



Date Received: 2/2/2023

### Final Development Plan

City of Baton Rouge / Parish of East Baton Rouge  
Office of the Planning Commission, 1100 Laurel Street, Suite 104  
Baton Rouge, Louisiana 70802

#### Staff Use Only

Fee(s): \$6,325 Application Taken By: DL  
Case Number: PUD-3-22 Meeting Date: 3/20/2023  
MPN Project Number: 54102

Please Print or Type (all entities listed below will be copied on all comments)

- Type of application:  PUD  TND
- Submittal:  New  Revised (PUD-\_\_-\_\_)
- Type of revision:  Major Site Change  Minor Change
- Applicant Name and Title: Templeton Ridge Development, LLC  
 Email Address: jvallee@rrcoa.com Daytime Phone Number: 225.931.8070  
 Business (if applicable): \_\_\_\_\_  
 Address: 1100 Camellia Boulevard, Suite 201 City: Lafayette State: LA ZIP: 70508
- Developer (if applicable): Same as above  
 Email Address: \_\_\_\_\_
- Name of Property Owner: Same as above  
 Email Address: \_\_\_\_\_ Daytime Phone Number: \_\_\_\_\_  
 Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_
- Subject Property Information:  
 CPPC Lot ID#(s): 111580125; 111580126; 111580127  
 Lot #(s): Portion of Tracts TR-1, TR-2 & TR-3 Block/Square: N/A  
 Subdivision or Tract Name: Northridge PUD  
 (If property is not subdivided, attach a complete legal description and a survey map indicating bearings and dimensions.)  
 Nearest Intersection: Groom Rd. and LA Hwy 964
- Specific proposed use as described in proposed development narrative.  
Proposed 64.25 Acre Development to include 215 Low Density Residential Lots, and Common Open Space Areas  
within PUD 3-22. The Development is consistent with the latest approved PUD 3-22 Concept Plan.  
 \_\_\_\_\_  
 \_\_\_\_\_
- Size of the Property: 64.25

10. Action Requested: **Final Development Plan Approval**

JV \_\_\_\_\_ Applicant's Initials

11. Table of Uses:

	Low Density Residential	Medium Density Residential	High Density Residential	Commercial / Office	Public and Semi-Public	Industrial	Open Space
Total # of Units	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Total # of Lots	215	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	48.45	N/A	N/A	N/A	N/A		15.80
Percentage of Site	75%	N/A	N/A	N/A	N/A	N/A	25%

12. Table of Parking Spaces:

	Number of Spaces Required	Number of Spaces Proposed	Number of Handicap Spaces Proposed	Total Number of Spaces Proposed
Section, Phase or Filing	430	455		455
Section, Phase or Filing				
Section, Phase or Filing				
Section, Phase or Filing				
Total				

13. Access:

Private Street     Public Street (City-Parish)     Public Street (State)

14. Stormwater Management Plan (SMP):

Submitted     Not Submitted    If not submitted please explain:

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15. Drainage Impact Study:

Submitted     Not Submitted    If not submitted please explain:

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16. Water Quality Impact Study:

Submitted       Not Submitted      If not submitted please explain:

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17. Compliance with Development Review Committee and/or Departments of Development and Transportation and Drainage comments will be required prior to approval:

Acknowledgment

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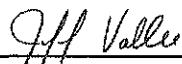
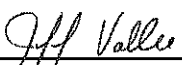
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18. Acknowledgement:

I acknowledge that private deed restrictions or covenants may exist on the subject property. I recognize that neither the Planning Commission nor its staff may consider such deed restrictions or covenants, if any, when determining approval or denial of an application, nor can the City or Parish enforce private deed restrictions or covenants. It is my responsibility as an Applicant to determine if any such deed restrictions and covenants exist on the subject property, and to be aware that violations of the same subject me and/or Property Owner to litigation from others.

**I understand that the application fee is nonrefundable. (Applications for public hearing must be received by 10:00a.m. on the scheduled Application Deadline)**

Application must be signed by both applicant and property owner if different. Letter of authorization must be submitted in absence of the property owner's signature or where an authorized agent signs in lieu of either property owner or applicant.

	Jeff Vallee	1/26/2023
Signature of Applicant	Type or Print Name of Applicant	Date
	Jeff Vallee	1/26/2023
Signature of Property Owner	Type or Print Name of Property Owner	Date