



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
 Post Office Box 1471, Baton Rouge, Louisiana 70821
 or
 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
 Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
 Planning Director

September 5, 2024

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *HL*
 FROM: Yulonda Derrick, Senior Planner **YD**
 SUBJECT: **Case 40-24** 6441 Jones Creek Road

Application Summary			
Applicant	Brian Aguillard	Submittal Date	July 26, 2024
Site Area	18,426 sf		
Location	East of Jones Creek Road, north of Tiger Bend Road (Council District 9-Hudson)		
Planning Commission Meeting Date	September 16, 2024	Metropolitan Council Meeting Date	October 16, 2024
Request			
Requested Zoning	Light Commercial One (LC1)	Existing Zoning	Rural
Proposed Use(s)	Office	Existing Use(s)	Office
Site Characteristics			
FUTUREBR Land Use Designation	Mixed-Use	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	LC1, Rural, Zero Lot Line Residential (A2.6), Medium Density Multi-Family Residential (A3.2), Light Commercial (C1), Heavy Commercial (C2), Commercial Alcoholic Beverage (restaurant)(C-AB-1), Single Family Residential (A1)		
Surrounding Uses	Single family residential, high density multi-family residential, educational institution, park, retail sales, bank, restaurant (without alcohol), health club, religious institution		
Findings			
Staff certifies that the proposed request meets the criteria for a change of zoning, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to the Unified Development Code requirements			

Case History – Site

- None

Case History – Area

- None

Comprehensive Plan Consistency

- Consistent with the designation of Mixed-Use on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of residential, institutional and commercial properties
- Will not change existing land use patterns

Regulatory Issues

- Lot meets the minimum dimensional requirements

Lot Dimensional Requirements		
LC1	Minimum Required	Existing
Lot Width	50 ft	130 ft
Lot Area	6,000 sf	18,426 sf

Transportation

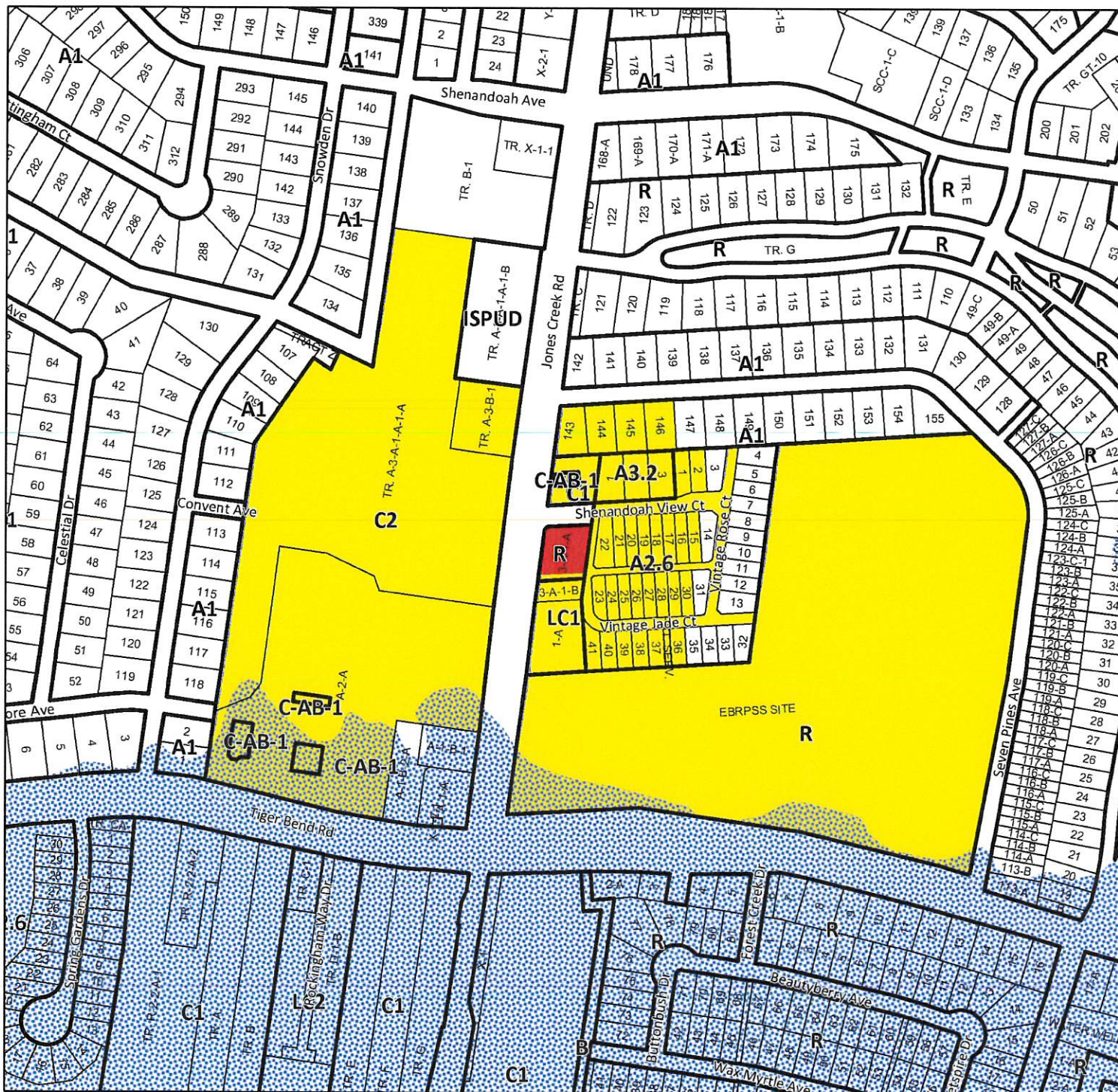
- Property located along the Major Street Plan- *Jones Creek Road*
 - Completed
- Property located in the vicinity of street on the Major Street Plan- *Tiger Bend Road*
- Property located in the vicinity of proposed MOVEBR Project- *Jones Creek Road extension, Tiger Bend Road*
- Property located in the vicinity of existing facility on the Pedestrian and Bicycle Master Plan- *BREC Woodlawn Walking Trail multi-use path*
- Property located adjacent to proposed facilities on the Pedestrian and Bicycle Master Plan- *Jones Creek Road bike lane/trail*

Environmental Issues

- Property located outside of a Special Flood Hazard Area

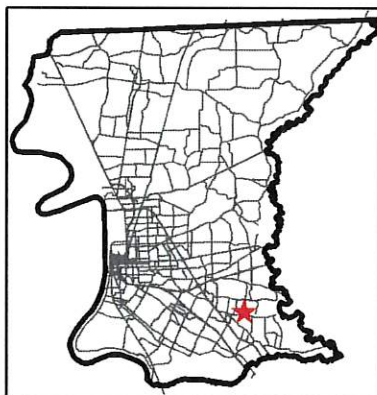
Community Outreach/Notification

- BREC notified on August 5, 2024 pursuant to UDC § 3.1.4.D
- Subject property posted August 23, 2024
- Public Notification Cards mailed to property owners within 300 foot radius and Woodlawn Estates and Vintage Place Homeowners Association on August 30, 2024
- Staff reports available to review September 5, 2024 at <http://labatonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 6, 10 and 12, 2024



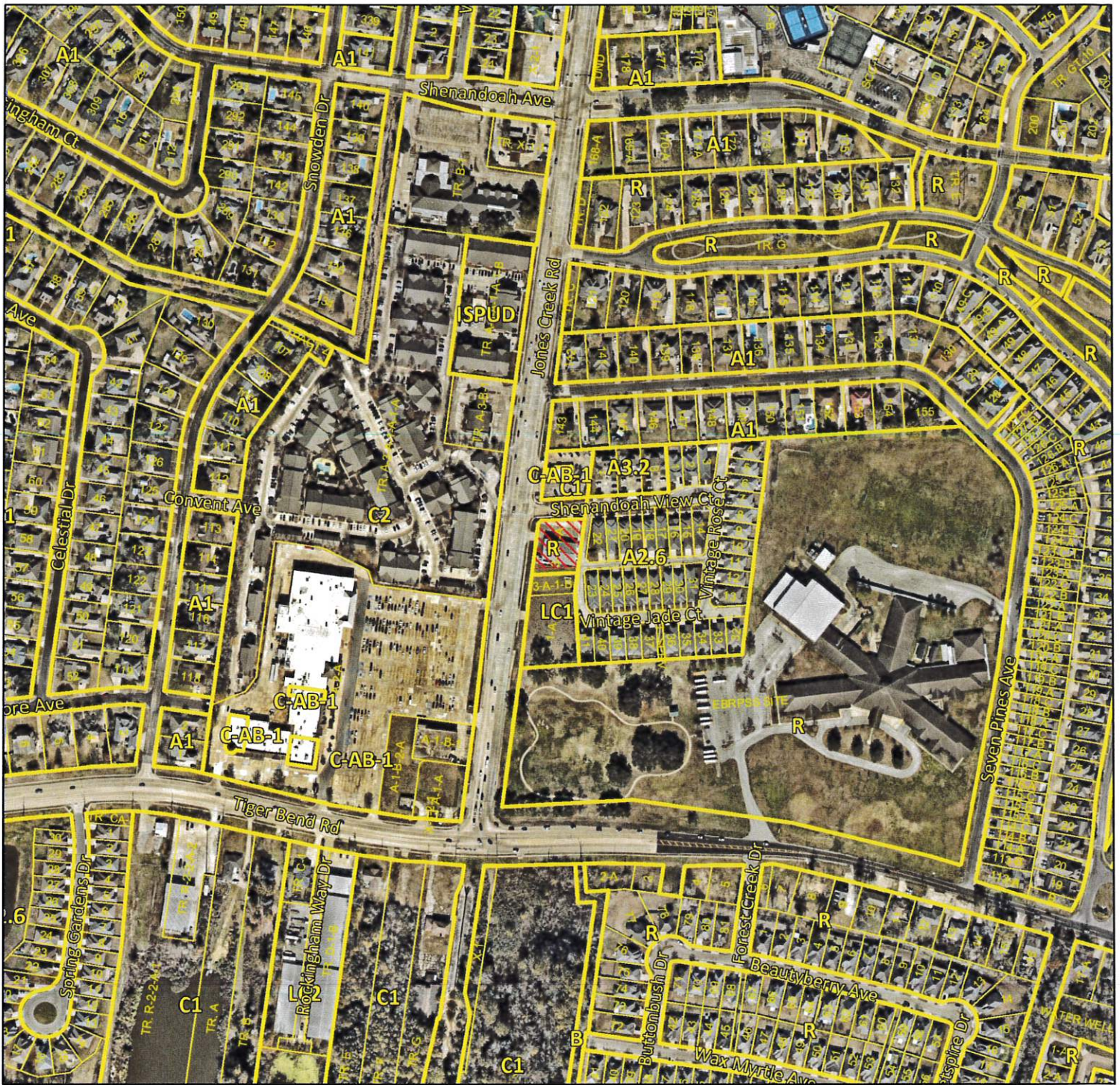
Legend

- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Graphic
- Lot Graphic
- Special Flood Hazard Area
- A** Zoning Labels






40-24

0 200 400 600 800 ft



Legend

-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1 Zoning Labels

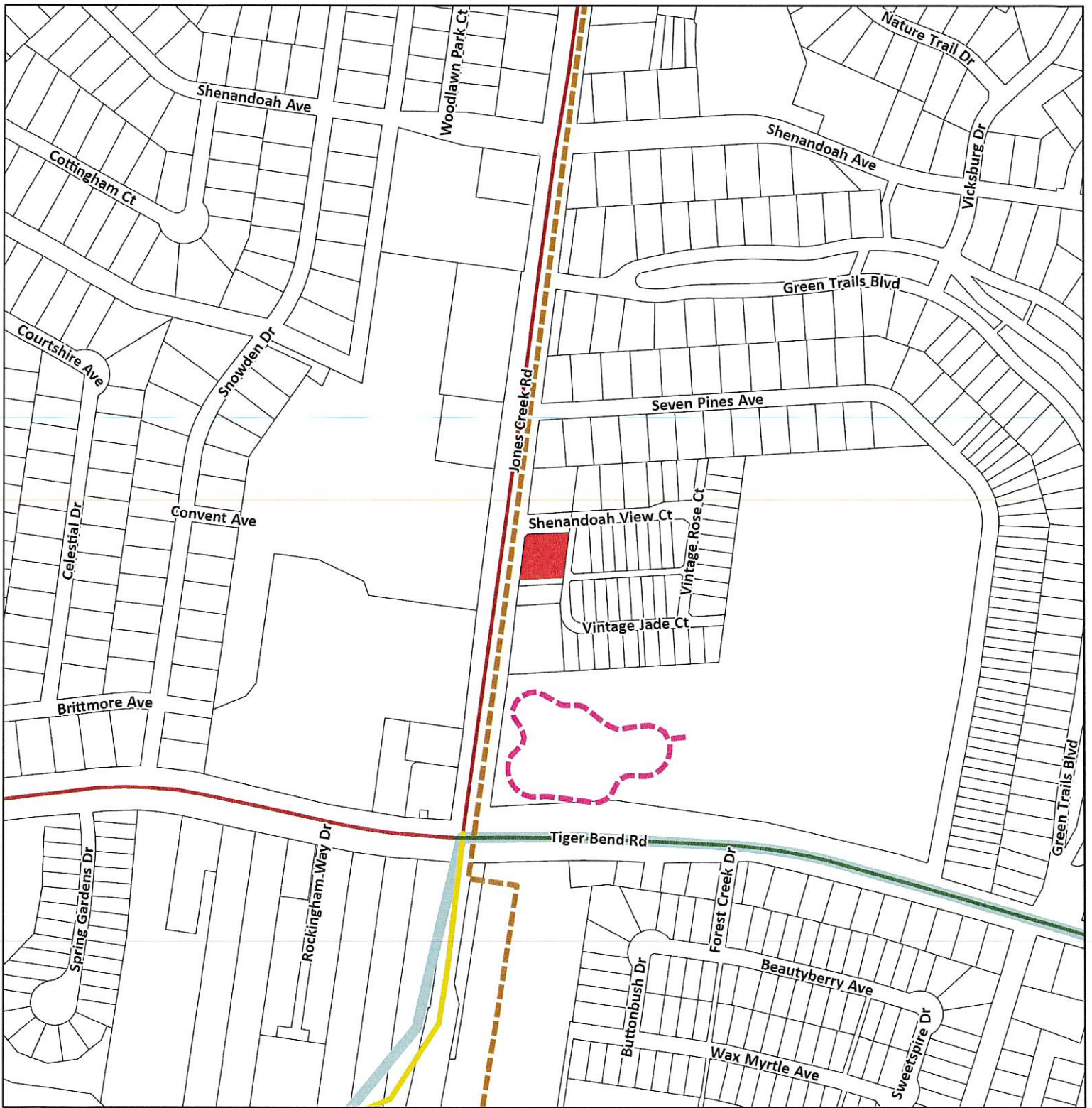


40-24

0 200 400 600 800 ft

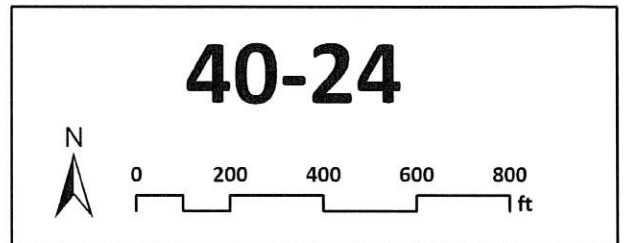
N





Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- Bike/Ped Existing
- Bike/Ped Proposed
- CATS/Tiger Trails
- Bus Stops



Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.



CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
 Post Office Box 1471, Baton Rouge, Louisiana 70821
 or
 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
 Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
 Planning Director

September 5, 2024

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *M*
 FROM: Yulonda Derrick, Senior Planner *YD*
 SUBJECT: **PUD-4-09** Long Farm, Final Development Plan Revision 2

Application Summary			
Applicant	Zach Schmidt, PE	Submittal Date	August 1, 2024
Design Professional	Zach Schmidt, PE; CSRS, LLC		
Lot and Block	78	Site Area	2.60 acres
Location	North side of Airline Highway, west of Village Market Street (Council District 9 - Hudson)		
Planning Commission Meeting Date	September 16, 2024	Metropolitan Council Meeting Date	N/A
Request			
Requested Zoning	N/A	Existing Zoning	Planned Unit Development (PUD)
Existing Use	Undeveloped		
Project Description	New single story office building with 4, 035 square feet		
Gross Residential Density	N/A	Number of Units	N/A
Site Characteristics			
FUTUREBR Land Use Designation	Neighborhood Center	Character Area	Suburban
Overlay District	N/A	Special Flood Hazard	Yes ±10%
Area Characteristics			
Surrounding Zoning	PUD		
Surrounding Uses	Retail sales, undeveloped		
Findings			
Staff certifies that the proposed request is consistent with the approved Concept Plan and meets the minimum criteria of the Planned Unit Development, being consistent with the Comprehensive Plan, compatible with surrounding uses, and conforming to Unified Development Code requirements			

Case History – Site

- **PUD-4-09** Phase 5, Long Farm, Final Development Plan Revision 1, to revise phase lines adding Filing C
 - Approved by the Planning Commission Staff on February 22, 2022
- **PUD-4-09** Long Farm, Concept Plan Revision 6, to combine low and medium density residential categories, add uses permitted in the A2.9 Zoning District, add new lake revising number of COS and GOS
 - Approved by the Planning Commission Staff on July 19, 2021
- **PUD-4-09** Antioch Office Park-Building 1, Long Farm, Final Development Plan Revision, to revise street parking layout, Concept Plan Revision 12, to add additional vehicular connection
 - Approved by the Planning Commission Staff on January 27, 2020
- **PUD-4-09** Antioch Office Park-Building 1, Long Farm, Final Development Plan, to increase commercial use and use
 - Approved by the Planning Commission on November 18, 2019

Case History – Area

- **Case 53-22** 20239 Highland Road, Rural to HC2
 - Approval recommended by the Planning Commission on August 15, 2022
 - Approved by the Metropolitan Council on September 21, 2022
- **S-13-21** Baringer Commercial Subdivision
 - Approved by the Planning Commission on November 15, 2021
- **Case 81-21** 14500-15000 Airline Highway, Rural and LC3 to HC1
 - Approval recommended by the Planning Commission on October 18, 2021
 - Approved by the Metropolitan Council on November 17, 2021
- **Case 49-19** 14500-15000 Airline Highway, Rural to LC3
 - Approval recommended by the Planning Commission on July 15, 2019
 - Approved by the Metropolitan Council on August 21, 2019

Comprehensive Plan Consistency

- Consistent with the designation of Neighborhood Center on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of commercial, office, and undeveloped properties
- Overall PUD includes: low and medium density residential, office and light commercial uses

Regulatory Issues

- Proposed project includes:
 - Building includes commercial suites
 - Plan includes pedestrian circulation that connects to internal sidewalk along Village Market Street
 - Parking exceeds minimum requirements of the UDC, by 125% (per UDC 17.4.2)
 - Shared parking agreement is provided for all parking and private drives within commercial development
 - Wheel stops provided for parking spaces abutting public sidewalks and interior pedestrian passageways

- Open Space meets UDC requirements as shown in chart below:

Open Space		
Components	Required	Provided
Common Open Space	N/A	0.53 ac
Green Open Space	N/A	N/A

- Proposed building setbacks shown in the chart below:

Setbacks		
Yards	Typical	Proposed
North	10 ft	70 ft min
East	None	14.33 ft min

- Proposed signage shown in chart below:

Signs				
	Typical Sign Area	Proposed Sign Area	Typical Allowable Height	Proposed Height
Wall Sign	30% wall area	North Wall 33 sf (4 signs)	N/A	N/A
		East Wall 39 sf (6 signs)	N/A	N/A
		West Wall 36 sf (5 signs)	N/A	N/A

- Motor vehicle parking meets minimum of the UDC, shown in chart below:
 - *Utilizing excess parking from Rouse's per reference declaration of covenants. Provided original 061, bundle 12584.

Parking				
	Uses	Required	Provided	Meets Requirements
Auto Spaces	Retail	30	N/A	Yes
	Office	35		
	Restaurant	51		
TOTAL		116	*111	
ADA Spaces		5	6	
Bicycle Spaces		6	6	

Transportation

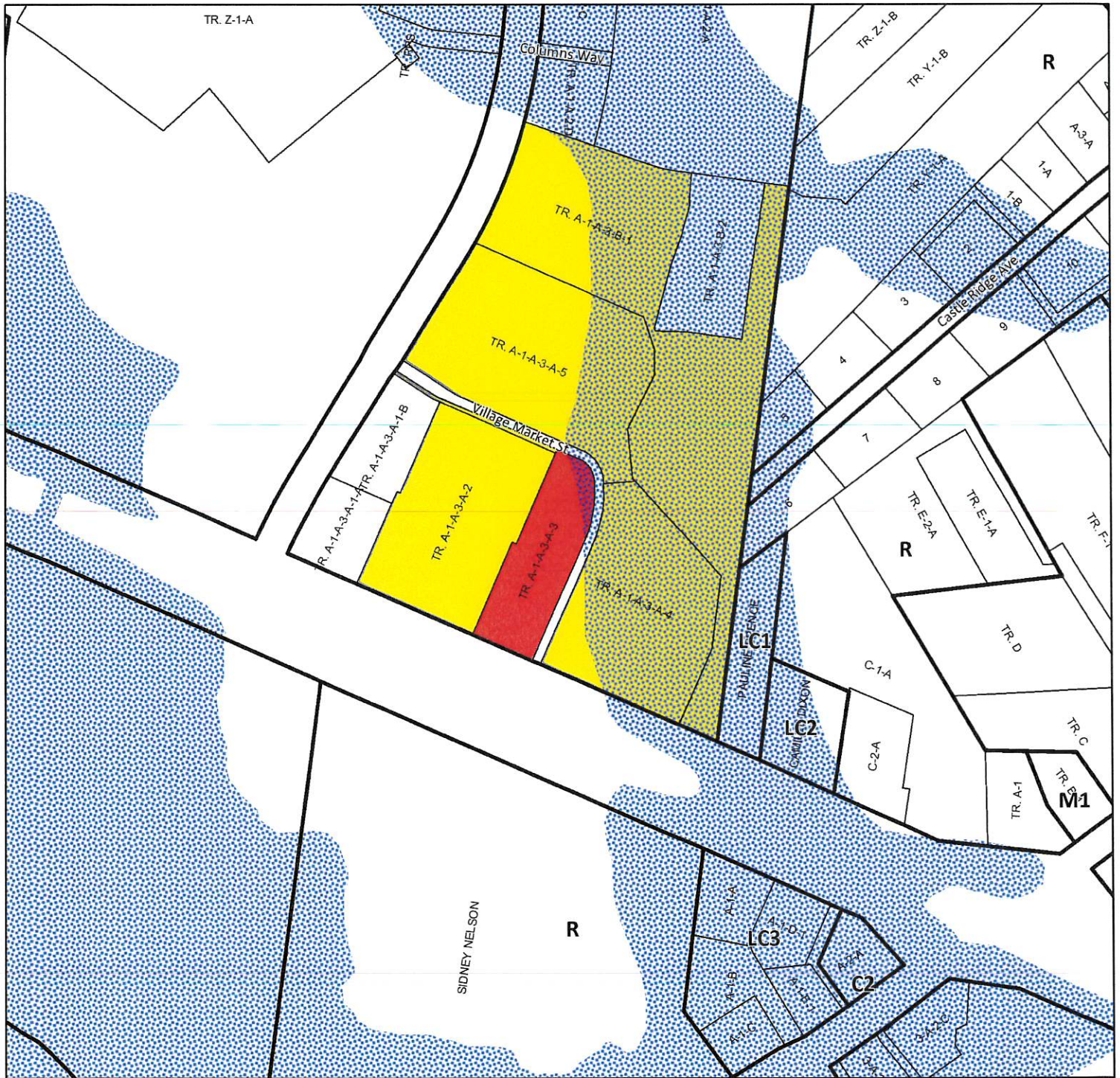
- Property located along the Major Street Plan- *Airline Highway*
 - Additional right-of-way may be needed
- Property located in the vicinity of streets on the Major Street Plan- *Antioch Road, Highland Road*
- Property located along proposed MOVEBR Project- *Airline Highway*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *Ward Creek trail*

Environmental Issues







- Approximately 10% located in Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

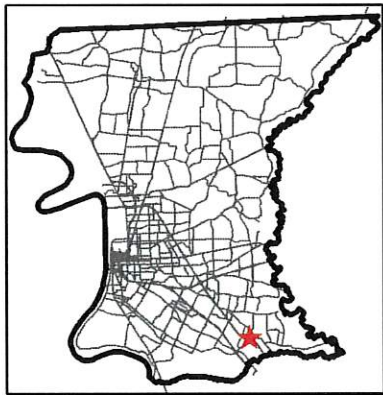
Community Outreach/Notification

- Subject property posted on August 23, 2024
- Public Notification Cards mailed to property owners within 300 foot radius on August 30, 2024
- Staff reports available to review on September 5, 2024 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 6, 10, and 12, 2024




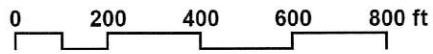
Legend

-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A** Zoning Labels






PUD-4-09

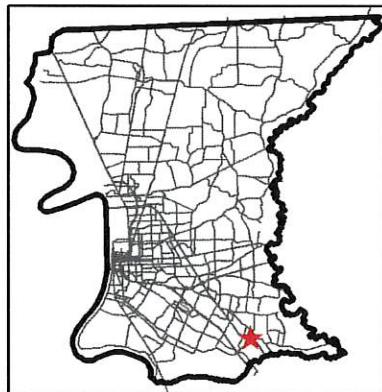
Final Dev. Plan




Legend

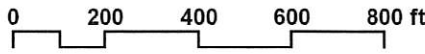
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1 Zoning Labels



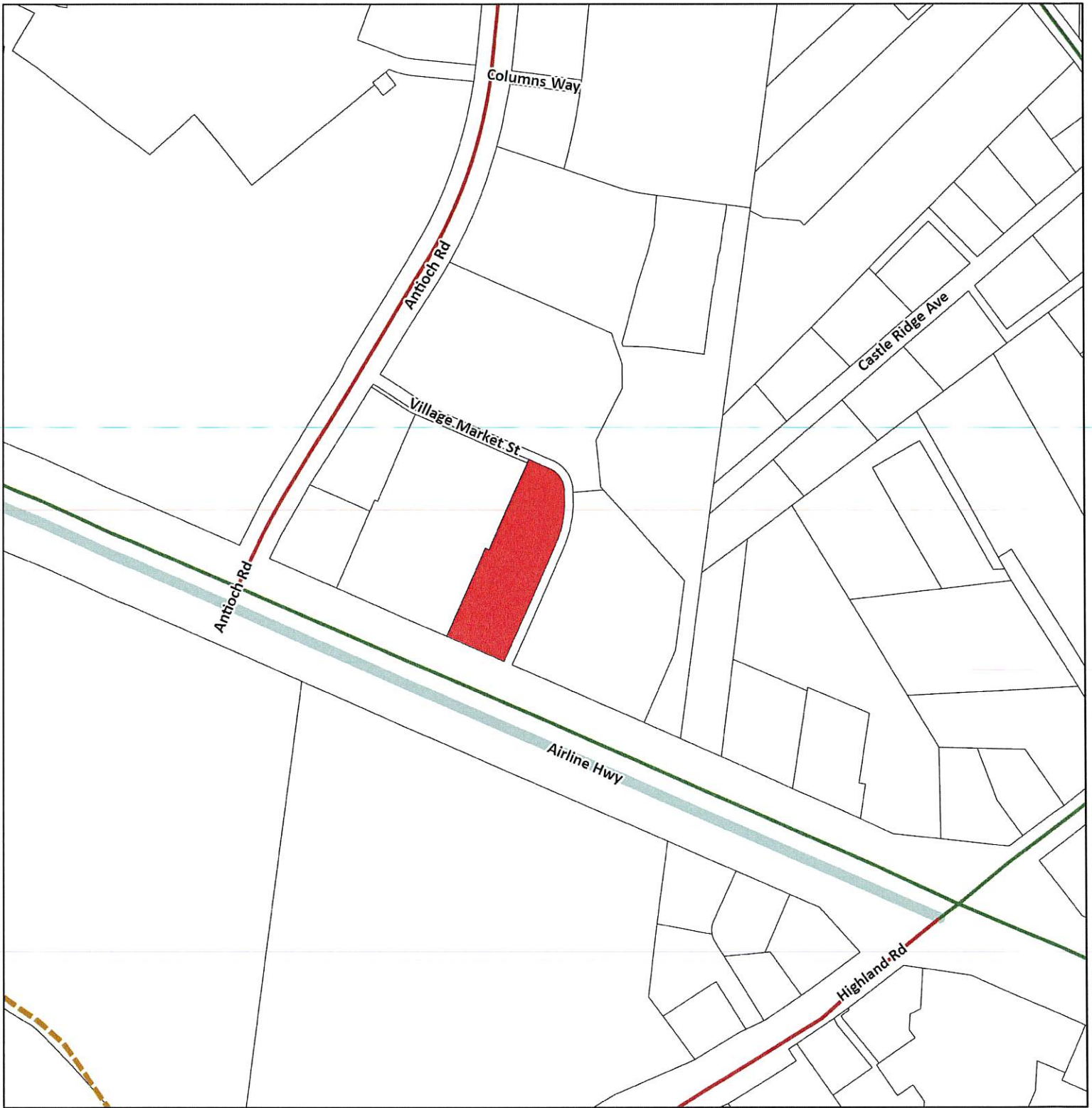
PUD-4-09

Final Dev. Plan









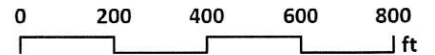
Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- Bike/Ped Existing
- Bike/Ped Proposed
- CATS/Tiger Trails
- B Bus Stops



PUD-4-09

Final Dev. Plan



Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.



CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION

FINAL DEVELOPMENT PLAN
 FOR

PUD-4-09

LONG FARM REVISION 2
 Tract A-1-A-3-A-3, BEING OF THE RUSSELL LONG PROPERTY LOCATED IN
 SECTION 52, TOWNSHIP 8 SOUTH, RANGE 2 EAST BATON ROUGE LOUISIANA

CPPC ID NUMBER: 1640787407
 14660 Village Market Street
 BATON ROUGE, LOUISIANA
 AUGUST 2024

Project:
**Long Farm
 Final Development Plans**

Being
 TRACT A-1-A-3-A-3
 of the
RUSSELL LONG PROPERTY
 Located in
 SECTION 52
 T-8-S R-2-E
 GREENSBURG LAND DISTRICT
 EAST BATON ROUGE PARISH
 LOUISIANA
 CPPC ID NUMBERS 1640787407

Client:
**Long Farm
 Development I, LLC**



PLANNING SUMMARY:
 EXISTING ZONING: PLANNED UNIT DEVELOPMENT (P.U.D.)
 COMPREHENSIVE PLAN LAND USE: RESIDENTIAL
 NEIGHBORHOOD, COMMERCIAL, AND MIXED USE
 CHARACTER AREA: SUBURBAN
 FUTURE LAND USE: NC

SITE AREA: 2.60 ACRES
 PROPOSED USE: COMMERCIAL
 NUMBER OF BUILDINGS: 2 EXISTING / 1 PROPOSED
 TOTAL FOOTAGE: 22,160 SF
 MAXIMUM BUILDING HEIGHTS: 23'-8" (1 STORY)

INDEX TO SHEETS:

SHEET NO.	DESCRIPTION
1.	CO.....COVER SHEET
2.	EC-1.....EXISTING SITE CONDITIONS MAP
3.	C-1.....LATEST APPROVED CONCEPT PLAN
4.	S-1.....PREVIOUSLY APPROVED SITE PLAN
5.	S-2.....SITE PLAN
6.	CR-0.....OVERALL CIRCULATION PLAN
7.	CR-1.....CIRCULATION PLAN
8.	C-2.....GRADING / UTILITY PLAN
9.	L-1.....LANDSCAPE PLAN
10.	A4.01.....ARCHITECTURAL ELEVATIONS
11.	A4.02.....ARCHITECTURAL ELEVATIONS

PROJECT DIRECTORY

ARCHITECT:
 REMSON/HALEY/HERPIN ARCHITECTS
 200 GOVERNMENT STREET SUITE 100
 Baton Rouge, LA 70802
 Phone: (225) 383-0002
 Email - (Trula@rharchitects.com)

ARCHITECT:
 ONSITE I MPH
 7225 Adella Ln.
 Baton Rouge, LA 70809
 Phone: (225) 921-8005
 John Pourciau - (john@onsiteDD.com)

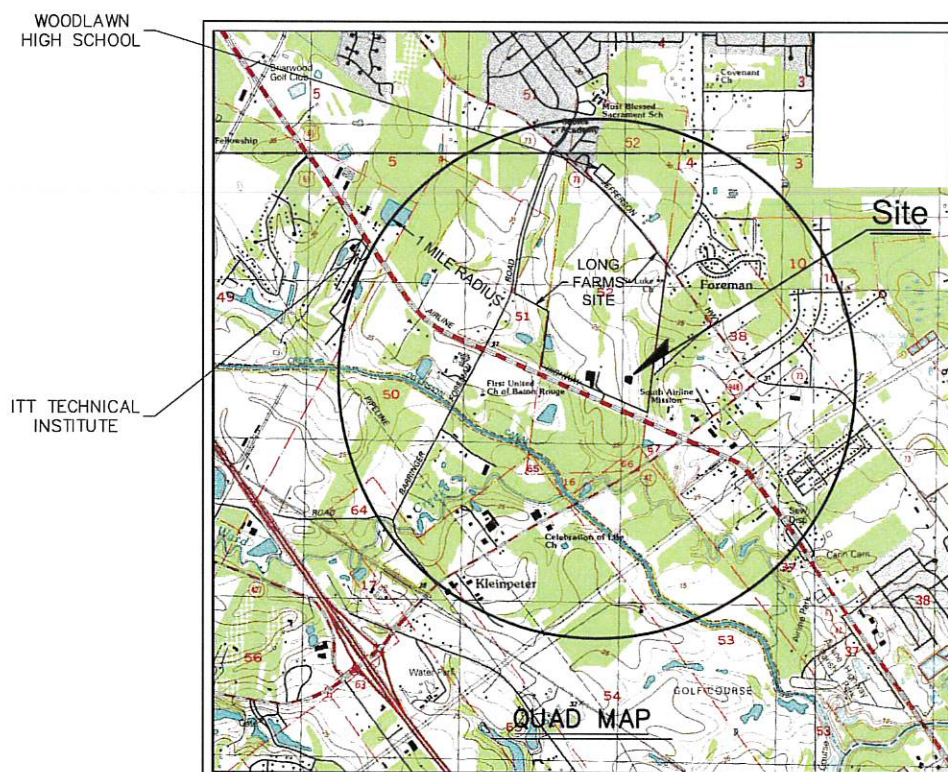
OWNER:
 Mosely Holdings, L.L.C.
 4232 Bluebonnet Blvd.
 Baton Rouge, LA 70809
 Phone: (225) 308-4546
 Russell Mosely - (russell@longfarmbr.com)

DEVELOPER:
 Long Farm Development I, L.L.C.
 4232 Bluebonnet Blvd.
 Baton Rouge, LA 70809
 Phone: (225) 308-4546
 Russell Mosely - (russell@longfarmbr.com)

CIVIL ENGINEER:
 CSRS, L.L.C.
 8555 United Plaza Blvd.
 Baton Rouge, LA 70809
 Phone: (225) 831-2224
 Zach Schmidt - (zach.schmidt@csrsinc.com)

CIVIL ENGINEER/LANDSCAPE ARCHITECT:
 Duplantis Design Group, PC
 8352 Bluebonnet Blvd.
 Baton Rouge, LA 70810
 Phone: (225) 751-4490
 Email - (BBARBERA@DGPC.COM)

PC Set 8-26-24
 54904



UTILITY NOTE:

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

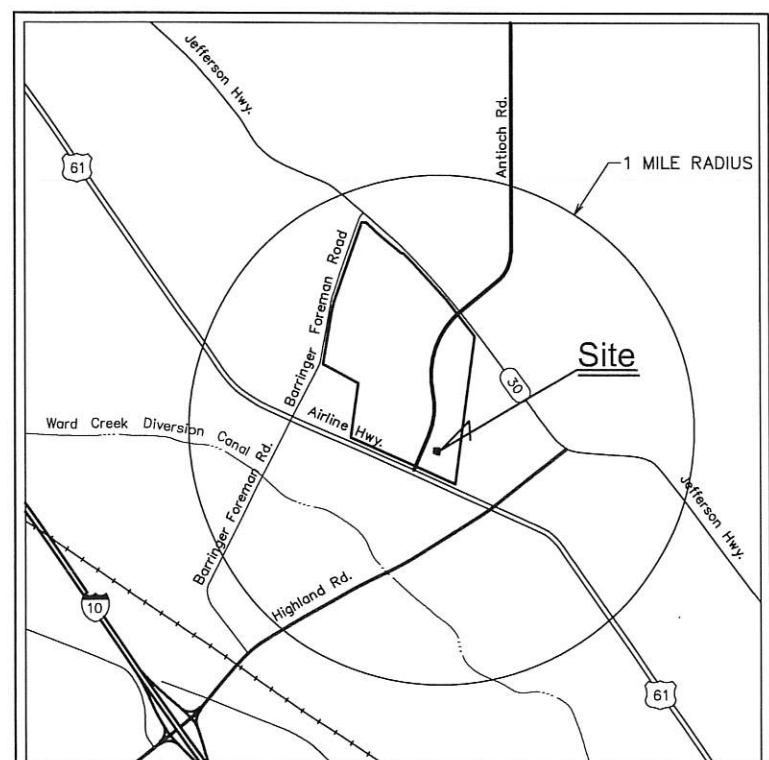
WATER
 BATON ROUGE WATER CO.
 8755 Goodwood Blvd,
 Baton Rouge, LA 70806
 (225) 925-2011

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

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

SEWER
 LONG FARM REGIONAL PUMP STATION
 City of Baton Rouge Department of Environmental Services
 222 Saint Louis Street, Suite 816
 (225) 389-4865

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



VICINITY MAP
 SCALE: 1"=2,000'

REVISION #2:

- PROPOSED 4,035 SF OFFICE BUILDING
- REVISED PARKING TABLE
- REVISED LAND USE TABLE FOR OFFICE SPACE
- REVISED NOTES
- REVISIONS COMPLETED BY CSRS TO PREVIOUSLY APPROVED FDP PLAN SHEETS DONE BY DDG ARE SHOWN IN RED

APPROVED:

RYAN HOLCOMB, OR HIS DESIGNEE PLANNING DIRECTOR CITY-PARISH PLANNING COMMISSION	DATE FILE #
---	----------------

REVISION #1:

- BUILDING AND PARKING LAYOUT FOR AREA C-6 WAS UPDATED. ADDITIONAL BUILDING SQUARE FOOTAGE OF 60 SF (0.6%) AND 5 PARKING SPACES ADDED.
- THE DRIVES AND PARKING WERE RECONFIGURED TO ACCOMMODATE A LANDSCAPED PARK AREA.

APPROVED:

/s/ Kenneth Moyer FRANK M. DUKE, FAICP PLANNING DIRECTOR OR HIS DESIGNEE CITY-PARISH PLANNING COMMISSION	9/9/16 DATE P-1070635 FILE #
---	---------------------------------------

PRELIMINARY WORK

THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR BASIS FOR THE ISSUANCE OF A PERMIT.

CSRS
 8555 United Plaza Blvd
 Baton Rouge, Louisiana 70809
 Telephone: 225 769-0546
 www.csrsinc.com

BASEMAPS = U.S.G.S. MAPS "BATON ROUGE EAST" & "SAINT GABRIEL"
 SCALE: 1"=2,000'

Revisions:

 Key Plan:

Sheet Title:
Cover Sheet

Date: July 2024
 Project Number: 212137
 Drawn By: CSRS
 Checked By: CSRS
 Sheet:

C0

Project:

Long Farm Final Development Plans

Being
TRACT A-1-A-3-A-3

of the
RUSSELL LONG PROPERTY
Located in
SECTION 52
T-8-S R-2-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH
LOUISIANA
CPPC ID NUMBERS 1640787407

Client:

Long Farm Development I, LLC



Revisions:

NO.	DATE	DESCRIPTION

Key Plan:

Sheet Title:

Existing Site Conditions Map

Date: July 2024

Project Number: 212137

Drawn By: CSRS

Checked By: CSRS

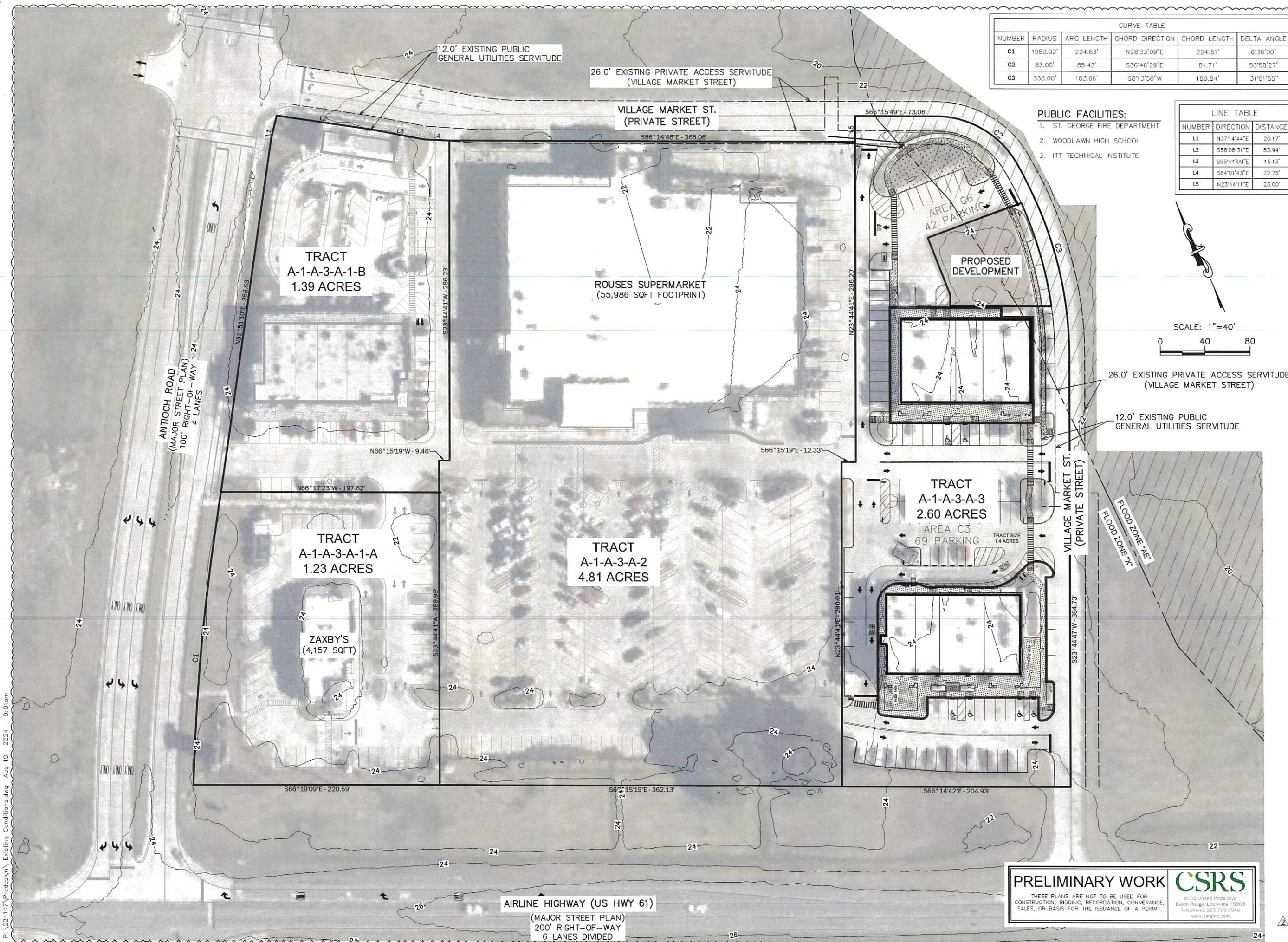
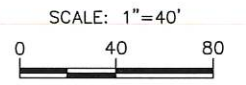
Sheet:

CURVE TABLE					
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA ANGLE
C1	1950.02'	224.63'	N28°33'09"E	224.51'	6°36'00"
C2	83.00'	85.43'	S36°46'29"E	81.71'	58°58'27"
C3	338.00'	183.06'	S8°13'50"W	180.84'	31°01'55"

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N37°14'44"E	20.17'
L2	S58°08'31"E	83.94'
L3	S55°44'09"E	45.13'
L4	S64°01'43"E	22.78'
L5	N23°44'11"E	23.00'

PUBLIC FACILITIES:

1. ST. GEORGE FIRE DEPARTMENT
2. WOODLAWN HIGH SCHOOL
3. ITT TECHNICAL INSTITUTE



PRELIMINARY WORK

THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR BASIS FOR THE ISSUANCE OF A PERMIT.

8555 United Plaza Blvd
Baton Rouge, Louisiana 70809
Telephone: 225 769 0546
www.csrsinc.com

P:\224147\PreDesign\Existing Conditions.dwg Aug 19, 2024 - 9:01am

USE AREA CALCULATIONS:

- COMMERCIAL/RETAIL/OFFICE
27.69 AC.
- COMMERCIAL/RETAIL/OFFICE/RES
29.55 AC. COMM/OFFICE
36.82 AC. HDR
- COMMERCIAL/RETAIL/OFFICE/PUBLIC/SEMI-PUBLIC
3.98 AC.
- LOW/MEDIUM RESIDENTIAL
81.02 AC.
- PUBLIC/SEMI PUBLIC
9.29 AC.
- PEDESTRIAN CIRCULATION, TYP
- VEHICULAR CIRCULATION, TYP

TOTAL AREA = 236.82 ACRES

- LOW/MEDIUM RESIDENTIAL = 34.2%
- HDR = 15.5%
- COMM/RET/OFFICE = 25.9%
- PUBLIC & SEMI PUBLIC = 3.9%
- INDUSTRIAL = 0.0%
- COMMON OPEN SPACE = 20.5%

RESIDENTIAL DENSITY CALCULATIONS:

- LOW/MEDIUM RESIDENTIAL = 531 UNITS/81.02 ACRES (6.55 UNITS PER ACRE)
(1-18 UNITS PER ACRE ALLOWED)
- HDR = 891 UNITS/36.82 ACRES (24 UNITS PER ACRE)
(18.1-24 UNITS PER ACRE ALLOWED)

COMMERCIAL CALCULATIONS:

COMMERCIAL/OFFICE = 690,000 SF/61.22 ACRES
(±11,270 SF/ACRE)

UTILITIES:
THE PROPOSED LONG FARM PUD WILL RECEIVE THE FOLLOWING UTILITIES & SERVICES:

- POTABLE WATER THROUGH BURIED MAINS AND SERVICE LINES FROM BATON ROUGE WATER COMPANY
- GAS SERVICE THROUGH BURIED MAINS AND SERVICE LINES FROM ENTERGY GAS.
- SANITARY SEWER THROUGH BURIED COLLECTION LATERALS AND MAINS CONNECTED TO PRIVATE TREATMENT PLANT.
- STORM DRAINAGE THROUGH RETENTION POND SYSTEM DISCHARGING TO A LATERAL OF WARO'S CREEK.
- ELECTRIC SERVICE BY ENTERGY ELECTRIC VIA UNDERGROUND CONDUITS AND WIRING.
- PHONE SERVICE BY AT & T VIA UNDERGROUND CONDUITS AND WIRING.
- CABLE SERVICE BY COX COMMUNICATIONS VIA UNDERGRDUNO CONDUITS AND WIRING.

SCHOOLS:
ELEMENTARY: WOODLAWN ELEM.
MIDDLE: WOODLAWN MIDDLE
HIGH: WOODLAWN HIGH

SEWER DISTRICT - SOUTH PLANT
FIRE DISTRICT #2

All signage regulations to be addressed at each respective FDP submittal.

SETBACKS: FRONT: 10'
SIDES: 0'/5'
REAR: 10'
MAXIMUM BUILDING HEIGHTS: 4 STORIES (52.5')

PERMITTED USES:

USES TO INCLUDE ALL PERMITTED USES IN THE FOLLOWING ZONING DISTRICTS:

1. COMMERCIAL/RETAIL/OFFICE: LC1, LC2, LC3, B, B-1, GOL, GOH, C-AB-1, C-AB-2, NO, NC, NC-AB
2. COMMERCIAL/RETAIL/OFFICE/RESIDENTIAL: LC1, LC2, LC3, B, B-1, GOL, GOH, C-AB-1, C-AB-2, NO, NC, NC-AB, A1, A2, A3.3, A4, A5
3. COMMERCIAL/RETAIL/OFFICE/RESIDENTIAL/PUBLIC/SEMI-PUBLIC: LC1, LC2, LC3, B, B-1, GOL, GOH, C-AB-1, C-AB-2, NO, NC, NC-AB, A1, A2, A3.3, A4, A5, GU, P/SP
4. LOW/MEDIUM RESIDENTIAL: R, A1, A2, A2.1, A2.5, A2.6, A2.7, A2.9, A3.1, A3.2
5. HIGH DENSITY RESIDENTIAL: A3.3, A4, A5

COMMON OPEN SPACE (COS) CALCULATIONS:

- TOTAL COMMON OPEN SPACE REQUIRED: 47.36 ACRES = 20.0%
- TOTAL COMMON OPEN SPACE PROVIDED: 48.47 ACRES = 20.5%
- TOTAL GREEN OPEN SPACE REQUIRED (50% OF COMMON OPEN SPACE): 23.8 ACRES
- TOTAL GREEN OPEN SPACE PROVIDED (56% OF COMMON OPEN SPACE): 25.95 ACRES

- GREEN OPEN SPACE
25.95
(56% OF REQ'D)
- DRY RETENTION
8.31 AC.
- WETLAND
7.39 AC.
(16% OF REQ'D)
- LAKE
6.82 AC.

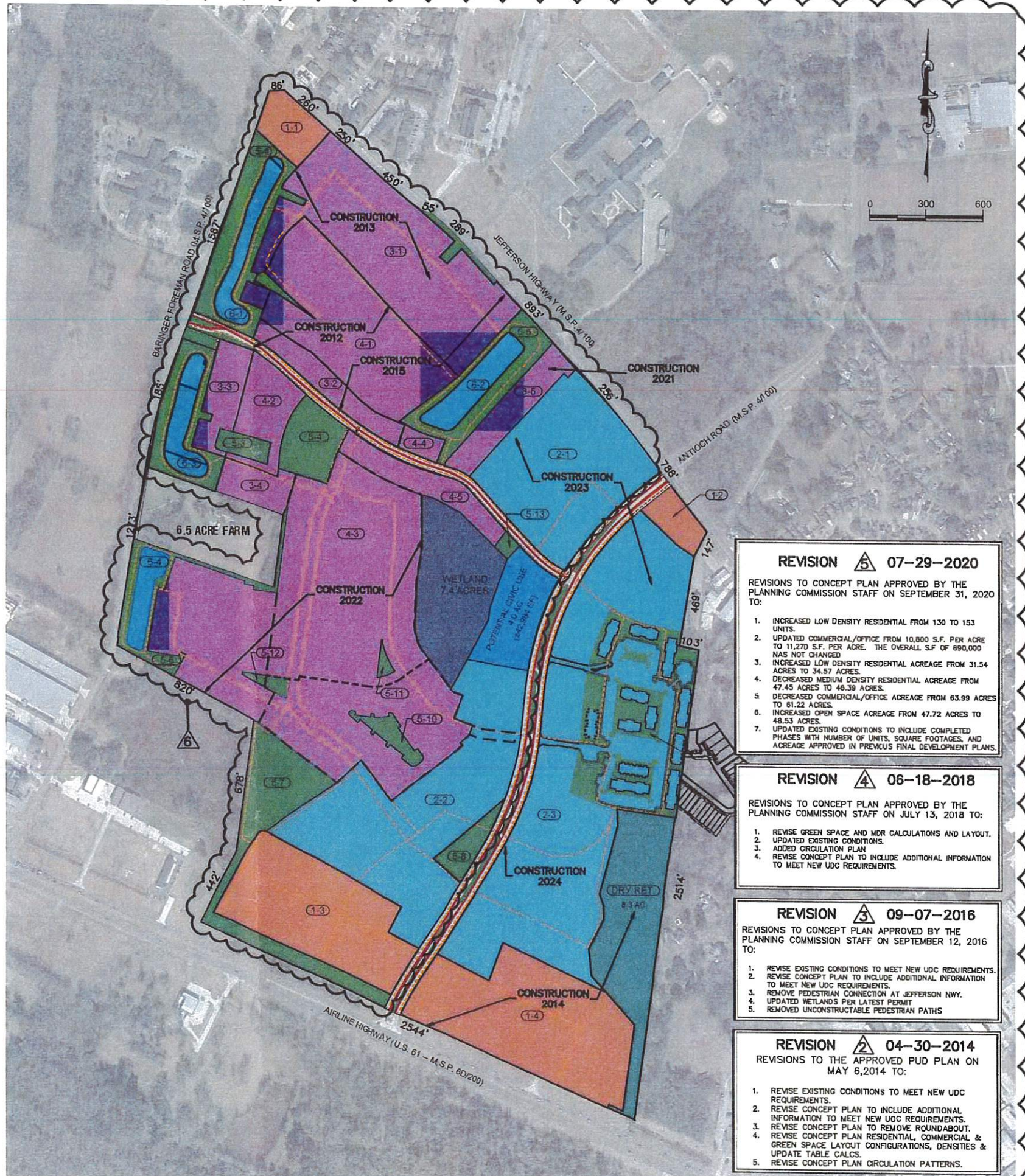
GENERAL DESCRIPTION:

The Long Farm Planned Unit Development consists of a total of 236.82 acres. A total of 81.02 acres devoted to low/medium residential, 36.82 acres devoted to high density residential and a total of 61.22 combined acres of commercial, retail, offices and public spaces. A total of 9.29 acres is allocated to Public and Semi-Public

There are a total of 48.47 acres of common open space within the limits of this site, which accounts for 20.5% of the total site area. A table breaking down the residential densities of the development can be found above. The total square footage of office/commercial buildings for this development is calculated to be 690,000 square foot.

TABLE OF USES	Low/Medium Residential	High Density Residential	Commercial / Office	Public and Semi-Public	Industrial	Open Space
Total # of Units	531	891	N/A	N/A	N/A	N/A
Total Square Feet of Buildings	N/A	N/A	690,000 sqft	N/A	N/A	N/A
Total Acreage	81.02	36.82	61.22	9.29	N/A	48.47
Percentage of Site	34.2%	15.5%	25.9%	3.9%	N/A	20.5%

Commercial /Retail/Office		Commercial/Retail /Office/Res.		Low/Medium Residential LAND AREA TABLE		Green Open Space LAND AREA TABLE		Lakes LAND AREA TABLE	
Parcel	Acres	Parcel	Acres	Parcel	Acres	Parcel	Acres	Parcel	Acres
1-1	2.04	2-1	13.09	3-1	15.42	5-1	4.15	6-1	1.80
1-2	1.41	2-2	16.38	3-2	2.89	5-2	2.28	6-2	2.04
1-3	10.79	2-3	34.90	3-3	2.15	5-3	0.74	6-3	1.74
1-4	13.45			3-4	1.27	5-4	2.95	6-4	1.24
				3-5	2.98	5-5	2.93		
				4-1	12.54	5-6	2.07		
				4-2	2.75	5-7	8.11		
				4-3	37.53	5-8	1.17		
				4-4	0.61	5-9	1.80		
				4-5	2.88	5-10	0.84		
						5-11	0.21		
						5-12	0.37		
						5-13	0.24		



- REVISION 07-29-2020**
REVISIONS TO CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION STAFF ON SEPTEMBER 31, 2020 TO:
1. INCREASED LOW DENSITY RESIDENTIAL FROM 130 TO 153 UNITS.
 2. UPDATED COMMERCIAL/OFFICE FROM 10,800 S.F. PER ACRE TO 11,270 S.F. PER ACRE. THE OVERALL S.F. OF 690,000 WAS NOT CHANGED.
 3. INCREASED LOW DENSITY RESIDENTIAL ACREAGE FROM 31.54 ACRES TO 34.57 ACRES.
 4. DECREASED MEDIUM DENSITY RESIDENTIAL ACREAGE FROM 47.45 ACRES TO 48.39 ACRES.
 5. DECREASED COMMERCIAL/OFFICE ACREAGE FROM 63.99 ACRES TO 61.22 ACRES.
 6. INCREASED OPEN SPACE ACREAGE FROM 47.72 ACRES TO 48.53 ACRES.
 7. UPDATED EXISTING CONDITIONS TO INCLUDE COMPLETED PHASES WITH NUMBER OF UNITS, SQUARE FOOTAGES, AND ACREAGE APPROVED IN PREVIOUS FINAL DEVELOPMENT PLANS.

- REVISION 06-18-2018**
REVISIONS TO CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION STAFF ON JULY 13, 2018 TO:
1. REVISE GREEN SPACE AND MDR CALCULATIONS AND LAYOUT.
 2. UPDATED EXISTING CONDITIONS.
 3. ADDED CIRCULATION PLAN.
 4. REVISE CONCEPT PLAN TO INCLUDE ADDITIONAL INFORMATION TO MEET NEW UDC REQUIREMENTS.

- REVISION 09-07-2016**
REVISIONS TO CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION STAFF ON SEPTEMBER 12, 2016 TO:
1. REVISE EXISTING CONDITIONS TO MEET NEW UDC REQUIREMENTS.
 2. REVISE CONCEPT PLAN TO INCLUDE ADDITIONAL INFORMATION TO MEET NEW UDC REQUIREMENTS.
 3. REMOVE PEDESTRIAN CONNECTION AT JEFFERSON HWY.
 4. UPDATED WETLANDS PER LATEST PERMIT.
 5. REMOVED UNCONSTRUCTABLE PEDESTRIAN PATHS.

- REVISION 04-30-2014**
REVISIONS TO THE APPROVED PUD PLAN ON MAY 6, 2014 TO:
1. REVISE EXISTING CONDITIONS TO MEET NEW UDC REQUIREMENTS.
 2. REVISE CONCEPT PLAN TO INCLUDE ADDITIONAL INFORMATION TO MEET NEW UDC REQUIREMENTS.
 3. REVISE CONCEPT PLAN TO REMOVE ROUNDABOUT.
 4. REVISE CONCEPT PLAN RESIDENTIAL, COMMERCIAL & GREEN SPACE LAYOUT CONFIGURATIONS, DENSITIES & UPDATE TABLE CALC.
 5. REVISE CONCEPT PLAN CIRCULATION PATTERNS.

**LONG FARM
Planned Unit
Development
CONCEPT PLAN**

Client:
Mosely Holdings, LLC

- Revisions:
- REVISD LAND USE AREAS, SHT 3 (05/14/13)
 - REVISD AREAS, CIRCULATION (04/30/14)
 - REVISD PEDESTRIAN CONNECTION (09/07/16)
 - REVISD LAND USE AREAS (05/18/18)
 - REVISD LAND USE AREAS (07/29/20)
 - REVISD LAND USE AREAS (05/03/21)



(REVISED) Sheet Title:
**PUD
CONCEPT PLAN**

Date: April 13, 2009
Project Number: 26089.00
Drawn By: KWC
Checked By: TMG
Sheet:

LAND USE		
LANDSCAPE AREA	0.48 AC.	18%
BUILDING AREA	0.42 AC.	16%
PAVEMENT AREA	1.58 AC.	61%
FUTURE DEVELOPMENT	0.14 AC.	5%
TOTAL AREA	2.60 AC.	100%

COMMERCIAL
BUILDING SF/ACRE
6,971 SF

PARKING CALCULATIONS					
USE	FORMULA	COMMERCIAL AREA D-S* REQUIRED	COMMERCIAL AREA D-S REQUIRED	TOTAL REQUIRED	TOTAL PROVIDED
RETAIL (FROM 1,000 SF)	1 SPACE/200 SQ. FT. GROSS FLOOR AREA	7	23	30	N/A
OFFICE (FROM 1,000 SF)	1 SPACE/200 SQ. FT. GROSS FLOOR AREA	15	0	15	N/A
RESTAURANT (FROM 1,000 SF)	1 SPACE/150 SQ. FT. GROSS FLOOR AREA	41	23	64	N/A
TOTAL PARKING SPACES				106	111
HANDICAP SPACES	101-100 SPACES	N/A	N/A	5	6
BICYCLE PARKING	1/20 VEHICULAR SPACES	N/A	N/A	6	6

NOTE:
1. SEE (S) HANDICAP PARKING SPACES ARE PROVIDED (SEE) COMPACT PARKING SPACES CAN ACCOUNT FOR SOME OF THE MIN. REQUIRED PARKING (SEE SPACES) FOR THE USE.
2. PARKING CALCULATIONS ARE BASED ON THE PROPOSED DRIVE DRIVEWAYS (NUMBER 1) AND ARE IN ACCORDANCE WITH THE REVISED FINAL DEVELOPMENT PLANS SUBMITTED TO THE PLANNING COMMISSION STAFF FOR APPROVAL.
3. COMMERCIAL AREA D-S IS CURRENTLY UNDER CONSTRUCTION AS PART OF THE PHASED DEVELOPMENT.

THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL PROVISIONS OF THE LIGHTING ORDINANCE (SECTION 14.6 OF THE UNIFIED DEVELOPMENT CODE).

TABLE OF USE							
	LOW DENSITY RESIDENTIAL	MEDIAN 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	1	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDINGS	N/A	N/A	N/A	6,972	N/A	N/A	N/A
TOTAL ACREAGE	N/A	N/A	N/A	0.00*	N/A	N/A	0.48
PERCENTAGE OF SITE	N/A	N/A	N/A	77%	N/A	N/A	9%

NOTE:
*DETERMINATIONS DO NOT INCLUDE 0.14 ACRES OF FUTURE DEVELOPMENT.

