

GENERAL SUBDIVISION INFORMATION:

ZONING: RM
LAND USE: SINGLE FAMILY RESIDENTIAL
LAND CHARACTERISTICS: PASTURE, WOODLAND, ETC.
TOTAL LOTS: 39 RESIDENTIAL
STREETS: STREETS TWENTY-SEVEN (27) FEET WIDE WITH THREE (3") INCHES OF ASPHALTIC CONCRETE WEARING COURSE ON A MINIMUM TEN (10") INCH SOIL CEMENT BASE WITH CONCRETE CURB AND GUTTER
SEWER: SEWER PUMP STATION (TREATMENT TO NORWOOD SUBDIVISION)
WATER: ASCENSION WATER
ELECTRIC: DEMCO
GAS: ATMOS
TELEPHONE: EATEL
CABLE: EATEL
FLOOD ZONE: AE & X
(PER LOMA CASE # 19-06-0495A, DATED 1-11-19)
100 YEAR BASE FLOOD ELEVATION (BFE): 15.0 FEET (VERIFIED BY PARISH)
SCHOOL DISTRICTS: ST. AMANT HIGH SCHOOL
GALVEZ MIDDLE SCHOOL
GALVEZ PRIMARY SCHOOL
BUILDING SETBACKS: FRONT - 20 FEET
REAR - 20 FEET
SIDE - VARIES (SEE TYPICAL LOT DETAIL)

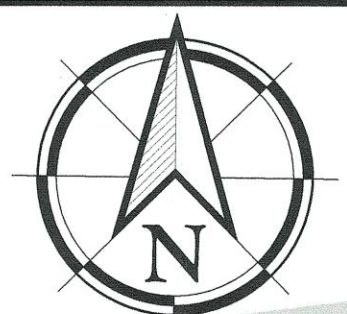
SUBDIVISION SIDEWALK NOTE:

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

ASCENSION PARISH APPROVALS:

NOVEMBER 12, 2015: PLANNING COMMISSION - PRELIMINARY PLAT

SCALE: 1"=50'



SUBDIVISION TREE AND PARK SPACE STANDARDS:

- ONE CLASS "A" TREE TO BE PROVIDED PER LOT. TREES MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
 - 12 CLASS "A" TREES AND 24 ORNAMENTAL TREES ARE TO BE PLANTED PER ACRE OF PARK SPACE. TREES SHALL BE PLANTED PRIOR TO FIRST C.O. BEING ISSUED
 - THE PARKS WILL BE OF A STAGE 1 REQUIREMENT AND THE MAINTENANCE AND UPKEEP OF ALL COMMON AREAS WILL BE THE RESPONSIBILITY OF THE HOA. A SIGN TO IDENTIFYING THE PARK SPACE WILL BE INSTALLED.
- THE REQUIRED PARK SPACE IS 0.78 ACRES, PARK SPACE PROVIDED: 0.8 ACRES
PARK SPACE 1: 0.8 AC. (0.5 UPLAND)

GENERAL SURVEY NOTES:

PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE. ABSTRACTING OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, L.L.C.

THE WORDS "CERTIFY," "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

QUALITY ENGINEERING AND SURVEYING, LLC HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY. WETLAND DELINEATION WAS PERFORMED BY OTHER.

UTILITIES: QUALITY ENGINEERING AND SURVEYING, LLC MADE NO ATTEMPT TO LOCATE VISIBLE OR BURIED UTILITIES AS PART OF THIS SURVEY.

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 EVIDENCED ON THIS PLAT.

SUBDIVISION 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. THE SEWER IS BEING SENT OFF SITE TO NORWOOD LAKES SUBDIVISION BY FORCEMAIN.

FLOOD ZONE INFORMATION:

THIS PROPERTY IS IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP NO. 22005C0045E WHICH BEARS AN EFFECTIVE DATE OF AUGUST 16, 2007. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

AS PER FEMA LOMA CASE NO. 19-06-0495A, DATED JANUARY 11, 2019, A PORTION OF LOTS 1 THRU 39, HAVE BEEN REMOVED FROM THE FLOOD ZONE "AE" AND CHANGED TO "X".

