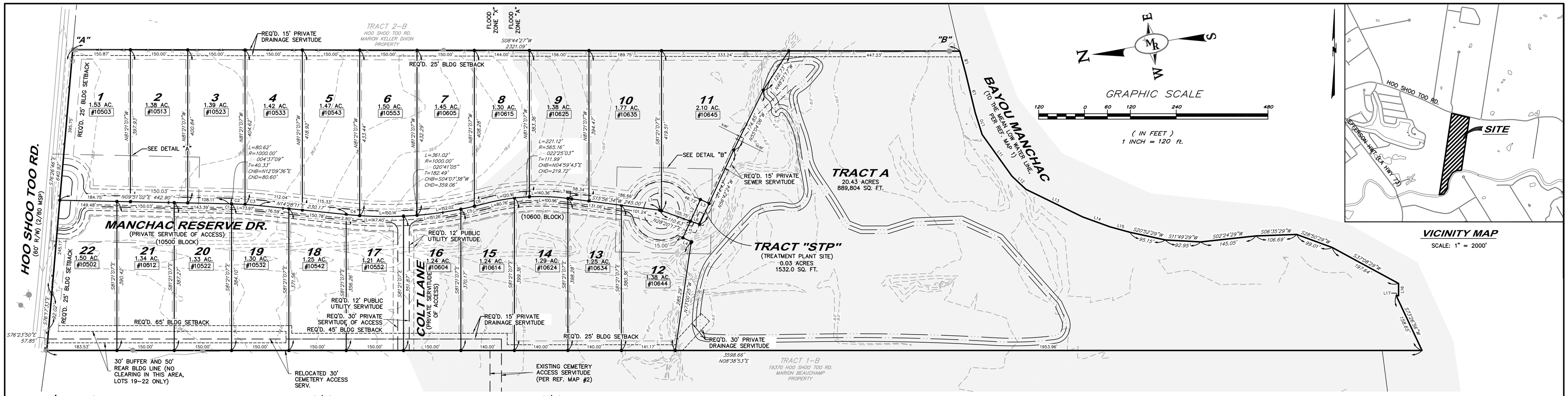
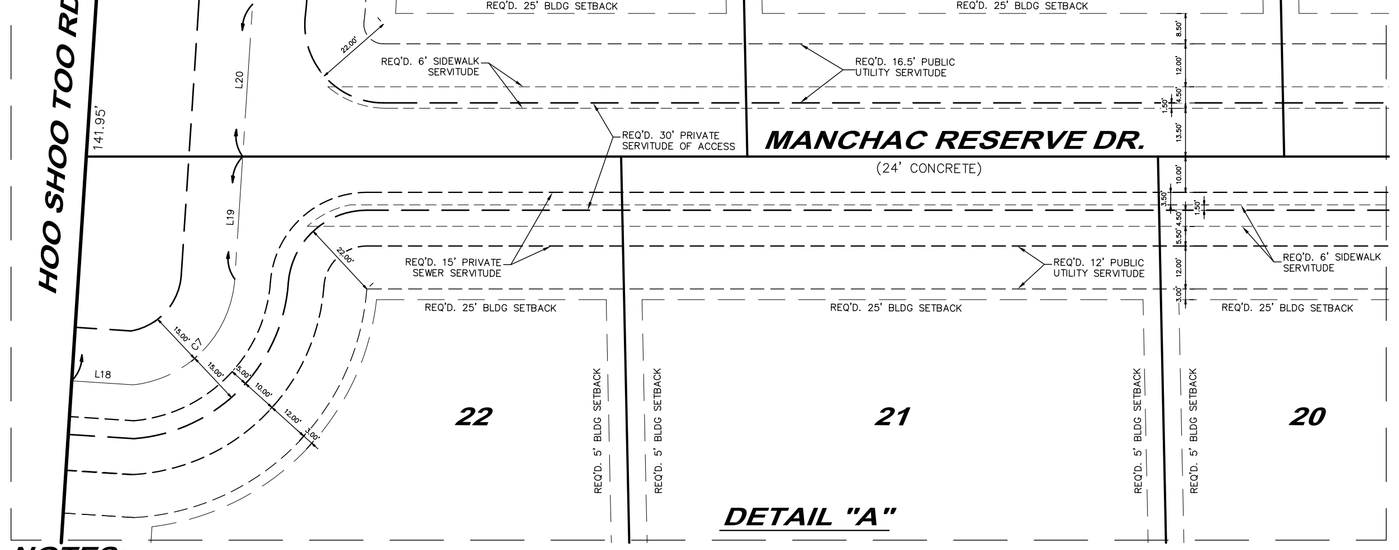
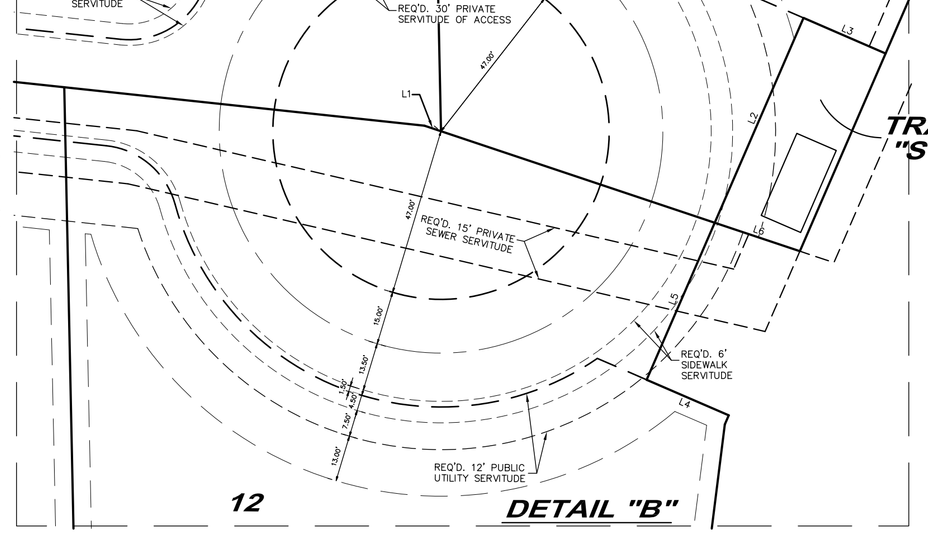




