

SMALL PLANNED UNIT DEVELOPMENT (SPUD-2-22) FOR THE GATES AT MILLERVILLE

A SUBDIVISION OF TRACT "C",
A PORTION OF THE JOHN J. KOHLER ESTATE
SECTION 47, T7S-R2E
EAST BATON ROUGE PARISH
BATON ROUGE, LA.
NOVEMBER 2022

PLANNING SUMMARY:

EXISTING ZONING: C2 (SPUD REQUESTED)
EXISTING LAND USE: UND
FUTURE LAND USE: C (ON REQUESTED)
CHARACTER AREA: SUBURBAN
EXISTING ZONING (ADJOINING PARCELS): C2, R & AZ.7
ACREAGE: 8.73 ACRES
OF UNITS: 73
DENSITY: 73/8.73 AC = 8.38 UNITS/ACRE
BUILDING HEIGHT: 35'
PROPOSED USE: MEDIUM DENSITY SINGLE FAMILY RESIDENTIAL AND TOWNHOMES

UTILITIES/CONTACTS

WATER SERVICE
BATON ROUGE WATER COMPANY
P.O. BOX 96016
BATON ROUGE, LA 70896-9016
(225)928-1000
BUDDY PRICE

SEWER SERVICE
CITY OF BATON ROUGE - SEWER OPERATIONS
251 FLORIDA ST. - SUITE 407
BATON ROUGE, LA 70801
(225) 389-3154

ELECTRICAL SERVICE
ENERGY ELECTRIC
BATON ROUGE, LOUISIANA 70895
GERARD KENNEDY

TELEPHONE SERVICE
BELLSOUTH TELECOMMUNICATIONS, INC.
5550 S. SHERWOOD FOREST BLVD. - ROOM 121
(225)291-1851
PAUL MATTSO

GAS SERVICE
ENERGY SOUTHERN FRANCHISE
P.O. BOX 2431
BATON ROUGE, LA 70821
(225)351-3130
MIKE CREEL

CABLE SERVICE
COX CABLE
5428 FLORIDA BLVD.
BATON ROUGE, LA 70806
(225)930-2207
GLEN RABALAIS

CONSULTANTS/CONTACTS

CIVIL ENGINEER:
MR ENGINEERING & SURVEYING, LLC
MICKEY L. ROBERTSON, P.E./P.L.S.
9345 INTERLINE AVENUE
BATON ROUGE, LA 70809
PH: 225.490.9592
FAX: 225.490.9504

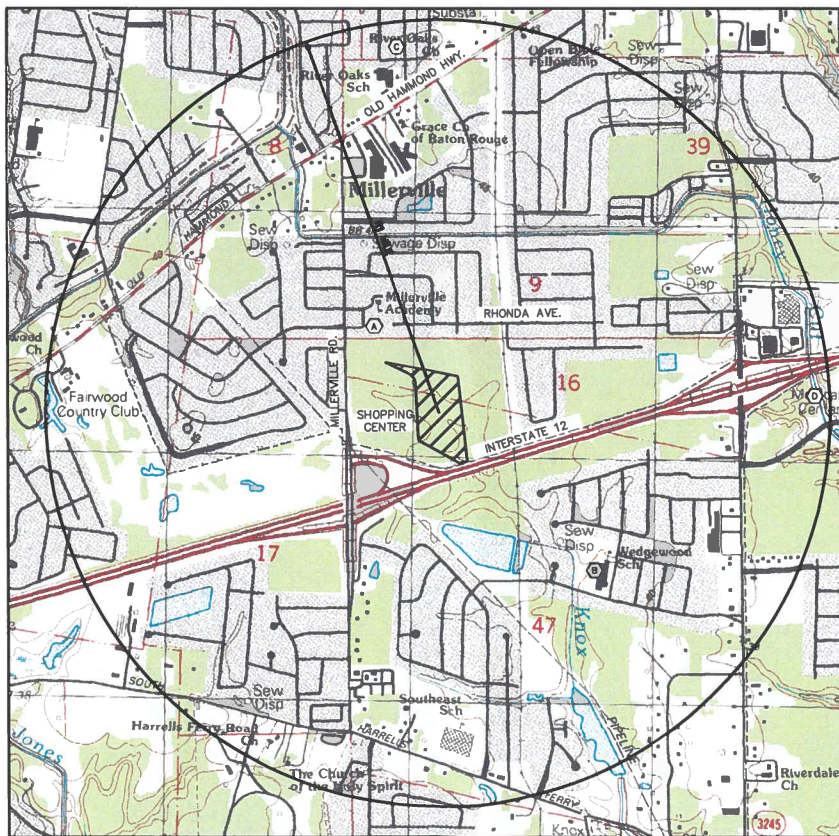
DEVELOPER:
JBS DEVELOPMENT, INC.
BLAKE SEQUIN
18233 GREENWELL SPRINGS ROAD
BATON ROUGE, LA 707039
PH: 225.261.1446
FAX: 225.261.1410

OWNER:
LAMAR NOBLE COXE, JR.
2205 MYRTLE AVE.
BATON ROUGE, LA. 70806
PH: 225.610.5334

LAND SURVEYOR:
MR ENGINEERING & SURVEYING, LLC
MICKEY L. ROBERTSON, P.E./P.L.S.
9345 INTERLINE AVENUE
BATON ROUGE, LA 70809
PH: 225.490.9592
FAX: 225.490.9504

LANDSCAPE ARCHITECT:
JON J. PULLIAM LANDSCAPE ARCHITECT, LLC
JON PULLIAM, L.S.A.
9345 INTERLINE AVENUE
BATON ROUGE, LA 70809
PH: 225.490.9592
FAX: 225.490.9504

- (A) CHURCH
- (B) SCHOOL
- (C) PARK
- (D) HOSPITAL



LOCATION MAP-QUAD
SCALE 1" = 1000'

GENERAL DESCRIPTION:

TOTAL ACREAGE: 8.73 ACRES TOTAL (100% OF TOTAL ACREAGE)
SINGLE FAMILY RESIDENTIAL ACREAGE: 7.17 ACRES (82.1% OF TOTAL ACREAGE)
COMMON OPEN SPACE: 1.56 ACRES (17.9% OF TOTAL ACREAGE)

LOT SHAPE AND SIZE: SINGLE-FAMILY DETACHED LOTS ARE 35'X100'.
SINGLE-FAMILY ATTACHED LOTS ARE 24'X92'.
ALL LOTS ARE RECTANGULAR IN SHAPE.

INTERNAL STREETS ARE 24' CONCRETE STREETS. SIDEWALKS ARE 5' CONCRETE.
COMMON AREAS PROVISIONS WILL INCLUDE THE POND AND GREEN AREAS AROUND THE POND.

SIGNAGE: SUBDIVISION SIGN WILL BE AS SHOWN ON THE PRELIMINARY PLAT. IT WILL BE MADE OF BRICK AND STUCCO.

ARCHITECTURAL THEMES WILL BE AS SHOWN ON THE ELEVATIONS. ROOFS WILL BE SHINGLED AND HOMES/BUILDINGS WILL BE BRICK, STUCCO, EIFS AND SIDING.
VISUAL SCREENS AND LANDSCAPE BUFFERS WILL BE AS SHOWN ON THE LANDSCAPE PLAN.

LEGAL DESCRIPTION:

TRACT C CONT. 8.727 ACRES OF THE JOHN L. KOHLER ESTATE LOCATED IN SECS. 16 & 47, T7S, R2E. PROPERTY IS LOCATED EAST OF MILLERVILLE ROAD, SOUTH OF HUNTER'S RIDGE DRIVE.

CPPC LOT ID#:

TRACT C 122D411684

NOTE:

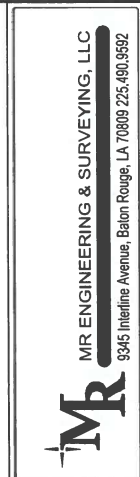
IN ADDITION TO THE PROJECT PLANS & SPECIFICATIONS, ALL ONSITE IMPROVEMENTS SHOWN HEREON SHALL CONFORM TO THE STANDARDS & SPECIFICATIONS OF THE CITY-PARISH OF EAST BATON ROUGE AND THE LA DOTD STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF ROADS AND BRIDGES, LATEST REVISIONS.

STATEMENT OF OBJECTIVES:

THIS APPLICATION IS BEING SUBMITTED TO ACCOMMODATE THE PROPOSED THE GATES AT MILLERVILLE SMALL PLANNED UNIT DEVELOPMENT GOING ON WHAT IS NOW TRACT "C" OF THE JOHN J. KOHLER ESTATE. THE DEVELOPMENT WILL INCLUDE 73 SINGLE-FAMILY RESIDENTIAL HOMES ON 8.73 ACRES. THIS PROPERTY WAS PREVIOUSLY A HEAVY COMMERCIAL YARD LAYDOWN. CONSTRUCTION OF THE STREETS WILL BEGIN IN JAN 2023 AND WILL END IN NOVEMBER 2023.

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
01	TITLE SHEET
02	EXISTING SITE CONDITIONS
03	DEVELOPMENT PLAN
04	LAND USE PLAN
05	CIRCULATION PLAN
06	UTILITY PLAN
07	LANDSCAPE PLAN
08	BUILDING ELEVATIONS
08.1	BUILDING ELEVATIONS
09	PRELIMINARY PLAT



