

FINAL DEVELOPMENT PLANS
FOR
MARKETPLACE AT THE GREENS
FOR
PLANNED UNIT DEVELOPMENT (PUD 4-12)
THE GREENS AT MILLERVILLE

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CITY OF BATON ROUGE
EAST BATON ROUGE PARISH, LOUISIANA 70816

PARCEL 2:
LOCATED IN SECTION 17, T-7-S, R-2-E,
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA

CPPC ID NUMBER:
1210411868

APPLICANT ACKNOWLEDGES THAT DEVIATIONS FROM UTILITY COMPANIES ARE REQUIRED WHERE STREET YARD OR SIGN ARE IN CONFLICT WITH UTILITIES.

PLANNING SUMMARY

EXISTING ZONING: PUD
EXISTING LAND USE: UNO
FUTURE LAND USE: COMMERCIAL
CHARACTER AREA: SUBURBAN
ADJACENT ZONING: PUD, RURAL
ACREAGE: 5.58 ACRES
PROPOSED DEVELOPMENT SHALL INCLUDE THREE COMMERCIAL BUILDINGS. ALL THREE WILL BE CONNECTED AND SHALL BE ON THE SAME LOT.
TOTAL BUILDING AREA WILL BE 44,896 SF.
COMMERCIAL BUILDING: 8,041 SF/ACRES
BUILDING HEIGHT: 40'-0"
NUMBER OF STORIES: 1
PROPOSED USE: COMMERCIAL

OWNER/ DEVELOPER:

GBT REALTY CORPORATION
9010 OVERLOOK BOULEVARD
BRENTWOOD, TENNESSEE 37027
CONTACT: ALAN BREWER
TELEPHONE: (615) 515-4060
EMAIL: ABREWER@GBTREALTY.COM

DESIGN PROFESSIONALS & CONSULTANTS LIST:

SURVEYOR
FERRIS ENGINEERING & SURVEYING, LLC.
11854 BRICKSOME AVENUE
BATON ROUGE, LA 70816
CONTACT: DARVIN FERGUSON, P.L.S.
TELEPHONE: (225) 292-6838

LANDSCAPE ARCHITECT
DUPLANTIS DESIGN GROUP, PC
8352 BLUEBONNET BOULEVARD
BATON ROUGE, LOUISIANA 70810
CONTACT: CHAD DAMOS, FASLA, PLA
TELEPHONE: (225) 751-4490
EMAIL: CDAMOS@DDGPC.COM

CIVIL ENGINEER
DUPLANTIS DESIGN GROUP, PC
8352 BLUEBONNET BOULEVARD
BATON ROUGE, LOUISIANA 70810
CONTACT: MICHAEL THOMASSIE, P.E.
TELEPHONE: (225) 751-4490
EMAIL: MTHOMASSIE@DDGPC.COM

UTILITY CONTACT LIST:

SEWER
EBR PARISH DEPT. OF PUBLIC WORKS
1100 LAUREL ST.
BATON ROUGE, LOUISIANA 70802
CONTACT: ADAM SMITH
TELEPHONE: (225) 389-5623

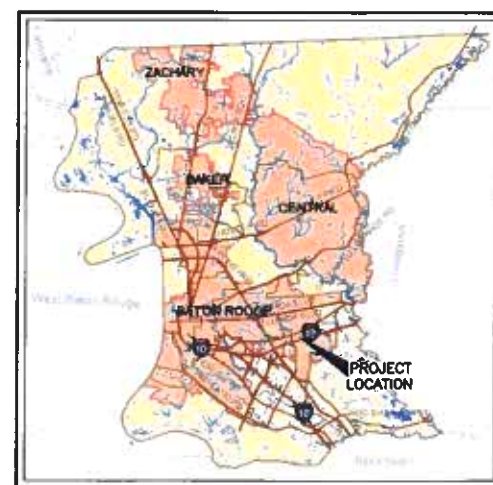
TELEPHONE
AT&T
5550 S. SHERWOOD FOREST BLVD. ROOM 231
BATON ROUGE, LOUISIANA 70816
CONTACT: JOEL HANBERRY
TELEPHONE: (225) 296-4930

ELECTRIC
ENTERGY ELECTRIC
446 NORTH BLVD.
BATON ROUGE, LOUISIANA 70802
CONTACT: AARON LODGE
TELEPHONE: (225) 346-3928

CABLE
COX COMMUNICATIONS
7401 FLORIDA BLVD.
BATON ROUGE, LOUISIANA 70806
CONTACT: MAUREEN GORMAN
TELEPHONE: (225) 237-5446

WATER
BATON ROUGE WATER COMPANY
8755 GOODWOOD BOULEVARD
BATON ROUGE, LOUISIANA 70806
CONTACT: MARGIE SWANSON
TELEPHONE: (225) 231-0304

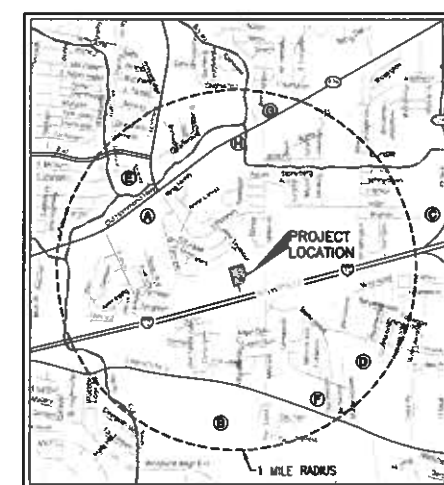
GAS
ENTERGY GAS
446 NORTH BLVD.
BATON ROUGE, LOUISIANA 70802
CONTACT: ELLIOT "DREW" BIZETTE
TELEPHONE: (225) 354-3945



PARISH MAP
N.T.S.



QUAD MAP
SCALE 1" = 2000'



VICINITY MAP
SCALE 1" = 2000'

- LEGEND**
- 1 FAIRWOOD BRANCH LIBRARY
 - 2 FOREST COMMUNITY PARK
 - 3 KATHY BRINE PARK
 - 4 WEDGEWOOD ELEMENTARY SCHOOL
 - 5 SOUTHWEST MIDDLE SCHOOL
 - 6 SHERWOOD BAPTIST CHURCH
 - 7 EMS STATION 12
 - 8 CITY OF BATON ROUGE FIRE STATION #17

REVISION	BY

DUPLANTIS DESIGN GROUP, PC
8352 BLUEBONNET BLVD., SUITE 200, BATON ROUGE, LA 70810
PHONE: (225) 751-4490 FAX: (225) 751-4490
WWW.DDGPC.COM
THIS IS A LUT, COMBATON, LOUISIANA
BATON ROUGE, LOUISIANA



