

**SHEET INDEX**

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**PLANNING SUMMARY**

EXISTING ZONING: PUD  
 EXISTING LAND USE: UNDEVELOPED  
 FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD  
 CHARACTER AREA: SUBURBAN  
 ADJACENT ZONING: RURAL  
 ACREAGE: 186.88 ACRES  
 MAX NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS: 735  
 LOW DENSITY: 3.93 UNITS PER ACRE  
 MAX BUILDING HEIGHT: 35' (MAXIMUM)  
 PROPOSED USE: LOW DENSITY RESIDENTIAL

# PUD CONCEPT PLAN FOR NORTHRIDGE PLANNED UNIT DEVELOPMENT (PUD-3-22) BATON ROUGE, LOUISIANA 70791 EAST BATON ROUGE PARISH

A PORTION OF TRACT TR-1, TRACTS TR-2 & TR-3  
 BEING A PORTION OF THE V.E. MONTAN PROPERTY  
 LOCATED IN SECTION 85, T-5-S, R-1-W,  
 GREENSBURG LAND DISTRICT  
 EAST BATON ROUGE PARISH, LOUISIANA

**OVERALL PUD NARRATIVE:**

THE NORTHRIDGE SUBDIVISION PLANNED UNIT DEVELOPMENT IS A ±186.88 ACRE RESIDENTIAL DEVELOPMENT CONSISTING OF ±735 SINGLE FAMILY DETACHED RESIDENTIAL LOTS THAT ENCOMPASS 147.18 ACRES (79%). THERE WILL BE 37.40 ACRES OF COMMON OPEN SPACE (20%) CONSISTING OF LANDSCAPING, PEDESTRIAN WALKWAYS, AND TWO ACCESSIBLE LAKES WITH WALKWAYS. BAYOU BATON ROUGE MAKES UP THE REMAINING 2.30 ACRES (1%). THE SINGLE FAMILY RESIDENTIAL GROSS NET DENSITY IS 3.93 LOTS PER ACRE OR 735 LOTS/186.88 ACRES. THE STREET AND SIDEWALKS WITHIN RIGHT-OF-WAY WILL BE PUBLIC. ALL REQUIRED PUBLIC UTILITIES ARE AVAILABLE TO THE SITE OR ACCOMMODATIONS WILL BE MADE TO GAIN ACCESS.

**CPPC ID NUMBERS:**

- 111580125
- 111580126
- 111580127

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

**OWNER / DEVELOPER:**

**TEMPLETON RIDGE DEVELOPMENT, LLC**  
 1100 CAMELLIA BOULEVARD, SUITE 201  
 LAFAYETTE, LOUISIANA 70508  
 CONTACT: JEFF VALLEE  
 TELEPHONE: (225) 931-8070  
 EMAIL: JVALLEE@RRCOA.COM

**DESIGN PROFESSIONALS & CONSULTANTS LIST:**

**CIVIL ENGINEER**  
 DUPLANTIS DESIGN GROUP, PC  
 9015 BLUEBONNET BOULEVARD  
 BATON ROUGE, LOUISIANA 70810  
 CONTACT: MICHAEL THOMASSIE, P.E.  
 TELEPHONE: (225) 751-4490  
 EMAIL: MTHOMASSIE@DDGPC.COM

**UTILITY CONTACT LIST:**

**SEWER**  
 EBR PARISH DEPT. OF PUBLIC WORKS  
 1100 LAUREL ST. 2ND FLOOR  
 BATON ROUGE, LOUISIANA 70802  
 CONTACT: ROBERT JOYNER  
 TELEPHONE: (225) 389-3198