LANDOWNER / OFFICER CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON ON THE DATE SIGNED.

SEWAGE DISPOSAL NOTE

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 LOCAL HEALTH AUTHORITY.

PUBLIC DEDICATION

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.

SEWER IMPACT NOTE

ALL DEVELOPERS, BUILDERS AND HOMEOWNERS ARE REQUIRED TO ADHERE TO THE PROVISIONS OF THE APPROVED DRAINAGE PLAN FOR THIS SUBDIVISION, THE ASCENSION PARISH DRAINAGE ORDINANCE, AND ALL APPLICABLE PROVISIONS OF THE ASCENSION PARISH ULDC, INCLUDING BUT NOT LIMITED TO SECTIONS 17-4044.B AND 17-5014.A. THIS PROJECT IS SUBJECT TO SEWER DEVELOPMENT FEES OF \$984.19 PER LOT (BUILDER) IN ACCORDANCE WITH ASCENSION PARISH ORDINANCES.

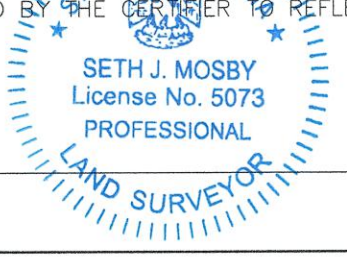
Kevin Nguyen
KEVIN NGUYEN
AMERICA HOMELAND, LLC

