NOTE:

THIS IS NOT A BOUNDARY SURVEY, THIS PLAT IS NOT A CERTIFICATION OF ANY BOUNDARIES, BEARINGS, OR DIMENSIONS, NOR DOES IT CERTIFY ASSEMBLY OR SUBDIVISION OF LOTS. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.
A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS PLAT/PLAN.

WAIVER

WAIVER TO ALLOW FOR MINIMUM LOT WIDTH OF 70' AND LOT DEPTH OF 129', AND WAIVER TO ALLOW FOR MINIMUM FRONT YARD SETBACK OF 15' WITH A GARAGE SETBACK OF 25'.

DRAINAGE NOTE:

AS PART OF CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN CHAPTER 15 OF THE DEVELOPMENT CODE'S, LATEST REVISION.

SIDEWALK NOTE:

SIDEWALK THROUGHOUT THE DEVELOPMENT SHALL BE MAINTAINED AND REPAIRED BY LOT OWNERS ACCORDING TO THE CITY. THE CITY OF CENTRAL IS NOT RESPONSIBLE FOR SIDEWALK REPAIRS.

GENERAL NOTES:

EXISTING ZONING:	R-2
PROPOSED ZONING:	R-2 MEDIUM DENSITY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY
NUMBER OF LOTS:	70
MAX BLDG. HEIGHT:	1 STORY
CENTRAL LANDUSE:	MEDIUM DENSITY RESIDENTIAL
ACREAGE:	29.0 ACRES
STREETS:	CURB AND GUTTER, ASPHALT
SIDEWALKS:	5' WIDE-4"THICK
100-YEAR FLOOD:	ZONE "X" AND ZONE "A"
SEWER:	EBR PARISH
FIRE DISTRICT:	CENTRAL FIRE DISTRICT
ELECTRIC COMPANY:	DEMCO
GAS COMPANY:	DISTRICT GAS #1
CONTOURS:	FROM QUAD
SCHOOLS:	CENTRAL COMMUNITY SCHOOL SYSTEM
WATER DISTRICT:	PARISH WATER COMPANY

DEVELOPER/OWNER

PATTERSON HOMES, LLC
6199 MORGAN RD
CENTRAL, LOUISIANA 70739
(225) 270-1041

ACADIANA DEVELOPMENT OF CENTRAL, LLC
14350 WAX RD
CENTRAL, LOUISIANA 70818
(225) 261-2576

SEWER NOTE:

NO PERSON SHALL PROVIDE A METHOD OF SEWER 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.

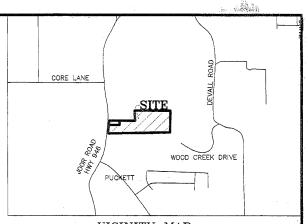
LAND USE:

TOTAL NUMBER OF RESIDENTIAL LOTS:	70	
OPEN SPACE:	3.52	ACRES
PUBLIC STREET DEDICATED R/W:	4.61	ACRES
DETENTION POND	1.31	ACRES
DRAINAGE SEVITUDE	1.42	ACRES
TOTAL AREA OF DEVELOPMENT:	**28.98**	**ACRES**
DENSITY:	**2.42**	**LOTS/ACRE**

REFERENCE:

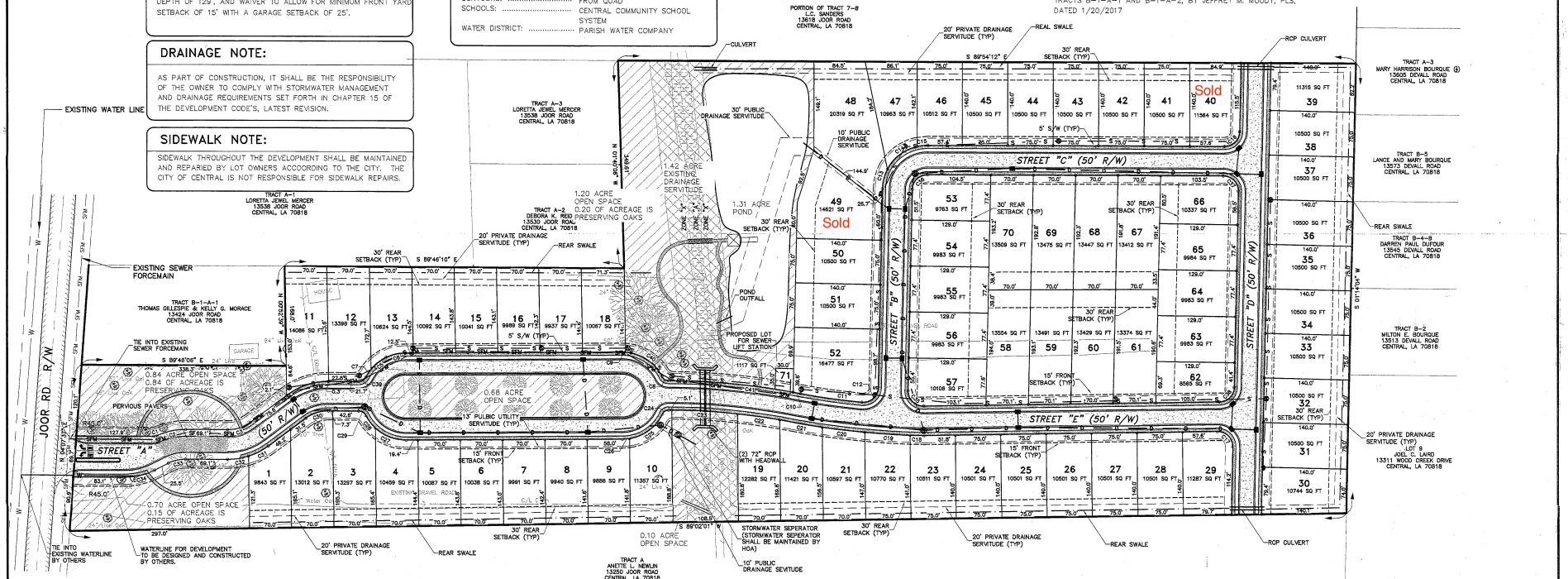
1. SURVEY MAP SHOWING THE RESUBDIVISION OF TRACTS B-1, B-2, B-3, B-4 & B-5, OF THE K.F. REID PROPERTY INTO TRACTS B-1-A, B-1-B, B-1-C, B-1-D & B-1-E, BY LAMON L. MOODY, III, P.L.S., DATED 10/4/2001.

