


SHEET INDEX

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FINAL DEVELOPMENT PLAN FOR ROUZAN

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND 1-07) BELFLEUR STREET EXTENSION REVISION 1

CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA 70808

PLANNING SUMMARY

EXISTING ZONING: TND
EXISTING LAND USE: UND
FUTURE LAND USE: RN, 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 STORIES: N/A
PROPOSED USE: ROAD EXTENSION



John Thompson
10/21/2022

REVISION #1: 10/21/2022

- UPDATED TRACT INFORMATION ON COVER PAGE TO TRACT RZ-3-D-1-A-1-A-4
- ADDITION OF SHEET TO SIGN RENDERING FOR THE PROPOSED SUBDIVISION ENTRY SIGNS AT THE INTERSECTION OF BELFLEUR RD AND PERKINS RD.
- ADDITION OF SUBDIVISION ENTRY SIGN LOCATIONS SHOWN ON THE DEVELOPMENT PLAN.
- UPDATED EXPECTED CONSTRUCTION COMPLETION DATE ON DEVELOPMENT PLAN.

APPROVED

RYAN HOLCOMB, AICP, PLANNING DIRECTOR
OR HIS DESIGNEE

DATE: _____
FILE #: 53906

CITY-PARISH PLANNING COMMISSION

RZ-3-D-1-A-1-A-4

BEING A PORTION OF THE 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:
1430521547

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

SCHOOLS:	OTHER FACILITIES:	SHOPPING AREAS:
1. GARDNER MIDDLE SCHOOL	8. BENNINGTON POST OFFICE	14. WALMART SHOPPING CENTER
2. LIBERTY MAGNET HIGH SCHOOL	9. ST. JAMES PLACE NURSING HOME	15. VILLAGE SQUARE SHOPPING CENTER
3. CHRISTIAN LIFE ACADEMY	10. PENNINGTON BIOMEDICAL RESEARCH CENTER	16. SOUTHDOWNS CENTER
4. SOUTHDOWNS ELEMENTARY	11. LOUISIANA DEPARTMENT OF WILDLIFE AND FISHERIES	17. ACADIAN - PERKINS PLAZA
5. ST. ALOYSIUS CATHOLIC SCHOOL	12. BATON ROUGE FIRE DEPT. NO 9	18. ALBERTSON'S GROCERY STORE
6. TRINITY EPISCOPAL DAY SCHOOL	FIRE STATIONS:	19. CITIPLACE PLANNED UNIT DEVELOPMENT
7. VALLEY PARK MIDDLE SCHOOL	PARKS:	
	13. BREC - CONGRESS PARK	

OWNER / DEVELOPER:

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

DESIGN PROFESSIONALS & CONSULTANTS LIST:

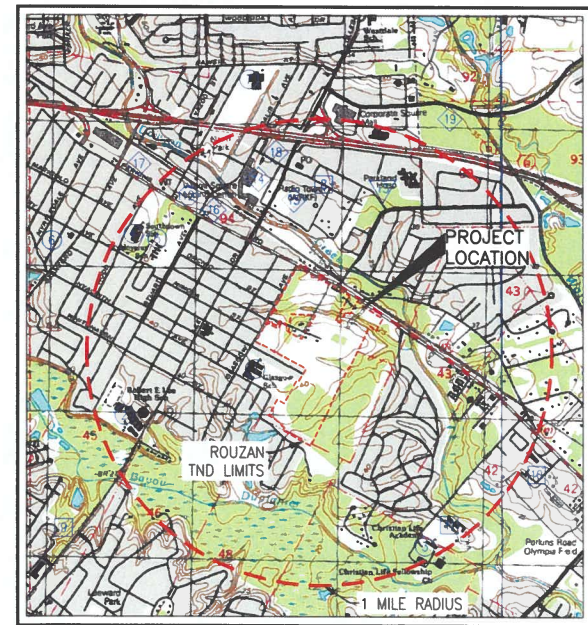
SURVEYOR	CIVIL ENGINEER
DUPLANTIS DESIGN GROUP, PC 16564 EAST BREWSTER ROAD, SUITE 101 COVINGTON, LA 70433 CONTACT: DENNIS L. GOWIN, P.L.S. TELEPHONE: (985) 249-6180 EMAIL: DGOWIN@DDGPC.COM	DUPLANTIS DESIGN GROUP, PC 8352 BLUEBONNET BOULEVARD BATON ROUGE, LOUISIANA 70810 CONTACT: JOHN THOMPSON, P.E. TELEPHONE: (225) 751-4490 EMAIL: JTHOMPSON@DDGPC.COM

