

PARCEL TABLE			PARCEL TABLE		
NAME	ACRES	SF	NAME	ACRES	SF
"CA11"	2.936	127,897	267	0.149	6,500
PS2	0.160	6,970	268	0.149	6,500
"CA10"	0.064	2,800	269	0.149	6,500
"CA9"	1.744	75,980	270	0.149	6,500
"CA12"	12.764	556,871	271	0.149	6,500
237	0.218	9,494	272	0.149	6,500
238	0.172	7,498	273	0.165	7,169
239	0.173	7,536	274	0.165	7,175
240	0.174	7,574	275	0.147	6,424
241	0.175	7,612	276	0.160	6,975
242	0.176	7,649	277	0.182	7,916
243	0.174	7,576	278	0.209	9,068
244	0.184	8,005	279	0.143	6,250
245	0.344	14,993	280	0.143	6,250
246	0.289	12,586	281	0.143	6,250
247	0.180	6,987	282	0.143	6,250
248	0.158	6,885	283	0.148	6,426
249	0.161	7,000	284	0.160	6,960
250	0.161	7,000	285	0.170	7,413
251	0.161	7,000	286	0.168	7,287
252	0.161	7,000	287	0.149	6,475
253	0.161	7,000	288	0.148	6,456
254	0.161	7,000	289	0.150	6,514
255	0.161	7,000	290	0.151	6,573
256	0.161	7,000	291	0.152	6,631
257	0.161	7,000	292	0.154	6,689
258	0.161	7,000	293	0.155	6,747
259	0.157	6,818	294	0.236	10,259
260	0.169	7,358	295	0.314	13,690
261	0.219	9,555	296	0.232	10,115
262	0.220	9,587	297	0.163	7,098
263	0.187	7,290	298	0.164	7,135
264	0.160	6,950	299	0.165	7,173
265	0.149	6,500	300	0.166	7,211
266	0.149	6,500	301	0.166	7,249

PARCEL TABLE			PARCEL TABLE		
NAME	ACRES	SF	NAME	ACRES	SF
302	0.167	7,286	337	0.149	6,500
303	0.168	7,324	338	0.149	6,500
304	0.225	9,785	339	0.149	6,500
305	0.291	12,688	340	0.149	6,500
306	0.283	12,342	341	0.178	7,766
307	0.270	11,757	342	0.149	6,500
308	0.250	10,888	343	0.149	6,500
309	0.235	10,221	344	0.149	6,500
310	0.231	10,048	345	0.149	6,500
311	0.233	10,139	346	0.149	6,500
312	0.138	6,000	347	0.149	6,500
313	0.194	8,444	348	0.149	6,500
314	0.198	8,640	349	0.149	6,500
315	0.212	9,242	350	0.149	6,500
316	0.206	8,973	351	0.198	8,635
317	0.162	7,037	352	0.149	6,500
318	0.136	5,930	353	0.149	6,500
319	0.163	7,102	354	0.149	6,500
320	0.219	9,526	355	0.149	6,500
321	0.215	9,381	356	0.149	6,500
322	0.215	9,367	357	0.149	6,500
323	0.215	9,351	358	0.149	6,500
324	0.214	9,336	359	0.149	6,500
325	0.225	9,786	360	0.178	7,769
326	0.242	10,547	361	0.165	7,199
327	0.259	11,288	362	0.144	6,254
328	0.161	7,000	363	0.163	7,088
329	0.161	7,000	364	0.183	7,975
330	0.161	7,000	365	0.191	8,302
331	0.161	7,000	366	0.187	8,154
332	0.161	7,000	367	0.175	7,641
333	0.248	10,787	368	0.168	7,309
334	0.226	9,830	369	0.152	6,633
335	0.149	6,500			
336	0.149	6,500			

NOTE
A PRIVATE WATER QUALITY MAINTENANCE COVENANT HAS BEEN EXECUTED AND RECORDED WITH THE CLERK OF COURT, EAST BATON ROUGE PARISH, RECORDED AS (ORIGINAL 016 AND BUNDLE 13123.)

