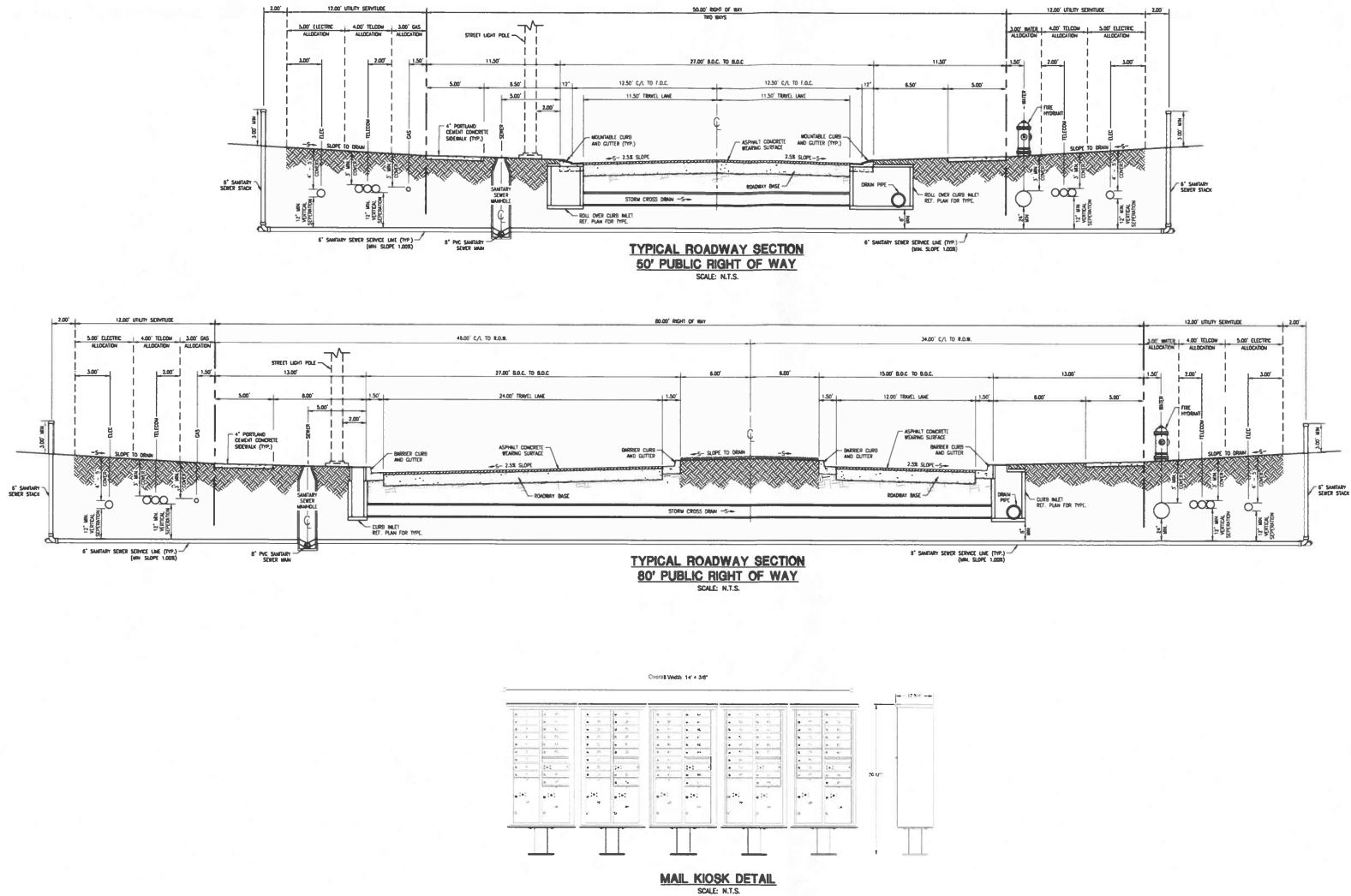




PRELIMINARY PLAT
OF
ATWATER VILLAS - FILINGS 1, 2 & 3
LOTS 1 THRU 391, TRACTS CA-1 THRU CA-14,
AND TRACT PS
BEING A RE-SUBDIVISION OF TRACT D & PORTION OF
TRACTS B, C, & E
BEING A PORTION OF WOODSTOCK PLANTATION
LOCATED IN SECTION 46, T-8-S, R-1-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

