

T.N.D. FINAL DEVELOPMENT PLAN

FOR

ROUZAN

TRADITIONAL NEIGHBORHOOD DEVELOPMENT PHASE 5 - REVISION 4 EAST BATON ROUGE PARISH, LOUISIANA

REVISION 1 (OCTOBER 30, 2015):
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2014, TO:
 1) BOUNDARY OF PHASE 5 HAS INCREASED
 2) RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 3) NUMBER OF LOTS HAS INCREASED
APPROVED:
 /s/ FRANK M. DUKE 1-19-16
 FRANK M. DUKE, FAOP, PLANNING DIRECTOR DATE
 OR HIS DESIGNEE
 CITY-PARISH PLANNING COMMISSION FILE #

REVISION 2 (DECEMBER 10, 2016):
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JANUARY 19, 2016, TO:
 1) BOUNDARY OF PHASE 5 HAS INCREASED
 2) RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 3) NUMBER OF LOTS HAS INCREASED
APPROVED:
 /s/ FRANK M. DUKE 6-26-17
 FRANK M. DUKE, FAOP, PLANNING DIRECTOR DATE
 OR HIS DESIGNEE
 CITY-PARISH PLANNING COMMISSION FILE #

REVISION 3 (OCTOBER 18, 2018):
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 26, 2017, TO:
 1) REVISED LOT LINES TO REDUCE NUMBER OF UNITS
 2) REVISED STREET NAMES
 3) REVISED BUILDING SETBACK LINES
 4) REVISED LANDSCAPE TABLES TO COMPLY WITH NEW LANDSCAPE ORDINANCE
APPROVED:
 12-10-18
 FRANK M. DUKE, FAOP, PLANNING DIRECTOR DATE
 OR HIS DESIGNEE
 CITY-PARISH PLANNING COMMISSION FILE # 51203

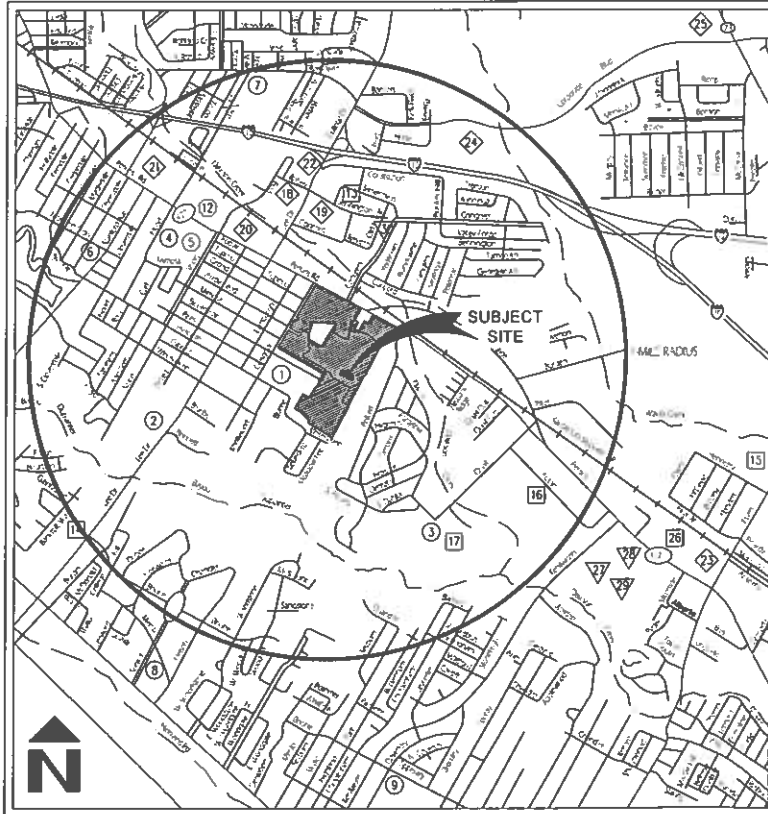
REVISION 4 (JANUARY 3, 2019):
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON DECEMBER 10, 2018, TO:
 1) FILING 1: CHANGED LOT NAME FROM 219 TO LOT 219A AND LOT SIZE
 2) FILING 2: REDUCED THE NUMBER OF LOTS FROM 11 (LOTS 208-218) TO 6 LOTS (213-A TO 218-A)
 3) FILING 3: CHANGED FRONT YARD SETBACKS FROM 10 FT TO 6 FT (LOTS 124-148)
 4) CHANGED PHASE 10 TO PHASE 1 AREA CHANGED FROM 0.37 AC TO 10.78 AC AND ADDED THE BOUNDARIES OF PHASE 4 (NOT IN THIS FDP)
APPROVED:
 FRANK M. DUKE, FAOP, PLANNING DIRECTOR DATE
 OR HIS DESIGNEE
 CITY-PARISH PLANNING COMMISSION FILE # 51300

LEGAL DESCRIPTION OF SITE:
 PORTION OF TRACT RZ-2 58.60 +/- ACRES OF BROWLAND PLANTATION LOCATED IN SECTION 04, TOWNSHIP 7 SOUTH, RANGE 1 EAST, ORLEANS PARISH, EAST BATON ROUGE PARISH, STATE OF LOUISIANA. LOTS 214-104, 105-A - 106-A, 109-121, 124-146, 149-203, 204-A - 204-F, 206-207, 213-A - 219-A, 220-253, 256-278, COMMON AREA TRACTS E, G-1-A, G-1-B, G-6, G-7, G-8, G-31, G32, G33, G34, G37, G38, & 05
PARCEL IDENTIFICATION NUMBERS:
 TRACT RZ-2: 1430521165 AND TRACT RZ-3: 1430521166, LOT ID NUMBERS: 1430521206, 1430521209, 1430521204, 1430521203, 1430521202, 1430521201, 1430521200, 1430521199, 1430521245, 1430521186, 1430521187, 1430521188, 1430521189, 1430521193, 1430521192, 1430521191, 1430521190, 1430521246, 1430521178, 1430521179, 1430521180, 1430521181, 1430521185, 1430521184, 1430521183, 1430521182, 1430521213, 1430521214, 1430521215, 1430521216, 1430521212, 1430521211, 1430521210, 1430521209, 1430521248, 1430521208, 1430521207, 1430521242, 1430521254, 1430521250, 1430521225, 1430521226, 1430521227, 1430521228, 1430521229, 1430521231, 1430521222, 1430521223, 1430521224, 1430521220, 1430521218, 1430521218, 1430521217, 1430521247, 1430521173, 1430521174, 1430521175, 1430521176, 1430521177, 1430521172, 1430521171, 1430521170, 1430521168, 1430521169, 1430521241, 1430521240, 1430521239, 1430521238, 1430521237, 1430521236, 1430521235, 1430521234, 1430521233, 1430521232, 1430521231, AND 1430521230

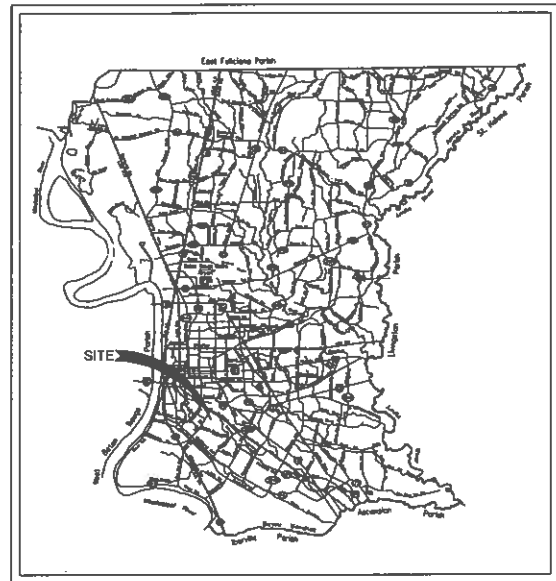
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NOTE:
 THIS FINAL DEVELOPMENT PLAN IS A REVISION AND AMENDMENT TO THE FINAL DEVELOPMENT PLAN PRODUCED BY BENCHMARK GROUP, LLC PREVIOUSLY APPROVED BY THE COUNCIL ON 6/14/14, AND MOST RECENTLY REVISED BY SJB GROUP, LLC DATED 10/1/18



GENERAL LOCATION MAP:
 SCALE: 1" = 2,000'



EAST BATON ROUGE PARISH MAP:
 SCALE: 1" = 20,000'

- SCHOOLS:**
- GLASDOW MIDDLE SCHOOL
 - ROBERT E. LEE HIGH SCHOOL
 - CHRISTIAN LIFE ACADEMY
 - SOUTHDOWN ELEMENTARY
 - ST. ALOYSIUS CATHOLIC SCHOOL
 - TRINITY EPISCOPAL DAY SCHOOL
 - VALLEY PARK MIDDLE SCHOOL
 - HIGHLAND ELEMENTARY SCHOOL
 - KENILWORTH JUNIOR HIGH SCHOOL
 - MAGNOLIA WOODS ELEMENTARY SCHOOL
 - SILVERSDALE ELEMENTARY SCHOOL
- FIRE STATIONS:**
- BATON ROUGE FIRE DEPT. NO. 9
- OTHER FACILITIES:**
- BENNINGTON POST OFFICE
 - ST JAMES PLACE NURSING HOME
 - OUR LADY OF THE LAKE REGIONAL MEDICAL CENTER
 - PENNINGTON BIOMEDICAL RESEARCH CENTER
 - LOUISIANA DEPARTMENT OF WILDLIFE AND FISHERIES
 - BATON ROUGE MEDICAL CLINIC

- PARKS:**
- BREC - OLYMPIA STADIUM & PARK
 - BREC - VELODROME
 - BREC - PERKINS ROAD PARK
 - BREC - CONGRESS PARK

- SHOPPING AREAS:**
- WALMART SHOPPING CENTER
 - VILLAGE SQUARE SHOPPING CENTER
 - SOUTHDOWN CENTER
 - ACADIAN - PERKINS PLAZA
 - ALBERTSON'S GROCERY STORE
 - ALBERTSON'S SHOPPING CENTER
 - CITIPLACE PLANNED UNIT DEVELOPMENT
 - TOWNE CENTER PLANNED UNIT DEVELOPMENT

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

LANDSCAPE ARCHITECT / LAND PLANNER	LANDSCAPE ARCHITECT
SWA GROUP 570 GLENNEYRE STREET LAGUNA BEACH, CALIFORNIA 92651-2453 CONTACT: ANDREW WATKINS, AIA LEED PHONE: 949.290.6857 OFFICE: 949.497.5471 EMAIL: AWATKINS@SWAGROUP.COM	SJB GROUP, L.L.C. P.O. BOX 1751 BATON ROUGE, LOUISIANA 70821 CONTACT: STEVEN J. LUMPKIN, PLS, ASLA, PhP PHONE: 225.769.3400 FAX: 225.769.3596 EMAIL: STEVEN.LUMPKIN@SJBGROUP.COM
CIVIL ENGINEER / LAND SURVEYOR SJB GROUP, L.L.C. P.O. BOX 1751 BATON ROUGE, LOUISIANA 70821 CONTACT: COREY BLANCHARD, PE PHONE: 225.769.3400 FAX: 225.769.3596 EMAIL: COREY.BLANCHARD@SJBGROUP.COM	OWNER/DEVELOPER ENQUOIST-ROUZAN RESIDENTIAL DEVELOPMENT, L.L.C. 402 N. 4TH STREET BATON ROUGE, LA 70802 CONTACT: CHARLES LANDRY PHONE: 225-706-4080 EMAIL: CLandry@shimonthaygood.com
ARCHITECT RHA 3337 MICHELSON DRIVE, SUITE 170 IRVINE, CA 92612 CONTACT: BRIAN MCDOLUSKY PHONE: 949.655.1530 EMAIL: BMCDOLUSKY@ROBERTHDEY.COM	

STATEMENT OF OBJECTIVES:
 ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (T.N.D.) HAS AN OVERALL PROJECT AREA OF 117.61 ACRES WITH THE FINAL DEVELOPMENT PLAN FOR PHASE 5 CONTAINING 58.71 ACRES. THE NUMBER OF ACRES DEVOTED TO THE VARIOUS CATEGORIES OF LAND USE SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 5 IS AS FOLLOWS: MIXED RESIDENTIAL - 24.23 ACRES (61%), NEIGHBORHOOD EDGE - 7.78 ACRES (20%), AND COMMON OPEN SPACE - 6.70 ACRES (17%). THE USES PROPOSED FOR PHASE 5 ROUZAN T.N.D. WILL COMPLY WITH THE ZONING CLASSES APPROVED WITHIN THE CONCEPT PLAN FOR ROUZAN T.N.D.

ROUZAN T.N.D. FINAL DEVELOPMENT PLAN FOR PHASE 5 WILL CONSIST OF TWO HUNDRED AND TWENTY-SIX (226) RESIDENTIAL UNITS (191 LOTS). THE RESIDENTIAL BREAKDOWNS ARE 35 LOW DENSITY RESIDENTIAL AND 191 MEDIUM DENSITY RESIDENTIAL UNITS. PHASE 5 WILL CONTAIN ZERO (0) SQUARE FEET OF OFFICE/COMMERCIAL/JOVE USAGE. PHASE 5 WILL ALSO CONTAIN A COMMUNITY RECREATION AREA THE TYPE OF USES TO BE CONSTRUCTED AS FOLLOWS:
 THE SEQUENCING OF THE CONSTRUCTION IS AN ANTICIPATED START CONSISTING OF CLEANING AND EARTHWORKS OF PHASE 5 WITHIN THE FIRST QUARTER OF 2016 WITH THE COMPLETION OF PHASE 5 INFRASTRUCTURE BY THE THIRD QUARTER OF 2018

THE STREETS/ROADS/PEDESTRIAN WAYS LOCATED WITHIN THE MIXED RESIDENTIAL AREAS SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 5 ARE PROPOSED TO BE DEDICATED TO THE PUBLIC FOR OWNERSHIP AND MAINTENANCE. A SMALLER PORTION OF STREETS, ALLEYS, AND PEDESTRIAN WALKWAYS WITHIN THE T.N.D. WILL BE DESIGNATED AS PRIVATE ON FINAL DEVELOPMENT PLAT AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ROUZAN PROPERTY OWNERS ASSOCIATION.

SEPARATE DECLARATIONS FOR THE RESIDENTIAL PROPERTY WITHIN ROUZAN (THE RESIDENTIAL DECLARATIONS) AND THE BUSINESS DISTRICT WITHIN ROUZAN (THE NON-RESIDENTIAL DECLARATIONS) HAS BEEN OR WILL BE RECORDED TO CREATE A RESIDENTIAL OWNERS ASSOCIATION (THE NEIGHBORHOOD ASSOCIATION) TO REGULATE AND MAINTAIN THE RESIDENTIAL PORTIONS OF ROUZAN AND CREATE A BUSINESS OWNERS ASSOCIATION (THE BUSINESS ASSOCIATION) TO REGULATE AND MAINTAIN THE COMMERCIAL PORTIONS OF ROUZAN. THE NEEDS OF ROUZAN IS MET PRIMARILY BY THESE TWO SEPARATE ENTITIES.

UNDER THE TERMS OF THE RESIDENTIAL DECLARATION, THE NEIGHBORHOOD ASSOCIATION MAINTAINS ALL OF THE NEIGHBORHOOD ASSOCIATION COMMON AREAS, OR NEIGHBORHOOD COMMONS, INCLUDING OPEN SPACE, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE NEIGHBORHOOD ASSOCIATION ALSO HELPS PRESERVE THE NEIGHBORHOOD CHARACTER BY FACILITATING NEIGHBORHOOD DISCUSSION, STIMULATING AN UNDERSTANDING OF THE NEIGHBORHOOD GOALS AND ENFORCING THE COVENANTS WHEN NECESSARY.

THE BUSINESS ASSOCIATION MEETS THE SPECIAL NEEDS OF THE COMMERCIAL PROPERTIES WITHIN ROUZAN, AS PROVIDED BY THE ROUZAN NON-RESIDENTIAL DECLARATION. THE BUSINESS ASSOCIATION PROVIDES COMMERCIAL-TYPE MAINTENANCE AND SERVICES APPROPRIATE TO THE BUSINESS INCLUDING MAINTAINING ALL OF THE BUSINESS COMMON AREAS OR BUSINESS COMMONS, WHICH INCLUDE OPEN SPACES, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE BUSINESS ASSOCIATION MAY ALSO FUNCTION AS A NEIGHBORHOOD ASSOCIATION FOR ADVERTISING AND BUSINESS DEVELOPMENT. TOGETHER, THE NEIGHBORHOOD COMMONS AND THE BUSINESS COMMONS SHALL CONSTITUTE THE ROUZAN COMMONS.

PRELIMINARY
 THE BOUNDARY IS NOT TO BE USED FOR CONSTRUCTION, RECORDATION, CONTRACTS, SALES, OR AS THE BASIS FOR THE ISSUANCE OF ANY PERMIT.
 STEVEN J. LUMPKIN, PLS. LA REG. NO. 1-004

PRELIMINARY
 THE BOUNDARY IS NOT TO BE USED FOR CONSTRUCTION, RECORDATION, CONTRACTS, SALES, OR AS THE BASIS FOR THE ISSUANCE OF ANY PERMIT.
 COREY A. BLANCHARD, PE. LA REG. NO. 0424

PRELIMINARY
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 COREY BLANCHARD, P.E. LA REG. NO. 30029

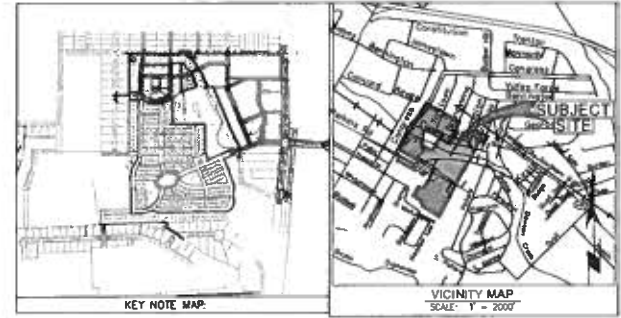
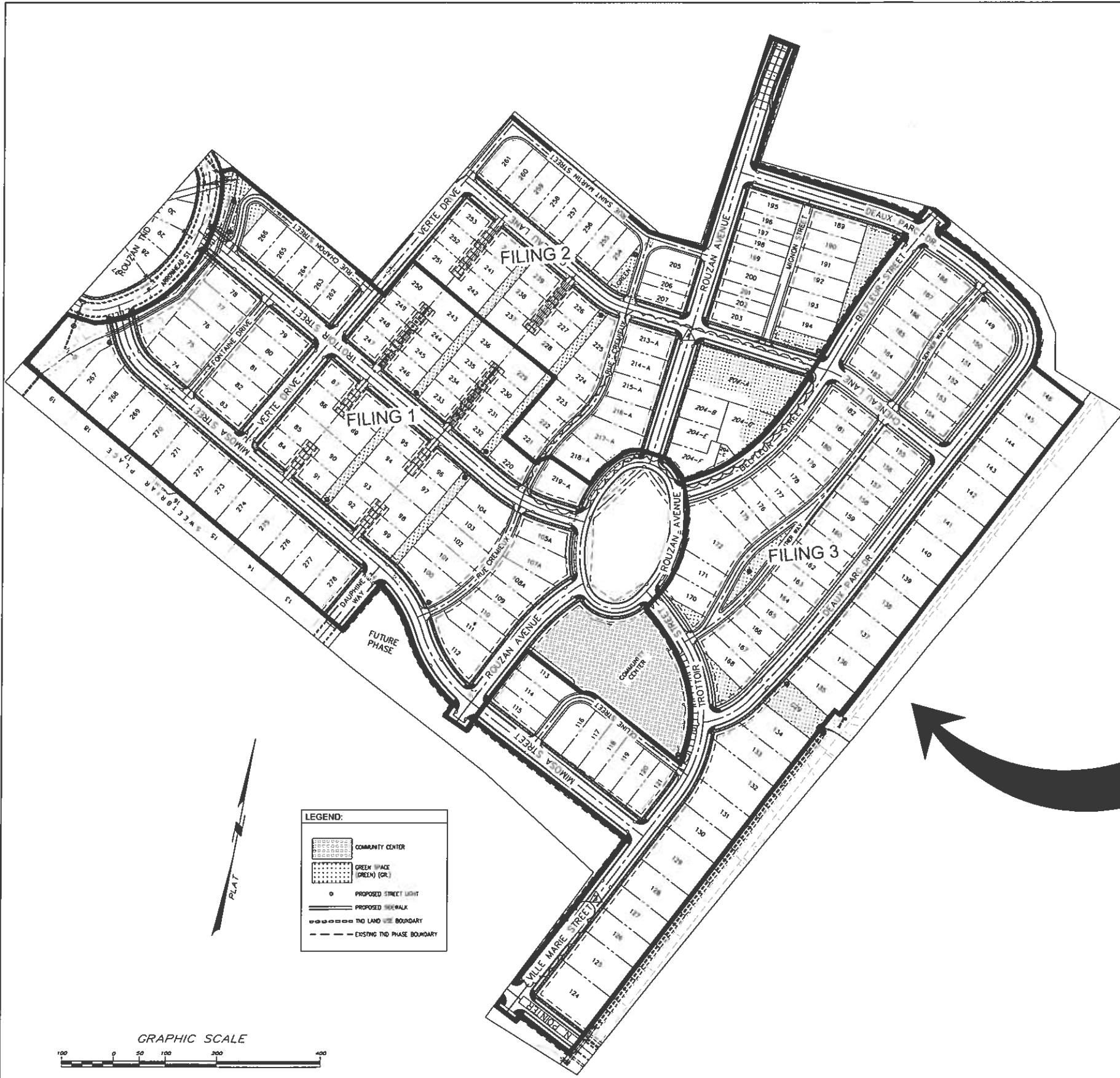
STATE OF LOUISIANA
 LAND SURVEYOR
 STEVEN J. LUMPKIN
 LICENSE NO. 1-004
 11/3/19

STATE OF LOUISIANA
 LAND SURVEYOR
 COREY A. BLANCHARD, JR.
 License No. 4543
 PROFESSIONAL
 07/25/18

STATE OF LOUISIANA
 CIVIL ENGINEER
 COREY BLANCHARD
 REG. NO. 30029
 REGISTERED
 PROFESSIONAL ENGINEER
 11/3/19

SHEET NUMBER 1.0	
PARISH/COUNTY	EAST BATON ROUGE
CITY	BATON ROUGE
PROJECT	11409.7
ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT PHASE 5 - FINAL DEVELOPMENT PLAN	
TITLE SHEET	
REVISION	DATE
2	12-9-18
3	10-18-18
4	1-3-19
5	1-3-19
6	1-3-19
7	1-3-19
8	1-3-19
9	1-3-19
10	1-3-19
11	1-3-19
12	1-3-19

RECEIVED JAN 29 2019



OWNERSHIP & REVISION STATEMENT

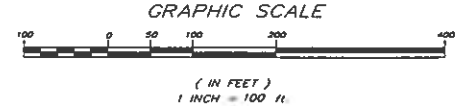
1. THE ROUZAN T.I.D. FINAL DEVELOPMENT PLANS WERE ORIGINALLY APPROVED ON JANUARY 18, 2016. SHEET 12 OF THE APPROVED FINAL DEVELOPMENT PLANS WERE PREPARED BY BENCHMARK GROUP, LLC. THIS REVISION, PREPARED BY SJB GROUP (CIVIL ENGINEERING, SURVEY, LANDSCAPE ARCHITECTURE), TO ADJUST LOT LINES AND ADJUST SETBACKS IN FILING 2 AND 3.

2. THE OWNERSHIP OF TRACTS RZ-2 CHANGED FROM ZENGO ASSOCIATES, L.L.C. AND GLASSBORO PARTNERS, L.L.C. THE NEW OWNER OF TRACT RZ-2 IS DUCOST-ROUZAN RESIDENTIAL DEVELOPMENT, LLC. THE OWNER/DEVELOPER FOR THE PROPERTY OWNERSHIP IS ALSO SHOWN ON THE ORIGINAL PROPERTY MAP, SHEET 12.

PRELIMINARY

THIS PROJECT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES WITHOUT THE WRITTEN CONSENT OF ALL PROFESSIONALS AND ENGINEERS INVOLVED IN THE PROJECT.

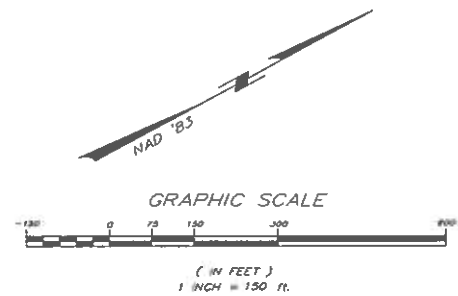
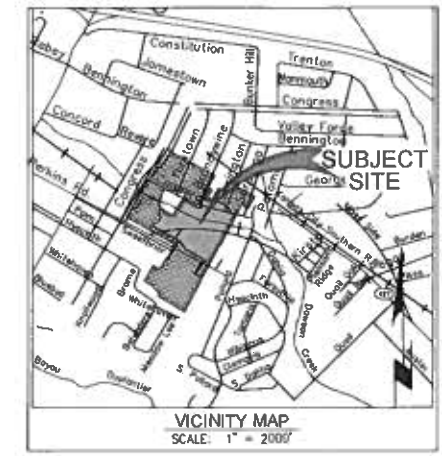
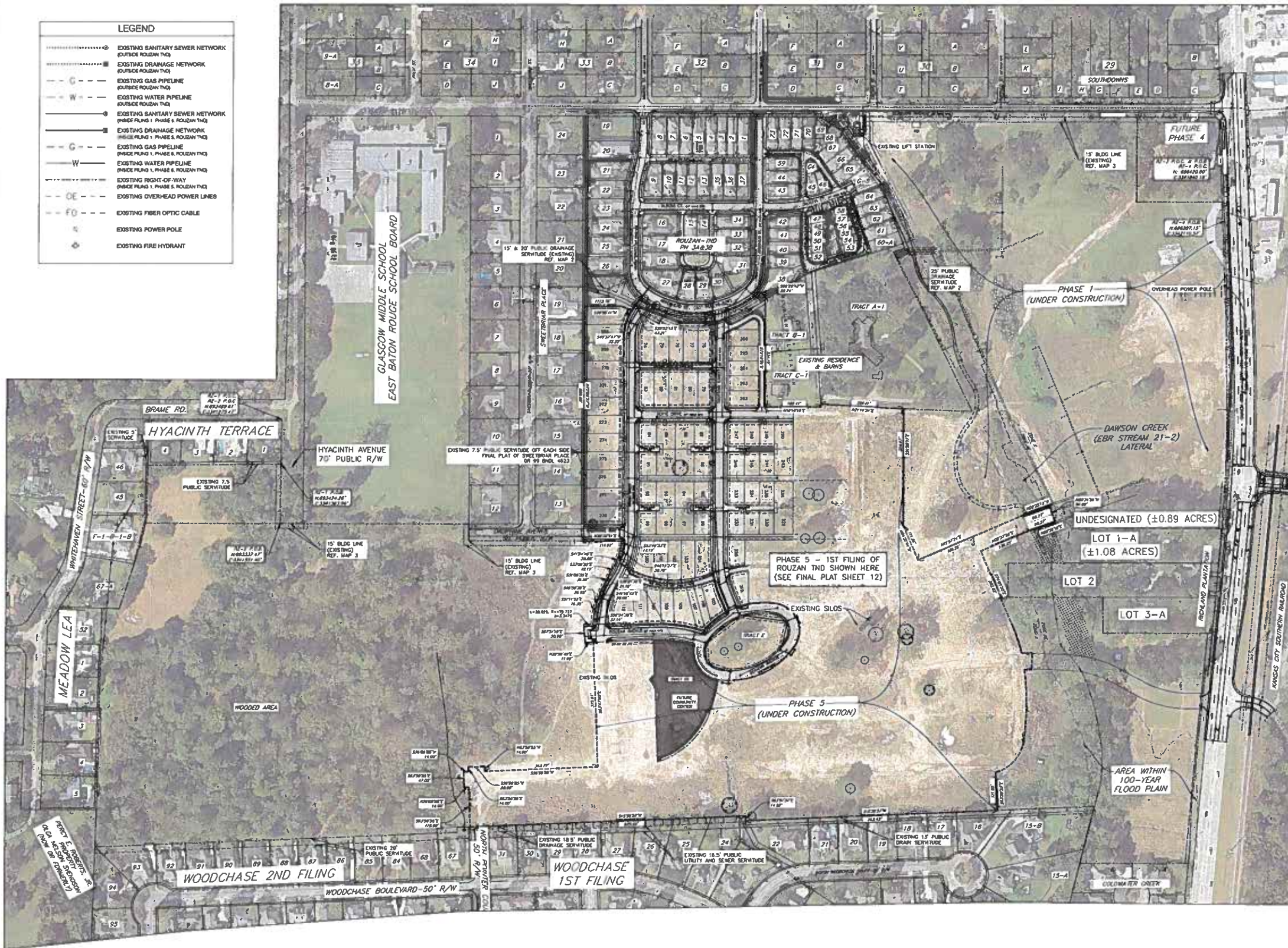
DATE: 11/3/19



SHEET NUMBER		1.1	
PARISH/COUNTY	EAST BATON ROUGE	CITY	BATON ROUGE
PROJECT	11-409.7		
ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT FINAL DEVELOPMENT PLAN PHASE 5 STATEMENT OF REVISION			
DESIGNED	CUB	CHECKED	CUB
REVISION	CUB	DATE	11-3-19
REVISION DESCRIPTION	REVISED LOT LINES, FRONT YARD SETBACKS, AND PHASE 1 AND 4 BOUNDARIES.		
BY	CUB		
DATE	11/3/19		

LEGEND

	EXISTING SANITARY SEWER NETWORK (OUTSIDE ROUZHAN TND)
	EXISTING DRAINAGE NETWORK (OUTSIDE ROUZHAN TND)
	EXISTING GAS PIPELINE (OUTSIDE ROUZHAN TND)
	EXISTING WATER PIPELINE (OUTSIDE ROUZHAN TND)
	EXISTING SANITARY SEWER NETWORK (PHASE 1 & 2, ROUZHAN TND)
	EXISTING DRAINAGE NETWORK (PHASE 1 & 2, ROUZHAN TND)
	EXISTING GAS PIPELINE (PHASE 1 & 2, ROUZHAN TND)
	EXISTING WATER PIPELINE (PHASE 1 & 2, ROUZHAN TND)
	EXISTING RIGHT-OF-WAY (PHASE 1, PHASE 2, ROUZHAN TND)
	EXISTING OVERHEAD POWER LINES
	EXISTING FIBER OPTIC CABLE
	EXISTING POWER POLE
	EXISTING FIRE HYDRANT



WATER SURFACE/FLOOD DATA:

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

SHEET NUMBER 2.0

PARISH/COUNTY	EAST BATON ROUGE
CITY	BATON ROUGE
PROJECT	11409.7

ROUZHAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT COMMUNITY CENTER EXISTING SITE CONDITIONS

SJB GROUP, LLC
 Q. U. A. L. I. T. Y. D. E. S. I. G. N.
 11409.7 - EAST BATON ROUGE, LA 70001 - (504) 885-1100 - FAX (504) 885-1101

DESIGNED	CB	3/19
CHECKED	CB	3/19
DETAILED	SL	3/19
CHECKED	CB	3/19
DATE	1-3-19	
SHEET	3 OF 27	

PRELIMINARY



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

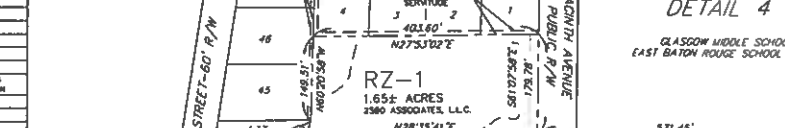
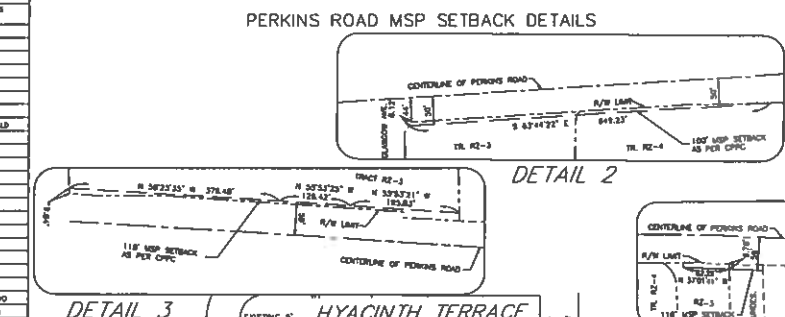
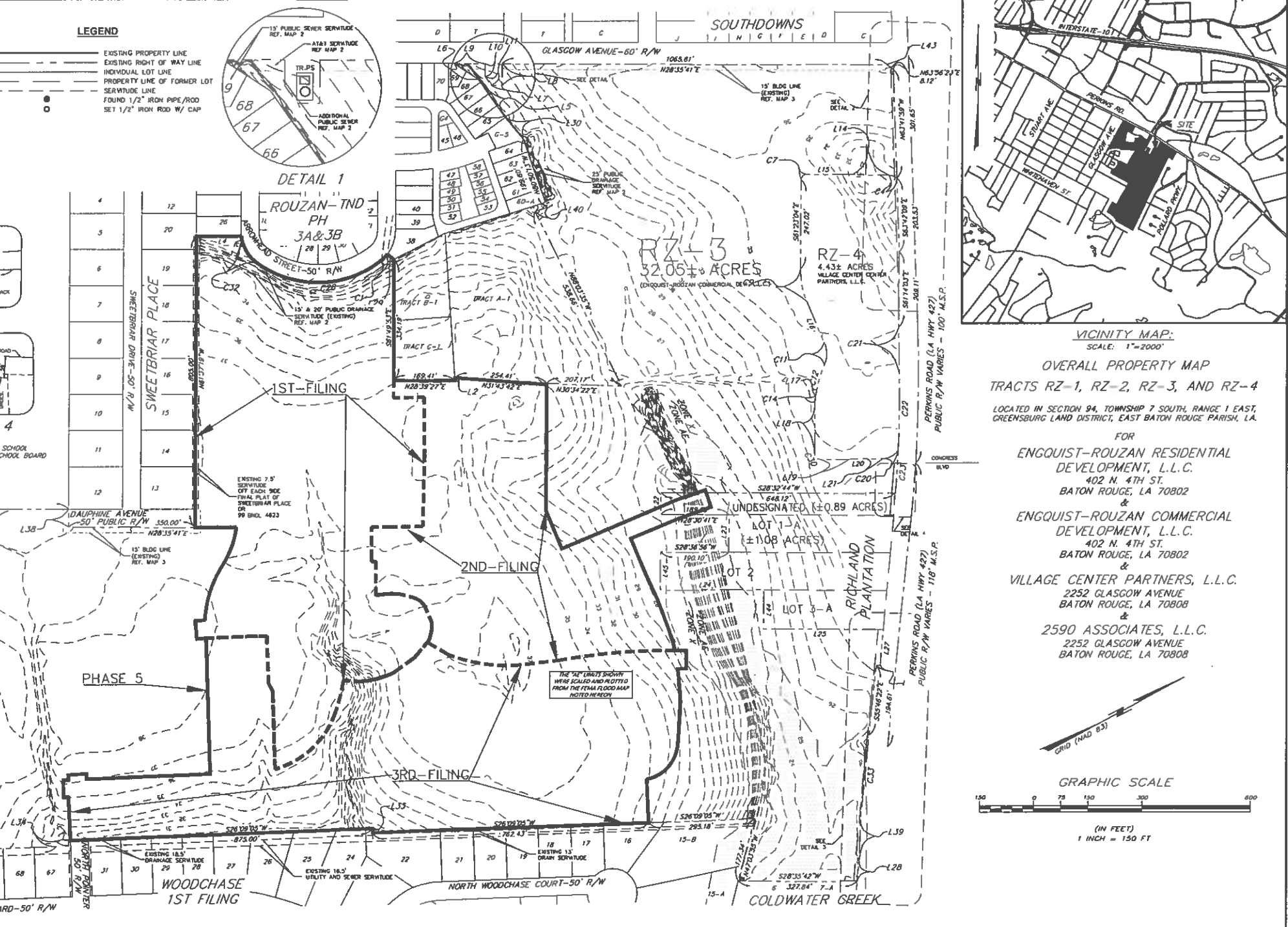
PROPERTY DIMENSIONS:
 FOR CLARITY PURPOSES DIMENSIONS OF THE SUBJECT PROPERTY (PHASE 1C) AND ALL TRACTS THAT FORM THE ROUZHAN TND PROPERTY ARE NOT SHOWN HEREON. FOR DIMENSIONS OF THE SUBJECT PROPERTY (PHASE 1C) AND EXISTING TRACT DESIGNATIONS REFER TO THE SUBJECT PROPERTY MAP (SHEET 4) AND THE OVERALL PROPERTY MAP (SHEET 12) OF THE FINAL DEVELOPMENT PLAN.

EXISTING SERVITUDES:
 FOR CLARITY PURPOSES ALL SERVITUDES WITHIN THE FIRST FILING OF PHASE 5 ARE NOT LABELED BUT ARE SHOWN HEREON. THOSE SERVITUDES NOT LABELED HEREON ARE SHOWN ON THE OVERALL PROPERTY MAP (SHEET 12) AND THE FINAL PLAT FOR THE FIRST FILING OF PHASE 5 (SHEET 13).

GENERAL SOIL TYPES:
 ACCORDING TO THE SOIL SURVEY FOR EAST BATON ROUGE PARISH, LOUISIANA, PREPARED BY THE UNITED STATES DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE, IN COOPERATION WITH LOUISIANA AGRICULTURE EXPERIMENT STATION, ISSUED IN SEPTEMBER, 1964, THE PREDOMINANT SOIL TYPES OF THE SUBJECT PROPERTY IS OLIVER-LORING TERRACE ESCARPMENTS ASSOCIATION AND OLIVER-CAHOUN-LORING ASSOCIATION. THE OLIVER-LORING-TERRACE ESCARPMENTS ASSOCIATION IS DESCRIBED AS LEVEL TO GENTLY SLOPING, SOMEWHAT POORLY DRAINED AND MODERATELY WELL DRAINED, (DAMPY SOILS AND STEEP ESCARPMENTS). THE OLIVER-CAHOUN-LORING ASSOCIATION IS DESCRIBED AS DOMINANTLY LEVEL, POORLY DRAINED TO MODERATELY WELL DRAINED, LOAMY SOILS ON BROAD FLATS AND IN SLIGHT DEPRESSIONS.

ADJUTANT PROPERTY OWNERS	
LOT 13	JOHNATHAN A. TOWN, JR.
LOT 14	ROBERT F. EDWARDS, JR.
LOT 15	ROBERT F. EDWARDS, JR.
LOT 16	THOMAS E. CROOKS
LOT 17	JUSTIN A. OUSLO
LOT 18	WALTER L. COMARALA
LOT 19	CHARLES W. LAMBERT
LOT 20	JOHNATHAN TOWN, JR.
LOT 21	WILLIAM MASSON
LOT 22	BOB A. KELLY
ADJUTANT PROPERTY OWNERS	
WOODCHASE SUBDIVISION	
LOT 1	DONALD L. DAVID
LOT 2	BETTORI S. ANDERSON
LOT 3	BARTH W. COOK
LOT 4	SILVIA CHRISTINA
LOT 5	HENRI J. WAGNER
LOT 6	JAMES F. FORTNEY
LOT 7	BRENDEN A. BISH
LOT 8	RICHARD GANDON
LOT 9	LAMAR CHAT
ADJUTANT PROPERTY OWNERS	
WOODCHASE SUBDIVISION	
LOT 10	BERNARD J. ANDERSON
LOT 11	PETER S. MCCORMACK
LOT 12	RALPH T. ELLIOTT, JR.
LOT 13	SON M. BRYAN
LOT 14	MARY ANN
LOT 15	M. JOHN PATRICK
LOT 16	JOHN K. DONOVAN
LOT 17	STEPHEN BRUNSWOOD
LOT 18	JACOB BARNIS
LOT 19	CHIA-JUNG C. KENNEDY
LOT 20	MELANIE M. SCHOFF
LOT 21	LAWRENCE E. RUTH
LOT 22	MARLENE V. CARBOY
LOT 23	SHREY S. JAIN
LOT 24	JAYME E. GONZALEZ
LOT 25	JAMES E. JOY
LOT 26	FRANK E. PLATTE
LOT 27	RICHARD A. RODRIGUEZ
LOT 28	CLARA L. SCHULZ
LOT 29	MICHAEL A. COOK
LOT 30	MICHAEL S. CALANDANO
LOT 31	ROBERT S. RICHARDSON
LOT 32	DAVID C. GIBBONS
LOT 33	MICHAEL MATTHEWS
LOT 34	MICHAEL S. HANSEN
LOT 35	ELIZABETH S. COE
LOT 36	HUGH D. BRAYNER
LOT 37	DAVID J. MABLES
LOT 38	TIMOTHY DETRICH
ADJUTANT PROPERTY OWNERS	
HYACINTH TERRACE SUBDIVISION	
LOT 1	SHIRLEY L. MCNAMARA
LOT 2	ROBERT L. JACOBSON
LOT 3	PAUL B. WILSON
LOT 4	DOROTHY E. BLOW
ADJUTANT PROPERTY OWNERS	
RICHLAND PLANTATION PROPERTY	
LOT 1-A	SALIS BARRON
LOT 2	BEVERLY L. LINDSEY
LOT 3-A	ANTHONY J. LARATA
LOT 4	ADRIAN M. PEACE, JR.
LOT 5	ADRIAN M. PEACE, JR.
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LOT 198	ADRIAN M. PEACE, JR.
LOT 199	ADRIAN M. PEACE, JR.
LOT 200	ADRIAN M. PEACE, JR.

Parcel Line Table		Parcel Line Table		Parcel Line Table		Curve Table	
Line #	Length	Bearing	Line #	Length	Bearing	Line #	Bearing
L1	63.2	N89°51'27"W	L11	60.8	N89°51'27"W	C1	200.00
L2	62.2	N89°51'27"W	L12	60.8	N89°51'27"W	C2	200.00
L3	62.2	N89°51'27"W	L13	60.8	N89°51'27"W	C3	200.00
L4	62.2	N89°51'27"W	L14	60.8	N89°51'27"W	C4	200.00
L5	62.2	N89°51'27"W	L15	60.8	N89°51'27"W	C5	200.00
L6	62.2	N89°51'27"W	L16	60.8	N89°51'27"W	C6	200.00
L7	62.2	N89°51'27"W	L17	60.8	N89°51'27"W	C7	200.00
L8	62.2	N89°51'27"W	L18	60.8	N89°51'27"W	C8	200.00
L9	62.2	N89°51'27"W	L19	60.8	N89°51'27"W	C9	200.00
L10	62.2	N89°51'27"W	L20	60.8	N89°51'27"W	C10	200.00
L21	62.2	N89°51'27"W	L21	60.8	N89°51'27"W	C11	200.00
L22	62.2	N89°51'27"W	L22	60.8	N89°51'27"W	C12	200.00
L23	62.2	N89°51'27"W	L23	60.8	N89°51'27"W	C13	200.00
L24	62.2	N89°51'27"W	L24	60.8	N89°51'27"W	C14	200.00
L25	62.2	N89°51'27"W	L25	60.8	N89°51'27"W	C15	200.00
L26	62.2	N89°51'27"W	L26	60.8	N89°51'27"W	C16	200.00
L27	62.2	N89°51'27"W	L27	60.8	N89°51'27"W	C17	200.00
L28	62.2	N89°51'27"W	L28	60.8	N89°51'27"W	C18	200.00
L29	62.2	N89°51'27"W	L29	60.8	N89°51'27"W	C19	200.00
L30	62.2	N89°51'27"W	L30	60.8	N89°51'27"W	C20	200.00



GENERAL NOTES:
1. THE CITY OF BATON ROUGE PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

FLOOD INFORMATION:
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONES "X" AND "AE" ACCORDING TO THE H.U.D. FLOOD OF EAST BATON ROUGE PARISH, LOUISIANA, COMMUNITY # 220000, MAP # 2200300240C, DATED MAY 2, 2008. THE BASE FLOOD ELEVATION = 28 FT. M.C.V.D. (1988 DATUM).

NOTES:
1) NO ATTEMPT HAS BEEN MADE BY SJB GROUP, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES, OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

SCHOOL DISTRICTS:
ELEMENTARY SCHOOL: SOUTHDOWN'S ELEMENTARY
MIDDLE SCHOOL: GLASGOW MIDDLE
HIGH SCHOOL: ROBERT E. LEE HIGH

REFERENCE MAPS:
1) FINAL PLAT OF ROUZAN TND, A TRADITIONAL NEIGHBORHOOD DEVELOPMENT, PHASE 3A (MUSCOGA DISTRICT) BEING A SUBDIVISION OF TRACT M-3A, RICHLAND PLANTATION, LOCATED IN SECTION 94, TOWNSHIP 7 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE, LOUISIANA FOR 2550 ASSOCIATES, L.L.C.; BY BENCHMARK GROUP, L.L.C., DATED JUNE 27, 2011.

BASIS FOR BEARING:
BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE (NAD 83).

CPCC PROPERTY IDENTIFICATION #'S:
TRACT F-1-A-1-A-1-A-1-A-1-A-1-A
TRACT F-1-B-1-A
TRACT G-1
BLOCK G
BLOCK C2
BLOCK B1
BLOCK B2

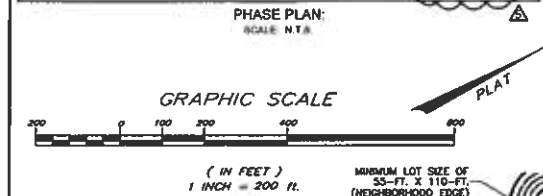
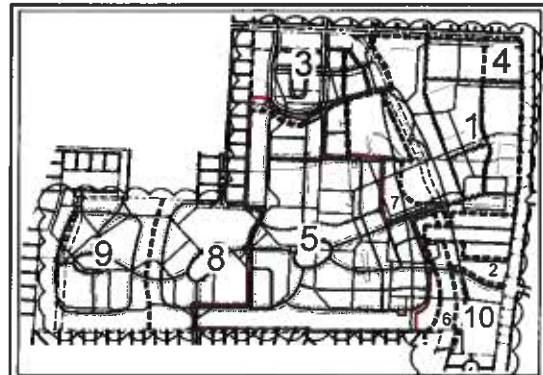
PRELIMINARY

SJB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1751 • BATON ROUGE, LA 70821 • (225) 769-3400 • FAX (225) 769-3596

CAD ORIGINAL
DO NOT MODIFY THIS DRAWING ALL REVISIONS MUST BE MADE TO THE CAD FILE ONLY

DRAWN BY: TVJ/TF
CHECKED BY: CAJ
SCALE: 1"=150'
DATE: 05/24/2018

SHEET NO. 4 OF 27
SHEET NO. 3.0



PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:

REFER TO THE PHASING PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGED ECONOMIC, SOCIAL, MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION.

