

[illegible][illegible]

EXISTING STORM DRAIN

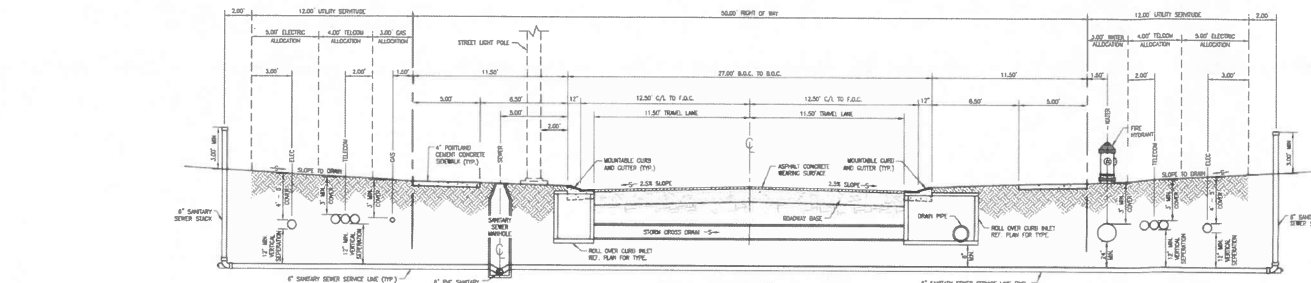
EXISTING CONTOURS

PROPERTY LINE

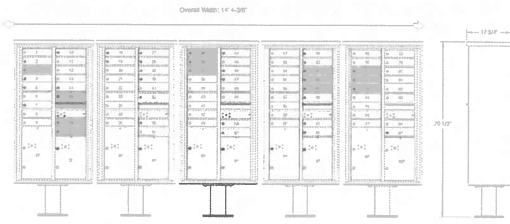
PROPOSED SIDEWALK (5' WIDE)

COMMON AREA

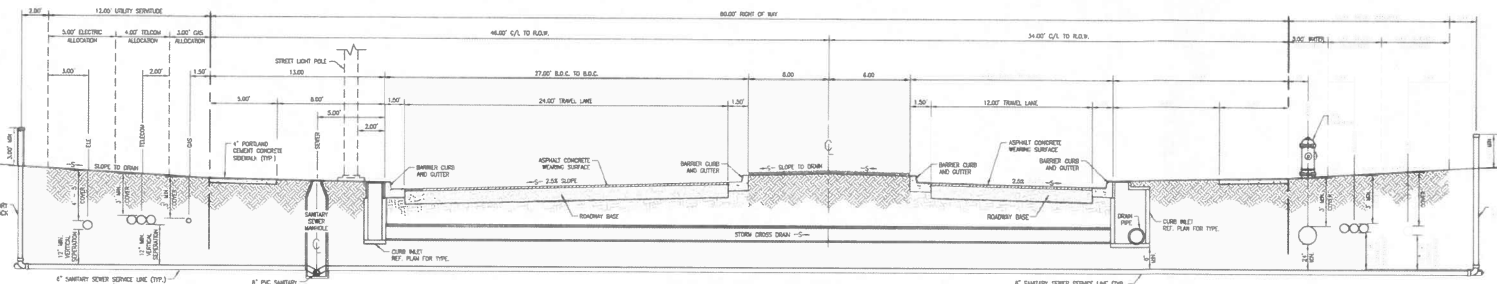
MAIL KIOSK WITH PARKING



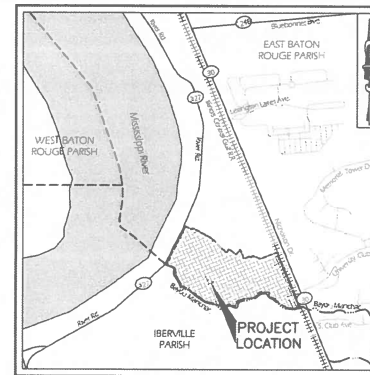
TYPICAL ROADWAY SECTION
50' PUBLIC RIGHT OF WAY
SCALE: N.T.S.



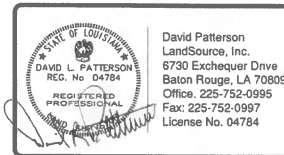
MAIL KIOSK DETAIL
SCALE: N.T.S.



