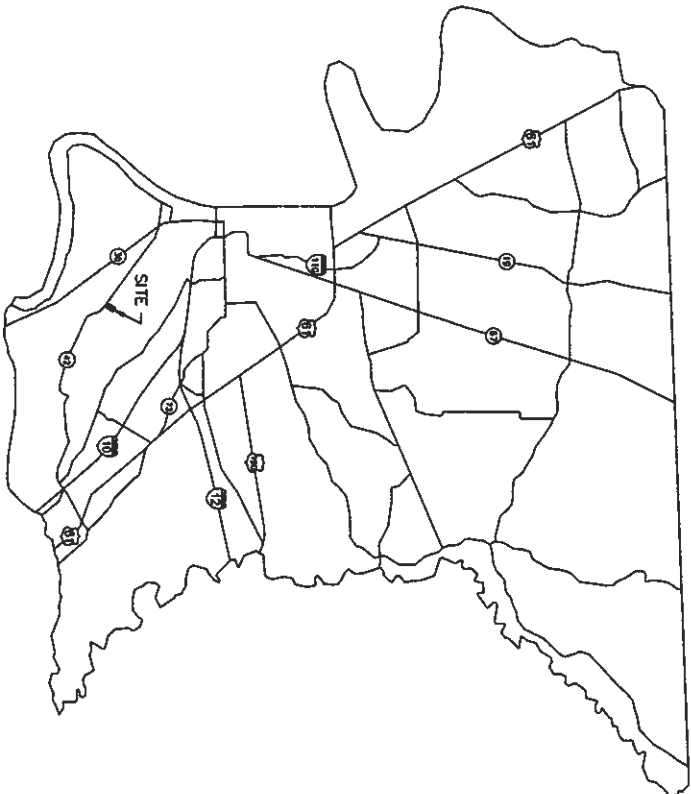


SHEET INDEX	
T-1.0	TITLE SHEET
E-2.0	EXISTING CONDITIONS MAP
D-3.0	DEVELOPMENT PLAN
C-4.0	CIRCULATION PLAN
U-5.0	UTILITIES PLAN
L-6.0	LANDSCAPE PLAN
A-7.0	ARCHITECTURAL ELEVATIONS
P-8.0	PRELIMINARY PLAT
L-1.0	ENTRANCE SIGN



Highland Grove

Subdivision

FORMERLY
LOT A-1-A
of the C.J. TERRITO TRACT
COMPRISED OF 1.68 TOTAL ACRES
LOCATED IN SECTION 64, T-8-S, R-1-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA

DENSITY: 6.55 UNITS/ACRE
CPPC # 1430720212

UTILITY CONTACT LIST

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

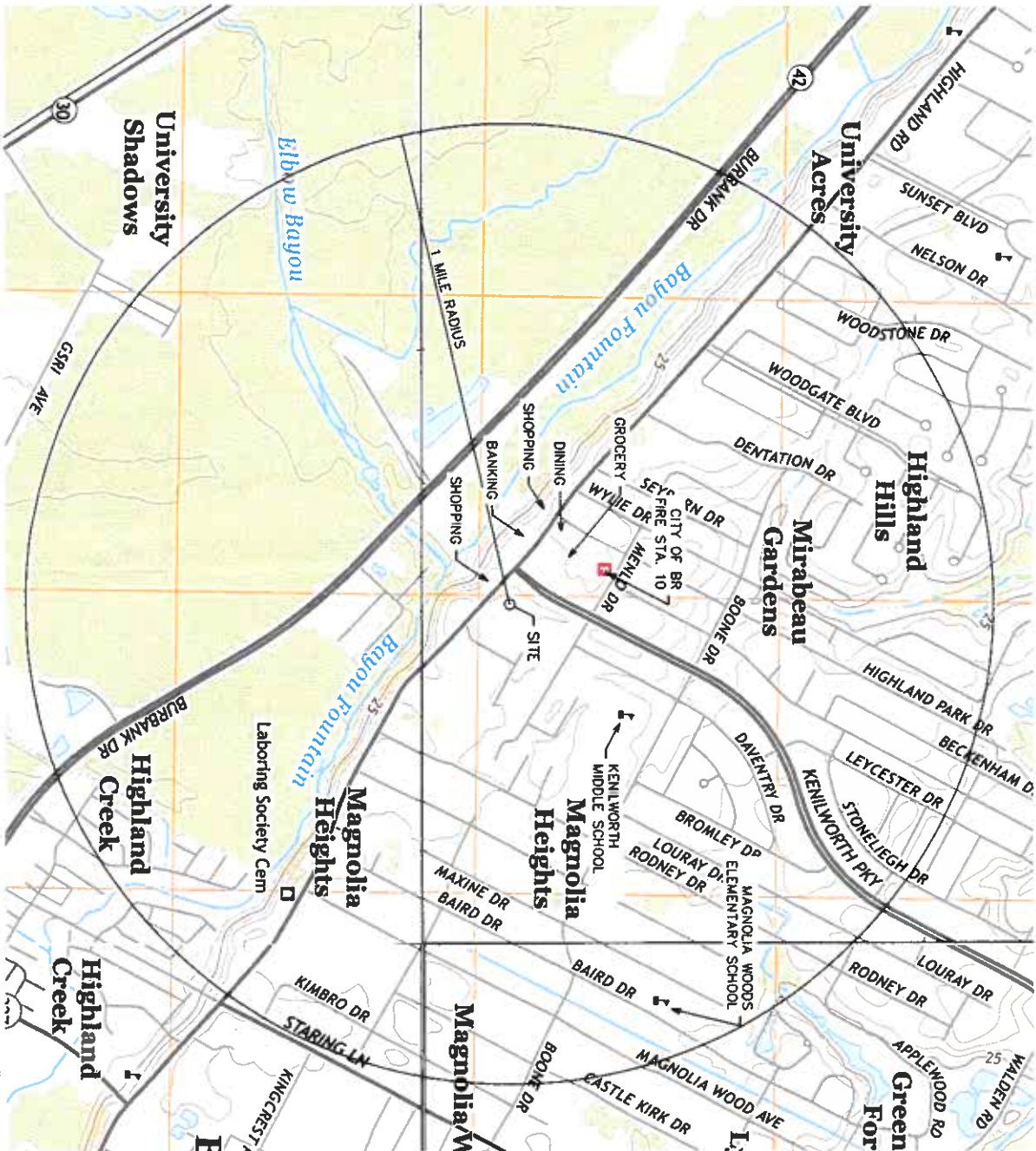
ELECTRIC
ENERGY ELECTRIC
446 NORTH BOULEVARD
BATON ROUGE, LA 70802
CONTACT: BETH TRAHAN
PHONE: (225) 746-3928

WATER
BATON ROUGE WATER COMPANY
8755 GOODWOOD BOULEVARD
BATON ROUGE, LA 70806
CONTACT: MARGIE SYVANSON
PHONE: (225) 231-0304

TELEPHONE
AT&T
3550 S. SHERWOOD FOREST BLVD.
ROOM 231
BATON ROUGE, LA 70816
CONTACT: JOEL HANBERRY
PHONE: (225) 296-4930

TELEPHONE
COX COMMUNICATIONS
1906 ERASTE LANDRY ROAD
LAFAVETTE, LA 70506
CONTACT: SHAWN PERRY
PHONE: (337) 456-4378

GAS
ENERGY GAS
446 NORTH BOULEVARD
BATON ROUGE, LA 70802
CONTACT: BETH TRAHAN
PHONE: (225) 346-3928



USGS QUAD MAP "BATON ROUGE WEST, LA 2015"; "BATON ROUGE EAST, LA 2015"; "PLAQUEMINE, LA 2015"; & "SAINT GABRIEL, LA 2015"

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LANDSCAPE ARCHITECT
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DENHAM SPRINGS, LA 70726
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mark.gauthier@att.net

