

PUD-2-00 BURBANK UNIVERSITY CONCEPT PLAN

BATON ROUGE, LA

PARISH OF EAST BATON ROUGE, LOUISIANA

REVISION	BY
6/20/2019	CEB
10/23/2020	JMT
08/25/2021	JMT
09/23/2021	JMT
01/30/2023	JMT

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Baton Rouge, La 70810
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REVISION #11 09-23-2021

REVISION TO CONCEPT PLAN APPROVED BY PLANNING COMMISSION STAFF ON 09/20/2021 REVISED TO:

- TRACT A-4 CHANGED FROM 3.00 ACRES OF PUBLIC FACILITIES AND 3.00 ACRES OF NATURAL RESOURCE USE TO 6.00 ACRES OF COMMERCIAL USE.
- THE TOTAL NUMBER OF ANTICIPATED BUILDINGS WITHIN THE PUD INCREASED FROM 649 TO 655.
- COMMERCIAL/OFFICE ACREAGE INCREASED FROM 109.18 TO 115.18.
- PUBLIC/SEMI-PUBLIC ACREAGE DECREASED FROM 9.53 TO 3.53.
- COMMERCIAL/OFFICE SQUARE FOOTAGE INCREASED FROM 843,860 TO 879,860.
- AN ADDITIONAL ALLOCATION OF 6.00 ACRES OF COMMERCIAL USE OF 6,000 SF/ACRE.
- UPDATED INTERNAL VEHICULAR PATH OF TRACT A-4 TO REFLECT CURRENT DESIGN.

APPROVED: _____ DATE: 10-18-21

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

FILE # 53135-PUD

REVISION #12 01-30-2023

REVISION TO CONCEPT PLAN APPROVED BY PLANNING COMMISSION STAFF ON 10/18/2021 REVISED TO:

- ADDITION OF PROPOSED RIGHT-IN/RIGHT-OUT ONLY ACCESS CONNECTION TO NICHOLSON DRIVE FROM LOT C-2-A-3-A-1.
- UPDATED INTERNAL VEHICULAR PATH FOR LOT C-2-A-3-A-1 TO REFLECT CURRENT DESIGN.

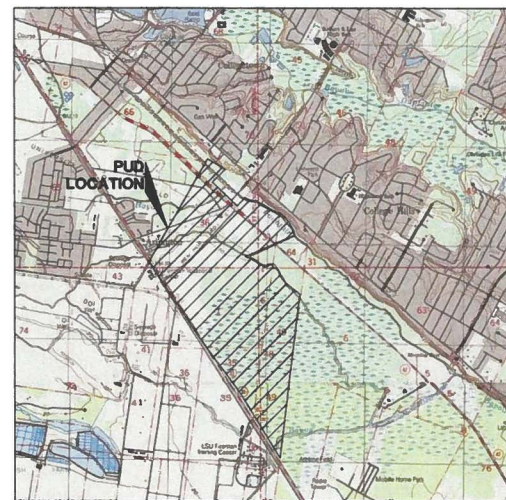
APPROVED: _____ DATE: _____

RYAN L. HOLCOMB, AICP
INTERIM PLANNING DIRECTOR
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CITY-PARISH PLANNING COMMISSION

