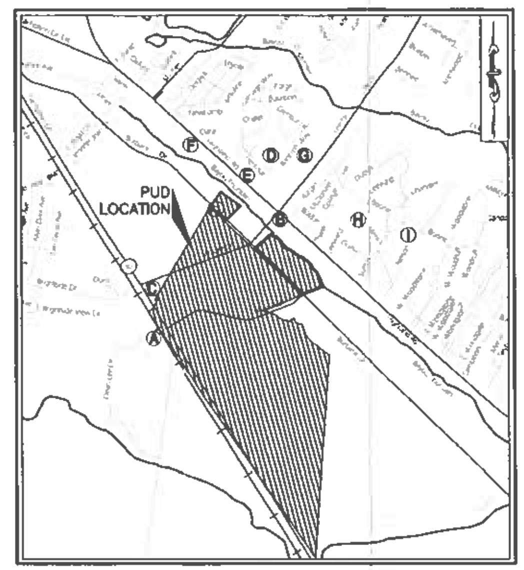
PUD-2-00 BURBANK UNIVERSITY CONCEPT PLAN
BATON ROUGE, LA
PARISH OF EAST BATON ROUGE, LOUISIANA

LEGEND

- (A) ARLINGTON PREPARATORY ACADEMY
- (B) LAKE AFTER HOURS
- (C) GREATER ARLINGTON BAPTIST CHURCH
- (D) WALMART NEIGHBORHOOD MARKET
- (E) THE UPS STORE
- (F) PREMIERE DENTAL CARE
- (G) ST. JAMES PLACE FITNESS CENTER
- (H) BREC LEEWARD DRIVE PARK
- (I) HIGHLAND ELEMENTARY SCHOOL

QUAD MAP
N.T.S.



SITE VICINITY MAP
N.T.S.

GENERAL DESCRIPTION:

1. THE TOTAL ACREAGE OF THE PUD PROPERTY IS APPROXIMATELY 550 ACRES, 232 ACRES OF WHICH HAS BEEN DEDICATED TO A WETLANDS CONSERVATION SERVITUDE.
2. THE FOLLOWING ACREAGES HAVE BEEN DEDICATED TO THE VARIOUS LAND USE CATEGORIES: (10)
   - COMMERCIAL/OFFICE: 109.18 ACRES
   - MEDIUM DENSITY RESIDENTIAL: 139.14 ACRES
   - PUBLIC/SEMI PUBLIC: 9.53 ACRES
   - OPEN SPACE: 292.15 ACRES
3. TOTAL NUMBER OF BUILDINGS WITHIN THE PUD IS ANTICIPATED TO BE 640.
4. THE TOTAL NUMBER OF RESIDENTIAL UNITS ANTICIPATED FOR THE PROJECT IS 2189 UNITS, INCLUDING THE RESIDENTIAL UNITS CONSTRUCTED WITHIN THE COMMERCIAL AREA.
5. THE DENSITY ALLOCATION OF THE RESIDENTIAL UNITS ARE AS FOLLOWS; 45.88 ACRES OF 8.5 UNITS/ACRE, 15.94 ACRES OF 22 UNITS/ACRE, 26.65 ACRES OF 18 UNITS/ACRE, 21.28 ACRES OF 14 UNITS PER ACRE, 5.04 ACRES OF 12.7 UNITS/ACRE, 4.25 ACRES OF 10.35 UNITS/ACRE, AND 4.62 ACRES OF 9.1 UNITS/ACRE(1.10 ACRES OF THE 5.72 ACRE TRACT WILL REMAIN UNDEVELOPED ALONG THE EXISTING ARLINGTON CREEK FOR A NATURAL BUFFER AREA, THE REMAINDER OF THE TRACT WILL BE DESIGNATED AS MDR) 15.48 ACRES OF 8.66 UNITS/ACRE. (10)
6. THE TOTAL SQUARE FOOTAGE OF COMMERCIAL BUILDING SQUARE FOOTAGE WITHIN THE PUD IS 843,860 SF.
7. WITH THE EXCEPTION OF BEN HUR ROAD AND THE SIDEWALKS ALONG BEN HUR AND WITHIN EXISTING PUBLIC ROWS, ALL OF THE PROPOSED STREETS AND PEDESTRIAN WAYS ARE INTENDED TO BE PRIVATELY OWNED AND MAINTAINED.
8. WATER SERVICE TO THE PUD PROPERTY WILL BE PROVIDED BY BATON ROUGE WATER COMPANY.
9. GAS SERVICE WILL BE PROVIDED BY ENTERGY GAS.
10. ELECTRICAL POWER WILL BE PROVIDED BY ENTERGY.
11. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
12. CABLE SERVICE WILL BE PROVIDED BY COX COMMUNICATIONS.
13. SEWER COLLECTION WILL BE PROVIDED BY THE CITY OF BATON ROUGE. A SEWER PUMP STATION WAS CONSTRUCTED IN 2010 ALONG THE NORTH SIDE OF BEN HUR ROAD. ALL SEWERAGE FROM THIS PUD DEVELOPMENT IS INTENDED TO BE COLLECTED AT THIS PUMP STATION AND THEN PUMPED TO THE DEAN LEE DR PUMP STATION.
14. THE PUD COMPLIES WITH THE FOLLOWING GOALS OF THE FUTURE MASTER PLAN AS FOLLOWS:
    A. PRIOR TO DEVELOPMENT BEGINNING WITHIN THE PUD, APPROXIMATELY 232 ACRES OF EXISTING WETLANDS WERE PUT INTO A WETLANDS CONSERVANCY SUCH THAT THIS EXISTING WETLAND AREA IS PROTECTED FROM FURTHER DESTRUCTION/DEVELOPMENT. IN ADDITION, THE STORMWATER MANAGEMENT SYSTEM WAS DESIGNED SUCH THAT DURING HEAVY RAIN EVENTS, THE STORMWATER RUNOFF OVERFLOWS INTO THE WETLAND CONSERVATION AREA, RECHARGING THE EXISTING WETLANDS, THAT OVER THE PREVIOUS YEARS HAD BEEN DRAINED BY MAN-MADE DRAINAGE DITCHES. THESE EFFORTS ARE CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE ENVIRONMENT AND CONSERVATION SECTION OF THE FUTURE PLAN.
    B. AS PART OF THE PUD DEVELOPMENT, THE EXISTING BRIDGE OVER BAYOU FOUNTAIN WAS WIDENED AND IMPROVEMENTS MADE TO THE INTERSECTION OF BURBANK DR AND LEE DR. THIS WAS A PROJECT THAT WAS SORELY NEEDED OUTSIDE OF THE IMPACTS OF THE PUD DEVELOPMENT. THE CONSTRUCTION OF THESE IMPROVEMENTS TO THE INTERSECTION OF BURBANK AND WEST LEE ARE CONSISTENT WITH THE GOALS OF THE TRANSPORTATION SECTION OF THE FUTURE PLAN.
    C. THE HOUSING SECTION OF THE FUTURE PLAN INDICATES THAT IT IS DESIRABLE TO PROVIDE DIFFERENT HOUSING TYPES WITHIN THE SAME GENERAL NEIGHBORHOOD. THIS PUD DEVELOPMENT ACCOMPLISHES THIS NEED BASED ON THE MIX OF MULTI-FAMILY APARTMENTS, TOWNHOMES, COTTAGE STYLE TOWNHOMES, AND SINGLE FAMILY RESIDENTIAL HOMES THAT ARE BEING DEVELOPED AND PROPOSED.
15. (10) AS OF THE END OF 2021, THERE WILL BE APPROXIMATELY 140 ACRES WITHIN THE PUD REMAINING TO BE DEVELOPED. THIS ACREAGE IS LOCATED MAINLY ALONG NICHOLSON, BURBANK DR, AND WEST LEE DR. FOLLOWING IS THE ANTICIPATED SCHEDULE FOR DEVELOPMENT OF THE REMAINDER OF THE PROPERTY (NOTE THAT THESE ARE ANTICIPATED DATES AND ARE SUBJECT TO CHANGE):
    - 2021: DEVELOPMENT OF TRACTS A-3-1, A-3-3-A, A-3-5, C-1-A-1-A-3-A, C-1-A-1-A-3-B, C-1-A-1-A-3-C-4-A, C-2-A-3-A.
16. ALL SIGNAGE WITHIN THE PUD WILL BE GOVERNED BY CHAPTER 16 OF THE UDC UNLESS OTHERWISE SPECIFIED IN THE CONCEPT PLAN.
17. MAXIMUM HEIGHTS OF BUILDINGS WITHIN THE PUD SHALL BE NO GREATER THAN 150% OF THE MAXIMUM HEIGHT ALLOWED IN THE ADJACENT ZONING DISTRICT, AS PER THE UDC REQUIREMENTS.

REVISION #9 10-23-2020

REVISION TO CONCEPT PLAN APPROVED BY PLANNING COMMISSION STAFF ON 7/15/2019 REVISED TO:

1. UPDATED LOT INFORMATION ON COVER SHEET.
2. UPDATED LOT INFORMATION ON EXISTING CONDITIONS MAP
3. LOT C-2-A-1-B-1-A(5.72 AC.) FROM CIVIC USE TO MDR WITH 42 UNITS.
4. LOT B-3-B-1-A-1(4.25 AC. PORTION OF 6.58 AC. TRACT) FROM COMMERCIAL RETAIL TO MDR WITH 44 UNITS.
5. MDR TOTAL ACREAGE INCREASED FROM 114.79 TO 124.76 AC.
6. MDR TOTAL NUMBER OT UNITS INCREASED FROM 1586 TO 1672.
7. COMMERCIAL/OFFICE ACREAGE DECREASED FROM 128.91 TO 124.66
8. COMMERCIAL/OFFICE SQUARE FOOTAGE DECREASED FROM 1,115,840 TO 1,032,740.
9. AN ADDITIONAL ALLOCATION OF MDR UNITS OF 4.62 ACRES OF 9.1 UNITS/ACRE(1.10 ACRES OF THE 5.72 ACRE TRACT WILL REMAIN UNDEVELOPED ALONG THE EXISTING ARLINGTON CREEK FOR A NATURAL BUFFER AREA, THE REMAINDER OF THE TRACT WILL BE DESIGNATED AS MDR) AND 4.25 ACRES OF 10.35 UNITS/ACRE
10. PUBLIC/SEMI PUBLIC LOST CHANGE DECREASED FROM 15.25 TO 9.53 ACRES.
11. ADDED PEDESTRIAN PATH TO LOT B-3-B-1-A-1 AND LOT C-2-A-1-B-1-A.

APPROVED:

RYAN L. HOLCOMB, AICP — DATE
INTERIM PLANNING DIRECTOR
OR HIS DESIGNEE
CITY-PARISH PLANNING COMMISSION — FILE #

(10)

REVISION #10 08-25-2021

REVISION TO CONCEPT PLAN APPROVED BY PLANNING COMMISSION STAFF ON 10/23/2020 REVISED TO:

1. LOT C-2-A-3-A (15.48 AC. PORTION OF 16.97 AC. TRACT) FROM COMMERCIAL RETAIL AND HOTEL TO MDR WITH 134 UNITS.
2. MDR TOTAL ACREAGE INCREASED FROM 124.76 TO 139.14 AC.
3. MDR TOTAL NUMBER OF UNITS INCREASED FROM 1672 TO 1806.
4. COMMERCIAL/OFFICE ACREAGE DECREASED FROM 124.66 TO 109.18
5. COMMERCIAL/OFFICE SQUARE FOOTAGE DECREASED FROM 1,032,740 TO 843,860.
6. AN ADDITIONAL ALLOCATION OF MDR UNITS OF 15.48 ACRES OF 8.66 UNITS/ACRE.
7. REVISION OF ALLOCATION OF 1.49 ACRES OF COMMERCIAL/RETAIL USE OF 6,000 SF/ACRE.
8. OPEN SPACE TOTAL INCREASED FROM 291.05 AC TO 292.14 AC.
8. REMOVAL OF PROPOSED ACCESS CONNECTION TO NICHOLSON DRIVE FROM LOT C-2-A-3-A.