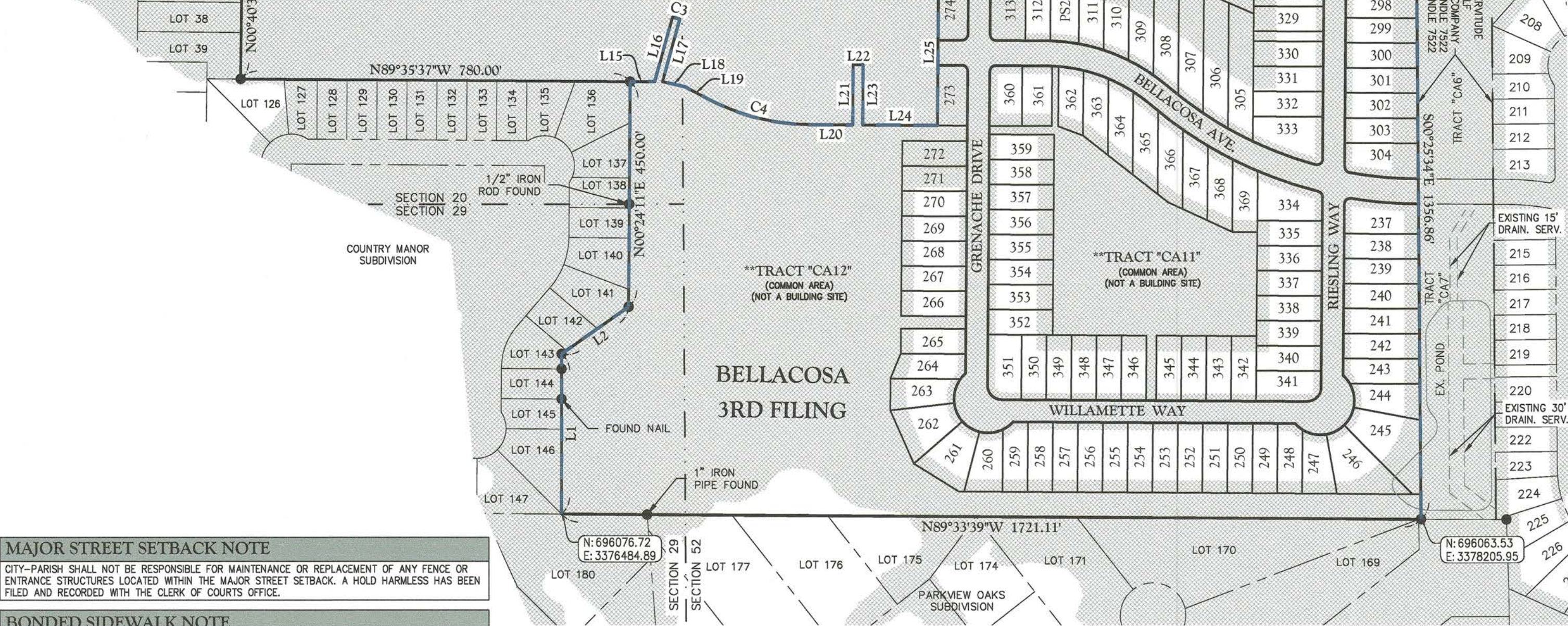
FILL NOTE
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL BE RESPONSIBLE FOR INDEPENDENTLY INVESTIGATE THE SOIL CONDITIONS OF THE LOT AND SHALL FURNISH COMPACTION DATA TO THE PERMIT OFFICE PRIOR TO COMMENCING CONSTRUCTION TO ENSURE BUILDING CODE COMPLIANCE FOR APPROPRIATE FOUNDATION/SLAB DESIGN.