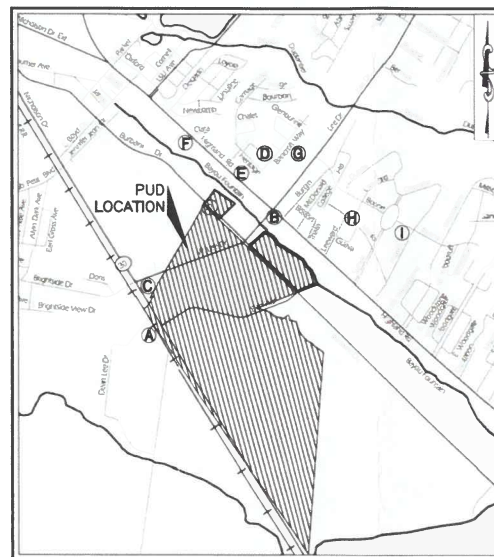
FILE # _____

GENERAL DESCRIPTION

- THE TOTAL ACREAGE OF THE PUD PROPERTY IS APPROXIMATELY 550 ACRES, 232 ACRES OF WHICH HAS BEEN DEDICATED TO A WETLANDS CONSERVATION SERVICE.
- THE FOLLOWING ACREAGES HAVE BEEN DEDICATED TO THE VARIOUS LAND USE CATEGORIES:
COMMERCIAL/OFFICE: 115.18 ACRES
MEDIUM DENSITY RESIDENTIAL: 139.14 ACRES
OPEN SPACE: 292.15 ACRES
PUBLIC/SEMI-PUBLIC: 3.53 ACRES
- TOTAL NUMBER OF BUILDINGS WITHIN THE PUD IS ANTICIPATED TO BE 655
- THE TOTAL NUMBER OF RESIDENTIAL UNITS ANTICIPATED FOR THE PROJECT IS 2189 UNITS, INCLUDING THE RESIDENTIAL UNITS CONSTRUCTED WITHIN THE COMMERCIAL AREA.
- 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 4.82 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. THE TOTAL SQUARE FOOTAGE OF COMMERCIAL BUILDING SQUARE FOOTAGE WITHIN THE PUD IS 879,860 SF.
- 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.
- WATER SERVICE TO THE PUD PROPERTY WILL BE PROVIDED BY BATON ROUGE WATER COMPANY
- GAS SERVICE WILL BE PROVIDED BY ENTERGY GAS
- ELECTRICAL POWER WILL BE PROVIDED BY ENTERGY
- TELEPHONE SERVICE WILL BE PROVIDED BY AT&T
- CABLE SERVICE WILL BE PROVIDED BY COX COMMUNICATIONS.
- SEWER COLLECTION WILL BE PROVIDED BY THE CITY OF BATON ROUGE. A SEWER PUMP STATION HAS BEEN CONSTRUCTED IN 2019 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.
- THE PUD COMPLES 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 HAS BEEN DRAINING 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 BAIYOU 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 PROMOTE 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.
- AS OF THE END OF 2022, THERE WILL BE APPROXIMATELY 64 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):
2022 DEVELOPMENT OF TRACTS A-3-A, A-4, C-1-A-1-A-3-A, C-2-A-3-A-1, C-2-A-3-A-2, C-2-B-1, C-2-A-1-A-1-C OF THE NELSON PROPERTY, LOTS 1-82 AND CA-1 OF 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.
- ALL SEWAGE WITHIN THE PUD WILL BE GOVERNED BY CHAPTER 16 OF THE UDC UNLESS OTHERWISE SPECIFIED IN THE CONCEPT PLAN.
- 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.



QUAD MAP
N.T.S.



SITE VICINITY MAP
N.T.S.

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 LEWARD DRIVE PARK
- (I) HIGHLAND ELEMENTARY SCHOOL

SHEET INDEX

- COVER SHEET
- PREVIOUSLY APPROVED CONCEPT PLAN
- EXISTING CONDITIONS MAP
- REVISED CONCEPT PLAN
- CONCEPTUAL ELEVATIONS

UTILITY AND GOVERNING

AUTHORITIES CONTACT LIST:

BUILDING CODE OFFICIAL
South Central Planning and Development Commission
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1100 Laurel St. 2nd Floor
Baton Rouge, Louisiana 70802
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SEWER
City of Baton Rouge Public Works Division
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Baton Rouge, Louisiana 70802
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Baton Rouge, Louisiana 70802
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3773 Harding Blvd.
Baton Rouge, Louisiana 70816
Contact: Christopher Ewing
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ELECTRIC
Entergy
5755 Choctaw Drive
Baton Rouge, Louisiana 70805
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Telephone: (225) 346-3928

AT&T
Contact: Michael Brown
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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

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, 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, 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-1, C-2-A-3-A-2, C-2-B-1, C-2-A-1-A-1-C OF THE NELSON PROPERTY, LOTS 1-82 AND CA-1 OF 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 8, 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,
- 1320570113, 1320570114, 1610570008,
- 1610570011, 1610570012, 1610570014
- 1610570015, 1610570016, 1610570019
- 1610570010, 1610583542, 1610583543,
- 1610710066, 1610710065, 1610710068,
- 1610710321, 1610710322, 1610710070, 1610710073, 1320570117-1320570178,
- 1320570179, 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 LOT WHICH HAS BEEN CONSTRUCTED TO EBPP 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

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

DRAWN EWH
CHECKED JMT
ISSUED DATE 01-30-2023
ISSUED FOR CONCEPT PLAN APPROVAL
PROJECT NO. 22-1852
FILE 22-1852 C-0 COVER SHEET
SHEET C-0