UTILITY CONTACT LIST:

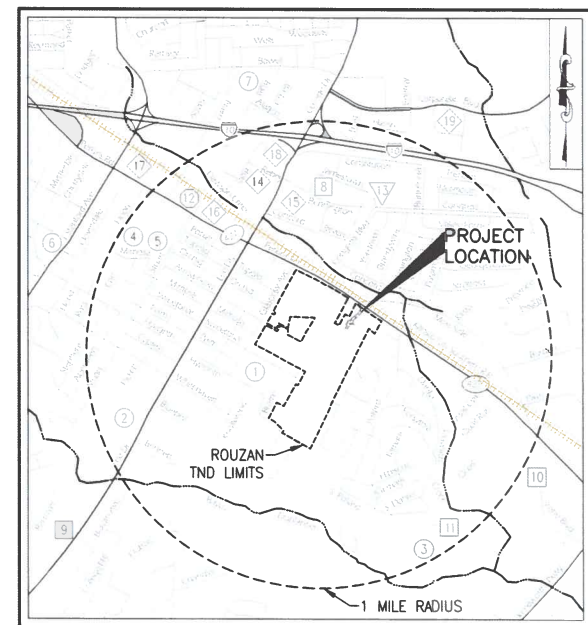
SEWER	ELECTRIC	WATER	TELEPHONE	TELEPHONE	TELEPHONE
EBR PARISH DEPT. OF PUBLIC WORKS 1100 LAUREL ST. BATON ROUGE, LOUISIANA 70802 CONTACT: RICKEY P. BROUILLETTE TELEPHONE: (225) 389-5623	ENERGY ELECTRIC 446 NORTH BLVD. BATON ROUGE, LOUISIANA 70802 CONTACT: AARON LODGE TELEPHONE: (225) 346-3928	BATON ROUGE WATER COMPANY 8755 GOODWOOD BOULEVARD BATON ROUGE, LOUISIANA 70896 CONTACT: MARGIE SWANSON TELEPHONE: (225) 231-0304	AT&T 5550 S. SHERWOOD FOREST BLVD. ROOM 231 BATON ROUGE, LOUISIANA 70816 CONTACT: JOEL HANBERRY TELEPHONE: (225) 296-4930	COX COMMUNICATIONS 1906 ERASTE LANDRY RD. LAFAYETTE, LOUISIANA 70506 CONTACT: BYRON VENTRESS TELEPHONE: (225) 268-0600	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'