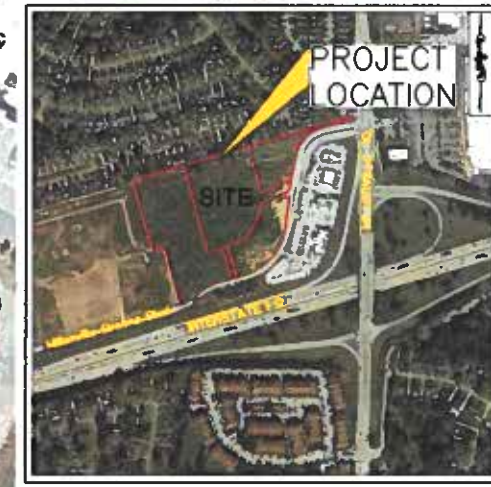
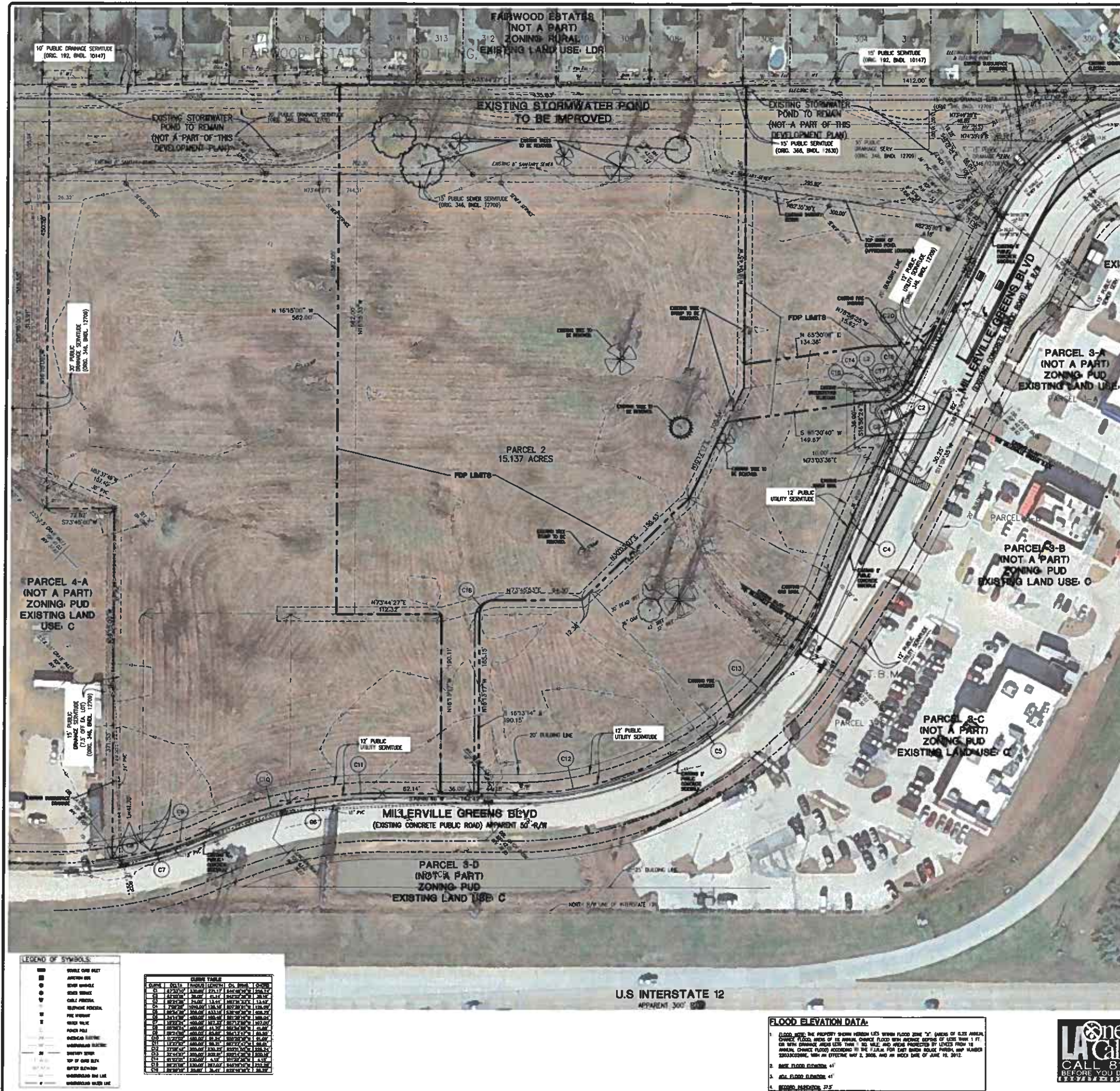
PARCEL 2:
LOCATED IN SECTION 17, T-7-S,
R-2-E,
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH,
LOUISIANA

MARKETPLACE AT THE GREENS
BATON ROUGE, LOUISIANA 70816
EAST BATON ROUGE PARISH
GBT REALTY CORPORATION
9010 OVERLOOK BOULEVARD
BRENTWOOD, TN 37027

DRAWN AND CHECKED BY DATE 05/05/09 DESIGNED FOR PDP PROJECT NO. 10-077 FILE 10-077 1 Cover Sheet (PUD)	SHEET 1
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R:\UNITS\10-000\10-077\COVER\10-077 1 Cover Sheet (PUD).dwg

PC SET 5-28-19



AERIAL
SCALE 1" = 400'

PLANNING SUMMARY
EXISTING ZONING: PUD
EXISTING LAND USE: C
FUTURE LAND USE: COMMERCIAL
CHARACTER AREA: SUBURBAN
ADJACENT ZONING: PUD, RURAL
ACREAGE: 5.58 ACRES
PROPOSED DEVELOPMENT SHALL INCLUDE THREE COMMERCIAL BUILDINGS. ALL THREE WILL BE CONNECTED AND SHALL BE ON THE SAME LOT.
TOTAL BUILDING AREA WILL BE 44,896 SF.
COMMERCIAL BUILDING: 8,041 SF/ACRES
BUILDING HEIGHT: 40'-0"
NUMBER OF STORES: 1
PROPOSED USE: COMMERCIAL

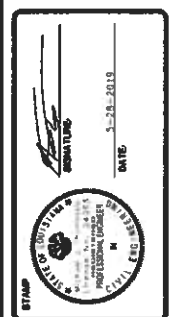
GENERAL NOTES:
1. EXISTING SITE IS COMPOSED OF OPEN HIGHLAND WITH SHALVEE SOILS.
2. EXISTING STORMWATER POND, SITE AND EXISTING CRUISE AND BUILDING WITH A FEW TREES ON WITH EXISTING CRUISE AND BUILDING WITH A FEW TREES.
3. EXISTING SOIL TYPES: CROP-PRODUCING - MEDIUM (SMA), AND FINE SAND (SMA).
4. EXISTING PUBLIC UTILITIES:
- THE EXISTING POND WOULD BE THE EXISTING EXISTING (P1)
- EXISTING EXISTING (P2)
- EXISTING EXISTING (P3)
- EXISTING EXISTING (P4)
- EXISTING EXISTING (P5)
- EXISTING EXISTING (P6)
- EXISTING EXISTING (P7)
- EXISTING EXISTING (P8)
- EXISTING EXISTING (P9)
- EXISTING EXISTING (P10)

Not For Construction
**EXISTING SITE
CONDITIONS MAP**



REVISION	BY

DIPLANTIS DESIGN GROUP, PC
2002 Woodlands Blvd., Suite 200, Houston, TX 77059
Phone: 281-251-4400 Fax: 281-251-4405
WWW.DDPC.COM
THESE DESIGN SERVICES WERE PROVIDED BY DDG FOR THE PROJECT LOCATED AT THE GREENS, BATON ROUGE, LOUISIANA.



PARCEL 2:
LOCATED IN SECTION 17, T-7-S,
R-2-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH,
LOUISIANA

MARKETPLACE AT THE GREENS
BATON ROUGE, LOUISIANA 70808
EAST BATON ROUGE PARISH
GBT REALTY CORPORATION
800 OVERLOOK BOULEVARD
BRENTWOOD, TN 37027

DRAWN JAD
CHECKED MAY
ISSUED DATE 6/28/2013
DESIGNED FOR JAD
PROJECT NO. 10-077
FILE 10-077 2 Existing Conditions Map
SHEET 2

GENERAL DESCRIPTION:

THE GREENS AT MILLERVILLE - PUD

The Greens at Millerville - PUD will contain a total of 56.311 acres and will contain approximately 43,390 acres (23.78%) of common open space.

+/-4.311 acres is dedicated to Millerville Greens Boulevard and The Greens Court rights-of-way.

Area A, +/-15.100 acres, will contain commercial office/retail space.

Area B, +/-6.000 acres, will contain commercial space.

Area C, +/-5.100 acres, will contain commercial/retail space.

Area D, +/-8.700 acres, will contain commercial office/retail space.

Area E, +/-17.100 acres, will contain commercial/office/retail and/or multi-family residential space. Allowable uses include automobile sales and service, RV sales and service, and multi-family residential. Area E will also require a 150 ft. building setback from the adjacent single-family residential lots and will provide a security fence and minimum 6 ft. hi. hedge to act as additional buffering.

Allowable uses in Areas A, B, C, and D include: retail sales, professional offices, restaurants, hotel/motel, financial institutions and banks, personal services and specialty shops, health clubs, dry cleaners, drug stores, restaurants serving alcohol, fueling stations and convenience stores selling alcohol, automobile sales, service, RV sales and service, and billboards. The maximum building height for all Areas will not exceed 150% of adjacent zoning district's maximum building height.

Signage to be provided per the Final Development Plan.

*The total commercial square footage for the site will not exceed the total square footage as listed in the table of uses.

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.

MINIMUM SETBACKS:

AS INDICATED ON DRAWING

ACCESS NOTE

MAIN ACCESS ROAD (SHADED IN GRAY) WILL BE A PUBLIC ROAD. ALL OTHER DRIVES AND PARKING WILL BE PRIVATELY OWNED AND MAINTAINED.