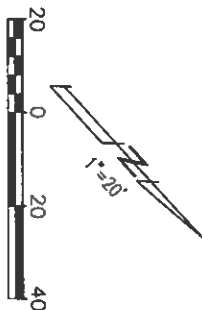
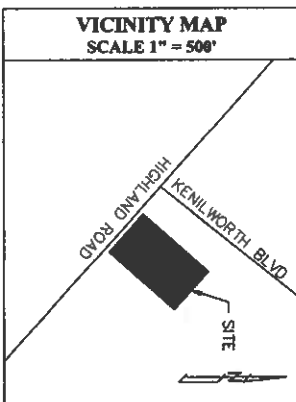
ARCHITECT
ERIN T. DEMMA, AIA
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225-573-5979
ERIN@JDEDESIGNS.COM

PRELIMINARY





NOT FOR CONSTRUCTION

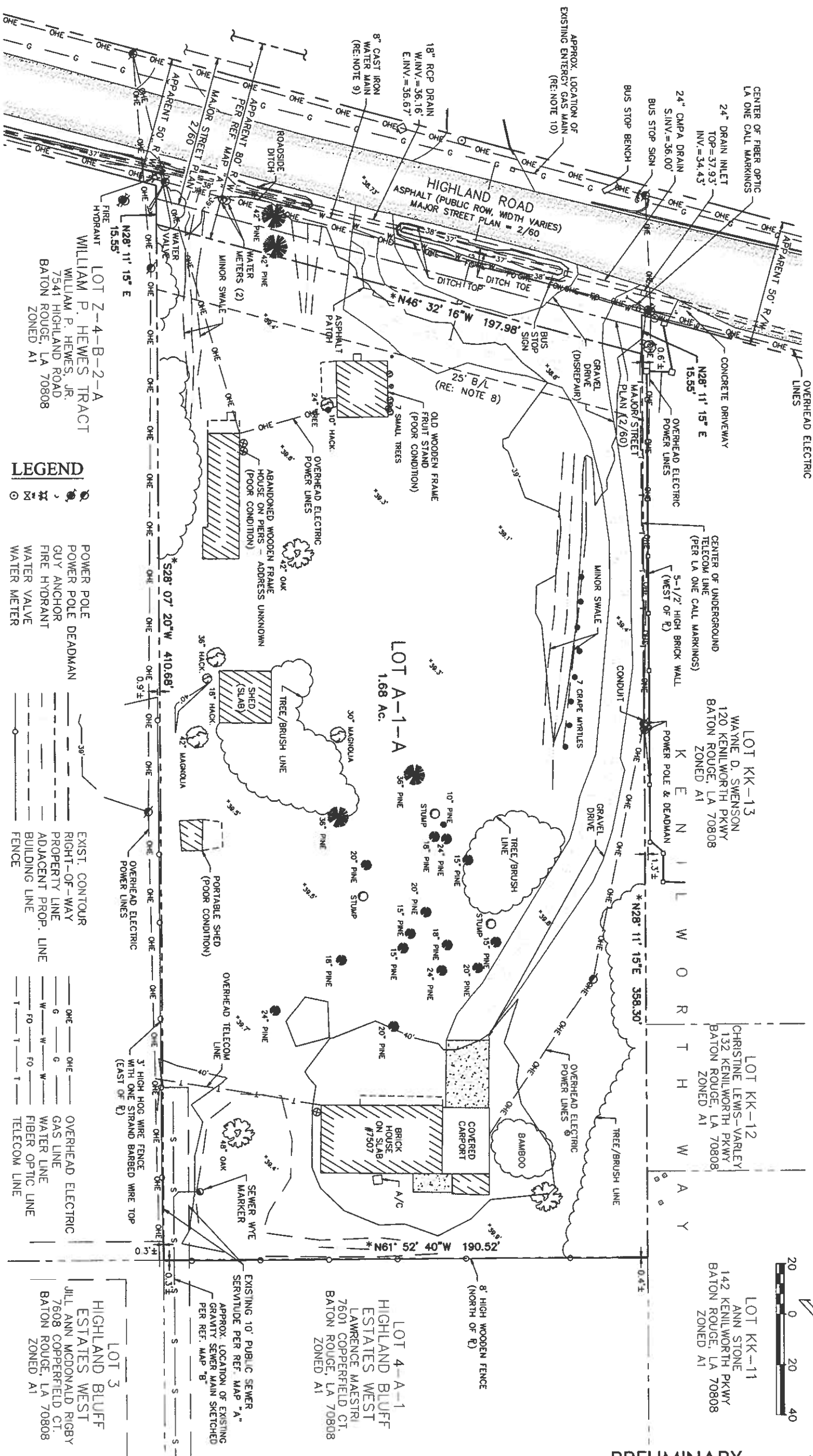
<p>10478 GOODWOOD BLVD, BATON ROUGE, LA 70815 (225) 907-4539 SAVOIE.TREY@GMAIL.COM</p>					<p>CLIENT: CAVU DEVELOPMENT, LLC 8170 HIGHLAND ROAD BATON ROUGE, LOUISIANA 70808</p> <p>PROJECT: HIGHLAND GROVE SUBDIVISION HIGHLAND ROAD, EAST OF KENILWORTH BLVD. BATON ROUGE, LOUISIANA CPPC# 1430720212 ISPUD-5-19</p>		
REVISION:	DATE:	DESCRIPTION:	DRAWN:	CHECKED:	DATE:	TITLE SHEET	
SCALE:	1	PROJ:	007.01				
SHEET NO:	1	of 9					
DRAWING NO:	T-1.0						

- FLOOD ZONE:**
THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" SHADED (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) AS SHOWN ON FEMA FIRM FOR EAST BATON ROUGE PARISH, LOUISIANA 22033C0245E, EFFECTIVE DATE MAY 2, 2008.
ADJACENT BFE = 19.5' RECORD INUNDATION = 19' (PER EBRP DPW)
- REFERENCE MAPS**
- A) "MAP SHOWING THE RESUBDIVISION OF LOT A-1, C.J. TERRITO TRACT, AND LOT 4-A, HIGHLAND BLUFF ESTATES WEST INTO LOT A-1-B, C.J. TERRITO TRACT, AND LOT 4-A-1, HIGHLAND BLUFF ESTATES WEST LOCATED IN SECTION 64, T-8-S, R-1-E, GREENSUDR LAND DISTRICT, EAST BATON ROUGE PARISH, LA FOR LAWRENCE MAESTRI BY THOMAS A. STEPHENS, PLS. STEPHENS ENGINEERING, DATED MARCH 17, 2004.
B) "AS-BUILT" PLAN SHOWING THE PROPOSED SANITARY SEWER EXTENSION TO SERVE THE PROPOSED LOT A-1 OF THE C.J. TERRITO TRACT, BY THOMAS A. STEPHENS, PE, STEPHENS ENGINEERING, DATED AUGUST 9, 2000.



NOT FOR CONSTRUCTION

JOHN C. SAVOIE PE 33744 	CLIENT: CAVU DEVELOPMENT, LLC 8170 HIGHLAND ROAD BATON ROUGE, LOUISIANA 70808	PROJECT: HIGHLAND GROVE SUBDIVISION HIGHLAND ROAD, EAST OF KENILWORTH BLVD. BATON ROUGE, LOUISIANA CPPC# 1430720212 ISPD-5-19	 	
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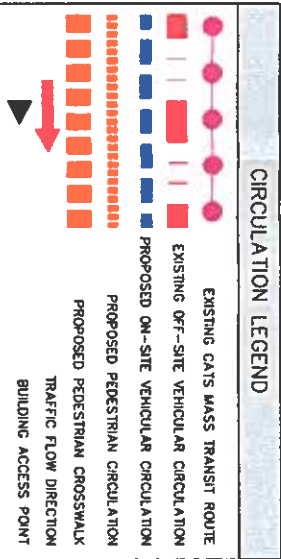
DRAWING NO.		2 of 9		E-2.0	
SCALE: 1/4"=1'-0"	DRAWN: MGE	REVISION:	DATE:	DESCRIPTION:	
PROJECT: 007/01	CHECKED: JCS				
EXISTING CONDITIONS MAP					

