

PUD CONCEPT PLAN  
FOR  
MAPLE COVE (PUD 1-25)

TRACT A-2-A-1 PART OF THE J.H. JOLISANT PROPERTY  
IN SECTION 76 T8S-R1E,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH,  
STATE OF LOUISIANA  
MARCH 2025  
(PUD -1 25) (55141-PUD) (15577591)

UTILITIES/CONTACTS

WATER SERVICE

BATON ROUGE WATER COMPANY  
P.O. BOX 96016  
BATON ROUGE, LA 70896-9016  
(225)928-1000  
BUDDY PRICE

SEWER SERVICE

CITY OF BATON ROUGE - SEWER OPERATIONS  
251 FLORIDA ST. - SUITE 407  
BATON ROUGE, LA 70801  
(225) 389-3154

ELECTRICAL SERVICE

ENTERGY ELECTRIC  
BATON ROUGE, LOUISIANA 70895  
GERARD KENNEDY

TELEPHONE SERVICE

AT&T  
S. SHERWOOD FOREST BLVD. - ROOM 121  
(255)291-1851  
PAUL MATTSOON

GAS SERVICE

ENTERGY SOUTHERN FRANCHISE  
P.O. BOX 2431  
BATON ROUGE, LA 70821  
(225)351-3130  
MIKE CREEL

CABLE SERVICE

COX CABLE  
5428 FLORIDA BLVD.  
BATON ROUGE, LA 70806  
(225)930-2207  
GLEN RABALAIS

CONSULTANTS/CONTACTS

CIVIL ENGINEER/LAND SURVEYOR:

MR ENGINEERING & SURVEYING, LLC  
CHRISTOPHER B. MAESTRI, P.E./P.L.S.  
9345 INTERLINE AVENUE  
BATON ROUGE, LA 70809  
PH: 225.490.9592  
FAX: 225.490.9504

DEVELOPER/OWNER

PELICAN PARKWAY LLC  
11800 INDUSTRIAL BLVD, SUITE 8  
BATON ROUGE, LA 70809  
PH: 225.766.5112  
EMAIL: ART@LANCASTERCOMPANY.COM

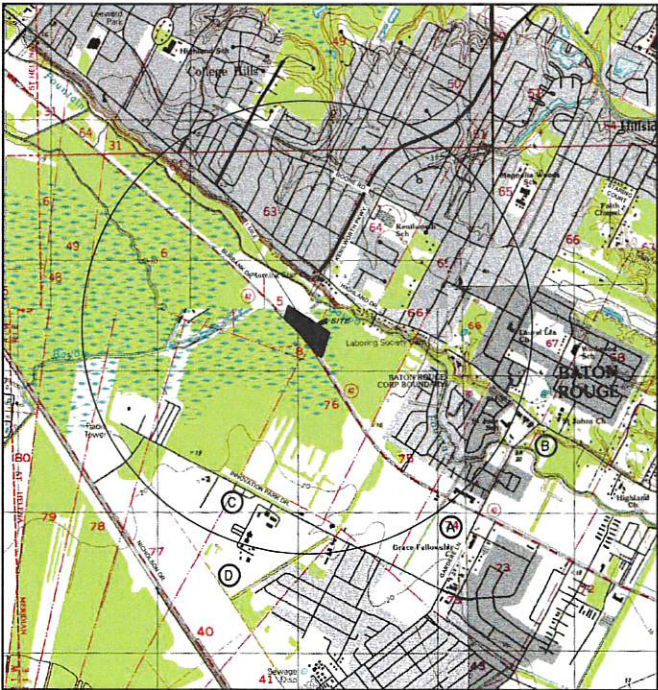
LANDSCAPE ARCHITECT:

JON PULLIAM, ASLA  
9345 INTERLINE AVENUE  
BATON ROUGE, LA 70809  
PH: 225.571.6751  
EMAIL: JON@PULLIAMLA.COM

PUBLIC SERVICES

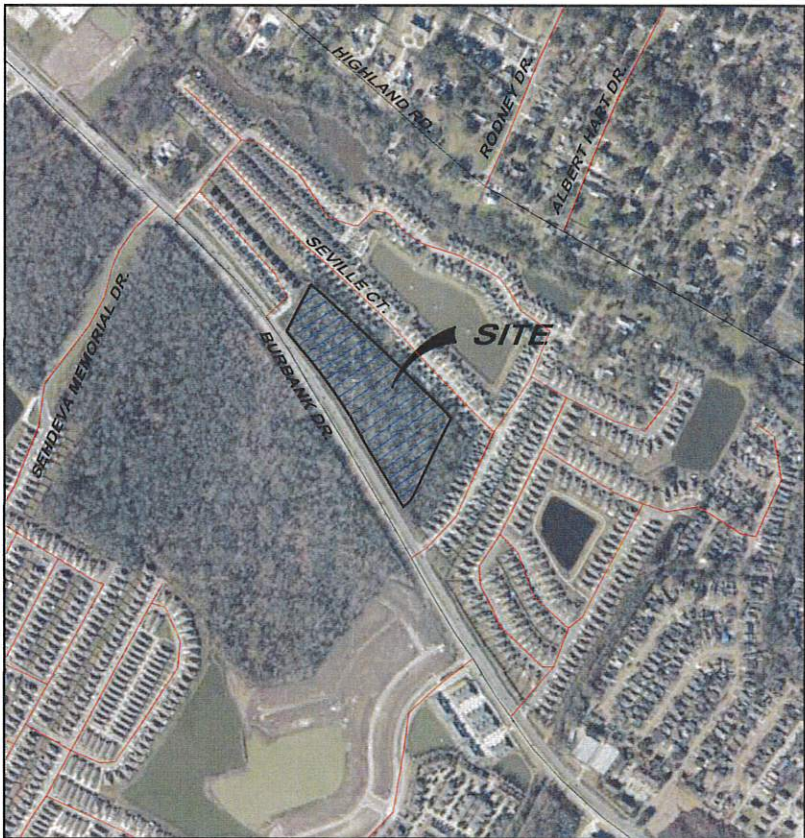
WITHIN 1 MILE

- (A) TRACTION SPORTS COMPLEX  
(B) ST. JUDE THE APOSTLE CHURCH/SCHOOL  
(C) THE EMERGE SCHOOL OF AUTISM  
(D) ARMED FORCES RESERVE CENTER



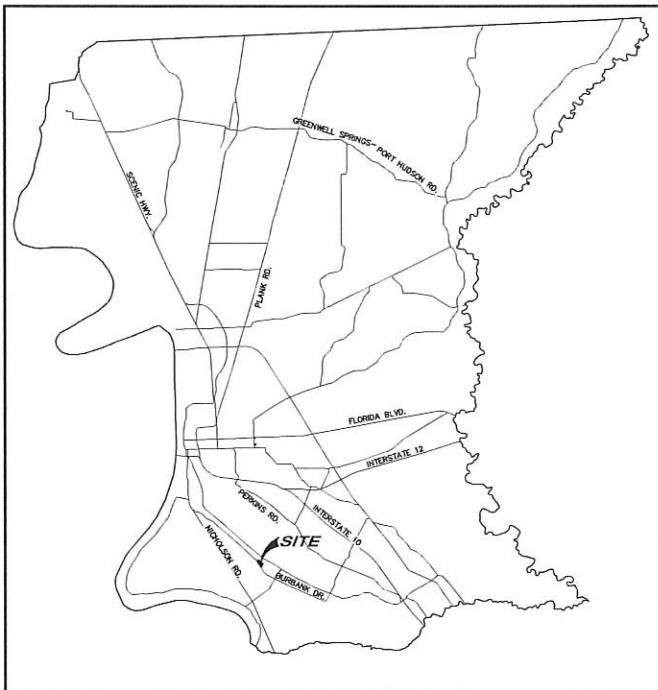
VICINITY MAP

SCALE: 1"=2000'