REVISION	BY
 REVISION #1 10/21/2022	JMT

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



DDG
DUPLANTIS DESIGN GROUP

TRACT RZ-3-D-1-A-1-A-4
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

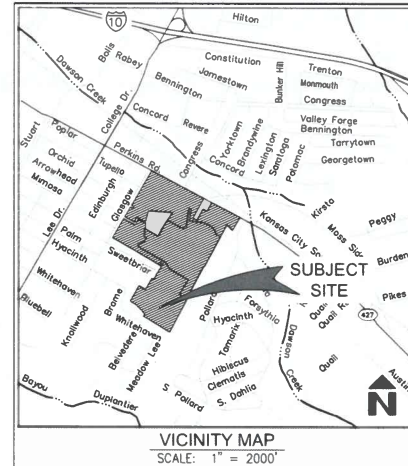
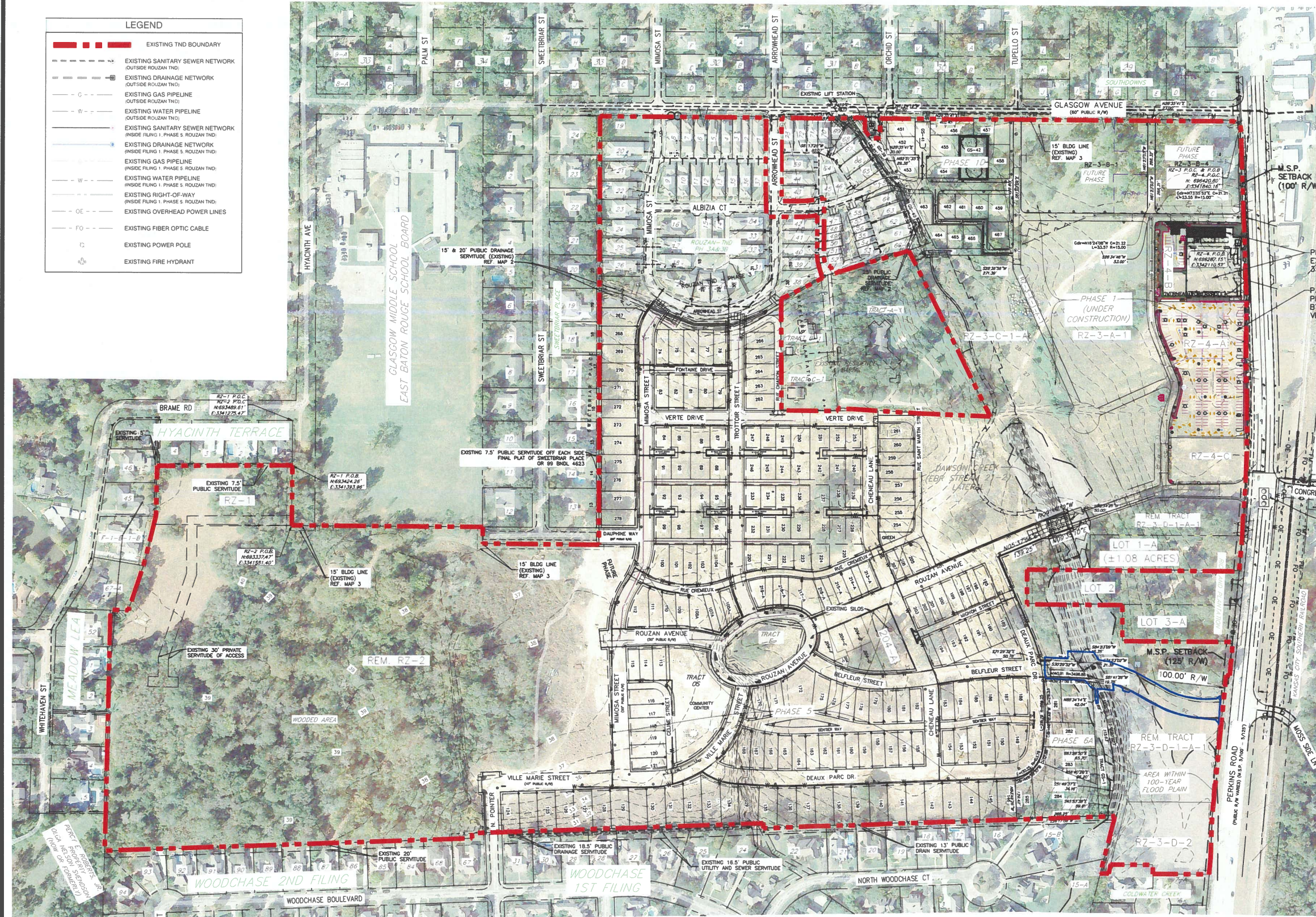
ENGQUIST - ROUZAN COMMERCIAL DEVELOPEMENT, LLC
402 NORTH 4TH STREET
BATON ROUGE, LOUISIANA 70802

DRAWN EWH
CHECKED JMT
ISSUED DATE 10/21/2022
ISSUED FOR REVISION 1
PROJECT NO. 20-620
FILE 20-620 COVER SHEET (FDP)
SHEET 1

Dr. Set 10/31/2022

LEGEND

	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



02/01/2021

PHASE 1C EXISTING SPROUTS 35,062 SF
 PARKING LOT GEOMETRY SHOWN PER DESIGN DRAWINGS PROVIDED BY SUB GROUP AND WERE FIELD VERIFIED BY STANTEC.

WATER SURFACE/FLOOD DATA:

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

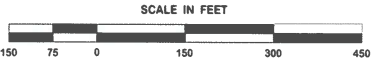
GENERAL SOIL TYPES:
 ACCORDING TO THE SOIL SURVEY FOR EAST BATON ROUGE PARISH, LOUISIANA, PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, IN COOPERATION WITH LOUISIANA AGRICULTURE EXPERIMENT STATION, ISSUED IN SEPTEMBER, 1966, THE PREDOMINANT SOIL TYPES OF THE SUBJECT PROPERTY IS OLIVER-CALHOUN-TERRACE ESCARPMENTS ASSOCIATION AND OLIVER-CALHOUN-LORING ASSOCIATION. THE OLIVER-CALHOUN-TERRACE ESCARPMENTS ASSOCIATION IS DESCRIBED AS LEVEL TO GENTLY SLOPING, SOMEWHAT POORLY DRAINED AND MODERATELY WELL DRAINED, LOAMY SOILS AND STEEP ESCARPMENTS. THE OLIVER-CALHOUN-LORING ASSOCIATION IS DESCRIBED AS DOMINANTLY LEVEL, POORLY DRAINED TO MODERATELY WELL DRAINED, 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 SERVICITUDES:
 FOR CLARITY PURPOSES ALL SERVICITUDES WITHIN PHASE 1-D ARE NOT LABELED BUT ARE SHOWN HEREON. THOSE SERVICITUDES NOT LABELED HEREON ARE SHOWN ON THE PRELIMINARY PLAN FOR PHASE 1-D.

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

EXISTING SITE CONDITIONS



REVISION	BY

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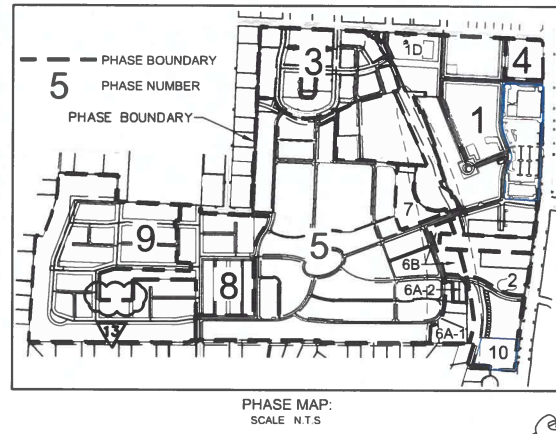
REMAINDER OF TRACT
 RZ-3-D-1-A-1
 PORTION OF RALPH M. FORD TRACT
 SECTION 94, T-7-S, R-1-E,
 GREENSBURG LAND DISTRICT,
 CITY OF BATON ROUGE, LOUISIANA
 EAST BATON ROUGE, PARISH

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 C2.0 Existing Site Conditions
SHEET C2.0

F:\LWC\20-000\20-620 (Belfleur Road Extension)\FDP\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.



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	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, GO, GOH, NC, NC-AB, LCI, LC2, LC3, C-AB-1, HC1, HC2

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

NEIGHBORHOOD EDGE:
A1, A2

EXCLUSIONS:
SERVICE STATIONS SELLING GASOLINE
BAR ROOMS ONLY

T.N.D. NOTES:

- 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 TIMING 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 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.
 - 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 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 MUST 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 ACCORD TO THE FOLLOWING: (1) 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 USES THE NUMBER OF SINGLE-FAMILY ATTACHED AND DETACHED UNITS PERMITTED SHALL BE 5-8 DWELLING UNITS PER NET ACRE. THE NUMBER OF MULTI-FAMILY UNITS SHALL BE 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 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 (1) DWELLING UNITS OR TEN (10%) PERCENT WHICHEVER IS GREATER. THE TOTAL GROUND FLOOR AREA OF NON-RESIDENTIAL DEVELOPMENT USES, INCLUDING OFF-STREET PARKING AREAS, SHALL NOT EXCEED TWENTY-FIVE (25%) OF THE TND.