1-30-23

PC Set



CURVE AND LINE TABLE

CURVE OR LINE	DELTA	RADIUS	LENGTH	BEARING & DISTANCE	CURVE OR LINE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
L1	02°24'02"	751.06'	110.28'	N 86°54'40" E - 110.17'	L311			144.00'	N 48°59'27" E
L2			80.01'	S 48°16'23" E	L312			55.00'	S 46°10'33" E
L3			325.79'	S 49°17'05" E	L313			102.00'	S 04°40'33" E
L4			300.04'	S 48°19'47" E	L314			200.00'	S 75°30'33" E
L5			700.60'	S 49°17'05" E	L315			305.00'	S 17°40'33" E
L6			250.89'	S 48°08'20" E	L316			300.00'	S 41°20'33" E
L52			94.33'	N 49°17'05" W	L317			192.00'	S 61°10'33" E
L59			143.45'	N 49°17'05" W	L318			58.00'	S 28°30'33" E
L74			1,757.43'	N 71°06'40" E	L319			343.00'	S 54°28'33" E
L102			18.10'	N 48°30'08" W	L320			78.82'	S 07°41'27" W
L103			31.06'	S 33°35'38" E	L322			40.00'	S 07°41'25" W
L104			156.85'	S 31°35'38" E	L403			73.88'	N 31°08'33" W
L105			98.85'	S 59°55'49" E	L509			176.82'	S 16°55'59" E
L106			97.75'	S 66°16'36" E	L512			593.11'	N 32°35'29" W
L107			119.60'	S 59°02'52" E	L513			225.28'	N 33°51'47" W
L108			97.82'	S 61°34'42" E	L514			445.58'	N 32°35'29" W
L109			114.65'	S 36°14'05" E	L515			85.24'	N 11°54'59" W
L110			104.36'	S 32°31'11" E	L516			87.79'	N 32°35'29" W
L111			95.21'	S 49°36'32" E	L589			2,143.94'	S 07°41'27" W
L112			77.47'	S 47°54'32" E	L590			2,617.68'	S 08°02'28" W
L113			205.32'	S 29°05'36" E	L591			255.92'	N 32°35'29" W
L114			173.51'	S 22°47'42" E	L592			301.04'	N 27°49'40" W
L115			9.25'	S 35°14'25" E	L593			200.00'	N 32°35'29" W
C201	24°38'57"	652.06'	280.52'	S 58°47'12" W - 278.36'	L594			300.67'	N 36°24'20" W
C202	03°07'25"	8,032.63'	437.80'	S 47°33'06" E - 437.85'	L595			3,300.00'	N 32°35'29" W
L203			13.57'	S 71°06'40" W	L596			200.06'	N 31°09'33" W
L207			335.31'	S 50°48'20" E	L597			1,500.00'	N 32°35'29" W
L208			301.80'	N 71°06'40" E	L598			200.05'	N 34°01'25" W
L211			1,367.33'	N 71°06'40" E	L599			108.89'	N 32°35'29" W
L212			1,341.96'	N 31°01'39" E	L603			700.00'	N 32°35'29" W
L213			458.60'	S 49°17'27" E	L605			150.46'	N 34°32'13" W
L214			1403.51'	N 31°01'39" E	L606			107.70'	N 28°03'34" W
L306			162.00'	S 22°30'33" E					
L307			197.00'	S 66°00'33" E					
L308			153.00'	S 49°00'33" E					
L309			86.00'	S 68°20'33" E					
L310			200.00'	S 78°00'33" E					

- ### GENERAL DESCRIPTION
- THE TOTAL ACREAGE OF THE PUD PROPERTY IS APPROXIMATELY 550 ACRES, 232 ACRES OF WHICH HAS BEEN DEDICATED TO A WETLANDS CONSERVATION SERVITUDE.
 - THE FOLLOWING ACREAGES HAVE BEEN DEDICATED TO THE VARIOUS LAND USE CATEGORIES:
COMMERCIAL/OFFICE: 115.18 ACRES
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PUBLIC/SEM PUBLIC: 333 ACRES
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 - THE TOTAL NUMBER OF RESIDENTIAL UNITS ANTICIPATED FOR THE PROJECT IS 2189 UNITS, INCLUDING THE RESIDENTIAL UNITS CONSTRUCTED WITHIN THE COMMERCIAL AREA.
 - 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, 28.85 ACRES OF 18 UNITS/ACRE, 21.28 ACRES OF 14 UNITS PER ACRE, 6.04 ACRES OF 12.7 UNITS/ACRE, 4.29 ACRES OF 10.2 UNITS/ACRE, AND 4.82 ACRES OF 9.1 UNITS/ACRE. 1.11 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 (16.48 ACRES OF 8.8 UNITS/ACRE, THE TOTAL SQUARE FOOTAGE OF COMMERCIAL BUILDING SQUARE FOOTAGE WITHIN THE PUD IS 879,860 SF.
 - WITH THE EXCEPTION OF BEN HUR ROAD AND THE SIDEWALKS ALONG BEN HUR WITHIN EXISTING PUBLIC ROWS, ALL OF THE PROPOSED STREETS AND PEDESTRIAN WAYS ARE INTENDED TO BE PRIVATELY OWNED AND MAINTAINED.
 - WATER SERVICE TO THE PUD PROPERTY WILL BE PROVIDED BY BATON ROUGE WATER COMPANY.
 - GAZ SERVICE WILL BE PROVIDED BY ENTERGY GAS.
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 - TELEPHONE SERVICE WILL BE PROVIDED BY AT&T.
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 - 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.
 - THE PUD COMPLETES 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 FONTAINE 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 DIVERSE 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 SINGLE-FAMILY AND BARRIERS.
 - AS OF THE END OF 2022, THERE WILL BE APPROXIMATELY 66 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):
2022: DEVELOPMENT OF TRACTS A-3-S, A-4, C-1-A-1-A-3-A, C-2-A-3-A-1, C-2-A-3-A-2.
 - ALL SEWAGE WITHIN THE PUD WILL BE COVERED BY CHAPTER 16 OF THE UDC UNLESS OTHERWISE SPECIFIED IN THE CONCEPT PLAN.
 - 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	CANCIEUNE SILT LOAM, 0 TO 1 PERCENT SLOPES	21.4	4.2%
Fef	FELICIANA SILT LOAM, 8 TO 30 PERCENT SLOPES	8.0	1.6%
SaA	SCHRIEVER CLAY, 0 TO 1 PERCENT SLOPES	115.9	19.7%
SA	SCHRIEVER CLAY, 0 TO 1 PERCENT SLOPES, FREQUENTLY FLOODED	208.5	36.8%
ShB	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%