AERIAL MAP

SCALE 1"=500'



PARISH MAP

SCALE: 1"=20,000'

INDEX TO SHEETS

| SHEET NO. | DESCRIPTION         |
|-----------|---------------------|
| 1         | TITLE SHEET         |
| 2         | EXISTING CONDITIONS |
| 3         | CONCEPT PLAN        |
| 4         | CIRCULATION PLAN    |
| 5         | BUILDING ELEVATIONS |

LEGAL DESCRIPTION:

FORMERLY BEING:  
TRACT A-2-A-1 CONT. 11.14 ACRES RESUB. OF TRACT  
A-2-A OF THE J. H. JOLISSANT PROPERTY IN SEC. 76, T8S,  
R1E. RESUB. 1984-95-98-2000(SURVEY MAP). RESUB.  
2012-13. 2013. (767-12518)  
CPPC ID#: 1610723999

PLANNING SUMMARY:

EXISTING ZONING: R (PUD REQUESTED)  
EXISTING LAND USE: UND, LDR  
FUTURE LAND USE: RN (RESIDENTIAL NEIGHBORHOOD)  
CHARACTER AREA: SUBURBAN  
EXISTING ZONING OF ADJOINING PARCELS: R, SPUD & PUD  
LOT & BLOCK MAP NO.: 72  
ACREAGE: 11.14  
NUMBER OF UNITS: 48  
DENSITY/INTENSITY: 48 UNITS /11.14 ACRES =4.31 UNIT/ACRE  
MAX BLDG HEIGHT: 35' (2.5 STORIES)  
PROPOSED USE: ZERO LOT LINE-SINGLE FAMILY RESIDENTIAL

MR ENGINEERING & SURVEYING, LLC  
9345 Interline Avenue, Baton Rouge, LA 70809 225-490-9592



