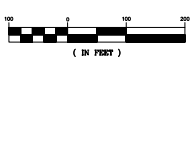

BENCHMARK:

BM #1
BEING THE NORTH CATCHBASIN BOLT
LOCATED BETWEEN LOTS 64 & 65.
ELEVATION = 20.05'
NAVD 88 - GEOID 12A

REFERENCE BENCHMARK:

LEICA SMARTNET GEOID 12A

BASIS OF BEARING: S 88° 21' 55" W

BEARINGS REFERENCED TO LA STATE PLANE GRID, SOUTH ZONE 1702.

ROBERT W. OVERALL
Name
PRELIMINARY
Date
49535
License No.

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CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	31.14'	250.00'	31.12'	15.59'	S84°25'52"E	7°08'10"
C2	95.23'	250.00'	94.66'	48.20'	N81°05'17"E	21°49'33"
C3	58.85'	250.00'	58.71'	29.56'	N63°25'54"E	13°29'13"
C4	40.64'	250.00'	40.59'	20.36'	S61°20'41"W	9°18'47"
C5	100.30'	250.00'	99.63'	50.84'	S77°29'43"W	22°59'17"
C6	44.28'	250.00'	44.22'	22.20'	N85°56'12"W	10°08'52"
C7	185.22'	250.00'	181.01'	97.09'	N77°54'46"E	42°26'56"
C8	185.22'	250.00'	181.01'	97.09'	S77°54'46"W	42°26'56"
C9	172.79'	55.00'	110.00	INFINITY'	N9°08'13"E	180°00'00"
C10	47.48'	300.00'	47.43'	23.79'	S51°49'58"W	9°04'07"
C11	101.89'	300.00'	101.40'	51.44'	S66°05'48"W	19°27'32"
C12	88.27'	300.00'	87.95'	44.46'	S84°15'18"W	16°51'29"
C13	33.79'	300.00'	33.77'	16.91'	N84°05'22"W	6°27'11"
C14	271.43'	300.00'	262.26'	145.80'	S73°13'04"W	51°50'18"
C15	69.77'	200.00'	69.41'	35.24'	N57°17'32"E	19°59'14"
C16	85.05'	200.00'	84.41'	43.18'	N79°28'06"E	24°21'55"
C17	26.13'	200.00'	26.11'	13.08'	S84°36'22"E	7°29'10"
C18	180.95'	200.00'	174.84'	97.20'	N73°13'04"E	51°50'18"
C19	85.55'	55.00'	77.18'	54.16'	N36°18'15"W	89°07'03"
C20	87.24'	55.00'	78.38'	55.85'	N53°41'45"E	90°52'57"
C21	2.88'	1.00'	1.98'	7.56'	S9°49'05"E	164°55'34"
C22	118.60'	256.50'	117.55'	60.38'	S85°53'28"W	26°29'32"
C23	58.49'	293.50'	58.39'	29.34'	N86°34'19"W	11°25'06"
C24	36.13'	11.50'	23.00'	INFINITY'	N9°08'13"E	180°00'00"

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C25	17.28'	5.50'	11.00'	INFINITY'	S9°08'13"W	180°00'00"
C26	17.28'	5.50'	11.00'	INFINITY'	N9°08'13"E	180°00'00"
C27	30.70'	45.00'	30.11'	15.98'	N61°18'59"W	39°05'36"
C28	15.01'	22.00'	14.72'	7.81'	S61°18'59"E	39°05'36"
C29	29.03'	36.50'	28.27'	15.33'	N76°21'02"E	45°34'23"
C30	10.74'	13.50'	10.46'	5.67'	S76°21'02"W	45°34'23"

REFERENCE MAP:

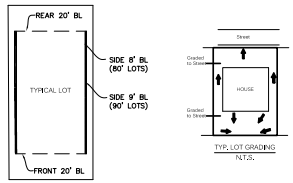
1. FINAL PLAT OF OAKS ON THE BLUFF 2ND FILING.
   BY: FERRIS ENGINEERING & SURVEYING , LLC.
   DATED: JUNE 15, 2006, REVISED JULY 14, 2008. Instrument #00702970