SEQUENCE OF CONSTRUCTION:

CONSTRUCTION IS COMPLETE ON THE MILLERVILLE GREENS BOULEVARD. INDIVIDUAL PARCELS WILL BEGIN CONSTRUCTION UPON APPROVAL OF FINAL DEVELOPMENT PLANS AND PERMIT DRAWINGS. CONSTRUCTION ON PARCELS B AND C IS ANTICIPATED TO BEGIN IN 2016. PARCELS A, D, AND E ARE EXPECTED TO FOLLOW AS SOON AS SALES ARE FINALIZED. FINAL DEVELOPMENT PLANS ARE APPROVED, AND PERMIT DRAWINGS ARE COMPLETED; POTENTIALLY AS EARLY AS 2017.

NOTE

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.

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. IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE, THE DESIGN ACCOMMODATES THE USE OF VEGETATIVE FILTER STRIPS IN COMBINATION WITH VEGETATIVE SWALES. EACH CATCH BASIN WILL BE SURROUNDED BY FILTER STRIPS, THUS TREATING ALL RUNOFF FOR POSSIBLE CONTAMINANTS. INITIALLY, STORM RUNOFF WILL DRAIN ONTO A FILTER STRIP. RUNOFF WILL THEN TRAVEL ACROSS THE FILTER STRIPS FOR TREATMENT AND THROUGH SMALL VEGETATIVE SWALES TO A SUBSURFACE DRAINAGE SYSTEM.

- GREENSPACE (INCLUDED IN COMMON OPEN SPACE CALC.)
COMMON OPEN SPACE/DETENTION/RETENTION

GENERAL NOTES

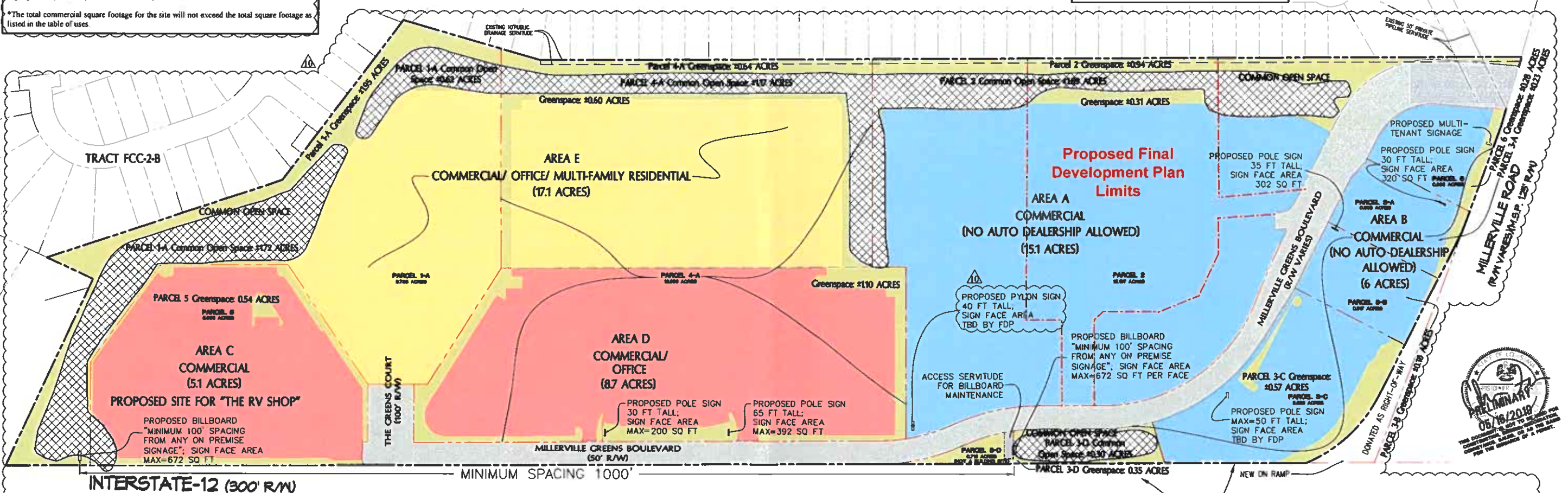
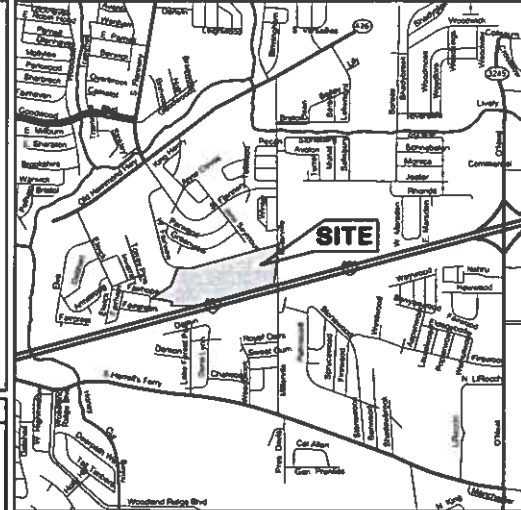
EXISTING ZONING: PUD
EXISTING USE: UNDEVELOPED, COMMERCIAL (PUD)
PROPOSED USE: MULTI-FAMILY RES., OFFICE/COMMERCIAL (PUD)
FUTURE LAND USE: COMMERCIAL
CHARACTER AREA: SUBURBAN
ACREAGE: 56.311
ZONING OF ADJOINING PARCELS: RURAL
100-YEAR FLOOD: ZONE "X"
ADJ. BASE FLOOD ELEV.: 40
SEWER: CONNECTION TO W.S.T.M.
FIRE DISTRICT: BATON ROUGE FIRE DEPARTMENT
ELECTRIC COMPANY: ENTERGY
GAS COMPANY: ENTERGY
TELEPHONE: AT&T
CABLE TV: COX CABLE
WATER DISTRICT: BATON ROUGE WATER COMPANY, INC.
CDD LOT IDS: 1210411868, 1210411871, 1210411872, 1210421873, 1210421874, 1210421875, 1210421876, 1210411877, 1210411878

BUILDING NOTES

TOTAL NUMBER OF RESIDENTIAL UNITS: 320
RESIDENTIAL DENSITY/INTENSITY: 33.68 UNITS/ACRE
TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE: 393,000 SF
BUILDING HEIGHTS: TBD BY FDP
NUMBER OF STORIES: TBD BY FDP

VICINITY MAP

SCALE: 1" = 2000'



NOTES:

1. ALL SERVICES REQUIRED FOR THE CONFORMITY OF THIS FINAL DEVELOPMENT PLAN SHALL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLAT AND SHALL BE SHOWN THEREON.
2. PRELIMINARY ANALYSIS OF RECEIVING OUTFALLS INDICATE ADEQUATE CAPACITY EXISTS FOR STORM WATER RUNOFF FROM THIS PROPOSED DEVELOPMENT AND THE INCREASE IN SAID STORM WATER RUNOFF SHALL NOT BE SIGNIFICANT DUE TO THE PROPOSED DEVELOPMENT.
3. STORM WATER COLLECTION AND DISCHARGE WILL BE DESIGNED IN ACCORDANCE WITH THE DEPARTMENT OF DEVELOPMENT STANDARDS AND COMMON ENGINEERING PRACTICE. SPECIFIC SERVICES REQUIRED TO ACCOMMODATE ANY IMPROVEMENTS WILL BE DETERMINED DURING THE DESIGN PHASE OF THE PROJECT AND DEDICATED UPON FILING OF THE FINAL PLAT. NO OFFSITE DRAINAGE EXISTS.
4. SANITARY SEWER DISPOSAL SHALL BE CONNECTED TO W.S.T.M.
5. 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.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES, AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.
7. NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT.
8. ALL TRAFFIC CONTROL DEVICES MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE M.U.T.C.D. AND TRAFFIC ENGINEERING DIVISION REQUIREMENTS.
9. 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 DEVELOPMENT. THE CONTOURS SHOWN HEREON ARE BASED ON LIDAR CONTOURS.
10. DDT PERMIT HAS BEEN APPLIED FOR.
11. EACH PARCEL WILL HAVE A CENTRALIZED MAIL 100SK PER USPS STANDARDS.