2/19/2019
DATE

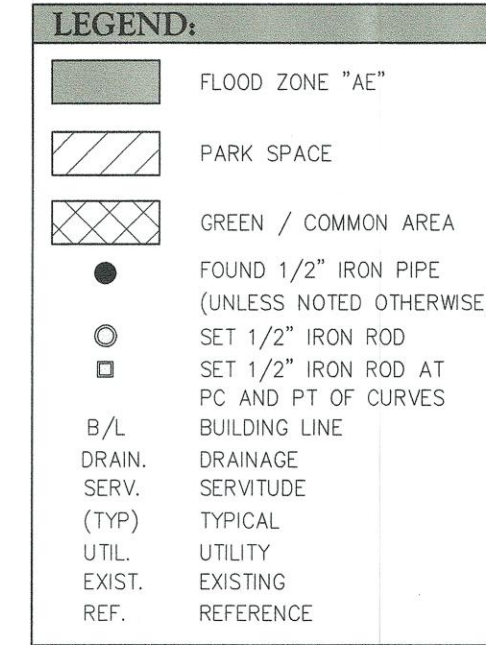
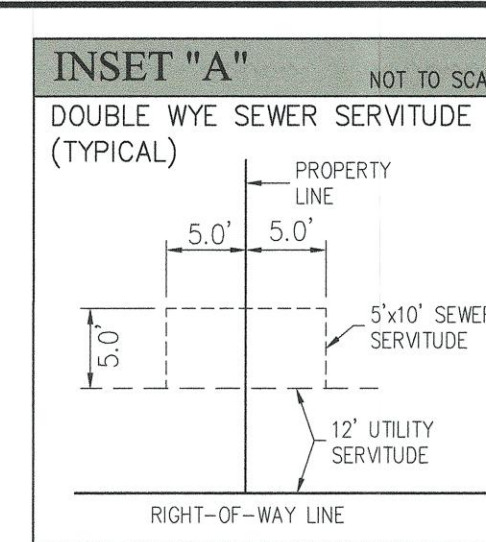
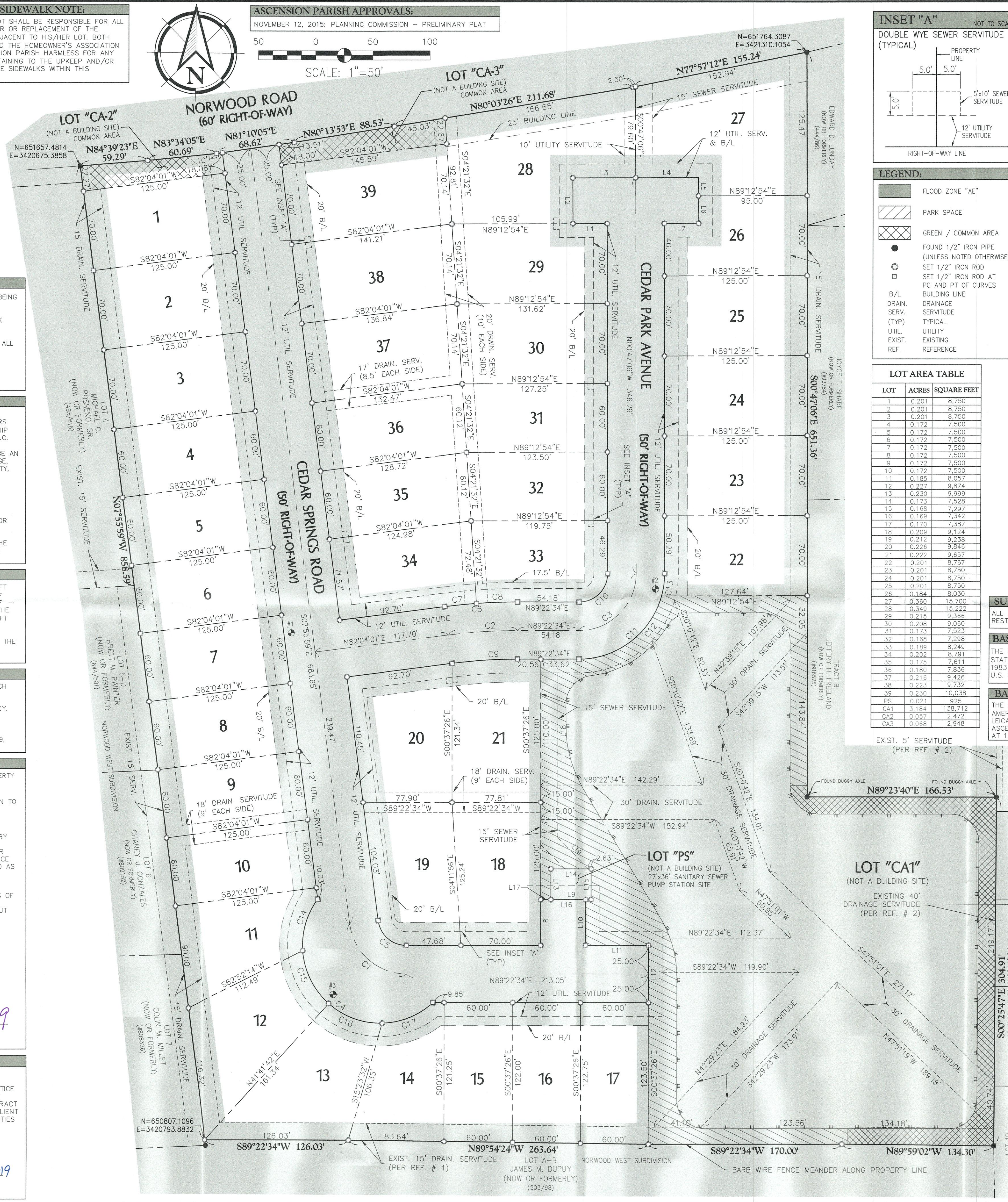
CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS PLAT IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS C SURVEY AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 29 AND IT WAS THE INTENT TO SUBDIVIDE THIS SURVEYED TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS OFFICIALLY RESTRICTED TO THE CLIENT FOR HIS REQUIRED SUBDIVISION OF PROPERTY ONLY AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE SURVEYOR TO REFLECT THE SAME.

