



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

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

FINAL PLAT
THE SETTLEMENT AT WILLOW GROVE
PHASE 2, LOTS 208-214, 228-232A, 232B, 241-254, & TRACT "GS-10", 6TH FILING, PART 1
A PLANNED UNIT DEVELOPMENT BEING THE SUBDIVISION OF A PORTION OF TRACT WGA-1 OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. PROPERTY

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. 2171)

SIDEWALK NOTE (BONDED):
ALL SIDEWALK IMPROVEMENTS ARE TO BE BUILT BY THE APPROVED MUNICIPALY-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 HEREIN 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" (SHADDED) (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 2203300205E, EFFECTIVE JUNE 19, 2012.
(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, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICES, EASEMENTS, RIGHTS-OF-WAY, BEEN RESTRICTIONS, EASEMENTS 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 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/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
(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 RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.
(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 BUILDING/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 RELYING ON THE CITY-PARISH OF THIS 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. 11135)

UTILITY SERVICE SERVICE:
WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH SMALL FURNISH AN ELECTRICAL SERVICE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT. (UDC SEC. 4.6(A)(10)(c))

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. ALL AREAS SHOWN AS SERVICE ARE GRANTED FOR THE PURPOSE INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER REMOVAL OR OTHER PROPER PURPOSE FOR 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 INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICE OR RIGHT-OF-WAY IS GRANTED, UNLESS OTHERWISE NOTED IN THE SETTLEMENT AT WILLOW GROVE DESIGN CODE APPROVED WITH PUD 1-04.

PRIVATE DEDICATION:
THE SERVICES DESIGNATED HEREON AS "PRIVATE SERVICES" ARE HEREBY RESERVED FOR THE USE OF THE SETTLEMENT AT WILLOW GROVE HOME OWNERS ASSOCIATION PROPERTY OWNERS, ITS 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 PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVICE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN "PRIVATE SERVICES." THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

SEWAGE DISPOSAL:
NO PERSON SHALL FURNISH 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.

/s/ Richard M. Carmouche 12/05/2012
DATE
RICHARD CARMOUCHE
MANAGING MEMBER THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C.
OWNER/DEVELOPER

WASTEWATER IMPACT FEE CERTIFICATION
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 208-214, 228-232A, 232B & 241-254 HAS PAID \$105.00 PER RESIDENTIAL LOT FOR A TOTAL OF \$22040.00 (CHECK NO. 3263) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, E.B.R.O.S.C.O., ORDINANCE 1242, AS AMENDED, ADOPTED SEPTEMBER 28, 1994, 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.

/s/ David R. Guillory 02/05/2013
DATE
DAVID R. GUILLORY, P.E.
INTERIM DIRECTOR OF PUBLIC WORKS

TRAFFIC IMPACT FEE CERTIFICATION:
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 208-214, 228-232A, 232B & 241-254 HAS PAID \$760.00 PER RESIDENTIAL LOT FOR A TOTAL OF \$22040.00 (CHECK NO. 3263) 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 2,750 S.F.

/s/ David R. Guillory 02/05/2013
DATE
DAVID R. GUILLORY, P.E.
INTERIM DIRECTOR OF PUBLIC WORKS

RECOMMENDED FOR APPROVAL:
DAVID R. GUILLORY, P.E.
INTERIM DIRECTOR OF PUBLIC WORKS
02/05/2013
DATE

APPROVED:
/s/ Gill Morin
TROY L. BUNCH, PLANNING DIRECTOR OR HIS DESIGNEE
EAST BATON ROUGE CITY/PARISH PLANNING COMMISSION
2/19/2013 P-46153
DATE
GROSS: 715 BUNDLE: 12476

CERTIFICATION:
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISIONS STATUTES 3355, ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE STANDARDS OF PRACTICES FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

/s/ Darwin W. Ferguson 12/05/2012
DATE
DARWIN W. FERGUSON, P.L.S.
FERRIS ENGINEERING & SURVEYING, L.L.C.



REFERENCE BENCHMARK:
N.G.S. BENCHMARK NO. EB03368 (ELEVATION 43.30 NAVD) (58 DATUM) (HT. MOD.)

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 2, LOT 184-A & LOTS 191-199, 4TH FILING, PART 1, LOTS 255 & 257, 4TH FILING, PART 3, LOTS 205-207, 5TH FILING, PART 1, LOTS 238 & 240, 6TH FILING, PART 3, BEING THE SUBDIVISION OF A PORTION OF TRACT WGA-1-A & WGA-8 OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. PROPERTY, LOCATED IN SECTIONS 56 & 57, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 5/21/12, REC. ORG. 767, ENCL. 12412.
2) FINAL PLAT OF THE SETTLEMENT AT WILLOW GROVE, PHASE II, 3RD FILING, BEING THE SUBDIVISION OF A PORTION OF TRACT WGA-1-A-1 OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. PROPERTY, LOCATED IN SECTIONS 56 & 57, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 5/21/12, REC. ORG. 767, ENCL. 12412.
3) FINAL PLAT OF THE SETTLEMENT AT WILLOW GROVE, PHASE II, 6TH FILING, PART 2 (LOTS 233-239) BEING THE SUBDIVISION OF A PORTION OF TRACT WGA-1-A-1 OF THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. PROPERTY, LOCATED IN SECTIONS 56 & 57, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 5/21/12, REC. ORG. 767, ENCL. 12412.
4) FINAL PLAT OF THE SETTLEMENT AT WILLOW GROVE, PHASE I, PART 1, 1ST & 2ND FILINGS BEING TRACT WGA-1, LOCATED IN SECTIONS 56 & 57, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. BY FERRIS ENGINEERING & SURVEYING, L.L.C., RONALD K. FERRIS, P.L.S., DATED 10/23/2006, REVISED MARCH 26, 2008, REC. ORG. 688, ENCL. 12049. LAST REVISED NOVEMBER 18, 2012, REC. ORG. 101, ENCL. 12311.
5) MAP SHOWING SUBDIVISION EXCHANGE OF PROPERTY LOT 1, TRACTS Y-2-B1-A & Y-2-B1-B OF THE ROBERT L. KLEMPETER, JR. PROPERTY TRACT X-1-A FORMERLY TRINITY HOUSE FOUNDATION, TRACT X-2-A OF THE DR. MARY E. KLEMPETER PROPERTY, FORMING TRACTS WGA-1, WGA-2, WGA-3 & WGA-4, LOCATED IN SECTIONS 56 & 57, T-8-S, R-1-E, G.L.D., EAST BATON ROUGE PARISH, LA FOR SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C. BY FERRIS ENGINEERING & SURVEYING, L.L.C., DARWIN W. FERGUSON, P.L.S., DATED 9/1/2006, REC. ORG. 637, ENCL. 11879.

