

FINAL DEVELOPMENT PLAN - PHASE 1

(REVISED MAY 2014)

FOR

THE GROVE

PLANNED UNIT DEVELOPMENT

PART I & II

EAST BATON ROUGE PARISH, LOUISIANA

GENERAL DESCRIPTION

THE GROVE - P.U.D.

Final Development Plan - Phase 1. - REVISED MAY 2014

The first phase of The Grove - P.U.D. is 26.52 acres and will consist of three parcels around public streets. The public street improvements are broken into two parts. The first part serves the parcels within phase 1. The second part includes the bridge over Wards Creek and connection to Interstate 10.

This revision revises Parcel 2 only.

Parcel 1 is completed and is 4.8 acres and consists of 192 units of multi-family residential along with 24,600 sq. ft. of commercial retail space on the ground floor. Parcel 1 will have one 4-story building and one 3-story building.

Parcel 2 was originally planned for approximately 12.4 acres and will consist of a 100 unit hotel, 18 single family residential units, 9,000 sq. ft. of retail, 53,400 sq. ft. of office, and 25,000 sq. ft. of health club. Parcel 2 will have four 3-story buildings.

The revised Parcel 2 is approximately 12.4 acres and will consist of a 100 unit hotel with related ancillary features, 139 multi-family units (of which four will be live/work units), 7,000 sq. ft. of retail, a 24,000 sq. ft. specialty recreation facility, 5,400 sq. ft. restaurant, and a park around existing, mature Live Oak trees. Parcel 2 will have up to 4 stories.

The specialty recreation facility is an indoor "trampoline park". This site is requesting a waiver of the standard parking requirement of 1 space per 250 sq. ft. due to the special nature and layout of the facility. The UDC standard parking requirement is 88 spaces. Based on previous developments by the developer of this type of facility, a parking ratio of 1 space per 300 sq ft of floor area is adequate to meet their needs. This ratio would yield 75 spaces. Also taking into account the nature of this compact, walkable community, the public transportation, and the close proximity of an overabundance of parking in the surrounding area, the 15% reduction to 75 spaces is reasonable.

Parcel 3 is approximately 2.3 acres and will consist of 12 single family live/work units, each having 2,100 sq. ft. of commercial, and 32,000 sq. ft. of office space. Parcel 3 will have up to 3 stories. This parcel will remain as planned.

Overall, Phase 1 will have 12 medium density residential units on 0.30 acres (1%), 192 high density residential units on 3.55 acres (13%), 139 high density residential units on 3.68 acres, 191,800 sq. ft. of commercial office/retail on 4.20 acres (16%), 7.7 acres of common green open space (30%), and 7.02 acres of streets and sidewalks with public right of ways (26%). The property association for The Grove will control the use, maintenance, design of the common open space within the development.

Upon approval, the construction of parcel 2 will continue and is anticipated to be completed within 3 years. Parcel 3 would follow.

STORM DRAINAGE NOTE:

All Interior Drainage for Kleinpeter North shall be subsurface. The design of same will be in accordance with the requirements of the City-Parish Department of Public Works, including rainfall frequency design requirements and procedural computation requirements. Construction of subsurface drainage facilities shall be in accordance with the latest Department of Public Works Standard Specifications (Green Book). Material and methods of construction shall be in accordance with these Standard Specifications and the latest applicable City-Parish Standard Plans.

The area included in Kleinpeter North drains to both Dawson Creek and Ward Creek. The site receives approximately 1,200 cfs runoff from the drainage system of Interstate 10. Two large culvert structures will convey the water from I-10 to Ward Creek. Two proposed creek crossings will consist of large bridge structures. Mitigation material required onsite will be obtained from excavation of Ward and Dawson Creeks.

Overall, development of Kleinpeter North should not adversely affect the drainage patterns and capabilities of the City-Parish system, either locally or Parish wide. All final plans for construction will be reviewed and approved by the City-Parish Department of Public Works to insure their proper integration into the Parish system.

SOIL TYPES NOTE:

According to the "Soil Survey for East Baton Rouge Parish Louisiana", prepared by the United States Department of Agriculture, Soil Conservation Service, in cooperation with Louisiana Agriculture Experiment Station, issued in September, 1968, several different soil types exist in the vicinity of Kleinpeter North. These types include Jeannerette (Je), Made Land (Ma), Mhoon silty clay loam (Mn), Oliver silt loam (Ol), and Zachary silt loam (Za). Je, Ol, and Mn are described in said Soil Survey to have slow runoff and slow permeability. Ms is described as spoil material removed in the construction of drainage canals and ditches. Za is described as poorly drainage soil.

A complete copy of the above referenced Soil Survey for East Baton Rouge Parish, Louisiana, may be obtained from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

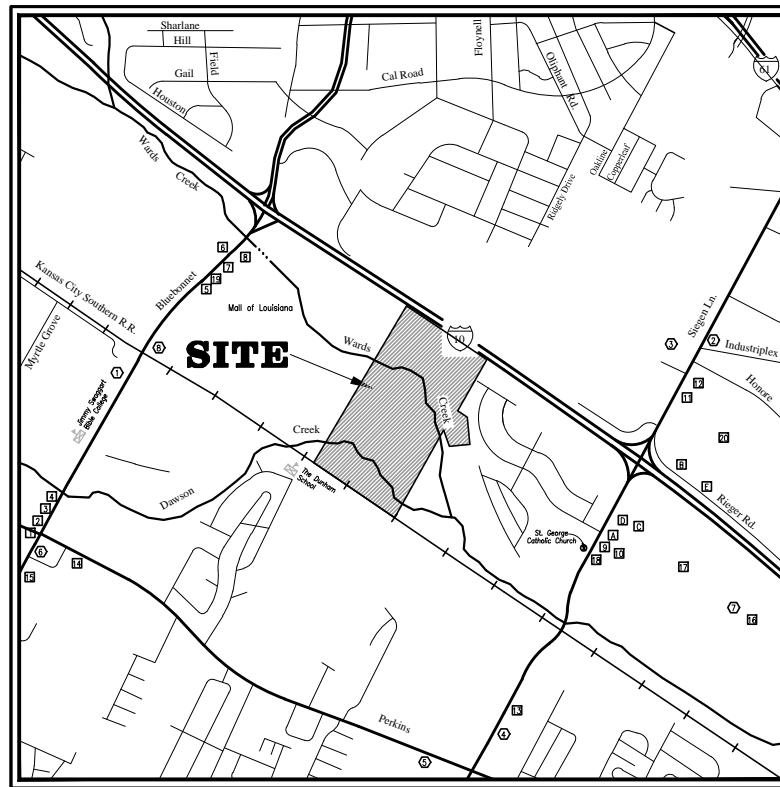
SANITARY SEWERAGE NOTE:

Sanitary sewer collection lines for Kleinpeter North will be designed and laid out to provide for collection and removal of sewage flow from all applicable areas within the development. The design of same will be in accordance with the requirements of the City-Parish Department of Public Works, including size, slope, manhole spacing, etc. Construction of sanitary sewerage facilities shall be in accordance with the latest Department of Public Works Standard Specifications (Green Book). Materials and methods of construction shall be in accordance with these Standard Specifications and the latest applicable City-Parish Standard plans.

Sewage flows will be collected on-site and conveyed to a proposed pumping station located near Ward Creek at the eastern property line of the site. The proposed pump station will discharge into a new force main currently in design along Wards Creek to Seigen Lane. All existing facilities are owned and maintained by the City-Parish Department of Public Works. Sewage flows are ultimately conveyed to the existing South Waste Water Treatment Plant located on Gardere Lane near Nicholson Drive.

WETLANDS NOTE:

On January 31, 2007 the New Orleans District of the U.S. Army Corps of Engineers determined that there are 11.18 acres of jurisdictional wetlands and 1.11 acres of other waters (the beds of Ward and Dawson Creeks) on the subject site. Therefore, a Department of the Army permit under Section 404 of the Clean Water Act is required for this property.



VICINITY MAP
SCALE: 1"=2000'

DEVELOPER

WILLOW GROVE - NORTH, LLC
11421 COTTON LANE, BATON ROUGE, LA 70810
RICHARD CARMOUCHE 766-0510

INDEX TO DRAWINGS:

SHEET NO.:	DESCRIPTION:
1	TITLE SHEET
2	EXISTING CONDITIONS
3	DEVELOPMENT PLAN
4	CIRCULATION PLAN
5	LANDSCAPE PLAN
6	STREET SECTIONS
7	CHARACTER SKETCHES
8	PRELIMINARY PLAT

HOTELS / MOTELS

- ① Residence Inn
- ② Baymont Inn & Suites
- ③ Motel 6
- ④ Holiday Inn
- ⑤ Microtel Inn & Suites

BANKING INSTITUTIONS

- ① Capital One Bank
- ② Capital One Bank
- ③ Whitney Bank
- ④ Regions Bank
- ⑤ Bancorp
- ⑥ Regions Bank
- ⑦ AmSouth Bank
- ⑧ Chase Bank

SHOPPING CENTERS/RESTAURANTS

- ① Matherne's Supermarket
- ② DeAngelo's Pizzeria
- ③ Buffalo Wild Wings Bar & Grill
- ④ Nino's Italian Restaurant
- ⑤ Copeland's Cheesecake Bistro
- ⑥ King Buffet
- ⑦ Bennigan's Grill & Tavern
- ⑧ J Alexander's Restaurant
- ⑨ Joe's Crab Shack
- ⑩ Texas Roadhouse
- ⑪ Olive Garden Italian Restaurant
- ⑫ International House of Pancakes
- ⑬ Winn-Dixie
- ⑭ Louisiana Lagniappe Restaurant
- ⑮ Casa Maria Mexican Restaurant
- ⑯ Wal-Mart Supercenter
- ⑰ Sam's Club
- ⑱ Sicily's Ultimate Italian Buffet
- ⑲ Logan's Restaurant
- ⑳ Target

DEVELOPER

Willow Grove - North, LLC.

Contact: Richard Carmouche
11421 COTTON LANE
Baton Rouge, LA 70810
Phone: (225) 766-0510
Fax: (225) 769-6257

ARCHITECT

Humphreys & Partners Architects L.P.

5339 Alpha Road
Dallas Tx, 75240
Phone: (972) 701-9636
Fax: (972) 701-9639

ENGINEER / SURVEYOR

Ferris Engineering & Surveying, LLC.

Contact: Clint Kennerly, P.E.
11854 Bricksome Avenue
Baton Rouge, Louisiana 70816
Phone: (225) 292-6838
Fax: (225) 292-0441

TRAFFIC ENGINEER

STANTEC

Contact: Andre Rodrigue, P.E.
500 Main St.
Baton Rouge, LA 70801
Phone: (225) 765-7400
Fax: (225) 765-7244

LANDSCAPE ARCHITECT

Ferris Land Design, LLC.

Contact: Richard Hymel, RLA
11854 Bricksome Avenue
Baton Rouge, Louisiana 70816
Phone: (225) 292-6838
Fax: (225) 292-0441

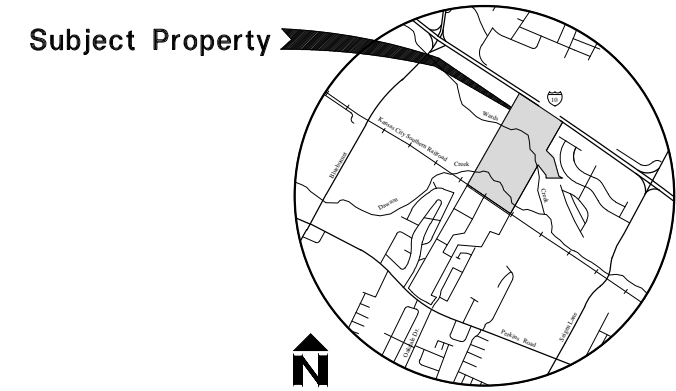
SHEET 1 OF 8

NO.	REVISION	DATE	BY
1.	REVISED PER COMMENTS	6/7/10	ST
2.	REVISED PARCEL 1 PARKING	12/15/2010	ST
3.	REVISED PHASE 1 USES	05/05/2014	JW

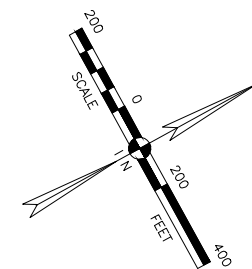
FERRIS ENGINEERING & SURVEYING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 - FAX 225-292-0441

DRAWN BY: ST CADFILE: 05-016 KLENPETER-NORTH DATE: 4-28-10 PROJECT NO: 05-016



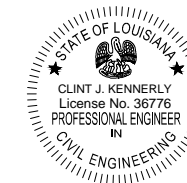


VICINITY MAP
SCALE: 1" = 2000'