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 EBPP 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

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	1.02 AC	8,883 S.F.
2	C-1-A-1-A-3-B	1.98 AC	4,448 S.F.
3	(WHATABURGER) C-1-A-1-A-3-C-1	1.88 AC	
4	(ATOMIC BURGER) C-1-A-1-A-3-C-2	0.80 AC	8,780 S.F.
5	(CHECK-FL-A) C-1-A-1-A-3-C-3	1.48 AC	4,888 S.F. (BLDG) 300 S.F. (PATIO)
6	(RESTAURANT) C-1-A-1-A-3-C-4	1.80 AC	
7	(WENDY'S) A-3-A-1	0.81 AC	
8	(BERRY'S CAR WASH) A-3-A-2	1.98 AC	2,988 S.F.
9	A-3-A-3	1.18 AC	
10	(CHICKEN SALAD CROCK) A-3-A-4	1.00 AC	8,889 S.F.
11	(NATIONAL TIRE AND BATTERY) A-3-B	1.47 AC	6,180 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	2.54 AC	
14	PARCEL DONATED TO ADJACENT CHURCH TRACT B-2-A		
15	(SCHOLSON TOWNHOMES) 44 MDR UNITS TRACT B-2-B-1-A-1	4.38 AC	
16	(10-STORE) TRACT B-2-B-1-A-2	2.88 AC	7,800 S.F.
17	TRACT C-2-A-3-A-1	1.48 AC	
18	(CREEKDE COTTAGES) LOTS 1-68 MDR UNITS	18.88 AC	
19	WOODLAND HT. BATON ROUGE TRACT B-2-B-1-B 89 MDR UNITS	22.87 AC	
20	(COTTAGES OF BATON ROUGE TRACT C-2-A-2-A 888 MDR UNITS	98.77 AC	
21	(SEWER LIFT STATION) TRACT C-2-A-1-C-1	0.08 AC	

TRACT LEGEND

MAP SYMBOL	TRACT NUMBER	ACREAGE	BUILDING AREA
22	TRACT C-2-A-1-A-1-C	1.87 AC	
23	TRACT CA-1	0.27 AC	
24	LAKE VILLAS LOTS 1-100	87.88 AC	
25	(LAKE VILLAS CROSSBOW) 42 MDR UNITS TRACT C-2-A-1-B-1-A	6.72 AC	
26	(ARLINGTON TOWNHOMES & MANHOLE) TRACT C-1-A-1-A-1-A 178 MDR UNITS	80.80 AC	
27	TRACT B-2-A-1-A-2	12.88 ACRES	
28	(ARLINGTON MARKETPLACE) TRACT B-2-A-1-A-1	14.87 ACRES	98,881 S.F.
29	(BARBER CANNES) TRACT B-1	1.82 AC	8,878 S.F. (BLDG) 1,080 S.F. (PATIO)
30	(6C DONALD) TRACT C-2-A-1-A-2	1.18 AC	
31	(WILDWOOD OF BATON ROUGE) TRACT D-1-A 804 MDR UNITS	18.48 AC	

TRACT LEGEND

MAP SYMBOL	TRACT NUMBER	ACREAGE	BUILDING AREA
32	TRACT D-2-A	18.22 AC	
33	TRACT A-1	7.81 AC	
34	TRACT A-1 (BERRY EXPRESS)	1.80 AC	8,448 S.F.
35	TRACT A-2 (LINDY'S FROZEN CUSTARD)	1.84 AC	8,888 S.F.
36	TRACT A-4	14.88 AC	
37	WETLANDS CONSERVATION SERVITUDE TRACT C-2-B-1	282.15 AC	
38	TRACT CA-2	0.81 AC	
39	TRACT C-A-3-A	22.87 AC	
40	TRACT CA-4	0.34 AC	
41	TRACT CA-5	0.11 AC	
42	LOTS 101-105	18.82 AC	
43	TRACT C-2-A-3-A-2	18.48 AC	
44	A-3-B	0.87 AC	