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

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

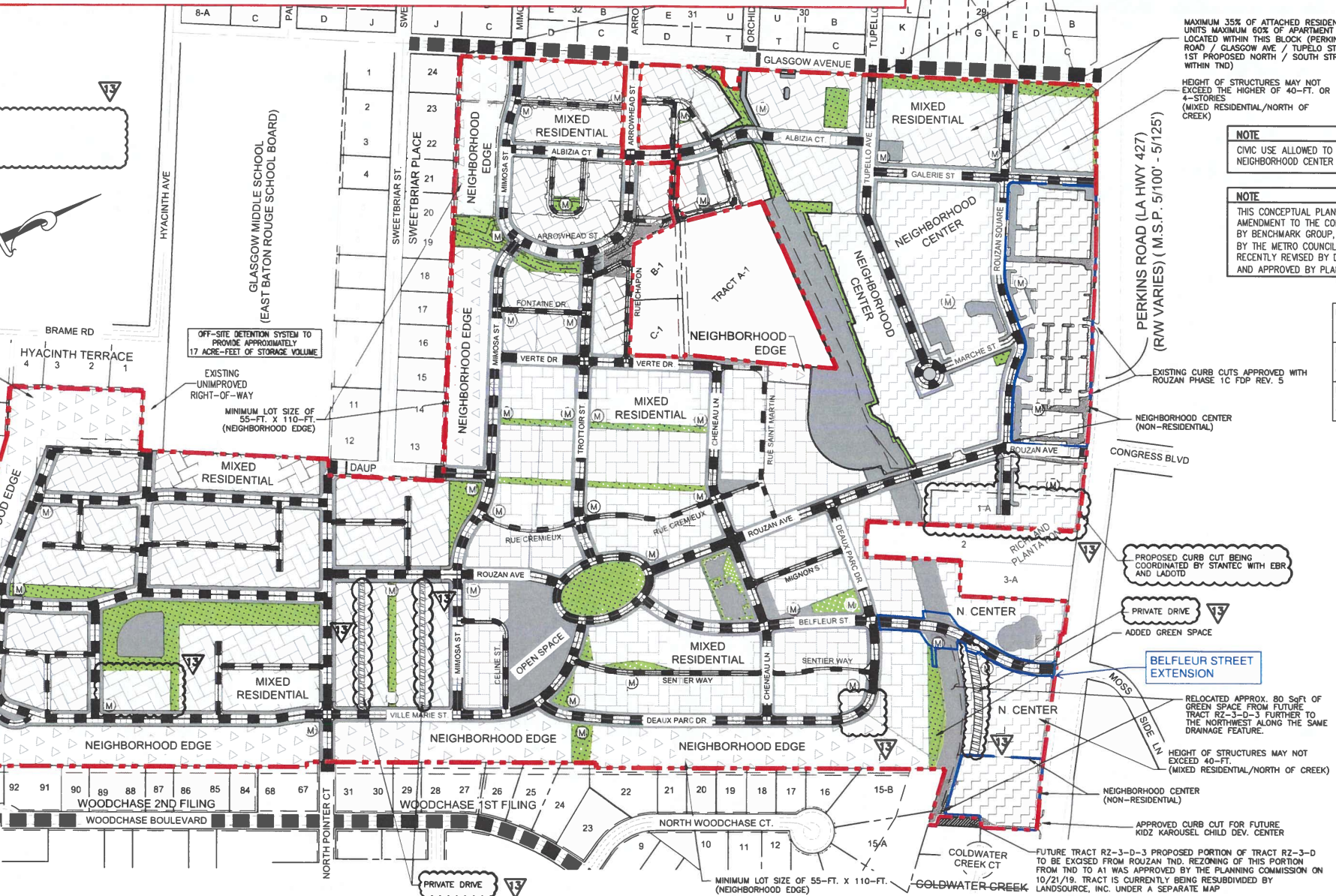
MIXED USE AREA(S):
ALL RESIDENTS SHALL BE WITHIN APPROXIMATELY 1/4-MILE DISTANCE FROM EXISTING OR PROPOSED COMMERCIAL, CIVIC, AND/OR OPEN SPACE AREAS. NINETY (90%) PERCENT OF THE LOTS WITHIN AREAS DEVOTED TO MIXED RESIDENTIAL USES SHALL BE WITHIN APPROXIMATELY 1/4-MILE OF COMMON OPEN SPACE AREAS.

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

STREET OWNERSHIP AND MAINTENANCE:
ALL STREETS, ALLEYS, AND PEDESTRIAN WAYS LOCATED WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) AND DESIGNATED AS PUBLIC ON FINAL DEVELOPMENT PLANS SHALL BE DEDICATED FOR PUBLIC USE AFTER A ONE (1) YEAR MAINTENANCE PERIOD UPON COMPLETION OF CONSTRUCTION. ALL PUBLIC STREETS AND ALLEYS SHALL BE OWNED AND MAINTAINED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS.

