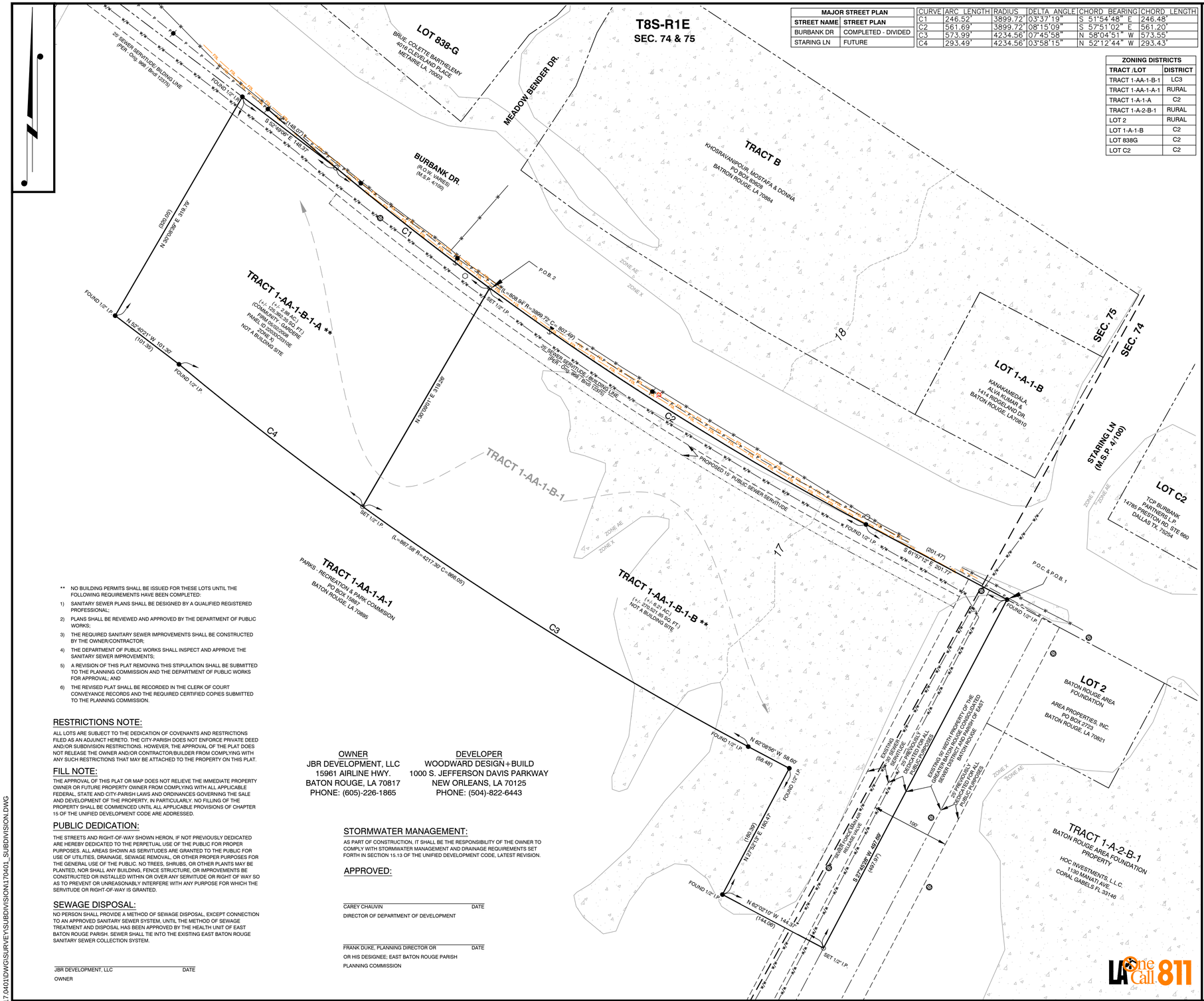


MAJOR STREET PLAN	
STREET NAME	STREET PLAN
BURBANK DR	COMPLETED - DIVIDED
STARING LN	FUTURE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	246.52'	3899.72'	03°37'19"	S 51°54'48" E	246.48'
C2	561.69'	3899.72'	08°15'09"	S 57°51'02" E	561.20'
C3	573.99'	4234.56'	07°45'58"	N 58°04'51" W	573.55'
C4	293.49'	4234.56'	03°58'15"	N 52°12'44" W	293.43'

