

Planned Unit Development Final Development Plan Check List

City of Baton Rouge / Parish of East Baton Rouge
Office of the Planning Commission, 1755 Florida Street, 3rd Floor
P.O. Box 1471, Baton Rouge, Louisiana 70821

The following information is required on all PUD Final Development Plans. The Final Development Plan submitted for approval shall be prepared by one or more persons in the following professions: Architecture, Landscape Architecture, Land Planning, or Civil Engineering. (Should place stamp and seal on the appropriate drawings)

- _____ 1. **Statement of objectives**
A detailed statement indicating:
- (a) The general description of the development within the Final Development Plan area including:
 - 1. The total acreage involved in the project
 - 2. The number acres devoted to the various categories of land use shown on the Final Development Plan, including the number of acres of open space needed to support the project along with the percentage of total acreage represented by each category of use and component of development plus an itemized list of uses proposed. This may be satisfied by a reference to all authorized uses within an existing zoning classification.
 - 3. Number of buildings
 - 4. The total number of residential units proposed for the project
 - 5. Density (residential units)
 - 6. The total square footage of office/commercial/industrial buildings proposed for the project
 - (b) The type of uses to be constructed
 - (c) The sequencing and time schedule of construction of the improvements for the Final Development Plan
 - (d) The disposition of green open space to be provided. A boundary survey shall be prepared by a land surveyor showing all public rights-of-way and easements
 - (e) The proposed method of governing the use, maintenance and continued protection of the common area and community serving facilities
- _____ 2. **Existing site conditions map**
This map or series of maps shall be drawn to a scale determined by the Planning Commission Staff and shall indicate:
- (a) Title of the PUD and the name, address, phone, email, and fax number of developer
 - (b) Name, address, phone, email, and fax numbers of the following design professional(s): Design professional(s), (Landscape Architects, Engineers, Architects, Consultants)
 - (c) Scale
 - 1) Date
 - 2) Bearings
 - 3) North arrow
 - 4) A general location quadrangle map encompassing a one (1) mile radius showing the relationship of the site to such external facilities as highways, shopping areas, and cultural complexes
 - (d) Boundaries of the subject property, such as the following:

- 1) Location of the existing property lines both for private property and for public property
 - 2) All existing streets and buildings
 - 3) Existing major streets
 - 4) Easements
 - 5) Transmission Lines
 - 6) Bridges
 - 7) Culverts and drainpipes
 - 8) Wooded Areas
 - 9) Streams
 - 10) Lakes
 - 11) Marshes
 - 12) Wetlands
 - 13) Existing contours shown at a maximum contour interval of two (2) feet
 - 14) Any unique physical features within the proposed project
- (e) Existing topography (latest U.S. Department of the Interior Geological Survey seven and one half minute series reproduced to scale of other use data will be acceptable). In addition to the inundation level of Record, the Federal Emergency Management Agency (FEMA) Flood Zone(s) and the FIRM Base Flood Elevation(s) shall be shown on the Concept Plan. If the site is to be subdivided and it lies at or below the record inundation level of FEMA One Hundred (100) –Year Base Flood Elevation, whichever is greater, that area shall be shaded with an approved drafting type shading pattern as determined by the Planning Commission staff. Shading by penciling will not be approved. Additionally a statement shall be lettered on the Concept Plan setting forth these facts.
- (f) The location and size (as appropriate) of all existing drainage, water, sewer, and other utility provisions.
- (g) Information about existing vegetative cover, noting generalized tree communities and environmental features as may be required by the City Parish Planning Staff and general soil types as appropriate to the proposed project.
- (h) The location and function of all other existing public facilities, which would serve the site such as schools, parks (within a one (1) mile radius), and fire stations. Notation of this information is acceptable.
- (i) A recent aerial photograph to a scale of 1 inch equals 400 feet

_____ 3.

Final Development Plan

Plans shall be drawn to a scale determined by the Planning Staff showing:

- (a) Scale
- (b) Bearings
- (c) Date
- (d) North Arrow
- (e) A current general location quadrangle map encompassing a one (1) mile radius showing the relationship of the site to such external facilities as highways, shopping areas and public facilities which would serve the site such as schools, parks, and fire stations
- (f) Boundaries of the subject property
- (g) Indicate all proposed commercial buildings and other structures on plans to include the following:
 - 1) Use
 - 2) Size
 - 3) Location
 - 4) Number of buildings