TYPICAL ROADWAY SECTION
80' RIGHT OF WAY
SCALE: N.T.S.



VICINITY MAP
SCALE: 1" = 2000'



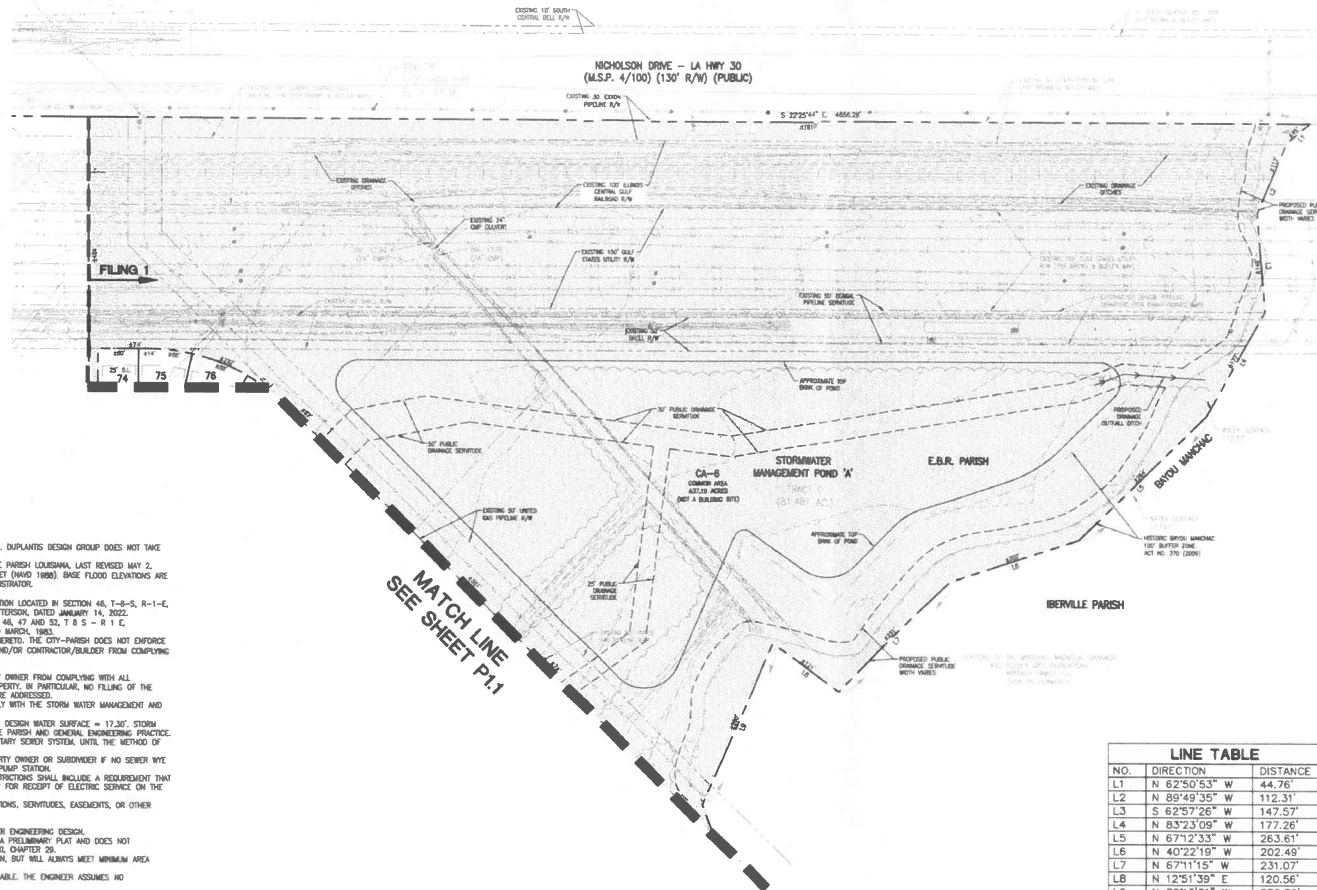
David Patterson
LainSaurce, Inc.
6730 Exchequer Drive
Baton Rouge, LA 70805
Office: 225-752-0995
Fax: 225-752-0997
License No. 04784

