

LOT	FRONT	REAR	SIDE-L.	SIDE-RT.
258	7.5'	9'	9'	5'
259	7.5'	9'	5'	5'
260	7.5'	9'	5'	5'
261	7.5'	9'	5'	5'
262	7.5'	9'	5'	5'
263	7.5'	9'	5'	5'
264	7.5'	9'	5'	5'
265	7.5'	9'	5'	5'
266	7.5'	9'	5'	5'
267	7.5'	9'	5'	5'
268	7.5'	9'	5'	5'
269	7.5'	9'	5'	5'
270	7.5'	9'	5'	5'
271	7.5'	9'	5'	5'
272	7.5'	9'	5'	5'
273	7.5'	9'	5'	5'
274	7.5'	9'	5'	5'
275	7.5'	9'	5'	5'
276	7.5'	9'	5'	5'
277	7.5'	9'	5'	5'
278	7.5'	9'	5'	5'
279	7.5'	9'	5'	5'
280	7.5'	9'	5'	5'
281	7.5'	9'	5'	5'
282	7.5'	9'	5'	5'
283	7.5'	9'	5'	5'
284	7.5'	9'	5'	5'
285	7.5'	9'	5'	5'
286	7.5'	9'	5'	5'
287	7.5'	9'	5'	5'
288	7.5'	9'	5'	5'
289	7.5'	9'	5'	5'
290	7.5'	9'	5'	5'
291	7.5'	9'	5'	5'
292	7.5'	9'	5'	5'
293	7.5'	9'	5'	5'
294	7.5'	9'	5'	5'
295	7.5'	9'	5'	5'
296	7.5'	9'	5'	5'
297	7.5'	9'	5'	5'
298	7.5'	9'	5'	5'
299	7.5'	9'	5'	5'
300	7.5'	9'	5'	5'
301	7.5'	9'	5'	5'
302	7.5'	9'	5'	5'
303	7.5'	9'	5'	5'

LOT	FRONT	REAR	SIDE-L.	SIDE-RT.
187	10'	25'	5'	5'
188	10'	25'	5'	5'
189	10'	25'	5'	5'
190	10'	25'	5'	5'
191	10'	25'	5'	5'
192	10'	25'	5'	5'
193	10'	25'	5'	5'
194	10'	25'	5'	5'
195	10'	25'	5'	5'
196	10'	25'	5'	5'
197	10'	25'	5'	5'
198	10'	25'	5'	5'
199	10'	25'	5'	5'
200	10'	25'	5'	5'
201	10'	25'	5'	5'
202	10'	25'	5'	5'
203	10'	25'	5'	5'
204	10'	25'	5'	5'
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206	10'	25'	5'	5'
207	10'	25'	5'	5'
208	10'	25'	5'	5'
209	10'	25'	5'	5'
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214	10'	25'	5'	5'
215	10'	25'	5'	5'
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217	10'	25'	5'	5'
218	10'	25'	5'	5'
219	10'	25'	5'	5'
220	10'	25'	5'	5'
221	10'	25'	5'	5'
222	10'	25'	5'	5'
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226	10'	25'	5'	5'
227	10'	25'	5'	5'
228	10'	25'	5'	5'
229	10'	25'	5'	5'
230	10'	25'	5'	5'
231	10'	25'	5'	5'
232	10'	25'	5'	5'
233	10'	25'	5'	5'
234	10'	25'	5'	5'
235	10'	25'	5'	5'
236	10'	25'	5'	5'
237	10'	25'	5'	5'
238	10'	25'	5'	5'
239	10'	25'	5'	5'
240	10'	25'	5'	5'
241	10'	25'	5'	5'
242	10'	25'	5'	5'
243	10'	25'	5'	5'
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264	10'	25'	5'	5'
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269	10'	25'	5'	5'
270	10'	25'	5'	5'
271	10'	25'	5'	5'
272	10'	25'	5'	5'
273	10'	25'	5'	5'
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300	10'	25'	5'	5'
301	10'	25'	5'	5'
302	10'	25'	5'	5'
303	10'	25'	5'	5'

RECOMMENDED FOR APPROVAL:
 Bryan Harmon, P.E., INTERIM DIRECTOR
 EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS
 DATE: 4/17/2015

REVISION 1: MARCH 18, 2015
 REVISED TO REMOVE THE 12' EMERGENCY & PEDESTRIAN ACCESS SERVICE ON LOTS 296 & 297 AND DEDICATE A 12' PUBLIC ALLEY BETWEEN LOTS 296 AND 297, ACCORDING TO APPROVED FINAL DEVELOPMENT PLAN AND CONSTRUCTION PLANS.

