
12. COMMON OPEN SPACE AREA INCREASED FROM 23.52 TO 23.72 ACRES. GREEN SPACE INCREASED FROM 5.88 ACRES TO 5.93 ACRES.
13. ALLOWABLE SINGLE-FAMILY RESIDENTIAL UNITS INCREASED FROM 456 TO 470. TOWNHOMES DECREASED FROM 14 TO 0. THE TOTAL NUMBER OF RESIDENTIAL UNITS REMAIN AT 750.

LEGEND

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

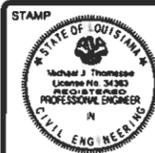
COMMON AREA CA-3 WILL BE A PART OF BOTH PHASE 8 AND 9. PHASE 8 WILL INCLUDE DRAINAGE IMPROVEMENTS INCLUDING AN INTERIM DETENTION POND. PHASE 9 WILL INCLUDE ALL OTHER IMPROVEMENTS INCLUDING FINAL GREENSPACE GRADING.



THIS PLAN IS FROM TND CONCEPT REVISION 13 AND WAS PREVIOUSLY SUBMITTED & APPROVED BY THE PLANNING COMMISSION. NO CHANGES HAVE BEEN MADE WITH THIS SUBMITTAL AND IT IS ONLY PROVIDED FOR REFERENCE IN ACCORDANCE WITH SUBMITTAL REQUIREMENTS.

P:\DWG\19-000\19-001\TND\19-009 C&S Overall Circulation Plan.dwg 19-009 C&S Overall Circulation Plan

REVISION #13: (NOVEMBER 20, 2020)



SIGNATURE: *[Signature]*
DATE: 11/20/2020

DDG
DUPLANTIS DESIGN GROUP

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

DRAWN BY: CDS
CHECKED: MJT

DATE ISSUED: 11/20/2020
ISSUED FOR: CONCEPT PLAN REVISION

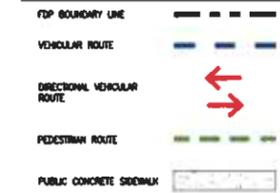
OWNER: FOR ENQUIST - ROUZAN RESIDENTIAL DEVELOPMENT, LLC

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

TITLE: OVERALL CIRCULATION PLAN

SHEET
C5.1

LEGEND - IMPROVEMENTS



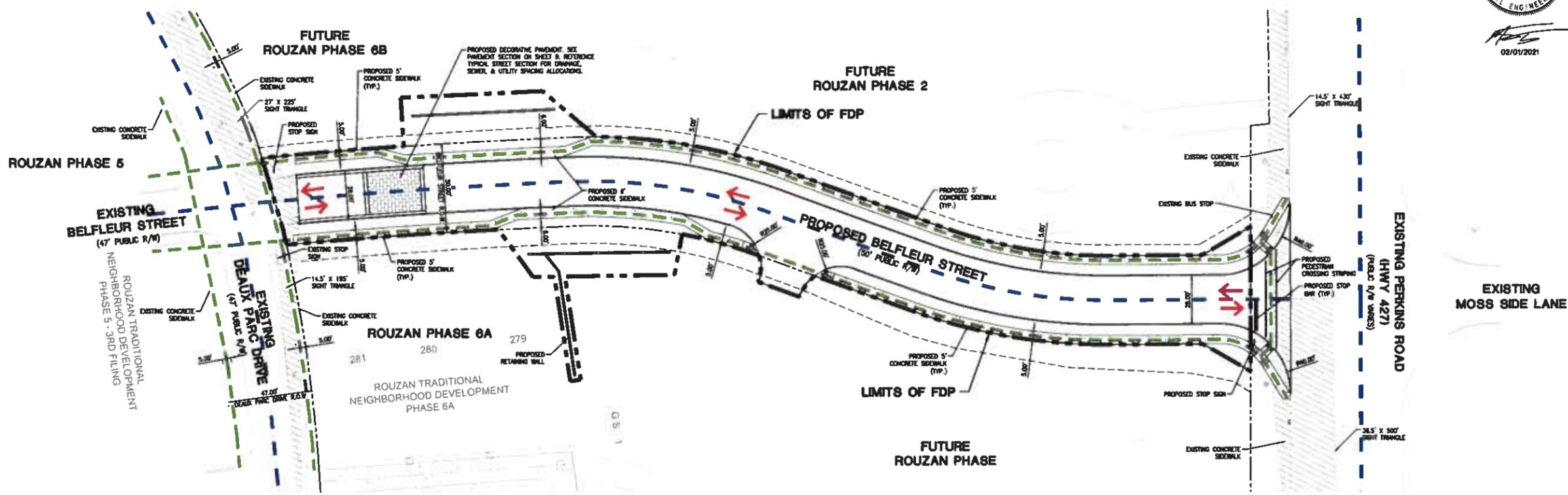
ALL PEDESTRIAN WAYS SHALL MEET ADA REQUIREMENTS

THE NEAREST BUS STOP IS LOCATED JUST NORTH OF THE SITE AT THE INTERSECTION OF PERKINS ROAD AND PROPOSED BELFLEUR STREET.

ALL SHEETS TO BE PUBLICLY OWNED AND MAINTAINED AND CONSTRUCTED WITH ASPHALT AND/OR CONCRETE IN ACCORDANCE WITH EAST BATON ROUGE, LOUISIANA.