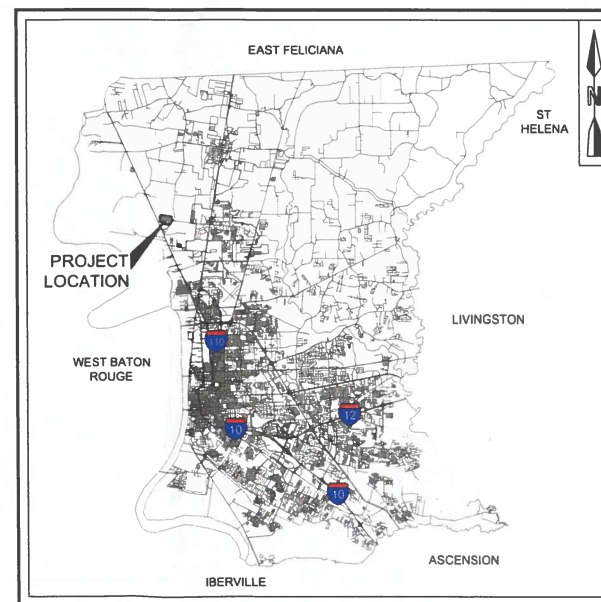
**WATER**  
 BATON ROUGE WATER COMPANY  
 8755 GOODWOOD BOULEVARD  
 BATON ROUGE, LOUISIANA 70896  
 CONTACT: MARGIE SWANSON  
 TELEPHONE: (225) 231-0304

**TELEPHONE**  
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 5550 S. SHERWOOD FOREST BLVD. ROOM 231  
 BATON ROUGE, LOUISIANA 70816  
 CONTACT: MICHAEL BROWN  
 TELEPHONE: (225) 296-4930

**ELECTRIC**  
 ENTERGY ELECTRIC  
 446 NORTH BLVD.  
 BATON ROUGE, LOUISIANA 70802  
 CONTACT: JUSTIN RETTSTATT  
 TELEPHONE: (225) 346-3928

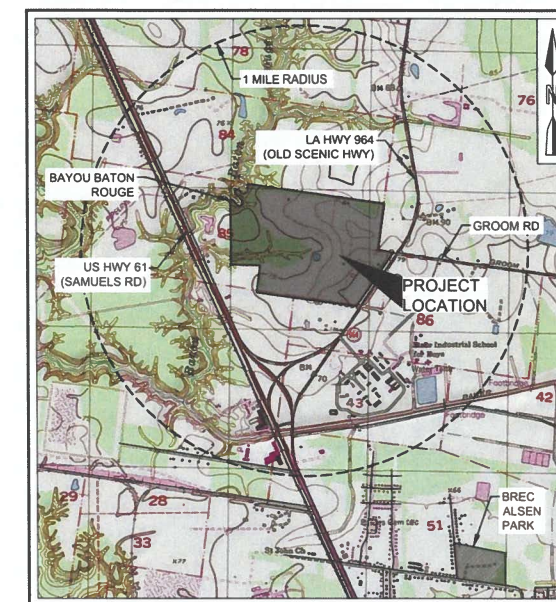
**GAS**  
 ENTERGY  
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**TELEPHONE**  
 COX COMMUNICATIONS  
 1906 ERASTE LANDRY RD.  
 LAFAYETTE, LOUISIANA 70506  
 CONTACT: BYRON VENTRESS  
 TELEPHONE: (225) 268-0600



**PARISH MAP**

SCALE: 1" = 25,000'



**QUAD MAP**

SCALE: 1" = 2000'

**NORTHRIDGE  
 PLANNED UNIT DEVELOPMENT (PUD-3-22)**  
 BATON ROUGE, LOUISIANA  
 EAST BATON ROUGE PARISH  
 TEMPLETON RIDGE DEVELOPMENT, LLC  
 LAFAYETTE, LOUISIANA



9015 BLUEBONNET BLVD.  
 BATON ROUGE, LA 70810  
 225.751.4490



PROJECT NO. 21-1756

PUD  
 11/21/2022

CHECKED BY \_\_\_\_\_ CDS  
 DRAWN BY \_\_\_\_\_ BMA  
 SHEET NAME

PC Set 11/21/2022

Z:\2022\22-1756\CIVIL\CAD\PDUD32-1756 COVER SHEET (PUD).DWG

MAP UNIT SYMBOL	MAP UNIT NAME	ACRES IN AOI	PERCENT OF AOI
CcA	Calhoun silt loam 0 to 1 percent slopes	29.1	15.9%
FcF	Falciana silt loam 8 to 30 percent slopes	16.2	8.7%
FoA	Frost silt loam 0 to 1 percent slopes	5.5	2.9%
OpA	Opraisne silt. 0 to 1 percent slopes	27.4	14.7%
OpB	Opraisne silt. 1 to 3 percent slopes	37.4	20.0%
SnA	Scottdenville silt. 0 to 1 percent slopes	7.3	3.9%
SnB	Scottdenville silt. 1 to 3 percent slopes	63.3	33.9%
W	Water	0.7	0.4%
<b>TOTALS FOR AREA OF INTEREST</b>		<b>186.9</b>	<b>100.0%</b>

