

- GENERAL NOTES:**
- 1) THE PLAT SHOWN HEREON HAS BEEN PREPARED FOR THE PURPOSE OF IDENTIFYING FOR APPROVAL A PRELIMINARY PLAN FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION.
 - 2) BUILDING LINES AND SERVICED LINES SHOWN HEREON PRESENTLY CONFORM TO THE EAST BATON ROUGE CITY-PARISH UNIFIED DEVELOPMENT CODE (UDC) LATEST EDITION. ALL SERVICED LINES SHALL BE DEDICATED AS REQUIRED.
 - 3) ALL SERVICED LINES REQUIRED FOR THE CONFORMITY OF THIS DEVELOPMENT TO ORDINANCES AND REGULATIONS SHALL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLAT AND SHALL BE SHOWN THEREON.
 - 4) PRELIMINARY ANALYSIS OF RECEIVING OUTFALLS INDICATE ADEQUATE CAPACITY EXISTS FOR STORM WATER RUNOFF FROM THIS PROPOSED DEVELOPMENT AND THE INCREASE IN SAID STORM WATER RUNOFF SHALL NOT BE SIGNIFICANT DUE TO THE PROPOSED DEVELOPMENT.
 - 5) STORM WATER COLLECTION AND DISCHARGE WILL BE DESIGNED IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS STANDARDS AND COMMON ENGINEERING PRACTICE. SPECIFIC SERVICED LINES REQUIRED TO ACCOMMODATE ANY IMPROVEMENTS WILL BE DETERMINED DURING THE DESIGN PHASE OF THE PROJECT AND DEDICATED UPON FILING OF THE FINAL PLAT. NO OFFSITE DRAINAGE EXISTS.
 - 6) SANITARY SEWER DISPOSAL SHALL BE VIA GRAVITY COLLECTION SYSTEM TO BE CONNECTED TO EXISTING APPROVED GRAVITY SEWER SYSTEM. THE ULTIMATE DISPOSITION SHALL BE INTO THE EAST BATON ROUGE WSTN.
 - 7) THE SYSTEMS SHOWN HEREON ARE FOR THE PURPOSE OF ESTABLISHING A CONCEPTUAL DESIGN ONLY. THE ENGINEER AND/OR DEVELOPER RESERVE THE RIGHT TO ALTER THESE PRELIMINARY DESIGNS AS DICTATED BY A DETAILED ENGINEERING DESIGN.
 - 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION DEPTH, AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES, AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.
 - 9) NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING, LLC, TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICED LINES, EASEMENTS RIGHTS-OF-WAY, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT.
 - 10) ALL TRAFFIC CONTROL DEVICES MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE M.U.T.C.D. AND TRAFFIC ENGINEERING DIVISION REQUIREMENTS.
 - 11) WHITE ON BLUE STREET NAME SIGNS WILL BE REQUIRED.
 - 12) THE DEVELOPER WILL INSTALL STREET LIGHTS AS REQUIRED BY THE 1992 STREET LIGHT ORDINANCE. A SEPARATE STREET LIGHT PLAN DESIGNED BY THE APPROPRIATE FRANCHISED UTILITY COMPANY WILL BE SUBMITTED AND APPROVED BY THE TRAFFIC ENGINEERING STREET LIGHT COORDINATOR.
 - 13) ALL COMMON AREA TRACTS WILL BE DESIGNATED AS NOT A BUILDING SITE.
 - 14) EACH LOT SHALL REQUIRE AT LEAST TWO PARKING SPACES PER UNIT BASED ON UDC TABLE 17-A.
 - 15) FRONT LOADED GARAGES OR CARPORTS FOR SINGLE FAMILY DEVELOPMENTS SHALL BE AT LEAST 25' FROM ANY ADJACENT PUBLIC RIGHT-OF-WAY OTHER THAN AN ALLEY PER SECTION 11.1.2.
 - 16) ALL NEIGHBORHOOD SIGNS WILL COMPLY WITH UDC CHAPTER 16 SECTION 16.5.5.B AND TABLE 16.8.
 - 17) SEE TYPICAL SITE TRIANGLE DETAIL PER SECTION 18.7.2 ON SHEET 11.