COMMON OPEN SPACE CALCULATIONS
PROVIDED COMMON OPEN SPACE 0.48 ACRES*
PROVIDED GREEN OPEN SPACE 0.28 ACRES

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

LEGEND - STRIPING

SWS/24" - SINGLE WHITE SOLID LINE / 24" WIDE
SWS/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SWS/4" - SINGLE YELLOW SOLID LINE / 4" WIDE
DWS/4" - DOUBLE YELLOW SOLID LINE / 4" WIDE EACH

SITE LAYOUT NOTES:

1. SITE AREA = 2.60 ACRES.
2. ALL PARK AREAS 8 FEET WIDER UNLESS NOTED OTHERWISE.

STATEMENT OF OBJECTIVES:

1. LONG FARM TRACT A-1-A-3-A-3 IS PART OF A PREVIOUSLY APPROVED PUD CONCEPT (PUD 1-08 LONG FARM PUD). THE LONG FARM TRACT A-1-A-3-A-3 IS APPROXIMATELY 2.60 ACRES OF PROPERTY. THE PROPOSED DEVELOPMENT WILL CONSIST OF A COMMERCIAL DEVELOPMENT. THERE WILL BE A TOTAL OF 2 BUILDINGS (TOTAL SF TOTAL). ALL OF THE BUILDINGS WILL BE 1 STORY WITH A MAX HEIGHT OF 24 FEET OF THE 2.60 ACRES OF PROPERTY, APPROXIMATELY 1.88 ACRES IS DEVOTED TO UNDEVELOPED SPACE AND THE FINAL BUILDING CONSTRUCTION WILL SUBMIT TO THE FINAL DEVELOPMENT PLANS. HOWEVER THE EXACT LOCATIONS AND SIZES OF BUILDINGS WILL BE DETERMINED BY THE PLANNING COMMISSION STAFF. THE PROPOSED DEVELOPMENT IN THIS TRACT IS INTENDED FOR COMMERCIAL USE. CONSTRUCTION OF LONG FARM TRACT A-1-A-3-A-3 WILL BE PHASED.
2. ALL DRIVEWAYS AND UNDEVELOPED AREAS WITHIN THE LONG FARM TRACT A-1-A-3-A-3 DEVELOPMENT WILL BE FINISHED AND MAINTAINED. DETENTION WILL BE PROVIDED FOR THE DRAINAGE PUD.
3. CONSTRUCTION OF LONG FARM TRACT A-1-A-3-A-3 IS SET TO BEGIN IN SPRING 2016 AND WILL BE COMPLETED IN 2018. THE DEVELOPMENT WILL BE CONSTRUCTED IN TWO PHASES.
4. USE WILL BE COLLECTED BY EACH TENANT INDIVIDUALLY.

LEGEND FOR REQUIRED IMPROVEMENTS

- BUILDING
- PROPERTY LINE
- PARKING SPACE COUNT
- CONCRETE SIDEWALK
- BUILDING ACCESS POINTS
- BICYCLE PARKING
- HEAVY DUTY CONCRETE
- EXISTING CONCRETE
- SITE LIGHT POLE
- GREEN OPEN SPACE
- ARCHITECTURAL SIDEWALK

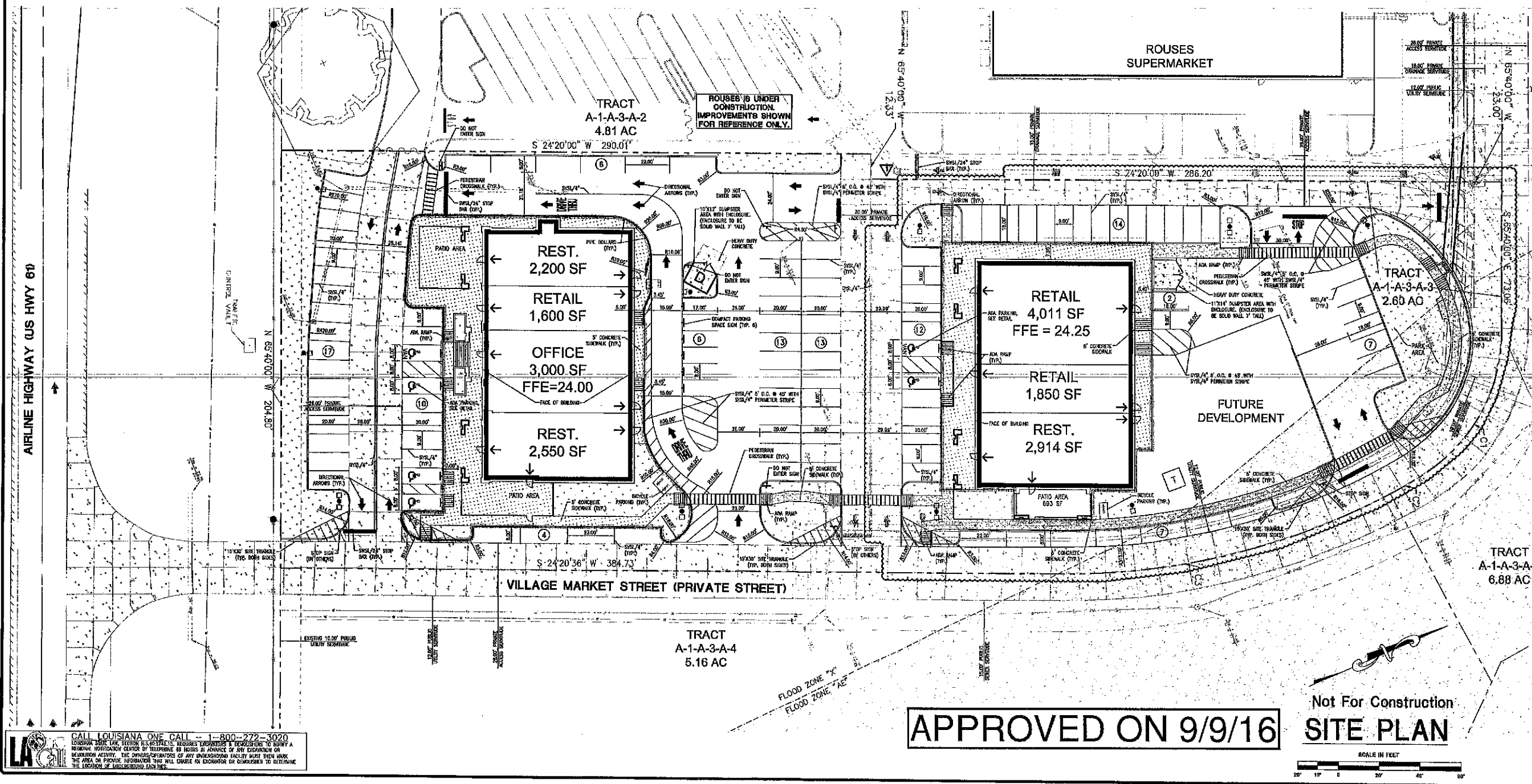
REVISION	BY
TOP RESUBMITAL 6-17-2016	CGS

DDG
DUPLANTIS DESIGN GROUP, PC
Civil, Mechanical, Electrical, Landscaping, Architectural
1535 Businesscenter Blvd.
Baton Rouge, LA 70806
Phone: 225-791-4499 | Fax: 225-791-4495
WWW.DDGPC.COM
THIBODIAUX | COVINGTON | HOUSTON | BATON ROUGE | MOBILE

06-17-2016
DATE
06-17-2016
DATE
STAMP
PLANNING COMMISSION
CIVIL ENGINEER

LONG FARM TRACT A-1-A-3-A-3
BATON ROUGE, LOUISIANA
EAST BATON ROUGE
MOSELEY DEVELOPMENT COMPANY, INC.
4232 BLUEBONNET BOULEVARD
BATON ROUGE, LOUISIANA 70809

DRAWN
GCS
CHECKED
MUT
ISSUED DATE
10/6/2016
ISSUED FOR
PUD
PROJECT NO.
15-257
FILE
15-257 C-1 Site Plan
SHEET
S-1



APPROVED ON 9/9/16

Not For Construction
SITE PLAN



CALL LOUISIANA ONE CALL - 1-800-272-3020
LOUISIANA ONE CALL SERVICE IS A PUBLIC UTILITY SERVICE. IT IS THE RESPONSIBILITY OF THE USER TO CONTACT ALL UTILITIES TO BE LOCATED PRIOR TO ANY EXCAVATION OR DRILLING ACTIVITY. THE OPERATIONS OF ANY UNDERGROUND FACILITY MUST BE MARKED IN THE AREA OF PROPOSED EXCAVATION. THIS WILL ENABLE AN EXCAVATOR OR DRILLER TO DETERMINE THE LOCATION OF UNDERGROUND FACILITIES.

15-257-C-1-Site Plan.dwg (PUD Resubmitted) 10-20-16 10:27:00 AM

Long Farm Final Development Plans

Being
TRACT A-1-A-3-A-3

of the
RUSSELL LONG PROPERTY
Located in
SECTION 52
T-8-S R-2-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH
LOUISIANA
CPCC ID NUMBERS 1640787407

Long Farm Development I, LLC



No.	Description

Site Plan

Date: July 2024

Project Number: 212137

Drawn By: CSRS

Checked By: CSRS

Sheet:

	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	1	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDINGS	N/A	N/A	N/A	22,160	N/A	N/A	N/A
TOTAL ACREAGE	N/A	N/A	N/A	2.07	N/A	N/A	0.53
PERCENTAGE OF SITE	N/A	N/A	N/A	80%	N/A	N/A	20%

TRACT
A-1-A-3-A-2
4.81 ACRES

STATEMENT OF OBJECTIVES:

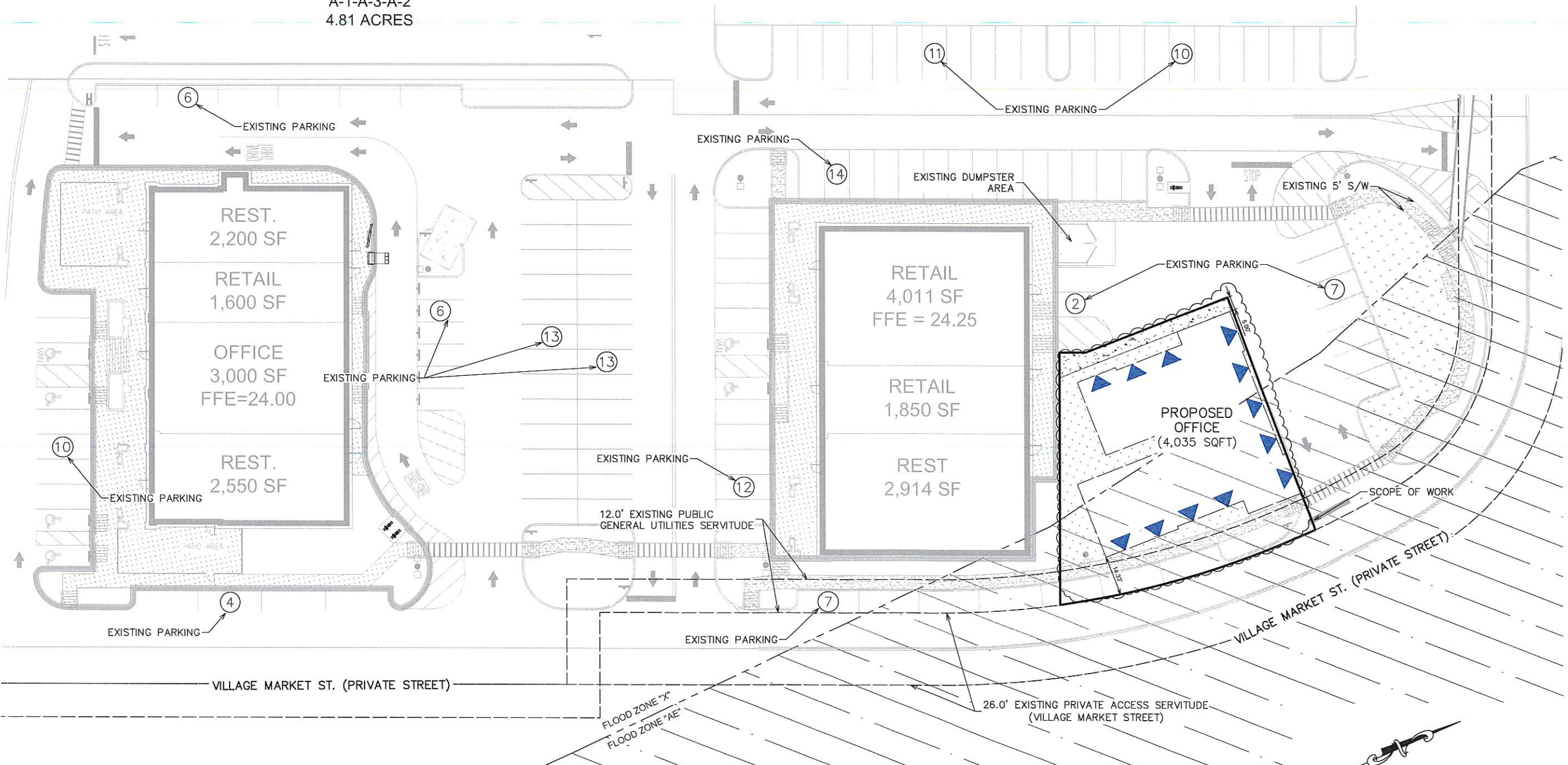
- LONG FARM TRACT A-1-A-3-A-3 IS PART OF A PREVIOUSLY APPROVED PUD CONCEPT (PUD 4-09 LONG FARM PUD). THE PROPOSED DEVELOPMENT WITHIN LONG FARM TRACT A-1-A-3-A-3 IS APPROXIMATELY 2.60 ACRES OF PROPERTY. THE PROPOSED DEVELOPMENT WILL CONSIST OF A COMMERCIAL DEVELOPMENT. THERE WILL BE A TOTAL OF 3 BUILDINGS (22,160 SF TOTAL), ALL OF THE BUILDINGS WILL BE 1 STORY, WITH A MAX HEIGHT OF 23'-8". OF THE 2.60 ACRES OF PROPERTY, APPROXIMATELY 20% OR 0.53 ACRES IS DEVOTED TO LANDSCAPE/OPEN SPACE AREAS. THE FINAL BUILDING CONFIGURATION WILL GENERALLY CONFORM TO THE FINAL DEVELOPMENT PLAN SITE PLAN, HOWEVER THE EXACT LOCATIONS AND SIZES OF INDIVIDUAL BUILDINGS IS SUBJECT TO CHANGE BEFORE FINAL PERMIT SUBMITTAL. THE PROPOSED DEVELOPMENT IN ITS ENTIRETY IS INTENDED FOR COMMERCIAL USE.
- ALL DRIVEWAYS AND UTILITIES WITHIN THE LONG FARM TRACT A-1-A-3-A-3 DEVELOPMENT WILL BE PRIVATELY OWNED AND MAINTAINED. DETENTION WILL BE PROVIDED FOR THE OVERALL PUD.
- CONSTRUCTION OF THE PROPOSED 4,035 SF OFFICE BUILDING IN LONG FARM TRACT A-1-A-3-A-3 IS SET TO BEGIN IN 2024 AND WILL BE COMPLETED IN 2025.
- MAIL WILL BE COLLECTED BY EACH TENANT INDIVIDUALLY.
- ALL A/C UNITS AND HVAC UNITS ARE LOCATED ON ROOFTOP.

LEGEND:

- BUILDING LINE WORK
- PROPERTY LINE WORK
- BUILDING ACCESS POINTS
- SIDEWALK
- GRASS

SITE LAYOUT NOTES:

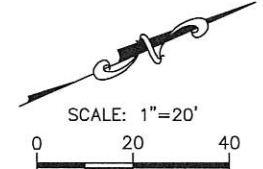
- SITE AREA = +/- 2.60 ACRES.
- NUMBER OF BUILDINGS: 2 EXISTING / 1 PROPOSED
- MAXIMUM BUILDING HEIGHTS: 23'-8" (1 STORY)



PRELIMINARY WORK

THESE PLANS ARE NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR BASIS FOR THE ISSUANCE OF A PERMIT.


8555 United Plaza Blvd
Baton Rouge, Louisiana 70808
Telephone: 225 769-0546
www.csrsinc.com



P:\224147\PreDesign\Site Plan.dwg Aug 26, 2024 - B.03am

REVISION	BY
1	DDG
2	DDG
3	DDG
4	DDG
5	DDG
6	DDG
7	DDG
8	DDG
9	DDG
10	DDG

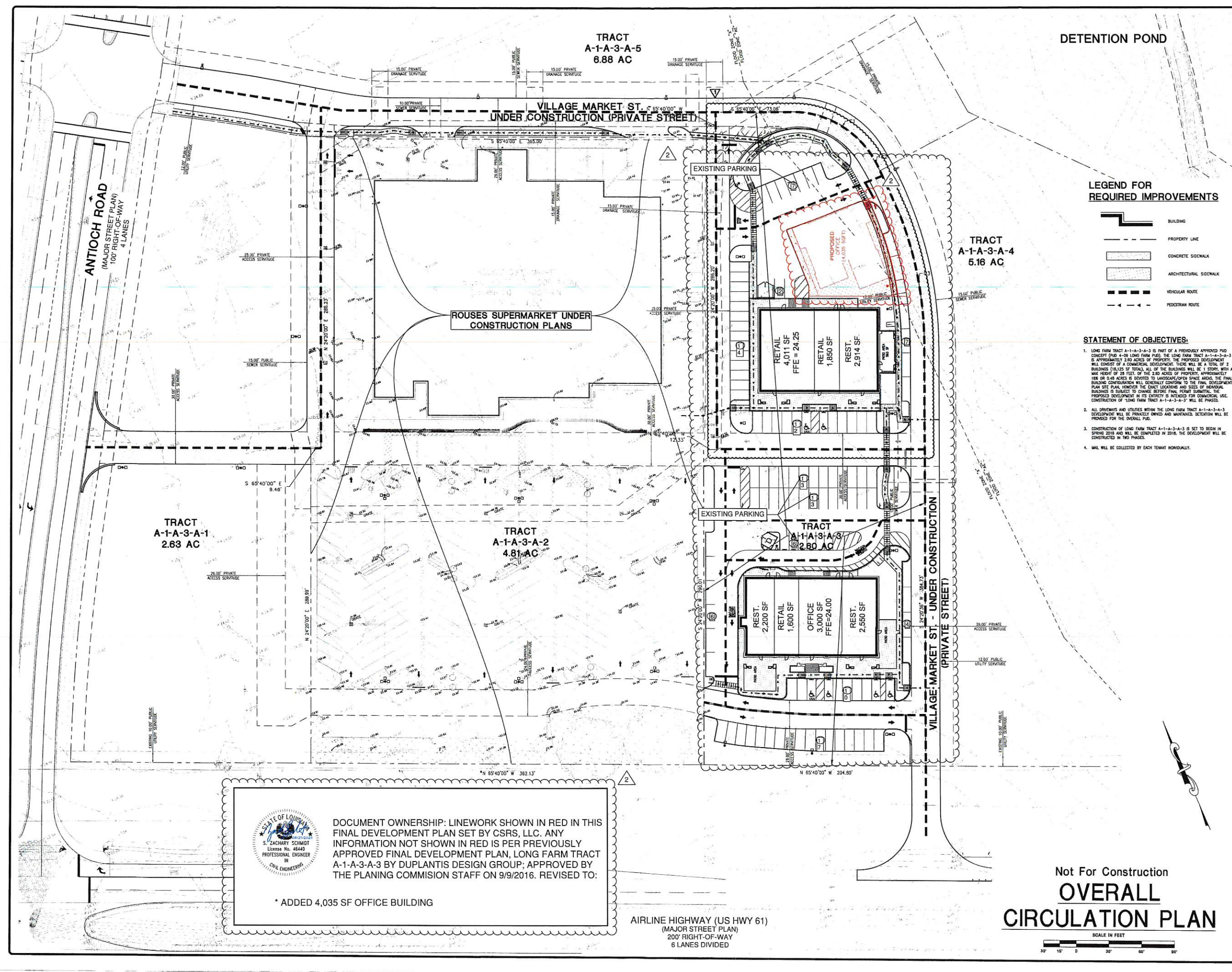
DUPLANTIS DESIGN GROUP, PC
 Civil, Mechanical, Electrical, Architectural
 8333 BLUEBONNET BLVD.
 BATON ROUGE, LA 70809
 WWW.DDGP.COM Phone: 225-731-4499
 THIBODAUX | COVINGTON | HOUSTON | BATON ROUGE | MOBILE

SIGNATURE: _____ DATE: 06-17-2016








LONG FARM TRACT A-1-A-3-A-3
 BATON ROUGE, LOUISIANA
 EAST BATON ROUGE
 MOSELY DEVELOPMENT COMPANY, INC.
 4232 BLUEBONNET BOULEVARD
 BATON ROUGE, LOUISIANA 70809

DRAWN: CSB
 CHECKED: MJT
 ISSUED DATE: 11/8/2016
 ISSUED FOR: FCP
 PROJECT NO.: 15-287
 FILE: 15-287 CR-0 Overall Circulation Plan
 SHEET: **CR-0**

P:\DWG\15-000\15-287\Submittals\2016-08-08 (FCP Resubmittal)\15-287 CR-0 Overall Circulation Plan.dwg




LEGEND FOR REQUIRED IMPROVEMENTS

-  BUILDING
-  PROPERTY LINE
-  CONCRETE SIDEWALK
-  ARCHITECTURAL SIDEWALK
-  VEHICULAR ROUTE
-  PEDESTRIAN ROUTE

STATEMENT OF OBJECTIVES:

- LONG FARM TRACT A-1-A-3-A-3 IS PART OF A PREVIOUSLY APPROVED PUD CONCEPT (PUD 4-09 LONG FARM PUD). THE LONG FARM TRACT A-1-A-3-A-3 IS APPROXIMATELY 2.80 ACRES OF PROPERTY. THE PROPOSED DEVELOPMENT WILL CONSIST OF A COMMERCIAL DEVELOPMENT. THERE WILL BE A TOTAL OF 2 BUILDINGS (18,125 SF TOTAL). ALL OF THE BUILDINGS WILL BE 1 STORY WITH A MAX HEIGHT OF 28 FEET. OF THE 2.80 ACRES OF PROPERTY, APPROXIMATELY 1.8X OR 0.64 ACRES IS DEVOTED TO LANDSCAPE/OPEN SPACE AREAS. THE FINAL BUILDING CONFIGURATION WILL GENERALLY CONFORM TO THE FINAL DEVELOPMENT PLAN SITE PLAN, HOWEVER THE EXACT LOCATIONS AND SIZES OF INDIVIDUAL BUILDINGS IS SUBJECT TO CHANGE BEFORE FINAL PERMIT SUBMITTAL. THE PROPOSED DEVELOPMENT IN ITS ENTIRETY IS INTENDED FOR COMMERCIAL USE. CONSTRUCTION OF LONG FARM TRACT A-1-A-3-A-3 WILL BE PHASED.
- ALL DRIVEWAYS AND UTILITIES WITHIN THE LONG FARM TRACT A-1-A-3-A-3 DEVELOPMENT WILL BE PRIVATELY OWNED AND MAINTAINED. SELECTION WILL BE PROVIDED FOR THE OVERALL PUD.
- CONSTRUCTION OF LONG FARM TRACT A-1-A-3-A-3 IS SET TO BEGIN IN SPRING 2016 AND WILL BE COMPLETED IN 2018. THE DEVELOPMENT WILL BE CONSTRUCTED IN TWO PHASES.
- WAL WILL BE COLLECTED BY EACH TENANT INDIVIDUALLY.


 DOCUMENT OWNERSHIP: LINEWORK SHOWN IN RED IN THIS FINAL DEVELOPMENT PLAN SET BY CSRS, LLC. ANY INFORMATION NOT SHOWN IN RED IS PER PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN, LONG FARM TRACT A-1-A-3-A-3 BY DUPLANTIS DESIGN GROUP; APPROVED BY THE PLANING COMMISSION STAFF ON 9/9/2016. REVISED TO:
 * ADDED 4,035 SF OFFICE BUILDING

AIRLINE HIGHWAY (US HWY 61)
 (MAJOR STREET PLAN)
 200' RIGHT-OF-WAY
 6 LANES DIVIDED

Not For Construction
OVERALL CIRCULATION PLAN
 SCALE IN FEET


MOVEOVER STREETS:

- AIRLINE HIGHWAY

BUS STOP:

- NEAREST STOP AT WOMAN'S HOSPITAL ON WOMAN'S WAY

PARKING CALCULATIONS					
USE	FORMULA	COMMERCIAL AREA C-3 REQUIRED	COMMERCIAL AREA C-6 REQUIRED	TOTAL REQUIRED	TOTAL PROVIDED
RETAIL (TOTAL: 7,461 SF)	1 SPACE/250 SQ. FT. GROSS FLOOR AREA	7	23	30	N/A
OFFICE (TOTAL: 7,035 SF)	SPACE/200 SQ. FT. GROSS FLOOR AREA	15	20	35	N/A
RESTAURANT (TOTAL: 7,664 SF)	SPACE/150 SQ. FT. GROSS FLOOR AREA	34	17	51	N/A
TOTAL PARKING SPACES				116	111
HANDICAP SPACES	1-25 SPACES	N/A		6	6
BICYCLE PARKING	1/20 VEHICULAR SPACES	N/A		6	6

NOTE:

1. PARKING CALCULATIONS ARE BASED ON THE PROPOSED ORDINANCES (CHAPTER 17) AND ARE IN ACCORDANCE WITH THE REVISED FINAL DEVELOPMENT PLANS SUBMITTED TO THE PLANNING COMMISSION STAFF FOR APPROVAL.

2. UTILIZING EXCESS PARKING FROM ROUSE'S PARKING LOT TO COMPLETE PARKING REQUIREMENTS. PARKING IS FROM PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN, ROUSES' ENTERPRISES, LLC, A-1-A-3 BY CSRS, LLC. ROUSES' REQUIRES 178 PARKING SPACES AND PROVIDES 232. REFERENCE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND PREDIAL SERVIDUTES FOR LONG FARM, ORIGINAL 061, BUNDLE 12584.

LEGEND FOR REQUIRED IMPROVEMENTS

- BUILDING
- PROPERTY LINE
- PARKING SPACE COUNT
- CONCRETE SIDEWALK
- BUILDING ACCESS POINTS
- BICYCLE PARKING
- HEAVY DUTY CONCRETE
- EXISTING CONCRETE
- ARCHITECTURAL SIDEWALK
- VEHICULAR ROUTE
- PEDESTRIAN ROUTE

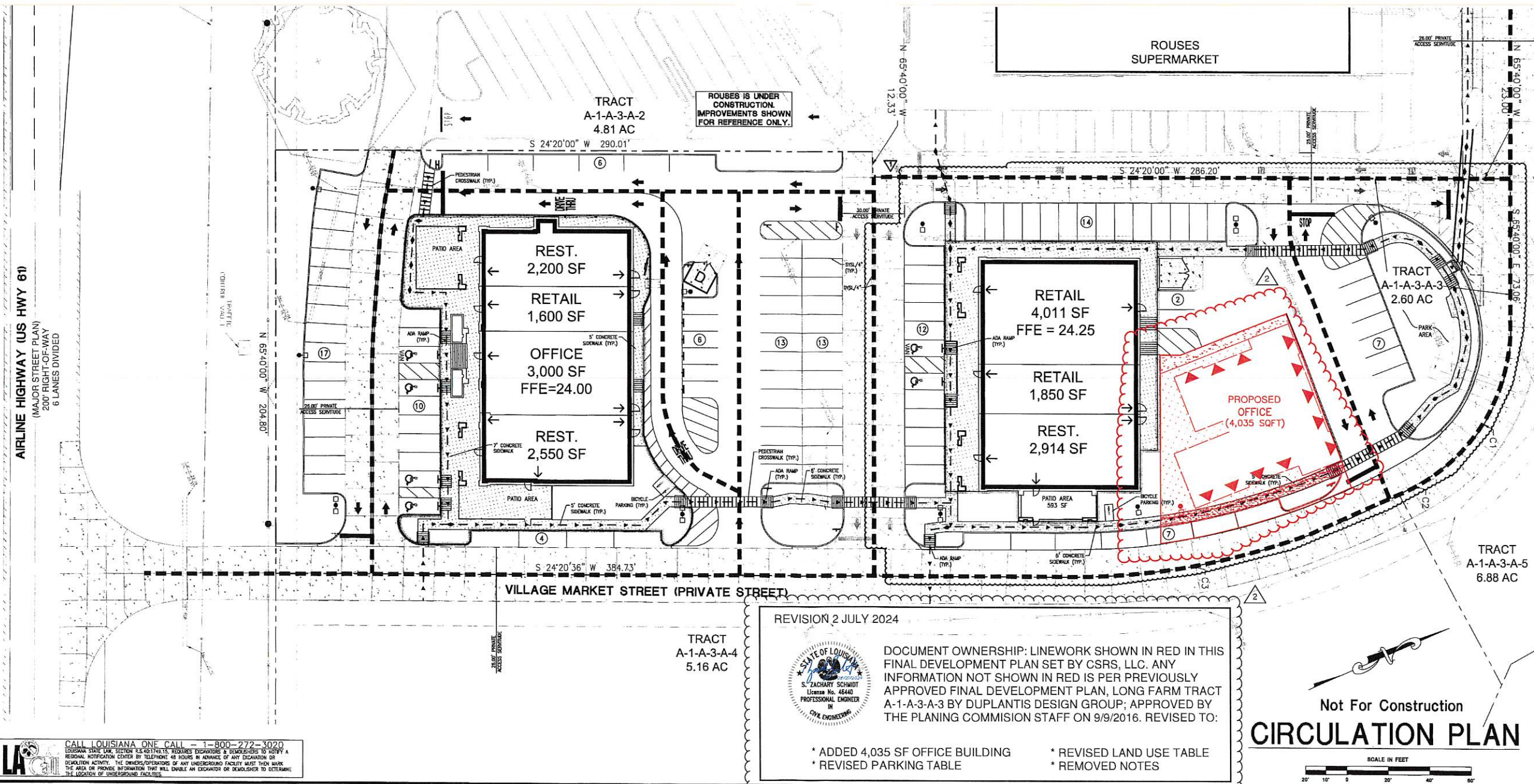
REVISION	BY
1	CSB
2	CSB

DDG
 DUPLANTIS DESIGN GROUP, PC
 8332 BLUEBONNET BLVD.
 BATON ROUGE, LA 70806
 WWW.DDGP.COM Phone: 225-751-4455
 THIBODAUX | CHICAGO | HOUSTON | BATON ROUGE | MOBILE

DATE: 06-17-2016
 SIGNATURE: [Signature]
 STAMP: [Professional Engineer Seal]

LONG FARM TRACT A-1-A-3-A-3
 BATON ROUGE, LOUISIANA
 EAST BATON ROUGE
 MOSELY DEVELOPMENT COMPANY, INC.
 4232 BLUEBONNET BOULEVARD
 BATON ROUGE, LOUISIANA 70809

DRAWN: CSB
 CHECKED: MJT
 ISSUED DATE: 10/6/2016
 ISSUED FOR: FFP
 PROJECT NO.: 15-287
 FILE: 15-287 CR-1 Circulation Plan
 SHEET: **CR-1**



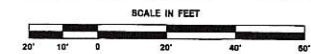
REVISION 2 JULY 2024

STATE OF LOUISIANA
 S. ZACHARY SCHMIDT
 License No. 48440
 PROFESSIONAL ENGINEER
 IN
 CIVIL ENGINEERING

DOCUMENT OWNERSHIP: LINEWORK SHOWN IN RED IN THIS FINAL DEVELOPMENT PLAN SET BY CSRS, LLC. ANY INFORMATION NOT SHOWN IN RED IS PER PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN, LONG FARM TRACT A-1-A-3-A-3 BY DUPLANTIS DESIGN GROUP; APPROVED BY THE PLANING COMMISSION STAFF ON 9/9/2016. REVISED TO:

- * ADDED 4,035 SF OFFICE BUILDING
- * REVISED LAND USE TABLE
- * REVISED PARKING TABLE
- * REMOVED NOTES

Not For Construction
CIRCULATION PLAN



CALL LOUISIANA ONE CALL - 1-800-272-3020
 EXERCISE YOUR SECTION 15-491 RIGHTS. REQUIRES EXCAVATORS & CONTRACTORS TO NOTIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 48 HOURS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION ACTIVITY. THE OWNERS/OPERATORS OF ANY UNDERGROUND FACILITY MUST THEN MARK THE AREA OR PROVIDE INFORMATION THAT WILL ENABLE AN EXCAVATOR OR CONTRACTOR TO DETERMINE THE LOCATION OF UNDERGROUND FACILITIES.