- 5) Building height and number of stories
- 6) Density (residential dwelling units pre acre)
- 7) Square footage per acre (commercial)
- 8) Front building elevations:
 - (a) Submit front building elevations
 - (b) Schematic section indicating uses of each floor if varying uses
- (h) Drawings or renderings indicating the general architectural themes, appearances and representative building types except for detached single-family dwellings and accessory structures.
- (i) A plan for pedestrian and vehicular circulation showing the following:
 - 1) Existing and proposed streets
 - 2) Right-of-way widths and the general design capacity of the system
 - 3) Indicate on the plan any streets or pedestrian ways that are proposed for private ownership and maintenance
 - 4) Indicate on the plan methods for separating pedestrians from vehicular traffic
 - 5) If mass transit is available, indicate on the plan methods for providing access to the mass transit
- (j) A land use plan which indicates the specific location and extent of all components of the PUD Development Plan, including the following:
 - 1) Low, medium, and high density residential areas
 - 2) Office and commercial areas
 - 3) Proposed density/square footage per acre of each use along with parking requirements
 - 4) The plan shall show all common open space provisions such as the following:
 - a) Parks
 - b) Passive or scenic areas
 - c) Community recreation facilities
 - d) Areas for public or quasi-public institutional uses
- (k) Provisions for the control of signs, including the following:
 - 1) Size
 - 2) Shape
 - 3) Location
 - 4) Appearance
- (l) Provisions for the control of outdoor lighting, including the following:
 - 1) Location
 - 2) Height
 - 3) Angle
 - 4) Type
- (m) Refuse areas
 - 1) Location
 - 2) Size
 - 3) Screening
- (n) A utilities plan which indicates the following:
 - 1) Proposed disposition of sanitary waste and storm water
 - 2) The proposed source of potable water
 - 3) The location and width of all proposed utility easements or right-of-ways
- (o) All the information required to be shown on the Concept Plan
- (p) If the site is to be subdivided, a Preliminary Plat as required by the Unified Development Code shall be provided by the applicant

_____ 4. **Utility Service Plan**

This plan shall show the following:

- a. The disposition of sanitary waste and storm water.
- b. The source of potable water.
- c. The location and width of all utility easements or rights-of-way.

_____ 5. **Landscaping plan** (Stamped and sealed by a licensed Landscape Architect)

A plan showing:

- a. Landscaped areas.
- b. All specimen trees or groups of specimen trees twelve (12) inches in diameter or larger, indicating those to be retained, removed, or relocated, except within areas designated for single family residential uses.
- c. The location, height, and material for walks, fences, walls, and other man-made landscape features such as man made lakes, land sculpture, fountains and waterfalls, which are proposed to be constructed by the developer.
- d. Chart (to be located on plans) showing required and proposed landscaping as required by the Unified Development Code

_____ 6. **Statistical information**

All of the following information shall be indicated on the Final Development Plan:

- a. Total acreage of the site.
- b. Maximum building coverage expressed as a percentage of the site area.
- c. The area of land devoted to landscaping and/or common open space expressed as a percentage of the total site area.
- d. The calculated density for the project.
- e. Chart (to be located on plans) showing required and proposed open space calculations as required by the Unified Development Code

_____ 7. **Preliminary Subdivision Plat**

If a preliminary subdivision plat is to be processed concurrently with the PUD Final Development Plan, a preliminary subdivision plat meeting all of the submittal requirements of the Unified Development Code shall also be submitted with the Final Development Plan.

_____ 8. **Traffic Impact Study**

Applicant must determine and state in writing the anticipated impact of the proposed development on the existing transportation network. All detailed project information by the owner/developer must be discussed with the Traffic Division of the Department of Public Works. Applicant must have a statement from the Department of Public Works confirming that the Traffic Impact requirement has been completed prior to being heard at the Planning Commission Meeting. Failure to have the statement prior to the Meeting will result in the items deferral/denial.

_____ 9. **Stormwater Management Plan (SMP)**

Stormwater Management Plan of the PUD project area. All information and analysis submitted by the owner/developer must follow the requirements and methods outlined in the SMP guidelines set forth in Section 15.13. Three sets submitted to the Planning Commission Office. All sets shall be stamped by the Planning Commission office.

_____ 10. **Drainage Impact Study (DIS)**

Drainage Impact Study of the PUD project on the surrounding area. All information and analysis submitted by the owner/developer must follow the

requirements and methods outlined in the Drainage Impact Study (DIS) guidelines developed by the Department of Public Works, Drainage Engineering Division. Three sets submitted to the Planning Commission Office. All sets shall be stamped by the Planning Commission office. [Section 15.15]

- ____ 11. **Water Quality Impact Study (WQIS)**
Water Quality Impact Study as outlined in Chapter 15 of Unified Development Code of the PUD project on the surrounding area. Three sets submitted to the Planning Commission Office. All sets shall be stamped by the Planning Commission office. [Section 15.17]

- ____ 12. **Prints**
Two (2) full size prints of required plans
Three (3) reduced size prints of required plans – 11 x 17
Following Plan approval:
 - Four (4) full size sets of prints
 - One (1) set of reduced size prints – 11 x 17
 - An electronic submittal if necessary

- ____ 13. **Pre-Application Conference** completed

- ____ 14. **A-12-B Application for PUD Final Development Plan**

- ____ 15. **Electronic .pdf submittal (CD Rom, floppy disc, or e-mail)**

- ____ 16. **Application Fees for PUD Final Development Plan Approval**