Seth J. Mosby
SETH J. MOSBY, PLS # 5073
PROFESSIONAL LAND SURVEYOR



2/19/2019
DATE



LOT AREA TABLE

LOT	ACRES	SQUARE FEET
1	0.201	8,750
2	0.201	8,750
3	0.201	8,750
4	0.172	7,500
5	0.172	7,500
6	0.172	7,500
7	0.172	7,500
8	0.172	7,500
9	0.172	7,500
10	0.172	7,500
11	0.185	8,057
12	0.222	9,573
13	0.232	9,999
14	0.173	7,528
15	0.168	7,297
16	0.169	7,342
17	0.170	7,387
18	0.209	9,124
19	0.212	9,238
20	0.228	9,846
21	0.222	9,557
22	0.201	8,767
23	0.201	8,750
24	0.201	8,750
25	0.201	8,750
26	0.184	8,030
27	0.260	11,200
28	0.349	15,222
29	0.215	9,356
30	0.208	9,060
31	0.173	7,523
32	0.168	7,298
33	0.189	8,249
34	0.202	8,791
35	0.175	7,611
36	0.180	7,836
37	0.216	9,426
38	0.223	9,732
39	0.230	10,038
PS	0.021	925
CA1	3.184	138,712
CA2	0.057	2,472
CA3	0.068	2,948

SUBDIVISION RESTRICTIONS NOTE:

ALL LOTS ARE SUBJECT TO THE DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983 AS DETERMINED BY GPS OBSERVATIONS. DISTANCES ARE U.S. SURVEY FEET.

BASIS OF ELEVATIONS:

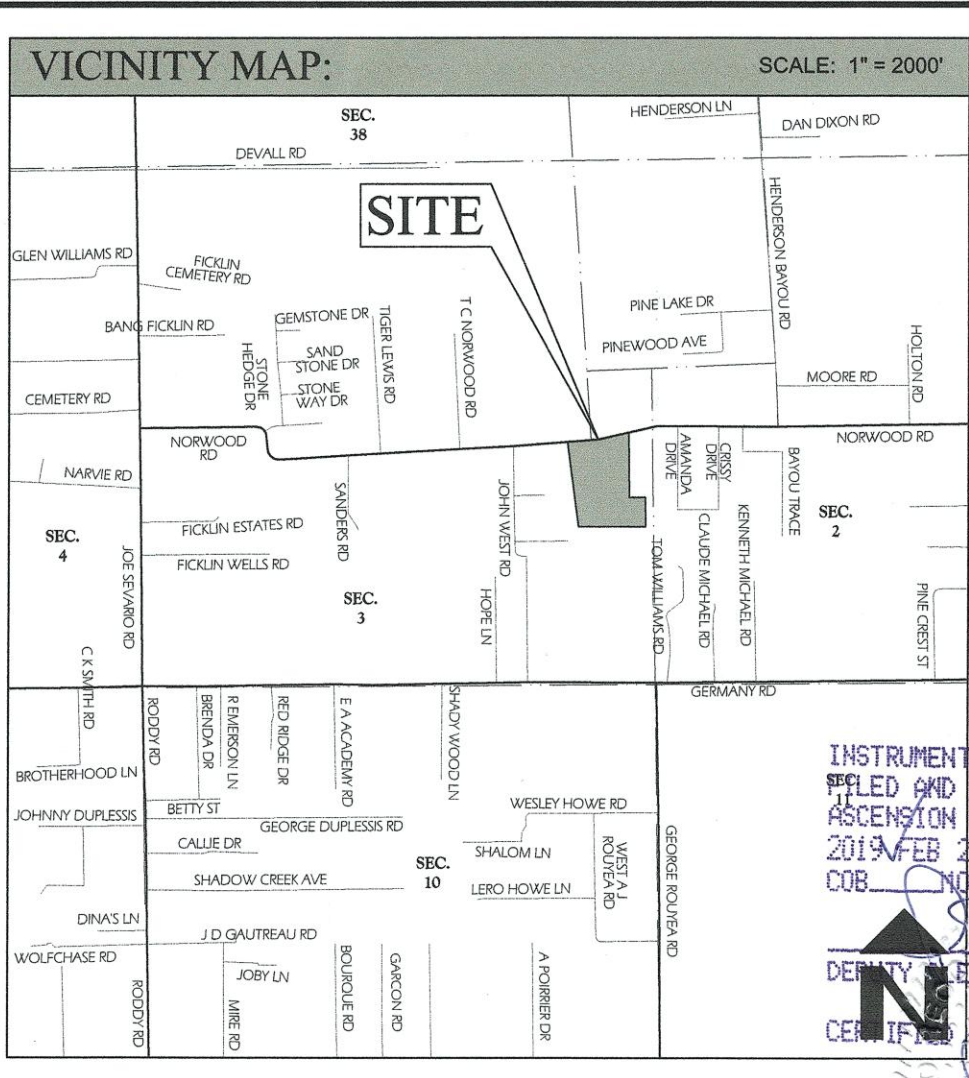
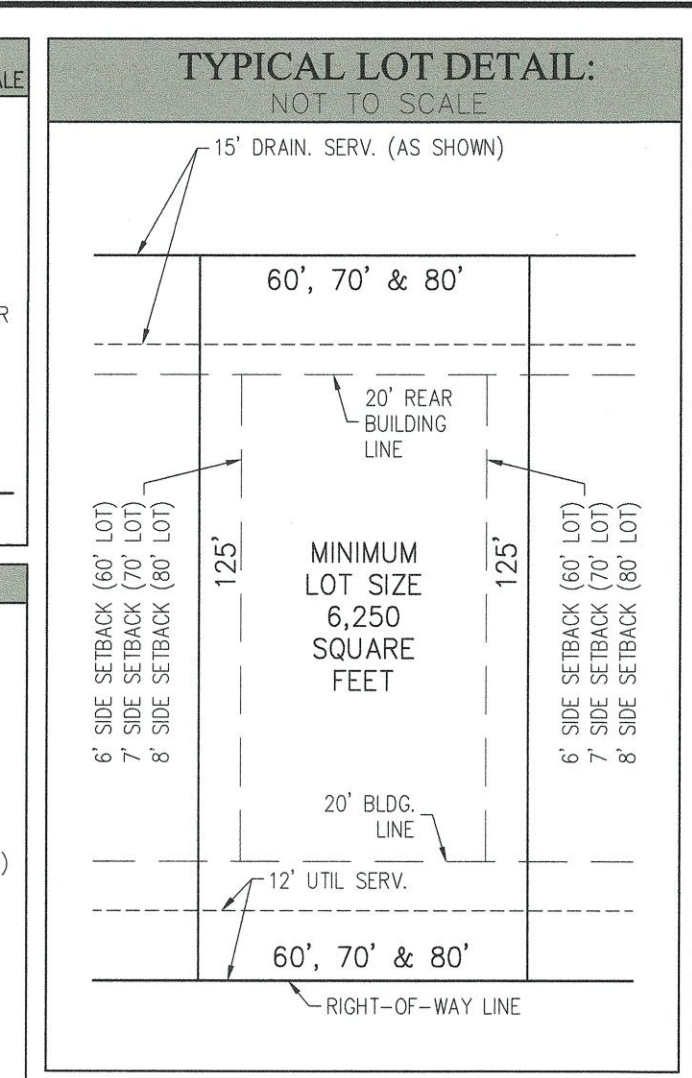
THE ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)" USING LEICA SMARTNET NORTH AMERICAN RTN SYSTEM. REFERENCE ASCENSION PARISH BENCHMARK APG-2009_1003 ELEVATION AT 11.8 FEET.

BENCHMARK:

- #1 TOP OF SEWER MANHOLE IN FRONT OF LOT 7 ELEVATION = 15.28'
- #2 TOP OF SEWER MANHOLE IN FRONT OF LOT 22 ELEVATION = 14.33'
- #3 TOP OF SEWER MANHOLE IN FRONT OF LOTS 12 & 13, ELEVATION = 15.49'

LINE TABLE

Line #	Direction	Distance
L1	N89°12'54"E	30.00'
L2	S00°47'06"E	40.00'
L3	S89°12'54"W	55.00'
L4	S89°12'54"W	55.00'
L5	N00°47'06"W	16.00'
L6	N00°47'06"W	24.00'
L7	N89°12'54"E	30.00'
L8	S00°37'26"E	40.00'
L9	S89°22'34"W	36.05'
L10	N00°37'26"W	40.00'
L11	S89°22'34"W	55.37'
L12	N00°37'26"W	50.00'
L13	S00°37'26"E	27.00'
L14	S89°22'34"W	36.05'
L15	S00°37'26"E	27.00'
L16	N89°22'34"E	40.00'
L17	S89°22'34"W	8.95'
L18	S00°37'26"E	143.89'
L19	S45°37'26"E	38.70'