DRAINAGE NOTE:
 THE STORM DRAINAGE SHALL BE DESIGNED IN ACCORDANCE WITH SECTION 15.2 OF THE UNIFIED DEVELOPMENT CODE FOR THE CITY OF BATON ROUGE, PARISH OF EAST BATON ROUGE AND COMMON ENGINEERING PRACTICE. THE STORM WATER SHALL BE COLLECTED BY DRAINS AND UNDERGROUND PIPES AND TRANSPORTED TO THE AREA OF THE OUTFALL WHICH ULTIMATELY DRAINS INTO BATON ROUGE BAYOU AND ON TO THE MISSISSIPPI RIVER, AS PART OF CONSTRUCTION IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORM WATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.13 OF THE UNIFIED DEVELOPMENT CODE, LATEST VERSION.

SEWAGE NOTE:
 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.

PRELIMINARY PLAT
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GENERAL SITE NOTES:

EXISTING ZONING	RURAL
ACREAGE	356.64 ACRES
FIRST FILING	54.43 ACRES
SECOND FILING	42.89 ACRES
THIRD FILING	39.24 ACRES
FOURTH FILING	42.84 ACRES
FIFTH FILING	22.38 ACRES
SIXTH FILING	31.75 ACRES
SEVENTH FILING	52.55 ACRES
EIGHTH FILING	82.14 ACRES
NINTH FILING	82.14 ACRES
TENTH FILING	82.14 ACRES
EXISTING LAND USE	RESIDENTIAL 49 COMMON AREA TRACTS C1 - C9 AND RESERVED AREA TRACT PS-1
PROPOSED USE	RESIDENTIAL 49 COMMON AREA TRACTS C10 - C21 AND RESERVED AREA TRACT PS-2
MAX. BUILDING HEIGHT	35 TWO STORY
FUTURE LAND USE	INDUSTRIAL (I)
NO. OF LOTS	946 RESIDENTIAL 49 COMMON AREA TRACTS AS INDICATED ON DRAWING
STREETS	37 WIDE ASPHALT, RESIDENTIAL LOCAL
SIDEWALKS	4" THICK 5" WIDE CONCRETE
SEWER	CONNECTION TO 10" S.T.N.
FIRE PROTECTION DISTRICT #1	CURBSIDE PICKUP
WASTE MANAGEMENT	
ELECTRIC COMPANY	ENERGY (GULF STATES) UTILITY
GAS COMPANY	AT&T
TELEPHONE	C&S CABLE
WATER COMPANY	BATON ROUGE WATER COMPANY
SCHOOL DISTRICTS	ZACHARY - 4

UTILITY NOTE:
 ALL PUBLIC UTILITIES AND SERVICES WILL BE PROVIDED WITHIN THE STREET RIGHT OF WAY, FRONT AND REAR SERVICED LINES.

COMMON AREA DEDICATION:
 THE AREA SHOWN ON THIS PLAT AND DESIGNATED AS COMMON AREA IS HEREBY DEDICATED FOR RECREATIONAL PURPOSES FOR THE COMMON USE AND ENJOYMENT OF TRIVENTO HOMEOWNERS AND IS NOT DEDICATED FOR THE GENERAL USE OF THE PUBLIC. MAINTENANCE OF THE COMMON AREA SHOWN HEREON WILL BE BY THE TRIVENTO HOMEOWNERS ASSOCIATION, EXCEPT THOSE SERVICED LINES WHICH ARE DULY DEDICATED FOR PUBLIC USE.

DEED RESTRICTION NOTE:
 THE CITY OF BATON ROUGE AND THE 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 FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

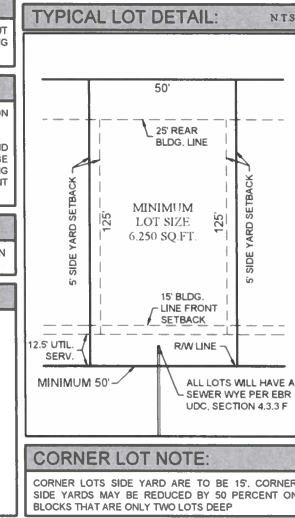
PUBLIC DEDICATION:
 THE STREETS AND RIGHTS OF WAY SHOWN HEREON IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICED ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE, REMOVAL, OR OTHER PROPER PURPOSE FOR 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 SERVICED OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICED OR RIGHT-OF-WAY IS GRANTED.

