



FERRIS
ENGINEERING & SURVEYING, LLC
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE
BATON ROUGE, LA 70816
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Client:
**THE SETTLEMENT AT
WILLOW GROVE
DEVELOPMENT CO., LLC.**
11431 COTTON LANE
BATON ROUGE, LA 70810

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

SIDEWALK NOTE:
IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR THE LIABILITY OR MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES, CHAPTER 3 SEC. 2-171)

SIDEWALK NOTE (BONDED):
ALL SIDEWALK IMPROVEMENTS ARE TO BE BUILT BY THE APPROVED MUNICIPALLY-LICENSED CONTRACTOR, WITHIN THE TIME PERIOD STATED ON THE BOND AGREEMENT. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REPAIR SIDEWALK DAMAGES INCURRED DURING BUILDING CONSTRUCTION, PRIOR TO FINAL BUILDING INSPECTION APPROVAL ON THE LOT.

NOTES:
(1) 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.
(2) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "AE" (BASE FLOOD ELEVATIONS DETERMINED) AND "X" (SHADED) (AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD) ACCORDING TO FLOOD INSURANCE RATE MAP FOR EAST BATON ROUGE PARISH, LA, MAP NUMBER 220330202E, EFFECTIVE MAY 2, 2008.
(3) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PIPES, UNLESS OTHERWISE NOTED.
(4) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING & SURVEYING, LLC, TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICED, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, ETC., OR ENVIRONMENTAL ISSUES, OR ANY OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.
(5) THE APPROVAL OF THIS PLAN 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 THIS PLAN SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
(6) ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. 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 PLAN DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAN.
(7) THE ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM AND REPRESENTS PRE-CONSTRUCTION CONDITIONS. HOWEVER, DETAIL AND ACCURACY OF SAME IS NOT SUFFICIENT FOR MORE DETAILED DESIGN. LOT OWNERS AND/OR PURCHASERS SHOULD SECURE A MORE DETAILED TOPOGRAPHIC SURVEY AND SHOULD NOT RELY ON THE INFORMATION SHOWN HEREON.
(8) MANY LOTS WITHIN THIS DEVELOPMENT HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER DOES NOT WARRANT SOIL CONDITIONS, A HOLD HARMLESS AND INDEMNITY AGREEMENT RELASING THE CITY-PARISH OF ALL LIABILITY SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.

GRADING INSTRUCTIONS:
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUN-OFF CONFORMS TO THE APPROVED STORM DRAINAGE LAYOUT FOR THE SETTLEMENT AT WILLOW GROVE UNLESS OTHERWISE APPROVED BY THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS. (METROPOLITAN ORDINANCE NO. 11133)

UTILITY SERVICE SERVICE:
WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVICE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT. (UDC SEC. 4.6(A)(16)(g))

PUBLIC DEDICATION:
RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE SERVICED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICED ARE GRANTED FOR THE PURPOSE INDICATED ON THE PLAN, AND IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER 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 SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED, UNLESS OTHERWISE NOTED IN THE SETTLEMENT AT WILLOW GROVE DESIGN CODE APPROVED WITHIN PUD 1-04.

PRIVATE DEDICATION:
THE SERVICED DESIGNATED HEREON AS "PRIVATE SERVICED" ARE HEREBY RESERVED FOR THE USE OF THE SETTLEMENT AT WILLOW GROVE HOME OWNERS ASSOCIATION PROPERTY OWNERS, HIS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SAID LOTS AND TRACT. THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAN SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVICED." THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

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

Richard M. Armach 5/1/12
OWNER/DEVELOPER

WASTEWATER IMPACT FEE CERTIFICATION
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 184-A, 191-199, 203-207, 239, 240, 256 & 257 HAS PAID \$1,075.00 PER RESIDENTIAL LOT, FOR A TOTAL OF \$220,425.00 (CHECK NO. 316 B) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 28, 1994, AS AMENDED, BY THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL LOTS AND TRACTS FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFORESAID ORDINANCE. THIS SUBDIVISION IS LOCATED WITHIN THE SOUTH SEWER DISTRICT.

William E. Daniel, P.E. 5/23/2012
PUBLIC WORKS DIRECTOR

TRAFFIC IMPACT FEE CERTIFICATION
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 184-A, 191-199, 203-207, 239, 240, 256 & 257 HAS PAID \$160.00 PER RESIDENTIAL LOT, FOR A TOTAL OF \$144,000.00 (CHECK NO. 316 A) IN TRAFFIC IMPACT FEES IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH TRAFFIC IMPACT FEE POLICY. THE FEES ASSESSED AND COLLECTED WERE BASED ON A RESIDENTIAL LAND USE TYPE WITH DWELLING UNITS OF GROSS LIVING AREA OF 2,400-3,999 S.F.

William E. Daniel, P.E. 5/23/2012
PUBLIC WORKS DIRECTOR

RECOMMENDED FOR APPROVAL:
William E. Daniel, P.E.
PUBLIC WORKS DIRECTOR

APPROVED:
Tracy L. Bunch
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION

CERTIFICATION:
THIS IS TO CERTIFY THAT THE PLAN SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISIONED STATUTES 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYS FOR A CLASS "A" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Amal K. Ferris 5/21/2012
RONALD K. FERRIS, P.L.S.
FERRIS ENGINEERING & SURVEYING, LLC.