02/01/2021



NOTES:

1. THE PROPOSED STREET IS TO BE PUBLIC AND SHALL BE CONSTRUCTED WITH ASPHALT AND/OR CONCRETE IN ACCORDANCE WITH CITY-PARISH STANDARDS.
2. ALL SIDEWALKS AND SIDEWALKS ARE FOR PUBLIC USE.
3. ALL SIDEWALKS TO BE A MINIMUM OF 5' WIDE 4" THICK CONCRETE.
4. SEE SHEET 8 FOR PROPOSED RIGHT-OF-WAY AND TYPICAL CROSS SECTION.
5. CONCRETE BARRIER AND MOUNTABLE CURB AND GUTTER TO BE USED TO SEPARATE PEDESTRIANS FROM VEHICULAR TRAFFIC.
6. TRAFFIC VOLUME FOR PUBLIC ROADS ANTICIPATED TO BE LESS THAN 2,500 VPD.
7. STREETS ADJACENT TO THE BELFLEUR STREET EXTENSION ARE NOT INCLUDED IN THE MASTER PLAN.

TABLE OF PARKING REQUIREMENTS

USE	FORMULA	NUMBER OF UNITS	NUMBER OF SPACES REQUIRED	TOTAL NUMBER OF SPACES PROPOSED	TYPE
LOW DENSITY RESIDENTIAL	N/A	N/A	N/A	N/A	N/A
COMMERCIAL	N/A	N/A	N/A	N/A	N/A
TOTALS	N/A	N/A	N/A	N/A	N/A

Not For Construction
CIRCULATION PLAN



REVISION	BY

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www.ddgc.com



REMAINDER OF TRACT
RZ-3-D-1-A-1
PORTION OF RALPH M. FORD TRACT
SECTION 94, T-7-S, R-1-E,
GREENSBURG LAND DISTRICT
CITY OF BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH

BELFLEUR STREET EXTENSION FDP
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
ENGQUIST - ROUZAN COMMERCIAL
DEVELOPMENT, LLC
402 NORTH 4TH STREET
BATON ROUGE, LOUISIANA 70802

DRAWN NYN
CHECKED MJT
ISSUED DATE 02/01/2021
ISSUED FOR FDP
PROJECT NO. 20-620
FILE 20-620 CIRCULATION PLAN
SHEET 7

REVISION	BY

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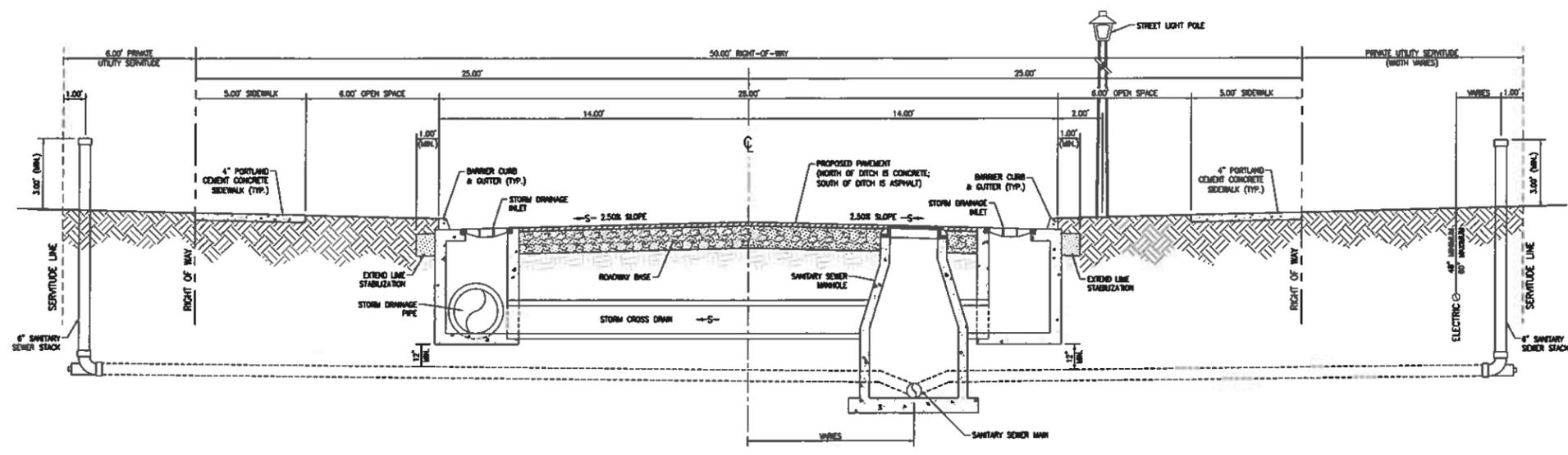


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DUPLANTIS DESIGN GROUP

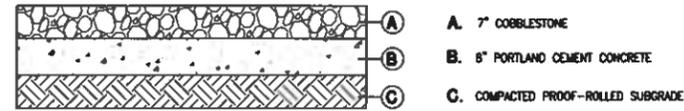
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CITY OF BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH

BELFLEUR STREET EXTENSION FDP
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
ENGQUIST - ROUZAN COMMERCIAL
DEVELOPMENT, LLC
402 NORTH 4TH STREET
BATON ROUGE, LOUISIANA 70802

DRAWN	NYN
CHECKED	MJT
ISSUED DATE	02/01/2021
ISSUED FOR	FDP
PROJECT NO.	20-620
FILE	20-620 Typical Section (fdp)
SHEET	9



TYPICAL STREET SECTION
80' RIGHT OF WAY
BELFLEUR STREET
SCALE: N.T.S.



DECORATIVE PAVEMENT SECTION
SCALE: N.T.S.

Not For Construction
TYPICAL SECTION

R:\DWG\20-000\20-620 (Belfleur Road Extension)\VDP\20-620 Typical Section (fdp).dwg