2. SURVEY PLAT SHOWING DM-1, THE TRACT OF LAND OF DANIEL G. MELANCON.
   BY: EARLES & ASSOCIATES.
   DATED: 04-21-1998. Instrument #00421141

3. MAP SHOWING RESUBDIVISION OF TRACT BK-1-A-1 & TRACT DV INTO TRACT BK-1-A-1-A & TRACT DV-1.
   BY: LESTER MCLIN
   DATED: 08-12-98. Instrument #00419158

GENERAL NOTES:

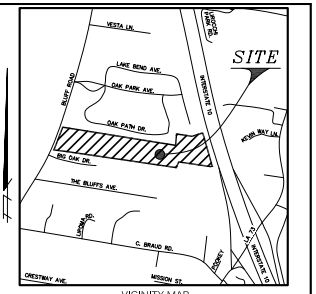
1. ZONING: RM (MEDIUM INTENSITY)
2. BUILDING SETBACKS:
   FRONT: 25'
   REAR: 20'
   SIDE: 8' ON 80' LOTS
   9' ON 90' LOTS
3. SEWAGE DISPOSAL: COMMUNITY TREATMENT PLANT (PRIVATE)
4. 100 YEAR FLOOD ELEVATION: 11.0'
5. INUNDATION ELEV.: N/A
6. ELECTRIC CO: ENTERGY
7. GAS CO: ATMOS ENERGY
8. WATER: ASCENSION WATER CO.
9. TELEPHONE: EATEL & COX COMMUNICATION
10. ACREAGE: 24.0 ACRES
11. DENSITY: 1.92 UNITS PER ACRE
12. LAND USE: SINGLE FAMILY RESIDENTIAL
13. STREETS: 27' ASPHALTIC CONCRETE WITH CURB AND GUTTER.
14. ALL LOT FRONTAGES, AREA, AND SETBACKS SHALL MEET ZONING REQUIREMENTS.
15. NO. OF LOTS: 46 & 4 TRACTS
16. SCHOOLS:
    PRIMARY: SPANISH LAKE
    MIDDLE: DUTCHTOWN MIDDLE
    HIGH: DUTCHTOWN HIGH



TYPICAL LOT SETBACKS
N.T.S.

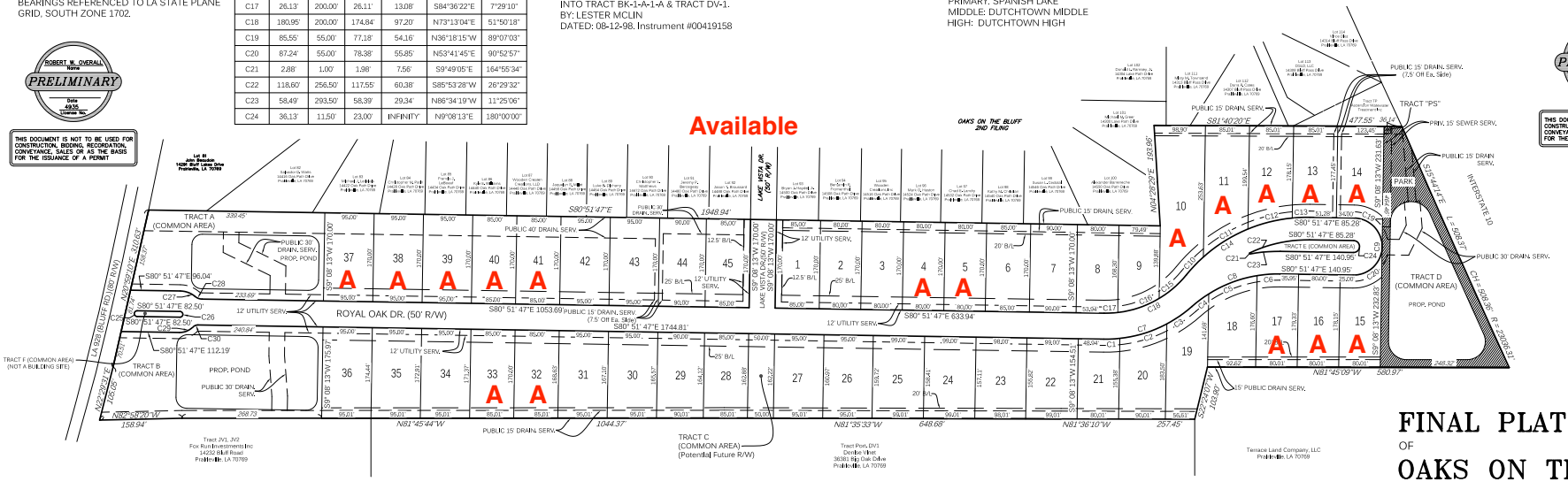
TYP. LOT GRADING
N.T.S.