11-21-2022

THE GATES AT MILLERVILLE
MILLERVILLE ROAD
BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH
TITLE SHEET

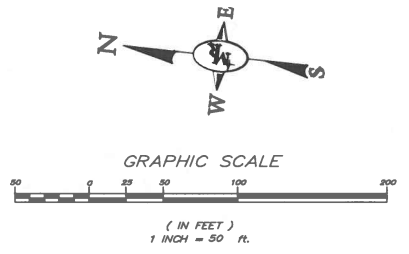
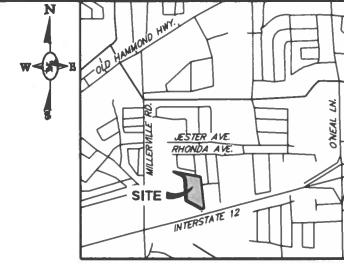
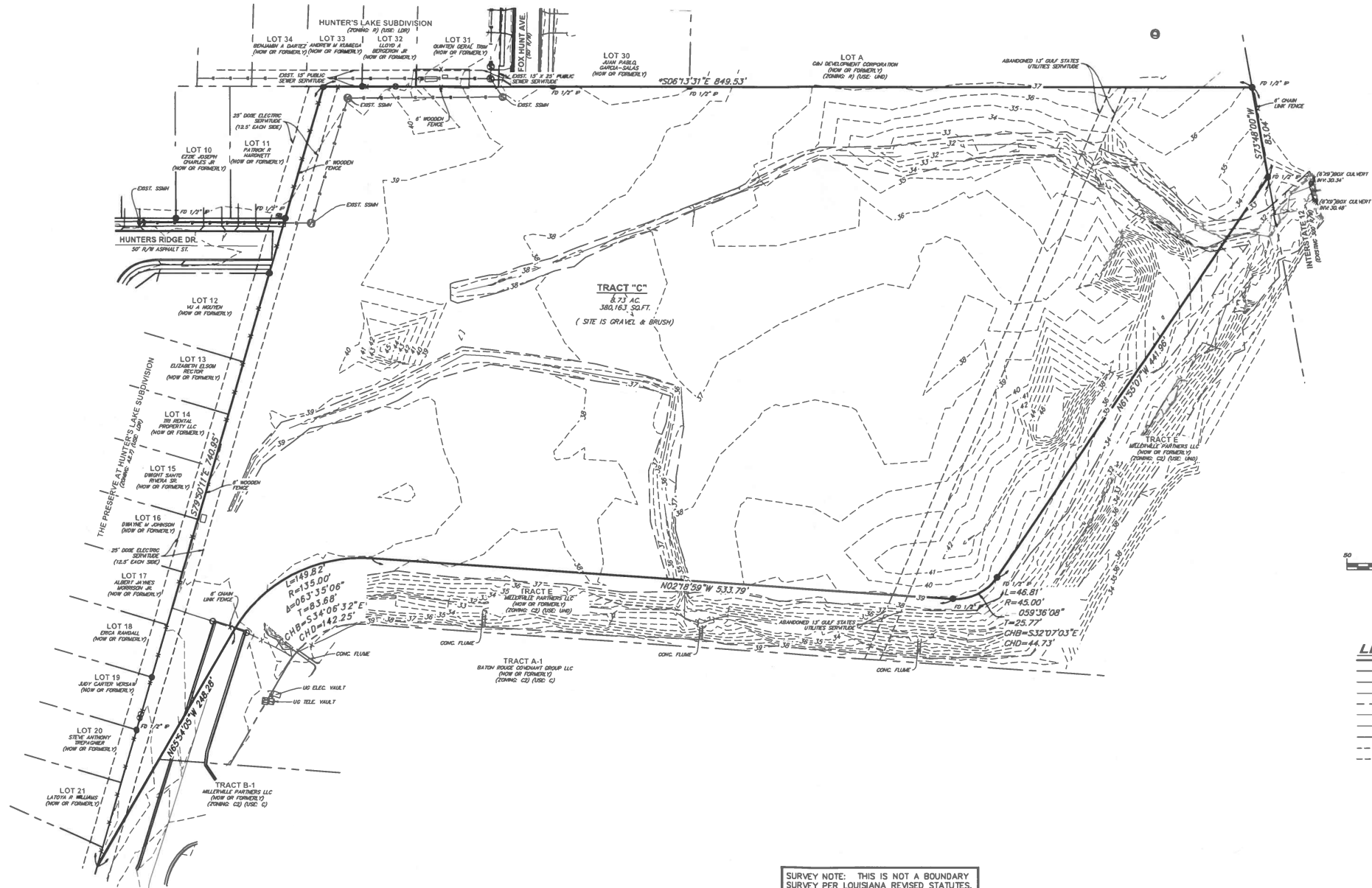
REVISION	DATE	BY	DESCRIPTION

JOB	MR	MR	11/2022	1	9
DESIGNED	CHECKED	DRAWN	DATE	SHEET	OF

SHEET NUMBER 1

PC Set 12/1/2022

CONCEPTUAL LAYOUTS AND SITE PLANS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED.



LEGEND:

- PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- x-x-x- FENCE
- ROAD CENTERLINE
- - - TOP BANK OF DITCH
- - - DITCH CENTERLINE
- - - BUILDING SETBACK
- - - SEWER LINE
- - - SERVITUDE
- - - CONTOUR LINE
- PROPERTY CORNER FOUND
- PROPERTY CORNER SET
- DRAINAGE MANHOLE
- SEWER MANHOLE
- GATE POST
- TELEPHONE PEDESTAL
- TELEVISION PEDESTAL/Vault
- GAS PIPELINE MARKER

SURVEY NOTE: THIS IS NOT A BOUNDARY SURVEY PER LOUISIANA REVISED STATUTES. BEARINGS AND DISTANCES SHOWN HEREON ARE FOR REFERENCE ONLY.

- NOTES:**
- NO WETLANDS ON SITE.
 - SITE NOT LOCATED ON ROAD WITH MOVEBR.
 - THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 2013C0002, DATED MAY 2, 2008. B.F.E.: 40.0 (NAVD83) IRRADIATION: 39.0' (NAVD83)

MR ENGINEERING & SURVEYING, LLC
8345 Inlet Avenue, Baton Rouge, LA 70809 225.490.9592



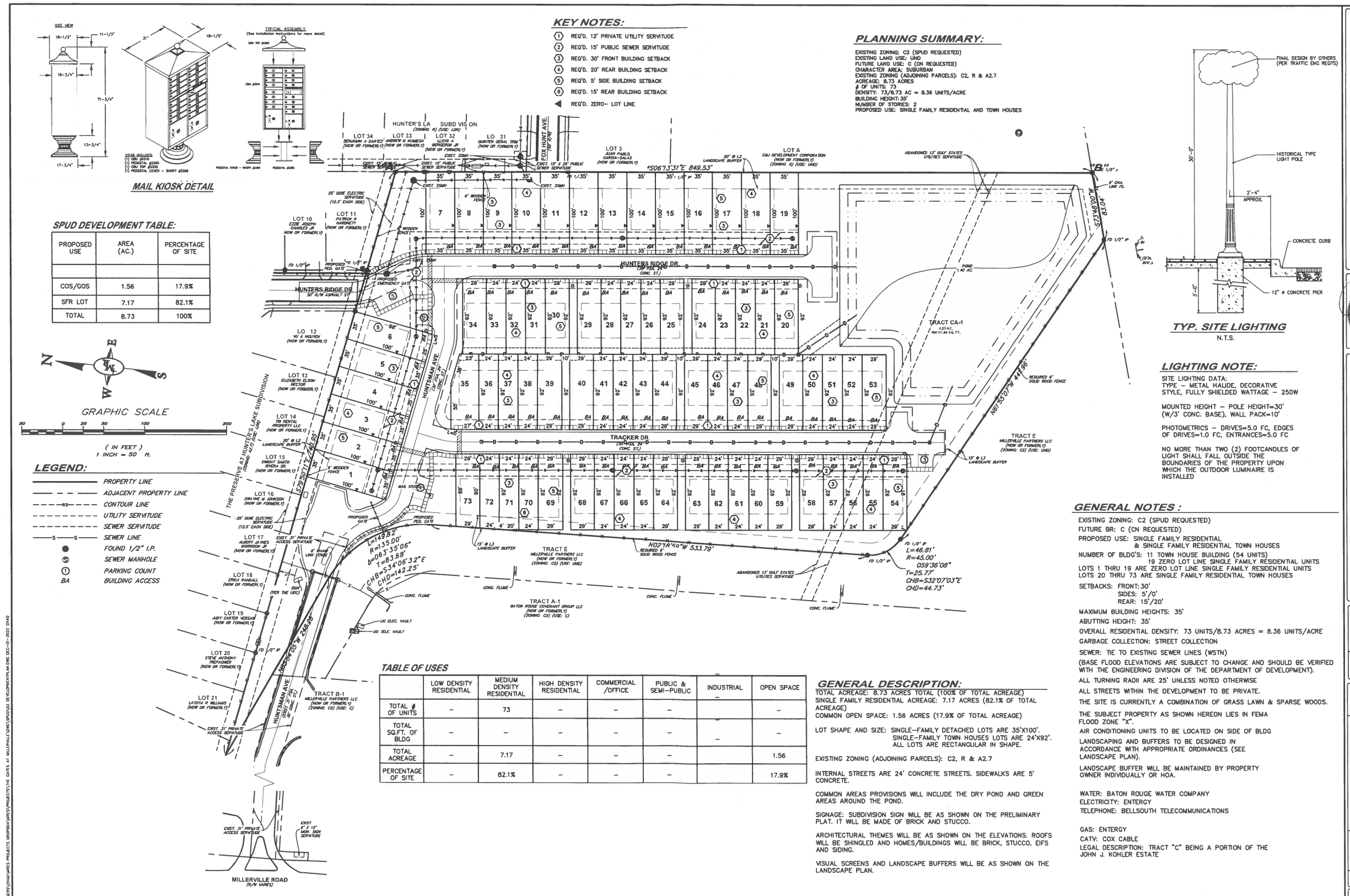
THE GATES AT MILLERVILLE
MILLERVILLE ROAD
BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH
EXISTING CONDITIONS MAP

DESIGNED	CHECKED	JAB	DATE

DETAILED	CHECKED	JAB	DATE

REVISION	DATE	DESCRIPTION	BY

SHEET NUMBER **2**



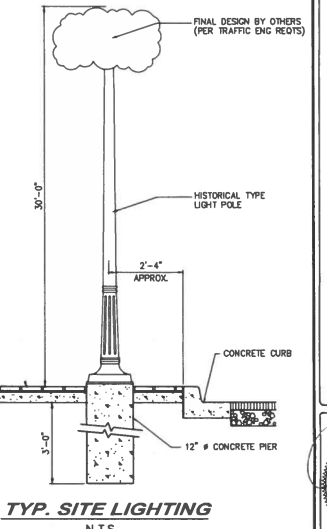
SPUD DEVELOPMENT TABLE:

PROPOSED USE	AREA (AC.)	PERCENTAGE OF SITE
CDS/GOS	1.56	17.9%
SFR LOT	7.17	82.1%
TOTAL	8.73	100%

- KEY NOTES:**
- 1 REQ'D. 12" PRIVATE UTILITY SERVIDUE
 - 2 REQ'D. 15" PUBLIC SEWER SERVIDUE
 - 3 REQ'D. 30' FRONT BUILDING SETBACK
 - 4 REQ'D. 20' REAR BUILDING SETBACK
 - 5 REQ'D. 5' SIDE BUILDING SETBACK
 - 6 REQ'D. 15' REAR BUILDING SETBACK
 - 7 REQ'D. ZERO- LOT LINE

PLANNING SUMMARY:

EXISTING ZONING: C2 (SPUD REQUESTED)
 EXISTING LAND USE: UNO
 FUTURE LAND USE: C (ON REQUESTED)
 CHARACTER AREA: SUBURBAN
 EXISTING ZONING (ADJACENT PARCELS): C2, R & A2.7
 ACREAGE: 8.73 ACRES
 # OF UNITS: 73
 DENSITY: 73/8.73 AC = 8.36 UNITS/ACRE
 BUILDING HEIGHT: 35'
 NUMBER OF STORIES: 2
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL AND TOWN HOUSES



LIGHTING NOTE:

SITE LIGHTING DATA:
 TYPE - METAL HALIDE, DECORATIVE
 STYLE, FULLY SHIELDED WATTAGE - 250W
 MOUNTED HEIGHT - POLE HEIGHT=30'
 (W/3' CONC. BASE), WALL PACK=10'
 PHOTOMETRICS - DRIVES=5.0 FC, EDGES
 OF DRIVES=1.0 FC, ENTRANCES=5.0 FC
 NO MORE THAN TWO (2) FOOTCANDLES OF
 LIGHT SHALL FALL OUTSIDE THE
 BOUNDARIES OF THE PROPERTY UPON
 WHICH THE OUTDOOR LUMINAIRE IS
 INSTALLED

- LEGEND:**
- PROPERTY LINE
 - - - ADJACENT PROPERTY LINE
 - - - CONTOUR LINE
 - - - UTILITY SERVIDUE
 - - - SEWER SERVIDUE
 - - - SEWER LINE
 - FOUND 1/2" I.P.
 - SEWER MANHOLE
 - ① PARKING COUNT
 - BA BUILDING ACCESS

TABLE OF USES

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL /OFFICE	PUBLIC & SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	-	73	-	-	-	-	-
TOTAL SQ.FT. OF BLDG	-	-	-	-	-	-	-
TOTAL ACREAGE	-	7.17	-	-	-	-	1.56
PERCENTAGE OF SITE	-	82.1%	-	-	-	-	17.9%

GENERAL NOTES:

EXISTING ZONING: C2 (SPUD REQUESTED)
 FUTURE BR: C (ON REQUESTED)
 PROPOSED USE: SINGLE FAMILY RESIDENTIAL & SINGLE FAMILY RESIDENTIAL TOWN HOUSES
 NUMBER OF BLDG'S: 11 TOWN HOUSE BUILDING (54 UNITS)
 19 ZERO LOT LINE SINGLE FAMILY RESIDENTIAL UNITS
 LOTS 1 THRU 19 ARE ZERO LOT LINE SINGLE FAMILY RESIDENTIAL UNITS
 LOTS 20 THRU 73 ARE SINGLE FAMILY RESIDENTIAL TOWN HOUSES
 SETBACKS: FRONT: 30'
 SIDES: 5'/0'
 REAR: 15'/20'
 MAXIMUM BUILDING HEIGHTS: 35'
 ABUTTING HEIGHT: 35'
 OVERALL RESIDENTIAL DENSITY: 73 UNITS/8.73 ACRES = 8.36 UNITS/ACRE
 GARBAGE COLLECTION: STREET COLLECTION
 SEWER: TIE TO EXISTING SEWER LINES (WSTN)
 (BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT).
 ALL TURNING RADI ARE 25' UNLESS NOTED OTHERWISE
 ALL STREETS WITHIN THE DEVELOPMENT TO BE PRIVATE.
 THE SITE IS CURRENTLY A COMBINATION OF GRASS LAWN & SPARSE WOODS.
 THE SUBJECT PROPERTY AS SHOWN HEREON LIES IN FEMA FLOOD ZONE "X".
 AIR CONDITIONING UNITS TO BE LOCATED ON SIDE OF BLDG
 LANDSCAPING AND BUFFERS TO BE DESIGNED IN ACCORDANCE WITH APPROPRIATE ORDINANCES (SEE LANDSCAPE PLAN).
 LANDSCAPE BUFFER WILL BE MAINTAINED BY PROPERTY OWNER INDIVIDUALLY OR HOA.
 WATER: BATON ROUGE WATER COMPANY
 ELECTRICITY: ENTERGY
 TELEPHONE: BELL SOUTH TELECOMMUNICATIONS
 GAS: ENTERGY
 CATV: COX CABLE
 LEGAL DESCRIPTION: TRACT "C" BEING A PORTION OF THE JOHN J. KOHLER ESTATE

GENERAL DESCRIPTION:

TOTAL ACREAGE: 8.73 ACRES TOTAL (100% OF TOTAL ACREAGE)
 SINGLE FAMILY RESIDENTIAL ACREAGE: 7.17 ACRES (82.1% OF TOTAL ACREAGE)
 COMMON OPEN SPACE: 1.56 ACRES (17.9% OF TOTAL ACREAGE)
 LOT SHAPE AND SIZE: SINGLE-FAMILY DETACHED LOTS ARE 35'x100'. SINGLE-FAMILY TOWN HOUSES LOTS ARE 24'x92'. ALL LOTS ARE RECTANGULAR IN SHAPE.
 EXISTING ZONING (ADJACENT PARCELS): C2, R & A2.7
 INTERNAL STREETS ARE 24' CONCRETE STREETS. SIDEWALKS ARE 5' CONCRETE.
 COMMON AREAS PROVISIONS WILL INCLUDE THE DRY POND AND GREEN AREAS AROUND THE POND.
 SIGNAGE: SUBDIVISION SIGN WILL BE AS SHOWN ON THE PRELIMINARY PLAT. IT WILL BE MADE OF BRICK AND STUCCO.
 ARCHITECTURAL THEMES WILL BE AS SHOWN ON THE ELEVATIONS. ROOFS WILL BE SHINGLED AND HOMES/BUILDINGS WILL BE BRICK, STUCCO, EIFS AND SIDING.
 VISUAL SCREENS AND LANDSCAPE BUFFERS WILL BE AS SHOWN ON THE LANDSCAPE PLAN.

MR MR ENGINEERING & SURVEYING, L.L.C.
 9345 Infield Avenue, Baton Rouge, LA 70809 225.490.9592

11-21-2022

THE GATES AT MILLERVILLE
 MILLERVILLE ROAD
 BATON ROUGE, LOUISIANA
 EAST BATON ROUGE PARISH

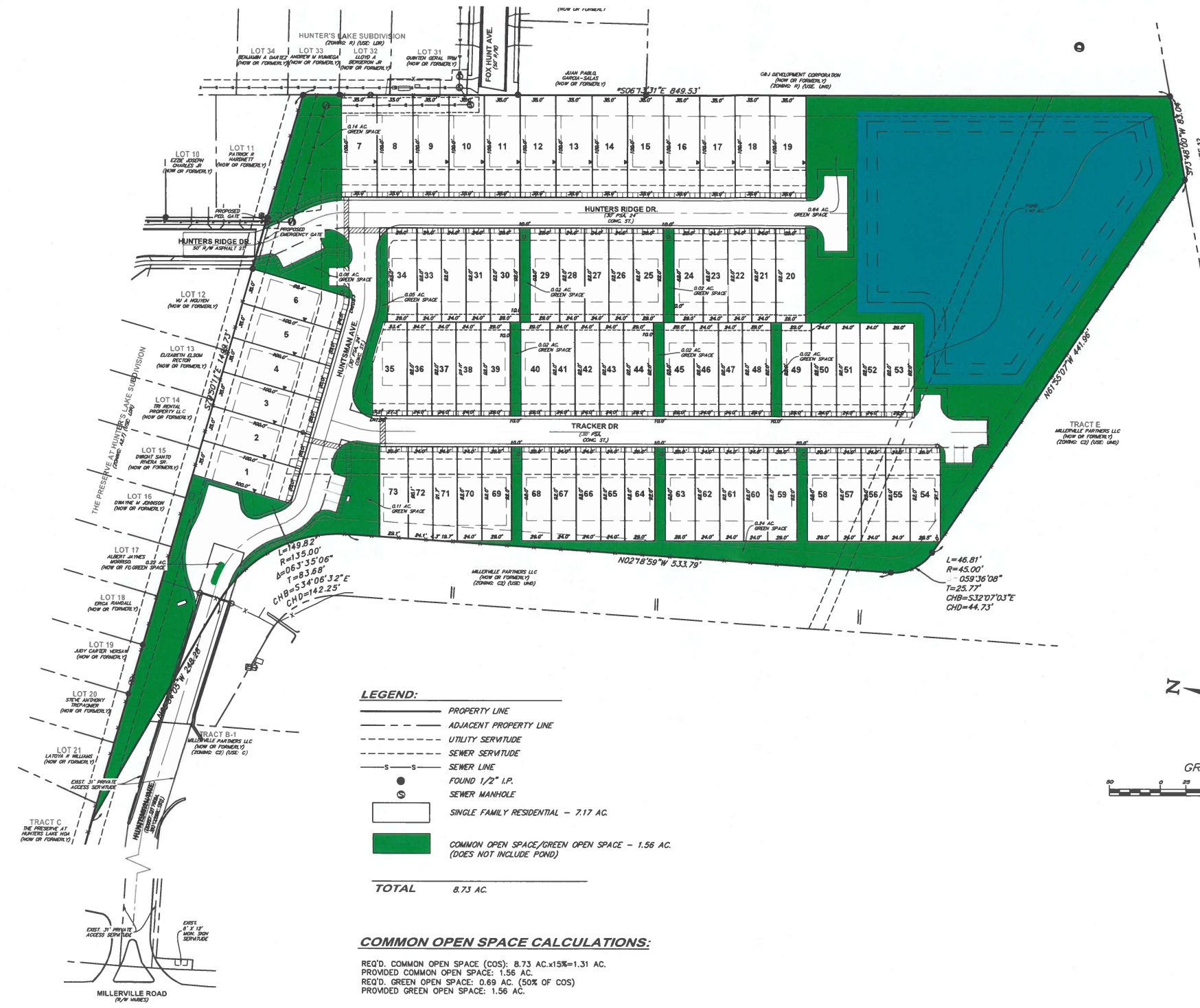
DEVELOPMENT PLAN

DESIGNED	CHECKED	DATE
JAB	JAB	11/2022
CHECKED	CHECKED	3 OF 9

BY: [Signature]
 REVISION DESCRIPTION

SHEET NUMBER **3**

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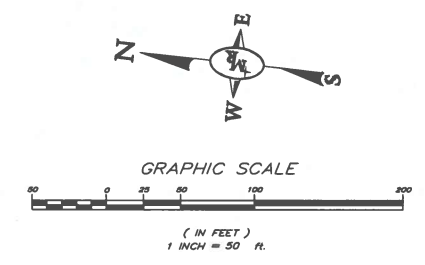
LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	UTILITY SERVITUDE
	SEWER SERVITUDE
	SEWER LINE
	FOUND 1/2" I.P.
	SEWER MANHOLE
	SINGLE FAMILY RESIDENTIAL - 7.17 AC.
	COMMON OPEN SPACE/GREEN OPEN SPACE - 1.56 AC. (DOES NOT INCLUDE POND)

TOTAL 8.73 AC.

