REVISED PUD CONCEPT PLAN PACKAGE
FOR
THE GREENS AT MILLERVILLE

PARCELS 1-A, 2, 3-A, 3-B, 3-C, 3-D, 4-A, 5, & 6

OF THE GREENS AT MILLERVILLE, FORMERLY TRACT FCC-2-C OF THE FAIRWOOD CLUB PROPERTY, A 1.137 ACRE TRACT, AND A 3.07 ACRE (J.C. AUCOIN) TRACT LOCATED IN SECTION 17 & 38, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA.
(FORMERLY APPROVED P.U.D. 1-06 AND P.U.D. 4-12)

OCTOBER 2020 △1

ENGINEER / SURVEYOR

Ferris Engineering & Surveying, LLC.
Contact: Ron Ferris, P.E.
11854 Bricksome Avenue
Baton Rouge, Louisiana 70816
Phone: (225) 292-6838
Fax: (225) 292-0441
Email: rferris@ferrisinc.com

LANDSCAPE ARCHITECT

Ferris Land Design, LLC.
Contact: Rich Hymel, RLA
11854 Bricksome Avenue
Baton Rouge, Louisiana
Phone: (225) 292-6838
Fax: (225) 292-0441
Email: rhymel@ferrisinc.com

REVISION △1 — OCTOBER 2020

DESCRIPTION

REVISION TO CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION STAFF ON MAY 23, 2019
REVISED TO:

1.) UPDATED GENERAL DESCRIPTION LANGUAGE TO REMOVE "OFFICE/RETAIL" IN AREA A AND INCLUDE MEDICAL OFFICES, MULTI-FAMILY RESIDENTIAL, AND INDOOR FIRING/SHOOTING RANGE WITH EDUCATIONAL CENTER AND CLUB AS GENERAL ALLOWABLE USES.

2.) UPDATED ALL PLAN SHEETS ACCORDINGLY.

RYAN L. HOLCOMB, AICP — DATE
INTERIM PLANNING DIRECTOR

REVISION 10 — APRIL 2019

DESCRIPTION

REVISION TO CONCEPT PLAN APPROVED BY THE PLANNING COMMISSION STAFF ON SEPTEMBER 11, 2018
REVISED TO:

1.) INCREASED COMMON OPEN SPACE FROM 12.26 ACRES TO 13.390 ACRES (LESS THAN 10% INCREASE).
2.) UPDATE CALCULATIONS TO CURRENT ACTUAL NUMBERS PER APPROVED PROJECTS AND COMPLETED CONSTRUCTION WITHIN PUD.
3.) REVISED SIGN ON SW SIDE OF PARCEL 2 TO BE A PYLON SIGN AND REDUCE HEIGHT FROM 100' TO 40'.
4.) REVISED THE CIRCULATION PLAN TO REMOVE ONE (1) VEHICULAR ACCESS POINT AND MOVE THE REMAINING VEHICULAR ACCESS POINTS ON AREA A (PARCEL 2).
5.) UPDATED GENERAL DESCRIPTION LANGUAGE AND REVISED COMMON OPEN SPACE/GREENSPACE CALCULATIONS TO REMOVE OVERAGE AND DISCREPANCY FROM CHART CALCULATIONS.
6.) UPDATED ALL PLAN SHEETS ACCORDINGLY PER REVISIONS 1-5 ABOVE.

STIPULATIONS:

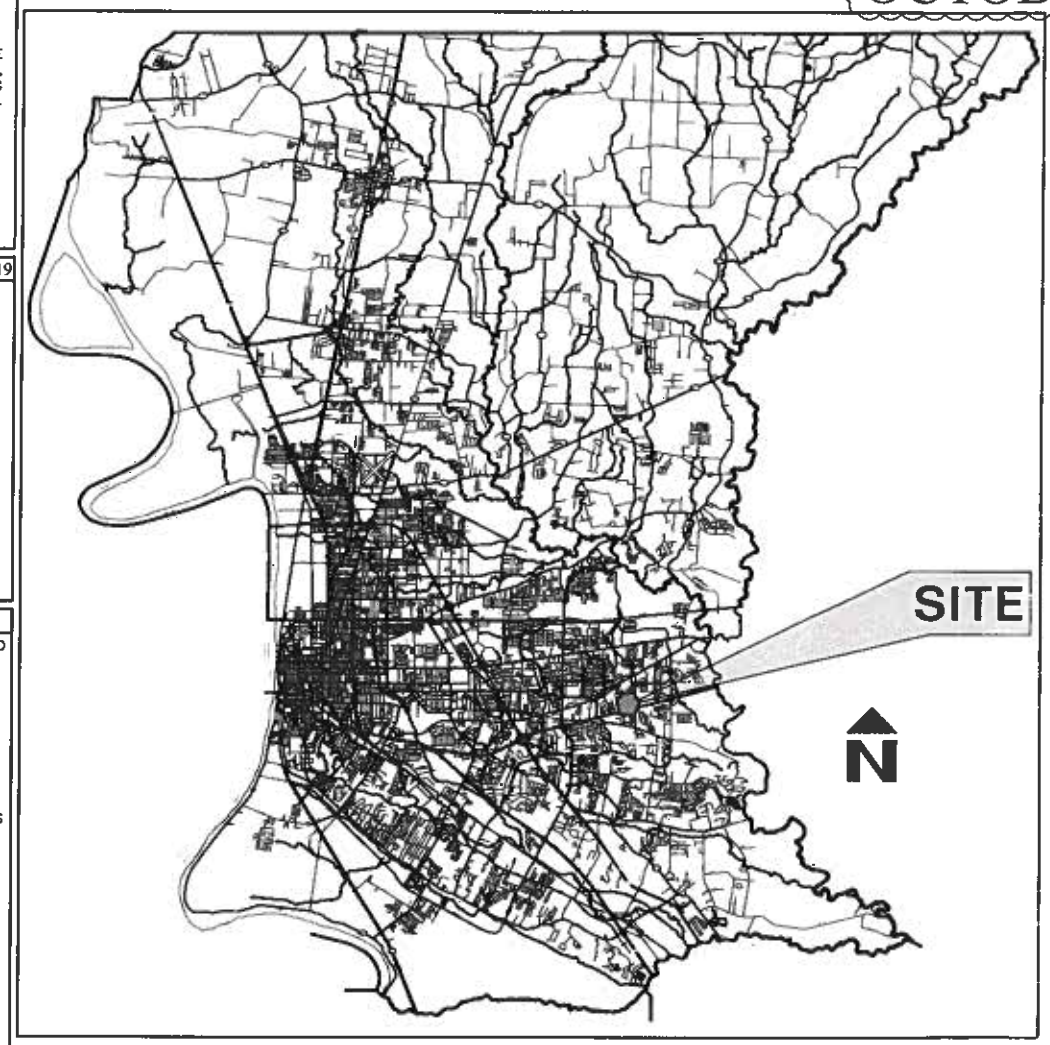
1. INSTALL A SIX FOOT OPEN PICKET METAL OR WOOD FENCE ALONG THE NORTHERN MOST PROPERTY BOUNDARY AT THE HOMEOWNER'S DESCRETION. THAT IS TO SAY IF THE HOME OWNER ALREADY HAS A FENCE AND WANTS TO KEEP IT, THEN THE DEVELOPER WILL ALLOW THAT ALSO.
2. THREE (3) TO FOUR (4) STORY BUILDINGS WILL NOT BE ALLOWED WITHIN 75 FEET OF THE PROPERTY BOUNDARIES OF ADJACENT SINGLE FAMILY HOMES.
3. THE DEVELOPER WILL HAVE 75% OF THE REQUIRED COMMON OPEN SPACE AREAS ALONG THE BOUNDARIES BETWEEN THE EXISTING HOME OWNERS AND THE PROPOSED DEVELOPMENT.
4. THE DEVELOPMENT WILL HAVE A LANDSCAPE BERM ALONG WITH A WOOD PRIVACY FENCE ON TOP BETWEEN THE AUTO DEALERSHIP AND THE APARTMENTS.
5. THE AUTO DEALERSHIPS WILL NOT BE ALLOWED TO USE OUTSIDE LOUD SPEAKERS.
6. THE AUTO DEALERSHIPS' LANDSCAPING WILL INCLUDE THE WOOD PRIVACY FENCING PRIOR TO OPENING.
7. THE OUTSIDE LIGHTING REQUIREMENTS WILL HAVE TO CONFORM TO ALL EBR PARISH CODES FOR THE INTENDED ZONING.
8. VEHICULAR ACCESS BETWEEN STONEGATE AND THE GREENS AT MILLERVILLE WILL BE FOR EMERGENCY VEHICLES ONLY THROUGH A CRASH GATE.
9. ALL COMMENTS MUST BE RESOLVED TO SATISFACTION OF DEPARTMENT OF DEVELOPMENT AND THE PLANNING COMMISSION.