TABLE OF USES

	HIGH DENSITY RESIDENTIAL	COMMERCIAL/ OFFICE	PUBLIC AND SEMI PUBLIC	COMMON OPEN SPACE	GREEN SPACE	
					REQ'D	PLANNED
TOTAL # OF UNITS	320	N/A	N/A	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDING	N/A	393,000	N/A	N/A	N/A	N/A
TOTAL ACREAGE	9.500	42.921	N/A	13.390	6.695	7.690
PERCENTAGE OF SITE	16.87%	76.22%	N/A	23.78%	11.89%	13.65%
DENSITY	33.68 UNITS/ACRE	N/A	N/A	N/A	N/A	N/A

*9.500 ACRES (16.87% OF SITE) SHOWN AS A MIX OF POTENTIAL USES. NOTE THAT THE 9.500 ACRES IS ACTUALLY PART OF THE 42.921 ACRE COMMERCIAL/OFFICE CALCULATIONS.
42.921 + 13.390 = 56.311 ACRES

NEW WESTBOUND ON-RAMP TO INTERSTATE 12

REVISED CONCEPT PLAN

THE GREENS AT MILLERVILLE
Approved PUD Concept Plan

DESCRIPTION: TRACT FCC-2-C OF THE FAIRWOOD COUNTRY CLUB PROPERTY, A 1.137 ACRE TRACT AND A 3.07 ACRE (J.C. ALCOIN) TRACT LOCATED IN SECTIONS 17 & 30, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA

APPROPRIATE REAL ESTATE LLC.

7532 SUMMA AVE., SUITE 2-1
BATON ROUGE, LA 70800

FERRIS ENGINEERING & SURVEYING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
11854 BROOKSTONE AVENUE • BATON ROUGE, LOUISIANA 70816 • PH 225-292-6836 • FAX 225-292-0441

SHEET NO.:
4 of 6

DATE: AUGUST 6, 2015 PROJECT NO: 12-031 DWG NO.: CONCEPT

TABLE OF USES	HIGH DENSITY RESIDENTIAL	COMMERCIAL / OFFICE	PUBLIC AND SEMI PUBLIC	COMMON OPEN SPACE	GREEN SPACE	
					REQ'D	PLANNED
TOTAL # OF UNITS	320	N/A	N/A	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDING	N/A	393,000	N/A	N/A	N/A	N/A
TOTAL ACREAGE	9.50	42.921	N/A	13.39	6.365	7.690
PERCENTAGE OF SITE	16.87%	76.22%	N/A	23.78%	11.89%	13.66%
DENSITY	33.68 UNITS/ACRE	N/A	N/A	N/A	N/A	N/A

*9.50 ACRES (16.87% OF SITE) SHOWN AS A MIX OF POTENTIAL USES. NOTE THAT THE 9.500 ACRES IS ACTUALLY PART OF THE 42.921 ACRE COMMERCIAL/OFFICE CALCULATIONS. 42.921 + 12.730 = 56.311 ACRES

PUD Usage Chart: Greens @ Millerville									
Parcel	Phase	Parcel Area (Ac)	Commercial SF to-date (as approved)	Commercial SF Proposed	Total Commercial SF	COS to-date (Ac)	GS to-date (Ac)	Notes	Remaining SF
1-A	Future	8.733	0	0	0	2.34	1.95		170,104
1-B (Proposed)	1a	1.068	0	44,896	44,896	0.55	0.48		170,104
2	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
3	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
4	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
5	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
6	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
7	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
8	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
9	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
10	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
11	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
12	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
13	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
14	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
15	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
16	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
17	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
18	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
19	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
20	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
21	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
22	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
23	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
24	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
25	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
26	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
27	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
28	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
29	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
30	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
31	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
32	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
33	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
34	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
35	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
36	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
37	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
38	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
39	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
40	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
41	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
42	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
43	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
44	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
45	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
46	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
47	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
48	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
49	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
50	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
51	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
52	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
53	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
54	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
55	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
56	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
57	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
58	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
59	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
60	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
61	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
62	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
63	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
64	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
65	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
66	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
67	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
68	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
69	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
70	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
71	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
72	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
73	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
74	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
75	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
76	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
77	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
78	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
79	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
80	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
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82	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
83	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
84	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
85	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
86	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
87	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
88	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
89	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
90	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
91	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
92	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
93	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
94	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
95	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
96	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
97	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
98	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
99	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
100	1a	1.068	0	44,896	44,896	0.55	0.52		170,104
Totals:		56.311	98,904	44,896		5.70	7.69		
Total to-date:					148,800	15.35	7.69	57% of to-date COS is met	
Total approved per CP:					393,000	12.73	6.365 min		
Remaining Commercial SF per CP:					244,200				

LEGEND
 PUD 4-17
 DRAINAGE LINE
 PHASE BOUNDARY

REVISION	BY

DUPLANTS DESIGN GROUP, PC
 1000 Lakeside Blvd., Suite 200, Lake Charles, LA 70601
 Phone: (337) 531-4400 Fax: (337) 531-4401
 WWW.DDGP.COM
 THEODORE J. COUSIN, L.S., L.P.E.
 BAYON ROUGE, LA 70681

DATE: 11-14-2013
 SCALE: 1" = 100' - 0"

PARCEL 2:
 LOCATED IN SECTION 17, T-7-S,
 R-2-E,
 GREENSBURG LAND DISTRICT,
 EAST BATON ROUGE PARISH,
 LOUISIANA

MARKETPLACE AT THE GREENS
 BATON ROUGE, LOUISIANA 70816
 EAST BATON ROUGE PARISH
 GBT REALTY CORPORATION
 9010 OVERLOOK BOULEVARD
 BRENTWOOD, TN 37027

DATE: 11-14-2013
 SCALE: 1" = 100' - 0"



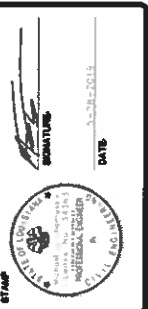
Not For Construction
**OVERALL DEVELOPMENT
 & PHASE PLAN**

SCALE IN FEET
 100' 0' 100' 0' 100' 0'

11-14-2013 11:17:17 AM 11-14-2013 11:17:17 AM 11-14-2013 11:17:17 AM

REVISION	BY

DUPLANTS DESIGN GROUP, PC
 2835 Shalimar Blvd. Baton Rouge, LA 70815
 Phone: 225-381-4400 Fax: 225-381-4405
 THEODORE CONSTRUCTION
 BATON ROUGE, LA 70815
DDG
 WWW.DDGPC.COM