REFERENCE PLAT:

- FINAL PLAT OF NORWOOD WEST SUBDIVISION, BEING RESUBDIVISION OF TRACTS A & B INTO LOTS 1 - 10, BY HAROLD WILLIAMSON, DATED 11-30-86, (RECORDED FILE # 299736)
- FINAL PLAT OF NORWOOD LAKES, BY MC LYN & ASSOCIATES, INC., DATED 1-7-04, (RECORDED FILE # 657644)

GENERAL SUBDIVISION NOTES:

- LOT AREAS AND LOT FRONTAGE MEET OR EXCEED THE MINIMUM REQUIREMENTS OF ZONING DISTRICT AS SET FORTH IN THE ASCENSION DEVELOPMENT CODE.
- ADJACENT PROPERTY OWNER INFORMATION AS SHOWN HEREON WAS TAKEN FROM ASCENSION PARISH TAX ASSESSORS PROPERTY OWNERSHIP MAPS WHEN THIS PLAT WAS PREPARED.
- ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROJECT 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).
- SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
- ALL BUILDING STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FEMA BFE OR NEAREST SANITARY SEWER MANHOLE.
- THE POND AND SHORELINE MAINTENANCE AND UPKEEP RESPONSIBILITIES WILL BE ON THE HOME OWNER ASSOCIATION (HOA). ASCENSION PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE OR OWNERSHIP OF POND/LAKE AND SHORELINE.
- SUBDIVISIONS DESIGNED AS "OPEN-DITCH", EXCLUDING SIMPLE SUBDIVISIONS AND FAMILY PARTITIONS (NOT CURB & GUTTER), SHALL REMAIN AS "OPEN-DITCH" SUBDIVISIONS IN PERPETUITY. NO "CLOSING IN" OF FRONTAGES BY USING PIPE AND CATCH BASINS SHALL BE ALLOWED.
- THE SEWER DEVELOPMENT FEE HAS BEEN PAID BY THE SUBDIVISION DEVELOPER.
- THIS PROPERTY IS SUBJECT TO TRAFFIC IMPACT FEES ACCORDING TO ASCENSION PARISH ORDINANCES.
- SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT.
- ANY NON-STANDARD STREET SIGNS 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.
- NO DRIVEWAYS OR DIRECT ACCESS WILL BE ALLOWED TO NORWOOD ROAD FROM LOTS 1, 27, 28 & 39.
- THE PORTION OF NORWOOD ROAD RIGHT-OF-WAY THAT IS CURRENTLY A PART OF THE PLAT WILL BE DEDICATED TO THE PARISH.
- COLLECTION SYSTEM, SEWER LIFT STATION AND CUSTOMERS TO BE DEDICATED TO ASCENSION PARISH.

APPROVED:

ASCENSION PARISH PLANNING COMMISSION

[Signature] P2-1703
FILE NO.
2/28/19
DATE

CHAIRMAN
ASCENSION PARISH PLANNING COMMISSION

TITLE: FINAL PLAT

PROJECT: CEDAR SPRINGS

DESCRIPTION: SECTION 3, TOWNSHIP 9 SOUTH, RANGE 3 EAST, SOUTHEASTERN LAND DISTRICT, EAST OF THE MISSISSIPPI RIVER, ASCENSION PARISH, LOUISIANA

CLIENT: AMERICA HOMELAND LLC
P.O. BOX 80298
BATON ROUGE, LA 70898

QUALITY
Engineering & Surveying, LLC
18320 Hwy 42, Port Vincent, LA 70726
TEL 225-698-1600 FAX 225-698-3367
www.QESLA.com

Project No: 15-122 Date: FEBRUARY 2019 Drawn By: CDP

DWG Path: P:\2015 Projects\15-122 Norwood Rd. Property\Drawings\Survey\FINAL PLAT\15-122 - FINAL-PLAT.dwg