LEGEND	
	= CONCRETE MONUMENT
25	= CONTOUR
	= PARK AREA



VICINITY MAP
SCALE 1" = 1000'

Available



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FINAL PLAT
OF
OAKS ON THE BLUFF ESTATES

BEING PORTIONS OF THE ANDREW GREEN ESTATE, THE MRS. B. SMITH TRACT, W. VALLERY TRACT & LOT DM-1 OF THE DANIEL G. MELANCON PROPERTY

LOCATED IN SECTION 60, T-9-S, R-2-E, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION ROUGE PARISH, LOUISIANA.

SEWERAGE:
NO PERSON SHALL PROVIDE OR INSTALL 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 LOCAL HEALTH AUTHORITY.

RESTRICTIONS:
ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS AND RESTRICTIONS FOR OAKS ON THE BLUFF ESTATES HOMEOWNERS ASSOCIATION ("RESTRICTIONS") FILED AS AN ADJUNCT HERETO.

COMMON AREA DEDICATION:
THE AREA SHOWN ON THIS PLAT AND DESIGNATED AS "COMMON AREA" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES FOR THE COMMON USE AND ENJOYMENT OF OAKS ON THE BLUFF ESTATES ONLY, AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE COMMON AREA SHOWN HEREON WILL BE BY THE OAKS ON THE BLUFF ESTATES HOMEOWNERS ASSOCIATION, EXCEPT THOSE PUBLIC SERVITUDES WHICH ARE DULY DEDICATED FOR PUBLIC USE.

PUBLIC DEDICATIONS:
THE RIGHTS-OF-WAY OF STREETS SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

PRIVATE DEDICATIONS:
THE PRIVATE PARK SHALL INCLUDE A SIGN IDENTIFYING PRIVATE PARK SPACE AS SUCH, 12 CLASS A TREES PER ACRE, AND 24 ORNAMENTAL TREES PER ACRE. TREES SHALL BE PLANTED PRIOR TO FIRST CERTIFICATE OF OCCUPANCY BEING ISSUED. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP.

OVERALL DEVELOPMENT, LLC.
1111 CLAIBORNE AVE.
BATON ROUGE, LA 70810
DATE

NOTE:
ALL LOT AREAS MEET MINIMUM AREAS

NOTE:
BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ASCENSION PARISH FLOOD PLAIN ADMINISTRATOR.

NOTE:
SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

APPROVED:
PLANNING COMMISSION
PARISH OF ASCENSION

CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

DATE FILE NO.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "A" SURVEY AND THAT THE PLAT IS MADE IN ACCORDANCE WITH LA. 33:5051, ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

ROBERT OVERALL, P.L.S. DATE
CENTERLINE ENGINEERING & SURVEYING LLC.

NOTE:
NO ATTEMPT HAS BEEN MADE BY CENTERLINE ENGINEERING & SURVEYING LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

POND NOTE:
THE PONDS SHOWN HEREON ARE PRIVATE, THE HOMEOWNERS OF THE SUBDIVISION ARE RESPONSIBLE FOR MAINTENANCE OF THE POND AND SHORELINE. ASCENSION PARISH DOES NOT OWN OR MAINTAIN THE PONDS OR SHORELINES.