LINE TABLE		
LINE	LENGTH	BEARING
L1	136.93'	S73°59'45"E
L2	150.21'	N36°28'40"E
L3	141.76'	S82°16'46"E
L4	103.07'	S39°31'09"E
L5	175.89'	S62°35'35"E
L6	39.86'	N27°24'25"E
L7	17.25'	N61°43'58"E
L8	10.00'	S02°05'11"E
L9	10.00'	N09°21'37"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	239.12'	215.00'	N68°16'20"E	226.98'	63°43'20"
C2	308.54'	500.00'	S29°11'31"W	303.67'	35°21'21"
C3	127.39'	375.00'	S37°08'18"W	126.77'	19°27'47"
C4	42.08'	100.00'	N50°32'16"W	41.77'	24°06'39"
C5	67.21'	100.00'	N48°08'49"E	65.95'	38°30'22"
C6	20.16'	30.00'	N48°08'49"E	19.78'	38°30'22"
C7	26.86'	500.00'	N45°19'51"E	26.86'	304°44"
C8	32.12'	253.00'	S84°16'36"W	32.10'	71°6'28"
C9	49.57'	253.00'	N75°01'36"E	49.49'	111°3'33"
C10	50.06'	316.22'	N46°08'58"W	50.01'	9°04'15"



SHEET 2 OF 8

EXISTING CONDITIONS MAP

OF
The Grove
Planned Unit Development

DESCRIPTION: LOCATED IN SECTIONS 55, 56 & 57, TOWNSHIP 8 SOUTH, RANGE 1 EAST, AND SECTIONS 56 & 60, TOWNSHIP 7 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: RICHARD CARMOUCHE

FERRIS ENGINEERING & SURVEYING, LLC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH(504) 292-6838 - FAX(504) 292-0441

NO.	DATE	BY	TITLE
1.	6/7/10	ST	
2.	12/19/10	ST	
REVISION	REVISED PER COMMENTS	REVISED PARCEL 1 PARKING	
NO.	DATE	BY	TITLE
1.	6-14-07	RM	

LEGEND:

- ☆ PROPOSED LIGHTS, 150 W M.H. 25' HT.
- INDICATES PROPOSED DRAINAGE FLOW
- - - - - INDICATES TYPICAL STORM CULVERT
- PROPOSED STORM DRAINAGE
- PROPOSED GRATE INLET
- ▨ STORM WATER TREATMENT UNIT (STU)
- SS PROPOSED SANITARY SEWER
- PROPOSED SANITARY SEWER MANHOLE
- PS EX. SANITARY SEWER PUMP STATION
- INDICATES GREEN SPACES
- PROPOSED DUMPSTER W/ 6' SOLID OR FENCE
- Ⓣ PROPOSED PARKING COUNT
- PROPOSED BIKE RACK LOCATION
- PROPOSED SIGN LOCATION
- HC PARKING
- ★ BUILDING ENTRY POINTS

PROPOSED STREETS

- 1 CB-100 COMMERCIAL BLVD.: 100' R/W
- 2 BR-40 BRIDGE: 40' R/W
- 3 CS-63 COMMERCIAL STREET: 63' R/W
- 4 PD-37 PARK DRIVE: 37' R/W

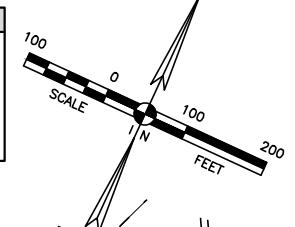


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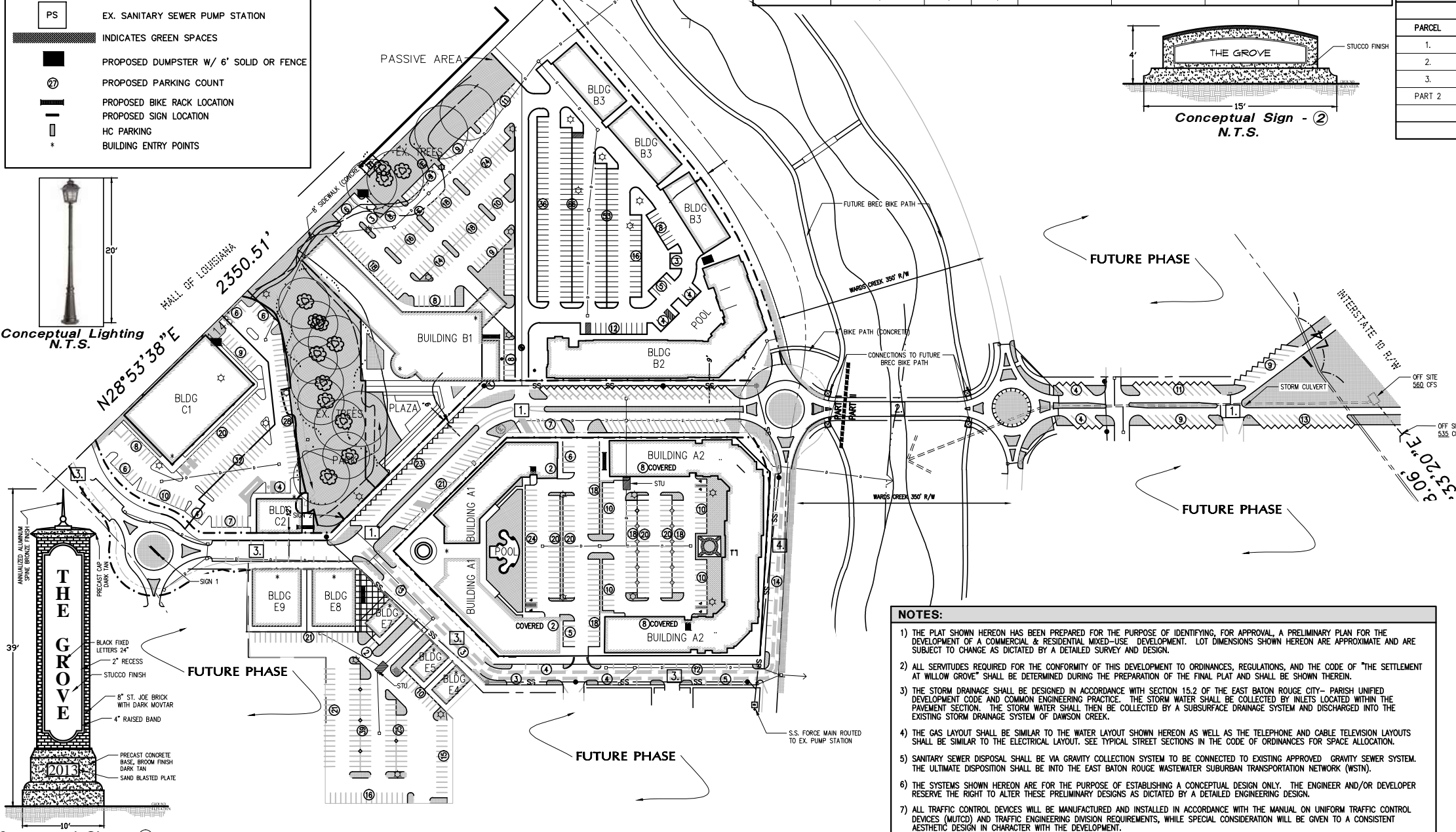
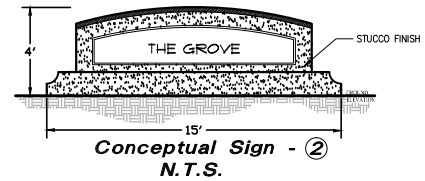
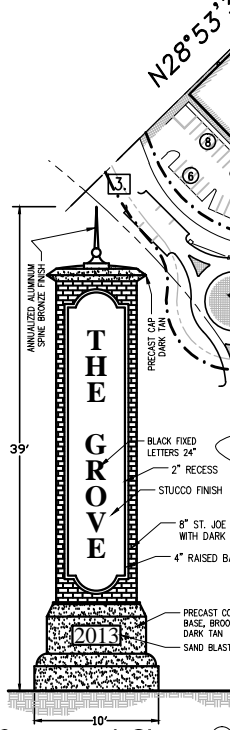
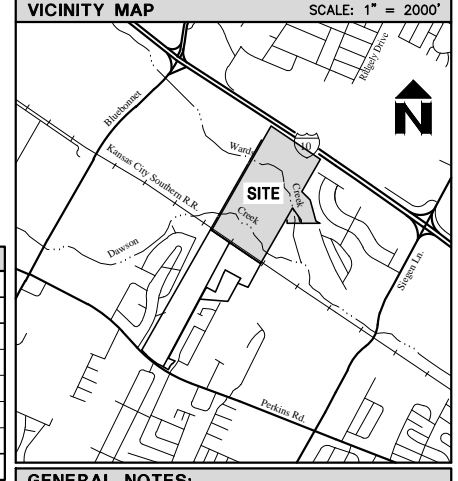
	MEDIUM DENSITY RESIDENTIAL	EX. APTS.	PROP. APTS.	COMMERCIAL / OFFICE	PUBLIC AND SEMI PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	12	192	139	N/A	N/A	N/A	N/A
TOTAL # OF LOTS	1	1	1	3	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDING	N/A	N/A	N/A	191,800	N/A	N/A	N/A
TOTAL ACREAGE	0.30	3.55	3.68	4.20	R/W=7.02	N/A	7.77
PERCENTAGE OF SITE	1%	13%	14%	16%	26%	N/A	30%
DENSITY	40/Ac.	54/mc.	38/Ac.				

LAND USE CHART

BUILDINGS	ACREAGE	PERCENT (%)
BUILDINGS	5.26 Ac.	18.7%
SIDEWALK & PLAZA	3.85 Ac.	14.5%
STREETS	5.82 Ac.	21.9%
PARKING & DRIVES	6.01 Ac.	24.1%
GREEN SPACE	4.03 Ac.	15.4%
GREEN SPACE IN R.O.W.	1.43 Ac.	5.4%
TOTAL	26.52 Ac.	100%

PROPOSED PARKING

PARCEL	OFF STREET	ON STREET	TOTAL
1.	246	88	334 SP.
2.	545	64	609 SP.
3.	149	29	178 SP.
PART 2	N/A	50 SPACES	50 SP.
TOTAL PARKING PROVIDED			1,171 SP.
TOTAL PARKING REQUIRED			1,127 SP.



MINIMUM SETBACKS:

NO BUILDING SETBACKS IN THIS PHASE.

SCHOOL DISTRICTS:

ELEMENTARY: WESTMINSTER
MIDDLE: WOODLAWN MIDDLE
HIGH: WOODLAWN

GENERAL NOTES:

ACREAGE: +/- 26.52 ACRES
PROP. ZONING: P.U.D. FUTURE LAND USE - REGIONAL CENTER
WATER: BATON ROUGE WATER COMPANY, INC.
SEWER: CONNECTION TO W.S.T.N.
INUNDATION: 24.00 - 24.5
BASE FLOOD: 24.5 - 25.0
D.W.S.: 22.5 - 23.5
FLOOD ZONE: AE & X (DAWSON CREEK & WARDS CREEK - 2008)
LAND USAGE: COMMERCIAL/OFFICE/RETAIL/RESIDENTIAL
FIRE DISTRICT: ST. GEORGE FIRE DEPARTMENT
GAS: ENTERGY
ELECTRIC: ENTERGY
STREETS: 8" CONCRETE

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

DRAINAGE NOTE:

THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.2 OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF BATON ROUGE, PARISH OF EAST BATON ROUGE AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY INLETS ALONG THE CURB OF THE STREET. THE STORM WATER SHALL THEN BE COLLECTED BY AN UNDERGROUND PIPE SYSTEM AND THEN TRANSPORTED TO DAWSON CREEK AS SHOWN.

PUBLIC DEDICATION:

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICED OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED OR RIGHT OF WAY IS GRANTED.