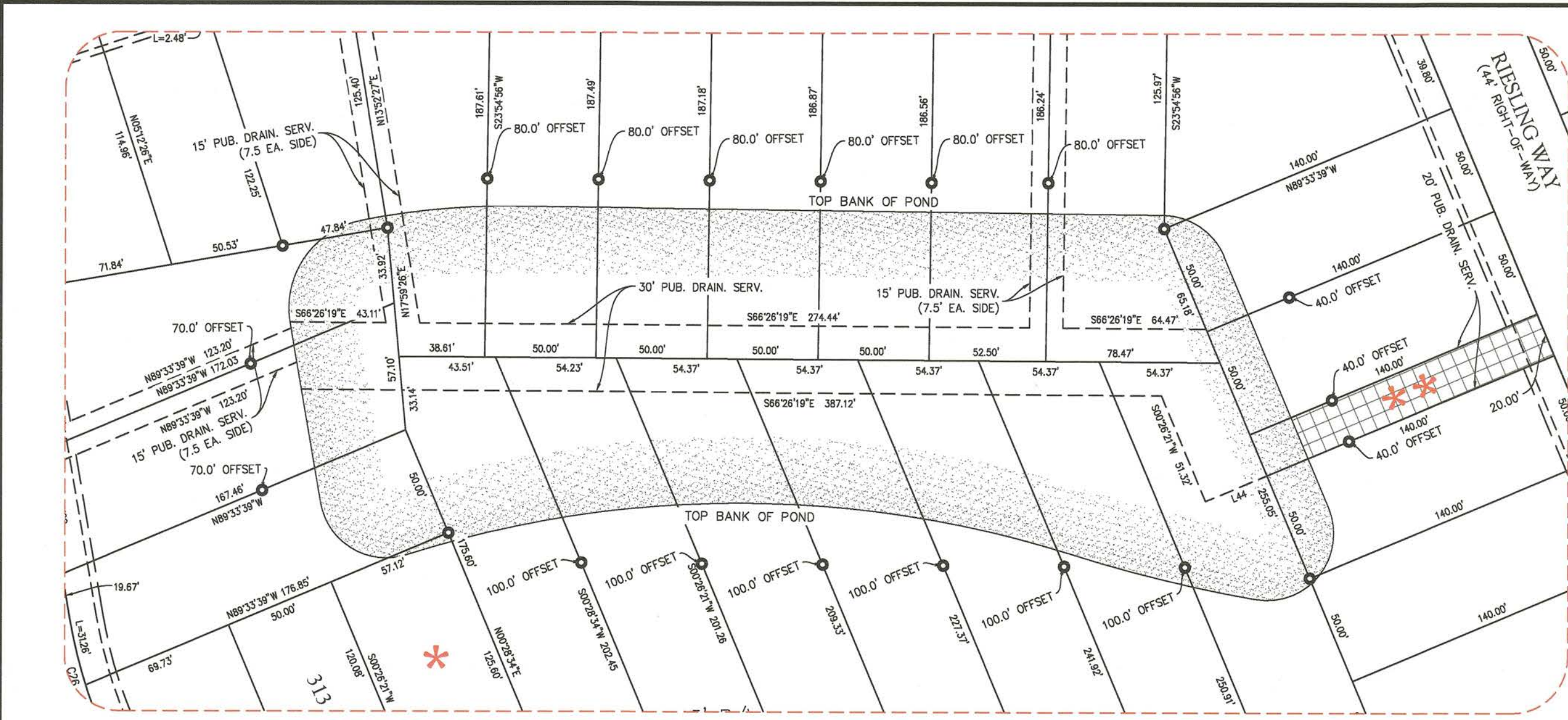
GRADING NOTE
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS CONTRACTOR OR HIS REPRESENTATIVE TO GRADE EACH LOT SO, THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF DEVELOPMENT. (METRO. ORD. 11135)

REFERENCE PLATS
1. "FINAL PLAT OF BELLACOSA SUBDIVISION - SECOND FILING - LOTS 109-236 & COMMON AREA TRACTS CA5 - CA8" DATED 7-22-2020 BY QUALITY ENGINEERING & SURVEYING, LLC. RECORDED AT ORIG. 064, BNOL. 13041.
2. "PLAT SHOWING REDIVISION OF TRACT A-1-A-2 OF THE W.T. KELLY TRACT..." DATED 9-10-2018 BY QUALITY ENGINEERING & SURVEYING, LLC. RECORDED AT ORIG. 111, BNOL. 12924