REVISION NO. 1: 2/27/13
TO SHOW REVISION OF SERVICE ON LOT 232B AS PER ORDINANCE NO. 15457.
Richard Carmouche 3/5/13
DATE
RICHARD CARMOUCHE, OWNER/DEVELOPER
MANAGING MEMBER THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C.

APPROVED:
Richard Carmouche
DATE
RICHARD CARMOUCHE, OWNER/DEVELOPER
MANAGING MEMBER THE SETTLEMENT AT WILLOW GROVE DEVELOPMENT CO., L.L.C.

BENCHMARKS:
#1 NORTH BOLT ON CATCH BASIN WEST SIDE OF LANE'S END, BETWEEN LOTS 229 & 230, ELEV. 32.52.
#2 EAST BOLT ON CATCH BASIN NORTH SIDE OF OLD WELL DR., LOT 213, ELEV. 31.78.

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

LINE LENGTH	BEARING
L1 14.08'	S72°09'29" W
L2 14.43'	S18°45'54" E
L3 14.01'	S29°01'48" W
L4 1.74'	S82°35'35" E
L5 13.85'	S71°13'06" W
L6 14.43'	S18°45'54" E
L7 8.19'	S29°01'48" W
L8 26.86'	S72°48'07" W
L9 28.10'	S28°53'38" W
L10 14.30'	N73°09'01" W
L11 13.96'	S16°50'59" E
L12 14.32'	N73°09'01" E
L13 13.94'	N16°50'59" W

CF	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	74.41'	324.00'	37.37'	74.25'	S22°18'51" W	13°09'34"
C2	48.33'	300.00'	24.72'	48.26'	S33°30'33" W	9°13'51"
C3	55.85'	348.00'	27.98'	55.79'	N33°31'38" E	9°11'41"
C4	32.99'	21.00'	21.00'	29.70'	N72°24'29" E	90°00'00"
C5	32.89'	21.00'	20.89'	29.57'	S17°50'31" E	89°30'08"
C6	33.89'	21.00'	21.89'	30.31'	S71°13'06" W	92°22'37"
C7	32.12'	21.00'	20.15'	29.08'	S18°45'54" E	87°37'23"
C8	19.18'	23.00'	10.19'	18.63'	S48°54'38" W	47°46'20"
C9	94.52'	117.50'	49.99'	91.99'	N84°09'07" W	46°05'30"
C10	19.70'	276.00'	9.85'	19.69'	N26°50'57" E	4°05'22"
C11	74.41'	324.00'	37.37'	74.25'	S22°18'51" W	13°09'34"
C12	33.53'	21.00'	21.55'	30.08'	S16°50'59" E	91°29'13"
C13	36.73'	23.00'	23.60'	32.95'	S16°50'59" E	91°29'13"
C14	58.08'	37.00'	37.97'	53.00'	N16°50'59" W	91°29'13"
C15	32.44'	21.00'	20.46'	29.31'	N73°09'01" E	88°30'47"
C16	17.91'	23.00'	9.43'	17.45'	S84°53'44" E	44°36'17"
C17	28.80'	37.00'	15.18'	28.08'	N84°53'44" W	44°36'17"

MINIMUM SETBACKS:
RESIDENTIAL (SINGLE FAMILY DETACHED)
FRONT YARD: 5' MIN. * UNLESS OTHERWISE NOTED IN REAR YARD: 9' MIN. * THE SETTLEMENT AT WILLOW GROVE SIDE YARD: 3' MIN. * GROVE DESIGN CODE APPROVED WITH PUD 1-04.

APPROVAL DATES:
PLANNING COMMISSION: 6/04/12
METROPOLITAN COUNCIL: 12/07/04
WARRANTS: NONE

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

GENERAL NOTES:
LAND USAGE: SINGLE-FAMILY RESIDENTIAL
ZONING: P.U.D.
ACREAGE: 10.908 ACRES
FLOOD ZONE: "X" (SHADDED) & "AE"
BASE FLOOD ELEVATION: 24.5' NAVD.
RECORD INUNDATION: 24.5' NAVD.
10-YEAR D.W.S.: 22.50 (DAMSON CREEK)

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

443 12480
02/05/2013 11:57:03 AM
EAST BATON ROUGE PARISH, LA
DOUG MELBORN
CLERK OF COURT AND RECORDER
CUSTOMER PROVIDED COPY FOR
REPORT, CLERK AND RECORDER

RECORDATION:
DATE: FEBRUARY 2013
DRAWN BY: TGM
CAD FILE: PH 2_6 FILING_Part 1
PROJECT NUMBER: 03-042E
DRAWING NUMBER: 12-F-0007 (A)

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