PRIVATE DEDICATION NOTE:
 THE SERVICED LINES DESIGNATED HEREON AS PRIVATE SERVICED LINES ARE HEREBY RESERVED FOR THE TRIVENTO PROPERTY OWNERS ASSOCIATION. ITS SUCCESSOR AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF THE TRIVENTO HOMEOWNERS ASSOCIATION. THE EAST BATON ROUGE CITY / PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE PRIVATE SERVICED LINES FOR ACCESS TO THE PUBLIC SERVICED LINES. THE SALES OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY PRIVATE SERVICED LINES SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE PRIVATE SERVICED LINES. THE PRIVATE SERVICED LINES ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO THE TRIVENTO HOMEOWNERS ASSOCIATION AND THE USE OF SAID PRIVATE SERVICED LINES BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE PRIVATE SERVICED LINES IN WHICH RESPECTIVE PUBLIC UTILITY COMPANIES FACILITIES ARE LOCATED. FURTHER INSTALLATION OF ANY NEW FACILITIES EXCLUDING ADDITIONAL SERVICE TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING PRIVATE SERVICED LINES BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE TRIVENTO HOMEOWNERS ASSOCIATION. ITS SUCCESSORS AND ASSIGNS. THE CITY PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PRIVATE STREETS.

MAIL KIOSK TOTALS:

KIOSK TYPE	REQUIRED
1570-16	76

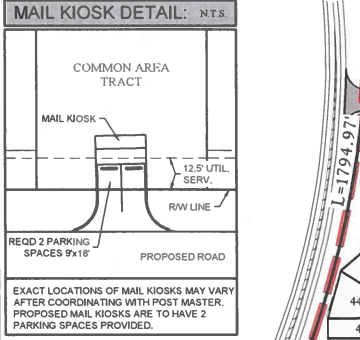
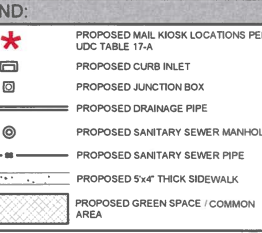
MAIL KIOSK ELEVATION: N.T.S.



FIRE HYDRANT NOTE:
 FIRE HYDRANTS SHALL BE PROVIDED THROUGHOUT THE PROPOSED SUBDIVISION AT A MAXIMUM SPACING NOT TO EXCEED 500'.

FLOOD ZONE NOTE:
 THIS PROPERTY IS LOCATED IN ZONES "X" BASED ON FIRM PANEL NO. 22033C0155E, DATED MAY 2, 2008.

CONTOUR NOTE:
 ELEVATION AND EXISTING CONTOUR INFORMATION SHOWN HEREON IS BASED ON LIDAR.



CPPC LOT ID 11158001
 LOT TR. C-2A
 CHD DEVELOPMENT, LLP
 1913 W SHORE AVE
 PORT ALLEN, LA
 (NOW OR FORMERLY)

ZONING RURAL
 LAND USE UNDEVELOPED

FUTURE MIRAVAL SUBDIVISION

CPPC LOT ID 11170885
 LOT TR. C-2A
 HEIDON, INC.
 1343 PLANK ROAD
 BAKER, LA
 (NOW OR FORMERLY)

ZONING RURAL
 LAND USE UNDEVELOPED

CPPC LOT ID 311580001
 LOT TR. 2C1-A
 DEPT. OF INSTITUTIONS
 1201 CAPITOL ACCESS RD
 BATON ROUGE, LA
 (NOW OR FORMERLY)

ZONING RURAL
 LAND USE INSTITUTIONAL AND UTILITIES

PC SET 11/22/21

PRELIMINARY PLAT

PROJECT: TRIVENTO SUBDIVISION
 1st, 2nd, 3rd, 4th, 5th, 6th, 7th, 8th, & 9th Filing

DESCRIPTION:
 LOTS 1-946 C1-C48 FS-1 PD-1 SB-1 PS-1 AND PS-2 BEING A RE SUBDIVISION OF LOT "UND" OF THE GOIDE HAUSE KIZER PROPERTY LOCATED IN E TION 78, TOWNSHIP 5 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LA 70001