- NOTES**
- THIS MAP IS INTENDED FOR THE SOLE AND EXCLUSIVE USE AS A CIRCULATION PLAN FOR I-SPUD APPROVAL. BOUNDARY LINES, BEARINGS AND DISTANCES SHOWN HEREON PER REFERENCE MAP "A" (REF. SHEET E-2.0). PURSUANT TO LOUISIANA ADMINISTRATIVE CODE, TITLE 46, PART IX, CHAPTER 29, THIS CIRCULATION PLAN DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. SUBSEQUENT TO THE APPROVAL OF I-SPUD-1-19, A PROPERTY BOUNDARY SURVEY WILL BE PERFORMED TO VERIFY BOUNDARY LINES SHOWN HEREON.
 - TOPOGRAPHIC FEATURES WERE LOCATED IN THE FIELD OR WERE OBTAINED FROM REFERENCE DOCUMENTS AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.
 - SCHEMATIC SERVITUDE LINES AND UTILITY ROUTING SHOWN, FINAL ALIGNMENT OF SERVITUDES AND LAYOUT OF UTILITIES TO BE SHOWN ON CONSTRUCTION DOCUMENTS.
 - RIGHT-OF-WAY WIDTHS PER REFERENCE MAP "A".
 - SUBSURFACE UTILITIES SHOWN BASED UPON OBSERVED ABOVE GROUND VISIBLE FEATURES, LA ONE CALL MARKINGS OR REFERENCE DOCUMENTS.
 - NO ATTEMPT HAS BEEN MADE BY FORM, LLP TO VERIFY TITLE, ACTUAL, LOCAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN AS SHOWN HEREON. THE USER OF THIS MAP ASSUMES ALL RISK OF INADEQUATE OR INCOMPLETE INFORMATION OBTAINED FROM LOCAL BAYON ROUGE PARISH ASSESSOR'S WEBSITE.
 - ALL UTILITIES SHOWN ARE NOT PART OF ANY ADJACENT OWNERSHIP. RATES AND ADDRESSES SHOWN PER INFORMATION OBTAINED FROM LOCAL BAYON ROUGE PARISH ASSESSOR'S WEBSITE.
 - MAJOR STREET PLAN DATED JULY 26, 2017.
 - SUBJECT PROPERTY LIES APPROX. 3.5 MILES SOUTH OF THE BATON ROUGE FAULT PER THE SCOTLANDVILLE, DENHAM SPANNS AND BATON ROUGE FAULTS, PUBLIC INFORMATION SERIES NO. 13, PUBLISHED SUMMER OF 2008.
 - CATS ROUTE "47 HIGHLAND ROAD" PROVIDES DAILY SERVICE FOR SCHEDULED TIMES. RE: WWW.BRCATS.COM/PAGE/ROUTE-47-HIGHLAND-RD.

REFERENCE MAPS

- MAP SHOWING THE RESUBDIVISION OF LOT A-1, C.J. TERRITO TRACT, AND LOT 4-A, HIGHLAND BLUFF ESTATES WEST INTO LOT A-1-1-A, C.J. TERRITO TRACT, AND LOT 4-A-1, HIGHLAND BLUFF ESTATES WEST LOCATED IN SECTION 84, T-8-S, R-1-E, GREENSWING LAND DISTRICT, EAST BATON ROUGE PARISH, LA FOR LAWRENCE MAESTRI BY THOMAS A. STEPHENS, P.E., STEPHENS ENGINEERING, DATED MARCH 17, 2004.

PARKING TABLE				
SECTION, PHASE OR FILING	SPACES REQUIRED	SPACES PROPOSED	HCAP SPACES PROPOSED	TOTAL SPACES PROPOSED
22	22	26	0	26
TOTAL	22	26	0	26



CATS ROUTE
SITE IS ON CATS ROUTE. EXISTING STOPS IN FRONT SITE AT HIGHLAND RD
MAINTENANCE NOTE
PEDESTRIAN WAYS TO BE PRIVATELY OWNED AND MAINTAINED.
HIGHLAND GROVE ROAD TO BE PRIVATELY OWNED AND MAINTAINED.

GENERAL NOTES	
TRIM PANEL: 2203302436	LOT NUMBER: A-1-A
FLOOD ZONE: X (SHADED)	EXISTING ZONING: A1
4' REF: 19.5' (ADJACENT)	ISPD (11 LOTS)
RECORD INUNDATION: 18"	PROPOSED ZONING: 1.68 UNITS PER ACRE
ELECTRIC COMPANY: ENTIRETY	PROJECT DENSITY: 1.68
GAS COMPANY: ENTIRETY	EXISTING LAND USE: SUBURBAN
WATER COMPANY: BR WATER COMPANY	CHARACTER AREA: SEWER DISTRICT
CABLE COMPANY: MAGNOLIA WOODS	SEWER DISTRICT: BR CITY FIRE
MIDDLE SCHOOL: MIDDLE	VERTICAL DATUM: NAVD83
HIGH SCHOOL: MIDDLE	

ENGINEER

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225-907-4539
SAVOIE.TREY@GMAIL.COM

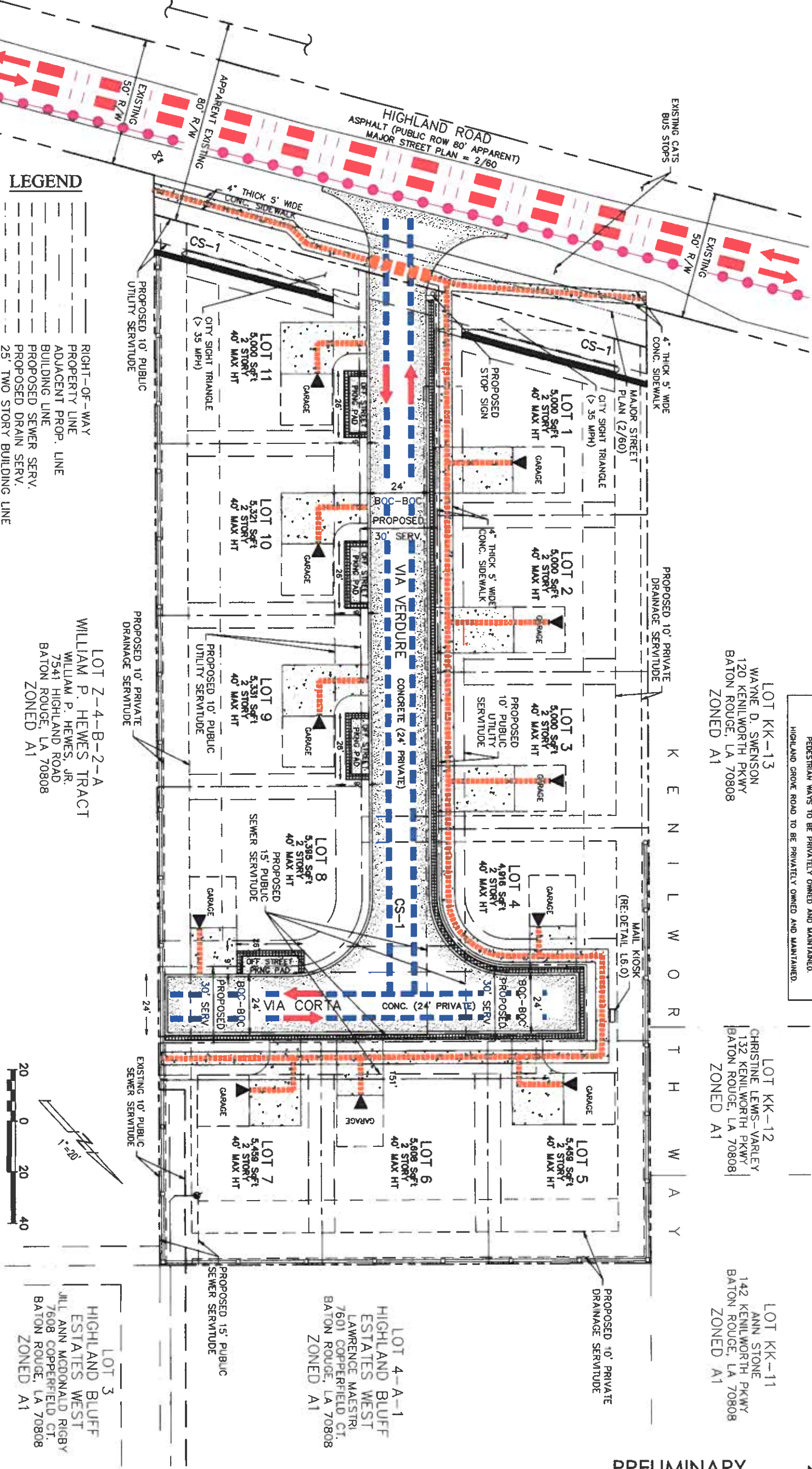
OWNER/DEVELOPER

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LOT KK-13
WAYNE D. SWENSON
120 KENILWORTH PKWY
BATON ROUGE, LA 70808
ZONED A1

