

Parcel Line Table		
Line #	Direction	Length
L1	S36°58'47"E	18.09'
L2	N49°31'59"E	20.84'
L3	S81°58'47"E	16.31'
L4	N08°00'55"E	40.00'
L5	N09°24'01"E	7.00'
L6	N08°01'13"E	40.00'
L7	N32°34'36"W	20.55'
L8	S81°58'47"E	16.38'
L9	N53°01'13"E	19.09'
L10	S18°48'25"E	18.48'
L11	N65°26'33"E	20.55'
L12	S65°36'44"E	16.50'
L13	N24°23'16"E	39.89'
L14	N24°23'16"E	40.11'
L15	S65°36'44"E	16.50'
L16	N16°40'02"W	20.55'
L17	N53°01'13"E	19.09'
L18	S29°45'23"E	23.78'
L19	N27°59'55"E	11.27'
L20	N62°00'05"W	62.11'
L21	S62°00'05"E	52.53'
L22	N27°59'55"E	16.80'
L23	N68°37'56"E	16.72'
L24	N53°01'13"E	19.09'
L25	S36°58'47"E	19.09'
L26	N71°11'35"E	19.68'
L27	S36°58'47"E	19.09'

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Ch. Length
C1	61.02	175.00	19.98	N71°59'26"W	60.71'
C2	36.26	125.00	16.62	N16°04'39"E	36.13'
C3	78.45	225.00	19.98	N71°59'26"W	78.06'
C4	21.98	75.00	16.79	N15°59'32"E	21.90'

REFERENCE MAPS:

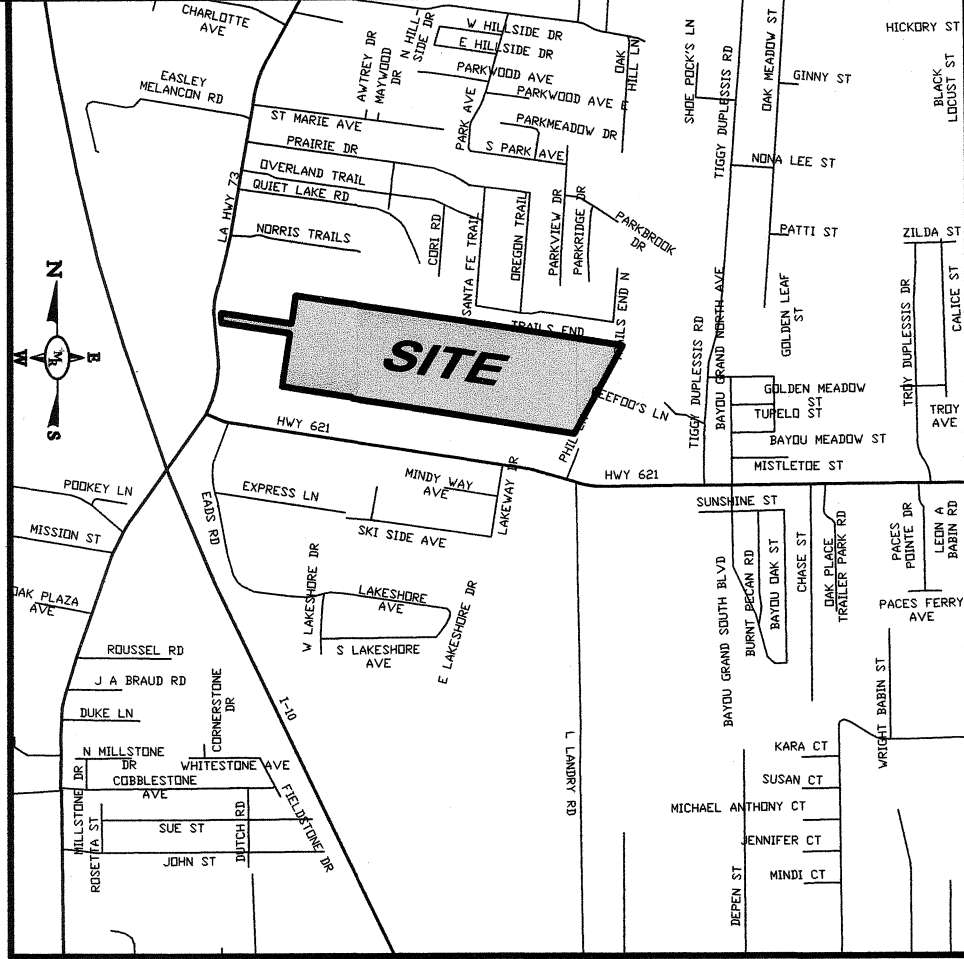
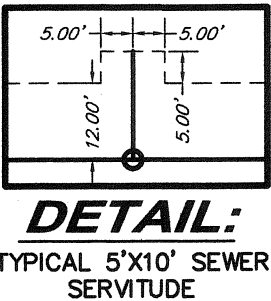
1) MAP SHOWING SUBDIVISION OF TRACTS "A", "B", & "C" OF THE BRAUD PROPERTY INTO TRACTS "A-1", "B-1", "B-2", & "C-1" LOCATED IN SECTION 60, TOWNSHIP 9 SOUTH, RANGE 2 EAST BY MR ENGINEERING & SURVEYING DATED 3-2015. (INSTRUMENT #870322)

