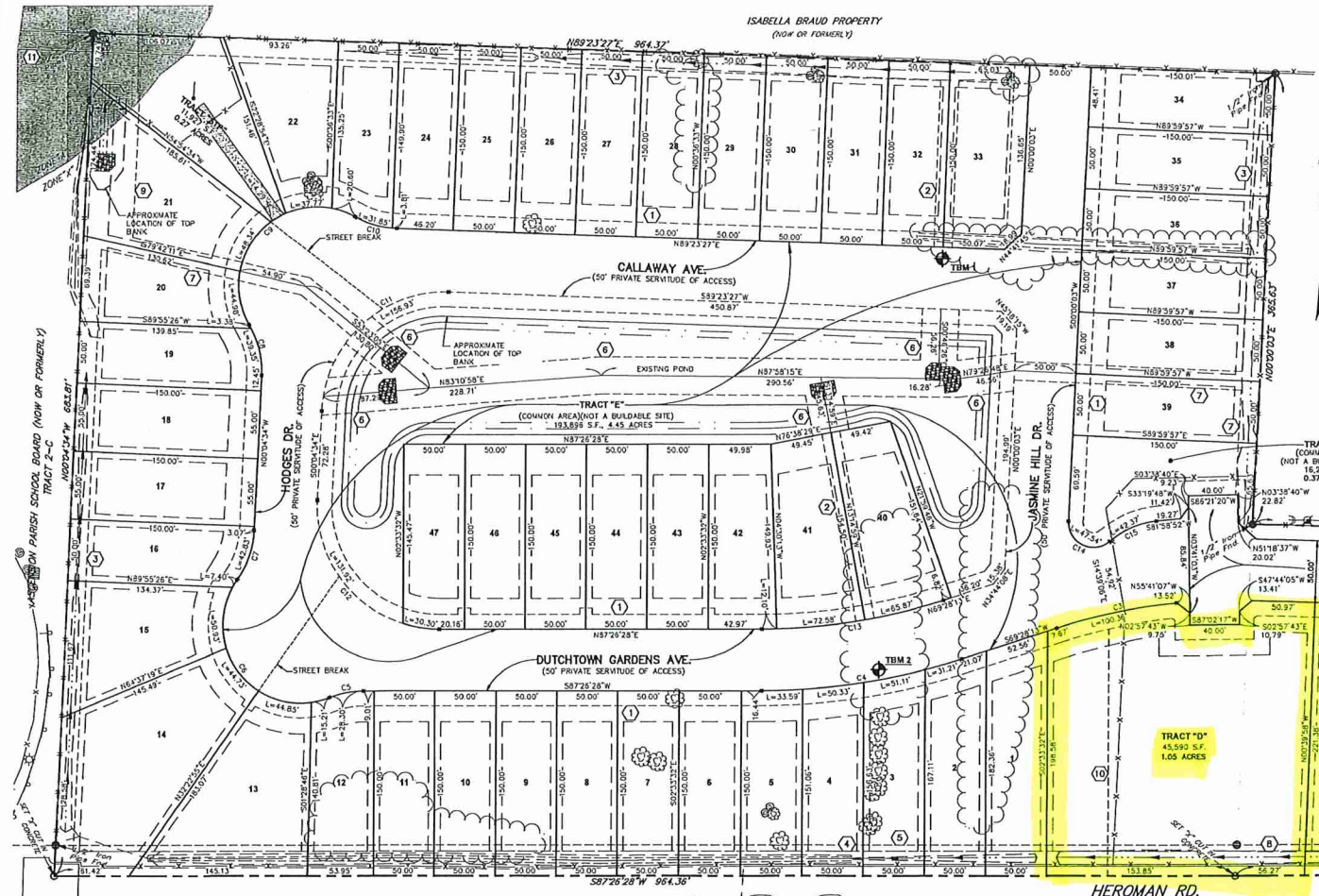
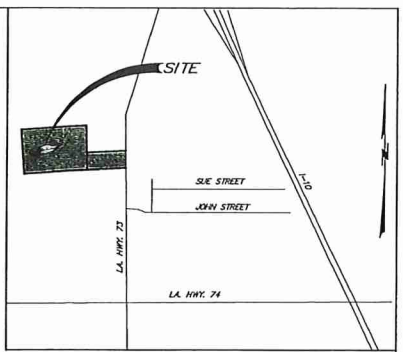
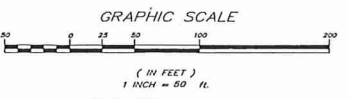