Streetworks

DESCRIPTION: The Galleon™ LED luminaire delivers excellent performance in a light fixture. Low color-rendering index (CRI) provides excellent color rendering. The Galleon™ LED luminaire is designed for use in parking lots, walkways, and other areas where high beam spread and long life are required. The Galleon™ LED luminaire is designed for use in parking lots, walkways, and other areas where high beam spread and long life are required.

LEGEND - NEW IMPROVEMENTS

- SUBSURFACE DRAINAGE
- DOWNSPOUT DRAINAGE
- AREA INLET
- YARD INLET
- CURB INLET
- CLEANOUT
- WATER MAIN EXTENSION (BY WATER COMPANY)
- DOMESTIC WATERLINE
- DOMESTIC WATER LATERAL
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND COMMUNICATION LINE
- GAS LINE
- SITE LIGHT POLE

GALEON LED

1.10 Light Source
1.64 Beam LED
AREA: ROADWAY LUMINAIRE

CERTIFICATION DATA

Item	Value
Model	GALEON LED
Manufacturer	FTN
Material	Aluminum
Finish	White
Weight	1.10 lbs
Height	1.64 ft
Beam Spread	110°
Light Source	1.10 Light Source
Beam Angle	1.64 Beam LED

EMERGENCY DATA

Item	Value
Model	GALEON LED
Manufacturer	FTN
Material	Aluminum
Finish	White
Weight	1.10 lbs
Height	1.64 ft
Beam Spread	110°
Light Source	1.10 Light Source
Beam Angle	1.64 Beam LED

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

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

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

SEWER
LONG FARM REGIONAL PUMP STATION
City of Baton Rouge Department of Environmental Services
222 Saint Louis Street, Suite 816
(225) 389-4865

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

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

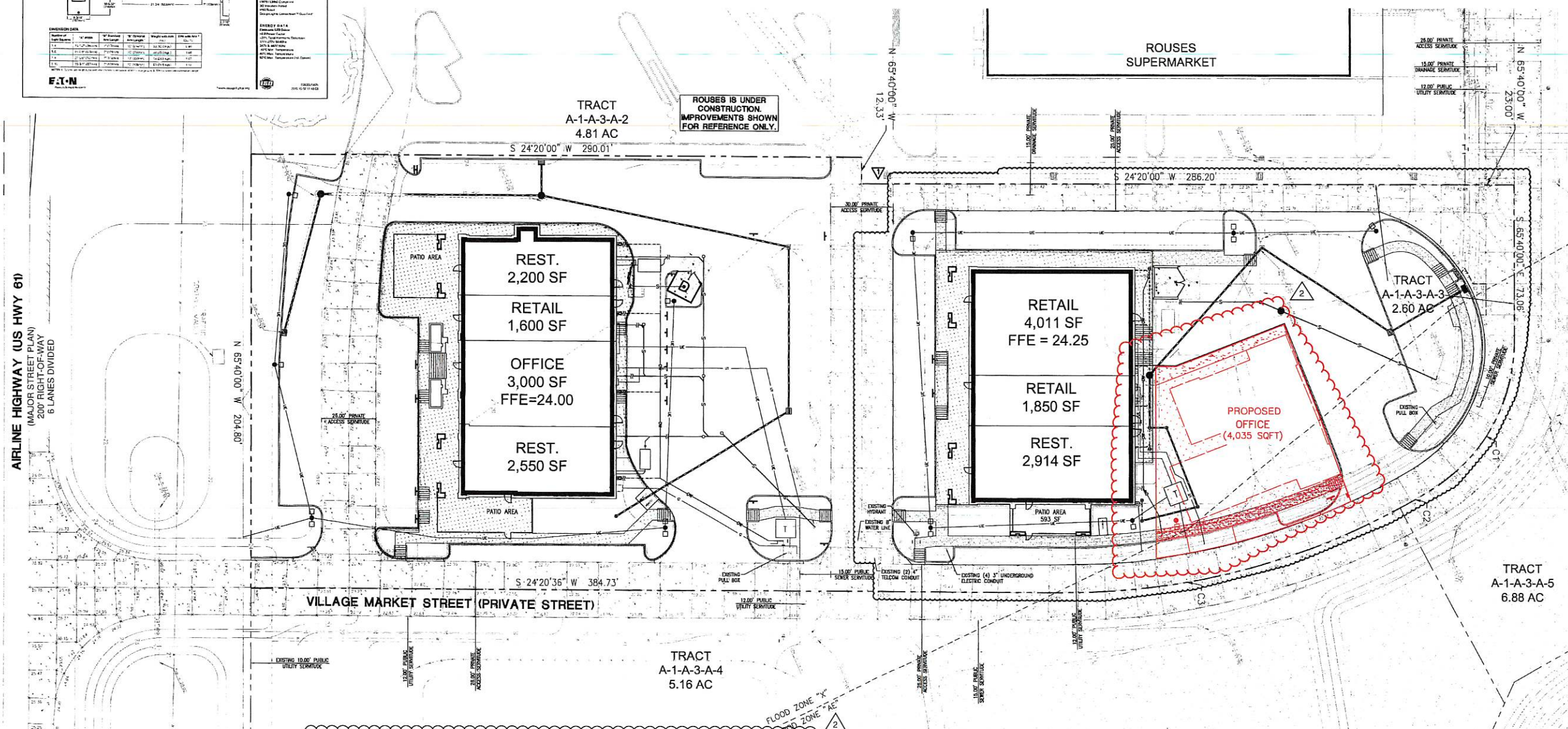
REVISION	BY
1	CS
2	CS

DDG
DUPLANTIS DESIGN GROUP, PC
3332 BLUEBONNET BLVD.
BATON ROUGE, LA 70806
PHONE: 225-291-4401 FAX: 225-291-4405
WWW.DDGP.COM
HOUSTON | BATON ROUGE | HOUMA

STAMP: PROFESSIONAL ENGINEER IN CIVIL ENGINEERING
STATE OF LOUISIANA
NO. 11010
DATE: 06-17-2016

LONG FARM TRACT A-1-A-3-A-3
BATON ROUGE, LOUISIANA
EAST BATON ROUGE
MOSELY DEVELOPMENT COMPANY, INC.
4232 BLUEBONNET BOULEVARD
BATON ROUGE, LOUISIANA 70809

DRAWN: CSB
CHECKED: MTT
ISSUED DATE: 10/6/2015
ISSUED FOR: FIP
PROJECT NO.: 15-287
FILE: 15-287 C-2 Grading & Utility Plan
SHEET: C-2



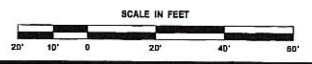
REVISION 2 JULY 2024

STATE OF LOUISIANA
ZACHARY SCHMIDT
License No. 46440
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

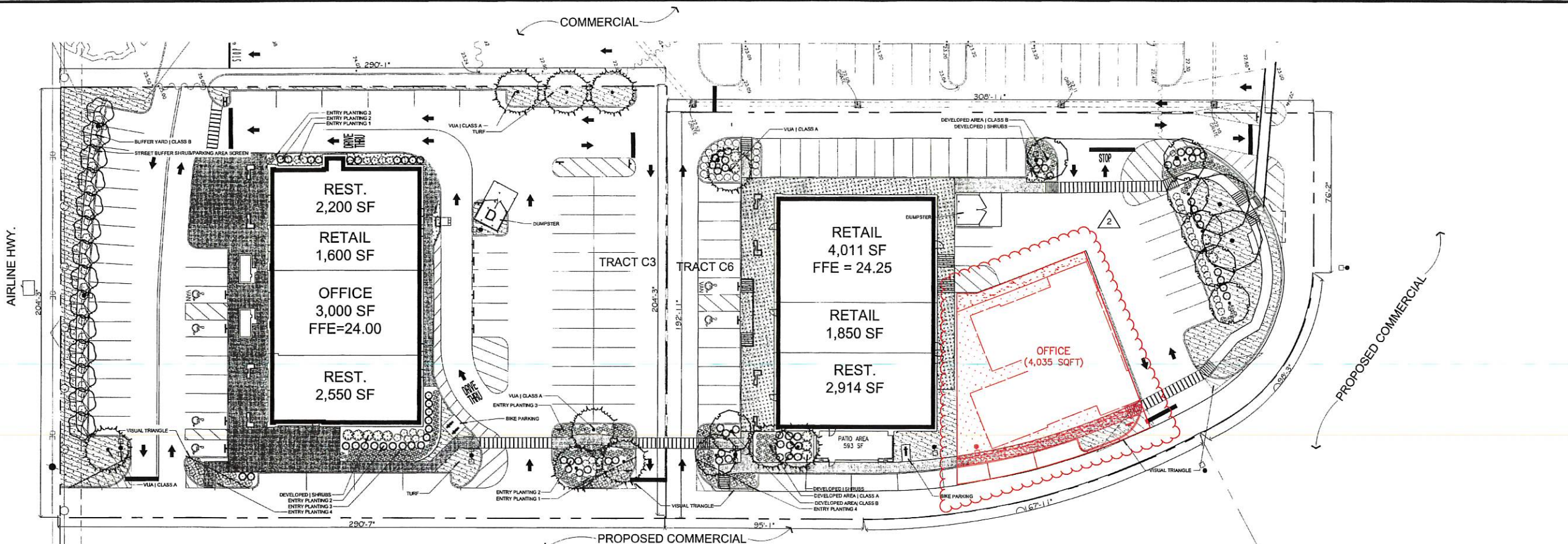
DOCUMENT OWNERSHIP: LINWORK SHOWN IN RED IN THIS FINAL DEVELOPMENT PLAN SET BY CSRS, LLC. ANY INFORMATION NOT SHOWN IN RED IS PER PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN, LONG FARM TRACT A-1-A-3-A-3 BY DUPLANTIS DESIGN GROUP; APPROVED BY THE PLANNING COMMISSION STAFF ON 9/9/2016. REVISED TO:

* ADDED 4,035 SF OFFICE BUILDING

Not For Construction
GRADING/ UTILITY PLAN



CALL LOUISIANA ONE CALL - 1-800-272-3020
LOUISIANA STATE LAW SECTION 15:122 requires excavators to be notified 48 hours in advance of any excavation or construction activity. THE OWNERS/OCCUPANTS OF ANY UNDERGROUND FACILITY MUST THEN MARK THE AREA OR PROVIDE INFORMATION THAT WILL ENABLE AN EXCAVATOR OR DEMOLISHER TO DETERMINE THE LOCATION OF UNDERGROUND FACILITIES.



CONCEPT PLANT SCHEDULE TRACT C3

- STREET YARD | CLASS B**
Cercis canadensis / Eastern Redbud
Lagerstroemia indica / Crapè Myrtle
Magnolia x soulangiana / Saucer Magnolia
Prunus angustifolia / Chickasaw Plum
- VIA | CLASS A**
Acer rubrum / Red Maple
Liriodendron tulipifera / Tulip Tree
Taxodium distichum / Bald Cypress
- ENTRY PLANTING 1**
Azalea Encore / Autumn Twist™ / Autumn Twist Azalea
Ilex cornuta / Caneola / Caneola Holly
Rhododendron azalea / George L. Taber / Large Pink Azalea
- ENTRY PLANTING 2**
Miscanthus sinensis / Maiden Grass
Miscanthus sinensis / Purpureus / Flame Grass
Muhlenbergia capillaris / Pink Muhly
- ENTRY PLANTING 3**
Dietes bicolor / Moraea / Bicolor Iris
Iris fulva / Iris
Juniperus horizontalis / Blue Rug / Blue Rug Juniper
Loropetalum chinensis rubrum / Fire / Fire Loropetalum
Penstemon alpestris / Hameln / Hameln Dwarf Fountain Grass
Rosa Drift / Drift Roses
- ENTRY PLANTING 4**
LOW GROWING, NOT TO EXCEED 12" HT
Juniperus horizontalis / Blue Rug / Blue Rug Juniper
Penstemon alpestris / Hameln / Hameln Dwarf Fountain Grass
Rosa Drift / Drift Roses
- DEVELOPED | SHRUBS**
Azalea Encore / Autumn Twist™ / Autumn Twist Azalea
Camelia sasanqua / Shishi Gashira / Shishi Gashira Camellia
Ilex vomitoria / Nana / Dwarf Yaupon
Pittosporum tobira / Whispers Dwarf / Wheeler's Dwarf Mock Orange
Raphiolepis indica / Indian Hawthorn
- STREET BUFFER SHRUB/PARKING AREA SCREEN**
3' Ringlet Elm
Ilex cornuta / Caneola / Caneola Holly
Ilex cornuta / Woodleypoint / Woodleypoint Holly
Podocarpus macrophyllus / Fringles / Dwarf Podocarpus
Raphiolepis indica / Indian Hawthorn
- TURF**
Cynodon dactylon / Bermuda Grass
Cynodon dactylon / Celebration / Celebration Bermuda Grass

BATON ROUGE CODE MATRIX FOR:
Tract C3, Long Farm @ Airline

DEVELOPED SITE AREA (A.S. A3)	POINTS REQUIRED
59,465 SF	2,377
Class "A" Trees Provided @ 100 pts ea.	1 0 0 = 100
Class "B" Trees Provided @ 50 pts ea.	7 0 0 = 350
Class "C" Trees Provided @ 25 pts ea.	0 0 0 = 0
Shrubs Provided @ 10 pts each	202 = 2020
Ground Cov Provided @ 5 pts/100 SF	0 = 0
Street Yard Planting Area (A.S. A4)	342
Class "A" Trees Provided @ 100 pts ea.	0 0 0 = 0
Class "B" Trees Provided @ 50 pts ea.	7 0 0 = 350
Class "C" Trees Provided @ 25 pts ea.	0 0 0 = 0
Shrubs Provided @ 10 pts each	0 = 0
Ground Cov Provided @ 5 pts/100 SF	0 = 0
Vehicle Use Area (A.S. A7)	584
Class "A" Trees Provided @ 100 pts ea.	0 0 0 = 0
Class "B" Trees Provided @ 50 pts ea.	0 0 0 = 0
Class "C" Trees Provided @ 25 pts ea.	0 0 0 = 0
Shrubs Provided @ 10 pts each	0 = 0
Ground Cov Provided @ 5 pts/100 SF	0 = 0
Vegetated Stormwater BMPs (A.S. A10)	1,652
(Min. 50% of Total Planting Requirements in BMPs)	
SUMMARY	
3,303 POINTS REQUIRED	
3,420 POINTS PROVIDED	

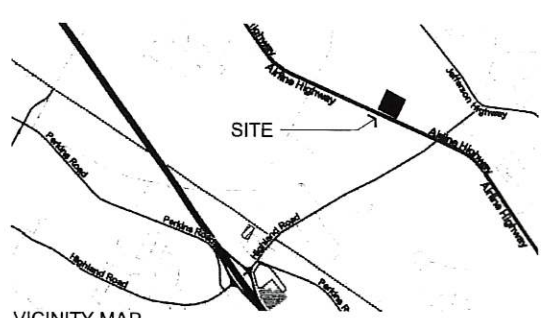
CONCEPT PLANT SCHEDULE TRACT C6

- DEVELOPED AREA | CLASS A**
Acer rubrum / Red Maple
Liriodendron tulipifera / Tulip Tree
Quercus mistali / Nuttall Oak
Taxodium distichum / Bald Cypress
- DEVELOPED AREA | CLASS B**
Ilex cornuta / Caneola / Caneola Holly
Ilex x 'Nellie R. Stevens' / Nellie Stevens Holly
Magnolia grandiflora / Southern Magnolia
Magnolia grandiflora / Little Gem / Dwarf Southern Magnolia
- VIA | CLASS A**
Acer rubrum / Red Maple
Liriodendron tulipifera / Tulip Tree
Taxodium distichum / Bald Cypress
- ENTRY PLANTING 1**
Azalea Encore / Autumn Twist™ / Autumn Twist Azalea
Ilex cornuta / Caneola / Caneola Holly
Rhododendron azalea / George L. Taber / Large Pink Azalea
- ENTRY PLANTING 2**
Miscanthus sinensis / Maiden Grass
Miscanthus sinensis / Purpureus / Flame Grass
Muhlenbergia capillaris / Pink Muhly
- ENTRY PLANTING 3**
Dietes bicolor / Moraea / Bicolor Iris
Iris fulva / Iris
Juniperus horizontalis / Blue Rug / Blue Rug Juniper
Loropetalum chinensis rubrum / Fire / Fire Loropetalum
Penstemon alpestris / Hameln / Hameln Dwarf Fountain Grass
Rosa Drift / Drift Roses
- ENTRY PLANTING 4**
LOW GROWING, NOT TO EXCEED 12" HT
Juniperus horizontalis / Blue Rug / Blue Rug Juniper
Penstemon alpestris / Hameln / Hameln Dwarf Fountain Grass
Rosa Drift / Drift Roses
- DEVELOPED | SHRUBS**
Azalea Encore / Autumn Twist™ / Autumn Twist Azalea
Camelia sasanqua / Shishi Gashira / Shishi Gashira Camellia
Ilex vomitoria / Nana / Dwarf Yaupon
Pittosporum tobira / Whispers Dwarf / Wheeler's Dwarf Mock Orange
Raphiolepis indica / Indian Hawthorn
- PARKING SHRUBS 2**
Iris fulva / Iris
Juniperus horizontalis / Blue Rug / Blue Rug Juniper
Penstemon alpestris / Hameln / Hameln Dwarf Fountain Grass
- TURF**
Cynodon dactylon / Bermuda Grass
Cynodon dactylon / Celebration / Celebration Bermuda Grass

CONCEPT PLANT SCHEDULE TRACT C6

BATON ROUGE CODE MATRIX FOR:
Tract C6, Long Farm @ Airline

DEVELOPED SITE AREA (A.S. A3)	POINTS REQUIRED
54,030 SF	2,152
Class "A" Trees Provided @ 100 pts ea.	2 2 0 = 500
Class "B" Trees Provided @ 50 pts ea.	5 0 0 = 250
Class "C" Trees Provided @ 25 pts ea.	0 0 0 = 0
Shrubs Provided @ 10 pts each	149 = 1490
Ground Cov Provided @ 5 pts/100 SF	0 = 0
Vehicle Use Area (A.S. A7)	309
Class "A" Trees Provided @ 100 pts ea.	1 0 0 = 100
Class "B" Trees Provided @ 50 pts ea.	3 0 0 = 150
Class "C" Trees Provided @ 25 pts ea.	0 0 0 = 0
Shrubs Provided @ 10 pts each	17 = 170
Ground Cov Provided @ 5 pts/100 SF	0 = 0
Vegetated Stormwater BMPs (A.S. A10)	1,236
(Min. 50% of Total Planting Requirements in BMPs)	
SUMMARY	
2,471 POINTS REQUIRED	
2,660 POINTS PROVIDED	



REVISION 2 JULY 2024

DOCUMENT OWNERSHIP: LINWORK SHOWN IN RED IN THIS FINAL DEVELOPMENT PLAN SET BY CSRS, LLC. ANY INFORMATION NOT SHOWN IN RED IS PER PREVIOUSLY APPROVED FINAL DEVELOPMENT PLAN, LONG FARM TRACT A-1-A-3-A-3 BY DUPLANTIS DESIGN GROUP; APPROVED BY THE PLANING COMMISSION STAFF ON 9/9/2016. REVISED TO:

* ADDED 4,035 SF OFFICE BUILDING

ZACHARY SCHWARTZ
 License No. 48440
 PROFESSIONAL ENGINEER
 IN
 CIVIL ENGINEERING

REVISION	BY

DDG
 DUPLANTIS DESIGN GROUP, PC
 833 Bluebonnet Blvd.
 Baton Rouge, Louisiana 70809
 WWW.DDPC.COM Phone: 225.271.4495
 THIBODEAUX | CORNINGTON | HOUSTON | BATON ROUGE | MOBILE

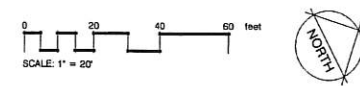
6/17/2016
 DATE

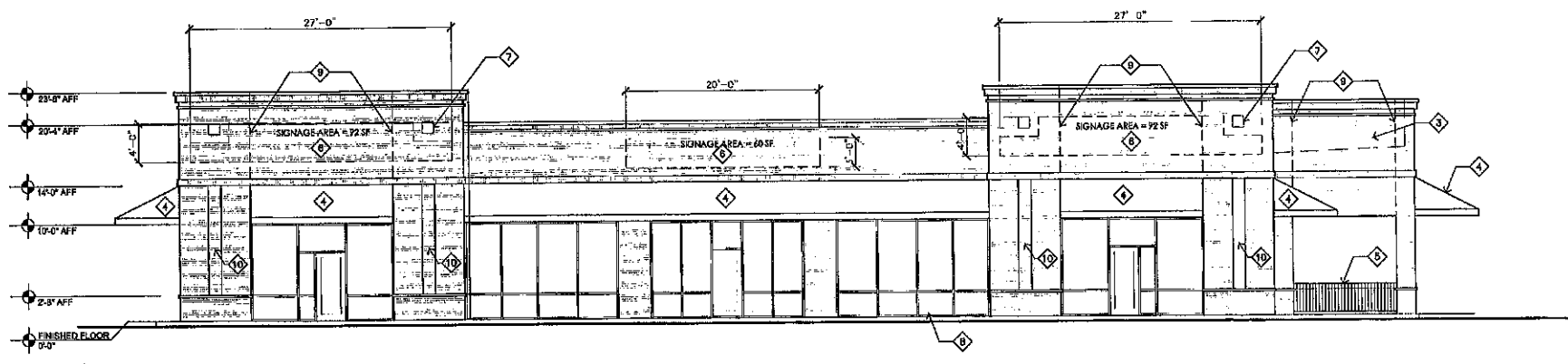
STAMP

LONG FARM TRACT A-1-A-3-A-3
 BATON ROUGE, LOUISIANA
 EAST BATON ROUGE
 MOSELEY DEVELOPMENT COMPANY, INC.
 4880 BLUEBONNET BOULEVARD, SUITE A
 BATON ROUGE, LOUISIANA 70809

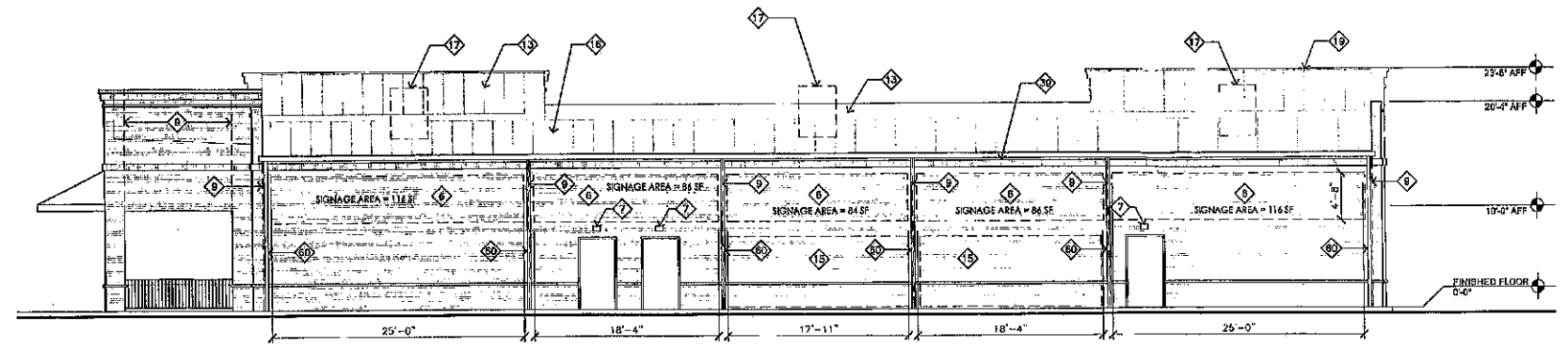
DRAWN AMR
CHECKED CDD
ISSUED DATE 6/17/2016
ISSUED FOR PDP
PROJECT NO. 15-267
FILE 15-267 L-1 Concept Landscape Plan V2
SHEET L-1

Not For Construction
**FINAL DEVELOPMENT PLAN
 CONCEPT LANDSCAPE PLAN**

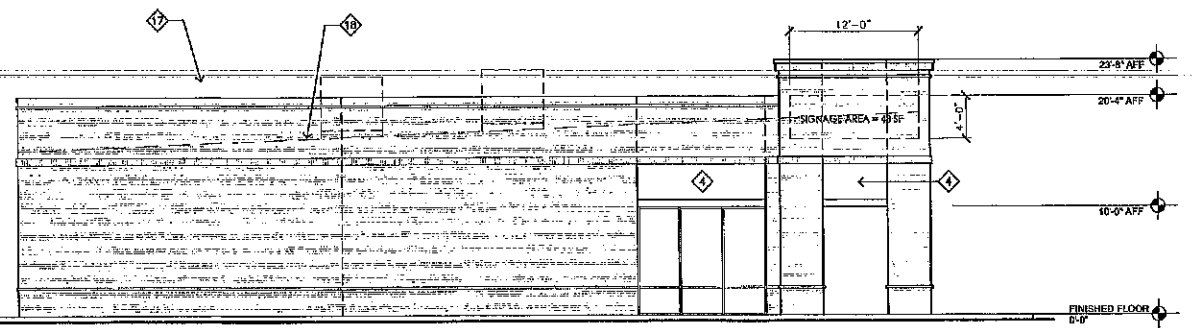




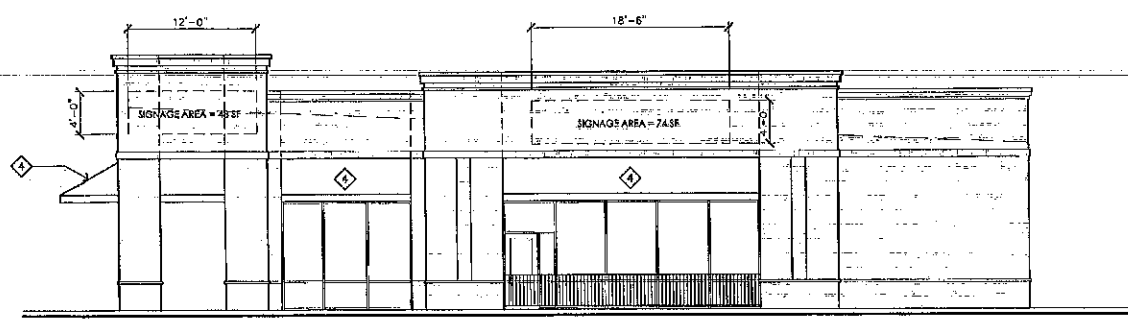
1 FRONT ELEVATION
1/8"=1'-0"



3 REAR ELEVATION
1/8"=1'-0"



4 SIDE ELEVATION
1/8"=1'-0"



5 SIDE ELEVATION
1/8"=1'-0"

KEYNOTES

1. COMPACTED GRAVEL FLOOR BETWEEN GRADE BEAMS; RE: STRUCTURAL FOR FOUNDATION DETAILS
2. 4" CONCRETE PAVING OVER COMPACTED SUB BASE; RE: PAVING DETAILS
3. PAINTED MODULAR BRICK
4. CANVAS ANNING
5. ALUMINUM RAILING
6. DESIGNATED AREA FOR TENANT SIGNAGE
7. WALL MOUNTING LIGHTING; RE: ELEC.
8. ALUMINUM SIDING
9. BRICK CONTROL JOINTS
10. BRICK GENERAL DETAILS; RE: PLAN DETAILS
11. PLASTER SOFFIT, TYPICAL
12. ANNO NOT SHOWN FOR CLARITY
13. METAL WALL PANEL AT PARAPET WALLS, TYPICAL
14. RE: CIVIL FOR SCOPE OF WORK OUTSIDE OF HATCHED SIDEWALK AREAS
15. AREA DESIGNATED FOR ELECTRICAL/UTILITY EQUIPMENT
16. SIGNING SEAM ROOF PANELS; RE: METAL BUILDING SPECS
17. ROOF TOP UNITS; METAL BUILDING TO BE DESIGNED TO ACCOMMODATE UNITS AS SPECIFIED; RE: MECH.
18. 1/2" ROOF SLOPE
19. PARAPET BEYOND
20. TENANT SEPARATION WALL: 6" METAL STUDS, 20' O.A. @ 10' O.C. (FUTURE WALL TO BE 1 HR. RATED WITH 2 LAYERS OF TYPE 'X' GYPSUM BOARD SEALED TO THE FLOOR AND DECK WITH 1/2" SOUND INSULATION. WALL TO BE COMPLETED AS PART OF TENANT BUILD OUTS TO ALLOW FOR ELECTRICAL INSTALLATION AT WALLS).
21. NO DISPOW BOND AT INTERIOR SIDE OF EXTERIOR WALL.
22. PRE-ENGINEERED METAL BUILDING; RE: AS.02
23. END WALL FRAME SUPPERS AS NEEDED
24. SUGGESTED LOCATION OF PORTAL FRAME BY MFM (IF REQUIRED).
25. COLD FORMED BOXED HEADER TO BE ENGINEERED BY METAL STUD MANUFACTURER.
26. BRICK WALL BACK TO STRUCTURE 5'-0" O.C. WITH 6" METAL STUDS
27. MAINTAIN 12"-0" CLEARANCE FOR FUTURE TENANT BUILD-OUT THROUGHOUT
28. SHEET METAL PARAPET CAP
29. BRICK VES @ 1" O.C.
30. 3x6x8 STEEL BRICK Lintel; TYPICAL
31. 8" METAL STUD @ 16" O.C.
32. 3/4" METAL STUD @ 16" O.C.
33. ROOF INSULATION
34. BATT INSULATION
35. VAPOR BARRIER
36. FLASHING; RE: SPECS
37. NEEPS @ 24" O.C.
38. 1/2" GYPSUM SHEATHING
39. SHEET METAL GUTTER; MEM TO SIZE.
40. WOOD BLOCKING AS REQUIRED, TYP.
41. MAJOR NET
42. BONDIC ANY EXPOSED ANCHORS, TYP.
43. DOOR/FRAME; RE: SCHEDULE
44. ADA-COMPLIANT ALUM THRESHOLD SET IN SEALANT; RE: SPECS
45. 1/2" EXPANSIBLE FILLER
46. GALVANIZED MET. SILL FLASHING SET IN SEALANT
47. PROVIDE SILL FIN AND FLASHING AS PER SIDING/ROOF MANUFACTURER
48. SOLIDER BRICK COURSE
49. HEADER BRICK COURSE
50. 3/4" PLASTER SYSTEM OVER 1/2" GYPSUM SHEATHING; RE: SPECS
51. SOTHE LIME; RE: ELEC.
52. VENT SCREEN
53. WALL-MOUNTED CANOPY LIGHT; RE: ELEC.
54. SLOPE CONCRETE MIN. 1.5% AWAY FROM BUILDING. RE: CIVIL FOR GRADCS AT ADJACENT PARKING.
55. 6" CURB AT HD RAMP.
56. TACTILE SURFACE AT HD RAMP (1:12 SLOPE); RE: CIVIL DETAILS
57. PLANTING/LAWN AREAS; LANDSCAPING BY OWNER; RE: CIVIL
58. CONCRETE FILLED, STEEL BOLLARD; RE: CIVIL FOR DETN.
59. 7'-0" PAINTED WOOD GATE WITH ROLLING AND LANDING HARDWARE.
60. PREFRISHED METAL DOWNSPOUT SIZED BY MFM; RE: INTO SUBSURFACE DRAINAGE; RE: CIVIL
61. LED LIGHT AT HD OF OPENING; RE: ELEC.
62. TRANSITION AT DOOR SHALL NOT BE MORE THAN 1/2"
63. NOT USED
64. NOT USED
65. SPINDLER BEAM BY MFM TO SUPPORT BRICK LINTEL; RE: WALL SECTIONS. DESIGN WEIGHT FOR BRICK IS 45 PSF
66. HSS 14KX1 1/4 STEEL TUBE BEAM BY METAL BUILDING MANUFACTURER AT BRICK LINTEL. WELD LINTEL TO TUBE STEEL TO SUPPORT BRICK ABOVE. SET PLAN FOR BEAM LOCATIONS BETWEEN BEAMS.
67. VERTICAL STEEL COLUMN AT METAL BUILDING BENT TO SUPPORT TUBE STEEL BEAMS (BY MFM).