LINE #	BEARING	DISTANCE
L1	N43°09'44"E	45.76'
L2	N83°13'19"E	13.43'
L3	S83°12'10"E	16.05'
L4	S72°54'48"E	10.55'
L5	S70°37'46"E	23.45'
L6	S54°29'36"E	27.07'
L7	S29°45'37"E	56.84'
L8	S44°34'49"E	28.77'
L9	S26°05'31"E	14.52'
L10	S51°19'02"E	93.88'

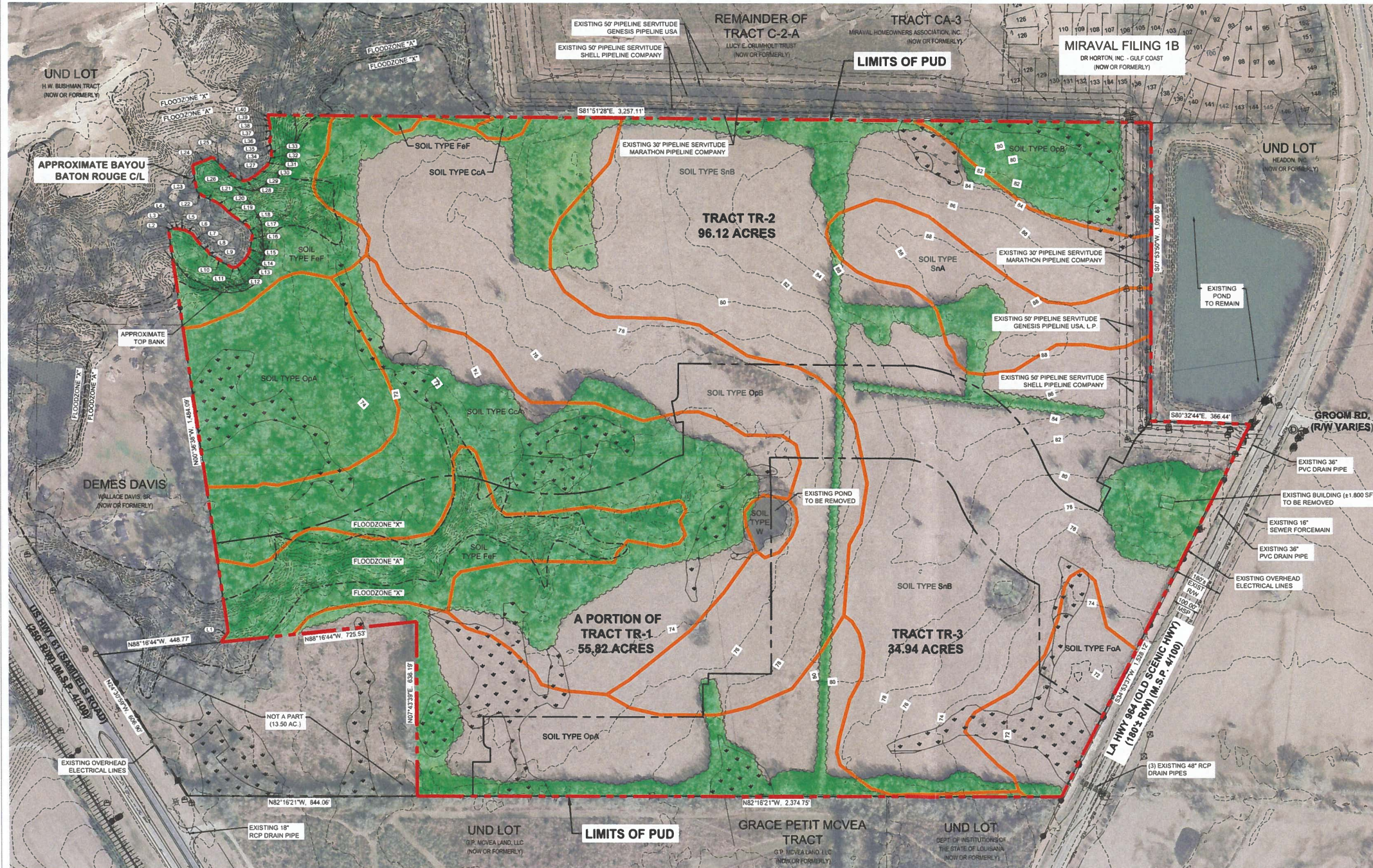
LINE #	BEARING	DISTANCE
L11	S84°38'21"E	17.13'
L12	N54°17'55"E	10.30'
L13	N53°31'23"E	36.21'
L14	N40°40'47"E	23.45'
L15	N21°04'38"E	34.67'
L16	N14°51'27"E	40.09'
L17	N24°42'02"W	29.43'
L18	N48°25'21"W	69.76'
L19	N40°11'23"W	55.99'
L20	N50°18'58"W	25.87'

