

DEVELOPMENT NOTES		
STATUS	NO PLANNED DEVELOPMENTS	
ACREAGE	13.28	
EXISTING LAND USE	UNDEVELOPED	
PROPOSED LAND USE	LOW DENSITY RESIDENTIAL	
MAJOR DRAINAGE DIRECTION	EAST	
USE OF LOT(S)	RE-RESIDENTIAL / COMMERCIAL EASEMENT	
ADJACENT LOT(S)	PLOT 1-17	
ADJACENT LOT(S) DRAINAGE	NORTH EAST	
STREETS	ASPEN / RESIDENTIAL LOCAL	
SECTION(S)	4TH/100 / W 1000 COUNCIL	
SEWER DISTRICT	SEAST BAY/NOUVE SOUTH/PAINT	
WATER DISTRICT	ST. GEORGE	
WATERING	CARRISBRO POLYSP BY NUTRIE E.C.	
WASTE MANAGEMENT	MAYTOWN WASTE BY NUTRIE E.C.	
WATER	MAYTOWN WASTE BY NUTRIE E.C.	
POWER	MAYTOWN	
SEAL	BITUMEN ROAD	
TELECOMMUNICATIONS	4TH/100 AND 4TH/100 COUNCIL	
SCHOOL DISTRICT	BGR-4	
SECURE FUNDATION	N/A	
ADJACENT BASE FLOOD PLANNING	N/A (ACCORDING TO FEMA)	
CHARACTERISTIC AREA	BURBANK	
SOIL(S)	PAVING AREA BAPTIST BURBANK MAYTOWN WASTE MAYTOWN WASTE MAYTOWN WASTE	APPROXIMATE TRENCH MAYTOWN WASTE MAYTOWN WASTE MAYTOWN WASTE MAYTOWN WASTE

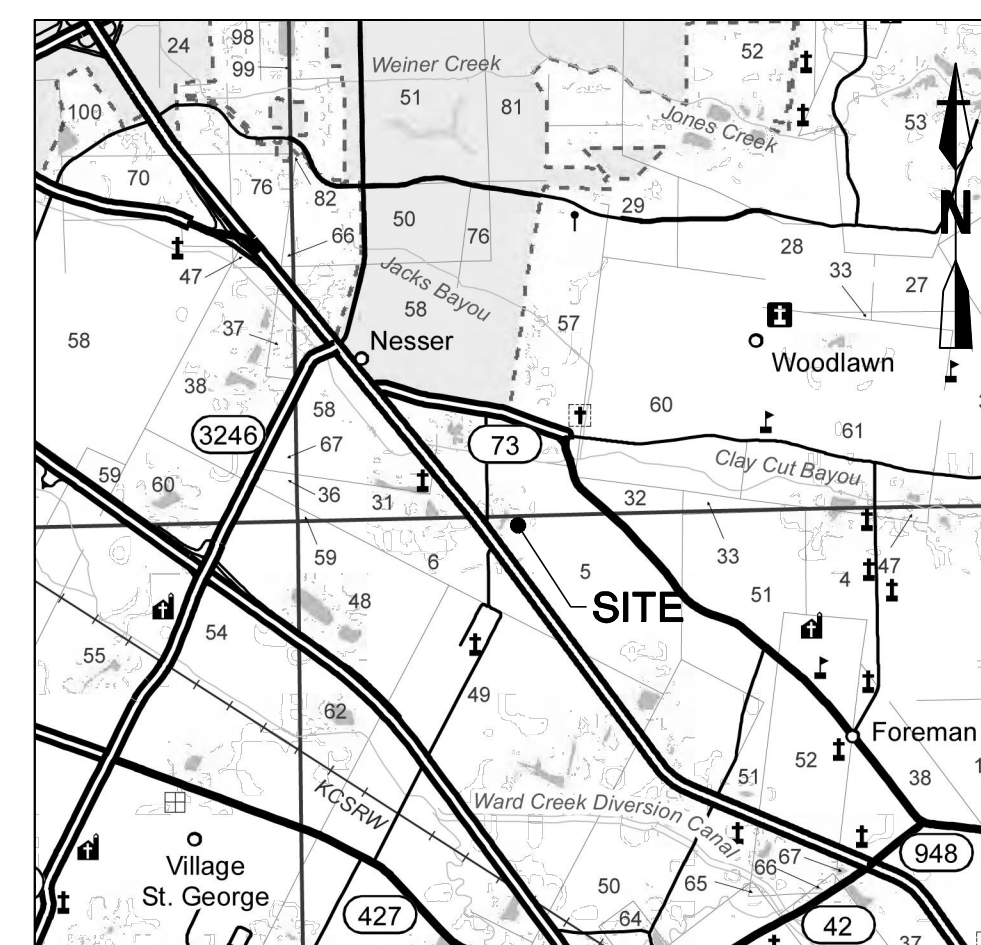
LEGEND		ELECTRIC GAS TELECOMMUNICATIONS SCHOOLS, DETENTION RECREATION RESEARCH ELEVATION CHARACTER SCHOOLS
P.O.B RW 	POINT OF BEGINNING RIGHT OF WAY SITE BENCHMARK PHASE LINE PROPERTY LINE SETBACK LINE SEVERITY LINE 6' X 6' UTILITY NICHE (SEE DETAIL)	

CAPPED 5/8" IRON RODS WILL BE SET AT ALL CORNERS AFTER CONSTRUCTION OF STREET, SIDEWALK, AND DRAINAGE IMPROVEMENTS, AND INSTALLATION OF UTILITIES.