DETAIL "A"



DETAIL "B"

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Dist.
C1	6.65'	1000.00'	000.3808	S10°02'30"W	6.65'
C2	41.95'	1000.00'	002.4036	N11°03'10"E	41.95'
C3	38.67'	1000.00'	002.2155	N13°21'40"E	38.67'
C4	35.40'	1006.31'	002.0156	N13°36'30"E	35.40'
C5	62.36'	1000.00'	003.5728	S04°25'40"E	62.36'
C6	26.26'	1000.00'	001.5044	N05°27'50"W	26.26'
C7	44.45'	32.00'	079.5924	S36°19'10"E	44.45'
C8	52.13'	32.00'	093.3433	N59°49'00"E	52.13'

Line Table		
Line #	Length	Direction
L1	4.89'	N28°20'20"E
L2	62.39'	N56°42'20"W
L3	25.00'	N33°17'40"E
L4	25.00'	N33°17'40"E
L5	47.83'	N56°42'20"W
L6	25.09'	S28°20'10"W
L7	12.70'	S15°56'30"W
L8	60.50'	S83°36'30"W
L9	106.57'	S85°05'30"W
L10	59.34'	S81°00'30"W

Line Table		
Line #	Length	Direction
L11	133.98'	S63°03'30"W
L12	50.27'	S51°55'30"W
L13	164.89'	S34°38'30"W
L14	76.57'	S28°35'30"W
L15	53.54'	S23°55'30"W
L16	31.91'	N81°15'30"W
L17	6.16'	N08°44'30"E
L18	17.23'	S13°33'10"W
L19	34.32'	S76°26'20"E
L20	42.67'	S76°26'20"E
L21	11.45'	N13°33'10"E

LEGEND:

- SET 1/2" IP
- FOUND 1/2" IP (UNLESS OTHERWISE NOTED)
- BUILDING LINE
- UTILITY SERVITUDE
- DRAINAGE SERVITUDE
- PRIVATE ACCESS SERVITUDE
- SEWER SERVITUDE
- SECTION LINE
- ADJACENT PROPERTY LINE

NOTES:

1) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.