LINE #	BEARING	DISTANCE
L21	N57°36'45"W	52.89'
L22	N42°15'04"W	25.31'
L23	N01°52'00"W	95.62'
L24	N76°01'23"E	79.58'
L25	S38°24'47"E	66.13'
L26	S45°34'17"E	61.21'
L27	S72°27'07"E	20.73'
L28	N83°41'40"E	17.05'
L29	N65°26'39"E	30.15'
L30	N56°49'44"E	56.68'

LINE #	BEARING	DISTANCE
L31	N34°24'36"E	21.45'
L32	N25°18'24"E	14.42'
L33	N11°09'11"E	23.37'
L34	N03°39'28"W	10.75'
L35	N10°19'55"W	16.40'
L36	N11°01'52"E	35.75'
L37	N04°14'08"E	19.00'
L38	N01°04'52"W	19.77'
L39	N04°11'18"W	17.55'
L40	N15°33'07"W	10.11'

**LEGEND**

- PUD BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EXISTING CONTOUR
- EXISTING OVERHEAD ELECTRIC
- EXISTING SEWER FORCEMAIN
- EXISTING PIPELINE
- EXISTING FENCE
- SOILS GROUP BOUNDARY
- EXISTING WOODED AREA (BOTTOMLAND HARDWOODS)
- WETLANDS
- FLOODZONE 'A'



**FLOOD ELEVATION DATA:**

- FLOOD NOTE: IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 220330155E FOR EAST BATON ROUGE PARISH LOUISIANA. LAST REVISED MAY 2, 2008. THE PROPERTY HEREON IS LOCATED IN FLOOD ZONES 'X' & 'A'. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS AND THE LOCAL FLOOD PLAIN ADMINISTRATOR.
- BASE FLOOD ELEVATION: 72.5 FT
- RECORD INUNDATION: N/A

**GENERAL NOTES:**

- EXISTING VEGETATION COVER: MOSTLY PASTURELAND WITH WOODED AREA IN CENTER/WESTERN AREA OF PROPERTY
- EXISTING TREE COMMUNITIES: BOTTOMLAND HARDWOODS
- LIST OF EXISTING PUBLIC FACILITIES TO SERVE PROJECT:
  - SCHOOL DISTRICT ZACHARY-1
    - ZACHARY EARLY LEARNING CENTER
    - NORTHWESTERN ELEMENTARY SCHOOL
    - ROLLINS PLACE ELEMENTARY SCHOOL
    - ZACHARY ELEMENTARY SCHOOL
    - COPPER MILL ELEMENTARY SCHOOL
    - NORTHWESTERN MIDDLE SCHOOL
    - ZACHARY HIGH SCHOOL
  - PARKS: ALSEN PARK
  - FIRE DISTRICT: EBR FIRE PROTECTION DISTRICT #1
  - HOSPITALS: LANE REGIONAL MEDICAL CENTER
- REFERENCE MAPS: (A) MAP SHOWING THE SUBDIVISION OF A 200.38 AC TRACT OF LAND INTO TRACTS TR-1, TR-2 & TR-3 BEING A PORTION OF THE V.E. MONTAN PROPERTY BY JEFFREY D. DIAMOND, DATED 08/18/2021. BEARINGS ARE BASED ON REFERENCE MAP 'A' (ABOVE).
- MOVEBR NOTE: STREETS ADJACENT TO THE SITE ARE NOT INCLUDED IN THE MOVEBR PLAN.