PRIVATE DEDICATION:

THE SERVICED DESIGNATED HEREON AS "PRIVATE SERVICED" ARE HEREBY RESERVED FOR THE USE OF THE "THE GROVE" PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF "THE GROVE" PROPERTY OWNERS ASSOCIATION. THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVICED" FOR ACCESS TO THE "PUBLIC SEWER SERVICED". THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVICED" HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVICED". THE "PRIVATE SERVICED" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO "THE GROVE" PROPERTY OWNERS ASSOCIATION AND THE USE OF SAID "PRIVATE SERVICED" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVICED" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVICED") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE "THE GROVE" PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

- NOTES:**
- 1) THE PLAT SHOWN HEREON HAS BEEN PREPARED FOR THE PURPOSE OF IDENTIFYING, FOR APPROVAL, A PRELIMINARY PLAN FOR THE DEVELOPMENT OF A COMMERCIAL & RESIDENTIAL MIXED-USE DEVELOPMENT. LOT DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS DICTATED BY A DETAILED SURVEY AND DESIGN.
 - 2) ALL SERVICEDS REQUIRED FOR THE CONFORMITY OF THIS DEVELOPMENT TO ORDINANCES, REGULATIONS, AND THE CODE OF "THE SETTLEMENT AT WILLOW GROVE" SHALL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLAT AND SHALL BE SHOWN THEREIN.
 - 3) THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.2 OF THE EAST BATON ROUGE CITY- PARISH UNIFIED DEVELOPMENT CODE AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY INLETS LOCATED WITHIN THE PAVEMENT SECTION. THE STORM WATER SHALL THEN BE COLLECTED BY A SUBSURFACE DRAINAGE SYSTEM AND DISCHARGED INTO THE EXISTING STORM DRAINAGE SYSTEM OF DAWSON CREEK.
 - 4) THE GAS LAYOUT SHALL BE SIMILAR TO THE WATER LAYOUT SHOWN HEREON AS WELL AS THE TELEPHONE AND CABLE TELEVISION LAYOUTS SHALL BE SIMILAR TO THE ELECTRICAL LAYOUT. SEE TYPICAL STREET SECTIONS IN THE CODE OF ORDINANCES FOR SPACE ALLOCATION.
 - 5) SANITARY SEWER DISPOSAL SHALL BE VIA GRAVITY COLLECTION SYSTEM TO BE CONNECTED TO EXISTING APPROVED GRAVITY SEWER SYSTEM. THE ULTIMATE DISPOSITION SHALL BE INTO THE EAST BATON ROUGE WASTEWATER SUBURBAN TRANSPORTATION NETWORK (WSTN).
 - 6) THE SYSTEMS SHOWN HEREON ARE FOR THE PURPOSE OF ESTABLISHING A CONCEPTUAL DESIGN ONLY. THE ENGINEER AND/OR DEVELOPER RESERVE THE RIGHT TO ALTER THESE PRELIMINARY DESIGNS AS DICTATED BY A DETAILED ENGINEERING DESIGN.
 - 7) ALL TRAFFIC CONTROL DEVICES WILL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND TRAFFIC ENGINEERING DIVISION REQUIREMENTS, WHILE SPECIAL CONSIDERATION WILL BE GIVEN TO A CONSISTENT AESTHETIC DESIGN IN CHARACTER WITH THE DEVELOPMENT.
 - 8) WHITE ON BLUE STREET NAME SIGNS WILL BE INSTALLED AS PER TRAFFIC ENGINEERING DETAILS.
 - 9) STREET LIGHTS WILL BE PROVIDED AS REQUIRED BY THE 1992 STREET LIGHT ORDINANCE. ALL STREET LIGHTS WILL BE A MINIMUM OF THREE (3) FEET BEHIND THE BACK OF CURB.
 - 10) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING, INC. TO VERIFY TITLE. ACTUAL LEGAL OWNERSHIP, SERVICEDS, EASEMENTS, RIGHTS-OF-WAY, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT.
 - 11) THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS.
 - 12) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY/PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
 - 13) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
 - 14) NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.
 - 15) THE PROPERTY OWNERS ASSOCIATION FOR "THE GROVE" WILL GOVERN THE USE, MAINTENANCE, AND CONTINUED PROTECTION OF THE COMMON AREAS SHOWN HEREON.



NOTE: BUILDING B-3 WILL HAVE 4 LIVE/WORK UNITS.

GROSS BUILDING FLOOR AREA

BUILDINGS	FLOORS & HEIGHTS	RETAIL	OFFICE	RESIDENTIAL	HOTEL	RECREATION	RESTAURANT	TOTAL
BUILDING A1	4 FLOORS - 50' HT.	24,600 sq.ft.		79,420 sq.ft. (116 UNITS)				104,020 sq.ft.
BUILDING A2	3 FLOORS - 38' HT.			79,000 sq.ft. (76 UNITS)				79,000 sq.ft.
BUILDING B1	3 FLOORS - 38' HT.				92,500 sq.ft. (100 UNITS)			92,500 sq.ft.
BUILDING B2	4 FLOORS - 70' HT.	7,000 sq.ft.		84,706 sq.ft. (109 UNITS)				91,706 sq.ft.
BUILDING B3	2 FLOORS - 35' HT.			33,000 sq.ft. (30 UNITS)				33,000 sq.ft.
BUILDING C1	1 FLOOR 27' HT.				24,000 sq.ft.			24,000 sq.ft.
BUILDING C2	1 FLOOR 25' HT.					5,400 sq.ft.		5,400 sq.ft.
BUILDING E4	3 FLOORS - 45' HT.	2,100 sq.ft.		4,200 sq.ft. (4 UNITS)				6,300 sq.ft.
BUILDING E5	3 FLOORS - 45' HT.	2,100 sq.ft.		4,200 sq.ft. (4 UNITS)				6,300 sq.ft.
BUILDING E7	3 FLOORS - 45' HT.	2,100 sq.ft.		4,200 sq.ft. (4 UNITS)				6,300 sq.ft.
BUILDING E8	2 FLOORS - 35' HT.		15,000 sq.ft.					15,000 sq.ft.
BUILDING E9	2 FLOORS - 35' HT.		17,000 sq.ft.					17,000 sq.ft.
TOTAL		37,900 sq.ft.	32,000 sq.ft.	288,726 sq.ft. (343 UNITS)	92,500 sq.ft. (100 UNITS)	24,000	5,400	480,526 sq.ft.

SHEET 3 OF 8

**DEVELOPMENT PLAN
PHASE 1, PART 1 & PART 2**

**THE GROVE
A PLANNED UNIT DEVELOPMENT**

REVISION

NO.	DATE	BY	REVISION
1.	07/10	ST	REVISED PER COMMENTS
2.	12/15/10	ST	REVISED PARCEL 1 PARKING
3.	04/28/14	JW	REVISED PHASE 1 USES

TITLE: DEVELOPMENT PLAN PHASE 1, PART 1 & PART 2

PROJECT: THE GROVE A PLANNED UNIT DEVELOPMENT

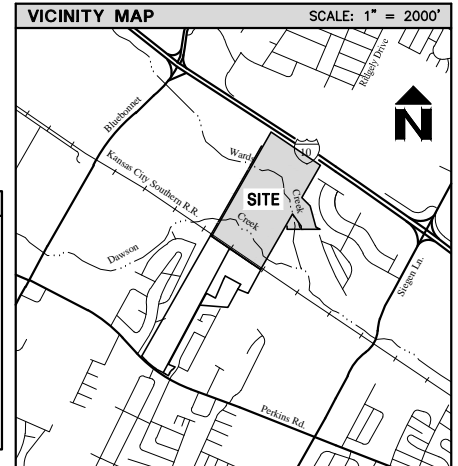
DESCRIPTION: BEING A PORTION OF TRACT WG-2 OF THE ROBERT L. KLENPETER PROPERTY S 88, 89, & 97, T-8-S, R-1-E AND S 88, 89, & 97, T-7-S, R-1-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: WILLOW GROVE - NORTH, LLC
10345 SEGER LANE #2A, BATON ROUGE, LA 70810
RICHARD CARMOUCHE 786-0910

FERRIS ENGINEERING & SURVEYING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 - FAX 225-292-0441

DRAWN BY: ST **CADFILE:** 05-016_SITE **DATE:** 04-29-2010 **PROJECT NO:** 05-016 **DWG NO.:** -

PROPOSED STREETS	
1	CB-100 COMMERCIAL BLVD.: 100' R/W
2	BR-40 BRIDGE: 40' R/W
3	CS-63 COMMERCIAL STREET: 63' R/W
4	PD-37 PARK DRIVE: 37' R/W



LEGEND:	
	INDICATES MAJOR VEHICULAR ROUTE
	INDICATES SECONDARY VEHICULAR ROUTE
	INDICATES PEDESTRIAN CIRCULATION
	INDICATES GREEN SPACES

MASS TRANSIT
NO MASS TRANSIT IS AVAILABLE AT THIS LOCATION

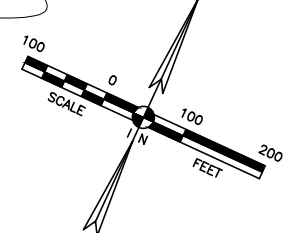
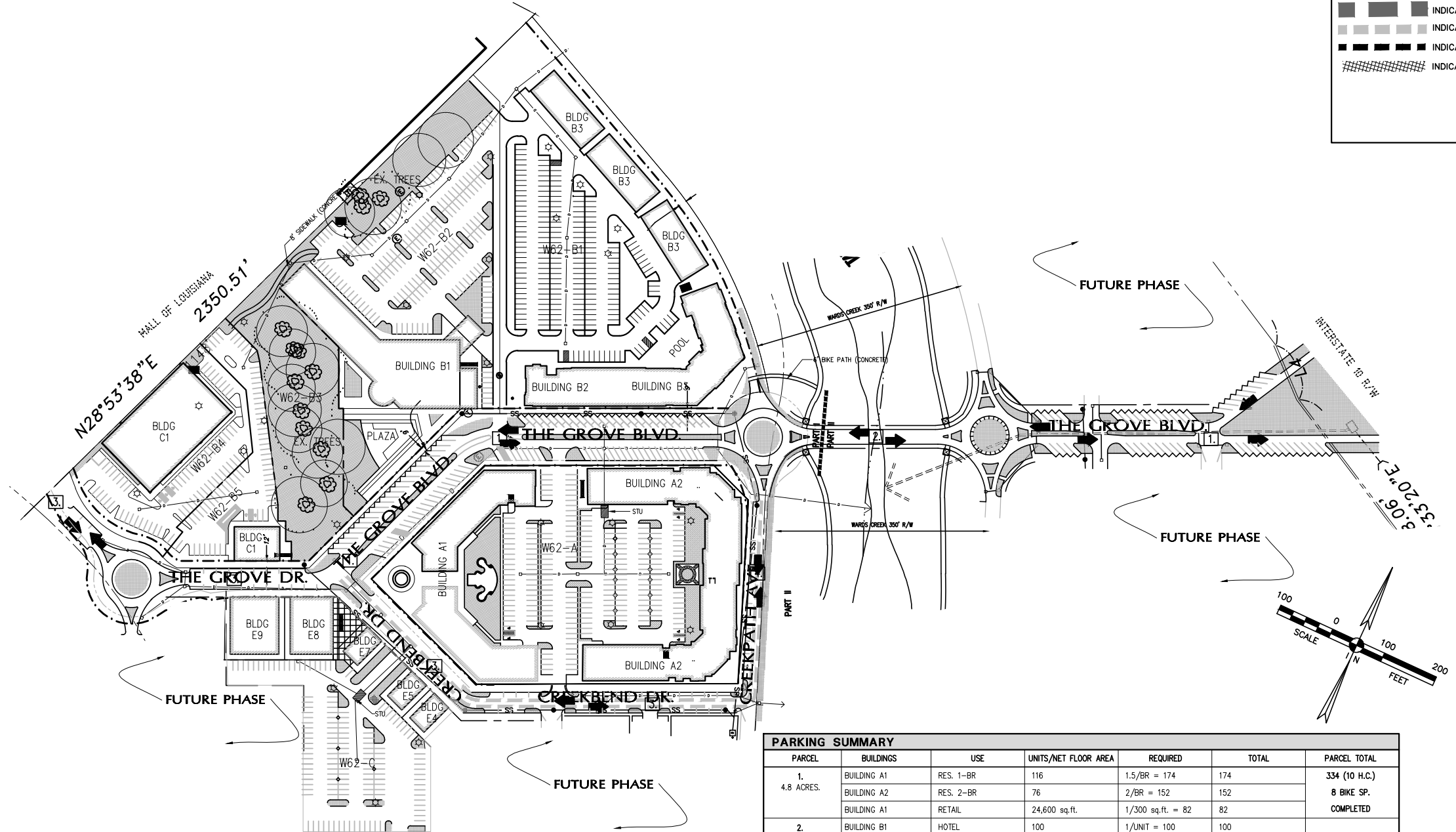
GENERAL NOTES:	
ACREAGE:	+/- 26.52 ACRES
PROP. ZONING:	P.U.D. (Horizon Plan - P.U.D.)
WATER:	BATON ROUGE WATER COMPANY, INC.
SEWER:	CONNECTION TO W.S.T.N.
INUNDATION:	24.00 - 24.5
BASE FLOOD:	24.5 - 25.0
D.W.S.:	22.5 - 23.5
FLOOD ZONE:	AE & X (DAWSON CREEK & WARDS CREEK - 2008)
LAND USAGE:	COMMERCIAL/OFFICE/RETAIL/RESIDENTIAL
FIRE DISTRICT:	ST. GEORGE FIRE DEPARTMENT
GAS:	ENTERGY
ELECTRIC:	ENTERGY
STREETS:	8" CONCRETE

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

DRAINAGE NOTE:
THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.2 OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF BATON ROUGE, PARISH OF EAST BATON ROUGE AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY INLETS ALONG THE CURB OF THE STREET. THE STORM WATER SHALL THEN BE COLLECTED BY AN UNDERGROUND PIPE SYSTEM AND THEN TRANSPORTED TO DAWSON CREEK AS SHOWN.