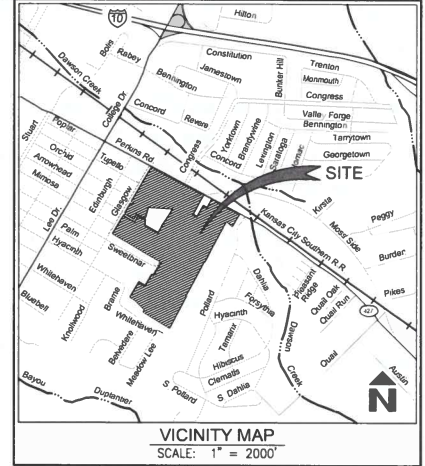
UTILITY FACILITY PROVISIONS:
PRELIMINARY PLANNING WITH THE APPROPRIATE UTILITY AGENCIES SERVICING ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) INDICATES THAT ALL UTILITY AGENCIES (PRIVATE AND PUBLIC) HAVE EXISTING FACILITIES ON ADJACENT, OR IN PROXIMITY OF THE SUBJECT SITE THAT ARE CAPABLE OF SERVICING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

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



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

HEIGHT OF STRUCTURES MAY NOT EXCEED THE HIGHER OF 55-FT. OR 5-STORIES (NEIGHBORHOOD CENTER)

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 35-FT. OR 3-STORIES (NEIGHBORHOOD EDGE)

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):	12.38 AC	0	N/A	280	N/A	22,131
(NON-RESIDENTIAL):	5.74 AC	0	N/A	0	N/A	61,859
MIXED RESIDENTIAL:	59.07 AC	394	6.67	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 THE DESIGNATED AREA (NEIGHBORHOOD CENTER)

** THIS COMMERCIAL AREA IS TO BE LOCATED ON THE TRACT AT THE CORNER OF GLASGOW AND PERKINS

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: 470 UNITS
TWO-FAMILY: 0 UNITS
TOWNHOME: 0 UNITS
MULTI-FAMILY: 280 UNITS

GENERAL DESCRIPTION:

TOTAL SITE AREA: 118.61 ACRES

NEIGHBORHOOD CENTER: 18.12 ACRES (15%)

MIXED RESIDENTIAL: 59.07 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%)

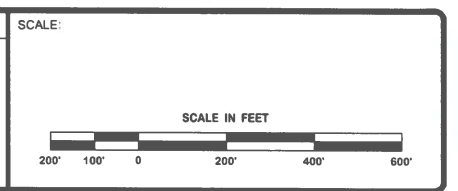
NUMBER OF OFFICE / COMMERCIAL BUILDINGS: TO BE DETERMINED

TOTAL RESIDENTIAL UNITS: 750 UNITS

RESIDENTIAL DENSITY: 6.4 UNITS/ACRE

TOTAL S.F. OFFICE / COMMERCIAL BUILDINGS: 100,000 SQ. FT.

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



STAMP

SIGNATURE: *[Signature]*

DATE: 11/20/2020

DDG
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DRAWN BY: CDS
CHECKED: MJT

