



GENERAL NOTES:

- ZONING SINGLE FAMILY RESIDENTIAL (A1) - TO BE REZONED TO ZERO LOT LINE (A2G)
- BUILDING SETBACKS
FRONT - 20'
SIDE - 5' ONE SIDE
REAR - 20'
- SEWAGE DISPOSAL WSTN
- 100 YEAR FLOOD ELEVATION 18'0"
- INUNDATION ELEV. N/A
- FLOOD ZONE X
- ELECTRIC CO. ENTERGY
- GAS CO. ENTERGY
- WATER - BATON ROUGE WATER CO
- TELEPHONE: AT&T
- ACREAGE 6.155± ACRES
- NO. OF LOTS: 36
- DENSITY: 5.85± UNITS PER ACRE
- EXISTING LAND USE: LOW DENSITY RESIDENTIAL (LDR)
- FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD (RN)
- CHARACTER AREA: SUBURBAN
- STREETS: 24' CONCRETE WITH CURB AND GUTTER WITHIN A 30' PRIVATE SERVITUDE OF ACCESS
- FIRE DISTRICT: BATON ROUGE CITY FIRE
- SCHOOLS: EBR-8
- DRAINAGE VIA CONCRETE ROADWAY WITH GRATE INLETS IN THE CENTER OF THE STREET AND SUBSURFACE DRAINAGE
- THERE ARE TWO EXISTING HOUSES TO BE DEMOLISHED ON SITE

REFERENCE MAP:

- MAP SHOWING THE RESUBDIVISION OF ELVA REALTY CO., INC. PROPERTY BEING A PORTION OF LOT 17 OF THE ORIGINAL H.L. STARING TRACT THE REAR PORTION ATTACHED TO THE GLEN BARTON WARD TRACT TO FORM ONE PARCEL LOCATED IN SEC. 67 & 68 T-8-S, R-1-E IN EAST BATON ROUGE PARISH, LA BY TOXIE CRAFT, CIVIL ENGINEER DATED: 09-07-1982 REVISED 11-04-1982
- MAP SHOWING SURVEY OF LOT Y ELVA REALTY COMPANY PROPERTY 218 STARING LANE LOCATED IN EAST BATON ROUGE PARISH, LA FOR R&M INTERESTS, L.L.C. BY BATON ROUGE LAND SURVEYING DATED: 05-05-11
- RIGHT OF WAY MAP CITY-PARISH PROJECT NO. 06-CS-HC-0024 STARING LANE EAST BATON ROUGE PARISH BY ABMB CIVIL/STRUCTURAL ENGINEERS DATED: 09-01-09

* BASIS OF BEARING: N62°25'58" W

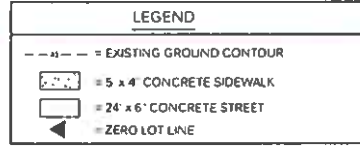
BEING THE NORTHERN PROPERTY LINE OF LOT A-1 AND THE COMMON PROPERTY LINE WITH LOT A-1 AND WILDWOOD SUBDIVISION BEARINGS ARE REFERENCED TO LA STATE PLANE GRID, SOUTH ZONE 1702

NOTE:
AT THE ENTRANCE TO THE SUBDIVISION A PRIVATE ROAD (NO PUBLIC MAINTENANCE SIGN) WILL BE REQUIRED FIELD VERIFIED BY THE DEPARTMENT OF DEVELOPMENT IN THE INSPECTION OF THE PRIVATE SERVITUDE OF ACCESS PER UDC 13.7 B