MAPLE COVE CONCEPT PLAN  
BURBANK DRIVE  
BATON ROUGE, LOUISIANA  
EAST BATON ROUGE PARISH

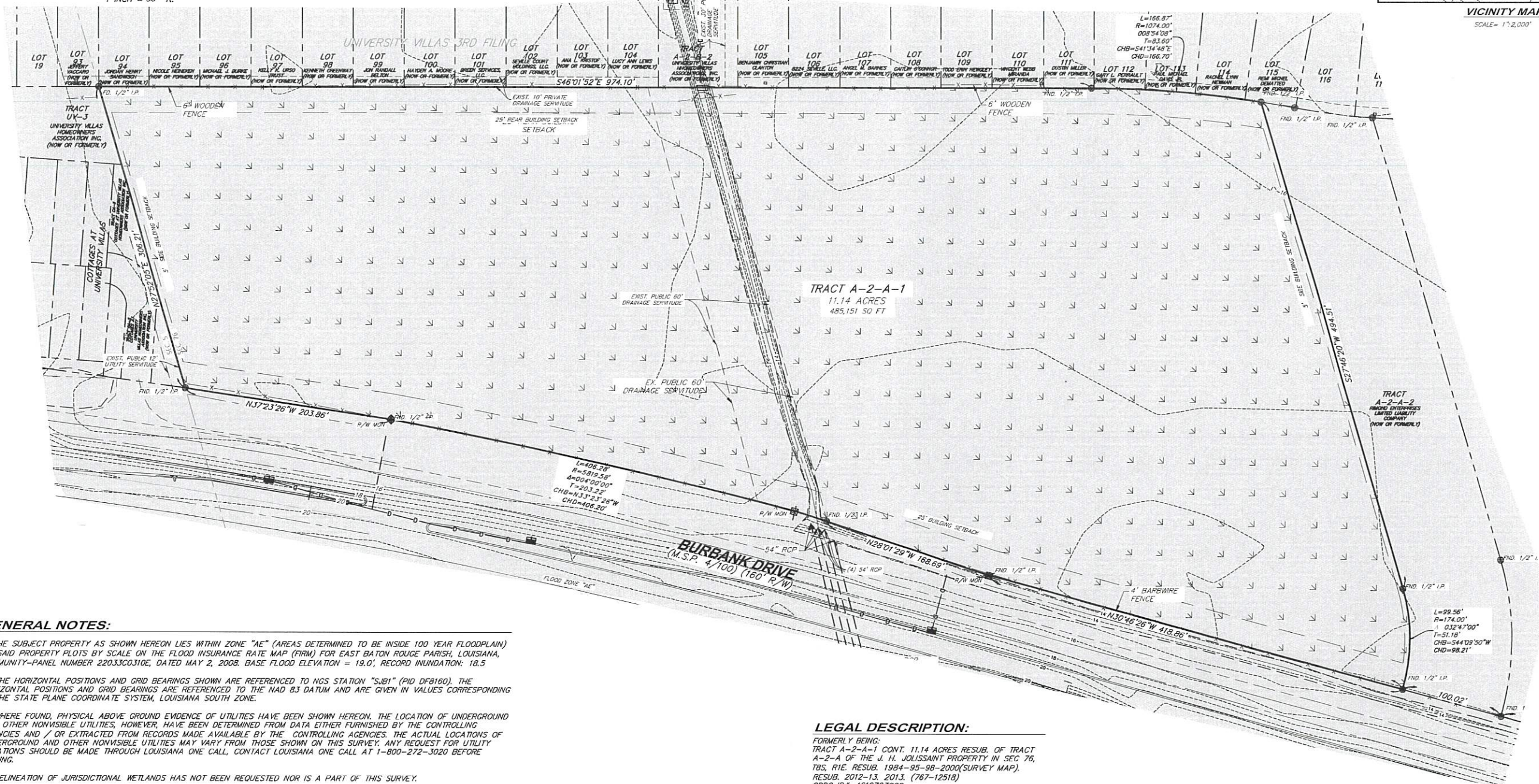
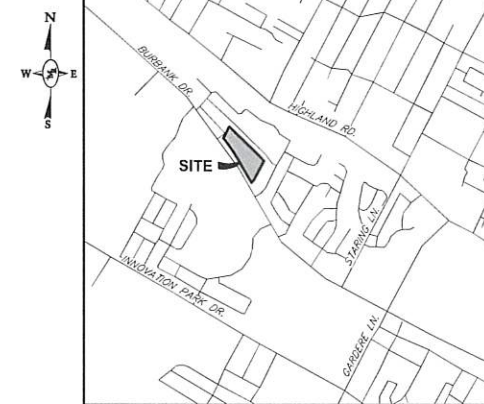
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| CHECKED  | CSM |
| DETAILED | TPB |
| CHECKED  | CSM |

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| DATE  | 02/2025 |
| SHEET | 1 OF 5  |

| REVISION | DATE | DESCRIPTION | BY |
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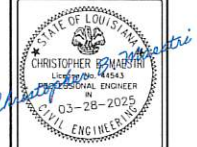
SHEET NUMBER 1





SURVEY NOTE: THIS IS NOT A BOUNDARY SURVEY PER LOUISIANA REVISED STATUTES BEARINGS AND DISTANCES SHOWN HEREON ARE FOR REFERENCE ONLY.