INDEX TO DRAWINGS:

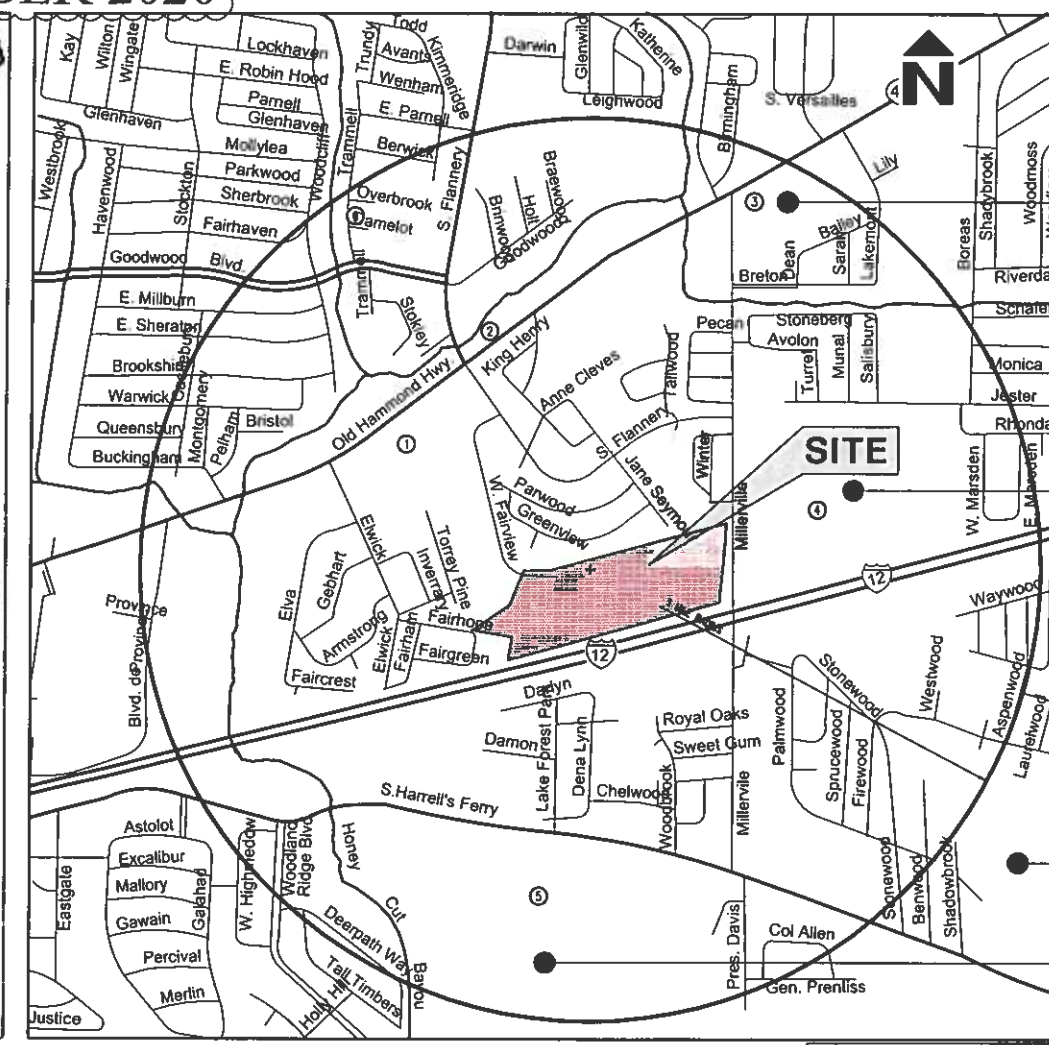
CPS NO.	DESCRIPTION
1	TITLE SHEET, LOCATION MAP, AND GENERAL DESCRIPTION
2	EXISTING CONDITIONS PLAN
3	PREVIOUSLY APPROVED CONCEPT PLAN
4	REVISED CONCEPT PLAN
5	CIRCULATION PLAN
6	ARCHITECTURAL ELEVATIONS

PUBLIC FACILITIES LOCATED WITH IN 1 MILE RADIUS:

① FAIRWOOD LIBRARY
② RETAIL
③ RETAIL
④ RETAIL
⑤ FOREST PARK



PARISH MAP
NOT TO SCALE



QUADRANGLE MAP
SCALE: 1" = 1000'

BUILDING NOTES

TOTAL NUMBER OF RESIDENTIAL UNITS:	320
RESIDENTIAL DENSITY/INTENSITY:	33.68 UNITS/ACRE
TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE:	393,000 SF
BUILDING HEIGHTS:	TBD BY FDP
NUMBER OF STORIES:	TBD BY FDP

GENERAL NOTES:

EXISTING ZONING:	PUD
EXISTING USE:	UNDEVELOPED, COMMERCIAL (PUD)
PROPOSED USE:	MULTI FAMILY RES., OFFICE/COMMERICAL (PUD)
FUTURE LAND USE:	COMMERCIAL
CHARACTER AREA:	SUBURBAN
ACREAGE:	56.311
ZONING OF ADJORNING PARCELS:	RURAL
100-YEAR FLOOD:	ZONE "X"
ADJ. BASE FLOOD ELEV.:	40
SEWER:	CONNECTION TO W.S.T.N.
FIRE DISTRICT:	BATON ROUGE FIRE DEPARTMENT
ELECTRIC COMPANY:	ENTERGY
GAS COMPANY:	ENTERGY
TELEPHONE:	AT&T
CABLE TV:	COX CABLE
WATER DISTRICT:	BATON ROUGE WATER COMPANY, INC.
CPPC LOT ID#S:	1210411868, 1210411871, 1210411872, 1210421873, 1210421874, 1210421875, 1210421876, 1210411877, 1210411878

OCTOBER 2020

PRELIMINARY
10/22/2020
STATE OF LOUISIANA
No. 31
LICENSED ARCHITECT
THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

DEVELOPER

APPROPRIATE REAL ESTATE, LLC

7932 SUMMA, SUITE B-1
BATON ROUGE, LA 70809
PHONE: 225.612.2304
FAX: 225.612.1003

NO.	REVISION	DATE	BY
1	REVISED "GREEN SPACE/OPEN SPACE" TO "COMMON OPEN SPACE"; ADDED BILLBOARD USUAGE	8/06/2015	CJK
2	REVISED PER CPPC COMMENTS RECEIVED 8/17/2015	8/28/2015	CJK
3	REVISED COMMON OPEN SPACE PER TENANT LAYOUT (SEE REV 3 DESCRIPTION ON TITLE SHEET)	1/22/2016	CCF
4	BY RATCLIFF ENGINEERING SERVICES, LLC: ADD THREE (3) VEHICULAR ACCESS POINTS, REMOVE ONE (1) MULTI-TENANT SIGN, ADD ONE (1) POLE SIGN, 100-FT TALL, MAXIMUM SIGN AREA OF 492-SF TO PARCEL A, AND ADD ONE (1) POLE SIGN, 50-FT TALL, MAXIMUM SIGN AREA TO BE DETERMINED AT FDP TO PARCEL B.	3/02/2016	DSR
5	REVISED PARCEL DATA TO ALLOW FOR A MIX OF USES AND UPDATED CIRCULATION, CHARTS, AND NOTES ACCORDINGLY.	5/31/2016	CCF
6	REVISED PARCEL D TO ADD TWO (2) PROPOSED POLE SIGNS; 1. 65 FT TALL; MAX SIGN FACE AREA= 392SF, 2. 30 FT TALL; MAX SIGN FACE AREA= 200SF AND RELOCATE THE BILLBOARD ON PARCEL D TO THE WEST ON PARCEL E AS SHOWN. UPDATE PLANS ACCORDINGLY TO REFLECT NEW BOUNDARIES.	10/26/2016	CCF
7	REVISED PARCEL B TO ADD TWO (2) PROPOSED POLE SIGNS; 1. 35 FT TALL; MAX SIGN FACE AREA= 302SF, 2. 30 FT TALL; MAX SIGN FACE AREA= 320SF, AND REVISED SIGN NOTE TO STATE: "SIGNAGE TO BE PROVIDED PER FDP."	02/02/2017	CCF
8	RELOCATE BILLBOARD IN COMMON AREA (WEST OF PARCEL B AND SOUTH OF PARCEL A (ACROSS MILLERVILLE GREENS BOULEVARD)) ±105' EAST OF ITS CURRENT LOCATION TO ADHERE TO BILLBOARD SETBACK REQUIREMENTS.	11/02/2017	CCF
9	SWAP POLE SIGN LOCATIONS ON PARCEL D.	05/13/2018	CCF
10	REVISED TO REDUCE COMMON OPEN SPACE BY 10%; AND TO REMOVE ONE (1) VEHICULAR ACCESS POINT AND ~~MOVE THE REMAINING VEHICULAR ACCESS POINTS ON PARCEL A (PARCEL 2).~~	04/12/2019	CCF
△1	UPDATE GENERAL DESCRIPTION TO INCLUDE MEDICAL OFFICES, MULTI-FAMILY RESIDENTIAL, AND INDOOR FIRING/SHOOTING RANGE WITH EDUCATIONAL CENTER AND CLUB AS GENERAL ALLOWABLE USES.	10/20/2020	CCF

FERRIS ENGINEERING & SURVEYING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNING • MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE – BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 – FAX 225-292-0441

SHEET NO.: 1 OF 6

DRAWN BY: ST	CADFILE: CONCEPT PLAN	DATE: DECEMBER 13, 2012	PROJECT NO: 12-031	DWG NO.: TITLE

OCTOBER 2020

FINAL SET 10/23/20 PC SET

THE GREENS AT MILLERVILLE - Revision 11

ADJACENT PROPERTY OWNERS:

LOT 300 BRIAN BRIGGS 8780 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 302 PAULLIN GLORY 8840 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 304 BRIGG J. PLACIDE 8880 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 306 ALVIN G. J. JERVEY 8940 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 308 ALVIN G. J. JERVEY 8980 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 310 RUSSELL B. GAVELLO 8140 WEST FAIRHAVEN DR. BATON ROUGE, LA 70809	LOT 9 JOHNNY JOHNSON 11077 BRIDGE GATE DR. BAR, LA 70809
LOT 301 JOHN R. BRIGGS 8780 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 303 WALTER W. MAYFIELD 8820 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 305 MARY ANN REBECCA 8860 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 307 HOW CHUNG 8920 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 309 LAWRENCE SHERWOOD 8960 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 311 DANICA EVERY 1140 BRIDGE GATE BAR, LA 70809	LOT 10 CYNDRIA CRAFT 11077 BRIDGE GATE DR. BAR, LA 70809
LOT 302 BRETT J. VICCHIAR 8780 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 304 MICHAEL P. BURNS 8840 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 306 RUBI GREER 8880 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 308 JOSEPH R. HOWWALL 8940 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 310 GEORGE COLLIER 8980 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 312 JAMIE & JEFFREY SAMPSON 1120 BRIDGE GATE DR. BAR, LA 70809	LOT 11 DARCIA BRAY 11077 BRIDGE GATE DR. BAR, LA 70809
LOT 303 ROBYNN BOLLING 8780 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 305 BRIDGETT C. BIBBS 8840 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 307 RALPH H. STEWARD, JR. 8880 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 309 BRIGG L. BRIGGS 8940 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 311 LORA FAMILY TRUST 8980 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 13 RONNY BRIGHAM 1180 BRIDGE GATE DR. BAR, LA 70809	LOT 12 REGINALD FULLARD 11077 BRIDGE GATE DR. BAR, LA 70809
LOT 304 ANN BIRD 8780 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 306 CHARLES L. GRAMERCY 8840 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 308 MARY ANN SMITH 8880 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 310 RAUCHEED P. ACOSCA, JR. 8940 S. FAIRHAVEN DR. BATON ROUGE, LA 70809	LOT 312 JACKIE G. HAYNESWORTH 8980 S. FAIRHAVEN DR. BATON ROUGE, LA 70809	LOT 15 JANICE HANCOCK 1140 BRIDGE GATE DR. BAR, LA 70809	LOT 13 JENNIFER SMITH 11077 BRIDGE GATE DR. BAR, LA 70809
LOT 305 JOHNSON HALEY 8780 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 307 BETTY RUCKER 8840 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 309 BRIGLA HAUCKERT 8880 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 311 CHAIN HOMES LOUISIANA 8080 PLANT ROAD BATON ROUGE, LA 70814	LOT 313 CHARLES L. BRIGGS 8980 S. FAIRHAVEN DR. BATON ROUGE, LA 70809	LOT 14 BRIGG JOHNSON 1180 BRIDGE GATE DR. BAR, LA 70809	LOT 14 JONATHAN GONZALEZ 11077 BRIDGE GATE DR. BAR, LA 70809
LOT 306 RITA J. PEAK 8780 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 308 LAURIE BRIGGS 8840 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 310 BERNARD MAHOR 8880 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 312 BETTY MERRIGER FERRIGER 8940 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 40 ROBIN BRIGGS 8980 WEST FAIRHAVEN DR. BATON ROUGE, LA 70809	LOT 17 MERRIGER TYRON 1140 BRIDGE GATE DR. BAR, LA 70809	LOT 15 JOYCE BROOKS 11077 BRIDGE GATE DR. BAR, LA 70809
LOT 307 ALBERT H. LEWIS 8780 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 309 RODNEY C. HERRICK, JR. 8840 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 311 JONETTA COLE 8880 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 313 LLOYD SHAVER 8940 S. FAIRHAVEN AVE. BATON ROUGE, LA 70809	LOT 41 MORGAN, TERRISA VINCENT ANDRA L. CHAUDOIN DR. BAR, LA 70809	LOT 18 LEE ROCHELLE 1140 BRIDGE GATE DR. BAR, LA 70809	LOT 16 NORMA BAILER 11077 BRIDGE GATE DR. BAR, LA 70809

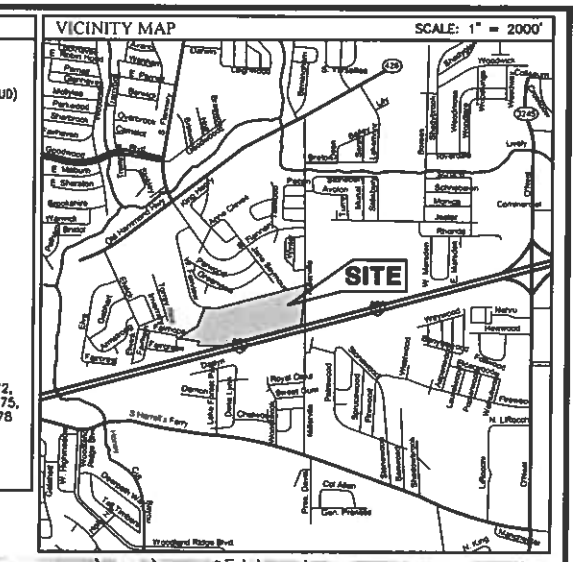
GENERAL NOTES:

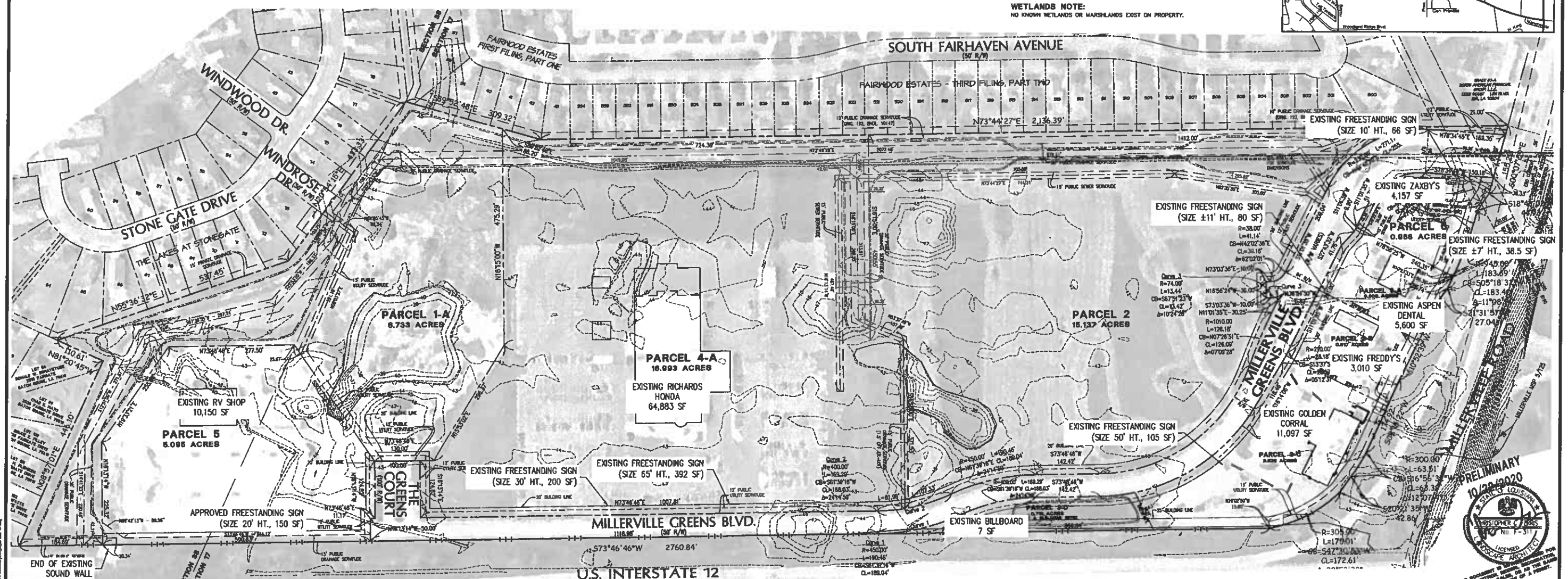
EXISTING ZONING:	PUD
EXISTING USE:	UNDEVELOPED, COMMERCIAL (PUD)
PROPOSED USE:	MULTI FAMILY RES., OFFICE/COMMERCIAL (PUD)
FUTURE LAND USE:	COMMERCIAL
CHARACTER AREA:	SUBURBAN
ACREAGE:	58.311
ZONING OF ADJOINING PARCELS:	RURAL
100-YEAR FLOOD:	ZONE "X"
ADJ. BASE FLOOD ELEV.:	40
SEWER:	CONNECTION TO W.S.T.N.
FIRE DISTRICT:	BATON ROUGE FIRE DEPARTMENT
ELECTRIC COMPANY:	ENTERGY
GAS COMPANY:	ENTERGY
TELEPHONE:	AT&T
CABLE TV:	COX CABLE
WATER DISTRICT:	BATON ROUGE WATER COMPANY, INC.
CPPC LOT ID#S:	1210411868, 1210411871, 1210411872, 1210421873, 1210421874, 1210421875, 1210421876, 1210411877, 1210411878
USDA-NRCS SOILS:	DEERFORD-VERDUN (DoA) FROST SILT LOAM (FoA)
EXISTING VEGETATION:	DISTURBED

WETLANDS NOTE:
NO KNOWN WETLANDS OR MARSHLANDS EXIST ON PROPERTY.

VICINITY MAP

SCALE: 1" = 2000'





MAP NOTE:
THIS MAP DOES NOT CONSTITUTE A LEGAL SURVEY OR SUBDIVISION OF LAND. MAP FOR PRELIMINARY SITE CONDITIONS INFORMATION ONLY.

NO.	REVISION	DATE	BY	CHK
1	CHANGED "TRIED SPACE/OPEN SPACE" TO "TOWNSIN OPEN SPACE" ADDED BILLBOARD LOCATE.	10/16/2012	DGF	CMK
2	REVISE PER OPPC COMMENTS RECEIVED 8/17/2012	10/16/2012	DGF	MAT
3	REVISE COMMON OPEN SPACE PER SUBMIT LAYOUT DWG NO 2 DESCRIPTION ON TITLE SHEET	10/16/2012	DGF	DGF
4	REVISED MAP TO INCLUDE ADDITIONAL ON PARCEL 6 & PROPOSED FULL SIGN ON PARCEL 4, "OUT" FULL 40'-0" (MAX) SIGN FACE AREA TO BE EXCEEDED BY 5% (PER ORDINANCE 4.4.1)	10/16/2012	DGF	DGF
5	REVISED PARCEL DATA TO ALLOW FOR A MIX OF USES AND UPDATED VEGETATION CHARTS, AND NOTES ACCORDINGLY.	10/16/2012	DGF	DGF
6	REVISED PARCEL 2 TO ADD TWO (2) PROPOSED POLE SIGNS, 1 AT FACE ABOVE AND REDUCE THE B.L.S.SIGN ON PARCEL 6 TO THE NORTH OF PARCEL 2 AS SHOWN. UPDATE PLANS ACCORDINGLY TO REFLECT NEW MANAGEMENT.	10/16/2012	DGF	DGF
7	REVISED PARCEL 2 TO ADD TWO (2) PROPOSED POLE SIGNS, 1 AT FACE ABOVE AND REDUCE THE B.L.S.SIGN ON PARCEL 6 TO THE NORTH OF PARCEL 2 AS SHOWN. UPDATE PLANS ACCORDINGLY TO REFLECT NEW MANAGEMENT. TO BE PROVIDED FOR FOR.	10/16/2012	DGF	DGF
8	REVISED PARCEL 2 TO ADD TWO (2) PROPOSED POLE SIGNS, 1 AT SOUTH OF PARCEL 2 ABOVE MILLERVILLE GREENS BLVD (FRONT OF PARCEL 2) AND 1 NEAR EAST OF ED. DRIVEWAY LOCATION TO ABOVE TO BILLBOARD ON PARCEL 6.	10/16/2012	DGF	DGF
9	SHOP POLE SIGN LOCATIONS ON PARCEL 6.	10/16/2012	DGF	DGF
10	REVISED TO REDUCE COMMON OPEN SPACE BY 1.00, CHANGE SIGN AND TO PROVIDE ONE (1) 10'L ACCESS POINT AND ALSO INC. ADDITIONAL 10'L ACCESS POINT ON PARCEL 4 (PARCEL 2)	10/16/2012	DGF	DGF
11	CHANGED LOCATION OF PARCEL 6 TO ALLOW FOR ADDITIONAL PARKING (PARCEL 2)	10/16/2012	DGF	DGF
12	REVISED PARCEL 2 TO ADD ADDITIONAL PARKING, ADD ADDITIONAL ACCESS POINT, ADD ADDITIONAL OFFICE AREA.	10/16/2012	DGF	DGF