- SCHEDULE OF KEY NOTES:**
- 1. RECD. 12.0' UTILITY SERVIDUTE
 - 2. RECD. 15' PRIVATE DRAINAGE SERVIDUTE (7.5' OFF EACH SIDE)
 - 3. RECD. 15' PRIVATE DRAINAGE SERVIDUTE
 - 4. RECD. 20' PRIVATE DRAINAGE SERVIDUTE
 - 5. EXISTING 30' ACCESS SERVIDUTE (25' PORTION TO BE REVOKED)
 - 6. RECD. 30' PUBLIC DRAINAGE SERVIDUTE
 - 7. RECD. 15' PUBLIC DRAINAGE SERVIDUTE
 - 8. RECD. 20' PUBLIC DRAINAGE SERVIDUTE
 - 9. RECD. 40' PUBLIC DRAINAGE SERVIDUTE
 - 10. RECD. 50' LANDSCAPE BUFFER
 - 11. RECD. 15' PRIVATE SEWER EFFLUENT SERVIDUTE
 - 12. RECD. 13'x20' PRIVATE SIGN SERVIDUTE



VICINITY MAP
SCALE: 1" = 2000'

NO.	DATE	REVISIONS	BY
1	05/13/09	REVISED COMMON AREAS	SJB
2	07/6/2015	REVISED COMMON AREA & ACCESS NOTE	MRES

GENERAL NOTES:

ZONING DISTRICT: SPUD (SMALL PLANNED UNIT DEVELOPMENT)

PRIVATE STREETS: 2" ASPHALT 14' CONC CURB & GUTTER (50' R/W)

PUBLIC STREETS: 2" ASPHALT 14' CONC CURB & GUTTER (50' R/W)

TYPICAL LOT: 50'x150' (10,500 SQ. FT.)

MOORAGE: 18.11 ACRES

PROPOSED LAND USE: MIXED USE DEVELOPMENT

HIGH SCHOOL: DUTCHTOWN HIGH SCHOOL

MIDDLE SCHOOL: DUTCHTOWN MIDDLE SCHOOL

ELEMENTARY SCHOOL: DUTCHTOWN ELEMENTARY SCHOOL

SEWER: PRIVATE COMMUNITY TREATMENT PLANT

DESIGN WATER SURFACE: 14.42' (CALCULATED)

WATER: ASCENSION WATER COMPANY

ELECTRIC CO.: EVERGOT

GAS CO.: ATMO ENERGY LOUISIANA

FEMA FLOOD ZONE: X & A (PER F.L.R.M. 2200500000, AUGUST 16, 2007)

FIRE DISTRICTS: 8 AND 11

SETBACKS:

RESIDENTIAL: COMMERCIAL:

FRONT = 25' FRONT = 25'

REAR = 20' REAR = 15'

SIDE = 20' SIDE = 10'

BASIS OF BEARING:

REFERENCE BEARING DESIGNATED HEREON WITH (°) WAS TAKEN FROM REFERENCE MAP #1.

REFERENCE BENCHMARK:

THE ELEVATIONS SHOWN ARE BASED ON NGS BENCHMARK DESIGNATED "TBM 39". ELEVATION = 151.17 FT. (NAVD 83)

REFERENCE MAPS:

1) PLAT SHOWING THE BOUNDARY SURVEY OF A 14.768 ACRE PARCEL OF LAND DESIGNATED AS TRACT 2-B ON SURVEY PREPARED BY BARNARD AND THOMAS ENGINEERING, INC. DATED MAY 1978, LOCATED IN SECTION 15, T8S-R2E, PARISH OF ASCENSION, STATE OF LOUISIANA FOR WALTER MANARA PREPARED BY S.B. GORDON, INC. SIGNED BY JOHN S. TEEGARDEN DATED JUNE 4, 1998.

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

3) NO ATTEMPT HAS BEEN MADE BY S.B. GORDON, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER EASEMENTS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.

4) THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR ASSOCIATES FROM THE OBLIGATION TO COMPLY WITH ALL FEDERAL, STATE, AND PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.

5) THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN REQUIRES ON-SITE STORAGE OF STORM WATER & RELEASE AT PRE-DEVELOPMENT LEVELS. EXISTING DRAINAGE PATTERN IS TO BE MAINTAINED.

6) LOT 20 PERMIT REQUIRED FOR LA HWY 73.

7) ALL STREET R/W = 50' (UNLESS OTHERWISE NOTED)

8) ALL REAR CORNERS ALONG THE SOUTH PROPERTY LINE OF THE DEVELOPMENT ARE SET ON A 15' OFFSET, EXCEPT FOR THE CORNER BETWEEN TRACT A AND TRACT B WHICH IS SET ON A 20' OFFSET.

