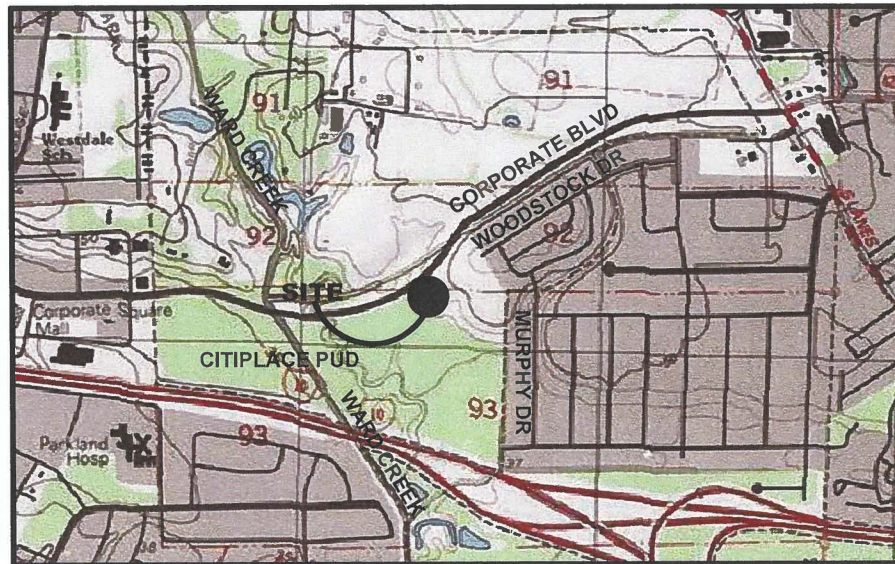


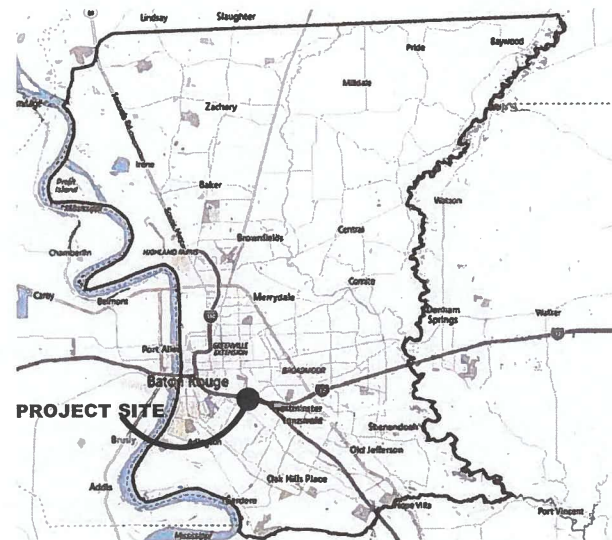
**PUD 1-94 CONCEPT PLAN REVISION 8**  
 REVISED CONCEPT PLAN PACKAGE  
 CITIPLACE - BATON ROUGE

CPPC LOT ID NUMBERS: 1420440740, 1420440511, 1420440514, 1420440512, 1420440513, 1420440515, 1420440522, 1420440523, 1420440521, 1420440516, 1420440517, 1420440532, 1420440531, 1420440713, 1420440534, 1420440533, 1420440739, 1420440740, & 1420440715

LOTS A, C, D, E, F, G, JTS-1-A-1, JTS-1-B-1, JTS-A-D-1-A, JTS-1-D-1-B, JTS-1-C-1-A, L-1-A, L-2-A, L-2-B, M-1-A, N-1-A & N-1-B  
 LOCATED IN SECTION 93, TOWNSHIP 7 SOUTH,  
 RANGE 1 EAST, GREENSBURG LAND DISTRICT,  
 CITY OF BATON ROUGE,  
 EAST BATON ROUGE PARISH