**PLANNING SUMMARY**

EXISTING ZONING: PUD  
 EXISTING LAND USE: UNDEVELOPED  
 FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD  
 CHARACTER AREA: SUBURBAN  
 ADJACENT ZONING: RURAL  
 ACREAGE: 186.88 ACRES  
 UTILITIES:  
 WATER - BATON ROUGE WATER COMPANY  
 TELECOM - AT&T AND COX  
 GAS - ENTERGY GAS  
 ELECTRIC - ENTERGY  
 SEWER - EAST BATON ROUGE PARISH

**NORTHRIDGE  
 PLANNED UNIT DEVELOPMENT (PUD-3-22)**  
 BATON ROUGE, LOUISIANA  
 EAST BATON ROUGE PARISH  
 TEMPLETON RIDGE DEVELOPMENT, LLC  
 LAFAYETTE, LOUISIANA

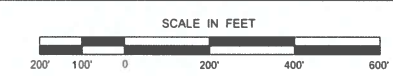
**DDG**  
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 225.751.4490

STATE OF LOUISIANA  
 MICHAEL J. THOMASSIE  
 PRELIMINARY  
 2553  
 Reg. No.  
 11/21/2022

PROJECT NO. 21-1756  
 PUD  
 11/21/2022

CHECKED BY: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 SHEET NAME: \_\_\_\_\_  
 CDS  
 BMA

Not For Construction  
**EXISTING CONDITIONS MAP**



Z:\2022\22-1756\CIVIL\DDP\22-1756 EXISTING CONDITIONS MAP.DWG

OVERALL TABLE OF USES							
	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL / OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	735	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDINGS	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL ACREAGE	149.48	N/A	N/A	N/A	N/A	N/A	37.40
PERCENTAGE OF SITE	80%	N/A	N/A	N/A	N/A	N/A	20%

RESIDENTIAL LOT TABLE					
DESCRIPTION	TOTAL AREA (ACRES)	RESIDENTIAL AREA (ACRES)	MAXIMUM NUMBER OF LOTS	DENSITY	SETBACKS
PHASE 1	71.96	48.45	226	LOW	FRONT: 15', FRONT LOADED GARAGE: 25', 20" SIDE: 5', REAR: 15', CORNER SIDE: 20"
PHASE 2	30.57	28.70	149	LOW	FRONT: 15', FRONT LOADED GARAGE: 25', 20" SIDE: 5', REAR: 15', CORNER SIDE: 20"
PHASE 3	24.45	21.66	104	LOW	FRONT: 15', FRONT LOADED GARAGE: 25', 20" SIDE: 5', REAR: 15', CORNER SIDE: 20"
PHASE 4	59.91	50.67	256	LOW	FRONT: 15', FRONT LOADED GARAGE: 25', 20" SIDE: 5', REAR: 15', CORNER SIDE: 20"
<b>TOTAL:</b>	186.88	149.48	735		