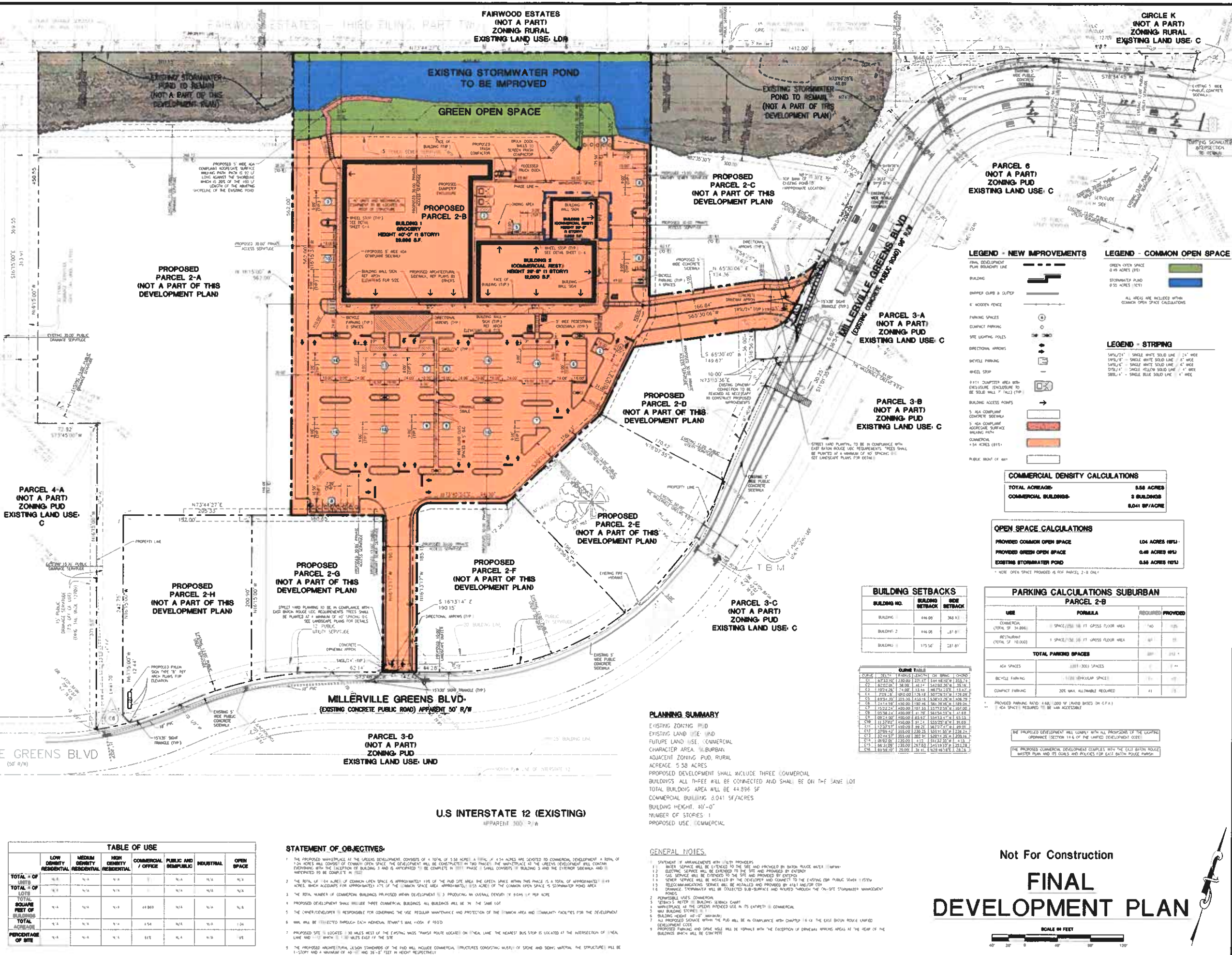


PARCEL 2:
 LOCATED IN SECTION 17, T-7-S,
 R-2-E,
 GREENSBURG LAND DISTRICT
 EAST BATON ROUGE PARISH,
 LOUISIANA

MARKETPLACE AT THE GREENS
 BATON ROUGE, LOUISIANA 70816
 EAST BATON ROUGE PARISH
GBT REALTY CORPORATION
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 BRENTWOOD, TN 37027



Not For Construction

FINAL DEVELOPMENT PLAN

SCALE IN FEET

40' 20' 0' 20' 40'



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.

MINIMUM SETBACKS:
AS INDICATED ON DRAWING

ACCESS NOTE:
MAIN ACCESS ROAD (MILLERVILLE GREENS BOULEVARD) WILL BE A PUBLIC ROAD. ALL OTHER DRIVES AND PARKING WILL BE PRIVATELY OWNED AND MAINTAINED.

EMERGENCY ACCESS STIPULATIONS:
THE ROAD CONNECTION TO THE WEST WILL BE "EMERGENCY ACCESS" ONLY. UNRESTRICTED PEDESTRIAN AND BICYCLE ACCESS WILL BE ALLOWED AT THIS POINT. WHILE VEHICULAR ACCESS WILL BE PROHIBITED BY A CRASH GATE FOR EMERGENCY VEHICLES ONLY.

NOTE:
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.

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. IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE, THE DESIGN ACCOMMODATES THE USE OF VEGETATIVE FILTER STRIPS IN COMBINATION WITH VEGETATIVE SWALES. EACH CATCH BASIN WILL BE SURROUNDED BY FILTER STRIPS, THUS TREATING ALL RUNOFF FOR POSSIBLE CONTAMINANTS. INITIALLY, STORM RUNOFF WILL DRAIN ONTO A FILTER STRIP. RUNOFF WILL THEN TRAVEL ACROSS THE FILTER STRIPS FOR TREATMENT AND THROUGH SMALL VEGETATIVE SWALES TO A SUBSURFACE DRAINAGE SYSTEM.

CONCEPT GRAPHICS SCHEDULE

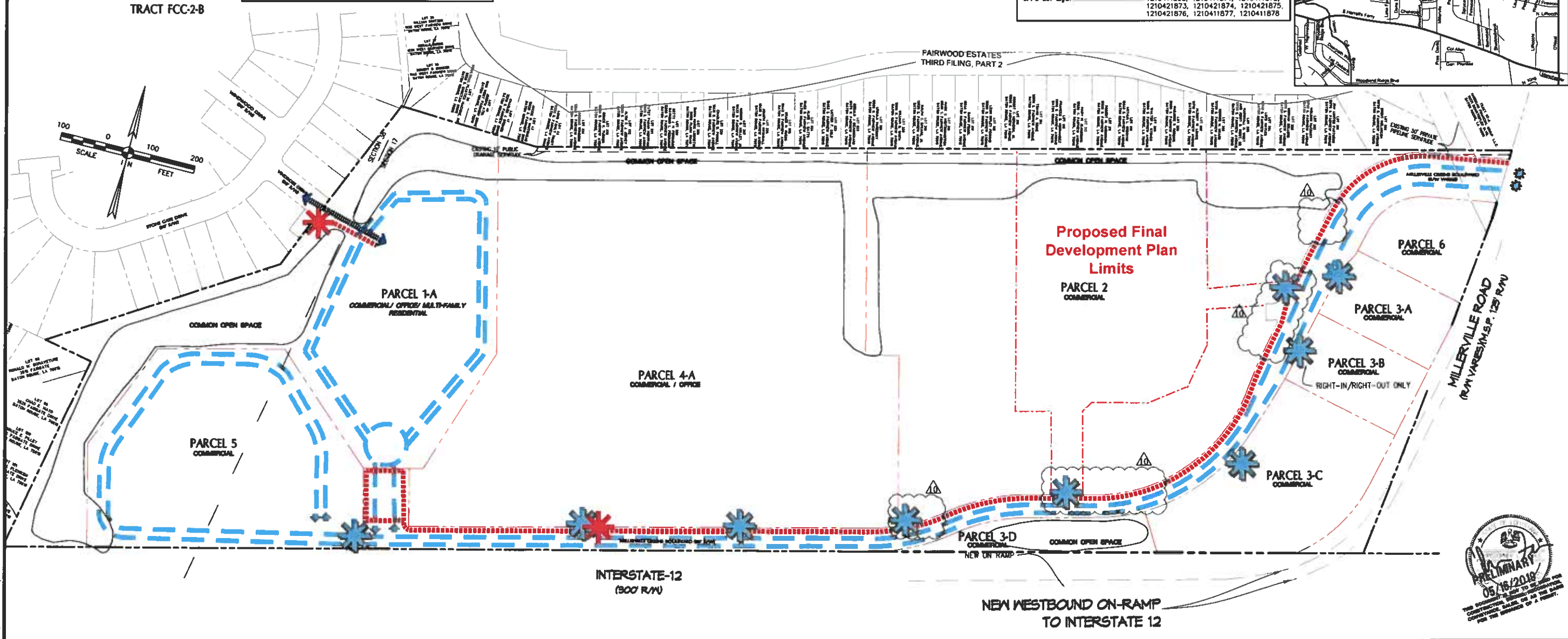
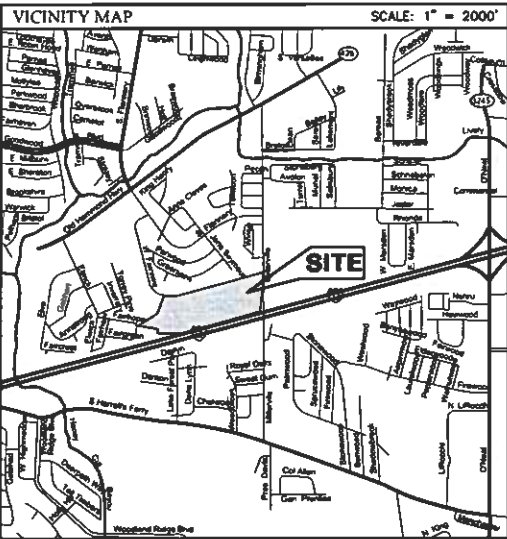
SYMBOL	NOTES
	PEDESTRIAN ACCESS POINT
	VEHICULAR ACCESS POINT
	VEHICULAR CIRCULATION
	PEDESTRIAN CIRCULATION
	EMERGENCY ACCESS (ONLY)
	POND AREA