REVISION	DATE

Construction Documents
for
Long Farm Village
AREA C6, BUILDING 1
14640 Village Marks Street
Baton Rouge, Louisiana 70817

EXTERIOR ELEVATIONS

REMSON | HALEY | HERPIN ARCHITECTS
200 GOVERNMENT STREET | SUITE 100
BATON ROUGE, LOUISIANA 70802
© 2016 REMSON HALEY HERPIN ARCHITECTS
A PROFESSIONAL ARCHITECTURAL CORPORATION

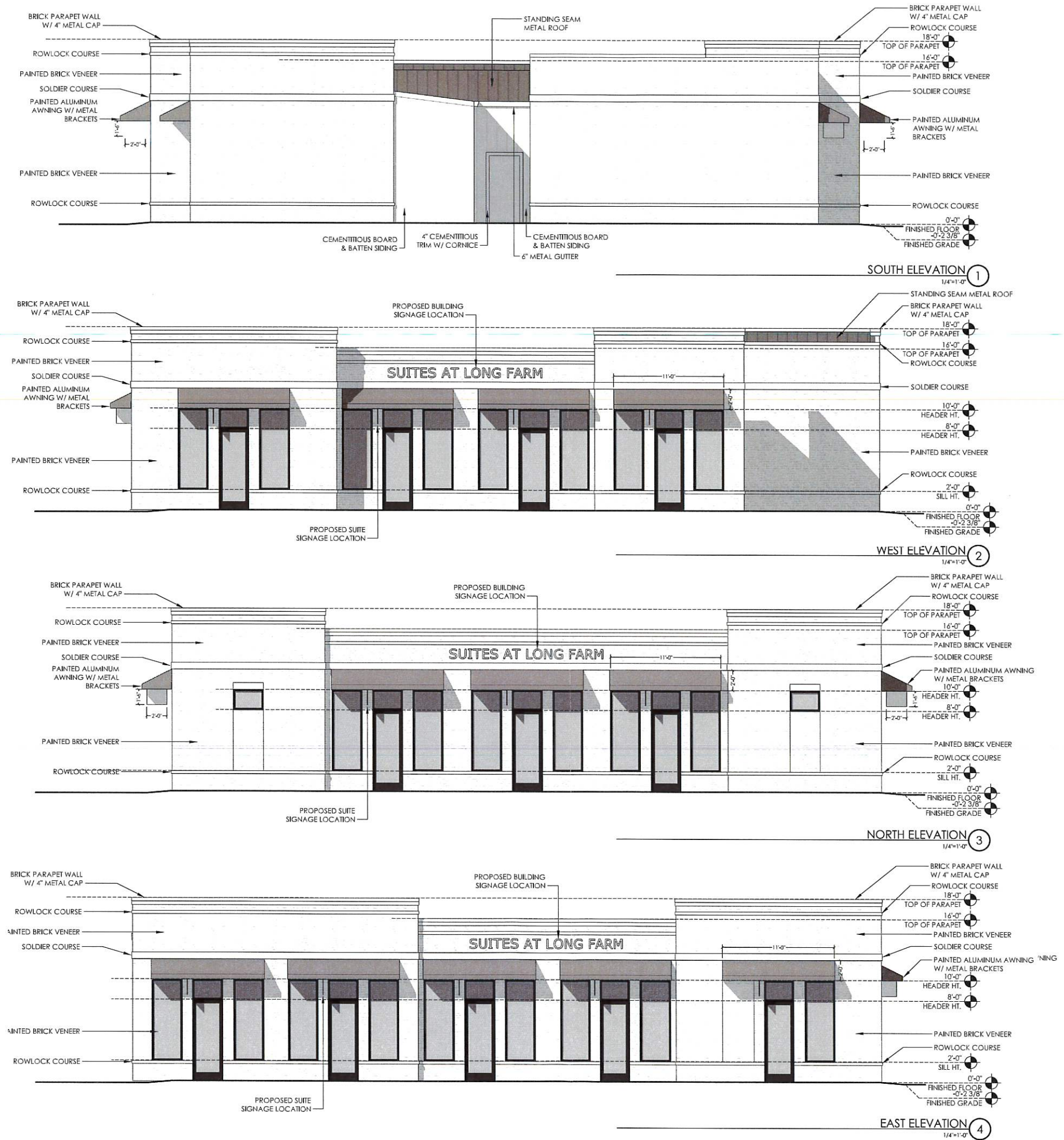
6-17-16	A4.01
ISSUE DATE	
33-02-16	
PROJECT NO.	

Long Farm Final Development Plans

Being
TRACT A-1-A-3-A-3

of the
RUSSELL LONG PROPERTY
Located in
SECTION 52
T-8-S R-2-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH
LOUISIANA
CPC ID NUMBERS 1640787407

Long Farm Development I, LLC



Revisions:

Key Plan:

Sheet Title:

Exterior Elevations

Date:	July 2024
Project Number:	212137
Drawn By:	CSRS
Checked By:	CSRS
Sheet:	



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

September 5, 2024

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director
FROM: Don Arellano, Senior Planner
SUBJECT: CS-10-24 Roberts Tract (Flag Lot)

Application Summary			
Applicant	Curtis Chaney, PLS	Submittal Date	July 29, 2024
Design Professional	Curtis Chaney, PLS; Louisiana Land Surveying, Inc.		
Lot and Block	75	Site Area	5.972 acres
Location	East side of Rieger Road, north of Interstate 10 (Council District 11-Adams)		
Planning Commission Meeting Date	September 16, 2024		
Request			
Project Description	Commercial subdivision with a flag lot		
Gross Residential Density	N/A	Number of Lots	Three
Site Characteristics			
FUTUREBR Land Use Designation	Regional Center	Character Area	Suburban
Existing Zoning	Heavy Commercial (C2) and Commercial Alcoholic Beverage Two (C-AB-2)	Overlay District	N/A
Existing Use	Vacant and hotel/motel	Special Flood Hazard	No
Area Characteristics			
Surrounding Zoning	Rural, C2, C-AB-2, and Light Commercial (LC1)		
Surrounding Uses	Retail sales, restaurant (with/without alcohol), hotel/motel, convenience store with gasoline sales/gas station		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- None

Case History – Area

- **PUD-2-19** Phase 1, Siegen Terrace, Final Development Plan
 - Approved by the Planning Commission on February 22, 2021
- **SS-16-19** Annie G. Pecue Tract, proposed three commercial lots
 - Approve by the Planning Commission on January 21, 2020

Comprehensive Plan Consistency

- Consistent with the designation of Regional Center on the Future Land Use Map

Neighborhood Compatibility

- Area contains a mixture of commercial and warehousing uses
- Will not change existing land use patterns

Regulatory Issues

- Conditional Use Permit required for approval of the proposed flag lot
- Subdivision proposes public on-site sewer treatment facility
- Proposed lot widths and areas meet or exceed the established minimums for the current zoning
- Lot dimensions for the subdivision shown in the chart below:

Lot Dimensions			
Required Minimum Lot Width	Proposed Shortest Lot Width	Required Minimum Lot Area	Proposed Smallest Lot Area
60 ft	120 ft	7,500 sf	34,891 sf

Transportation

- Property located along the Major Street Plan- *Rieger Road*
 - Completed
- Property located in the vicinity of streets on the Major Street Plan- *Interstate 10, Siegen Lane, North Mall Drive*
- Property located in the vicinity of a transit stop

Environmental Issues







- Property located outside of a Special Flood Hazard Area

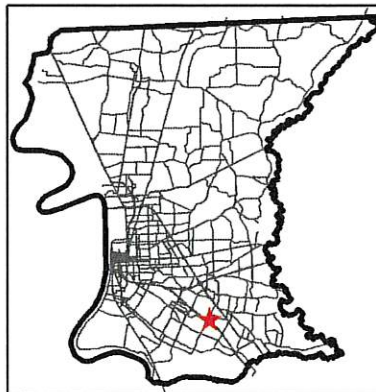
Community Outreach/Notification

- Subject property posted on August 23, 2024
- Public Notification Cards mailed to property owners within 300 foot radius and Siegen Village Shopping Center on August 30, 2024
- Staff reports available for review on September 5, 2024 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 6, 10 and 12, 2024




Legend

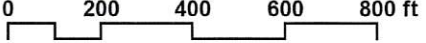
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A** Zoning Labels



CS-10-24






N

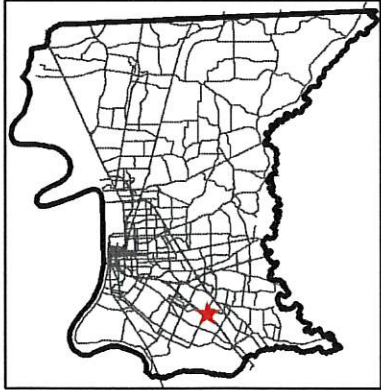


0 200 400 600 800 ft


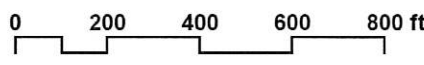


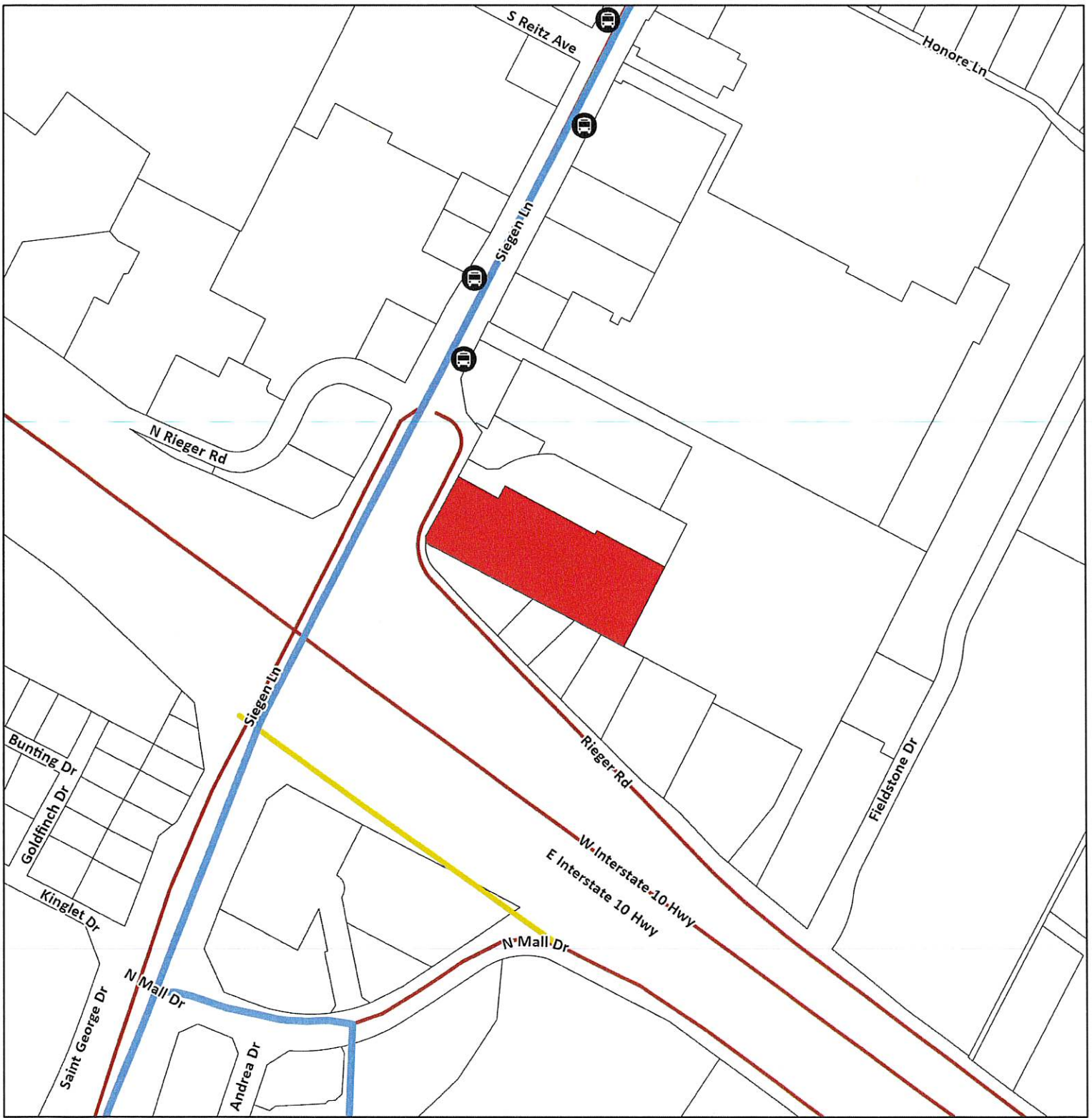
Legend

-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1 Zoning Labels



CS-10-24



Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- Bike/Ped Existing
- Bike/Ped Proposed
- CATS/Tiger Trails
- B Bus Stops



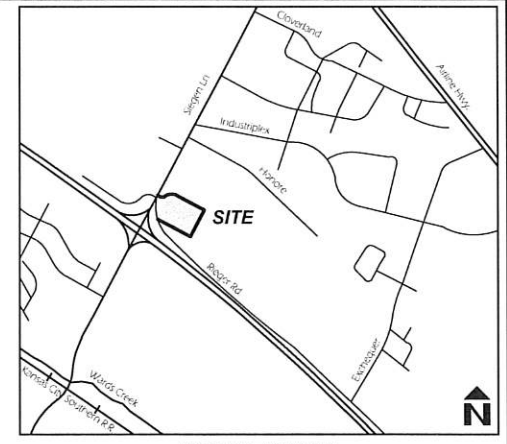
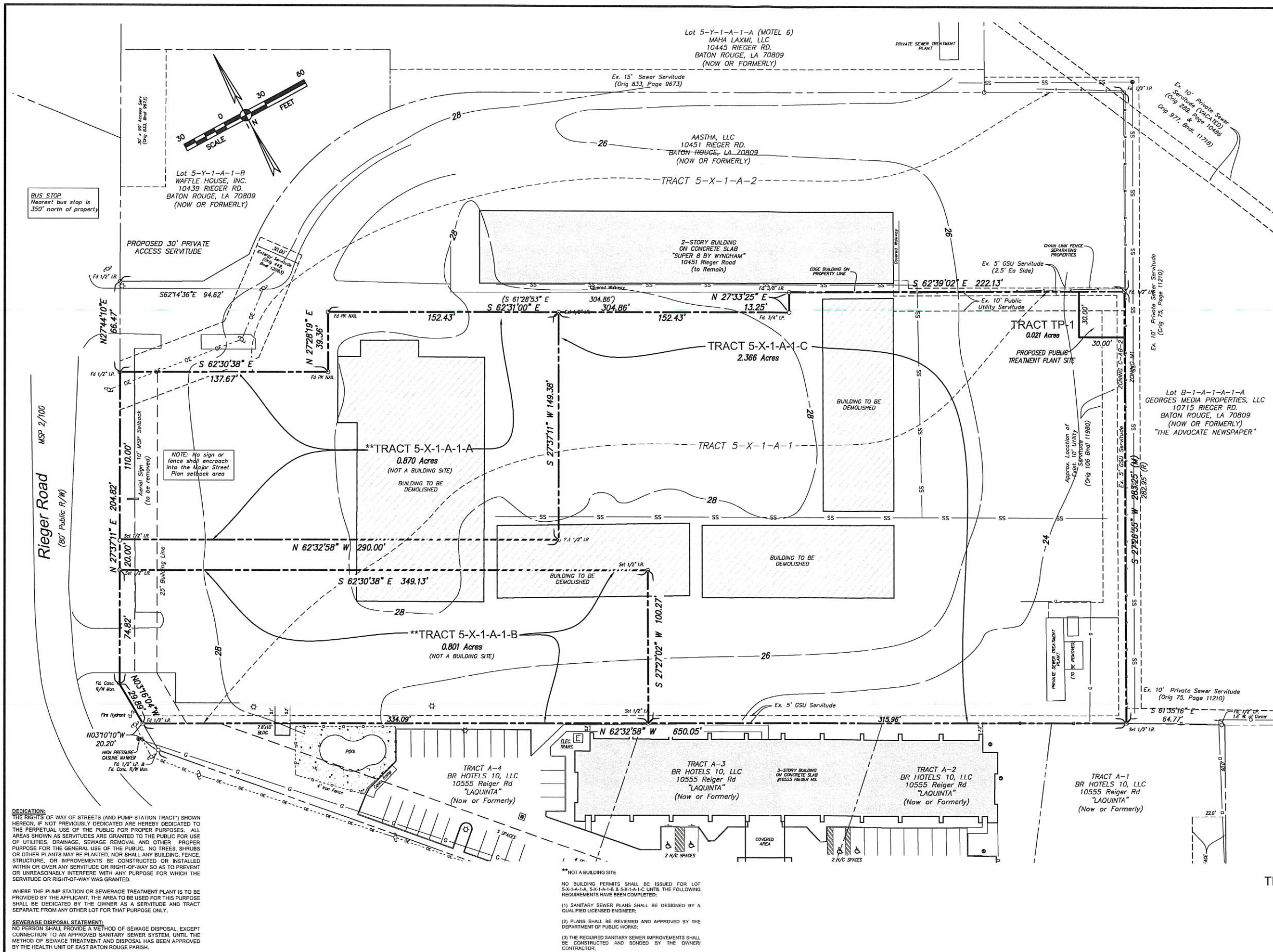
CS-10-24

N

0 200 400 600 800

ft

Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.



SURVEY DATES: MAY, 2024
 NO ATTEMPT HAS BEEN MADE BY LOUISIANA LAND SURVEYING, INC., TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAYS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE.

REFERENCE MAPS:
 1. REVISION TO MAP SHOWING RESUBDIVISION OF LOT 5-X-1-A INTO LOTS 5-X-1-A-1 & 5-X-1-A-2 OF THE ROBERTS TRACT, LOCATED IN SECTION 54, T-8-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR SEIGEN LANE INVESTMENTS, LLC, PREPARED BY ANIB ENGINEERING, INC., SAM M. HOLLADAY, III, PLS., DATED JUNE 25, 2007, REVISED AUGUST 1, 2007, RECORDED AS ORIG. 106, BNDL. 11980.

BASIS OF BEARING:
 THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE, (NAD83). DISTANCES INDICATED ARE GRID DISTANCES.

STORMWATER MANAGEMENT:
 AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

FILL RESTRICTION NOTE:
 THE APPROVAL OF THIS PLAN OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY/PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE AREA ADDRESSED.

DEED RESTRICTION NOTE:
 ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO, THE PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS, HOWEVER, THE APPROVAL OF THIS PLAN DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAN.

FLOOD NOTE:
 SAID PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DETERMINATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP FOR EAST BATON ROUGE PARISH, LOUISIANA (2005B) EFFECTIVE JUNE 19, 2012, FOR COMMUNITY PANEL NO. 2003C 0285F, EAST BATON ROUGE PARISH, STATE OF LOUISIANA, WHICH IS THE CURRENT FLOOD RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED. BASE FLOOD ELEV. 22.9, RECORD INUNDATION 17.5.

ZONING: C2 (HEAVY COMMERCIAL)
SETBACKS: C2
 FRONT - 10'
 SIDE - N/A
 REAR - 20'
 CORNER - 10'
 HEIGHT - 45'
 Min Lot Area: 7,500 Sq Ft
 Min. Lot Frontage: 60'

GENERAL NOTES:
 CDDC PROPERTY ID NOS: TRACT 5-X-1-A-1 (1640756383)
 TOTAL ACREAGE: 5.972 ACRES
 EXISTING LAND USE: C
 FUTURE LAND USE: RC
 CHARACTER AREA: SUBURBAN
 FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
 SCHOOL DISTRICT: EBR-9
 SEWER: PUBLIC SEWER TREATMENT PLANT
 WATER SUPPLY: BATON ROUGE WATER CO.
 ELECTRIC: ENTERGY
 TELEPHONE: AT&T

SURVEY AND RESUBDIVISION
 OF
TRACT 5-X-1-A-1, of the ROBERTS TRACT
 INTO
TRACTS 5-X-1-A-1-A, 5-X-1-A-1-B, 5-X-1-A-1-C
 and TP-1
 LOCATED IN SECTION 54, T-8-S, R-1-E, G.L.D.
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
ANJ REAL ESTATE, LLC

DEDICATION:
 THE RIGHTS OF WAY OF STREETS (AND PUMP STATION TRACT) SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL AND OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY WAS GRANTED.

WHERE THE PUMP STATION OR SEWAGE TREATMENT PLANT IS TO BE PROVIDED BY THE APPLICANT, THE AREA TO BE USED FOR THIS PURPOSE SHALL BE DEDICATED BY THE OWNER AS A SERVITUDE AND TRACT SEPARATE FROM ANY OTHER LOT FOR THAT PURPOSE ONLY.

SEWAGE DISPOSAL STATEMENT:
 NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

****NOT A BUILDING SITE**

NO BUILDING PERMITS SHALL BE ISSUED FOR LOT 5-X-1-A-1-A, 5-X-1-A-1-B & 5-X-1-A-1-C UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED:

- (1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED LICENSED ENGINEER;
- (2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS;
- (3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED AND BONDED BY THE OWNER/ CONTRACTOR;
- (4) DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND APPROVE SANITARY SEWER IMPROVEMENTS;
- (5) UPON ACCEPTANCE OF THE WORK BY THE DEPARTMENT OF PUBLIC WORKS OR THE POSTING OF A BOND BY THE OWNER/ CONTRACTOR, A REVISION TO THIS PLAN REMOVING THIS STIPULATION (SEE PROPOSED SEWER INSTALLATION DEDICATION) SHALL BE SUBMITTED TO THE DEPARTMENT OF PUBLIC WORKS AND THE PLANNING COMMISSION FOR APPROVAL; AND
- (6) THE REVISED PLAN SHALL THEN BE RECORDED BY THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION FOR DISTRIBUTION.

REPRESENTATIVE, TRACT 5-X-1-A-1 (ANJ REAL ESTATE) DATE: _____
 I CERTIFY THAT THIS PLAN CONFORMS TO LA REVISED STATUTES 35:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND AND EXCEEDS THE ACCURACY STANDARDS FOR A CLASS 'C' SURVEY.

Curtis M. Chaney
 State of Louisiana Registered Land Surveyor
 REG. No. 4829
 8/30/2024



APPROVED: _____ DATE: _____
 RYAN L. HOLCOMB, AICP, PLANNING DIRECTOR
 OR HIS DESIGNEE EAST BATON ROUGE
 CITY/PARISH PLANNING COMMISSION
 CS-10-24
 54896-CS
 13391437

FILE NAME: 23-236 RS 7-18-24.DWG
 PROJECT NO. 23-236
 DATE: 07/18/2024
 SCALE: 1"=30'
 DRAWN BY: CMC
 APPROVED: CMC



17732 Highland Road #G-128
 Baton Rouge, Louisiana 70810
 225-753-5263 (LAND)
 info@lalandsurveying.com

PC Set 8-30-2024 54896-CS 15-10-24



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
 Post Office Box 1471, Baton Rouge, Louisiana 70821
 or
 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
 Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
 Planning Director

September 5, 2024

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director *UH*
 FROM: Jeremy Gremillion, Planner II *JMG*
 SUBJECT: **S-4-24** Parkway Lakes Subdivision

Application Summary			
Applicant	Mickey L. Robertson, PE, PLS	Submittal Date	August 3, 2024
Design Professional	Mickey L. Robertson, PE, PLS; MR Engineering & Surveying, LLC		
Lot and Block	80	Site Area	36.56 acres
Location	South side of Parkway Drive, south of Romona Avenue (Council District 3-Gaudet)		
Planning Commission Meeting Date	September 16, 2024		
Request			
Project Description	Major residential subdivision with public streets		
Gross Residential Density	4.1 units per acre	Number of Lots	151
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Rural	Overlay District	N/A
Existing Use	Undeveloped	Special Flood Hazard	Yes ± 60%
Area Characteristics			
Surrounding Zoning	Rural, Heavy Commercial (C2), Single Family Residential (A2), Single Family Residential (A2.7), Zero Lot Line (A2.5)		
Surrounding Uses	Low density single family residential, undeveloped		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- None

Case History – Area

- **Case 92-21** 10240 and 10300-10500 Burbank Drive, C-AB-2 to LC2
 - Approval recommended by the Planning Commission on December 13, 2021
 - Approved by the Metropolitan Council on January 19, 2022

Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map

Neighborhood Compatibility

- Existing medium density single family residential to the west and north
- Consistent with the surrounding residential properties

Regulatory Issues

- Proposed sidewalks along Parkway Drive provided internally and along double loaded streets, consistent with UDC §13.8.A.1
- Front-loaded garages or carports for single family development shall be at least 25 feet from any adjacent public right-of-way other than an alley, per UDC §17.5.2.A and §11.1.2.8
- Parking provided for two vehicles per lot and three spaces at mail kiosk
- Proposed signage complies with UDC Chapter 16
- Open space provided for a minimum of 15% of site area, consistent with UDC §12.3.2
 - Ponds count wholly towards open space calculations when providing access with pedestrian pathways and benches, per UDC Table 12.B

Open Space		
Components	Required	Provided
Open Space	5.36 ac	7.01 ac

- Proposed lot areas and widths meet or exceed the established minimums for the current zoning
- Lot dimensions for the subdivision shown in the chart below:

Lot Dimensions			
Required Minimum Lot Width	Proposed Shortest Lot Width	Required Minimum Lot Area	Proposed Smallest Lot Area
50 ft	50 ft	6,000 sf	6,000 sf

Transportation

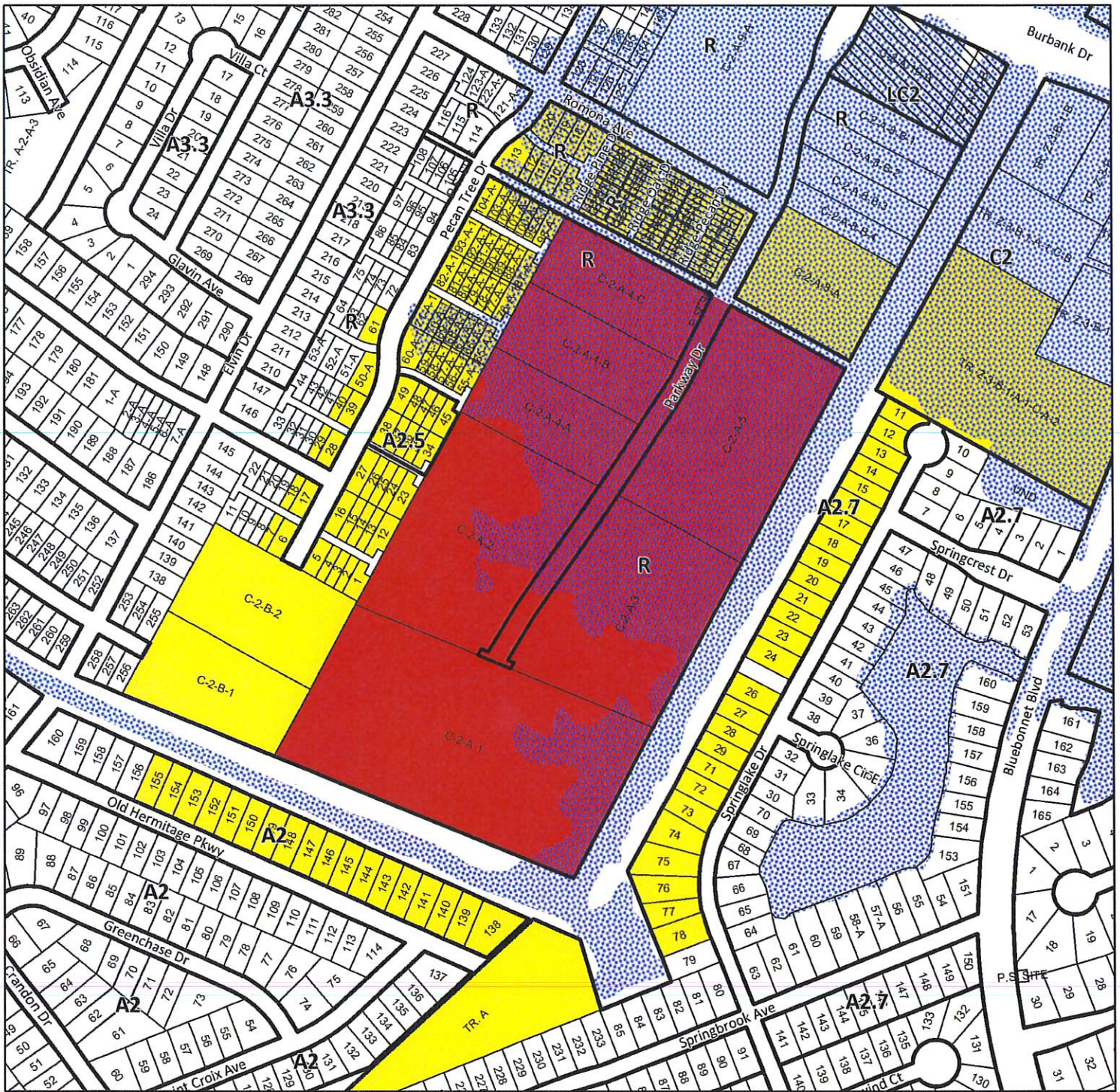
- Property located in the vicinity of streets on the Major Street Plan- *Burbank Drive, Bluebonnet Boulevard*
- Property located in the vicinity of proposed facility on the Pedestrian and Bicycle Master Plan- *Burbank Drive separated bike lane*
- Property located in the vicinity of transit stop

Environmental Issues

- Approximately 60% of the property lies within the Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

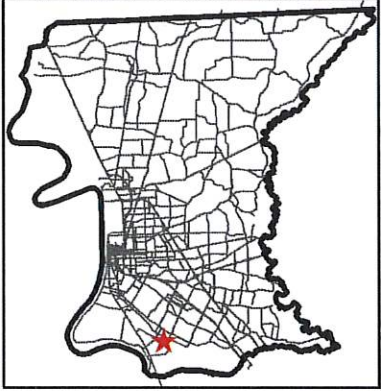
Community Outreach/Notification

- Subject property posted on August 23, 2024
- Public Notification Cards mailed to property owners within 300 foot radius and the Sagefield homeowners' association on September August 30, 2024
- Staff reports available for review on September 5, 2024 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 6, 2024



Legend




- Current Case
- Previous Relevant Cases
- Notified of Public Hearing
- Zoning Graphic
- Lot Graphic
- Special Flood Hazard Area
- A** Zoning Labels