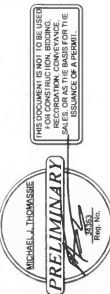
CPPC ID NUMBERS:
1620931257 1620931258
1620931259 1620931260

PRELIMINARY - NOT FOR RECORDATION, CONVEYANCE OR SALES

PRELIMINARY PLAT

REVISION	BY

9015 Bluebonnet Blvd.
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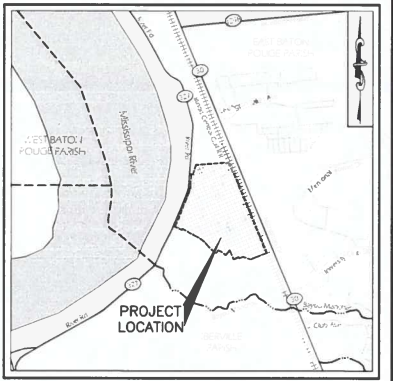
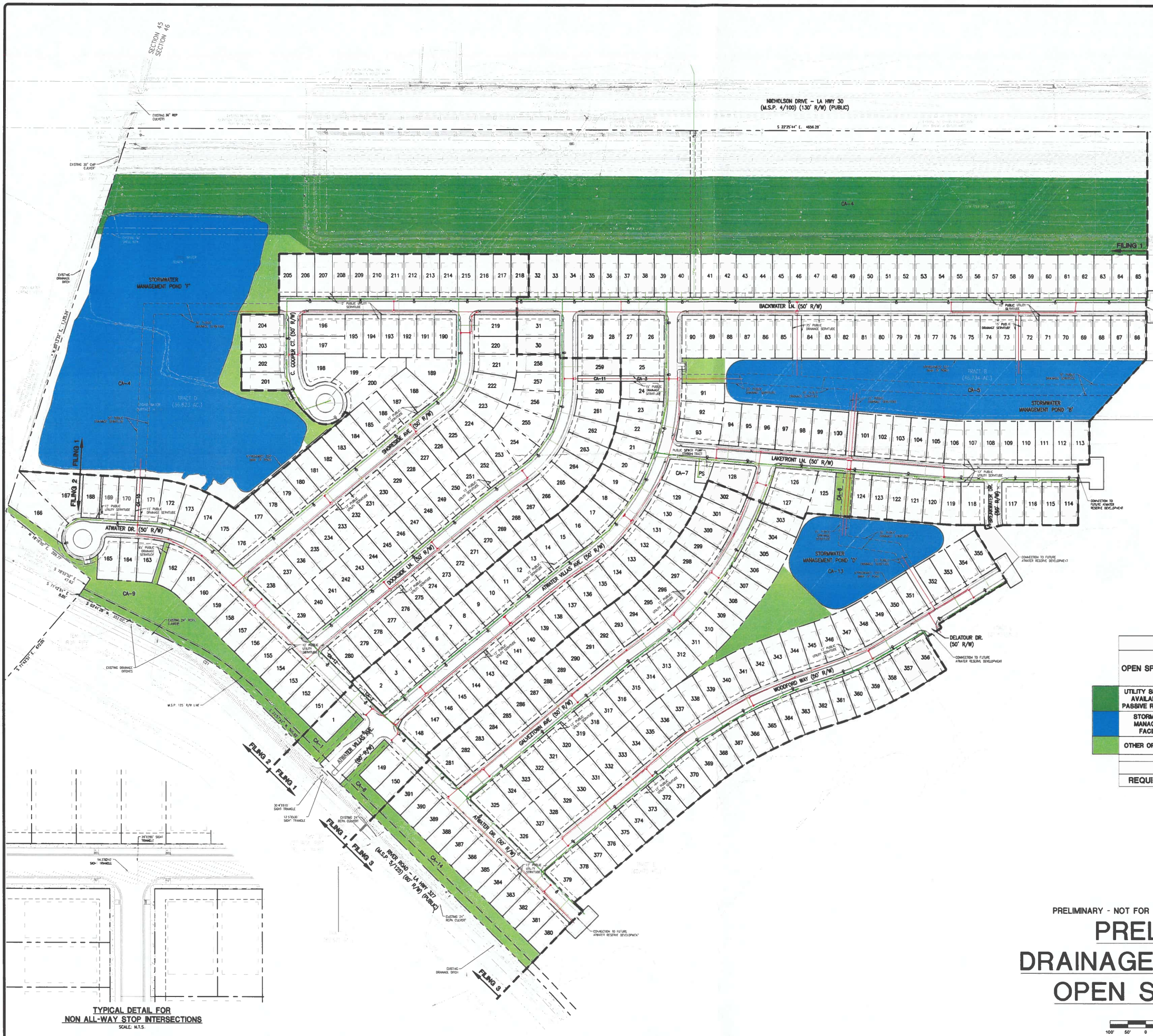