2) FINAL PLAT OF HOLLOWS OF DUTCHTOWN, PHASE 1, LOTS 1-67 (INCLUSIVE), TRACTS "B-1-A", "CA-1", "CA-2", "CH", & "P-1" FORMERLY BEING TRACT B-1 OF THE BRAUD PROPERTY PREPARED BY MR ENGINEERING & ASSOC. DATED: 06/2016

3) FINAL PLAT OF HOLLOWS OF DUTCHTOWN, PHASE II, LOTS 68 THRU 119 (INCLUSIVE), TRACTS "B-1-A-1", "P-2", "CA-3", & "CA-4" & FORMERLY BEING TRACT B-1-A OF THE BRAUD PROPERTY PREPARED BY MR ENGINEERING & ASSOC. DATED: 11/10/2016

SEWER NOTE:

THE SEWER SYSTEM, INCLUDING BUT NOT LIMITED TO, ALL TREATMENT SYSTEM(S), PUMP(S), LIFT STATION(S), COLLECTION LINES TO THE SYSTEM, BOTH ONSITE AND OFFSITE, AND THE USER OF SAID IMPROVEMENTS, ARE HEREBY DEDICATED TO THE PARISH OF ASCENSION. THE PARISH OF ASCENSION IS ALSO HEREBY GRANTED A PERMANENT SERVITUDE OF ACCESS AND USE OVER THE IMMOVABLE PROPERTY UPON WHICH ANY PORTION OF THE TREATMENT SYSTEM(S), PUMP(S), LIFT STATION(S), AND COLLECTION LINES DEDICATED ABOVE ARE LOCATED FOR NECESSARY MAINTENANCE OR IMPROVEMENTS. SAID SERVITUDE IS TO BE CONSIDERED TRANSFERABLE AND HERITABLE AND SHALL BE ENFORCEABLE AGAINST ANY AND ALL SUCCESSORS OR ASSIGNS OF THE PROPERTY OWNER.



VICINITY MAP:

SCALE: 1"=2000'

INSTRUMENT # 923787
DATED: 5-18-2017

LEGEND:

	PROPERTY LINE
	BUILDING LINE
	SERVITUDE
	PROPERTY CORNER FOUND
	SET 1/2" IP

REFERENCE BEARING: *S81°58'47"E

NORTH PROPERTY LINE OF TRACT "B-1"

ZONING:

ZONING FOR PROPERTY: RM (MEDIUM INTENSITY RESIDENTIAL)

SETBACKS:

FRONT: 20' FT
SIDE: 6' 7 7/8' FT, FT (10% OF FRONTAGE)
REAR: 20' FT
SIDE STREET: 12.5'

REFERENCE BENCHMARK:

NORTH AMERICA SMART NET RTCM-2239
SITE NAME: DARROW, LA
GEOD: 12A

TRAFFIC IMPACT FEE NOTE:

ALL SINGLE FAMILY RESIDENCES ARE REQUIRED TO PAY A TRANSPORTATION IMPACT FEE IN ACCORDANCE WITH THE ESTABLISHED ASCENSION PARISH ORDINANCES.