GENERAL NOTES:

EXISTING ZONING: PUD
EXISTING USE: UNDEVELOPED, COMMERCIAL (PUD)
PROPOSED USE: MULTI-FAMILY RES. OFFICE/COMMERCIAL (PUD)
FUTURE LAND USE: COMMERCIAL
CHARACTER AREA: SUBURBAN
ACREAGE: 56.311
ZONING OF ADJOINING PARCELS: RURAL

100-YEAR FLOOD: ZONE "X"
ADJ. BASE FLOOD ELEV.: 40

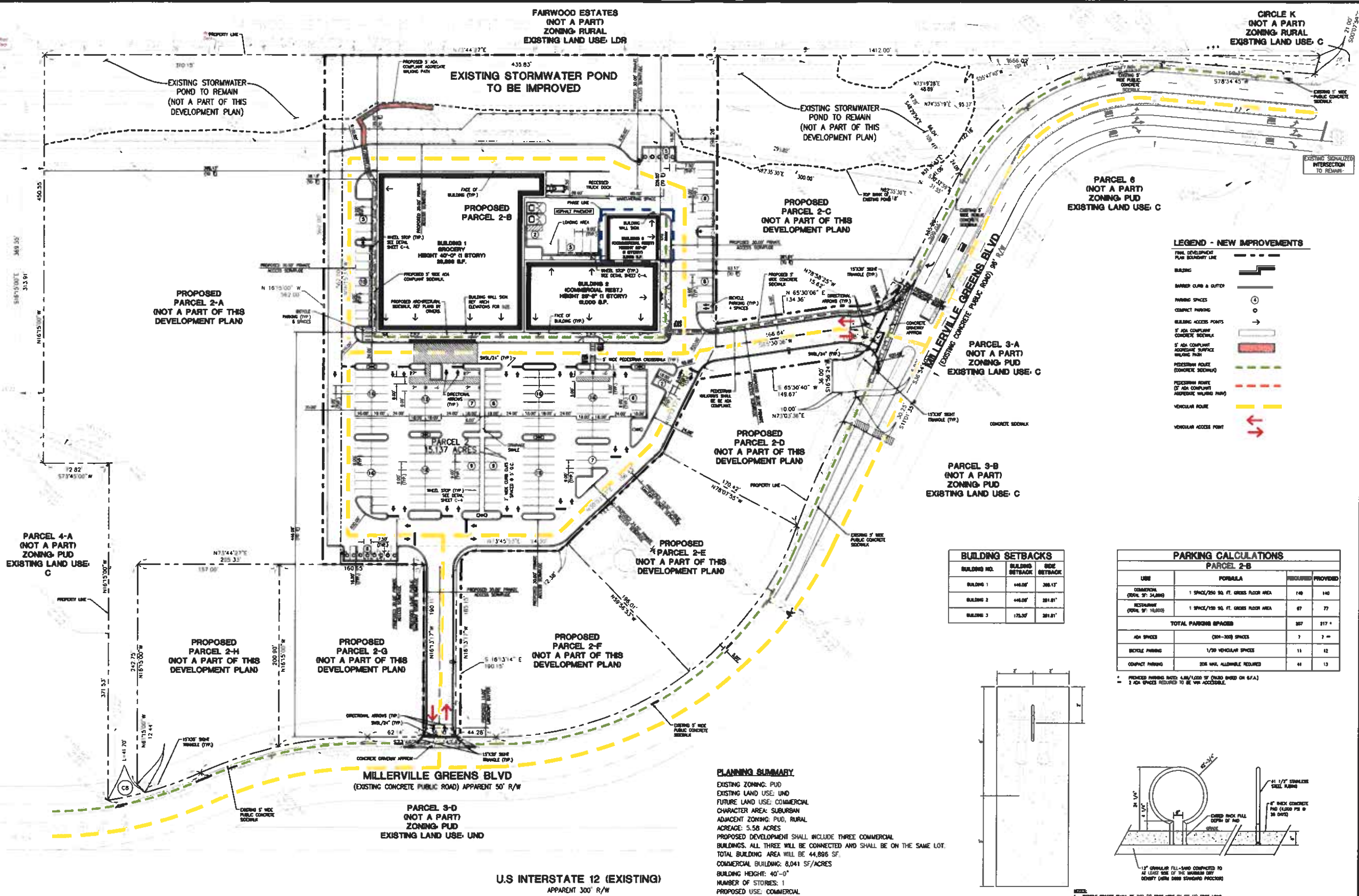
SEWER: CONNECTION TO W.S.T.N.
FIRE DISTRICT: BATON ROUGE FIRE DEPARTMENT
ELECTRIC COMPANY: ENTERGY
GAS COMPANY: ENTERGY
TELEPHONE: AT&T
CABLE TV: COX CABLE
WATER DISTRICT: BATON ROUGE WATER COMPANY, INC.
CIPIC LOT IDS: 1210411865, 1210411871, 1210411872, 1210421873, 1210421874, 1210421875, 1210421876, 1210411877, 1210411878



REVISION	
NO.	DESCRIPTION
1	CHANGED "TRAILER TRAILER SPACE" TO "TRAILER OPEN SPACE"
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PROJECT:	CIRCULATION PLAN
CLIENT:	APPROPRIATE REAL ESTATE LLC.
DATE:	05/16/2019
BY:	ST
CHECKED BY:	ST
DESIGNED BY:	ST
DRAWN BY:	ST
SCALE:	AS SHOWN
PROJECT NO.:	12-031
SHEET NO.:	5 of 6

FERRIS ENGINEERING & SURVEYING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
11654 BRICKHOUSE AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-0838 - FAX 225-292-0441



LEGEND - NEW IMPROVEMENTS

FINAL DEVELOPMENT PLANNED BOUNDARY LINE

BLAZING

BARRED CURB & GUTTER

PARKING SPACES

COMPACT PARKING

BUILDING ACCESS POINTS

5' ADA COMPLIANT CONCRETE SIDEWALK

5' ADA COMPLIANT ACCESSIBLE SURFACE WALKING PATH

PEDESTRIAN ROUTE (CONCRETE SIDEWALK)

PEDESTRIAN ROUTE (5' ADA COMPLIANT ACCESSIBLE WALKING PATH)

VEHICULAR ROUTE

VEHICULAR ACCESS POINT

BUILDING SETBACKS

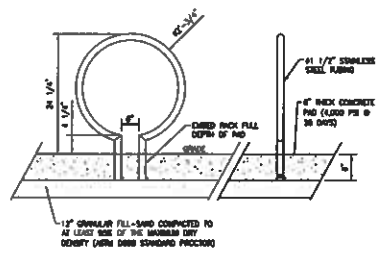
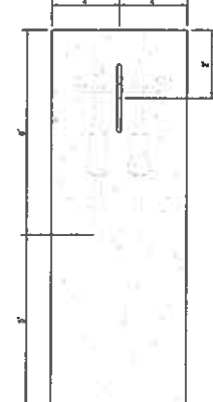
BUILDING NO.	BUILDING SETBACK	SIDE SETBACK
BUILDING 1	44.00'	300.17'
BUILDING 2	44.00'	201.01'
BUILDING 3	175.30'	201.01'

PARKING CALCULATIONS

PARCEL 2-B

USE	FORMULA	REQUIRED	PROVIDED
COMMERCIAL (TOTAL SF: 34,000)	1 SPACE/250 SQ. FT. GROSS FLOOR AREA	140	140
RESTAURANT (TOTAL SF: 10,000)	1 SPACE/150 SQ. FT. GROSS FLOOR AREA	67	77
TOTAL PARKING SPACES		207	217
ADA SPACES	(201-202) SPACES	7	7
BIKE PARKING	1/20 VEHICULAR SPACES	11	12
COMPACT PARKING	200 MAX. ALLOWABLE REQUIRED	41	13

* PROVIDED PARKING RATIO: 4.86/1,000 SF (BASED ON G.F.A.)
 ** 2 ADA SPACES REQUIRED TO BE VAN ACCESSIBLE.