COMMON OPEN SPACE CALCULATIONS:

REQ'D. COMMON OPEN SPACE (COS): 8.73 AC. x 15% = 1.31 AC.
 PROVIDED COMMON OPEN SPACE: 1.56 AC.
 REQ'D. GREEN OPEN SPACE: 0.89 AC. (50% OF COS)
 PROVIDED GREEN OPEN SPACE: 1.56 AC.



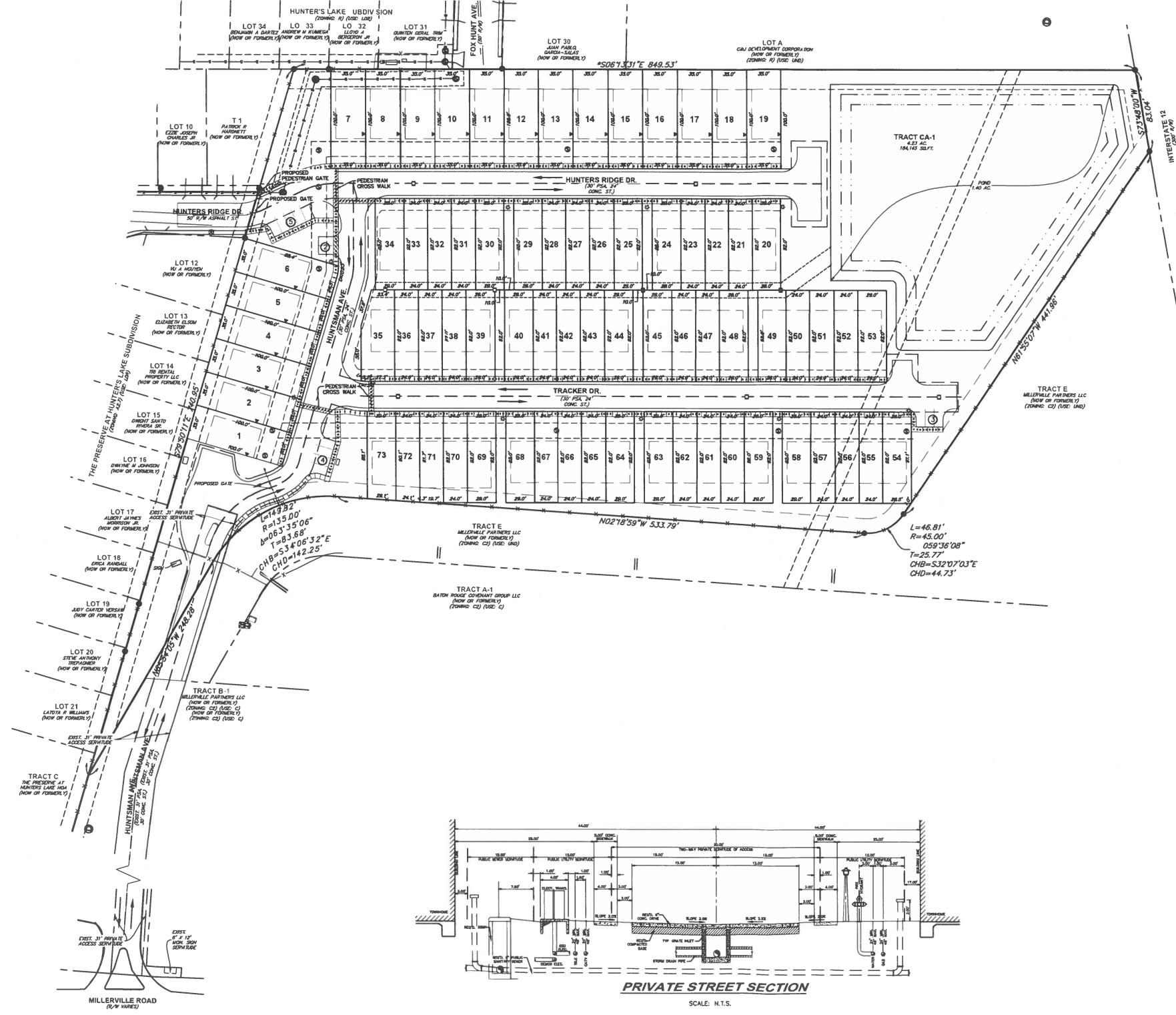
MR MR ENGINEERING & SURVEYING, LLC
 9345 Infilaine Avenue, Baton Rouge, LA 70809 225.490.9592



THE GATES AT MILLERVILLE
 MILLERVILLE ROAD
 BATON ROUGE, LOUISIANA
 EAST BATON ROUGE PARISH
 LAND USE PLAN

DESIGNED JAB	CHECKED JAB	DATE 11/2022	BY
DETAILED JAB	CHECKED JAB	DATE 4 OF 9	
REVISION DESCRIPTION			BY
REVISION DATE			BY
SHEET NUMBER 4			

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- LEGEND:**
- VEHICULAR CIRCULATION
 - PEDESTRIAN CIRCULATION
 - ⊙ PARKING SPACES
 - ⊛ STREET LIGHTING

- NOTES:**
- ALL SIDEWALKS AND ROADWAYS ARE PRIVATE.
 - SITE NOT LOCATED ON ROAD WITH MOVEBR.
 - ALL STREETS & SIDEWALKS TO BE PRIVATELY OWNED & MAINTAINED BY THE H.O.A.
 - THERE ARE NO CATS BUS STOP NEAR THIS SITE.
 - ALL LOTS HAVE A 1-CAR GARAGE AND 1 PARKING SPOT IN DRIVEWAY.

PARKING REQUIREMENTS:

USE TYPE	REQ'D SPACES/LOTS	# OF LOTS	REQ'D SPACES
SINGLE FAMILY DETACHED	2 SP/LOT	19	38
SINGLE FAMILY ATTACHED	2.25 SP/LOT	54	122
TOTAL SPACES REQ'D			160
TOTAL HC SPACES REQ'D			0
TOTAL GUEST SPACES REQ'D			14
TOTAL HC SPACES PROVIDED			0
TOTAL GUEST SPACES PROVIDED			14
TOTAL SPACES PROVIDED			160

MR ENGINEERING & SURVEYING, LLC
 8345 Infield Avenue, Baton Rouge, LA 70809 225.490.9592



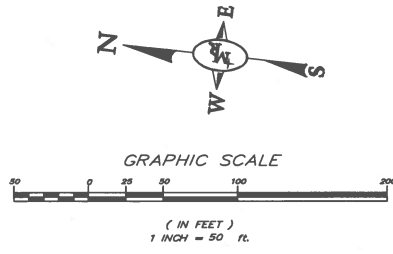
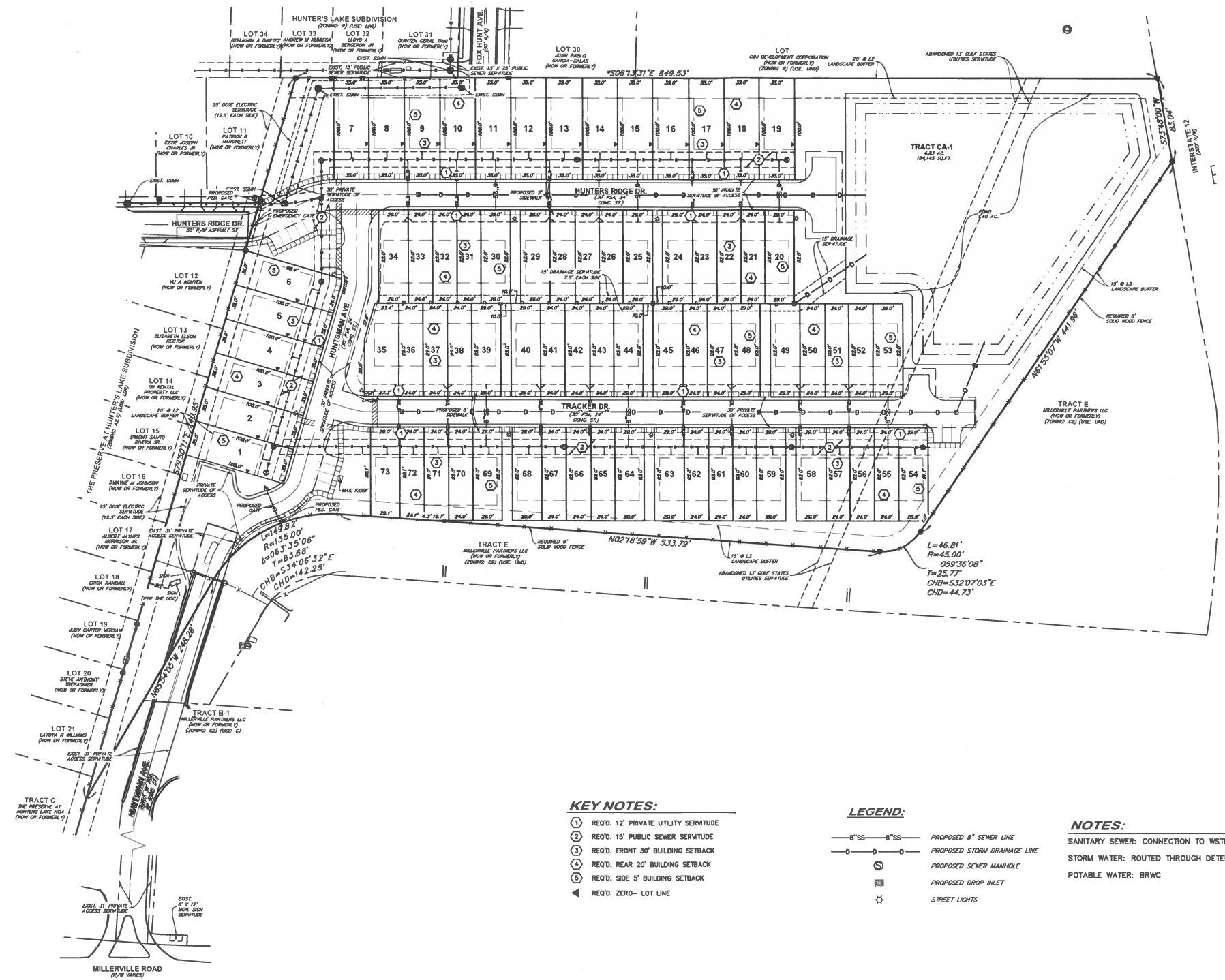
THE GATES AT MILLERVILLE
 MILLERVILLE ROAD
 BATON ROUGE, LOUISIANA
 EAST BATON ROUGE PARISH
 CIRCULATION PLAN