REVISION APPROVED:
 Frank M. Duke, FRACP, PLANNING DIRECTOR FOR HIS DESIGNEE
 EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
 DATE: 4/12/2015 P. 48-280
 FILE: 12648

REFERENCE BENCHMARK:
 EBRP/BENCHMARK NO. 0358: (ELEVATION 43.30 N.AVD) (88 DATUM) (HT. MOO.)

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

REFERENCE MAPS:
 1) FINAL PLAT OF THE SETTLEMENT AT WILLOW GROVE, PHASE II, 6TH 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, L.L.C., RONALD K. FERRIS, P.L.S., DATED 5/06/2009, REC. ORG. 626, ENCL. 12148.
 2) FINAL PLAT 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, L.L.C., RONALD K. FERRIS, P.L.S., DATED 10/23/2006, REVISED MARCH 26, 2008, REC. ORG. 686, ENCL. 12049.
 3) MAP SHOWING SUBDIVISION EXCHANGE OF PROPERTY LOT 1, FORMERLY TRACTS Y-2-B1-A & Y-2-B1-B OF THE ROBERT L. KLEMPERER, JR. PROPERTY TRACT Y-1-A FORMERLY TRINITY HOUSE FOUNDATION, TRACT X-2-A OF THE DR. MARY E. KLEMPERER PROPERTY, FORMER TRACTS WG-1, WG-2, WG-3 & Q-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, L.L.C., DARWIN W. FERROUS, P.L.S., DATED 9/1/2006, REC. ORG. 637, ENCL. 11879.
 4) TRACT Y-2-B1-A AND Y-2-B1-B 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, L.L.C., DARWIN W. FERROUS, P.L.S., DATED 9/22/2003, REC. ORG. 434, ENCL. 11529.
 5) MAP SHOWING THE RESUBDIVISION OF TRACT Y-2-B OF THE ROBERT L. KLEMPERER, JR. SUBDIVISION INTO TRACT Y-2-B1 & LOT 1 BEING LOCATED IN SECTIONS 55 & 56, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA, FOR ROBERT L. KLEMPERER, JR., BY RUSSELL L. MISTRIC, R.P.L.S., DATED 10/09/99, REVISED 12/28/2001, REC. ORG. 688, ENCL. 11311.

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	26.41'	N28°53'38"E	L32	14.10'	N49°04'36"E
L2	58.00'	N81°22'22"W	L33	14.00'	N89°04'59"E
L3	23.00'	S28°53'38"W	L34	14.13'	N73°18'22"E
L4	98.00'	N81°06'22"W	L35	5.96'	N79°04'59"W
L5	14.14'	N16°06'22"W	L36	20.93'	S79°04'59"E
L6	18.16'	S54°27'15"E	L37	24.75'	N28°14'21"E
L7	8.41'	S01°42'38"E	L38	14.14'	S10°43'39"E
L8	14.00'	N80°12'22"E	L39	14.19'	N40°55'24"W
L9	109.46'	N01°42'38"W	L40	3.88'	S61°45'39"E
L10	13.43'	N46°06'12"E	L41	3.68'	N61°45'39"W
L11	13.37'	S86°04'59"E			
L12	48.00'	N03°55'01"E			
L13	20.00'	N34°47'44"W			
L14	66.45'	N25°01'36"E			
L15	51.97'	N82°32'22"E			
L16	26.62'	N63°27'38"W			
L17	53.94'	N20°01'48"E			
L18	46.08'	N26°54'33"E			
L19	14.19'	S71°43'28"W			
L20	102.00'	S63°27'38"E			
L21	14.00'	N68°54'33"E			
L22	17.09'	N63°27'38"W			
L23	110.00'	N26°32'22"E			
L24	60.06'	S63°27'38"E			
L25	20.00'	N63°27'38"W			
L26	14.10'	N18°16'30"W			
L27	30.00'	N26°54'33"E			
L28	14.27'	N71°43'28"E			
L29	56.94'	S63°27'38"E			
L30	14.74'	N40°49'38"E			
L31	13.89'	S47°43'14"E			