ADJACENT PROPERTY				
LOT #	OWNER (NOW OR FORMERLY)	SUBDIVISION	TAX PARCEL ID #	
30	JAKE A. CHUSTZ	COUNTRY MANOR 1ST FILING	3263304	
31	KELLY ANN & O'NEAL KYLE	COUNTRY MANOR 1ST FILING	3263312	
32	JANICE L. LINDSEY	COUNTRY MANOR 1ST FILING	3263320	
33	GINA RENEE MOISE	COUNTRY MANOR 1ST FILING	3263339	
34	MATTHEW R. GOSS	COUNTRY MANOR 1ST FILING	3263347	
35	ANN MARIE ERIE	COUNTRY MANOR 1ST FILING	3263355	
36	LAUREL ANDREE TRAHAN LEVRAEA	COUNTRY MANOR 1ST FILING	3263363	
37	DAO V. LE	COUNTRY MANOR 1ST FILING	3263371	
38	A & I INVESTMENTS LLC	COUNTRY MANOR 1ST FILING	3263389	
39	LUAN CAO HOANG	COUNTRY MANOR 1ST FILING	3263401	
126	JULIE CHRISTINE COLLINS	COUNTRY MANOR 2ND FILING	335908	
127	GAVIN PAUL MICHELL	COUNTRY MANOR 2ND FILING	335916	
128	DANA COBB SIMONEAUX	COUNTRY MANOR 2ND FILING	335924	
129	JULIE FAYE ZENO	COUNTRY MANOR 2ND FILING	335932	
130	CHASE D. TETTERTON	COUNTRY MANOR 2ND FILING	335943	
131	WENDELL M. HAYES	COUNTRY MANOR 2ND FILING	337331	
132	CARMEN J. DARENSBOURG	COUNTRY MANOR 2ND FILING	337854	
133	JOHN P. NETTLES	COUNTRY MANOR 2ND FILING	337935	
134	LINDA M. PETIT	COUNTRY MANOR 2ND FILING	339857	
135	JOSHUA EACHUS	COUNTRY MANOR 2ND FILING	340928	

LINE TABLE					CURVE TABLE				
No.	BEARING	LENGTH	No.	RADIUS	LENGTH	DELTA	CHORD	CH. LEN.	
L1	N00°02'09"E	319.99'	C1	157.21'	72.58'	026°27'11"	N70°06'25"W	71.94'	
L2	N54°57'45"E	163.86'	C2	107.21'	49.14'	028°15'40"	S89°34'54"E	48.71'	
L3	N33°49'28"E	50.00'	C3	375.00'	15.00'	002°17'31"	N74°28'57"W	15.00'	
L4	S83°00'30"E	103.23'	C4	445.00'	214.94'	027°40'28"	S75°43'25"E	212.86'	
L5	N34°18'53"E	266.98'	C5	369.00'	56.81'	008°49'18"	S80°22'55"E	56.76'	
L6	N41°15'00"W	277.12'							
L7	N09°12'03"W	113.33'							
L8	N10°10'28"E	106.78'							
L9	N32°57'11"E	253.26'							
L10	S86°25'02"E	94.08'							
L11	S62°15'32"E	111.80'							
L12	S48°45'32"E	198.06'							
L13	S43°36'03"E	254.07'							
L14	S63°04'44"E	118.87'							
L15	N89°35'37"W	49.37'							
L16	S15°27'46"W	133.50'							
L17	S15°27'46"W	129.36'							
L18	S77°04'21"E	45.66'							
L19	N61°56'32"W	50.00'							
L20	N89°33'39"W	85.77'							
L21	S00°26'21"W	120.00'							
L22	S89°33'39"E	20.00'							
L23	S00°26'21"W	120.00'							
L24	S89°33'39"E	150.00'							
L25	N00°26'21"E	290.00'							
L26	N89°33'39"W	69.77'							
L27	S12°59'07"W	107.00'							
L28	N09°06'49"E	70.51'							
L29	N84°47'34"W	10.12'							
L30	S05°12'26"W	125.00'							
L31	S84°47'34"E	4.33'							
L32	S05°12'26"W	169.00'							
L33	N02°10'40"E	80.11'							





BENCHMARKS:

#1	TOP OF MANHOLE IN FRONT OF LOT 285, ELEVATION 35.51 FEET.
#2	TOP OF MANHOLE AT CORNER OF LOT 304, ELEVATION 35.93 FEET.
#3	TOP OF MANHOLE BETWEEN LOTS 363 & 364, ELEVATION 35.76 FEET.
#4	TOP OF MANHOLE BETWEEN LOTS 254 & 255, ELEVATION 35.70 FEET.
#5	TOP OF MANHOLE BETWEEN LOTS 357 & 358, ELEVATION 35.85 FEET.