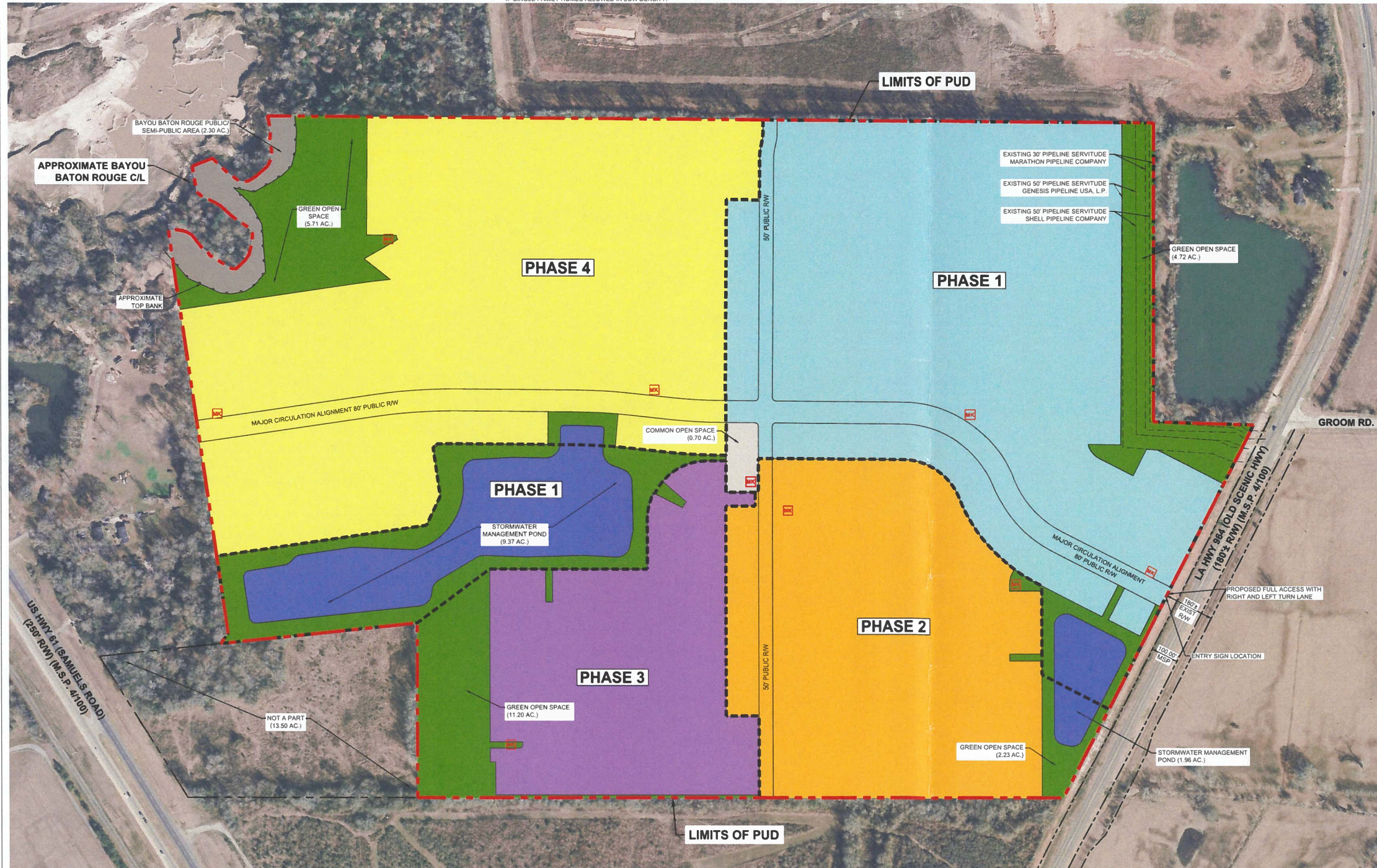
COMMON OPEN SPACE TABLE		
REQUIREMENTS		
COMMON OPEN SPACE REQUIRED: 37.38 AC. (20% OVERALL ACREAGE) 37.40 AC. PROVIDED		
GREEN OPEN SPACE REQUIRED: 18.70 AC. (50% COMMON OPEN SPACE) 23.86 AC. PROVIDED		
LOCATIONS	ACREAGE	COLOR
COMMON OPEN SPACE	2.21	
GREEN OPEN SPACE	23.86	
STORMWATER MANAGEMENT PONDS***	11.33	
<b>TOTAL:</b>	37.40	

**LEGEND - IMPROVEMENTS**

- PUD BOUNDARY LINE - - - - -
- PHASE LINE - - - - -
- PUBLIC/ SEMI-PUBLIC AREA
- MAIL KIOSK MK

**NOTES:**  
 1. THE FRONT LOADED GARAGE OR CAR PORT FACE SHALL BE SET BACK A MINIMUM OF 25' FROM THE STREET RIGHT OF WAY, OR BACK OF SIDEWALK WHEN THE SIDEWALK IS LOCATED WITHIN A RIGHT OF WAY OR WHICHEVER IS LEAST RESTRICTIVE.  
 2. \*\*CORNER SIDE SETBACKS MAY BE REDUCED BY 50% ON BLOCKS THAT ARE ONLY TWO LOTS DEEP PER THE UDC.  
 3. RESIDENTIAL LOT SIZES WILL INCLUDE A MIX OF 70', 60', AND 50' WIDE LOTS. LOTS WILL HAVE A MINIMUM AREA OF 6,000 SF TO 10,000 SF.  
 4. SINGLE FAMILY HOMES ALLOWED IN LOW DENSITY.

