

REFERENCE MAP:

- MAP SHOWING SURVEY AND TOPOGRAPHY OF REMAINDER OF TRACTS 1 & 2 LOCATED IN SECTION 46, T7S-R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA FOR DANNY ZIEGLER BY L & L LAND SURVEYING, L.L.C. DATED: FEBRUARY 18, 2020
- MAP SHOWING THE RESUBDIVISION OF TRACT 2-B, BEING A PORTION OF THE PAUL E. RANNEY, ET AL TRACT 2, INTO TRACTS 2-B-1, 2-B-2, 2-B-3, AND 2-B-4 LOCATED IN SECTION 46, T7S-R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LA FOR AFFORDABLE HOUSING DEVELOPERS, INC. BY SIMMONS J. BARRY & ASSOCIATES CONSULTING ENGINEERS & LAND SURVEYORS DATED: DECEMBER 6, 1993 REVISED: MARCH 19, 1997

* BASIS OF BEARING: N89°51'58" E

BEING THE NORTHERN PROPERTY LINE OF LOT 1 OF DEVELOPMENT BEARINGS ARE REFERENCED TO LA STATE PLAT GRID, SOUTH ZONE 1702

BENCHMARK: 37.98'

BEING THE TOP OF THE SANITARY SEWER MANHOLE LOCATED AT THE SOUTHEAST CORNER OF THORNCROWN LANE AND NICCOLINE WAY

REFERENCE BENCHMARK:

NAVD 88 GPS-C46NET

SIDEWALK NOTE:
IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK, WHICH IS ADJACENT TO HIS/HER PROPERTY. THE CITY PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS (CODE OF ORDINANCES CHAPTER 3 SECTION 2, 173)

NOTE:
THE APPROVAL OF THIS PLAT OR MAP DOES NOT RELIEVE THE IMMEDIATE PROPERTY OWNER OR FUTURE OWNER FROM COMPLYING WITH ALL APPLICABLE FEDERAL, STATE, AND CITY-PARISH LAWS AND ORDINANCES COVERING THE SALE AND DEVELOPMENT OF THE PROPERTY, IN PARTICULAR, NO FILING OF THE PROPERTY SHALL COMMENCE UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED

PRIVATE MAINTENANCE:
THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF PRIVATE STREETS. THE MAINTENANCE AND UPKEEP OF ALL PRIVATE STREETS ARE THE RESPONSIBILITY OF THE RESIDENTS/OWNERS OF THE CHAPEL HILL SUBDIVISION

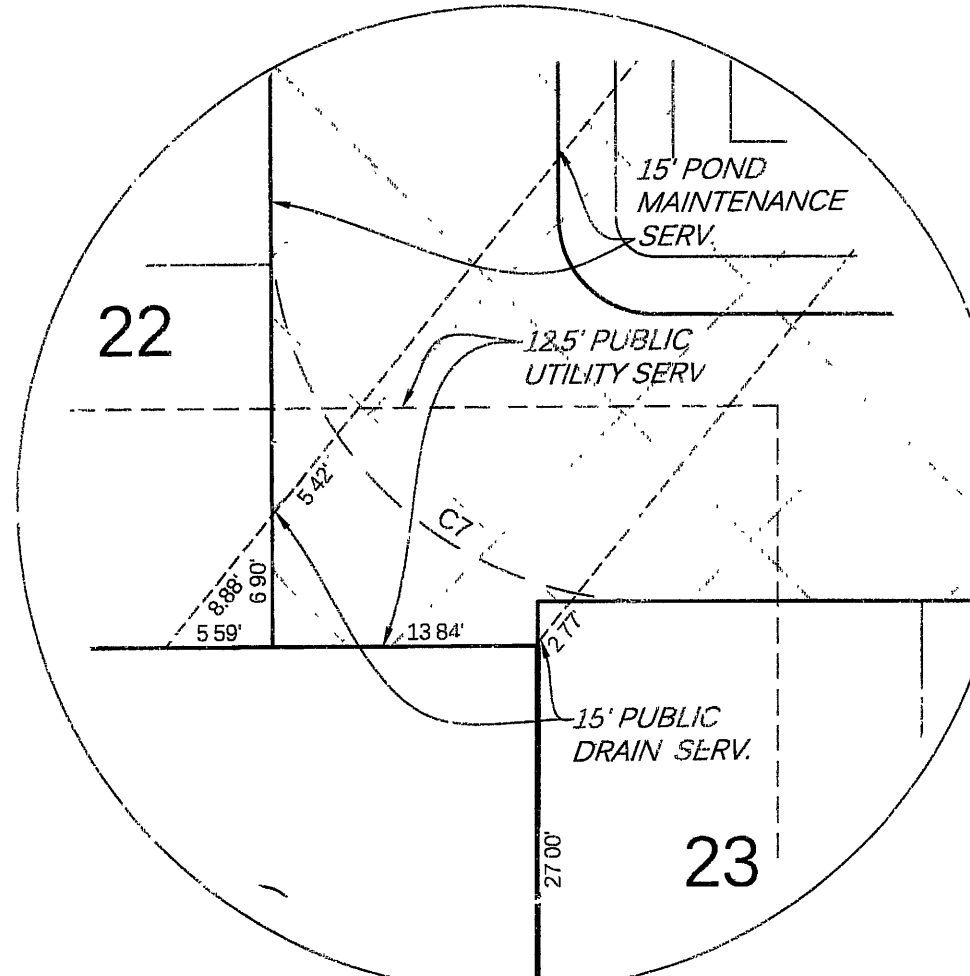
WETLANDS DETERMINATION:
A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS PLAT