PRELIMINARY PLAT
SHOWING TRACTS B, C, D & E BEING A
PORTION OF WOODSTOCK PLANTATION
LOCATED IN SECTION 46, T-8-S, R-1-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

ATWATER VILLAS - FILINGS 1, 2 & 3
RIVER ROAD (LA HWY 327)
BATON ROUGE, LOUISIANA 70810
EAST BATON ROUGE PARISH
ATWATER DEVELOPMENT, LLC
402 NORTH 4TH STREET
BATON ROUGE, LOUISIANA 70802

DRAWN CDS
CHECKED MUT
ISSUED DATE 2/28/2022
ISSUED FOR APPROVAL
PROJECT NO. 21-1087
FILE 21-1087 PRELIMINARY PLAT VILLAS
SHEET

P1.2



VICINITY MAP
SCALE: 1" = 2000'

LEGEND

EXISTING STORM DRAIN	---
EXISTING CONTOURS	---
PROPERTY LINE	---
PROPOSED DRAINAGE STRUCTURE	---
PROPOSED DRAINAGE PIPE	---
PROPOSED SEWER MANHOLE	---
PROPOSED GRAVITY SEWER LINE	---
PROPOSED SEWER FORCEMAIN	---
PROPOSED SEWER SERVICE LATERALS	---
STREET LIGHT POLES	---

OPEN SPACE TABLE		
OPEN SPACE USE	PROVIDED AREA	CONTRIBUTION TO OPEN SPACE REQUIREMENTS
UTILITY SERVICES AVAILABLE FOR PASSIVE RECREATION	12.00 AC.	8.6 AC. (50% OF REQ'D)
STORMWATER MANAGEMENT FACILITIES	13.00 AC.	4.3 AC. (25% OF REQ'D)
OTHER OPEN SPACE	4.65 AC.	4.65 AC.
TOTAL		17.55 ACRES
REQUIRED OPEN SPACE		17.2 ACRES

TYPICAL DETAIL FOR
NON ALL-WAY STOP INTERSECTIONS
SCALE: N.T.S.

PRELIMINARY - NOT FOR RECORDATION, CONVEYANCE OR SALES

PRELIMINARY DRAINAGE/ UTILITY AND OPEN SPACE PLAN



REVISION	BY

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DDG
DUPLANTS DESIGN GROUP

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR THE DESIGN OF A PROJECT.
MICHAEL L. THOMPSON
PRELIMINARY
2/28/2022

PRELIMINARY PLAT
SHOWING TRACTS B, C, D & E BEING A PORTION OF WOODSTOCK PLANTATION LOCATED IN SECTION 46, T-8-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

ATWATER VILLAS - FILINGS 1, 2 & 3
RIVER ROAD (LA HWY 327)
BATON ROUGE, LOUISIANA 70810
EAST BATON ROUGE PARISH
ATWATER DEVELOPMENT, LLC
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BATON ROUGE, LOUISIANA 70802

DRAWN CDB
CHECKED MUT
ISSUED DATE 2/28/2022
ISSUED FOR APPROVAL
PROJECT NO. 21-1087
FILE 21-1087 PRELIM DRAINAGE & UTILITY LAYOUT
SHEET P1.3