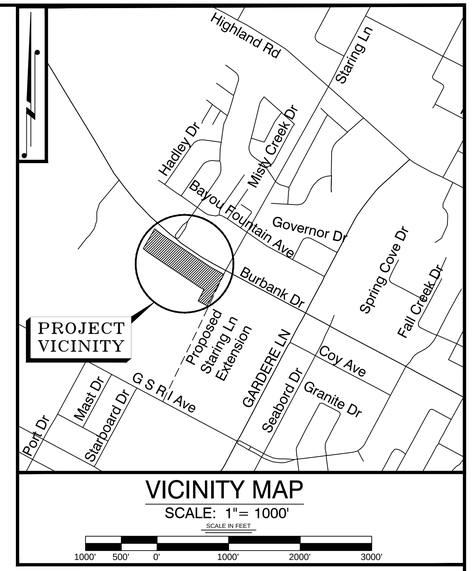
ZONING DISTRICTS	
TRACT /LOT	DISTRICT
TRACT 1-AA-1-B-1	LC3
TRACT 1-AA-1-A-1	RURAL
TRACT 1-A-1-A	C2
TRACT 1-A-2-B-1	RURAL
LOT 2	RURAL
LOT 1-A-1-B	C2
LOT 838G	C2
LOT C2	C2

UTILITY NOTES:

SANITARY -	UNKNOWN
WATER -	CITY OF BATON ROUGE WATER DIVISION 8755 GOODWOOD BLVD. BATON ROUGE, LA 70806 (225)925-2011
ELECTRIC -	ENTERGY LOUISIANA LLC 406 NORTH BLVD. BATON ROUGE, LA 70802 (800)542-2668
FIBER OPTIC -	AT&T 6770 SIEGEN LN. BATON ROUGE, LA 70809 (225)293-0576
PHONE -	AT&T 6770 SIEGEN LN, BATON ROUGE, LA 70809 (225)293-0576
CABLE TV -	COX COMMUNICATIONS RAPHAEL SEMMES RD BATON ROUGE, LA 70803 (225)330-4911
GAS COMPANY -	LEGACY ENERGY
SCHOOL DISTRICT -	EBR-7
SEWER DISTRICT -	W.S.T.N.
FIRE DISTRICT -	ST. GEORGE FIRE DISTRICT #2

LEGEND:

- (XXX) TITLE MEASUREMENT
- FOUND PROPERTY CORNER
- SET PROPERTY CORNER
- POWER POLE
- HYDRANT
- SEWER FORCE MAIN AIR RELEASE VALVE
- FLOOD ZONE "AE"
- SECTION LINE
- —— P —— OVER HEAD ELECTRIC LINE
- —— W —— WATER
- —— W/W —— WASTE WATER LINE
- —— FOL —— FIBER OPTIC
- SERVITUDE
- BASE FLOOD ELEVATION LINE AND VALUE; ELEV. IN FEET
- EDGE OF R.O.W. / ADJ. PROPERTY
- GUY WIRE ANCHOR
- LINE MARKER
- I.R. IRON ROD
- L.R.C.B. LENGTH/RADIUS/CHORD LENGTH/CHORD BEARING



VICINITY MAP

SCALE: 1"= 1000'

SCALE IN FEET

1000' 500' 0' 1000' 2000' 3000'

REFERENCE MAPS:

1) MAP OF FORCE MAIN UTILITIES; BY: STEPHEN V. ESTOPINAL, P.L.S.; DATED: DEC, 2011; RECORDED IN EAST BATON ROUGE PARISH CLERK OF COURTS IN ORIGINAL 968 E-31, BUNDLE 12375.

2) MAP SHOWING SURVEY AND RESUBDIVISION OF TRACTS 1-AA-1-A AND 1-AA-A OF THE BATON ROUGE AREA FOUNDATION PROPERTY INTO TRACTS 1-AA-1-AA AND 1-AA-1-B-A ; BY: DON A. GARLAND, P.L.S.; DATED: MARCH 27, 2001; RECORDED IN EAST BATON ROUGE PARISH CLERK OF COURTS IN ORIGINAL 444, BUNDLE 11212.

3) MAP SHOWING SURVEY AND RESUBDIVISION OF TRACT 1-A-1 OF THE BATON ROUGE AREA FOUNDATION PROPERTY INTO TRACTS 1-AA-A-1 AND 1-AA-1-B; BY: DON A. GARLAND, P.L.S.; DATED: NOV. 6, 2000; RECORDED IN EAST BATON ROUGE PARISH CLERK OF COURTS IN ORIGINAL 557, BUNDLE 11176.

4) RIGHT OF WAY MAP CENTRAL CONSOLIDATED PS 42 FORCEMAIN - VOLUME IV 09-FM-MS-0036 EAST BATON ROUGE: BY STEVEN B. ESTOPINAL, P.L.S., S.J.B. GROUP LLC; DATED DECEMBER 13, 2011.