SIGHT TRIANGLE NOTE:
NO PLANTINGS, FENCES OR PARKING AREA TO BE CONSTRUCTED WITHIN SIGHT TRIANGLES SO AS TO INTERFERE WITH THE SIGHT DISTANCE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE

MAJOR STREET SETBACK NOTE:
CITY-PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SETBACK. A HOLD HARMLESS HAS BEEN FILED AND RECORDED WITH THE CLERK OF COURTS OFFICE

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/HER METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT (PER UDC, SECTION 4.3.5 E.1)

CURVE TABLE						
CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	24.74'	20.00'	23.20'	14.24'	S35°26'36"W	70°53'12"
C2	6.61'	20.00'	6.58'	3.34'	S80°21'22"W	18°56'21"
C3	31.36'	20.00'	28.24'	19.94'	S44°54'47"W	89°49'33"
C4	6.65'	20.00'	6.62'	3.36'	N80°38'57"W	19°02'59"
C5	24.03'	20.00'	23.26'	14.30'	N35°33'44"W	71°07'28"
C6	31.48'	20.00'	28.33'	20.06'	N45°05'13"W	90°10'27"
C7	31.39'	20.00'	28.26'	19.97'	S45°02'26"E	89°55'09"



NOTE:
ALL LOT AREAS MEET MINIMUM AREAS
STREET LIGHT MAINTENANCE RESPONSIBILITY
ENTERGY

NOTE:
1/2" IRON PIPES SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED

GRADING INSTRUCTIONS:
AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER, HIS/HER CONTRACTOR OR HIS/HER REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE CITY-PARISH (PER METRO ORDINANCE 11135)