TITLE: EXISTING CONDITIONS

PROJECT:

THE GREENS AT MILLERVILLE

DESCRIPTION: TRACT FCC-2-C OF THE FAIRWOOD COUNTRY CLUB PROPERTY, A 1.137 ACRE TRACT AND A 3.07 ACRE (J.C. AUCOIN) TRACT LOCATED IN SECTIONS 17 & 38, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT:
APPROPRIATE REAL ESTATE LLC.
7932 SUMMA AVENUE, SUITE B-1
BATON ROUGE, LA 70809

FERRIS ENGINEERING & SURVEYING, LLC.
CIVIL ENGINEERS · LAND SURVEYORS · LAND PLANNING · MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE – BATON ROUGE, LOUISIANA 70816 / PH 225-292-8838 – FAX 225-292-0441

SHEET NO.: 2 of 6

DRAWN BY: ST	CADFILE: CONCEPT PLAN	DATE: AUGUST 9, 2012	PROJECT NO: 12-031	DWG NO.: EXISTING

GENERAL DESCRIPTION:

THE GREENS AT MILLERVILLE - PUD

The Greens at Millerville - PUD will contain a total of 56.311 acres and will contain approximately 13.390 acres (23.78%) of common open space.

+/-4.311 acres are dedicated to Millerville Greens Boulevard and The Greens Court rights-of-way.

Area A, +/-15.100 acres, will contain commercial office/retail space.

Area B, +/-6.000 acres, will contain commercial space.

Area C, +/-5.100 acres, will contain commercial/retail space.

Area D, +/-8.700 acres, will contain commercial office/retail space.

Area E, +/-17.100 acres, will contain commercial/office/retail and/or multi-family residential space. Allowable uses include automobile sales and service, RV sales and service, and multi-family residential. Area E will also require a 150 ft. building setback from the adjacent single-family residential lots and will provide a security fence and minimum 6 ft. ht. hedge to act as additional buffering.

Allowable uses in Areas A, B, C, and D include: retail sales, professional offices, restaurants, hotel/motel, financial institutions and banks, personal services and specialty shops, heath clubs, dry cleaners, drug stores, restaurants serving alcohol, fueling stations and convenience stores selling alcohol, automobile sales, service, RV sales and service, and billboards. The maximum building height for all Areas will not exceed 150% of adjacent zoning district's maximum building height.

Signage to be provided per the Final Development Plan.

*The total commercial square footage for the site will not exceed the total square footage as listed in the table of uses.

SEWAGE DISPOSAL:

NO PERSON 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.

MINIMUM SETBACKS

AS INDICATED ON DRAWING

ACCESS NOTE:

MAIN ACCESS ROAD (SHADED IN GRAY) WILL BE A PUBLIC ROAD. ALL OTHER DRIVES AND PARKING WILL BE PRIVATELY OWNED AND MAINTAINED.

SEQUENCE OF CONSTRUCTION:

CONSTRUCTION IS COMPLETE ON THE MILLERVILLE GREENS BOULEVARD. INDIVIDUAL PARCELS WILL BEGIN CONSTRUCTION UPON APPROVAL OF FINAL DEVELOPMENT PLANS AND PERMIT DRAWINGS. CONSTRUCTION ON PARCELS B AND C IS ANTICIPATED TO BEGIN IN 2016. PARCELS A, D, AND E ARE EXPECTED TO FOLLOW AS SOON AS SALES ARE FINALIZED, FINAL DEVELOPMENT PLANS ARE APPROVED, AND PERMIT DRAWINGS ARE COMPLETED; POTENTIALLY AS EARLY AS 2017.

NOTE:

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 ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

DRAINAGE NOTE

THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.2 OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF BATON ROUGE, PARISH OF EAST BATON ROUGE AND COMMON ENGINEERING PRACTICE. IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE, THE DESIGN ACCOMMODATES THE USE OF VEGETATIVE FILTER STRIPS IN COMBINATION WITH VEGETATIVE SWALES. EACH CATCH BASIN WILL BE SURROUNDED BY FILTER STRIPS, THUS TREATING ALL RUNOFF FOR POSSIBLE CONTAMINANTS. INITIALLY, STORM RUNOFF WILL DRAIN ONTO A FILTER STRIP. RUNOFF WILL THEN TRAVEL ACROSS THE FILTER STRIPS FOR TREATMENT AND THROUGH SMALL VEGETATIVE SWALES TO A SUBSURFACE DRAINAGE SYSTEM.

GREENSPACE (INCLUDED IN COMMON OPEN SPACE CALCS)

COMMON OPEN SPACE/DETENTION/RETENTION

GENERAL NOTES:

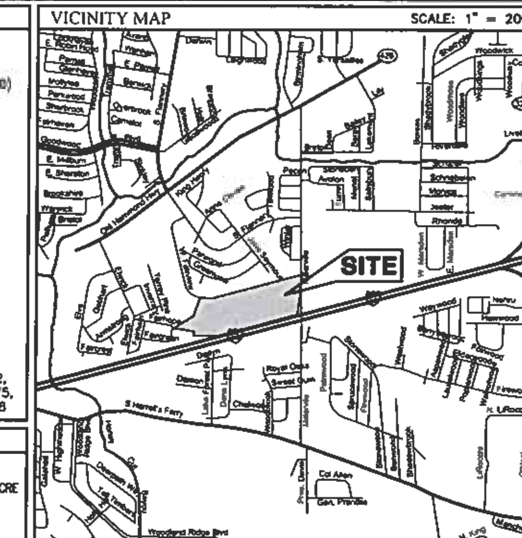
EXISTING ZONING:	PUD
EXISTING USE:	UNDEVELOPED, COMMERCIAL (PUD)
PROPOSED USE:	MULTI FAMILY RES., OFFICE/COMMERCIAL (PUD)
FUTURE LAND USE:	COMMERCIAL
CHARACTER AREA:	SUBURBAN
ACREAGE:	56.311
ZONING OF ADJOINING PARCELS:	RURAL
100-YEAR FLOOD:	ZONE "X"
ADJ. BASE FLOOD ELEV.:	40
SEWER:	CONNECTION TO W.S.T.N.
FIRE DISTRICT:	BATON ROUGE FIRE DEPARTMENT
ELECTRIC COMPANY:	ENTERGY
GAS COMPANY:	ENTERGY
TELEPHONE:	AT&T
CABLE TV:	COX CABLE
WATER DISTRICT:	BATON ROUGE WATER COMPANY, INC.
CPPC LOT ID#S:	1210411888, 1210411871, 1210411872, 1210421873, 1210421874, 1210421875, 1210421876, 1210411877, 1210411878

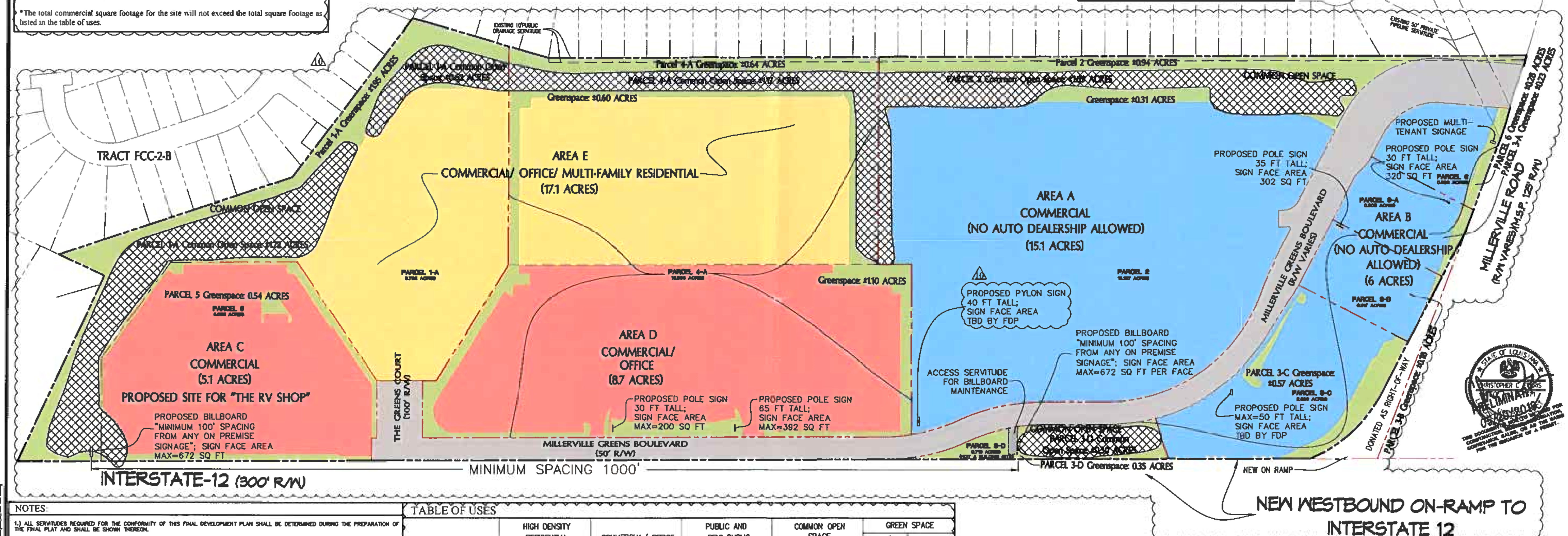
BUILDING NOTES:

TOTAL NUMBER OF RESIDENTIAL UNITS:	320
RESIDENTIAL DENSITY/INTENSITY:	33.68 UNITS/ACRE
TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE:	393,000 SF
BUILDING HEIGHTS:	TBD BY FDP
NUMBER OF STORIES:	TBD BY FDP

VICINITY MAP

SCALE: 1" = 2000'





NOTES:

1.) ALL SERVITUDES REQUIRED FOR THE CONFORMITY OF THIS FINAL DEVELOPMENT PLAN SHALL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLAT AND SHALL BE SHOWN THEREON.