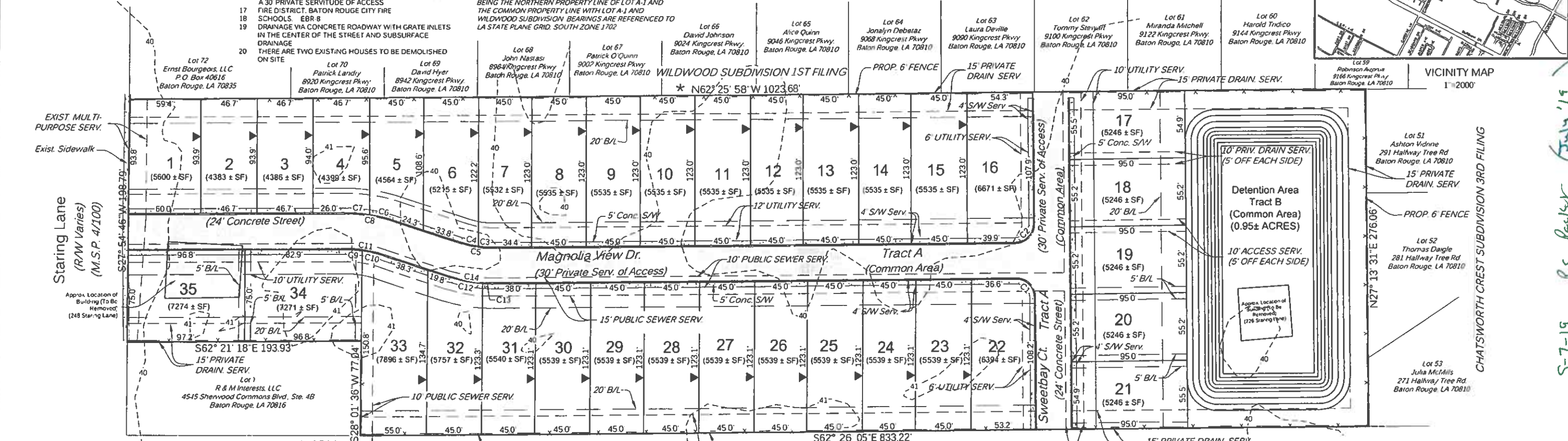
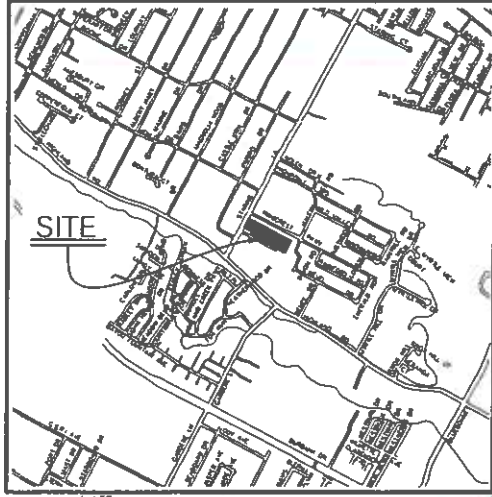
WETLANDS DETERMINATION:
A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS PLAT

MAIL KIOSK NOTE:
NO MAIL KIOSK IS PROPOSED FOR THIS DEVELOPMENT. INDIVIDUAL MAIL BOXES WILL BE UTILIZED FOR EACH LOT

FILL NOTE:
VARIOUS LOTS WITHIN MAGNOLIA CROSSING 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 CONTACT DATA TO THE PERMIT OFFICE PRIOR TO COMMENCING CONSTRUCTION TO INSURE BUILDING CODE COMPLIANCE FOR APPROPRIATE FOUNDATION/SLAB DESIGN.



NOTE:
THE CITY OF BATON ROUGE AND PARISH OF 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



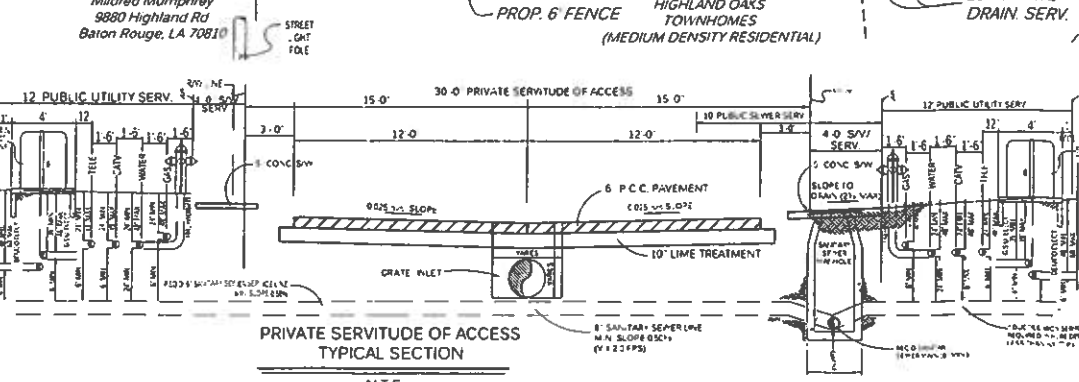
BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE EAST BATON ROUGE PARISH FLOOD PLAIN ADMINISTRATOR

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22033 C 0330E DATED 05/02/02