START:	COMPLETION:	36 MONTHS
PHASE 1	2019	12 MONTHS
PHASE 2	2020	12 MONTHS
PHASE 3	2020	12 MONTHS
PHASE 4	2019	12 MONTHS
PHASE 5	2019	12 MONTHS
PHASE 6	2020	12 MONTHS
PHASE 7	2020	12 MONTHS
PHASE 8	2020	12 MONTHS
PHASE 9	2022	12 MONTHS
PHASE 10	2020	12 MONTHS

TND PERMISSIBLE USES:

(EXISTING UDC ZONING CLASSES):

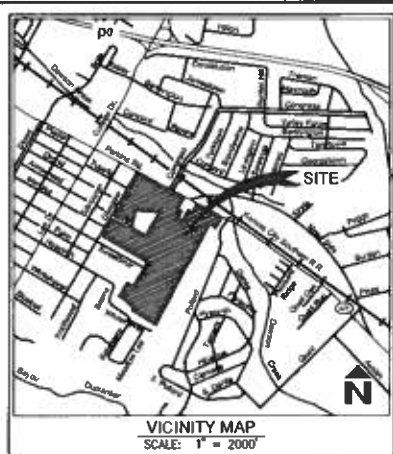
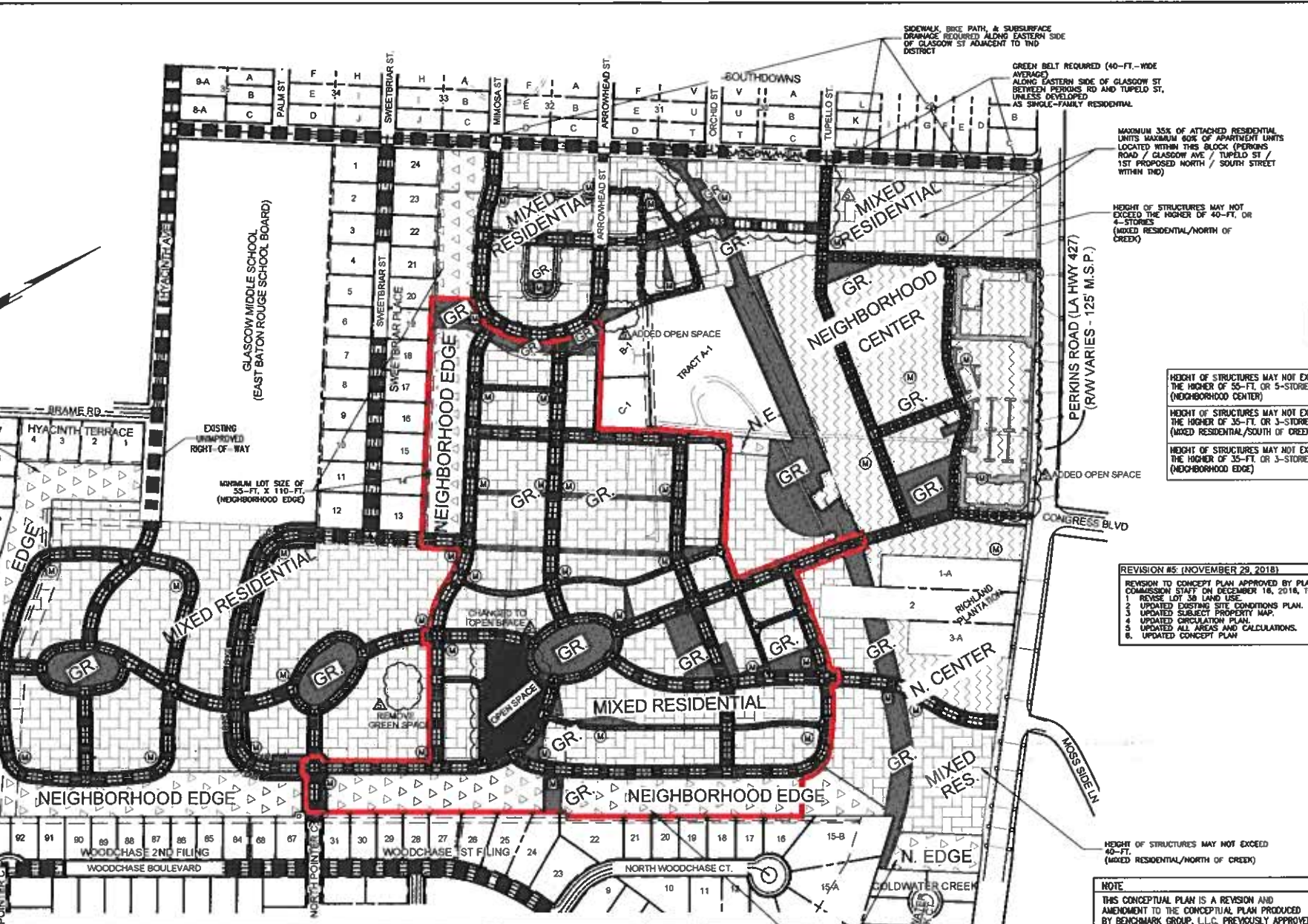
NEIGHBORHOOD CENTER:
A1, A2, A2.1, A2.5, A2.6, A2.7, A3.1, A3.2, A3.3, NO, GCL, COH, NC, NC-AB, LCI, LC2, LC3, C-AB-1, HCl, HCl2

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

NEIGHBORHOOD EDGE:
A1, A2

EXCLUSIONS:
SERVICE STATIONS SELLING GASOLINE
BAR ROOMS ONLY

- T.N.D. NOTES:**
- 1) CONDITIONS, COVENANTS, AND RESTRICTIONS FOR ALL THE PROPERTY WITHIN A TND DISTRICT SHALL BE FILED IN THE PARISH RECORDS BY THE OWNER BEFORE A LOT IS SOLD AND/OR A BUILDING PERMIT IS ISSUED.
 - 2) IN ADDITION TO OTHER TERMS AND CONDITIONS ACCEPTABLE TO THE APPLICANT, THE CONDITIONS, COVENANTS AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MANDATORY MEMBERSHIP FOR EACH PROPERTY OWNER, GOVERNED BY ARTICLES OF INCORPORATION AND BYLAWS, WHICH SHALL:
 - a) BE ORGANIZED BY THE APPLICANT AND OPERATED WITH A FINANCIAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND.
 - b) PROVIDE FOR THE CONDITIONS AND TRADING OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS.
 - c) BE RESPONSIBLE FOR MAINTENANCE OF INSURANCE AND TAXES ON ALL COMMON OPEN SPACE ENFORCEABLE BY LIENS PLACED ON THE ASSOCIATION BY THE PARISH, AS PROVIDED IN THE ASSOCIATION BYLAWS.
 - d) AT ALL TIMES, CAUSE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND.
 - 3) ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMITY WITH THE REQUIREMENTS OF THIS ORDINANCE WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS OF THE ASSOCIATION OR THE ARCHITECTURAL CONTROL COMMITTEE, AS DESCRIBED BELOW.
 - 4) CREATE AN ARCHITECTURAL CONTROL COMMITTEE TO REVIEW DEVELOPMENT FOR COMPLIANCE WITH THE DESIGN STANDARDS TO ISSUE CERTIFICATES OF APPROVAL AND TO REVIEW AND APPROVE THE DEVELOPMENT'S ARCHITECT, DESIGNER, AND/OR OTHER PROFESSIONAL'S CONTRIBUTING TO THE DEVELOPMENT.
 - 5) PROVIDE FOR OWNERSHIP, DEVELOPMENT, MAINTENANCE AND MAINTENANCE OF PRIVATE OPEN SPACE (EXCEPT PLAZAS OWNED BY INDIVIDUAL PROPERTY OWNERS), COMMUNITY PARKING FACILITIES, COMMUNITY MEETING HALL, AND OTHER COMMON AREAS.
 - 6) PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PROPERTY WITHIN THE TND, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETScape.
 - 7) REQUIRE THE COLLECTION OF ASSESSMENTS FROM MEMBERS BY AN AMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS, AND BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS.
 - 8) DISABLED ACCESSIBILITY: SIDEWALKS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.



LAND USE LEGEND:

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

GENERAL DESCRIPTION

TOTAL SITE AREA:	117.61 ACRES
NEIGHBORHOOD CENTER:	14.68 ACRES (13%)
MIXED RESIDENTIAL:	61.83 ACRES (52%)
NEIGHBORHOOD EDGE:	17.28 ACRES (15%)
(SEE TABLE HEREON FOR PERMISSIBLE USES)	
COMMON OPEN SPACE REQUIRED:	23.52 ACRES (20%)
COMMON OPEN SPACE PROVIDED:	23.52 ACRES (20%)
GREEN SPACE:	18.92 ACRES (16%)
NUMBER OF OFFICE/COMMERCIAL BUILDINGS:	TO BE DETERMINED
TOTAL RESIDENTIAL UNITS:	750 UNITS
RESIDENTIAL DENSITY:	6.4 UNITS/ACRE
TOTAL S.F. OFFICE/COMMERCIAL BUILDINGS:	100,000 SQ. FT.

NOTE:
CIVIC USE ALLOWED TO BE INCLUDED UNDER NEIGHBORHOOD CENTER PER UDC 8.217.B.3

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

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

HEIGHT OF STRUCTURES MAY NOT EXCEED THE HIGHER OF 35-FT. OR 3-STORIES (NEIGHBORHOOD EDGE)

REVISION #5 (NOVEMBER 29, 2018)

REVISION TO CONCEPT PLAN APPROVED BY PLANNING COMMISSION STAFF ON DECEMBER 16, 2016, TO:

1. REVISE LOT 33 LAND USE.
2. UPDATED EXISTING SITE CONDITIONS PLAN.
3. UPDATED SUBJECT PROPERTY MAP.
4. UPDATED CIRCULATION PLAN.
5. UPDATED AREAS AND CALCULATIONS.
6. UPDATED CONCEPT PLAN.

NOTE:
THIS CONCEPT PLAN IS A REVISION AND AMENDMENT TO THE CONCEPTUAL PLAN PRODUCED BY BENCHMARK GROUP, L.L.C. PREVIOUSLY APPROVED BY THE METRO COUNCIL ON 05/14/14 AND MOST RECENTLY REVISED BY S.B. GROUP, L.L.C. AND APPROVED BY PLANNING STAFF ON 12/6/16.

CONCEPTUAL LAND USE DENSITY

	ACREAGE	L.D.R. UNITS	L.D.R. DENSITY (UNITS/AC)	M.D.R. UNITS	M.D.R. DENSITY (UNITS/AC)	H.D.R. UNITS	H.D.R. DENSITY (UNITS/AC)	COM./OFF. DENSITY (SQ. FT./AC)
NEIGHBORHOOD CENTER:	14.98 AC.	0	0	225	150	0	0	100,000
MIXED RESIDENTIAL:	61.83 AC.	0	0	419	6.8	0	0	0
NEIGHBORHOOD EDGE:	17.28 AC.	105	5.7	0	N/A	0	N/A	0
COMMON OPEN SPACE:	23.52 AC.	N/A	N/A	N/A	N/A	N/A	N/A	N/A
T.A.D. TOTALS:	117.61 AC.	105	0.9	644	5.5	0	0	100,000

LOW DENSITY RESIDENTIAL (L.D.R.) (LESS THAN 8 UNITS/ACRE)
MEDIUM DENSITY RESIDENTIAL (M.D.R.) (8 - 17 UNITS/ACRE)
HIGH DENSITY RESIDENTIAL (H.D.R.) (GREATER THAN 17 UNITS/ACRE)
COMMERCIAL/OFFICE (COM./OFF.) SQ. FT. - BLDG. FOOTPRINT ONLY

ALLOWABLE RESIDENTIAL UNITS:
SINGLE-FAMILY: 376 UNITS
TWO-FAMILY: 4 UNITS
TOWNHOUSES: 77 UNITS
MULTI-FAMILY: 293 UNITS

REQUIREMENTS FOR MIXED RESIDENTIAL USED & MIXED USE AREAS:
SINGLE-FAMILY DETACHED DWELLINGS SHALL ACCOUNT FOR AT LEAST FIFTY (50%) PERCENT OF THE TOTAL NUMBER OF RESIDENTIAL UNITS WITHIN THE TND DISTRICT. TWO-FAMILY UNITS, TOWNHOUSES, AND MULTI-FAMILY UNITS SHALL COMPILE LESS THAN FIFTY (50%) PERCENT OF UNITS WITHIN THE TND DISTRICT.

CENTRALIZED MAIL KIOSK:
FINAL LOCATION(S) OF CENTRALIZED MAIL KIOSK(S) WILL BE DETERMINED AT THE FINAL DEVELOPMENT PLAN PHASE AND AFTER COLLABORATION WITH THE UNITED STATES POST MASTER. PRELIMINARY LOCATION(S) ARE INDICATED HEREON AS ①.

CONNECTIVITY:
THOROUGHFARES AND UTILITIES WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) WILL CONNECT TO EXISTING THOROUGHFARES AND UTILITIES, OR DEAD-END AS STUBS INTENDED FOR CONNECTION TO FUTURE THOROUGHFARES, UNLESS OTHERWISE SPECIFIED BY SPECIALTY CONTRACTS, ENVIRONMENTAL CONCERNS, OR OTHER GOVERNING AUTHORITIES.

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

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

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

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

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

SHEET NUMBER	6.0
PARISH/COUNTY	EAST BATON ROUGE
CITY	BATON ROUGE
PROJECT	11409.7
ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT	
FINAL DEVELOPMENT PLAN PHASE 5	
APPROVED CONCEPT PLAN	

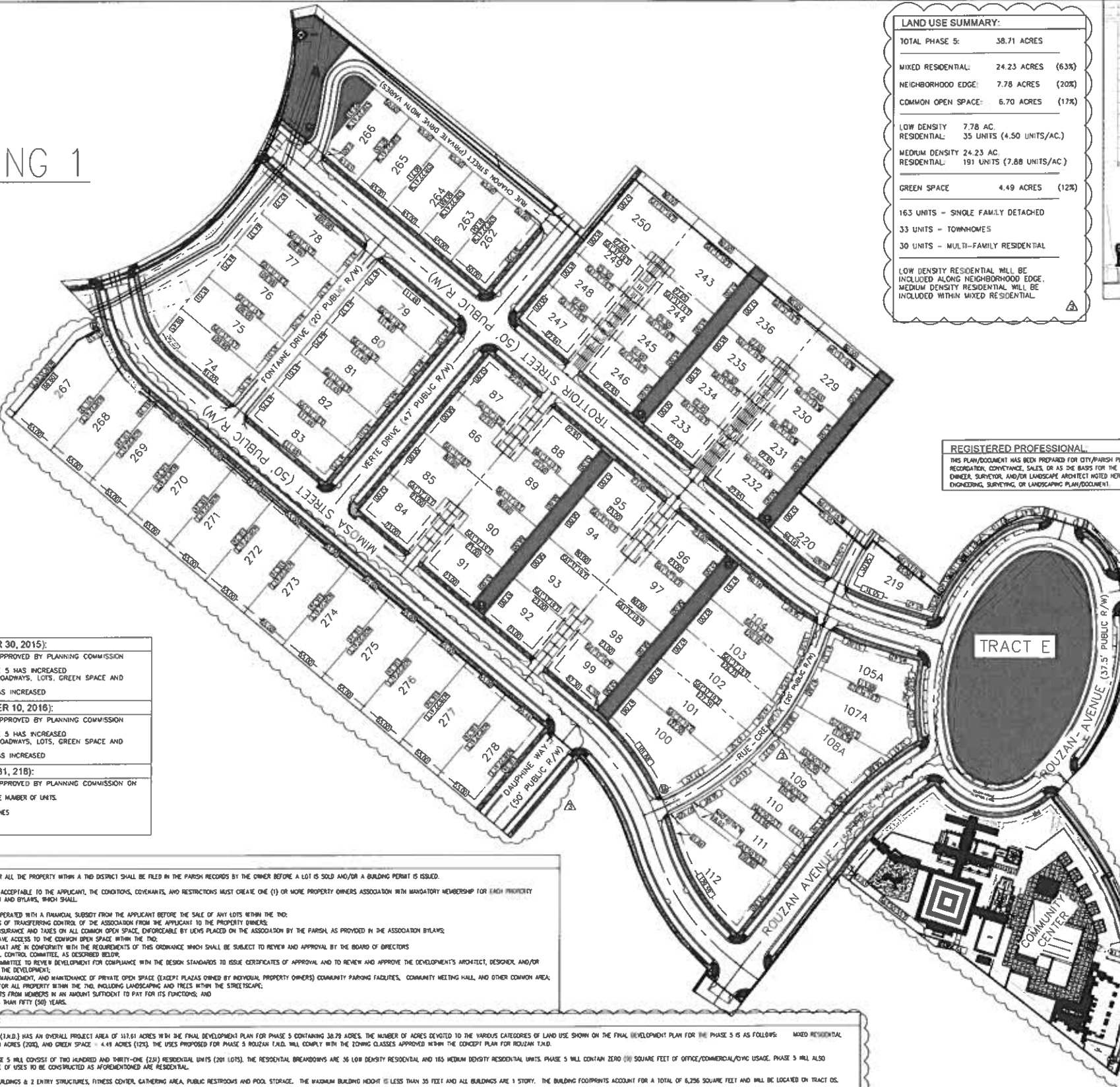
SIB GROUP, L.L.C.
ARCHITECT

COREY BLANCHARD
REGISTERED PROFESSIONAL ENGINEER
LICENSE NO. 36318

PRELIMINARY

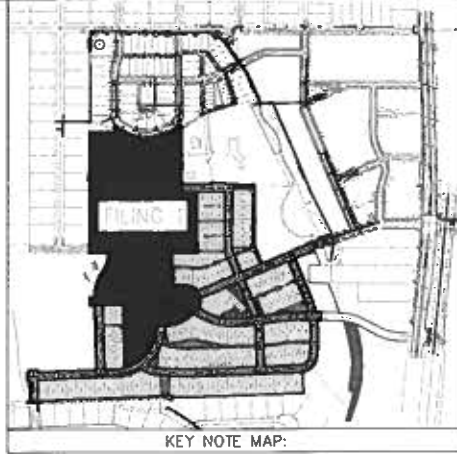
Corey Blanchard
12/4/19

FILING 1



LAND USE SUMMARY:

TOTAL PHASE 5:	38.71 ACRES
MIXED RESIDENTIAL:	24.23 ACRES (63%)
NEIGHBORHOOD EDGE:	7.78 ACRES (20%)
COMMON OPEN SPACE:	6.70 ACRES (17%)
LOW DENSITY RESIDENTIAL:	7.78 AC (4.50 UNITS/AC.)
MEDIUM DENSITY RESIDENTIAL:	191 UNITS (7.88 UNITS/AC.)
GREEN SPACE:	4.49 ACRES (12%)
163 UNITS - SINGLE FAMILY DETACHED	
33 UNITS - TOWNHOMES	
30 UNITS - MULTI-FAMILY RESIDENTIAL	
LOW DENSITY RESIDENTIAL WILL BE INCLUDED ALONG NEIGHBORHOOD EDGE.	
MEDIUM DENSITY RESIDENTIAL WILL BE INCLUDED WITHIN MIXED RESIDENTIAL.	



BLOCK SIZES:

LOT 74-76	220'x110'	LOT 189-194	240'x110'
LOT 79-83	220'x110'	LOT 195-203	230'x110'
LOT 84-104	420'x220'	LOT 204	230'x230'
LOT 105-112	375'x115'	LOT 205-207	110'x97'
LOT 113-115	120'x110'	LOT 208-219	325'x100'
LOT 116-121	245'x110'	LOT 220-233	370'x385'
LOT 149-154	270'x120'	LOT 254-261	370'x110'
LOT 149-154	270'x120'	LOT 262-266	285'x95'
LOT 155-168	575'x115'	LOT 267-278	660'x65'
LOT 169-182	550'x110'		
LOT 183-188	270'x115'		

PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:

PHASE	START	COMPLETION	DURATION
PHASE 1	2019	2019	30 MONTHS
PHASE 2	2020	2020	12 MONTHS
PHASE 3	2020	2020	12 MONTHS
PHASE 4	2020	2020	12 MONTHS
PHASE 5	2020	2020	12 MONTHS
PHASE 6	2020	2020	12 MONTHS
PHASE 7	2020	2020	12 MONTHS
PHASE 8	2020	2020	12 MONTHS
PHASE 9	2022	2022	12 MONTHS
PHASE 10	2020	2020	12 MONTHS

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

NOTES:
LOW DENSITY RESIDENTIAL IS ALONG NEIGHBORHOOD EDGE. LOW IS CLASSIFIED AS BEING LESS THAN 8 UNITS/ACRE. ALL OTHER LOTS ARE MEDIUM DENSITY RESIDENTIAL, NOW IS CLASSIFIED AS BEING BETWEEN 8 AND 17 UNITS/ACRE. GREEN SPACE IS LOCATED WITHIN COMMON OPEN SPACE CALCULATIONS.

PROPERTY NOTE:
FOR CLARITY PURPOSES DIMENSIONS OF THE SUBJECT PROPERTY ARE NOT SHOWN HEREON. FOR DIMENSIONS OF THE SUBJECT PROPERTY AND EXISTING TRACT DESIGNATIONS REFER TO THE SUBJECT PROPERTY MAP HEREIN.

SIGNAGE:
SIGNAGE SHALL INCLUDE TYPICAL TRAFFIC CONTROL AND STREET IDENTIFICATION SIGNAGE FOR PUBLIC STREETS THAT SHALL ADHERE TO THE ARCHITECTURAL STANDARDS SET FORTH BY THE ROUZHAN DESIGN GUIDELINES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATION WILL BE DETERMINED UPON DETAILED ENGINEERED DESIGN. NO SIGNAGE SHALL BE PROPOSED.

MINIMUM SETBACKS:

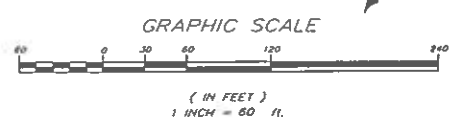
FRONT YARD:	10'-FT: LOTS 74-83, 105A-108A, 109-112, 219, 262-268.
7.5'-FT:	LOTS 267-278.
6'-FT:	LOTS 84-98, 100-104, 220, 229-232, 247-250.
4'-FT:	LOTS 233-236, 243-246.
REAR YARD:	8'-FT: LOTS 267-278.
4'-FT:	LOTS 74-83, 84-99, 100-104, 105A-108A, 109-112, 219-220, 229-236, 243-250.
2'-FT:	LOTS 262-266.
SIDE YARD:	5'-FT: LOTS 74-83, 84-99, 100-104, 105A-108A, 109-112, 229-236, 243-250, 262-266, 267-278.
SIDE YARD FACING STREET:	6'-FT: LOTS 74, 78, 79, 83, 84, 87, 88, 91, 92, 95, 96, 99, 100, 104, 105, 112, 219, 220, 232, 233, 246, 247, 262.
7.5'-FT:	LOTS 278.

- REVISION 1 (OCTOBER 30, 2015):**
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 18, 2014. TO:
1) BOUNDARY OF PHASE 5 HAS INCREASED
2) RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
3) NUMBER OF LOTS HAS INCREASED
- REVISION 2 (DECEMBER 10, 2016):**
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 18, 2014. TO:
1) BOUNDARY OF PHASE 5 HAS INCREASED
2) RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
3) NUMBER OF LOTS HAS INCREASED
- REVISION 3 (AUGUST 31, 218):**
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 26, 2017. TO:
1) REVISED LOT LINES TO REDUCE NUMBER OF LOTS.
2) REVISED STREET NAMES.
3) REVISED BUILDING SETBACK LINES.

TND NOTES:

- CONDITIONS, COVENANTS, AND RESTRICTIONS FOR ALL THE PROPERTY WITHIN A TND DISTRICT SHALL BE FILED IN THE PARISH RECORDS BY THE OWNER BEFORE A LOT IS SOLD AND/OR A BUILDING PERMIT IS ISSUED.
- IN ADDITION TO OTHER TERMS AND CONDITIONS ACCEPTABLE TO THE APPLICANT, THE CONDITIONS, COVENANTS, AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MANDATORY MEMBERSHIP FOR EACH PROPERTY OWNER, GOVERNED BY ARTICLES OF INCORPORATION AND BYLAWS, WHICH SHALL:
 - BE ORGANIZED BY THE APPLICANT AND OPERATED WITH A FINANCIAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND;
 - PROVIDE FOR THE CONDITIONS AND TRING OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS;
 - BE RESPONSIBLE FOR MAINTENANCE OF INSURANCE AND TAXES ON ALL COMMON OPEN SPACE, ENFORCEABLE BY LEVIES PLACED ON THE ASSOCIATION BY THE PARISH, AS PROVIDED IN THE ASSOCIATION BYLAWS;
 - AT ALL TIMES, CAUSE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND;
 - ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMITY WITH THE REQUIREMENTS OF THIS ORDINANCE WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS OF THE ASSOCIATION OR THE ARCHITECTURAL CONTROL COMMITTEE, AS DESCRIBED BELOW;
 - CREATE AN ARCHITECTURAL CONTROL COMMITTEE TO REVIEW DEVELOPMENT FOR COMPLIANCE WITH THE DESIGN STANDARDS TO ISSUE CERTIFICATES OF APPROVAL AND TO REVIEW AND APPROVE THE DEVELOPMENT'S ARCHITECT, DESIGNER, AND/OR OTHER PROFESSIONALS CONTRIBUTIVE TO THE DEVELOPMENT;
 - PROVIDE FOR OWNERSHIP, DEVELOPMENT, MANAGEMENT, AND MAINTENANCE OF PRIVATE OPEN SPACE (EXCEPT PLAZAS OWNED BY INDIVIDUAL PROPERTY OWNERS) COMMUNITY PARKING FACILITIES, COMMUNITY MEETING HALL, AND OTHER COMMON AREA;
 - PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PROPERTY WITHIN THE TND, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETSCAPE;
 - REQUIRE THE COLLECTION OF ASSESSMENTS FROM MEMBERS IN AN AMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS; AND
 - BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS.

STATEMENT OF OBJECTIVES:
ROUZHAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) HAS AN OVERALL PROJECT AREA OF 117.61 ACRES WITH THE FINAL DEVELOPMENT PLAN FOR PHASE 5 CONTAINING 38.79 ACRES. THE NUMBER OF ACRES DEVOTED TO THE VARIOUS CATEGORIES OF LAND USE SHOWN ON THE FINAL DEVELOPMENT PLAN FOR THE PHASE 5 IS AS FOLLOWS: MIXED RESIDENTIAL - 24.23 ACRES (63%), NEIGHBORHOOD EDGE - 7.78 ACRES (20%), AND GREEN SPACE - 4.49 ACRES (12%). THE USES PROPOSED FOR PHASE 5 ROUZHAN TND WILL COMPLY WITH THE ZONING CLASSES APPROVED WITHIN THE CONCEPT PLAN FOR ROUZHAN TND.
ROUZHAN TND FINAL DEVELOPMENT PLAN FOR PHASE 5 WILL CONSIST OF TWO HUNDRED AND THIRTY-ONE (231) RESIDENTIAL UNITS (201 LOTS), THE RESIDENTIAL BREAKDOWNS ARE 163 LOW DENSITY RESIDENTIAL AND 168 MEDIUM DENSITY RESIDENTIAL UNITS. PHASE 5 WILL CONTAIN ZERO (0) SQUARE FEET OF OFFICE/COMMERCIAL/JOINT USAGE. PHASE 5 WILL ALSO CONTAIN A COMMUNITY RECREATION AREA. THE TYPE OF USES TO BE CONSTRUCTED AS MENTIONED ARE RESIDENTIAL.
THE COMMUNITY CENTER CONSISTS OF 2 AMENITY BUILDINGS & 2 ENTRY STRUCTURES, FITNESS CENTER, GATHERING AREA, PUBLIC RESTROOMS AND POOL STORAGE. THE MAXIMUM BUILDING HEIGHT IS LESS THAN 35 FEET AND ALL BUILDINGS ARE 1 STORY. THE BUILDING FOOTPRINTS ACCOUNT FOR A TOTAL OF 6,236 SQUARE FEET AND WILL BE LOCATED ON TRACT DS.
THE SEQUENCING OF THE CONSTRUCTION IS AN ANTICIPATED START CONSISTING OF PHASE 5 WITHIN THE FIRST QUARTER OF 2016 WITH THE COMPLETION OF PHASE 5 INFRASTRUCTURE BY THE THIRD QUARTER OF 2017.
THE STREETS, PRODS/PEDESTRIAN WAYS LOCATED WITHIN THE MIXED RESIDENTIAL AREAS SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 5 ARE PROPOSED TO BE DEDICATED TO THE PUBLIC FOR OWNERSHIP AND MAINTENANCE. A SMALLER PORTION OF STREETS, ALLEYS, AND PEDESTRIAN WALKWAYS WITHIN THE TND WILL BE DESIGNATED AS PRIVATE ON FINAL DEVELOPMENT PLAN AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ROUZHAN PROPERTY OWNERS ASSOCIATION.
THE METHOD OF GOVERNING THE USE, MAINTENANCE, AND CONTINUED PROTECTION OF THE COMMON AREA AND COMMUNITY SERVING FACILITIES WILL BE ESTABLISHED BY THE ROUZHAN COMMUNITY OPERATING AGREEMENT WHICH HAS BEEN OR WILL BE RECORDED WITH THE OFFICE OF THE CLERK OF COURT OF EAST BATON ROUGE PARISH, STATE OF LOUISIANA (THE COMMUNITY OPERATING AGREEMENT).
SEPARATE DECLARATIONS FOR THE RESIDENTIAL PROPERTY WITHIN ROUZHAN (THE RESIDENTIAL DECLARATION) AND THE BUSINESS DISTRICT WITHIN ROUZHAN (THE NON-RESIDENTIAL DECLARATION) HAS BEEN OR WILL BE RECORDED TO CREATE A RESIDENTIAL OWNERS ASSOCIATION (THE NEIGHBORHOOD ASSOCIATION) TO REGULATE AND MAINTAIN THE RESIDENTIAL PORTIONS OF ROUZHAN AND CREATE A BUSINESS OWNERS ASSOCIATION (THE BUSINESS ASSOCIATION) TO REGULATE AND MAINTAIN THE COMMERCIAL PORTIONS OF ROUZHAN AS SET FORTH BY THESE TWO SEPARATE DIVITES.
UNDER THE TERMS OF THE RESIDENTIAL DECLARATION, THE NEIGHBORHOOD ASSOCIATION MAINTAINS ALL OF THE NEIGHBORHOOD COMMON AREAS OR NEIGHBORHOOD COMMONS, INCLUDING OPEN SPACE, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE NEIGHBORHOOD ASSOCIATION ALSO HELPS PRESERVE THE NEIGHBORHOOD HARMONY BY FACILITATING NEIGHBORHOOD DISCUSSION, STIMULATING AN UNDERSTANDING OF THE NEIGHBORHOOD GOALS AND ENFORCING THE COVENANTS WHEN NECESSARY.
THE BUSINESS ASSOCIATION MEETS THE SPECIAL NEEDS OF THE COMMERCIAL PROPERTIES WITHIN ROUZHAN AS PROVIDED BY THE ROUZHAN NON-RESIDENTIAL DECLARATION. THE BUSINESS ASSOCIATION PROVIDES COMMERCIAL-TYPE MAINTENANCE AND SERVICES APPROPRIATE TO THE BUSINESS INCLUDING MAINTAINING ALL OF THE BUSINESS COMMON AREAS OR BUSINESS COMMONS, WHICH INCLUDE OPEN SPACES, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE BUSINESS ASSOCIATION MAY ALSO FUNCTION AS A MERCHANTS ASSOCIATION FOR ADVERTISING AND BUSINESS DEVELOPMENT. TOGETHER, THE NEIGHBORHOOD COMMONS AND THE BUSINESS COMMONS SHALL CONSTITUTE THE ROUZHAN COMMONS.



STATE OF LOUISIANA
COREY BLANCHARD
REG. NO. 38039
REGISTERED
PROFESSIONAL ENGINEER
Civil Engineering
10/18/18

PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS APPROVED BY THE REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT OF RECORD.
DATE: 10/18/18

SHEET NUMBER 6.01

PARISH/COUNTY EAST BATON ROUGE
CITY BATON ROUGE
PROJECT 11409.7

ROUZHAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
FINAL DEVELOPMENT PLAN PHASE 5
PREVIOUSLY APPROVED PHASE 5 FDP

SJB GROUP, LLC
QUALITY DESIGN
1000 PINE BLVD., SUITE 100, BATON ROUGE, LA 70801
PH: 504.733.1111 FAX: 504.733.1112

DESIGNED	CUB	10/18/18
CHECKED	CUB	10/18/18
DETAILED	CUB	10/18/18
CHECKED	CUB	10/18/18
DATE	10/18/18	10/18/18
SHEET	6.01	10/18/18

REVISION DESCRIPTION
2 3-23-17 REVISOR PER PC COMMENTS
3 10-18-18 REVISOR PER PC COMMENTS

REVISION 1 (OCTOBER 30, 2015):
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 18, 2014, TO:
 1) BOUNDARY OF PHASE 5 HAS INCREASED
 2) RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 3) NUMBER OF LOTS HAS INCREASED

REVISION 2 (DECEMBER 10, 2016):
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 18, 2014, TO:
 1) BOUNDARY OF PHASE 5 HAS INCREASED
 2) RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 3) NUMBER OF LOTS HAS INCREASED

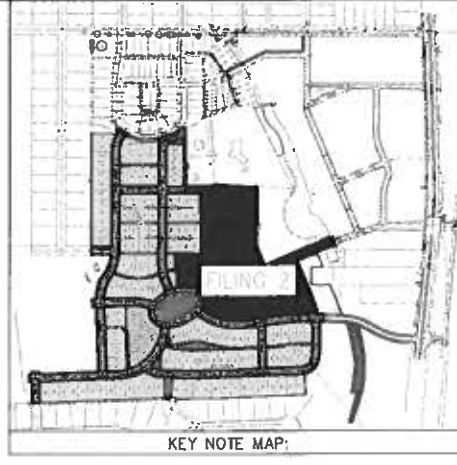
REVISION 3 (AUGUST 31, 2018):
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 28, 2017, TO:
 1) REVISED LOT LINES TO REDUCE NUMBER OF UNITS
 2) REVISED STREET NAMES
 3) REVISED BUILDING SETBACK LINES

FILING 2

LAND USE SUMMARY:

TOTAL PHASE 5:	38.71 ACRES
MIXED RESIDENTIAL:	24.23 ACRES (63%)
NEIGHBORHOOD EDGE:	7.78 ACRES (20%)
COMMON OPEN SPACE:	6.70 ACRES (17%)
LOW DENSITY RESIDENTIAL:	7.78 AC. (4.50 UNITS/AC.)
RESIDENTIAL:	35 UNITS
MEDIUM DENSITY RESIDENTIAL:	24.23 AC. (7.88 UNITS/AC.)
RESIDENTIAL:	191 UNITS
GREEN SPACE:	4.49 ACRES (12%)
163 UNITS - SINGLE FAMILY DETACHED	
33 UNITS - TOWNHOMES	
30 UNITS - MULTI-FAMILY RESIDENTIAL	

LOW DENSITY RESIDENTIAL WILL BE INCLUDED ALONG NEIGHBORHOOD EDGE. MEDIUM DENSITY RESIDENTIAL WILL BE INCLUDED WITHIN MIXED RESIDENTIAL.



BLOCK SIZES:

LOT 74-78	270'x110'	LOT 198-194	240'x110'
LOT 79-83	220'x110'	LOT 195-203	270'x110'
LOT 84-104	420'x220'	LOT 204	230'x220'
LOT 105-112	375'x115'	LOT 205-207	110'x97'
LOT 113-115	120'x110'	LOT 208-219	325'x100'
LOT 116-121	245'x110'	LOT 220-253	370'x385'
LOT 149-154	270'x120'	LOT 254-261	370'x110'
LOT 149-154	270'x120'	LOT 262-266	285'x92'
LOT 155-168	575'x115'	LOT 267-278	660'x265'
LOT 169-182	550'x110'		
LOT 183-188	270'x115'		

PROJECT SEQUENCING TIME SCHEDULE OF CONSTRUCTION:

REFER TO THE PHASING PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGED ECONOMIC, SOCIAL MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION:

PHASE	START	COMPLETION	DURATION
PHASE 1	2019	2019	36 MONTHS
PHASE 2	2020	2020	12 MONTHS
PHASE 3	COMPLETED		
PHASE 4	2019	2019	12 MONTHS
PHASE 5	2019	2019	12 MONTHS
PHASE 6	2020	2020	12 MONTHS
PHASE 7	2020	2020	12 MONTHS
PHASE 8	2020	2020	12 MONTHS
PHASE 9	2022	2022	12 MONTHS
PHASE 10	2020	2020	12 MONTHS

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

NOTES:
 LOW DENSITY RESIDENTIAL IS ALONG NEIGHBORHOOD EDGE. USE IS CLASSIFIED AS BEING LESS THAN 8 UNITS/ACRE. ALL OTHER LOTS ARE MEDIUM DENSITY RESIDENTIAL. USE IS CLASSIFIED AS BEING BETWEEN 8 AND 17 UNITS/ACRE. GREEN SPACE IS LOCATED WITHIN COMMON OPEN SPACE CALCULATIONS.

PROPERTY NOTE:
 FIRE SAFETY PURPOSES DIMENSIONS OF THE SUBJECT PROPERTY ARE NOT SHOWN HEREIN. FOR DIMENSIONS OF THE SUBJECT PROPERTY AND EXISTING TRACT DESIGNATIONS REFER TO THE SUBJECT PROPERTY MAP HEREIN.

SIGNAGE:
 SIGNAGE SHALL INCLUDE TYPICAL TRAFFIC CONTROL AND STREET IDENTIFICATION SIGNAGE FOR PUBLIC STREETS THAT SHALL ADHERE TO THE ARCHITECTURAL STANDARDS SET FORTH BY THE ROULAN DESIGN GUIDELINES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATION WILL BE DETERMINED UPON DETAILED ENGINEERED DESIGN. NO SUBSEQUENT SIGNAGE PROPOSED.

MINIMUM SETBACKS:

FRONT YARD:	10'-FT: LOTS 189-218, 259-261
	6'-FT: LOTS 221-228, 261-263
	4'-FT: LOTS 237-242
REAR YARD:	7.5'-FT: LOTS 267-278
	4'-FT: LOTS 74-83, 84-99, 100-104, 105-108, 109-112, 219-220, 229-236, 243-250
	2'-FT: LOTS 262-266
SIDE YARD:	3'-FT: LOTS 74-83, 84-99, 100-104, 108, 109-112, 229-236, 243-250, 262-266, 267-278
SIDE YARD FACING STREET:	6'-FT: LOTS 74, 78, 79, 83, 84, 87, 88, 91, 92, 91, 96, 99, 100, 104, 105, 112, 219, 220, 232, 233, 246, 247, 262
	7.5'-FT: LOTS 278

REFUSE AREAS:
 THIS SECTION IS NOT APPLICABLE.
 (NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)
 LOCATION: N/A SIZE: N/A SCREENING: N/A

COMMERCIAL BUILDINGS:
 THIS SECTION IS NOT APPLICABLE.
 (NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)
 USE: N/A NO. OF STORES: N/A
 SIZE: N/A DENSITY: N/A
 LOCATION: N/A NO. OF BUILDINGS: N/A
 NO. OF BUILDINGS: ZERO (0) ENTRY BUILDINGS: N/A
 BLDG. HEIGHT: N/A

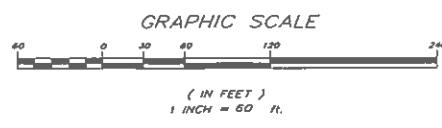
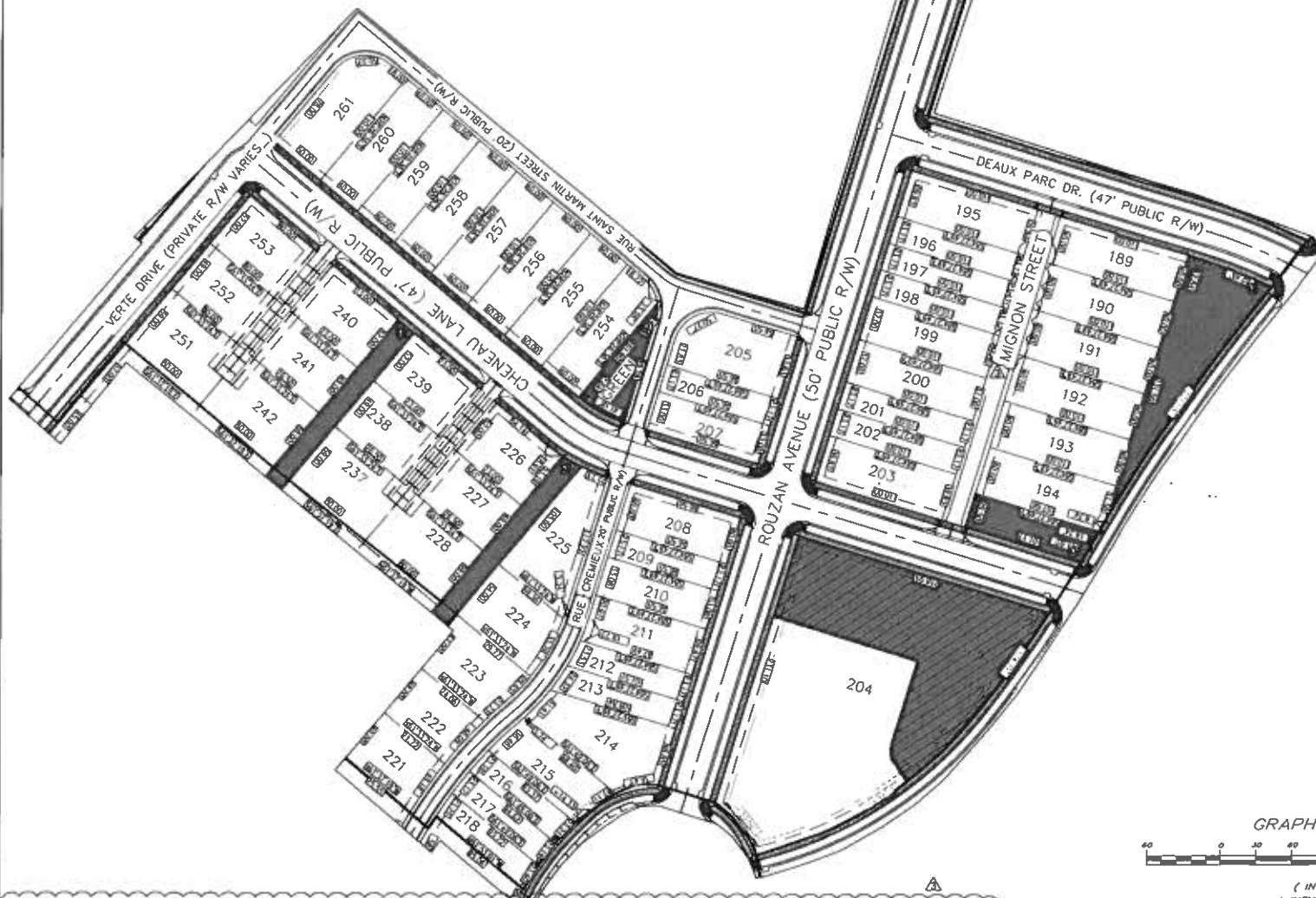
BUILDING HEIGHT:
 MAXIMUM HEIGHT OF RESIDENCES: 35FT
 OR
 MAXIMUM STORES: 3-STORIES

TRASH/GARBAGE MAINTENANCE:
 TRASH/GARBAGE WILL BE COLLECTED BY EACH INDIVIDUAL LOT OWNER USING THE CITY/PARISH PROVIDED TRASH RECEPTACLE AND PLACED CURBSIDE FOR COLLECTION BY THE CITY/PARISH ON THE SCHEDULED DATES OF EACH WEEK.

CENTRALIZED MAIL KIOSK:
 REFER TO SHEET #4 FOR ISSUE OF MAIL KIOSK. LOCATION OF MAIL KIOSK WILL BE DETERMINED AFTER COLLABORATION WITH UNITED STATES POST MASTER. PRELIMINARY LOCATION(S) ARE INDICATED AS "M" MAIL KIOSK SHALL BE 12' IN HEIGHT. STREET PARKING ACCESS FOR MAIL KIOSK PROVIDED. REFER TO TYPICAL SECTION SHEET #4.

UNIT DESIGNATION:
 MARKET CONDITIONS WILL DICTATE AREAS FOR SINGLE FAMILY DETACHED, TOWNHOMES, AND MULTI-FAMILY. HOUSING TYPE DESIGNATIONS WILL NOT EXCEED LIMIT NUMBER SPECIFIED. ALL LOTS SPECIFIED BELOW WILL CONSIST OF SINGLE FAMILY DETACHED, TOWNHOMES, & MULTI-FAMILY.

LOTS 91-110
 CURRENT DESIGNATION FOR SINGLE FAMILY DETACHED, TOWNHOMES, AND MULTI-FAMILY HOMES BUT MARKET CONDITIONS MAY WARRANT CHANGE AT TIME OF DEVELOPMENT.



STATEMENT OF OBJECTIVES:
 ROULAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) HAS AN OVERALL PROJECT AREA OF 117.61 ACRES WITH THE FINAL DEVELOPMENT PLAN FOR PHASE 5 CONTAINING 38.79 ACRES. THE NUMBER OF ACRES DEVOTED TO THE VARIOUS CATEGORIES OF LAND USE SHOWN ON THE FINAL DEVELOPMENT PLAN FOR THE PHASE 5 IS AS FOLLOWS: MIXED RESIDENTIAL - 24.23 ACRES (63%), NEIGHBORHOOD EDGE - 7.78 ACRES (20%), AND GREEN SPACE - 4.49 ACRES (12%). THE USES PROPOSED FOR PHASE 5 ROULAN TND WILL COMPLY WITH THE ZONING CLASSES APPROVED WITHIN THE CONCEPT PLAN FOR ROULAN TND.