**VICINITY MAP:**  
 SCALE: 1" = 500'



**PARISH MAP**  
 SCALE: 1" = 10 MILES

**PROJECT CONTACT LIST:**

**DEVELOPER / CLIENT:**

CONTACT: SAM SAYANIA  
 PHONE: (337) 255-2514  
 EMAIL: SHARDULSAYANIA@HOTMAIL.COM

**ARCHITECT:**

ALECHA ARCHITECTURE  
 7453 ST. CHARLES AE.  
 NEW ORLEANS, LA 70118  
 PHONE: (504) 250-3052  
 EMAIL: FALECHA@AOL.COM

**PLANNING SUMMARY:**

EXISTING ZONING:  
 FUTURE LAND USE:

CHARACTER AREA:  
 EX. ADJACENT ZONING:  
 DENSITY:

PUD  
 COMMERCIAL, REGIONAL CENTER,  
 COMPACT NEIGHBORHOOD  
 URBAN / WALKABLE  
 WEST: C2, C-AB-1, C-AB-2, EAST: A2.5  
 36,217 SF / ACRE COMMERCIAL

**ENGINEER:**

PATIN ENGINEERS & SURVEYORS, INC.  
 THOMAS OLINDE  
 1111 HOSPITAL ROAD, SUITE D  
 NEW ROADS, LA 70760  
 PHONE: (225) 387-2167  
 EMAIL: TOLINDE@PATINENGR-SURV.COM

**DRAWING INDEX:**

**PUD CONCEPT PLAN PACKAGE**

- 1.0 TITLE SHEET
- 2.0 OVERALL PUD AERIAL PHOTOGRAPH
- 3.0 PREVIOUSLY APPROVED CONCEPT PLAN
- 4.0 REVISED CONCEPT PLAN
- 5.0 OVERALL CIRCULATION PLAN
- 6.0 ARCHITECTURAL CHARACTER

**UTILITIES:**

NATURAL GAS  
 ELECTRICITY  
 WATER  
 SEWER  
 COMMUNICATIONS

ENTERGY LOUISIANA  
 ENTERGY LOUISIANA  
 BATON ROUGE WATER COMPANY  
 BR DPW DIVISION  
 AT&T / COX COMMUNICATIONS

**REVISED: 5-26-2022**



- 1) THE PROPOSED CONCEPT PLAN REVISION CONSISTS OF A CHANGE FROM RESIDENTIAL CONDOMINIUMS TO HOTEL USE WITH A DENSITY OF 36,217 S.F. / AC.
- 2) THE PROPOSED REVISION TO CITIPLACE PLANNED UNIT DEVELOPMENT CONCEPT PLAN IS SPECIFIC TO LOT N-1-B, CEDAR LODGE PLANTATION, PUD 1-94, CITIPLACE. THE TRACT IS LOCATED ALONG CORPORATE BOULEVARD BETWEEN AN EXISTING BANK ON LOT N-1-A, CEDAR LODGE PLANTATION AND RESIDENTIAL CONDOMINIUMS.

**APPROVED:**

RYAN L. HOLCOMB, FAICP  
 PLANNING COMMISSION DIRECTOR OR HIS DESIGNEE

DATE: \_\_\_\_\_

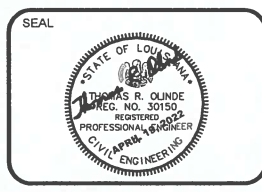


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DEVELOPER  
 CONTACT SAM SAYANIA  
 (337) 255-2514  
 SHARDULSAYANIA@HOTMAIL.COM

PROJECT NAME  
 CONCEPT PLAN  
 REVISION 8  
 PUD 1-94 CITIPLACE

SITE DESCRIPTION  
 CPPC LOT ID NUMBERS  
 1420440740, 1420440511, 1420440514, 1420440512, 1420440513, 1420440515, 1420440522, 1420440523, 1420440521, 1420440516, 1420440517, 1420440532, 1420440531, 1420440713, 1420440534, 1420440533, 1420440739, 1420440740, & 1420440715  
 LOTS A, C, D, E, F, G, JTS-1-A-1, JTS-1-B-1, JTS-A-D-1-A, JTS-1-D-1-B, JTS-1-C-1-A, L-1-A, L-2-A, L-2-B, M-1-A, N-1-A & N-1-B  
 LOCATED IN SECTION 93, TOWNSHIP 7 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH



PESI JOB NO: 22-024	DRAWING BY: M. GIRLINGHOUSE
PLAN STATUS: <b>NOT FOR CONSTRUCTION</b>	
ISSUE / REVISION:	DATE:

PLAN SHEET:  
**TITLE SHEET**

SHEET NO:  
**1.0**



PC SET  
 MAY 31 2022  
 Planning Commission



**PATIN**  
ENGINEERS & SURVEYORS, INC.  
1111 HOSPITAL ROAD, SUITE D  
NEW ROADS, LA 70760  
OFFICE: (225) 387-2167

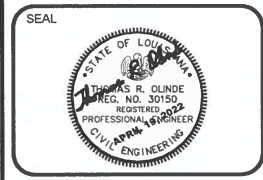
**ALECHA ARCHITECTURE**  
7453 ST. CHARLES AVE.  
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PROJECT NAME  
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SITE DESCRIPTION  
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1420440531, 1420440713, 1420440534,  
1420440533, 1420440739, 1420440740, &  
1420440715  
LOTS A, C, D, E, F, G, JTS-1-A-1,  
JTS-1-B-1, JTS-A-D-1-A,  
JTS-1-D-1-B, JTS-1-C-1-A, L-1-A,  
L-2-A, L-2-B, M-1-A, N-1-A & N-1-B  
LOCATED IN SECTION 93, TOWNSHIP 7  
SOUTH,  
RANGE 1 EAST, GREENSBURG LAND  
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CITY OF BATON ROUGE,  
EAST BATON ROUGE PARISH



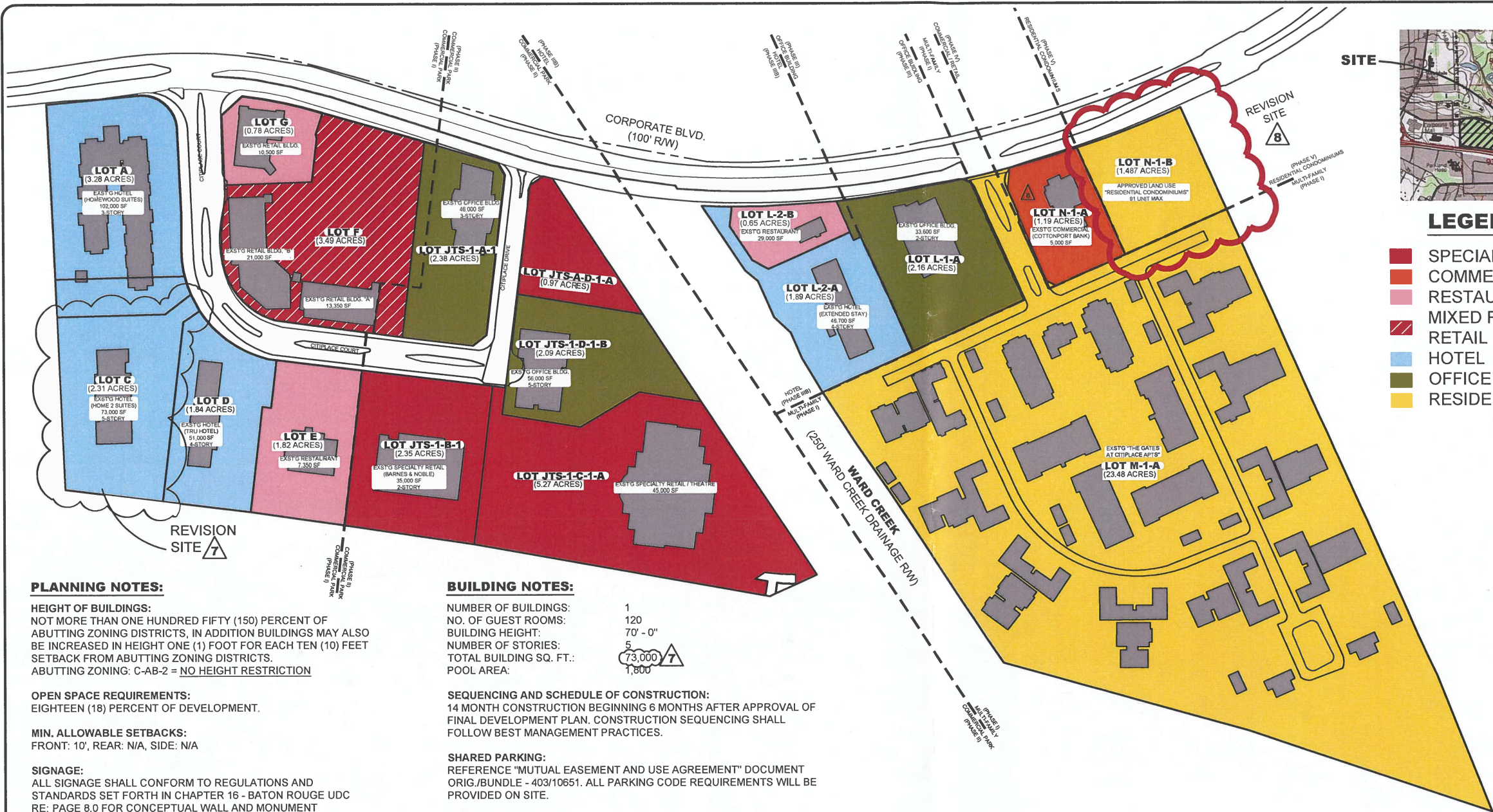
PESI JOB NO: 22-024	DRAWING BY: M. GIRLINGHOUSE
PLAN STATUS: <b>NOT FOR CONSTRUCTION</b>	
ISSUE / REVISION:	DATE:

PLAN SHEET:  
**OVERALL PUD  
AERIAL PHOTOGRAPH**

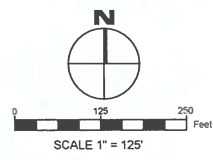
SHEET NO:  
**2.0**



AERIAL PHOTOGRAPH  
SCALE: 1" = 100'  
0 100 200 Feet



- LEGEND:**
- SPECIALTY RETAIL
  - COMMERCIAL / RETAIL
  - RESTAURANT
  - MIXED RESTAURANT / RETAIL [50 / 50]
  - HOTEL
  - OFFICE
  - RESIDENTIAL



**PLANNING NOTES:**

**HEIGHT OF BUILDINGS:**  
NOT MORE THAN ONE HUNDRED FIFTY (150) PERCENT OF ABUTTING ZONING DISTRICTS, IN ADDITION BUILDINGS MAY ALSO BE INCREASED IN HEIGHT ONE (1) FOOT FOR EACH TEN (10) FEET SETBACK FROM ABUTTING ZONING DISTRICTS.  
**ABUTTING ZONING:** C-AB-2 = NO HEIGHT RESTRICTION

**OPEN SPACE REQUIREMENTS:**  
EIGHTEEN (18) PERCENT OF DEVELOPMENT.

**MIN. ALLOWABLE SETBACKS:**  
FRONT: 10', REAR: N/A, SIDE: N/A

**SIGNAGE:**  
ALL SIGNAGE SHALL CONFORM TO REGULATIONS AND STANDARDS SET FORTH IN CHAPTER 16 - BATON ROUGE UDC RE: PAGE 8.0 FOR CONCEPTUAL WALL AND MONUMENT SIGNAGE.

**BUILDING NOTES:**

**NUMBER OF BUILDINGS:** 1  
**NO. OF GUEST ROOMS:** 120  
**BUILDING HEIGHT:** 70' - 0"  
**NUMBER OF STORIES:** 5  
**TOTAL BUILDING SQ. FT.:** 73,000  
**POOL AREA:** 1,800

**SEQUENCING AND SCHEDULE OF CONSTRUCTION:**  
14 MONTH CONSTRUCTION BEGINNING 6 MONTHS AFTER APPROVAL OF FINAL DEVELOPMENT PLAN. CONSTRUCTION SEQUENCING SHALL FOLLOW BEST MANAGEMENT PRACTICES.