APPROVED:

RYAN L. HOLCOMB, AICP — DATE
INTERIM PLANNING DIRECTOR
OR HIS DESIGNEE
CITY-PARISH PLANNING COMMISSION — FILE #

SHEET INDEX

1. .... COVER SHEET
2. .... PREVIOUSLY APPROVED CONCEPT PLAN
3. .... EXISTING CONDITIONS MAP
4. .... REVISED CONCEPT PLAN
5. .... CONCEPTUAL ELEVATIONS

UTILITY AND GOVERNING AUTHORITIES CONTACT LIST:

BUILDING CODE OFFICIAL
South Central Planning and Development Commission
5058 W Main Street
Houma, Louisiana 70360
Contact: Brian Craigo
Telephone: (985) 655-1070

SEWER
City of Baton Rouge
Public Works Division
345 Chippewa St.
Baton Rouge, Louisiana 70802
Contact: Desiree Plemens
Telephone: (225) 389-4858

TELEPHONE
AT&T
Contact: Michael Brown
Telephone: (225) 291-1877

WATER
Baton Rouge Water Company
8755 Goodwood Boulevard
Baton Rouge, Louisiana 70896
Contact: Margie Swanson
Telephone: (225) 231-0304

GAS
Entergy
5755 Choctaw Drive
Baton Rouge, Louisiana 70805
Contact: Edward "Leon" Rheams
Telephone: (225) 354-3089

DRAINAGE
City of BR Department of Public Works
Engineering Division, Flood Office
1100 Laurel St. 2nd Floor
Baton Rouge, Louisiana 70802
Contact: Rachel Lambert
Telephone: (225) 389-3198

ROADWAYS
City of Baton Rouge
Public Works Division
300 N. 10th Street Room 208
Baton Rouge, Louisiana 70802
Contact: Cyndi Pennington
Telephone: (225) 389-3246

STATE HIGHWAYS
Louisiana Department of Transportation and Development
3773 Harding Blvd.
Baton Rouge, Louisiana 70816
Contact: Christopher Ewing
Telephone: (225) 389-2111

ELECTRIC
Entergy
5755 Choctaw Drive
Baton Rouge, Louisiana 70805
Contact: Justin Restall
Telephone: (225) 346-3928

TRACTS A, A-1, A-2, A-3-1, A-3-2-A, A-3-3-A, A-3-4, A-3-5, A-4, B-1, B-3-A, B-3-B-1-A-1, B-3-B-1-A-2, B-3-B-1-B, B-2-A-1-A-1, B-2-A-1-A-2-A, (10) B-2-A-1-A-2-B, C-1-A-1-A-2, C-1-A-1-A-3-A, C-1-A-1-A-3-B, C-1-A-1-A-3-C-1, C-1-A-1-A-3-C-2, C-1-A-1-A-3-C-3, C-1-A-1-A-3-C-4-A, C-1-A-1-A-1-A, D-1-A, D-2-A, C-2-A-1-C-1, C-2-A-1-B-1-A, C-2-A-2-A, C-2-A-3-A, C-2-B-1, C-2-A-1-A-1-C OF THE NELSON PROPERTY, LOTS 1-62 AND CA-1 OF (10) CREEKSIDE COTTAGES SUBDIVISION, LOTS 1-195, CA-1, CA-2, C-A-3-A, CA-4, CA-5, C-A-6-A OF LAKE VILLAS SUBDIVISION.
LOCATED IN SEC 1, 35 & 37, T8S - R1W,
SEC 36 T7S - R1W,
SEC 6, 48, 49 T8S - R1E
SEC 31 & 64 T7S - R1E
CITY OF BATON ROUGE,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
BURBANK AND LEE INVESTORS, LLC
CPPC ID NUMBERS

1320570025, 1320570081, 1320570082,
1320570106, 1320570111, 1320570112,
1320570109, 1320570110, 1320570084,
1320570085, 1320570088, 1320570103,
1320570105, 1320570094, 1320570101,
(10) 1320570113, 1320570114, 1610570008,
1610570011, 1610570012, 1610570014
1610570015, 1610570016, 1610570019
1610570010, 1610583542, 1610583543,
1610710066, 1610710065, 1610710068,
1610710069, 1610710070, 1610710073, 1320570117-1320570178, 1320570179, (10)
1610710074-1610710173, 1610710176, 1610710179-1610710274,
1610710174, 1610710175, 1610710275, 1610710177, 1610710178, 1610710276

PLANNING SUMMARY:

CURRENT ZONING: PUD
FUTURE LAND USES: COMMERCIAL (C), OFFICE (O), COMPACT NEIGHBORHOOD (CN), RESIDENTIAL NEIGHBORHOOD (RN), PARKS AND OPEN SPACE (OS)
PROPOSED USE: PUD
SEWER TREATMENT: GRAVITY TO PUMP STATION; FORCEMAIN TO CITY OF BATON ROUGE FACILITIES
STREETS 1. ALL STREETS TO REMAIN PRIVATE EXCEPT FOR BEN HUR WHICH HAS BEEN CONSTRUCTED TO EBRP STANDARDS.
SCHOOL DISTRICT: EBR-7
FIRE DISTRICT: BATON ROUGE CITY FIRE & ST. GEORGE FIRE DIST. #2
GAS SERVICE: ENTERGY
WATER SERVICE: BATON ROUGE WATER COMPANY
ELECTRIC: ENTERGY
TELEPHONE: AT&T
SITE LIGHTING: WILL COMPLY TO UDC REQUIREMENTS
CHARACTER AREA(S): SUBURBAN AND URBAN/WALKABLE
FEMA FLOOD ZONES: ZONE A; ZONE X
ADJACENT PARCEL CURRENT ZONINGS: A1, A2.1, C1, C-AB-1, C2, C-AB-2, A3.3, R

DEVELOPER

UNIVERSITY PUD, LLC
812 ST. GRAVIER ST, SUITE 360
NEW ORLEANS, LA 70130
PHONE: (504) 934-4801

REVISION		BY
6	10/31/2018	CEB
7	5/30/2019	CEB
8	6/20/2019	CEB
9	10/23/2020	JMT
10	08/25/2021	JMT

DDG
DUPLANTIS DESIGN GROUP
9015 Bluebonnet Blvd.
Baton Rouge, La 70810
Office:225-751-4490
Fax: 225-751-4495
www.ddgpc.com

SIGNATURE
08/25/2021
DATE
STAMP
STATE OF LOUISIANA
John Mason Thompson
License No. 42344
REGISTERED PROFESSIONAL ENGINEER
IN CIVIL ENGINEERING

Planning Commission
AUG 26 2021
PC SET

ARLINGTON CREEK SOUTH PUD CONCEPT
BATON ROUGE, LOUISIANA
UNIVERSITY PUD, LLC
NEW ORLEANS, LOUISIANA

DRAWN	JMT
CHECKED	MJT
ISSUED DATE	08-25-2021
ISSUED FOR	CONCEPT PLAN APPROVAL
PROJECT NO.	21-724
FILE	21-724 C-0 COVER SHEET
SHEET	C-0

R:\DWG\21-000\21-724 Burbank PUD Concept Rev\21-724 C-0 COVER SHEET.dwg

COMMON OPEN SPACE REQUIREMENTS:

THIS PUD INCLUDES A TOTAL OF 550 ACRES OF DEVELOPABLE PROPERTY. BASED ON THE REQUIREMENTS OF THE UDC, A TOTAL OF 20% OF THIS ACREAGE MUST BE DEDICATED TO COMMON OPEN SPACE. THIS EQUATES TO A REQUIREMENT OF 110 ACRES OF COMMON OPEN SPACE FOR THE BURBANK UNIVERSITY PUD. PER THE UDC, "PARKS AND OTHER OPEN GREENBELT AREAS MUST ACCOUNT FOR NOT LESS THAN 50% OF THE COMMON OPEN SPACE". BASED ON THIS REQUIREMENT, 55 ACRES OF THE COMMON OPEN SPACE MUST BE "GREEN SPACE", AS DEFINED BY THE UDC.

THE FOLLOWING IS A BREAKDOWN OF THE ACREAGE INCLUDED WITHIN THE BURBANK UNIVERSITY PUD THAT MEETS THE COMMON OPEN SPACE AND COMMON OPEN GREEN SPACE REQUIREMENTS:

PER SECTION 8.216, C, 2, A, 3, SURFACE DRAINAGE, INCLUDING SURFACE RETENTION AND DETENTION, EITHER NATURAL OR MAN-MADE, WHICH ENHANCE A PARTICULAR PROPERTY AND INCREASE ITS DESIRABILITY TO A COMMUNITY OR ITS MARKETABILITY TO THE PUBLIC, MAY ACCOUNT FOR COMMON OPEN SPACE. WITHIN THE BURBANK UNIVERSITY PUD, THERE ARE EXISTING AND PROPOSED STORMWATER MANAGEMENT PONDS THAT MEET THIS REQUIREMENT.

THE WET POND SYSTEM LOCATED SOUTH OF ARLINGTON CREEK IS APPROXIMATELY 43.9 ACRES.

THE WET POND LOCATED WITHIN TRACT D-2, NORTH OF BURBANK DR IS APPROXIMATELY 5.6 ACRES.

PER SECTION 8.216, C, 2, A, 5 NATURAL WETLANDS MAY ACCOUNT FOR UP TO FIFTY PERCENT OF THE COMMON OPEN SPACE. WITH THE DEVELOPMENT OF THE BURBANK UNIVERSITY PUD, APPROXIMATELY 232 ACRES OF NATURAL WETLANDS WERE DEDICATED TO A WETLANDS CONSERVANCY. 55 ACRES OF THIS WETLANDS CONSERVANCY HAS BEEN ALLOCATED TO COMMON OPEN GREEN SPACE.

IN ADDITION TO THE NATURAL WETLANDS, A LARGE GREENBELT AREA WAS RETAINED WITHIN TRACT D-2, WHICH INCLUDES APPROXIMATELY 9.4 ACRES OF COMMON OPEN GREEN SPACE. THIS ACREAGE DOES NOT INCLUDE THE WET POND.

AN ADDITIONAL 10.3 ACRES OF COMMON OPEN GREEN SPACE HAS BEEN PROVIDED THROUGHOUT THE PUD DEVELOPMENT.

COMMON OPEN SPACE SUMMARY:

	REQUIRED	PROVIDED
COMMON OPEN SPACE	110 ACRES	124 ACRES
COMMON OPEN "GREEN" SPACE	55 ACRES	75 ACRES

BASED ON THE ABOVE, THE BURBANK UNIVERSITY PUD DEVELOPMENT MEETS THE COMMON OPEN SPACE REQUIREMENTS AS SET FORTH IN THE UDC.