CURVE TABLE

CF	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	71.27'	93.00'	37.49'	69.54'	N50°50'53"E	43°54'30"
C2	19.30'	375.00'	9.65'	19.29'	S81°50'11"E	2°56'53"
C3	17.88'	508.00'	8.84'	17.86'	S89°30'54"E	1°59'40"
C4	42.45'	550.00'	23.74'	47.43'	N60°52'21"W	4°56'33"
C5	102.69'	134.00'	54.01'	100.20'	N50°50'53"E	43°54'30"
C6	82.39'	474.00'	41.30'	82.28'	N77°46'53"E	9°57'31"
C7	60.91'	474.00'	30.50'	60.87'	S89°26'42"E	7°21'45"
C8	32.87'	21.00'	20.88'	29.62'	S40°55'24"E	89°40'50"
C9	30.04'	237.00'	15.04'	30.02'	S82°24'55"E	6°41'50"
C10	32.32'	107.00'	16.28'	32.20'	S70°24'50"E	17°18'21"
C11	33.10'	21.00'	21.12'	29.78'	N49°04'36"E	90°19'10"
C12	28.40'	243.00'	14.22'	28.39'	S82°24'55"E	6°41'50"
C13	28.09'	93.00'	14.15'	27.88'	S70°24'50"E	17°18'21"
C14	25.37'	20.00'	14.71'	23.70'	S43°34'41"W	72°40'40"
C15	43.61'	374.00'	21.83'	43.58'	S82°24'55"E	6°40'50"
C16	86.26'	68.00'	50.02'	80.59'	S64°34'41"W	72°40'40"
C17	38.01'	146.00'	19.03'	37.99'	N82°24'24"W	6°40'50"
C18	159.37'	426.00'	80.63'	158.44'	S83°31'09"W	21°26'30"
C19	65.91'	86.00'	34.67'	64.30'	S50°50'53"E	43°54'30"

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

PRIVATE WATER QUALITY MAINTENANCE COVENANT:
 A PRIVATE WATER QUALITY MAINTENANCE COVENANT HAS BEEN EXECUTED AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF THE PARISH AS ORIGINAL 622 AND BUNDLE 12613

STORMWATER MANAGEMENT:
 AS PART OF CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

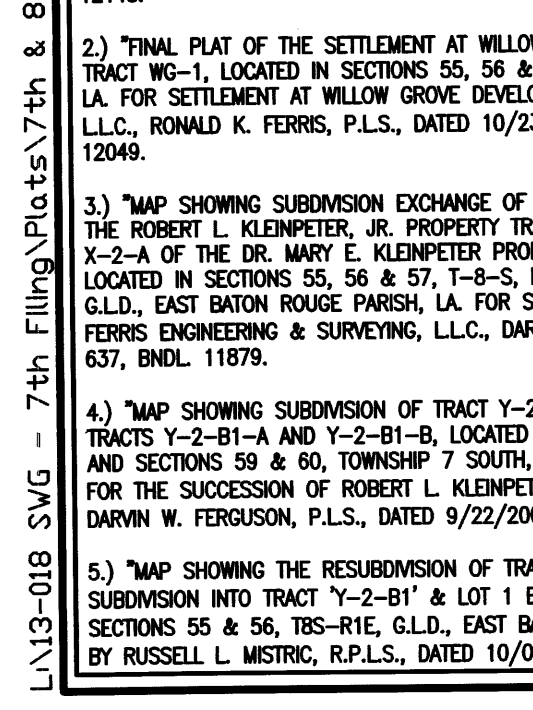
BENCHMARKS:
 #1 EAST BOLT ON CATCH BASIN SOUTHWEST QUADRANT OF SETTLERS CIRCLE, ELEV. 26.52
 #2 EAST BOLT ON CATCH BASIN NORTH SIDE OF SETTLERS CIRCLE, LOT 265, ELEV. 29.96

APPROVAL DATES:
 PLANNING COMMISSION: NONE
 METROPOLITAN COUNCIL: 5-30-13
 WATERS: NONE

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

GENERAL NOTES:
 LAND USAGE: SINGLE-FAMILY RESIDENTIAL.
 FUTURE LAND USE: RESERVING NEIGHBORHOOD P.U.D.
 ZONING: P.U.D.
 ACREAGE: 32.834 ACRES
 FLOOD ZONE: "A" & "X" (SHADED)
 BASE FLOOD ELEVATION: 24.3' N.A.V.D.
 RECORD MOUNDATION: 23.5' N.A.V.D.
 10-YEAR D.W.S.: 22.50 (DAWSON CREEK)

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



REVISIONED FINAL PLAT
 OF
THE SETTLEMENT AT WILLOW GROVE
 PHASE 8, 7 TH FILING, LOTS 258-269, 278-281 & 287-303 & WG-B-1-A-1
 A PLANNED UNIT DEVELOPMENT
 BEING
OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., LLC PROPERTY

RECOMMENDED FOR APPROVAL:
 Bryan Harmon, P.E., INTERIM DIRECTOR