PUBLIC DEDICATION:
THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICITUDE OR RIGHT OF WAY IS GRANTED.

PRIVATE DEDICATION:
THE SERVICITUDES DESIGNATED HEREON AS "PRIVATE SERVICITUDES" ARE HEREBY RESERVED FOR THE USE OF THE "THE GROVE" PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF "THE GROVE" PROPERTY OWNERS ASSOCIATION. THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVICITUDES" FOR ACCESS TO THE "PUBLIC SEWER SERVICITUDES." THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAN SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVICITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVICITUDES." THE "PRIVATE SERVICITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO "THE GROVE" PROPERTY OWNERS ASSOCIATION AND THE USE OF SAID "PRIVATE SERVICITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVICITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVICITUDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE "THE GROVE" PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.



PARKING SUMMARY								
PARCEL	BUILDINGS	USE	UNITS/NET FLOOR AREA	REQUIRED	TOTAL	PARCEL TOTAL		
1. 4.8 ACRES.	BUILDING A1	RES. 1-BR	116	1.5/BR = 174	174	334 (10 H.C.) 8 BIKE SP. COMPLETED		
	BUILDING A2	RES. 2-BR	76	2/BR = 152	152			
	BUILDING A1	RETAIL	24,600 sq.ft.	1/300 sq.ft. = 82	82			
2. 12.4 ACRES.	BUILDING B1	HOTEL	100	1/UNIT = 100	100	594 (12 H.C.) 10 BIKE SP.		
	BUILDING B1	HOTEL ASSEMBLY	2,500 sq.ft.	1/32 sq.ft. = 78	78			
	BUILDING B1	HOTEL OFFICE	1,000 sq.ft.	1/250 sq.ft. = 4	4			
	BUILDING B2 & B3	RES. 1-BR	92	1.5/BR = 138	138			
	BUILDING B2 & B3	RES. 2-BR	47	1/BR = 94	94			
	BUILDING B2	RETAIL	7,000 sq.ft.	1/300 sq.ft. = 24	24			
	BUILDING C1	SPECIALTY RECREATION	22,000 sq.ft.	1/250 sq.ft. = 88	75*			
	BUILDING C2	RESTAURANT	50,000 sq.ft. 3,750 sq.ft. Dining Area	1/50 sq.ft. = 75	81			
	BUILDING C2	RESTAURANT	50,000 sq.ft. 1,250 sq.ft. Emp. Area	1/200 sq.ft. = 6	6			
3. 2.3 ACRES.	BUILDING E4	RES. 1-BR	4	1.5/BR = 6	6	199 (6 H.C.) 5 BIKE SP.		
	BUILDING E4	RETAIL	2,100 sq.ft.	1/300 sq.ft. = 7	7			
	BUILDING E5	RES. 1-BR	4	1.5/BR = 6	6			
	BUILDING E7	RES. 1-BR	4	1.5/BR = 6	6			
	BUILDING E7	RETAIL	2,100 sq.ft.	1/300 sq.ft. = 7	7			
	BUILDING E8	OFFICE	15,000 sq.ft.	1/200 sq.ft. = 75	75			
	BUILDING E9	OFFICE	17,000 sq.ft.	1/200 sq.ft. = 85	85			
								1,127 (26 H.C.)



NOTE: ALL PARKING SPACES SHALL BE A MINIMUM OF 9'x20' AND ALL DRIVES A MINIMUM OF 20' WIDE.

*A PARKING REDUCTION IS PROPOSED DUE TO THE SPECIAL NATURE OF THIS FACILITY. OWNER/DEVELOPER OF THIS TRACT HAS SUBMITTED DOCUMENTATION.

SHEET 4 OF 8

CIRCULATION PLAN
PHASE 1, PART 1 & PART 2

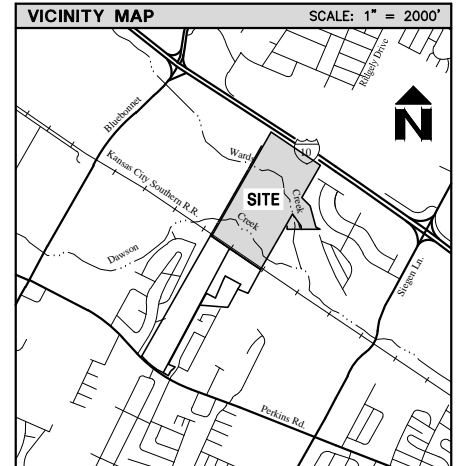
THE GROVE
A PLANNED UNIT DEVELOPMENT

DESCRIPTION: BEING A PORTION OF TRACT W6-2 OF THE ROBERT L. KLENPETER PROPERTY & B6, B6, & B7, T-4-S, R-1-E AND B, B6, B8, & T-7-S, R-1-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: **WILLOW GROVE - NORTH, LLC**
10343 SEGEN LANE #2A, BATON ROUGE, LA 70810
RICHARD CARMOUCHE 788-0510

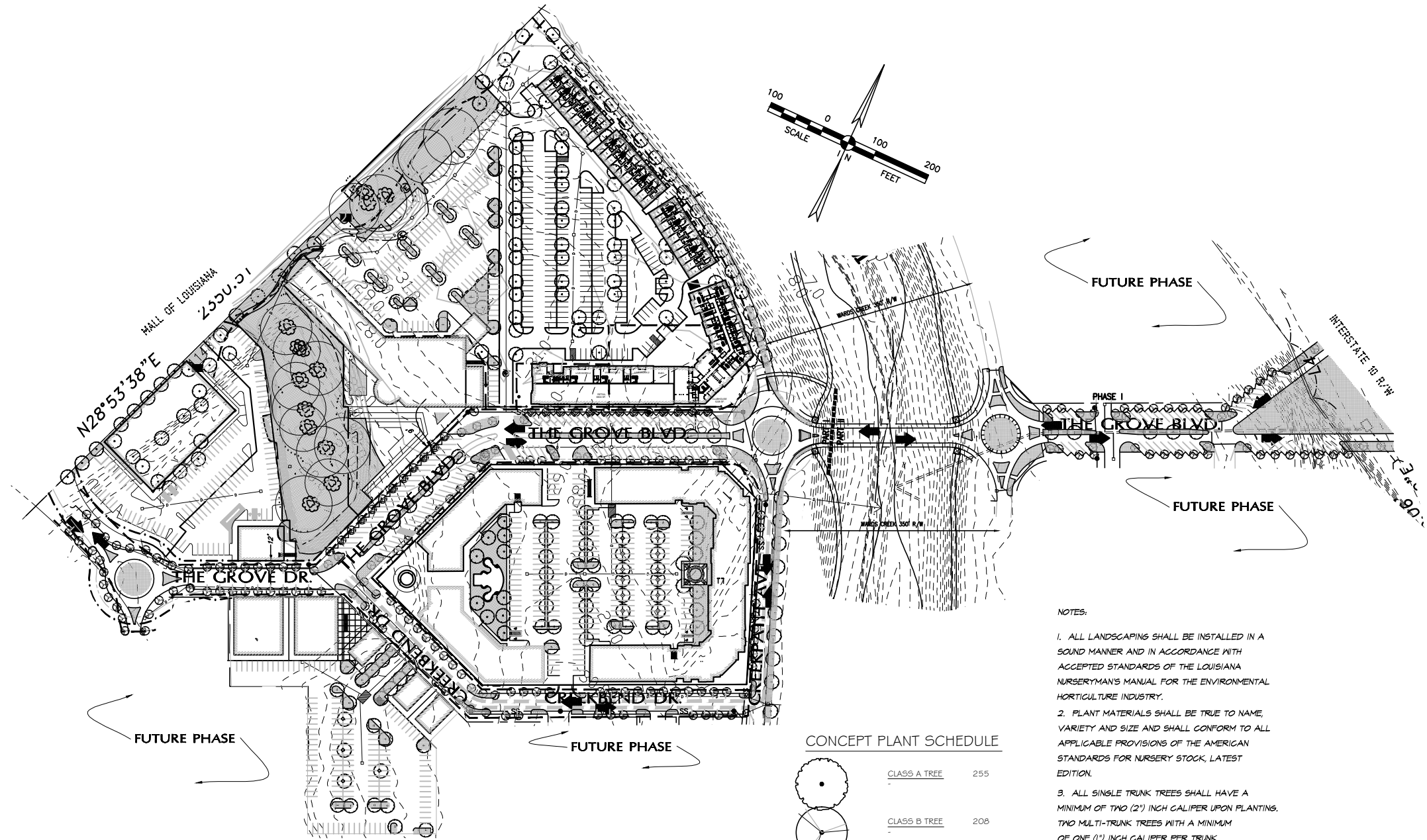
FERRIS ENGINEERING & SURVEYING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 - FAX 225-292-0441

NO.	REVISION	DATE	BY:	ST	TITLE:
1.	REVISED PER COMMENTS	6/7/10	ST	ST	PROJECT:
2.	REVISED PARCEL 1 PARKING	12/15/10	ST	ST	DESCRIPTION:
3.	REVISED PHASE 1 USES	04/28/14	JW	JW	CLIENT:
					DRAWN BY: ST
					CADFILE: 05-016_SITE
					DATE: 04-29-2010
					PROJECT NO: 05-016
					DWG NO: -

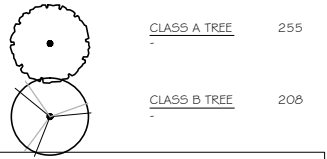


GENERAL NOTES:

ACREAGE: +/- 26.52 ACRES
 PROP. ZONING: P.U.D. (Horizon Plan - P.U.D.)
 WATER: BATON ROUGE WATER COMPANY, INC.
 SEWER: CONNECTION TO W.S.T.N.
 INUNDATION: 24.00 - 24.5
 BASE FLOOD: 24.5 - 25.0
 D.W.S.: 22.5 - 23.5
 FLOOD ZONE: AE & X (DANSON CREEK & WARD'S CREEK - 2008)
 LAND USAGE: COMMERCIAL/OFFICE/RETAIL/RESIDENTIAL
 FIRE DISTRICT: ST. GEORGE FIRE DEPARTMENT
 GAS: ENTERGY
 ELECTRIC: ENTERGY
 STREETS: 8" CONCRETE



CONCEPT PLANT SCHEDULE



- NOTES:**
1. ALL LANDSCAPING SHALL BE INSTALLED IN A SOUND MANNER AND IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE LOUISIANA NURSERYMAN'S MANUAL FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY.
 2. PLANT MATERIALS SHALL BE TRUE TO NAME, VARIETY AND SIZE AND SHALL CONFORM TO ALL APPLICABLE PROVISIONS OF THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
 3. ALL SINGLE TRUNK TREES SHALL HAVE A MINIMUM OF TWO (2") INCH CALIPER UPON PLANTING. TWO MULTI-TRUNK TREES WITH A MINIMUM OF ONE (1") INCH CALIPER PER TRUNK MAY BE SUBSTITUTED FOR EACH SINGLE TRUNK TREE.
 4. MULTI-TRUNK TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF ONE (1") INCH CALIPER PER TRUNK UPON PLANTING, AND SHALL HAVE A MINIMUM OF THREE (3) TRUNKS.
 5. A MINIMUM OF ONE HUNDRED (100) SQ. FT. FOR EACH CLASS A AND FIFTY (50) SQ. FT. FOR EACH CLASS B TREE OF NON-PAVED AREA SHALL BE PROVIDED FOR EACH TREE WHERE IT IS PLANTED.
 6. WRITTEN PERMISSION IS REQUIRED FROM THE USER AGENCY(S) BEFORE PLANTING IN ANY SERVITUDE OR EASEMENT.
 7. ALL LANDSCAPE MATERIALS SHALL BE MAINTAINED IN A SOUND AND HEALTHY MANNER IN ACCORDANCE WITH ACCEPTED PROCEDURES ESTABLISHED BY THE LOUISIANA ASSOCIATION OF NURSERYMEN.
 8. THE MAINTENANCE, CARE AND IF NECESSARY, THE REPLACEMENT OF LANDSCAPE MATERIALS SHALL BE THE RESPONSIBILITY OF THE OWNER OR HIS AGENT.