DESCRIPTION OF USES:

1. COMMERCIAL, RETAIL & HOTEL – EQUIVALENT TO ALL USES ALLOWED IN HC2 AND C-A-B-2.
2. MEDIUM DENSITY RESIDENTIAL – EQUIVALENT TO ALL USES ALLOWED IN A3.1 AND A3.3. MEDIUM DENSITY RESIDENTIAL UNITS MAY BE 48 FEET TALL AND 3 STORIES. ALCOHOL SERVICE SHALL BE ALLOWED WITHIN THE HOTEL PARCEL.
3. LIVE WORK / HIGH DENSITY RESIDENTIAL – SHALL PROVIDE FOR A COMBINATION OF NEIGHBORHOOD COMMERCIAL PERMITTED USES (AS SPECIFIED IN NC ZONING DISTRICT), GENERAL OFFICE PERMITTED USES (AS SPECIFIED IN THE GOL ZONING DISTRICT), AND MEDIUM DENSITY RESIDENTIAL PERMITTED USES (AS SPECIFIED IN THE A3.3 ZONING DISTRICT) ON THE GROUND FLOOR OF THE BUILDINGS WITH MEDIUM DENSITY RESIDENTIAL UNITS ON THE UPPER FLOORS. THESE UNITS MAY BE UP TO 5 STORIES HIGH WITH A MAXIMUM BUILDING HEIGHT OF 70 FEET. THE DENSITY AS INDICATED ON THE CONCEPT PLAN SHALL BE A MAXIMUM OF 22 UNITS PER ACRE, AND THE MAXIMUM GROSS BUILDING SQUARE FOOTAGE OF EACH BUILDING SHALL BE 40,000 SF. MULTIPLE BUILDINGS PER LOT SHALL BE ALLOWED.
4. MEDIUM DENSITY RESIDENTIAL (ASSISTED LIVING FACILITY) – EQUIVALENT TO ALL USES ALLOWED IN A3.1 AND A3.3. THE ASSISTED LIVING UNITS MAY BE 56 FEET TALL AND 4 STORIES. THE FOLLOWING FACILITIES WILL BE ALLOWABLE WITHIN THE 29 ACRE ASSISTED LIVING FACILITY.
   - PHARMACY
   - WELLNESS CENTER
   - FITNESS CENTER
   - BANKING – TRUST SERVICES
   - RESTAURANT WITH ALCOHOL SERVICE
   - CONVENIENCE STORE/GROCERY STORE
   - SWIMMING FACILITY
   - PHYSICAL THERAPY
   - MEDICAL OFFICES/CLINIC
   - ASSISTED LIVING (FOR FACILITY RESIDENTS ONLY)
   - SKILLED NURSING (FOR FACILITY RESIDENTS ONLY)
   - DEMENTIA/ALZHEIMER FACILITY
   - POST OFFICE
   - LAUNDRY/DRY CLEANING
5. OFFICE – EQUIVALENT TO ALL USES ALLOWED IN GOL.

PREVIOUSLY APPROVED PUD USAGE CHART

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL /OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	0	1,586	0	NA	NA	NA	NA
TOTAL SQUARE FEET OF BUILDINGS	NA	NA	NA	1,115,840	57,600	NA	NA
TOTAL ACREAGE	0	114.76 AC.	0	128.91	15.25 AC	0	291.05
PERCENT OF SITE	0	21%	0	23%	3%	0	53%

MODIFIED PUD USAGE CHART

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL /OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	0	1672	0	NA	NA	NA	NA
TOTAL SQUARE FEET OF BUILDINGS	NA	NA	NA	1,032,740	0	NA	NA
TOTAL ACREAGE	0	124.76 AC.	0	124.66 AC.	8.53 AC.	0	291.05 AC
PERCENT OF SITE	0	23%	0	22%	2%	0	53%

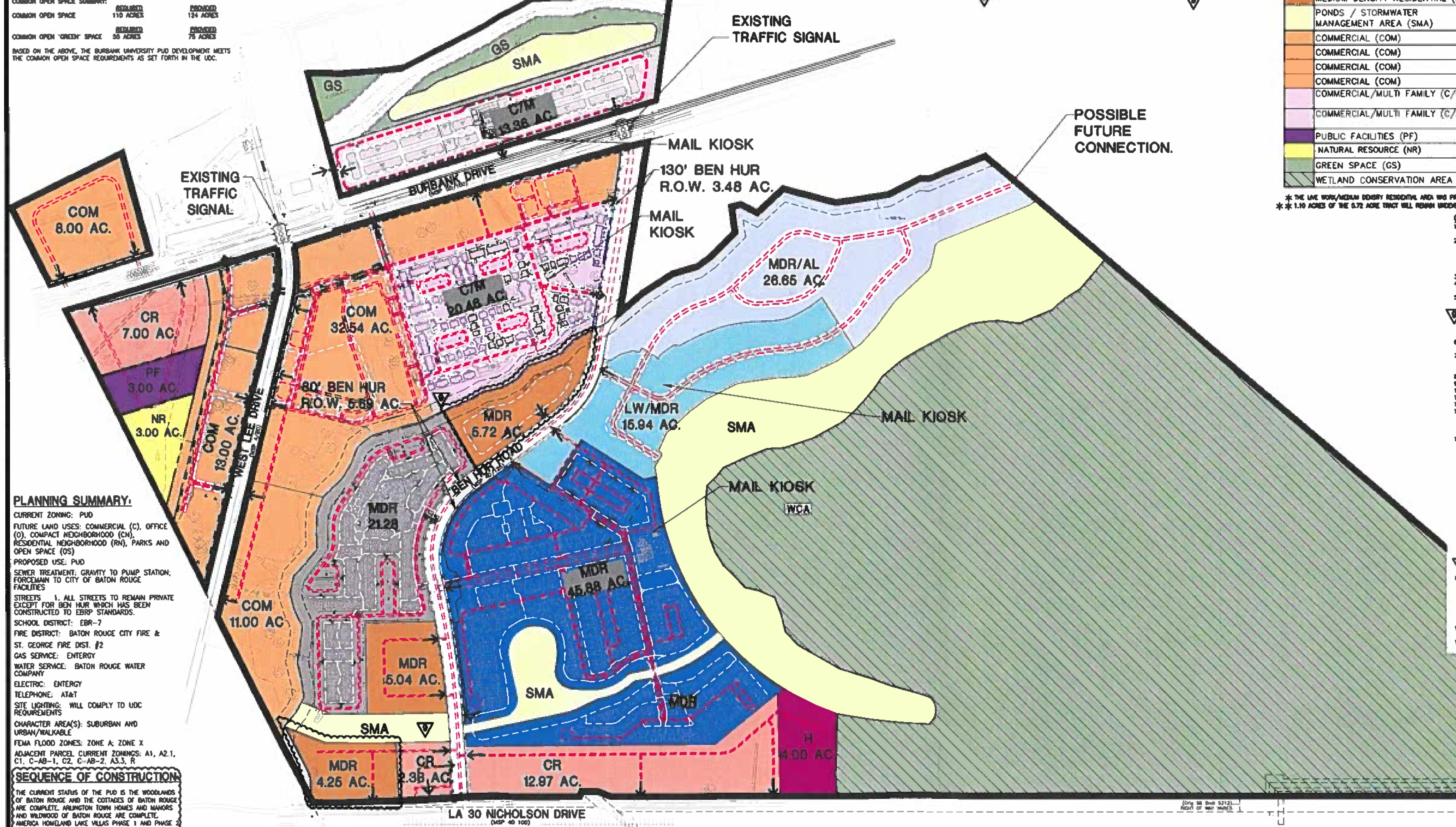
USAGE LEGEND

AREA	USE	ACREAGE	DENSITY	TOTAL SF / UNITS
	COMMERCIAL / RETAIL (CR)	2.33 AC	6,000 SF / AC.	13,980 SF
	COMMERCIAL / RETAIL (CR)	12.97 AC	6,000 SF / AC.	77,820 SF
	COMMERCIAL / RETAIL (CR)	7.00 AC	6,000 SF / AC.	42,000 SF
	HOTEL (H)	4.00 AC	30,000 SF / AC.	120,000 SF / 185 UNITS
	MEDIUM DENSITY RESIDENTIAL (MDR)	45.88 AC	8.5 UNITS / AC.	388 UNITS
	LIVE WORK / MEDIUM DENSITY * RESIDENTIAL (LW/MDR)	15.94 AC	22 UNITS / AC.	354 UNITS
	MEDIUM DENSITY RESIDENTIAL (ASSISTED LIVING FACILITY) (MDR/AL)	26.65 AC	18 UNITS / AC.	469 UNITS
	MEDIUM DENSITY RESIDENTIAL (MDR)	4.62** AC	9.1 UNITS / AC.	42 UNITS
	MEDIUM DENSITY RESIDENTIAL (MDR)	4.25 AC	10.35 UNITS / AC.	44 UNITS
	MEDIUM DENSITY RESIDENTIAL (MDR)	21.28 AC	14 UNITS / AC.	291 UNITS
	MEDIUM DENSITY RESIDENTIAL (MDR)	5.04 AC	12.7 UNITS / AC.	64 UNITS
	PONDS / STORMWATER MANAGEMENT AREA (SMA)	49.50 AC		
	COMMERCIAL (COM)	32.54 AC	9,500 SF / AC.	309,130 SF
	COMMERCIAL (COM)	13.00 AC	7,000 SF / AC.	91,000 SF
	COMMERCIAL (COM)	11.00 AC	9,000 SF / AC.	99,000 SF
	COMMERCIAL (COM)	8.00 AC	4,000 SF / AC.	32,000 SF
	COMMERCIAL/MULTI FAMILY (C/M)	13.36 AC	4,000 SF / AC. 15.30 UNITS/AC.	53,440 SF 204 UNITS
	COMMERCIAL/MULTI FAMILY (C/M)	20.46 AC	9,500 SF / AC. 8.75 UNITS/AC.	194,370 SF 179 UNITS
	PUBLIC FACILITIES (PF)	3.00 AC		
	NATURAL RESOURCE (NR)	3.00 AC		
	GREEN SPACE (GS)	9.4 AC		
	WETLAND CONSERVATION AREA (WCA)	232.15 AC		

* THE LIVE WORK/MEDIUM DENSITY RESIDENTIAL AREA WAS PREVIOUSLY APPROVED AS A MEDIUM DENSITY RESIDENTIAL USE AT A DENSITY OF 22 UNITS/ACRE.
** 1.10 ACRES OF THE 5.72 ACRE TRACT WILL REMAIN UNDEVELOPED ALONG THE EXISTING ARLINGTON CREEK FOR A NATURAL BUFFER AREA

GENERAL DESCRIPTION:

1. THE TOTAL ACREAGE OF THE PUD PROPERTY IS APPROXIMATELY 550 ACRES, 232 ACRES OF WHICH HAS BEEN DEDICATED TO A WETLANDS CONSERVATION SERVITUDE.
2. THE FOLLOWING ACREAGES HAVE BEEN DEDICATED TO THE VARIOUS LAND USE CATEGORIES:
   COMMERCIAL/OFFICE: 124.66 ACRES
   MEDIUM DENSITY RESIDENTIAL: 124.76 ACRES
   PUBLIC/SEMI PUBLIC: 8.53 ACRES
   OPEN SPACE: 291.05 ACRES
3. TOTAL NUMBER OF BUILDINGS WITHIN THE PUD IS ANTICIPATED TO BE 649.
4. THE TOTAL NUMBER OF RESIDENTIAL UNITS ANTICIPATED FOR THE PROJECT IS 2055 UNITS, INCLUDING THE RESIDENTIAL UNITS CONSTRUCTED WITHIN THE COMMERCIAL AREA.
5. THE DENSITY ALLOCATION OF THE RESIDENTIAL UNITS ARE AS FOLLOWS; 45.88 ACRES OF 8.5 UNITS/ACRE, 15.94 ACRES OF 22 UNITS/ACRE, 26.65 ACRES OF 18 UNITS/ACRE, 4.62 ACRES OF 9.1 UNITS/ACRE(1.10 ACRES OF THE 5.72 ACRE TRACT WILL REMAIN UNDEVELOPED ALONG THE EXISTING ARLINGTON CREEK FOR A NATURAL BUFFER AREA, THE REMAINDER OF THE TRACT WILL BE DESIGNATED AS MDR), 4.25 ACRES OF 10.35 UNITS/ACRE, 21.28 ACRES OF 14 UNITS PER ACRE, AND 5.04 ACRES OF 12.7 UNITS/ACRE.
6. THE TOTAL SQUARE FOOTAGE OF COMMERCIAL BUILDING SQUARE FOOTAGE WITHIN THE PUD IS 1,032,740 SF.
7. WITH THE EXCEPTION OF BEN HUR ROAD AND THE SIDEWALKS ALONG BEN HUR AND WITHIN EXISTING PUBLIC ROWS, ALL OF THE PROPOSED STREETS AND PEDESTRIAN WAYS ARE INTENDED TO BE PRIVATELY OWNED AND MAINTAINED.
8. WATER SERVICE TO THE PUD PROPERTY WILL BE PROVIDED BY BATON ROUGE WATER COMPANY.
9. GAS SERVICE WILL BE PROVIDED BY ENTERGY GAS.
10. ELECTRICAL POWER WILL BE PROVIDED BY ENTERGY.
11. TELEPHONE SERVICE WILL BE PROVIDED BY BELLSOUTH.
12. CABLE SERVICE WILL BE PROVIDED BY COX COMMUNICATIONS.
13. SEWER COLLECTION WILL BE PROVIDED BY THE CITY OF BATON ROUGE. A SEWER PUMP STATION WAS CONSTRUCTED IN 2010 ALONG THE NORTH SIDE OF BEN HUR ROAD. ALL SEWERAGE FROM THIS PUD DEVELOPMENT IS INTENDED TO BE COLLECTED AT THIS PUMP STATION AND THEN PUMPED TO THE DEAN LEE DR PUMP STATION.
14. THE PUD COMPLIES WITH THE FOLLOWING GOALS OF THE FUTURE MASTER PLAN AS FOLLOWS:
   A. PRIOR TO DEVELOPMENT BEGINNING WITHIN THE PUD, APPROXIMATELY 232 ACRES OF EXISTING WETLANDS WERE PUT INTO A WETLANDS CONSERVANCY SUCH THAT THIS EXISTING WETLAND AREA IS PROTECTED FROM FURTHER DESTRUCTION/DEVELOPMENT. IN ADDITION, THE STORMWATER MANAGEMENT SYSTEM WAS DESIGNED SUCH THAT DURING HEAVY RAIN EVENTS, THE STORMWATER RUNOFF OVERFLOWS INTO THE WETLAND CONSERVATION AREA, RECHARGING THE EXISTING WETLANDS, THAT OVER THE PREVIOUS YEARS HAD BEEN DRAINED BY MAN-MADE DRAINAGE DITCHES. THESE EFFORTS ARE CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE ENVIRONMENT AND CONSERVATION SECTION OF THE FUTURE PLAN.
   B. AS PART OF THE PUD DEVELOPMENT, THE EXISTING BRIDGE OVER BAYOU FOUNTAIN WILL BE WIDENED AND IMPROVEMENTS MADE TO THE INTERSECTION OF BURBANK DR AND LEE DR. THIS IS A PROJECT THAT IS SORELY NEEDED OUTSIDE OF THE IMPACTS OF THE PUD DEVELOPMENT. THE CONSTRUCTION OF THESE IMPROVEMENTS TO THE INTERSECTION OF BURBANK AND WEST LEE ARE CONSISTENT WITH THE GOALS OF THE TRANSPORTATION SECTION OF THE FUTURE PLAN.
   C. THE HOUSING SECTION OF THE FUTURE PLAN INDICATES THAT IT IS DESIRABLE TO PROVIDE DIFFERENT HOUSING TYPES WITHIN THE SAME GENERAL NEIGHBORHOOD. THIS PUD DEVELOPMENT ACCOMPLISHES THIS NEED BASED ON THE MIX OF MULTI-FAMILY APARTMENTS, TOWNHOMES, COTTAGE STYLE TOWNHOMES, AND SINGLE FAMILY RESIDENTIAL HOMES THAT ARE BEING DEVELOPED AND PROPOSED.
15. AS OF THE END OF 2018, THERE WILL BE APPROXIMATELY 130 ACRES WITHIN THE PUD REMAINING TO BE DEVELOPED. THIS ACREAGE IS LOCATED MAINLY ALONG NICHOLSON, BURBANK DR, AND WEST LEE DR. FOLLOWING IS THE ANTICIPATED SCHEDULE FOR DEVELOPMENT OF THE REMAINDER OF THE PROPERTY (NOTE THAT THESE ARE ANTICIPATED DATES AND ARE SUBJECT TO CHANGE):
   - 2019: DEVELOPMENT OF TRACTS A-3-1, A-3-3-A, A-3-5, C-1-A-1-A-3, C-1-A-1-A-3-B, C-1-A-1-A-3-C-4-A
16. ALL SIGNAGE WITHIN THE PUD WILL BE GOVERNED BY CHAPTER 16 OF THE UDC UNLESS OTHERWISE SPECIFIED IN THE CONCEPT PLAN.
17. MAXIMUM HEIGHTS OF BUILDINGS WITHIN THE PUD SHALL BE NO GREATER THAN 150% OF THE MAXIMUM HEIGHT ALLOWED IN THE ADJACENT ZONING DISTRICT, AS PER THE UDC REQUIREMENTS.



PLANNING SUMMARY:

CURRENT ZONING: PUD
FUTURE LAND USES: COMMERCIAL (C), OFFICE (O), COMPACT NEIGHBORHOOD (CN), RESIDENTIAL NEIGHBORHOOD (RN), PARKS AND OPEN SPACE (OS)
PROPOSED USE: PUD
SEWER TREATMENT: GRAVITY TO PUMP STATION; FORCEMAIN TO CITY OF BATON ROUGE FACILITIES
STREETS: 1. ALL STREETS TO REMAIN PRIVATE EXCEPT FOR BEN HUR WHICH HAS BEEN CONSTRUCTED TO EBRP STANDARDS.
SCHOOL DISTRICT: EBR-7
FIRE DISTRICT: BATON ROUGE CITY FIRE & ST. GEORGE FIRE DIST. #2
GAS SERVICE: ENTERGY
WATER SERVICE: BATON ROUGE WATER COMPANY
ELECTRIC: ENTERGY
TELEPHONE: AT&T
SITE LIGHTING: WILL COMPLY TO UDC REQUIREMENTS
CHARACTER AREA(S): SUBURBAN AND URBAN/WALKABLE
FEMA FLOOD ZONES: ZONE A; ZONE X
ADJACENT PARCEL CURRENT ZONINGS: A1, A2.1, C1, C-AB-1, C2, C-AB-2, A3.3, R

SEQUENCE OF CONSTRUCTION:

THE CURRENT STATUS OF THE PUD IS THE WOODLANDS OF BATON ROUGE AND THE COTTAGES OF BATON ROUGE ARE COMPLETE. ARLINGTON TOWN HOMES AND MANORS AND WILDWOOD OF BATON ROUGE ARE COMPLETE. AMERICA HOMELAND LAKE VILLAS PHASE 1 AND PHASE 2 ARE COMPLETE. AS OF THE END OF 2019, THERE ARE APPROXIMATELY 150 ACRES WITHIN THE PUD REMAINING TO BE DEVELOPED. THIS ACREAGE IS LOCATED MAINLY ALONG NICHOLSON, BURBANK DR. AND WEST LEE DR.

LEGEND

- TREE LINE
- RIGHT-OF-WAY
- PROPERTY LINE
- PROPOSED VEHICULAR ACCESS
- CONSERVATION AREA
- VEHICULAR PATH
- PEDESTRIAN PATH (WHITE)
- LIMITS OF GRAVITY SEWER AND ROADWAY IMPROVEMENTS FINAL DEVELOPMENT PLAN

PREVIOUSLY APPROVED CONCEPT PLAN #9

SCALE IN FEET: 300 150 0 300 600 900

REVISION		BY
5	5/31/2016	SMS
6	10/31/2018	CEB
7	5/30/2019	CEB
8	6/20/2019	CEB
9	10/23/2020	JMT

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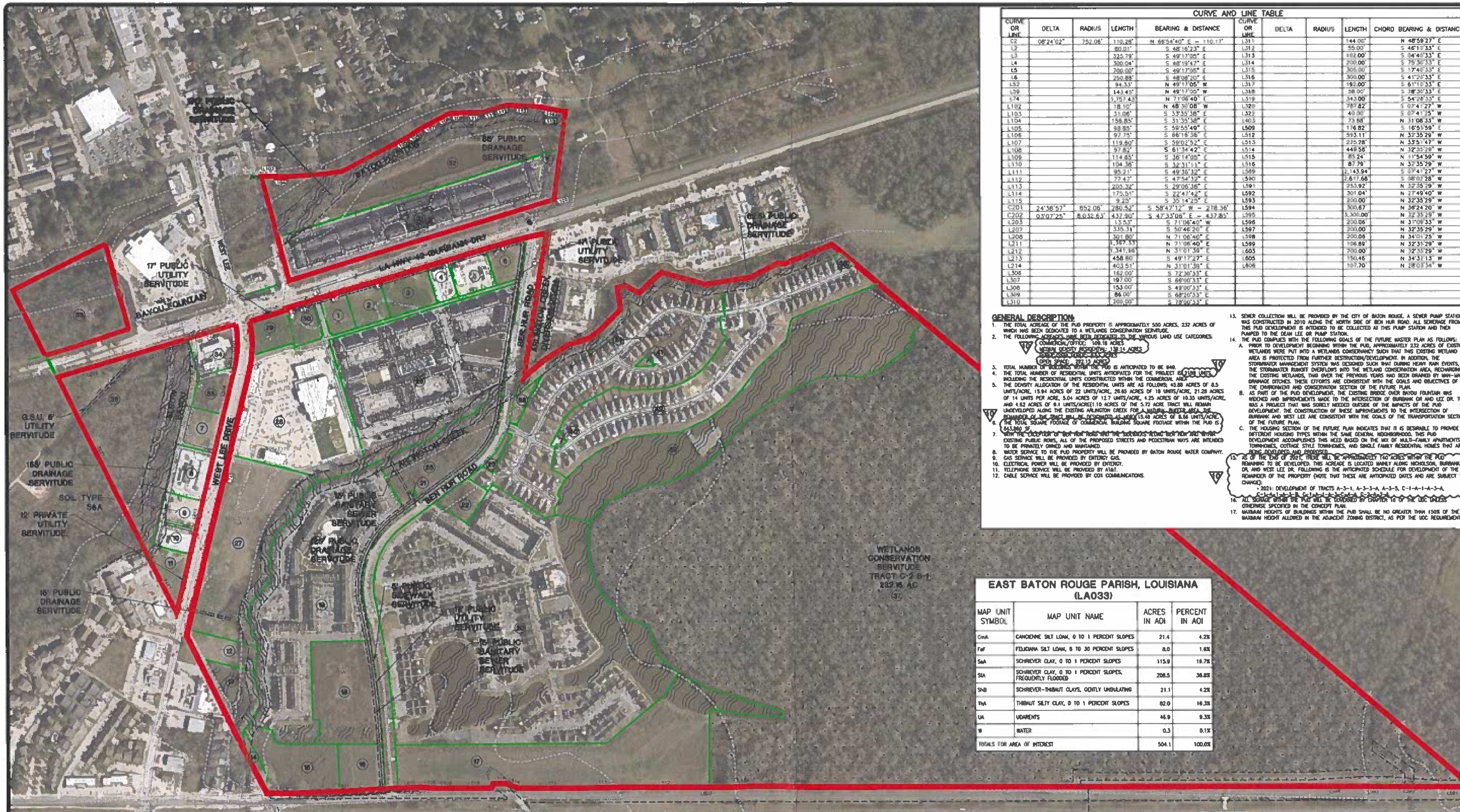
BATON ROUGE | LAFAYETTE