DRAINAGE STATEMENT:
DRAINAGE IS PROVIDED BY THE EXISTING DRAINAGE SYSTEM LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OF STARING LANE AND ALSO THE EXISTING DITCH ALONG THE NORTHEASTERN PROPERTY LINE TO BE CLEANED AND RE-GRADED

NOTE:
THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF PRIVATE STREETS

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



CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	TANGENT	BEARING	DELTA
C1	23.47	150.0'	21.15'	14.91'	N17°36'14"W	89°39'28"
C2	23.65	150.0'	21.28'	15.09'	N72°23'46"E	90°20'32"
C3	10.68	75.00'	10.67'	5.35'	S58°21'07"E	8°09'41"
C4	13.33	75.00'	13.32'	6.68'	S49°10'41"E	10°11'12"
C5	24.02	75.00'	23.92'	12.11'	S53°15'31"E	18°20'53"
C6	22.55	135.00'	22.52'	11.30'	N48°52'11"W	9°34'12"
C7	20.50	135.00'	20.48'	10.27'	N58°00'17"W	8°42'01"
C8	43.05	135.00'	42.87'	21.71'	N53°13'11"W	18°16'13"
C9	14.42	105.00'	14.41'	7.22'	N58°25'17"W	7°52'01"
C10	19.07	105.00'	19.04'	9.56'	N49°17'11"W	10°24'12"
C11	33.48	105.00'	33.34'	16.68'	N53°13'11"W	18°16'13"
C12	26.66	105.00'	26.59'	13.40'	S51°21'35"E	14°33'00"
C13	6.96	105.00'	6.96'	3.48'	S60°32'01"E	3°47'53"
C14	33.62	105.00'	33.48'	16.96'	S53°15'31"E	18°20'53"



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

PRELIMINARY PLAT OF MAGNOLIA CROSSING

BEING LOT A-1 AND B OF THE H.L. STARING PROPERTY LOCATED IN SECTION 67, T8S R1E GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA
LOT A-1 CITY PARISH ID #1430730090
LOT B CITY PARISH ID #1430730091

PRELIMINARY FOR REVIEW AND COMMENT ONLY
These drawings were prepared for conceptual consideration and should in no way be construed as detailed engineering drawings to be used for design and/or construction purposes.

FOR
TOWER CAPITAL, LLC
P.O. BOX 14151
BATON ROUGE, LA 70898

CENTERLINE ENGINEERING & LAND SURVEYING, LLC

200 Government St., Ste. 200 Baton Rouge, LA 70802
(225) 412-4848 centerline.com

S-7-19 P.C. Becker 1 of 2

DATE: 05-23-2019 DESIGNED: CAG CHECKED: BJB FILE: 18-122 PL5



GENERAL NOTES:

- ZONING SINGLE FAMILY RESIDENTIAL (A1) TO BE REZONED TO ZERO LOT LINE (A2B)
- BUILDING SETBACKS
FRONT - 20'
SIDE - 5' ONE SIDE
REAR - 20'
- SEWAGE DISPOSAL: WESTN
100 YEAR FLOOD ELEVATION 18'0"
INUNDATION ELEV.: N/A
- FLOOD ZONE X
- ELECTRIC CO. ENTERGY
- GAS CO. ENTERGY
- WATER: BATON ROUGE WATER CO
- TELEPHONE: AT&T
- ACREAGE: 6.15± ACRES
- NO. OF LOTS: 36
- DENSITY: 5.85± UNITS PER ACRE
- EXISTING LAND USE: LOW DENSITY RESIDENTIAL (LDR)
- FUTURE LAND USE: RESIDENTIAL NEIGHBORHOOD (RN)
- CHARACTER AREA: SUBURBAN
- STREETS: 24' CONCRETE WITH CURB AND GUTTER WITHIN A 3' PRIVATE SERVITUDE OF ACCESS
- FIRE DISTRICT: BATON ROUGE CITY FIRE
- SCHOOLS: EBR-8
- DRAINAGE VIA CONCRETE ROADWAY WITH GRATE INLETS IN THE CENTER OF THE STREET AND SUBSURFACE DRAINAGE
- THERE ARE TWO EXISTING HOUSES TO BE DEMOLISHED ON SITE

REFERENCE MAP:

- MAP SHOWING THE RE-SUBDIVISION OF FJ VA REALTY CO, INC. PROPERTY BEING A PORTION OF LOT 17 OF THE ORIGINAL H.L. STARING TRACT THE REAR PORTION ATTACHED TO THE GLEN BARTON WARD TRACT TO FORM ONE PARCEL LOCATED IN SEC. 67 & 68 T-8 S. R. 1-E IN EAST BATON ROUGE PARISH, LA BY TOXIE CRAFT, CIVIL ENGINEER DATED: 09-07-1982, REVISED 11-04-1982
- MAP SHOWING SURVEY OF LOT Y ELVA REALTY COMPANY PROPERTY 218 STARING LANE LOCATED IN EAST BATON ROUGE PARISH, LA FOR R&M INTERESTS, L.L.C. BY BATON ROUGE LAND SURVEYING DATED: 05-05-11
- RIGHT OF WAY MAP CITY-PARISH PROJECT NO. 06-CS-HC-0024 STARING LANE EAST BATON ROUGE PARISH BY ABMB CIVIL/STRUCTURAL ENGINEERS DATED: 09-01-09

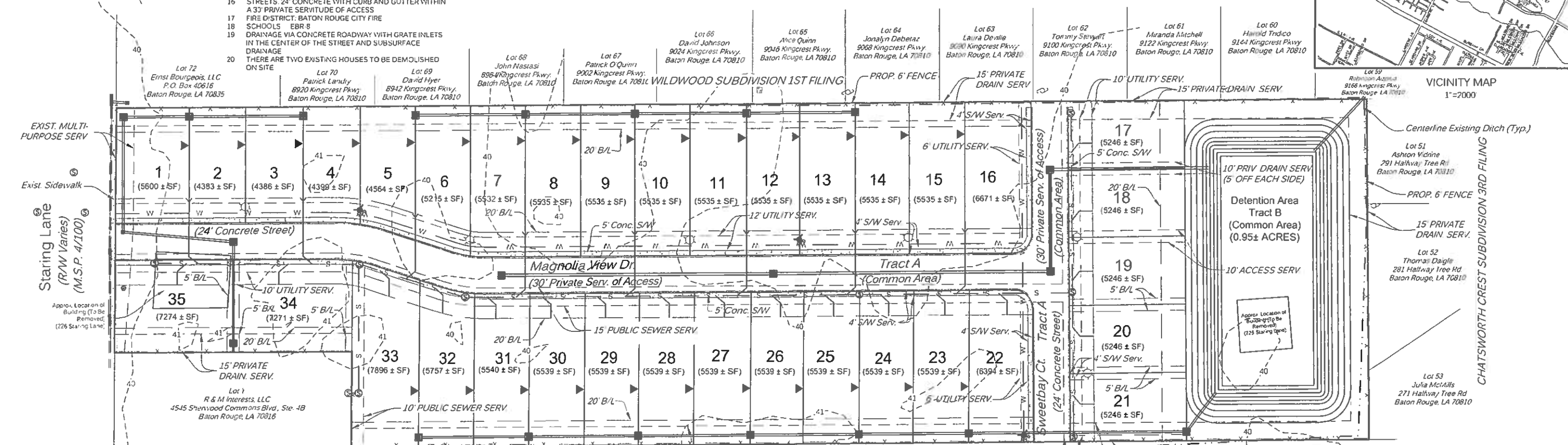
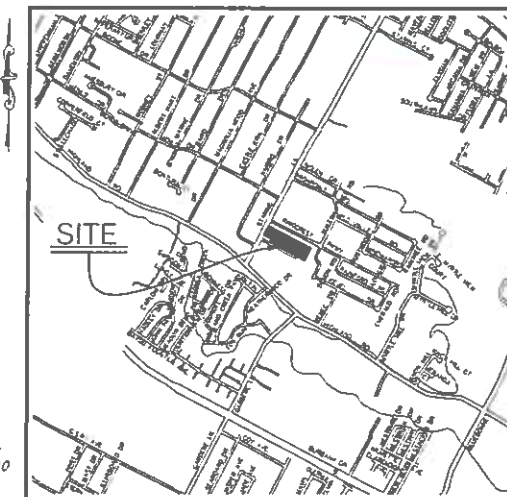
NOTE:
AT THE ENTRANCE TO THE SUBDIVISION A "PRIVATE ROAD NO PUBLIC MAINTENANCE" SIGN WILL BE REQUIRED FIELD VERIFIED BY THE DEPARTMENT OF DEVELOPMENT IN THE INSPECTION OF THE PRIVATE SERVITUDE OF ACCESS PER UDC 13.7.B