ROULAN TND FINAL DEVELOPMENT PLAN FOR PHASE 5 WILL CONSIST OF TWO HUNDRED AND THIRTY-ONE (231) RESIDENTIAL UNITS (201 LOTS). THE RESIDENTIAL BREAKDOWNS ARE 36 LOW DENSITY RESIDENTIAL, AND 165 MEDIUM DENSITY RESIDENTIAL UNITS. PHASE 5 WILL CONTAIN ZERO (0) SQUARE FEET OF OFFICE/COMMERCIAL/INDUSTRIAL USAGE. PHASE 5 WILL ALSO CONTAIN A COMMUNITY RECREATION AREA. THE TYPE OF USES TO BE CONSTRUCTED AS APPROVED/NOTED ARE RESIDENTIAL.

THE COMMUNITY CENTER CONSISTS OF 2 ENTRY STRUCTURES, FITNESS CENTER, GATHERING AREA, PUBLIC RESTROOMS AND POOL. STORAGE. THE MAXIMUM BUILDING HEIGHT IS LESS THAN 35 FEET AND ALL BUILDINGS ARE 1 STORY. THE BUILDING FOOTPRINTS ACCOUNT FOR A TOTAL OF 8,258 SQUARE FEET AND WILL BE LOCATED ON TRACT #1.

THE SEQUENCING OF THE CONSTRUCTION IS AN ANTICIPATED START CONSISTING OF CLEARING AND EARSHORNS OF PHASE 5 WITHIN THE FIRST QUARTER OF 2018 WITH THE COMPLETION OF PHASE 5 INFRASTRUCTURE BY THE THIRD QUARTER OF 2019.

THE STREETS/ROADS/PEDESTRIAN PATHS LOCATED WITHIN THE MIXED RESIDENTIAL AREAS SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 5 ARE PROPOSED TO BE DEDICATED TO THE PUBLIC FOR OWNERSHIP AND MAINTENANCE. A SMALLER PORTION OF STREETS, ALLEYS, AND PEDESTRIAN PATHWAYS WITHIN THE TND WILL BE DESIGNATED AS PRIVATE ON FINAL DEVELOPMENT PLAN AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ROULAN PROPERTY OWNERS ASSOCIATION.

THE METHOD OF GOVERNING THE USE, MAINTENANCE, AND CONTINUED PROTECTION OF THE COMMON AREA AND COMMUNITY SERVING FACILITIES WILL BE ESTABLISHED BY THE ROULAN COMMUNITY OPERATING AGREEMENT WHICH HAS BEEN OR WILL BE RECORDED WITH THE OFFICE OF THE CLERK OF COURT OF EAST BATON ROUGE PARISH, STATE OF LOUISIANA (THE COMMUNITY OPERATING AGREEMENT).

SEPARATE DECLARATIONS FOR THE RESIDENTIAL PROPERTY WITHIN ROULAN (THE RESIDENTIAL DECLARATIONS) AND THE BUSINESS DISTRICT WITHIN ROULAN (THE NON-RESIDENTIAL DECLARATIONS) HAS BEEN OR WILL BE RECORDED TO CREATE A RESIDENTIAL OWNERS ASSOCIATION (THE NEIGHBORHOOD ASSOCIATION) TO REGULATE AND MAINTAIN THE RESIDENTIAL PORTIONS OF ROULAN AND CREATE A BUSINESS OWNERS ASSOCIATION (THE BUSINESS ASSOCIATION) TO REGULATE AND MAINTAIN THE COMMERCIAL PORTIONS OF ROULAN. THE NEEDS OF ROULAN IS MET PRIMARILY BY THESE TWO SEPARATE ENTITIES.

UNDER THE TERMS OF THE RESIDENTIAL DECLARATION, THE NEIGHBORHOOD ASSOCIATION MAINTAINS ALL OF THE NEIGHBORHOOD ASSOCIATION COMMON AREAS, OR "NEIGHBORHOOD COMMONS," INCLUDING OPEN SPACE, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE NEIGHBORHOOD ASSOCIATION ALSO HELPS PRESERVE THE NEIGHBORHOOD CHARACTER BY FACILITATING NEIGHBORHOOD DISCUSSION, STIMULATING AN UNDERSTANDING OF THE NEIGHBORHOOD GOALS AND ENFORCING THE COVENANTS WHEN NECESSARY.

THE BUSINESS ASSOCIATION MEETS THE SPECIAL NEEDS OF THE COMMERCIAL PROPERTIES WITHIN ROULAN AS PROVIDED BY THE ROULAN NON-RESIDENTIAL DECLARATION. THE BUSINESS ASSOCIATION PROVIDES COMMERCIAL-TYPE MAINTENANCE AND SERVICES APPROPRIATE TO THE BUSINESS INCLUDING MAINTAINING ALL OF THE BUSINESS COMMON AREAS OR BUSINESS COMMONS, WHICH INCLUDE OPEN SPACES, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE BUSINESS ASSOCIATION MAY ALSO FUNCTION AS A MERCHANTS' ASSOCIATION FOR ADVERTISING AND BUSINESS DEVELOPMENT. TOGETHER, THE NEIGHBORHOOD COMMONS AND THE BUSINESS COMMONS SHALL CONSTITUTE THE "ROULAN COMMONS."

TND NOTES:

- 1) CONDITIONS, COVENANTS, AND RESTRICTIONS FOR ALL THE PROPERTY WITHIN A TND DISTRICT SHALL BE FILED IN THE PARISH RECORDS BY THE OWNER BEFORE A LOT IS SOLD AND/OR A BUILDING PERMIT IS ISSUED.
- 2) IN ADDITION TO OTHER TERMS AND CONDITIONS ACCEPTABLE TO THE APPLICANT, THE CONDITIONS, COVENANTS, AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MANDATORY MEMBERSHIP FOR EACH PROPERTY OWNED, GOVERNED BY ARTICLES OF INCORPORATION AND BYLAWS, WHICH SHALL:
 - a) BE ORGANIZED BY THE APPLICANTS AND OPERATED WITH A FINANCIAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND;
 - b) PROVIDE FOR THE CONDITIONS AND TERMS OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS;
 - c) BE RESPONSIBLE FOR MAINTENANCE OF INSURANCE AND TAXES ON ALL COMMON OPEN SPACE, ENFORCEABLE BY LIENS PLACED ON THE ASSOCIATION BY THE PARISH, AS PROVIDED IN THE ASSOCIATION BYLAWS;
 - d) AT ALL TIMES, CAUSE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND;
 - e) ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMITY WITH THE REQUIREMENTS OF THIS ORDINANCE WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS OF THE ASSOCIATION OR THE ARCHITECTURAL CONTROL COMMITTEE, AS DESCRIBED BELOW;
 - f) CREATE AN ARCHITECTURAL CONTROL COMMITTEE TO REVIEW DEVELOPMENT FOR COMPLIANCE WITH THE DESIGN STANDARDS TO ISSUE CERTIFICATES OF APPROVAL AND TO REVIEW AND APPROVE THE DEVELOPMENT'S ARCHITECT, DESIGNER, AND/OR OTHER PROFESSIONALS CONTRIBUTING TO THE DEVELOPMENT;
 - g) PROVIDE FOR OWNERSHIP, DEVELOPMENT, MANAGEMENT, AND MAINTENANCE OF PRIVATE OPEN SPACE (EXCEPT PLAZAS OWNED BY INDIVIDUAL PROPERTY OWNERS) COMMUNITY PARKING FACILITIES, COMMUNITY MEETING HALL, AND OTHER COMMON AREAS;
 - h) PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PROPERTY WITHIN THE TND, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETScape;
 - i) REQUIRE THE COLLECTION OF ASSESSMENTS FROM MEMBERS IN AN AMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS; AND
 - j) BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS.

STATE OF LOUISIANA
 COREY BLANCHARD
 REG. NO. 20037
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 10/18/18

PRELIMINARY
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR RECORDING.
 COREY BLANCHARD, L.L.C. 400 N. 34TH ST. SUITE 200
 BATON ROUGE, LA 70801

SHEET NUMBER 6.02

PARISH COUNTY EAST BATON ROUGE
 CITY BATON ROUGE
 PROJECT 11409.7

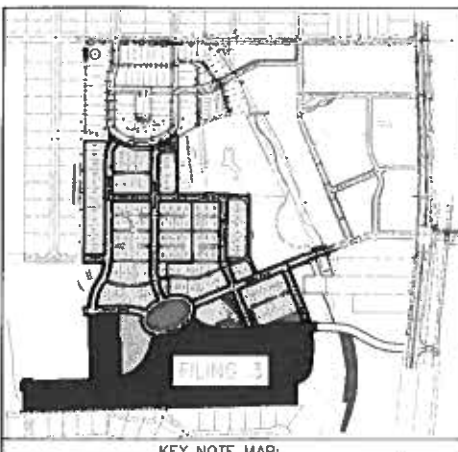
ROULAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT
 FINAL DEVELOPMENT PLAN PHASE 5
 PREVIOUSLY APPROVED PHASE 5 FDP

SJB GROUP, LLC
 CIVIL ENGINEERING

DESIGNED: CAB
 CHECKED: CAB
 DATE: 11-3-18

REVISION DESCRIPTION

2	3-23-17	REVISED PER P.C. COMMENTS
3	10-18-18	REVISED LOT LINES, STREET NAMES, BUILDING SETBACK LINES, AND UNITS PER LOT USE SUMMARY



TND NOTES:

- 1) CONDITIONS, COVENANTS, AND RESTRICTIONS FOR ALL THE PROPERTY WITHIN A TND DISTRICT SHALL BE FILED IN THE PARISH RECORDS BY THE OWNER BEFORE A LOT IS SOLD AND/OR A BUILDING PERMIT IS ISSUED.
- 2) IN ADDITION TO OTHER TERMS AND CONDITIONS ACCEPTABLE TO THE APPLICANT, THE CONDITIONS, COVENANTS, AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MANDATORY MEMBERSHIP FOR EACH PROPERTY OWNER, GOVERNED BY ARTICLES OF INCORPORATION AND BYLAWS, WHICH SHALL:
 - a) BE ORGANIZED BY THE APPLICANT AND OPERATING WITH A TRIENAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND;
 - b) PROVIDE FOR THE CONDITIONS AND TERMS OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS;
 - c) BE RESPONSIBLE FOR MAINTENANCE OF INSURANCE AND TAXES ON ALL COMMON OPEN SPACE, ENFORCEABLE BY LIENS PLACED ON THE ASSOCIATION BY THE PARISH, AS PROVIDED IN THE ASSOCIATION BYLAWS;
 - d) AT ALL TIMES CHARGE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND;
 - e) ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMITY WITH THE REQUIREMENTS OF THIS ORDINANCE WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS OF THE ASSOCIATION OR THE ARCHITECTURAL CONTROL COMMITTEE, AS DESCRIBED BELOW.
 - f) CREATE AN ARCHITECTURAL CONTROL COMMITTEE TO REVIEW DEVELOPMENT FOR COMPLIANCE WITH THE DESIGN STANDARDS TO ISSUE CERTIFICATES OF APPROVAL AND TO REVIEW AND APPROVE THE DEVELOPER'S ARCHITECT, DESIGNER, AND/OR OTHER PROFESSIONALS CONTRIBUTING TO THE DEVELOPMENT;
 - g) PROVIDE FOR OWNERSHIP, DEVELOPMENT, MANAGEMENT, AND MAINTENANCE OF PRIVATE OPEN SPACE (EXCEPT PLAZAS OWNED BY INDIVIDUAL PROPERTY OWNERS) COMMUNITY PARKING FACILITIES, COMMUNITY MEETING HALL, AND OTHER COMMON AREAS;
 - h) PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PROPERTY WITHIN THE TND, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETScape;
 - i) REQUIRE THE COLLECTION OF ASSESSMENTS FROM MEMBERS IN AN AMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS; AND
 - j) BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS.

SIGNAGE:

SIGNAGE SHALL INCLUDE TYPICAL TRAFFIC CONTROL AND STREET IDENTIFICATION SIGNAGE FOR PUBLIC STREETS THAT SHALL ADHERE TO THE ARCHITECTURAL STANDARDS SET FORTH BY THE ROULAN DESIGN GUIDELINES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATION WILL BE DETERMINED UPON DETAILED ENGINEERED DESIGN. NO SUBVISION SIGNAGE PROPOSED.

KEY NOTE MAP:

REVISION 1 (OCTOBER 30, 2015):
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2014, TO:
 1) BOUNDARY OF PHASE 5 HAS INCREASED
 2) RE-CONFIGURE ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 3) NUMBER OF LOTS HAS INCREASED

REVISION 2 (DECEMBER 10, 2016):
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2014, TO:
 1) BOUNDARY OF PHASE 5 HAS INCREASED
 2) RE-CONFIGURE ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 3) NUMBER OF LOTS HAS INCREASED

REVISION 3 (AUGUST 31, 2018):
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 28, 2017, TO:
 1) REVISED LOT LINES TO REDUCE NUMBER OF UNITS
 2) REVISED STREET NAMES
 3) REVISED BUILDING SETBACK LINES

FILING 3

LAND USE SUMMARY:

TOTAL PHASE 5:	38.71 ACRES
MIXED RESIDENTIAL:	24.23 ACRES (63%)
NEIGHBORHOOD EDGE:	7.78 ACRES (20%)
COMMON OPEN SPACE:	6.70 ACRES (17%)
LOW DENSITY RESIDENTIAL:	7.78 AC. (4.50 UNITS/AC.)
MEDIUM DENSITY RESIDENTIAL:	35 UNITS (7.88 UNITS/AC.)
GREEN SPACE:	4.49 ACRES (12%)
163 UNITS - SINGLE FAMILY DETACHED	
33 UNITS - TOWNHOMES	
30 UNITS - MULTI-FAMILY RESIDENTIAL	

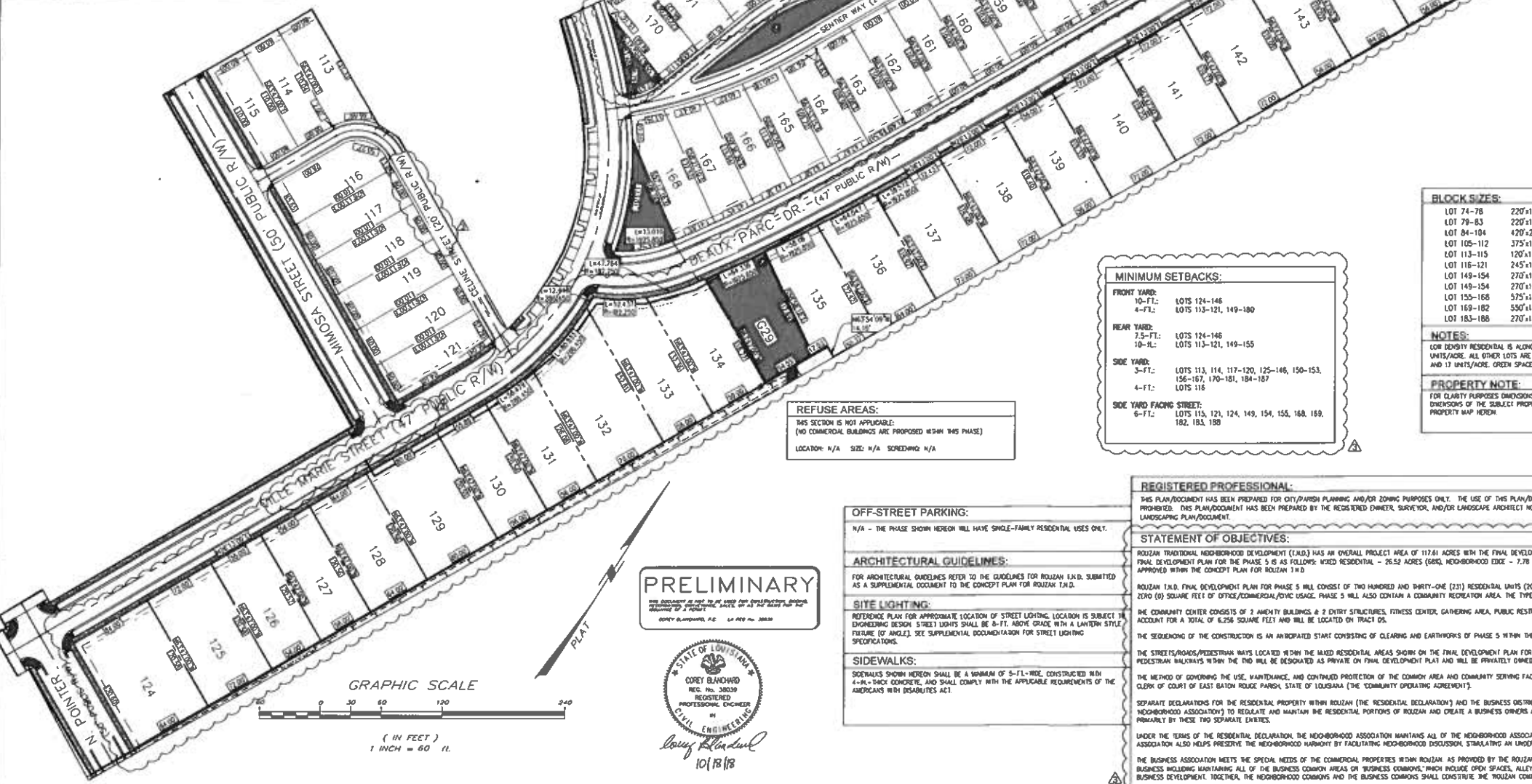
LOW DENSITY RESIDENTIAL WILL BE INCLUDED ALONG NEIGHBORHOOD EDGE. MEDIUM DENSITY RESIDENTIAL WILL BE INCLUDED WITHIN MIXED RESIDENTIAL.



PROJECT SEQUENCING (TIME SCHEDULE OF CONSTRUCTION)

REFER TO THE PHASING PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGED ECONOMIC, SOCIAL, MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION:

START:	COMPLETION:	NO. MONTHS
PHASE 1	2019	36 MONTHS
PHASE 2	2020	12 MONTHS
PHASE 3	COMPLETED	
PHASE 4	2019	12 MONTHS
PHASE 5	2019	12 MONTHS
PHASE 6	2020	12 MONTHS
PHASE 7	2020	12 MONTHS
PHASE 8	2020	12 MONTHS
PHASE 9	2022	12 MONTHS
PHASE 10	2020	12 MONTHS



BLOCK SIZES:

LOT 74-78	220'x110'	LOT 198-194	240'x110'
LOT 79-83	220'x110'	LOT 195-203	270'x110'
LOT 84-104	420'x220'	LOT 204	230'x220'
LOT 105-112	375'x115'	LOT 205-207	110'x97'
LOT 113-115	120'x110'	LOT 208-219	325'x100'
LOT 116-121	245'x110'	LOT 220-253	370'x385'
LOT 124-154	270'x120'	LOT 254-261	370'x110'
LOT 148-154	270'x120'	LOT 262-266	285'x97'
LOT 155-168	575'x115'	LOT 267-270	660'x265'
LOT 169-182	550'x110'		
LOT 183-188	270'x115'		

MINIMUM SETBACKS:

FRONT YARD:
 10-FT: LOTS 124-146
 4-FT: LOTS 115-121, 149-180

REAR YARD:
 7.5-FT: LOTS 124-146
 10-FT: LOTS 113-121, 149-155

SIDE YARD:
 3-FT: LOTS 113, 114, 117-120, 125-146, 150-153, 156-167, 170-181, 184-187
 4-FT: LOTS 118

SIDE YARD FACING STREET:
 6-FT: LOTS 115, 121, 124, 149, 154, 155, 168, 169, 182, 183, 188

REFUSE AREAS:
 THIS SECTION IS NOT APPLICABLE:
 (NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)
 LOCATION: N/A SIZE: N/A SCHEDULING: N/A

OFF-STREET PARKING:
 N/A - THE PHASE SHOWN HEREON WILL HAVE SINGLE-FAMILY RESIDENTIAL USES ONLY.

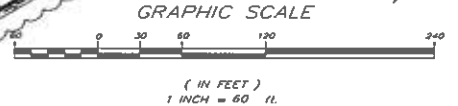
ARCHITECTURAL GUIDELINES:
 FOR ARCHITECTURAL GUIDELINES REFER TO THE GUIDELINES FOR ROULAN TND, SUBMITTED AS A SUPPLEMENTAL DOCUMENT TO THE CONCEPT PLAN FOR ROULAN TND.

SITE LIGHTING:
 REFERENCE PLAN FOR APPROXIMATE LOCATION OF STREET LIGHTING. LOCATION IS SUBJECT TO ENGINEERING DESIGN. STREET LIGHTS SHALL BE 8-FT. ABOVE GRADE WITH A LANTERN STYLE FIXTURE (IF APPLICABLE). SEE SUPPLEMENTAL DOCUMENTATION FOR STREET LIGHTING SPECIFICATIONS.

SIDEWALKS:
 SIDEWALKS SHOWN HEREON SHALL BE A MINIMUM OF 5-FT.-WIDE, CONSTRUCTED WITH 4-IN. THICK CONCRETE, AND SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

PRELIMINARY

COREY BLANCKARD
 REG. NO. 38829
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 10/18/18



NOTES:
 LOW DENSITY RESIDENTIAL IS ALONG NEIGHBORHOOD EDGE (DR IS CLASSIFIED AS BEING LESS THAN 8 UNITS/ACRE. ALL OTHER LOTS ARE MEDIUM DENSITY RESIDENTIAL, WHICH IS CLASSIFIED AS BEING BETWEEN 8 AND 12 UNITS/ACRE. GREEN SPACE IS LOCATED WITHIN COMMON OPEN SPACE CALCULATIONS.

PROPERTY NOTE:
 FOR CLARITY PURPOSES DIMENSIONS OF THE SUBJECT PROPERTY ARE NOT SHOWN HEREON. FOR DIMENSIONS OF THE SUBJECT PROPERTY AND EXISTING TRACT DIMENSIONS REFER TO THE SUBJECT PROPERTY MAP HEREON.

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

STATEMENT OF OBJECTIVES:
 ROULAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) HAS AN OVERALL PROJECT AREA OF 117.81 ACRES WITH THE FINAL DEVELOPMENT PLAN FOR PHASE 5 CONTAINING 38.71 ACRES. THE NUMBER OF ACRES DEVOTED TO THE VARIOUS CATEGORIES OF LAND USE SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 5 IS AS FOLLOWS: MIXED RESIDENTIAL - 26.52 ACRES (68%), NEIGHBORHOOD EDGE - 7.78 ACRES (20%), AND GREEN SPACE - 4.49 ACRES (12%). THE USES PROPOSED FOR PHASE 5 ROULAN TND WILL COMPLY WITH THE ZONING CLASSES APPROVED WITHIN THE CONCEPT PLAN FOR ROULAN TND.

ROULAN TND, FINAL DEVELOPMENT PLAN FOR PHASE 5 WILL CONSIST OF TWO HUNDRED AND THIRTY-ONE (231) RESIDENTIAL UNITS (201 LOTS). THE RESIDENTIAL BREAKDOWNS ARE 36 LOW DENSITY RESIDENTIAL AND 165 MEDIUM DENSITY RESIDENTIAL UNITS. PHASE 5 WILL CONTAIN ZERO (0) SQUARE FEET OF OFFICE/COMMERCIAL/JOINT USAGE. PHASE 5 WILL ALSO CONTAIN A COMMUNITY RECREATION AREA. THE TYPE OF USES TO BE CONSTRUCTED AS AFOREMENTIONED ARE RESIDENTIAL.

THE COMMUNITY CENTER CONSISTS OF 2 AMENITY BUILDINGS & 2 ENTRY STRUCTURES, FITNESS CENTER, GATHERING AREA, PUBLIC RESTROOMS AND POOL STORAGE. THE MAXIMUM BUILDING HEIGHT IS LESS THAN 33 FEET AND ALL BUILDINGS ARE 1 STORY. THE BUILDING FOOTPRINTS ACCOUNT FOR A TOTAL OF 6,256 SQUARE FEET AND WILL BE LOCATED ON TRACT 05.

THE SCHEDULING OF THE CONSTRUCTION IS AN ANTICIPATED START CONSISTING OF CLEARING AND EARTHWORKS OF PHASE 5 WITHIN THE FIRST QUARTER OF 2016 WITH THE COMPLETION OF PHASE 5 INFRASTRUCTURE BY THE THIRD QUARTER OF 2017.

THE STREETS/ROADS/RIGHTWAYS LOCATED WITHIN THE MIXED RESIDENTIAL AREAS SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 5 ARE PROPOSED TO BE DEDICATED TO THE PUBLIC FOR OWNERSHIP AND MAINTENANCE. A SMALLER PORTION OF STREETS, ALLEYS, AND PEDESTRIAN BARRIERS WITHIN THE TND WILL BE DESIGNATED AS PRIVATE ON FINAL DEVELOPMENT PLAN AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ROULAN PROPERTY OWNERS ASSOCIATION.

THE METHOD OF GOVERNING THE USE, MAINTENANCE, AND CONTINUED PROTECTION OF THE COMMON AREA AND COMMUNITY SERVING FACILITIES WILL BE ESTABLISHED BY THE ROULAN COMMUNITY OPERATING AGREEMENT WHICH HAS BEEN OR WILL BE RECORDED WITH THE OFFICE OF THE CLERK OF COURT OF EAST BATON ROUGE PARISH, STATE OF LOUISIANA (THE "COMMUNITY OPERATING AGREEMENT").

SEPARATE DECLARATIONS FOR THE RESIDENTIAL PROPERTY WITHIN ROULAN (THE "RESIDENTIAL DECLARATION") AND THE BUSINESS DISTRICT WITHIN ROULAN (THE "NON-RESIDENTIAL DECLARATION") HAS BEEN OR WILL BE RECORDED TO CREATE A RESIDENTIAL OWNERS ASSOCIATION (THE "NEIGHBORHOOD ASSOCIATION") TO REGULATE AND MAINTAIN THE COMMERCIAL PORTIONS OF ROULAN, THE NEEDS OF ROULAN IS MET PRIMARILY BY THESE TWO SEPARATE ENTITIES.

UNDER THE TERMS OF THE RESIDENTIAL DECLARATION, THE NEIGHBORHOOD ASSOCIATION MAINTAINS ALL OF THE NEIGHBORHOOD COMMON AREAS, OR NEIGHBORHOOD COMMONS, INCLUDING OPEN SPACE, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE NEIGHBORHOOD ASSOCIATION ALSO HELPS PRESERVE THE NEIGHBORHOOD HARMONY BY FACILITATING NEIGHBORHOOD DISCUSSION, STIMULATING AN UNDERSTANDING OF THE NEIGHBORHOOD GOALS AND ENFORCING THE COVENANTS WHEN NECESSARY.

THE BUSINESS ASSOCIATION MEETS THE SPECIAL NEEDS OF THE COMMERCIAL PROPERTIES WITHIN ROULAN AS PROVIDED BY THE ROULAN NON-RESIDENTIAL DECLARATION. THE BUSINESS ASSOCIATION PROVIDES COMMERCIAL-TYPE MAINTENANCE AND SERVICES APPROPRIATE TO THE BUSINESS HOLDINGS MAINTAINING ALL OF THE BUSINESS COMMON AREAS OR "BUSINESS COMMONS," WHICH INCLUDE OPEN SPACES, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE BUSINESS ASSOCIATION MAY ALSO FUNCTION AS A MERCHANTS' ASSOCIATION FOR ADVERTISING AND BUSINESS DEVELOPMENT. TOGETHER, THE NEIGHBORHOOD COMMONS AND THE BUSINESS COMMONS SHALL CONSTITUTE THE "ROULAN COMMONS."

SHEET NUMBER: 6.03

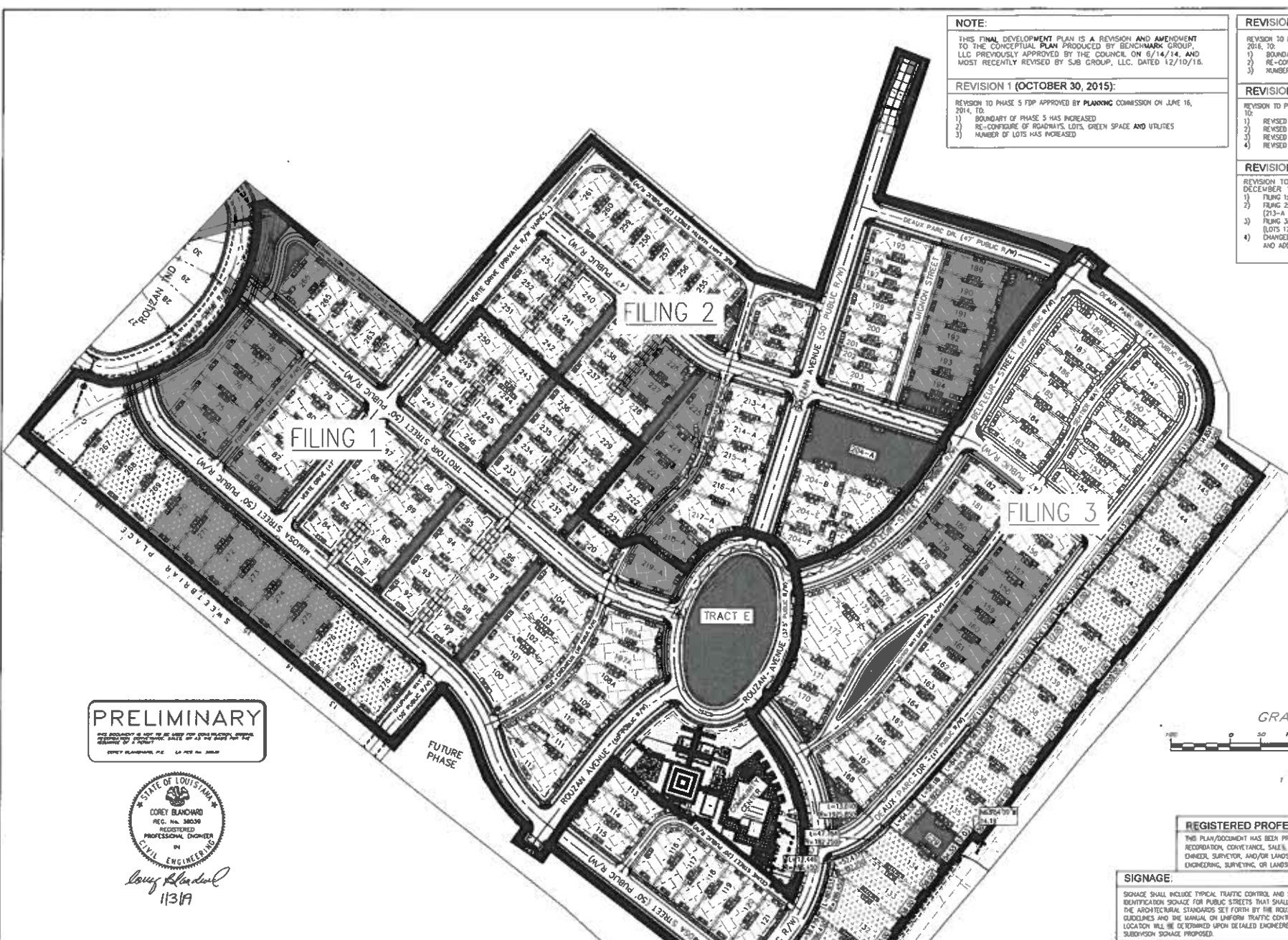
PARISH/COUNTY: EAST BATON ROUGE
 CITY: BATON ROUGE
 PROJECT: 11405.7

ROULAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT
 FINAL DEVELOPMENT PLAN PHASE 5
 PREVIOUSLY APPROVED PHASE 5 FDP

STB GROUP, LLC
 CIVIL ENGINEERING & DESIGN
 615 BOULEVARD 1701 - SUITE 1000 - BATON ROUGE, LA 70802

NO.	REVISION	DATE	BY
1	ISSUED	10-18-18	CAB
2	REVISED PER P.C. COMMENTS	03-23-17	CAB
3	REVISED LOT LINES, STREET NAMES, BARRIERS BETWEEN LOTS, AND UTILITIES LAND USE SUMMARY	10-18-18	CAB

DATE: 10-18-18
 TIME: 12:07 PM



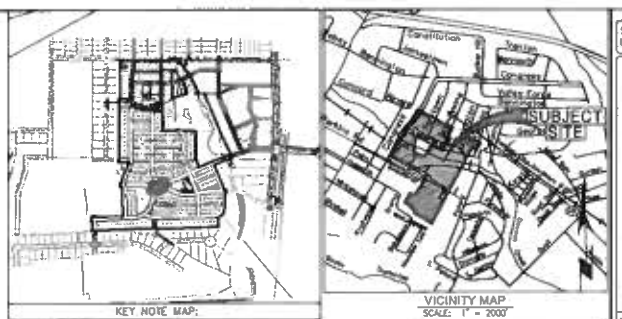
NOTE:
THIS FINAL DEVELOPMENT PLAN IS A REVISION AND AMENDMENT TO THE CONCEPTUAL PLAN PRODUCED BY BENCHMARK GROUP, LLC PREVIOUSLY APPROVED BY THE COUNCIL ON 6/14/14, AND MOST RECENTLY REVISED BY SJB GROUP, LLC, DATED 12/10/15.

REVISION 1 (OCTOBER 30, 2015):
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2014, TO:
1) RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
2) NUMBER OF LOTS HAS INCREASED

REVISION 2 (DECEMBER 10, 2016):
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JANUARY 19, 2016, TO:
1) BOUNDARY OF PHASE 5 HAS INCREASED
2) RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
3) NUMBER OF LOTS HAS INCREASED

REVISION 3 (OCTOBER 18, 2018):
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 26, 2017, TO:
1) REVISED LOT LINES TO INCREASE NUMBER OF LOTS
2) REVISED STREET NAMES
3) REVISED BUILDING SETBACK LINES
4) REVISED LANDSCAPE TABLES TO COMPLY WITH NEW LANDSCAPE ORDINANCE

REVISION 4 (JANUARY 3, 2019):
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON DECEMBER 10, 2018, TO:
1) FILING 1: CHANGED LOT NAME FROM 219 TO LOT 218A AND LOT SIZE (213-A TO 218-A)
2) FILING 2: REDUCED THE NUMBER OF LOTS FROM 11 (LOTS 208-216) TO 6 LOTS (213-A TO 218-A)
3) FILING 3: CHANGED FRONT YARD SETBACKS FROM 10 FT TO 6 FT (LOTS 124-142)
4) CHANGED PHASE 1C TO PHASE 5 (AREA CHANGED FROM 8.37 AC TO 10.78 AC) AND ADDED THE BOUNDARIES OF PHASE 4 (NOT IN THIS FDP)



NOTES:
LOW DENSITY RESIDENTIAL IS ALONG NEIGHBORHOOD EDGE. LDR IS CLASSIFIED AS BEING LESS THAN 8 UNITS/ACRE. ALL OTHER LOTS ARE MEDIUM DENSITY RESIDENTIAL. MAP IS CLASSIFIED AS BEING BETWEEN 8 AND 17 UNITS/ACRE. GREEN SPACE IS LOCATED WITHIN COMMON OPEN SPACE CALCULATIONS.

STATEMENT OF OBJECTIVES:
REFERENCE THIS SHEET FOR STATEMENT OF OBJECTIVES.

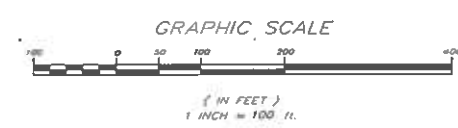
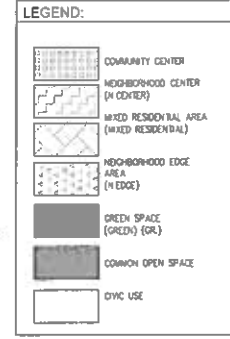
PROPERTY NOTE:
FOR CLARITY PURPOSES DIMENSIONS OF THE SUBJECT PROPERTY ARE NOT SHOWN HEREON. FOR DIMENSIONS OF THE SUBJECT PROPERTY AND EXISTING TRACT DESIGNATIONS REFER TO THE SUBJECT PROPERTY MAP HEREON.

OFF-STREET PARKING:
N/A - THE PHASE SHOWN HEREON WILL HAVE SINGLE-FAMILY RESIDENTIAL USES ONLY

ARCHITECTURAL GUIDELINES:
FOR ARCHITECTURAL GUIDELINES REFER TO THE GUIDELINES FOR ROUZAN T.N.D. SUBMITTED AS A SUPPLEMENTAL DOCUMENT TO THE CONCEPT PLAN FOR ROUZAN T.N.D.

SITE LIGHTING:
REFERENCE PLAN FOR APPROXIMATE LOCATION OF STREET LIGHTING. LOCATION IS SUBJECT TO ENGINEERING DESIGN. STREET LIGHTS SHALL BE 8-11' ABOVE GRADE WITH A LANTERN STYLE FIXTURE (Ø ANGLE). SEE SUPPLEMENTAL DOCUMENTATION FOR STREET LIGHTING SPECIFICATIONS.

SIDEWALKS:
SIDEWALKS SHOWN HEREON SHALL BE A MINIMUM OF 5'-FT. WIDE, CONSTRUCTED WITH 4-IN. THICK CONCRETE, AND SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.



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

SIGNAGE:
SIGNAGE SHALL INCLUDE TYPICAL TRAFFIC CONTROL AND STREET IDENTIFICATION SIGNAGE FOR PUBLIC STREETS THAT SHALL ADHERE TO THE ARCHITECTURAL STANDARDS SET FORTH BY THE ROUZAN DESIGN GUIDELINES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATION WILL BE DETERMINED UPON DETAILED ENGINEERED DESIGN. NO SUBDIVISION SIGNAGE PROPOSED.

TND NOTES:
1) CONDITIONS, COVENANTS, AND RESTRICTIONS FOR ALL THE PROPERTY WITHIN A TND DISTRICT SHALL BE FILED IN THE PARISH RECORDS TO BE EFFECTIVE AS OF THE DATE OF RECORDATION.
2) IN ADDITION TO OTHER TERMS AND CONDITIONS ACCEPTABLE TO THE APPLICANT, THE COVENANTS, COVENANTS, AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MANDATORY MEMBERSHIP FOR EACH PROPERTY OWNED, GOVERNED BY ARTICLES OF INCORPORATION AND BYLAWS, WHICH SHALL:
a) BE ORGANIZED BY THE APPLICANT AND OPERATED WITH A FINANCIAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND;
b) PROVIDE FOR THE CONDITIONS AND ISSUING OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS;
c) BE RESPONSIBLE FOR MAINTENANCE OF INSURANCE AND TAXES ON ALL COMMON OPEN SPACE, ENFORCEABLE BY LEAS PLACED ON THE ASSOCIATION BY THE PARISH, AS PROVIDED BY THE ASSOCIATION BYLAWS;
d) AT ALL TIMES, CAUSE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND;
e) ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMITY WITH THE REQUIREMENTS OF THIS ORDINANCE WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS OF THE ASSOCIATION OF THE ARCHITECTURAL CONTROL COMMITTEE, AS DESCRIBED BELOW;
f) CREATE AND ARCHITECTURAL CONTROL COMMITTEE TO REVIEW DEVELOPMENT FOR COMPLIANCE WITH THE DESIGN STANDARDS TO ISSUE CERTIFICATES OF APPROVAL AND TO REVIEW AND APPROVE THE DEVELOPMENT'S ARCHITECT, DESIGNER, AND/OR OTHER PROFESSIONALS CONTRIBUTING TO THE DEVELOPMENT;
g) PROVIDE FOR OWNERSHIP, DEVELOPMENT, MANAGEMENT, AND MAINTENANCE OF PRIVATE OPEN SPACE (EXCEPT PLAZAS OWNED BY INDIVIDUAL PROPERTY OWNERS) COMMUNITY PARKING FACILITIES, COMMUNITY MEETING HALL, AND OTHER COMMON AREA;
h) PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PROPERTY WITHIN THE TND, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETSCAPE;
i) REQUIRE THE COLLECTION OF ASSESSMENTS FROM MEMBERS IN AN AMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS; AND
j) BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS.

STATEMENT OF OBJECTIVES:
ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) HAS AN OVERALL PROJECT AREA OF 117.61 ACRES WITH THE FINAL DEVELOPMENT PLAN FOR PHASE 5 CONTAINING 38.71 ACRES. THE NUMBER OF ACRES DEVOTED TO THE VARIOUS CATEGORIES OF LAND USE SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 5 IS AS FOLLOWS: MIXED RESIDENTIAL - 24.23 ACRES (53%), NEIGHBORHOOD EDGE - 7.78 ACRES (20%), AND COMMON OPEN SPACE - 6.70 ACRES (17%). THE USES PROPOSED FOR PHASE 5 ROUZAN T.N.D. WILL COMPLY WITH THE ZONING CLASSES APPROVED WITHIN THE CONCEPT PLAN FOR ROUZAN T.N.D.

ROUZAN T.N.D. FINAL DEVELOPMENT PLAN FOR PHASE 5 WILL CONSIST OF TWO HUNDRED AND TWENTY-SIX (226) RESIDENTIAL UNITS (191 LOTS), THE RESIDENTIAL BREAKDOWNS ARE 16 LOW DENSITY RESIDENTIAL AND 191 MEDIUM DENSITY RESIDENTIAL UNITS. PHASE 5 WILL CONTAIN ZERO (0) SQUARE FEET OF OFFICE, COMMERCIAL, OR INDUSTRIAL USE. PHASE 5 WILL ALSO CONTAIN A COMMUNITY RECREATION AREA. THE TYPE OF USES TO BE CONSTRUCTED AS AFOREMENTIONED ARE RESIDENTIAL.

THE SEQUENCING OF THE CONSTRUCTION IS AN ANTICIPATED START CONSISTING OF CLEARING AND EARTHWORKS OF PHASE 5 WITHIN THE FIRST QUARTER OF 2019 WITH THE COMPLETION OF PHASE 5 INFRASTRUCTURE BY THE THIRD QUARTER OF 2019.

THE STREETS/ROADS/PEDSTRIANWAYS LOCATED WITHIN THE MIXED RESIDENTIAL AREAS SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 5 ARE PROPOSED TO BE DEDICATED TO THE PUBLIC FOR OWNERSHIP AND MAINTENANCE. A SMALLER PORTION OF STREETS, ALLEYS, AND PEDSTRIAN WALKWAYS WITHIN THE TND WILL BE DESIGNATED AS PRIVATE OR PRIVATELY OWNED AND MAINTAINED BY THE ROUZAN PROPERTY OWNERS ASSOCIATION.

THE METHOD OF GOVERNING THE USE, MAINTENANCE, AND CONTINUED PROTECTION OF THE COMMON AREA AND COMMUNITY SERVICES FACILITIES WILL BE ESTABLISHED BY THE ROUZAN COMMUNITY OPERATING AGREEMENT WHICH HAS BEEN OR WILL BE RECORDED WITH THE OFFICE OF THE CLERK OF COURTS OF EAST BATON ROUGE PARISH, STATE OF LOUISIANA (THE "COMMUNITY OPERATING AGREEMENT").

SEPARATE DECLARATIONS FOR THE RESIDENTIAL PROPERTY WITHIN ROUZAN (THE "RESIDENTIAL DECLARATIONS") AND THE BUSINESS DISTRICT WITHIN ROUZAN (THE "NON-RESIDENTIAL DECLARATIONS") HAS BEEN OR WILL BE RECORDED TO CREATE A RESIDENTIAL OWNERS ASSOCIATION (THE "RESIDENTIAL ASSOCIATION") TO REGULATE AND MAINTAIN THE RESIDENTIAL PORTIONS OF ROUZAN AND CREATE A BUSINESS OWNERS ASSOCIATION (THE "BUSINESS ASSOCIATION") TO REGULATE AND MAINTAIN THE COMMERCIAL PORTIONS OF ROUZAN. THE NEEDS OF ROUZAN IS MET PRIMARILY BY THESE TWO SEPARATE ENTITIES.

UNDER THE TERMS OF THE RESIDENTIAL DECLARATION, THE NEIGHBORHOOD ASSOCIATION MAINTAINS ALL OF THE NEIGHBORHOOD ASSOCIATION COMMON AREAS, OR NEIGHBORHOOD COMMONS, INCLUDING OPEN SPACE, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE NEIGHBORHOOD ASSOCIATION ALSO HELPS PRESERVE THE NEIGHBORHOOD CHARACTER BY FACILITATING NEIGHBORHOOD DISCUSSIONS, STABILIZING AN UNDERSTANDING OF THE NEIGHBORHOOD GOALS AND ENFORCING THE COVENANTS WHEN NECESSARY.

THE BUSINESS ASSOCIATION MEETS THE SPECIAL NEEDS OF THE COMMERCIAL PROPERTIES WITHIN ROUZAN, AS PROVIDED BY THE ROUZAN NON-RESIDENTIAL DECLARATION. THE BUSINESS ASSOCIATION PROVIDES COMMERCIAL-TYPE MAINTENANCE AND SERVICES APPROPRIATE TO THE BUSINESS INCLUDING MAINTAINING ALL OF THE BUSINESS COMMON AREAS OR BUSINESS COMMONS, WHICH INCLUDE OPEN SPACES, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE BUSINESS ASSOCIATION MAY ALSO FUNCTION AS A MEMORIALIST ASSOCIATION FOR ADVERTISING AND BUSINESS DEVELOPMENT TOGETHER, THE NEIGHBORHOOD COMMONS AND THE BUSINESS COMMONS SHALL CONSTITUTE THE "ROUZAN COMMONS."

PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY NOTED TO THE CONTRARY.