DESIGNED	JAM	DATE	11/2022
CHECKED	JAM	SHEET	5 OF 8
DETAILED	JAM		
CHECKED	JAM		

BY	
REVISION	DESCRIPTION
REVISION DATE	

SHEET NUMBER **5**

C:\PROJECTS\HUNTERS RIDGE\PROJECTS\THE GATES AT MILLERVILLE\DWG\DWG\UTILITY PLAN 11-21-2022.DWG



KEY NOTES:

- ① REQ'D. 12' PRIVATE UTILITY SERVITUDE
- ② REQ'D. 15' PUBLIC SEWER SERVITUDE
- ③ REQ'D. FRONT 30' BUILDING SETBACK
- ④ REQ'D. REAR 20' BUILDING SETBACK
- ⑤ REQ'D. SIDE 5' BUILDING SETBACK
- ◀ REQ'D. ZERO- LOT LINE

LEGEND:

- 8"SS — 8"SS — PROPOSED 8" SEWER LINE
- - - - - PROPOSED STORM DRAINAGE LINE
- ⊙ PROPOSED SEWER MANHOLE
- PROPOSED DROP INLET
- ☆ STREET LIGHTS

NOTES:

- SANITARY SEWER: CONNECTION TO WSTN
- STORM WATER: ROUTED THROUGH DETENTION POND
- POTABLE WATER: BRWC

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11-21-2022

THE GATES AT MILLERVILLE
 MILLERVILLE ROAD
 BATON ROUGE, LOUISIANA
 EAST BATON ROUGE PARISH
 UTILITY PLAN

DESIGNED	JAB
CHECKED	JAB
DATE	11/2022
SHEET	6 OF 9

REVISION DATE	REVISION DESCRIPTION	BY

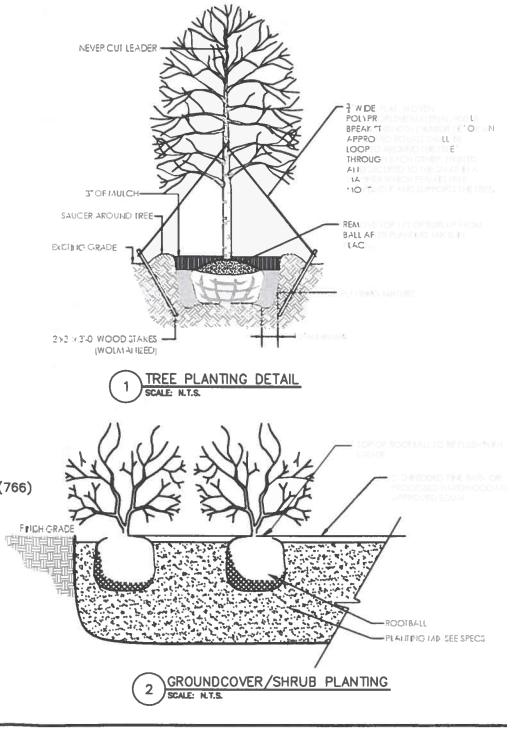
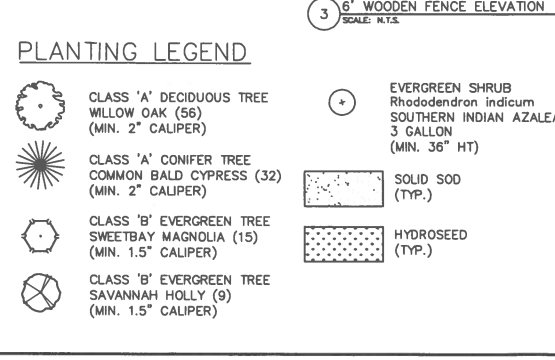
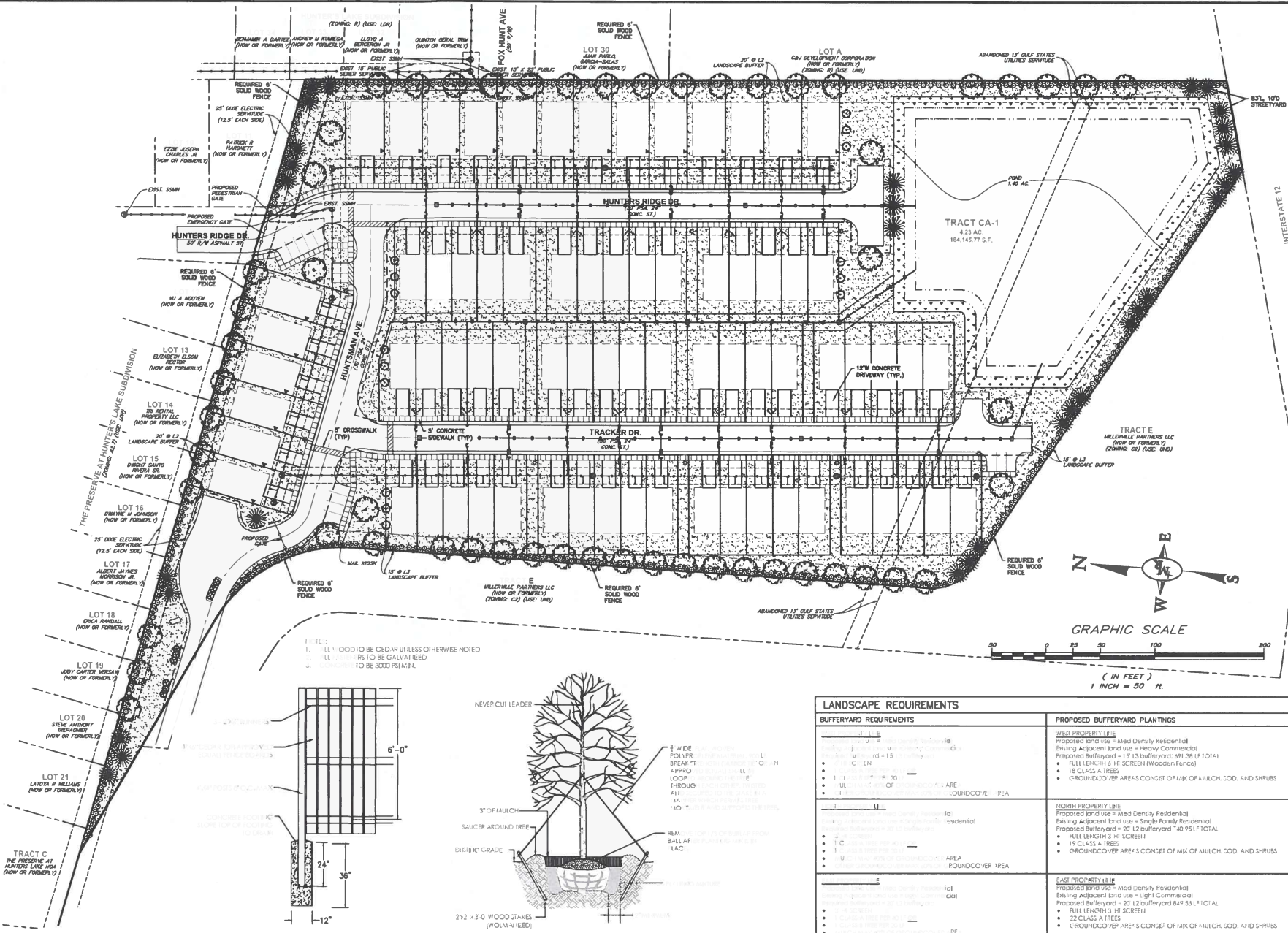
SHEET NUMBER 6