REVISION	BY	
8	6/20/2019	CEB
9	10/23/2020	JMT
10	08/25/2021	JMT
11	09/23/2021	JMT
12	01/30/2023	JMT

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DDG

DUPLANTIS DESIGN GROUP

01/30/2023
DATE

John Thompson
SIGNATURE

John Thompson
Lic. No. 22544
PROFESSIONAL ENGINEER
IN
LOUISIANA

STAMP

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

DRAWN
EWH

CHECKED
JMT

ISSUED DATE
01-30-2023

ISSUED FOR
CONCEPT PLAN APPROVAL

PROJECT NO.
22-1852

FILE
22-1852 EXISTING
CONDITIONS MAP

SHEET
C-1

COMMON OPEN SPACE REQUIREMENTS:

THIS PUD INCLUDES A TOTAL OF 500 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 8.2.16, C, 2, A, 5 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 8.2.16, 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:	
COMMON OPEN SPACE	REQUIRED: 110 ACRES PROVIDED: 124 ACRES
COMMON OPEN GREEN SPACE	REQUIRED: 55 ACRES PROVIDED: 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:

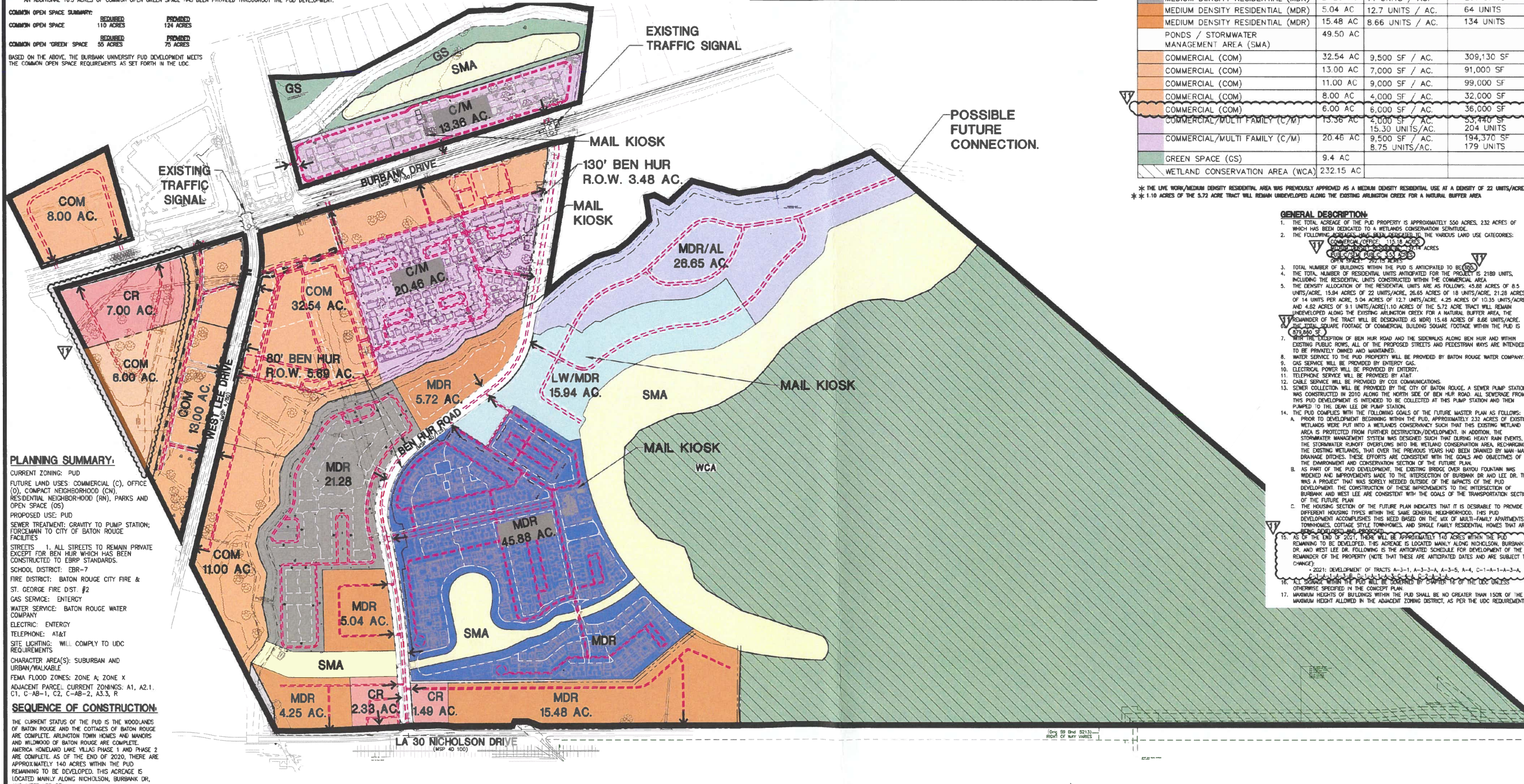
1. COMMERCIAL AND RETAIL - EQUIVALENT TO ALL USES ALLOWED IN M2 AND C-4-B-2.
2. MEDIUM DENSITY RESIDENTIAL - EQUIVALENT TO ALL USES ALLOWED IN A3.1 AND A3.3. MEDIUM DENSITY RESIDENTIAL UNITS MAY BE 48 FEET TALL AND 3 STORES. ALCOHOL SERVICE SHALL BE ALLOWED WITHIN THE HOTEL PARCEL.
3. LIVE WORK / HIGH 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 G01 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 STORES 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 STORES. THE FOLLOWING FACILITIES WILL BE ALLOWED 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
 - OFFICE - EQUIVALENT TO ALL USES ALLOWED IN G01
 - PHYSICAL THERAPY
 - MEDICAL OFFICES/CLINIC
 - ASSISTED LIVING (FOR FACILITY RESIDENTS ONLY)
 - SOLICITED HOURS (FOR FACILITY RESIDENTS ONLY)
 - GERIATRIC/ALZHEIMER FACILITY
 - POST OFFICE
 - LAUNDRY/DRY CLEANING