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

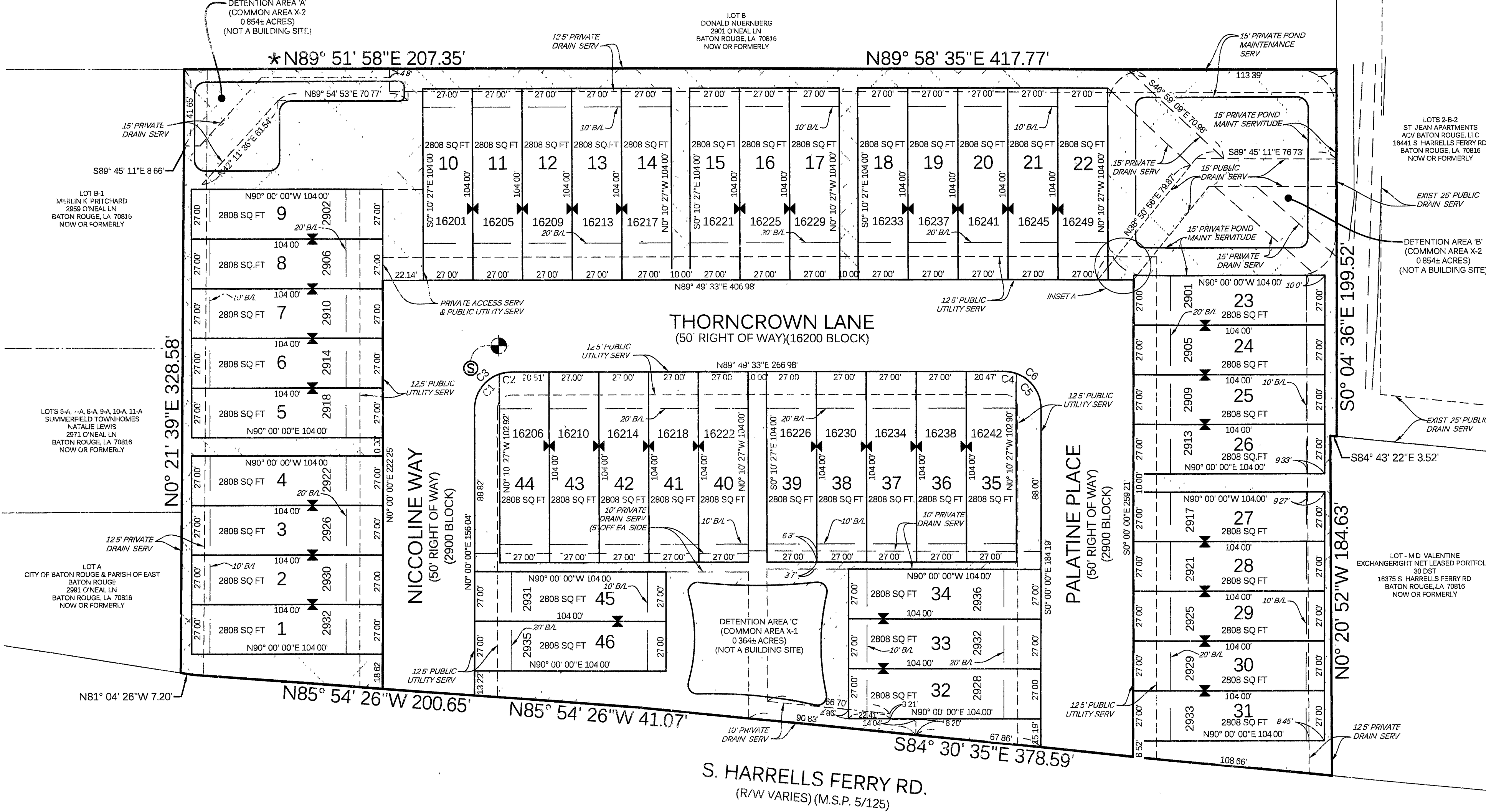
LAKE/POND SERVITUDE NOTE:
THE 15' DRAINAGE SERVITUDE SHOWN THROUGH THE LAKE AS SHOWN HEREON IS DEDICATED FOR THE PURPOSES OF MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE LAKE, AS REQUIRED BY THE CITY-PARISH WAS DESIGNED FOR THE PURPOSE OF STORM WATER DETENTION. NONE OF THE LAKE SHALL BE FILLED 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 CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKE WITHIN THE BOUNDARIES OF THE DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

SEWERAGE:
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 THE HEALTH UNIT OF EAST BATON ROUGE PARISH COMMON AREA DEDICATION

PRIVATE DEDICATION:
THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF THE CHAPEL HILL PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE CHAPEL HILL SUBDIVISION. THE EAST BATON ROUGE CITY/PARISH OF EAST BATON ROUGE SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDE OF ACCESS" FOR ACCESS TO THE "PUBLIC 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 AND UPKEEP 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 THE CHAPEL HILL SUBDIVISION 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, THE CHAPEL HILL PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS THE CITY-PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND UPKEEP OF PRIVATE STREETS. THE MAINTENANCE AND UPKEEP OF PRIVATE STREETS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ADJOINING SUCH PRIVATE STREETS

PUBLIC DEDICATION:
THE STREETS, (PUMP STATION TRACT IF PUBLIC PS) AND RIGHT-OF-WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVITUDES, OTHER THAN THOSE LABELED AS PRIVATE SERVITUDES, ARE GRANTED TO THE PUBLIC FOR THE PURPOSES INDICATED ON THE PLAT, INCLUDING UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PROPER PURPOSES FOR THE GENERAL USE BY 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

William R. J. J. 3/2/22
TOWER CAPITAL, LLC
P.O. BOX 14151
BATON ROUGE, LA 70898



TRAFFIC IMPACT FEE CERTIFICATION

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 46 HAS PURCHASED TRAFFIC IMPACT FEE CREDITS FROM WILLOW GROVE NORTH, LLC IN THE AMOUNT OF \$423.00 PER LOT, FOR A TOTAL OF \$19,458.00. IN ACCORDANCE WITH THE EAST BATON ROUGE PARISH TRAFFIC IMPACT FEE POLICY, THE CREDITS PURCHASED WERE BASED ON A RESIDENTIAL LAND USE TYPE WITH TOWNHOME DWELLING UNITS