2.) 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.

3.) STORM WATER COLLECTION AND DISCHARGE WILL BE DESIGNED IN ACCORDANCE WITH THE DEPARTMENT OF DEVELOPMENT 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.

4.) SANITARY SEWER DISPOSAL SHALL BE CONNECTED TO W.S.T.N.

5.) 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.

6.) 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.

7.) 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.

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

9.) 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 DEVELOPMENT. THE CONTOURS SHOWN HEREON ARE BASED ON LIDAR CONTOURS.

10.) DOTD PERMIT HAS BEEN APPLIED FOR.

11.) EACH PARCEL WILL HAVE A CENTRALIZED MAIL KIOSK PER USPS STANDARDS.

TABLE OF USES

	HIGH DENSITY RESIDENTIAL	COMMERCIAL/ OFFICE	PUBLIC AND SEMI PUBLIC	COMMON OPEN SPACE	GREEN SPACE REQ'D	GREEN SPACE PLANNED
TOTAL # OF UNITS	320	N/A	N/A	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDING	N/A	393,000	N/A	N/A	N/A	N/A
TOTAL ACREAGE	9.500 (MIX OF POTENTIAL USES*)	42.921	N/A	13.390	6.695	7.690
PERCENTAGE OF SITE	16.87% (MIX OF POTENTIAL USES*)	76.22%	N/A	23.78%	11.89%	13.66%
DENSITY	33.68 UNITS/ACRE	N/A	N/A	N/A	N/A	N/A

*9.500 ACRES (16.87% OF SITE) SHOWN AS A MIX OF POTENTIAL USES. NOTE THAT THE 9.500 ACRES IS ACTUALLY PART OF THE 42.921 ACRE COMMERCIAL/OFFICE CALCULATIONS.
42.921 + 13.390 = 56.311 ACRES

NO.	REVISION	DATE:	BY:
1	CHANGED "GREEN SPACE/OPEN SPACE" TO "COMMON OPEN SPACE." ADDED BILLBOARDS USAGE.	[illegible]	CJK
2	REVISE PER CPPC COMMENTS RECEIVED 8/17/2015	[illegible]	MAT
3	REVISE COMMON OPEN SPACE PER TENANT LAYOUT (SEE REV 3 DESCRIPTION ON TITLE SHEET)	[illegible]	CCF
4	REMOVE MULTI-TENANT SIGNAGE ON PARCEL D. PROPOSED POLE SIGN ON PARCEL A, 100' TALL; 482-SF (MAX) SIGN FACE AREA. PROPOSED POLE SIGN ON PARCEL B, 50' TALL; SIGN FACE AREA TO BE DETERMINED BY FINAL DEVELOPMENT PLAT	3/02/2016	DSR
5	REVISED PARCEL DATA TO ALLOW FOR A MIX OF USES AND UPDATED CIRCULATION, CHARTS, AND NOTES ACCORDINGLY.	[illegible]	CCF
6	REVISED PARCEL D TO ADD TWO (2) PROPOSED POLE SIGNS: 1. 65 FT TALL; MAX SIGN FACE AREA= 392SF, 2. 30 FT TALL; MAX SIGN FACE AREA= 200SF AND RELOCATE THE BILLBOARD ON PARCEL D TO THE WEST ON PARCEL E AS SHOWN. UPDATE PLANS ACCORDINGLY TO REFLECT NEW BOUNDARIES.	[illegible]	CCF
7	REVISED PARCEL B TO ADD TWO (2) PROPOSED POLE SIGNS: 1. 35 FT TALL; MAX SIGN FACE AREA= 302SF, 2. 30 FT TALL; MAX SIGN FACE AREA= 320SF; AND REVISED SIGN NOTE TO STATE: "SIGNAGE TO BE PROVIDED PER FDP."	[illegible]	CCF
8	RELOCATE BILLBOARD IN COMMON AREA (WEST OF PARCEL B AND SOUTH OF PARCEL A (ACROSS MILLERVILLE GREENS BOULEVARD)) ±100' EAST OF ITS CURRENT LOCATION TO ADHERE TO BILLBOARD SETBACK REQUIREMENTS.	[illegible]	CCF
9	SWAP POLE SIGN LOCATIONS ON PARCEL D.	[illegible]	CCF
10	REVISED TO REDUCE COMMON OPEN SPACE BY 10%; CHANGE SIGN; AND TO REMOVE ONE (1) VEH. ACCESS POINT AND MOVE THE REMAINING VEH. ACCESS POINTS ON PARCEL A (PARCEL 2).	[illegible]	CCF

RATCLIFF ENGINEERING SERVICES, LLC
P.O. BOX 16261
GALVESTON, TEXAS 77552-6261
OFFICE (512) 805-7987
LAPELS FIRM #EF-6815

TITLE: PREVIOUSLY APPROVED CONCEPT PLAN

PROJECT: THE GREENS AT MILLERVILLE

DESCRIPTION: TRACT FCC-2-C OF THE FAIRWOOD COUNTRY CLUB PROPERTY, A 1.137 ACRE TRACT AND A 3.07 ACRE (J.C. AUCOIN) TRACT LOCATED IN SECTIONS 17 & 38, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: APPROPRIATE REAL ESTATE LLC.
7932 SUMMA AVENUE, SUITE B-1
BATON ROUGE, LA 70809

FERRIS ENGINEERING & SURVEYING, L.L.C.
CIVIL ENGINEERS · LAND SURVEYORS · LAND PLANNING · MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 - FAX 225-292-0441

DRAWN BY: ST | CADFILE: CONCEPT PLAN | DATE: AUGUST 6, 2015 | PROJECT NO: 12-031 | DWG NO.: CONCEPT

GENERAL DESCRIPTION:

THE GREENS AT MILLERVILLE - PUD

The Greens at Millerville - PUD will contain a total of 56.311 acres and will contain approximately 13.390 acres (23.78%) of common open space

+/-4.311 acres are dedicated to Millerville Greens Boulevard and The Greens Court rights-of-way

Area A, +/-15.100 acres, will contain commercial space and/or multi-family residential

Area B, +/-6.000 acres, will contain commercial space

Area C, +/-5.100 acres, will contain commercial/retail space

Area D, +/-8.700 acres, will contain commercial office/retail space

Area E, +/-17.100 acres, will contain commercial/office/retail and/or multi-family residential space. Allowable uses include automobile sales and service, RV sales and service, and multi-family residential. Area E will also require a 150 ft. building setback from the adjacent single-family residential lots and will provide a security fence and minimum 6 ft. ht. hedge to act as additional buffering.

Allowable uses in Areas A, B, C, and D include: retail sales, professional and/or medical offices, restaurants, hotel/motel, financial institutions and banks, personal services and specialty shops, indoor firing/shooting range with educational center and club, multi-family residential, heath clubs, dry cleaners, drug stores, restaurants serving alcohol, fueling stations and convenience stores selling alcohol, automobile sales, service, RV sales and service, and billboards. The maximum building height for all Areas will not exceed 150% of adjacent zoning district's maximum building height.

Signage to be provided per the Final Development Plan.

*The total commercial square footage for the site will not exceed the total square footage as listed in the table of uses.

SEWAGE DISPOSAL:

NO PERSON 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.

MINIMUM SETBACKS:

AS INDICATED ON DRAWING

ACCESS NOTE:

MAIN ACCESS ROAD (SHADED IN GRAY) WILL BE A PUBLIC ROAD. ALL OTHER DRIVES AND PARKING WILL BE PRIVATELY OWNED AND MAINTAINED.

SEQUENCE OF CONSTRUCTION:

CONSTRUCTION IS COMPLETE ON THE MILLERVILLE GREENS BOULEVARD. INDIVIDUAL PARCELS WILL BEGIN CONSTRUCTION UPON APPROVAL OF FINAL DEVELOPMENT PLANS AND PERMIT DRAWINGS. CONSTRUCTION ON PARCELS B AND C IS ANTICIPATED TO BEGIN IN 2016. PARCELS A, D, AND E ARE EXPECTED TO FOLLOW AS SOON AS SALES ARE FINALIZED, FINAL DEVELOPMENT PLANS ARE APPROVED, AND PERMIT DRAWINGS ARE COMPLETED; POTENTIALLY AS EARLY AS 2017.

NOTE:

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 ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

DRAINAGE NOTE:

THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.2 OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF BATON ROUGE, PARISH OF EAST BATON ROUGE AND COMMON ENGINEERING PRACTICE. IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE, THE DESIGN ACCOMMODATES THE USE OF VEGETATIVE FILTER STRIPS IN COMBINATION WITH VEGETATIVE SWALES. EACH CATCH BASIN WILL BE SURROUNDED BY FILTER STRIPS, THUS TREATING ALL RUNOFF FOR POSSIBLE CONTAMINANTS. INITIALLY, STORM RUNOFF WILL DRAIN ONTO A FILTER STRIP. RUNOFF WILL THEN TRAVEL ACROSS THE FILTER STRIPS FOR TREATMENT AND THROUGH SMALL VEGETATIVE SWALES TO A SUBSURFACE DRAINAGE SYSTEM.