GENERAL NOTES:

1) BEARINGS AND DIMENSIONS ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83(2011) AS DERIVED FROM STATIC GPS OBSERVATIONS PREFORMED ON 06/16/2016, PROCESSED THROUGH OPUS USING CORS STATIONS AJ7833 HAMM, DL8635 GVMS, AND DF8160 SJB1. AREA CALCULATIONS HAVE BEEN MADE RELATIVE TO SAID GRID COORDINATES.

2) NO ATTEMPT HAS BEEN MADE BY THE SURVEYOR TO VERIFY TITLE OR ACTUAL LEGAL OWNERSHIP.

3) THIS PLAT DOES NOT DEPICT ALL UTILITY LOCATIONS, VISIBLE OR OF RECORD, THAT MAY EXIST ON OR ADJACENT TO PROPERTY.

4) THE APPROVAL OF THIS PLAT DOES NOT RELIEVE THE IMMEDIATE OR FUTURE PROPERTY OWNERS FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE OR CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.

5) FLOOD ZONE AND FLOODWAY INFO SCALED FROM FIRMETTE.

6) PROPERTY OWNER INFORMATION GATHERED FROM PUBLIC INFORMATION ON RECORD AT THE EAST BATON PARISH TAX ASSESSORS OFFICE ON.

7) 2 COMMERCIAL LOT
LOT 1-AA-1-B-1-A = ± 2.88 ACRES
LOT 1-AA-1-B-1-B = ± 6.21 ACRES
TOTAL ACRES = ± 9.09 ACRES

8) LA ONE CALL TICKET # 170184233. VALID FROM 4/27/17 TO 5/17/17.

9) SECTION LINES SCALED FROM USGS QUAD MAP.

10) LOT ID NUMBER FOR TRACT 1-AA-1-B-1 IS 1610833904

11) EXISTING LAND USE IS UNDEVELOPED, FUTURE LAND USE IS COMMERCIAL.

FLOOD ZONE NOTE:

THIS PROPERTY HAS BEEN DETERMINED TO BE LOCATED IN ZONE 'X'. (AREA DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN) AND ZONE "AE" (SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD.) AS INDICATED ON FLOOD INSURANCE RATE MAP FOR THE EAST BATON ROUGE PARISH, LOUISIANA, AND INCORPORATED AREAS; PANEL 310 OF 360, MAP NUMBER 22033C0310E EFFECTIVE DATE: MAY 2, 2008. BASE FLOOD ELEVATION = 17.0'. INUNDATION = 16.5' (PER DPW, VERIFICATION SHALL BE DONE BEFORE CONSTRUCTION OF ANY STRUCTURES.)

LEGAL DESCRIPTION, LOT 1-AA-1-B-1-A:

A CERTAIN TRACT OF LAND SITUATED IN THE SOUTHEAST CORNER OF SECTIONS 74 & 75, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, HAVING AN AREA OF 2.879 ACRES MORE OR LESS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON PIPE, BEING THE NORTHEAST CORNER OF THE TRACT 1-AA-1-B-1 OF THE BATON ROUGE AREA FOUNDATION LABELED P.O.C. & P.O.B. 1;
THENCE N 61°57'12" W A DISTANCE OF 201.77';
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 561.69', WITH A RADIUS OF 3,899.72', WITH A CHORD BEARING OF N 57°51'02" W, WITH A CHORD LENGTH OF 561.20' TO THE POINT OF BEGINNING LABELED (P.O.B. 2).

THENCE S 30°09'01" W A DISTANCE OF 319.26 TO A SET 1/2" IRON PIPE; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH 293.49', WITH A RADIUS OF 4234.56' WITH A CHORD BEARING OF N 52°12'44" W WITH A CHORD LENGTH OF 293.43' TO A FOUND 1/2" IRON PIPE; THENCE N 52°40'21" W A DISTANCE OF 101.30' TO A POINT;
THENCE N 30°08'39" E A DISTANCE OF 319.79' TO A POINT;
THENCE S 52°49'08" E A DISTANCE OF 148.37' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 246.52', A RADIUS OF 3899.72', A CHORD BEARING OF S 51°54'48" E, AND A CHORD LENGTH OF 246.48' TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION, LOT 1-AA-1-B-1-B:

A CERTAIN TRACT OF LAND SITUATED IN THE SOUTHEAST CORNER OF SECTIONS 74& 75, TOWNSHIP 8 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, CITY OF BATON ROUGE, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, HAVING AN AREA OF 6.210 ACRES MORE OR LESS. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON PIPE, BEING THE NORTHEAST CORNER OF THE TRACT 1-AA-1-B-1 OF THE BATON ROUGE AREA FOUNDATION ALSO BEING THE POINT OF BEGINNING (P.O.C. 1 & P.O.B. 1).