BENCHMARKS:
#1 WEST BOLT ON CATCH BASIN NORTHWEST QUADRANT OF WILLOW GROVE BLVD. & CARRIERS ORCHARD DR., ELEV. 30.36
#2 WEST BOLT ON CATCH BASIN NORTHWEST SIDE OF WILLOW GROVE BLVD. & SLO DR., LOT 173, ELEV. 25.11
#3 WEST BOLT ON CATCH BASIN SOUTH SIDE OF SLO DR. @ LANE'S END, ELEV. 25.15

REFERENCE BENCHMARK:
ERRPAP BENCHMARK NO. 0358: (ELEVATION 43.30 NAVD.) ('88 DATUM) (HT. MOD.)

BASES FOR BEARING:
ALL BEARINGS SHOWN HEREON ARE REFERENCED LOUISIANA STATE COORDINATE SYSTEM SOUTH ZONE (NAD 83)

REFERENCE MAPS:
1) "FINAL PLAN OF THE SETTLEMENT AT WILLOW GROVE, PHASE II, 3RD FILING," BEING THE SUBDIVISION OF A PORTION OF TRACT WG-1-A-1 OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC PROPERTY, LOCATED IN SECTIONS 55, 56 & 57, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA, FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC, BY FERRIS ENGINEERING & SURVEYING, LLC, RONALD K. FERRIS, P.L.S., DATED 9/20/2010, REC. ORG. 901, ENCL. 12270, LAST REVISED APRIL 4, 2011, REC. ORG. 546, ENCL. 12322.
2) "FINAL PLAN OF THE SETTLEMENT AT WILLOW GROVE, PHASE II, 5TH FILING, PART 2 (LOTS 233-238)" BEING THE SUBDIVISION OF A PORTION OF TRACT WG-1-A OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC PROPERTY, LOCATED IN SECTIONS 55, 56 & 57, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA, FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC, BY FERRIS ENGINEERING & SURVEYING, LLC, RONALD K. FERRIS, P.L.S., DATED 5/08/2009, REC. ORG. 826, ENCL. 1248.
3) "FINAL PLAN OF THE SETTLEMENT AT WILLOW GROVE, PHASE I, PART 1, 1ST & 2ND FILINGS" BEING TRACT WG-1, LOCATED IN SECTIONS 55, 56 & 57, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA, FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC, BY FERRIS ENGINEERING & SURVEYING, LLC, RONALD K. FERRIS, P.L.S., DATED 10/23/2008, REVISED MARCH 26, 2008, REC. ORG. 886, ENCL. 12049, LAST REVISED NOVEMBER 18, 2012, REC. ORG. 101, ENCL. 12211.
4) "MAP SHOWING SUBDIVISION EXCHANGE OF PROPERTY" LOT 1, TRACTS Y-2-81-A & Y-2-81-B OF THE ROBERT L. KLEMPERER, JR. PROPERTY TRACT X-1-A FORMERLY TRINITY HOUSE FOUNDATION, TRACT X-2-A OF THE DR. MARY E. KLEMPERER PROPERTY, FORMING TRACTS WG-1, WG-2, WG-3 & CM-1, LOCATED IN SECTIONS 55, 56 & 57, T-8-S, R-1-E AND SECTIONS 58, 59 & 60, T-7-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA, FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC, BY FERRIS ENGINEERING & SURVEYING, LLC, DARWIN W. FERROUS, P.L.S., DATED 9/1/2006, REC. ORG. 637, ENCL. 11879.

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	13.11'	S62°35'35"E	L27	13.85'	S71°13'06"W
L2	40.00'	S27°24'25"W	L28	14.20'	S17°50'31"E
L3	14.77'	N62°35'35"W	L29	14.08'	S72°09'29"W
L4	10.16'	S62°35'35"E	L30	40.00'	N26°32'22"E
L5	40.00'	S27°24'25"W	L31	20.00'	N63°27'38"W
L6	11.82'	N62°35'35"W	L32	14.01'	N18°16'32"W
L7	14.19'	N71°43'28"E	L33	90.00'	N28°54'33"E
L8	14.10'	N18°16'32"W	L34	14.19'	N71°43'28"E
L9	11.65'	S28°53'38"W	L35	20.00'	S63°27'38"E
L10	54.11'	S25°01'48"W	L36	14.00'	N26°32'22"E
L11	52.57'	S25°01'48"W	L37	27.86'	S63°27'38"E
L12	48.57'	N28°53'38"E	L38	98.00'	N61°06'22"W
L13	48.02'	N62°35'35"W	L39	14.14'	N16°06'22"W
L14	28.12'	S28°53'38"W	L40	18.16'	S54°27'15"E
L15	34.00'	S62°35'35"E	L41	8.41'	S01°42'38"E
L16	14.14'	N27°24'25"E	L42	14.00'	N68°17'22"E
L17	14.14'	N27°24'25"E	L43	109.48'	N01°42'38"W
L18	34.00'	S62°35'35"E	L44	13.43'	N46°06'12"E
L19	14.20'	S17°50'31"E	L45	13.37'	S86°04'59"E
L20	40.14'	N22°38'35"E	L46	48.00'	N03°50'01"E
L21	13.85'	N71°13'06"E	L48	51.97'	N26°32'22"E
L22	40.09'	N23°36'02"E	L49	26.62'	N63°27'38"W
L23	7.61'	N25°01'48"E	L50	53.94'	N25°01'48"E
L24	13.85'	N71°13'06"E	L51	46.08'	N26°54'33"E
L25	14.43'	N18°46'54"W	L52	102.00'	N63°27'38"W
L26	14.43'	N18°46'54"W	L53	102.00'	N63°27'38"W

