100 0 100 200

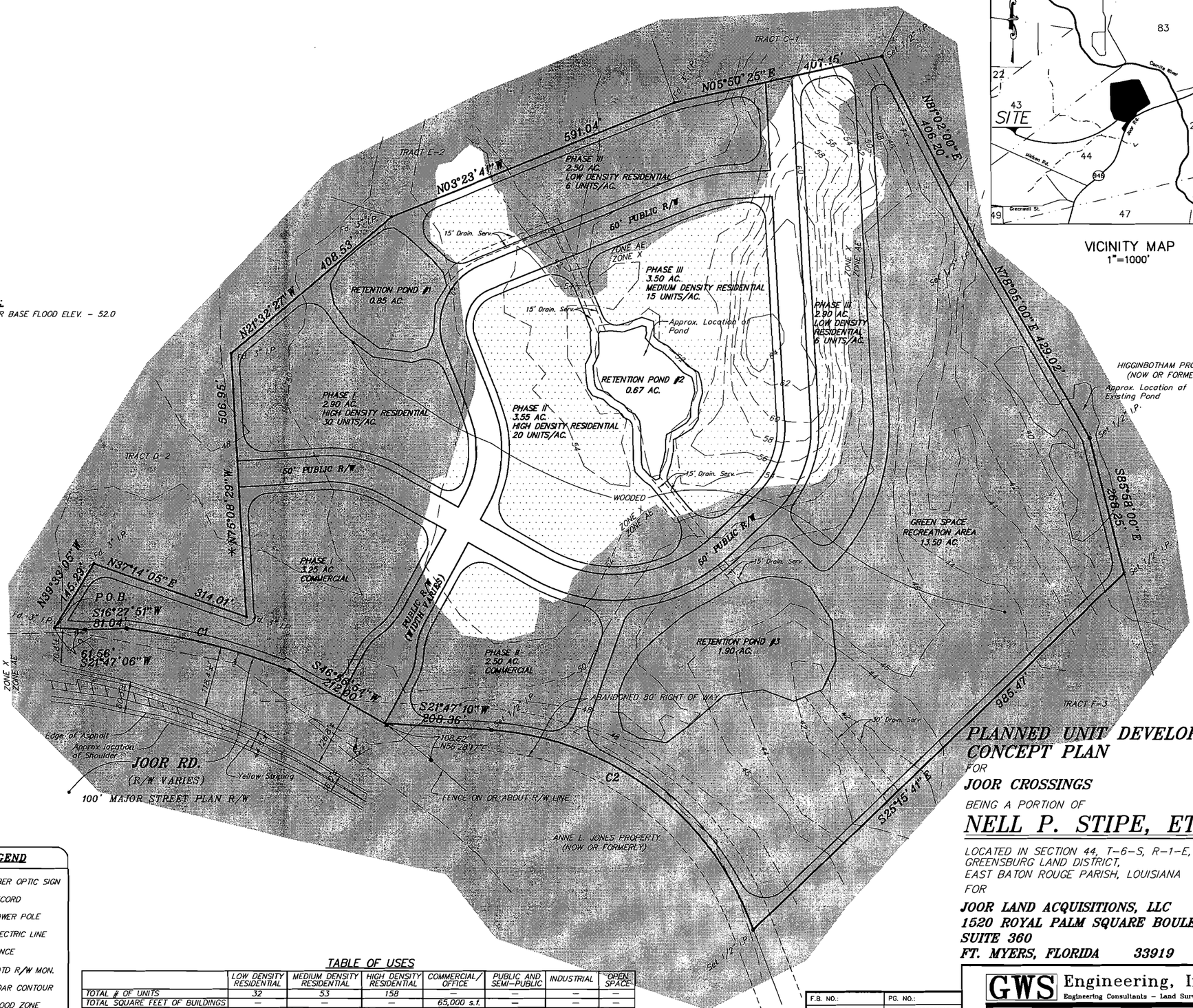
(IN FEET)

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	327.37'	1315.62'	326.53'	164.54'	S32°25'48"W	14°15'26"
C2	670.00'	572.96'	632.47'	379.23'	S55°17'10"W	66°59'58"
C3(R)	532.82'	1282.39'	529.00'		N33°11'17"E	

***NOTE:**
100 YEAR BASE FLOOD ELEV. = 52.0

GENERAL NOTES:

1. EXISTING ZONING: A1
2. PROPOSED ZONING: PUD
3. EXISTING HORIZON LAND USE: LOW DENSITY RESIDENTIAL
4. PROPOSED HORIZON LAND USE: PUD
5. SEWER: WSTN
6. WATER: BATON ROUGE WATER CO.
7. ELECTRIC: ENTERGY
8. GAS: ENTERGY
9. TELEPHONE: BELLSOUTH
10. CABLEVISION: COX
11. FIRE DISTRICT: HOOPER ROAD #6
12. 100 YEAR FLOOD ELEV.: 52.0'
13. FLOOD ZONES: AE & X
14. SCHOOLS:
    ELEMENTARY – GLEN OAKS PARK
    MIDDLE – GLEN OAKS MIDDLE
    HIGH – BELAIRE HIGH



VICINITY MAP
1"=1000'

NOTE:
NO ATTEMPT HAS BEEN MADE BY GWS ENGINEERING, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP'S, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

NOTE:
THIS MAP IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY CONCEPT PLAN AND IS NOT TO BE CONSIDERED AS BEING TOTALLY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN AS SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS.

ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 220058 0080 D, DATED MAY 17, 1993, THIS PROPERTY IS LOCATED IN FLOOD ZONE AE & X.

BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

LEGEND

- —o— = FIBER OPTIC SIGN
- (R) = RECORD
- = POWER POLE
- —E— = ELECTRIC LINE
- —X— = FENCE
- = DOTD R/W MON.
- —50— = LIDAR CONTOUR
- = FLOOD ZONE
- = PUD AREA

TABLE OF USES

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL/ OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL # OF UNITS	32	53	158	—	—	—	—
TOTAL SQUARE FEET OF BUILDINGS	—	—	—	65,000 s.f.	—	—	—
TOTAL ACREAGE	5.4	3.5	6.5	5.8	7.5	—	13.3
PERCENTAGE OF SITE	12.9	8.3	15.9	13.8	17.9	—	31.7
DENSITY	6 units/ac.	15 units/ac.	25 units/ac.	—	—	—	—

PLANNED UNIT DEVELOPMENT CONCEPT PLAN

FOR

JOOR CROSSINGS

BEING A PORTION OF

NELL P. STIPE, ET AL

LOCATED IN SECTION 44, T-6-S, R-1-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA

FOR

JOOR LAND ACQUISITIONS, LLC
1520 ROYAL PALM SQUARE BOULEVARD
SUITE 360
FT. MYERS, FLORIDA 33919

F.B. NO.:	PG. NO.:
DESIGNED: BMA	CADFILE: 06288CP2
DETAILED: BMA	DATE: 10/30/08
CHECKED: GWS	SHEET NO:

GWS Engineering, Inc.
Engineering Consultants – Land Surveyors
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Ph.: 225-769-1786 Fax: 225-769-1954 Email: wsledge@gwsengr.com