LANDSCAPE STANDARDS

- ALL PLANTS MATERIALS SHALL BE TRUE TO NAME, VARIETY, AND SIZE. PLANTS SHALL BE SPECIMEN QUALITY, FULL POT AND HEAD, SYMMETRIC FOLIAGE AND BRANCHING STRUCTURE. ALL PLANT MATERIALS TO MEET ANSI Z 60 STANDARDS, LATEST EDITION.
- THE LANDSCAPE CONTRACTOR SHALL MEET OR EXCEED BOTH THE CONTAINER SIZE AS WELL AS HEIGHT AND SPREAD SPECIFICATIONS ON ALL PLANT MATERIAL. CALIPER SIZES SHALL BE MEASURED SIX INCHES (6") ABOVE GROUND LEVEL.
- PLANT MATERIAL OF THE SAME SPECIES SHALL BE MATCHING IN CHARACTER AND SIZE, AND OBTAINED FROM THE SAME SOURCE.
- LANDSCAPE ARCHITECT MAY REJECT ANY MATERIALS THAT DO NOT MEET THE REQUIREMENTS OF THE PLANT LIST, DRAWINGS OR NOTES. REJECTED MATERIALS SHALL BE REMOVED BY THE CONTRACTOR AT NO COST TO THE OWNER. IN THE EVENT THAT THE MATERIALS ARE REJECTED, THE CONTRACTOR SHALL PURSUE AND EXAMINE OTHER SOURCES OF MATERIALS UNTIL ACCEPTABLE SPECIMENS ARE FOUND. SUCH A CHANGE WILL NOT CONSTITUTE AN INCREASE IN COST TO THE OWNER.
- CLASS A TREES:**
 - SINGLE TRUNK CLASS A TREES:** ALL SINGLE TRUNK CLASS A TREES SHALL HAVE A MINIMUM 2" CALIPER IMMEDIATELY AFTER PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM HEIGHT OF 8' TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.
 - MULTI-TRUNK CLASS A TREES:** ALL MULTI-TRUNK CLASS A TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF 1-1/2" CALIPER PER TRUNK, A MINIMUM OF 3 MAIN STEMS, AND MEASURE A MINIMUM OF 10' TALL AT TIME OF PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.
- CLASS B TREES:**
 - SINGLE TRUNK CLASS B TREES:** ALL SINGLE TRUNK CLASS B TREES SHALL HAVE A MINIMUM 1-1/2" CALIPER IMMEDIATELY AFTER PLANTING. SINGLE TRUNK TREES MUST MEASURE A MINIMUM HEIGHT OF 8' TALL IMMEDIATELY AFTER PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.
 - MULTI-TRUNK CLASS B TREES:** ALL MULTI-TRUNK CLASS B TREES SHALL HAVE MAIN STEMS WITH A MINIMUM OF 1" CALIPER PER TRUNK, A MINIMUM OF 3 MAIN STEMS, AND MEASURE A MINIMUM OF 8' TALL AT TIME OF PLANTING. ALL TREE HEIGHTS SHOULD BE MEASURED FROM TOP OF ROOTBALL TO TIP OF HIGHEST BRANCH.
- TREE PLANTING:** EXCAVATE 3 TIMES GREATER THAN BALL DIAMETER. ALL TREE PITS MUST BE LOOSENEED TO A DEPTH THAT ANY HARDPAN HAS BEEN BROKEN AND MOISTURE IS ALLOWED TO MOVE THROUGH FREELY. THE TREE MUST BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS TREE'S ORIGINAL GRADE IN NURSERY OR BE SLIGHTLY ABOVE (NO MORE THAN ONE AND ONE HALF INCHES) FINISHED GRADE. TREE SHALL SET ON UNDISTURBED SUB-GRADE. TREES THAT ARE PLANTED TOO LOW OR THAT SETTLE BELOW FINISHED GRADE OR THAT ARE PLANTED TOO HIGH SHALL BE REPLANTED AT CONTRACTOR'S EXPENSE. BACK FILL THE HOLE WITH A MIX OF 1/2 TOPSOIL AND 1/2 NATIVE SOIL FROM THE HOLE AND FERTILIZE. PROVIDE A 4" WATERING RING AND ADD A 4" LAYER OF SHREDDED PINE BARK MULCH OR PROCESSED HARDWOOD MULCH AND STAKE OR GUY AS SHOWN IF REQUIRED. (SEE DETAILS). WATER TREE TO THE POINT OF SATURATION.
- SHRUB PLANTING:** ALL SHRUBS SHALL BE A MINIMUM OF 24" IN HEIGHT IN A MINIMUM 3 GALLON CONTAINER UNLESS OTHERWISE SPECIFIED.
- GROUND COVER / SHRUB BEDS:** MIX 1/2 TOP SOIL AND 1/2 APPROVED GARDEN SOIL TO A DEPTH OF 8"-10" WITH A GENERAL (SLOW RELEASE PREFERRED), (14/14/14) FERTILIZER, (OR APPROVED EQUAL), AT A RECOMMENDED RATE AND TILL TO A MIN. DEPTH OF 10"-14". PROVIDE L.A. SAMPLE OF SOIL MIX FOR APPROVAL BEFORE STARTING BED PREP.
- HEDGES:** PLANTS SHALL BE PLANTED ON CENTER AS CALL FOR ON THE PLAN. TRIMMING INTO HEDGE SHAPE SHALL OCCUR FOLLOWING PLANTING. PLANTS SHALL HAVE BRANCHES TOUCHING SO AS TO FORM A HEDGE.
- ALL TOP DRESS MULCHES SHALL BE SPECIFIED IN THE PLANT SPECIFICATIONS LIST. CONTRACTOR TO PROVIDE LANDSCAPE ARCHITECT WITH SAMPLE FOR APPROVAL PRIOR TO MULCHING BEDS. APPROVED MULCHES INCLUDE:
 - PROCESSED HARDWOOD MULCH
 - SHREDDED PINE BARK MULCH
 - CRUSHED PINE NEEDLES—LANDSCAPE SHRUB BEDS
 - BALED PINE STRAW—STAND ALONE TREES
 THE TYPE OF MULCH WILL VARY DEPENDING ON THE PLANTING CONDITIONS AND THE PLANT VARIETY.
- LAWNS:** AREAS TO BE SODDED SHALL BE RAISED OF STONES AND DEBRIS. DEBRIS AND STONES OVER 1" IN DIAMETER SHALL BE REMOVED FROM THE SITE. ALL DAMAGED SOD WILL BE REJECTED. ALL SOD MUST BE PLACED WITH STAGGERED JOINTS, TIGHTLY BUTTED, WITH NO INEQUALITIES IN GRADE. PLACE ALL SOD IN ROWS AT RIGHT ANGLES TO SLOPES. ROLLS OF SOD ARE ACCEPTABLE (WHERE APPLICABLE).
- SEEDING AREA:** ALL AREA DISTURBED BY CONSTRUCTION SHALL BE SEEDING WITH COMMON BERMUDA/RYE GRASS MIX. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR RATES, ETC.
- ALL LAWN AREAS THAT DO NOT SHOW SATISFACTORY GROWTH WITHIN 2 WEEKS OF HYDROMULCHING SHALL BE RE-HYDROMULCHED AS DIRECTED UNTIL A SATISFACTORY LAWN HAS BEEN ESTABLISHED.
- FERTILIZER:** FERTILIZER SHALL BE A SLOW RELEASE 14-14-14 OR OTHER APPROVED BLEND, APPLIED AT THE RATE RECOMMENDED BY THE MANUFACTURER. ANY FERTILIZER THAT BECOMES WET, CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE WILL NOT BE ACCEPTED.
- WATERING AT TIME OF PLANTING:** INITIALLY, WATER THE PLANT MATERIAL TO DEVELOP UNIFORM COVERAGE AND DEEP WATER PENETRATION OF AT LEAST 6". AVOID EROSION, PUDDLING, AND WASHING SOIL AWAY FROM PLANT ROOTS.
- IRRIGATION AND WATERING:** HOSE BIBS SHALL BE PLACED WITHIN 200' OF ALL PLANTING BEDS OR A PERMANENT IN-GROUND IRRIGATION SYSTEM SHALL BE PROVIDED.
- FINAL ACCEPTANCE:** ALL TREES BY LANDSCAPE ARCHITECT WILL BE MADE ONLY IF ALL TREES ARE IN PLACE, LIVING AND ARE IN CONFORMANCE WITH THE DRAWING, PLANT LIST AND NOTES.
- EXISTING TREE AND VEGETATION PROTECTION:** THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION (WITH PHYSICAL BARRIERS) AND MAINTENANCE OF EXISTING AND TRANSPLANTED TREES DURING CONSTRUCTION (WHERE APPLICABLE, SEE TREE PROTECTION PLAN AND/OR DETAILS).

SIGNAGE NOTE:
ALL SIGNS WILL MEET UDC REQUIREMENTS.

**FOR SITE PLAN SUBMITTAL ONLY
NOT FOR CONSTRUCTION**



LANDSCAPE REQUIREMENTS	
BUFFER/STREET PLANTING REQUIREMENTS	PROPOSED BUFFER/STREET PLANTINGS
<p>1. BUFFER/STREET PLANTING:</p> <ul style="list-style-type: none"> ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. 	<p>WEST PROPERTY LINE:</p> <ul style="list-style-type: none"> PROPOSED BUFFER USE = Mixed Density Residential EXISTING ADJACENT LAND USE = Heavy Commercial PROPOSED BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE.
<p>2. BUFFER/STREET PLANTING:</p> <ul style="list-style-type: none"> ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. 	<p>NORTH PROPERTY LINE:</p> <ul style="list-style-type: none"> PROPOSED BUFFER USE = Mixed Density Residential EXISTING ADJACENT LAND USE = Single Family Residential PROPOSED BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE.
<p>3. BUFFER/STREET PLANTING:</p> <ul style="list-style-type: none"> ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. 	<p>EAST PROPERTY LINE:</p> <ul style="list-style-type: none"> PROPOSED BUFFER USE = Mixed Density Residential EXISTING ADJACENT LAND USE = Light Commercial PROPOSED BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE.
<p>4. BUFFER/STREET PLANTING:</p> <ul style="list-style-type: none"> ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. 	<p>SOUTH PROPERTY LINE:</p> <ul style="list-style-type: none"> PROPOSED BUFFER USE = Mixed Density Residential EXISTING ADJACENT LAND USE = Heavy Commercial PROPOSED BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE. ALL BUFFER/STREET PLANTING SHALL BE PLANTED WITHIN 10' OF THE BUFFER/STREET LINE.
STREETYARD PLANTING REQUIREMENT	PROPOSED STREETYARD PLANTINGS
<p>1 CLASS 'A' OR 8' TREE PER 40 LF</p>	<p>80 LF TOTAL STREET YARD 3 CLASS 'A' TREES PROPOSED</p>
COMMON OPEN SPACE REQUIREMENT	PROPOSED OPEN GREENSPACE
<p>AT LEAST 15% OF GROSS SITE AREA SHALL BE DEDICATED TO COMMON OPEN SPACE AREA.</p>	<p>8.73 AC. = DEVELOPED SITE AREA 1.56 AC. = COMMON OPEN SPACE +17.95 COMMON OPEN SPACE</p>
PARKING AREA PLANTING REQUIREMENT	PROPOSED PARKING AREA PLANTINGS
<p>ALL PARKING SPACES SHALL BE WITHIN 100 LF OF A CLASS 'A' OR 8' TREE.</p>	<p>DEVELOPER WILL PROVIDE 100 LF OF PUBLIC PARKING SPACES WITHIN 100' OF A CLASS 'A' OR 8' TREE.</p>
IRRIGATION REQUIREMENT	
<p>ALL PLANTING AREAS WITHIN 200' OF A WATER SOURCE.</p>	

MR ENGINEERING & SURVEYING, LLC
5945 Millerville Avenue, Baton Rouge, LA 70805 225.681.9592