OF	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	74.41'	324.00'	37.37'	74.25'	S22°18'31"W	130°39'34"
C2	47.38'	56.83'	25.17'	46.02'	N48°54'58"E	47°46'19"
C3	94.52'	117.80'	49.99'	91.99'	S84°02'07"E	46°05'30"
C4	19.70'	276.00'	9.85'	19.69'	S26°50'57"W	43°02'22"
C5	48.33'	300.00'	24.22'	48.28'	N33°30'30"E	91°35'11"
C6	56.07'	348.00'	28.09'	56.01'	S33°30'33"W	91°35'11"
C7	19.18'	23.00'	10.19'	18.63'	N48°54'58"E	47°46'20"
C8	30.84'	37.00'	16.39'	29.95'	N48°54'58"E	47°46'20"
C9	20.48'	398.00'	10.24'	20.48'	N61°59'11"W	256°33'31"
C10	17.68'	508.00'	8.84'	17.68'	S59°30'54"E	159°40'40"
C11	47.45'	550.00'	23.74'	47.43'	N60°59'21"W	456°33'31"
C12	32.67'	150.00'	16.40'	32.60'	N89°22'00"W	122°84'44"
C13	71.27'	93.00'	37.49'	69.54'	S50°50'53"W	435°34'30"
C14	32.99'	21.00'	21.00'	29.70'	N17°35'35"W	90°00'00"
C15	32.99'	21.00'	21.00'	29.70'	S72°24'25"W	90°00'00"
C16	33.17'	21.00'	21.18'	29.83'	S72°09'29"W	90°29'52"
C17	32.80'	21.00'	20.82'	29.57'	S17°50'31"E	89°30'08"
C18	33.86'	21.00'	21.89'	30.31'	S71°13'06"W	92°22'37"
C19	32.12'	21.00'	20.15'	29.08'	S18°46'54"E	87°37'23"

LEGEND:
AREA WITH ZONE AE AS PER F.E.M.A. LOMR-F (CASE NO. 10-06-3685A)

MINIMUM DETACHES:
RESIDENTIAL (SINGLE FAMILY DETACHED)
FRONT YARD: 5' MIN. * UNLESS OTHERWISE NOTED IN REAR YARD: 5' MIN. * "THE SETTLEMENT AT WILLOW GROVE DESIGN CODE" APPROVED SIDE YARD: 3' MIN. * "THE SETTLEMENT AT WILLOW GROVE DESIGN CODE" APPROVED

APPROVAL DATES:
PLANNING COMMISSION: 11/02/11
METROPOLITAN COUNCIL: 12/07/11
WAVES: NONE

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

GENERAL NOTES:
LAND USAGE: SINGLE-FAMILY RESIDENTIAL
ZONING: P.U.D.
ACREAGE: 48.112 ACRES
FLOOD ZONE: "AE" (SHADED) & "AE"
BASE FLOOD ELEVATION: 24.3' NAVD.
RECORD INFORMATION: 23.5' NAVD.
10-YEAR D.I.S.: 22.50 (OMSON CREEK)

STREETS/ALLEYS: AS PER APPROVED P.U.D.
SEWER DISTRICT: CONNECTION TO W.S.T. (SOUTH PLAN)
WATER DISTRICT: BATON ROUGE WATER COMPANY, INC.
ELECTRIC DISTRICT: ENTENRY
GAS DISTRICT: ENTENRY
FIRE DISTRICT: ST. GEORGE FIRE DEPARTMENT
* INDICATES CONCRETE MONUMENT

FINAL PLAN
THE SETTLEMENT AT WILLOW GROVE
PHASE 2, LOTS 184-A & LOTS 191-199, 4TH FILING, PART 1,
LOTS 256 & 257, 4TH FILING, PART 3,
LOTS 203-207, 5TH FILING, PART 1,
LOTS 239 & 240, 6TH FILING, PART 3,
A PLANNED UNIT DEVELOPMENT
BEING
THE SUBDIVISION OF A PORTION OF TRACT WG-1-A-1 & WG-B
OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC PROPERTY.

RECORDING:
DATE: APRIL 2012
DRAWN BY: TGM
CAD FILE: PH_2_3-6 FILING_Part_1_3
PROJECT NUMBER: 03-042E
DRAWING NUMBER: 12-F-0003