SIGNATURE:
DATE:
STAMP

ARLINGTON CREEK SOUTH PUD CONCEPT
BATON ROUGE, LOUISIANA
UNIVERSITY PUD, LLC
NEW ORLEANS, LOUISIANA

DRAWN: JMT
CHECKED: MJT
ISSUED DATE: 10-23-20
ISSUED FOR: CONCEPT PLAN APPROVAL
PROJECT NO.: 20-476
FILE: 20-476 C-2 PREVIOUSLY APPROVED CONCEPT PLAN 9
SHEET: C-2

R:\DWG\21-000\21-724 Burbank PUD Concept Rev\20-476 C-2 PREVIOUSLY APPROVED CONCEPT PLAN 9.dwg



CURVE AND LINE TABLE

CURVE OR LINE	DELTA	RADIUS	LENGTH	BEARING & DISTANCE
C2	08°24'02"	752.08'	110.28'	N 68°54'40" E – 110.17'
L2			80.01'	S 48°16'23" E
L3			325.79'	S 49°17'05" E
L4			300.04'	S 48°19'47" E
L5			700.00'	S 49°17'05" E
L6			250.88'	S 48°08'20" E
L52			94.33'	N 49°17'05" W
L59			143.43'	N 49°17'05" W
L74			1,757.43'	N 71°06'40" E
L102			18.10'	N 48°36'08" W
L103			31.06'	S 33°35'38" E
L104			156.85'	S 31°35'38" E
L105			98.85'	S 59°55'49" E
L106			97.75'	S 66°16'38" E
L107			119.60'	S 59°02'52" E
L108			97.82'	S 61°34'42" E
L109			114.85'	S 38°14'05" E
L110			104.38'	S 32°31'11" E
L111			95.21'	S 49°36'32" E
L112			77.47'	S 47°54'32" E
L113			205.32'	S 29°06'38" E
L114			175.51'	S 22°47'42" E
L115			9.25'	S 35°14'25" E
C201	24°38'57"	652.08'	280.52'	S 58°47'12" W – 278.36'
C202	03°07'25"	8,032.63'	437.80'	S 47°33'06" E – 437.85'
L203			13.53'	S 71°06'40" W
L207			335.31'	S 50°46'20" E
L208			301.80'	N 71°06'40" E
L211			1,367.33'	N 71°06'40" E
L212			1,341.98'	N 31°01'39" E
L213			458.60'	S 49°17'27" E
L214			403.51'	N 31°01'39" E
L306			162.00'	S 72°30'33" E
L307			197.00'	S 68°00'33" E
L308			153.00'	S 49°00'33" E
L309			86.00'	S 68°20'33" E
L310			299.00'	S 78°00'33" E

CURVE OR LINE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
L311			144.00'	N 48°59'27" E
L312			55.00'	S 46°10'33" E
L313			102.00'	S 04°40'33" E
L314			200.00'	S 79°30'33" E
L315			305.00'	S 17°40'33" E
L316			300.00'	S 41°20'33" E
L317			192.00'	S 61°10'33" E
L318			58.00'	S 78°30'33" E
L319			343.00'	S 54°28'33" E
L320			787.82'	S 07°41'27" W
L322			40.00'	S 07°41'25" W
L403			73.88'	N 31°08'33" W
L509			176.82'	S 16°55'59" E
L512			593.11'	N 32°35'29" W
L513			225.28'	N 33°51'47" W
L514			449.56'	N 32°35'29" W
L515			85.24'	N 11°54'59" W
L516			87.79'	N 32°35'29" W
L589			2,143.94'	S 07°41'27" W
L590			2,617.68'	S 08°02'28" W
L591			253.92'	N 32°35'29" W
L592			301.04'	N 27°49'40" W
L593			200.00'	N 32°35'29" W
L594			300.67'	N 36°24'20" W
L595			3,300.00'	N 32°35'29" W
L596			200.06'	N 31°09'33" W
L597			200.00'	N 32°35'29" W
L598			200.06'	N 34°01'25" W
L599			106.69'	N 32°35'29" W
L603			700.00'	N 32°35'29" W
L605			150.46'	N 34°37'13" W
L606			107.70'	N 28°03'34" W

GENERAL DESCRIPTION:

1. THE TOTAL ACREAGE OF THE PUD PROPERTY IS APPROXIMATELY 550 ACRES, 232 ACRES OF WHICH HAS BEEN DEDICATED TO A WETLANDS CONSERVATION SERVITUDE.
2. THE FOLLOWING ACREAGES HAVE BEEN DEDICATED TO THE VARIOUS LAND USE CATEGORIES: (10)
   - COMMERCIAL/OFFICE: 109.18 ACRES
   - MEDIUM DENSITY RESIDENTIAL: 139.14 ACRES
   - PUBLIC/SEMI-PUBLIC: [illegible] ACRES
   - OPEN SPACE: 292.15 ACRES
3. TOTAL NUMBER OF BUILDINGS WITHIN THE PUD IS ANTICIPATED TO BE 849.
4. THE TOTAL NUMBER OF RESIDENTIAL UNITS ANTICIPATED FOR THE PROJECT IS 2109 UNITS, INCLUDING THE RESIDENTIAL UNITS CONSTRUCTED WITHIN THE COMMERCIAL AREA. (10)
5. THE DENSITY ALLOCATION OF THE RESIDENTIAL UNITS ARE AS FOLLOWS: 45.88 ACRES OF 8.5 UNITS/ACRE, 15.94 ACRES OF 22 UNITS/ACRE, 28.65 ACRES OF 18 UNITS/ACRE, 21.28 ACRES OF 14 UNITS PER ACRE, 5.04 ACRES OF 12.7 UNITS/ACRE, 4.25 ACRES OF 10.35 UNITS/ACRE, AND 4.62 ACRES OF 9.1 UNITS/ACRE(1.10 ACRES OF THE 5.72 ACRE TRACT WILL REMAIN UNDEVELOPED ALONG THE EXISTING ARLINGTON CREEK FOR A NATURAL BUFFER AREA. THE REMAINDER OF THE TRACT WILL BE DESIGNATED AS MDR) 15.48 ACRES OF 8.66 UNITS/ACRE. (10)
6. THE TOTAL SQUARE FOOTAGE OF COMMERCIAL BUILDING SQUARE FOOTAGE WITHIN THE PUD IS 843,060 SF.
7. WITH THE EXCEPTION OF BEN HUR ROAD AND THE SIDEWALKS ALONG BEN HUR AND WITHIN EXISTING PUBLIC ROWS, ALL OF THE PROPOSED STREETS AND PEDESTRIAN WAYS ARE INTENDED TO BE PRIVATELY OWNED AND MAINTAINED.
8. WATER SERVICE TO THE PUD PROPERTY WILL BE PROVIDED BY BATON ROUGE WATER COMPANY.
9. GAS SERVICE WILL BE PROVIDED BY ENTERGY GAS.
10. ELECTRICAL POWER WILL BE PROVIDED BY ENTERGY.
11. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
12. CABLE SERVICE WILL BE PROVIDED BY COX COMMUNICATIONS.
13. SEWER COLLECTION WILL BE PROVIDED BY THE CITY OF BATON ROUGE. A SEWER PUMP STATION WAS CONSTRUCTED IN 2010 ALONG THE NORTH SIDE OF BEN HUR ROAD. ALL SEWERAGE FROM THIS PUD DEVELOPMENT IS INTENDED TO BE COLLECTED AT THIS PUMP STATION AND THEN PUMPED TO THE DEAN LEE OR PUMP STATION.
14. THE PUD COMPLIES WITH THE FOLLOWING GOALS OF THE FUTURE MASTER PLAN AS FOLLOWS:
   A. PRIOR TO DEVELOPMENT BEGINNING WITHIN THE PUD, APPROXIMATELY 232 ACRES OF EXISTING WETLANDS WERE PUT INTO A WETLANDS CONSERVANCY SUCH THAT THIS EXISTING WETLAND AREA IS PROTECTED FROM FURTHER DESTRUCTION/DEVELOPMENT. IN ADDITION, THE STORMWATER MANAGEMENT SYSTEM WAS DESIGNED SUCH THAT DURING HEAVY RAIN EVENTS, THE STORMWATER RUNOFF OVERFLOWS INTO THE WETLAND CONSERVATION AREA, RECHARGING THE EXISTING WETLANDS, THAT OVER THE PREVIOUS YEARS HAD BEEN DRAINED BY MAN-MADE DRAINAGE DITCHES. THESE EFFORTS ARE CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE ENVIRONMENT AND CONSERVATION SECTION OF THE FUTURE PLAN.
   B. AS PART OF THE PUD DEVELOPMENT, THE EXISTING BRIDGE OVER BAYOU FOUNTAIN WAS WIDENED AND IMPROVEMENTS MADE TO THE INTERSECTION OF BURBANK DR AND LEE DR. THIS WAS A PROJECT THAT WAS SORELY NEEDED OUTSIDE OF THE IMPACTS OF THE PUD DEVELOPMENT. THE CONSTRUCTION OF THESE IMPROVEMENTS TO THE INTERSECTION OF BURBANK AND WEST LEE ARE CONSISTENT WITH THE GOALS OF THE TRANSPORTATION SECTION OF THE FUTURE PLAN.
   C. THE HOUSING SECTION OF THE FUTURE PLAN INDICATES THAT IT IS DESIRABLE TO PROVIDE DIFFERENT HOUSING TYPES WITHIN THE SAME GENERAL NEIGHBORHOOD. THIS PUD DEVELOPMENT ACCOMPLISHES THIS NEED BASED ON THE MIX OF MULTI-FAMILY APARTMENTS, TOWNHOMES, COTTAGE STYLE TOWNHOMES, AND SINGLE FAMILY RESIDENTIAL HOMES THAT ARE BEING DEVELOPED AND PROPOSED.
15. AS OF THE END OF 2021, THERE WILL BE APPROXIMATELY 140 ACRES WITHIN THE PUD REMAINING TO BE DEVELOPED. THIS ACREAGE IS LOCATED MAINLY ALONG NICHOLSON, BURBANK DR, AND WEST LEE DR. FOLLOWING IS THE ANTICIPATED SCHEDULE FOR DEVELOPMENT OF THE REMAINDER OF THE PROPERTY (NOTE THAT THESE ARE ANTICIPATED DATES AND ARE SUBJECT TO CHANGE): (10)
   - 2021: DEVELOPMENT OF TRACTS A-3-1, A-3-3-A, A-3-5, C-1-A-1-A-3-A, C-1-A-1-A-3-B, C-1-A-1-A-3-C-4-A, E-2-A-3-A
16. ALL SIGNAGE WITHIN THE PUD WILL BE COVERED BY CHAPTER 16 OF THE UDC UNLESS OTHERWISE SPECIFIED IN THE CONCEPT PLAN.
17. MAXIMUM HEIGHTS OF BUILDINGS WITHIN THE PUD SHALL BE NO GREATER THAN 150% OF THE MAXIMUM HEIGHT ALLOWED IN THE ADJACENT ZONING DISTRICT, AS PER THE UDC REQUIREMENTS.