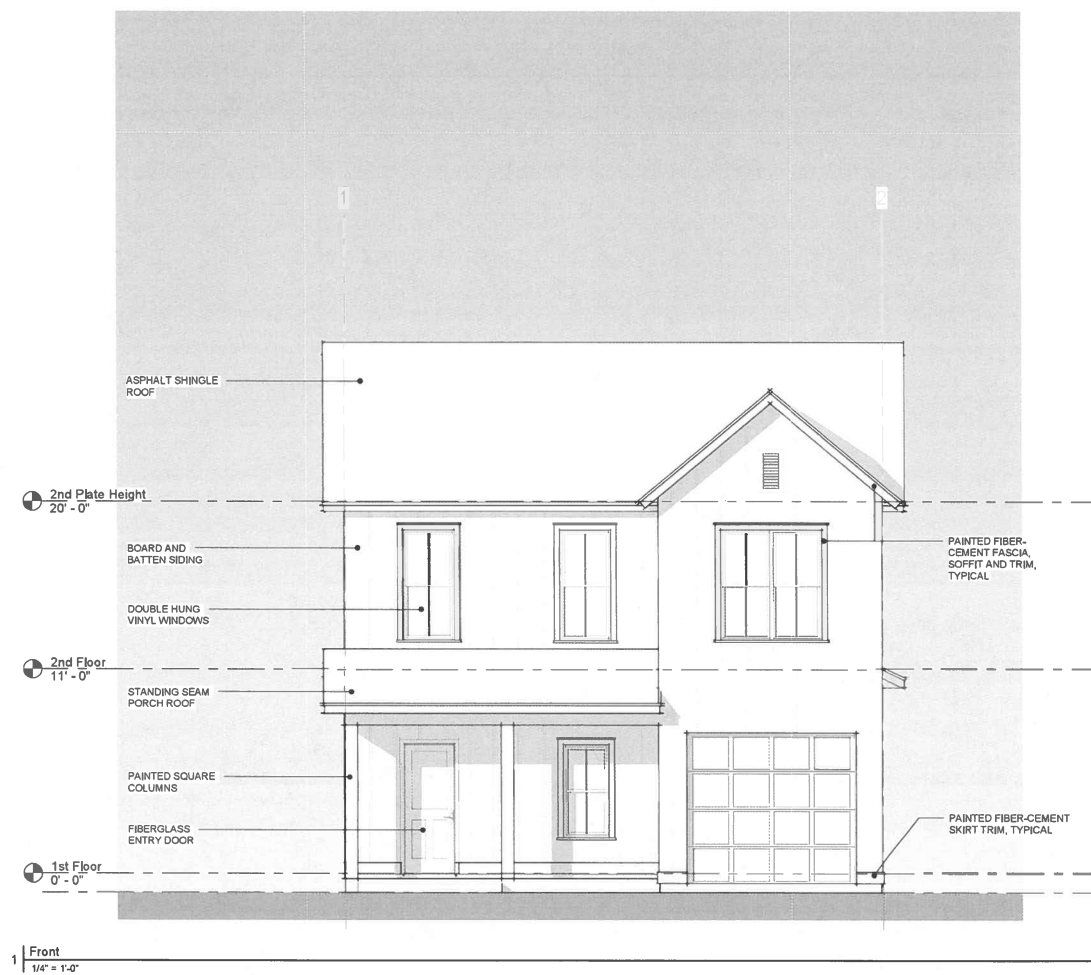
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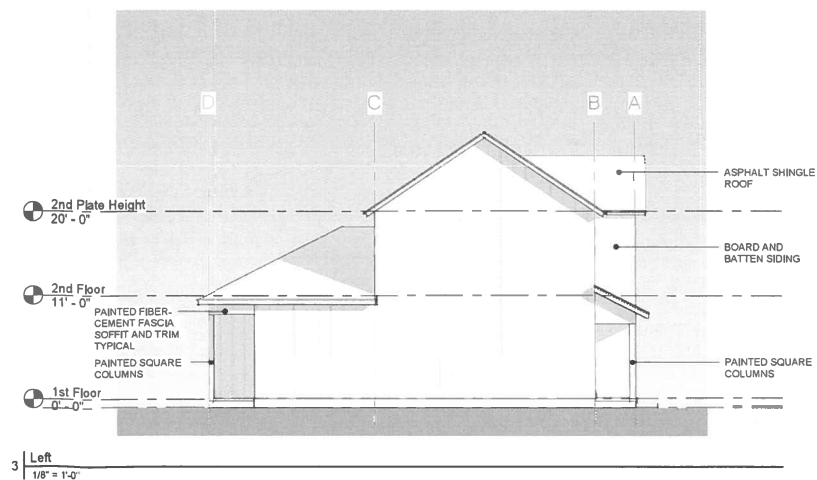
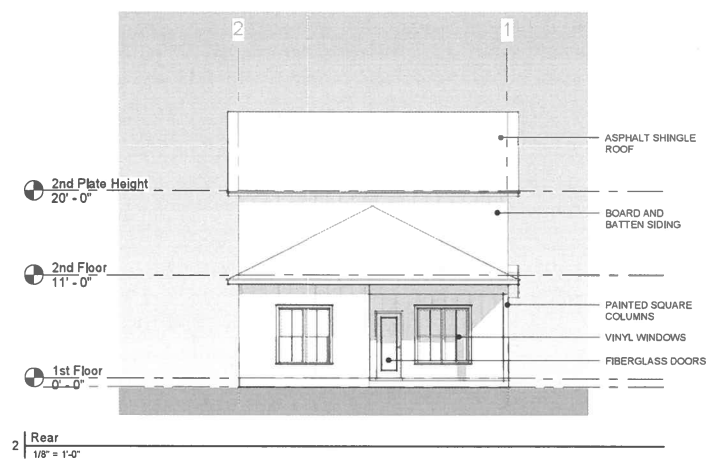
THE GATES AT MILLERVILLE
MILLERVILLE RD.
BATON ROUGE
EAST BATON ROUGE PARISH

DESIGNED: [] CHECKED: []
DATE: 11/20/22

SHEET NUMBER: 07



4 | 1



The Gates at Millerville

Garden Home - Type 1
Millerville Road
Baton Rouge, LA

Project Number: 22-1004

1 of 1

Revision
No. Date Description

Drawn
05/05/22
Project Phase
Application Phase
Issued For

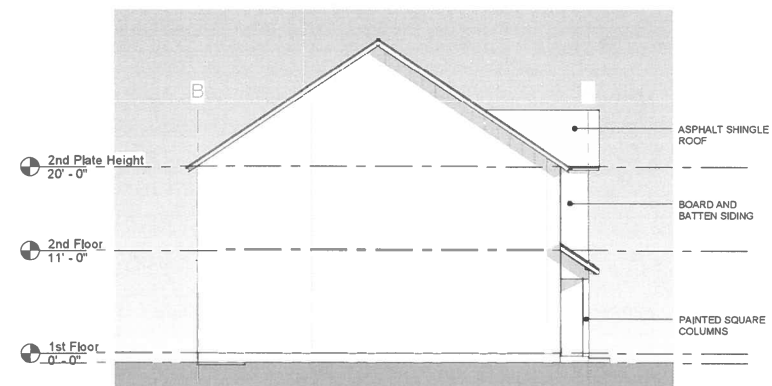
EXTERIOR ELEVATIONS



1 | Building Front Elevation
1/8" = 1'-0"



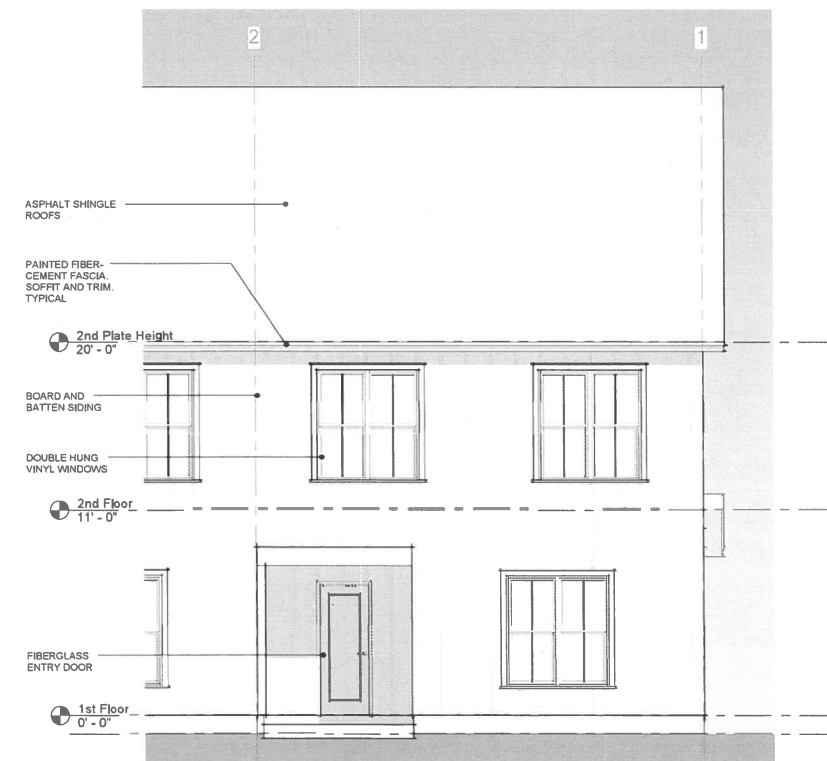
2 | Building Rear Elevation
1/8" = 1'-0"



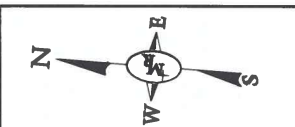
3 | Building Side Elevation
1/8" = 1'-0"



4 | Townhouse Unit - Enlarged Front Elevation
1/4" = 1'-0"



5 | Townhouse Unit - Enlarged Rear Elevation
1/4" = 1'-0"

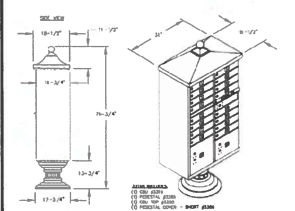


- LEGEND:**
- PROPERTY LINE
 - ADJ. PROPERTY LINE
 - SEWER SERVITUDE
 - UTILITY SERVITUDE
 - DRAINAGE SERVITUDE
 - PRIVATE SERVITUDE OF ACCESS
 - PROPOSED LOT LINE
 - SIDEWALK
 - CENTERLINE OF ROAD
 - SEWER LINE
 - POND (1.40 AC.)
 - GREENSPACE (1.56 AC.)
 - NUMBER OF PARKING SPOTS

- KEY NOTES:**
- 1 REQ'D. 12' PRIVATE UTILITY SERVITUDE
 - 2 REQ'D. 15' PUBLIC SEWER SERVITUDE
 - 3 REQ'D. 30' FRONT BUILDING SETBACK
 - 4 REQ'D. 20' REAR BUILDING SETBACK
 - 5 REQ'D. 5' SIDE BUILDING SETBACK
 - 6 REQ'D. 15' REAR BUILDING SETBACK
 - 7 REQ'D. ZERO - LOT LINE

