

Dwayne Gafford
13310 Woodcreek
Central, LA. 70818

RE: PRE-APPLICATION CONFERENCE
EXTEND GATE WAY DR. IN BOGAN VILLA

October 29, 2014

Dear Sirs,

We request an informal Pre-Application review of the proposed extension of Gate Way Dr. in Bogan Villa, Tract "BEF"

Please find attached the schematic layout of the proposed street extension. Also attached is a conceptual layout of the property connecting to this street extension.

PHASE 1: Extension of Gate Way Drive

1. Develop 11.5 +/- Acres into 32 Lots 75'x 155'
2. The East end approximately 1/3rd is currently zoned R2
3. The West end is currently zoned RA
4. As per Master plan the West end is proposed as R3 and Office/Technology.
5. The sewer collection system has already been run as per our proposed layout to Pump Station 86.
6. Residential Housing with target pricing to start around \$ 180,000.

ZONING REQUEST CHANGE

1. Change the RA on the west end to R2.

PHASE 2 Extend Lovett Road.

1. Divide this into 5 Commercial lots.
2. Provide Extension of Lovett Road and tie in to Gate Way Dr.

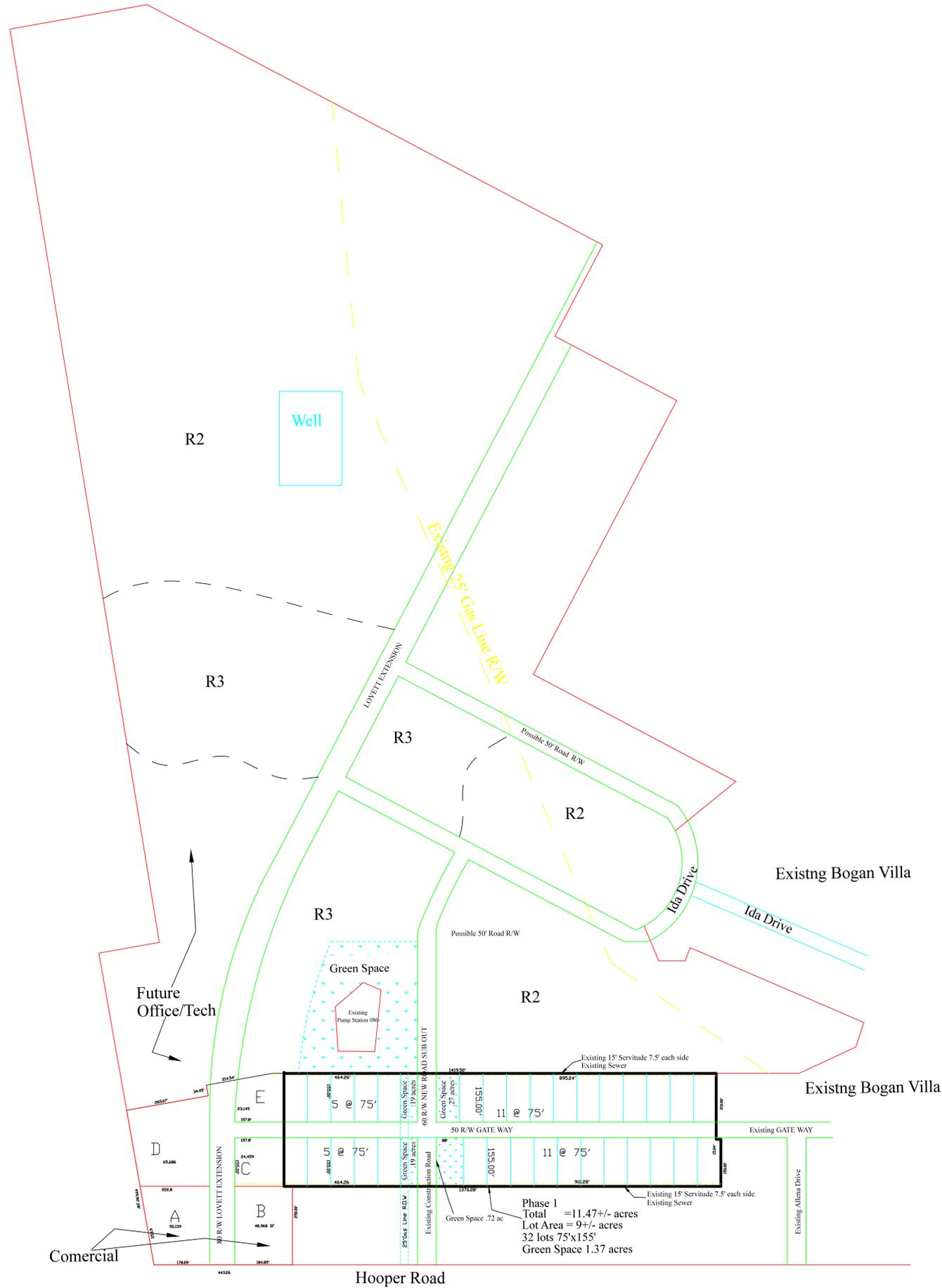
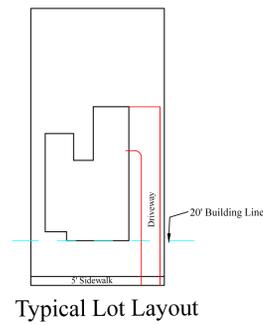
Remaining Property

1. The remaining property to be developed at a latter date and the exact use is undetermined at this time but will include possible Office/Technical along the west side of the property and the remainder to be R2 and R3 in keeping with the Master Plan.

Your review and input is appreciated.

Sincerely,

Dwayne Gafford



Revision	

Preliminary

Bidding

Construction

Conceptual Design

Proposed Extension of Gate Way Drive
Adjacent To Bogan Villa Subdivision

Drawn by:
Dwayne Gafford
13310 Wood Creek
Baton Rouge, LA. 70818

SCALE: as noted

FILE:

JOB#:

DATE: 10/28/14

SHEET
1
OF 1