PLANNING SUMMARY

EXISTING ZONING: PUD
 EXISTING LAND USE: COMMERCIAL
 CHARACTER AREA: SUBURBAN
 ADJACENT ZONING: PUD, RURAL
 ACREAGE: 5.58 ACRES
 PROPOSED DEVELOPMENT SHALL INCLUDE THREE COMMERCIAL BUILDINGS. ALL THREE WILL BE CONNECTED AND SHALL BE ON THE SAME LOT. TOTAL BUILDING AREA WILL BE 44,896 SF.
 COMMERCIAL BUILDING: 8,041 SF/ACRES
 BUILDING HEIGHT: 40'-0"
 NUMBER OF STORIES: 1
 PROPOSED USE: COMMERCIAL

- GENERAL NOTES:**
1. EXISTENCE OF IMPROVEMENTS WITH UTILITY PROVIDERS.
 - 1.1. WATER SERVICE SHALL BE EXTENDED TO THE SITE AND PROVIDED BY BAYOU STATE WATER COMPANY.
 - 1.2. ELECTRIC SERVICE SHALL BE EXTENDED TO THE SITE AND PROVIDED BY ORION.
 - 1.3. GAS SERVICE SHALL BE EXTENDED TO THE SITE AND PROVIDED BY ORION.
 - 1.4. SEWER SERVICE SHALL BE EXTENDED BY THE DEVELOPER AND CONNECT TO THE EXISTING SANITARY SEWER SYSTEM.
 - 1.5. TELECOMMUNICATIONS SERVICE SHALL BE EXTENDED AND PROVIDED BY AT&T WORLDWIDE COMMUNICATIONS.
 - 1.6. FIREWORKS/STORMWATER SHALL BE COLLECTED SUB-SURFACE AND FLOWED THROUGH THE ON-SITE STORMWATER MANAGEMENT SYSTEM.
 2. FUTURE USES: COMMERCIAL.
 3. SETBACKS REFER TO BUILDING SETBACK DATA.
 4. INTERFERENCE OF THE EXISTING HIGHWAY USE IN ITS ENTIRETY IS COMMERCIAL.
 5. MAX BUILDING STORIES IS 1.
 6. BUILDING HEIGHT: 40'-0" (MAXIMUM).
 7. ALL PROPOSED SERVICES SHALL BE IN COMPLIANCE WITH CHAPTER 14 OF THE EAST BATON ROUGE LOSTED DEVELOPMENT CODE.
 8. PROPOSED PARKING AND DRIVE ADJACENT SHALL BE ADJACENT WITH THE EXISTING DRIVEWAY AREAS AT THE REAR OF THE BUILDINGS WHICH WILL BE CONCRETE.
 9. NO STREETS OR PROPOSED ACCESS ROADS WILL BE DEDICATED FOR PUBLIC OWNERSHIP. ALL PROPOSED PRIVATE ACCESS ROADS DRIVES AND PROPOSED ACCESS ROADS SHALL BE PRIVATE.

Not For Construction

CIRCULATION PLAN

SCALE IN FEET

0 20 40 60 80 100

REVISION	BY

DUPLANTIS DESIGN GROUP, PC
 2025 DuPont Street, Suite 200, Baton Rouge, LA 70801
 Phone: 225-331-4400 Fax: 225-331-4401
 WWW.DDGPC.COM

THEODORE COVINGTON HOUSTON
 BATON ROUGE, LOUISIANA

PARCEL 2:
 LOCATED IN SECTION 17, T-7-S,
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 GREENSBURG LAND DISTRICT
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MARKETPLACE AT THE GREENS
 BATON ROUGE, LOUISIANA 70816
 EAST BATON ROUGE PARISH
 GBT REALTY CORPORATION
 8010 OVERLOOK BOULEVARD
 BRENTWOOD, TN 37027

DRAWN
 JAB
CHECKED
 BAF
DESIGN DATE
 6/28/2019
ISSUED FOR
 PUD
PROJECT NO.
 19-177
FILE
 19-177 & Circulation Plan
SHEET
 5

BASIS FOR BEARINGS:
ALL BEARINGS SHOWN HEREIN ARE REFLECTED OFF OF THE BEARINGS SHOWN ON REFERENCE MAPS. 2 LEFTS FOLLOW.

REFERENCE MAPS:

1. "NEW SHERING SUBDIVISION OF TRACT FCC-2 BEING A PORTION OF THE TAYLORWOOD COUNTRY CLUB PROPERTY IN MAP TRACTS FCC-2A, FCC-2-B AND FCC-2-C-2, LOCATED IN SECTION 18, 3d N. TOWNSHIP 37 SOUTH, RANGE 1 EAST, CRAWFORD TOWNSHIP, DISTRICT 12, BUTLER COUNTY, MISSOURI, PREPARED BY FERNER ENGINEERING & SURVEYING, L.L.C., CHRISTOPHER J. FERNER, P.L.S., DATED FEBRUARY 17, 2002 AND FILED IN THE OFFICE OF THE CLERK AND RECORDER OF BUTLER COUNTY, MISSOURI, MISSOURI AS ORIGINAL MAP OF BUTLER 1178.

2. "3d N/4-1/2 SEC 18 AND T18 S/4-1/2 SEC 18, BEING A PORTION OF THE TAYLORWOOD COUNTRY CLUB PROPERTY IN MAP TRACTS FCC-2A, FCC-2-B AND FCC-2-C-2, LOCATED IN SECTION 18, 3d N. TOWNSHIP 37 SOUTH, RANGE 1 EAST, CRAWFORD TOWNSHIP, DISTRICT 12, BUTLER COUNTY, MISSOURI, PREPARED BY FERNER ENGINEERING & SURVEYING, L.L.C., CHRISTOPHER J. FERNER, P.L.S., DATED FEBRUARY 17, 2002 AND FILED IN THE OFFICE OF THE CLERK AND RECORDER OF BUTLER COUNTY, MISSOURI, MISSOURI AS ORIGINAL MAP OF BUTLER 1178.

[illegible]

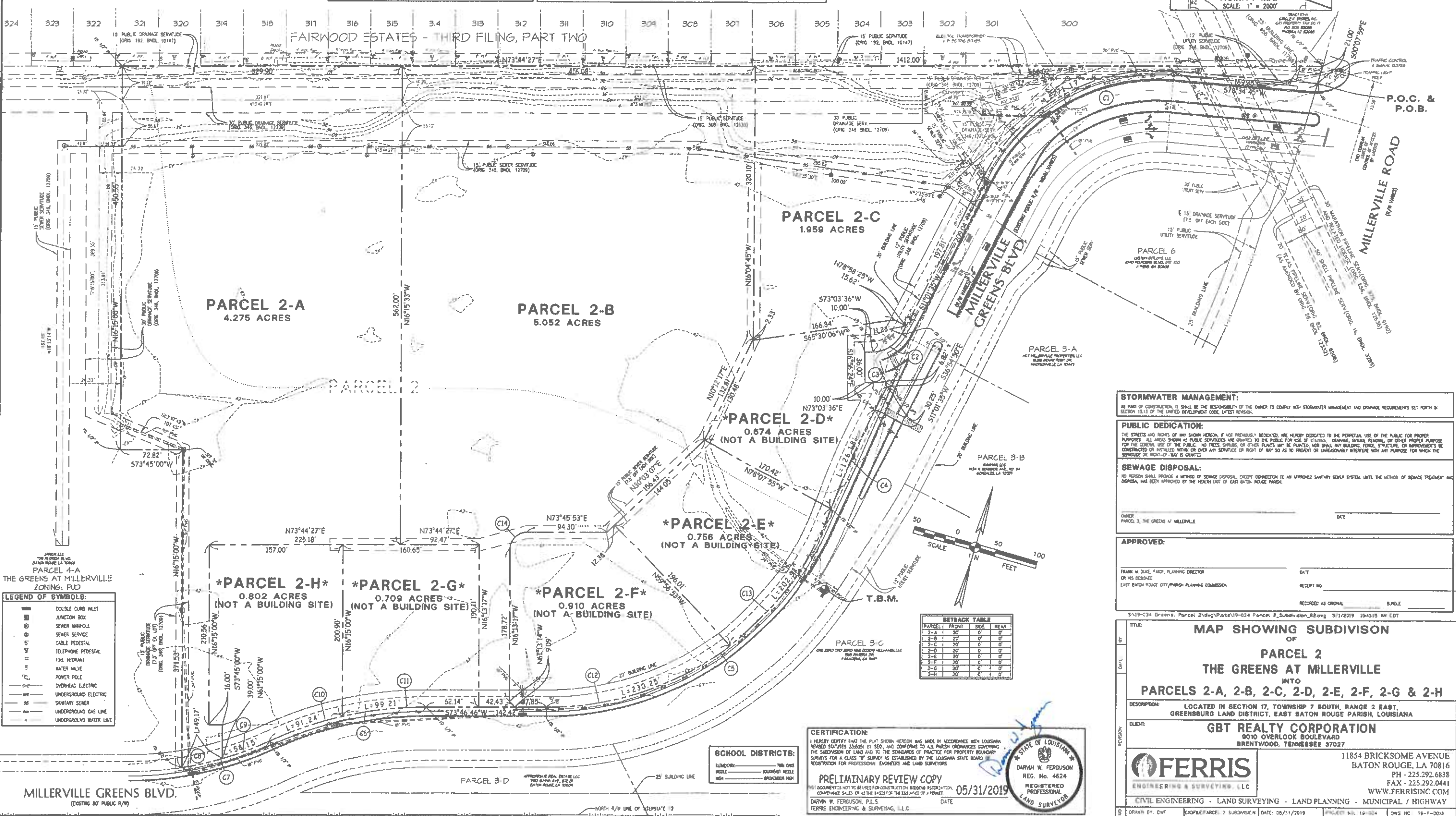
3) TRACT PART OF THE GREENS AT MILLERDALE LOTS 1, 2, 3, 4, 5 & 6, FORMER TRACT REC-2, A PORTION OF THE FAIRWOOD COUNTRY CLUB PROPERTY, A 1,137 ACRE TRACT PORTION OF THE LEWIS C. DRENNON PROPERTY AND A 3.67 ACRE (3.6 ACRES) TRACT, FOR APPROPRIATE REAL ESTATE, L.L.C., PREPARED BY PERROS ENGINEERING & SURVEYING, L.L.C., DAWNB K. FERGUSON, P.E., DATED JANUARY 26, 2016 AND FILED IN THE OFFICE OF THE CLERK AND RECORDER IN EAST BAYOU ROULE PARISH, LOUISIANA AS ORIGINAL 346 OF BUNDLE 17708.