	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	598,050	NA	NA
TOTAL ACREAGE	139.14 AC.	33.82	75.36	9.53 AC.	292.15
PERCENT OF SITE	25%	6%	14%	2%	53%

	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	632,050	NA	NA
TOTAL ACREAGE	139.14 AC.	33.82	81.36 AC.	5.52 AC.	292.15 AC.
PERCENT OF SITE	25%	6%	15%	1%	53%

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 (COM)		6.00 AC	6,000 SF / AC.	36,000 SF
COMMERCIAL/MULTI FAMILY (C/M)		13.36 AC	4,000 SF / AC.	53,440 SF
COMMERCIAL/MULTI FAMILY (C/M)		20.46 AC	15.30 UNITS/AC.	204 UNITS
COMMERCIAL/MULTI FAMILY (C/M)		20.46 AC	9,500 SF / AC.	194,370 SF
COMMERCIAL/MULTI FAMILY (C/M)		20.46 AC	8.75 UNITS/AC.	179 UNITS
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.



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; FORCE MAIN TO CITY OF BATON ROUGE FACILITIES
- STREETS:** 1. ALL STREETS TO REMAIN PRIVATE EXCEPT FOR BEN HUR WHICH HAS BEEN CONSTRUCTED TO EBSP STANDARDS.
- SCHOOL DISTRICT:** EBR-7
- FIRE DISTRICT:** BATON ROUGE CITY FIRE & ST. GEORGE FIRE DIST. #2
- GAS SERVICE:** ENTERITY
- WATER SERVICE:** BATON ROUGE WATER COMPANY
- ELECTRIC:** ENTERITY
- 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 WILLOWOOD 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

**PREVIOUSLY APPROVED
CONCEPT PLAN REVISION #11**

SCALE IN FEET
0 150 300 450 600 750 900

REVISION	BY
5/30/2019	CEB
6/20/2019	CEB
10/23/2020	JMT
08/25/2021	JMT
09/23/2021	JMT

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DUPLANTIS DESIGN GROUP

DATE: 09/23/2021

SIGNATURE: *John Thompson*

John Thompson
License No. 42344
PROFESSIONAL ENGINEER
IN
STATE OF LOUISIANA
CIVIL ENGINEER

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

DRAWN	JMT
CHECKED	JMT
ISSUED DATE	09-23-2021
ISSUED FOR	CONCEPT PLAN APPROVAL
PROJECT NO.	21-403
FILE	21-403 REVISED CONCEPT PLAN 11
SHEET	C-2

21-2021-22-1862\CIVIL\CAD\PUD Concept Plan Package\21-1862 PREVIOUSLY APPROVED CONCEPT PLAN 11.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. 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 4.39 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 WITHIN 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:

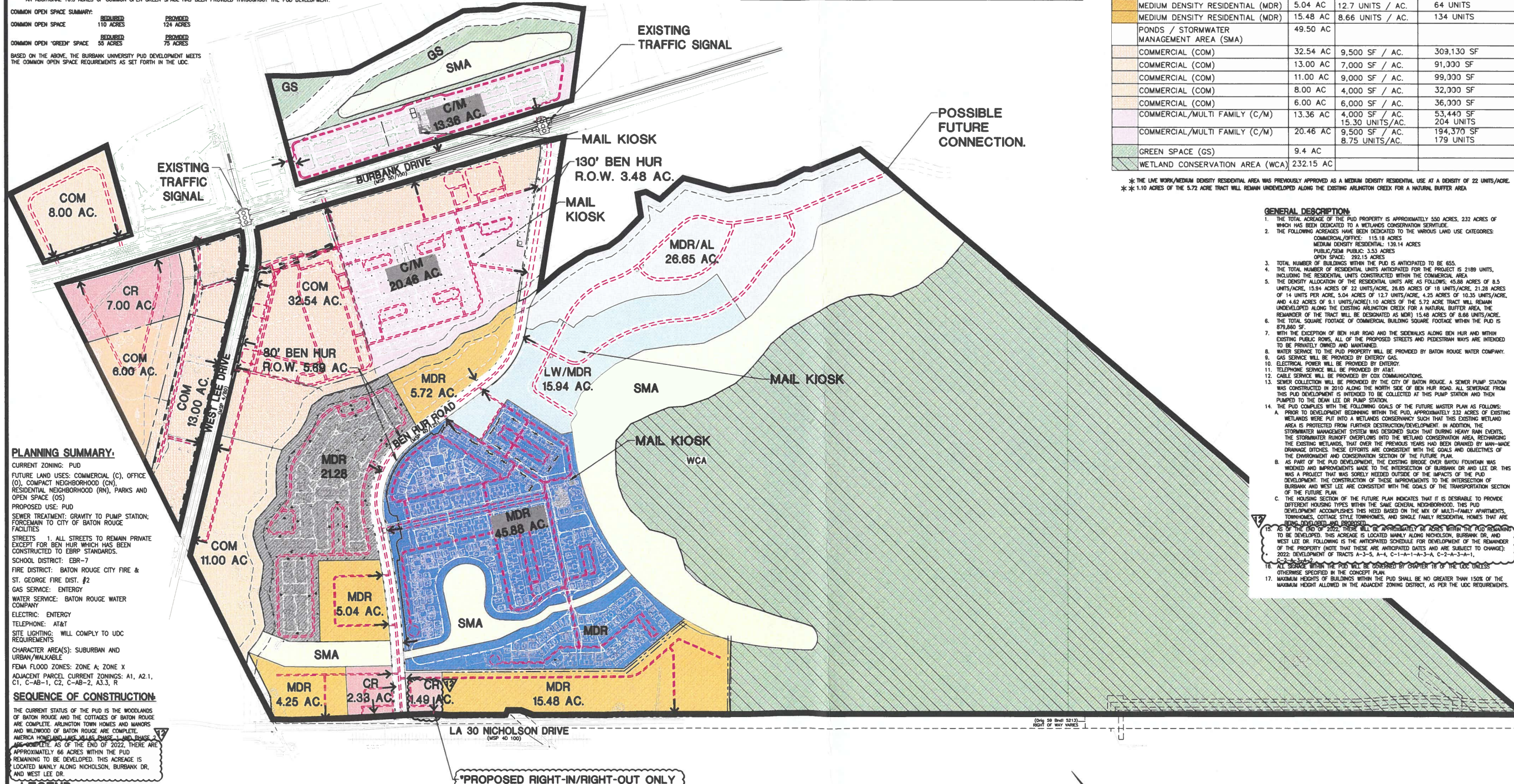
1. COMMERCIAL AND RETAIL - EQUIVALENT TO ALL USES ALLOWED IN M2 AND C-1-B-2.
2. MEDIUM DENSITY RESIDENTIAL - EQUIVALENT TO ALL USES ALLOWED IN A3.1 AND A3.3. MEDIUM DENSITY RESIDENTIAL UNITS MAY BE 48 FEET TALL AND 3 STORES. ALCOHOL SERVICE SHALL BE ALLOWED WITHIN THE HOTEL PARCEL.
3. LIVE WORK / HIGH 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 G.O.L. 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 STORES 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 STORES. THE FOLLOWING FACILITIES WILL BE ALLOWABLE WITHIN THE 29 ACRE ASSISTED LIVING FACILITY:
 - PHARMACY
 - WELLNESS CENTER
 - FITNESS CENTER
 - BAR/LOBBY - TRUST SERVICES
 - RESTAURANT WITH ALCOHOL SERVICE
 - CONVENIENCE STORE/GROCERY STORE
 - SWIMMING FACILITY
 - OFFICE - EQUIVALENT TO ALL USES ALLOWED IN G.O.L.

	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	632,050	NA	NA
TOTAL ACREAGE	139.14 AC.	33.82	81.36 AC.	3.53 AC.	292.15 AC.
PERCENT OF SITE	25%	6%	15%	1%	53%

	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	632,050	NA	NA
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AREA	USE	ACREAGE	DENSITY	TOTAL SF / UNITS
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	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.	383 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 (COM)	6.00 AC	6,000 SF / AC.	36,000 SF
	COMMERCIAL/MULTI FAMILY (C/M)	13.36 AC	4,000 SF / AC.	53,440 SF
	COMMERCIAL/MULTI FAMILY (C/M)	20.46 AC	9,500 SF / AC.	194,370 SF
	GREEN SPACE (GS)	9.4 AC	8.75 UNITS/AC.	179 UNITS
	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.