PLANT LEGEND / QUANTITIES

PLANT SYMBOL	COMMON NAME	MINIMUM / SIZE HEIGHT / SPREAD	SPACING
	CLASS 'A' TREES	3' cal. min 12' H. well branched	as per plans
	CLASS 'B' TREES	2' cal. min 10' H. well branched	as per plans

TREE CREDIT CHART

TREE	CAL. SIZE	CONDITION	CLASS 'A' CREDITS	TOTAL CREDITS
DEVELOPED AREA LIVE OAK	20"	GOOD	14	14,600 POINTS

LANDSCAPE CALCULATIONS

ITEM	AMOUNT	LANDSCAPING REQUIREMENT	LANDSCAPING REQUIRED	LANDSCAPING PROVIDED
STREET FRONTAGE:	3,710 SF.	100 POINTS PER 600 SQ. FT. (MIN. 10' WIDTH X FRONTAGE LENGTH) (40% SHRUBS/GROUNDCOVERS)	6,183 POINTS	10,350 POINTS 201 CLASS 'B' 371 SQ. FT. SHRUBS/ GROUNDCOVER
VEHICULAR AREA:	1,271 SPACES	100 POINTS PER 10 SF.	12,710 POINTS	12,710 POINTS 75 CLASS 'A'
DEVELOPED AREA:	851,056 SF.	200 POINTS PER 5,000 SF.	34,042 POINTS	22,500 POINTS 150 CLASS 'A'
BUFFERYARD:	N/A	N/A	N/A	N/A
STREET MEDIAN:	N/A	N/A	N/A	1900 POINTS 19 CLASS 'A'
TREE CREDITS	14 LIVE OAKS	20 INCH OR GREATER = 14,600 POINTS		14,600 TREE CREDITS
TOTAL POINTS REQUIRED: 51,425			TOTAL POINTS PROVIDED: 60,600	



SHEET 5 OF 8

**FINAL DEVELOPMENT PLAN
LANDSCAPE PLAN
PHASE 1, PART 1 & PART 2**

**PROJECT:
THE GROVE
A PLANNED UNIT DEVELOPMENT**

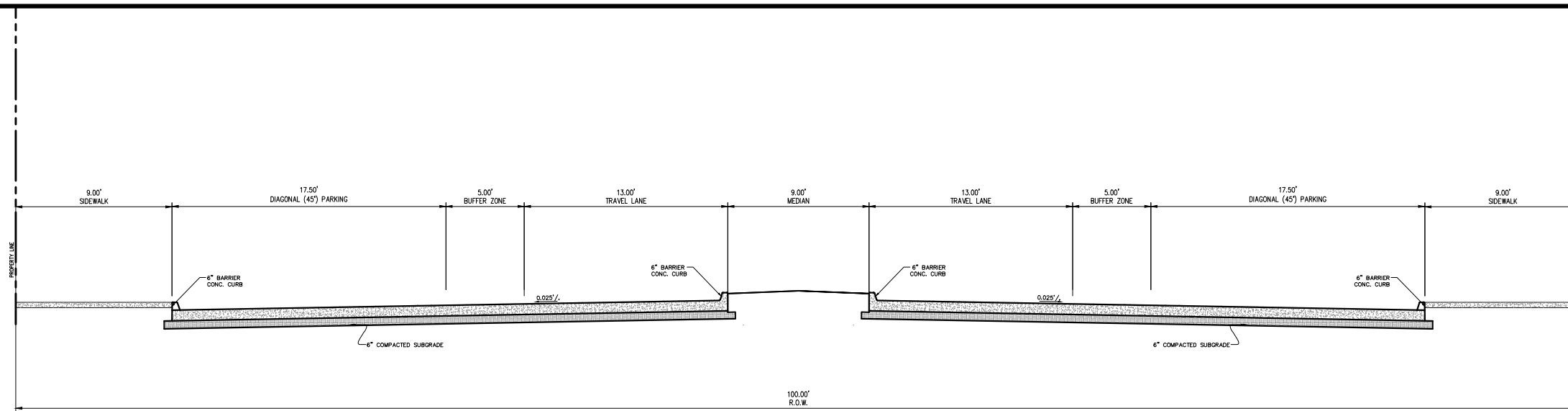
DESCRIPTION: BEING A PORTION OF TRACT WG-2 OF THE ROBERT L. KLEMPETER PROPERTY S 55, 56, & 57, T-8-S, R-1-E AND S 55, 56, & 57-S, R-1-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: **WILLOW GROVE - NORTH, LLC**
10343 SEGEN LANE #2A, BATON ROUGE, LA 70810
RICHARD CARMOUCHE 788-0510

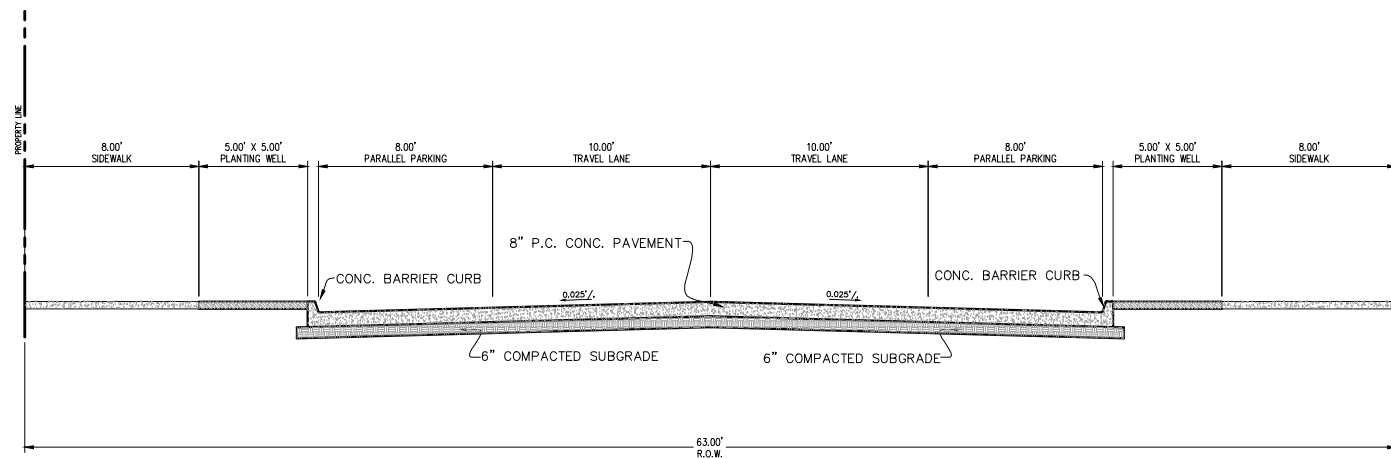
FERRIS ENGINEERING & SURVEYING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 - FAX 225-292-0441

NO.	1.	DATE	04-29-2010	PROJECT NO.	05-016	DWG NO.	-
BY:	ST	DATE	04-29-2010	PROJECT NO.	05-016	DWG NO.	-
REVISION PER COMMENTS	REVISED PARCEL 1 PAVING	DATE	04-29-2010	PROJECT NO.	05-016	DWG NO.	-

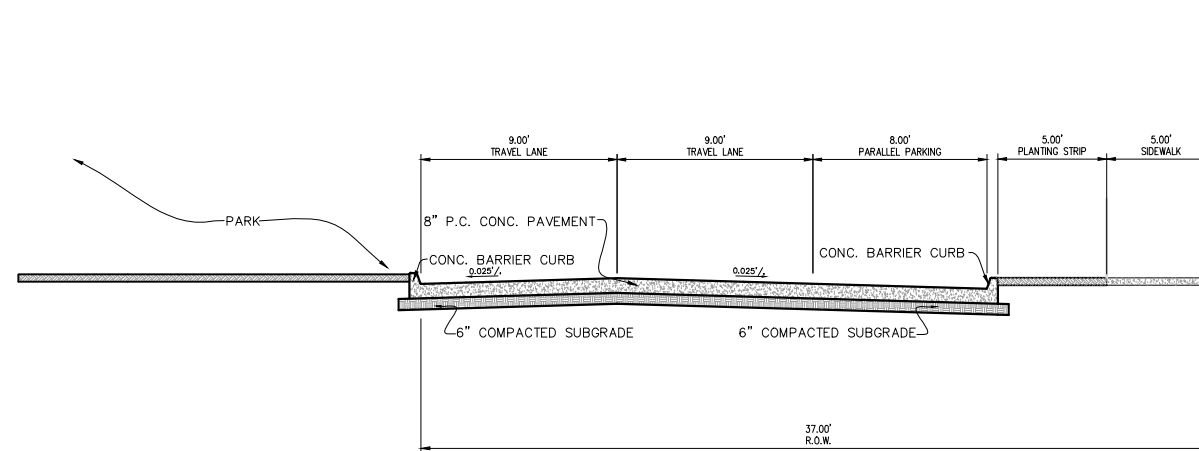
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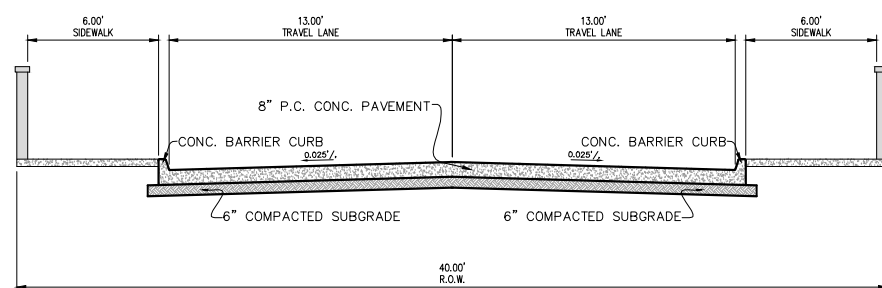
COMMERCIAL BLVD. (CB-100)
1/4" = 1'-0"



COMMERCIAL STREET (CS-63)
N.T.S.



PARK DRIVE (PD-37)
N.T.S.



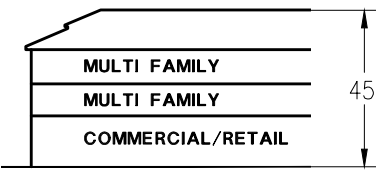
BRIDGE (BR-40)
N.T.S.



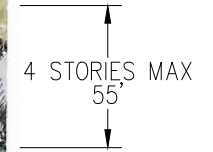
SHEET 6 OF 8

NO.	REVISION	DATE	BY	ST	TITLE
1.	REVISED PER COMMENTS	8/7/10	ST		TYPICAL STREET SECTIONS PHASES 1, PART 1 & PART 2
2.	REVISED PARCEL 1 PARKING	12/15/10	ST		
PROJECT: THE GROVE A PLANNED UNIT DEVELOPMENT					
DESCRIPTION: BEING A PORTION OF TRACT WG-2 OF THE ROBERT L. KLEMPETER PROPERTY S 65, 66, & 67, T-8-S, R-1-E AND S 65, 66, & T-7-S, R-1-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA					
CLIENT: WILLOW GROVE - NORTH, LLC 10343 SEGEN LANE #2A, BATON ROUGE, LA 70810 RICHARD CARMOUCHE 788-0510					
FERRIS ENGINEERING & SURVEYING, L.L.C. CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY 11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 - FAX 225-292-0441					
DRAWN BY: ST		CADFILE: 05016_FDP_SITE	DATE: 07.06.07	PROJECT NO: 05-016	DWG NO.: FDP

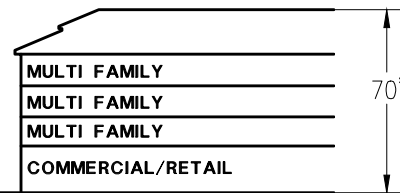
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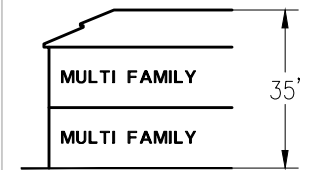
BUILDING ELEVATION - BUILDING A-1 & A-2 - COMPLETED