DEDICATION NOTES:

- PUBLIC RIGHTS OF WAY SHOWN HEREIN 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. NOT INDICATED AS PRIVATE STREETS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SCHEDULED ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAN, AND IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, INCLUDING PUMP STATION TRACT OR OTHER PROPOSED 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 SCHEDULED OR RIGHT-OF-WAY SO AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SCHEDULED OR RIGHT-OF-WAY IS GRANTED.
- COMMON AREAS THOSE AREAS DESIGNATED HEREIN AS "COMMON AREAS" ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF THE ADJACENT RESIDUAL SUBDIVISIONS FOR RECREATION, SERVICE, AND OTHER RELATED ACTIVITIES. THE "COMMON AREAS" ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF THE ADJACENT RESIDUAL SUBDIVISIONS. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE ADJACENT RESIDUAL SUBDIVISION HOMEOWNERS ASSOCIATION. DPM IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY "COMMON AREA" EXCEPT THOSE PUBLIC SERVICES WHICH ARE DUTY DEDICATED FOR PUBLIC USE.
- PRIVATE: THE SERVICES DESIGNATED HEREIN AS "PRIVATE SERVICES" ARE HEREBY RESERVED FOR THE USE OF THE ADJACENT RESIDUAL SUBDIVISION HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSOCIATES PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE ADJACENT RESIDUAL SUBDIVISION ASSOCIATION. THE EAST BATON ROUGE CITY/PARISH OF EAST BATON ROUGE SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVICES" OF ACCESS FOR ACCESS TO THE "PUBLIC SERVICES". THE SALE OF ANY PROPERTY SHOWN HEREIN BY REFERENCE TO THIS PLAN SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVICE" SHOWN HEREIN. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVICES".

GENERAL NOTES:

- CONTOURS SHOWN AT ONE FOOT INTERVALS TAKEN FROM SURVEY COMPLETED ON 1/14/2022 BY LANDSOURCE INCORPORATED. DUPLANTIS DESIGN GROUP DOES NOT TAKE RESPONSIBILITY FOR ACCURACY OF THIS INFORMATION.
- GROUND ELEVATIONS IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP PANEL NUMBER 2203330310E FOR EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED MAY 2, 2008. THE PROPERTY HEREIN IS LOCATED IN FLOOD ZONE "X" & "AE". NEAREST ADJACENT BASE FLOOD ELEVATION = 44 FEET (NAVD 1988). BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE DEPARTMENT OF DEVELOPMENT AND THE LOCAL FLOOD PLAN ADMINISTRATION.
- REFERENCE MAPS:
 - MAP SHOWING BOUNDARY & TOPOGRAPHIC SURVEY OF TRACTS A, B, C, D & E BEING A PORTION OF WOODSTOCK PLANTATION LOCATED IN SECTIONS 46, T-8-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR WOODSTOCK PLANTATION, EAST, LLC BY DAVID L. PATTERSON, DATED JANUARY 14, 2022.
 - MAP SHOWING SURVEY OF A 101.228 ACRES TRACT BEING KNOWN AS WOODSTOCK PLANTATION LOCATED IN SECTIONS 46, 47 AND 52, T-8-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR THOMAS P. SINGLETON BY JAMES H. THORNTON DATED MARCH, 1983.
 - DEED RESTRICTIONS: ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY-PARISH DOES NOT OFFER PRIVATE DEED AND/OR SUBSEQUENT RESTRICTIONS, HOWEVER, THE RESTRICTIONS 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.
 - INCLUDES A REFERENCE TO THE DEPARTMENT OF DEVELOPMENT AND THE LOCAL FLOOD PLAN ADMINISTRATION.
 - 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 CONCERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILING OF THE PROPERTY SHALL BE COMPLETED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNITED DEVELOPMENT CODE ARE ADDRESSED.
 - STORM WATER MANAGEMENT: AS A PART OF CONSTRUCTION OF THE DEPARTMENT OF DEVELOPMENT AND THE LOCAL FLOOD PLAN ADMINISTRATION, STORM WATER MANAGEMENT REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNITED DEVELOPMENT CODE, LAST REVISION.
 - STORM DRAINAGE: STORMWATER WILL BE COLLECTED WITH PROPOSED SUBSURFACE DRAINAGE WITH A POND DETENTION SYSTEM, DESIGN WATER SURFACE = 17.30'. STORM DRAINAGE WILL BE DESIGNED IN ACCORDANCE WITH CHAPTER 15 OF THE UNITED DEVELOPMENT CODE FOR EAST BATON ROUGE PARISH AND GENERAL ENGINEERING PRACTICE. STORM DRAINAGE, NO FLOOD 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.
 - SEWER SERVICE: ALL LOTS BEING CREATED MUST HAVE A SEWER WYE, THE COST OF WHICH MUST BE BORNE BY THE PROPERTY OWNER OR SUBDIVIDER IF NO SEWER WYE EXIST. SEWER FROM THIS DEVELOPMENT WILL BE COLLECTED VIA DRAINAGE LINES WHICH WILL FLOW INTO A PROPOSED PUBLIC PUMP STATION.
 - UTILITY 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 ELECTRICAL SERVICE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRICAL SERVICE ON THE LOT. ALL PUBLIC UTILITIES WILL BE PROVIDED WITHIN THE STREET RIGHT OF WAY AND DESIGNATED UTILITY SERVICES.
 - NO ADJUTRY HAS BEEN MADE BY DUPLANTIS DESIGN GROUP, PC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, DEED RESTRICTIONS, SERVICES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY.
 - ALL UTILITIES SHALL BE UNDERGROUND.
 - DRAINAGE AND SEWER LAYOUTS SHOWN ON THIS PRELIMINARY PLAN ARE CONCEPTUAL AND SUBJECT TO CHANGE UPON FURTHER ENGINEERING DESIGN.
 - THIS MAP HAS BEEN COMPILED FROM PREVIOUS SURVEYS AND REFERENCE DOCUMENTS FOR THE SOLE PURPOSE OF USE AS A PRELIMINARY PLAN AND DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY AS DEFINED BY LOUISIANA REVISED STATUTES 37:881 ET SEQ., TITLE 46, PART 15, CHAPTER 29.
 - LOT AND SERVICE OWNERSHIP SHOWN ARE APPROXIMATE AND BASED ON DETAIL SURVEY AND DESIGN, BUT WILL ALWAYS MEET MINIMUM AREA REQUIREMENTS AS FORTHWITH IN THE UDC.
 - THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY.
 - ALL ROADWAYS AND STREETS IN THE PUBLIC R/W ARE PAVED WITH SUBSURFACE DRAINAGE PER DPM CDS 50/20A.
 - SEWERAGE ARE BASED ON REFERENCE MAP "A" (ADJUT).
 - THE APPROVAL OF THIS PLAN OR MAP DOES NOT RELIEVE THE IMMEDIATE OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND CITY ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNITED DEVELOPMENT CODE ARE ADDRESSED.
 - ALL WATER, GAS, ELECTRIC, ETC. WILL BE RUN IN THE SERVICES ALONG THE STREETS AND WILL CONNECT TO EXISTING MAIN LINES ALONG LA HWY 30 (NICHOLSON DRIVE) AND LA HWY 307 (EVEN ROAD).
 - ALL WAYS ARE 25' WIDE.
 - TRAFFIC SIGNALING DEVICES TO BE LOCATED UNDER THE SUPERVISION OF EAST BATON ROUGE PARISH TRAFFIC ENGINEERING DEPARTMENT.
 - FRONT LOADED DRIVEWAYS ON CARPORTS FOR SINGLE FAMILY DEVELOPMENT SHALL BE AT LEAST 25' FROM ANY ADJACENT PUBLIC RIGHT-OF-WAY OTHER THAN AN ALLEY PER SECTION 17.2.3.3, P. 17.
 - MINOR HAS NO OBJECTION FOR THE PROPOSED RESIDENTIAL DEVELOPMENT WHICH IS OUTLINED IN THE LETTER PROVIDED ON FEBRUARY 14, 2022.
 - PROPOSED WASTEWATER TREATMENT PLANT SHALL BE SUBMITTED UNDER A SEPARATE PERMIT AND COMPLIANT WITH C.D. 15.3.3.3 AND TABLE 1.6.3 OF UDC.
 - PROPOSED SITE IS NOT LOCATED ON AN EXISTING MASS TRANSPORT ROUTE (CATS). THERE ARE NO BUS ROUTES.
 - EAST BATON ROUGE PROPOSED FUTURE/MAJOR WASTEWATER PLANT LOCATES A PROPOSED ROUTE ON THE LEVEL.
 - MINIMUM OF TWO (2) PARKING SPACES WILL BE PROVIDED FOR EACH SINGLE FAMILY RESIDENTIAL HOME.