**SHARED PARKING:**  
REFERENCE "MUTUAL EASEMENT AND USE AGREEMENT" DOCUMENT ORIG./BUNDLE - 403/10651. ALL PARKING CODE REQUIREMENTS WILL BE PROVIDED ON SITE.

**GENERAL:**  
MAIL AND PARCEL SERVICES WILL BE PROVIDED AT HOTEL MAIN DESK. HOTEL WILL NOT SERVE ALCOHOL.

LAND USE TYPE	ALLOWABLE AREA	PERCENT OF TOTAL
HOTEL:	8.4± ACRES	12.2%
RESTAURANT:	6.0± ACRES	8.7%
SPECIALTY RETAIL:	19.14± ACRES	27.8%
OFFICE:	7.3± ACRES	10.6%
RESIDENTIAL:	26.4± ACRES	38.4%
COMMERCIAL / RETAIL:	1.5± ACRES	2.3%
<b>TOTAL</b>	<b>68.84± ACRES</b>	<b>100%</b>

\* ASSUMED MAXIMUM ACREAGE FOR LAND USE COMPONENTS. SOURCED FROM PREVIOUS PUD REVISION SUBMITTAL - DATED OCT 2011.

LAND USE TYPE	DEVELOPED AREA	PERCENT OF TOTAL
HOTEL:	7.01± ACRES	10.2%
RESTAURANT:	7.32± ACRES	10.4%
SPECIALTY RETAIL:	8.59± ACRES	12.5%
OFFICE:	6.63± ACRES	9.6%
RESIDENTIAL:	24.86± ACRES	36.1%
COMMERCIAL / RETAIL:	2.94± ACRES	4.3%
<b>TOTAL**</b>	<b>57.35± ACRES</b>	<b>83.3%</b>

LAND USE TYPE	DEVELOPED AREA	PERCENT OF TOTAL
HOTEL:	9.32± ACRES	10.2%
RESTAURANT:	5.01± ACRES	10.4%
SPECIALTY RETAIL:	8.59± ACRES	12.5%
OFFICE:	6.63± ACRES	9.6%
RESIDENTIAL:	24.86± ACRES	36.1%
COMMERCIAL / RETAIL:	2.94± ACRES	4.3%
<b>TOTAL**</b>	<b>57.35± ACRES</b>	<b>83.3%</b>

\*\* TOTAL ACREAGE DOES NOT INCLUDE PUBLIC RIGHTS OF WAY OR COMMON OPEN SPACE

	PUD TABLE OF USES:								
	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL	OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE	TOTAL
TOTAL # OF UNITS	0	1	91 (ALLOWED)	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL # OF LOTS	0	1	1	12	3	N/A	0	N/A	17
TOTAL SQ. FT OF BUILDINGS	N/A	593,500	95,000 (NOT BUILT)	417,800	177,600	N/A	0	N/A	1,283,900
TOTAL ACREAGE	0	23.48	1.38	25.86	6.63	4.29	0	7.20	68.84
PERCENTAGE OF USE	0	34.1%	2.0%	37.6%	9.6%	6.2%	0	10.5%	100%

\* TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE AND ACREAGE INCLUDES THE PROPOSED 73,000 SQUARE FOOT HOTEL.

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**DEVELOPER**  
CONTACT SAM SAYANIA  
(337) 255-2514  
SHARDULSAYANIA@HOTMAIL.COM

**PROJECT NAME**  
  
**CONCEPT PLAN**  
REVISION 8  
PUD 1-94 CITIPLACE

**SITE DESCRIPTION**  
CPPC LOT ID NUMBERS:  
1420440740, 1420440511, 1420440514, 1420440512, 1420440513, 1420440515, 1420440522, 1420440523, 1420440521, 1420440516, 1420440517, 1420440532, 1420440531, 1420440713, 1420440534, 1420440533, 1420440739, 1420440740, & 1420440715  
LOTS A, C, D, E, F, G, JTS-1A-1, JTS-1B-1, JTS-A-D-1-A, JTS-1-D-1-B, JTS-1-C-1-A, L-1-A, L-2-A, L-2-B, M-1-A, N-1-A & N-1-B LOCATED IN SECTION 93, TOWNSHIP 7 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH



PSJ JOB NO: 22-024  
DRAWING BY: M. GIRLINGHOUSE  
PLAN STATUS: NOT FOR CONSTRUCTION  
ISSUE / REVISION: DATE:

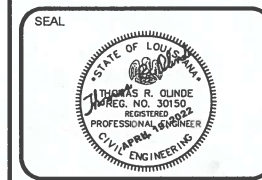
PLAN SHEET:  
**PREVIOUSLY APPROVED CONCEPT PLAN**  
SHEET NO: **3.0**

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PROJECT NAME  
CONCEPT PLAN  
REVISION 8  
PUD 1-94 CITIPLACE

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1420440531, 1420440713, 1420440534,  
1420440533, 1420440739, 1420440740, &  
1420440715  
LOTS A, C, D, E, F, G, JTS-1-A-1,  
JTS-1-B-1, JTS-A-D-1-A,  
JTS-1-D-1-B, JTS-1-C-1-A, L-1-A,  
L-2-A, L-2-B, M-1-A, N-1-A & N-1-B  
LOCATED IN SECTION 93, TOWNSHIP 7  
SOUTH,  
RANGE 1 EAST, GREENSBURG LAND  
DISTRICT,  
CITY OF BATON ROUGE,  
EAST BATON ROUGE PARISH



SEAL  
PESI JOB NO: 22-024  
DRAWING BY: M. GIRLINGHOUSE  
PLAN STATUS:  
**NOT FOR CONSTRUCTION**  
ISSUE / REVISION: DATE:

PLAN SHEET:  
**REVISED CONCEPT PLAN**

SHEET NO:  
**4.0**



**PLANNING NOTES:**

**HEIGHT OF BUILDINGS:**  
NOT MORE THAN ONE HUNDRED FIFTY (150) PERCENT OF ABUTTING ZONING DISTRICTS, IN ADDITION BUILDINGS MAY ALSO BE INCREASED IN HEIGHT ONE (1) FOOT FOR EACH TEN (10) FEET SETBACK FROM ABUTTING ZONING DISTRICTS.  
ABUTTING ZONING:  $A2.5 \approx 35' \times 1.5' = 52.5'$

**OPEN SPACE REQUIREMENTS:**  
EIGHTEEN (18) PERCENT OF DEVELOPMENT.

**MIN. ALLOWABLE SETBACKS:**  
FRONT: 10', REAR: N/A, SIDE: N/A

**SIGNAGE:**  
ALL SIGNAGE SHALL CONFORM TO REGULATIONS AND STANDARDS SET FORTH IN CHAPTER 16 - BATON ROUGE UDC  
RE: PAGE 8.0 FOR CONCEPTUAL WALL AND MONUMENT SIGNAGE.

LAND USE TYPE	ALLOWABLE AREA	PERCENT OF TOTAL
HOTEL:	8.4± ACRES	12.2%
RESTAURANT:	6.0± ACRES	8.7%
SPECIALTY RETAIL:	19.14± ACRES	27.8%
OFFICE:	7.3± ACRES	10.6%
RESIDENTIAL:	26.4± ACRES	38.4%
COMMERCIAL / RETAIL:	1.5± ACRES	2.3%
<b>TOTAL</b>	<b>68.84± ACRES</b>	<b>100%</b>

\* ASSUMED MAXIMUM ACREAGE FOR LAND USE COMPONENTS. SOURCED FROM PREVIOUS PUD REVISION SUBMITTAL - DATED OCT 2011.