LOT KK-12
CHRISTINE LEWIS-VARLEY
132 KENILWORTH PKWY
BATON ROUGE, LA 70808
ZONED A1

LOT KK-11
ANN STONE
142 KENILWORTH PKWY
BATON ROUGE, LA 70808
ZONED A1



PRELIMINARY

NOT FOR CONSTRUCTION

BR

1430720212 ISPD-5-19

CLIENT: CAVU DEVELOPMENT, LLC
8170 HIGHLAND ROAD
BATON ROUGE, LOUISIANA 70808

PROJECT: HIGHLAND GROVE SUBDIVISION
HIGHLAND ROAD, EAST OF KENILWORTH BLVD.
BATON ROUGE, LOUISIANA
CPCC# 1430720212 ISPD-5-19

JOHN C. SAVOIE
REG. NO. 33744
PROFESSIONAL ENGINEER
STATE OF LOUISIANA
STAMP 06/06/2019

FORM LLP
10476 COWWOOD BLVD. BATON ROUGE, LA 70815
(225) 997-4539 SAVOIE.TREY@GMAIL.COM

REVISION: DATE: DESCRIPTION:

DRAWN: MSE CHECKED: JCS
SCALE: 1"=20' PROJ.: 002.01
SHEET NO: 4 of 9
DRAWING NO: C-4.0

CIRCULATION PLAN

- NOTES
- THIS MAP IS INTENDED FOR THE SOLE AND EXCLUSIVE USE AS A UTILITY PLAN FOR 1-SPUD APPROVAL. BOUNDARY LINES, BEARINGS AND DISTANCES SHOWN HEREON PER REFERENCE MAP #1 (RE. SHEET E-2.0), PURSUANT TO LOUISIANA ADMINISTRATIVE CODE, TITLE 48, PART 1X, CHAPTER 29, THIS UTILITY PLAN DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. SUBSEQUENT TO THE APPROVAL OF 1-SPUD-1-18, A PROPERTY BOUNDARY SURVEY WILL BE PERFORMED TO VERIFY BOUNDARY LINES SHOWN HEREON.
 - TOPOGRAPHIC FEATURES WERE LOCATED IN THE FIELD OR DETERMINED FROM REFERENCE DOCUMENTS AND ARE SHOWN HEREON FOR INFORMATIONAL PURPOSES ONLY.
 - SUBMITTANT SERVICE LINE AND UTILITY ROUTING SHOWN, FINAL ALIGNMENT OF SERVICED LINES AND LAYOUT OF UTILITIES (PER UTILITY SERVICE PROVIDERS) TO BE SHOWN ON CONSTRUCTION DOCUMENTS.
 - RIGHT-OF-WAY WORKS PER REFERENCE MAP #1.
 - EXISTING UTILITIES SHOWN ABOVE GROUND VEGETATION. 1. ALL CUL DE SACS OR DEAD ENDS OF THE PROPERTY OTHER THAN THAT WHICH WAS PROVIDED BY THE CLIENT ADJACENT OWNERSHIP MAPS AND ADDRESSES SHOWN FOR INFORMATION OBTAINED FROM EAST BATON ROUGE PARISH ASSESSOR'S WEBSITE.
 - A UTILITY STREET LAYOUT DATED JULY 26, 2017.
 - SUBJECT PROPERTY LIES APPROX. 3.5 MILES SOUTH OF THE BATON ROUGE FAULT PER "THE SCOTLANDVILLE, DENHAM SPARKS AND BATON ROUGE FAULTS", PUBLIC INFORMATION SERIES NO. 13, PUBLISHED SUMMER OF 2008.
 - CATS ROUTE "47" HIGHLAND ROAD PROVIDES DAILY SERVICE FOR SCHEDULED TRUCKS. RE: WWW.BCATS.COM/PAGE/ROUTE-47-HIGHLAND-RO.
 - SOFTWAVE STREET LIGHT LAYOUT FINAL STREET LIGHT QUANTITY AND LAYOUT PER ENERGY.
 - SOFTWAVE STREET LIGHT LAYOUT FINAL STREET LIGHT QUANTITY AND LAYOUT PER ENERGY.
 - SOFTWAVE STREET LIGHT LAYOUT FINAL STREET LIGHT QUANTITY AND LAYOUT PER ENERGY.

LEGEND

- PROPERTY LINE
ADJACENT PROP. LINE
BUILDING LINE
PROPOSED SEWER SERV.
PROPOSED DRAIN SERV.
25' TWO STORY BUILDING LINE
- PROPOSED DRAINAGE INLET
PROPOSED GRAVITY SEWER LINE
PROPOSED GRAVITY SEWER MANHOLE
PROPOSED STREET LIGHT
- PROPOSED GAS LINE
PROPOSED WATER LINE
PROPOSED CABLE LINE
PROPOSED TELECOM LINE
PROPOSED UNDERGROUND ELECTRIC LINE

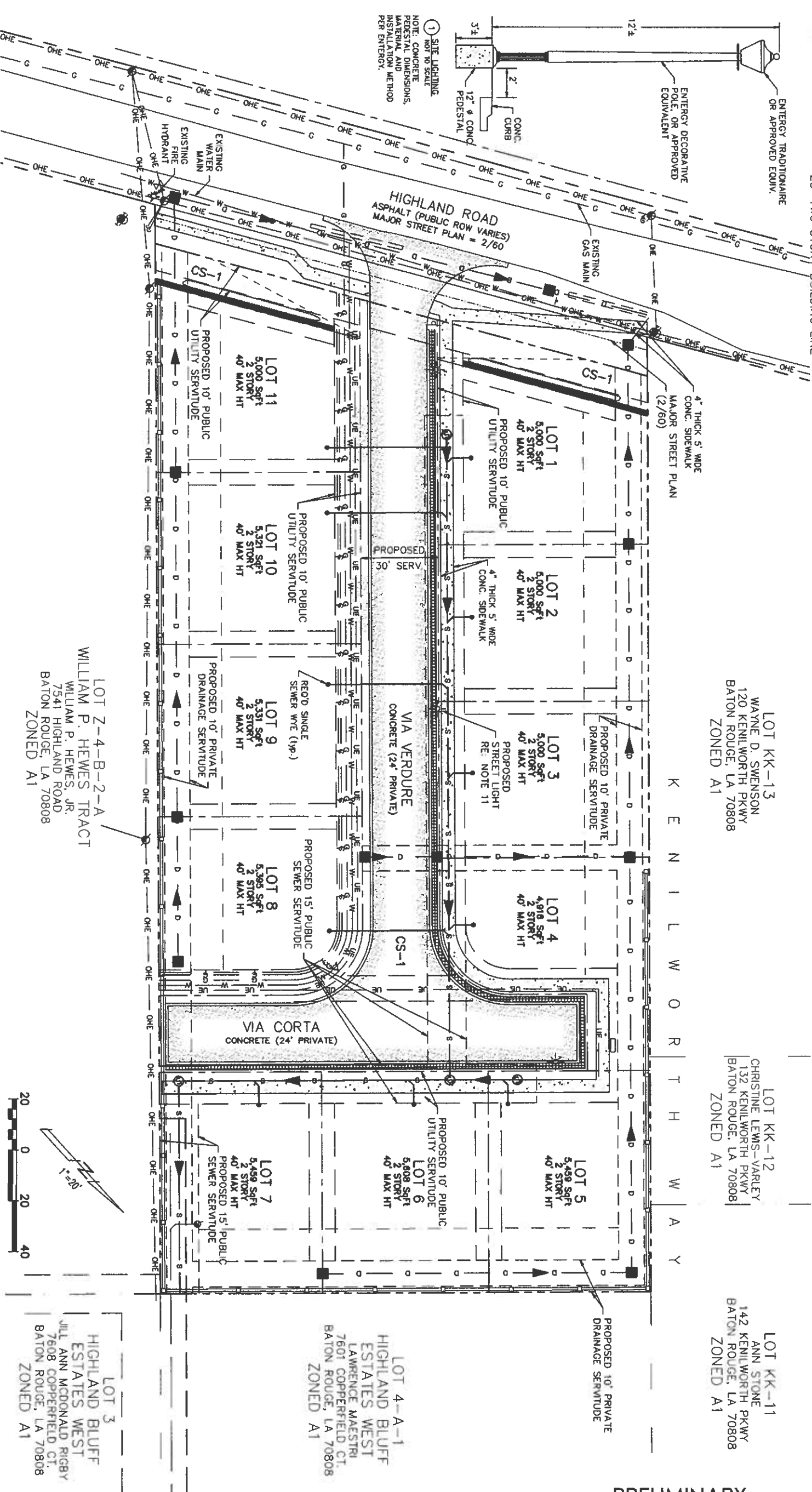
GENERAL NOTES	
FROM PANEL: 2203300245C	EXISTING ZONING: A1-A
FLOOD ZONE: X (SHADE)	PROPOSED ZONING: ISPD (11 LOTS)
RECORD INUNDATION: 19'	PROJECT ACRES: 1.88
ELECTRIC COMPANY: ENERGY	PROPOSED DENSITY: 6.55 UNITS PER ACRE
GAS COMPANY: ENERGY	EXISTING LAND USE: SUBURBAN
WATER COMPANY: BR WATER COMPANY	CHARACTER AREA: SUBURBAN
CABLE COMPANY: COX COMMUNICATION	SEWER DISTRICT: BR CITY CRE
MIDDLE SCHOOL: MIDLE SCHOOL	FIRE DISTRICT: BR CITY CRE
HIGH SCHOOL: MCKINLEY	VERTICAL DATUM: NAVD83