LEGEND:

--- EXISTING PROPERTY LINE

--- EXISTING ADJACENT PROPERTY LINE

--- PROPOSED LOT LINE

--- EXISTING PROPERTY CORNER

SET 1/2" IRON PIPE OR 3/8" REBAR

BENCHMARKS:

TBM 1: 7" CUT IN WEST BOLT OF CURB INLET BETWEEN LOTS 32 & 33 ELEV = 153.1'

TBM 2: 7" CUT IN WEST BOLT IN WEST CURB INLET @ LOT 3 ELEV = 153.1'

PUBLIC DEDICATION:

THE STREETS AND 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, SEWER, RAILROAD, OR OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENT 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 SERVITUDE DEDICATION:

THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF THE DUTCHTOWN GARDENS HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSOCIATES. THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES". THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITIES COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO DUTCHTOWN GARDENS AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANIES FACILITIES ARE LOCATED. FURTHER INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL TIE-INS TO EXISTING FACILITIES WITHIN ANY "NEW OR EXISTING PRIVATE SERVITUDE") BY ANY PUBLIC UTILITY COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE DUTCHTOWN GARDENS HOMEOWNERS ASSOCIATION. ITS SUCCESSORS AND ASSOCIATES. THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

RESTRICTIONS NOTE:

ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE PARISH 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.

COMMON AREA DEDICATION:

THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF DUTCHTOWN GARDENS. ALL MAINTENANCE SHALL BE BY THE DUTCHTOWN GARDENS HOMEOWNERS ASSOCIATION. ASCENSION PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPLIFT OF THE LAKES OR SHORELINE.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE 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 ASCENSION PARISH HEALTH UNIT.

SEWER TREATMENT PLANT TRACT DEDICATION:

THE TRACT DESIGNATED HEREON AS TRACT "SIP" IS HEREBY RESERVED FOR THE EXCLUSIVE USE OF ASCENSION WASTEWATER TREATMENT, INC. ITS SUCCESSORS AND ASSOCIATES. THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE TRACT "SIP". THE ASCENSION PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

/S/ KELLY SILLS
KODIAK COMPANIES L.L.C.
KELLY SILLS, MEMBER

04/20/2009
DATE

APPROVED:

/S/ CHARLES S. BEVEL
ASCENSION PARISH
PLANNING COMMISSION CHAIRMAN

7/10/2008
DATE

4548
ASCENSION PARISH FILE NUMBER

ACCESS NOTE:

TRACTS "B", "C", "D" & LOTS 1-14 (INCLUSIVE) SHALL NOT HAVE DIRECT ACCESS TO HEROMAN RD.

REVISION NO. 2: REVISED ACCESS NOTE

TRACTS "B", "C", "D" & LOTS 1-14 (INCLUSIVE) SHALL NOT HAVE DIRECT ACCESS TO HEROMAN RD.

APPROVED:

J. McCallender Sr.

7/15/2015

5786

ASCENSION PARISH FILE NUMBER

DUTCHTOWN GARDENS

PHASE I (TRACT A),
PHASE II (LOTS 1 THRU 47 INCLUSIVE,
TRACTS "E", "F", "SIP", &
PHASE III (TRACTS "B", "C" & "D")
FORMERLY LOT 2-A-2 & TRACT 2-B
LOCATED IN
SECTION 15, T8S-R2E,
SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI RIVER,
ASCENSION PARISH,
STATE OF LOUISIANA,
FOR
KODIAK COMPANIES, L.L.C.
(W) 328-8529 (F) 208-1911

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD LENGTH
C1	74.04	218.50	123.44°	580.20	E	74.88
C2	61.47	118.50	123.44°	580.20	E	61.55
C3	100.36	460.00	123.44°	572.43	E	100.18
C4	168.53	530.00	175.81°	178.72	E	168.53
C5	28.37	74.50	71.85°	57.53	E	28.37
C6	143.12	63.50	147.10°	54.45	E	143.85
C7	42.83	74.50	32.68°	116.73	E	42.83
C8	42.74	74.50	32.68°	116.73	E	42.74
C9	155.87	63.50	147.10°	54.45	E	155.87
C10	38.68	74.50	27.28°	57.53	E	38.68
C11	150.82	100.50	92.28°	54.45	E	150.82
C12	162.32	100.50	92.28°	54.45	E	162.32
C13	150.82	100.50	92.28°	54.45	E	150.82
C14	42.83	74.50	32.68°	116.73	E	42.83
C15	42.83	74.50	32.68°	116.73	E	42.83

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" = 50'

DATE: 07/2015

DRAWN: JDB

CHECKED: CMS