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

OWNER: **FOR ENGQUIST - ROUZAN RESIDENTIAL DEVELOPMENT, LLC**

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

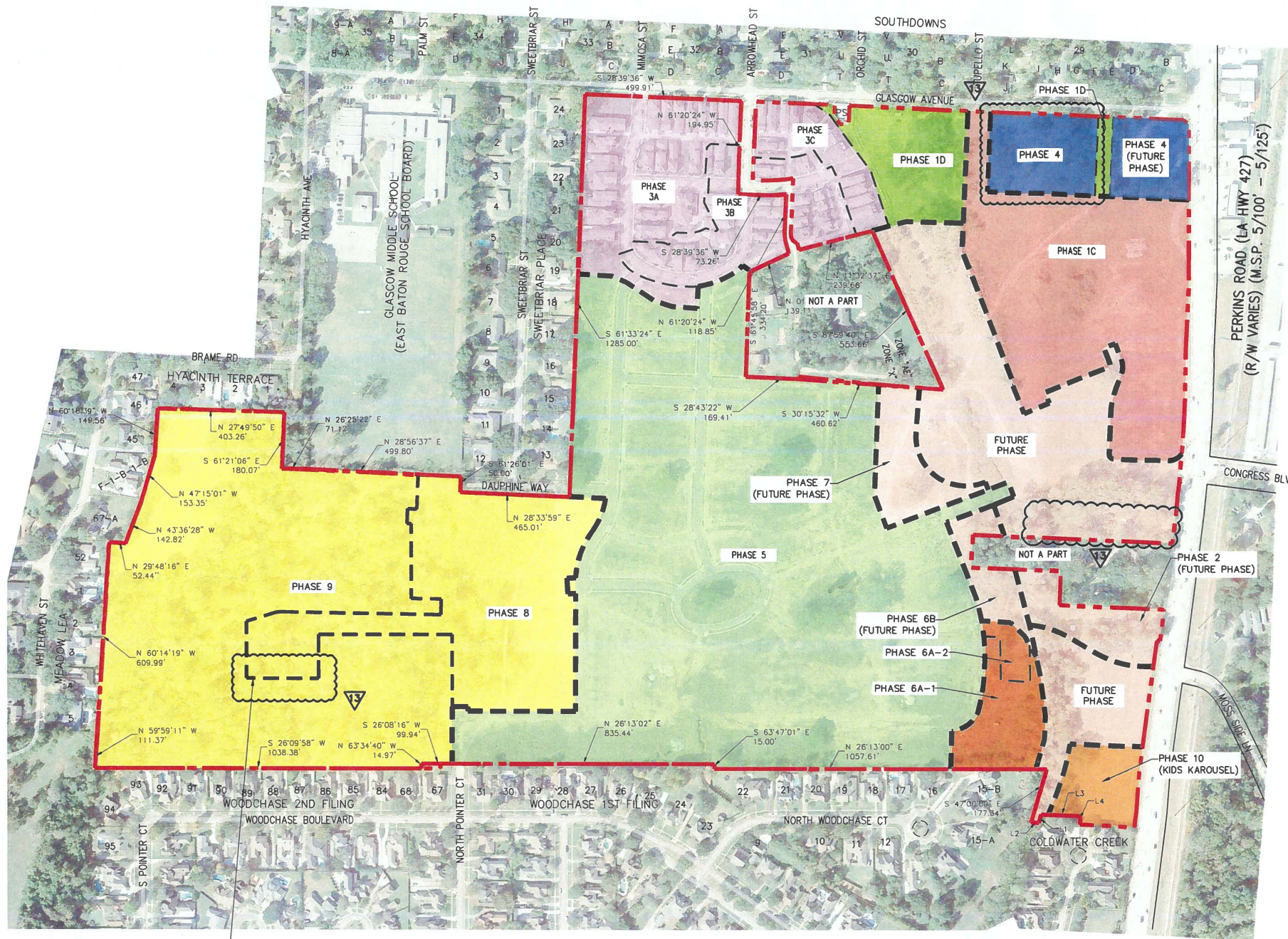
PROJECT:

TITLE: **CONCEPT PLAN**

SHEET

C3.0

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19-0001 CS.0 Concept Plan



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 #	LENGTH	RADIUS	CHORD BEARING
13			

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'

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	-	-	-	-	-	-
	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 10,000 SF IS PROPOSED COMMERCIAL WHICH IS LOCATED WITHIN NEIGHBORHOOD CENTER (GENERAL).

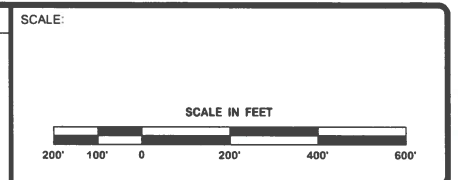
Categories	Documents	ACREAGE (AC)	L.D.R Units	L.D.R Density (Units/Acre)	H.D.R Units	H.D.R DENSITY (UNITS/ACRE)	COM./OFF. (SQ. FT)
NEIGHBORHOOD CENTER	Concept Plan	18.12	0	*	280	*	84,000
	Previously Approved Final Development Plans	11.40	0	N/A	280	N/A	71,869
	Remaining	6.72	0	N/A	0	N/A	12,131
MIXED RESIDENTIAL 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.

R:\DWG\19-000\19-009\TND\19-009 C4.0 Phase Plan.dwg 19-009 C4.0 Phase Plan

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



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

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

SHEET
C4.0

(PUBLIC R/W VARIES)



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



PROPOSED CONCRETE HEADWALL (MAX HEIGHT 16'). HEADWALL SHOWN IS DOTD 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	N59°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	23.29'
L9	S25°19'58"W	6.00'
L10	S33°38'20"W	12.00'
L11	S88°07'57"W	33.11'

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	CHORD
C1	8.23'	863.79'	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 108.90'
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 14.88'
C7	15.04'	24.50'	N53°23'29"W 14.81'
C8	43.16'	275.00'	S49°41'58"W 43.11'
C9	118.89'	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 14.6 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: [Symbol]

PUBLIC ROADS (COMMERCIAL AREA): [Symbol]

PUBLIC ROADS (LOW DENSITY RESIDENTIAL AREA): [Symbol]