ENGINEER

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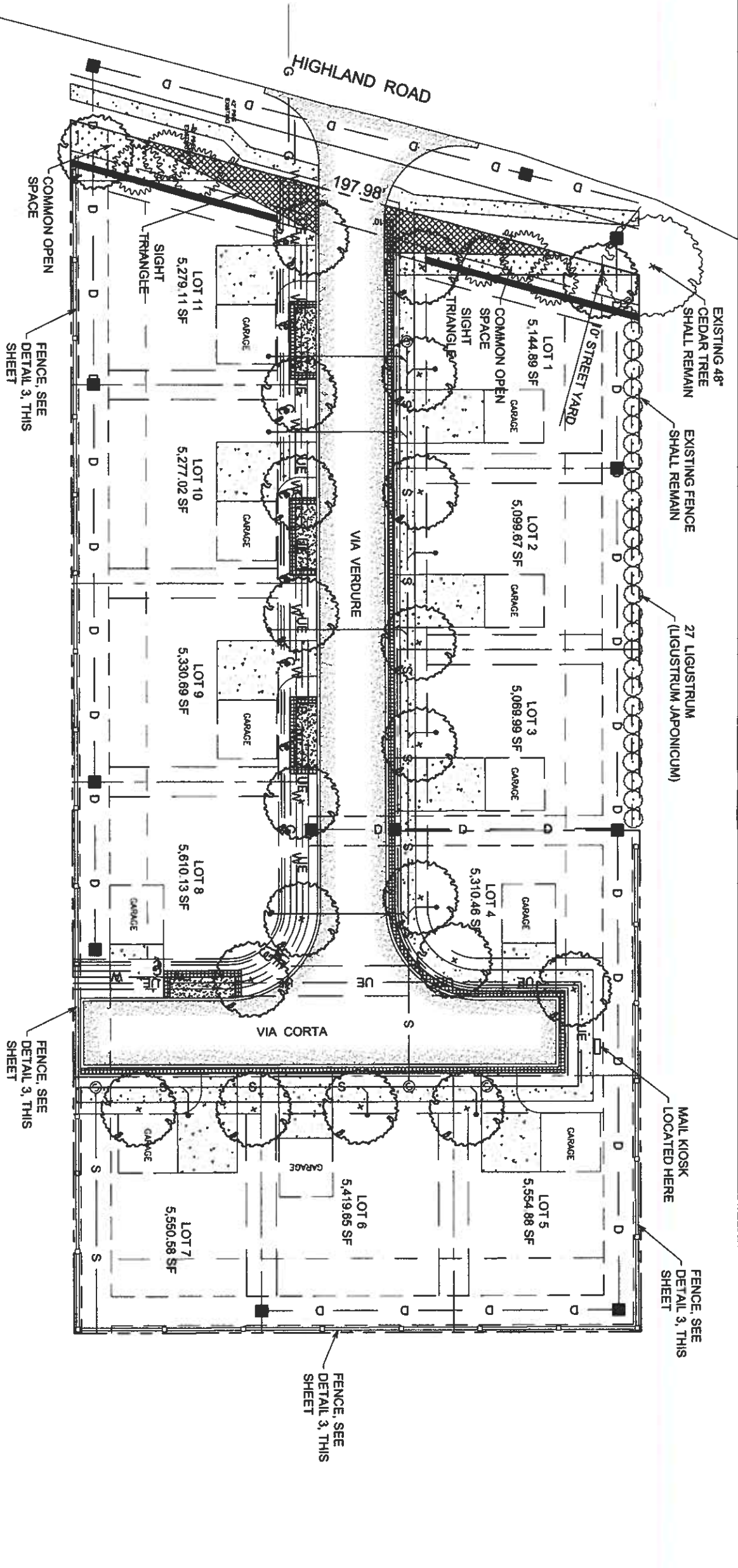


PRELIMINARY

NOT FOR CONSTRUCTION

DATE:	DESCRIPTION:	FORM LLP	STATE OF LOUISIANA JOHN C. SAVOIE REG. NO. 33744 PROFESSIONAL ENGINEER STAMP 06/06/2019	CLIENT: CAVU DEVELOPMENT, LLC 8170 HIGHLAND ROAD BATON ROUGE, LOUISIANA 70808	PROJECT: HIGHLAND GROVE SUBDIVISION HIGHLAND ROAD, EAST OF KENILWORTH BLVD. BATON ROUGE, LOUISIANA CPPC# 1430720212 ISPD-5-19
REVISION:	DATE:	DESCRIPTION:	10478 GOODWOOD BLVD. BATON ROUGE, LA 70815 (225) 907-4539 SAVOIE.TREY@GMAIL.COM		
DRAWN: MSE	CHECKED: JCS	SCALE: 1"=20'	5 of 9		
SHEET NO:					
DRAWING NO:					