ZONING	P-130	ELECTRIC DISTRICT	EDISTRICT
ADDRESS	15 1ST AVENUE SW #2	GA DISTRICT	EDISTRICT
FLOOD ZONE	"C" (FLOOD)	GA DISTRICT	EDISTRICT
BASE FLOOD ELEV.	410 FEET HAZ. 2 (DEVELOP. ALF)	CRASH LANE USE	UNPAVED
RECORD PLUMBING	37.5 FEET HAZ. 10	FURNACE LINE USE	COMMERCIAL
WATER DISTRICT	16-10 HAZ. WATER COMPANY	CHIMNEY AREA	SUBURBAN
SEWER DISTRICT	16-10 HAZ.	PARCEL ID	PARCEL 2 11/11/1984

DEED AND FILL RESTRICTION NOTES:

1) THE APPROVAL OF THIS PLAN OF MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY/LOCAL LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMPLETED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 13 OF THE UNITED DEEDS BOOK ARE ADDRESSED.

2) THE CITY OF BAYTOWN, TEXAS AND PARISH OF EAST BAYTOWN, LOUISIANA DOES NOT DISAVOW PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAN DOES NOT RELIEVE THE OWNER AND/OR CONSTRUCTION/DEVELOPER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAN.



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 15.1.3 OF THE UNITED DEVELOPMENT CODE, LATEST REVISION.	
PUBLIC DEDICATION:	
THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PROPRIETARY USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVICES 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 SERVICE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE OR RIGHT-OF-WAY IS GRANTED.	
SEWAGE DISPOSAL:	
THE DESIGN SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, DEEPLY CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BAY AREA POLICE DEPARTMENT.	
OWNER _____ PARCEL 3, THE GREENS AT MILLVILLE	DATE _____
APPROVED:	
FRANK W. OLIVE, FAO, PLANNING DIRECTOR OR HIS DEPUTY EAST BAY AREA POLICE CITY/PARISH PLANNING COMMISSION	DATE _____ RECEIPT NO. _____ RECORDED AS ORIGINAL BUNDLE

PARCEL	FRONT	SIDE	REAR
2-A	20'	0'	0'
2-B	20'	0'	0'
2-C	20'	0'	0'
2-D	20'	0'	0'
2-E	20'	0'	0'
2-F	20'	0'	0'
2-G	20'	0'	0'
2-H	20'	0'	0'

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA
REGULATIONS STATUTES 33:5202 ET SEQ. AND CONFORMS TO ALL PRESENT REQUIREMENTS CONCERNING
THE SUBMISSION OF LAND AND TO THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY
SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD
OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS

PRELIMINARY REVIEW COPY
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION. BECOMING REGISTRATION
COMPLIES HAS TO BE ON THE BASIS OF THE ISSUANCE OF A PERMIT.

DARVIN N. FERGUSON, P.L.S. DATE 05/31/2019
FERGUSON ENGINEERING & SURVEYING, L.L.C.

STATE OF LOUISIANA
DARVIN N. FERGUSON
REG. NO. 4624
REGISTERED
PROFESSIONAL
LAND SURVEYOR



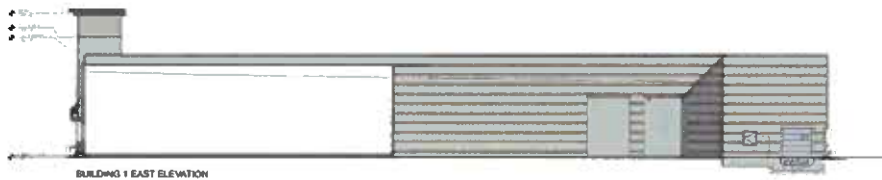
BUILDING 1 SOUTH ELEVATION



BUILDING 1 WEST ELEVATION



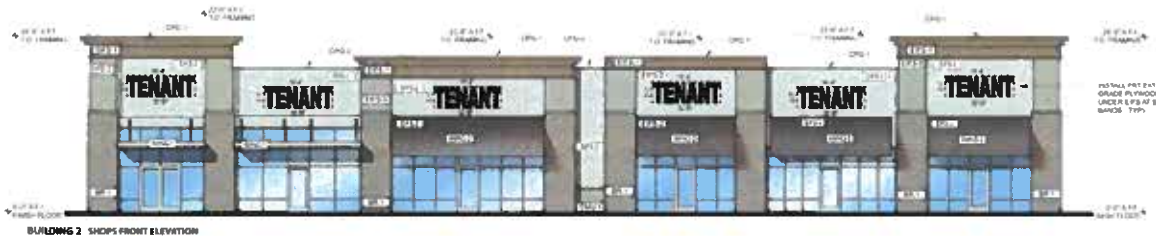
BUILDING 1 NORTH ELEVATION



BUILDING 1 EAST ELEVATION

FITCH
10/09/2018

SPROUTS FARMERS MARKET
PROTOTYPE EXTERIOR ELEVATIONS - ORIGINAL



BUILDING 2 SHOPS FRONT ELEVATION



BUILDING 2 SHOPS SIDE ELEVATION

EXTERIOR MATERIAL LEGEND

(SEE SPEC FOR MATERIALS & MATERIALS)

- SPR-1 PAINT TO MATCH PRG 1000 (DARK BROWN)
- SPR-2 PAINT TO MATCH PRG 1000 (DARK BROWN)
- SPR-3 PAINT TO MATCH PRG 1000 (DARK BROWN)
- SPR-4 ACME BRICK (1/2" x 1" x 1")
- CHL-1 SMOOTHFACE (SILVER) PAINT TO MATCH SPR-1

POSSIBLE FUTURE
GRADE PLANNING
UNDER LOTS OF SIGNAGE
BANDS 100%

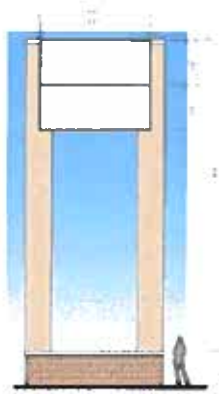


BUILDING 2 OVERALL ELEVATION

Note: Signage pending approval of local jurisdiction



Baton Rouge, LA



OFF-SITE PYLON SIGN B
126.6 SF

Note: Signage pending approval of local jurisdiction

00-01-19



Baton Rouge, LA



ARCHITECTURAL
ELEVATIONS