GREENSPACE (INCLUDED IN COMMON OPEN SPACE CALCS)

COMMON OPEN SPACE/DETENTION/RETENTION

GENERAL NOTES:

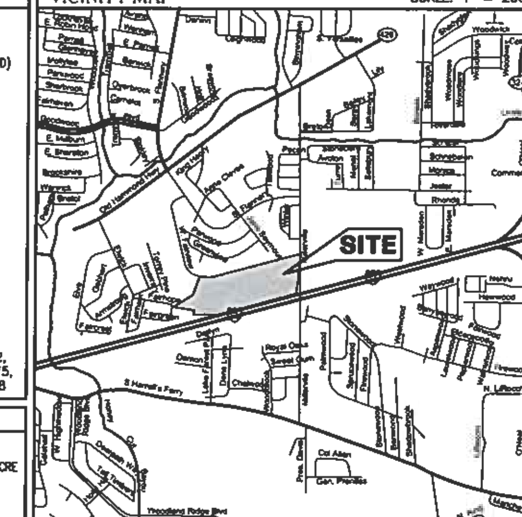
EXISTING ZONING:	PUD
EXISTING USE:	UNDEVELOPED, COMMERCIAL (PUD)
PROPOSED USE:	MULTI FAMILY RES., OFFICE/COMMERCIAL (PUD)
FUTURE LAND USE:	COMMERCIAL
CHARACTER AREA:	SUBURBAN
ACREAGE:	56.311
ZONING OF ADJOINING PARCELS:	RURAL
100-YEAR FLOOD:	ZONE "X"
ADJ. BASE FLOOD ELEV.:	40
SEWER:	CONNECTION TO W.S.T.N.
FIRE DISTRICT:	BATON ROUGE FIRE DEPARTMENT
ELECTRIC COMPANY:	ENTERGY
GAS COMPANY:	ENTERGY
TELEPHONE:	AT&T
CABLE TV:	COX CABLE
WATER DISTRICT:	BATON ROUGE WATER COMPANY, INC.
CPPC LOT ID/S:	1210411868, 1210411871, 1210411872, 1210421873, 1210421874, 1210421875, 1210421876, 1210411877, 1210411878

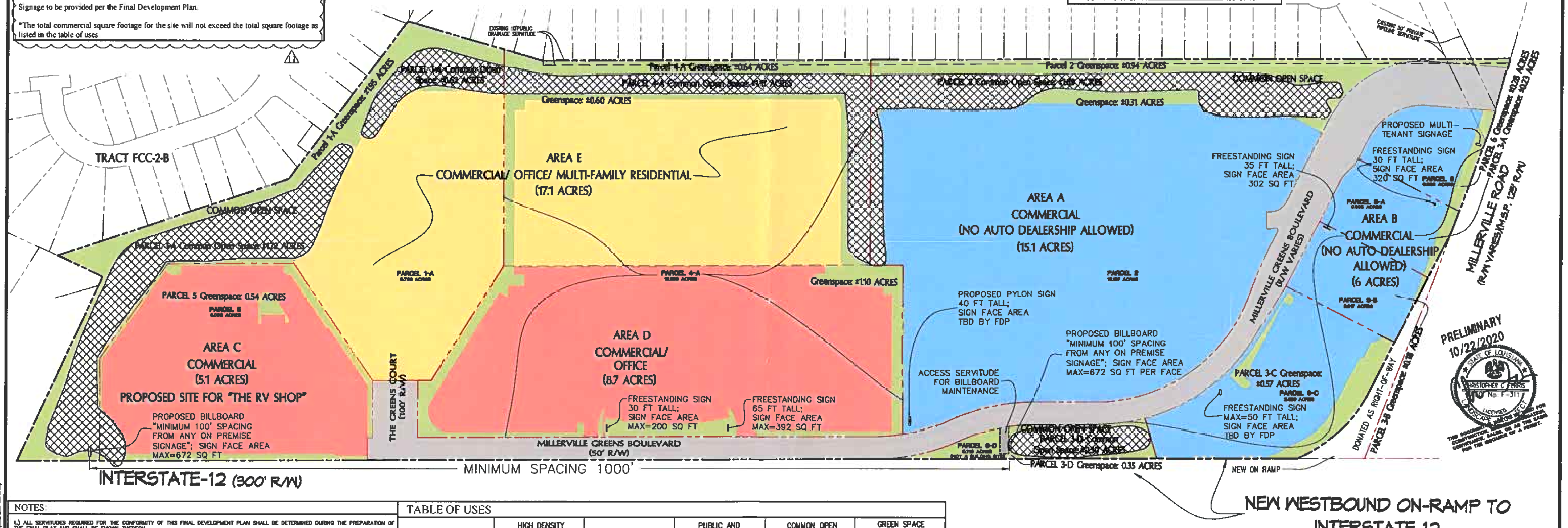
BUILDING NOTES:

TOTAL NUMBER OF RESIDENTIAL UNITS:	320
RESIDENTIAL DENSITY/INTENSITY:	33.68 UNITS/ACRE
TOTAL COMMERCIAL BUILDING SQUARE FOOTAGE:	393,000 SF
BUILDING HEIGHTS:	TBD BY FDP
NUMBER OF STORIES:	TBD BY FDP

VICINITY MAP

SCALE: 1" = 2000'





PRELIMINARY
10/22/2020

STATE OF LOUISIANA
CHRISTOPHER C. FERRIS
No. F-3117
LICENSED
LANDSCAPE ARCHITECT

THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

NOTES:

1.) ALL SERVITUDES REQUIRED FOR THE CONFORMITY OF THIS FINAL DEVELOPMENT PLAN SHALL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLAT AND SHALL BE SHOWN THEREON.

2.) 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.

3.) STORM WATER COLLECTION AND DISCHARGE WILL BE DESIGNED IN ACCORDANCE WITH THE DEPARTMENT OF DEVELOPMENT 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.

4.) SANITARY SEWER DISPOSAL SHALL BE CONNECTED TO W.S.T.N.

5.) 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.

6.) 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.

7.) 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.

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

9.) 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 DEVELOPMENT. THE CONTOURS SHOWN HEREON ARE BASED ON LIDAR CONTOURS.

10.) DOTD PERMIT PREVIOUSLY APPLIED FOR AND APPROVED. ANY SUBSEQUENT DOTD PERMITS WILL BE APPLIED FOR ACCORDINGLY.

11.) EACH PARCEL WILL HAVE A CENTRALIZED MAIL KIOSK PER USPS STANDARDS.

TABLE OF USES

	HIGH DENSITY RESIDENTIAL	COMMERCIAL/ OFFICE	PUBLIC AND SEMI PUBLIC	COMMON OPEN SPACE	GREEN SPACE REQ'D	GREEN SPACE PLANNED
TOTAL # OF UNITS	320	N/A	N/A	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDING	N/A	393,000	N/A	N/A	N/A	N/A
TOTAL ACREAGE	9.500 (MIX OF POTENTIAL USES*)	42.921	N/A	13.390	6.695	7.690
PERCENTAGE OF SITE	16.87% (MIX OF POTENTIAL USES*)	76.22%	N/A	23.78%	11.89%	13.66%
DENSITY	33.68 UNITS/ACRE	N/A	N/A	N/A	N/A	N/A

*9.500 ACRES (16.87% OF SITE) SHOWN AS A MIX OF POTENTIAL USES. NOTE THAT THE 9.500 ACRES IS ACTUALLY PART OF THE 42.921 ACRE COMMERCIAL/OFFICE CALCULATIONS.
42.921 + 13.390 = 56.311 ACRES

NO.	REVISION	DATE:	BY:
1	CHANGED "GREEN SPACE/OPEN SPACE" TO "COMMON OPEN SPACE" AND ADDED BILLBOARDS USAGE.	[illegible]	CJK
2	REVISE PER OPPC COMMENTS RECEIVED 8/17/2015.	[illegible]	MAT
3	REVISE COMMON OPEN SPACE PER TENANT LAYOUT (SEE REV 3 DESCRIPTION ON TITLE SHEET).	[illegible]	CCF
4	REMOVE MULTI-TENANT SIGNAGE ON PARCEL D. PROPOSED POLE SIGN ON PARCEL A, 100' TALL; 482-SF (MAX) SIGN FACE AREA. PROPOSED POLE SIGN ON PARCEL B, 30' TALL; SIGN FACE AREA TO BE DETERMINED BY FINAL DEVELOPMENT PLAN	[illegible]	DSR
5	REVISED PARCEL DATA TO ALLOW FOR A MIX OF USES AND UPDATED CIRCULATION, CHARTS, AND NOTES ACCORDINGLY.	[illegible]	CCF
6	REVISED PARCEL D TO ADD TWO (2) PROPOSED POLE SIGNS; 1. 65 FT TALL; MAX SIGN FACE AREA= 392SF, 2. 30 FT TALL; MAX SIGN FACE AREA= 200SF AND RELOCATE THE BILLBOARD ON PARCEL E TO THE WEST OR PARCEL E AS SHOWN. UPDATE PLANS ACCORDINGLY TO REFLECT NEW BOUNDARIES.	[illegible]	CCF
7	REVISED PARCEL B TO ADD TWO (2) PROPOSED POLE SIGNS; 1. 35 FT TALL; MAX SIGN FACE AREA= 302SF, 2. 30 FT TALL; MAX SIGN FACE AREA= 320SF; AND REVISED SIGN NOTE TO STATE: "SIGNAGE TO BE PROVIDED PER FDP."	[illegible]	CCF
8	RELOCATE BILLBOARD IN COMMON AREA (WEST OF PARCEL 6 AND SOUTH OF PARCEL A (ACROSS MILLERVILLE GREENS BOULEVARD)) ±100' EAST OF ITS CURRENT LOCATION TO ADHERE TO BILLBOARD SETBACK REQUIREMENTS.	[illegible]	CCF
9	SWAP POLE SIGN LOCATIONS ON PARCEL D.	[illegible]	CCF
10	REVISED TO REDUCE COMMON OPEN SPACE BY 10%; CHANGE SIGN; AND TO REMOVE ONE (1) VEH. ACCESS POINT AND MOVE THE REMAINING VEH. ACCESS POINTS ON PARCEL A (PARCEL 2).	[illegible]	CCF
11	UPDATE GENERAL DESCRIPTION TO INCLUDE INDOOR FIRING/SHOOTING RANGE, MFR, AND MEDICAL OFFICE USES.	[illegible]	CCF

TITLE: REVISED CONCEPT PLAN

PROJECT: THE GREENS AT MILLERVILLE

DESCRIPTION: TRACT FCC-2-C OF THE FAIRWOOD COUNTRY CLUB PROPERTY, A 1.137 ACRE TRACT AND A 3.07 ACRE (J.C. AUCOIN) TRACT LOCATED IN SECTIONS 17 & 38, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: APPROPRIATE REAL ESTATE LLC.
7932 SUMMA AVENUE, SUITE B-1
BATON ROUGE, LA 70809

FERRIS ENGINEERING & SURVEYING, LLC.
CIVIL ENGINEERS · LAND SURVEYORS · LAND PLANNING · MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 - FAX 225-292-0441

SHEET NO.: 4 OF 6

DRAWN BY: ST | CADFILE: CONCEPT PLAN | DATE: AUGUST 6, 2015 | PROJECT NO: 12-031 | DWG NO.: CONCEPT

SEWAGE DISPOSAL:

NO PERSON 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.