LAND USE TYPE	DEVELOPED AREA	PERCENT OF TOTAL
HOTEL:	10.81± ACRES	15.7%
RESTAURANT:	5.01± ACRES	7.3%
SPECIALTY RETAIL:	8.59± ACRES	12.5%
OFFICE:	6.63± ACRES	9.6%
RESIDENTIAL:	23.37± ACRES	33.9%
COMMERCIAL / RETAIL:	2.94± ACRES	4.3%
<b>TOTAL</b>	<b>57.35± ACRES</b>	<b>83.3%</b>

\*\* TOTAL ACREAGE DOES NOT INCLUDE PUBLIC RIGHTS OF WAY OR COMMON OPEN SPACE

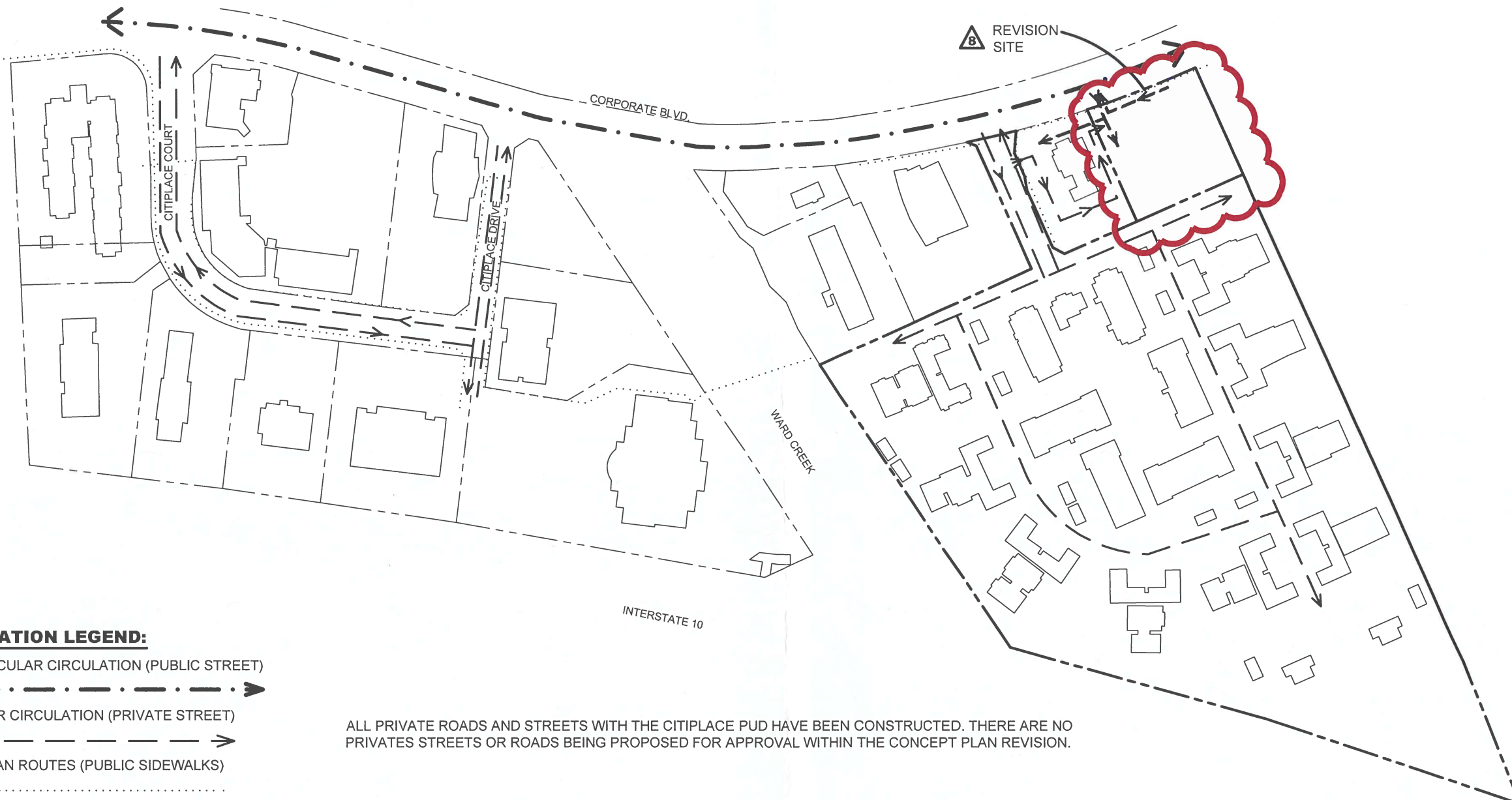
	PUD TABLE OF USES:								TOTAL
	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL	OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE	
TOTAL # OF UNITS	0	425**	0	N/A	N/A	N/A	N/A	N/A	
TOTAL # OF LOTS	0	1	0	13	3	N/A	0	N/A	
TOTAL SQ. FT OF BUILDINGS	N/A	593,500	0	471,654*	177,600	N/A	0	N/A	1,242,754
TOTAL ACREAGE	0	23.37	0	27.35	6.63	4.29	0	7.20	68.84
PERCENTAGE OF USE	0	33.9%	0	39.8%	9.6%	6.2%	0	10.5%	100%

\* TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE AND ACERAGES INCLUDES THE PROPOSED 53,854 SQ. FT. HOTEL

\*\*425 MEDIUM DENSITY RESIDENTIAL UNITS ARE DEVELOPED AS THE GATES AT CITIPLACE

**NOTE:**  
SQUARE FOOTAGES NOTED ON DRAWING ARE APPROXIMATE.

WATER/SEWER/STORM DRAINAGE/ELECTRICITY/GAS/COMMUNICATIONS AND PUBLIC TRANSPORTATION ARE CURRENTLY PROVIDED WITHIN THE CITIPLACE PUD.



**CIRCULATION LEGEND:**

- MAIN VEHICULAR CIRCULATION (PUBLIC STREET)
- VEHICULAR CIRCULATION (PRIVATE STREET)
- PEDESTRIAN ROUTES (PUBLIC SIDEWALKS)

ALL PRIVATE ROADS AND STREETS WITH THE CITIPLACE PUD HAVE BEEN CONSTRUCTED. THERE ARE NO PRIVATE STREETS OR ROADS BEING PROPOSED FOR APPROVAL WITHIN THE CONCEPT PLAN REVISION.



**PATIN**  
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**ALECHA ARCHITECTURE**  
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1420440531, 1420440713, 1420440534,  
1420440533, 1420440739, 1420440740, &  
1420440715  
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JTS-1-B-1, JTS-A-D-1-A,  
JTS-1-D-1-B, JTS-1-C-1-A, L-1-A,  
L-2-A, L-2-B, M-1-A, N-1-A & N-1-B  
LOCATED IN SECTION 93, TOWNSHIP 7  
SOUTH,  
RANGE 1 EAST, GREENSBURG LAND  
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CITY OF BATON ROUGE,  
EAST BATON ROUGE PARISH



PESI JOB NO: 22-024	DRAWING BY: M. GIRLINGHOUSE
PLAN STATUS: <b>NOT FOR CONSTRUCTION</b>	
ISSUE / REVISION:	DATE:

PLAN SHEET:  
**OVERALL CIRCULATION PLAN**

SHEET NO:  
**5.0**



REAR PERSPECTIVE - GREY  
SCALE: NOT TO SCALE



FRONT PERSPECTIVE - GREY  
SCALE: NOT TO SCALE

IMAGE SOURCE: ALECHA ARCHITECTURE



1111 HOSPITAL ROAD, SUITE D  
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OFFICE: (225) 387-2167



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DEVELOPER

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PROJECT NAME

CONCEPT PLAN  
REVISION B  
PUD 1-94 CITIPLACE

SITE DESCRIPTION

CPPC LOT ID NUMBERS:  
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JTS-1-B-1, JTS-A-D-1-A,  
JTS-1-D-1-B, JTS-1-C-1-A, L-1-A,  
L-2-A, L-2-B, M-1-A, N-1-A & N-1-B  
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EAST BATON ROUGE PARISH

SEAL



PEST JOB NO: 22-024  
DRAWING BY: M. GIRLINGHOUSE

PLAN STATUS:  
**NOT FOR CONSTRUCTION**

ISSUE / REVISION:	DATE:

PLAN SHEET:  
**ARCHITECTURAL CHARACTER**

SHEET NO:  
**6.0**