GRADING INSTRUCTIONS:
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS.

STRUCTURE NOTE:
ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FEMA BASE FLOOD ELEVATION AND THE TOP ELEVATION OF THE NEAREST ADJACENT SANITARY SEWER MANHOLE ON THE SEWER COLLECTION SYSTEM SERVICING THE PROPOSED STRUCTURE.

TREE NOTE:
ONE CLASS A TREE SHALL BE PLANTED PER LOT PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

SIDEWALK NOTE:
REQUIRED SIDEWALK WITHIN 50' OF EACH LOT SHALL BE CONSTRUCTED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY

FILL NOTE:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY CENTERLINE ENGINEERING & SURVEYING LLC BEFORE THE PLACEMENT OF FILL. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER AND ENGINEER DO NOT WARRANT SOIL CONDITIONS.

NOTE:
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE PROPERTY OWNER FROM COMPLYING WITH ALL FEDERAL, STATE, AND CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.

NEW DITCH NOTE:
ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THE PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

NOTE:
1/2" IRON PIPES SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.

FIRM INFORMATION:
ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22005C0035 E DATED AUGUST 16, 2007 THIS PROPERTY IS LOCATED IN FLOOD ZONE X.

TRAFFIC IMPACT FEE NOTE:
THIS PROJECT IS SUBJECT TO TRAFFIC IMPACT FEES IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES

SEWER IMPACT FEE NOTE:
THIS PROJECT IS SUBJECT TO SEWER DEVELOPMENT FEES OF $ 1,29520 PER LOT IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.

CURVE NOTE:
THERE ARE NO ROAD CURVES WITHIN 1/4 MILE OF THE PROJECT SITE

NOTE:
EACH SINGLE FAMILY HOME WILL BE CONSTRUCTED WITH A 2-CAR GARAGE.

NOTE:
ALL AREAS SHOWN AND LABELED AS POSSIBLE FUTURE CONNECTIONS SHALL CONNECT TO ANY FUTURE DEVELOPMENT OF ADJACENT PROPERTIES.

NOTE:
UPON APPROVAL AND RECORDATION OF THIS PLAT, ALL SERVITUDES PREVIOUSLY AFFECTING THE PROPERTY DESCRIBED BY THIS PLAT ARE DEEMED REVOKED AND SAID SERVITUDES SHALL NOW EXIST AS SHOWN BY AND EMBENDED ON THIS PLAT

NOTE:
THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR OR REPLACEMENT OF THAT PORTION OF THE SIDEWALK ON OR ADJACENT TO HIS/HER LOT. BOTH THE HOMEOWNER AND THE HOMEOWNER'S ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO THE UPKEEP AND/OR REPLACEMENT OF THE SIDEWALKS WITHIN THIS DEVELOPMENT

NOTE:
ANY NON-STANDARD STREET SIGN AND POSTS CONSIDERED TO BE ORNAMENTAL SHALL BE OWNED, MAINTAINED, REPAIRED, AND/OR REPLACED BY THE DEVELOPER OR SUBDIVISION HOMEOWNER'S ASSOCIATION, BOTH THE DEVELOPER AND THE HOMEOWNER'S ASSOCIATION SHALL HOLD ASCENSION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO THE REPLACEMENT AND UPKEEP OF THESE NON-STANDARD STREET SIGNS AND/OR POSTS WITHIN THIS DEVELOPMENT. THE DEVELOPER AND/OR HOMEOWNER'S ASSOCIATION ALSO HEREBY AGREES TO MAINTAIN SAID ORNAMENTAL STREET SIGNS AND POSTS AS REQUIRED BY LAW.

One Call before you dig.

CENTERLINE
ENGINEERING & LAND SURVEYING, LLC
200 Government St., Ste. 200 Baton Rouge, LA 70802
(225) 412-4848 - Office (225) 412-4849 - Fax centerlinela.com

DATE: 05-28-19 | DESIGNED: BJB | CHECKED: BJB | FILE: 14-09 FP1