MINIMUM SETBACKS:

AS INDICATED ON DRAWING

ACCESS NOTE:

MAIN ACCESS ROAD (MILLERVILLE GREENS BOULEVARD) WILL BE A PUBLIC ROAD. ALL OTHER DRIVES AND PARKING WILL BE PRIVATELY OWNED AND MAINTAINED.

EMERGENCY ACCESS STIPULATIONS:

THE ROAD CONNECTION TO THE WEST WILL BE "EMERGENCY ACCESS" ONLY. UNRESTRICTED PEDESTRIAN AND BICYCLE ACCESS WILL BE ALLOWED AT THIS POINT, WHILE VEHICULAR ACCESS WILL BE PROHIBITED BY A CRASH GATE FOR EMERGENCY VEHICLES ONLY.

NOTE:

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 ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY. IN PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

DRAINAGE NOTE:

THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.2 OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF BATON ROUGE, PARISH OF EAST BATON ROUGE AND COMMON ENGINEERING PRACTICE. IN ORDER TO PREVENT POLLUTANTS FROM LEAVING THE SITE, THE DESIGN ACCOMMODATES THE USE OF VEGETATIVE FILTER STRIPS IN COMBINATION WITH VEGETATIVE SWALES. EACH CATCH BASIN WILL BE SURROUNDED BY FILTER STRIPS, THUS TREATING ALL RUNOFF FOR POSSIBLE CONTAMINANTS. INITIALLY, STORM RUNOFF WILL DRAIN ONTO A FILTER STRIP. RUNOFF WILL THEN TRAVEL ACROSS THE FILTER STRIPS FOR TREATMENT AND THROUGH SMALL VEGETATIVE SWALES TO A SUBSURFACE DRAINAGE SYSTEM.

CONCEPT GRAPHICS SCHEDULE

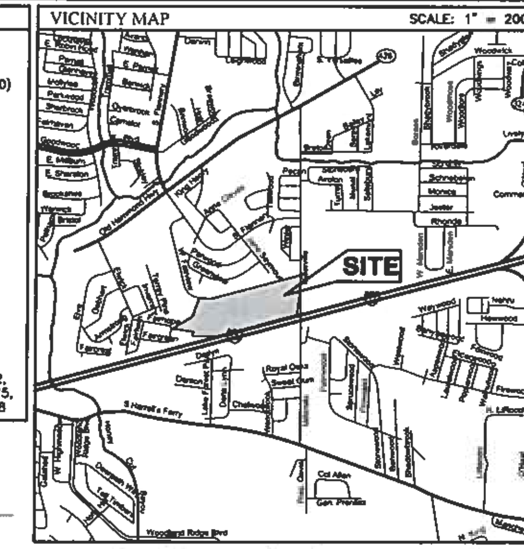
SYMBOL	NOTES
(red star)	PEDESTRIAN ACCESS POINT
(blue star)	VEHICULAR ACCESS POINT
(blue dashed line)	VEHICULAR CIRCULATION
(red hatched line)	PEDESTRIAN CIRCULATION
(dark blue bars)	EMERGENCY ACCESS (ONLY)*
(blue fill)	POND AREA

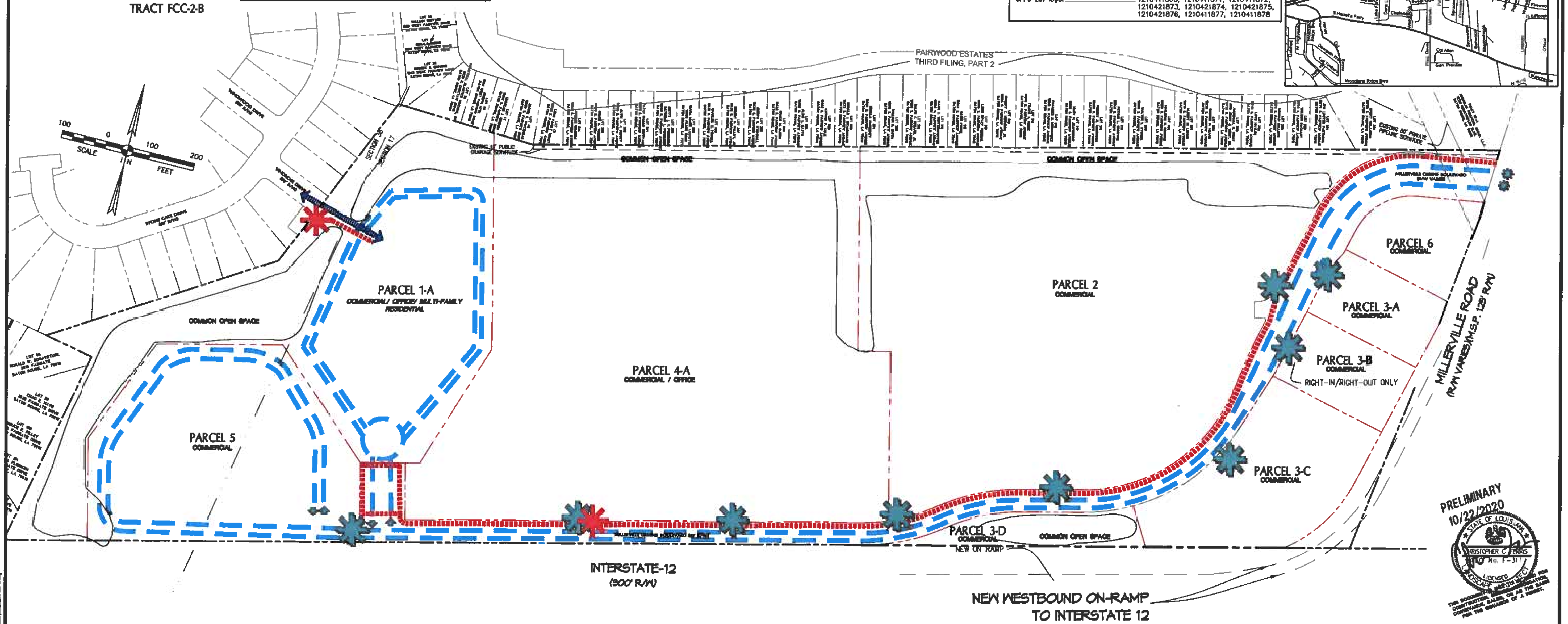
GENERAL NOTES:

EXISTING ZONING:	PUD
EXISTING USE:	UNDEVELOPED, COMMERCIAL (PUD)
PROPOSED USE:	MULTI FAMILY RES., OFFICE/COMMERCIAL (PUD)
FUTURE LAND USE:	COMMERCIAL
CHARACTER AREA:	SUBURBAN
ACREAGE:	56.311
ZONING OF ADJOINING PARCELS:	RURAL
100-YEAR FLOOD:	ZONE "X"
ADJ. BASE FLOOD ELEV.:	40
SEWER:	CONNECTION TO W.S.T.N.
FIRE DISTRICT:	BATON ROUGE FIRE DEPARTMENT
ELECTRIC COMPANY:	ENTERGY
GAS COMPANY:	ENTERGY
TELEPHONE:	AT&T
CABLE TV:	COX CABLE
WATER DISTRICT:	BATON ROUGE WATER COMPANY, INC.
CPPC LOT ID/S:	1210411868, 1210411871, 1210411872, 1210421873, 1210421874, 1210421875, 1210421876, 1210411877, 1210411878

VICINITY MAP

SCALE: 1" = 2000'





NO.	REVISION	DATE:	BY:
1	CHANGED "GREEN SPACE/OPEN SPACE" TO "COMMON OPEN SPACE" AND ADDED BILLBOARDS USAGE.	[illegible]	CJK
2	REVISE PER OPPC COMMENTS RECEIVED 6/17/2015.	[illegible]	MAT
3	REVISE COMMON OPEN SPACE PER TENANT LAYOUT (SEE REV 3 DESCRIPTION ON TITLE SHEET).	[illegible]	CCF
4	REMOVE MULTI-TENANT SIGNAGE ON PARCEL D. PROPOSED POLE SIGN ON PARCEL A, 100' TALL; 462-SF (MAX) SIGN FACE AREA. PROPOSED POLE SIGN ON PARCEL B, 50' TALL; SIGN FACE AREA TO BE DETERMINED BY FINAL DEVELOPMENT PLAT	[illegible]	DSR
5	REVISED PARCEL DATA TO ALLOW FOR A MIX OF USES AND UPDATED CIRCULATION, CHARTS, AND NOTES ACCORDINGLY.	[illegible]	CCF
6	REVISED PARCEL D TO ADD TWO (2) PROPOSED POLE SIGNS: 1. 65 FT TALL; MAX SIGN FACE AREA= 322SF, 2. 30 FT TALL; MAX SIGN FACE AREA= 300SF AND RELOCATE THE BILLBOARD ON PARCEL D TO THE WEST ON PARCEL E AS SHOWN. UPDATE PLANS ACCORDINGLY TO REFLECT NEW BOUNDARIES.	[illegible]	CCF
7	REVISED PARCEL B TO ADD TWO (2) PROPOSED POLE SIGNS: 1. 35 FT TALL; MAX SIGN FACE AREA= 300SF, 2. 30 FT TALL; MAX SIGN FACE AREA= 300SF; AND REVISED SIGN NOTE TO STATE: "SIGNAGE TO BE PROVIDED PER FDP."	[illegible]	CCF
8	RELOCATE BILLBOARD IN COMMON AREA (WEST OF PARCEL B AND SOUTH OF PARCEL A (ACROSS MILLERVILLE GREENS BOULEVARD)) ±100' EAST OF ITS CURRENT LOCATION TO ADHERE TO BILLBOARD SETBACK REQUIREMENTS.	11/08/2017	CCF
9	SWAP POLE SIGN LOCATIONS ON PARCEL D.	11/[illegible]/2017	CCF
10	REVISED TO REDUCE COMMON OPEN SPACE BY 10%; CHANGE SIGN; AND TO REMOVE ONE (1) VEH. ACCESS POINT AND MOVE THE REMAINING VEH. ACCESS POINTS ON PARCEL A (PARCEL 2).	[illegible]	CCF
11	UPDATE GENERAL DESCRIPTION TO INCLUDE INDOOR FIRING/SHOOTING RANGE, HDR, AND MEDICAL OFFICE USES.	[illegible]	CCF