Corey Blanchard
11319

LAND USE SUMMARY:

TOTAL PHASE 5:	38.71 ACRES
MIXED RESIDENTIAL:	24.23 ACRES (63%)
NEIGHBORHOOD EDGE:	7.78 ACRES (20%)
COMMON OPEN SPACE:	6.70 ACRES (17%)
LOW DENSITY RESIDENTIAL:	7.78 AC. (4.50 UNITS/AC.)
MEDIUM DENSITY RESIDENTIAL:	24.23 AC. (7.88 UNITS/AC.)
GREEN SPACE:	4.49 ACRES (12%)

PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:

REFER TO THE PHASING PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGED ECONOMIC, SOCIAL, MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION:

START:	COMPLETION:	MONTHS
PHASE 1	2019	36 MONTHS
PHASE 2	2020	12 MONTHS
PHASE 3	2020	12 MONTHS
PHASE 4	2019	12 MONTHS
PHASE 5	2019	12 MONTHS
PHASE 6	2020	12 MONTHS
PHASE 7	2020	12 MONTHS
PHASE 8	2020	12 MONTHS
PHASE 9	2022	12 MONTHS
PHASE 10	2022	12 MONTHS

BLOCK SIZES:

LOT 74-78	220'x110'	LOT 198-194	240'x110'
LOT 79-83	220'x110'	LOT 195-203	278'x110'
LOT 84-104	420'x220'	LOT 204	230'x220'
LOT 105-112	375'x115'	LOT 205-207	110'x97'
LOT 113-115	120'x110'	LOT 208-219	325'x100'
LOT 116-121	245'x110'	LOT 220-253	370'x95'
LOT 145-154	270'x120'	LOT 254-261	370'x110'
LOT 149-154	270'x120'	LOT 262-266	285'x92'
LOT 155-188	575'x115'	LOT 267-278	660'x265'
LOT 169-182	550'x110'		
LOT 183-188	270'x115'		

SHEET NUMBER **6.2**

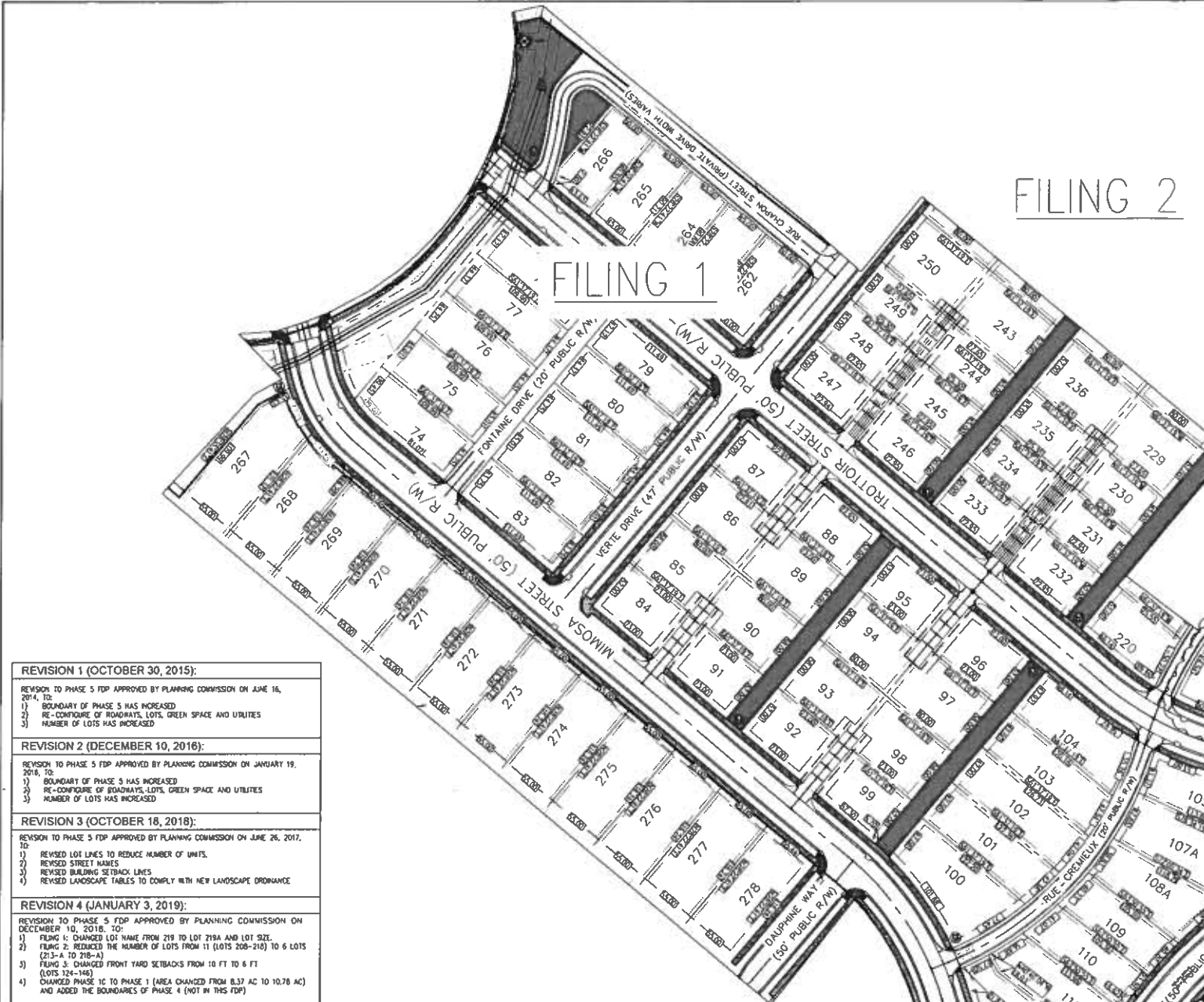
PARISH/COUNTY EAST BATON ROUGE
CITY BATON ROUGE
PROJECT 11409.7

ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT FINAL DEVELOPMENT PLAN PHASE 5

SJB GROUP, LLC
QUALITY DESIGN
1-3-19
8 OF 27

REVISION DESCRIPTION

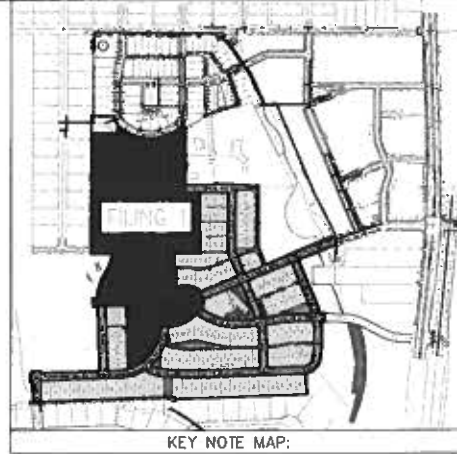
2	03/23/2017	REVISED FOR P.C. COMMENTS	CAB
3	10-18-18	REVISED FOR FINAL HAZARD MITIGATION REPORT, REVISED FOR FINAL TRAFFIC CONTROL DEVICES, AND PHASE 1 AND 2 BOUNDARIES	CAB
4	1-3-19	REVISED LOT LINES, FRONT YARD SETBACKS, AND PHASE 1 AND 2 BOUNDARIES	CAB



LAND USE SUMMARY:

TOTAL PHASE 5:	38.71 ACRES
MIXED RESIDENTIAL:	24.23 ACRES (63%)
NEIGHBORHOOD EDGE:	7.78 ACRES (20%)
COMMON OPEN SPACE:	6.70 ACRES (17%)
LOW DENSITY RESIDENTIAL:	7.78 AC. (4.50 UNITS/AC.)
MEDIUM DENSITY RESIDENTIAL:	24.23 AC. (7.88 UNITS/AC.)
GREEN SPACE:	4.49 ACRES (12%)
163 UNITS - SINGLE FAMILY DETACHED	
33 UNITS - TOWNHOMES	
30 UNITS - MULTI-FAMILY RESIDENTIAL	

LOW DENSITY RESIDENTIAL WILL BE INCLUDED ALONG NEIGHBORHOOD EDGE. MEDIUM DENSITY RESIDENTIAL WILL BE INCLUDED WITHIN MIXED RESIDENTIAL.



BLOCK SIZES:

LOT 74-78	220'x110'	LOT 199-194	240'x110'
LOT 79-83	220'x110'	LOT 195-203	270'x110'
LOT 84-104	420'x220'	LOT 204	230'x220'
LOT 105-112	375'x115'	LOT 205-207	110'x97'
LOT 113-115	120'x110'	LOT 208-219	325'x100'
LOT 116-121	245'x110'	LOT 220-253	370'x385'
LOT 149-154	270'x120'	LOT 254-261	370'x110'
LOT 149-154	270'x120'	LOT 262-266	285'x92'
LOT 155-168	575'x115'	LOT 267-278	660'x265'
LOT 169-182	550'x110'		
LOT 183-188	270'x115'		

PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:

REFER TO THE PHASING PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGED ECONOMIC, SOCIAL, MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION:

PHASE	START	COMPLETION	MONTHS
PHASE 1	2019	2019	36 MONTHS
PHASE 2	2020	2020	12 MONTHS
PHASE 3	2020	2020	12 MONTHS
PHASE 4	2019	2019	12 MONTHS
PHASE 5	2019	2019	12 MONTHS
PHASE 6	2020	2020	12 MONTHS
PHASE 7	2020	2020	12 MONTHS
PHASE 8	2020	2020	12 MONTHS
PHASE 9	2022	2022	12 MONTHS
PHASE 10	2020	2020	12 MONTHS

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

NOTES:
LOW DENSITY RESIDENTIAL IS ALONG NEIGHBORHOOD EDGE. LDR IS CLASSIFIED AS BEING LESS THAN 8 UNITS/ACRE. ALL OTHER LOTS ARE MEDIUM DENSITY RESIDENTIAL. MDR IS CLASSIFIED AS BEING BETWEEN 8 AND 17 UNITS/ACRE. GREEN SPACE IS LOCATED WITHIN COMMON OPEN SPACE CALCULATIONS.

PROPERTY NOTE:
FOR CLARITY PURPOSES DIMENSIONS OF THE SUBJECT PROPERTY ARE NOT SHOWN HEREIN FOR DIMENSIONS OF THE SUBJECT PROPERTY AND EXISTING TRACT DESIGNATIONS REFER TO THE SUBJECT PROPERTY MAP HEREIN.

SIGNAGE:
SIGNAGE SHALL INCLUDE TYPICAL TRAFFIC CONTROL AND STREET IDENTIFICATION SIGNAGE FOR PUBLIC STREETS THAT SHALL ADHERE TO THE ARCHITECTURAL STANDARDS SET FORTH BY THE ROUZAN DESIGN GUIDELINES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATION WILL BE DETERMINED UPON DETAILED ENGINEERED DESIGN. NO SUBDIVISION SIGNAGE PROPOSED.

MINIMUM SETBACKS:

FRONT YARD:	10'-FT. LOTS 74-83, 105A-108A, 109-112, 267, 268, 269
7.5'-FT. LOTS 267-278	
6'-FT. LOTS 84-98, 100-104, 219-A, 220, 229-237, 247-250	
4'-FT. LOTS 233-236, 243-246	
REAR YARD:	8'-FT. LOTS 267-278
4'-FT. LOTS 74-83, 84-99, 100-104, 105A-108A, 109-112, 219-A, 220, 229-236, 43-290	
2'-FT. LOTS 262-266	
SIDE YARD:	5'-FT. LOTS 74-83, 84-99, 100-104, 105A-108A, 109, 109-112, 229-236, 243-250, 262-266, 267-278
6'-FT. LOTS 74, 78, 79, 83, 84, 87, 88, 91, 92, 95, 96, 99, 100, 101, 102, 112, 219-A, 220, 232, 233, 246, 247, 262	
7.5'-FT. LOTS 278	

- REVISION 1 (OCTOBER 30, 2015):**
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2015. TO:
1) BOUNDARY OF PHASE 5 HAS INCREASED
2) RE-CONFIGURE OF ROADS, LOTS, GREEN SPACE AND UTILITIES
3) NUMBER OF LOTS HAS INCREASED
- REVISION 2 (DECEMBER 10, 2016):**
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JANUARY 19, 2016. TO:
1) BOUNDARY OF PHASE 5 HAS INCREASED
2) RE-CONFIGURE OF ROADS, LOTS, GREEN SPACE AND UTILITIES
3) NUMBER OF LOTS HAS INCREASED
- REVISION 3 (OCTOBER 18, 2018):**
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 26, 2017. TO:
1) REVISED LOT LINES TO REDUCE NUMBER OF LOTS
2) REVISED STREET NAMES
3) REVISED BUILDING SETBACK LINES
4) REVISED LANDSCAPE TABLES TO COMPLY WITH NEW LANDSCAPE ORDINANCE
- REVISION 4 (JANUARY 3, 2019):**
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON DECEMBER 10, 2018. TO:
1) FILING 1: CHANGED LOT NAME FROM 219 TO LOT 219A AND LOT SIZE
2) FILING 2: REDUCED THE NUMBER OF LOTS FROM 11 (LOTS 208-210) TO 6 LOTS (213-A TO 218-A)
3) FILING 3: CHANGED FRONT YARD SETBACKS FROM 10 FT TO 6 FT (LOTS 124-146)
4) CHANGED PHASE 1C TO PHASE 1 (AREA CHANGED FROM 0.33 AC TO 10.78 AC) AND ADDED THE BOUNDARIES OF PHASE 4 (NOT IN THIS FDP)

TND NOTES:

- CONDITIONS, COVENANTS, AND RESTRICTIONS FOR ALL THE PROPERTY WITHIN A TWO DISTRICT SHALL BE FILED IN THE PARISH RECORDS BY THE OWNER BEFORE A LOT IS SOLD AND/OR A BUILDING PERMIT IS ISSUED.
- IN ADDITION TO OTHER TERMS AND CONDITIONS ACCEPTABLE TO THE APPLICANT, THE CONDITIONS, COVENANTS, AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MANDATORY MEMBERSHIP FOR EACH PROPERTY OWNER, GOVERNED BY ARTICLES OF INCORPORATION AND BYLAWS, WHICH SHALL:
 - BE ORGANIZED BY THE APPLICANT AND OPERATED WITH A FINANCIAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND.
 - PROVIDE FOR THE CONDITIONS AND THING OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS.
 - BE RESPONSIBLE FOR MAINTENANCE OF INSURANCE AND TAXES ON ALL COMMON OPEN SPACE, ENFORCEABLE BY LEVIES PLACED ON THE ASSOCIATION BY THE PARISH, AS PROVIDED IN THE ASSOCIATION BYLAWS.
 - AT ALL TIMES, ENSURE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND.
 - ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMITY WITH THE REQUIREMENTS OF THIS ORDINANCE WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS OF THE ASSOCIATION OF THE ARCHITECTURAL CONTROL COMMITTEE, AS DESCRIBED BELOW.
 - CREATE AN ARCHITECTURAL CONTROL COMMITTEE TO REVIEW DEVELOPMENT FOR COMPLIANCE WITH THE DESIGN STANDARDS TO ISSUE CERTIFICATES OF APPROVAL AND TO REVIEW AND APPROVE THE DEVELOPMENT'S ARCHITECT, DESIGNER, AND/OR OTHER PROFESSIONALS CONTRIBUTING TO THE DEVELOPMENT.
 - PROVIDE FOR OWNERSHIP, DEVELOPMENT, MANAGEMENT, AND MAINTENANCE OF PRIVATE OPEN SPACE (EXCEPT PLAZAS OWNED BY INDIVIDUAL PROPERTY OWNERS) COMMUNITY PARKING FACILITIES, COMMUNITY MEETING HALL, AND OTHER COMMON AREA.
 - PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PROPERTY WITHIN THE TND, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETScape.
 - REQUIRE THE COLLECTION OF ASSESSMENTS FROM MEMBERS IN AN AMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS, AND
 - BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS.

STATEMENT OF OBJECTIVES:
ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (T.N.D.) HAS AN OVERALL PROJECT AREA OF 117.61 ACRES WITH THE FINAL DEVELOPMENT PLAN FOR PHASE 5 CONTAINING 38.71 ACRES. THE NUMBER OF ACRES DEVOTED TO THE VARIOUS CATEGORIES OF LAND USE SHOWN ON THE FINAL DEVELOPMENT PLAN FOR THE PHASE 5 IS AS FOLLOWS: MIXED RESIDENTIAL - 24.23 ACRES (63%), NEIGHBORHOOD EDGE - 7.78 ACRES (20%), AND COMMON OPEN SPACE - 6.70 ACRES (17%). THE USES PROPOSED FOR PHASE 5 ROUZAN T.N.D. WILL COMPLY WITH THE ZONING CLASSES APPROVED WITHIN THE CONCEPT PLAN FOR ROUZAN T.N.D.

ROUZAN T.N.D. FINAL DEVELOPMENT PLAN FOR PHASE 5 WILL CONSIST OF TWO HUNDRED AND TWENTY-SIX (226) RESIDENTIAL UNITS (191 LOTS). THE RESIDENTIAL BREAKDOWNS ARE 35 LOW DENSITY RESIDENTIAL AND 191 MEDIUM DENSITY RESIDENTIAL UNITS. PHASE 5 WILL CONTAIN ZERO (0) SQUARE FEET OF OFFICE/COMMERCIAL/DRIVE USAGE. PHASE 5 WILL ALSO CONTAIN A COMMUNITY RECREATION AREA. THE TYPE OF USES TO BE CONSTRUCTED AS AFORESAID ARE RESIDENTIAL.

THE SEQUENCING OF THE CONSTRUCTION IS AN ANTICIPATED START CONSISTING OF CLEARING AND EARTHWORKS OF PHASE 5 WITHIN THE FIRST QUARTER OF 2016 WITH THE COMPLETION OF PHASE 5 INFRASTRUCTURE BY THE THIRD QUARTER OF 2016.

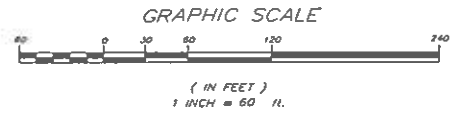
THE STREETS/ROADS/PEDDESTRIAN WAYS LOCATED WITHIN THE MIXED RESIDENTIAL AREAS SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 5 ARE PROPOSED TO BE DEDICATED TO THE PUBLIC FOR OWNERSHIP AND MAINTENANCE. A SMALLER PORTION OF STREETS, ALLEYS, AND PEDESTRIAN WALKWAYS WITHIN THE TND WILL BE DESIGNATED AS PRIVATE ON FINAL DEVELOPMENT PLAN AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ROUZAN PROPERTY OWNERS ASSOCIATION.

THE METHOD OF CONVEYING THE USE, MAINTENANCE, AND CONTROLLED PROTECTION OF THE COMMON AREA AND COMMUNITY SERVING FACILITIES WILL BE ESTABLISHED BY THE ROUZAN COMMUNITY OPERATING AGREEMENT WHICH HAS BEEN OR WILL BE RECORDED WITH THE OFFICE OF THE CLERK OF COURT OF EAST BATON ROUGE PARISH, STATE OF LOUISIANA (THE COMMUNITY OPERATING AGREEMENT).

SEPARATE DECLARATIONS FOR THE RESIDENTIAL PROPERTY WITHIN ROUZAN (THE RESIDENTIAL DECLARATIONS) AND THE BUSINESS DISTRICT WITHIN ROUZAN (THE NON-RESIDENTIAL DECLARATIONS) HAS BEEN OR WILL BE RECORDED TO CREATE A RESIDENTIAL OWNERS ASSOCIATION (THE NEIGHBORHOOD ASSOCIATION) TO REGULATE AND MAINTAIN THE RESIDENTIAL PORTIONS OF ROUZAN AND CREATE A BUSINESS OWNERS ASSOCIATION (THE BUSINESS ASSOCIATION) TO REGULATE AND MAINTAIN THE COMMERCIAL PORTIONS OF ROUZAN. THE NEEDS OF ROUZAN IS MET PRIMARILY BY THESE TWO SEPARATE ENTITIES.

UNDER THE TERMS OF THE RESIDENTIAL DECLARATION, THE NEIGHBORHOOD ASSOCIATION MAINTAINS ALL OF THE NEIGHBORHOOD ASSOCIATION COMMON AREAS, OR NEIGHBORHOOD COMMONS, INCLUDING OPEN SPACE, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE NEIGHBORHOOD ASSOCIATION ALSO HELPS PRESERVE THE NEIGHBORHOOD CHARACTER BY FACILITATING NEIGHBORHOOD DISCUSSION, STIMULATING AN UNDERSTANDING OF THE NEIGHBORHOOD GOALS AND ENFORCING THE COVENANTS WHEN NECESSARY.

THE BUSINESS ASSOCIATION MEETS THE SPECIAL NEEDS OF THE COMMERCIAL PROPERTIES WITHIN ROUZAN AS PROVIDED BY THE ROUZAN NON-RESIDENTIAL DECLARATION. THE BUSINESS ASSOCIATION PROVIDES COMMERCIAL-TYPE MAINTENANCE AND SERVICES APPROPRIATE TO THE BUSINESS INCLUDING MAINTAINING ALL OF THE BUSINESS COMMON AREAS OR BUSINESS COMMONS, WHICH INCLUDE OPEN SPACES, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE BUSINESS ASSOCIATION MAY ALSO FUNCTION AS A MERCHANTS' ASSOCIATION FOR ADVERTISING AND BUSINESS DEVELOPMENT. TOGETHER, THE NEIGHBORHOOD COMMONS AND THE BUSINESS COMMONS SHALL CONSTITUTE THE "ROUZAN COMMONS."



STATE OF LOUISIANA
COREY BLANCHARD
REG. NO. 38039
REGISTERED
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
1/3/19

PRELIMINARY
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION PURPOSES UNLESS IT IS A SUPPLEMENTAL DOCUMENT TO THE CONCEPT PLAN FOR ROUZAN T.N.D.
COREY BLANCHARD, P.E. 1/3/19

SHEET NUMBER **6.3**

PARISH/COUNTY EAST BATON ROUGE
CITY BATON ROUGE
PROJECT 11409.7

ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT
FINAL DEVELOPMENT PLAN PHASE 5
FINAL DEVELOPMENT PLAN-FILING 1

SIB GROUP, LLC
QUALITY BY DESIGN
P.O. BOX 1791 • BATON ROUGE, LA 70801 • (225) 886-9900 • FAX (225) 886-9900

DESIGNED	C.B.	11-3-19
CHECKED	C.B.	11-3-19
REVIEWED	C.B.	11-3-19
DATE		

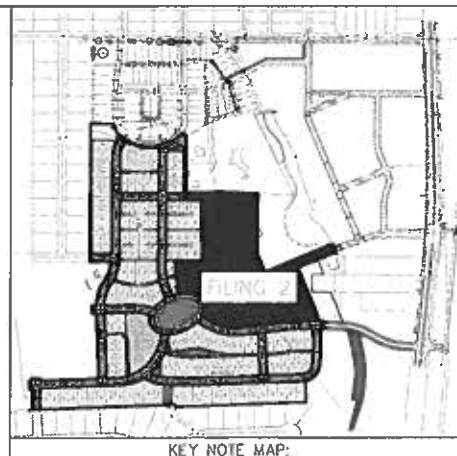
2 3-23-17 REVISION PER P.C. COMMENTS
3 10-18-18 REVISION PER P.C. COMMENTS
4 1-3-19 REVISION PER P.C. COMMENTS

- REVISION 1 (OCTOBER 30, 2015):**
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2015, TO:
 1) BOUNDARY OF PHASE 5 HAS INCREASED
 2) RE-CONFIGURE OF ROADS, LOTS, GREEN SPACE AND UTILITIES
 3) NUMBER OF LOTS HAS INCREASED
- REVISION 2 (DECEMBER 10, 2016):**
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JANUARY 19, 2016, TO:
 1) BOUNDARY OF PHASE 5 HAS INCREASED
 2) RE-CONFIGURE OF ROADS, LOTS, GREEN SPACE AND UTILITIES
 3) NUMBER OF LOTS HAS INCREASED
- REVISION 3 (OCTOBER 18, 2018):**
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 26, 2017, TO:
 1) REVISED LOT LINES TO REDUCE NUMBER OF UNITS
 2) REVISED STREET NAMES
 3) REVISED BUILDING SETBACK LINES
 4) REVISED LANDSCAPE TABLES TO COMPLY WITH NEW LANDSCAPE ORDINANCE
- REVISION 4 (JANUARY 3, 2019):**
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON DECEMBER 10, 2018, TO:
 1) FILING 1: CHANGED LOT NAME FROM 219 TO LOT 218A AND LOT SIZE
 2) FILING 2: REDUCED THE NUMBER OF LOTS FROM 11 (LOTS 208-218) TO 6 LOTS (213-A TO 218-A)
 3) FILING 3: CHANGED FRONT YARD SETBACKS FROM 10 FT TO 6 FT (LOTS 124-148)
 4) CHANGED PHASE 1C TO PHASE 1 (AREA CHANGED FROM 8.37 AC TO 10.78 AC) AND ADDED THE BOUNDARIES OF PHASE 4 (NOT IN THIS FDP)

LAND USE SUMMARY:

TOTAL PHASE 5:	38.71 ACRES
MIXED RESIDENTIAL:	24.23 ACRES (63%)
NEIGHBORHOOD EDGE:	7.78 ACRES (20%)
COMMON OPEN SPACE:	6.70 ACRES (17%)
LOW DENSITY RESIDENTIAL:	7.78 AC. 35 UNITS (4.50 UNITS/AC.)
MEDIUM DENSITY RESIDENTIAL:	24.23 AC. 191 UNITS (7.88 UNITS/AC.)
GREEN SPACE:	4.49 ACRES (12%)
163 UNITS - SINGLE FAMILY DETACHED	
33 UNITS - TOWNHOMES	
30 UNITS - MULTI-FAMILY RESIDENTIAL	

LOW DENSITY RESIDENTIAL WILL BE INCLUDED ALONG NEIGHBORHOOD EDGE. MEDIUM DENSITY RESIDENTIAL WILL BE INCLUDED WITHIN MIXED RESIDENTIAL.



BLOCK SIZES:

LOT 74-78	220'x110'	LOT 196-194	240'x110'
LOT 79-83	220'x110'	LOT 195-203	270'x110'
LOT 84-104	420'x220'	LOT 204	230'x220'
LOT 105-112	375'x115'	LOT 205-207	110'x97'
LOT 113-115	120'x110'	LOT 208-219	325'x100'
LOT 116-121	245'x110'	LOT 220-253	370'x385'
LOT 149-154	270'x120'	LOT 254-261	370'x110'
LOT 149-154	270'x120'	LOT 262-266	285'x92'
LOT 155-168	575'x115'	LOT 267-278	660'x285'
LOT 169-182	550'x110'		
LOT 183-188	270'x115'		

PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:

REFER TO THE PHASING PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGES ECONOMIC, SOCIAL, MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION:

START:	COMPLETION:	36 MONTHS
PHASE 1	2019	12 MONTHS
PHASE 2	2020	12 MONTHS
PHASE 3	2020	12 MONTHS
PHASE 4	2019	12 MONTHS
PHASE 5	2019	12 MONTHS
PHASE 6	2020	12 MONTHS
PHASE 7	2020	12 MONTHS
PHASE 8	2020	12 MONTHS
PHASE 9	2022	12 MONTHS
PHASE 10	2020	12 MONTHS

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

NOTES:
 LOW DENSITY RESIDENTIAL IS ALONG NEIGHBORHOOD EDGE. LOW IS CLASSIFIED AS BEING LESS THAN 8 UNITS/ACRE. ALL OTHER LOTS ARE MEDIUM DENSITY RESIDENTIAL. MDR IS CLASSIFIED AS BEING BETWEEN 8 AND 17 UNITS/ACRE. GREEN SPACE IS LOCATED WITHIN COMMON OPEN SPACE CALCULATIONS.

PROPERTY NOTE:
 FOR CLARITY PURPOSES DIMENSIONS OF THE SUBJECT PROPERTY ARE NOT SHOWN HEREON. FOR DIMENSIONS OF THE SUBJECT PROPERTY AND EXISTING TRACT DESIGNATIONS REFER TO THE SUBJECT PROPERTY MAP HEREON.

SIGNAGE:
 SIGNAGE SHALL INCLUDE TYPICAL TRAFFIC CONTROL AND STREET IDENTIFICATION SIGNAGE FOR PUBLIC STREETS THAT SHALL ADHERE TO THE ARCHITECTURAL STANDARDS SET FORTH BY THE ROUZAN DESIGN GUIDELINES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATION WILL BE DETERMINED UPON DETAILED ENGINEERING DESIGN AND SIGNAGE SHALL BE PROVIDED.

MINIMUM SETBACKS:

FRONT YARD:	6-FT: LOTS 189-203, 204-A - 204-F, 205-207, 213-A - 218-A, 259-261, 221-228, 201-253
	4-FT: LOTS 237-242
REAR YARD:	7.5-FT: LOTS 267-278
	4-FT: LOTS 74-83, 84-99, 100-104, 105-108, 109-112, 205-207, 213-A - 218-A, 221-226, 245-250
	2-FT: LOTS 262-266
SIDE YARD:	3.5-FT: LOTS 74-83, 84-99, 100-104, 108, 109-112, 108-204, 205-207, 213-A - 218-A, 221-236, 243-250, 262-266, 267-278
SIDE YARD FACING STREET:	6-FT: LOTS 74, 78, 79, 83, 84, 87, 88, 91, 92, 95, 96, 99, 100, 104, 105, 112, 207, 219-A, 223, 225, 232, 233, 246, 247, 261, 262
	7.5-FT: LOTS 279

REFUSE AREAS:
 THIS SECTION IS NOT APPLICABLE. (NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)
 LOCATION: N/A SIZE: N/A STORES: N/A

COMMERCIAL BUILDINGS:
 THIS SECTION IS NOT APPLICABLE. (NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)
 USE: N/A NO. OF STORES: N/A
 DENSITY: N/A 50 FT/AC: N/A
 LOCATION: N/A NO. OF BUILDINGS: 0 (0) ENTRY BUILDINGS: N/A
 BLDG HEIGHT: N/A

BUILDING HEIGHT:
 MAXIMUM HEIGHT OF RESIDENCE: 35FT
 OR
 MAXIMUM STORES: 3-STORIES

TRASH-GARBAGE MAINTENANCE:
 TRASH/GARBAGE WILL BE COLLECTED BY EACH INDIVIDUAL LOT OWNER USING THE CITY/PARISH PROVIDED TRASH RECEPTACLE AND PLACED (WHERE FOR COLLECTION BY THE CITY/PARISH ON THE SCHEDULED DATES) OF EACH WEEK.

CENTRALIZED MAIL KIOSK:
 REFER TO SHEET 6.1 FOR MAKE OF MAIL KIOSK. LOCATION OF MAIL KIOSK WILL BE DETERMINED AFTER COLLABORATION WITH UNITED STATES POST SERVICE. PRELIMINARY (LOCATIONS) ARE INDICATED AS 8' MAIL KIOSK SHALL BE 6' IN HEIGHT. STREET PARKING ACCESS FOR MAIL KIOSK PROVIDED, REFER TO TYPICAL SECTION, SHEET 6.

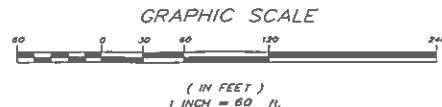
UNIT DESIGNATION:
 MARKET CONDITIONS WILL DEFINE AREAS FOR SINGLE FAMILY DETACHED, TOWNHOMES AND MULTI-FAMILY HOUSING TYPE DESIGNATIONS WILL NOT EXCEED UNIT NUMBER SPECIFIED. ALL UNITS SPECIFIED BELOW WILL CONSIST OF SINGLE FAMILY DETACHED, TOWNHOMES, & MULTI-FAMILY.
 LOTS 91-110
 CURRENT DESIGNATION FOR SINGLE FAMILY DETACHED, TOWNHOMES, & MULTI-FAMILY HOMES BUT MARKET CONDITIONS MAY WARRANT CHANGE AT TIME OF DEVELOPMENT.

OFF-STREET PARKING:
 N/A - THE PHASE SHOWN HEREON WILL HAVE SINGLE-FAMILY RESIDENTIAL USES ONLY.

ARCHITECTURAL GUIDELINES:
 FOR ARCHITECTURAL GUIDELINES REFER TO THE GUIDELINES FOR ROUZAN T.H.D. SUBMITTED AS A SUPPLEMENTAL DOCUMENT TO THE CONCEPT PLAN FOR ROUZAN T.H.D.

SITE LIGHTING:
 REFERENCE PLAN FOR APPROXIMATE LOCATION OF STREET LIGHTING. LOCATION IS SUBJECT TO ENGINEERING DESIGN. STREET LIGHTS SHALL BE 8-FT. ABOVE GRADE WITH A LANTERN STYLE FUTURE (IF APPLICABLE) SEE SUPPLEMENTAL DOCUMENTATION FOR STREET LIGHTING SPECIFICATIONS.

SIDEWALKS:
 SIDEWALKS SHOWN HEREON SHALL BE A MINIMUM OF 5-FT. WIDE, CONSTRUCTED WITH 4-IN. THICK CONCRETE, AND SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.



STATEMENT OF OBJECTIVES:
 ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (T.H.D.) HAS AN OVERALL PROJECT AREA OF 117.61 ACRES WITH THE FINAL DEVELOPMENT PLAN FOR PHASE 5 CONTAINING 38.71 ACRES. THE NUMBER OF ACRES DEVOTED TO THE VARIOUS CATEGORIES OF LAND USE SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 5 IS AS FOLLOWS: MIXED RESIDENTIAL - 24.23 ACRES (63%), NEIGHBORHOOD EDGE - 7.78 ACRES (20%), AND COMMON OPEN SPACE - 6.70 ACRES (17%). THE USES PROPOSED FOR PHASE 5 ROUZAN T.H.D. WILL COMPLY WITH THE ZONING CLASSES APPROVED WITHIN THE CONCEPT PLAN FOR ROUZAN T.H.D.

ROUZAN T.H.D. FINAL DEVELOPMENT PLAN FOR PHASE 5 WILL CONSIST OF TWO HUNDRED AND TWENTY-SIX (226) RESIDENTIAL UNITS (191 LOTS). THE RESIDENTIAL BREAKDOWNS ARE 35 LOW DENSITY RESIDENTIAL AND 191 MEDIUM DENSITY RESIDENTIAL UNITS. PHASE 5 WILL CONTAIN ZERO (0) SQUARE FEET OF OFFICE/COMMERCIAL/DVOC USAGE. PHASE 5 WILL ALSO CONTAIN A COMMUNITY RECREATION AREA. THE TYPE OF USES TO BE CONSTRUCTED AS AFOREMENTIONED ARE RESIDENTIAL.

THE SEQUENCING OF THE CONSTRUCTION IS AN ANTICIPATED START CONSISTING OF CLEANING AND EARTHWORKS OF PHASE 5 WITHIN THE FIRST QUARTER OF 2019 WITH THE COMPLETION OF PHASE 5 INFRASTRUCTURE BY THE THIRD QUARTER OF 2019.

THE STREETS/ROADS/PEDESTRIAN WAYS LOCATED WITHIN THE MIXED RESIDENTIAL AREAS SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 5 ARE PROPOSED TO BE DEDICATED TO THE PUBLIC FOR OWNERSHIP AND MAINTENANCE. A SMALLER PORTION OF STREETS, ALLEYS, AND PEDESTRIAN WALKWAYS WITHIN THE T.H.D. WILL BE DESIGNATED AS PRIVATE ON FINAL DEVELOPMENT PLAN AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ROUZAN PROPERTY OWNERS ASSOCIATION.

THE METHOD OF GOVERNING THE USE, MAINTENANCE, AND CONTINUED PROTECTION OF THE COMMON AREA AND COMMUNITY SERVING FACILITIES WILL BE ESTABLISHED BY THE ROUZAN COMMUNITY OPERATING AGREEMENT WHICH HAS BEEN OR WILL BE RECORDED WITH THE OFFICE OF THE CLERK OF COURT OF EAST BATON ROUGE PARISH STATE OF LOUISIANA (THE "COMMUNITY OPERATING AGREEMENT").

SEPARATE DECLARATIONS FOR THE RESIDENTIAL PROPERTY WITHIN ROUZAN (THE "RESIDENTIAL DECLARATION") AND THE BUSINESS DISTRICT WITHIN ROUZAN (THE "NON-RESIDENTIAL DECLARATIONS") HAS BEEN OR WILL BE RECORDED TO CREATE A RESIDENTIAL OWNERS ASSOCIATION (THE "RESIDENTIAL ASSOCIATION") TO REGULATE AND MAINTAIN THE RESIDENTIAL PORTIONS OF ROUZAN AND CREATE A BUSINESS OWNERS ASSOCIATION (THE "BUSINESS ASSOCIATION") TO REGULATE AND MAINTAIN THE COMMERCIAL PORTIONS OF ROUZAN. THE NEEDS OF ROUZAN IS MET PRIMARILY BY THESE TWO SEPARATE ENTITIES.

UNDER THE TERMS OF THE RESIDENTIAL DECLARATION, THE NEIGHBORHOOD ASSOCIATION MAINTAINS ALL OF THE NEIGHBORHOOD COMMON AREAS OR NEIGHBORHOOD COMMONS INCLUDING OPEN SPACE, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE NEIGHBORHOOD ASSOCIATION ALSO HELPS PRESERVE THE NEIGHBORHOOD CHARACTER BY FACILITATING NEIGHBORHOOD COMMUNITY, STIMULATING AN UNDERSTANDING OF THE NEIGHBORHOOD GOALS AND ENFORCING THE COVENANTS WHEN NECESSARY.

THE BUSINESS ASSOCIATION MEETS THE SPECIAL NEEDS OF THE COMMERCIAL PROPERTIES WITHIN ROUZAN AS PROVIDED BY THE ROUZAN NON-RESIDENTIAL DECLARATION. THE BUSINESS ASSOCIATION PROVIDES COMMERCIAL-TYPE MAINTENANCE AND SERVICES APPROPRIATE TO THE BUSINESS INCLUDING MAINTAINING ALL OF THE BUSINESS COMMON AREAS OR BUSINESS COMMONS WHICH INCLUDE OPEN SPACES, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE BUSINESS ASSOCIATION MAY ALSO FUNCTION AS A MERCHANTS ASSOCIATION FOR ADVERTISING AND BUSINESS DEVELOPMENT. TOGETHER, THE NEIGHBORHOOD COMMONS AND THE BUSINESS COMMONS SHALL CONSTITUTE THE "ROUZAN COMMONS."

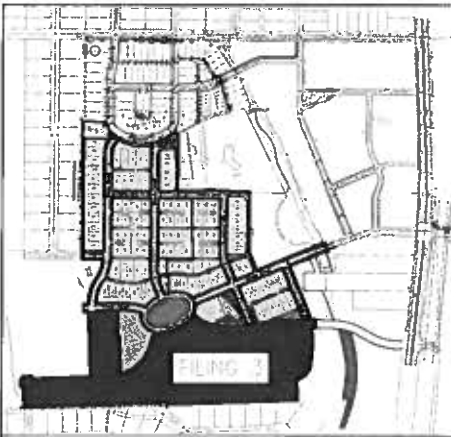
TND NOTES:

- 1) CONDITIONS, COVENANTS, AND RESTRICTIONS FOR ALL THE PROPERTY WITHIN A TND DISTRICT SHALL BE FILED IN THE PARISH RECORDS BY THE OWNER BEFORE A LOT IS SOLD AND/OR A BUILDING PERMIT IS ISSUED.
- 2) IN ADDITION TO OTHER TERMS AND CONDITIONS ACCEPTABLE TO THE APPLICANT, THE CONDITIONS, COVENANTS, AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MEMBERSHIP FOR EACH PROPERTY OWNER OWNED BY INDIVIDUALS OR ESTATES, WHICH SHALL:
 - a) BE ORGANIZED BY THE APPLICANT AND OPERATED WITH A FINANCIAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND;
 - b) PROVIDE FOR THE CONDITIONS AND TERMS OF TRANSFERING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS;
 - c) BE RESPONSIBLE FOR MAINTENANCE OF INSURANCE AND TAXES ON ALL COMMON OPEN SPACE, ENFORCEABLE BY LIENS PLACED ON THE ASSOCIATION BY THE PARISH, AS PROVIDED IN THE ASSOCIATION BYLAWS;
 - d) AT ALL TIMES, CHARGE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND;
 - e) ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMITY WITH THE REQUIREMENTS OF THIS ORDINANCE WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS OF THE ASSOCIATION OR THE ARCHITECTURAL CONTROL COMMITTEE, AS DESCRIBED BELOW;
 - f) CREATE AN ARCHITECTURAL CONTROL COMMITTEE TO REVIEW DEVELOPMENT FOR COMPLIANCE WITH THE DESIGN STANDARDS TO ISSUE CERTIFICATES OF APPROVAL, AND TO REVIEW AND APPROVE THE DEVELOPMENT'S ARCHITECT, DESIGNER, AND/OR OTHER PROFESSIONALS CONTRIBUTING TO THE DEVELOPMENT;
 - g) PROVIDE FOR OWNERSHIP, DEVELOPMENT, MANAGEMENT, AND MAINTENANCE OF PRIVATE OPEN SPACE (EXCEPT PLAZAS OWNED BY INDIVIDUAL PROPERTY OWNERS) COMMUNITY PARKING FACILITIES, COMMUNITY MEETING HALL, AND OTHER COMMON AREAS;
 - h) PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PROPERTY WITHIN THE TND, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETScape;
 - i) REQUIRE THE COLLECTION OF ASSESSMENTS FROM MEMBERS IN AN AMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS; AND
 - j) BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS.

PRELIMINARY



SHEET NUMBER	6.4
PARISH/COUNTY	EAST BATON ROUGE
CITY	BATON ROUGE
PROJECT	11409.7
ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT	
FINAL DEVELOPMENT PLAN PHASE 5	
FINAL DEVELOPMENT PLAN-FILING 2	
DESIGNED BY	CUB
CHECKED BY	CUB
DATE	11-3-19
BY	11-07-27
REVISION	REVISION
3-23-17	REVISED PER P.C. COMMENTS
10-18-18	REVISED PER LINES, SHOWN SETBACKS, LINES, AND UNITS WITH THE USE, BOUNDARIES
1-3-19	REVISED LOT LINES, FRONT YARD SETBACKS, AND PHASE 1 AND 6 CORRIDORS



KEY NOTE MAP:

REVISION 1 (OCTOBER 30, 2015):

- REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2014. TO:
- BOUNDARY OF PHASE 5 HAS INCREASED
 - RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 - NUMBER OF LOTS HAS INCREASED

REVISION 2 (DECEMBER 10, 2016):

- REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JANUARY 18, 2016. TO:
- BOUNDARY OF PHASE 5 HAS INCREASED
 - RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
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REVISION 3 (OCTOBER 18, 2018):

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- REVISED LOT LINES TO REDUCE NUMBER OF UNITS
 - REVISED STREET NAMES
 - REVISED BUILDING SETBACK LINES
 - REVISED LANDSCAPE TABLES TO COMPLY WITH NEW LANDSCAPE ORDINANCE

REVISION 4 (JANUARY 3, 2019):

- REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON DECEMBER 10, 2018. TO:
- FILING 1 CHANGED LOT NAME FROM 219 TO LOT 219A AND LOT SIZE
 - FILING 2: REDUCED THE NUMBER OF LOTS FROM 11 (LOTS 208-218) TO 6 LOTS (211-A TO 218-A)
 - FILING 3: CHANGED FRONT YARD SETBACKS FROM 10 FT TO 6 FT (LOTS 174-186)
 - CHANGED PHASE 1C TO PHASE 1 (AREA CHANGED FROM 8.37 AC TO 10.78 AC) AND ADDED THE BOUNDARIES OF PHASE 4 (NOT IN THIS FDP)

TND NOTES:

1) CONDITIONS, COVENANTS, AND RESTRICTIONS FOR ALL THE PROPERTY WITHIN A TND DISTRICT SHALL BE FILED IN THE PARISH RECORDS BY THE OWNER BEFORE A LOT IS SOLD AND/OR A BUILDING PERMIT IS ISSUED.

2) IN ADDITION TO OTHER TERMS AND CONDITIONS ACCEPTABLE TO THE APPLICANT, THE CONDITIONS, COVENANTS, AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MANDATORY MEMBERSHIP FOR EACH PROPERTY OWNER GOVERNED BY ARTICLES OF INCORPORATION AND BYLAWS, WHICH SHALL:

- BE ORGANIZED BY THE APPLICANT AND OPERATED WITH A FINANCIAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND;
- PROVIDE FOR THE CONDITIONS AND TERMS OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS;
- BE RESPONSIBLE FOR MAINTENANCE OF INSURANCE AND TAXES ON ALL COMMON OPEN SPACE, ENFORCEABLE BY LIENS PLACED ON THE ASSOCIATION BY THE PARISH, AS PROVIDED IN THE ASSOCIATION BYLAWS;
- AT ALL TIMES, CAUSE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND;
- ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMITY WITH THE REQUIREMENTS OF THIS ORDINANCE WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS OF THE ASSOCIATION OR THE ARCHITECTURAL CONTROL COMMITTEE, AS DESCRIBED BELOW;
- CREATE AN ARCHITECTURAL CONTROL COMMITTEE TO REVIEW DEVELOPMENT FOR CONFORMANCE WITH THE DESIGN STANDARDS TO ISSUE CERTIFICATES OF APPROVAL AND TO REVIEW AND APPROVE THE DEVELOPMENT'S ARCHITECT, DESIGN, AND/OR OTHER PROFESSIONALS CONTRIBUTING TO THE DEVELOPMENT;
- PROVIDE FOR OWNERSHIP, DEVELOPMENT, MANAGEMENT, AND MAINTENANCE OF PRIVATE OPEN SPACE (EXCEPT PLAZAS OWNED BY INDIVIDUAL PROPERTY OWNERS) COMMUNITY FACILITIES, COMMUNITY MEETING HALL, AND OTHER COMMON AREAS;
- PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PROPERTY WITHIN THE TND, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETSCAPE;
- REQUIRE THE COLLECTION OF ASSESSMENTS FROM MEMBERS IN AN AMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS; AND
- BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS.

SIGNAGE:

SIGNAGE SHALL INCLUDE TYPICAL TRAFFIC CONTROL AND STREET IDENTIFICATION SIGNAGE FOR PUBLIC STREETS THAT SHALL ADHERE TO THE ARCHITECTURAL STANDARDS SET FORTH BY THE ROUZAN DESIGN GUIDELINES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATION WILL BE DETERMINED UPON DETAILED ENGINEERING DESIGN AND SUPERVISION SIGNAGE PROVIDED.