EAST BATON ROUGE PARISH, LOUISIANA (LA033)

MAP UNIT SYMBOL	MAP UNIT NAME	ACRES IN AOI	PERCENT IN AOI
CmA	CANCIENNE SILT LOAM, 0 TO 1 PERCENT SLOPES	21.4	4.2%
FeF	FELICIANA SILT LOAM, 8 TO 30 PERCENT SLOPES	8.0	1.6%
SeA	SCHRIEVER CLAY, 0 TO 1 PERCENT SLOPES	115.9	19.7%
StA	SCHRIEVER CLAY, 0 TO 1 PERCENT SLOPES, FREQUENTLY FLOODED	208.5	36.8%
SnB	SCHRIEVER-THIBAUT CLAYS, GENTLY UNDULATING	21.1	4.2%
ThA	THIBAUT SILTY CLAY, 0 TO 1 PERCENT SLOPES	82.0	16.3%
UA	UDARENTS	46.9	9.3%
W	WATER	0.3	0.1%
TOTALS FOR AREA OF INTEREST		504.1	100.0%

LEGEND

- OVERALL PUD BOUNDARY
- EXISTING PROPERTY LINES
- STORMWATER MANAGEMENT AREAS
- WETLANDS AREAS
- SOIL BOUNDARY
- WOODED AREAS
- EXISTING CONTOUR

TRACT LEGEND

MAP SYMBOL	TRACT NUMBER	ACREAGE	BUILDING AREA
1	(BURGER KING) C-1-A-1-A-3-A	1.06 AC	4,363 S.F.
2	C-1-A-1-A-3-B	1.26 AC	
3	C-1-A-1-A-3-C-1	1.03 AC	
4	(ATOMIC BURGER) C-1-A-1-A-3-C-2	0.80 AC	3,780 S.F.
5	(CHICK-FIL-A) C-1-A-1-A-3-C-3	1.40 AC	4,000 S.F. (BLDG) 900 S.F. (PATIO)
6	(STARBUCKS) C-1-A-1-A-3-C-4-A	1.20 AC	7,000 S.F. (BLDG) 900 S.F. (PATIO)
7	A-3-1	1.86 AC	
8	(BENNY'S CAR WASH) A-3-3-A	1.06 AC	2,936 S.F.
9	A-3-3-A	1.15 AC	
10	(CHICKEN SALAD CHICK) A-3-4	1.00 AC	3,606 S.F.
11	(NATIONAL TIRE AND BATTERY) A-3-5	1.47 AC	6,160 S.F.
12	FIRE STATION PARCEL TRACT B-2-A-1-B	1.71 AC	

TRACT LEGEND

MAP SYMBOL	TRACT NUMBER	ACREAGE	BUILDING AREA
13	STORMWATER MANAGEMENT AREA TRACT B-2-A-1-C	2.84 AC	
14	PARCEL DONATED TO ADJACENT CHURCH TRACT B-6-A		
15	(NICHOLSON TOWNHOMES) 44 MDR UNITS TRACT B-3-B-1-A-1	4.26 AC	
16	(D-STOR) TRACT B-3-B-1-A-2	2.83 AC	7,600 S.F.
17	TRACT C-2-A-3-A	4.66 AC	
18	(CREEKSIDE COTTAGES) LOTS 1-62 62 MDR UNITS	10.26 AC	
19	WOODLAND HT. BATON ROUGE TRACT B-3-B-1-B 291 MDR UNITS	22.67 AC	
20	COTTAGES OF BATON ROUGE TRACT C-2-A-2-A 262 MDR UNITS	56.77 AC	

TRACT LEGEND

MAP SYMBOL	TRACT NUMBER	ACREAGE	BUILDING AREA
21	SEWER LIFT STATION TRACT C-2-A-1-C-1	0.06 AC	
22	TRACT C-2-A-1-A-1-C	1.27 AC	
23	TRACT CA-1	0.27 AC	
24	LAKE VILLAS LOTS 1-100	27.86 AC	
25	(LAKE VILLAS CROSSING) 42 MDR UNITS TRACT C-2-A-1-B-1-A	5.72 AC	
26	(ARLINGTON TOWNHOMES & MANORS) TRACT C-1-A-1-A-1-A 176 MDR UNITS	20.80 AC	
27	TRACT B-2-A-1-A-2	12.28 ACRES	
28	(ARLINGTON MARKETPLACE) TRACT B-2-A-1-A-1	14.57 ACRES	193,361 S.F.
29	(RAISING CANE'S) TRACT B-1	1.32 AC	3,576 S.F. (BLDG) 1,060 S.F. (PATIO)
30	TRACT C-1-A-1-A-2	1.13 AC	

TRACT LEGEND

MAP SYMBOL	TRACT NUMBER	ACREAGE	BUILDING AREA
31	(WILDWOOD OF BATON ROUGE) TRACT D-1-A 304 MDR UNITS	19.40 AC	
32	TRACT D-2-A	18.82 AC	
33	TRACT A	7.81 AC	
34	TRACT A-1 (MURPHY EXPRESS)	1.80 AC	3,446 S.F.
35	TRACT A-2 (ANDY'S FROZEN CUSTARD)	1.24 AC	3,126 S.F.
36	TRACT A-4	14.89 AC	
37	WETLANDS CONSERVATION SERVITUDE TRACT C-2-B-1	232.15 AC	
38	TRACT CA-2	0.81 AC	
39	TRACT C-A-3-A	22.57 AC	
40	TRACT CA-4	0.14 AC	
41	TRACT CA-5	0.11 AC	
42	LOTS 101-186	15.62 AC	

PLANNING SUMMARY:

CURRENT ZONING: PUD

FUTURE LAND USES: COMMERCIAL (C), OFFICE (O), COMPACT NEIGHBORHOOD (CN), RESIDENTIAL NEIGHBORHOOD (RN), PARKS AND OPEN SPACE (OS)

PROPOSED USE: PUD

SEWER TREATMENT: GRAVITY TO PUMP STATION; FORCEMAIN TO CITY OF BATON ROUGE FACILITIES

STREETS 1. ALL STREETS TO REMAIN PRIVATE EXCEPT FOR BEN HUR WHICH HAS BEEN CONSTRUCTED TO EBRP STANDARDS.

SCHOOL DISTRICT: EBR-7

FIRE DISTRICT: BATON ROUGE CITY FIRE & ST. GEORGE FIRE DIST. #2

GAS SERVICE: ENTERGY

WATER SERVICE: BATON ROUGE WATER COMPANY

ELECTRIC: ENTERGY

TELEPHONE: AT&T

SITE LIGHTING: WILL COMPLY TO UDC REQUIREMENTS

CHARACTER AREA(S): SUBURBAN AND URBAN/WALKABLE

FEMA FLOOD ZONES: ZONE A; ZONE X

ADJACENT PARCEL CURRENT ZONINGS: A1, A2.1, C1, C-AB-1, C2, C-AB-2, A3.3, R

EXISTING CONDITIONS MAP

SCALE IN FEET

300 150 0 300 600 900

REVISION		BY
6	10/31/2018	CEB
7	5/30/2019	CEB
8	6/20/2019	CEB
9	10/23/2020	JMT
10	08/25/2021	JMT

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SIGNATURE

DATE: 08/25/2021

STAMP: STATE OF LOUISIANA, John Moon Thompson, License No. 42344, REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

ARLINGTON CREEK SOUTH PUD CONCEPT
BATON ROUGE, LOUISIANA
UNIVERSITY PUD, LLC
NEW ORLEANS, LOUISIANA

DRAWN: JMT

CHECKED: MJT

ISSUED DATE: 08-25-2021

ISSUED FOR CONCEPT PLAN APPROVAL

PROJECT NO. 21-724

FILE: 21-724 EXISTING CONDITIONS MAP

SHEET: C-1

R:\DWG\21-000\21-724 Burbank PUD Concept Rev\21-724 EXISTING CONDITIONS MAP.dwg

COMMON OPEN SPACE REQUIREMENTS:

THIS PUD INCLUDES A TOTAL OF 550 ACRES OF DEVELOPABLE PROPERTY. BASED ON THE REQUIREMENTS OF THE UDC, A TOTAL OF 20% OF THIS ACREAGE MUST BE DEDICATED TO COMMON OPEN SPACE. THIS EQUATES TO A REQUIREMENT OF 110 ACRES OF COMMON OPEN SPACE FOR THE BURBANK UNIVERSITY PUD. PER THE UDC, "PARKS AND OTHER OPEN GREENBELT AREAS MUST ACCOUNT FOR NOT LESS THAN 50% OF THE COMMON OPEN SPACE". BASED ON THIS REQUIREMENT, 55 ACRES OF THE COMMON OPEN SPACE MUST BE "GREEN SPACE", AS DEFINED BY THE UDC.

THE FOLLOWING IS A BREAKDOWN OF THE ACREAGE INCLUDED WITHIN THE BURBANK UNIVERSITY PUD THAT MEETS THE COMMON OPEN SPACE AND COMMON OPEN GREEN SPACE REQUIREMENTS:

PER SECTION 8.216, C, 2, A, 3, SURFACE DRAINAGE, INCLUDING SURFACE RETENTION AND DETENTION, EITHER NATURAL OR MANMADE, WHICH ENHANCE A PARTICULAR PROPERTY AND INCREASE ITS DESIRABILITY TO A COMMUNITY OR ITS MARKETABILITY TO THE PUBLIC, MAY ACCOUNT FOR COMMON OPEN SPACE. WITHIN THE BURBANK UNIVERSITY PUD, THERE ARE EXISTING STORMWATER MANAGEMENT PONDS THAT MEET THIS REQUIREMENT.

THE WET POND SYSTEM LOCATED SOUTH OF ARLINGTON CREEK IS APPROXIMATELY 43.9 ACRES.

THE WET POND LOCATED WITHIN TRACT D-2, NORTH OF BURBANK DR IS APPROXIMATELY 5.6 ACRES.

PER SECTION 8.216, C, 2, A, 5 NATURAL WETLANDS MAY ACCOUNT FOR UP TO FIFTY PERCENT OF THE COMMON OPEN SPACE. WITH THE DEVELOPMENT OF THE BURBANK UNIVERSITY PUD, APPROXIMATELY 232 ACRES OF NATURAL WETLANDS WERE DEDICATED TO A WETLANDS CONSERVANCY. 55 ACRES OF THIS WETLANDS CONSERVANCY HAS BEEN ALLOCATED TO COMMON OPEN GREEN SPACE.

IN ADDITION TO THE NATURAL WETLANDS, A LARGE GREENBELT AREA WAS RETAINED WITHIN TRACT D-2, WHICH INCLUDES APPROXIMATELY 9.4 ACRES OF COMMON OPEN SPACE GREEN SPACE. THIS ACREAGE DOES NOT INCLUDE THE WET POND.

AN ADDITIONAL 10.3 ACRES OF COMMON OPEN GREEN SPACE HAS BEEN PROVIDED THROUGHOUT THE PUD DEVELOPMENT.

COMMON OPEN SPACE SUMMARY:

	REQUIRED	PROVIDED
COMMON OPEN SPACE	110 ACRES	124 ACRES
COMMON OPEN "GREEN" SPACE	55 ACRES	75 ACRES

BASED ON THE ABOVE, THE BURBANK UNIVERSITY PUD DEVELOPMENT MEETS THE COMMON OPEN SPACE REQUIREMENTS AS SET FORTH IN THE UDC.