WASTEWATER IMPACT FEE CERTIFICATION

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 46 HAS PAID \$10,750.00 PER LOT FOR A TOTAL OF \$474,500.00 (CHECK NO. 24,823) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043 EBOROSCO ORDINANCE 1242 AS AMENDED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL LOTS FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFOREMENTIONED ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE 507th SEWER DISTRICT

Rachael Y. Lambert 3/15/22
RACHAEL Y. LAMBERT, P.E.
DIRECTOR
DEPARTMENT OF DEVELOPMENT
CITY/PARISH OF EAST BATON ROUGE

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 093, AND BUNDLE 13170

NOTE:
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE, ABANDONED OR RELOCATED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE THE EXACT LOCATIONS INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE AT THE TIME OF THE SURVEY

BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE CITY-PARISH SUBDIVISION ENGINEERING FLOOD OFFICE

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22033 C 0270E, DATED 10/02/08

NOTE:
NO ATTEMPT HAS BEEN MADE BY CENTERLINE ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE

FILL NOTE:
VARIOUS LOTS WITHIN CHAPEL HILL SUBDIVISION HAVE RECEIVED FILL DURING THE SUBDIVISION CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDING 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

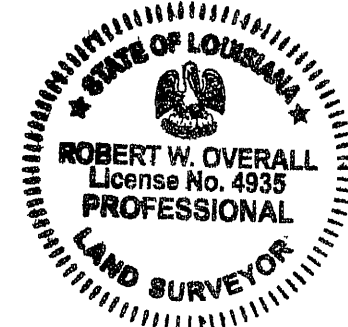
RESTRICTIONS NOTE:
ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY-PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS PLAT DOES NOT RELEASE THE OWNER AND/OR CONTRACTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE APPLICABLE STANDARDS AND PROCEDURES FOR PROPERTY BOUNDARY SURVEYS IN LOUISIANA FOR A CLASS "B" SURVEY AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA 33:5051, ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND

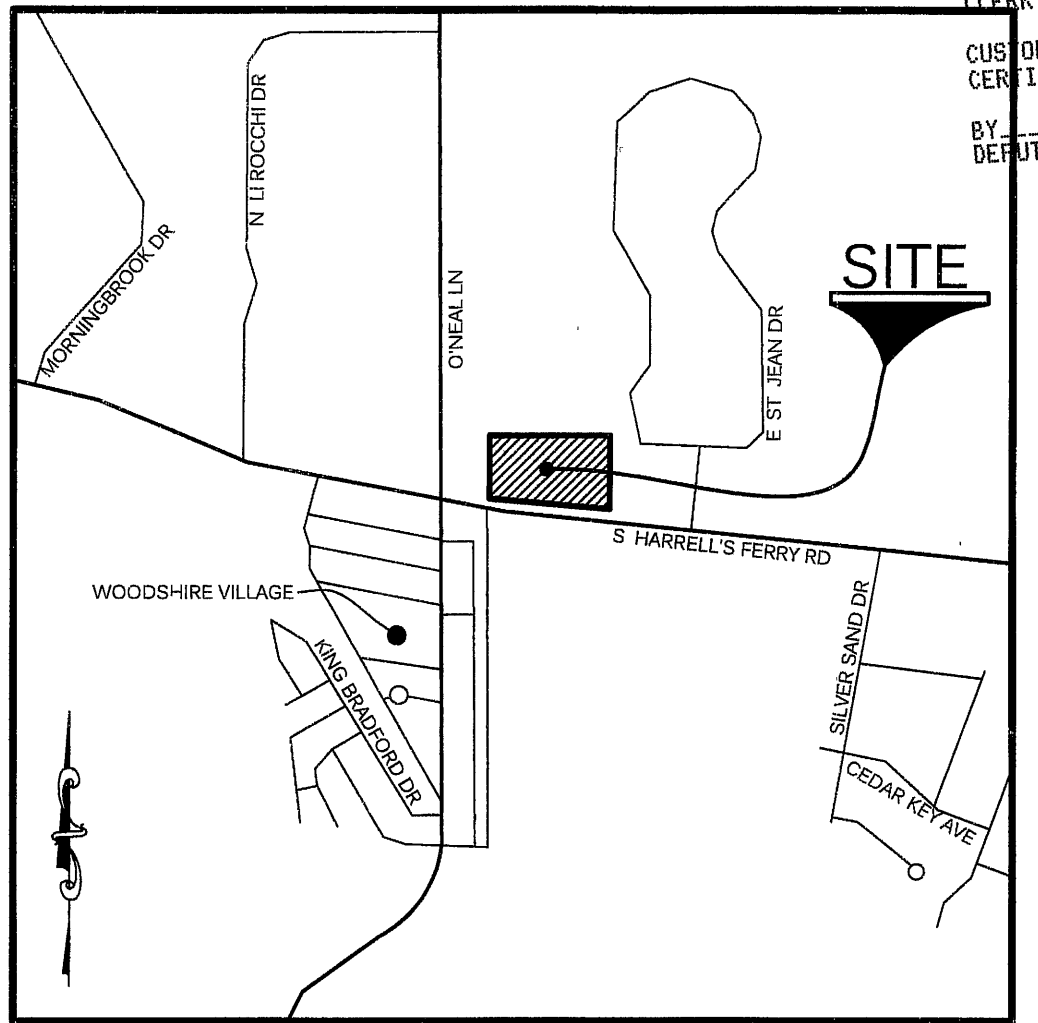
Robert W. Overall 3/2/22
ROBERT OVERALL, P.L.S.
CENTERLINE ENGINEERING & SURVEYING, LLC