TITLE: CIRCULATION PLAN

PROJECT: THE GREENS AT MILLERVILLE

DESCRIPTION: TRACT FCC-2-C OF THE FAIRWOOD COUNTRY CLUB PROPERTY, A 1.137 ACRE TRACT AND A 3.07 ACRE (J.C. AUCOIN) TRACT LOCATED IN SECTIONS 17 & 38, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: APPROPRIATE REAL ESTATE LLC.
7932 SUMMA AVENUE, SUITE B-1
BATON ROUGE, LA 70809

FERRIS ENGINEERING & SURVEYING, LLC.
CIVIL ENGINEERS · LAND SURVEYORS · LAND PLANNING · MUNICIPAL/HIGHWAY
11854 BRICKSOME AVENUE · BATON ROUGE, LOUISIANA 70816 / PH 225-292-6838 · FAX 225-292-0441

SHEET NO.: 5 of 6

DRAWN BY: ST | CADFILE: CONCEPT PLAN | DATE: AUGUST 9, 2012 | PROJECT NO: 12-031 | DWG NO.: CIRCULATION

FRONT ELEVATION

FRONT ELEVATION

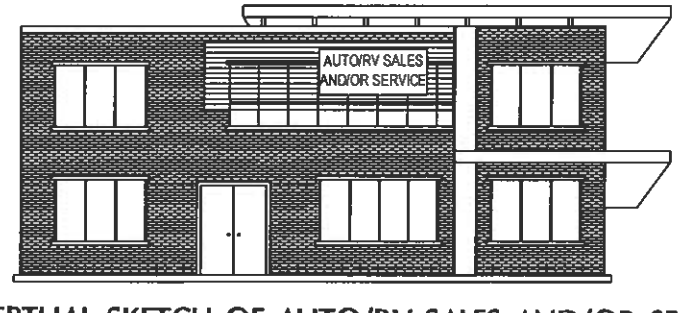
SIDE ELEVATION

CONCEPTUAL SKETCH OF RETAIL

N.T.S.

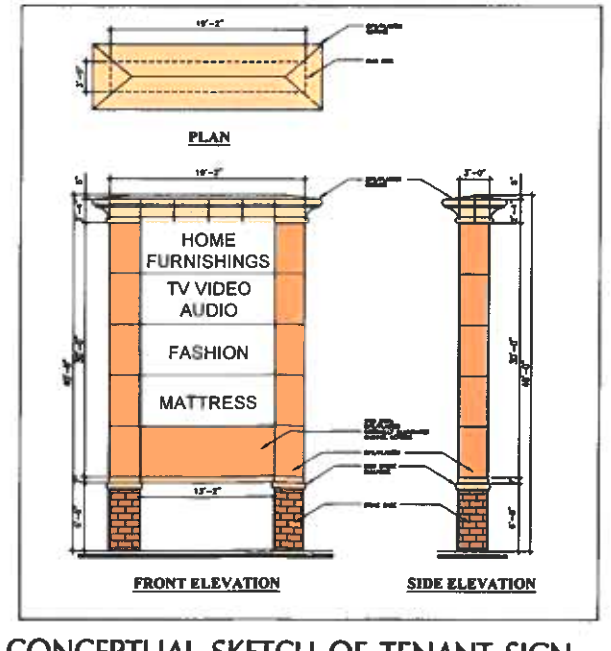
CONCEPTUAL SKETCH OF RESTAURANT

N.T.S.



CONCEPTUAL SKETCH OF AUTO/RV SALES AND/OR SERVICE

N.T.S.



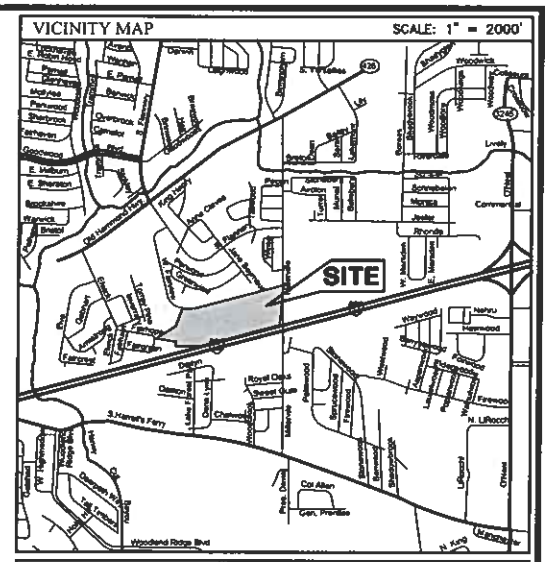
CONCEPTUAL SKETCH OF TENANT SIGN

N.T.S.

CONCEPTUAL SKETCH OF MULTI-FAMILY RESIDENTIAL

N.T.S.

VICINITY MAP — SCALE: 1" = 2000'



GENERAL NOTES:

EXISTING ZONING:	PUD CONCEPT
PROPOSED USE:	MULTI FAMILY RES., OFFICE/COMMERICAL (PUD)
COMPREHENSIVE PLAN LANDUSE:	TOWN CENTER
ACREAGE:	57.1
PARKING:	CONCRETE
SIDEWALKS:	5' CONCRETE
100-YEAR FLOOD:	ZONE "X"
ADJ. BASE FLOOD ELEV.:	40
SEWER:	CONNECTION TO W.S.T.N.
FIRE DISTRICT:	BATON ROUGE FIRE DEPARTMENT
ELECTRIC COMPANY:	ENTERGY
GAS COMPANY:	ENTERGY
TELEPHONE:	AT&T
CABLE TV:	COX CABLE
WATER DISTRICT:	BATON ROUGE WATER COMPANY, INC.
CPPCID:	1210411868, 1210411871, 1210411872, 1210421873, 1210421874, 1210421875, 1210421876, 1210411877, 1210411878

NO.	DATE	BY	REVISION
1	9/16/2010	CJK	CHANGED "MEDIA SPACE/OPEN SPACE" TO "TOWNSIDE OPEN SPACE" AND ADDED BILLBOARD SIGNS.
2	10/26/2010	MAT	NOTE FOR CPPC COMMENTS RECORDED 9/17/2010.
3	1/26/2012	CDF	NOTE CHANGED OPEN SPACE FOR TENANT LEASE (SEE REV 3 DESCRIPTION ON TITLE SHEET).
4	3/16/2012	DDR	REVISED MULTI-TENANT SIGNAGE ON PARCEL D. PROPOSED POLE SIGN ON PARCEL A, 10' TALL 40SF/SF SIGN. PROPOSED POLE SIGN ON PARCEL B, 10' TALL 40SF/SF SIGN. SIGN FACE AREA TO BE DETERMINED BY FINAL DEVELOPMENT PLAN.
5	6/14/2012	CDF	REVISED PARCEL B TO ADD TWO (2) PROPOSED POLE SIGNS, 1.38 FT TALL 144 SQFT PER SIDE AND 2.38 FT TALL 144 SQFT PER SIDE. PROPOSED SIGNS TO BE LOCATED ON PARCEL B TO THE WEST ON PARCEL C AND SOUTH. UPDATE PLANS ACCORDINGLY TO REFLECT NEW SIGNAGE.
6	10/16/2012	CDF	REVISED PARCEL B TO ADD TWO (2) PROPOSED POLE SIGNS, 1.38 FT TALL 144 SQFT PER SIDE AND 2.38 FT TALL 144 SQFT PER SIDE. PROPOSED SIGNS TO BE LOCATED ON PARCEL B TO THE WEST ON PARCEL C AND SOUTH.
7	10/16/2012	CDF	REVISED PARCEL B TO ADD TWO (2) PROPOSED POLE SIGNS, 1.38 FT TALL 144 SQFT PER SIDE AND 2.38 FT TALL 144 SQFT PER SIDE. PROPOSED SIGNS TO BE LOCATED ON PARCEL B TO THE WEST ON PARCEL C AND SOUTH.
8	11/16/2012	CDF	REMOVE BILLBOARD IN COMMON AREA, OUTSIDE OF PARCEL B AND REPLACE WITH MONUMENT SIGN. MONUMENT SIGN TO BE LOCATED A FOOT OUTSIDE OF ITS CURRENT LOCATION TO ADHERE TO BILLBOARD SIGN. SIGN FACE AREA TO REMAIN.
9	11/16/2012	CDF	SIGNAGE TO REMAIN.
10	04/16/2013	CDF	REVISED TO REDUCE COMMON OPEN SPACE BY 1.03, CHANGE SIGN, AND TO REMOVE ONE (1) MFR ACCESS POINT AND ADDS ONE ACCESS POINT ON PARCEL A.
11	07/16/2013	CDF	CHANGED SIGNAGE, DESCRIPTION TO REFLECT REVISED USES.
12	08/16/2013	CDF	REVISION

TITLE: ARCHITECTURAL ELEVATIONS

PROJECT: THE GREENS AT MILLERVILLE

DESCRIPTION: TRACT FCC-2-C OF THE FAIRWOOD COUNTRY CLUB PROPERTY, A 1.137 ACRE TRACT AND A 3.07 ACRE (J.C. AUCOIN) TRACT LOCATED IN SECTIONS 17 & 38, TOWNSHIP 7 SOUTH, RANGE 2 EAST, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: APPROPRIATE REAL ESTATE LLC.
7922 SUMMA AVENUE, SUITE A-2
BATON ROUGE, LA 70809

FERRIS ENGINEERING & SURVEYING, L.L.C.
CIVIL ENGINEERS · LAND SURVEYORS · LAND PLANNING · MUNICIPAL/HIGHWAY
11654 BRICKSOME AVENUE - BATON ROUGE, LOUISIANA 70816 / PH 225-292-8538 - FAX 225-292-0441

SHEET NO.: 6 OF 6

DRAWN BY: | CADFILE: CONCEPT PLANS | DATE: AUGUST 8, 2012 | PROJECT NO.: 12-031 | DWG NO.: CHARACTER