\*\*\* ALL LAKES & PONDS HAVE 20% OF ABUTTING SHORELINE ACCESSIBLE FOR COMMON USE  
 NOTES:  
 1. 23.86 AC OF GREEN OPEN SPACE WILL BE PROVIDED THROUGHOUT THE DEVELOPMENT.



**GENERAL DESCRIPTION:**

- THE PROPOSED NORTHBRIDGE PUD, CONSISTS OF A TOTAL OF 186.88 ACRES. A TOTAL OF 149.48 ACRES ARE DEVOTED TO LOW-DENSITY RESIDENTIAL DEVELOPMENT CONSISTING OF DETACHED SINGLE FAMILY HOUSING. A TOTAL OF 37.40 ACRES WILL CONSIST OF COMMON OPEN SPACE.
- THE TOTAL OF 37.40 ACRES OF COMMON OPEN SPACE IS 20% OF THE PUD SITE AREA. THE GREEN SPACE WITHIN THIS PUD IS A TOTAL OF 23.86 ACRES, WHICH ACCOUNTS FOR APPROXIMATELY 64% OF COMMON OPEN SPACE. 11.33 ACRES OF THE COMMON OPEN SPACE IS STORMWATER POND AREA.
- THE TOTAL MAXIMUM NUMBER OF LOW DENSITY DWELLING UNITS PROPOSED WITHIN THE DEVELOPMENT IS 735, PRODUCING AN OVERALL MAXIMUM DENSITY OF 3.93 UNITS PER ACRE.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR GOVERNING THE USE, REGULAR MAINTENANCE AND PROTECTION OF THE COMMON AREA AND COMMUNITY FACILITIES FOR THE DEVELOPMENT.
- ALL STREETS WITHIN THE DEVELOPMENT WILL BE PUBLICLY OWNED & MAINTAINED AND CONSTRUCTED WITH ASPHALT AND/OR CONCRETE IN ACCORDANCE WITH CITY-PARISH STANDARDS.
- MAIL WILL BE COLLECTED THROUGH CENTRALIZED MAIL KIOSKS. LOCATIONS SHOWN ARE PRELIMINARY.
- THE PROPOSED ARCHITECTURAL DESIGN STANDARDS OF THE PUD WILL INCLUDE DETACHED SINGLE FAMILY HOUSING CONSISTING MOSTLY OF BRICK MATERIAL. THE STRUCTURES WILL BE A MAXIMUM OF 35 FEET IN HEIGHT. OPAQUE FENCE MATERIAL IS ALLOWED.
- THE PUD DEVELOPMENT WILL BE CONSTRUCTED IN FOUR PHASES. THE FOLLOWING IS THE PRELIMINARY TIME SCHEDULE OF CONSTRUCTION AND SUBJECT TO CHANGE. PHASES 1 - 4 WILL APPROXIMATELY BEGIN IN 2023 AND WILL BE COMPLETED IN 2028.

**GENERAL NOTES:**

- STATEMENT OF ARRANGEMENTS WITH UTILITY PROVIDERS
  - WATER SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY BATON ROUGE WATER COMPANY.
  - ELECTRIC SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY ENTERGY.
  - GAS SERVICE WILL BE EXTENDED TO THE SITE AND PROVIDED BY ENTERGY.
  - SEWER SERVICE WILL BE INSTALLED BY THE DEVELOPER AND CONNECT TO THE EXISTING EBR STN.
  - TELECOMMUNICATIONS SERVICE WILL BE INSTALLED AND PROVIDED BY AT&T AND COX.
  - DRAINAGE: STORMWATER WILL BE COLLECTED SUB-SURFACE AND ROUTED THROUGH THE ON-SITE STORMWATER MANAGEMENT PONDS.
- NORTHBRIDGE INTENDED USE IN ITS ENTIRETY IS LOW DENSITY RESIDENTIAL.
- BUILDING HEIGHT: 35' (MAXIMUM)
- ALL PROPOSED SIGNAGE WITHIN THE PUD WILL BE IN COMPLIANCE WITH CHAPTER 16 OF THE EAST BATON ROUGE UNIFIED DEVELOPMENT CODE.
- PERMISSIBLE USES: LOW DENSITY RESIDENTIAL