APPROVED:
Ryan Holcomb 03/15/2022
RYAN HOLCOMB, AICP
PLANNING DIRECTOR OR HIS DESIGNEE
E.B.R. CITY/PARISH PLANNING COMMISSION

RECOMMENDED FOR APPROVAL:
Rachael Y. Lambert 3/15/22
RACHAEL Y. LAMBERT, P.E.
DIRECTOR
DEPARTMENT OF DEVELOPMENT
CITY/PARISH OF EAST BATON ROUGE



Call before you dig.
1-800-278-3020



VICINITY MAP 1"=1000'

GENERAL NOTES:

- ZONING: SMALL PLANNED UNIT DEVELOPMENT (SPUD)
- BUILDING SETBACKS:
FRONT - 20'
SIDE - 0'
REAR - 10'
- SEWAGE DISPOSAL: EBRP
- 100 YEAR FLOOD ELEVATION: 38.0'
- FLOOD ZONE: X
- ELECTRIC CO: ENTERGY
- GAS CO: ENTERGY
- WATER: BATON ROUGE WATER CO.
- TELEPHONE: COX-AT&T
- ACREAGE: 5.09+ ACRES
- NO. OF LOTS: 46 & 2 TRACTS
- DENSITY: MDR DENSITY 15.51 UNITS PER ACRE, BASED ON SPUD
- EXISTING LAND USE: UNDEVELOPED (UND)
- FUTURE LAND USE: MIXED USE (MU)
- CHARACTER AREA: SUBURBAN
- STREETS: 27' CONCRETE WITH CURB AND GUTTER WITHIN A 50' PUBLIC RIGHT OF WAY
- FIRE DISTRICT: EASTSIDE FIRE DISTRICT #5
- SCHOOLS: EBR-6
- DRAINAGE VIA CURB AND GUTTER CONCRETE ROADWAY WITH CURB INLETS AND SUBSURFACE DRAINAGE.
- DESIGN WATER SURFACE:
DETENTION AREA A= 36.1'
DETENTION AREA B= 36.1'
DETENTION AREA C= 37.0'

LEGEND	
	= TRACT X-1 (0.364+ ACRES)
	= TRACT X-2 (0.854+ ACRES)
	= COMMON WALL

FINAL PLAT OF CHAPEL HILL SUBDIVISION

LOTS 1-46, TRACTS X-1, & X-2
BEING THE SUBDIVISION OF LOTS 1 AND 2
OF THE JAMES E. ZIEGLER PROPERTY
EAST BATON ROUGE PARISH LOT ID:
LOT 1: 1520640397
LOT 2: 1520640398
LOCATED IN SECTION 46, T7S-R2E
SOUTHEASTERN LAND DISTRICT,
EAST OF THE MISSISSIPPI RIVER, EAST BATON
ROUGE PARISH, LOUISIANA
FOR
TOWER CAPITAL, LLC
P.O. BOX 14151
BATON ROUGE, LA 70898

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