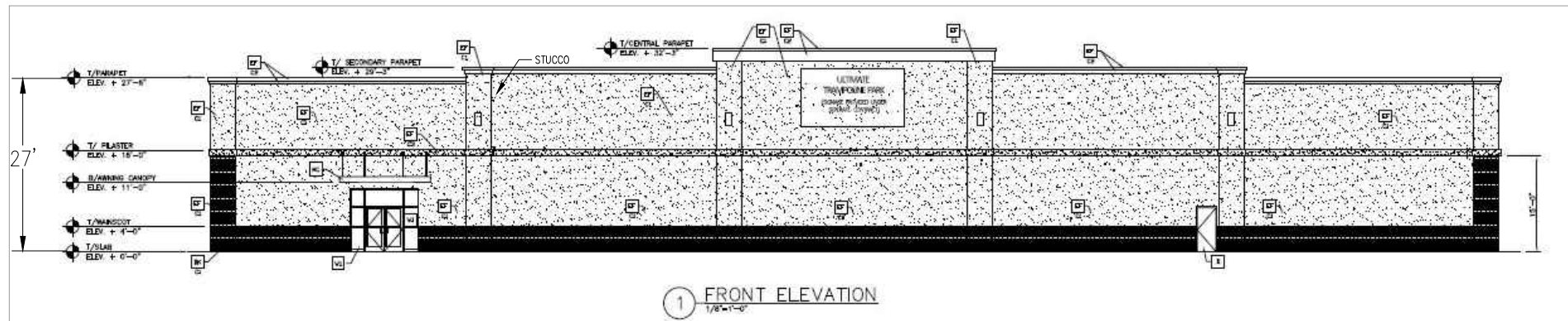
CHARACTER SKETCH AND ARCHITECTURAL THEME BUILDINGS B-1, C-2, E-4, E-5, E-7, E-8 & E-9



BUILDING ELEVATION - BUILDING B-2



BUILDING ELEVATION BUILDING B-3



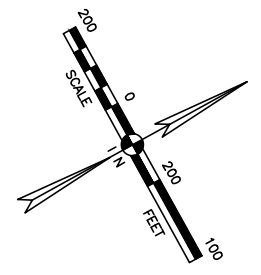
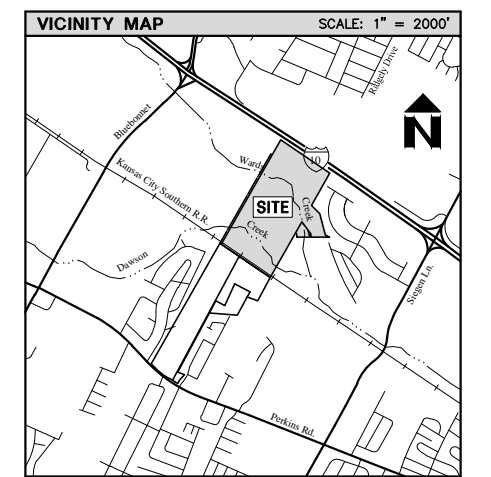
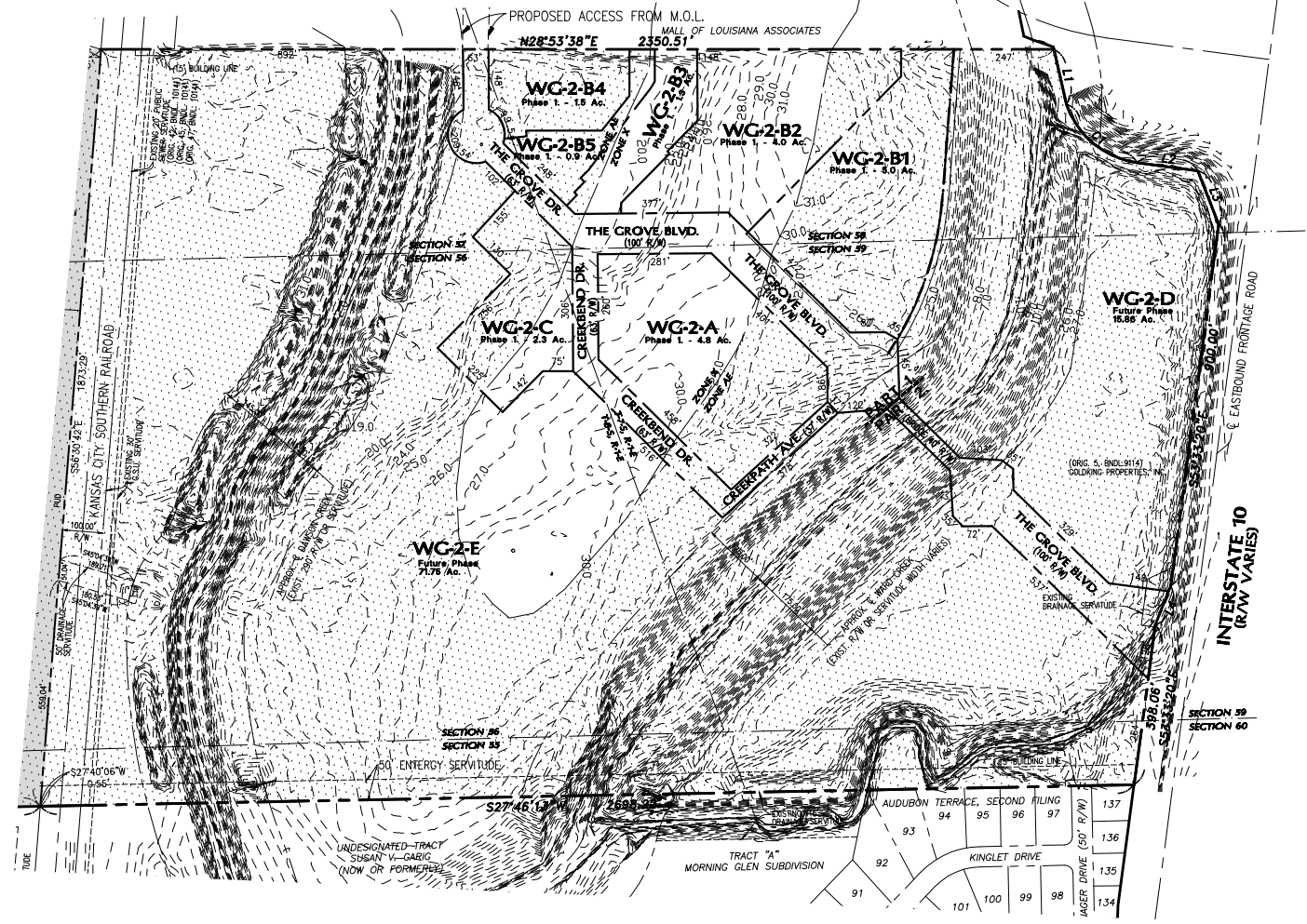
BUILDING ELEVATION BUILDING C-1

SHEET 7 OF 8



DATE:		6/7/10		ST		TITLE:	
REVISION		REVISED PER COMMENTS		REVISED PARCEL 1 PARINGS		CHARACTER SKETCHES PHASES 1, PART 1 & PART 2	
PROJECT:		THE GROVE A PLANNED UNIT DEVELOPMENT					
DESCRIPTION:		BEING A PORTION OF TRACT WG-2 OF THE ROBERT L. KLENPETER PROPERTY S 55, 56, & 57, T-8-S, R-1-E AND S 55, 56, & 1-7-S, R-1-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA					
CLIENT:		WILLOW GROVE - NORTH, LLC 10343 SIEGEN LANE #2A, BATON ROUGE, LA 70810 RICHARD CARMOUCHE 786-0510					
DRAWN BY:		ST		CADFILE:		05016_FDP_SITE	
DATE:		07.06.07		PROJECT NO.:		05-016	
DWG NO.:		FDP					

FERRIS ENGINEERING & SURVEYING, LLC.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 - FAX 225-292-0441



LINE TABLE		
LINE	LENGTH	BEARING
L1	138.93'	S73°59'45"E
L2	150.21'	N36°26'40"E
L3	141.76'	S82°16'46"E
L4	103.07'	S39°31'09"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	239.12'	215.00'	N68°18'20"E	226.98'	63°43'20"

SPECIAL NOTES:

- PHASE 1 LAND USES ARE SHOWN ON THE FINAL DEVELOPMENT PLAN.
- ALL LOTS WILL HAVE ACCESS TO PUBLIC UTILITIES AND REQUIRED SERVICITUDES SHALL BE DEDICATED ON THE FINAL PLAT.
- PHASE 1 STORM DRAINAGE AND SANITARY SEWER ARE SHOWN ON THE FINAL DEVELOPMENT PLAN.

PUBLIC DEDICATION:
THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICITUDE OR RIGHT OF WAY IS GRANTED.

DRAINAGE NOTE:
THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.2 OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF BATON ROUGE, PARISH OF EAST BATON ROUGE AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY INLETS ALONG THE CURB OF THE STREET. THE STORM WATER SHALL THEN BE COLLECTED BY AN UNDERGROUND PIPE SYSTEM AND THEN TRANSPORTED TO DAMSON CREEK AS SHOWN.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

SCHOOL DISTRICTS
ELEMENTARY: WESTMINSTER
MIDDLE: WOODLAWN MIDDLE
HIGH: WOODLAWN

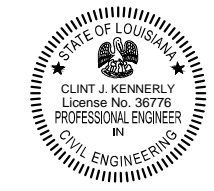
PRIVATE DEDICATION:
THE SERVICITUDES DESIGNATED HEREON AS "PRIVATE SERVICITUDES" ARE HEREBY RESERVED FOR THE USE OF THE "THE SETTLEMENT AT WILLOW GROVE" PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF "THE SETTLEMENT AT WILLOW GROVE" PROPERTY OWNERS ASSOCIATION. THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVICITUDES" FOR ACCESS TO THE "PUBLIC SEWER SERVICITUDES." THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVICITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVICITUDES." THE "PRIVATE SERVICITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO "THE SETTLEMENT AT WILLOW GROVE" PROPERTY OWNERS ASSOCIATION AND THE USE OF SAID "PRIVATE SERVICITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVICITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVICITUDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF "THE SETTLEMENT AT WILLOW GROVE" PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

MINIMUM SETBACKS:
NO BUILDING SETBACKS, OTHER THAN THOSE SPECIFIED IN THE CURRENT BUILDING CODE, SHALL BE APPLIED IN THIS PHASE.

- PROPOSED STREETS**
- 1 CB-100 COMMERCIA BLVD.: 100' R/W
 - 2 BR-40 BRIDGE: 40' R/W
 - 3 CS-63 COMMERCIAL STREET: 63' R/W
 - 4 PD-37 PARK DRIVE: 37' R/W

GENERAL NOTES:

ACREAGE: 113.92 AC
 ZONING: PUD
 WATER: BATON ROUGE WATER COMPANY, INC.
 SEWER: CONNECTION TO W.S.T.N.
 INUNDATION: 24.00 - 24.5
 BASE FLOOD: 24.5 - 25.0
 D.W.S.: 22.5 - 23.5
 FLOOD ZONE: AE & X (DAWSON CREEK-2008)
 LAND USAGE: COMMERCIAL/OFFICE/RETAIL/RESIDENTIAL
 FIRE DISTRICT: ST. GEORGE FIRE DEPARTMENT
 GAS: ENTERGY
 ELECTRIC: ENTERGY
 STREETS: CONCRETE w/ CURB & GUTTER
 - AREA LOCATED WITHIN F.E.M.A. ZONE "AE"



NOTE:

- THE PLAT SHOWN HEREON HAS BEEN PREPARED FOR THE PURPOSE OF IDENTIFYING, FOR APPROVAL, A PRELIMINARY PLAN FOR THE DEVELOPMENT OF A COMMERCIAL & RESIDENTIAL MIXED-USE DEVELOPMENT. LOT DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS DICTATED BY A DETAILED SURVEY AND DESIGN.
- ALL SERVICITUDES REQUIRED FOR THE CONFORMITY OF THIS DEVELOPMENT TO ORDINANCES, REGULATIONS, AND THE CODE OF "THE SETTLEMENT AT WILLOW GROVE" SHALL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLAT AND SHALL BE SHOWN THEREON.
- THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.2 OF THE EAST BATON ROUGE CITY-PARISH UNIFIED DEVELOPMENT CODE AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY INLETS LOCATED WITHIN THE PAVEMENT SECTION. THE STORM WATER SHALL THEN BE COLLECTED BY A SUBSURFACE DRAINAGE SYSTEM AND DISCHARGED INTO THE EXISTING STORM DRAINAGE SYSTEM OF DAMSON CREEK.
- THE GAS LAYOUT SHALL BE SIMILAR TO THE WATER LAYOUT SHOWN HEREON AS WELL AS THE TELEPHONE AND CABLE TELEVISION LAYOUTS SHALL BE SIMILAR TO THE ELECTRICAL LAYOUT. SEE TYPICAL STREET SECTIONS IN THE CODE OF ORDINANCES FOR SPACE ALLOCATION.
- SANITARY SEWER DISPOSAL SHALL BE VIA GRAVITY COLLECTION SYSTEM TO BE CONNECTED TO EXISTING APPROVED GRAVITY SEWER SYSTEM. THE ULTIMATE DISPOSAL SHALL BE INTO THE EAST BATON ROUGE WASTEWATER SUBURBAN TRANSPORTATION NETWORK (WSTN).
- THE SYSTEMS SHOWN HEREON ARE FOR THE PURPOSE OF ESTABLISHING A CONCEPTUAL DESIGN ONLY. THE ENGINEER AND/OR DEVELOPER RESERVE THE RIGHT TO ALTER THESE PRELIMINARY DESIGNS AS DICTATED BY A DETAILED ENGINEERING DESIGN.
- ALL TRAFFIC CONTROL DEVICES WILL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND TRAFFIC ENGINEERING DIVISION REQUIREMENTS, WHILE SPECIAL CONSIDERATION WILL BE GIVEN TO A CONSISTENT AESTHETIC DESIGN IN CHARACTER WITH THE DEVELOPMENT.
- WHITE ON BLUE STREET NAME SIGNS WILL BE INSTALLED AS PER TRAFFIC ENGINEERING DETAILS.
- STREET LIGHTS WILL BE PROVIDED AS REQUIRED BY THE 1992 STREET LIGHT ORDINANCE. ALL STREET LIGHTS WILL BE A MINIMUM OF THREE (3) FEET BEHIND THE BACK OF CURB.
- NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICITUDES, EASEMENTS, RIGHTS-OF-WAY, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT.
- THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS.
- THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY/PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
- THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
- NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