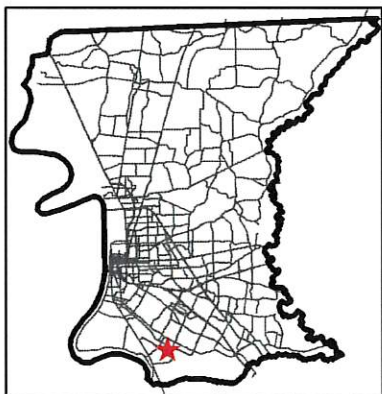


S-4-24



Legend

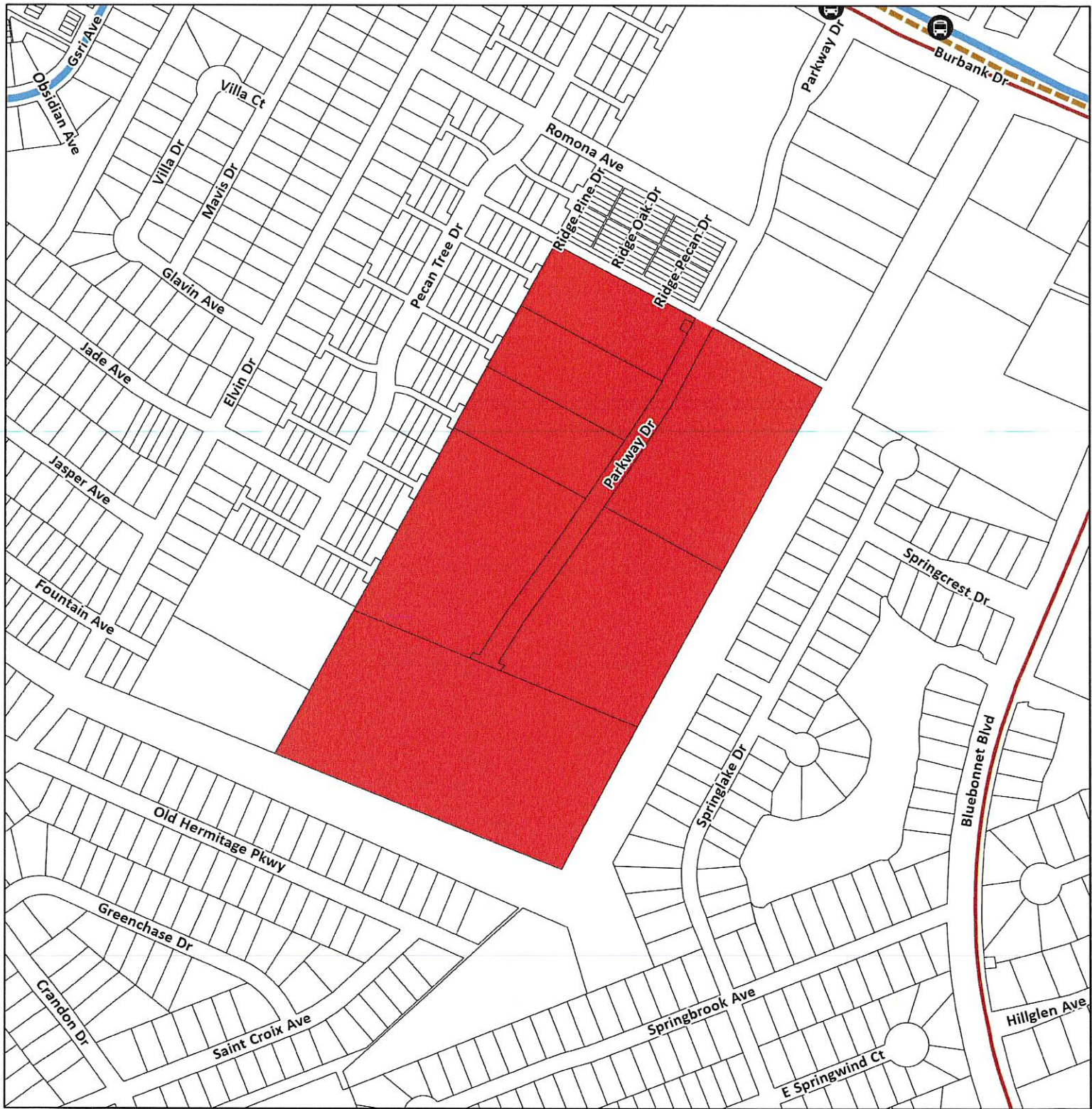
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels



S-4-24

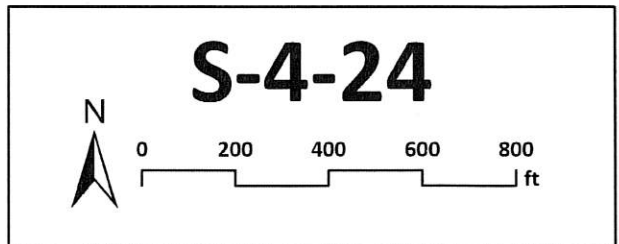
N

0 200 400 600 800 ft



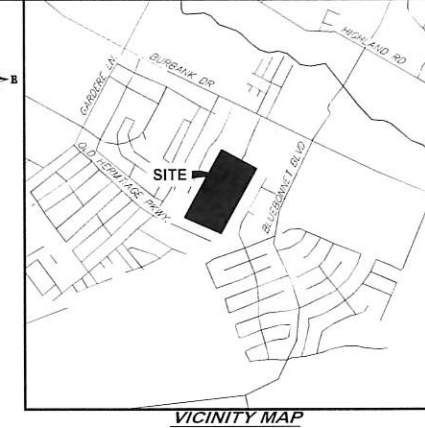
Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- Bike/Ped Existing
- Bike/Ped Proposed
- CATS/Tiger Trails
- Bus Stops



Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.

OPEN SPACE REQUIREMENTS:
 SUBURBAN OVER 10 AC - 15% OF TOTAL AREA TOTAL SITE AREA = 36.56 AC
 REQUIRED OPEN SPACE = 5.48 AC
PROPOSED OPEN SPACE:
 TOTAL SITE AREA = 36.56 AC
 TRACT CA-1 POND WITH WALKING TRAIL = 1.74 AC
 TRACT CA-2 POND WITH WALKING TRAIL = 2.51 AC
 TRACT CA-3 POND WITH WALKING TRAIL = 2.73 AC
 PROVIDED OPEN SPACE = 7.01 AC (19%)



ZONING NOTES:

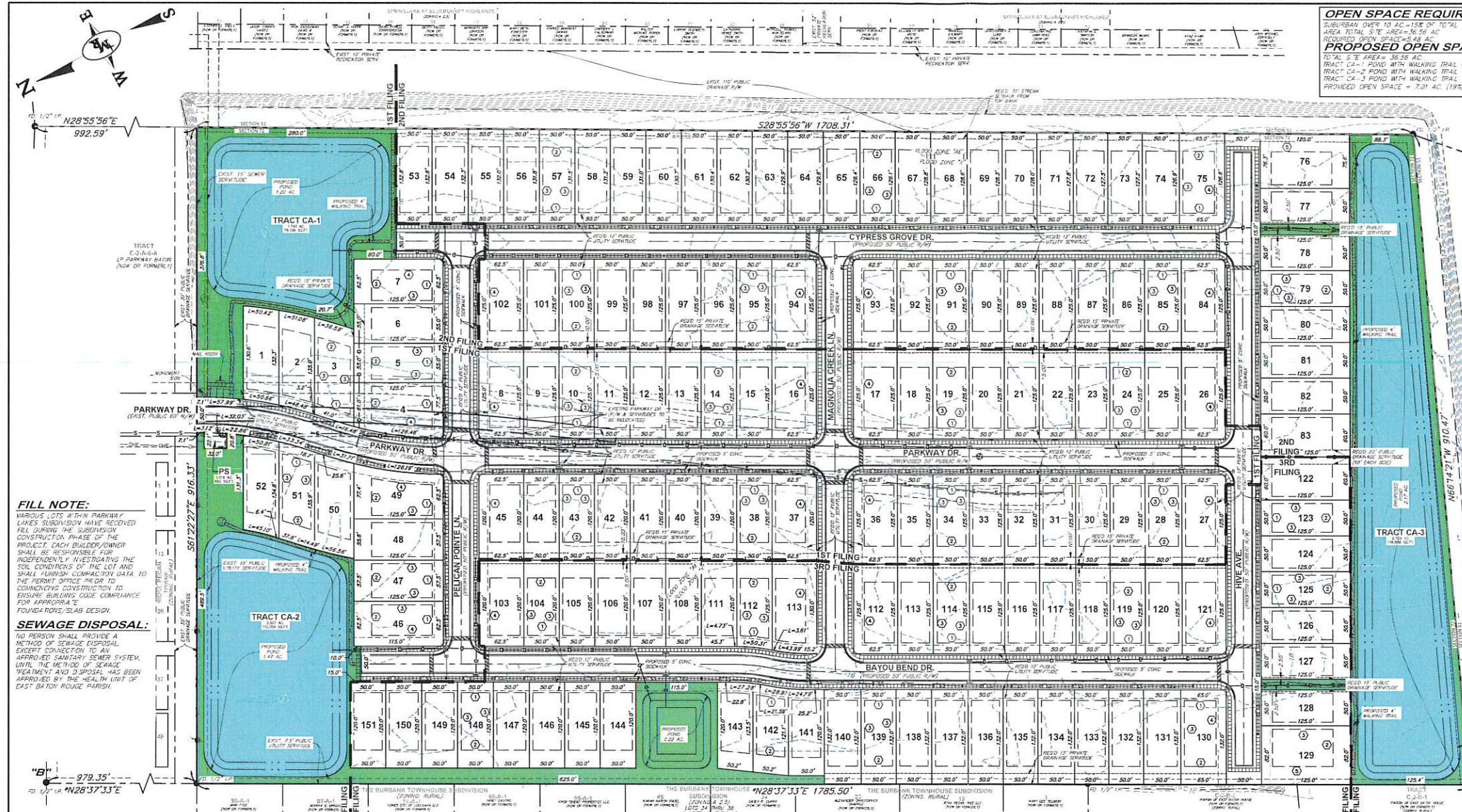
ZONING: R
SETBACKS:
 FROM 15'
 SIDE 5'
 REAR 25'
 CORNER SIZE: 15'
 MIN LOT FRONTAGE = 80'
 MIN LOT AREA = 6,000 SQ FT
 ACREAGE = 36.56 ACRES
 NUMBER OF LOTS: 151
 DENSITY: 151/36.56 AC = 4.13 LOTS/AC
 STREETS: 27' ASPHALT ROAD W/ CURB & GUTTER
 EXISTING LAND USE: UNDEVELOPED
 FUTURE LAND USE: RIN
 SCHOOL DISTRICT: EBR-8
 SEWER: CITY OF BATON ROUGE (WSTN.)
 WATER: BATON ROUGE WATER CO.
 GAS CO.: ENTERTY
 FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
 CHARACTER AREA: SUBURBAN
 CDP# LOT 10
 TRACT C-2-A-1: 1610B1184
 TRACT C-2-A-2: 1610B1185
 TRACT C-2-A-3: 1610B1186
 TRACT C-2-A-4-A: 1610B1187
 TRACT C-2-A-4-B: 1610B1188
 TRACT C-2-A-4-C: 1610B1189
 TRACT C-2-A-5: 1610B1190

FLOOD ELEVATION DATA:

100-YEAR FLOOD ELEVATION: 16.0'
 (FURNISHED BY CITY PARISH)
 INUNDATION ELEVATION: 15.9'
 (FURNISHED BY CITY PARISH)
 THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES "X" & "AE" ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 2203100303E, DATED MAY 2, 2008.
 BASE FLOOD AND RECORD FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE FLOOD MAPS OF THE CITY OF BATON ROUGE, LA, OR THE STATE OF LOUISIANA, OR THE FEDERAL EMERGENCY FLOOD INSURANCE RATE OFFICE.

LEGEND:

- PROPERTY LINE
- ADJ. PROPERTY LINE
- SEWER SERVICE
- SECTION LINE
- UTILITY SERVICE
- DRAINAGE SERVICE
- BUILDING SETBACKS
- PROPOSED LOT LINE
- CENTERLINE OF ROAD
- 8" SEWER MAIN
- 6" SEWER SERVICE
- DRAINAGE LINE
- SEWER MANHOLE
- DRAINAGE INLET
- FLOOD ZONE "AE"
- GREEN SPACE (2.16 AC.) (100% TOWARDS OPENSPACE)
- POND (4.85 AC.) (COUNTS 100% TOWARDS OPENSPACE SINCE WALKING TRAILS ARE TO BE PROVIDED)



FILL NOTE:

VARIOUS LOTS WITH PARKWAY LAKES SUBDIVISION HAVE RECEIVED FILL DURING THE SUBDIVISION CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL BE RESPONSIBLE FOR INDEPENDENTLY INVESTIGATING THE SOIL CONDITIONS OF THE LOT AND SHALL FURNISH CORRELATION DATA TO THE PERMIT OFFICE PRIOR TO COMMENCING CONSTRUCTION TO ENSURE BUILDING CODE COMPLIANCE FOR APPROPRIATE FOUNDATION/SLAB DESIGN.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM. THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

REFERENCE BEARING: *N28°37'33"E

BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B" BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

REFERENCE BENCHMARK:

THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "SUB1" (PID 04816). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.

REFERENCE MAPS:

- 1) FINAL PLAT OF PARKWAY LAKES SUBDIVISION BEING A PORTION OF THE RESUBDIVISION OF PARCEL C-2 OF THE ERNEST I. CHANEY TRACT, FOR PARKWAY DEVELOPERS (A PARTNERSHIP), BY JOHNSTON MCJANIEL & ASSOC. DATED 01-17-1983.
- 2) FINAL PLAT OF THE BURBANK TOWNHOUSE SUBDIVISION FIRST FILING A "TOWNHOUSE DEVELOPMENT, FOR PECAN RIDGE DEVELOPMENT CORPORATION, BY CAREY HODGES. DATED 12-10-1987.
- 3) MAP SHOWING RESUBDIVISION OF LOTS 55-A THRU 58-A, LOTS 65-A THRU 69-A, LOTS 76-A THRU 80-A, LOTS 87-A THRU 91-A, LOTS 98-A THRU 102-A, THE BURBANK TOWNHOUSE SUBDIVISION FIRST FILING A TOWNHOUSE SUBDIVISION INTO LOTS 55-A-1 THRU 58-A-1, LOTS 65-A-1 THRU 69-A-1, LOTS 76-A-1 THRU 80-A-1, LOTS 87-A-1 THRU 91-A-1, LOTS 98-A-1 THRU 102-A-1, FOR WACO CONSTRUCTION, BY GWS ENGINEERING, INC. DATED 06-26-2002.
- 4) FINAL PLAT OF SPRINGLAKE AT BLUEBONNET HIGHLANDS FIRST FILING OF PHASE II (BLUEBONNET BLVD. EXTENSION AND OFFSITE DRAINAGE), BEING A PORTION OF TRACT Z-1-A OF THE GULF UNION INDUSTRIES, INC. PROPERTY FOR BLUEBONNET HIGHLANDS DEVELOPMENT CO., BY DECOTALE ENGINEERS, INC. DATED 07-14-1993.

NOTES:

- 1) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SEWAGE LINES, EASEMENTS, ETC. OF ANY OF THE LOTS. THE OWNER AND/OR CONTRACTOR/BUILDER SHALL BE RESPONSIBLE FOR VERIFYING THE SAME PRIOR TO CONSTRUCTION OF ANY COMMON AREAS.
- 2) THE APPROVAL OF THIS PLAT OF MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THIS PLAT SHALL BE COMPLETED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFORM DEVELOPMENT CODE ARE ADHERED TO.
- 3) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. THE APPROVAL OF THIS PLAT DOES NOT RELIEVE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
- 4) THE CURRENT ADJACENT BASE FLOOD AND INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
- 5) THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN INDICATES NO IMPACT TO UPSTREAM OR DOWNSTREAM PROPERTIES. EXISTING DRAINAGE PATTERNS TO BAYOU FOUNTAIN.
- 6) SITE IS NOT LOCATED ON A W/BEIR ROUTE.
- 7) SITE IS LOCATED ON A CATS ROUTE. THE NEAREST BUS STOP IS 0.2 MILES N.E. AT THE INTERSECTION OF PARKWAY DR & GARDWAY DR.
- 8) FRONT LOADED GARAGES OR CARPORTS FOR SINGLE FAMILY DEVELOPMENTS SHALL BE AT LEAST 25' FROM ANY ADJACENT PUBLIC RIGHT-OF-WAY OTHER THAN AN ALLEY PER SECTION 111.2.
- 9) ALL RADII 25' UNLESS OTHERWISE NOTED.

FILINGS	LOT #'S	# OF LOTS
1ST	1-52	52
2ND	53-102	50
3RD	103-151	49
TOTAL		151

STORMWATER MANAGEMENT:

AS PART OF THE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 1513 OF THE UNIFORM DEVELOPMENT CODE.

COMMON AREA DEDICATION:

THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF PARKWAY LAKES. ALL MAINTENANCE SHALL BE BY THE PROPERTY OWNERS. ASSOCIATION OWN SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY COMMON AREAS.

PRIVATE DEDICATION:

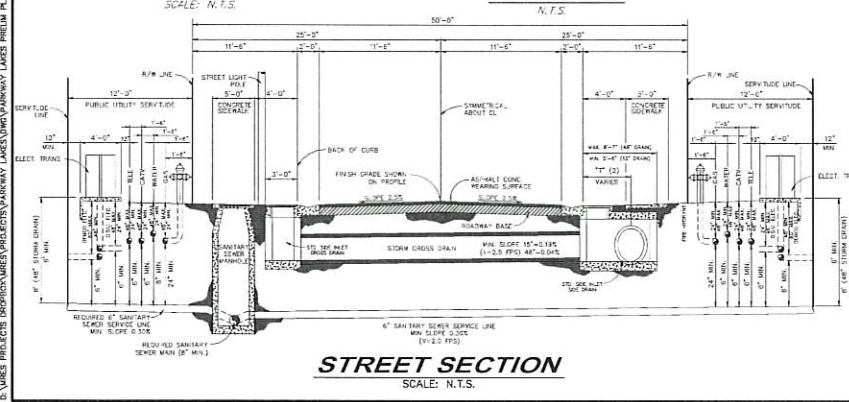
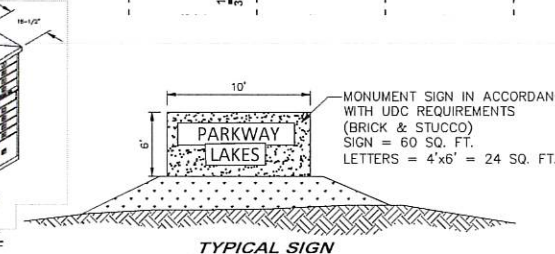
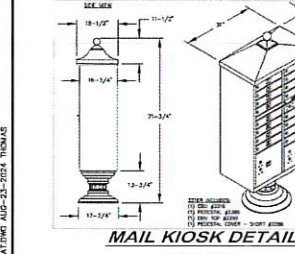
THE RIGHTS OF WAY SHOWN HEREON IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICE AREAS ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE INSTALLED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR PLANTED WITHIN OR OVER ANY SERVICE AREA OR RIGHT-OF-WAY SO AS TO PREVENT OR UNDERSAUNTERLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE OR RIGHT-OF-WAY IS GRANTED. WHERE A PUMP STATION OR SEWAGE TREATMENT PLANT IS TO BE PROVIDED BY THE APPLICANT, THE AREA TO BE USED FOR THIS PURPOSE SHALL BE DEDICATED BY THE OWNER AS A SERVICE AREA AND TRACT SEPARATE FROM ANY OTHER LOT FOR THAT PURPOSE ONLY.

PUBLIC DEDICATION:

THE RIGHTS OF WAY SHOWN HEREON IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICE AREAS ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE INSTALLED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR PLANTED WITHIN OR OVER ANY SERVICE AREA OR RIGHT-OF-WAY SO AS TO PREVENT OR UNDERSAUNTERLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE OR RIGHT-OF-WAY IS GRANTED. WHERE A PUMP STATION OR SEWAGE TREATMENT PLANT IS TO BE PROVIDED BY THE APPLICANT, THE AREA TO BE USED FOR THIS PURPOSE SHALL BE DEDICATED BY THE OWNER AS A SERVICE AREA AND TRACT SEPARATE FROM ANY OTHER LOT FOR THAT PURPOSE ONLY.

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS 10 SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



PRELIMINARY PLAT FOR PARKWAY LAKES

(A SINGLE-FAMILY RESIDENTIAL SUBDIVISION)
 1ST THRU 3RD FILINGS
 LOTS 1 THRU 151 (INCLUSIVE), TRACT "CA-1" & TRACT "CA-2" & TRACT "CA-3" & PS BEING A SUBDIVISION OF TRACTS C-2-A-1, C-2-A-2, C-2-A-3, C-2-A-4-A, C-2-A-4-B, C-2-A-4-C & C-2-A-5 OF PARKWAY SUBDIVISION LOCATED IN SECTION 72, T8S-R1E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA, FOR LYNN LEVY DEVELOPMENT CO.



MR ENGINEERING & SURVEYING, LLC
 9345 Infielde Avenue, Baton Rouge, LA 70809 225-690-9592

Louisiana 811

PARKWAY LAKES
 PARKWAY DRIVE
 BATON ROUGE
 EAST BATON ROUGE PARISH
 PRELIMINARY PLAT

DESIGNED: TLD
 CHECKED: MHR
 DATE: 08/20/24

FILED: MHR
 CHECKED: MHR
 DATE: 08/20/24

BY: [Signature]
 SHEET: 1 OF 1
 REVISION DESCRIPTION: [Blank]
 NEW/REVISED DATE: [Blank]

SHEET NUMBER: 1

4-4-24, (MPE# 54876-5), 13397160

pc set 5-4-24 & 2/6/2024



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
Post Office Box 1471, Baton Rouge, Louisiana 70821
or
1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
Planning Director

September 5, 2024

TO: Planning Commission
THROUGH: Ryan L. Holcomb, AICP, Planning Director
FROM: Don Arellano, Senior Planner
SUBJECT: S-5-24 University Club Plantation, 12th Filing

Table with 4 columns and multiple sections: Application Summary, Request, Site Characteristics, Area Characteristics, Findings. Includes fields like Applicant, Submittal Date, Project Description, etc.

Case History – Site

- None

Case History – Area

- **S-5-24** University Club Plantation, 13th Filing
 - To be heard by the Planning Commission September 16, 2024
- **PUD-6-13** The Lakes at Harveston, Phase 2, Final Development Plan
 - Approved by the Planning Commission on June 21, 2021
- **PUD 6-13** The Lakes at Harveston Concept Plan, Revision 2, removed phasing lot counts, updated construction sequence
 - Approved by the Planning Commission Staff on May 25, 2021

Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map

Neighborhood Compatibility

- Existing low density single family residential to the north south, west and east

Regulatory Issues

- Proposed sidewalks provided internally and along double loaded streets, are consistent with UDC §13.8.A.1
- Front-loaded garages or carports for single family development shall be at least 25 feet from any adjacent public right-of-way other than an alley, per UDC §17.5.2.A.3 and §11.1.2.8
- Parking spaces provided for two vehicles per lot and two spaces at mail kiosk
- No entry monument sign proposed, any future signage to comply with UDC Chapter 16
- Proposed lot areas and widths meet or exceed the established minimums for the current zoning
- Open space provided for a minimum of 15% of site area, consistent with UDC §12.3.2
- Open Space meets UDC requirements as shown in chart below:
 - Existing golf course with previous subdivision filings satisfies open space requirement

Open Space		
Components	Required	Provided
Open Space	5.98 ac	5.99 ac

- Lot dimensions for the subdivision shown in the chart below:

Lot Dimensions			
Required Minimum Lot Width	Proposed Shortest Lot Width	Required Minimum Lot Area	Proposed Smallest Lot Area
50	56 ft	6,000 sf	16,150 sf

Transportation

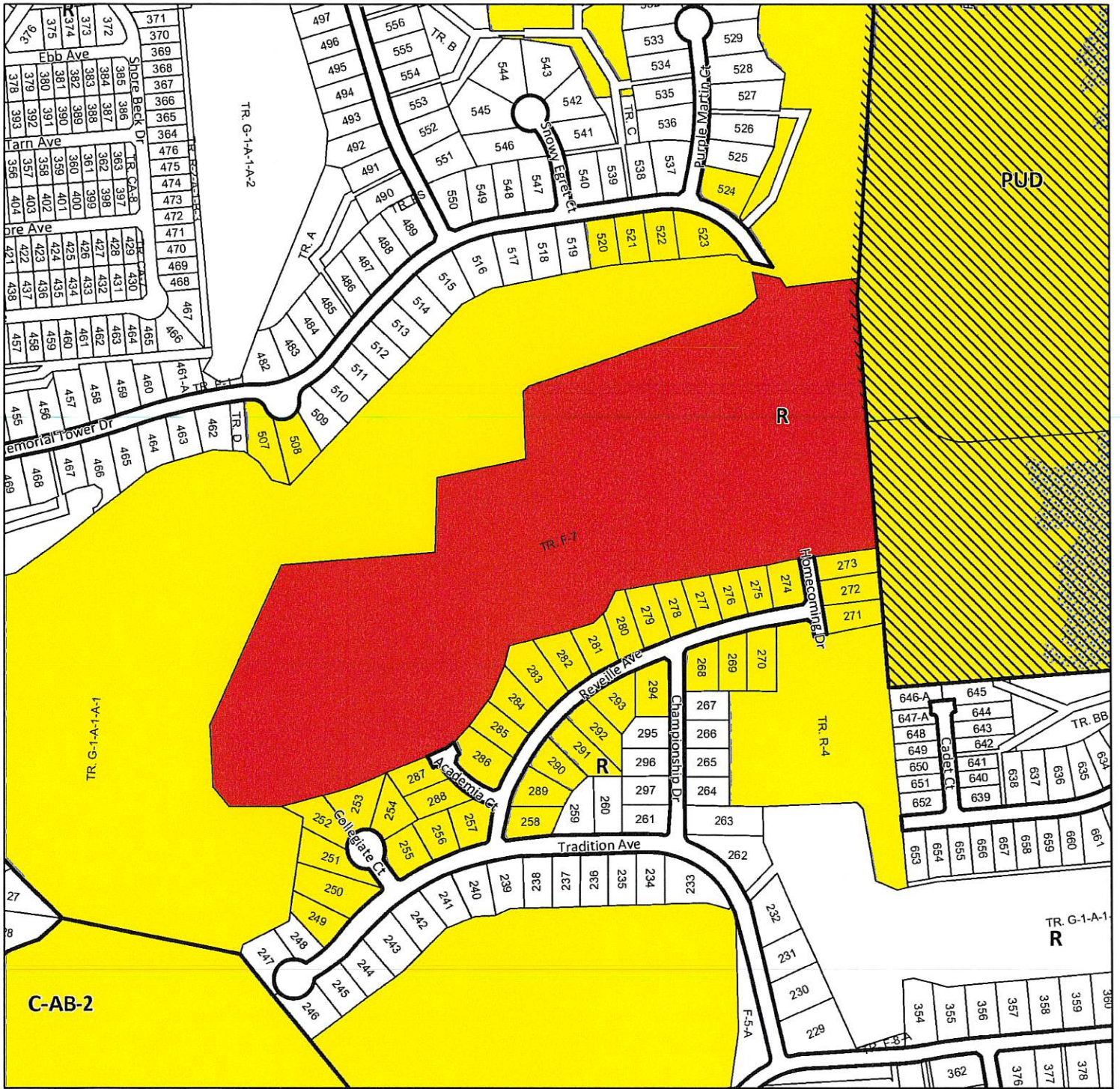
- None

Environmental Issues







- Subject Property located outside of Special Flood Hazard Area

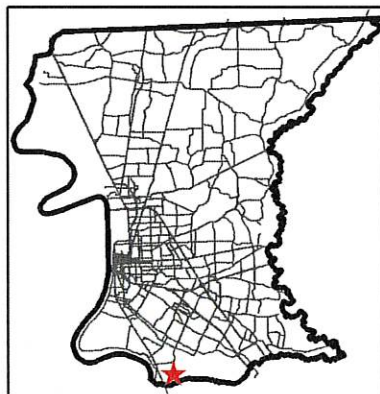
Community Outreach/Notification

- Subject property posted on August 23, 2024
- Public Notification Cards mailed to property owners within 300 foot radius and Lexington Estates, Lakes at Harveston, University Club Plantation Homeowners Associations, on August 30, 2024
- Staff reports available for review on September 5, 2024 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 6, 2024



Legend

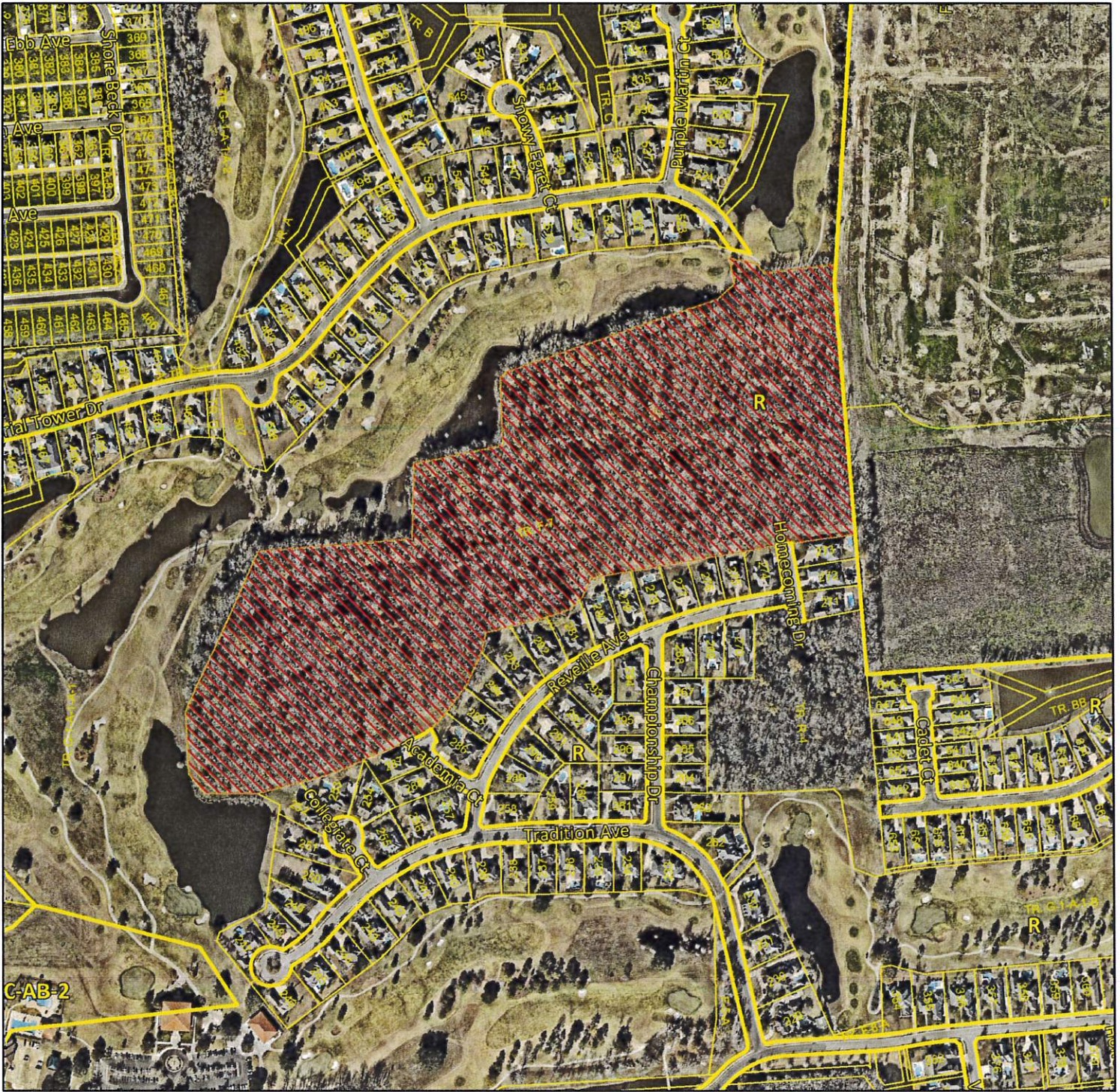
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A** Zoning Labels







