NOTES:

1.) THE PLAT SHOWN HEREON HAS BEEN PREPARED FOR THE PURPOSE OF IDENTIFYING, FOR APPROVAL, A PRELIMINARY PLAN FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION. LOT DIMENSIONS SHOWN HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AS DICTATED BY A DETAILED SURVEY AND DESIGN.

2.) ALL SERVITUDES REQUIRED FOR THE CONFORMITY OF THIS SMALL PLANNED UNIT DEVELOPMENT SHALL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLAT AND SHALL BE SHOWN THEREON.

3.) 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.

4.) STORM WATER COLLECTION AND DISCHARGE WILL BE DESIGNED IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS STANDARDS AND COMMON ENGINEERING PRACTICE. SPECIFIC SERVITUDES 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.

5.) SANITARY SEWER DISPOSAL SHALL BE CONNECTED TO EXISTING SEWER FORCE MAIN. WATER WILL BE LOCATED OPPOSITE SIDE OF STREET FROM THE SEWER.

6.) 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.

7.) 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.

8.) NO ATTEMPT HAS BEEN MADE BY FERRIS ENGINEERING, LLC, TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS RIGHTS-OF-WAY, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT.

9.) ALL TRAFFIC CONTROL DEVICES MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE M.U.T.C.D. AND TRAFFIC ENGINEERING DIVISION REQUIREMENTS.

10.) 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 PUBLIC WORKS. THE CONTOURS SHOWN HEREON ARE BASED ON LIDAR CONTOURS

DENSITY CHART

	TOTAL ACREAGE	TOTAL # OF LOTS	DENSITY
PHASE 1	28.23	44	1.87 LOT/ACRE
PHASE 2	17.70	26	1.58 LOT/ACRE
PHASE 3	14.36	48	2.99 LOT/ACRE
TOTAL	59.59	118	1.98 LOT/ACRE

GENERAL LAND USE CATEGORIES

LAND USE TYPE	% OF TOTAL ACREAGE	NO. OF ACRES	SPECIFIC PROPOSED USE(S)	DU/ACRE OR INTENSITY
SINGLE FAMILY RESIDENCE	56%	33.4	Residential-118 Lots	N/A
STREET R.O.W.	13%	8.0	Vehicular Roadway	N/A
OPEN/GREEN SPACE/ PEDESTRIAN CIRCULATION	16%	9.3	Pedestrian circulation & Landscape Area	N/A
LAKE COMMON SPACE	15%	8.6		N/A
TOTALS:	100%	59.38		

TABLE OF USES

	LOW DENSITY RESIDENTIAL	RETAIL COMMERCIAL/ OFFICE	PUBLIC AND SEMI PUBLIC	INDUSTRIAL	OPEN SPACE	
TOTAL # OF UNITS	N/A	N/A	N/A	N/A	N/A	
TOTAL # OF LOTS	118	N/A	N/A	N/A	N/A	
TOTAL SQUARE FOOTAGE OF BUILDINGS	N/A	N/A	N/A	N/A	N/A	

NOTE:
THIS MAP HAS BEEN COMPILED FROM PREVIOUS SURVEYS AND DOES NOT REPRESENT A CURRENT FIELD SURVEY OF THE PROPERTY SHOWN HEREON.