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 82°50'53" W	44.76'
L2	N 89°49'35" W	112.31'
L3	S 62°57'26" W	147.57'
L4	N 83°23'09" W	177.26'
L5	N 67°12'33" W	263.61'
L6	N 40°22'19" W	202.49'
L7	N 67°11'15" W	231.07'
L8	N 12°51'39" E	120.56'
L9	N 89°13'31" W	259.86'
L10	S 47°54'18" W	239.67'
L11	S 80°53'19" W	275.12'
L12	S 75°08'13" W	237.92'
L13	S 22°14'22" W	173.32'
L14	N 74°57'27" W	214.88'
L15	S 56°49'06" W	170.14'
L16	N 68°56'20" W	412.91'
L17	N 81°16'50" W	152.48'
L18	N 72°53'32" W	120.52'
L19	N 05°29'02" W	224.44'
L20	N 68°04'21" W	270.21'
L21	N 47°16'45" W	4.11'

DEVELOPMENT NOTES	
ZONING:	AL-7 (SINGLE FAMILY RESIDENTIAL)
ACREAGE:	± 124.62
EXISTING LAND USE:	UTILITIES, UNDEVELOPED
FUTURE LAND USE:	RESIDENTIAL NEIGHBORHOOD (RN)
PROPOSED LAND USE:	LOW DENSITY RESIDENTIAL (LDN)
MAX. BUILDING HEIGHT:	2-1/2 STORIES OR 33'
NO. OF LOTS:	387 RESIDENTIAL, 17 COMMON AREA TRACTS & 1 SEWER PUMP STATION TRACT
MINIMUM SETBACK:	FRONT: 15' SIDE: 5' REAR: 25'
MINIMUM LOT AREA:	MIN LOT WIDTH: 50' MIN LOT AREA: 6,000 SF
MINIMUM LOT AREA:	MIN LOT WIDTH: 50' MIN LOT AREA: 6,000 SF
STREETS:	ASPHALT - RESIDENTIAL LOCAL
SIDEWALKS:	4" THICK - 5' WIDE CONCRETE
SEWER DISTRICT:	W.S.T.A. (SOUTH TREATMENT PLANT)
FIRE DISTRICT:	ST. GEORGE FIRE DISTRICT #2
WASTE MANAGEMENT:	DOWNTOWN
WATER:	BATON ROUGE WATER COMPANY
ELECTRIC:	ENTERGY GAS
GAS:	ENTERGY GAS
TELECOMMUNICATIONS:	AT&T AND COX
SCHOOL DISTRICT:	EBR-8
BASE FLOOD ELEVATION:	44' (ADVANCED)
RECORD DIMENSIONS:	14.5'
DESIGN WATER SURFACE ELEVATION:	17.30'
FLOOD ZONE:	"X", "AE"
CHARACTER AREA:	SUBURBAN
SCHOOLS:	TARA HIGH SCHOOL, WESTLAKE MIDDLE SCHOOL, MAGNOLIA WOODS ELEMENTARY SCHOOL

LEGEND

- EXISTING STORM DRAIN
- EXISTING CONTOURS
- PROPERTY LINE
- COMMON AREA

CORNER SIDE YARDS MAY BE REDUCED BY SIDE ON BLOCKS THAT ARE ONLY TWO LOTS DEEP PER THE UDC.