S-5-24

0 200 400 600 800 ft

N



Legend

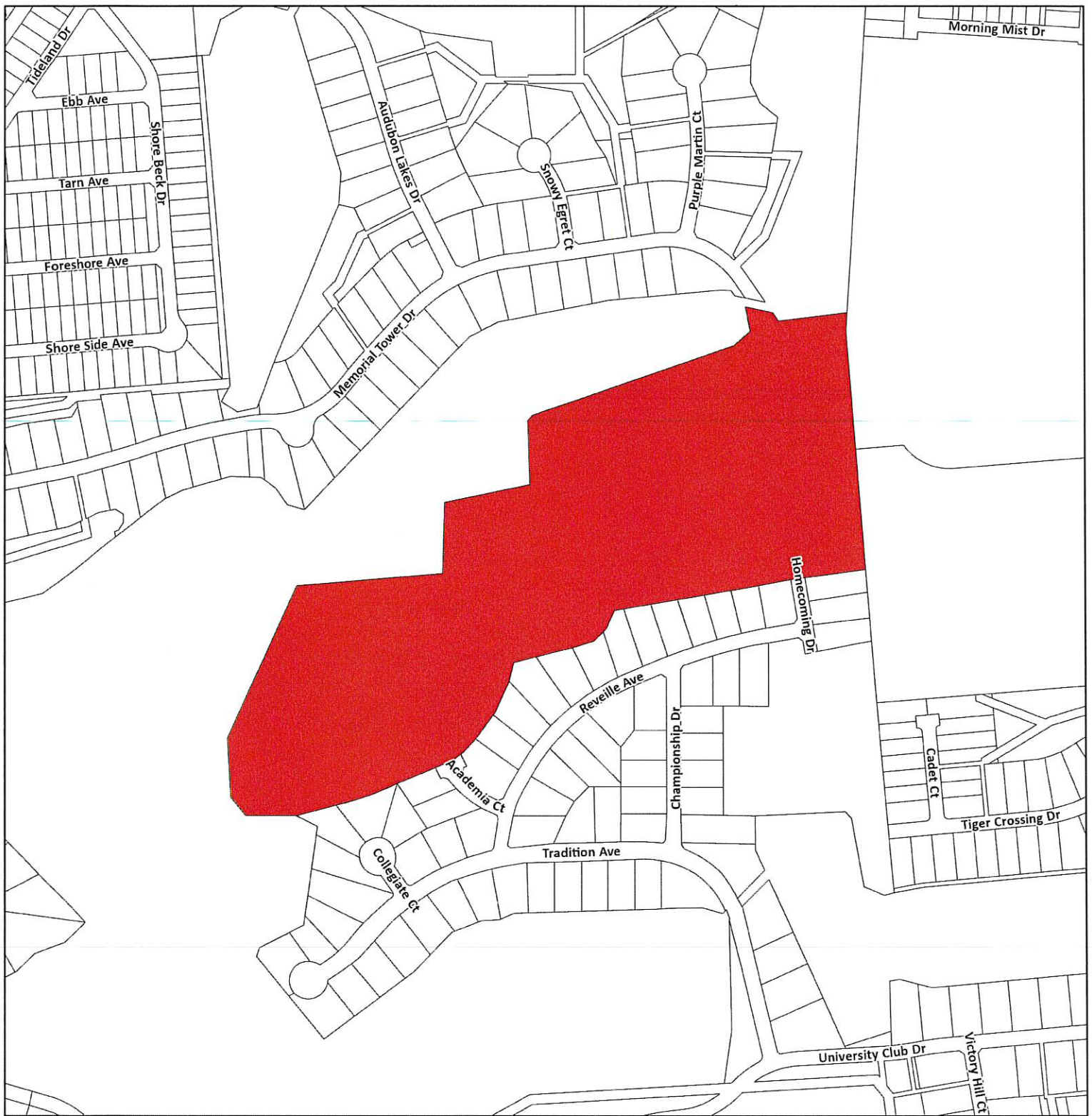
-  Current Case
-  Zoning Graphic
-  Lot Graphic
-  Zoning Labels



S-5-24

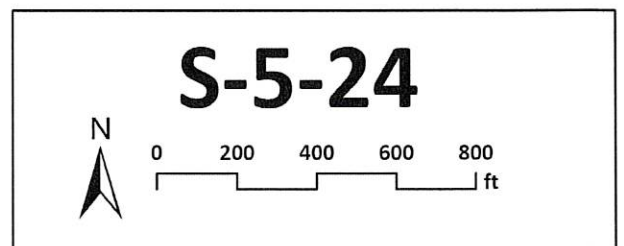
0 200 400 600 800 ft

N



Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- Bike/Ped Existing
- Bike/Ped Proposed
- CATS/Tiger Trails
- Bus Stops



Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.



CITY OF BATON ROUGE
PLANNING COMMISSION



VICINITY MAP
Scale: 1"=2000'

GENERAL NOTES:

- FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL #2033C-0330-E FOR EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED MAY 2, 2008, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "X". THE NEAREST ADJACENT 100 YEAR FLOOD ELEVATION = 15.00'. BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND CURRENT BASE FLOOD ELEVATIONS SHOULD BE VERIFIED WITH THE DEPARTMENT OF DEVELOPMENT SUBDIVISION DIVISION.
- ACRES: 39.88 AC.
- NUMBER OF LOTS: PHASE 12 = 56 LOTS, 2 COMMON AREAS/GREENSPACES. MINIMUM LOT AREA: 6,000 SQ.FT.
- MINIMUM LOT WIDTH: 50'
- CPDC ID NO. 1620940696
- EXISTING LAND USE: UNDEVELOPED
- FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD (R)
- CHARACTER AREA: SUBURBAN
- THIS SITE IS WITHIN THE CITY OF ST. GEORGE.
- ZONING: RURAL (R)
- SETBACKS: FRONT=15' SIDE=8' CORNER SIDE=15' REAR=25'
- ZONING INFORMATION WAS OBTAINED FROM <http://gls.bayou.com/insp>. ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
- SANITARY SEWER: PROPOSED GRAVITY COLLECTION LINES TO BE ROUTED TO EXISTING PUBLIC LIFT STATION IN 12TH FILING.
- STORM DRAINAGE: SUBSURFACE STORM SEWER OUTFALLING INTO PROPOSED LAKE DETENTION SYSTEM.
- UTILITIES: ELECTRICITY: EXTERIOR WATER: BATON ROUGE WATER COMPANY GAS: EXTERIOR TELEPHONE: AT&T SOUTH SEWER DISTRICT: EAST BATON ROUGE PARISH
- ALL LOTS WILL BE DEED RESTRICTED TO REQUIRE DRIVEWAY CONNECTIONS TO THE INTERNAL STREET NETWORK.
- SCHOOLS: ELEMENTARY SCHOOL: MAGNOLIA WOODS MIDDLE SCHOOL: WESTLAKE MIDDLE SCHOOL: TARA HIGH
- ALL STREETS ARE 27' WIDE CURB AND GUTTER WITH SUBSURFACE DRAINAGE PER DPW CPS 02/04A.
- FIRE DISTRICT: ST. GEORGE FIRE DISTRICT NO. 2.
- ALL UTILITIES SHALL BE UNDERGROUND.
- ALL UTILITIES SHALL BE WITHIN THE 12' UTILITY SERVIDUTE. DETAILS SHOWN IN THE STREET SECTION.
- FIVE HYDANTS WILL BE INDICATED ON THE CONSTRUCTION PLANS FOR THE WATER DISTRIBUTION SYSTEM WHICH WILL BE PREPARED BY BATON ROUGE WATER CO. DISTANCES IN US SURVEY FEET.
- THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAN DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAN.
- THE APPROVAL OF THIS PLAN OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTIES OWNERS FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF REAL ESTATE. NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADHERED TO.
- NO ATTEMPT HAS BEEN MADE BY C S R S, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVIDUTES, EASEMENTS, OR OTHER BURDENS OF THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- SIGHT TRIANGLE NOTE: NO PLANTINGS, FENCES, OR PARKING ARE TO BE CONSTRUCTED WITHIN SIGHT TRIANGLES SO AS TO NOT INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- NO ATTEMPT HAS BEEN MADE BY C S R S, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVIDUTES, EASEMENTS, OR OTHER BURDENS OF THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- CERTAIN AREAS OF THE PROJECT WILL BE FILLED. THEREFORE, LOT PURCHASERS ARE ADVISED TO HAVE THEIR SPECIFIC LOTS EXAMINED BY A COMPETENT EXPERT ON THEIR BEHALF TO DETERMINE IF ANY REMEDIAL ACTION RIGHT-OF-WAY OTHER THAN ALLEY PER SECTION 111.1.2.
- CARPORIT NOTE: FRONT LOADED GARAGES OR CARPORTS FOR SINGLE FAMILY DEVELOPMENTS SHALL BE AT LEAST 25' FROM ANY ADJACENT PUBLIC RIGHT-OF-WAY OTHER THAN ALLEY PER SECTION 111.1.2.
- SIGNAGE NOTE: ALL NEIGHBORHOOD SIGNS WILL COMPLY WITH CHAPTER 16 AND SECTION 16.5.5B. AND TABLE 16.B.
- REFERENCE MAP: A) MAP SHOWING THE SUBDIVISION OF TRACT C OF BURLVILLE PLANTATION INTO TRACT C-1 & C-2 BY TAYLOR M. GRAVOS, P.L.S., DATED 08-01-2009. B) MAP SHOWING FINAL PLAN OF UNIVERSITY CLUB PLANTATION ELEMENTAL FILING PHASE 2 LOTS 785-817, P-4 & P-5, BY COLIN B. GRAVOS, P.L.S., DATED: 09-20-2023. C) MAP SHOWING RESUBDIVISION OF G-2-A-1 INTO TRACTS G-2-A-1-A & G-2-A-1-B A REVISION TO MAP TITLED "MAP SHOWING RESUBDIVISION OF TRACTS G-2-A-1-A & G-2-A-1-B" BY MICHAEL B. SONDY, P.E., P.L.S., DATED 04/11/2021.
- THE NEAREST CATS BUS STOP IS GARDERE @ NICHOLSON 3.5 MILES FROM SUBDIVISION.

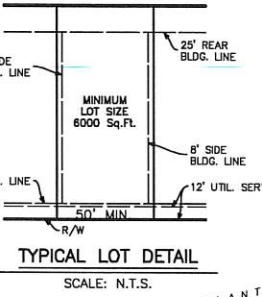
DEDICATION NOTES:

- STORMWATER MANAGEMENT: THE LAKES SHOWN HEREON, AS REQUIRED BY THE CITY-PARISH DPW, WERE DESIGNED FOR THE PURPOSE OF STORM WATER DETENTION. NO PART OF ANY LAKE SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT WAS INTENDED. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS A PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER. DPW SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKES WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.
- PRIVATE DEDICATION: THE PROPOSED STREETS AND RIGHTS OF WAY SHOWN HEREON ARE TO BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN ARE TO BE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVIDUTE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDUTE OR RIGHT-OF-WAY IS GRANTED.
- COMMON AREA DEDICATION: THOSE AREAS DESIGNATED HEREON AS "COMMON AREAS" ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF THE UNIVERSITY CLUB PLANTATION SUBDIVISION FOR RECREATION, SERVIDUTE AND OTHER RELATED ACTIVITIES. THE "COMMON AREAS" ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF THE UNIVERSITY CLUB PLANTATION SUBDIVISION. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE UNIVERSITY CLUB PLANTATION HOMEOWNERS ASSOCIATION. DPW IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY "COMMON AREA".

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM. UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

STORM WATER MANAGEMENT NOTE:
AS A PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LAST REVISION.

FILL NOTE:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FUNDING/SLAB DESIGN. A HOLD HARMLESS AND INDEMNITY AGREEMENT SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.



#	RAD.	ARC LENGTH	CHD. DIR.	CHD. LEN.
C1	83.00'	319.70'	S85°29'15"E	71.59'
C2	25.00'	24.16'	N3°10'32"W	23.23'
C3	25.00'	24.16'	S52°12'03"W	23.23'
C4	180.00'	190.85'	N5°43'16"E	182.04'
C5	230.00'	243.87'	S54°53'16"W	232.60'
C6	180.00'	108.36'	S77°29'28"E	106.73'
C7	230.00'	138.46'	N77°29'28"W	136.38'
C8	20.00'	29.13'	S78°01'32"W	28.62'
C9	20.00'	29.13'	S18°30'58"E	28.62'
C10	375.00'	379.18'	S5°45'16"E	363.23'
C11	325.00'	497.44'	S7°18'17"W	450.29'
C12	375.00'	97.24'	S43°43'28"W	96.96'
C13	350.00'	227.08'	S32°33'59"W	223.11'
C14	400.00'	259.52'	S32°33'59"W	254.99'
C15	275.00'	274.23'	S42°32'50"W	263.00'
C16	225.00'	224.37'	S42°32'50"W	215.19'
C17	20.00'	31.42'	N63°53'08"W	28.28'
C18	180.00'	88.45'	N4°48'31"W	87.56'
C19	25.00'	24.16'	N38°57'24"E	23.23'
C20	63.00'	319.70'	N80°43'54"W	71.59'
C21	25.00'	24.16'	S18°25'12"E	23.23'
C22	350.00'	113.02'	S4°48'31"E	111.88'
C23	20.00'	31.42'	S26°08'52"W	28.28'

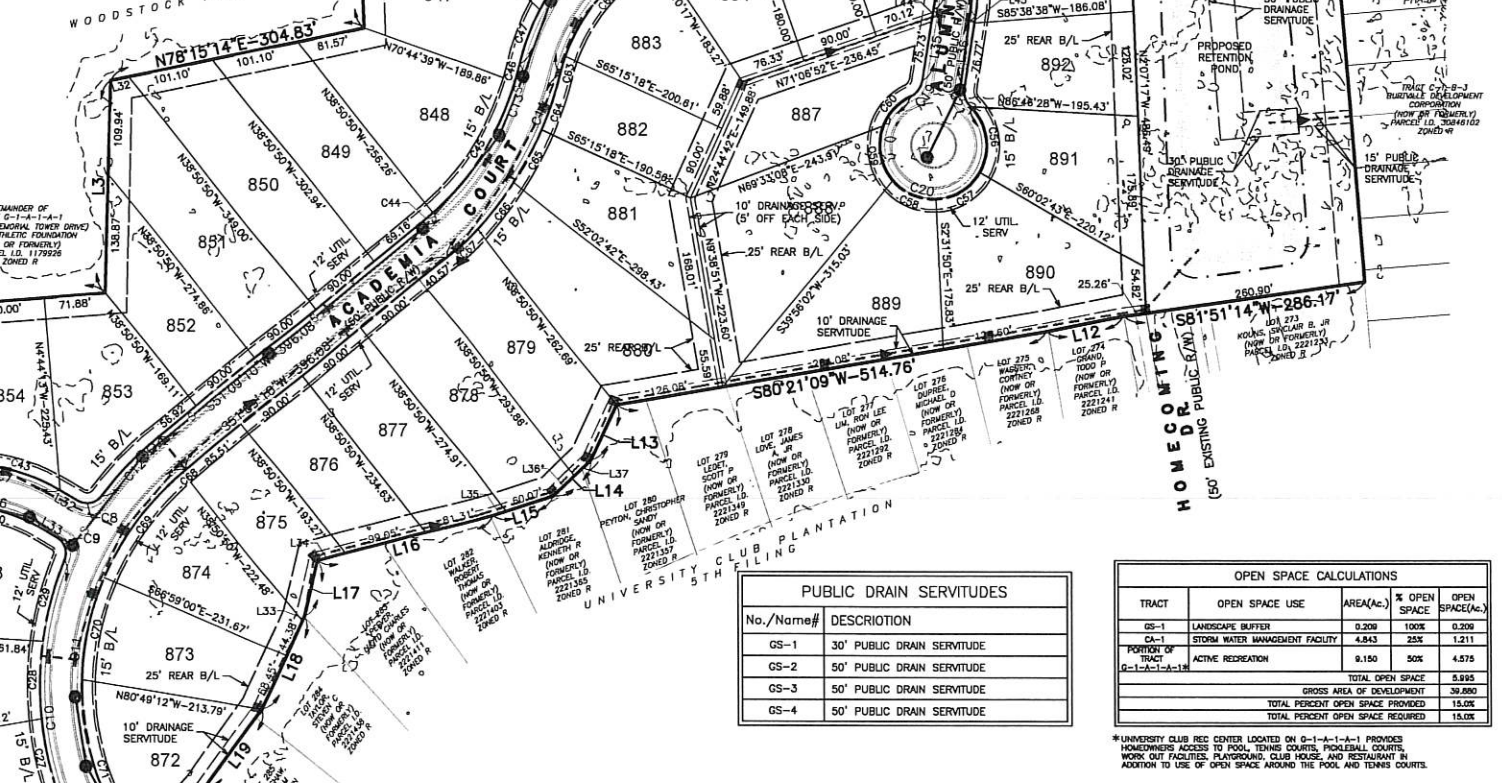
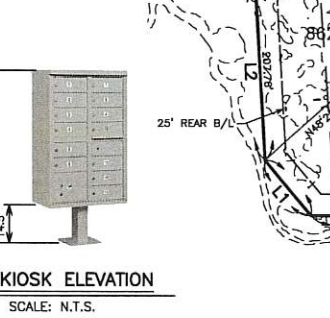
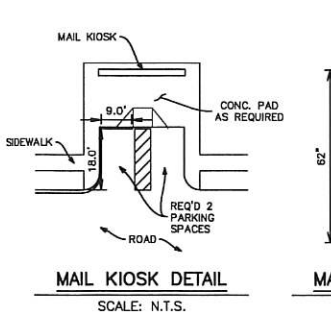
#	RAD.	ARC LENGTH	CHD. DIR.	CHD. LEN.
C24	175.00'	321.99'	S18°24'16"W	278.45'
C25	125.00'	229.99'	S18°24'16"W	198.90'
C26	375.00'	100.13'	S27°04'20"E	99.83'
C27	375.00'	88.46'	S12°35'19"E	89.25'
C28	375.00'	90.54'	S10°09'45"W	90.32'
C29	375.00'	99.05'	S15°38'46"W	98.76'
C30	180.00'	108.36'	S77°29'28"E	106.73'
C31	180.00'	190.85'	N5°43'16"E	182.04'
C32	63.00'	79.97'	N5°30'01"E	74.71'
C33	63.00'	58.29'	N68°22'16"E	56.23'
C34	63.00'	53.96'	S60°35'00"E	52.33'
C35	63.00'	56.90'	S10°10'24"E	54.98'
C36	63.00'	70.58'	S47°47'38"W	66.95'
C37	230.00'	22.14'	S27°16'12"W	22.13'
C38	230.00'	70.72'	S38°50'09"W	70.44'
C39	230.00'	69.25'	S56°16'12"W	68.99'
C40	230.00'	70.30'	S73°39'07"W	70.02'
C41	230.00'	11.46'	S83°50'08"W	11.46'
C42	230.00'	30.33'	S89°02'28"W	30.31'
C43	230.00'	108.12'	N73°42'47"W	107.13'
C44	350.00'	20.85'	S49°26'47"W	20.85'
C45	350.00'	184.50'	S32°38'18"W	182.37'
C46	350.00'	21.73'	S18°45'30"W	21.72'

#	RAD.	ARC LENGTH	CHD. DIR.	CHD. LEN.
C47	275.00'	68.27'	S21°05'33"W	68.10'
C48	275.00'	91.29'	S37°42'52"W	90.87'
C49	275.00'	90.53'	S56°39'17"W	90.12'
C50	275.00'	24.14'	S88°35'59"W	24.13'
C51	125.00'	112.90'	S45°14'24"W	109.10'
C52	125.00'	117.09'	S72°8'13"E	112.66'
C53	175.00'	39.75'	S64°38'28"W	39.66'
C56	63.00'	83.64'	S8°04'36"E	77.63'
C57	63.00'	63.24'	S58°42'44"W	60.62'
C58	63.00'	56.71'	N66°44'31"W	54.82'
C59	63.00'	68.36'	N9°52'08"W	65.05'
C60	63.00'	47.75'	N42°55'49"E	46.62'
C61	63.00'	38.06'	S66°16'08"W	38.01'
C62	225.00'	164.17'	S40°31'15"W	160.55'
C63	225.00'	22.14'	S15°47'57"W	22.13'
C64	400.00'	68.52'	S18°53'15"W	68.44'
C65	400.00'	70.72'	S28°51'36"W	70.63'
C66	400.00'	70.72'	S38°59'23"W	70.63'
C67	400.00'	49.56'	S47°36'14"W	49.52'
C68	325.00'	4.49'	S50°45'25"W	4.49'
C69	325.00'	155.11'	S36°41'20"W	153.64'
C70	325.00'	122.44'	S12°13'24"W	121.72'
C71	325.00'	215.40'	S17°33'24"E	211.48'

#	DIR.	DIST.
L1	N39°56'24"W	84.11'
L2	N30°40'3"W	207.76'
L3	N1°33'03"E	248.81'
L4	N2°02'04"W	223.94'
L5	N43°57'01"E	26.41'
L6	N48°46'04"E	76.04'
L7	N11°19'30"W	87.10'
L8	S78°01'44"E	24.51'
L9	N34°18'21"W	44.27'
L10	S78°01'44"E	72.34'
L11	S34°18'21"E	80.12'
L12	S78°33'56"W	90.74'
L13	S24°32'45"W	71.28'
L14	S46°08'26"W	60.59'
L15	S72°36'07"W	77.39'
L16	S75°49'58"W	215.28'
L17	S13°20'30"W	67.08'
L18	S24°05'42"W	118.76'
L19	S36°36'16"W	117.02'
L20	S42°30'18"W	63.29'

#	DIR.	DIST.
L21	S52°12'39"W	43.93'
L22	S66°54'54"W	87.10'
L23	S67°44'27"W	127.93'
L24	S62°04'06"E	62.46'
L25	S73°50'24"W	180.61'
L26	S75°26'43"W	131.52'
L27	N88°56'22"W	178.37'
L28	S24°30'45"W	186.52'
L29	N24°30'45"E	186.52'
L30	S85°15'47"W	58.30'
L31	N85°15'47"E	58.30'
L32	N60°14'43"W	24.99'
L33	S60°14'43"E	24.99'
L34	N18°53'08"W	67.75'
L35	N9°16'06"E	84.04'
L36	S9°16'06"W	84.04'
L37	S18°53'08"E	67.75'
L38	S71°06'52"W	128.38'
L39	S34°18'21"E	149.84'
L40	S34°18'21"E	61.70'

#	DIR.	DIST.
L41	S24°30'45"W	22.30'
L42	N24°30'45"E	12.30'
L43	N85°15'47"E	12.94'
L44	N9°16'06"E	8.30'
L45	S9°16'06"W	7.27'
L49	S55°41'39"W	30.00'
L50	S34°18'21"E	50.00'
L51	N55°41'39"E	30.00'



No./Name	DESCRIPTION
GS-1	30' PUBLIC DRAIN SERVIDUTE
GS-2	50' PUBLIC DRAIN SERVIDUTE
GS-3	50' PUBLIC DRAIN SERVIDUTE
GS-4	50' PUBLIC DRAIN SERVIDUTE

OPEN SPACE CALCULATIONS				
TRACT	OPEN SPACE USE	AREA(Ac.)	% OPEN SPACE	OPEN SPACE(Ac.)
GS-1	LANDSCAPE BUFFER	0.209	100%	0.209
CA-1	STORM WATER MANAGEMENT FACILITY	4.843	25%	1.211
PORTION OF TRACT G-1-A-1-A-1-B	ACTIVE RECREATION	0.150	50%	0.075
		TOTAL OPEN SPACE		1.595
		GROSS AREA OF DEVELOPMENT		39.880
		TOTAL PERCENT OPEN SPACE PROVIDED		15.0%
		TOTAL PERCENT OPEN SPACE REQUIRED		15.0%

PRELIMINARY PLAN ONLY NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, COVENANCE, SALES, OR AS A BASIS FOR THE ISSUANCE OF A PERMIT.

DEVELOPER/OWNER:
SINCLAIR B. KOUBIS, JR.
UNIVERSITY CLUB OF BATON ROUGE, L.L.C.
P.O. BOX 16021
BATON ROUGE, LA 70893-6021

ENGINEER:
JOSEPH YARBROUGH, P.E.
C S R S, INC.
8555 UNITED PLAZA BLVD.
BATON ROUGE, LA 70809
PH (225) 769-0546

CPDC ID#: 1620940696

CSRS
8555 United Plaza Blvd., Baton Rouge, LA 70809
Telephone: 225 769-0546 Fax: 225 767-0660
www.csrs.com

MAP SHOWING PRELIMINARY PLAN OF TRACT 7 OF WOODSTOCK PLANTATION INTO UNIVERSITY CLUB PLANTATION 12th FILING LOTS 839-894, GS-1, GS-2, & CA-1

LOCATED IN SECTIONS 46, 47 & 52 T-8-S R-1-E GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH LOUISIANA

UNIVERSITY CLUB PLANTATION, L.L.C.

Date: JULY 31, 2024
Project Number: 223059
Drawn By: dch
Checked By: CBG

Sheet



Office of the Planning Commission

City of Baton Rouge and Parish of East Baton Rouge
 Post Office Box 1471, Baton Rouge, Louisiana 70821
 or
 1100 Laurel Street, Suite 104, Baton Rouge, LA 70802
 Phone (225) 389-3144 Fax (225) 389-5342

Ryan L. Holcomb, AICP
 Planning Director

September 5, 2024

TO: Planning Commission
 THROUGH: Ryan L. Holcomb, AICP, Planning Director
 FROM: Don Arellano, Senior Planner
 SUBJECT: **S-6-24** University Club, 13th Filing

Application Summary			
Applicant	Joseph Yarbrough, PE	Submittal Date	August 1, 2024
Design Professional	Joseph Yarbrough, PE; CSRS Inc.		
Lot and Block	94	Site Area	57.74 acres
Location	East side of Audubon Lakes Drive, north of Memorial Tower Drive (Council District 3-Gaudet)		
Planning Commission Meeting Date	September 16, 2024		
Request			
Project Description	Major residential subdivision with private street		
Gross Residential Density	1.3 units per acre	Number of Lots	74
Site Characteristics			
FUTUREBR Land Use Designation	Residential Neighborhood	Character Area	Suburban
Existing Zoning	Rural	Overlay District	N/A
Existing Use	Undeveloped	Special Flood Hazard	Yes ± 35%
Area Characteristics			
Surrounding Zoning	Single Family Residential (A1), PUD, Rural		
Surrounding Uses	Low density residential, country club		
Findings			
Staff certifies that the proposed request meets the minimum requirements of the Unified Development Code for Planning Commission consideration			

Case History – Site

- None

Case History – Area

- **S-5-24** University Club Plantation, 12th Filing
 - To be heard by the Planning Commission September 16, 2024
- **PUD-17-06** Phases 4, 5, 6, 7, 9, II, IV, and VI, The Preserve at Harveston, Final Development Plan Revision 2
 - Approved by the Planning Commission on February 19, 2024
- **PUD-6-13** The Lakes at Harveston, Phase 2, Final Development Plan
 - Approved by the Planning Commission on June 21, 2021
- **PUD 6-13** The Lakes at Harveston Concept Plan, Revision 2, Corrected mathematical errors, removed phasing lot counts, updated construction sequence
 - Approved by the Planning Commission Staff on May 25, 2021
- **PA-8-20** LA 30 at Bluebonnet Boulevard, Residential Neighborhood to Mixed Use
 - Approval recommended by the Planning Commission on April 20, 2020
 - Approved by the Metropolitan Council on May 20, 2020
- **PUD 6-13** The Lakes at Harveston Phase 1, Final Development Plan, Revision, revised setbacks
 - Approved by the Planning Commission on August 19, 2019

Comprehensive Plan Consistency

- Consistent with the designation of Residential Neighborhood on the Future Land Use Map

Neighborhood Compatibility

- Existing low density single family residential to the north, south, west and east

Regulatory Issues

- Proposed design of Audubon Lakes Drive would require a revocation of the existing right of way connection to the north
 - Required to provide a new dedication of right of way with final plat to the northern property line
- Proposed sidewalks provided internally and along double loaded streets, are consistent with UDC §13.8.A.1
- Front-loaded garages or carports for single family development shall be at least 25 feet from any adjacent public right-of-way other than an alley, per UDC §17.5.2.A.3 and §11.1.2.8
- Parking provided for two vehicles per lot and two spaces at mail kiosk
- Proposed lot areas and widths meet or exceed the established minimums for the current zoning
- No entry monument sign proposed, any future signage to comply with UDC Chapter 16
- Open space provided for a minimum of 15% of site area, consistent with UDC §12.3.2
- Open Space meets UDC requirements as shown in chart below:
 - Existing golf course with previous subdivision filings satisfies open space requirement

Open Space		
Components	Required	Provided
Open Space	8.66 ac	9.66

- Lot dimensions for the subdivision shown in the chart below:

Lot Dimensions			
Required Minimum Lot Width	Proposed Shortest Lot Width	Required Minimum Lot Area	Proposed Smallest Lot Area
50 ft	55 ft	6,000 sf	16,206 sf