BENCHMARKS:

- TBM 1:**
WEST BOLT ON CATCH BASIN ON LOTS 101 & 102
ELEV=17.79'
- TBM 2:**
WEST BOLT ON CATCH BASIN ON LOTS 117 & 118
ELEV=17.83'

FINAL PLAT

OF THE

HOLLOWS OF DUTCHTOWN

PHASE 3, LOTS 120 THRU 196 (INCLUSIVE), TRACTS "P-3" & "CA-5"

FORMERLY BEING TRACTS B-1-A-1 OF THE BRAUD PROPERTY

LOCATED IN

SECTION 60 T9S-R2E,
SOUTHEAST LAND DISTRICT,
ASCENSION PARISH
STATE OF LOUISIANA,

FOR

THE HOLLOWS OF DUTCHTOWN, LLC
P.O. BOX 87377
BATON ROUGE, LA 70879



MR ENGINEERING & SURVEYING, LLC

9345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

CAD ORIGINAL

DO NOT MODIFY
THIS DRAWING
ALL REVISIONS MUST BE MADE
TO THE CAD FILE ONLY

SCALE: 1"=80'

DATE: 5/2017

DRAWN: QAT

CHECKED: MLR

EXISTING TREE SURVEY:

- 24" SHUMARD OAK
- 30" NUTTALL OAK
- 24" NUTTALL OAK
- 24" NUTTALL OAK
- 30" NUTTALL OAK
- 24" NUTTALL OAK
- 24" NUTTALL OAK
- 28" NUTTALL OAK
- 30" NUTTALL OAK
- 24" NUTTALL OAK
- 30" NUTTALL OAK
- 24" NUTTALL OAK

TOTAL: 316" EXISTING DBH

TREE REQUIREMENTS:

44 CLASS "A" TREES (110" CAL. TOTAL)
88 ORNAMENTAL TREES (219" CAL. TOTAL)
329" REQUIRED

TOTAL TREE PRESERVATION CREDITS:

(EXISTING DBH) 316" X 2

TOTAL: 632" PROVIDED DBH TREE CREDITS

GENERAL NOTES:

- ZONING: RM (MEDIUM INTENSITY RESIDENTIAL)
- SEWAGE DISPOSAL: COMMUNITY TREATMENT PLANT
- 100 YEAR FLOOD ELEVATION: 14.0'
- INUNDATION ELEV.: N/A
- ELECTRIC CO: ENTERGY
- GAS CO: ATMOS
- WATER: ASCENSION WATER CO.
- TELEPHONE: EATEL
- ACREAGE: 31.521 ACRES
- STREETS: 27" ASPHALTIC CONCRETE WITH CURB AND GUTTER.
- TOTAL NO. OF LOTS: 77
- SCHOOLS:
PRIMARY: SPANISH LAKE PRIMARY SCHOOL
MIDDLE: DUTCHTOWN MIDDLE SCHOOL
HIGH: DUTCHTOWN HIGH SCHOOL
- THERE ARE NO EXISTING CURVES ON PUBLIC STREETS WITHIN ONE-FOURTH (1/4) MILE OF THE PROPOSED ENTRANCE.
- SANITARY SEWER IS PROPOSED GRAVITY COLLECTION TO TRACT "PS" PUMP STATION SITE AND THENCE VIA FORCE MAIN TO TIE INTO THE PARISH GRAVITY SEWER ALONG LA HWY 73.
- EXISTING SITE IS CLEARED WITH NO EXISTING STRUCTURES.
- TYPICAL LOT DIMENSION: 65'X 160'
- THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE INSIDE 100 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ASCENSION PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 22005 C 0040 E, DATED AUGUST 16, 2007.
- THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NORTH AMERICA SMART NET RTCM-2239, SITE NAME: DARROW, LA, GEOD: 12A. 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.
- WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
- DELINEATION OF JURISDICTIONAL WETLANDS HAS BEEN PROVIDED TO THE PARISH AS A PART OF THE FINAL PLAT OF THE HOLLOWS OF DUTCHTOWN.
- 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.
- 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 PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.
- 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.
- ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS 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 OWNERS.
- SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.