RESIDENTIAL DENSITY CALCULATIONS	
TOTAL ACREAGE	24.26 ACRES
TOTAL RESIDENTIAL UNITS	90 LOTS
DENSITY	3.71 UNITS PER ACRE

OPEN SPACE CALCULATIONS	
PROVIDED COMMON OPEN SPACE	7.60 ACRES
PROVIDED GREEN OPEN SPACE	4.88 ACRES

TRACT D
MATERRA
DEVELOPMENT, LLC
2370 TOWNE CENTER
BLVD STE 100
(NOW OF FORMERLY)



VICINITY MAP

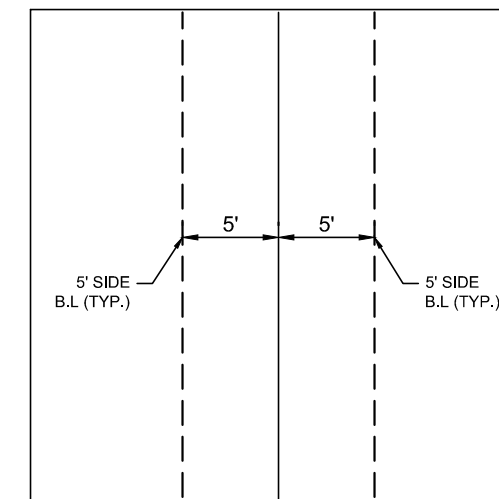
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SCALE IN MILES

LINE # BEARING LENGTH			LINE # BEARING LENGTH		
L1	S30°34'17"E	12.07	L22	N30°34'17"E	41.29
L2	S30°26'16"E	48.00	L23	N30°30'09"E	28.05
L3	N30°30'07"E	58.82	L24	N30°51'16"W	36.11
L4	S23°59'39"E	36.49	L25	S56°07'51"W	36.01
L5	S47°51'12"E	62.86	L26	S64°57'15"W	47.63
L6	S29°08'09"E	12.10	L27	S76°53'00"W	16.55
L7	S17°00'06"E	58.82	L28	N54°24'48"E	40.87
L8	S88°51'58"E	51.93	L29	N76°53'00"E	14.58
L9	S54°22'55"W	41.96	L30	S30°30'09"E	15.49
L10	N74°17'51"E	39.30	L31	N88°22'45"E	18.08
L11	N23°09'55"E	36.49	L32	N88°22'45"E	100.48
L12	N27°54'51"E	40.31	L33	S81°06'58"E	22.22
L13	S30°26'16"E	48.00	L34	N30°30'09"E	28.05
L14	N74°17'51"E	41.27	L35	S64°44'45"W	41.27
L15	S69°03'24"E	14.58	L36	N07°30'55"E	53.31
L16	N86°59'43"E	9.55	L37	N88°53'02"E	16.11
L17	S47°04'54"E	53.31	L38	S09°52'30"E	62.18
L18	S54°25'32"E	32.87	L39	S64°29'23"E	34.14
L19	N30°30'33"E	18.91	L40	S64°29'23"E	34.14
L20	S35°34'22"E	46.28	L41	N30°30'33"E	18.91
L21	S64°25'23"E	19.36	L42	N35°30'23"E	44.26