Transportation

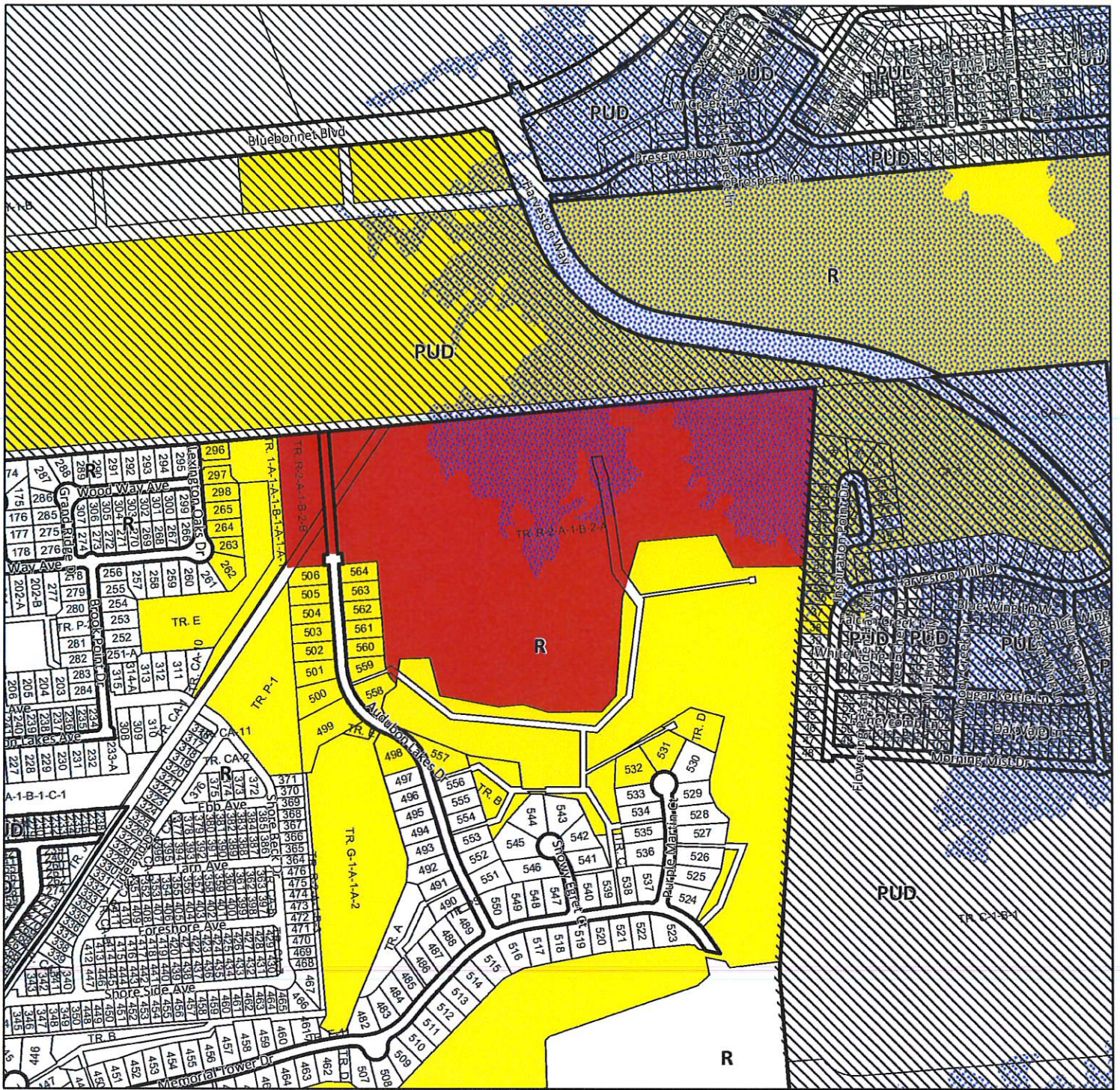
- Property located in the vicinity of streets on the Major Street Plan- *Bluebonnet Boulevard, Harveston Way, Selene Parkway*
- Property located adjacent to proposed facility on the Pedestrian and Bicycle Master Plan- *BREC Greenwell Springs to River Road trail*

Environmental Issues







- Approximately 35% of the property lies within the Flood Zone AE, which may require elevation of building pads, finished floors, and structures above the base flood elevation

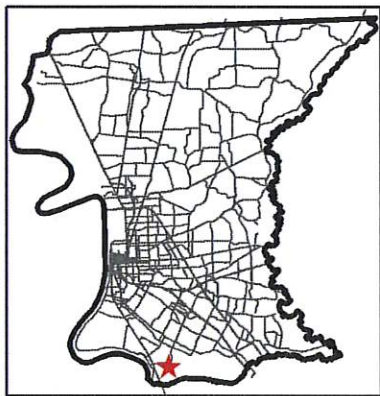
Community Outreach/Notification

- Subject property posted on August 23, 2024
- Public Notification Cards mailed to property owners within 300 foot and Lexington Estates, Lakes at Harveston, University Club Plantation Homeowners Associations radius on August 30, 2024
- Staff reports available for review on September 5, 2024 at <http://la-batonrouge.civicplus.com/AgendaCenter/Planning-Commission-12>
- Legal advertisement published in The Advocate on September 6, 2024



Legend

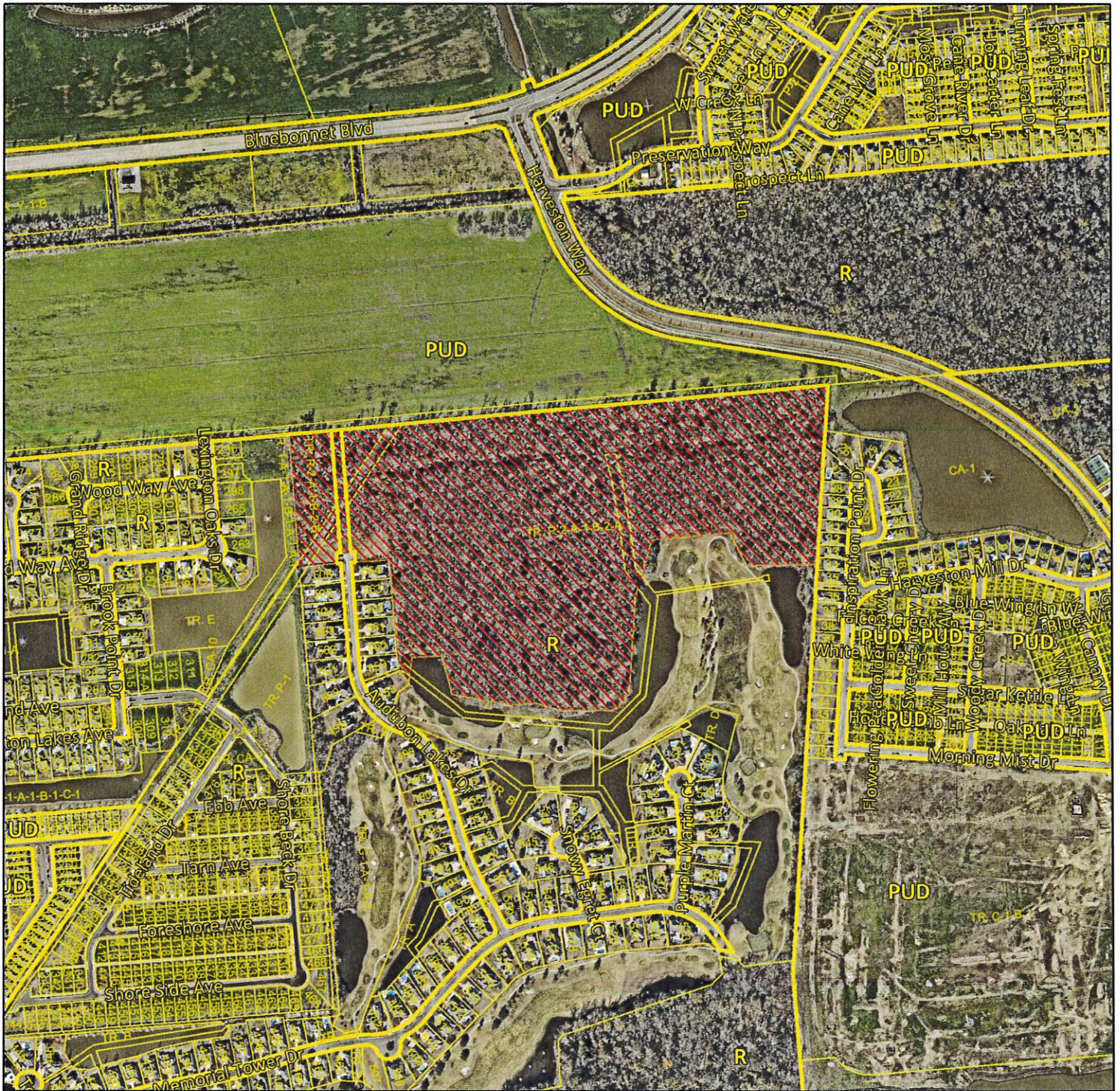
-  Current Case
-  Previous Relevant Cases
-  Notified of Public Hearing
-  Zoning Graphic
-  Lot Graphic
-  Special Flood Hazard Area
- A** Zoning Labels






S-6-24

0 200 400 600 800 ft

N




Legend

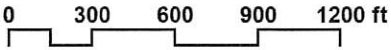
-  Current Case
-  Zoning Graphic
-  Lot Graphic
- A1** Zoning Labels

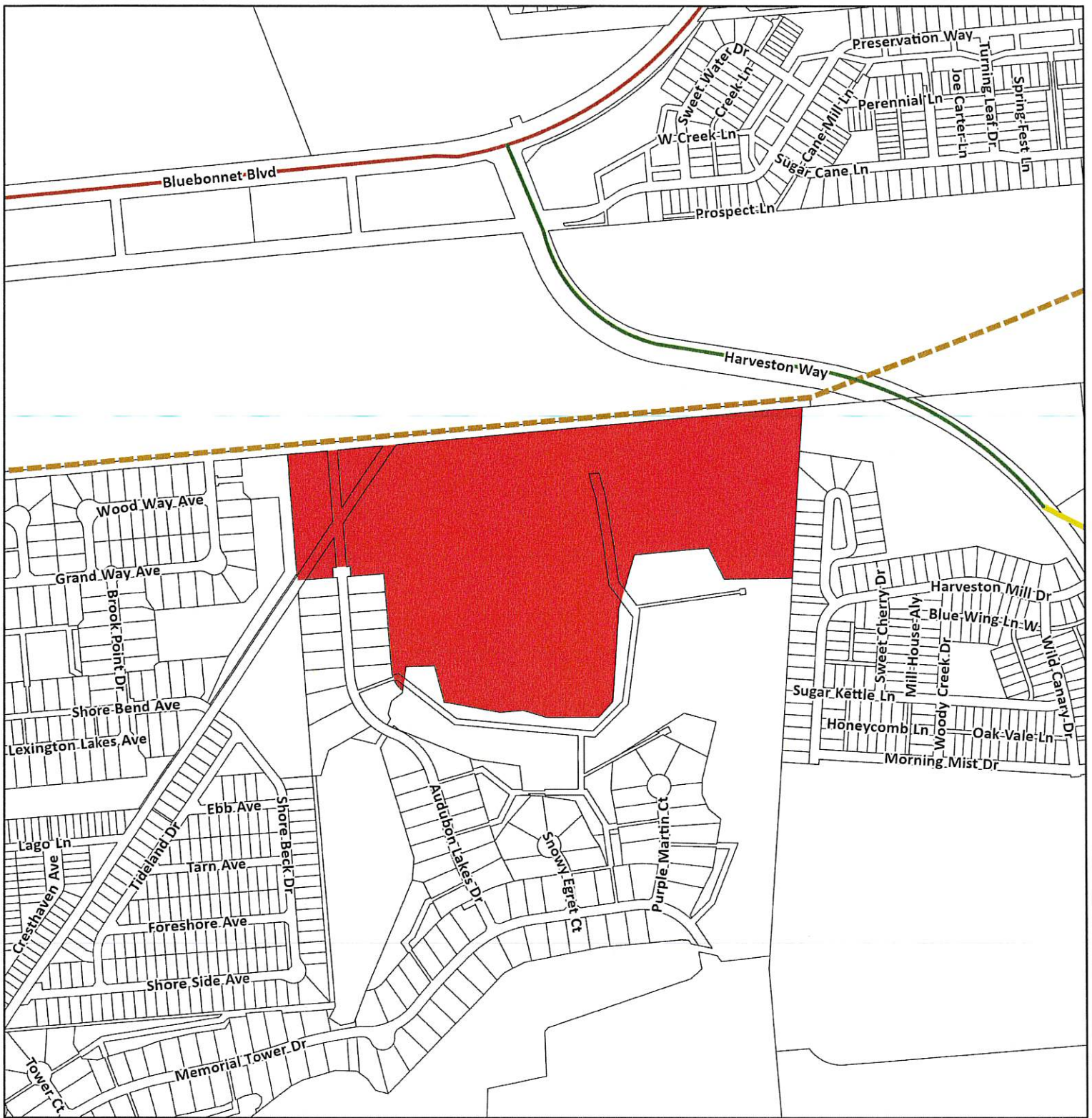


S-6-24



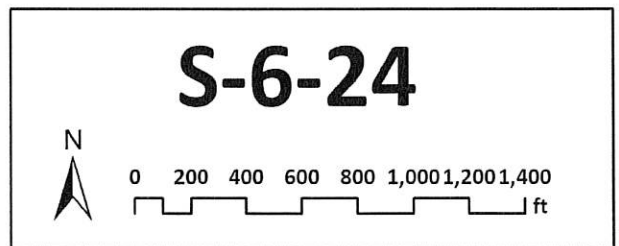
N





Legend

- Current Case
- MoveBR Projects
- Major Street Plan Completed
- Major Street Plan Additional
- Major Street Plan Future
- Bike/Ped Existing
- Bike/Ped Proposed
- CATS/Tiger Trails
- B Bus Stops



Disclaimer: The City of Baton Rouge-Parish of East Baton Rouge provides the data herein for general reference purposes only. The City-Parish does not assume liability for the misuse or misinterpretation of the data.



CITY OF BATON ROUGE
PARISH OF EAST BATON ROUGE
PLANNING COMMISSION



VICINITY MAP
Scale: 1"=2000'±

PUBLIC DRAIN SERVIDUES

No./Name#	DESCRIPTION
GS-1	30' PUBLIC DRAIN SERVIDUE
GS-2	50' PUBLIC DRAIN SERVIDUE
GS-3	50' PUBLIC DRAIN SERVIDUE
GS-4	50' PUBLIC DRAIN SERVIDUE

OPEN SPACE CALCULATIONS

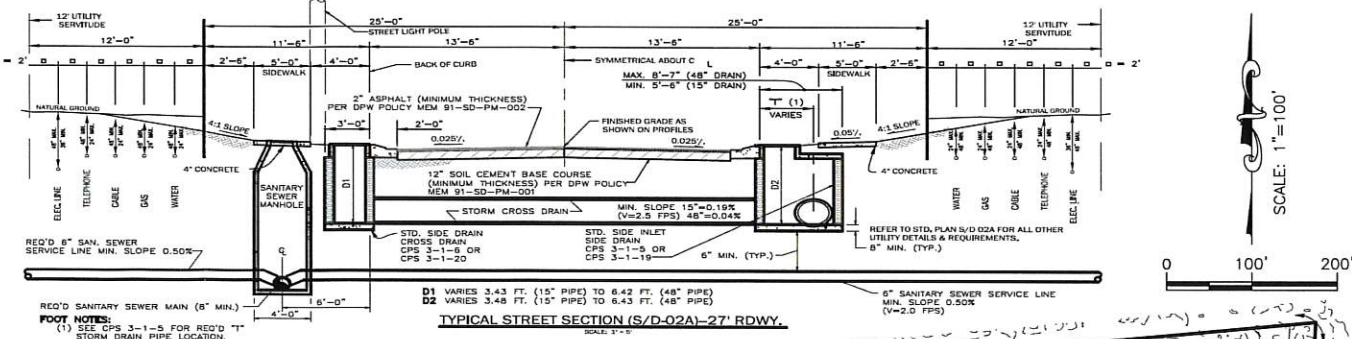
TRACT	OPEN SPACE USE	AREA(Ac.)	% OPEN SPACE	OPEN SPACE(Ac.)
GS-1	LANDSCAPE BUFFER	0.124	100%	0.124
GS-2	LANDSCAPE BUFFER	0.240	100%	0.240
GS-3	LANDSCAPE BUFFER	0.379	100%	0.379
GS-4	LANDSCAPE BUFFER	0.189	100%	0.189
GS-5	STORM WATER MANAGEMENT FACILITY	0.129	25%	0.032
CA-1	LANDSCAPE BUFFER	4.584	100%	4.584
CA-2	STORM WATER MANAGEMENT FACILITY	3.031	25%	0.758
CA-3	LANDSCAPE BUFFER	2.098	25%	0.524
CA-3	LANDSCAPE BUFFER	1.237	100%	1.237
TOTAL OPEN SPACE		9.657		9.657
GROSS AREA OF DEVELOPMENT		57.740		
TOTAL PERCENT OPEN SPACE PROVIDED				16.7%
TOTAL PERCENT OPEN SPACE REQUIRED				15.0%

CURVE TABLE

#	RAD.	ARC LENGTH	CHD. DIR.	CHD. LEN.
C1	140.00'	117.08'	S28°23'09"E	113.70'
C2	350.00'	544.80'	S40°10'27"W	491.51'
C3	155.00'	227.72'	S53°08'19"E	207.78'
C4	30.00'	26.96'	S49°40'08"E	24.87'
C5	375.00'	45.40'	N88°14'36"E	45.37'
C6	225.00'	200.32'	S69°43'08"E	193.77'
C7	30.00'	16.95'	S68°29'44"E	16.45'
C8	63.00'	322.35'	S53°48'20"W	69.39'
C9	20.00'	24.20'	N14°16'17"W	22.75'
C10	175.00'	141.39'	N72°04'43"W	137.58'
C11	425.00'	54.68'	S88°27'38"W	54.64'
C12	20.00'	25.61'	S55°27'27"W	23.90'
C13	155.00'	20.84'	S22°35'01"W	20.63'
C14	225.00'	88.80'	S15°05'30"W	88.23'
C15	225.00'	109.08'	S17°40'14"W	107.99'
C16	20.00'	24.72'	S33°50'54"E	23.17'
C17	63.00'	197.92'	S50°44'48"W	126.00'
C18	20.00'	24.29'	N74°02'42"W	22.82'
C19	325.00'	73.97'	S80°34'54"W	73.64'
C20	175.00'	191.91'	N58°35'03"W	183.44'
C21	275.00'	193.03'	N47°16'35"W	189.09'
C22	175.00'	189.86'	N36°18'18"W	180.68'
C23	20.00'	31.42'	N50°13'30"W	28.28'
C24	300.00'	487.06'	S40°10'27"W	421.30'
C25	20.00'	31.42'	N39°48'30"E	28.38'
C26	105.00'	222.89'	S34°24'48"E	183.33'
C27	275.00'	108.54'	S15°05'30"W	107.84'
C28	175.00'	263.33'	S46°53'33"W	238.18'
C29	125.00'	137.08'	N58°35'03"W	130.31'
C30	325.00'	228.12'	N47°16'35"W	223.47'
C31	125.00'	135.61'	N36°18'18"W	128.06'
C32	350.00'	20.83'	N83°04'11"E	20.83'
C33	380.00'	22.62'	S83°04'11"W	22.61'
C34	155.00'	47.52'	S88°29'35"E	47.33'
C35	155.00'	62.77'	S86°03'36"E	62.34'
C36	155.00'	67.24'	S42°01'51"E	66.72'
C37	155.00'	50.19'	S30°19'35"E	49.97'
C38	225.00'	4.45'	N85°20'28"E	4.45'
C39	225.00'	70.56'	S85°06'29"E	70.28'
C40	225.00'	70.84'	S67°06'13"E	70.55'
C41	225.00'	54.47'	S51°08'54"E	54.22'
C42	63.00'	3.46'	N88°47'40"E	3.46'
C43	63.00'	89.37'	S48°59'38"E	82.06'
C44	63.00'	53.71'	S16°04'08"W	52.10'
C45	63.00'	52.80'	S84°30'11"W	51.27'
C46	63.00'	55.40'	N84°13'30"W	53.63'
C47	63.00'	67.82'	N10°21'32"W	64.42'
C48	225.00'	85.15'	S15°33'25"W	84.84'
C49	225.00'	3.66'	S4°15'01"W	3.66'
C50	225.00'	87.29'	S14°53'58"W	86.75'
C51	225.00'	21.77'	S28°47'07"W	21.76'
C52	63.00'	37.17'	S27°31'09"E	36.63'

GENERAL NOTES:

- FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL #22033C-035-6 FOR EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED MAY 2, 2008, THE PROPERTY HEREON IS LOCATED IN FLOOD ZONE "AE" & "X". THE NEAREST ADJACENT 100 YEAR FLOOD ELEVATION IS 15.00'. BASE FLOOD AND REGIONAL HUNDRETH ELEVATIONS ARE SUBJECT TO CHANGE AND CURRENT BASE FLOOD ELEVATIONS SHOULD BE VERIFIED WITH THE DEPARTMENT OF SUBDIVISION DEVELOPMENT.
- MINIMUM LOT WIDTH: 50'
- CPCP ID: 182804888
- EXISTING LAND USE: UNDEVELOPED
- FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD (RN)
- CHARACTER AREA: SUBURBAN
- THIS SITE IS WITHIN THE CITY OF ST. GEORGE
- ZONING: RURAL (R)
- SETBACKS: FRONT-15' SIDE-8' CORNER SIDE-15' REAR-25'
- ZONING INFORMATION WAS OBTAINED FROM <http://pba.batonrouge.gov/mesa>. ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.
- SANITARY SEWER: PROPOSED DRAINAGE COLLECTION LINES TO BE ROUTED TO EXISTING PUBLIC UTILITY STATION IN 12TH FILING.
- STORM DRAINAGE: SUBSURFACE STORM SEWER OUTFALLING INTO PROPOSED LAKE DETENTION SYSTEM.
- UTILITIES: ELECTRICITY: ENTERY WATER: BATON ROUGE WATER COMPANY GAS: ENTERY TELEPHONE: AT&T SOUTH SEWER DISTRICT: EAST BATON ROUGE PARISH
- ALL LOTS WILL BE DEED RESTRICTED TO REQUIRE DRIVEWAY CONNECTIONS TO THE INTERNAL STREET NETWORK.
- SCHOOLS: ELEMENTARY SCHOOL: MANOLIA WOODS MIDDLE SCHOOL: WESTLAND MIDDLE HIGH SCHOOL: TARA HIGH
- ALL STREETS ARE 27' WIDE CURB AND GUTTER WITH SUBSURFACE DRAINAGE PER DPW CPS 30/02A.
- FIRE DISTRICT: ST. GEORGE FIRE DISTRICT No. 2
- ALL UTILITIES SHALL BE UNDERGROUND WITHIN THE 12' UTILITY SERVIDUE DETAILS SHOWN IN THE STREET SECTION.
- FIRE HYDRANTS WILL BE INDICATED ON THE CONSTRUCTION PLANS FOR THE WATER DISTRIBUTION SYSTEM, WHICH WILL BE PROVIDED BY BATON ROUGE WATER CO.
- DISTANCES IN US SURVEY FEET.
- THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAN DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAN.
- THE APPROVAL OF THIS PLAN OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY PARISH LAWS AND ORDINANCES COVERING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THIS PLAN SHALL BE CONSIDERED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- NO ATTEMPT HAS BEEN MADE BY C S R S, L.L.C. TO VERIFY TITLE, ACTUAL LAKE OWNERSHIPS, DEED RESTRICTIONS, SERVIDUES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
- SHORT TRIANGLE NOTE: NO PLANTINGS, FENCES, OR PARKING AREAS TO BE CONSTRUCTED WITHIN SHORT TRIANGLES SO AS TO NOT INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- STREET LIGHT MAINTENANCE RESPONSIBILITY TO BE DETERMINED.
- TRAFFIC CONTROL SIGNS, LIGHTS, AND DETAILS WILL BE PER PER PARISH STANDARDS.
- CERTAIN AREAS OF THE PROJECT WILL BE FILLED. THEREFORE, LOT PURCHASERS ARE ADVISED TO HAVE THEIR SPECIFIC LOTS EXAMINED BY A COMPETENT EXPERT ON THEIR BEHALF TO DETERMINE IF ANY REMEDIAL ACTION SUCH AS HOUSE FOUNDATION MODIFICATIONS ARE NECESSARY.
- CARPOT NOTE: FRONT LOADED GARAGES OR CARPORTS FOR SINGLE FAMILY DEVELOPMENTS SHALL BE AT LEAST 25' FROM AN ADJACENT PUBLIC RIGHT-OF-WAY OTHER THAN ALLEY PER SECTION 11.1.1.
- SIGNAGE NOTE: ALL NEIGHBORHOOD SIGNS WILL COMPLY WITH CHAPTER 16 AND SECTION 16.5.5B AND TABLE 16.B.
- REFERENCE MAP: A) MAP SHOWING THE SUBDIVISION OF TRACT C OF BURYVILLE PLANTATION INTO TRACT C-1 & C-2, BY TAYLOR M. GRAYSON, P.L.S., DATED 08-01-2009. B) MAP SHOWING FINAL PLAT OF UNIVERSITY CLUB PLANTATION ELEVENTH FILING PHASE 2 LOTS 785-817, P-4 & P-5, BY COLIN B. GRAYSON, P.L.S., DATED 09-01-2020. C) MAP SHOWING RESUBDIVISION OF GS-1 & GS-2 INTO TRACTS G-1-A, G-1-B, G-2-A, G-2-B, G-2-C, G-2-D, G-2-E, G-2-F, G-2-G, G-2-H, G-2-I, G-2-J, G-2-K, G-2-L, G-2-M, G-2-N, G-2-O, G-2-P, G-2-Q, G-2-R, G-2-S, G-2-T, G-2-U, G-2-V, G-2-W, G-2-X, G-2-Y, G-2-Z, BY MICHAEL B. SONGY, P.E., P.L.S., DATED 04/11/2011. D) THE NEAREST CATS BUS STOP IS GARDERE & NICHOLSON 4.1 MILES FROM SUBDIVISION.



SYMBOL LEGEND

SYMBOL	DESCRIPTION
(Symbol)	SERVIDUE
(Symbol)	BUILDING LINES
(Symbol)	T.B.M.
(Symbol)	FLOODZONE "AE"
(Symbol)	SERVIDUE (RIGHT OF WAY) (TO BE REVOKED)
(Symbol)	SANITARY SEWER
(Symbol)	SANITARY SEWER MH
(Symbol)	SANITARY SEWER FORCE MAIN
(Symbol)	SANITARY SEWER FORCE MAIN
(Symbol)	DRAIN INLET
(Symbol)	DRAIN JUNCTION BOX

STORM WATER MANAGEMENT NOTE:
AS A PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LAST REVISION.

FILL NOTE:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. A HOLD HARMLESS AND INDEMNITY AGREEMENT SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.

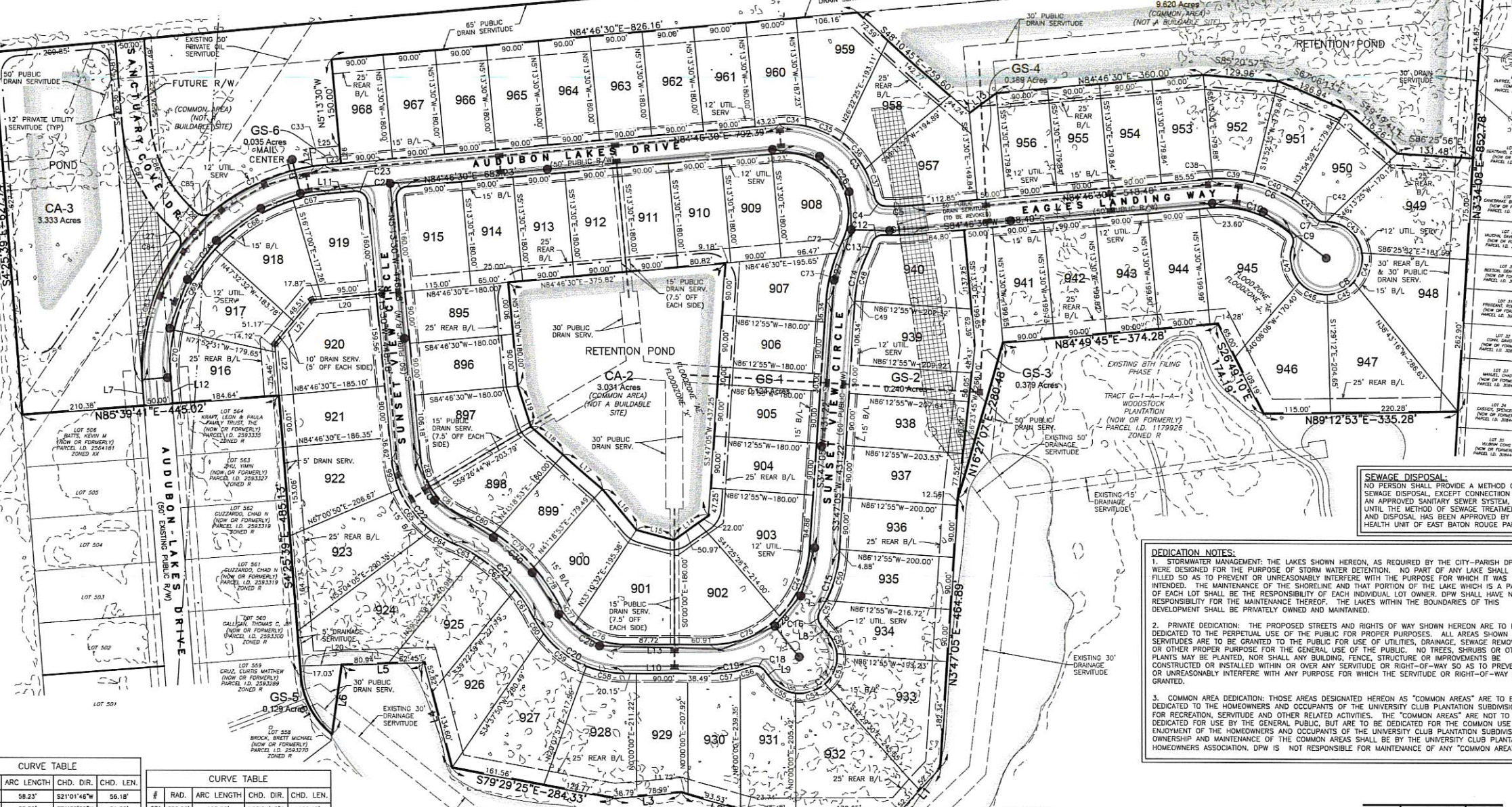


PRELIMINARY PLAN ONLY NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS A BASIS FOR THE ISSUANCE OF A PERMIT.

DEVELOPER/OWNER:
UNIVERSITY CLUB OF BATON ROUGE, L.L.C.
P.O. BOX 16021
BATON ROUGE, LA 70893-6021

ENGINEER:
JOSEPH YARBROUGH, P.E.
C S R S, INC.
855 UNITED PLAZA BLVD.
BATON ROUGE, LA 70809
PH (225) 769-0546

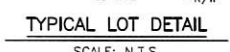
CPCP ID #: 1620940951



SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM. UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

DEDICATION NOTES:

- STORMWATER MANAGEMENT: THE LAKES SHOWN HEREON, AS REQUIRED BY THE CITY-PARISH DPW, WERE DESIGNED FOR THE PURPOSE OF STORM WATER DETENTION. NO PART OF ANY LAKE SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT WAS INTENDED. THE MAINTENANCE OF THE SHORELINE AND PORTION OF THE LAKE WHICH IS A PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER. DPW SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKES WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.
- PRIVATE DEDICATION: THE PROPOSED STREETS AND RIGHTS OF WAY SHOWN HEREON ARE TO BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVIDUES ARE TO BE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVIDUE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVIDUE OR RIGHT-OF-WAY IS GRANTED.
- COMMON AREA DEDICATION: THOSE AREAS DESIGNATED HEREON AS "COMMON AREAS" ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF THE UNIVERSITY CLUB PLANTATION SUBDIVISION FOR RECREATION, SERVICE AND OTHER RELATED ACTIVITIES. THE "COMMON AREAS" ARE NOT TO BE DEDICATED TO THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF THE UNIVERSITY CLUB PLANTATION SUBDIVISION. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE UNIVERSITY CLUB PLANTATION HOMEOWNERS ASSOCIATION. DPW IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY "COMMON AREA".



MAP SHOWING PRELIMINARY PLAT OF TRACT R-2-A-1-B-2-A OF WOODSTOCK PLANTATION INTO UNIVERSITY CLUB PLANTATION 13TH FILING LOTS 895-968, GS-1, THRU GS-6, & CA-1, CA-2 & CA-3

LOCATED IN SECTIONS 45 & 52 T-4-S-R-1-E GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH LOUISIANA FOR UNIVERSITY CLUB PLANTATION, L.L.C.

Date: JULY 31, 2023
Project Number: 223059
Drawn By: dch
Checked By: CBG
Sheet:

PC Set 8-29-24 54915-S-6-24