SHEET 8 OF 8

PRELIMINARY PLAT PHASES 1, PART 1 & PART 2

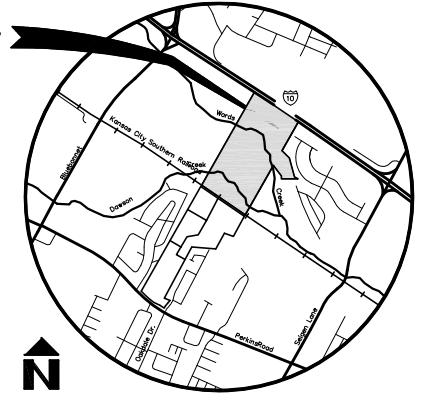
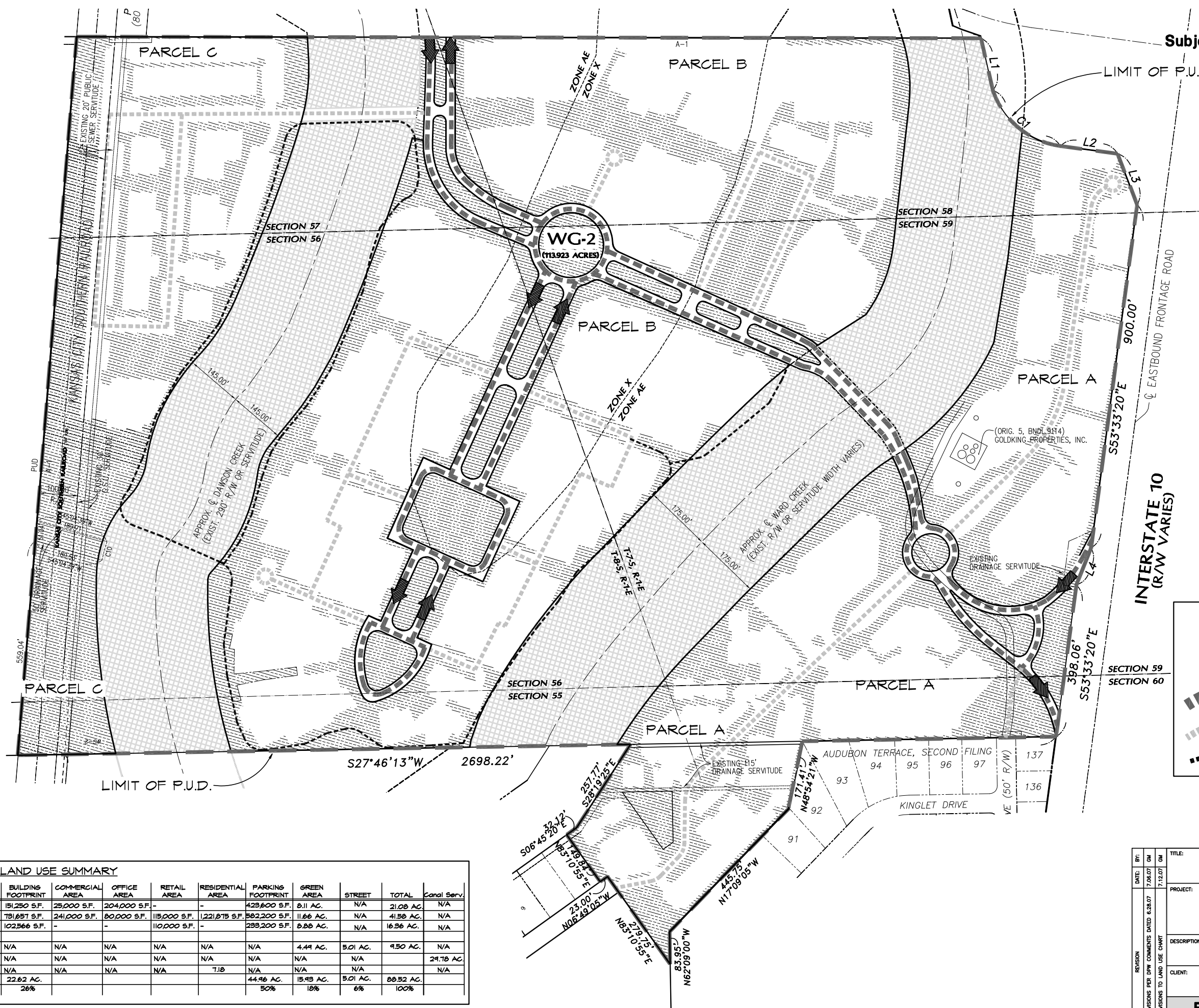
THE GROVE A PLANNED UNIT DEVELOPMENT

NO.	DATE	BY	ST
1	9/7/10	ST	
2	12/15/10	ST	

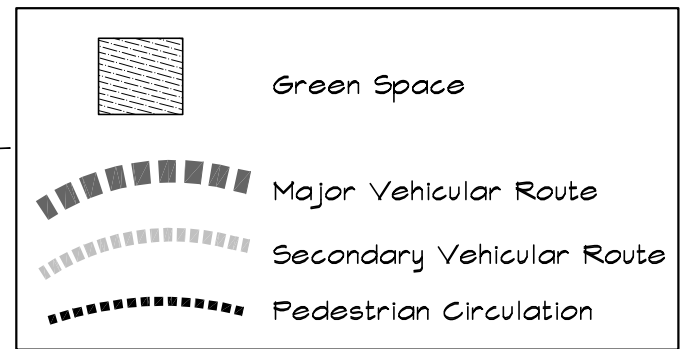
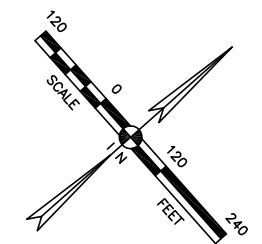
DESCRIPTION: BEING A PORTION OF TRACT WG-2 OF THE ROBERT L. KLEMPETER PROPERTY S 85, 86, & 87, T-8-S, R-1-E AND S 85, 86, & T-7-S, R-1-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: WILLOW GROVE - NORTH, LLC
 10345 SIEGEN LANE #2.A, BATON ROUGE, LA 70810
 RICHARD CARMOUCHE 784-0510

FERRIS ENGINEERING & SURVEYING, L.L.C.
 CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
 11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 - FAX 225-292-0441



VICINITY MAP
SCALE: 1" = 2000'



LAND USE SUMMARY										
PARCEL	BUILDING FOOTPRINT	COMMERCIAL AREA	OFFICE AREA	RETAIL AREA	RESIDENTIAL AREA	PARKING FOOTPRINT	GREEN AREA	STREET	TOTAL	Canal Serv.
A	151,250 S.F.	25,000 S.F.	204,000 S.F.	-	-	429,600 S.F.	8.11 AC.	N/A	21.08 AC.	N/A
B	731,657 S.F.	241,000 S.F.	80,000 S.F.	115,000 S.F.	1,221,875 S.F.	582,200 S.F.	11.66 AC.	N/A	41.58 AC.	N/A
C	102,366 S.F.	-	-	110,000 S.F.	-	239,200 S.F.	8.88 AC.	N/A	16.96 AC.	N/A
Street	N/A	N/A	N/A	N/A	N/A	N/A	4.44 AC.	5.01 AC.	9.50 AC.	N/A
Canal Serv.	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	24.78 AC.
Density	N/A	N/A	N/A	N/A	7.18	N/A	N/A	N/A	N/A	N/A
Acres	22.62 AC.					44.46 AC.	15.43 AC.	5.01 AC.	88.52 AC.	N/A
Percentage	26%					50%	18%	6%	100%	

NO.		DATE		BY		TITLE	
1.	7.08.07	GM	7.08.07	GM	CONCEPT PLAN AND CIRCULATION PLAN		
2.	7.12.07	GM	7.12.07	GM	PROJECT:		
REVISION		DATE		BY		DESCRIPTION	
1.		6.28.07		GM		OF	
2.		7.12.07		GM		The Grove	
3.						Planned Unit Development	
REVISIONS TO LAND USE CHART		DATE		BY		CLIENT	
1.		6.28.07		GM		RICHARD CARMOUCHE	
2.		7.12.07		GM		FERRIS ENGINEERING & SURVEYING, LLC.	
3.						CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY	
4.						11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH(504) 292-6838 - FAX(504) 292-0441	
DRAWN BY:		CADFILE:		DATE:		PROJECT NO.:	
GM		05-016		6-14-07		05-016	
DWG NO.:							

LEGEND:

- ☆ PROPOSED LIGHTS, 150 W M.H. 25' HT.
- INDICATES PROPOSED DRAINAGE FLOW
- - - - - INDICATES TYPICAL STORM CULVERT
- PROPOSED STORM DRAINAGE PROPOSED GRATE INLET
- STORM WATER TREATMENT UNIT (STU)
- SS PROPOSED SANITARY SEWER PROPOSED SANITARY SEWER MANHOLE
- PS EX. SANITARY SEWER PUMP STATION
- ▨ INDICATES GREEN SPACES
- PROPOSED DUMPSTER W/ SCREEN WALL
- Ⓢ PROPOSED PARKING COUNT
- PROPOSED BIKE RACK LOCATION
- PROPOSED SIGN LOCATION

PROPOSED STREETS

1	CB-100 COMMERCIAL BLVD.: 100' R/W
2	BR-40 BRIDGE: 40' R/W
3	CS-63 COMMERCIAL STREET: 63' R/W
4	PD-37 PARK DRIVE: 37' R/W

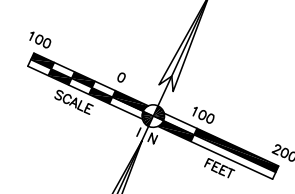


TABLE OF USES

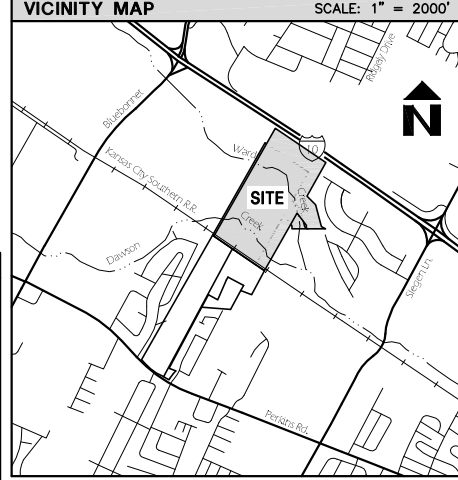
	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL / OFFICE	PUBLIC AND SEMI PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	30	192	N/A	N/A	N/A	N/A
TOTAL # OF LOTS	2	1	3	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDING	N/A	N/A	242,800	N/A	N/A	N/A
TOTAL ACREAGE	0.90	3.55	7.05	R/W=7.25	N/A	7.77
PERCENTAGE OF SITE	3%	13%	27%	27%	N/A	30%

LAND USE CHART

BUILDINGS	ACREAGE	PERCENT (%)
BUILDINGS	4.90 Ac.	18.6%
SIDEWALK & PLAZA	3.85 Ac.	14.5%
STREETS	5.82 Ac.	21.9%
PARKING & DRIVES	6.37 Ac.	24.2%
GREEN SPACE	4.03 Ac.	15.4%
GREEN SPACE IN R.O.W.	1.43 Ac.	5.4%
TOTAL	26.52 Ac.	100%

PROPOSED PARKING

PARCEL	OFF STREET	ON STREET	TOTAL
1.	246	88	334 SP.
2.	653	64	717 SP.
3.	149	29	178 SP.
PART 2	N/A	50 SPACES	50 SP.
TOTAL PARKING PROVIDED			1,271 SP.
TOTAL PARKING REQUIRED			1,238 SP.