**FUTUREBR MASTER PLAN GOALS & POLICIES**  
 THE NORTHBRIDGE PUD IS DESIGNED TO ENHANCE AND COMPLY WITH THE FUTUREBR MASTER PLAN BY PRESERVING AND ENHANCING ENVIRONMENTAL ASSETS SUCH AS THE NATURAL VEGETATION ADJACENT TO BAYOU BATON ROUGE IN THE FORM OF AN APPROXIMATE 5.71 ACRE GREEN BUFFER. THE PROPOSED DEVELOPMENT WILL FURTHER FUTUREBR MASTER PLAN GOALS BY SUPPORTING A DISTINCTIVE URBAN IDENTITY AND HIGH QUALITY OF LIFE THROUGH LANDSCAPED OPEN SPACES, PARKS, AND AMENITY AREAS TO BE LOCATED WITHIN THE DEVELOPMENT. THE LAYOUT CONFORMS TO THE MAJOR STREET PLAN ELEMENT OF THE FUTUREBR MASTER PLAN BY PRESERVING AREAS AND PLACING SETBACK FOR FUTURE WIDENING OF ROADWAY CORRIDORS. THIS DEVELOPMENT PROPOSES A NETWORK OF LINEAR GREENS TO PROMOTE CONNECTIVITY AND PEDESTRIAN ORIENTATION, ANOTHER GOAL OF THE FUTUREBR MASTER PLAN.

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

**NORTHBRIDGE PLANNED UNIT DEVELOPMENT (PUD-3-22)**  
 BATON ROUGE, LOUISIANA  
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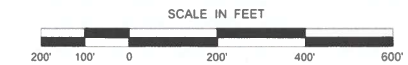
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 225.751.4490

STATE OF LOUISIANA  
 MICHAEL J. THOMASSIE  
**PRELIMINARY**  
 11/21/2022

PROJECT NO. 21-1756  
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CHECKED BY: CDS  
 DRAWN BY: BMA  
 SHEET NAME

Not For Construction  
**CONCEPT PLAN**





**LEGEND - IMPROVEMENTS**

- PUD BOUNDARY LINE - - - - -
- VEHICULAR CIRCULATION - PUBLIC ROADWAYS - - - - -
- PEDESTRIAN CIRCULATION - - - - -
- VEHICULAR & PEDESTRIAN ACCESS ↔

**NOTES:**

1. PUBLIC ROADWAYS AND PEDESTRIAN WAYS ARE INTENDED TO BE DEDICATED TO EBRP FOR PUBLIC OWNERSHIP AND MAINTENANCE.
2. PEDESTRIAN SIDEWALKS SHALL COMPLY WITH EBRP UDC CHAPTER 13.
3. RESIDENTIAL LOCAL ROAD SECTION MAY EXCEED THE MINIMUM INDICATED WIDTH ON THIS PLAN.
4. MOVEBR NOTE: STREETS ADJACENT TO THE SITE ARE NOT INCLUDED IN THE MOVEBR PLAN.



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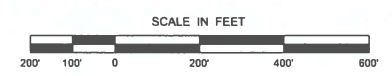
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STATE OF LOUISIANA  
 MICHAEL J. THOMASSIE  
**PRELIMINARY**  
 2583  
 Reg. No.  
 11/21/2022

PROJECT NO. 21-1756  
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**CIRCULATION PLAN**



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01 ARCHITECTURAL RENDERING



02 ARCHITECTURAL RENDERING



03 ARCHITECTURAL RENDERING



04 ARCHITECTURAL RENDERING



05 ARCHITECTURAL RENDERING

**NORTHRIDGE  
PLANNED UNIT DEVELOPMENT (PUD-3-22)**  
BATON ROUGE, LOUISIANA  
EAST BATON ROUGE PARISH  
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LAFAYETTE, LOUISIANA

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**ARCHITECTURAL  
RENDERINGS**