FLOOD ZONE NOTE:

THIS PROPERTY IS IN ZONES "X" & "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220058, MAP NO. 2203302702, WHICH BEARS AN EFFECTIVE DATE OF 05/02/2008 AND FEMA LOMA CASE NUMBER 21-06-00344, DATED 11-17-2020 & FEMA CASE NUMBER 21-06-0823A, DATED MARCH 19, 2021. 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. BASE FLOOD ELEVATION IS 36 TO 38 FEET. RECORD INUNDATION LEVEL IS 32.5 TO 35.5 FEET.

SITE DATA

EXISTING ZONING:	RURAL
ACREAGE:	THIRD FILING 46.11±
PROPOSED USE:	SINGLE FAMILY RESIDENTIAL NEIGHBORHOOD
MAX. BUILDING HEIGHT:	TWO STORY
FUTURE LAND USE:	TOWN CENTER & RESIDENTIAL NEIGHBORHOOD
NO. OF LOTS:	THIRD FILING 133 LOTS (237-369, TRACT PS2, & TRACTS "CA9"-"CA12")
MINIMUM SETBACKS:	AS INDICATED ON TYPICAL DETAIL
STREETS:	24' & 27' ASPHALT - WITH CURB AND GUTTER
SIDEWALKS:	4" THICK - 5' WIDE CONCRETE
INUNDATION:	32.5' TO 35.5'
SEWER:	CONNECTION TO W.S.N.
FIRE DISTRICT:	ST. GEORGE FIRE DISTRICT #2
WASTE MANAGEMENT:	CURBSIDE PICKUP
ELECTRIC COMPANY:	ENTERGY
STREET LIGHT:	ENTERGY
MAINTENANCE:	ENTERGY
GAS COMPANY:	ENTERGY
TELEPHONE:	BELLSOUTH
CABLE TV:	COX CABLE
WATER COMPANY:	PARISH WATER COMPANY
PRELIMINARY DATE:	MAY 21, 2021
SCHOOL DISTRICTS:	ELEMENTARY: CEDARHURST MIDDLE: SOUTHEAST MIDDLE HIGH: TARA HIGH SCHOOL

EAST BATON ROUGE CITY/PARISH
DEPARTMENT OF DEVELOPMENT

RECOMMENDED FOR APPROVAL:

Rachael Y. Lambert
RACHAEL Y. LAMBERT, P.E. OR HER DESIGNEE
DIRECTOR OF DEPARTMENT OF DEVELOPMENT

09/29/2021

PLANNING COMMISSION
CITY OF BATON ROUGE AND EBRP

APPROVED:

52160-S

Brian J. Goyens
BRIAN J. GOYENS, P.E. OR HER DESIGNEE
AICP PLANNING DIRECTOR

09/29/2021

DATE 3931066

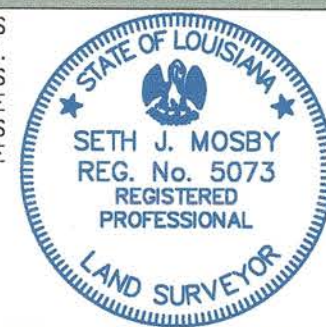
CERTIFICATION

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

Seth J. Mosby
SETH J. MOSBY, PLS #073

09/29/2021

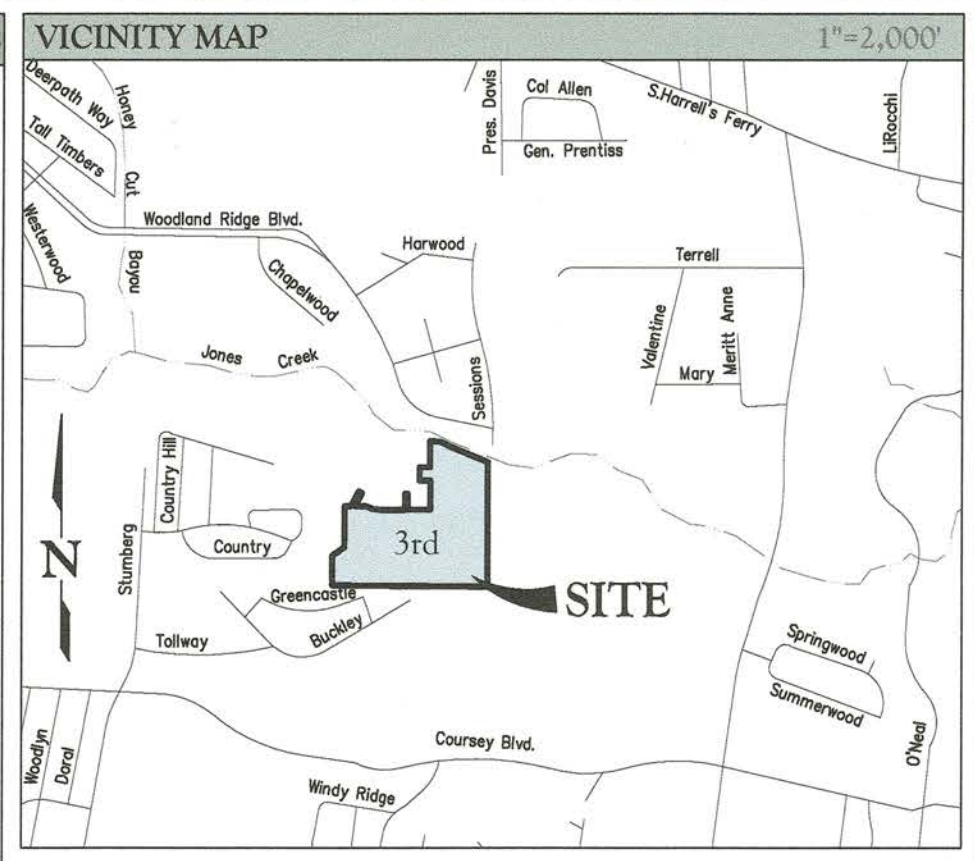
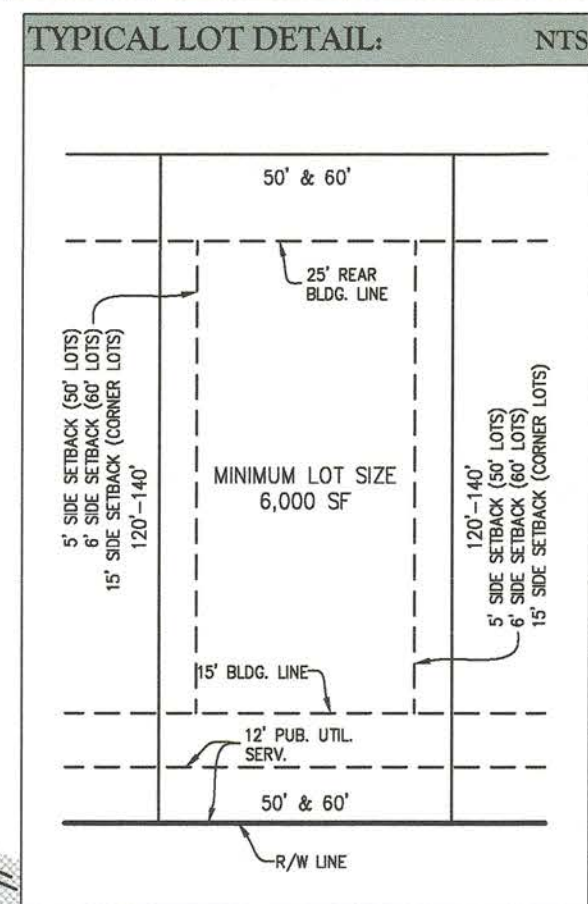
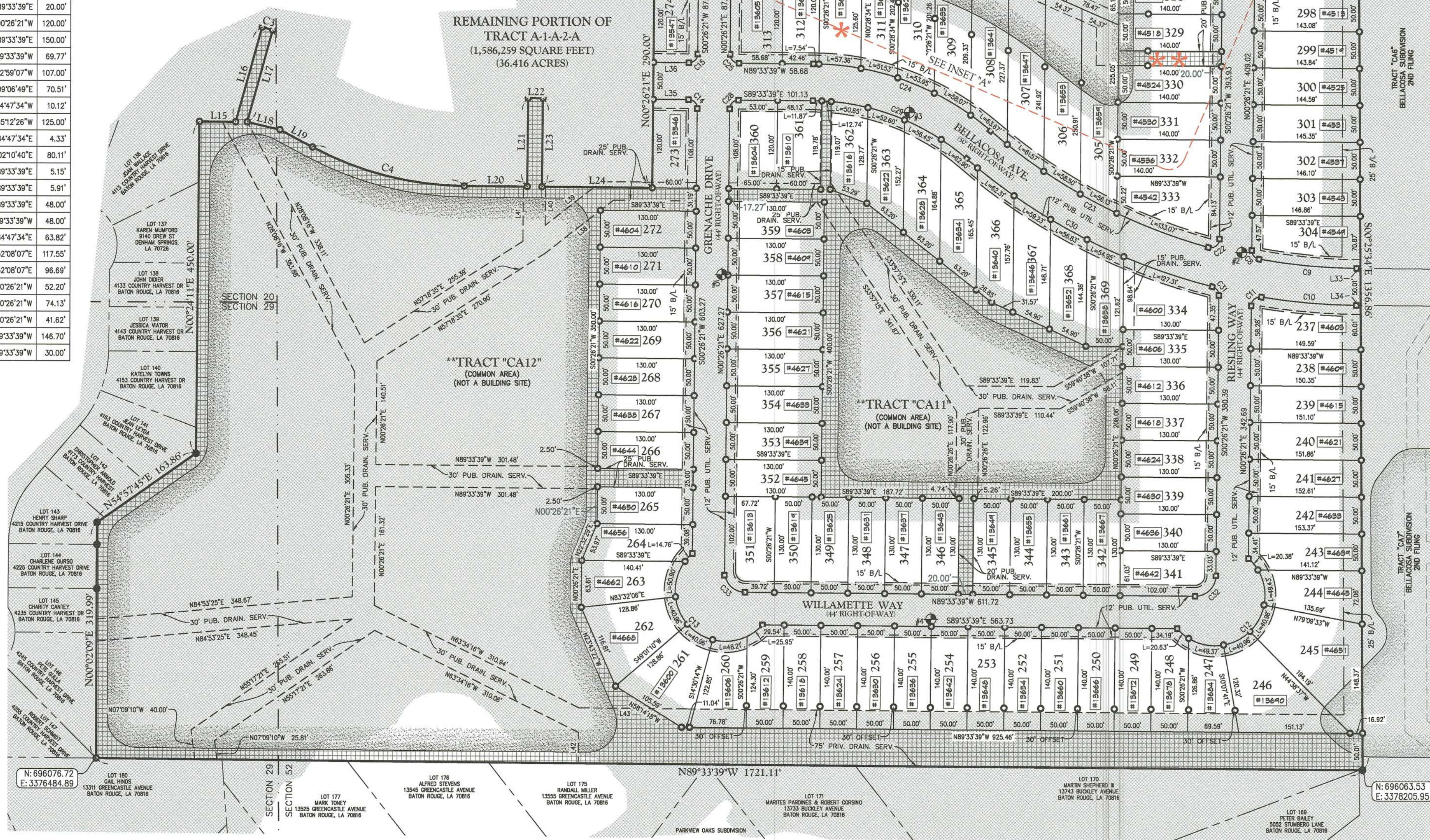
DATE