CURVE TABLE			
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C1	55.25	123.50	S30°58'50"W 14.79
C2	42.58	76.50	S05°05'15"W 42.00
C3	77.70	175.00	S22°52'02"W 177.00
C4	69.28	127.00	S75°05'39"W 168.35
C5	68.68	123.50	N30°05'15"E 120.40
C6	29.59	76.50	N14°44'06"E 167.87
C7	39.76	76.50	N70°38'15"E 139.32
C8	161.30	225.00	S26°32'41"E 157.87
C9	67.14	534.00	S50°45'09"E 107.09
C10	26.90	70.00	S52°59'44"E 126.74
C11	65.07	281.00	N74°40'25"E 164.93
C12	19.72	83.00	N61°13'52"E 119.68
C13	16.23	125.00	N31°15'23"E 122.12
C14	46.31	125.00	N17°31'24"E 146.04
C15	17.48	125.00	N02°54'16"E 117.47
C16	122.67	125.00	N63°37'12"W 114.84
C17	5.83	952.00	S44°02'09"E 5.83
C18	40.02	965.00	S58°23'02"W 160.01
C19	4.04	1027.77	S50°40'54"W 4.04
C20	52.29	1022.00	N55°19'54"E 52.29
C21	18.62	173.50	S39°34'43"E 18.62
C22	34.02	173.50	S47°11'22"E 33.93
C23	39.00	173.50	S54°03'17"E 38.59
C24	30.06	173.50	S76°08'58"E 30.82
C25	22.57	173.50	S87°33'23"E 22.56
C26	48.01	75.00	S77°14'15"W 20.27
C27	69.99	476.00	N50°40'59"W 160.99
C28	141.73	177.00	N24°06'34"W 137.97
C29	118.48	223.00	N16°02'24"W 117.09
C30	59.24	313.50	S41°00'11"E 159.15
C31	37.39	112.00	S26°03'24"W 37.21
C32	13.05	112.00	N13°12'50"E 13.04
C33	39.23	87.00	S22°40'03"W 38.90
C34	56.63	288.50	N47°13'59"E 154.56
C35	30.38	288.50	N38°36"17" 30.35

P.O.B. POINT OF BEGINNING



DETAIL: SIDE B/L
SETBACK (TYP.)
(LOTS 141 THROUGH 230)
(NOT TO SCALE)

RECOMMENDED FOR APPROVAL

RACHAEL LAMBERT
DIRECTOR OF DEVELOPMENT
EAST BATON ROUGE PARISH

APPROVED

RYAN HOLCOMB, AICP, DIRECTOR
OR HIS DESIGNEE
CITY-PARISH PLANNING COMMISSION
PUD-4-08
53347-PUD
13528583

SEE SHEET 2 FOR ADDITIONAL NOTES

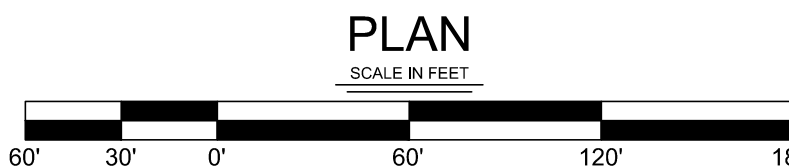
FLOOD ZONE NOTE:
SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA:
FLOOD ZONE: X
BASE FLOOD ELEVATION: 29.5' (PER SUBDIVISION ENGINEERING)
COMMUNITY PANEL NO. 22033C0270E
EFFECTIVE DATE: MAY 2, 2008
(CONTACT EAST BATON ROUGE PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS)

ELEVATION NOTE:
ELEVATIONS SHOWN ARE NAVD '1988 (GEOID 12B) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C&G NETWORK (2021.65).

✦ SITE BENCHMARK #1: "X" MARK IN THE NORTHERN CURB AT THE INTERSECTION OF SPALDING WAY AND JETER DRIVE, NEXT TO THE STOP SIGN. (SEE DRAWING FOR LOCATION)
ELEVATION: 29.19'

✦ SITE BENCHMARK #2: "X" MARK IN THE CURB AT THE INTERSECTION OF FARRIS DRIVE AND MCKOWEN COURT, DIRECTLY ACROSS FROM MCKOWEN COURT. (SEE DRAWING FOR LOCATION)
ELEVATION: 29.19'

****NOTE:**
LOTS CA-16 THROUGH CA-21 ARE COMMON AREAS AND NOT BUILDING SITES.



THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF L.R.S. 33:5051 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

DATE OF PLAT: 01/07/2025

DENNIS L. GOWIN, P.L.S.: LA REG. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DGOWIN@DDGPC.COM

LOT 6-B-1
FRANK BENOIT
13627 AIRLINE HWY
BATON ROUGE, LOUISIANA 70817
(NOW OR FORMERLY)



FINAL PLAT OF MATERRA PHASE II

BATON ROUGE, LOUISIANA
EAST BATON ROUGE PARISH
MATERRA DEVELOPMENT COMPANY



16564 E. BREWSTER ROAD | SUITE 10
COVINGTON, LA
985.249.6180
SURVEY

PROJECT NO. 21-241
21-241_FINALPLAT_20250214.DWG
08/01/2024

CHECKED	DLG
DRAWN BY	MEF
SHEET NAME	

1-2

FINAL PLAT

WATERRA PHASE II

LOTS 141-230 AND TRACTS CA-15 THROUGH CA-21
BEING A RESUBDIVISION OF TRACT X-1-D-1-A-1-A
FORMERLY A PORTION OF THE
EOLA MCCALL ANDERSON TRACT
SECTION 5, TOWNSHIP 8 SOUTH - RANGE 2 EAST,
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH, LOUISIANA

CPPC ID NUMBER: 1640677656

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