FILING 2

LAND USE SUMMARY:

TOTAL PHASE 5:	38.71 ACRES
MIXED RESIDENTIAL:	24.23 ACRES (63%)
NEIGHBORHOOD EDGE:	7.78 ACRES (20%)
COMMON OPEN SPACE:	6.70 ACRES (17%)
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GREEN SPACE:	4.49 ACRES (12%)
163 UNITS - SINGLE FAMILY DETACHED	
33 UNITS - TOWNHOMES	
30 UNITS - MULTI-FAMILY RESIDENTIAL	
LOW DENSITY RESIDENTIAL WILL BE INCLUDED ALONG NEIGHBORHOOD EDGE.	
MEDIUM DENSITY RESIDENTIAL WILL BE INCLUDED WITHIN MIXED RESIDENTIAL.	



VICINITY MAP SCALE: 1" = 2000'

PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:

REFER TO THE PHASING PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGED ECONOMIC, SOCIAL, MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION:

START:	COMPLETION:	DURATION:
PHASE 1 2019	36 MONTHS	
PHASE 2 2020	12 MONTHS	
PHASE 3 COMPLETED		
PHASE 4 2019	12 MONTHS	
PHASE 5 2019	12 MONTHS	
PHASE 6 2020	12 MONTHS	
PHASE 7 2020	12 MONTHS	
PHASE 8 2020	12 MONTHS	
PHASE 9 2022	12 MONTHS	
PHASE 10 2020	12 MONTHS	

COMMERCIAL BUILDINGS:

THIS SECTION IS NOT APPLICABLE. (NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)

USE:	N/A	NO. OF STORES:	N/A
SIZE:	N/A	DENSITY:	N/A
LOCATION:	N/A	SQ. FT./AC.:	N/A
NO. OF BUILDINGS:	ZERO (0)	ENTRY BUILDINGS:	N/A
BLDG. HEIGHT:	N/A		

BUILDING HEIGHT:

MAXIMUM HEIGHT OF RESIDENCES: 35 FT.
OR
MAXIMUM STORES: 3-STORIES

TRASH-GARBAGE MAINTENANCE:

TRASH/GARBAGE WILL BE COLLECTED BY EACH INDIVIDUAL LOT OWNER USING THE CITY/PARISH PROVIDED TRASH RECEPTOR AND PLACED CURBSIDE FOR COLLECTION BY THE CITY/PARISH ON THE SCHEDULED DATES OF EACH WEEK.

CENTRALIZED MAIL KIOSK:

REFER TO SHEET E1 FOR IMAGE OF MAIL KIOSK. LOCATION OF MAIL KIOSK WILL BE DETERMINED AFTER COLLABORATION WITH UNITED STATES POST MASTER. PROPOSED LOCATIONS ARE INDICATED AS @. MAIL KIOSK SHALL BE 8' IN HEIGHT. STREET PARKING ACCESS FOR MAIL KIOSK PROVIDED, REFER TO TYPICAL SECTION SHEET 5.

UNIT DESIGNATION:

BLOCK SIZES:

LOT 74-78	220'-110'	LOT 198-194	240'-110'
LOT 79-83	220'-110'	LOT 195-203	270'-110'
LOT 84-104	420'-220'	LOT 204	230'-220'
LOT 105-112	375'-115'	LOT 206-207	110'-97'
LOT 113-115	120'-110'	LOT 208-219	325'-100'
LOT 116-121	245'-110'	LOT 220-253	370'-385'
LOT 149-154	278'-120'	LOT 254-261	370'-110'
LOT 149-154	270'-120'	LOT 262-266	285'-92'
LOT 155-168	575'-115'	LOT 267-278	660'-265'
LOT 169-182	550'-110'		
LOT 183-188	270'-115'		

MINIMUM SETBACKS:

- FRONT YARD:**
6-FT.: LOTS 124-146
4-FT.: LOTS 113-121, 149-188
- REAR YARD:**
7.5-FT.: LOTS 124-146
10-FT.: LOTS 113-121, 149-188
- SIDE YARD:**
3-FT.: LOTS 113, 114, 117-120, 125-146, 150-153, 156-167, 170-181, 184-187
4-FT.: LOTS 116
- SIDE YARD FACING STREET:**
6-FT.: LOTS 115, 121, 142, 149, 154, 155, 168, 169, 182, 183, 188

REFUSE AREAS:

THIS SECTION IS NOT APPLICABLE. (NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)
LOCATION: N/A SIZE: N/A SCREENING: N/A

OFF-STREET PARKING:

N/A - THE PHASE SHOWN HEREIN WILL HAVE SINGLE-FAMILY RESIDENTIAL USES ONLY.

ARCHITECTURAL GUIDELINES:

FOR ARCHITECTURAL GUIDELINES REFER TO THE GUIDELINES FOR ROUZAN TND, SUBMITTED AS A SUPPLEMENTAL DOCUMENT TO THE CONCEPT PLAN FOR ROUZAN TND.

SITE LIGHTING:

REFERENCE PLAN FOR APPROXIMATE LOCATION OF STREET LIGHTING. LOCATION IS SUBJECT TO ENGINEERING DESIGN. STREET LIGHTS SHALL BE 8-FT. ABOVE GRADE WITH A LANTERN STYLE FIXTURE (IF APPLICABLE). SEE SUPPLEMENTAL DOCUMENTATION FOR STREET LIGHTING SPECIFICATIONS.

SIDEWALKS:

SIDEWALKS SHOWN HEREIN SHALL BE A MINIMUM OF 3'-FT. WIDE, CONSTRUCTED WITH 4-INCH THICK CONCRETE, AND SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT.

REGISTERED PROFESSIONAL:

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

STATEMENT OF OBJECTIVES:

ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) HAS AN OVERALL PROJECT AREA OF 117.61 ACRES WITH THE FINAL DEVELOPMENT PLAN FOR PHASE 5 CONTAINING 38.71 ACRES. THE NUMBER OF ACRES DEVOTED TO THE VARIOUS CATEGORIES OF LAND USE SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 5 IS AS FOLLOWS: MIXED RESIDENTIAL - 24.23 ACRES (63%), NEIGHBORHOOD EDGE - 7.78 ACRES (20%), AND COMMON OPEN SPACE - 6.70 ACRES (17%). THE USES PROPOSED FOR PHASE 5 ROUZAN TND WILL COMPLY WITH THE ZONING CLASSES APPROVED WITHIN THE CONCEPT PLAN FOR ROUZAN TND.

ROUZAN TND FINAL DEVELOPMENT PLAN FOR PHASE 5 WILL CONSIST OF TWO HUNDRED AND THIRTY-SIX (236) RESIDENTIAL UNITS (111 LOTS). THE RESIDENTIAL IMPROVEMENTS ARE 30 LOW DENSITY RESIDENTIAL AND 191 MEDIUM DENSITY RESIDENTIAL UNITS. PHASE 5 WILL CONTAIN ZERO (0) SQUARE FEET OF OFFICE/COMMERCIAL/IND. USE. PHASE 5 WILL ALSO CONTAIN A COMMUNITY RECREATION AREA. THE TYPE OF USES TO BE CONSTRUCTED AS APPROPRIATIONS ARE RESIDENTIAL.

THE SEQUENCING OF THE CONSTRUCTION IS AN ANTICIPATED START CONSISTING OF CLEARING AND EARTHWORKS OF PHASE 5 WITHIN THE FIRST QUARTER OF 2019 WITH THE COMPLETION OF PHASE 5 INFRASTRUCTURE BY THE THIRD QUARTER OF 2020.

THE STREETS/ROADS/PEDESTRIAN WAYS LOCATED WITHIN THE MIXED RESIDENTIAL AREAS SHOWN ON THE FINAL DEVELOPMENT PLAN FOR PHASE 5 ARE PROPOSED TO BE DEDICATED TO THE PUBLIC FOR OWNERSHIP AND MAINTENANCE. A SMALLER PORTION OF STREETS, ALLEYS, AND PEDESTRIAN WALKWAYS WITHIN THE TND WILL BE DESIGNATED AS PRIVATE ON FINAL DEVELOPMENT PLAN AND WILL BE PRIVATELY OWNED AND MAINTAINED BY THE ROUZAN PROPERTY OWNERS ASSOCIATION.

THE METHOD OF GOVERNING THE USE, MAINTENANCE, AND CONTINUED PROTECTION OF THE COMMON AREA AND COMMUNITY SERVING FACILITIES WILL BE ESTABLISHED BY THE ROUZAN COMMUNITY OPERATING AGREEMENT WHICH HAS BEEN OR WILL BE RECORDED WITH THE OFFICE OF THE CLERK OF COURT OF EAST BATON ROUGE PARISH, STATE OF LOUISIANA (THE COMMUNITY OPERATING AGREEMENT).

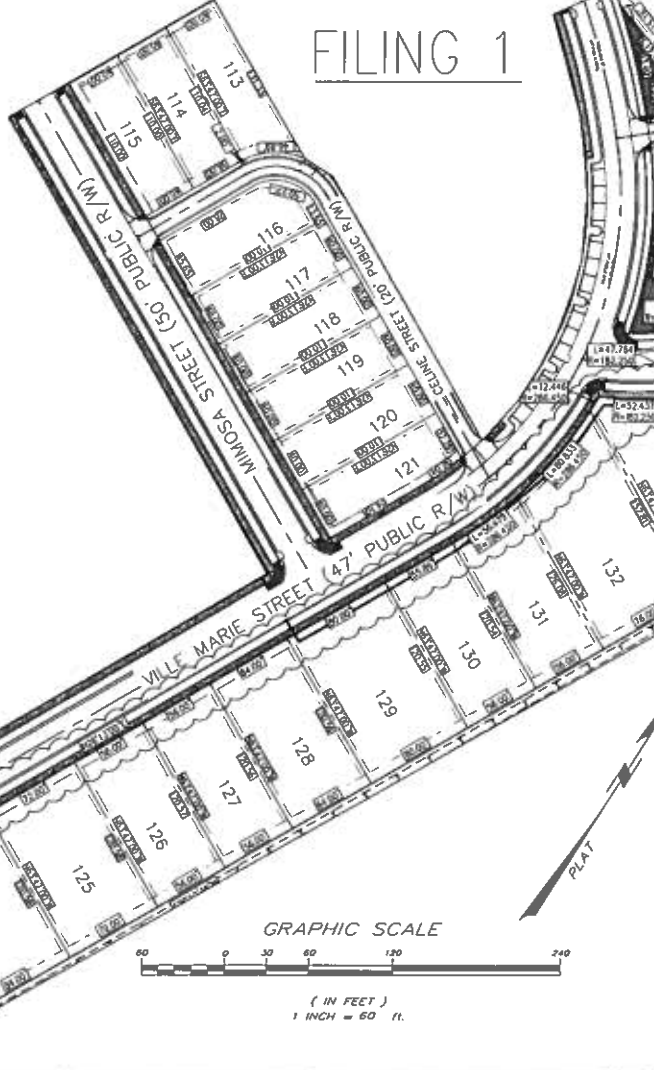
SEPARATE DECLARATIONS FOR THE RESIDENTIAL PROPERTY WITHIN ROUZAN (THE RESIDENTIAL DECLARATION) AND THE BUSINESS DISTRICT WITHIN ROUZAN (THE NON-RESIDENTIAL DECLARATION) HAS BEEN OR WILL BE RECORDED TO CREATE A RESIDENTIAL OWNERS ASSOCIATION (THE NEIGHBORHOOD ASSOCIATION) TO REGULATE AND MAINTAIN THE RESIDENTIAL PORTIONS OF ROUZAN AND CREATE A BUSINESS OWNERS ASSOCIATION (THE BUSINESS ASSOCIATION) TO REGULATE AND MAINTAIN THE COMMERCIAL PORTIONS OF ROUZAN. THE NEEDS OF ROUZAN IS MET PRIMARILY BY THESE TWO SEPARATE ENTITIES.

UNDER THE TERMS OF THE RESIDENTIAL DECLARATION, THE NEIGHBORHOOD ASSOCIATION MAINTAINS ALL OF THE NEIGHBORHOOD ASSOCIATION COMMON AREAS, OR NEIGHBORHOOD COMMONS, INCLUDING OPEN SPACE, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE NEIGHBORHOOD ASSOCIATION ALSO HELPS PRESERVE THE NEIGHBORHOOD HARMONY BY FACILITATING NEIGHBORHOOD DISCUSSION, STIMULATING AN UNDERSTANDING OF THE NEIGHBORHOOD GOALS AND EMPLOYING THE COVENANTS WHEN NECESSARY.

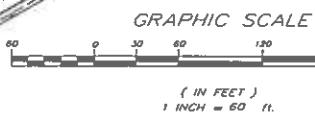
THE BUSINESS ASSOCIATION MEETS THE SPECIAL NEEDS OF THE COMMERCIAL PORTIONS WITHIN ROUZAN. AS PROVIDED BY THE ROUZAN NON-RESIDENTIAL DECLARATION, THE BUSINESS ASSOCIATION PROVIDES COMMERCIAL-TYPE MAINTENANCE AND SERVICES APPROPRIATE TO THE BUSINESS INCLUDING MAINTENANCE ALL OF THE BUSINESS COMMON AREAS OR BUSINESS COMMONS WHICH INCLUDE OPEN SPACES, ALLEYS, PARKS, AND RECREATIONAL FACILITIES. THE BUSINESS ASSOCIATION MAY ALSO FUNCTION AS A MEMBERS' ASSOCIATION FOR ADVERTISING AND BUSINESS DEVELOPMENT TOGETHER, THE NEIGHBORHOOD COMMONS AND THE BUSINESS COMMONS SHALL CONSTITUTE THE ROUZAN COMMONS.

FILING 1

FILING 3



PRELIMINARY
THIS PLAN/DOCUMENT IS A PRELIMINARY DESIGN AND SHALL BE SUBJECT TO CHANGE WITHOUT NOTICE AND WITHOUT LIABILITY TO THE ENGINEER OF RECORD.
COREY BLANCHARD
REG. NO. 38038
REGISTERED PROFESSIONAL ENGINEER
STATE OF LOUISIANA
DATE: 1/3/19



SHEET NUMBER	65
PARISH/COUNTY	EAST BATON ROUGE
CITY	BATON ROUGE
PROJECT	11409.7

ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT FINAL DEVELOPMENT PLAN PHASE 5

SJB GROUP, LLC
CLAYTON DESIGN
1250 7th Street
Baton Rouge, LA 70802
(504) 783-7000

NO.	REVISION	DATE	BY
1	DESIGNED		
2	CHECKED		
3	12-03-17		
4	10-18-18		
5	1-3-19		
6	REVISED LOT LINES, STREET NAMES, BUILDING SETBACKS, AND UNITS/LAND USE SUMMARY		
7	REVISED LOT LINES, FRONT YARD SETBACKS, AND PHASE 1 AND 4 BOUNDARIES		
8	REVISION DESCRIPTION		
9			
10			

C:\Documents\11409_7\Final\11409_7_FINAL_Plan_Phase_5.dwg
 REVISION: 10/18/18
 PROJECT: 11409.7
 SHEET: 65 OF 67

REVISION 1 (OCTOBER 30, 2015):

- REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2014, TO:
- BOUNDARY OF PHASE 5 HAS INCREASED
 - RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 - NUMBER OF LOTS HAS INCREASED

REVISION 3 (OCTOBER 18, 2018):

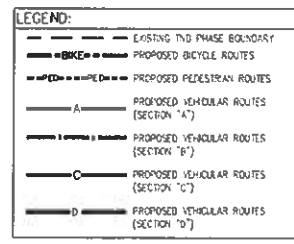
- REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 26, 2017, TO:
- REVISED LOT LINES TO REDUCE NUMBER OF LOTS
 - REVISED STREET NAMES
 - REVISED BUILDING SETBACK LINES
 - REVISED LANDSCAPE TABLES TO COMPLY WITH NEW LANDSCAPE ORDINANCE

REVISION 2 (DECEMBER 10, 2016):

- REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JANUARY 19, 2016, TO:
- BOUNDARY OF PHASE 5 HAS INCREASED
 - RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 - NUMBER OF LOTS HAS INCREASED

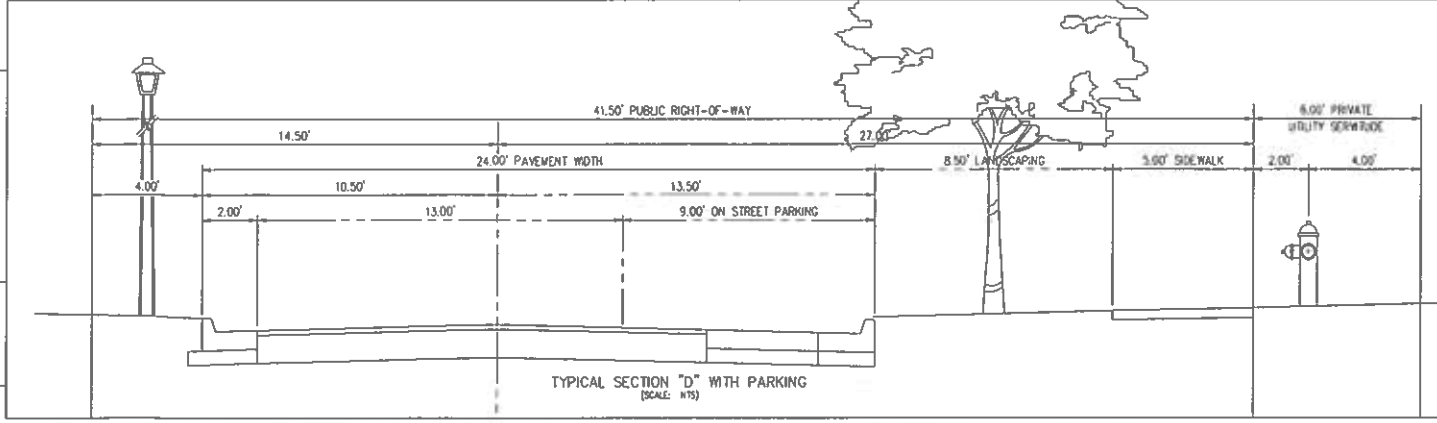
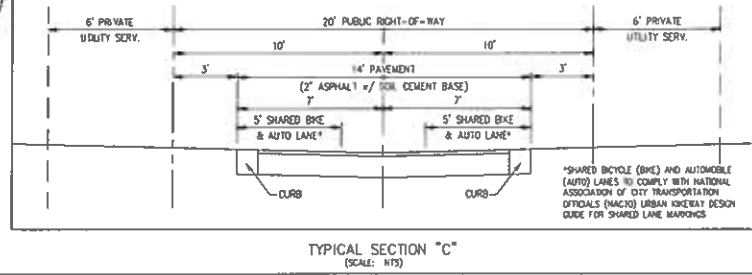
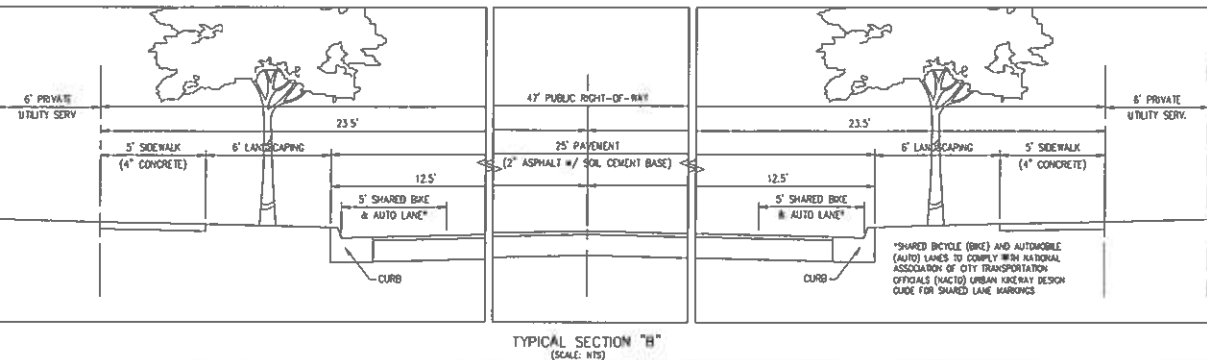
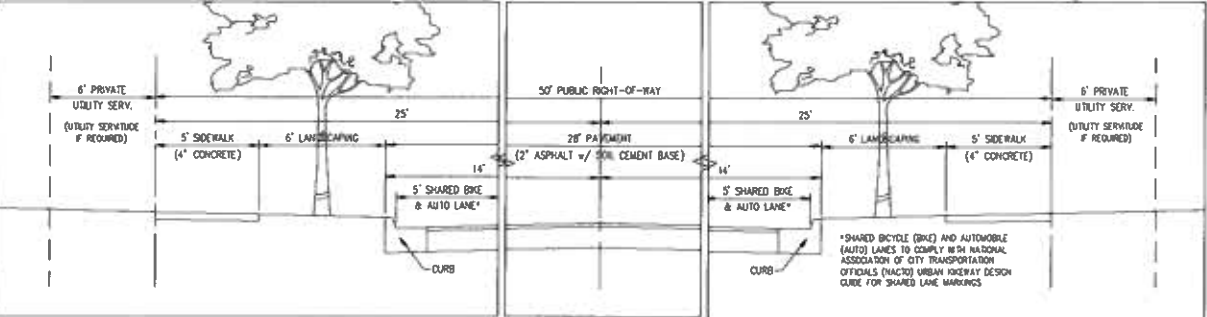
REVISION 4 (JANUARY 3, 2019):

- REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON DECEMBER 10, 2018, TO:
- PLING 1 CHANGED LOT NAME FROM 218 TO LOT 219A AND LOT SIZE
 - PLING 2: REDUCED THE NUMBER OF LOTS FROM 11 (LOTS 208-218) TO 6 LOTS (215-A TO 218-A)
 - PLING 3: CHANGED FRONT YARD SETBACKS FROM 10 FT TO 6 FT (LOTS 124-146)
 - CHANGED PHASE 1C TO PHASE 1 (AREA CHANGED FROM 8.37 AC TO 10.78 AC) AND ADDED THE BOUNDARIES OF PHASE 4 (NOT IN THIS FDP)



UTILITY PROVIDERS:

SEWER:	EBR C/P D/P W
STORM DRAINAGE:	EBR C/P D/P W
WATER:	BATON ROUGE WATER CO.
GAS:	ENTERGY
ELECTRIC:	ENTERGY
TELEPHONE:	A.T.&T
CATV:	COX COMMUNICATIONS



PARKING SUMMARY FOR COMMUNITY CENTER (SUBURBAN CHARTER) TRACT 05 (PHASE 5)

USE	CAPACITY(SF)	REQUIRED VEHICULAR SPACES(SF)	PROVIDED SPACES	REQUIRED HANDICAP SPACES	PROVIDED HANDICAP SPACES	REQUIRED BICYCLE PARKING	PROVIDED BICYCLE PARKING
ASSEMBLY AREA	1,020	21	24	1 VAN ACC.	1 VAN ACC.	2	2
FITNESS AREA	868	N/A					

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

SIDEWALKS:
FOR THE LOCATION AND DIMENSIONS OF ALL SIDEWALKS PROPOSED HEREIN PLEASE REFER TO THE TYPICAL STREET SECTIONS HEREON. SIDEWALKS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICAN WITH DISABILITIES ACT AND THE EBR UNIFIED DEVELOPMENT CODE.

OFF-STREET PARKING:
N/A - THE PHASE SHOWN HEREON WILL HAVE SINGLE-FAMILY RESIDENTIAL USES ONLY.

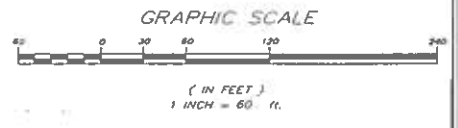
SINGLE-FAMILY PARKING:
THE SINGLE-FAMILY PARKING REQUIREMENT OF TWO (2) SPACES WILL BE ON EACH INDIVIDUAL LOT EITHER WITHIN THE RESIDENTIAL STRUCTURE (E.G. GARAGE, CARPORT) OR ON PAVED SURFACES (E.G. DRIVEWAY) WITHIN THE LOTS OF THE LOT.

VEHICULAR CIRCULATION:
ALL STREETS ARE DESIGNATED FOR TWO-WAY TRAFFIC UNLESS NOTED OTHERWISE.

PROPOSED RIGHTS-OF-WAY:
FOR DIMENSIONS OF ALL RIGHTS-OF-WAY PROPOSED HEREIN PLEASE REFER TO TYPICAL STREET SECTIONS.

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

NOTE: ALL ON STREET PARKING WILL BE PARALLEL PARKING. PARKING SPACES ARE MAXIMUM 9'X22' AND AT LEAST 30' FROM NEAREST INTERSECTION.



PRELIMINARY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECREATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF ANY PERMIT.

STATE OF LOUISIANA
COREY BLANCHARD
REG. NO. 38039
REGISTERED PROFESSIONAL ENGINEER
IN CIVIL ENGINEERING
Corey Blanchard
11/3/19

SHEET NUMBER 8.0

PARISH/COUNTY EAST BATON ROUGE

CITY BATON ROUGE

PROJECT 11409.7

ROULAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT COMMUNITY CENTER

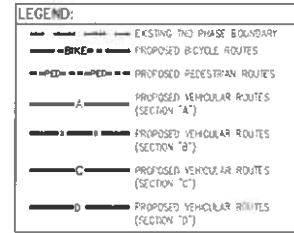
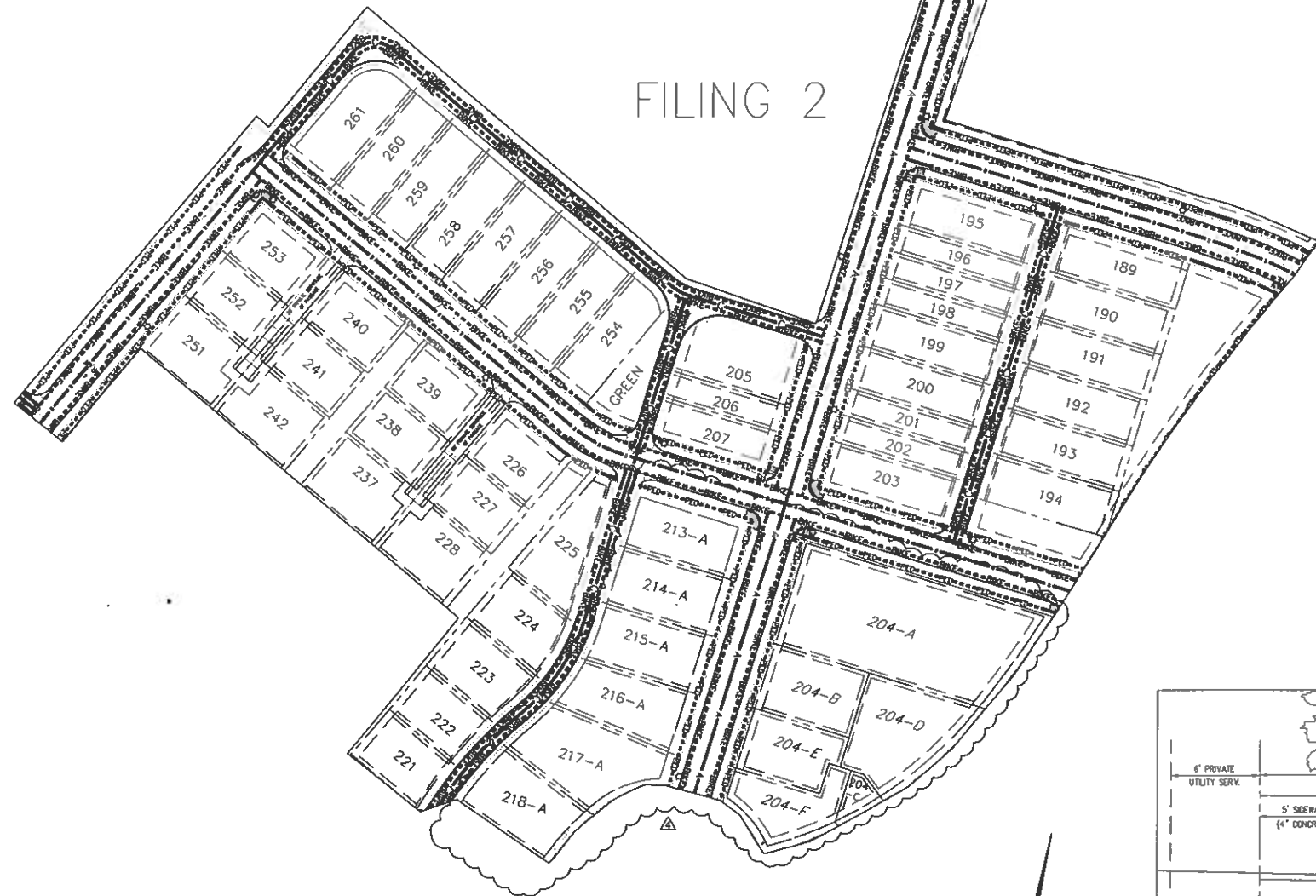
CIRCULATION PLAN - FILING 1

SJB GROUP, LLC
QUALITY DESIGN
1000 PINE ST. • BATON ROUGE, LA 70801 • (225) 766-1000 • FAX (225) 766-2800

DESIGNED	C.B.	1-3-19
CHECKED	C.B.	
DRAWN	C.B.	
CHECKED	C.B.	
DATE		1-3-19
BY		14.07.27

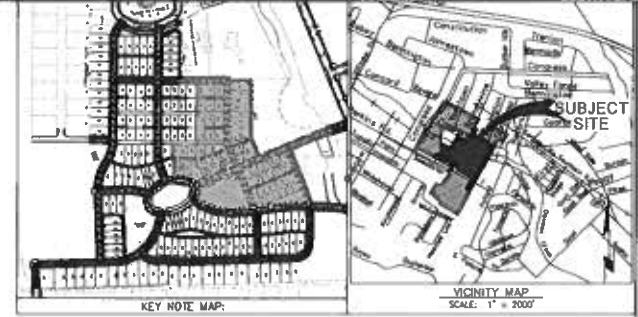
REVISION DESCRIPTION

3	10-18-18	REVISED LOT LINES
4	1-3-19	REVISED LOT LINES, FRONT YARD SETBACKS, AND PHASE 1 AND 4 BOUNDARIES



UTILITY PROVIDERS:

SEWAGE:	EBR C/P DPH
STORM DRAINAGE:	EBR C/P DPH
WATER:	BATON ROUGE WATER CO.
GAS:	ENTERGY
ELECTRIC:	ENTERGY
TELEPHONE:	A.T.&T.
CATV:	COX COMMUNICATIONS



SHEET NUMBER	8.1
PARISH/COUNTY	EAST BATON ROUGE
CITY	BATON ROUGE
PROJECT	11409.7

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

SIDEWALKS:
FOR THE LOCATION AND DIMENSIONS OF ALL SIDEWALKS PROPOSED HEREIN, PLEASE REFER TO THE TYPICAL STREET SECTIONS HEREON. SIDEWALKS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE EBR UNIFIED DEVELOPMENT CODE.

OFF-STREET PARKING:
N/A - THE PHASE SHOWN HEREON WILL HAVE SINGLE-FAMILY RESIDENTIAL USES ONLY.

SINGLE-FAMILY PARKING:
THE SINGLE-FAMILY PARKING REQUIREMENT OF TWO (2) SPACES WILL BE ON EACH INDIVIDUAL LOT EITHER WITHIN THE RESIDENTIAL STRUCTURE (I.E. GARAGE, CARPORT) OR ON PAVED SURFACES (I.E. DRIVEWAY) WITHIN THE LIMITS OF THE LOT.

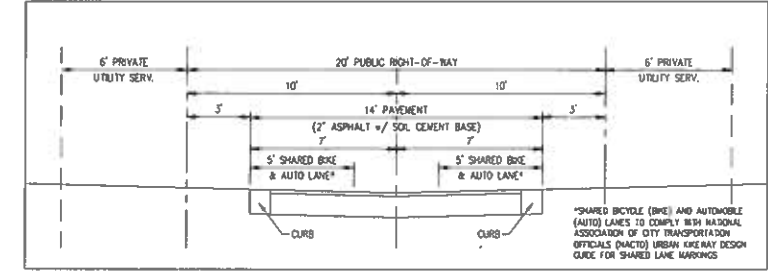
VEHICULAR CIRCULATION:
ALL STREETS ARE DESIGNATED FOR TWO-WAY TRAFFIC UNLESS NOTED OTHERWISE.

PROPOSED RIGHTS-OF-WAY:
FOR DIMENSIONS OF ALL RIGHTS-OF-WAY PROPOSED HEREIN, PLEASE REFER TYPICAL STREET SECTIONS.

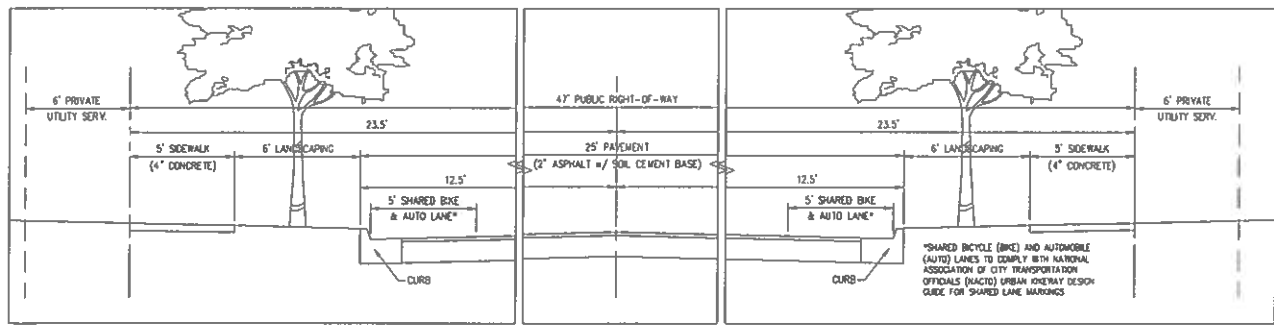
STREET OWNERSHIP & MAINTENANCE:
ALL STREETS, ALLEYS, AND PEDESTRIAN WAYS LOCATED WITHIN ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) AND DESIGNATED AS PUBLIC ON FINAL DEVELOPMENT PLANS SHALL BE DEDICATED FOR PUBLIC USE AFTER A ONE (1) YEAR MAINTENANCE PERIOD UPON COMPLETION OF CONSTRUCTION. ALL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

FILING 2

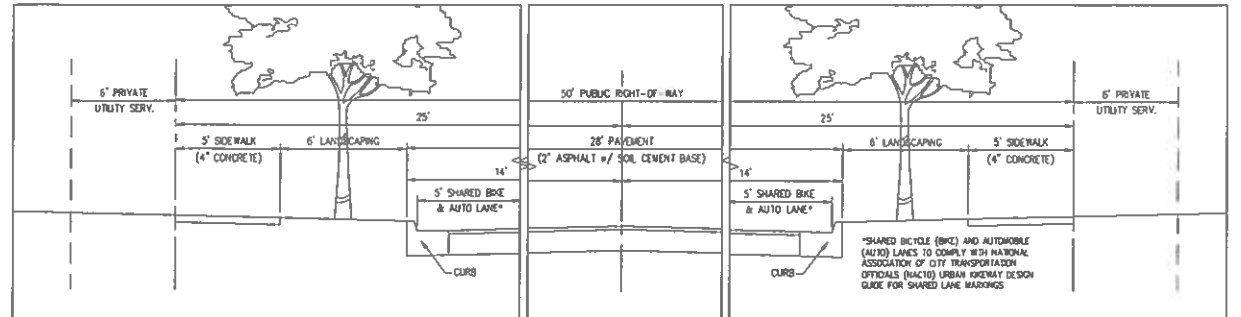
PRELIMINARY



TYPICAL SECTION "C"
(SCALE: 1" = 4')

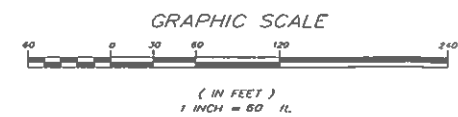


TYPICAL SECTION "B"
(SCALE: NTS)



TYPICAL SECTION "A"
(SCALE: NTS)

- REVISION 1 (OCTOBER 30, 2015):**
- REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2014 TO:
 - BOUNDARY OF PHASE 5 HAS INCREASED
 - RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 - NUMBER OF LOTS HAS INCREASED
- REVISION 2 (DECEMBER 10, 2016):**
- REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JANUARY 19, 2016 TO:
 - BOUNDARY OF PHASE 5 HAS INCREASED
 - RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 - NUMBER OF LOTS HAS INCREASED
- REVISION 3 (OCTOBER 18, 2018):**
- REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 26, 2017 TO:
 - REVISED LOT LINES TO REDUCE NUMBER OF UNITS
 - REVISED STREET NAMES
 - REVISED BUILDING SETBACK LINES
 - REVISED LANDSCAPE TABLES TO COMPLY WITH NEW LANDSCAPE ORDINANCE
- REVISION 4 (JANUARY 3, 2019):**
- REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON DECEMBER 12, 2018 TO:
 - FILING 1: CHANGED LOT NAME FROM 219 TO LOT 254 AND LOT SIZE
 - FILING 2: REDUCED THE NUMBER OF LOTS FROM 11 (LOTS 200-210) TO 6 LOTS (213-A TO 218-A)
 - FILING 3: CHANGED FRONT YARD SETBACKS FROM 10 FT TO 6 FT (LOTS 124-146)
 - CHANGED PHASE 10 TO PHASE 1 [AREA CHANGED FROM 8.37 AC TO 10.78 AC] AND ADDED THE BOUNDARIES OF PHASE 4 (NOT IN THIS FILING)



ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
FINAL DEVELOPMENT PLAN PHASE 5
CIRCULATION PLAN - FILING 2

STB GROUP, LLC
C O R P O R A T E
1000 PINE ST. SUITE 1000 • BATON ROUGE, LA 70801 • (504) 761-0000 • FAX (504) 761-0001

DESIGNED	C.B.	1-3-19
CHECKED	C.B.	15 OF 27
DATE		
SHEET		
BY		

C:\Users\lanv\OneDrive\Documents\11409.7_Circulation\11409.7_Circulation_Plan_Phase 5_Circulation_Plan.dwg, 11/14/2019 11:40:07 AM

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

SIDEWALKS:
FOR THE LOCATION AND DIMENSIONS OF ALL SIDEWALKS PROPOSED HEREIN, PLEASE REFER TO THE TYPICAL STREET SECTIONS HEREON. SIDEWALKS SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT AND THE FOR UNIFIED DEVELOPMENT CODE.

OFF-STREET PARKING:
N/A - THE PHASE SHOWN HEREON WILL HAVE SINGLE-FAMILY RESIDENTIAL USES ONLY.

SINGLE-FAMILY PARKING:
THE SINGLE-FAMILY PARKING REQUIREMENT OF TWO (2) SPACES SHALL BE ON EACH INDIVIDUAL LOT EITHER WITHIN THE RESIDENTIAL STRUCTURE (I.e. GARAGE, CARPORT) OR ON PAVED SURFACES (I.e. DRIVEWAY) WITHIN THE UNITS OF THE LOT.

VEHICULAR CIRCULATION:
ALL STREETS ARE DESIGNATED FOR TWO-WAY TRAFFIC UNLESS NOTED OTHERWISE.

PROPOSED RIGHTS-OF-WAY:
FOR DIMENSIONS OF ALL RIGHTS-OF-WAY PROPOSED HEREIN, PLEASE REFER TO TYPICAL STREET SECTIONS.

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

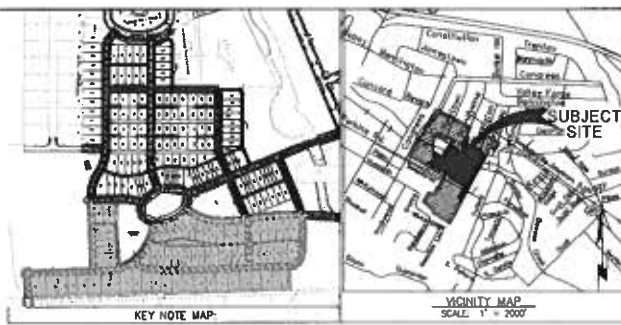
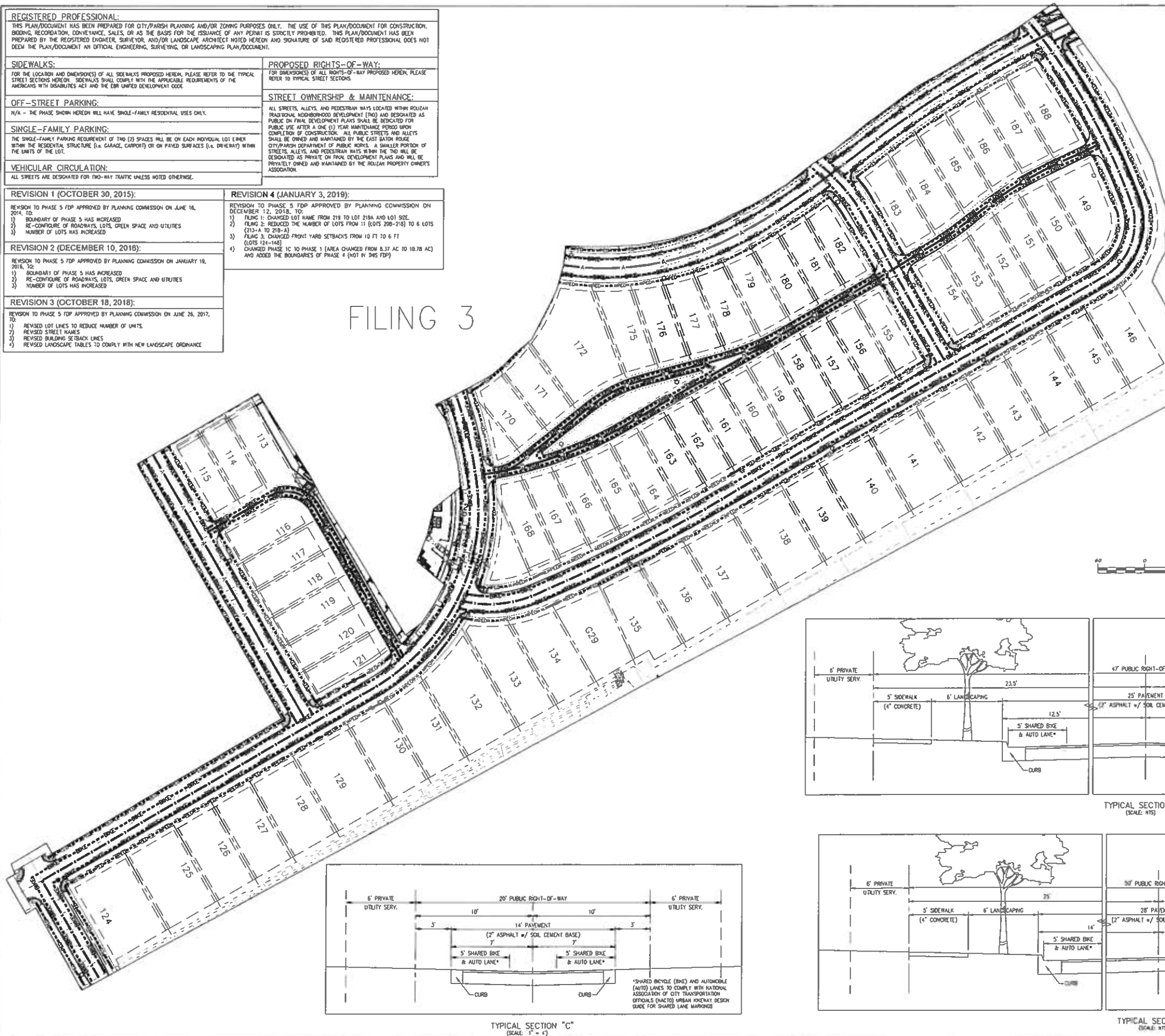
REVISION 1 (OCTOBER 30, 2015):
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2014, TO:
1) BOUNDARY OF PHASE 5 HAS INCREASED
2) RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
3) NUMBER OF LOTS HAS INCREASED

REVISION 2 (DECEMBER 10, 2018):
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JANUARY 10, 2018, TO:
1) BOUNDARY OF PHASE 5 HAS INCREASED
2) RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
3) NUMBER OF LOTS HAS INCREASED

REVISION 3 (OCTOBER 18, 2018):
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 26, 2017, TO:
1) REVISED LOT LINES TO REDUCE NUMBER OF UNITS
2) REVISED STREET NAMES
3) REVISED BUILDING SETBACK LINES
4) REVISED LANDSCAPE TABLES TO COMPLY WITH NEW LANDSCAPE ORDINANCE

REVISION 4 (JANUARY 3, 2019):
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON DECEMBER 12, 2018, TO:
1) PLING 1: CHANGED LOT NAME FROM 219 TO LOT 219A AND LOT SIZE
2) PLING 2: REDUCED THE NUMBER OF LOTS FROM 11 (LOTS 208-218) TO 6 LOTS (213-A TO 218-A)
3) PLING 3: CHANGED FRONT YARD SETBACKS FROM 10 FT TO 6 FT (LOTS 124-148)
4) CHANGED PHASE 1C TO PHASE 1 (AREA CHANGED FROM 8.37 AC TO 10.78 AC) AND ADDED THE BOUNDARIES OF PHASE 4 (NOT IN THIS FDP)