2) 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 PARTICULAR, NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

3) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE 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.

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

5) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AND "A" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 22033C0355E, DATED MAY 2, 2008.

6) BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT FLOOD ELEVATION SHOULD BE VERIFIED WITH THE SUBDIVISION ENGINEERING OFFICE.

SIGHT TRIANGLE NOTE:

NO PLANTINGS, FENCES OR PARKING ARE TO BE CONSTRUCTED WITHIN SIGHT TRIANGLES SO AS TO INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

GRADING INSTRUCTIONS:

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. 11.15)

UTILITY SERVICE SERVITUDE NOTE:

WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT. (UDC SEC. 4.7(16))

PRIVATE STREETS:

THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF THE PRIVATE STREETS. MAINTENANCE AND UPKEEP OF THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE MANCHAC RESERVE PROPERTY OWNERS ASSOCIATION.

SIDEWALK NOTES:

STANDARD: IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK, WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES, CHAPTER 3, SEC. 2-171)

FILL NOTE:

VARIOUS LOTS WITHIN MANCHAC RESERVE SUBDIVISION HAVE RECEIVED FILL DURING THE SUBDIVISION CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/OWNER SHALL BE RESPONSIBLE FOR INDEPENDENTLY INVESTIGATING 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.

PUBLIC DEDICATION:

THE STREETS, RIGHTS OF WAY, AND TRACT STP SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDE ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSE 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.

LAKE/POND SERVITUDE NOTE:

THE 30' DRAINAGE SERVITUDE SHOWN THROUGH THE LAKE SHOWN HEREON IS DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF; THE LAKE, AS REQUIRED BY THE CITY-PARISH, WAS DESIGNED FOR THE PURPOSES OF STORM WATER DETENTION. NONE OF THE LAKE SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT IS INTENDED. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE DPW SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKE WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

RESTRICTIONS NOTE:

ALL LOTS ARE SUBJECT TO THE DECLARATION 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 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.

REFERENCE MAPS:

1) MAP SHOWING BOUNDARY SURVEY OF A 40.03 ACRE TRACT BEING A PORTION OF THE ORIGINAL ADOLPH A. BABIN & IDA RHEAMS BABIN ESTATE PREPARED BY: LANDSOURCE, INC. DATED: 10-13-2003.

2) RESUBDIVISION OF TR. 1, 2 & 3 OF THE MARION BEAUCHAMP PROPERTY INTO TR. 1-A, 1-B , 1-C, 3-A, 3-B & 3-C FOR THE BEAUCHAMP HEIRS PREPARED BY: JOHN M. BANKSTON, DATED: 6-5-1995.

REFERENCE BENCHMARK:

RTCM-2256 (SITE NAME: PRAIRIEVILLE) ELEVATION 46.53' GEOID 12A

BASIS OF BEARING: "S08°44'27"W

EAST PROPERTY LINE BASED ON G.P.S. OBSERVATION, REFERENCE MAPS, AND FOUND MONUMENTS "A" & "B". BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, LOUISIANA ZONE SOUTH (NAD 83).

ZONING:

ZONING DISTRICT: RURAL
STREETS: 24' CONCRETE (30' PSA)
TYPE: PRIVATE
DESIGN WATER SURFACE: 12'
WATER: BATON ROUGE WATER WORKS
ACREAGE: 51.0 ± ACRES
EXISTING LAND USE: VACANT
FUTURE LAND USE: (AG/RU)
SCHOOL DISTRICT: EBR-6
CPPC LOT DATA: 1651310793 & 1651310012
STREET LIGHT MAINTENANCE RESPONSIBILITY:
DEMCO
SEWER: PRIVATE STP
BASE FLOOD ELEV.: 17.5'
INUNDATION LEVEL: 17.0'
ELECTRIC CO.: ENTERGY
GAS CO.: ENTERGY
FEMA FLOOD ZONE: X & A
FIRE DISTRICT: ST. GEORGE #2
SETBACKS:
FRONT = 25' (DEED RESTRICTION)
REAR = 25'
SIDE = 5'

BENCHMARKS:

TBM 1:
x BOLT ON CATCH BASIN ON SOUTH SIDE OF x IN FRONT OF LOTS x & x.
ELEV. = x' (NAVD 1988)(GEOID 12A)

TBM 2:
x BOLT ON CATCH BASIN ON SOUTH SIDE OF x IN FRONT OF LOTS x & x.
ELEV. = x' (NAVD 1988)(GEOID 12A)

NOTE:

A PRIVATE WATER QUALITY MAINTENANCE COVENANT HAS BEEN EXECUTED AND RECORDED IN THE OFFICE OF THE CLERK AND RECORDER OF THE PARISH AS ORIGINAL _____ AND BOOK _____.