CIVIL ENGINEER
DUPLANTIS DESIGN GROUP, PC
9015 BLUEBONNET BOULEVARD
BATON ROUGE, LOUISIANA 70801
CONTACT: MICHAEL J. THOMASSIE, P.E.
TELEPHONE: (225) 751-4490

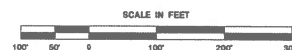
OWNER / DEVELOPER
ATWATER DEVELOPMENT, LLC
402 NORTH 4TH STREET
BATON ROUGE, LOUISIANA 70802
CONTACT: D. TODD WAGUESPACK
TELEPHONE: (225) 413-4756
EMAIL: TODD@LEVELBR.COM

PRELIMINARY PLAT
OF
ATWATER RESERVE - FILINGS 1, 2 & 3
LOTS 1 THRU 392, TRACTS CA-1 THRU CA-17,
AND TRACT PS
BEING A RE-SUBDIVISION OF TRACT A & 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

CPCC ID NUMBERS:
1620931256 1620931257
1620931258 1620931260

PRELIMINARY - NOT FOR RECORDATION, CONVEYANCE OR SALES

PRELIMINARY PLAT



REVISION	BY

9015 Bluebonnet Blvd.
Baton Rouge, LA 70810
Office: 225-751-4490
Fax: 225-751-4495
www.ddgpc.com

DDG
DUPLANTIS DESIGN GROUP

THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF DUPLANTIS DESIGN GROUP, PC.

PRELIMINARY
MICHAEL J. THOMASSIE
REGISTERED PROFESSIONAL ENGINEER
STATE OF LOUISIANA
LICENSE NO. 04784

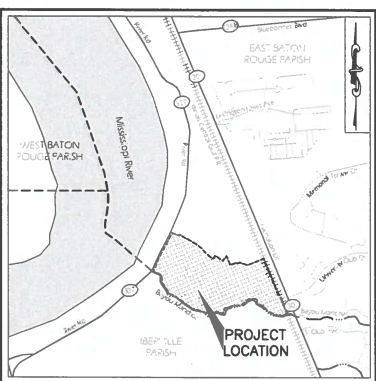
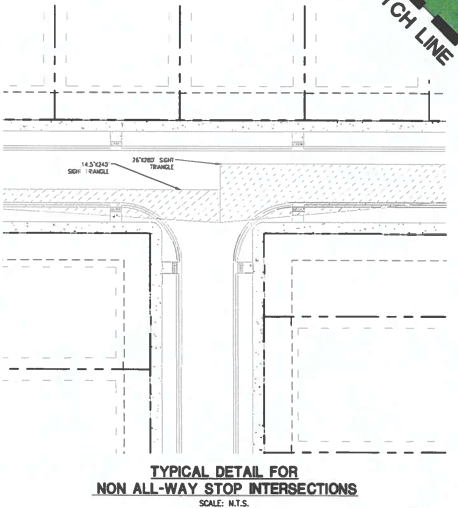
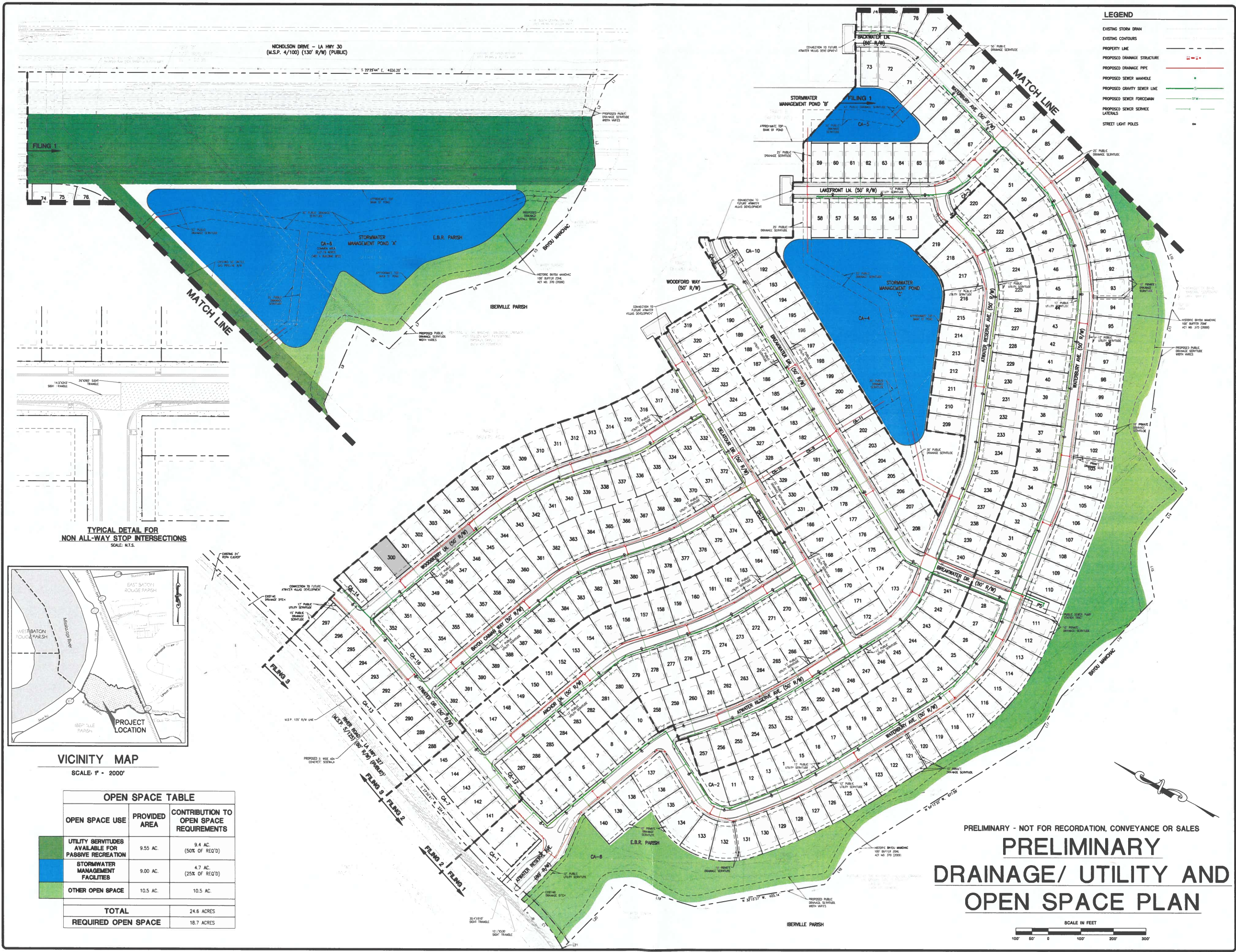
2/28/2022