THENCE S 27°45'28" W A DISTANCE OF 497.69' TO A POINT;
THENCE N 62°02'10" W A DISTANCE OF 144.37' TO A POINT;
THENCE N 27°52'13" E A DISTANCE OF 180.47' TO A POINT;
THENCE N 62°08'56" E A DISTANCE OF 58.60' TO A POINT;
THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH 573.99', WITH A RADIUS OF 4234.56' WITH A CHORD BEARING OF N 58°04'51" W WITH A CHORD LENGTH OF 573.55' TO A POINT;
THENCE N 30°09'01" E A DISTANCE OF 319.26' TO A POINT;
THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 561.69', A RADIUS OF 3899.72', A CHORD BEARING OF S 57°51'02" E, AND A CHORD LENGTH OF 561.20' TO A POINT;
THENCE S 61°57'12" E A DISTANCE OF 201.77' TO THE POINT OF BEGINNING.

** NO BUILDING PERMITS SHALL BE ISSUED FOR THESE LOTS UNTIL THE FOLLOWING REQUIREMENTS HAVE BEEN COMPLETED:

1) SANITARY SEWER PLANS SHALL BE DESIGNED BY A QUALIFIED REGISTERED PROFESSIONAL;
2) PLANS SHALL BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS;
3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED BY THE OWNER/CONTRACTOR;
4) THE DEPARTMENT OF PUBLIC WORKS SHALL INSPECT AND APPROVE THE SANITARY SEWER IMPROVEMENTS;
5) A REVISION OF THIS PLAT REMOVING THIS STIPULATION SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE DEPARTMENT OF PUBLIC WORKS FOR APPROVAL; AND
6) THE REVISED PLAT SHALL BE RECORDED IN THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION.

RESTRICTIONS NOTE:

ALL LOTS ARE SUBJECT TO THE DEDICATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY-PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THE 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.

FILL NOTE:

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 CITY-PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY, IN PARTICULARLY, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

PUBLIC DEDICATION:

THE STREETS AND RIGHT-OF-WAY SHOWN HERON, 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, SEWAGE REMOVAL, 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 IMPROVEMENTS 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.

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 HEALTH UNIT OF EAST BATON ROUGE PARISH. SEWER SHALL TIE INTO THE EXISTING EAST BATON ROUGE SANITARY SEWER COLLECTION SYSTEM.

JBR DEVELOPMENT, LLC DATE

OWNER

OWNER	DEVELOPER
JBR DEVELOPMENT, LLC	WOODWARD DESIGN+BUILD
15961 AIRLINE HWY.	1000 S. JEFFERSON DAVIS PARKWAY
BATON ROUGE, LA 70817	NEW ORLEANS, LA 70125
PHONE: (605)-226-1865	PHONE: (504)-822-6443

STORMWATER MANAGEMENT:

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

APPROVED:

CAREY CHAUVIN DATE

DIRECTOR OF DEPARTMENT OF DEVELOPMENT

FRANK DUKE, PLANNING DIRECTOR OR DATE

OR HIS DESIGNEE; EAST BATON ROUGE PARISH

PLANNING COMMISSION

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY AND MEETS THE STANDARDS FOR PROPERTY BOUNDARY SURVEYS UNDER A CLASS "C" SURVEY AS ADOPTED BY THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD.

PRELIMINARY
NOT INTENDED TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS A BASIS FOR THE ISSUANCE OF A PERMIT

L. LYLES BUDDEN, P.L.S. DATE
PROFESSIONAL LAND SURVEYOR (LA)

REV. NO:	REV. DATE:	REV. DESCRIPTION:	REV. BY:

REVISIONS

T. BAKER SMITH
A CENTURY OF SOLUTIONS
17534 Old Jefferson Hwy, Suite D-1,
Prairieville, LA 70769
(225)744-2100 - tbsmith.com

SCALE IN FEET
60' 30' 0' 60' 120' 180'
SCALE: 1"= 60'

DRAWN BY:	JPD	APPROVED BY:	LLB
DATE:	09/07/2017	JOB NO:	2017.0401
DRAWING NAME:	170401_SUBDIVISION.DWG		
PROJECTION: LOUISIANA SOUTH GEO. DATUM: NAD83 GRID UNITS: US SURVEY FEET			
SHEET NO:	1	OF	1

SUBDIVISION MAP & DEDICATION OF 15' PUBLIC SEWER SERVITUDE

TRACT 1-AA-1-B-1 BATON ROUGE AREA FOUNDATION PROPERTY INTO TRACTS 1-AA-1-B-1-A & 1-AA-1-B-1-B

FOR WOODWARD DESIGN + BUILD

GREENSBURG LAND DISTRICT, SEC 74 & 75, T8S - R1E

EAST BATON ROUGE PARISH, LOUISIANA

11/16/2017 - P:\Y-2017\2017.0401\DWG\SURVEY\SUBDIVISION\170401_SUBDIVISION.DWG