COMMON AREA DEDICATION:

THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF MANCHAC RESERVE. ALL MAINTENANCE SHALL BE BY THE MANCHAC RESERVE PROPERTY OWNERS ASSOCIATION. DEPT. OF DEVELOPMENT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY COMMON AREAS.

PRIVATE DEDICATION:

THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF MANCHAC RESERVE PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF MANCHAC RESERVE. THE CITY OF BATON ROUGE/PARISH OF EAST BATON ROUGE SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO THE "PUBLIC (DRAINAGE OR SEWER) SERVITUDES." THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, 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 UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO MANCHAC RESERVE AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S 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 COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF MANCHAC RESERVE PROPERTY OWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES. THE MAINTENANCE AND UPKEEP OF PRIVATE STREETS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ABUTTING SUCH PRIVATE STREETS.

_____ _____
ANDRE SMITH, REPRESENTATIVE DATE
FIVE S DEVELOPMENTS, LLC

TRAFFIC IMPACT FEE CERTIFICATION:

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 22 HAS PURCHASED TRAFFIC IMPACT FEE CREDITS FROM _____ IN THE AMOUNT OF $ 61,100 PER LOT, FOR A TOTAL OF $17,886 IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH TRAFFIC IMPACT FEE POLICY. THE CREDITS PURCHASED WERE BASED ON A RESIDENTIAL LAND USE TYPE WITH DWELLING UNITS OF MINIMUM GROSS LIVING AREA RANGING FROM 3,000 TO 3,999 SQ. FT.

_____ _____
CAREY CHAUVIN DATE
DIRECTOR OF DEVELOPMENT

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. WHERE A SEWAGE TREATMENT PLANT IS TO BE PROVIDED BY THE APPLICANT, THE AREA TO BE USED FOR THIS PURPOSE SHALL BE DEDICATED BY THE OWNER AS A SERVITUDE FOR THAT PURPOSE ONLY, AND SHALL BE SEPARATE FROM ANY OTHER LOT OR BUILDING SITE.

RECOMMENDED FOR APPROVAL:

_____ DATE: _____
CAREY CHAUVIN
DIRECTOR OF DEVELOPMENT

APPROVED:

_____ DATE: _____
FRANK M. DUKE, FAICP
PLANNING DIRECTOR OR HIS DESIGNEE

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "B" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

_____ _____
MICKEY L. ROBERTSON, P.E., P.L.S. DATE
MR ENGINEERING & SURVEYING, LLC

STATE OF LOUISIANA
MICKEY L. ROBERTSON
REG. No. 4869
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA
MICKEY L. ROBERTSON
REG. No. 29921
REGISTERED PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

FINAL PLAT OF MANCHAC RESERVE

LOTS 1 THRU 22 (INCLUSIVE), TRACT "A"
BEING A SUBDIVISION OF A 40.03 ACRE TRACT
BEING A PORTION OF THE ORIGINAL ADOLPH. A. BABIN
& IDA RHEAMS BABIN ESTATE & TRACT "1-A"
OF THE BEAUCHAMP ESTATE
LOCATED IN
SECTION 41, T8S-R2E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,
FOR
FIVE S DEVELOPMENTS, LLC
(W) 225.333.9003 (F) 225.376.6020

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"=120' | DRAWN: SLP
DATE: 03/2019 | CHECKED: MLR

S:\PROJECTS\DROPBOX (MR)\PROJECTS\MRES\PROJECTS\MANCHAC RESERVE\DWG\MANCHAC RESERVE FINAL PLAT.DWG APR 05, 2019 SCOTT