COMMON OPEN SPACE: [Symbol]

REVISION	BY

8352 Bluebonnet Blvd.
Baton Rouge, La 70810
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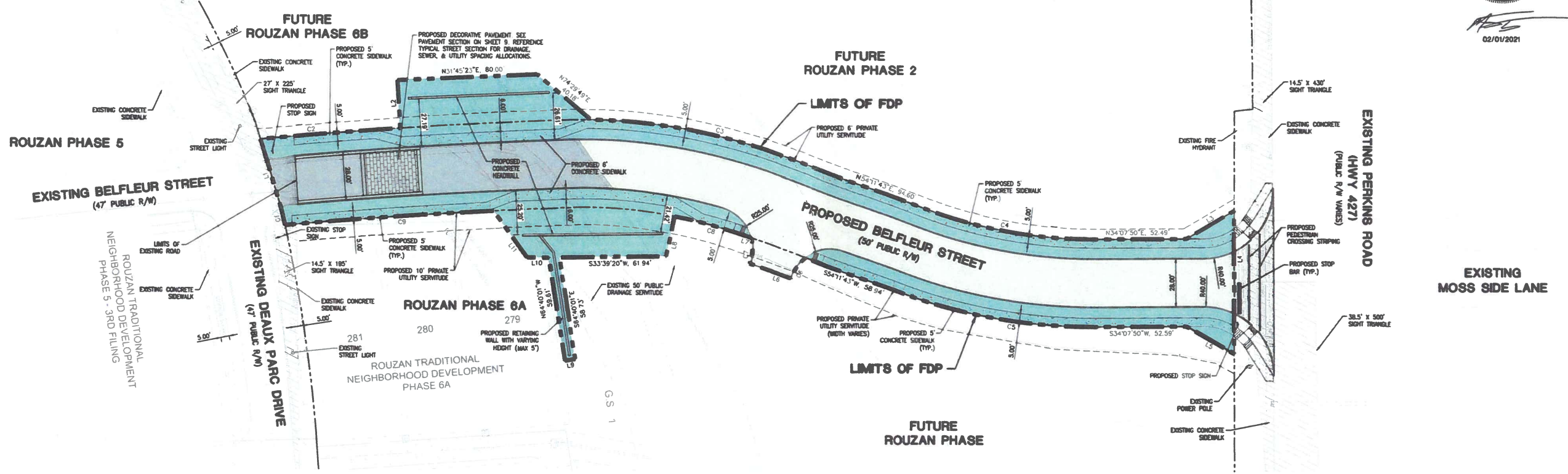


TABLE OF USE							
	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL / OFFICE	PUBLIC AND SEMIPUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL # OF LOTS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDINGS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL ACREAGE	0.12	N/A	N/A	0.27	N/A	N/A	0.40
PERCENTAGE OF SITE	15%	N/A	N/A	34%	N/A	N/A	51%

STATEMENT OF OBJECTIVES:

- THE PROPOSED BELLEFLEUR STREET EXTENSION CONSISTS OF A TOTAL OF 0.78 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 BELLEFLEUR 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 WAYS NOTED AS PUBLIC ON THE FINAL DEVELOPMENT PLAN ARE PROPOSED TO BE DEDICATED TO THE PUBLIC FOR OWNERSHIP AND MAINTENANCE.
- THE PROPOSED BELLEFLEUR STREET EXTENSION IS NOT LOCATED ON A MASS TRANSIT ROUTE, BUT PERDONS 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 ARRANGEMENTS WITH UTILITY PROVIDERS:
 - ELECTRIC SERVICE WILL UTILIZE THE EXISTING LINES ROUTED THROUGH THE SITE PROVIDED BY ENERGY.
 - SEWER SERVICE WILL BE INSTALLED BY THE DEVELOPER AND CONNECT TO THE EXISTING ORR PUBLIC SEWER SYSTEM.
 - 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 TPO WILL BE IN COMPLIANCE WITH CHAPTER 16 OF THE EAST BATON ROUGE UNIFIED DEVELOPMENT CODE.

Not For Construction
FINAL DEVELOPMENT PLAN



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

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

DRAWN	MYN
CHECKED	MJT
ISSUED DATE	02/01/2021
ISSUED FOR	FDP
PROJECT NO.	20-020
FILE	20-020 FINAL DEVELOPMENT PLAN
SHEET	5