VETLANDS DETERMINATION:
A VETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT BEING PROVIDED AS PART OF THIS PLAN

LEGEND

- - - - - EXISTING GROUND CONTOUR
- 5 x 4 CONCRETE SIDEWALK
- 24 x 6 CONCRETE STREET
- ◀ ZERO LOT LINE

NOTE:
THE CITY OF BATON ROUGE AND PARISH OF BATON ROUGE DOES 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



BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE EAST BATON ROUGE PARISH FLOOD PLAN: A2121-STRATOR

BY GRAPHIC PLACING ONLY THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22033 C 0330E, DATED 05/02/08

DRAINAGE STATEMENT:
DRAINAGE IS PROVIDED BY THE EXISTING DRAINAGE SYSTEM LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY OF STARING LANE AND ALSO THE EXISTING DITCH ALONG THE NORTHERN AND EASTERN PROPERTY LINES

NOTE:
THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF PRIVATE STREETS

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

PRIVATE DEDICATION:
THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF THE MAGNOLIA CROSSING PROPERTY OWNERS ASSOCIATION (MCP OA) ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE MCP OA. THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE PRIVATE SERVITUDE OF ACCESS FOR ACCESS TO THE PUBLIC SERVITUDES. THE SALES OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAN SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY PRIVATE SERVITUDE SHOWN HEREON. FURTHER, 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 THE MCP OA 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 (INCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDES") BY ANY PUBLIC COMPANY, SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE MCP OA. ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PRIVATE STREETS

DEDICATION:
ALL AREAS SHOWN AS SERVITUDES OTHER THAN PRIVATE SERVITUDES 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. THE CITY OF BATON ROUGE/EAST BATON ROUGE PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND/OR UPKEEP OF PRIVATE STREETS

COMMON AREA DEDICATION:
THE AREA SHOWN ON THIS PLAN AND DESIGNATED AS "COMMON AREA" IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES FOR THE COMMON USE AND ENJOYMENT OF INDEPENDENT HOMEOWNERS AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE COMMON AREA SHOWN HEREON WILL BE BY THE WILDWOOD OAKS PROPERTY OWNERS ASSOCIATION EXCEPT THOSE PUBLIC SERVITUDES WHICH ARE DULY DEDICATED FOR PUBLIC USE

NOTE:
THE APPROVAL OF THIS PLAN 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

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

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 13 OF THE UNIFIED DEVELOPMENT CODE LATEST REVISION

NOTE:
THIS MAP IS SOLELY FOR THE PURPOSE OF IDENTIFYING A PRELIMINARY DEVELOPMENT PLAN AND IS NOT TO BE CONSIDERED AS BEING TOTALLY ENGINEERED AND DESIGNED. THE ELEMENTS OF DESIGN SHOWN HEREON ARE SUBJECT TO CHANGES AS REQUIRED FOR THE DETAILED ENGINEERING NECESSARY FOR THE ACTUAL CONSTRUCTION PLANS

NOTE:
NO ATTEMPT HAS BEEN MADE BY CENTERLINE ENGINEERING & LAND 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 CLIENT OR HIS REPRESENTATIVE

LEGEND

- EXISTING GRATE INLET
- PROPOSED GRATE INLET
- EXISTING CATCH BASIN
- EXISTING POWER POLE
- PROPOSED LIGHT STANDARD
- PROPOSED DRAINAGE
- EXISTING DRAINAGE
- PROPOSED PUBLIC SEWER
- PROPOSED WYE
- EXISTING SEWER MANHOLE
- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- EXISTING GROUND CONTOUR
- EXISTING WATER METER
- EXISTING DITCH



PRELIMINARY
5/2/2019
SASSI
Centerline

PRELIMINARY
FOR REVIEW AND COMMENT ONLY

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PRELIMINARY UTILITY PLAN

OF MAGNOLIA CROSSING

BEING LOT A-1 AND B OF THE H.L. STARING PROPERTY
LOCATED IN SECTION 67, T8S R1E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
LOT A-1 CITY PARISH ID #1430730090
LOT B CITY PARISH ID #1430730091

FOR
TOWER CAPITAL, LLC
P.O. BOX 14151
BATON ROUGE, LA 70898

CENTERLINE
ENGINEERING & LAND SURVEYING, LLC
200 Government St., Ste. 200 Baton Rouge, LA 70802
(225) 412-4848 centerline.com

FILE: 18-122.PLS
DESIGNED: CAG
CHECKED: RJB
DATE: 05-22-2019

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