UTILITY PLAN



LANDSCAPE PLANTING NOTES

1. ALL PLANT MATERIAL SHALL BE QUANTIFIED FOR A MINIMUM OF ONE FULL YEAR AND A COMPLETE GROWING SEASON (APRIL THROUGH SEPTEMBER), BEGINNING AFTER WRITTEN ACCEPTANCE FROM THE OWNER OR OWNER'S REPRESENTATIVE FOR THE INSTALLATION OF THE PLANT MATERIAL. AT THE CONCLUSION OF THE GROWING SEASON, OR AS REQUESTED BY THE PROJECT ARCHITECT, AND/OR OWNER, ALL PLANTS THAT ARE NOT VIGOROUS, HEALTHY, AND IN GOOD CONDITION SHALL BE REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER. THESE REPLACEMENT PLANTS SHALL MEET ALL SPECIFIED QUALITIES OF THE ORIGINAL PLANT MATERIALS AND CARRY THE SAME GUARANTEE FROM THE TIME OF REPLACEMENT.
2. LOCATE ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL RECENTLY INSTALLED UTILITIES PRIOR TO INSTALLATION OF ANY PLANT MATERIAL. NOTIFY THE OWNER/OWNER'S REPRESENTATIVE OF ANY CONFLICTS WITH UTILITIES PRIOR TO PROCEEDING WITH INSTALLATION OF PLANT MATERIAL. ANY UTILITIES DAMAGED AS A RESULT OF PLANTING ACTIVITIES SHALL BE REPAIRED AND/OR REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
3. COORDINATE WORK WITH ALL OTHER TRADES ON SITE. ANY PLANTING AREA DISTURBED AS A RESULT OF OTHER CONSTRUCTION ACTIVITY SHALL BE IMMEDIATELY REPAIRED REPLACED AT NO ADDITIONAL EXPENSE TO THE OWNER.
4. EXCAVATE ALL PROPOSED PLANTING BEDS 6" BELOW THE ADJACENT CURB ELEVATIONS. INSTALL A PLANTING SOIL MIXTURE. SOIL MIXTURE SHALL BE A BLEND OF COMPOST, SANDY LOAM TOPSOIL, AGED PINE BARK, AND #1 SCREENED SAND. ALL MATERIALS ARE TO BE SCREENED TO PROVIDE A 90% 1" MINUS AND THEN BLENDED TO ASSURE A UNIFORM MIXTURE. A MINIMUM OF 40% COMPOST OR ORGANICS ARE TO BE INCORPORATED. SOIL IS TO BE WEED FREE AND FREE OF REPRODUCTIVE PARTS OF NUTGRASS.
5. A PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL SPRING BEDS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. THE HERBICIDE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS AND ALL APPLICABLE STATE AND LOCAL CODES. ADVISE THE OWNER/OWNER'S REPRESENTATIVE OF THE HERBICIDE TYPE AND QUALITY PRIOR TO APPLICATION.
6. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE AMERICAN STANDARD FOR NURSERY STOCK, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. NO SUBSTITUTION OF PLANT SIZE IS PERMITTED.
7. STAKE AND SECURE ALL TREES IMMEDIATELY AFTER INSTALLATION AND PRIOR TO ACCEPTANCE. WHEN HIGH WINDS OR OTHER CONDITIONS OCCUR, TAKE WHATEVER PRECAUTIONS NECESSARY TO PROTECT THE SURVIVAL AND APPEARANCE OF THE PLANTS.
8. MUCH TREE AND SHRUB PLANTING AREAS 3" DEEP IMMEDIATELY AFTER PLANTING. THROUGHOUT WATER, MULCH, AND STAKE ALL TREES IMMEDIATELY AFTER PLANTING. MULCH SHALL BE HARD WOOD CHIPS, 1/2" TO 1" IN SIZE, 2" DEEP, AND APPLIED TO A MINIMUM OF 4" AROUND THE BASE OF ALL TREES AND SHRUBS. ALL BEDS AND TREES SHALL BE MULCHED TO A 4" DEPTH UNLESS OTHERWISE NOTED.
9. ALL LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH ACCEPTED STANDARDS OF THE LOUISIANA NURSERYMAN'S MANUAL, FOR THE ENVIRONMENTAL HORTICULTURE INDUSTRY, LATEST EDITION, AS PUBLISHED BY THE LOUISIANA NURSERY LANDSCAPE ASSOCIATION.

LANDSCAPE ORDINANCE CALCULATIONS:

- 16.3.4 - STREET YARD
- ALL LANDSCAPE STRIP IS REQUIRED ALONG THE ENTIRE FRONTAGE BETWEEN THE STREET AND SIDEWALK.
- (1) CLASS A TREE PER 40' LINEAR FEET OR EQUIVALENT:
 - 811' LINEAR FEET ALONG VIA VERDURE = 21 CLASS A TREES REQUIRED
 - (19 CLASS A TREES AND 4 CLASS B TREES PROVIDED)
- (2) CLASS A TREES AND 4 CLASS B TREES PROVIDED
- (19) 88' LINEAR FEET ALONG HIGHLAND ROAD (10' STREET YARD) = 5 CLASS A TREES REQUIRED
- (2 CLASS A TREES AND 6 CLASS B TREES PROVIDED)
- TOTAL SITE AREA = 73,336.36 (1.58 AC)

SITE CHARACTER AREA

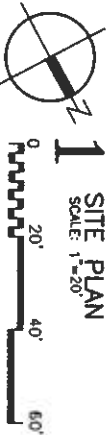
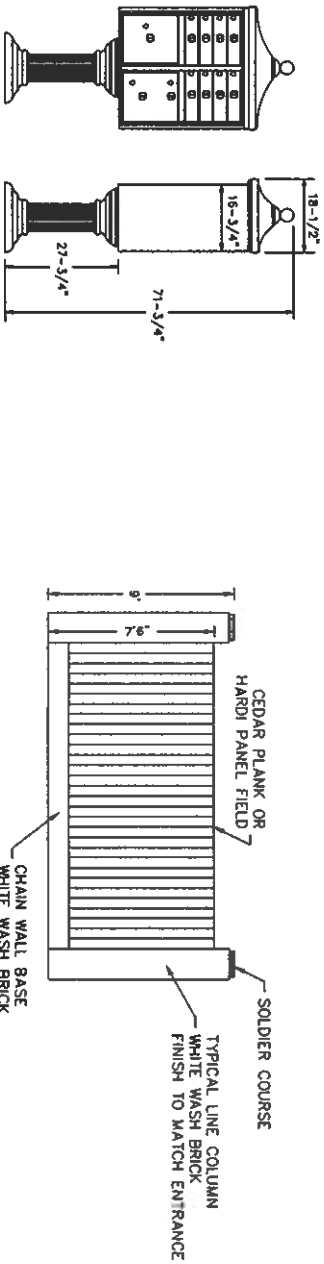
CHARACTER AREA: SUBURBAN

LEGEND

- COMMON SPACE AREAS
- PROPOSED CLASS "A" TREE (2" CALIPER)
- PROPOSED CLASS "B" TREE (2" CALIPER)
- SITE TRIANGLE

NOTES:

- NO SPECIMEN TREES REMAIN ON SITE.
- PER UDC STANDARDS, CLASS "A" TREES IN THE STREET YARD PLANTING AREA ARE TO BE PLANTED 40' FEET ON CENTER.
- NO BUFFERYARDS REQUIRED ON SITE



BR		MARK GAUTHIER LA G-244 04/29/2019		CLIENT: CAVU DEVELOPMENT, LLC 8170 HIGHLAND ROAD BATON ROUGE, LOUISIANA 70808 PROJECT: HIGHLAND GROVE SUBDIVISION HIGHLAND ROAD, EAST OF KENILWORTH BLVD. BATON ROUGE, LOUISIANA CPPC# 1430720212	
10478 GOODWOOD BLVD. BATON ROUGE, LA 70815 (225) 907-4539 SAVOIE.TREY@GMAIL.COM		FORM LLP		REVISION: DATE: DESCRIPTION:	
DRAWN: MG SCALE: PROJ: 007.01 SHEET NO: 8 L-6.0		CHECKED: JCS DATE: 07/01		LANDSCAPE PLAN	

BR



CLIENT:
CAVU DEVELOPMENT, LLC
8170 HIGHLAND ROAD
BATON ROUGE, LOUISIANA 70808

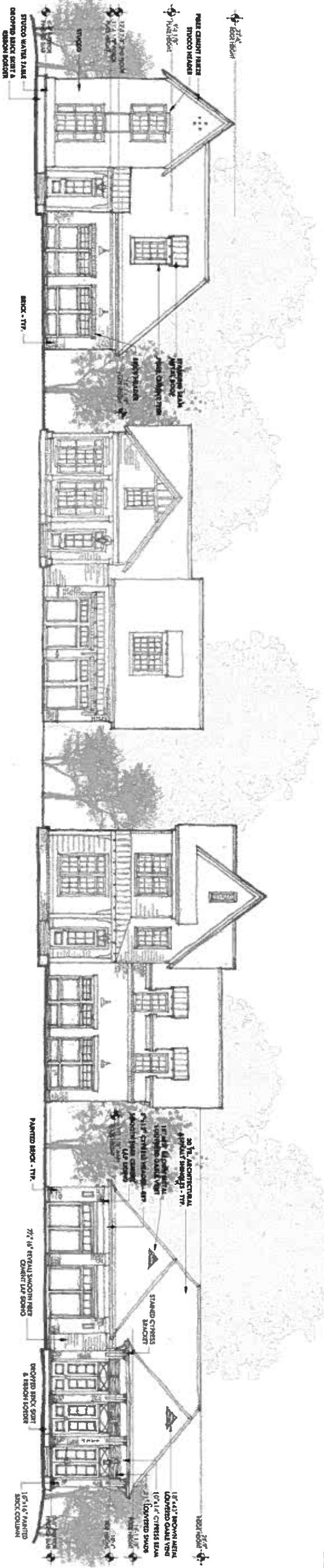
PROJECT:
HIGHLAND GROVE SUBDIVISION
HIGHLAND ROAD, EAST OF KENILWORTH BLVD.
BATON ROUGE, LOUISIANA
CPPC# 1430720212 ISPUD-5-19