HOLLOWS OF DUTCHTOWN, PHASE II

GENERAL NOTES CONTINUED:

- ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FEMA BFE AND TOP ELEVATION OF NEAREST ADJACENT SANITARY SEWER MANHOLE ON THE SEWER COLLECTION SYSTEM SERVING THE PROPOSED STRUCTURE.
- ONE CLASS "A" TREE MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
- SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT.
- ALL LOTS SHOWN HEREON ARE SUBJECT TO THE CODES, COVENANTS, & RESTRICTIONS FOR THE SUBDIVISION FILED AS AN ADJUNCT TO THIS MAP AND MADE APART HEREOF.
- ANY NON-STANDARD STREET SIGN AND POSTS CONSIDERED TO BE ORNAMENTAL SHALL BE OWNED, MAINTAINED, REPAIRED, AND/OR REPLACED BY THE SUBDIVISION HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION SHALL HOLD THE ASSOCIATION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO THE REPLACEMENT AND UPKEEP OF NON-STANDARD STREET SIGNS AND/OR POSTS WITHIN THIS DEVELOPMENT. THE HOMEOWNER'S ASSOCIATION ALSO HEREBY AGREES TO MAINTAIN SAID ORNAMENTAL STREET SIGNS AND POSTS AS REQUIRED BY LAW.
- THE OWNER OF A LOT SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR OR REPLACEMENT OF THAT PORTION OF SIDEWALK ON OR ADJACENT TO HIS/HER LOT. BOTH THE HOMEOWNER AND THE HOMEOWNER'S ASSOCIATION SHALL HOLD THE ASSOCIATION PARISH HARMLESS FOR ANY AND ALL WORK PERTAINING TO THE UPKEEP AND/OR REPLACEMENT OF THE SIDEWALKS WITHIN THIS DEVELOPMENT.

SEWER IMPACT FEE NOTE:

A \$1,250.00 PER LOT SEWER DEVELOPMENT FEE SHALL BE PAID BY THE BUILDER AT THE TIME A BUILDING PERMIT IS REQUESTED.

PRIVATE DEDICATION:

THE COMMON AREAS "CA-5" & TRACT "P-3" SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF HOLLOWS OF DUTCHTOWN. THE DEVELOPER SHALL INSTALL A SIGN IDENTIFYING THE SPACES AS PRIVATE. ALL MAINTENANCE SHALL BE BY THE HOLLOWS OF DUTCHTOWN HOMEOWNERS' ASSOCIATION. OPW SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE LAKES, SHORELINE, OR ANY OTHER COMMON AREAS.

PUBLIC DEDICATION:

THE RIGHTS-OF-WAY OF STREETS SHOWN HERE ON, 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.

OWNER:

DAVID P. LAW
THE HOLLOWS OF DUTCHTOWN, LLC

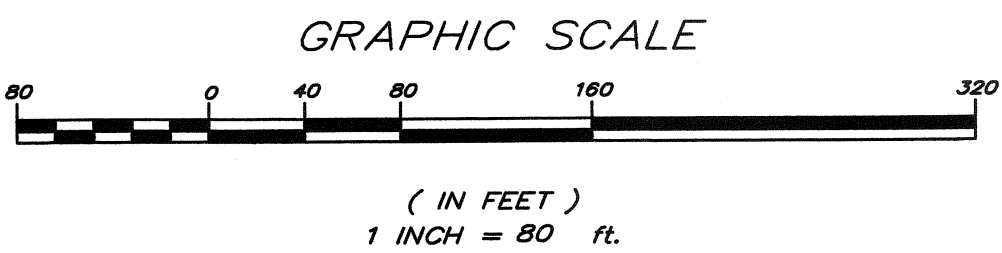
APPROVED:

ASCENSION PARISH PLANNING COMMISSION

5-17-17
DATE

5/15/2017
DATE

6326
FILE NUMBER



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 "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Mickey L. Robertson
MICKEY L. ROBERTSON, P.E., P.L.S.
MR ENGINEERING & SURVEYING, LLC

5-17-17
DATE