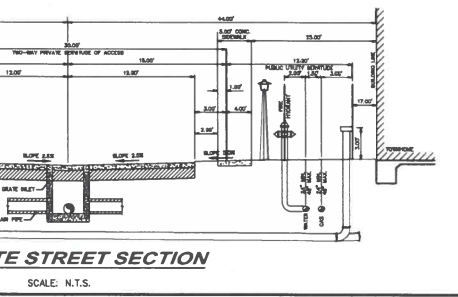
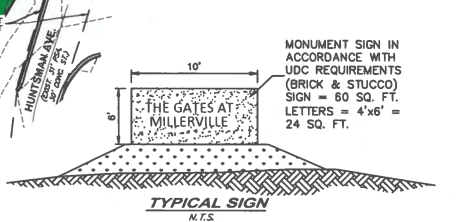
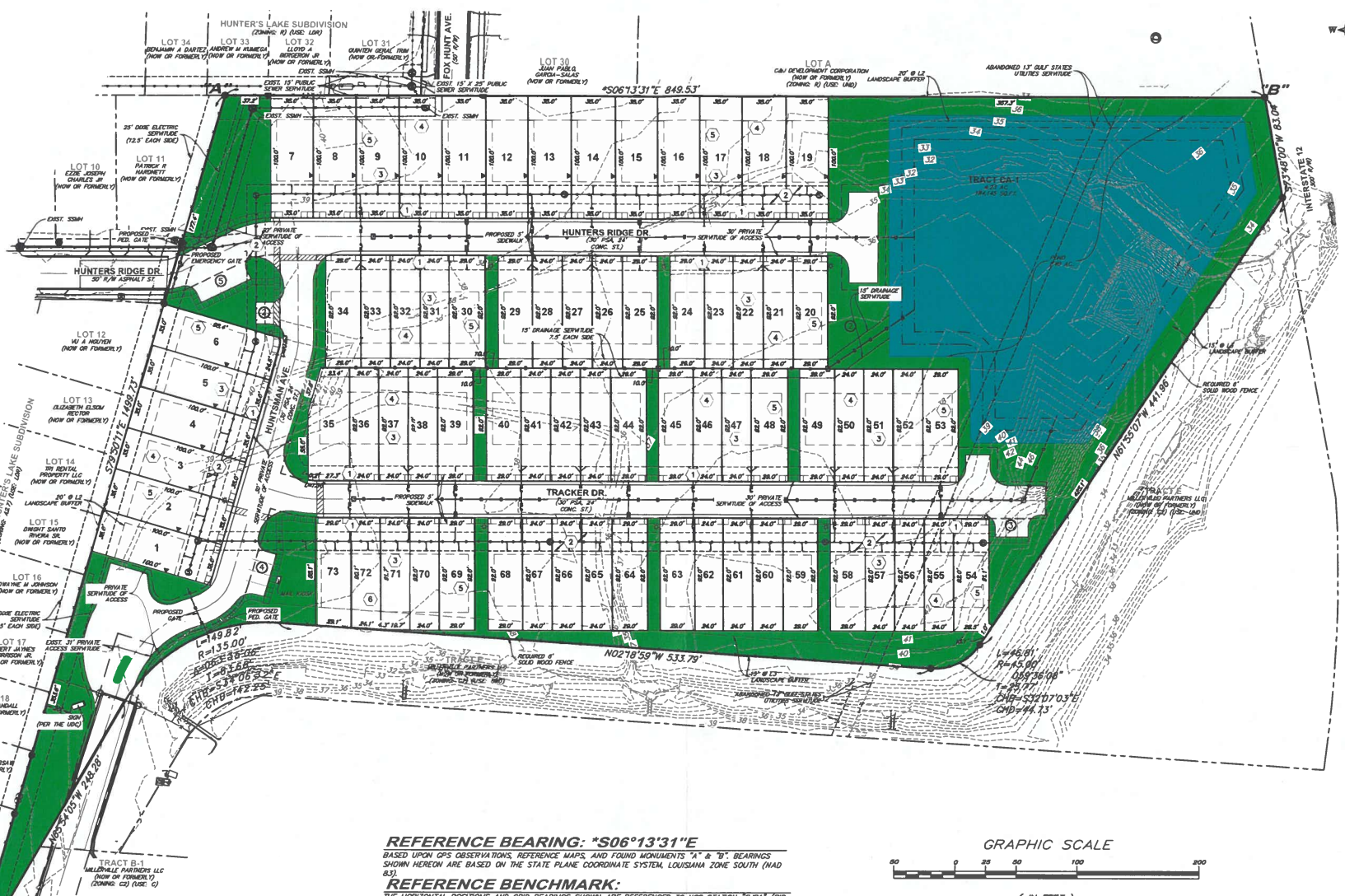
STORMWATER MANAGEMENT:
AS PART OF THE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST EDITION.

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM UNLESS THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.



MAIL KIOSK DETAIL
SCALE: N.T.S.

C:\USERS\CHAMPLES PROJECTS\BAYOUVIEW\DWG\08 MILLVILLE PLAZING REC-16-2022.DWG

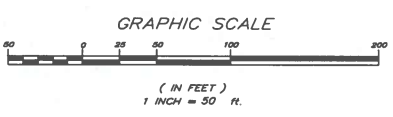


REFERENCE BEARING: *S06°13'31"E
BASED UPON GPS OBSERVATIONS, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B" BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

REFERENCE BENCHMARK:
THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NGS STATION "S.B.1" (PID 004818). THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.

REFERENCE MAPS:
1) MAP SHOWING THE SUBDIVISION OF TRACTS R-1-A, S-1-A & R2 OF THE ORIGINAL JOHN J. KOHLER ESTATE INTO TRACTS A, B, C, D & E LOCATED IN SECTION 42, T7S-R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, STATE OF LOUISIANA, FOR MILLERVILLE PARTNERS, LLC, BY SUB GROUP INC. DATES 9-28-2004.
2) FINAL PLAT OF HUNTER'S LAKE FIRST FILING BEING A SUBDIVISION OF TRACT T-1 OF THE JOHN J. KOHLER ESTATE FOR C&J CONTRACTORS INC. BY PERMS ENGINEERING & SURVEYING INC. DATED 03-12-1998.

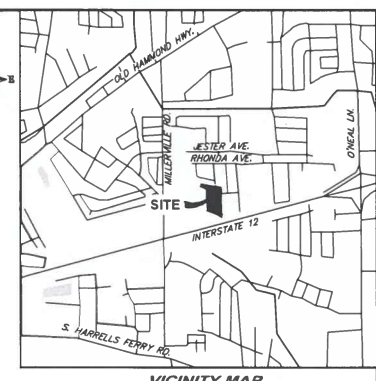
NOTES:
1) NO ATTEMPT HAS BEEN MADE BY MR. ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
2) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE 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 FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.
3) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE DEED 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.
4) THE CURRENT ADJACENT BASE FLOOD AND INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT PRIOR TO ISSUANCE OF BUILDING PERMITS.
5) THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN INDICATES NO IMPACT TO UPSTREAM OR DOWNSTREAM PROPERTIES.
6) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 220330226C, DATED MAY 2, 2008.
7) THIS SITE IS NOT ON A CATS BUS ROUTE.



FILL NOTE:
VARIOUS LOTS WITHIN THIS SUBDIVISION HAVE RECEIVED FILL DURING THE SUBDIVISION CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL BE RESPONSIBLE FOR INDIVIDUALLY INVESTIGATING THE SOIL CONDITIONS OF THE LOT AND SHALL FURNISH COMPACTION DATA TO THE PERMIT OFFICE PRIOR TO COMMENCING CONSTRUCTION TO ENSURE BUILDING CODE COMPLIANCE FOR APPROPRIATE FOUNDATIONS/SLAB DESIGN.

LAKE/POND SERVITUDE NOTE:
THE 30' DRAINAGE SERVITUDE SHOWN THROUGH THE LAKE SHOWN HEREON IS DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE LAKE, AS REQUIRED BY THE CITY-PARISH DPM, WAS DESIGNED FOR THE PURPOSES OF STORM WATER DETENTION. NONE OF THE LAKE SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT IS INTENDED. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE DPM SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKE WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

CERTIFICATION:
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



VICINITY MAP
SCALE= 1":2,000'

ZONING NOTES:
ZONED: C2 (SPUD REQUESTED)
SETBACKS: (PER SPUD)
FRONT: 30'
SIDE: 0/3'
REAR: 15/20'
STREETS: 24" CONCRETE PAVEMENT
PROPERTY INFO: JOHN J. KOHLER
ACREAGE: 8.73 AC.
OF UNITS: 73
DENSITY: 73/8.73 = 8.36 UNITS/ACRE
MAX BLDG HEIGHT: 35' (2.5 STORIES)
REQ'D OPEN SPACE: 1.31 AC. (15%)
PROHIBED OPEN SPACE: 1.56 AC. (17.9%)
PLANNING DISTRICT: I2
EXISTING AND USE: UND
FUTURE LAND USE: C (ON REQUESTED)
EXISTING ZONING (ADJACING PARCELS): C2, R & A2.7
SCHOOL DISTRICT: 20A
LUTURE LAND USE: C (ON REQUESTED)
SEWER: CITY OF BATON ROUGE (WSTN)
WATER: BATON ROUGE WATER CO
ELECTRIC CO.: ENTERTON
FIRE DISTRICT: EASTSIDE FIRE DISTRICT #5
CHARACTER AREA: SUBURBAN
CPCC LOT 10 # 1220411684
FEMA FLOOD ZONE: "X"
BASE FLOOD ELEV: 40.0'
INUNDATION: 38.0'

PUBLIC DEDICATION:
THE RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER 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 SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

PRIVATE DEDICATION:
THE COMMON AREAS AND PRIVATE STREETS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF THE GATES AT MILLERVILLE. ALL MAINTENANCE SHALL BE BY THE HOA. HOMEOWNERS ASSOCIATION. DPM SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE LAKES, SHORELINE, OR ANY OTHER COMMON AREAS.

COMMON AREA DEDICATION:
THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF THE GATES AT MILLERVILLE. ALL MAINTENANCE SHALL BE BY THE PROPERTY OWNERS ASSOCIATION. DPM SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY COMMON AREAS.

PRIVATE STREETS:
THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF THE PRIVATE STREETS. MAINTENANCE AND UPKEEP OF THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE RESIDENTS OF THE GATES AT MILLERVILLE.

PRELIMINARY PLAT
OF

THE GATES AT MILLERVILLE

(A SMALL PLANNED UNIT DEVELOPMENT)
LOTS 1 THRU 73 (INCLUSIVE) & TRACT CA-1
BEING A SUBDIVISION OF TRACT "C"
A PORTION OF THE JOHN J. KOHLER ESTATE

LOCATED IN
SECTION 47, T7S-R2E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,
FOR
JBS DEVELOPMENT, INC

MR. ENGINEERING & SURVEYING, LLC
5945 Infielde Avenue, Baton Rouge, LA 70805-255 (490.9592)



THE GATES AT MILLERVILLE
MILLERVILLE ROAD
BATON ROUGE
EAST BATON ROUGE PARISH

DESIGNED	TRB	MUR	11/7/2022
CHECKED	TRB	MUR	
DETAILED	TRB	MUR	
CHECKED	TRB	MUR	
DATE			

SHEET NUMBER 9