2. SURVEY MAP SHOWING AN EXCHANGE OF PROPERTY BETWEEN TRACTS B-1-A AND C OF THE K.F. REID PROPERTY FORMING TRACTS B-1-A-1 AND B-1-A-2, BY JEFFREY M. MOODY, PLS, DATED 1/20/2017



VICINITY MAP
1" = 2000'

1" = 80'
0' 80' 160'



Curve Table			
Curve #	Length	Radius	Chord Length
C1	5.91	13.50	5.86
C2	48.80	111.50	48.41
C3	40.03	61.50	39.33
C5	32.05	73.12	31.80
C6	33.63	73.50	33.34
C8	12.86	11.50	12.20
C9	5.93	73.50	5.93
C10	12.43	537.06	12.43
C11	101.53	1262.23	101.51
C12	41.22	25.00	36.71
C13	34.52	75.00	34.21
C14	64.05	75.05	62.13
C15	17.81	75.38	17.76
C16	38.77	25.00	35.00
C17	40.23	25.00	36.03
C18	23.19	1307.17	23.19
C19	75.19	1308.20	75.18
C20	70.56	1305.87	70.55
C21	45.79	848.53	45.79
C22	70.57	1066.67	70.56

Curve Table			
Curve #	Length	Radius	Chord Length
C23	108.63	1062.63	108.59
C24	13.06	11.48	12.37
C25	70.97	73.50	68.24
C26	12.06	69.96	12.04
C27	55.85	73.50	54.52
C28	26.28	73.50	26.14
C29	14.94	13.50	14.19
C30	40.03	61.50	39.33
C31	37.21	111.51	37.04
C32	35.37	111.50	35.22
C33	29.48	61.50	29.20
C34	53.45	111.50	52.94
C35	40.23	25.00	36.03
C36	38.74	25.00	34.98
C37	39.77	25.00	35.70
C38	38.31	25.00	34.67
C40	67.36	73.50	65.03
C41	207.46	1112.46	207.16

LEGEND

- SFM — EXISTING SEWER FORCE MAIN
- EXISTING WATER LINE
- Ⓢ PROPOSED SEWER MANHOLE
- S — PROPOSED SEWER LINE
- SFM — PROPOSED SEWER FORCE MAIN
- PROPOSED WATER LINE
- Ⓓ PROPOSED DRAINAGE MANHOLE
- PROPOSED CATCH BASIN
- D — PROPOSED DRAIN LINE
- PROPOSED SWALE

APPROVED:

RAY LOUIS
DIRECTOR OF PUBLIC WORKS – CITY OF CENTRAL

DATE:

APPROVED:

MATT ZYLEWSKI
ADMINISTRATIVE SERVICES MANAGER – CITY OF CENTRAL

DATE:

APPROVED:

DAVID RATCLIFF
PROGRAM DIRECTOR – CITY OF CENTRAL

DATE:

FILL NOTE:

THE APPROVAL OF THIS PLAT 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 DEVELOPMENT CODE ARE ADDRESSED.

STATE OF LOUISIANA
F. DEWITT LADNER
REG. No. 4983
REGISTERED PROFESSIONAL ENGINEER
IN LOUISIANA
02-08-2017

STATE OF LOUISIANA
JOHN T. WATSON
License No. 31852
PROFESSIONAL ENGINEER
IN LOUISIANA
02-08-2017

DEED NOTE:

THE CITY OF CENTRAL 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 CONSTRUCTOR/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

PRELIMINARY PLAT OF

ARBOR GROVE

A RESIDENTIAL PLANNED UNIT DEVELOPMENT
LOCATED IN
SECTION 31, T-5-S R-2-E
GREENSBURG LAND DISTRICT
EAST BATON ROUGE PARISH

PRELIMINARY DOCUMENT

NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

L & L Land Surveying, Inc.
6141 PERKINS ROAD, STE. 2B, BATON ROUGE, LA 70808 (225) 276-0402

WATSON - RICKS ENGINEERING, LLC
38345 Old S. Walker Rd.
Walker, LA 70785
Phone (225) 667-4377
Fax (337) 988-7611