PRELIMINARY PLAT
SHOWING TRACTS A, 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

ATWATER RESERVE - 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
PRELIMINARY PLAT, RESERVE

DRAWN
CDS
CHECKED
MAT
ISSUED DATE
2/28/2022
ISSUED FOR
APPROVAL
PROJECT NO
21-1087
FILE
21-1087 PRELIMINARY
PLAT, RESERVE
SHEET
P.1.2

2/28/2022 12:31 - 1087 CHAL/LOU/ATWATER RESERVE/21-1087 PRELIMINARY PLAT, RESERVE



OPEN SPACE TABLE		
OPEN SPACE USE	PROVIDED AREA	CONTRIBUTION TO OPEN SPACE REQUIREMENTS
UTILITY SERVICES AVAILABLE FOR PASSIVE RECREATION	9.55 AC.	9.4 AC. (50% OF REQ'D)
STORMWATER MANAGEMENT FACILITIES	9.00 AC.	4.7 AC. (25% OF REQ'D)
OTHER OPEN SPACE	10.5 AC.	10.5 AC.
TOTAL		24.6 ACRES
REQUIRED OPEN SPACE		18.7 ACRES

PRELIMINARY - NOT FOR RECORDATION, CONVEYANCE OR SALES

PRELIMINARY DRAINAGE/ UTILITY AND OPEN SPACE PLAN

SCALE IN FEET

REVISION	BY

DDG
DUPLANTIS DESIGN GROUP

PRELIMINARY PLAT
SHOWING TRACTS A, 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

ATWATER RESERVE - 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	CD8
CHECKED	MJT
ISSUED DATE	2/28/2022
ISSUED FOR	APPROVAL
PROJECT NO	21-1087
FILE	21-1087 PRELIM DRAINAGE & UTILITY LAYOUT
SHEET	P1.3

Z:\2021\21-1087\DWG\ATWATER RESERVE\21-1087 PRELIM DRAINAGE & UTILITY LAYOUT.dwg