**** NOT A BUILDING SITE NOTE:**

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 DEVELOPMENT.
- 3) THE REQUIRED SANITARY SEWER IMPROVEMENTS SHALL BE CONSTRUCTED BY THE OWNER/CONTRACTOR.
- 4) THE DEPARTMENT OF DEVELOPMENT SHALL INSPECT AND APPROVE THE SANITARY SEWER IMPROVEMENTS.
- 5) A REVISION TO THIS PLAN REMOVING THIS STIPULATION SHALL BE SUBMITTED TO THE PLANNING COMMISSION AND THE DEPARTMENT OF DEVELOPMENT FOR APPROVAL.
- 6) THE REVISED PLAN SHALL BE RECORDED IN THE CLERK OF COURT CONVEYANCE RECORDS AND THE REQUIRED CERTIFIED COPIES SUBMITTED TO THE PLANNING COMMISSION.



LEGEND:

●	FOUND 1/2" IRON PIPE (UNLESS OTHERWISE NOTED)
○	SET 1/2" IRON ROD (UNLESS OTHERWISE NOTED)
□	SET 1/2" IRON ROD AT PC AND PT OF CURVES
■	FLOOD ZONE "AE"
■	COMMON AREA
■	SERV. SERVITUDE
■	UTIL. UTILITY
■	DRAIN. DRAINAGE
■	B/L BUILDING LINE
■	PUB. PUBLIC
■	PRIV. PRIVATE
■	EXIST. EXISTING
■	TYP. TYPICAL

BASIS OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)" UTILIZING LEICA SMARTNET NORTH AMERICAN REAL TIME NETWORK (RTN) SYSTEM CORD USED: 128

GENERAL 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 FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, LLC.

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. QUALITY ENGINEERING AND SURVEYING, LLC DID NOT RECEIVE NOR RESEARCH THE LOCATION OF WETLAND AREAS AS DELINEATED BY THE APPROPRIATE AUTHORITIES, SUCH AS U.S. ARMY CORPS OF ENGINEERS OR STATE OF LOUISIANA DEPARTMENT OF NATURAL RESOURCES.

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

IF SHOWN, ANY LINES ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES WERE DIGITIZED FROM AERIAL MAPS. FEMA FLOOD INSURANCE RATE MAPS AND USES QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME THIS SURVEY WAS PERFORMED.

IF SHOWN, ADJACENT PROPERTY OWNER INFORMATION WAS TAKEN FROM AVAILABLE INFORMATION PROVIDED ON THE PARISH ASSESSOR'S GIS WEBSITE AND/OR TAX ROLLS.

A PRIVATE WATER QUALITY MAINTENANCE COVENANT HAS BEEN EXECUTED AND RECORDED WITH THE CLERK OF COURT, EAST BATON ROUGE PARISH, RECORDED AS (ORIGINAL 16 AND BUNDLE 13123)

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 83 (2011, EPOCH 2010.00) AS DETERMINED BY GPS OBSERVATIONS.

RESTRICTION NOTE:

THE CITY OF BATON ROUGE AND THE PARISH OF EAST BATON ROUGE DO NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAN DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAN.

ZONING:

RURAL ZONING
SETBACKS:
MINIMUM FRONT = 15 FEET
MINIMUM REAR = 25 FEET
MINIMUM SIDE = 5 FEET
MINIMUM CORNER SIDE = 15 FEET
MAXIMUM HEIGHT AND STORES = 35'-2 1/2'

ZONING INFORMATION ACCESSED ON MARCH 17, 2021
FROM: <http://eborga.mops.org/gis>

SEABACK LINES SHALL BE VERIFIED BY THE OWNER, DEVELOPER AND/OR CONTRACTOR PRIOR TO ANY CONSTRUCTION AND AN ABSTRACT HAS NOT BEEN PERFORMED BY THE SURVEYOR. ZONING AND SETBACKS ARE SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING DEPARTMENT BEFORE ANY DESIGN OR CONSTRUCTION.

FINAL PLAT
OF
BELLOCOSA SUBDIVISION - THIRD FILING
BEING
LOTS 237 THRU 369,
COMMON AREA TRACT "CA9" THRU "CA12" &
REMAINING PORTION OF TRACT A-1-A-2-A

LOCATION: LOCATED IN
SECTIONS 20, 29, & 32, TOWNSHIP 7 SOUTH, RANGE 2 EAST
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: D.R. HORTON, INC. - GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LOUISIANA 70726

PARTY CHIEF: DE 15-158

FIELD BOOK: 314

DRAWN BY: S.M.

CHECKED BY: S.M.

DATE: 09/29/2021

PAGE: 25

CALC BY: S.M.

DATE: 09/29/2021

SHEET: 2 OF 2

QUALITY
Engineering & Surveying, LLC
18330 Hwy 43, Port Allen, LA 70754
225.686.1400 | www.qualitysurveying.com | info@qualitysurveying.com