FILING 3



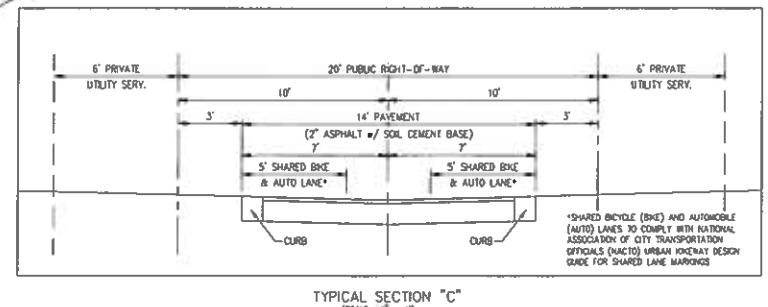
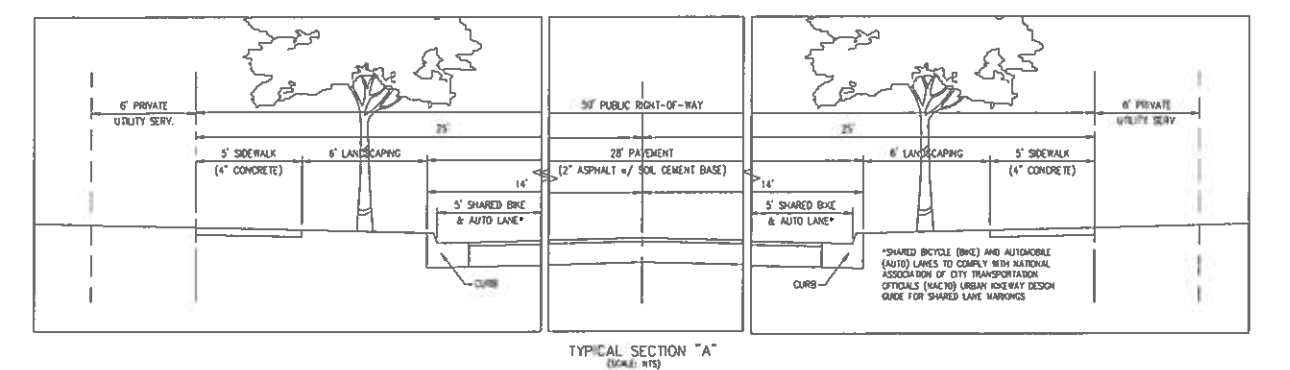
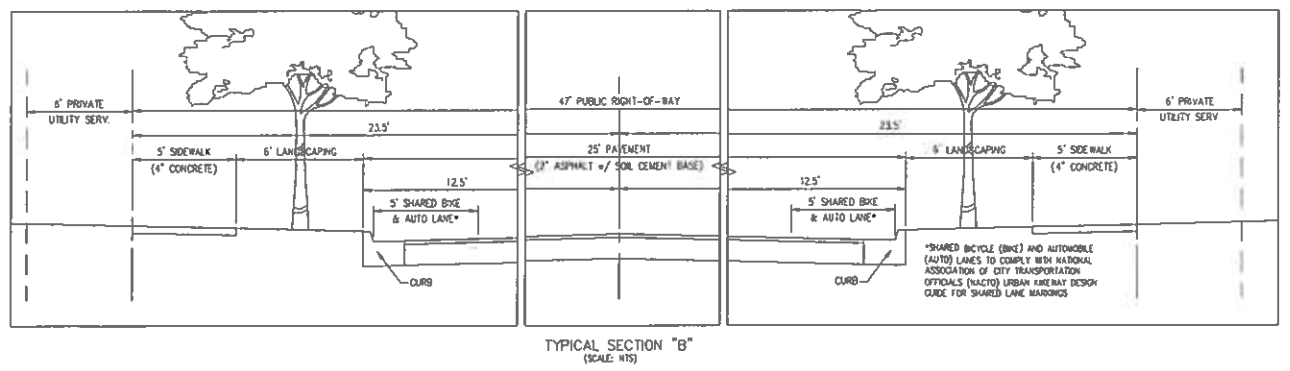
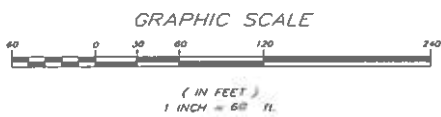
UTILITY PROVIDERS:

SEWERAGE:	EBR C/P DPH
STORM DRAINAGE:	EBR C/P DPH
WATER:	BATON ROUGE WATER CO.
GAS:	ENERGY
ELECTRIC:	ENERGY
TELEPHONE:	A.T.&T.
CATV:	COX COMMUNICATIONS

LEGEND:

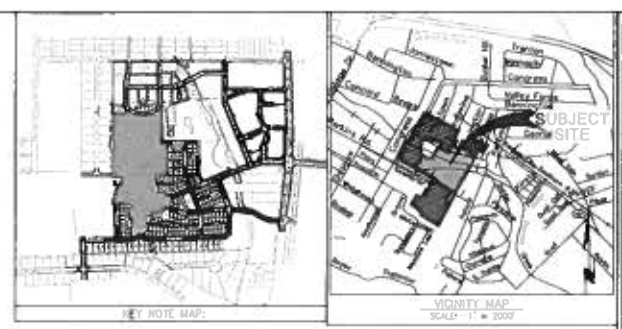
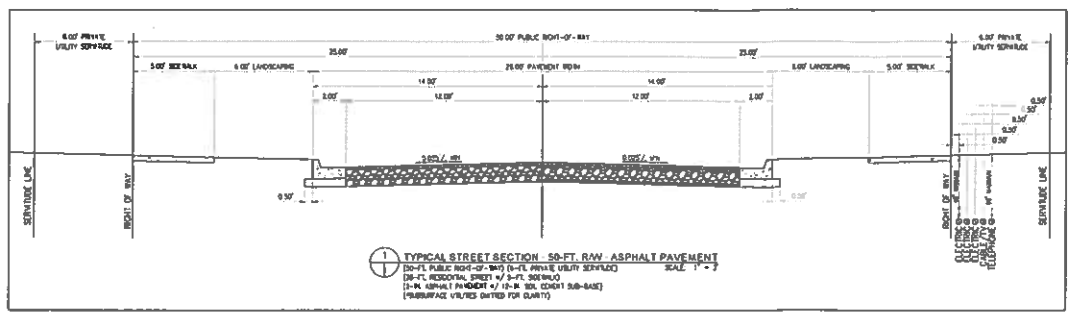
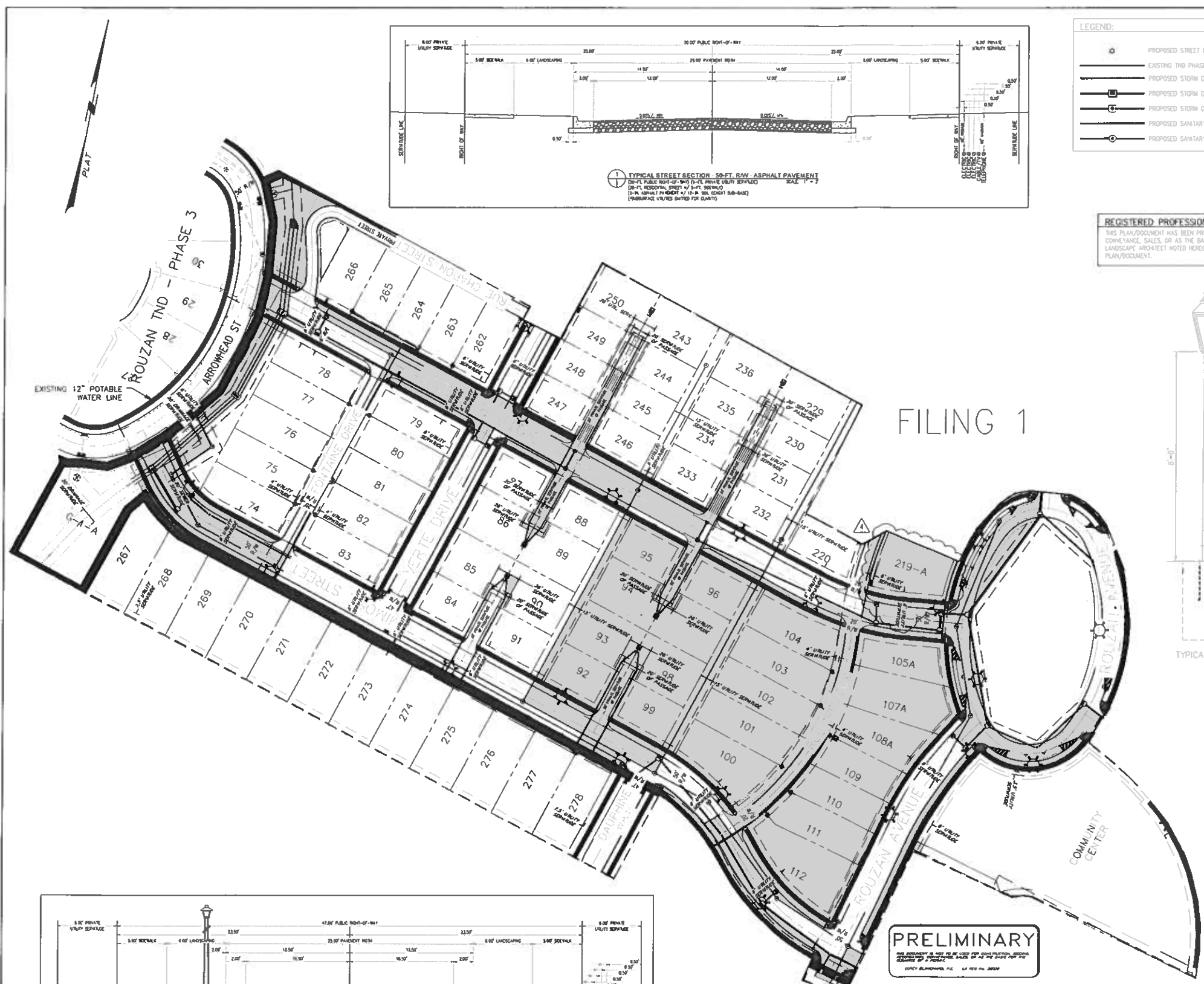
- - - - - EXISTING TWO PHASE BOUNDARY
- - - - - EXISTING BIKEWAY
- - - - - PROPOSED BIKEWAY
- - - - - PROPOSED PEDESTRIAN ROUTES
- - - - - PROPOSED VEHICULAR ROUTES (SECTION "A")
- - - - - PROPOSED VEHICULAR ROUTES (SECTION "B")
- - - - - PROPOSED VEHICULAR ROUTES (SECTION "C")
- - - - - PROPOSED VEHICULAR ROUTES (SECTION "D")

PRELIMINARY
THIS PROJECT IS NOT FOR CONSTRUCTION. ANY CHANGES TO THIS PLAN SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE DATE OF THIS PLAN IS 11/3/19.

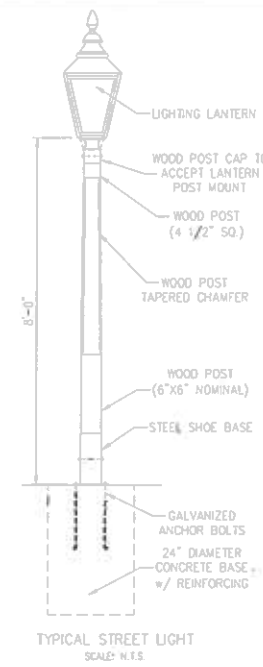


SHEET NUMBER	8.2	
PARISH/COUNTY	EAST BATON ROUGE	
CITY	BATON ROUGE	
PROJECT	11409.7	
ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT FINAL DEVELOPMENT PLAN PHASE 5		
CIRCULATION PLAN - FILING 3		
DESIGNED	CAB	
CHECKED	CAB	
DRAWN	CAB	
DATE	11-3-19	
SHEET	16 OF 27	
BY		
REVISION DESCRIPTION		
3	10-18-19	REVISED LOT LINES AND STREET NAMES
4	11-3-19	REVISED LOT LINES, FRONT YARD SETBACKS, AND PHASE 1 AND 2 BOUNDARIES

SJB GROUP, LLC
1000 PINE TREE • BATON ROUGE, LA 70801 • (225) 984-3000 • FAX (225) 984-3006
CLAUDETTE BRYANT
REGISTERED PROFESSIONAL ENGINEER
COREY BLANCHARD
REG. NO. 38038
REGISTERED PROFESSIONAL ENGINEER
CIVIL ENGINEERING
11/3/19



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



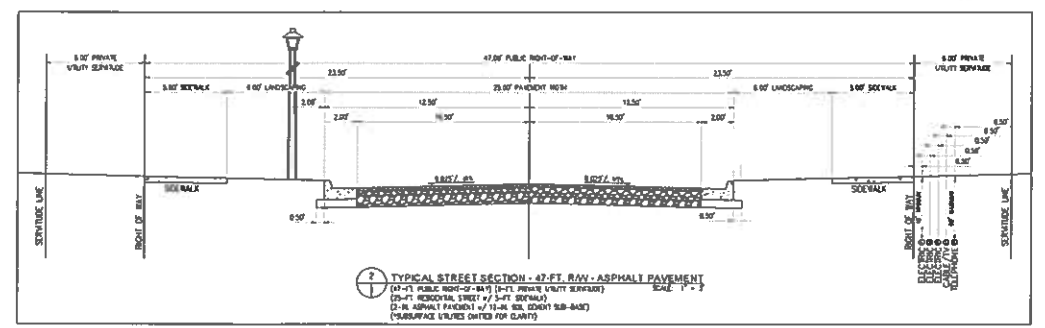
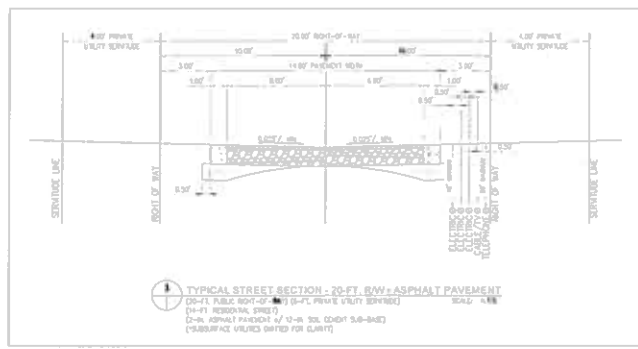
SEWAGE TREATMENT:
 CONNECTION TO EXISTING GRAVITY COLLECTION LINES WITH DISPOSAL AND TREATMENT BY THE EAST BATON ROUGE CONSOLIDATED SEWAGE DISTRICT.

STORM DRAINAGE:
 COLLECTION VIA CURB & GUTTER STREETS & STORM DRAINAGE PLETS, TRANSPORTATION VIA SUBSURFACE STORM DRAINAGE CULVERTS w/ OUTFALL TO STORM DRAINAGE DETENTION FACILITIES & ULTIMATE OUTFALL TO EXISTING STORM DRAINAGE SYSTEMS OF ADEQUATE CAPACITY.

POTABLE WATER:
 WATER IS TO BE PROVIDED BY BATON ROUGE WATER COMPANY.

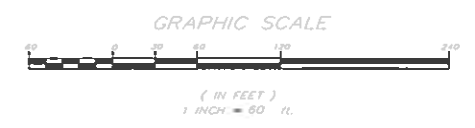
NOTE:
 ALL DRAINAGE PIPE WITHIN GREEN SPACE AREAS WILL BE SUBSURFACE AND NOT CONTAIN ANY SERVICES WITHIN ABOVE GROUND FACILITIES.
 THE STIPULATION (WOODCHASE DRAINAGE PROBLEM AS IT EXIST ON LOT 24 OF WOODCHASE SUBDIVISION SHALL BE RESOLVED) HAS BEEN RESOLVED.
 POST-DEVELOPMENT STORMWATER MANAGEMENT MEASURES SHALL COMPLY WITH THE STORMWATER MANAGEMENT PLAN AND WATER QUALITY IMPACT STUDY SUBMITTED AND APPROVED WITH THIS FINAL DEVELOPMENT PLAN. DETAILS OF COMPLIANCE SHALL BE SHOWN IN THE APPROVED CONSTRUCTION PLANS FOR PHASE 5.

- REVISION 1 (OCTOBER 30, 2015):**
 - REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2014, TO:
 - BOUNDARY OF PHASE 5 HAS INCREASED
 - RE-CONSIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 - NUMBER OF LOTS HAS INCREASED
- REVISION 2 (DECEMBER 10, 2016):**
 - REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JANUARY 19, 2014, TO:
 - BOUNDARY OF PHASE 5 HAS INCREASED
 - RE-CONSIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 - NUMBER OF LOTS HAS INCREASED
- REVISION 3 (OCTOBER 18, 2018):**
 - REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 26, 2016, TO:
 - REVISED LOT LINES TO REDUCE NUMBER OF LOTS.
 - REVISED STREET NAMES
 - REVISED BUILDING SETBACK LINES
 - REVISED LANDSCAPE TABLES TO COMPLY WITH NEW LANDSCAPE ORDINANCE
- REVISION 4 (JANUARY 3, 2019):**
 - REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON DECEMBER 10, 2016, TO:
 - FLING 1: CHANGED LOT NAME FROM 219 TO LOT 219A AND LOT SIZE.
 - FLING 2: REDUCED THE NUMBER OF LOTS FROM 11 (LOTS 200-210) TO 6 LOTS (LOTS 219-A TO 219-6)
 - FLING 3: CHANGED FRONT YARD SETBACKS FROM 10 FT TO 6 FT (LOTS 124-146)
 - CHANGED PHASE 1C TO PHASE 1 (AREA CHANGED FROM 8.33 AC TO 10.39 AC) AND ADDED THE BOUNDARIES OF PHASE 4 (NOT IN THIS FDP)

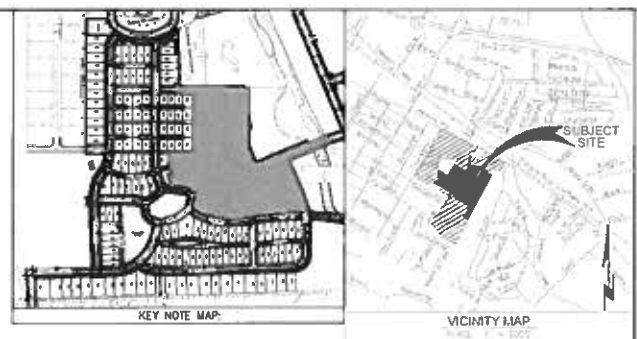
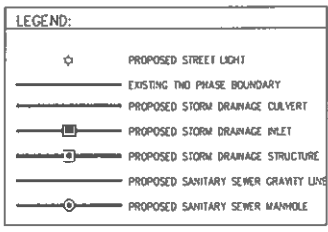
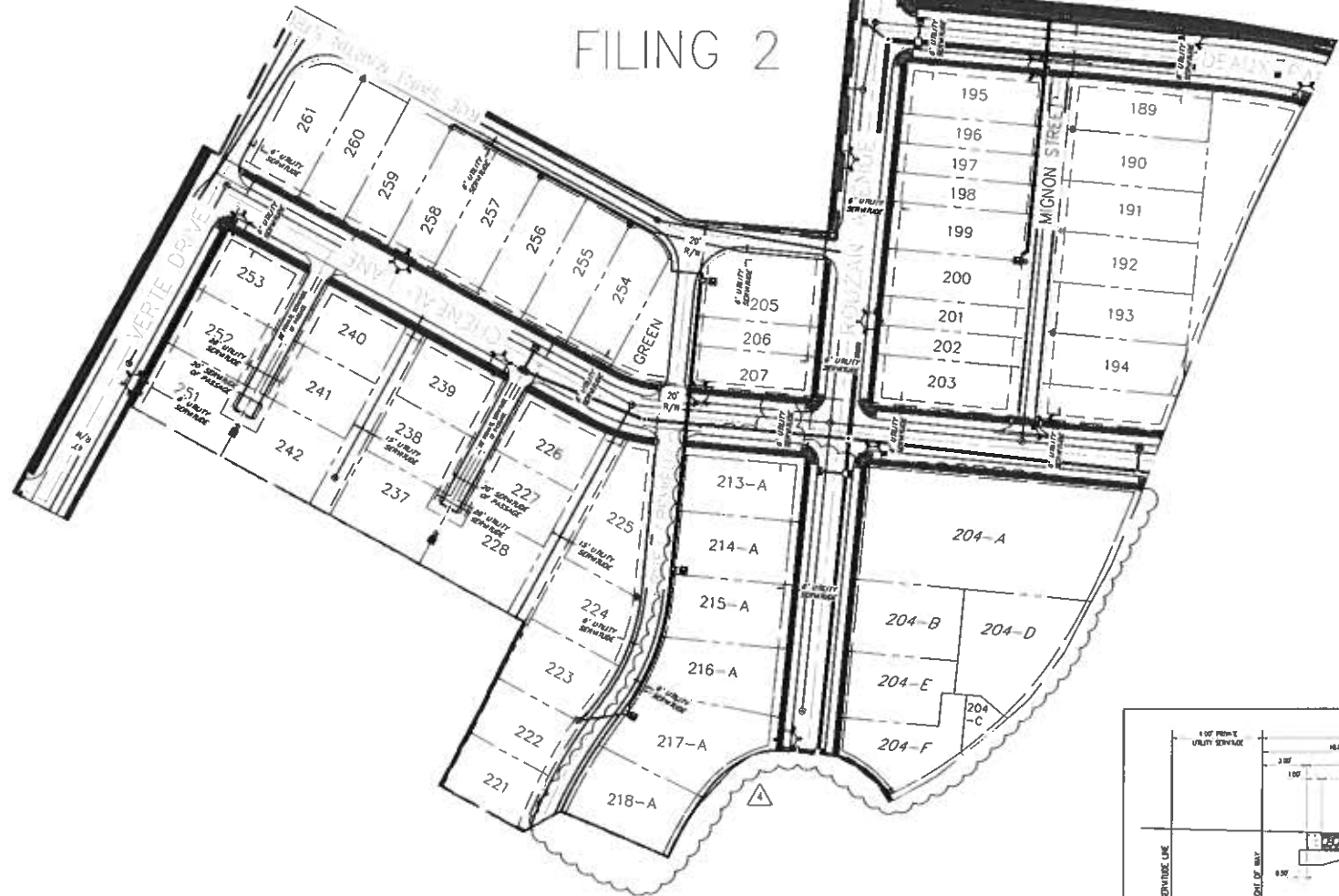
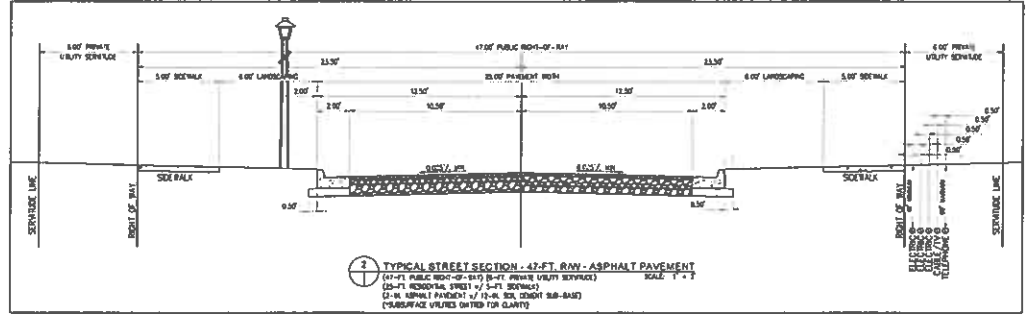


PRELIMINARY
 THIS PLAN/DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF ANY PERMIT.
 COREY BLANCHARD, P.E. 11/3/19

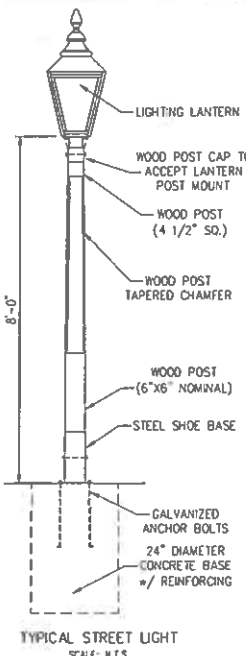
STATE OF LOUISIANA
 COREY BLANCHARD
 REC. NO. 38039
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEER
 Louis Blanchard
 11/3/19



SHEET NUMBER 9.0	
PARISH/COUNTY EAST BATON ROUGE	CITY BATON ROUGE
PROJECT 11409.7	
ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT FINAL DEVELOPMENT PLAN PHASE 5 UTIL. SERVICE PLAN - FILING 1	
DESIGNED: CCB	CHECKED: CCB
DRAWN: CCB	DATE: 1-3-19
DATE: 1-3-19	SHEET: 17 OF 27
BY: CCB	DATE: 1-3-19
DATE: 1-3-19	SHEET: 17 OF 27



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



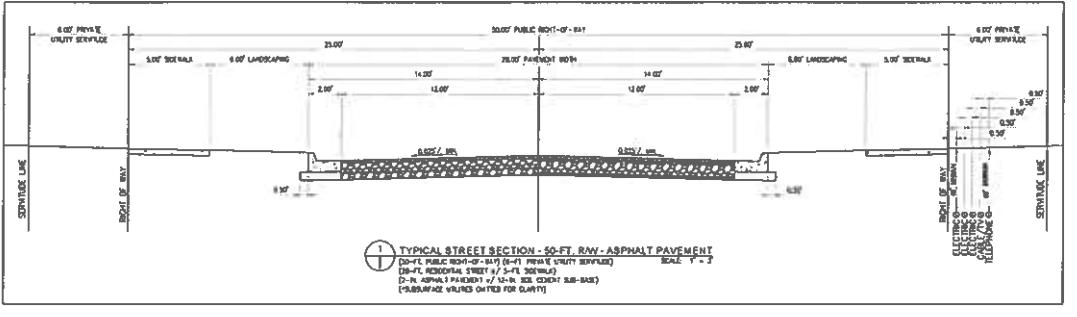
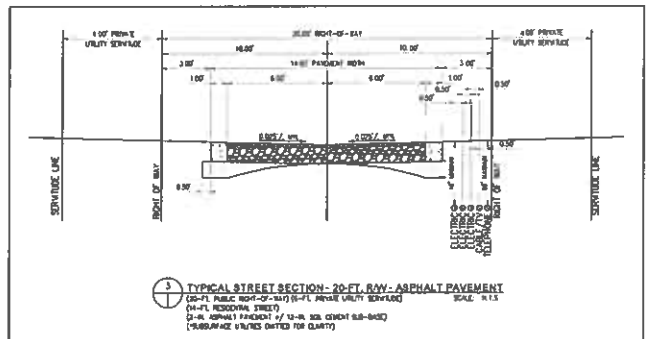
SEWAGE TREATMENT:
 CONNECTION TO EXISTING GRAVITY COLLECTION LINES WITH DISPOSAL AND TREATMENT BY THE EAST BATON ROUGE CONSOLIDATED SEWAGE DISTRICT.

STORM DRAINAGE:
 COLLECTION VIA CURB & GUTTER STREETS & STORM DRAINAGE INLETS, TRANSPORTATION VIA SUBSURFACE STORM DRAINAGE CULVERTS w/ OUTFALL TO STORM DRAINAGE DETENTION FACILITIES & ULTIMATE OUTFALL TO EXISTING STORM DRAINAGE SYSTEMS OF ADEQUATE CAPACITY.

POTABLE WATER:
 WATER IS TO BE PROVIDED BY BATON ROUGE WATER COMPANY.

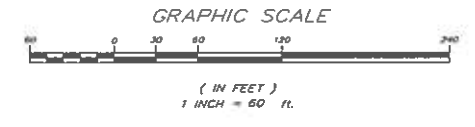
NOTE:
 ALL DRAINAGE PIPE WITHIN GREEN SPACE AREAS SHALL BE SUBSURFACE AND NOT CONTAIN ANY SERVICES WITH ABOVE GROUND FACILITIES.
 THIS STIPULATION (WOODHOUSE DRAINAGE PROBLEM AS IT EXISTS ON LOT 24 OF WOODHOUSE SUBDIVISION SHALL BE RESOLVED) HAS BEEN RESOLVED.
 POST-DEVELOPMENT STORMWATER MANAGEMENT MEANS SHALL COMPLY WITH THE STORMWATER MANAGEMENT PLAN AND WATER QUALITY IMPACT STUDY SUBMITTED AND APPROVED WITH THIS FINAL DEVELOPMENT PLAN. DETAILS OF COMPLIANCE SHALL BE SHOWN IN THE APPROVED CONSTRUCTION PLANS FOR PHASE 5.

- REVISION 1 (OCTOBER 30, 2015):**
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2015, TO:
 1) BOUNDARY OF PHASE 5 HAS INCREASED
 2) RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 3) NUMBER OF LOTS HAS INCREASED
- REVISION 2 (DECEMBER 10, 2016):**
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JANUARY 19, 2016, TO:
 1) BOUNDARY OF PHASE 5 HAS INCREASED
 2) RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
 3) NUMBER OF LOTS HAS INCREASED
- REVISION 3 (OCTOBER 18, 2018):**
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 26, 2017, TO:
 1) REVISED LOT LINES TO REDUCE NUMBER OF UNITS.
 2) REVISED STREET NAMES
 3) REVISED BUILDING SETBACK LINES
 4) REVISED LANDSCAPE TABLES TO COMPLY WITH NEW LANDSCAPE ORDINANCE
- REVISION 4 (JANUARY 3, 2019):**
 REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON DECEMBER 10, 2018, TO:
 1) FILING 1: CHANGED LOT NAME FROM 219 TO LOT 219A AND LOT SIZE (215-A TO 219-A)
 2) FILING 2: REDUCED THE NUMBER OF LOTS FROM 11 (LOTS 200-218) TO 6 LOTS (215-A TO 219-A)
 3) FILING 3: CHANGED FRONT YARD SETBACKS FROM 10 FT TO 6 FT (LOTS 124-146)
 4) CHANGED PHASE 1C TO PHASE 1 (AREA CHANGED FROM 6.31 AC TO 10.78 AC) AND ADDED THE BOUNDARIES OF PHASE 4 (NOT IN THIS FDP)

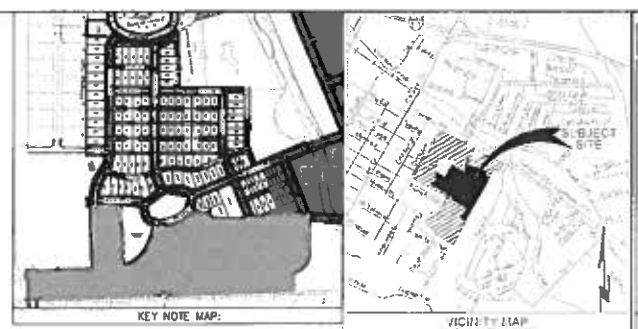
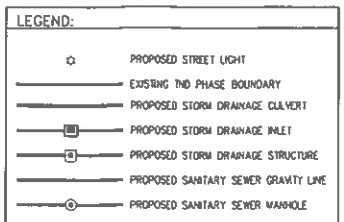
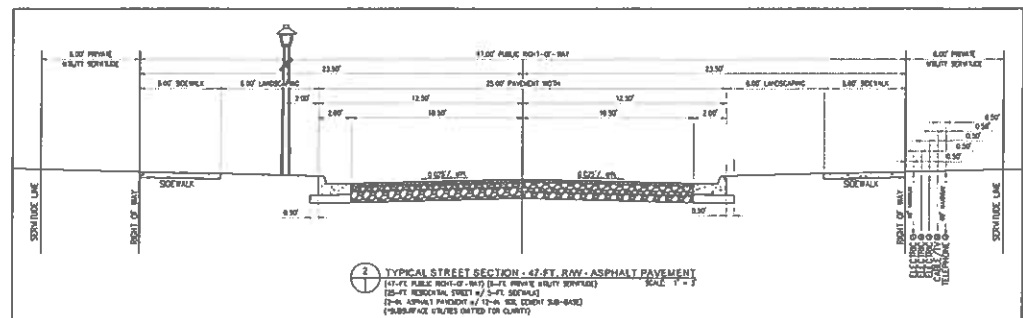


STATE OF LOUISIANA
 COREY BLANCHARD
 REG. NO. 38830
 REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 11/3/19

PRELIMINARY
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR RECORDATION WITHOUT THE SIGNATURE OF A REGISTERED PROFESSIONAL ENGINEER, SURVEYOR, OR LANDSCAPE ARCHITECT.



SHEET NUMBER		9.1	
PARISH/COUNTY		EAST BATON ROUGE	
CITY		BATON ROUGE	
PROJECT		11409.7	
ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT FINAL DEVELOPMENT PLAN PHASE 5 UTIL SERVICE PLAN - FILING 2			
DESIGNED	CUB	DATE	1-13-19
CHECKED	CUB	BY	18 OF 27
DETAILED	CUB		
CHECKED	CUB		
DATE			
SHEET			
3	0-18-18	REVISED LOT LINES AND STREET NAMES	
4	1-13-19	REVISED LOT LINES, FRONT YARD SETBACKS, AND PHASE 1 AND 4 BOUNDARIES	
		REVISION DESCRIPTION	



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SEWAGE TREATMENT:

CONNECTION TO EXISTING GRAVITY COLLECTION LINES WITH DISPOSAL AND TREATMENT BY THE EAST BATON ROUGE CONSOLIDATED SEWAGE DISTRICT.

STORM DRAINAGE:

COLLECTION VIA CURB & GUTTER STREETS & STORM DRAINAGE INLETS. TRANSPORTATION VIA SUBSURFACE STORM DRAINAGE CULVERTS, w/ OUTFALL TO STORM DRAINAGE DETENTION FACILITIES & ULTIMATE OUTFALL TO EXISTING STORM DRAINAGE SYSTEMS OF ADEQUATE CAPACITY.

POTABLE WATER:

WATER IS TO BE PROVIDED BY BATON ROUGE WATER COMPANY.

NOTE:

ALL DRAINAGE PIPE WITHIN GREEN SPACE AREAS WILL BE SUBSURFACE AND NOT CONTAIN ANY STRUCTURES WITH ABOVE GROUND FACILITIES.
 NO STIPULATION (WOODCHASE DRAINAGE PROBLEM AS IT EXISTS ON LOT 24 OF WOODCHASE SUBDIVISION SHALL BE RESOLVED) HAS BEEN RESOLVED.
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REVISION 1 (OCTOBER 30, 2015):

REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2014, TO:

- BOUNDARY OF PHASE 5 HAS INCREASED
- RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
- NUMBER OF LOTS HAS INCREASED

REVISION 2 (DECEMBER 10, 2016):

REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JANUARY 19, 2016, TO:

- BOUNDARY OF PHASE 5 HAS INCREASED
- RE-CONFIGURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
- NUMBER OF LOTS HAS INCREASED

REVISION 3 (OCTOBER 18, 2018):

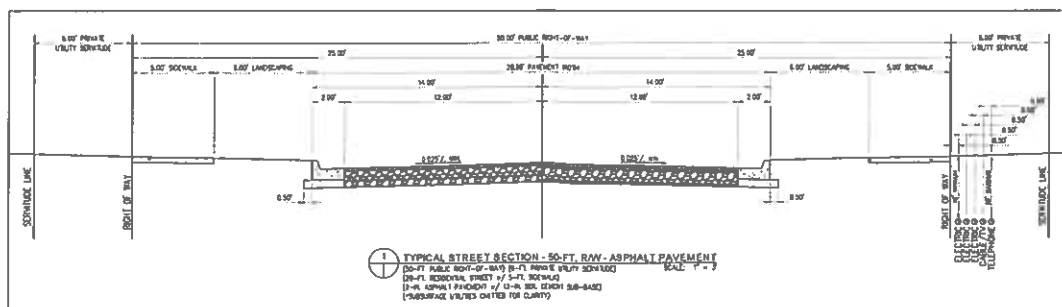
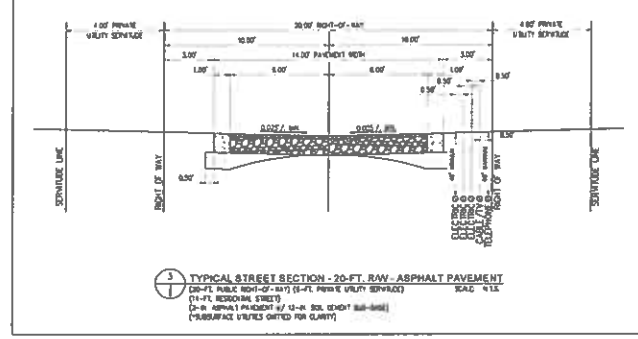
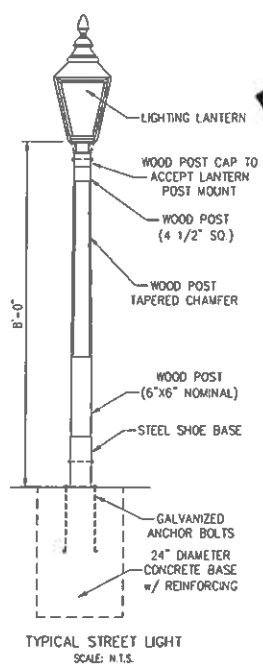
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 26, 2017, TO:

- REVISED LOT LINES TO REDUCE NUMBER OF LOTS
- REVISED STREET NAMES
- REVISED BUILDING SETBACK LINES
- REVISED LANDSCAPE TABLES TO COMPLY WITH NEW LANDSCAPE ORDINANCE

REVISION 4 (JANUARY 3, 2019):

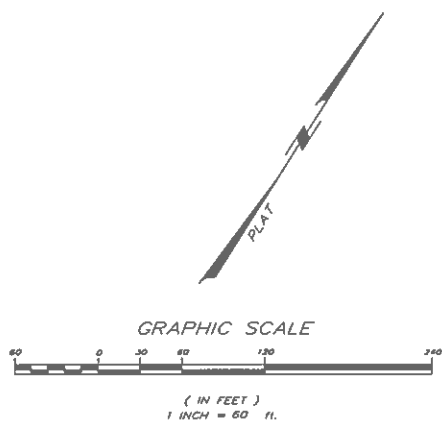
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON DECEMBER 10, 2018, TO:

- PHASE 5 CHANGED LOT NAME FROM 218 TO LOT 218A AND LOT SIZE
- PHASE 2: REDUCED THE NUMBER OF LOTS FROM 11 (LOTS 208-218) TO 6 LOTS (LOTS 121-A TO 218-A)
- PHASE 3: CHANGED FRONT YARD SETBACKS FROM 10 FT TO 6 FT (LOTS 121-145)
- CHANGED PHASE 1C TO PHASE 1 (AREA CHANGED FROM 8.37 AC TO 10.78 AC) AND ADDED THE BOUNDARIES OF PHASE 4 (NOT IN THIS FDP)



PRELIMINARY

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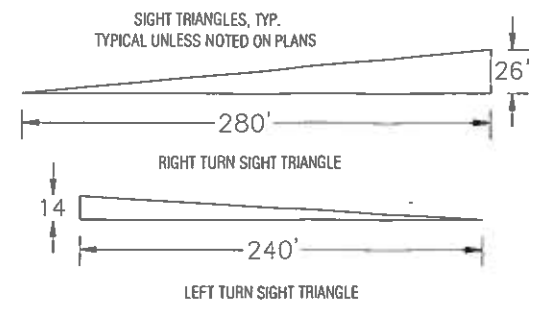
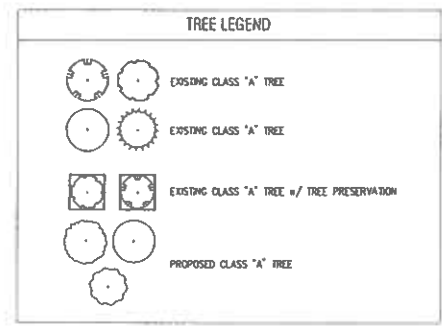
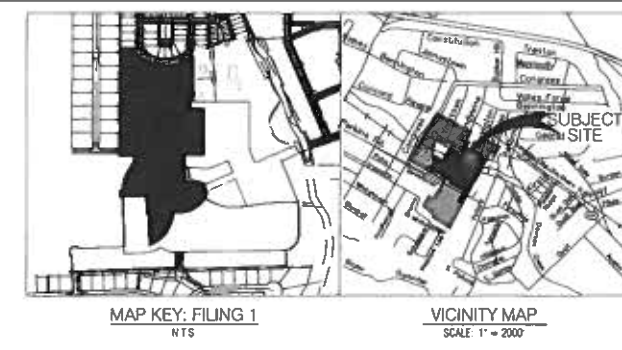
FILING 3

SHEET NUMBER	9.2
PARISH/COUNTY	EAST BATON ROUGE
CITY	BATON ROUGE
PROJECT	11409.7

ROUZAN
 TRADITIONAL NEIGHBORHOOD DEVELOPMENT
 FINAL DEVELOPMENT PLAN PHASE 5
 UTIL SERVICE PLAN - FILING 3

SIB GROUP, LLC
 QUALITY DESIGN
 1701 PINE BLVD., SUITE 100, BATON ROUGE, LA 70802

NO.	REVISION	DATE	BY
1	DESIGNED		C.B.
2	CHECKED		C.B.
3	REMARKS		C.B.
4	CHECKED		C.B.
5	CHECKED		C.B.

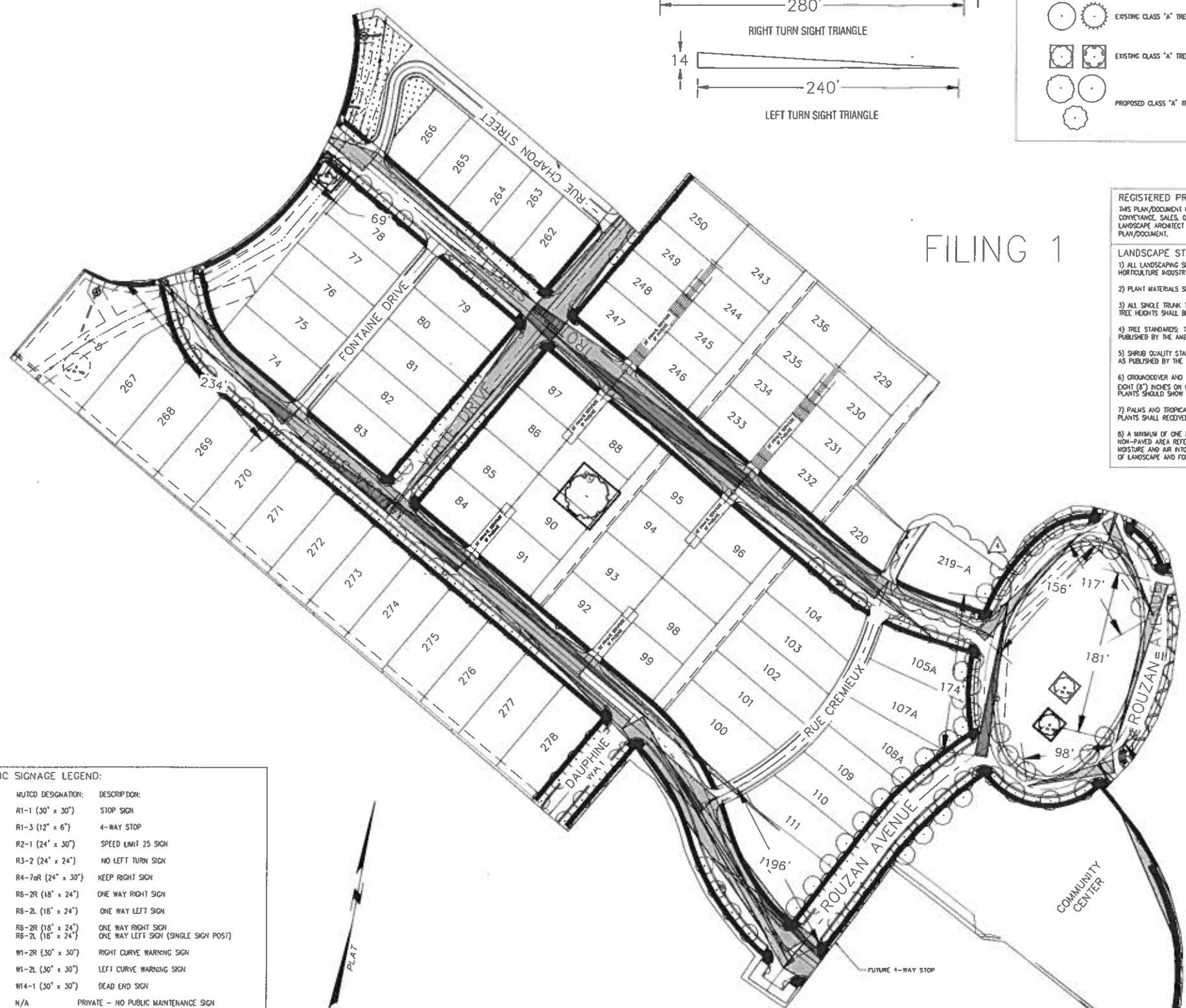


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LANDSCAPE STANDARDS:

- 1) ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY.
- 2) PLANT MATERIALS SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- 3) ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM OF FOUR (4") INCH CALIPER UPON PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM OF EIGHT (8') FEET TALL UPON PLANTING. ALL TREE HEIGHTS SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE HIGHEST BRANCH.
- 4) TREE STANDARDS: TREES SELECTED FOR PLANTING SHALL MEET THE MAXIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- 5) SHRUB QUALITY STANDARDS: SHRUBS SELECTED FOR PLANTING SHALL MEET THE MAXIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1, LATEST EDITION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. SHRUBS SIZE SHALL BE A MINIMUM 3-GALLON WELL-ROOTED CONTAINER STOCK.
- 6) GROUNDCOVER AND VINES QUALITY STANDARDS: GROUNDCOVER (OTHER THAN TURF GRASS) SHALL BE A MINIMUM OF FOUR (4") INCH WELL-ROOTED CONTAINER STOCK SPACED NO MORE THAN EIGHT (8") INCHES ON CENTER. WELL-ROOTED TWO-AND-ONE-HALF (2 1/2") INCH CONTAINER STOCK MAY BE SUBSTITUTED AND SPACED SIX (6") INCHES ON CENTER. VINES AND GROUNDCOVER PLANTS SHOULD SHOW A NUMBER OF VIGOROUS WOODY RUNNERS OR A WELL DEVELOPED CROWN.
- 7) PALMS AND TROPICAL PLANT MATERIAL STANDARDS: PALMS AND TROPICAL PLANTS ARE CONSIDERED ACCENT SHRUBS IN EAST BATON ROUGE PARISH BECAUSE OF FREEZE POTENTIAL. SUCH PLANTS SHALL RECEIVE NO CREDIT TOWARDS TREE PLANTING REQUIREMENTS.
- 8) A MINIMUM OF ONE HUNDRED (100) SQ. FT. FOR EACH CLASS A TREE OR FIFTY (50) SQ. FT. FOR EACH CLASS B TREE OF NON-PAVED AREA IS REQUIRED FOR EACH TREE WHERE IT IS PLANTED. NON-PAVED AREA REFERS TO AN AREA OF GROUND USED FOR PLANTING, AND WHICH IS NOT COVERED WITH PAVING MATERIALS THAT ARE IMPERVIOUS OR WHICH INHIBIT THE FREE MOVEMENT OF MOISTURE AND AIR INTO AND OUT OF SOIL. SUCH AREAS MAY BE PARTIALLY COVERED WITH ACCEPTABLE POROUS PAVING MATERIALS IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE DIRECTOR OF LANDSCAPE AND FORESTRY AND THE DEPARTMENT OF PUBLIC WORKS.