STAMP 06/06/2019

ERIN TRUAX DEMMA
REG. NO. 8638
PRELIMINARY

NOT FOR CONSTRUCTION



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DESIGNS
RESIDENTIAL
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7926 Wrenwood Blvd., Suite C
Baton Rouge, LA 70809
P: 225.349.9344
E: erin@jdedesigns.com



FORM
LLP

10478 GOODWOOD BLVD. BATON ROUGE, LA 70815
(225) 907-4539 SAVOIF.TREY@GMAIL.COM

REVISION:	DATE:	DESCRIPTION:

ARCHITECTURAL ELEVATIONS

DRAWN: MSE
SCALE: N/A
SHEET NO: 7 of 9
DRAWING NO: A-7.0

NOTES

*1. THIS MAP IS INTENDED FOR THE SOLE AND EXCLUSIVE USE AS A PRELIMINARY PLAT BOUNDARY LINES, BEARINGS AND DISTANCES SHOWN HEREON PER REFERENCE MAP "A", PURSUANT TO LOUISIANA ADMINISTRATIVE CODE, TITLE 48, PART I, CHAPTER 28, THIS PRELIMINARY PLAT DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY. SUBSEQUENT TO THE APPROVAL OF THIS PLAT, A PROPERTY BOUNDARY SURVEY WILL BE PERFORMED TO VERIFY BOUNDARY LINES SHOWN HEREON.

2. THE PROPERTY LOCATED IN THE FIELD OR WERE COMPILED FROM REFERENCE DOCUMENTS AND ARE SHOWN HEREON FOR INFORMATION ONLY.

3. CONTOUR LINES DERIVED FROM THE GROUND SURVEY DATA. ELEVATIONS SHOWN ARE MAND. 86.

4. RIGHT-OF-WAY WIDTHS PER REFERENCE MAP "A".

5. SURFACE UTILITIES SHOWN BASED UPON OBSERVED ABOVE GROUND VISIBLE FEATURES, LA ONE CALL WARNINGS OR REFERENCE DOCUMENTS. NO ATTEMPT HAS BEEN MADE BY FORM, LLP TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT WHICH WAS PROVIDED BY THE CLIENT.

6. APPROXIMATE LOCATION OF WATERLINE ON NORTH SIDE OF HIGHLAND ROAD - LOCATION, SIZE AND MATERIAL PER BATON ROUGE WATER COMPANY.

7. APPROXIMATE LOCATION OF GAS LINE ON SOUTH SIDE OF HIGHLAND ROAD, APPROXIMATE LOCATION OF 3/4" STEEL GAS SERVICE LINE - LOCATION, SIZE AND MATERIAL PER EXISTING GAS SERVICE LINE OF THIS WORK.

8. MAJOR STREET PLAN DATED JULY 26, 2017.

9. SUBJECT PROPERTY LIES APPROX. 3.5 MILES SOUTH OF THE BATON ROUGE FAULT PER "THE SCOTLANDVILLE, DENHAM SPRINGS AND BATON ROUGE FAULTS", PUBLIC INFORMATION SERIES NO. 13, PUBLISHED SUMMER OF 2004.

10. EXISTING BUILDINGS SHOWN WITHIN THE UNITS OF THE FORMER LOT A-1-A TO BE DEMOLISHED UPON APPROVAL AND CONSTRUCTION OF HIGHLAND GROVE SUBDIVISION.

11. CANAL ROUTE "47 HIGHLAND ROAD" PROVIDES DAILY SERVICE FOR SCHEDULED TIMES. RE: WWW.BRCAVS.COM/PAGE/ROUTE-47-HIGHLAND-RD.

12. PROPOSED UTILITY ROUTINGS SHOWN. FINAL UTILITY ROUTING TO BE DETERMINED SUBSEQUENT TO COMPLETE ENGINEERING DESIGN WITH ROUTING DETERMINED BY UTILITY SERVICE PROVIDERS.

FLOOD ZONE

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE "X" SHADED (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) AS SHOWN ON FEMA FIRM FOR EAST BATON ROUGE PARISH, LOUISIANA 22033C0245E, EFFECTIVE DATE MAY 2, 2008. (PER EBRP DPW)

REFERENCE MAPS

A) MAP SHOWING THE RESUBDIVISION OF LOT A-1, C.J. TERRITO TRACT, AND LOT 4-A, HIGHLAND BLUFF ESTATES WEST INTO LOT A-1-A, C.J. TERRITO TRACT, AND LOT 4-A-1, HIGHLAND BLUFF ESTATES WEST LOCATED IN SECTION 64, T-8-S, R-1-E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LA FOR LAWRENCE MAESTRI* BY THOMAS A. STEPHENS, PLS. STEPHENS ENGINEERING, DATED MARCH 17, 2004.

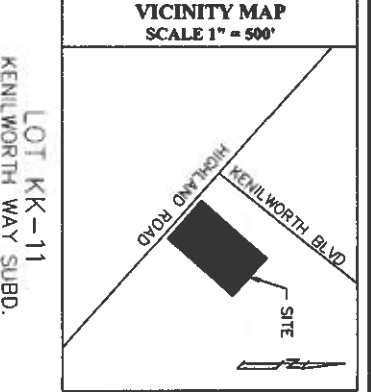
B) "AS-BUILT" PLAN SHOWING THE PROPOSED SANITARY SEWER EXTENSION TO SERVE THE PROPOSED LOT A-1 OF THE C.J. TERRITO TRACT, BY THOMAS A. STEPHENS, PE, STEPHENS ENGINEERING, DATED AUGUST 9, 2000.

ENGINEER

FORM, LLP
TREY SAVOIE, PE
8170 HIGHLAND ROAD
BATON ROUGE, LA 70808
225-907-4539
SAVOIE.TREY@GMAIL.COM

OWNER/DEVELOPER

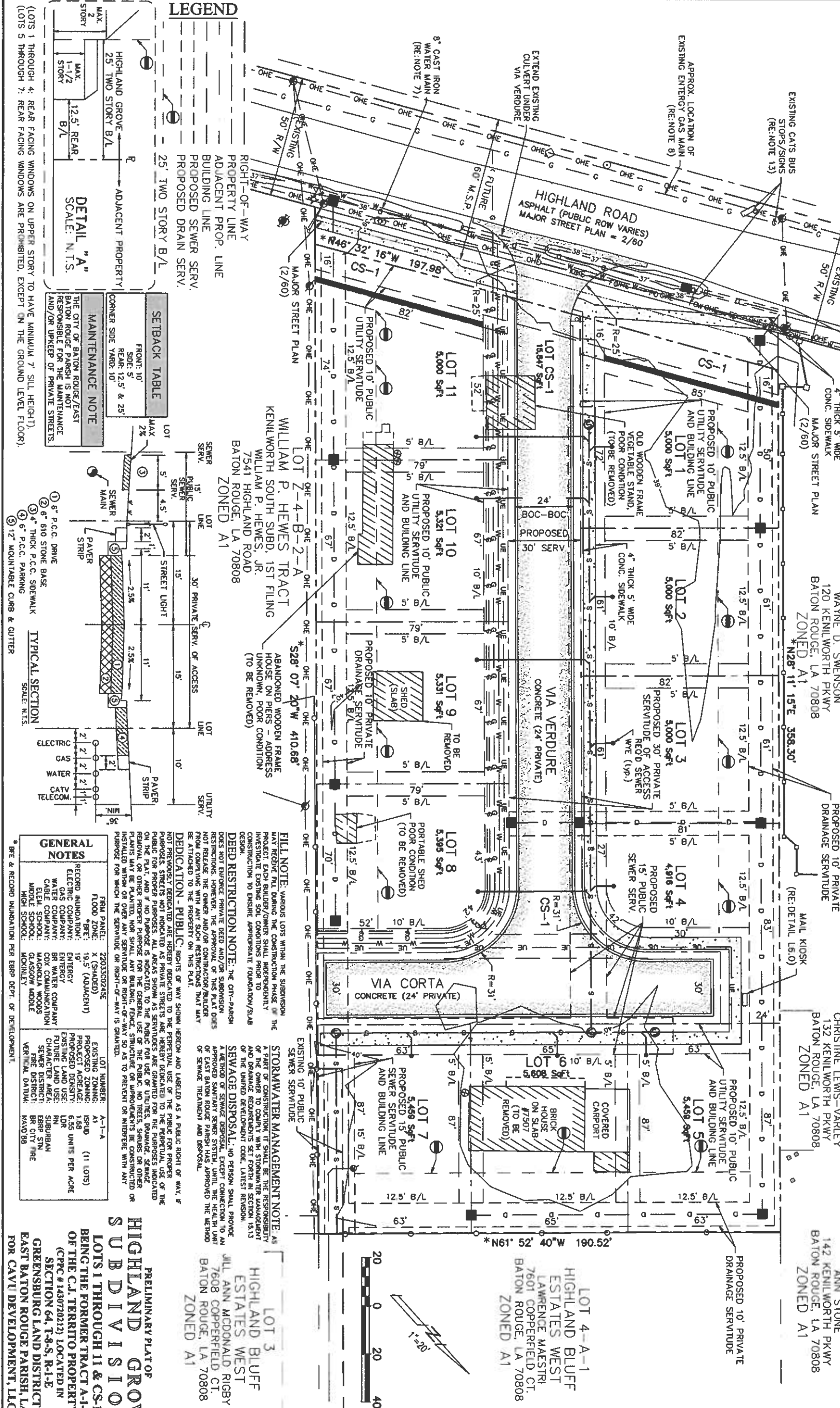
CAVU DEVELOPMENT, LLC
8170 HIGHLAND ROAD
BATON ROUGE, LA 70808
225-368-7037
MATTESTOPINAL@GMAIL.COM