PLANNING SUMMARY:

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

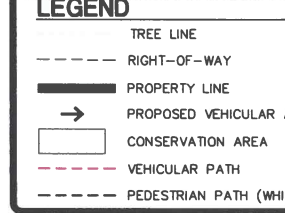
PROPOSED USE: PUD
 SEWER TREATMENT: GRAVITY TO PUMP STATION; FORCEMAIN TO CITY OF BATON ROUGE FACILITIES

STREETS: 1. ALL STREETS TO REMAIN PRIVATE EXCEPT FOR BEN HUR WHICH HAS BEEN CONSTRUCTED TO EBPP STANDARDS.
 SCHOOL DISTRICT: EBR-7
 FIRE DISTRICT: BATON ROUGE CITY FIRE & ST. GEORGE FIRE DIST. #2
 GAS SERVICE: ENTENTRY
 WATER SERVICE: BATON ROUGE WATER COMPANY
 ELECTRIC: ENTENTRY
 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:

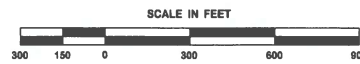
THE CURRENT STATUS OF THE PUD IS THE WOODLANDS OF BATON ROUGE AND THE COTTAGES OF BATON ROUGE ARE COMPLETE. ARLINGTON TOWN HOMES AND MANORS AND WILDOOD OF BATON ROUGE ARE COMPLETE. AMERICA HOME BAYOU VILLAGE PHASE 4 AND PHASE 4B IS COMPLETE. AS OF THE END OF 2022, THERE ARE APPROXIMATELY 66 ACRES WITHIN THE PUD REMAINING TO BE DEVELOPED. THIS ACREAGE IS LOCATED MAINLY ALONG NICHOLSON, BURBANK DR, AND WEST LEE DR.



LIMITS OF GRAVITY SEWER AND ROADWAY IMPROVEMENTS FINAL DEVELOPMENT PLAN

"PROPOSED RIGHT-IN/RIGHT-OUT ONLY ACCESS DRIVE"

CONCEPT PLAN REVISION #12



REVISION	BY
8	6/20/2019 CEB
9	10/23/2020 JMT
10	08/25/2021 JMT
11	09/23/2021 JMT
12	01/30/2023 JMT

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

DDG
 DUPLANTIS DESIGN GROUP

John Thompson
 Signature
 01/30/2023
 DATE

STAMP: JOHN THOMPSON, PROFESSIONAL ENGINEER, LICENSE NO. 22544, CIVIL ENGINEER, STATE OF LOUISIANA

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

DRAWN: EWH
 CHECKED: JMT
 ISSUED DATE: 01-30-2023
 ISSUED FOR: CONCEPT PLAN APPROVAL
 PROJECT NO.: 22-1852
 FILE: 22-1852 REVISED CONCEPT PLAN 12
 SHEET: C-2

THE COTTAGES OF BATON ROUGE
One Bedroom Cottages



Sage Cottage

Augustine Cottage



Severn Cottage



thecottagesofbatonrouge.com
777 Ben War Rd. Baton Rouge, LA 70820

THE COTTAGES OF BATON ROUGE

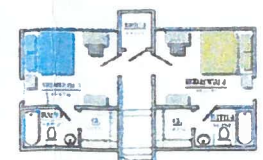


THE CLUBHOUSE

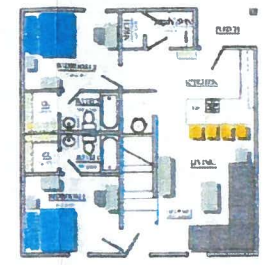


thecottagesofbatonrouge.com
777 Ben War Rd. Baton Rouge, LA 70820

FOUR BEDROOM COTTAGES



Upper Level



Lower Level



Windows & porches vary per elevation

1544 total square feet per unit

ARLINGTON

CAMELLIA TOWNHOUSE A



Main Level

Second Level

Third Level

Windows & porches vary per elevation

620 total square feet per unit

ARLINGTON

CLUBHOUSE PLANS & ELEVATION



Clubhouse Elevation

Section & Bus Stop



Clubhouse Floor Plan

ARLINGTON



DATE: 05/11/16
PROJECT NO.: 15-051
FILE: 15-051 CONCEPTUAL ELEVATIONS
SHEET: C-3



CONCEPTUAL ELEVATIONS

REVISION	BY	
1	1/9/2012	SKP
2	4/24/2015	SKP
3	2/3/2016	CSJ
4	5/31/2016	SKS

DUPLANTIER DESIGN GROUP, PC
Civil, Mechanical & Architectural
1815 East Parnoch Drive, Suite 58
Baton Rouge, LA 70809
WWW.DDGPC.COM Phone: 225-751-4499
THIBODAULT, COVINGTON, MONROE, BATON ROUGE, MOULANA

Duplantier Design Group
SIGNATURE
5-31-16
DATE
STAMP
STATE OF LOUISIANA
Professional Engineer
No. 15000
Exp. 12/31/16

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

DRAWN	MTB
CHECKED	HRK
ISSUED DATE	11-02-16
ISSUED FOR	CONCEPT PLAN APPROVAL
PROJECT NO.	15-051
FILE	15-051 CONCEPTUAL ELEVATIONS
SHEET	C-3

J:\CAD\2015-00015-051\CONCEPT PLAN\15-051 CONCEPTUAL ELEVATIONS.DWG