DESCRIPTION OF USES:

1. COMMERCIAL AND RETAIL – EQUIVALENT TO ALL USES ALLOWED IN HC2 AND C-A-B-2.
2. MEDIUM DENSITY RESIDENTIAL – EQUIVALENT TO ALL USES ALLOWED IN A3.1 AND A3.3. MEDIUM DENSITY RESIDENTIAL UNITS MAY BE 48 FEET TALL AND 3 STORIES. ALCOHOL SERVICE SHALL BE ALLOWED WITHIN THE HOTEL PARCEL.
3. LIVE WORK / HIGH DENSITY RESIDENTIAL – SHALL PROVIDE FOR A COMBINATION OF NEIGHBORHOOD COMMERCIAL PERMITTED USES (AS SPECIFIED IN NC ZONING DISTRICT), GENERAL OFFICE PERMITTED USES (AS SPECIFIED IN THE GOL ZONING DISTRICT), AND MEDIUM DENSITY RESIDENTIAL PERMITTED USES (AS SPECIFIED IN THE A3.3 ZONING DISTRICT) ON THE GROUND FLOOR OF THE BUILDINGS WITH MEDIUM DENSITY RESIDENTIAL UNITS ON THE UPPER FLOORS. THESE UNITS MAY BE UP TO 5 STORIES HIGH WITH A MAXIMUM BUILDING HEIGHT OF 70 FEET. THE DENSITY AS INDICATED ON THE CONCEPT PLAN SHALL BE A MAXIMUM OF 22 UNITS PER ACRE, AND THE MAXIMUM GROSS BUILDING SQUARE FOOTAGE OF EACH BUILDING SHALL BE 40,000 SF. MULTIPLE BUILDINGS PER LOT SHALL BE ALLOWED.
4. MEDIUM DENSITY RESIDENTIAL (ASSISTED LIVING FACILITY) – EQUIVALENT TO ALL USES ALLOWED IN A3.1 AND A3.3. THE ASSISTED LIVING UNITS MAY BE 56 FEET TALL AND 4 STORIES. THE FOLLOWING FACILITIES WILL BE ALLOWABLE WITHIN THE 29 ACRE ASSISTED LIVING FACILITY.

PHARMACY	PHYSICAL THERAPY
WELLNESS CENTER	MEDICAL OFFICES/CLINIC
FITNESS CENTER	ASSISTED LIVING (FOR FACILITY RESIDENTS ONLY)
BANKING – TRUST SERVICES	SKILLED NURSING (FOR FACILITY RESIDENTS ONLY)
RESTAURANT WITH ALCOHOL SERVICE	DEMENTIA/ALZHEIMER FACILITY
CONVENIENCE STORE/GROCERY STORE	POST OFFICE
SWIMMING FACILITY	LAUNDRY/DRY CLEANING

5. OFFICE – EQUIVALENT TO ALL USES ALLOWED IN GOL

PREVIOUSLY APPROVED PUD USAGE CHART

	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL/COMMERCIAL	COMMERCIAL /OFFICE	PUBLIC AND SEMI-PUBLIC	OPEN SPACE
TOTAL # OF UNITS	1,672	383	NA	NA	NA
TOTAL SQUARE FEET OF BUILDINGS	NA	247,810	784,930	0	NA
TOTAL ACREAGE	124.76 AC.	33.82	90.84	9.53 AC.	291.05
PERCENT OF SITE	23%	6%	16%	2%	53%

MODIFIED PUD USAGE CHART

	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL/COMMERCIAL	COMMERCIAL /OFFICE	PUBLIC AND SEMI-PUBLIC	OPEN SPACE
TOTAL # OF UNITS	1,806	383	NA	NA	NA
TOTAL SQUARE FEET OF BUILDINGS	NA	247,810	596,050	NA	NA
TOTAL ACREAGE	139.14 AC.	33.82	75.38 AC.	8.53 AC.	292.15 AC.
PERCENT OF SITE	25%	6%	14%	2%	53%

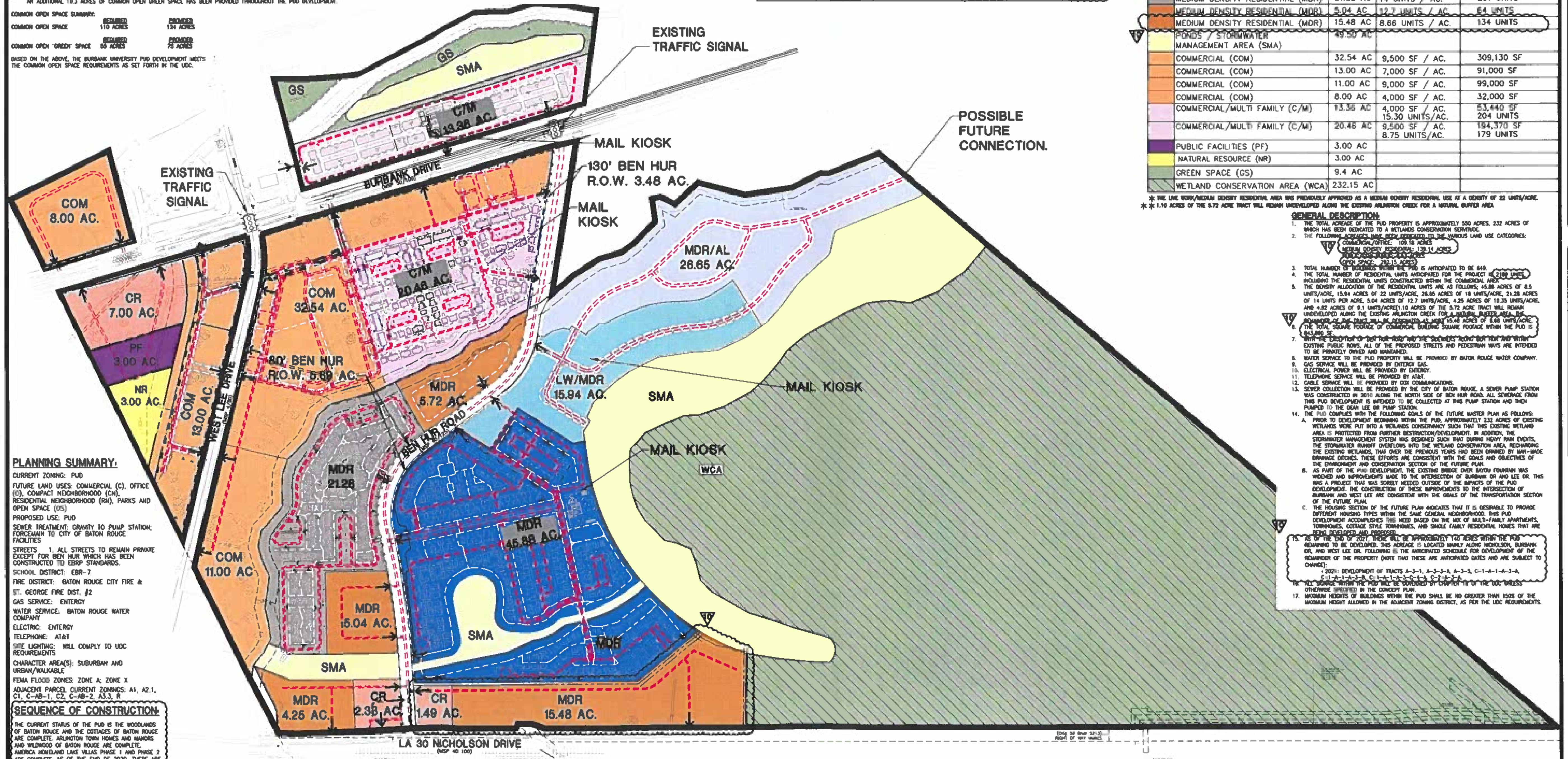
USAGE LEGEND

AREA	USE	ACREAGE	DENSITY	TOTAL SF / UNITS
	COMMERCIAL / RETAIL (CR)	2.33 AC	6,000 SF / AC.	13,980 SF
	COMMERCIAL / RETAIL (CR)	1.49 AC	6,000 SF / AC.	8,940 SF
	COMMERCIAL / RETAIL (CR)	7.00 AC	6,000 SF / AC.	42,000 SF
	MEDIUM DENSITY RESIDENTIAL (MDR)	45.88 AC	8.5 UNITS / AC.	388 UNITS
	LIVE WORK / MEDIUM DENSITY * RESIDENTIAL (LW/MDR)	15.94 AC	22 UNITS / AC.	354 UNITS
	MEDIUM DENSITY RESIDENTIAL (ASSISTED LIVING FACILITY) (MDR/AL)	26.65 AC	18 UNITS / AC.	489 UNITS
	MEDIUM DENSITY RESIDENTIAL (MDR)	4.62** AC	9.1 UNITS / AC.	42 UNITS
	MEDIUM DENSITY RESIDENTIAL (MDR)	4.25 AC	10.35 UNITS / AC.	44 UNITS
	MEDIUM DENSITY RESIDENTIAL (MDR)	21.28 AC	14 UNITS / AC.	291 UNITS
	MEDIUM DENSITY RESIDENTIAL (MDR)	5.04 AC	12.7 UNITS / AC.	64 UNITS
	MEDIUM DENSITY RESIDENTIAL (MDR)	15.48 AC	8.66 UNITS / AC.	134 UNITS
	PONDS / STORMWATER MANAGEMENT AREA (SMA)	49.50 AC		
	COMMERCIAL (COM)	32.54 AC	9,500 SF / AC.	309,130 SF
	COMMERCIAL (COM)	13.00 AC	7,000 SF / AC.	91,000 SF
	COMMERCIAL (COM)	11.00 AC	9,000 SF / AC.	99,000 SF
	COMMERCIAL (COM)	8.00 AC	4,000 SF / AC.	32,000 SF
	COMMERCIAL/MULTI FAMILY (C/M)	13.36 AC	4,000 SF / AC. 15.30 UNITS/AC.	53,440 SF 204 UNITS
	COMMERCIAL/MULTI FAMILY (C/M)	20.46 AC	9,500 SF / AC. 8.75 UNITS/AC.	194,370 SF 179 UNITS
	PUBLIC FACILITIES (PF)	3.00 AC		
	NATURAL RESOURCE (NR)	3.00 AC		
	GREEN SPACE (GS)	9.4 AC		
	WETLAND CONSERVATION AREA (WCA)	232.15 AC		

* THE LIVE WORK/MEDIUM DENSITY RESIDENTIAL AREA WAS PREVIOUSLY APPROVED AS A MEDIUM DENSITY RESIDENTIAL USE AT A DENSITY OF 22 UNITS/ACRE.
** 1.10 ACRES OF THE 5.72 ACRE TRACT WILL REMAIN UNDEVELOPED ALONG THE EXISTING ARLINGTON CREEK FOR A NATURAL BUFFER AREA

GENERAL DESCRIPTION:

1. THE TOTAL ACREAGE OF THE PUD PROPERTY IS APPROXIMATELY 550 ACRES, 232 ACRES OF WHICH HAS BEEN DEDICATED TO A WETLANDS CONSERVATION SERVITUDE.
2. THE FOLLOWING ACREAGES HAVE BEEN DEDICATED TO THE VARIOUS LAND USE CATEGORIES:
   COMMERCIAL/OFFICE: 109.18 ACRES
   MEDIUM DENSITY RESIDENTIAL: 139.14 ACRES
   PUBLIC/SEMI-PUBLIC: 9.53 ACRES
   OPEN SPACE: 292.15 ACRES
3. TOTAL NUMBER OF BUILDINGS WITHIN THE PUD IS ANTICIPATED TO BE 849.
4. THE TOTAL NUMBER OF RESIDENTIAL UNITS ANTICIPATED FOR THE PROJECT IS 2189 UNITS, INCLUDING THE RESIDENTIAL UNITS CONSTRUCTED WITHIN THE COMMERCIAL AREA.
5. THE DENSITY ALLOCATION OF THE RESIDENTIAL UNITS ARE AS FOLLOWS; 45.88 ACRES OF 8.5 UNITS/ACRE, 15.94 ACRES OF 22 UNITS/ACRE, 26.65 ACRES OF 18 UNITS/ACRE, 21.28 ACRES OF 14 UNITS PER ACRE, 5.04 ACRES OF 12.7 UNITS/ACRE, 4.25 ACRES OF 10.35 UNITS/ACRE, AND 4.62 ACRES OF 9.1 UNITS/ACRE(1.10 ACRES OF THE 5.72 ACRE TRACT WILL REMAIN UNDEVELOPED ALONG THE EXISTING ARLINGTON CREEK FOR A NATURAL BUFFER AREA. THE REMAINDER OF THE TRACT WILL BE DESIGNATED AS MDR) 15.48 ACRES OF 8.66 UNITS/ACRE.
6. THE TOTAL SQUARE FOOTAGE OF COMMERCIAL BUILDING SQUARE FOOTAGE WITHIN THE PUD IS 843,080 SF.
7. WITH THE EXCEPTION OF BEN HUR ROAD AND THE SIDEWALKS ALONG BEN HUR AND WITHIN EXISTING PUBLIC ROWS, ALL OF THE PROPOSED STREETS AND PEDESTRIAN WAYS ARE INTENDED TO BE PRIVATELY OWNED AND MAINTAINED.
8. WATER SERVICE TO THE PUD PROPERTY WILL BE PROVIDED BY BATON ROUGE WATER COMPANY.
9. GAS SERVICE WILL BE PROVIDED BY ENTERGY GAS.
10. ELECTRICAL POWER WILL BE PROVIDED BY ENTERGY.
11. TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
12. CABLE SERVICE WILL BE PROVIDED BY COX COMMUNICATIONS.
13. SEWER COLLECTION WILL BE PROVIDED BY THE CITY OF BATON ROUGE. A SEWER PUMP STATION WAS CONSTRUCTED IN 2010 ALONG THE NORTH SIDE OF BEN HUR ROAD. ALL SEWERAGE FROM THIS PUD DEVELOPMENT IS INTENDED TO BE COLLECTED AT THIS PUMP STATION AND THEN PUMPED TO THE DEAN LEE DR PUMP STATION.
14. THE PUD COMPLIES WITH THE FOLLOWING GOALS OF THE FUTURE MASTER PLAN AS FOLLOWS:
   A. PRIOR TO DEVELOPMENT BEGINNING WITHIN THE PUD, APPROXIMATELY 232 ACRES OF EXISTING WETLANDS WERE PUT INTO A WETLANDS CONSERVANCY SUCH THAT THIS EXISTING WETLAND AREA IS PROTECTED FROM FURTHER DESTRUCTION/DEVELOPMENT. IN ADDITION, THE STORMWATER MANAGEMENT SYSTEM WAS DESIGNED SUCH THAT DURING HEAVY RAIN EVENTS, THE STORMWATER RUNOFF OVERFLOWS INTO THE WETLAND CONSERVATION AREA, RECHARGING THE EXISTING WETLANDS, THAT OVER THE PREVIOUS YEARS HAD BEEN DRAINED BY MAN-MADE DRAINAGE DITCHES. THESE EFFORTS ARE CONSISTENT WITH THE GOALS AND OBJECTIVES OF THE ENVIRONMENT AND CONSERVATION SECTION OF THE FUTURE PLAN.
   B. AS PART OF THE PUD DEVELOPMENT, THE EXISTING BRIDGE OVER BAYOU FOUNTAIN WAS WIDENED AND IMPROVEMENTS MADE TO THE INTERSECTION OF BURBANK DR AND LEE DR. THIS WAS A PROJECT THAT WAS SORELY NEEDED OUTSIDE OF THE IMPACTS OF THE PUD DEVELOPMENT. THE CONSTRUCTION OF THESE IMPROVEMENTS TO THE INTERSECTION OF BURBANK AND WEST LEE ARE CONSISTENT WITH THE GOALS OF THE TRANSPORTATION SECTION OF THE FUTURE PLAN.
   C. THE HOUSING SECTION OF THE FUTURE PLAN INDICATES THAT IT IS DESIRABLE TO PROVIDE DIFFERENT HOUSING TYPES WITHIN THE SAME GENERAL NEIGHBORHOOD. THIS PUD DEVELOPMENT ACCOMPLISHES THIS NEED BASED ON THE MIX OF MULTI-FAMILY APARTMENTS, TOWNHOMES, COTTAGE STYLE TOWNHOMES, AND SINGLE FAMILY RESIDENTIAL HOMES THAT ARE BEING DEVELOPED AND PROPOSED.
15. AS OF THE END OF 2021, THERE WILL BE APPROXIMATELY 140 ACRES WITHIN THE PUD REMAINING TO BE DEVELOPED. THIS ACREAGE IS LOCATED MAINLY ALONG NICHOLSON, BURBANK DR, AND WEST LEE DR. FOLLOWING IS THE ANTICIPATED SCHEDULE FOR DEVELOPMENT OF THE REMAINDER OF THE PROPERTY (NOTE THAT THESE ARE ANTICIPATED DATES AND ARE SUBJECT TO CHANGE):
   • 2021: DEVELOPMENT OF TRACTS A-3-1, A-3-3-A, A-3-5, C-1-A-1-A-3-A, C-1-A-1-A-3-B, C-1-A-1-A-3-C-4-A, C-2-A-3-A.
16. ALL SIGNAGE WITHIN THE PUD WILL BE GOVERNED BY CHAPTER 16 OF THE UDC UNLESS OTHERWISE SPECIFIED IN THE CONCEPT PLAN.
17. MAXIMUM HEIGHTS OF BUILDINGS WITHIN THE PUD SHALL BE NO GREATER THAN 150% OF THE MAXIMUM HEIGHT ALLOWED IN THE ADJACENT ZONING DISTRICT, AS PER THE UDC REQUIREMENTS.



PLANNING SUMMARY:
CURRENT ZONING: PUD
FUTURE LAND USES: COMMERCIAL (C), OFFICE (O), COMPACT NEIGHBORHOOD (CN), RESIDENTIAL NEIGHBORHOOD (RN), PARKS AND OPEN SPACE (OS)
PROPOSED USE: PUD
SEWER TREATMENT: GRAVITY TO PUMP STATION; FORCEMAIN TO CITY OF BATON ROUGE FACILITIES
STREETS: 1. ALL STREETS TO REMAIN PRIVATE EXCEPT FOR BEN HUR WHICH HAS BEEN CONSTRUCTED TO EBRP STANDARDS.
SCHOOL DISTRICT: EBR-7
FIRE DISTRICT: BATON ROUGE CITY FIRE & ST. GEORGE FIRE DIST. #2
GAS SERVICE: ENTERGY
WATER SERVICE: BATON ROUGE WATER COMPANY
ELECTRIC: ENTERGY
TELEPHONE: AT&T
SITE LIGHTING: WILL COMPLY TO UDC REQUIREMENTS
CHARACTER AREA(S): SUBURBAN AND URBAN/WALKABLE
FEMA FLOOD ZONES: ZONE A; ZONE X
ADJACENT PARCEL CURRENT ZONINGS: A1, A2.1, C1, C-AB-1, C2, C-AB-2, A3.3, R

SEQUENCE OF CONSTRUCTION:
THE CURRENT STATUS OF THE PUD IS THE WOODLANDS OF BATON ROUGE AND THE COTTAGES OF BATON ROUGE ARE COMPLETE. ARLINGTON TOWN HOMES AND MANORS AND WILDWOOD OF BATON ROUGE ARE COMPLETE. AMERICA HOMELAND LAKE VILLAS PHASE 1 AND PHASE 2 ARE COMPLETE. AS OF THE END OF 2020, THERE ARE APPROXIMATELY 140 ACRES WITHIN THE PUD REMAINING TO BE DEVELOPED. THIS ACREAGE IS LOCATED MAINLY ALONG NICHOLSON, BURBANK DR. AND WEST LEE DR.

LEGEND
TREE LINE
RIGHT-OF-WAY
PROPERTY LINE
PROPOSED VEHICULAR ACCESS
CONSERVATION AREA
VEHICULAR PATH
PEDESTRIAN PATH (WHITE)

LIMITS OF GRAVITY SEWER AND ROADWAY IMPROVEMENTS FINAL DEVELOPMENT PLAN

CONCEPT PLAN REVISION #10

SCALE IN FEET
300 150 0 300 600 900

REVISION		BY
6	10/31/2018	CEB
7	5/30/2019	CEB
8	6/20/2019	CEB
9	10/23/2020	JMT
10	08/25/2021	JMT

DDG
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STATE OF LOUISIANA
John Mason Thompson
License No. 42344
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING
SIGNATURE
DATE: 08/25/2021

ARLINGTON CREEK SOUTH PUD CONCEPT
BATON ROUGE, LOUISIANA
UNIVERSITY PUD, LLC
NEW ORLEANS, LOUISIANA

DRAWN: JMT
CHECKED: MJT
ISSUED DATE: 08-26-2021
ISSUED FOR: CONCEPT PLAN APPROVAL
PROJECT NO.: 21-724
FILE: 21-724 REVISED CONCEPT PLAN 10
SHEET: C-2

P:\DWG\21-000\21-724 Burbank PUD Concept Rev\21-724 REVISED CONCEPT PLAN 10.dwg

THE COTTAGES OF BATON ROUGE

One Bedroom Cottages

Sage Cottage

Augustine Cottage

Seagrass Cottage

thecottagesofbatonrouge.com
777 Bob Hope Rd. Baton Rouge, LA 70820

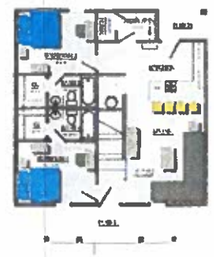
THE COTTAGES OF BATON ROUGE

THE CLUBHOUSE

thecottagesofbatonrouge.com
777 Bob Hope Rd. Baton Rouge, LA 70820

FOUR BEDROOM COTTAGES

Upper Level



Lower Level

Windows & porches vary per elevation

1544 aprox. square feet per unit

ARLINGTON

CAMELLIA TOWNHOUSE A

Main Level

Second Level

Third Level

Windows & porches vary per elevation

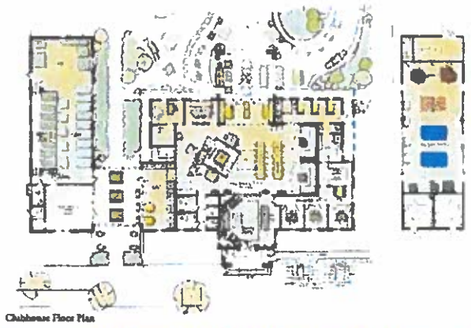
688 aprox. square feet per unit

ARLINGTON

CLUBHOUSE PLANS & ELEVATION

Clubhouse Elevation

Sculpture & Bus Stop



Clubhouse Floor Plan

ARLINGTON

A4.00

CONCEPTUAL ELEVATIONS

REVISION	BY
1/9/2012	SMP
8/24/2015	SMP
2/3/2016	CEB
5/31/2016	SWS

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Mark A. Lark Litzinger
SIGNATURE
5-31-16
DATE

STATE OF LOUISIANA
Mark A. Lark Litzinger
No. 31919
PROFESSIONAL ENGINEER
CIVIL ENGINEERING

ARLINGTON CREEK SOUTH PUD CONCEPT
BATON ROUGE, LOUISIANA
UNIVERSITY PUD, LLC
NEW ORLEANS, LOUISIANA

DRAWN	MTB
CHECKED	MRL
ISSUED DATE	5-4-2015
ISSUED FOR	CONCEPT PLAN APPROVAL
PROJECT NO.	15-021
FILE	15-021 CONCEPTUAL ELEVATIONS
SHEET	C-3

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