PRELIMINARY | **NOT FOR CONSTRUCTION**

CLIENT: CAVU DEVELOPMENT, LLC
8170 HIGHLAND ROAD
BATON ROUGE, LOUISIANA 70808

PROJECT: HIGHLAND GROVE SUBDIVISION
HIGHLAND ROAD, EAST OF KENILWORTH BLVD.
BATON ROUGE, LOUISIANA
CPPC# 1430720212 ISPD-5-19



LEGEND

RIGHT-OF-WAY
PROPERTY LINE
ADJACENT PROP. LINE
BUILDING LINE
PROPOSED SEWER SERV.
PROPOSED DRAIN SERV.
25' TWO STORY B/L

SETBACK TABLE

MAX. SETBACK	MIN. SETBACK
FRONT: 10'	REAR: 12.5' & 25'
CORNER SIDE YARD: 10'	

MAINTENANCE NOTE

THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR REPAIR OF PRIVATE STREETS.

TYPICAL SECTION
SCALE: N.T.S.

1. 6" P.C.C. DRIVE
2. 6" THICK P.C.C. SIDEWALK
3. 4" THICK P.C.C. SIDEWALK
4. 12" MOUNTABLE CURB & GUTTER

GENERAL NOTES

1. FLOOD ZONE: 19.5' (ADJACENT)
2. RECORD INUNDATION: 19.5' (ADJACENT)
3. ELECTRIC COMPANY: ENTIRETY
4. GAS COMPANY: ENTIRETY
5. WATER COMPANY: BR WATER COMPANY
6. CABLE COMPANY: COX COMMUNICATION
7. ELEM. SCHOOL: MAGNOLIA WOODS
8. MIDDLE SCHOOL: GLASSBORO MIDDLE
9. HIGH SCHOOL: MOBILE

FILL NOTE: VARIOUS LOTS WITHIN THE SUBDIVISION MAY RECEIVE FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDING/OWNER SHALL INDICATE THE INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN.

DEED RESTRICTION NOTE: THE CITY-PARISH DOES NOT EVIDENCE PRIVATE DEED AND/OR SUBDIVISION NOT REVEALS, HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELIEVE THE OWNER AND/OR CONVEYOR/BUILDER OF ANY RESTRICTIONS OR BURDENS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

DEDICATION - PUBLIC: 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. STREETS NOT INDICATED AS PRIVATE STREETS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL DEDICATIONS ARE SUBJECT TO THE APPROVAL OF THE CITY-PARISH OF BATON ROUGE, LA. THE CITY-PARISH OF BATON ROUGE, LA, IS NOT RESPONSIBLE FOR THE REMOVAL OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC, OR TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

STORMWATER MANAGEMENT NOTE: A PART OF CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO MAINTAIN THE STORMWATER MANAGEMENT OF THE LIMITED DEVELOPMENT CODE, LATEST EDITION.

SEWAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE HEALTH UNIT OF BATON ROUGE, LA, HAS APPROVED THE METHOD OF SEWAGE TREATMENT AND DISPOSAL.

LOT 3
HIGHLAND BLUFF ESTATES WEST
JILL ANN McDONALD RIGBY
7608 COPPERFIELD CT.
BATON ROUGE, LA 70808
ZONED A1

LOT 4-A-1
HIGHLAND BLUFF ESTATES WEST
LAWRENCE MAESTRI
7601 COPPERFIELD CT.
BATON ROUGE, LA 70808
ZONED A1

LOT 4-KK-11
KENILWORTH WAY SUBD.
ANN STONE
142 KENILWORTH PKWY
BATON ROUGE, LA 70808
ZONED A1

LOT 4-KK-12
KENILWORTH WAY SUBD.
CHRISTINE LEWIS-VAIRLEY
132 KENILWORTH PKWY
BATON ROUGE, LA 70808
ZONED A1

LOT 4-KK-13
KENILWORTH WAY SUBD.
WAYNE D. SWENSON
120 KENILWORTH PKWY
BATON ROUGE, LA 70808
ZONED A1

LOT 1
PROPOSED 10' PUBLIC UTILITY SERVITUDE AND BUILDING LINE
5,000 Sqft

LOT 2
PROPOSED 10' PUBLIC UTILITY SERVITUDE AND BUILDING LINE
5,000 Sqft

LOT 3
PROPOSED 30' PRIVATE SERVITUDE OF ACCESS REID SEWER WYE (Y.P.)
5,000 Sqft

LOT 4
PROPOSED 15' PUBLIC SEWER SERV.
4,916 Sqft

LOT 5
PROPOSED 10' PUBLIC UTILITY SERVITUDE AND BUILDING LINE
5,459 Sqft

LOT 6
PROPOSED 10' PUBLIC UTILITY SERVITUDE AND BUILDING LINE
5,459 Sqft

LOT 7
PROPOSED 15' PUBLIC SEWER SERVITUDE AND BUILDING LINE
5,459 Sqft

LOT 8
PORTABLE SHED POOR CONDITION (TO BE REMOVED)
5,385 Sqft

LOT 9
TO BE REMOVED
5,331 Sqft

LOT 10
PROPOSED 10' PUBLIC UTILITY SERVITUDE AND BUILDING LINE
5,331 Sqft

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5,000 Sqft

LOT 204
PROPOSED 10' PUBLIC UTILITY SERVITUDE
5,000 Sqft

LOT 205
PROPOSED 10' PUBLIC UTILITY SERVITUDE
5,000 Sqft

LOT 206
PROPOSED 10' PUBLIC UTILITY SERVITUDE
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LOT 247
PROPOSED 10' PUBLIC UTILITY SERVITUDE
5,000 Sqft

LOT 248
PROPOSED 10' PUBLIC UTILITY SERVITUDE
5,000 Sqft

LOT 249
PROPOSED 10' PUBLIC UTILITY

CPCH 1430720212

the product is the industry of medium-density fiberboard (MDF). The product is made from wood chips, sawdust, and other wood waste. It is used in a wide range of applications, from furniture to construction. The product is made from wood chips, sawdust, and other wood waste. It is used in a wide range of applications, from furniture to construction. The product is made from wood chips, sawdust, and other wood waste. It is used in a wide range of applications, from furniture to construction.

BYRON MCQUEEN
LANDSCAPE ARCHITECT
1412 Q. & St. 301

[illegible]

ENTRANCE SIGN