**MR** MR ENGINEERING & SURVEYING, LLC  
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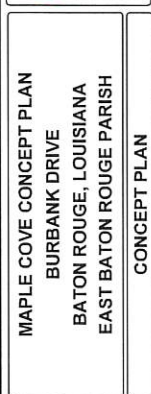
MAPLE COVE CONCEPT PLAN  
BURBANK DRIVE  
BATON ROUGE, LOUISIANA  
EAST BATON ROUGE PARISH  
EXISTING CONDITIONS

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| DESIGNED<br>CHECKED | TRB<br>CBM        |
| DETAILED<br>CHECKED | TRB<br>CBM        |
| DATE<br>SHEET       | 03/2025<br>2 OF 5 |

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SHEET NUMBER 2

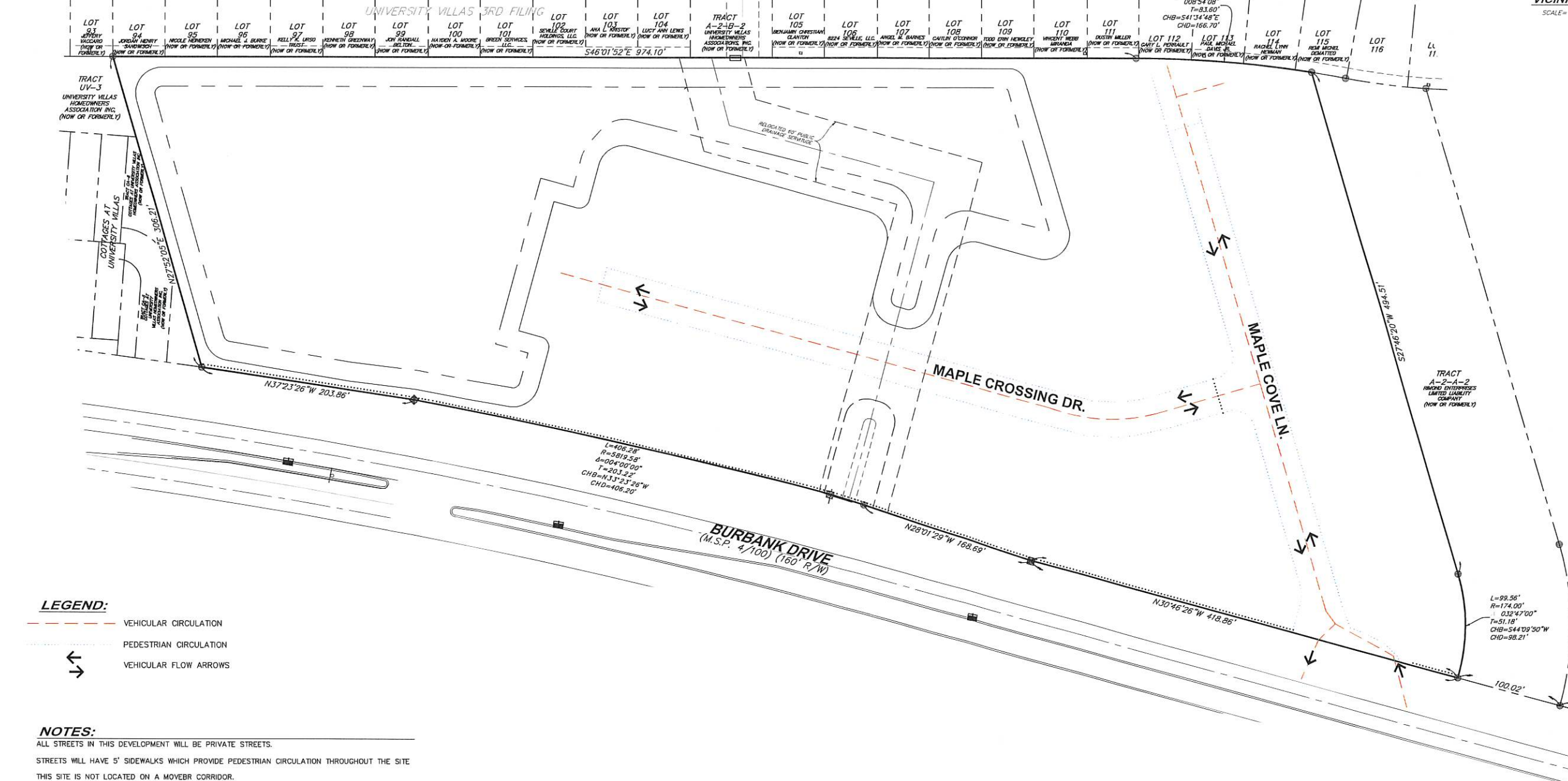
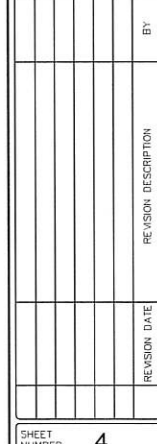
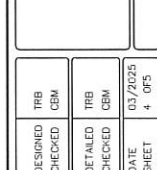
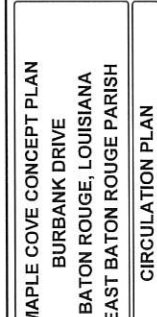
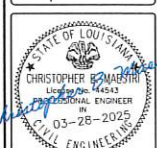
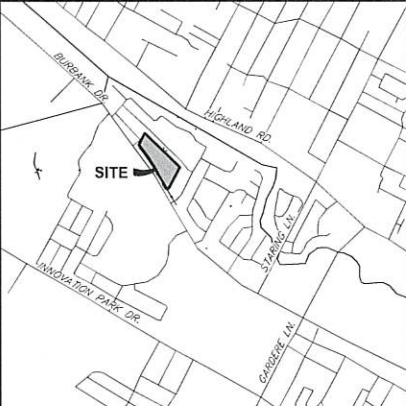