FILING 1



PER 18.3.2 PERCENTAGE OF LANDSCAPE AREA
 AT LEAST 10% OF THE DEVELOPED SITE AREA WHICH IS EXCLUSIVE OF THE BUILDING FOOTPRINT, FINISHING AREAS, DRIVEWAYS AND SIDEWALKS SHALL BE LANDSCAPE AREA. LANDSCAPE AREA SHALL INCLUDE REQUIRED AND OPTIONAL PLANT MATERIALS AS WELL AS OPEN AREAS COVERED WITH GRASS AND/OR GRADED COVER. THE GROSS AREA FOR PHASE 5 IS 34.71 ACRES. THE TOTAL COVERED OPEN SPACE (INCLUDING PARKS, RECREATION SPACES, AND 4-FT WIDE LANDSCAPE STRIP BETWEEN SIDEWALKS AND BACK OF CURB IS 6 ACRES, 17% OF THE SITE. THIS DOES NOT INCLUDE LOT LANDSCAPING.

PER 18.3.3 REQUIRED BUFFERS BETWEEN ABUTTING PROPERTIES
 BUFFERS ARE REQUIRED BETWEEN PROPERTIES WHEN INCOMPATIBLE USES ADJACENT. THE PRIMARY USE OF PHASE 5 OF THE ACRES TWO IS

PER 18.3.4 STREET YARD - SUBURBAN CHARACTER AND SECTION 8.217 TND ORDINANCE
 10-FT WIDE LANDSCAPE STRIP (4-FT WIDE FOR ROAD USE IN A TND - SECTION 8.217(2)(b)) REQUIRED BETWEEN BACK OF CURB AND SIDEWALK, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS AT POINTS OF BUSINESS AND ACCESS TO THE LOT. 1 CLASS A TREE FOR 40 LINEAR FEET. TREE WELLS MAY BE USED AT 25 FEET MINIMUM IN AREA. WHERE OVERHEAD UTILITIES ARE PRESENT, 1 CLASS B OR C TREE MAY REPLACE A CLASS A AT A RATE OF 1 CLASS B OR C EVERY 40 LINEAR FEET.

STREET NAME	LENGTH OF ROAD (FT)	REQUIRED	PROPOSED	TREE CLASS TYPE & SIZE	CLASS A TREES PROPOSED	STREET TREES TREE CREDITS ALLOWED
ROUZAN STREET	1445	39	41	CLASS A TREES, 5.12" CALIPER	41	41
ROUZAN AVENUE	1900	48	17	CLASS A TREES, 5.12" CALIPER	48	30 TREES
ROUZAN AVENUE	1050	27	11	CLASS B TREES, 3.12" CALIPER	27	27 TREES
ROUZAN AVENUE	1000	25	10	CLASS A TREES, 5.12" CALIPER	25	25 TREES
ROUZAN AVENUE	250	6	2	CLASS A TREES, 5.12" CALIPER	6	6 TREES
ROUZAN AVENUE	140	3	2	CLASS A TREES, 5.12" CALIPER	3	3 TREES
ROUZAN AVENUE	140	3	2	CLASS A TREES, 5.12" CALIPER	3	3 TREES
ROUZAN AVENUE	140	3	2	CLASS A TREES, 5.12" CALIPER	3	3 TREES

PER 18.3.5 PARKING LOT LANDSCAPING - SUBURBAN CHARACTER
 THERE ARE NO PARKING LOTS IN PHASE 5 OF THE ROUZAN TND.

PER 18.4.1 SCREENING UTILITIES
 ABOVE GROUND UTILITIES AND APPURTENANCES TO UNDERGROUND UTILITIES THAT REQUIRE ABOVE GROUND INSTALLATION WITH THE EXCEPTION OF POLES LOCATED IN THE RIGHT-OF-WAY SHALL BE SCREENED BY CONTINUOUS PLANTINGS OF SHRUBS WITH A MINIMUM MAINTENANCE HEIGHT EQUAL TO THAT OF THE UTILITY STRUCTURE AND SHALL CONTAIN A BREAK FOR REQUIRED ACCESS. TREES AND SHRUBS SHALL NOT BE PLANTED IN THE WEDGET OF FIRE HYDRANTS. PUBLIC UTILITIES SUCH AS TRAFFIC METER BOXES, DIRECTIONAL TRAFFIC SIGNS AND OTHER SIMILAR PUBLIC STRUCTURES

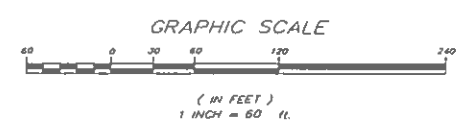
SCREENING ABOVE GROUND UTILITIES	REQUIRED	PROPOSED	COMMENTS
	YES	NO	NO ABOVE GROUND UTILITY STRUCTURES

PER 18.7.2 SIGHT TRIANGLE PLANTING
 NO MATERIALS THAT WOULD IMPAIR TRAFFIC VISIBILITY SHALL BE ALLOWED BETWEEN 24.2 FT AND 8 FT IN HEIGHT AS MEASURED FROM THE PLACE OF THE STREET OR DRIVEWAY. TREES IN THE STREET YARD SHALL BE GATED TO 10 FT MINIMUM TRUNK PLANTING HEIGHTS. PEAK EAST BATON ROUGE TRAFFIC ENGINEERING ASHTO VISIBILITY TRIANGLES ARE SHOWN AT ALL INTERSECTIONS.

TRAFFIC SIGNAGE LEGEND:

SYMBOL	NOTED DESIGNATION:	DESCRIPTION:
(R1-1)	R1-1 (30' x 30')	STOP SIGN
(R1-3)	R1-3 (12' x 6')	4-WAY STOP
(R2-1)	R2-1 (24' x 30')	SPEED LIMIT 25 SIGN
(R3-2)	R3-2 (24' x 24')	NO LEFT TURN SIGN
(R4-7a)	R4-7a (24' x 30')	KEEP RIGHT SIGN
(R6-2R)	R6-2R (18' x 24')	ONE WAY RIGHT SIGN
(R6-2L)	R6-2L (18' x 24')	ONE WAY LEFT SIGN
(R8-2R)	R8-2R (18' x 24')	ONE WAY RIGHT SIGN
(R8-2L)	R8-2L (18' x 24')	ONE WAY LEFT SIGN (SINGLE SIGN POST)
(W1-2R)	W1-2R (30' x 30')	RIGHT CURVE WARNING SIGN
(W1-2L)	W1-2L (30' x 30')	LEFT CURVE WARNING SIGN
(W4-1)	W4-1 (30' x 30')	DEAD END SIGN
(N/A)	N/A	PRIVATE - NO PUBLIC MAINTENANCE SIGN
(N/A)	N/A	END OF ROAD INSTALLATION (CPS 905-40 TYPE B)
(N/A)	N/A	END OF ROAD INSTALLATION (CPS 905-40 TYPE A)
(N/A)	N/A	STANDARD STREET SIGN - 2 PLATES

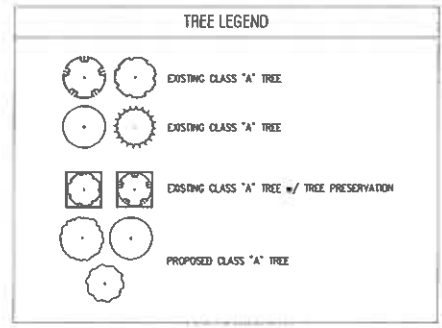
ALL TRAFFIC CONTROL SIGNS ARE TO BE MOUNTED AS INDICATED BETWEEN THE BACK OF CURB AND RIGHT-OF-WAY LINES AS PER THE DETAIL SHOWN HEREON.



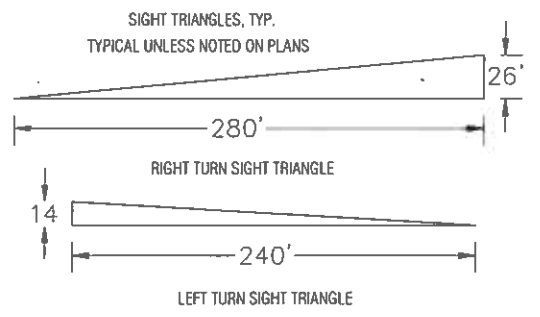
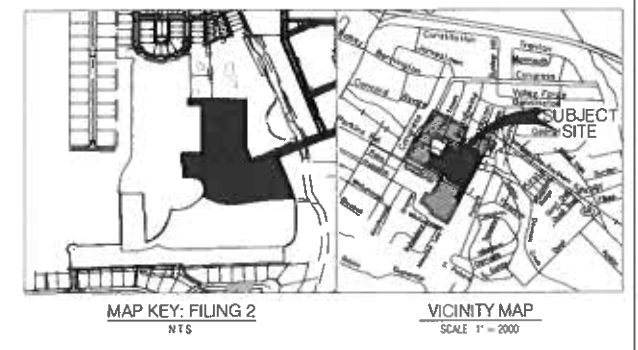
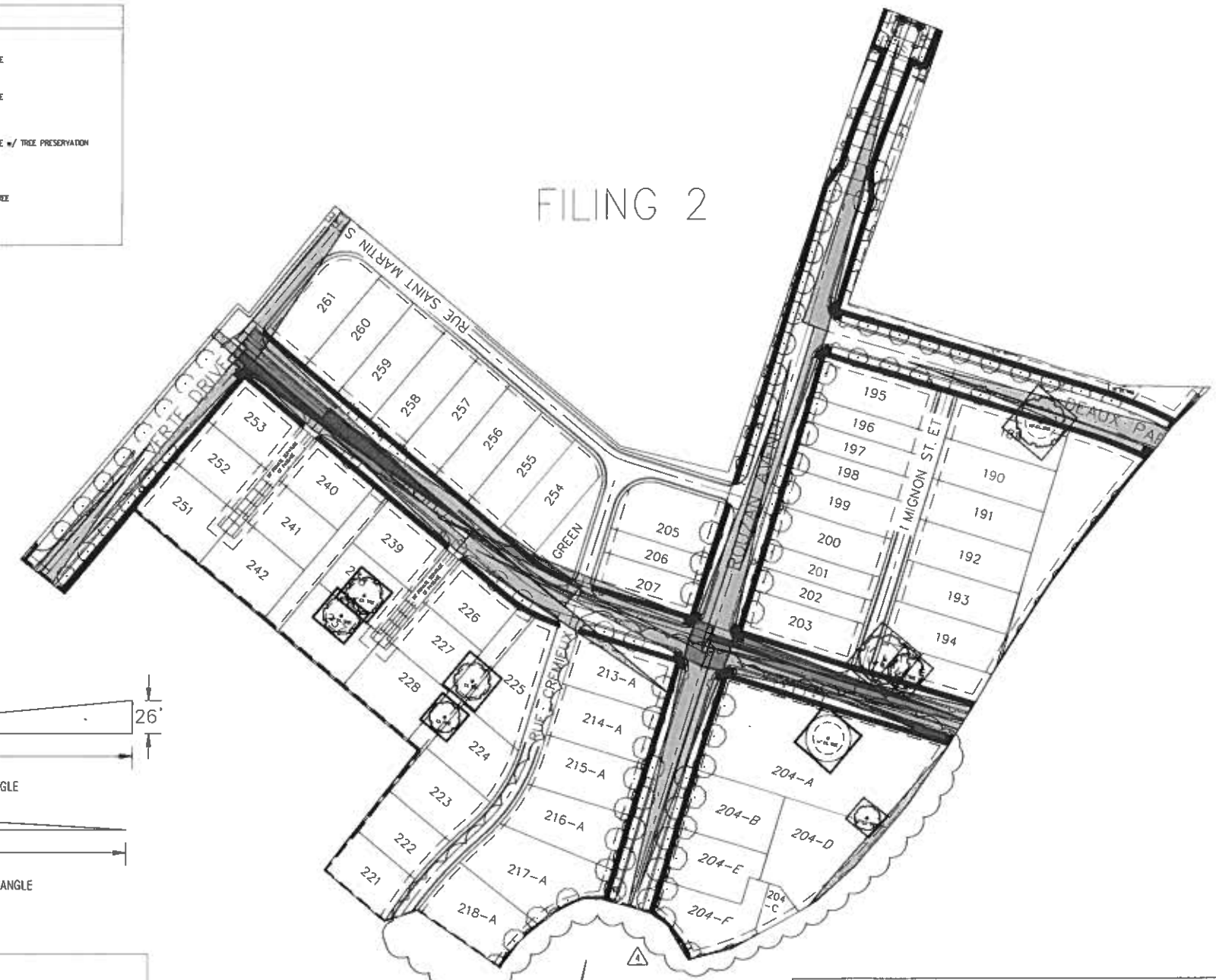
PRELIMINARY

THIS PLAN/DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONTRACTS, SALES, OR AS THE BASIS FOR THE ISSUANCE OF ANY PERMIT.





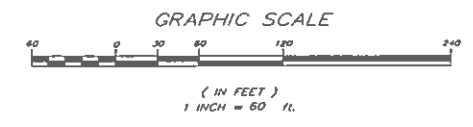
FILING 2



TRAFFIC SIGNAGE LEGEND:

SYMBOL	MUTCD DESIGNATION	DESCRIPTION
	R1-1 (30" x 30")	STOP SIGN
	R1-3 (12" x 6")	4-WAY STOP
	R2-1 (24" x 30")	SPEED LIMIT 25 SIGN
	R3-2 (24" x 24")	NO LEFT TURN SIGN
	R4-70R (24" x 30")	KEEP RIGHT SIGN
	R6-2R (18" x 24")	ONE WAY RIGHT SIGN
	R6-2L (18" x 24")	ONE WAY LEFT SIGN
	R6-2R (18" x 24")	ONE WAY RIGHT SIGN
	R6-2L (18" x 24")	ONE WAY LEFT SIGN (SINGLE SIGN POST)
	W1-2R (30" x 30")	RIGHT CURVE WARNING SIGN
	W1-2L (30" x 30")	LEFT CURVE WARNING SIGN
	W4-1 (30" x 30")	DEAD END SIGN
	N/A	PRIVATE - NO PUBLIC MAINTENANCE SIGN
	N/A	END OF ROAD INSTALLATION (CPS 905-40 TYPE B)
	N/A	END OF ROAD INSTALLATION (CPS 905-40 TYPE A)
	N/A	STANDARD STREET SIGN - 2 PLATES

ALL TRAFFIC CONTROL SIGNS ARE TO BE MOUNTED AS INDICATED BETWEEN THE BACK OF CURB AND RIGHT-OF-WAY LINES AS PER THE DETAIL SHOWN HEREON.



PER 18.3.2 PERCENTAGE OF LANDSCAPE AREA
 AT LEAST 1% OF THE DEVELOPED SITE AREA WHICH IS EXCLUSIVE OF THE BUILDING FOOTPRINT, PARKING AREAS, DRIVEWAYS AND SIDEWALKS SHALL BE LANDSCAPED AREA. LANDSCAPING SHALL INCLUDE PLANTING OF TREES, SHRUBS AND PERENNIALS. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) STANDARDS. THE TOTAL COVERED AREA SHALL BE AT LEAST 1% OF THE DEVELOPED SITE AREA. THE TOTAL COVERED AREA SHALL INCLUDE PARKS, RECREATION SPACES, AND A 6-FT WIDE LANDSCAPE STRIP BETWEEN SIDEWALKS AND BACK OF CURB IS 8 ACRES, 1% OF THE SITE. THIS DOES NOT INCLUDE LOT LANDSCAPING.

PER 18.3.3 REQUIRED BUFFERS BETWEEN ABUTTING PROPERTIES
 BUFFERS ARE REQUIRED BETWEEN PROPERTIES WHEN ADJACENT LINES ADJACENT OTHER. THE PRIMARY USE OF PHASE 3 OF THE POLKMAN TRD IS RESIDENTIAL.

PER 18.3.4 STREET YARD - SUBURBAN CHARACTER AND SECTION 8.217 TRD ORDINANCE
 10-FT WIDE LANDSCAPE STRIP 6-FT MIN. FOR FRONT YARD IN A TRD - SECTION 8.217 PARCEL IS REQUIRED BETWEEN BACK OF CURB AND SIDEWALK EXCEPT FOR DRIVEWAYS AND ACCESS DRIVE AT POINTS OF ENTRY AND EXITS TO THE LOT. CLASS A TREES FOR 40 FEET. TREE HEIGHTS MAY BE USED AS 10 FEET MINIMUM IN AREA WHERE OVERHEAD UTILITIES ARE PRESENT. 1 CLASS B OR C TREE MAY REPLACE A CLASS A TREE AT A RATE OF 1 CLASS B OR C PER 40 LINEAR FEET.

STREET NAME	LENGTH OF ROAD (FT)	REQUIRED	PROPOSED	CLASS & TREES	STREET TREES	STREET TREES
MANGA STREET	140	3	4	CLASS A TREES 3-1/2" CALIPER	3	4
MIGNON STREET	100	2	3	CLASS A TREES 3-1/2" CALIPER	2	3
GREEN	100	2	3	CLASS A TREES 3-1/2" CALIPER	2	3
ROUZAN	100	2	3	CLASS A TREES 3-1/2" CALIPER	2	3
BEAUX-PAIS	100	2	3	CLASS A TREES 3-1/2" CALIPER	2	3

PER 18.3.5 PARKING LOT LANDSCAPING - SUBURBAN CHARACTER
 THERE ARE NO PARKING LOTS IN PHASE 3 OF THE POLKMAN TRD.

PER 18.4.1 SCREENING UTILITIES
 ABOVE-GROUND UTILITIES AND APPLIANCES TO LANDSCAPING THAT REQUIRE ABOVE-GROUND INSTALLATION WITH THE EXCEPTION OF THOSE LOCATED IN THE FRONT-YARD SHALL BE SCREENED BY CONTROLLING PLANTING OF SHRUBS WITH A MINIMUM MAINTENANCE HEIGHT EQUAL TO THAT OF THE UTILITY STRUCTURE AND SHALL CONTAIN A MINIMUM 60% OPEN SPACE. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN 10 FEET OF THE UTILITIES. PUBLIC UTILITIES SUCH AS TRAFFIC METER BOXES, DISCREETIONARY TRAFFIC SIGNS AND OTHER URBAN PUBLIC STRUCTURES.

SCREENING ABOVE-GROUND UTILITIES	REQUIRED	PROVIDED	COMMENT
SCREENING ABOVE-GROUND UTILITIES	YES	NO	NO ABOVE-GROUND UTILITY STRUCTURES

PER 18.7.2 SIGHT TRIANGLE PLANTING
 NO MATERIALS THAT WOULD IMPAIR TRAFFIC VISIBILITY SHALL BE ALLOWED BETWEEN 2-1/2 FT AND 8 FT IN HEIGHT AS MEASURED FROM THE SIDE OF THE STREET OR DRIVEWAY. TREES IN THE STREET YARD HERE SHOWN DUE TO THESE SIGHT TRIANGLE PLANTING REQUIREMENTS. PER EAST BATON ROUGE TRAFFIC ENGINEERING, HEIGHT VISIBILITY TRIANGLES ARE SHOWN AT ALL INTERSECTIONS.

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

LANDSCAPE STANDARDS:

- 1) ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY.
- 2) PLANT MATERIALS SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
- 3) ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM OF FOUR (4") INCH CALIPER UPON PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM OF EIGHT (8') FEET TALL UPON PLANTING. ALL TREE HEIGHTS SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TOP OF THE HIGHEST BRANCH.
- 4) TREE STANDARDS: TREES SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK, ANS 260.1, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
- 5) SHRUB QUALITY STANDARDS: SHRUBS SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK ANS 260.1, LATEST EDITION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. SHRUBS SIZE SHALL BE A MINIMUM 3-GALLON WELL-ROOTED CONTAINER STOCK.
- 6) GROUNDCOVER AND VINES QUALITY STANDARDS: GROUNDCOVER (OTHER THAN TURF GRASS) SHALL BE A MINIMUM OF FOUR (4") INCH WELL-ROOTED CONTAINER STOCK SPACED NO MORE THAN EIGHT (8") INCHES ON CENTER. WELL-ROOTED TWO-AND-ONE-HALF (2 1/2") INCH CONTAINER STOCK MAY BE SUBSTITUTED AND SPACED SIX (6") INCHES ON CENTER. VINES AND GROUNDCOVER PLANTS SHOULD SHOW A NUMBER OF VIGOROUS WOODY PLANKERS OR A WELL DEVELOPED CROWN.
- 7) PALMS AND TROPICAL PLANT MATERIAL STANDARDS: PALMS AND TROPICAL PLANTS ARE CONSIDERED ACCENT SHRUBS IN EAST BATON ROUGE PARISH BECAUSE OF FREEZE POTENTIAL. SUCH PLANTS SHALL RECEIVE NO CREDIT TOWARDS TREE PLANTING REQUIREMENTS.
- 8) A MINIMUM OF ONE HUNDRED (100) SQ. FT. FOR EACH CLASS A TREE OR FIFTY (50) SQ. FT. FOR EACH CLASS B TREE OF NON-PAVED AREA IS REQUIRED FOR EACH TREE WHERE IT IS PLANTED. NON-PAVED AREA REFERS TO AN AREA OF GROUND USED FOR PLANTING, AND WHICH IS NOT COVERED WITH PAVING MATERIALS THAT ARE IMPERVIOUS OR WHICH INHIBIT THE FREE MOVEMENT OF MOISTURE AND AIR INTO AND OUT OF SOIL. SUCH AREAS MAY BE PARTIALLY COVERED WITH ACCEPTABLE POREOUS PAVING MATERIALS IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE DIRECTOR OF LANDSCAPE AND FORESTRY AND THE DEPARTMENT OF PUBLIC WORKS.

PRELIMINARY



SHEET NUMBER	10.1
PARISH/COUNTY	EAST BATON ROUGE
CITY	BATON ROUGE
PROJECT	11-409-7
ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT FINAL DEVELOPMENT PLAN PHASE 5	
FILING 2 LANDSCAPE PLAN	
DESIGNED BY	SJB GROUP, LLC
CHECKED BY	SJB GROUP, LLC
DATE	1-3-19
BY	SJB GROUP, LLC

PER 10.3.2 PERCENTAGE OF LANDSCAPE AREA
 AT LEAST 10% OF THE DEVELOPED SITE AREA, WHICH IS EXCLUSIVE OF THE BUILDING FOOTPRINT, PARKING AREAS, DRIVEWAYS AND SIDEWALKS, SHALL BE LANDSCAPE AREA. LANDSCAPE AREA SHALL INCLUDE PLANT MATERIALS AS WELL AS OPEN AREAS COVERED WITH GRASS AND/OR GROUND COVER. THE GRASS COVER FOR PHASE 3 IS 80.7% COVER. THE TOTAL COVERING BY THE SPACE PROVIDED MUST INCLUDE PLANTS, RECREATION AREAS, AND 8' FT HIGH LANDSCAPE FENCE BETWEEN DRIVEWAYS AND BACK OF CURB IS 8 ACRES, 17% OF THE SITE. THIS DOES NOT INCLUDE LOT LANDSCAPING.

PER 10.3.3 REQUIRED BUFFERS BETWEEN ABUTTING PROPERTIES
 BUFFERS ARE REQUIRED BETWEEN PROPERTIES WHEN INCOMPATIBLE USES ADJACENT. THE PRIMARY USE OF PHASE 3 OF THE PROJECT IS G.

PER 10.3.4 STREET YARD - SUBURBAN CHARACTER AND SECTION 8.217 TND ORDINANCE
 12 FT WIDE LANDSCAPE STRIP 6' FT MIN. FOR 10' MIN. IN A TND - SECTION 8.217 (MIN) REQUIRED BETWEEN BACK OF CURB AND SIDEWALK, EXCLUSIVE OF DRIVEWAYS AND ACCESS POINTS AT POINTS OF INGRESS AND EGRESS TO THE LOT. 1 CLASS A TREE PER 40 LINEAR FEET. TREE WELLS MAY BE USED AT 25 FEET INTERVALS IN AREAS WHERE OVERHEAD UTILITIES ARE PRESENT. 1 CLASS B OR C TREE MAY REPLACE A CLASS A AT A RATE OF 1 CLASS B OR C PER 40 LINEAR FEET.

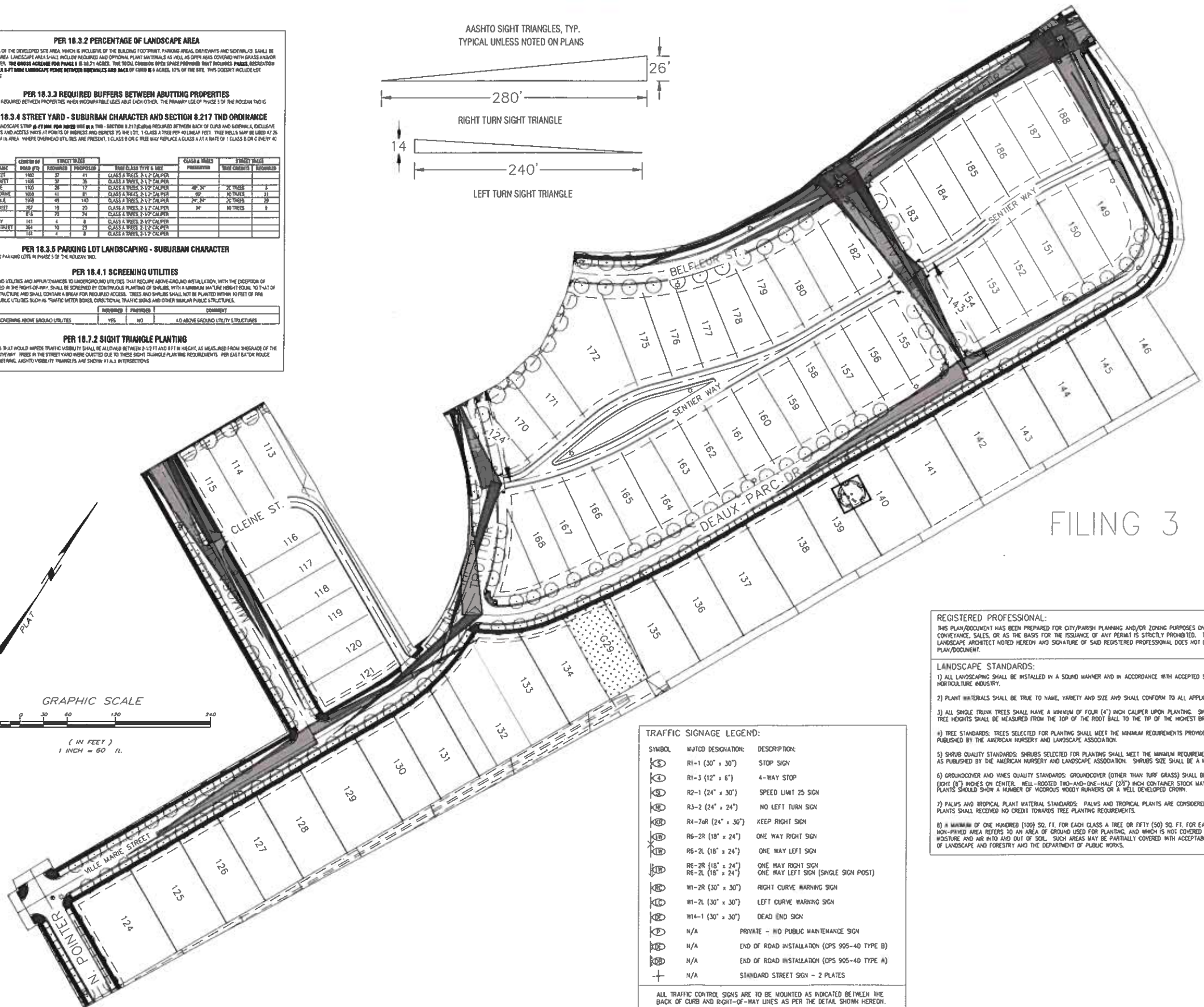
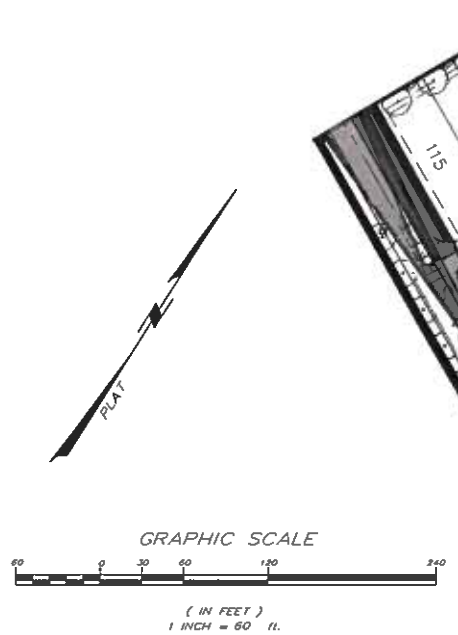
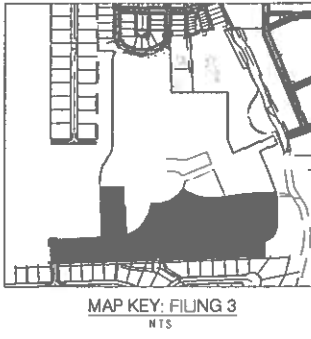
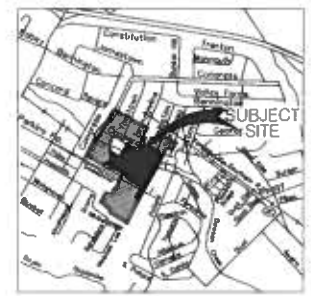
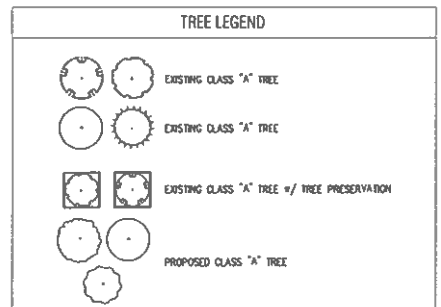
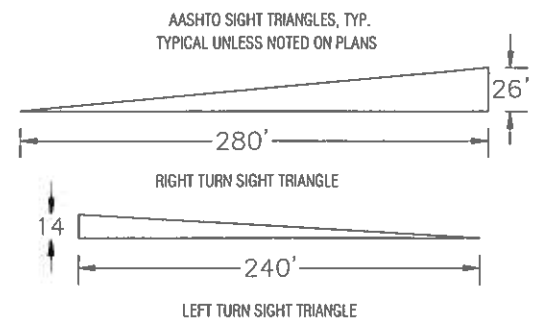
STREET NAME	LENGTH OF DRIVEY FEET	STREET WIDTH	PROPOSED	TREE CLASS TYPE & SIZE	CLASS A TREES PER LINEAR FOOT	STREET TREES TREE CROWN FEET	STREET TREES TREE CROWN FEET
ADAMS STREET	1400	32	31	CLASS A TREES 3-1/2" CAL PER	1	26	3
BOYD STREET	1400	32	31	CLASS A TREES 3-1/2" CAL PER	1	26	3
CHENOLA DRIVE	1100	28	17	CLASS A TREES 3-1/2" CAL PER	1	26	3
COLEMAN DRIVE	1100	28	17	CLASS A TREES 3-1/2" CAL PER	1	26	3
DELAWARE AVENUE	1200	48	140	CLASS A TREES 3-1/2" CAL PER	2	26	29
DELAWARE STREET	257	18	20	CLASS A TREES 3-1/2" CAL PER	1	26	3
DELAWARE DRIVE	1100	28	17	CLASS A TREES 3-1/2" CAL PER	1	26	3
DELAWARE WAY	141	4	3	CLASS A TREES 3-1/2" CAL PER	1	26	3
DELAWARE STREET	141	4	3	CLASS A TREES 3-1/2" CAL PER	1	26	3
DELAWARE	141	4	3	CLASS A TREES 3-1/2" CAL PER	1	26	3

PER 10.3.5 PARKING LOT LANDSCAPING - SUBURBAN CHARACTER
 THERE ARE NO PARKING LOTS IN PHASE 3 OF THE PROJECT.

PER 10.4.1 SCREENING UTILITIES
 ABOVE-GROUND UTILITIES AND APPURTENANCES TO LANDSCAPING UTILITIES THAT REQUIRE ABOVE-GROUND INSTALLATION, WITH THE EXCEPTION OF THOSE LOCATED IN THE RIGHT-OF-WAY, SHALL BE SCREENED BY CONTINUOUS PLANTING OF SHRUBS WITH A MINIMUM MAXIMUM HEIGHT EQUAL TO THAT OF THE UTILITY STRUCTURE AND SHALL CONTAIN A BREAK FOR REQUIRED ACCESS. TREES AND SHRUBS SHALL NOT BE PLANTED WITHIN TWO FEET OF FIRE HYDRANTS. PUBLIC UTILITIES SUCH AS TRAFFIC METER BOXES, CORRECTIONAL TRAFFIC SIGNS AND OTHER SIMILAR PUBLIC STRUCTURES.

SCREENING ABOVE GROUND UTILITIES	REQUIRED	PROPOSED	COMMENTS
SCREENING ABOVE GROUND UTILITIES	YES	NO	NO ABOVE GROUND UTILITY STRUCTURES

PER 10.7.2 SIGHT TRIANGLE PLANTING
 NO MATERIALS THAT WOULD IMPAIR TRAFFIC VISIBILITY SHALL BE ALLOWED BETWEEN 2'-11" FT AND 3' FT IN HEIGHT, AS MEASURED FROM BIRGEANCE OF THE STREET OR DRIVEWAY. TREES IN THE STREET YARD ARE EXEMPT DUE TO THESE SIGHT TRIANGLE PLANTING REQUIREMENTS. PER EAST BATON ROUGE TRAFFIC ENGINEERING, AASHTO VISIBILITY TRIANGLE IS SHOWN AT ALL INTERSECTIONS.



TRAFFIC SIGNAGE LEGEND:

SYMBOL	MUTED DESIGNATION	DESCRIPTION
(R1-1)	(30" x 30")	STOP SIGN
(R1-3)	(12" x 6")	4-WAY STOP
(R2-1)	(24" x 30")	SPEED LIMIT 25 SIGN
(R3-2)	(24" x 24")	NO LEFT TURN SIGN
(R4-7a)	(24" x 30")	KEEP RIGHT SIGN
(R6-2R)	(18" x 24")	ONE WAY RIGHT SIGN
(R6-2L)	(18" x 24")	ONE WAY LEFT SIGN
(R6-2R)	(18" x 24")	ONE WAY RIGHT SIGN (SINGLE SIGN POST)
(R6-2L)	(18" x 24")	ONE WAY LEFT SIGN (SINGLE SIGN POST)
(W1-2R)	(30" x 30")	RIGHT CURVE WARNING SIGN
(W1-2L)	(30" x 30")	LEFT CURVE WARNING SIGN
(W14-1)	(30" x 30")	DEAD END SIGN
(N/A)		PRIVATE - NO PUBLIC MAINTENANCE SIGN
(N/A)		END OF ROAD INSTALLATION (CPS 905-40 TYPE B)
(N/A)		END OF ROAD INSTALLATION (CPS 905-40 TYPE A)
(N/A)		STANDARD STREET SIGN - 2 PLATES

ALL TRAFFIC CONTROL SIGNS ARE TO BE MOUNTED AS INDICATED BETWEEN THE BACK OF CURB AND RIGHT-OF-WAY LINES AS PER THE DETAIL SHOWN HEREON.

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

- LANDSCAPE STANDARDS:**
- 1) ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY.
 - 2) PLANT MATERIALS SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
 - 3) ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM OF FOUR (4") INCH CALIPER UPON PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM OF EIGHT (8') FEET TALL UPON PLANTING. ALL TREE HEIGHTS SHALL BE MEASURED FROM THE TOP OF THE ROOT BALL TO THE TIP OF THE HIGHEST BRANCH.
 - 4) TREE STANDARDS: TREES SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK, AND 2601, LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
 - 5) SHRUB QUALITY STANDARDS: SHRUBS SELECTED FOR PLANTING SHALL MEET THE MINIMUM REQUIREMENTS PROVIDED IN THE AMERICAN STANDARD FOR NURSERY STOCK AND 2601, LATEST EDITION AS PUBLISHED BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. SHRUBS SIZE SHALL BE A MINIMUM 3-CALLON WELL-ROOTED CONTAINER STOCK.
 - 6) GROUNDCOVER AND VINES QUALITY STANDARDS: GROUNDCOVER (OTHER THAN TURF GRASS) SHALL BE A MINIMUM OF FOUR (4") INCH WELL-ROOTED CONTAINER STOCK SPACED NO MORE THAN EIGHT (8") INCHES ON CENTER. WELL-ROOTED TWO-AND-ONE-HALF (2 1/2") INCH CONTAINER STOCK MAY BE SUBSTITUTED AND SPACED SIX (6") INCHES ON CENTER. VINES AND GROUNDCOVER PLANTS SHOULD SHOW A NUMBER OF VIGOROUS WOODY RUNNERS OR A WELL DEVELOPED CROWN.
 - 7) PALMS AND TROPICAL PLANT MATERIAL STANDARDS: PALMS AND TROPICAL PLANTS ARE CONSIDERED ACCENT SHRUBS IN EAST BATON ROUGE PARISH BECAUSE OF FREEZE POTENTIAL. SUCH PLANTS SHALL RECEIVE NO CREDIT TOWARDS TREE PLANTING REQUIREMENTS.
 - 8) A MINIMUM OF ONE HUNDRED (100) SQ. FT. FOR EACH CLASS A TREE OR FIFTY (50) SQ. FT. FOR EACH CLASS B TREE OF NON-PAVED AREA IS REQUIRED FOR EACH TREE WHERE IT IS PLANTED. NON-PAVED AREA REFERS TO AN AREA OF GROUND USED FOR PLANTING, AND WHICH IS NOT COVERED WITH PAVING MATERIALS THAT ARE IMPERVIOUS OR WHICH INHIBIT THE FREE MOVEMENT OF MOISTURE AND AIR INTO AND OUT OF SOIL. SUCH AREAS MAY BE PARTIALLY COVERED WITH ACCEPTABLE POROUS PAVING MATERIALS IF PRIOR APPROVAL HAS BEEN OBTAINED FROM THE DIRECTOR OF LANDSCAPE AND FORESTRY AND THE DEPARTMENT OF PUBLIC WORKS.

PRELIMINARY
 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF ANY PERMIT.



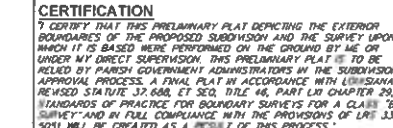
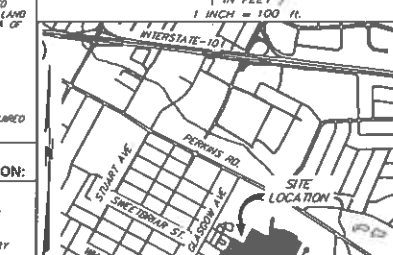
SHEET NUMBER	10.2
PARISH/COUNTY	EAST BATON ROUGE
CITY	BATON ROUGE
PROJECT	11409.7
ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT FINAL DEVELOPMENT PLAN PHASE 5 FILING 3 LANDSCAPE PLAN	
DESIGNED BY	S.J.B.
CHECKED BY	S.J.B.
DATE	1-3-19
SHEET	22 OF 27
REVISION	DESCRIPTION
3	10-18-18 REVISED LOT LINES, STREET NAMES AND LANDSCAPE TABLES
4	1-3-19 REVISED LOT LINES, STREET YARD SETBACKS, AND PHASE 1 AND 4 BOUNDARIES

GRADING INSTRUCTIONS:

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS METROPOLITAN GRADUATE 11133.

LOT GRADING:

AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS METROPOLITAN GRADUATE 11133.



TRAFFIC IMPACT FEE CERTIFICATION:
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 21-117, 212-220, 222-236, 241-250, & 262-278 HAS PAID \$100 PER LOT FOR A TOTAL OF \$10,000 (CHECK NO. 1234) IN TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH TRAFFIC IMPACT FEE SCHEDULE AS ASSESSED AND COLLECTED HERE BASED ON A RESIDENTIAL LAND USE WITH DWELLING UNITS OF GROSS LIVING AREA OF 1,500.

CAREY CHAVIN
DIRECTOR
DEPARTMENT OF DEVELOPMENT DIRECTOR

PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:

Table with columns: START, COMPLETION, PHASE. Lists construction phases from 2018 to 2020.

LAND USE SUMMARY:

Table with columns: CATEGORY, ACRES, UNITS. Includes Mixed Residential (24.23 acres), Neighborhood Edge (7.78 acres), Common Open Space (6.70 acres), Low Density Residential (35 units), Medium Density Residential (191 units), Green Space (4.49 acres).

183 UNITS - SINGLE FAMILY DETACHED
33 UNITS - TOWNHOMES
30 UNITS - MIXED-FAMILY RESIDENTIAL

STEPHEN W. ESTERSON, P.E., LA 4356
S.B. GROUP, LLC

WATER SURFACE/FLOOD DATA:
FEMA FLOOD ZONE: "A"
BASE FLOOD ELEV.: 26' (NORTH) / 25' (SOUTH)
INUNDATION LEVEL: 23.6' (NORTH) / 23.7' (SOUTH)
DESIGN WATER SURFACE: 23.1' (NORTH) / 23.0' (SOUTH)

STATEMENT OF OBJECTIVES:
ROUZAN (TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)) HAS AN OVERALL PROJECT AREA OF 117.61 ACRES WITH THE FINAL DEVELOPMENT PLAN FOR PHASE 5 CONTAINING 38.79 ACRES... THE SEQUENCING OF THE CONSTRUCTION IS AN ANTICIPATED START CONSISTING OF CLEARING AND EARTHWORKS OF PHASE 5 WITHIN THE FIRST QUARTER OF 2018 WITH THE COMPLETION OF PHASE 5 INFRASTRUCTURE BY THE THIRD QUARTER OF 2017.

SIGNAGE:
SIGNAGE SHALL INCLUDE TYPICAL TRAFFIC CONTROL AND STREET IDENTIFICATION SIGNAGE FOR PUBLIC STREETS THAT SHALL ADHERE TO THE ARCHITECTURAL STANDARDS SET FORTH BY THE ROUZAN DESIGN GUIDELINES AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LOCATION WILL BE DETERMINED UPON INSTALLED ENGINEERED DESIGN NO SUBDIVISION SIGNAGE PROVIDED.

LEGAL DESCRIPTION:
Tract 02-2 88.61 +/-, Areas of Richard Plantation located in Section 04, Township 25North, Range 1 East, Greenburg Land District, East Baton Rouge Parish, State of Louisiana.

ZONING NOTE:
ZONING: RND
FEMA FLOOD ZONE: "A"
SCHOOL DISTRICT: EBR-7
TAXA RND
MODELS SCHOOL: GLASSBORO MODEL
ELEMENTARY SCHOOL: WESTMINSTER ELEMENTARY
SEWER: WITH (SEWER TREATMENT PLANT)
ELECTRIC: OVERHEAD
GAS: BAYON ROUGE CITY GAS
FIRE: BAYON ROUGE CITY FIRE

BUILDING HEIGHT:
MAXIMUM HEIGHT OF RESIDENCE: 35 FT
MAXIMUM STORES: 3-STORIES

REFUSE AREAS:
THIS SECTION IS NOT APPLICABLE.
(NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)

OFF-STREET PARKING:
THE PHASE 5 DEVELOPMENT WILL HAVE SINGLE-FAMILY RESIDENTIAL UNITS ONLY.

ARCHITECTURAL GUIDELINES:
FOR ARCHITECTURAL GUIDELINES REFER TO THE GUIDELINES FOR ROUZAN TND SUBMITTED AS A SUPPLEMENTAL DOCUMENT TO THE CONCEPT PLAN FOR ROUZAN TND.

SITE LIGHTING:
REFERENCE PLAN FOR APPROPRIATE LOCATION OF STREET LIGHTING. LOCATION IS SUBJECT TO ENGINEERING DESIGN. STREET LIGHTS SHALL BE 0'-6" ABOVE GRADE WITH A LANTERN STYLE FEATURE (TO INCLUDE ARCHITECTURAL DOCUMENTATION FOR STREET LIGHTING SPECIFICATIONS).

SIDEWALKS:
SIDEWALKS SHOWN HEREIN SHALL BE A MINIMUM OF 3'-0" WIDE, CONSTRUCTED WITH 4-IN THICK CONCRETE AND SHALL COMPLY WITH THE APPLICABLE ADA REQUIREMENTS. SIDEWALKS WITH DISABILITIES ACT ALL SIDEWALKS WITHIN THIS PHASE ARE LOCATED WITHIN THE PUBLIC RIGHTS-OF-WAY.

COMMERCIAL BUILDINGS:
THIS SECTION IS NOT APPLICABLE.
(NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)

PRIVATE DEDICATION:
THE SERVICES DESIGNATED HEREIN AS "PRIVATE SERVICES" ARE HEREBY RESERVED FOR THE USE OF THE ROUZAN TND, ITS SUCCESSORS AND ASSOCIATIONS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF ROUZAN TND SUBDIVISION, THE CITY OF BATON ROUGE, PARISH OF EAST BATON ROUGE SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVICES" FOR ACCESS TO ALL PUBLIC SERVICES. THE SALE OF ANY PROPERTY SHOWN HEREIN BY REFERENCE TO THIS PLAN SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVICE" SHOWN HEREIN. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVICES".