MINIMUM SETBACKS:

NO BUILDING SETBACKS IN THIS PHASE.

SCHOOL DISTRICTS:

ELEMENTARY: WESTMINSTER
 MIDDLE: WOODLAWN MIDDLE
 HIGH: WOODLAWN

GENERAL NOTES:

ACREAGE: +/- 26.52 ACRES
 PROP. ZONING: P.U.D. (Horizon Plan - P.U.D.)
 WATER: BATON ROUGE WATER COMPANY, INC.
 SEWER: CONNECTION TO W.S.T.N.
 INUNDATION: 24.00 - 24.5
 BASE FLOOD: 24.5 - 25.0
 D.W.S.: 22.5 - 23.5
 FLOOD ZONE: AE & X (DAWSON CREEK & WARDS CREEK - 2008)
 LAND USAGE: COMMERCIAL/OFFICE/RETAIL/RESIDENTIAL
 FIRE DISTRICT: ST. GEORGE FIRE DEPARTMENT
 GAS: ENTERGY
 ELECTRIC: ENTERGY
 STREETS: 8" CONCRETE

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

DRAINAGE NOTE:

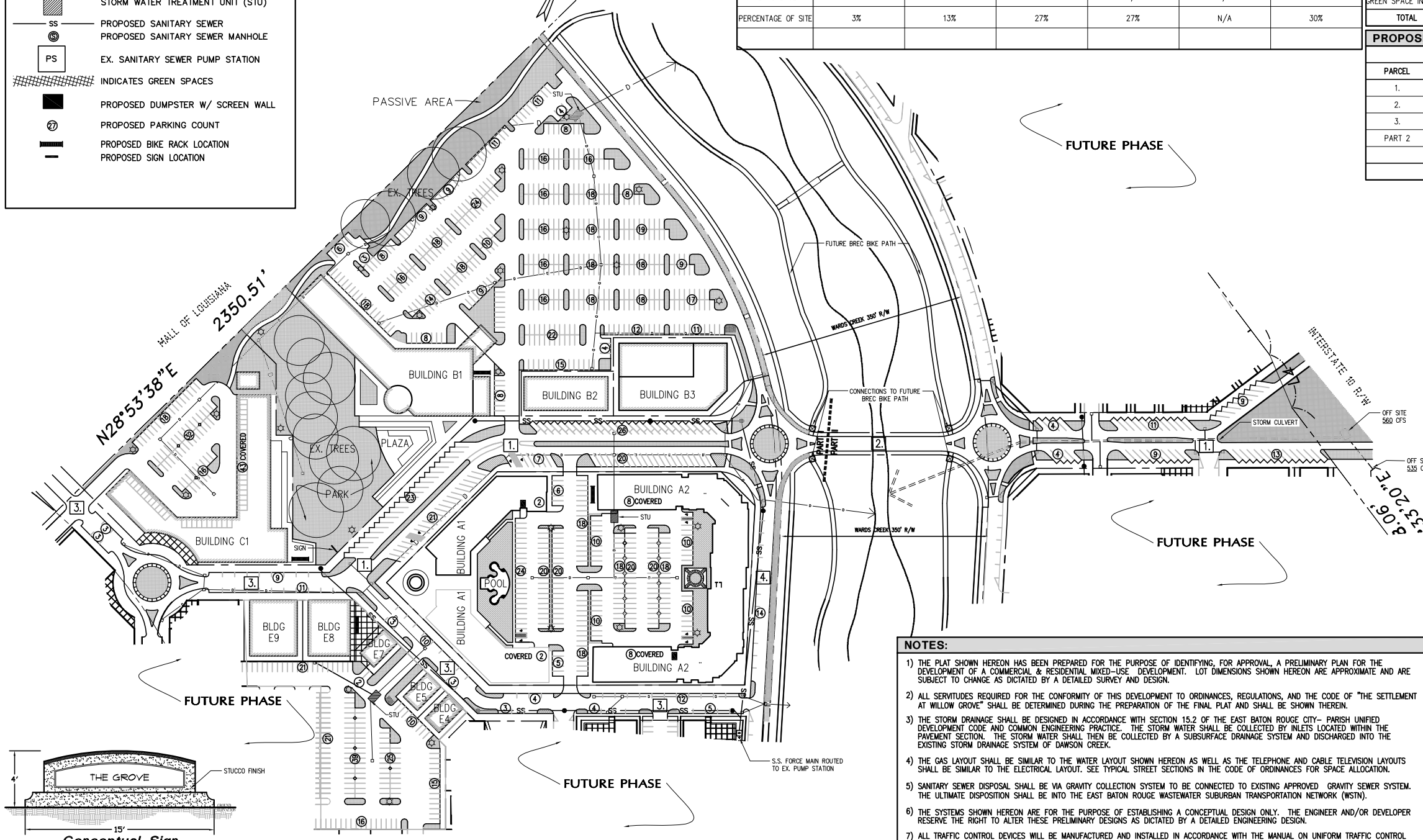
THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.2 OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF BATON ROUGE, PARISH OF EAST BATON ROUGE AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY INLETS ALONG THE CURB OF THE STREET. THE STORM WATER SHALL THEN BE COLLECTED BY AN UNDERGROUND PIPE SYSTEM AND THEN TRANSPORTED TO DAWSON CREEK AS SHOWN.

PUBLIC DEDICATION:

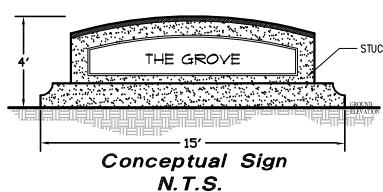
THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICUTES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVICUTE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICUTE OR RIGHT OF WAY IS GRANTED.

PRIVATE DEDICATION:

THE SERVICUTES DESIGNATED HEREON AS "PRIVATE SERVICUTES" ARE HEREBY RESERVED FOR THE USE OF THE "THE GROVE" PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF "THE GROVE" PROPERTY OWNERS ASSOCIATION. THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVICUTES" FOR ACCESS TO THE "PUBLIC SEWER SERVICUTES." THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVICUTE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVICUTES." THE "PRIVATE SERVICUTES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO "THE GROVE" PROPERTY OWNERS ASSOCIATION AND THE USE OF SAID "PRIVATE SERVICUTES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVICUTES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVICUTE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE "THE GROVE" PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.



- NOTES:**
- THE PLAT SHOWN HEREON HAS BEEN PREPARED FOR THE PURPOSE OF IDENTIFYING, FOR APPROVAL, A PRELIMINARY PLAN FOR THE DEVELOPMENT OF A COMMERCIAL & RESIDENTIAL MIXED-USE DEVELOPMENT. LOT DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS DICTATED BY A DETAILED SURVEY AND DESIGN.
 - ALL SERVICUTES REQUIRED FOR THE CONFORMITY OF THIS DEVELOPMENT TO ORDINANCES, REGULATIONS, AND THE CODE OF "THE SETTLEMENT AT WILLOW GROVE" SHALL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLAT AND SHALL BE SHOWN THEREIN.
 - THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.2 OF THE EAST BATON ROUGE CITY-PARISH UNIFIED DEVELOPMENT CODE AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY INLETS LOCATED WITHIN THE PAVEMENT SECTION. THE STORM WATER SHALL THEN BE COLLECTED BY A SUBSURFACE DRAINAGE SYSTEM AND DISCHARGED INTO THE EXISTING STORM DRAINAGE SYSTEM OF DAWSON CREEK.
 - THE GAS LAYOUT SHALL BE SIMILAR TO THE WATER LAYOUT SHOWN HEREON AS WELL AS THE TELEPHONE AND CABLE TELEVISION LAYOUTS SHALL BE SIMILAR TO THE ELECTRICAL LAYOUT. SEE TYPICAL STREET SECTIONS IN THE CODE OF ORDINANCES FOR SPACE ALLOCATION.
 - SANITARY SEWER DISPOSAL SHALL BE VIA GRAVITY COLLECTION SYSTEM TO BE CONNECTED TO EXISTING APPROVED GRAVITY SEWER SYSTEM. THE ULTIMATE DISPOSITION SHALL BE INTO THE EAST BATON ROUGE WASTEWATER SUBURBAN TRANSPORTATION NETWORK (WSTN).
 - THE SYSTEMS SHOWN HEREON ARE FOR THE PURPOSE OF ESTABLISHING A CONCEPTUAL DESIGN ONLY. THE ENGINEER AND/OR DEVELOPER RESERVE THE RIGHT TO ALTER THESE PRELIMINARY DESIGNS AS DICTATED BY A DETAILED ENGINEERING DESIGN.
 - ALL TRAFFIC CONTROL DEVICES WILL BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND TRAFFIC ENGINEERING DIVISION REQUIREMENTS, WHILE SPECIAL CONSIDERATION WILL BE GIVEN TO A CONSISTENT AESTHETIC DESIGN IN CHARACTER WITH THE DEVELOPMENT.
 - WHITE ON BLUE STREET NAME SIGNS WILL BE INSTALLED AS PER TRAFFIC ENGINEERING DETAILS.
 - STREET LIGHTS WILL BE PROVIDED AS REQUIRED BY THE 1992 STREET LIGHT ORDINANCE. ALL STREET LIGHTS WILL BE A MINIMUM OF THREE (3) FEET BEHIND THE BACK OF CURB.
 - NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICUTES, EASEMENTS, RIGHTS-OF-WAY, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT.
 - THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS.
 - THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY/PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
 - THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
 - NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.
 - THE PROPERTY OWNERS ASSOCIATION FOR "THE GROVE" WILL GOVERN THE USE, MAINTENANCE, AND CONTINUED PROTECTION OF THE COMMON AREAS SHOWN HEREON.



GROSS BUILDING FLOOR AREA

BUILDINGS	FLOORS & HEIGHTS	RETAIL	OFFICE	RESIDENTIAL	HOTEL	HEALTH CLUB	TOTAL
BUILDING A1	4 FLOORS - 50' HT.	24,600 sq.ft.		79,420 sq.ft. (116 UNITS)			104,020 sq.ft.
BUILDING A2	3 FLOORS - 38' HT.			79,000 sq.ft. (76 UNITS)			79,000 sq.ft.
BUILDING B1	3 FLOORS - 38' HT.				92,500 sq.ft. (100 UNITS)		92,500 sq.ft.
BUILDING B2	3 FLOORS - 38' HT.	9,000 sq.ft.		18,000 sq.ft. (18 UNITS)			27,000 sq.ft.
BUILDING B3	3 FLOORS 38' HT.		53,400 sq.ft.				53,400 sq.ft.
BUILDING C1	1 FLOOR 14' HT.					25,000 sq.ft.	25,000 sq.ft.
BUILDING E4	3 FLOORS - 38' HT.	2,100 sq.ft.		4,200 sq.ft. (4 UNITS)			6,300 sq.ft.
BUILDING E5	3 FLOORS - 38' HT.	2,100 sq.ft.		4,200 sq.ft. (4 UNITS)			6,300 sq.ft.
BUILDING E7	3 FLOORS - 38' HT.	2,100 sq.ft.		4,200 sq.ft. (4 UNITS)			6,300 sq.ft.
BUILDING E8	2 FLOORS - 28' HT.		15,000 sq.ft.				15,000 sq.ft.
BUILDING E9	2 FLOORS - 28' HT.		17,000 sq.ft.				17,000 sq.ft.
TOTAL		39,900 sq.ft.	85,400 sq.ft.	189,020 sq.ft. (222 UNITS)	92,500 sq.ft. (100 UNITS)		431,820 sq.ft.

SHEET 3 OF 8

FINAL DEVELOPMENT PLAN
PHASE 1, PART 1 & PART 2

OF

THE GROVE
A PLANNED UNIT DEVELOPMENT

DESCRIPTION: BEING A PORTION OF TRACT WG-2 OF THE ROBERT L. KLENPETER PROPERTY S 55, 56, & 57, T-8-S, R-1-E AND S 55, 56, & T-7-S, R-1-E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: WILLOW GROVE - NORTH, LLC
10343 SIEGEN LANE #2A, BATON ROUGE, LA 70810
RICHARD CARMOUCHE 788-0510

FERRIS ENGINEERING & SURVEYING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 - FAX 225-292-0441

REVISION: REVISED PER COMMENTS
REVISED PARCEL 1 PARKING

DATE: 07/10 ST
12/15/10 ST

BY: [Signature]

NO. 1. DRAWN BY: ST CADFILE: 05-016_SITE DATE: 04-29-2010 PROJECT NO: 05-016 DWG NO.: -