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| DETAILED<br>CHECKED | TRB<br>CEM        |
| DATE<br>SHEET       | 03/2025<br>3 OF 5 |

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**LEGEND:**

— — — — — VEHICULAR CIRCULATION

PEDESTRIAN CIRCULATION

← → VEHICULAR FLOW ARROWS

**NOTES:**

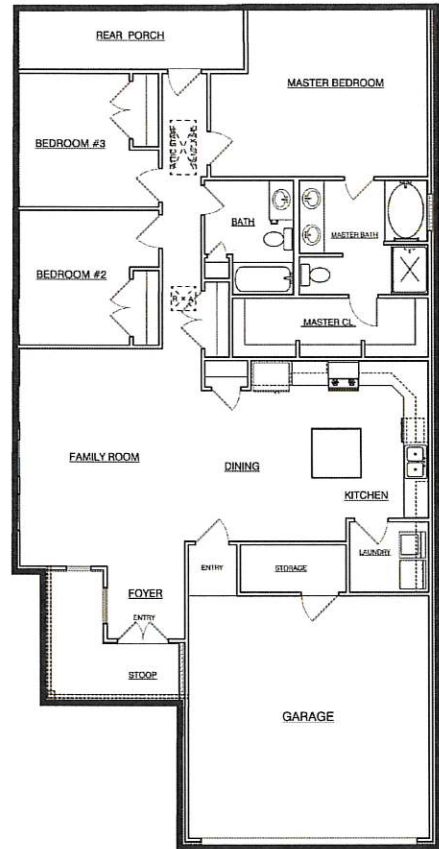
ALL STREETS IN THIS DEVELOPMENT WILL BE PRIVATE STREETS.

STREETS WILL HAVE 5' SIDEWALKS WHICH PROVIDE PEDESTRIAN CIRCULATION THROUGHOUT THE SITE

THIS SITE IS NOT LOCATED ON A MOVIE CORRIDOR.

THIS SITE IS NOT ON A CATS BUS ROUTE.





**NOTE:**  
THIS SEAL IS FOR PRELIMINARY BUILDING ELEVATIONS ONLY AND IS NOT FOR PERMITTING OR CONSTRUCTION. SEALED PLANS FOR BUILDINGS WILL BE PROVIDED BY THE ARCHITECT AT THE APPROPRIATE TIME.