REGISTERED PROFESSIONAL:
CIVIL ENGINEER / LAND SURVEYOR
S.B. GROUP, LLC
8177 PICADILLY AVENUE
BATON ROUGE, LOUISIANA 70809
CONTACT: COREY BLANCHARD, P.E.
PHONE: 225-769-3400
E-MAIL: Corey.Blanchard@SBGroup.com

ZONING DISTRICT: TND
1) CONDITIONS, COVENANTS, AND RESTRICTIONS FOR ALL THE PROPERTY WITHIN A TND DISTRICT SHALL BE FILED IN THE PARISH RECORDS BY THE OWNER BEFORE A LOT IS SOLD AND/OR A BUILDING PERMIT IS ISSUED.
2) IN ADDITION TO OTHER TERMS AND CONDITIONS ACCEPTABLE TO THE APPLICANT, THE CONDITIONS, COVENANTS, AND RESTRICTIONS MUST CREATE ONE (1) OR MORE PROPERTY OWNERS ASSOCIATION WITH MANDATORY MEMBERSHIP FOR EACH PROPERTY OWNER, GOVERNED BY ARTICLES OF INCORPORATION AND BYLAWS, WHICH SHALL:
A) BE ORGANIZED BY THE APPLICANT AND OPERATED WITH A FINANCIAL SUBSIDY FROM THE APPLICANT BEFORE THE SALE OF ANY LOTS WITHIN THE TND;
B) PROMOTE FOR THE CONDITIONS AND TERMS OF TRANSFERRING CONTROL OF THE ASSOCIATION FROM THE APPLICANT TO THE PROPERTY OWNERS;
C) BE RESPONSIBLE FOR MAINTENANCE OF INSURANCE AND TAXES ON ALL COMMON OPEN SPACE, ENFORCEABLE BY LEASES PLACED ON THE ASSOCIATION BY THE PARISH, AS PROVIDED IN THE ASSOCIATION BYLAWS;
D) AT ALL TIMES, CAUSE ALL OWNERS TO HAVE ACCESS TO THE COMMON OPEN SPACE WITHIN THE TND;
E) ESTABLISH ARCHITECTURAL STANDARDS THAT ARE IN CONFORMITY WITH THE REQUIREMENTS OF THIS ORDINANCE WHICH SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE BOARD OF DIRECTORS OF THE ASSOCIATION OR THE ARCHITECTURAL CONTROL COMMITTEE, AS DESCRIBED BELOW;
F) CREATE AN ARCHITECTURAL CONTROL COMMITTEE TO REVIEW DEVELOPMENT FOR COMPLIANCE WITH THE DESIGN STANDARDS TO ISSUE CERTIFICATES OF APPROVAL AND TO REVIEW AND APPROVE THE DEVELOPMENT'S ARCHITECT, DESIGNER, AND/OR OTHER PROFESSIONALS CONTRIBUTING TO THE DEVELOPMENT;
G) PROVIDE FOR OWNERSHIP, DEVELOPMENT, MANAGEMENT, AND MAINTENANCE OF PRIVATE OPEN SPACE (EXCEPT PLAZAS OWNED BY INDIVIDUAL PROPERTY OWNERS) COMMUNITY PARKING FACILITIES, COMMUNITY MEETING HALL, AND OTHER COMMON AREA;
H) PROVIDE FOR A MAINTENANCE PROGRAM FOR ALL PRIVATE OPEN SPACE, INCLUDING LANDSCAPING AND TREES WITHIN THE STREETScape;
I) REQUIRE THE COLLECTION OF ASSESSMENTS FROM MEMBERS IN AN AMOUNT SUFFICIENT TO PAY FOR ITS FUNCTIONS; AND
J) BE EFFECTIVE FOR A TERM OF NOT LESS THAN FIFTY (50) YEARS.

LOT FILL:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE TOPOGRAPHIC INFORMATION SHOWN HEREIN IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY S.B. GROUP, LLC, PRIOR TO THE PLACEMENT OF FILL. EACH BUILDING/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING FILL CONDITIONS PRIOR TO THE COMMENCING OF CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION DESIGN. THE DEVELOPER AND/OR ENGINEER DOES NOT WARRANT SITE CONDITIONS.

DRAINAGE LAYOUT STATEMENT:
ALL PARTS OF CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE OWNER OF EACH LOT TO COMPLY WITH THE STORM WATER MANAGEMENT PLAN AND DRAINAGE REQUIREMENTS SET FORTH IN LATEST REVISION OF SECTION 15.13 OF THE UNITED DEVELOPMENT CODE.

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

OWNER/DEVELOPER:
S.B. GROUP, LLC
8177 PICADILLY AVENUE
BATON ROUGE, LA 70809
CONTACT: COREY BLANCHARD
PHONE: 225-769-3400
EMAIL: Corey.Blanchard@SBGroup.com

NOTES:
LOW DENSITY RESIDENTIAL IS ALONG NEIGHBORHOOD EDGE. LOT IS CLASSIFIED AS BEING LESS THAN 8 UNITS/ACRE. ALL OTHER LOTS ARE MEDIUM DENSITY RESIDENTIAL. MEDIUM DENSITY RESIDENTIAL IS CLASSIFIED AS BEING BETWEEN 8 AND 17 UNITS/ACRE. GREEN SPACE IS LOCATED WITHIN COMMON OPEN SPACE CALCULATIONS.

STATEMENT OF OBJECTIVES:
REFERENCE THIS SHEET FOR STATEMENT OF OBJECTIVES.

PROPERTY NOTE:
FOR CLARITY PURPOSES DIMENSIONS OF THE SUBJECT PROPERTY ARE NOT SHOWN HEREIN. FOR DIMENSIONS OF THE SUBJECT PROPERTY AND EXISTING TRACT DESIGNATIONS REFER TO THE SUBJECT PROPERTY MAP HEREIN.

TRASH-GARBAGE MAINTENANCE:
TRASH/GARBAGE WILL BE COLLECTED BY EACH INDIVIDUAL LOT OWNER USING THE CITY/PARISH PROVIDED TRASH RECEPTOR AND PLACED CURBSIDE FOR COLLECTION BY THE CITY/PARISH ON THE SCHEDULED DATES OF EACH WEEK.

CENTRALIZED MAIL KIOSK:
REFER TO SHEET 8.9 FOR RANGE OF MAIL KIOSK LOCATION OF MAIL KIOSK WILL BE DETERMINED AFTER COLLABORATION WITH UNITED STATES POST MASTER. PRELIMINARY LOCATIONS ARE INDICATED AS "M". MAIL KIOSK SHALL BE SET IN NEARBY STREET PARKING ACCESS FOR MAIL KIOSK PROVIDED. REFER TO TYPICAL SECTION, SHEET 8.

UNIT DESIGNATION:
THIS SECTION IS NOT APPLICABLE.
(NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)

UNIT DESIGNATION:
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UNIT DESIGNATION:
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(NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)

SHEET NUMBER 11.0

PARISH/COUNTY EAST BATON ROUGE
CITY BATON ROUGE
PROJECT 31477.0

ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
FINAL DEVELOPMENT PLAN PHASE 5
APPROVED KEY NOTE PLAN

S.B. GROUP, LLC
CIVIL ENGINEER / LAND SURVEYOR
11133 METROPOLITAN GRADUATE
BATON ROUGE, LA 70809
PHONE: 225-769-3400
E-MAIL: Corey.Blanchard@SBGroup.com

DESIGNED: SVE
CHECKED: TIF
DATE: 1-3-19

DATE: 1-3-19

DATE: 1-3-19

DATE: 1-3-19

DATE: 1-3-19

DATE: 1-3-19

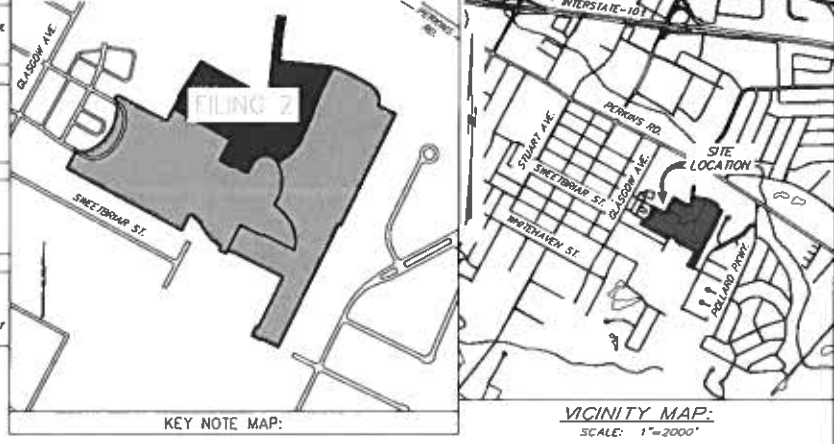
DATE: 1-3-19

DATE: 1-3-19

DATE: 1-3-19

DATE: 1-3-19

DESIGNED BY	DATE
CHECKED BY	DATE
DETAILS BY	DATE
REVISED BY	DATE
DATE	25 OF 27
BY	
DATE	
1/12/2019	



KEY NOTE MAP:
VICINITY MAP:
SCALE: 1"=2000'

NOTE:
THIS FINAL DEVELOPMENT PLAN IS A REVISION AND AMENDMENT TO THE CONCEPTUAL PLAN PRODUCED BY BENCHMARK GROUP, LLC PREVIOUSLY APPROVED BY THE BOARD OF SUPERVISORS OF THE PARISH OF EAST BATON ROUGE, LOUISIANA, ON 4/24/14, AND MOST RECENTLY REVISED BY SJB GROUP, LLC DATED 12/10/18.

REVISION #1: (OCTOBER 30, 2015)
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 16, 2014, TO:
1) BOUNDARY OF PHASE 5 HAS INCREASED
2) RE-CORRECTURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
3) NUMBER OF LOTS HAS INCREASED

REVISION #2: (DECEMBER 10, 2016)
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JANUARY 19, 2016, TO:
1) BOUNDARY OF PHASE 5 HAS INCREASED
2) RE-CORRECTURE OF ROADWAYS, LOTS, GREEN SPACE AND UTILITIES
3) NUMBER OF LOTS HAS INCREASED

REVISION #3: (MAY 24, 2018)
REVISION TO PHASE 5 FDP APPROVED BY PLANNING COMMISSION ON JUNE 26, 2017, TO:
1) ADD COMMUNITY CENTER SITE PLAN TO INCLUDE CLUBHOUSE BUILDING, 2 PROCESSION ENTRIES, FITNESS BUILDING, AND SWIMMING POOL
2) ADD NEW PROPERTY OWNERS AND CORRECTION OF LOTS SHOWN ON SHEET 3.0. OVERALL PROPERTY MAP.

NOTES:
LOW DENSITY RESIDENTIAL IS ALONG HIGH-BORNEWELL EDGE. LOW IS CLASSIFIED AS BEING LESS THAN 8 UNITS/ACRE. ALL OTHER LOTS ARE MEDIUM DENSITY RESIDENTIAL. MEDIUM IS CLASSIFIED AS BEING BETWEEN 8 AND 17 UNITS/ACRE. GREEN SPACE IS LOCATED WITHIN COMMON OPEN SPACE CALCULATIONS.

SIGNAGE:
SIGNAGE SHALL INCLUDE TYPICAL TRAFFIC CONTROL AND STREET EDUCATION SIGNAGE FOR PUBLIC STREETS THAT SHALL ADHERE TO THE ARCHITECTURAL STANDARDS SET FORTH BY THE ROUZAN DESIGN GUIDELINES AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. LOCATION WILL BE DETERMINED UPON DETAILED ENGINEERED DESIGN. NO SUBDIVISION SIGNAGE PROPOSED.

PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:
REFER TO THE PHASING PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGES ECONOMIC, SOCIAL, MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY SCHEDULE OF CONSTRUCTION:

START	COMPLETION
PHASE 1 2019	36 MONTHS
PHASE 2 2020	12 MONTHS
PHASE 3 2021	12 MONTHS
PHASE 4 2021	12 MONTHS
PHASE 5 2022	12 MONTHS
PHASE 6 2022	12 MONTHS
PHASE 7 2023	12 MONTHS
PHASE 8 2023	12 MONTHS
PHASE 9 2023	12 MONTHS
PHASE 10 2020	12 MONTHS

OWNER/DEVELOPER:
DIGLOUST-ROUZAN RESIDENTIAL DEVELOPMENT, L.L.C.
402 N. 4TH STREET
BATON ROUGE, LA 70807
CONTACT: CHARLES LANDRY
PHONE: 225-706-0080
EMAIL: CLandry@digloustrouzan.com

LEGAL DESCRIPTION:
Parcel 07-2 66,801 +/- Acres of Richland Plantation (Located in Section 94, Township 75N, Range 1 East, Greensburg Land District, East Baton Rouge Parish, State of Louisiana).

NOTES:
TRACTS G-1-A, G-1-B (FORMERLY G-5), G-2, G-3, AND G-4 THROUGH G-6 ARE DESIGNATED AS GREEN SPACE; NOT A BUILD SITE.

REFUSE AREAS:
THIS SECTION IS NOT APPLICABLE. (NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)
LOCATION: N/A SITE: N/A (AS APPLICABLE)

COMMERCIAL BUILDINGS:
THIS SECTION IS NOT APPLICABLE. (NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)
USE: N/A NO. OF STORES: N/A
SITE: N/A DENSITY: N/A
LOCATION: N/A SQ. FT./AC: N/A
NO. OF BUILDINGS: ZERO (0) ENTRY BUILDINGS: N/A
BLDG. HEIGHT: N/A

BUILDING HEIGHT:
MAXIMUM HEIGHT OF RESIDENCES: 35 FT.
OR
MAXIMUM STORES: 3-STORIES

TRASH-GARBAGE MAINTENANCE:
TRASH/GARBAGE WILL BE COLLECTED BY EACH INDIVIDUAL LOT OWNER USING THE CITY/PARISH PROVIDED TRASH RECEPTACLE AND PLACED CURBSIDE FOR COLLECTION BY THE CITY/PARISH ON THE SCHEDULED DATES OF EACH WEEK.

CENTRALIZED MAIL KIOSK:
REFER TO SHEET 6.1 FOR MAZE OF MAIL KIOSK. LOCATION OF MAIL KIOSK WILL BE DETERMINED AFTER COLLABORATION WITH UNITED STATES POST MASTER. PRELIMINARY LOCATION(S) ARE INDICATED AS 'M'. MAIL KIOSK SHALL BE 6'2" IN HEIGHT. STREET PARKING ACCESS FOR MAIL KIOSK PROVIDED. REFER TO TYPICAL SECTION, SHEET 6.

UNIT DESIGNATION:
MARKET CONDITIONS WILL DICTATE AREAS FOR SINGLE FAMILY DETACHED, TOWNHOMES, AND MULTI-FAMILY HOUSING TYPE DESIGNATIONS WILL NOT EXCEED UNIT NUMBER SPECIFIED. ALL LOTS SPECIFIED BELOW WILL CONSIST OF SINGLE FAMILY DETACHED, TOWNHOMES, & MULTI-FAMILY.
LOTS 91-110

OFF-STREET PARKING:
N/A - THE PHASE SHOWN HEREON WILL HAVE SINGLE-FAMILY RESIDENTIAL USE ONLY.

ARCHITECTURAL GUIDELINES:
FOR ARCHITECTURAL GUIDELINES REFER TO THE GUIDELINES FOR ROUZAN T.N.D. SUBMITTED AS A SUPPLEMENTAL DOCUMENT TO THE CONCEPT PLAN FOR ROUZAN T.N.D.

SITE LIGHTING:
REFERENCE PLAN FOR APPROXIMATE LOCATION OF STREET LIGHTING. LOCATION IS SUBJECT TO ENGINEERING DESIGN. STREET LIGHTS SHALL BE 8'-FT. ABOVE GRADE WITH A LANTERN STYLE FIXTURE (D-ANGLE). SEE SUPPLEMENTAL DOCUMENTATION FOR STREET LIGHTING SPECIFICATIONS.

SIDEWALKS:
SIDEWALKS SHOWN HEREON SHALL BE A MINIMUM OF 5'-FT. WIDE, CONSTRUCTED WITH 4-IN. THICK CONCRETE, AND SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. ALL SIDEWALKS WITHIN THIS PHASE ARE LOCATED WITHIN THE PUBLIC/PRIVATE RIGHTS-OF-WAY.

LAND USE SUMMARY:

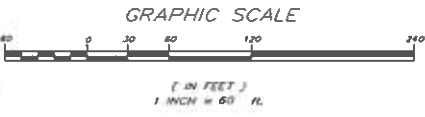
TOTAL PHASE 5:	38.71 ACRES
MIXED RESIDENTIAL:	24.23 ACRES (63%)
NEIGHBORHOOD EDGE:	7.78 ACRES (20%)
COMMON OPEN SPACE:	6.70 ACRES (17%)
LOW DENSITY RESIDENTIAL:	7.78 AC (4.30 UNITS/AC.)
MEDIUM DENSITY RESIDENTIAL:	24.23 AC (191 UNITS (7.80 UNITS/AC.))
GREEN SPACE:	4.48 ACRES (12%)
163 UNITS - SINGLE FAMILY DETACHED	
33 UNITS - TOWNHOMES	
30 UNITS - MULTI-FAMILY RESIDENTIAL	
LOW DENSITY RESIDENTIAL WILL BE INCLUDED ALONG NEIGHBORHOOD EDGE	
MEDIUM DENSITY RESIDENTIAL WILL BE INCLUDED WITHIN MIXED RESIDENTIAL	

MINIMUM SETBACKS:

FRONT YARD:	5'-FT. LOTS 189-203, 204-A - 204-F, 205-207, 213-A - 218-A, 228-261, 271-276, 281-283
4'-FT. LOTS 237-242	
REAR YARD:	7.5'-FT. LOTS 267-278
4'-FT. LOTS 74-83, 84-89, 100-104, 105-108, 109-112, 205-207, 213-A - 218-A, 231-236, 243-250	
2'-FT. LOTS 267-268	
SIDE YARD:	3'-FT. LOTS 74-83, 84-89, 100-104, 106, 109-112, 108-204, 205-207, 213-A - 218-A, 221-236, 243-250, 262-266, 267-278
SIDE YARD FRONT STREET:	4'-FT. LOTS 74, 75, 79, 83, 84, 88, 91, 92, 95, 96, 99, 100, 104, 105, 112, 207, 219-A, 220, 225, 232, 243, 246, 247, 261, 262
7.5'-FT. LOTS 278	

Corner Table:

Station	Area	Angle	Dist	Area	Angle	Dist	Area	Angle	Dist
1+00.00	14.00	90.00	14.00	14.00	90.00	14.00	14.00	90.00	14.00
2+00.00	28.00	90.00	28.00	28.00	90.00	28.00	28.00	90.00	28.00
3+00.00	42.00	90.00	42.00	42.00	90.00	42.00	42.00	90.00	42.00
4+00.00	56.00	90.00	56.00	56.00	90.00	56.00	56.00	90.00	56.00
5+00.00	70.00	90.00	70.00	70.00	90.00	70.00	70.00	90.00	70.00
6+00.00	84.00	90.00	84.00	84.00	90.00	84.00	84.00	90.00	84.00
7+00.00	98.00	90.00	98.00	98.00	90.00	98.00	98.00	90.00	98.00
8+00.00	112.00	90.00	112.00	112.00	90.00	112.00	112.00	90.00	112.00
9+00.00	126.00	90.00	126.00	126.00	90.00	126.00	126.00	90.00	126.00
10+00.00	140.00	90.00	140.00	140.00	90.00	140.00	140.00	90.00	140.00
11+00.00	154.00	90.00	154.00	154.00	90.00	154.00	154.00	90.00	154.00
12+00.00	168.00	90.00	168.00	168.00	90.00	168.00	168.00	90.00	168.00
13+00.00	182.00	90.00	182.00	182.00	90.00	182.00	182.00	90.00	182.00
14+00.00	196.00	90.00	196.00	196.00	90.00	196.00	196.00	90.00	196.00
15+00.00	210.00	90.00	210.00	210.00	90.00	210.00	210.00	90.00	210.00
16+00.00	224.00	90.00	224.00	224.00	90.00	224.00	224.00	90.00	224.00
17+00.00	238.00	90.00	238.00	238.00	90.00	238.00	238.00	90.00	238.00
18+00.00	252.00	90.00	252.00	252.00	90.00	252.00	252.00	90.00	252.00
19+00.00	266.00	90.00	266.00	266.00	90.00	266.00	266.00	90.00	266.00
20+00.00	280.00	90.00	280.00	280.00	90.00	280.00	280.00	90.00	280.00
21+00.00	294.00	90.00	294.00	294.00	90.00	294.00	294.00	90.00	294.00
22+00.00	308.00	90.00	308.00	308.00	90.00	308.00	308.00	90.00	308.00
23+00.00	322.00	90.00	322.00	322.00	90.00	322.00	322.00	90.00	322.00
24+00.00	336.00	90.00	336.00	336.00	90.00	336.00	336.00	90.00	336.00
25+00.00	350.00	90.00	350.00	350.00	90.00	350.00	350.00	90.00	350.00
26+00.00	364.00	90.00	364.00	364.00	90.00	364.00	364.00	90.00	364.00
27+00.00	378.00	90.00	378.00	378.00	90.00	378.00	378.00	90.00	378.00
28+00.00	392.00	90.00	392.00	392.00	90.00	392.00	392.00	90.00	392.00
29+00.00	406.00	90.00	406.00	406.00	90.00	406.00	406.00	90.00	406.00
30+00.00	420.00	90.00	420.00	420.00	90.00	420.00	420.00	90.00	420.00
31+00.00	434.00	90.00	434.00	434.00	90.00	434.00	434.00	90.00	434.00
32+00.00	448.00	90.00	448.00	448.00	90.00	448.00	448.00	90.00	448.00
33+00.00	462.00	90.00	462.00	462.00	90.00	462.00	462.00	90.00	462.00
34+00.00	476.00	90.00	476.00	476.00	90.00	476.00	476.00	90.00	476.00
35+00.00	490.00	90.00	490.00	490.00	90.00	490.00	490.00	90.00	490.00
36+00.00	504.00	90.00	504.00	504.00	90.00	504.00	504.00	90.00	504.00
37+00.00	518.00	90.00	518.00	518.00	90.00	518.00	518.00	90.00	518.00
38+00.00	532.00	90.00	532.00	532.00	90.00	532.00	532.00	90.00	532.00
39+00.00	546.00	90.00	546.00	546.00	90.00	546.00	546.00	90.00	546.00
40+00.00	560.00	90.00	560.00	560.00	90.00	560.00	560.00	90.00	560.00
41+00.00	574.00	90.00	574.00	574.00	90.00	574.00	574.00	90.00	574.00
42+00.00	588.00	90.00	588.00	588.00	90.00	588.00	588.00	90.00	588.00
43+00.00	602.00	90.00	602.00	602.00	90.00	602.00	602.00	90.00	602.00
44+00.00	616.00	90.00	616.00	616.00	90.00	616.00	616.00	90.00	616.00
45+00.00	630.00	90.00	630.00	630.00	90.00	630.00	630.00	90.00	630.00
46+00.00	644.00	90.00	644.00	644.00	90.00	644.00	644.00	90.00	644.00
47+00.00	658.00	90.00	658.00	658.00	90.00	658.00	658.00	90.00	658.00
48+00.00	672.00	90.00	672.00	672.00	90.00	672.00	672.00	90.00	672.00
49+00.00	686.00	90.00	686.00	686.00	90.00	686.00	686.00	90.00	686.00
50+00.00	700.00	90.00	700.00	700.00	90.00	700.00	700.00	90.00	700.00



DEDICATION:
RIGHTS-OF-WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT-OF-WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE POTENTIAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE STREETS ARE HEREBY DEDICATED TO THE POTENTIAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICES ARE GRANTED FOR THE PURPOSES INDICATED ON THIS PLAT AND, IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE 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 SERVICE OR RIGHT-OF-WAY AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE OR RIGHT-OF-WAY IS GRANTED.

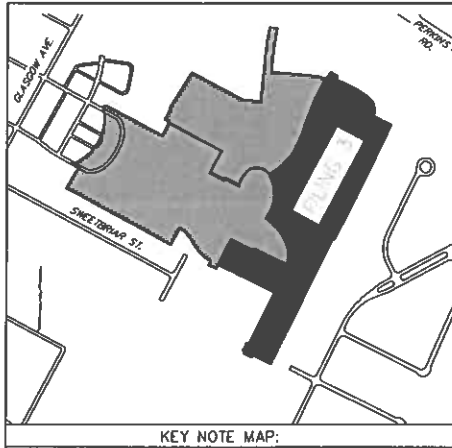


CERTIFICATION
I CERTIFY THAT THIS PRELIMINARY PLAT DEPICTING THE EXTERIOR BOUNDARIES OF THE PROPOSED SUBDIVISION AND THE SURVEY UPON WHICH IT IS BASED WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION. THIS PRELIMINARY PLAT IS TO BE RELEASÉ BY PARISH GOVERNMENT ADMINISTRATORS IN THE SUBDIVISION APPROVAL PROCESS. A FINAL PLAT IN ACCORDANCE WITH LOUISIANA REVISED STATUTE 32:588, ET SEQ., TITLE 46, PART LXII CHAPTER 29, STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AND IN FULL COMPLIANCE WITH THE PROVISIONS OF LRSS 5051 WILL BE CREATED AS A RESULT OF THIS PROCESS.

STEPHEN R. ESTERNAL, P.L.S., LA 4356
SJB GROUP, LLC



MINIMUM SETBACKS:
FRONT YARD:
5'-FT. LOTS 189-203, 204-A - 204-F, 205-207, 213-A - 218-A, 228-261, 271-276, 281-283
4'-FT. LOTS 237-242
REAR YARD:
7.5'-FT. LOTS 267-278
4'-FT. LOTS 74-83, 84-89, 100-104, 105-108, 109-112, 205-207, 213-A - 218-A, 231-236, 243-250
2'-FT. LOTS 267-268
SIDE YARD:
3'-FT. LOTS 74-83, 84-89, 100-104, 106, 109-112, 108-204, 205-207, 213-A - 218-A, 221-236, 243-250, 262-266, 267-278
SIDE YARD FRONT STREET:
4'-FT. LOTS 74, 75, 79, 83, 84, 88, 91, 92, 95, 96, 99, 100, 104, 105, 112, 207, 219-A, 220, 225, 232, 243, 246, 247, 261, 262
7.5'-FT. LOTS 278

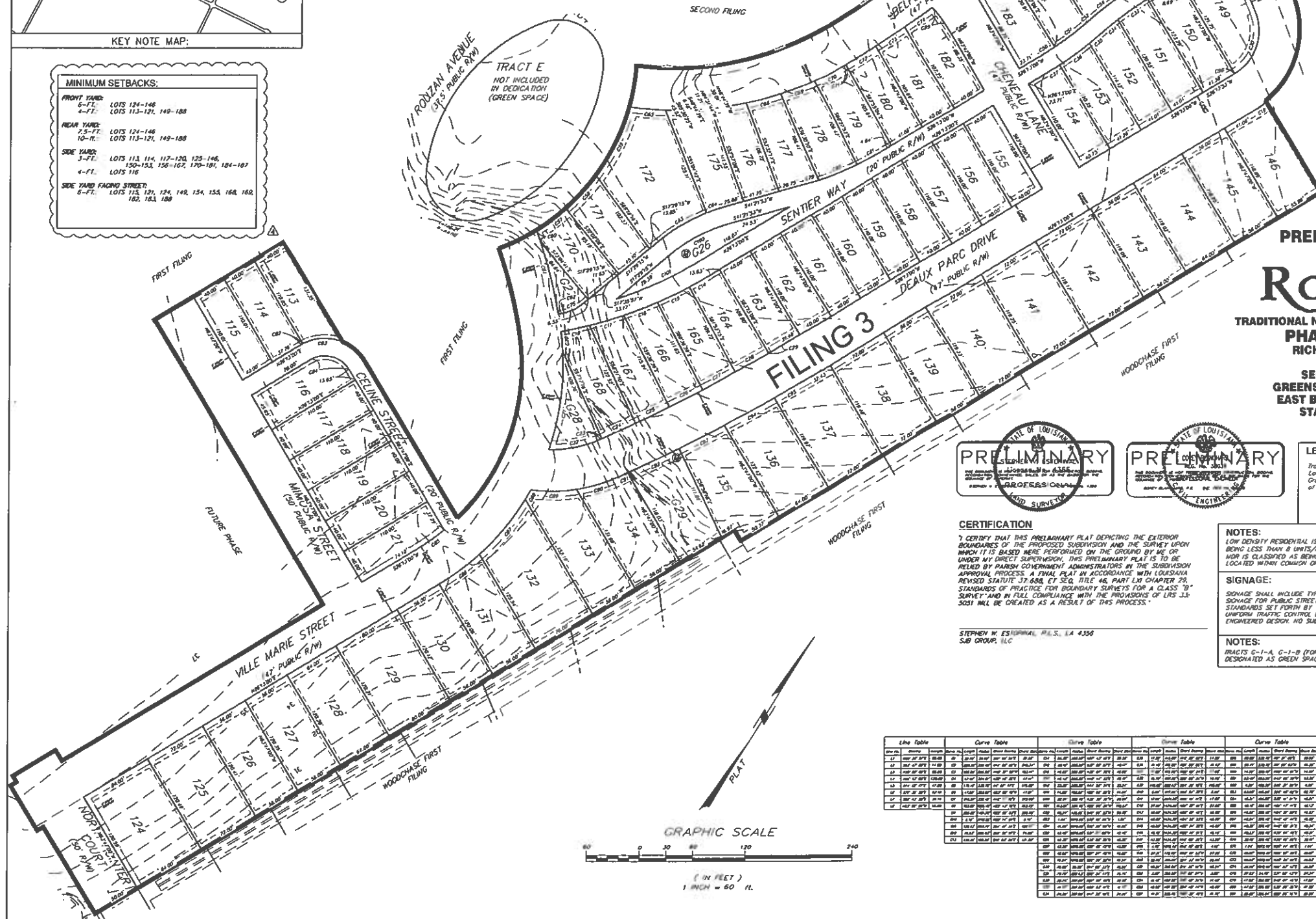


KEY NOTE MAP:

MINIMUM SETBACKS:

- FRONT YARD:
 5'-FT. LOTS 124-146
 4'-FT. LOTS 113-121, 149-188
- REAR YARD:
 3'-FT. LOTS 124-146
 10'-FT. LOTS 113-121, 149-188
- SIDE YARD:
 3'-FT. LOTS 113, 114, 117-120, 123-146,
 150-153, 156-167, 170-181, 184-187,
 4'-FT. LOTS 116
- SIDE YARD FACING STREET:
 5'-FT. LOTS 115, 121, 124, 149, 154, 155, 168, 169,
 182, 183, 188

Lot No.	Area	Lot No.	Area	Lot No.	Area	Lot No.	Area
112	4,877 Sq Ft	113	4,292 Sq Ft	114	4,197 Sq Ft	115	4,117 Sq Ft
116	4,107 Sq Ft	117	4,027 Sq Ft	118	3,947 Sq Ft	119	3,867 Sq Ft
120	3,787 Sq Ft	121	3,707 Sq Ft	122	3,627 Sq Ft	123	3,547 Sq Ft
124	3,387 Sq Ft	125	3,307 Sq Ft	126	3,227 Sq Ft	127	3,147 Sq Ft
128	3,067 Sq Ft	129	2,987 Sq Ft	130	2,907 Sq Ft	131	2,827 Sq Ft
132	2,707 Sq Ft	133	2,627 Sq Ft	134	2,547 Sq Ft	135	2,467 Sq Ft
136	2,307 Sq Ft	137	2,227 Sq Ft	138	2,147 Sq Ft	139	2,067 Sq Ft
140	1,907 Sq Ft	141	1,827 Sq Ft	142	1,747 Sq Ft	143	1,667 Sq Ft
144	1,467 Sq Ft	145	1,387 Sq Ft	146	1,307 Sq Ft	147	1,227 Sq Ft
148	1,067 Sq Ft	149	987 Sq Ft	150	907 Sq Ft	151	827 Sq Ft
152	567 Sq Ft	153	487 Sq Ft	154	407 Sq Ft	155	327 Sq Ft
156	267 Sq Ft	157	187 Sq Ft	158	107 Sq Ft	159	27 Sq Ft



PRELIMINARY PLAT OF ROUZAN
TRADITIONAL NEIGHBORHOOD DEVELOPMENT
PHASE 5, FILING 3
RICHLAND PLANTATION
LOCATED IN SECTION 94, T7S-R1E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA



CERTIFICATION
 I CERTIFY THAT THIS PRELIMINARY PLAT DEPICTING THE EXTERIOR BOUNDARIES OF THE PROPOSED SUBDIVISION AND THE SURVEY UPON WHICH IT IS BASED WERE PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, THIS PRELIMINARY PLAT IS TO BE RELEASD BY PARISH GOVERNMENT ADMINISTRATORS BY THE SUBDIVISION APPROVAL PROCESS. A FINAL PLAT IN ACCORDANCE WITH LOUISIANA REVISED STATUTE 37:608 ET SEQ. TITLE 46, PART LVII CHAPTER 29, STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS '20' SURVEY AND IN FULL COMPLIANCE WITH THE PROVISIONS OF LRS 33:5021 WILL BE CREATED AS A RESULT OF THIS PROCESS.

STEPHEN M. ESPARTERO, P.E., LA #358
 S.B. GROUP, LLC

LAND USE SUMMARY:

TOTAL PHASE 5: 38.71 ACRES

MIXED RESIDENTIAL: 24.23 ACRES (63%)

NEIGHBORHOOD EDGE: 7.78 ACRES (20%)

COMMON OPEN SPACE: 6.70 ACRES (17%)

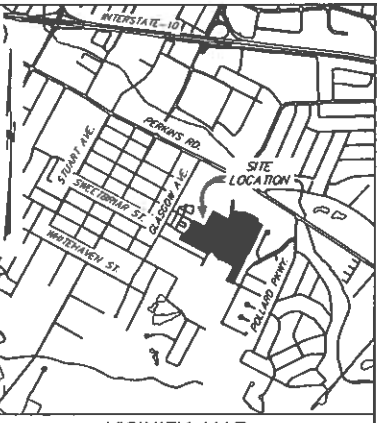
LOW DENSITY: 7.78 AC
 RESIDENTIAL: 33 UNITS (4.50 UNITS/AC)

MEDIUM DENSITY: 24.23 AC
 RESIDENTIAL: 181 UNITS (7.48 UNITS/AC)

GREEN SPACE: 4.49 ACRES (12%)

163 UNITS - SINGLE FAMILY DETACHED
 33 UNITS - TOWNHOMES
 30 UNITS - MULTI-FAMILY RESIDENTIAL

LOW DENSITY RESIDENTIAL WILL BE INCLUDED ALONG NEIGHBORHOOD EDGE
 MEDIUM DENSITY RESIDENTIAL WILL BE INCLUDED WITHIN MIXED RESIDENTIAL.



VICINITY MAP:
 SCALE: 1"=2000'

PROJECT SEQUENCING / TIME SCHEDULE OF CONSTRUCTION:
 REFER TO THE TRAFFIC PLAN OF THE CONCEPT PLAN FOR THE PROPOSED SEQUENCE OF CONSTRUCTION PHASES. PROPOSED PHASING IS SUBJECT TO MODIFICATIONS DUE TO CHANGED ECONOMIC, SOCIAL, MARKET OR DEMOGRAPHIC CONDITIONS. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION.

PHASE	START	COMPLETION
PHASE 1	2019	36 MONTHS
PHASE 2	2020	12 MONTHS
PHASE 3	2020	12 MONTHS
PHASE 4	2019	12 MONTHS
PHASE 5	2019	12 MONTHS
PHASE 6	2020	12 MONTHS
PHASE 7	2020	12 MONTHS
PHASE 8	2020	12 MONTHS
PHASE 9	2022	12 MONTHS
PHASE 10	2020	12 MONTHS

REFUSE AREAS:
 THIS SECTION IS NOT APPLICABLE.
 (NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)

LOCATION: N/A SIZE: N/A SCREENING: N/A

COMMERCIAL BUILDINGS:
 THIS SECTION IS NOT APPLICABLE.
 (NO COMMERCIAL BUILDINGS ARE PROPOSED WITHIN THIS PHASE)

USE: N/A NO. OF STORES: N/A
 SIZE: N/A DENSITY: N/A
 LOCATION: N/A SQ. FT./AC.: N/A
 NO. OF BUILDINGS: ZERO (0) ENTRY BUILDINGS: N/A
 BLDG. HEIGHT: N/A

BUILDING HEIGHT:
 MAXIMUM HEIGHT OF RESIDENCES: 35FT
 OR
 MAXIMUM STORES: 3-STORIES

TRASH/GARBAGE MAINTENANCE:
 TRASH/GARBAGE WILL BE COLLECTED BY EACH INDIVIDUAL LOT OWNER USING THE CITY/PARISH PROVIDED TRASH RECEPTACLE AND PLACED CURBSIDE FOR COLLECTION BY THE CITY/PARISH ON THE SCHEDULED DATES OF EACH WEEK.

CENTRALIZED MAIL KIOSK:
 REFER TO SHEET 6.1 FOR MAISE OF MAIL KIOSK. LOCATION OF MAIL KIOSK WILL BE DETERMINED AFTER COLLABORATION WITH UNITED STATES POST MASTER. PRELIMINARY LOCATION(S) ARE INDICATED AS 'M'. MAIL KIOSK SHALL BE 60" IN HEIGHT. STREET PARKING ACCESS FOR MAIL KIOSK PROVIDED. REFER TO TYPICAL SECTION, SHEET 6.

UNIT DESIGNATION:
 MARKET CONDITIONS WILL DICTATE AREAS FOR SINGLE FAMILY DETACHED, TOWNHOMES, AND MULTI-FAMILY HOUSING TYPE DESIGNATIONS WILL NOT EXCEED UNIT NUMBER SPECIFIED. ALL LOTS SPECIFIED BELOW WILL CONSIST OF SINGLE FAMILY DETACHED, TOWNHOMES, & MULTI-FAMILY.

LOTS 91-110

OFF-STREET PARKING:
 N/A - THE PHASE SHOWN HERETO WILL HAVE SINGLE-FAMILY RESIDENTIAL USES ONLY.

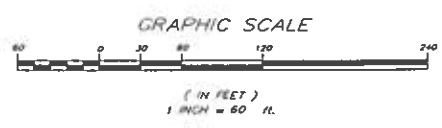
ARCHITECTURAL GUIDELINES:
 FOR ARCHITECTURAL GUIDELINES REFER TO THE GUIDELINES FOR ROUZAN PLAT, SUBMITTED AS A SUPPLEMENTAL DOCUMENT TO THE CONCEPT PLAN FOR ROUZAN, L.L.C.

SITE LIGHTING:
 REFERENCE PLAN FOR APPROXIMATE LOCATION OF STREET LIGHTING. LOCATION IS SUBJECT TO ENGINEERING DESIGN. STREET LIGHTS SHALL BE 8'-FT. ABOVE GRADE WITH A LANTERN STYLE FIXTURE (IF ANY). SEE SUPPLEMENTAL DOCUMENTATION FOR STREET LIGHTING SPECIFICATIONS.

SIDEWALKS:
 SIDEWALKS SHOWN HERETO SHALL BE A MINIMUM OF 5'-FT.-WIDE, CONSTRUCTED WITH 4-IN.-THICK CONCRETE, AND SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT. ALL SIDEWALKS WITHIN THIS FILING ARE LOCATED WITHIN THE PUBLIC/Private RIGHTS-OF-WAY.

OWNER/DEVELOPER:
 ENDOUR - ROUZAN RESIDENTIAL DEVELOPMENT, L.L.C.
 402 N. 4TH STREET
 BATON ROUGE, LA 70802
 CONTACT: CHARLES LANDRY
 PHONE: 337-766-6888
 EMAIL: clandry@endour.com

Lot No.	Area	Lot No.	Area	Lot No.	Area	Lot No.	Area
112	4,877 Sq Ft	113	4,292 Sq Ft	114	4,197 Sq Ft	115	4,117 Sq Ft
116	4,107 Sq Ft	117	4,027 Sq Ft	118	3,947 Sq Ft	119	3,867 Sq Ft
120	3,787 Sq Ft	121	3,707 Sq Ft	122	3,627 Sq Ft	123	3,547 Sq Ft
124	3,387 Sq Ft	125	3,307 Sq Ft	126	3,227 Sq Ft	127	3,147 Sq Ft
128	3,067 Sq Ft	129	2,987 Sq Ft	130	2,907 Sq Ft	131	2,827 Sq Ft
132	2,707 Sq Ft	133	2,627 Sq Ft	134	2,547 Sq Ft	135	2,467 Sq Ft
136	2,307 Sq Ft	137	2,227 Sq Ft	138	2,147 Sq Ft	139	2,067 Sq Ft
140	1,907 Sq Ft	141	1,827 Sq Ft	142	1,747 Sq Ft	143	1,667 Sq Ft
144	1,467 Sq Ft	145	1,387 Sq Ft	146	1,307 Sq Ft	147	1,227 Sq Ft
148	1,067 Sq Ft	149	987 Sq Ft	150	907 Sq Ft	151	827 Sq Ft
152	567 Sq Ft	153	487 Sq Ft	154	407 Sq Ft	155	327 Sq Ft
156	267 Sq Ft	157	187 Sq Ft	158	107 Sq Ft	159	27 Sq Ft



3-DIMENSIONAL 2D 3D PROJECTS 1-177 ROUZAN NEIGHBORHOOD DEVELOPMENT PHASE 5, FILING 3 - JAN 2019/REVISED JAN-2019 11.3

SHEET NUMBER **11.3**

PARISH COUNTY EAST BATON ROUGE
 CITY BATON ROUGE
 PROJECT 31477.0

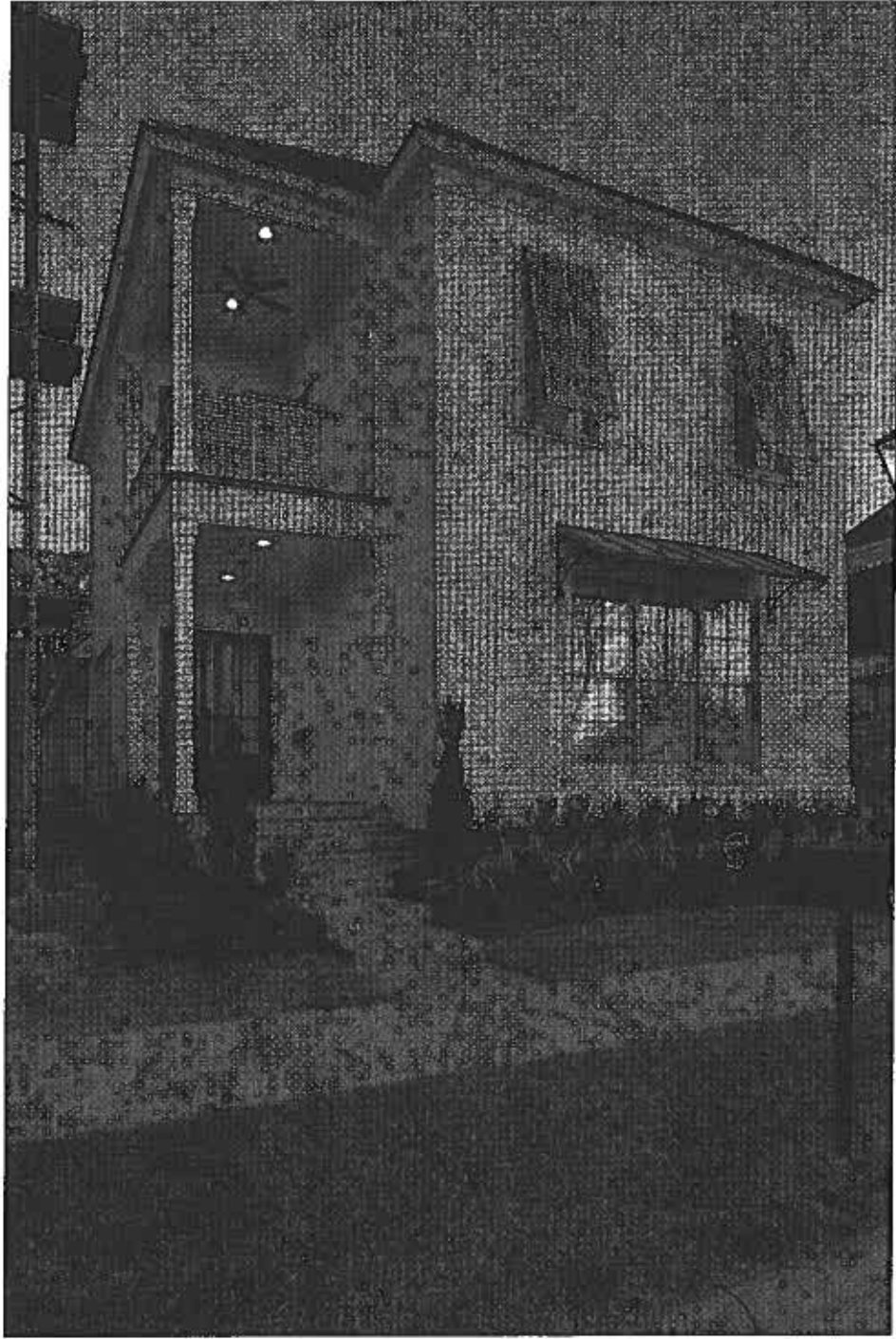
ROUZAN TRADITIONAL NEIGHBORHOOD DEVELOPMENT
 FINAL DEVELOPMENT PLAN PHASE 5
 FINAL DEVELOPMENT PLAN - FILING 3

SIB GROUP, LLC
 QUANTITY SURVEYORS & ENGINEERS
 1001 N. 10TH ST., SUITE 1000, BATON ROUGE, LA 70802 • P: (504) 766-6888 • F: (504) 766-2900

DESIGNED BY SVE
 CHECKED BY TTP
 DETAILED BY SVE
 1-3-19

DATE 1-3-19
 SHEET 25 OF 27

REVISION DESCRIPTION



LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE

BENCHMARK GROUP, L.L.C.
11138 PENNYWOOD AVENUE
BATON ROUGE, LOUISIANA 70809
PHONE: 225.368.2475 FAX: 225.368.2476
WWW.BENCHMARKGROUP.LLC.COM

PROJECT

T.N.D. FINAL DEVELOPMENT PLAN (TND 1-07)

ROUZAN

PHASE 5

LOCATED IN SECTION 04, TOWNSHIP 7 SOUTH, RANGE 1 EAST,
GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

STAMP



THIS DOCUMENT IS NOT TO BE USED FOR
CONSTRUCTION WITHOUT REVISIONS
CONFORMANCE SHALL BE AS SHOWN FOR
THE PURPOSES OF A PERMIT

REVISION	DATE	COMMENT
0	05/15/14	APPROVED BY P.E.
1	11/05/15	REVISION
2	11/05/15	PER P.E. COMMENTS

IMG PROJECT NO: 05-001
FILE NAME: 0001_CP_03_MAP
DRAWN BY: MAB
DATE: 11/05/15 SCALE: 1" = 200'

SHEET TITLE:
**ARCHITECTURAL
ELEVATIONS**
SHEET NUMBER:
12