CLIENT: D.R. HORTON, INC. GULF COAST
 7696 VINCENT ROAD
 DENHAM SPRINGS, LA 70726
 PHONE: (225) 664-1240

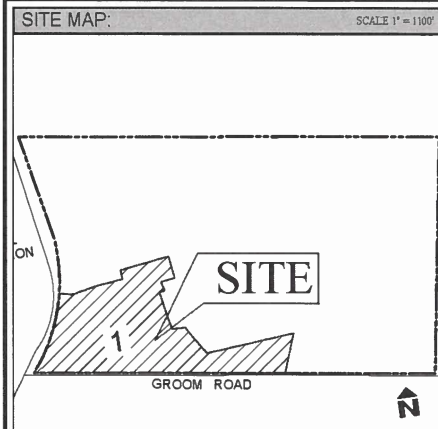
QUALITY ENGINEERING & SURVEYING, LLC
 18820 Hwy 6 Northshore, LA 70755
 225.662.1828 www.qualityeng.com

WILLIAM H. PURSER P.E.
 QUALITY ENGINEERING & SURVEYING L.L.C.

11/19/2021
 DATE

Project No: _____
 Drawn By: _____

1 11



MAIL KIOSK NOTE
EXACT LOCATIONS OF MAIL KIOSKS MAY VARY AFTER COORDINATING WITH POST MASTER.

FIRE HYDRANT NOTE
FIRE HYDRANTS SHALL BE PROVIDED THROUGHOUT THE PROPOSED SUBDIVISION AT A MAXIMUM SPACING NOT TO EXCEED 500'.

LEGEND

	PROPOSED MAIL KIOSK LOCATIONS PER UCC TABLE 17-A
	PROPOSED CURB INLET
	PROPOSED JUNCTION BOX
	PROPOSED DRAINAGE PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED 5'x4' THICK SIDEWALK
	PROPOSED GREEN SPACE / COMMON AREA

TITLE: PRELIMINARY PLAT

PROJECT: TRIVENTO SUBDIVISION First Filing

DESCRIPTION: LOTS 1-114, C1-C4B, PS-1, PS-1, PS-1 AND PS-2 BEING A RE-SUBDIVISION OF LOT "UND" OF THE GOUDRE HAUSE "ZER" PROPERTY LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 1 WEST, "REE" BUREAU LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: D.R. HORTON, INC. GULF COAST
7696 VINCENT ROAD
DENTHAM SPRINGS, LA 70726
PHONE: (225) 664-1240

ENGINEERS CERTIFICATION:

I HEREBY CERTIFY THAT THE DESIGN OF THE SUBDIVISION IMPROVEMENTS, TO THE BEST OF MY KNOWLEDGE, CONFORMS TO THE CURRENT PARISH SUBDIVISION REGULATIONS, CURRENT DESIGN STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, AND SOUND ENGINEERING PRACTICES.

WILLIAM H. PURSER, P.E.
QUALITY ENGINEERING & SURVEYING, L.L.C.

11/19/2021
DATE



PRELIMINARY PLAT

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APPROVAL NOTE:

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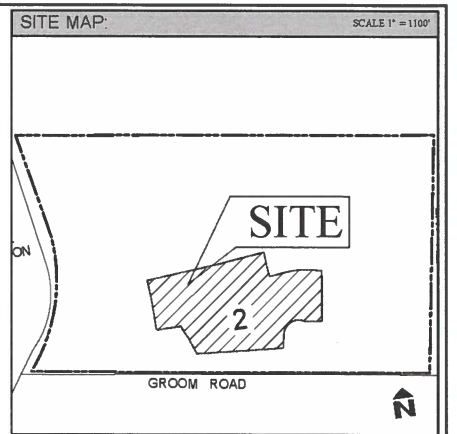
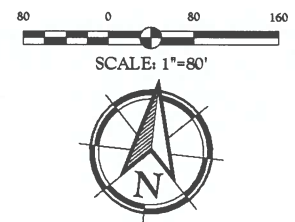
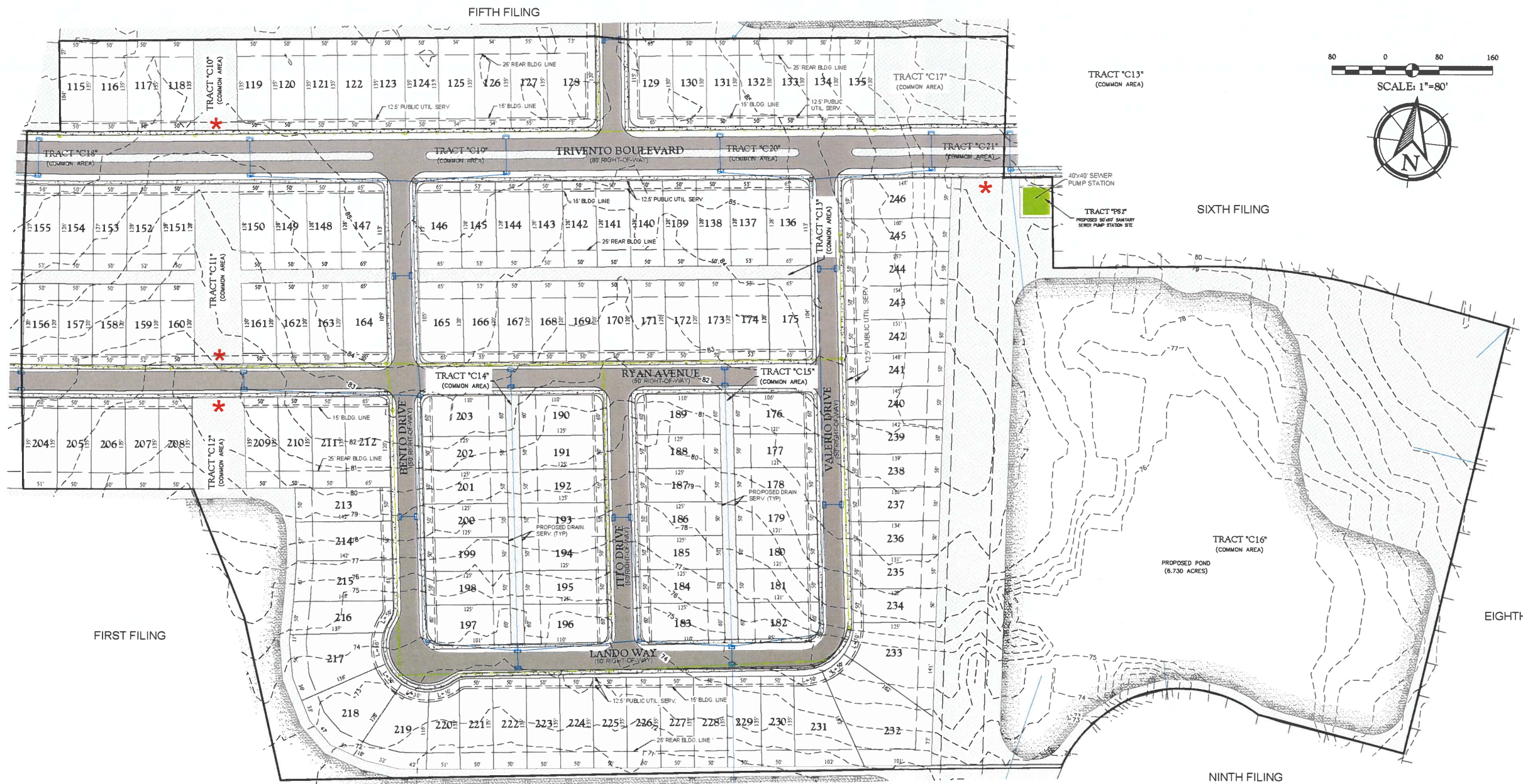
QUALITY
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Product No: 21-070 Date: NOVEMBER 2021 Sheet: 2 OF 11

MATCHLINE THIS SHEET

MATCHLINE THIS SHEET



MAIL KIOSK NOTE
 EXACT LOCATIONS OF MAIL KIOSKS MAY VARY AFTER COORDINATING WITH POST MASTER

FIRE HYDRANT NOTE:
 FIRE HYDRANTS SHALL BE PROVIDED THROUGHOUT THE PROPOSED SUBDIVISION AT A MAXIMUM SPACING NOT TO EXCEED 500'

LEGEND:

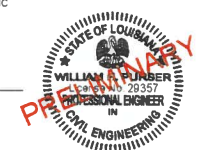
	PROPOSED MAIL KIOSK LOCATIONS PER UDC TABLE 17-A
	PROPOSED CURB INLET
	PROPOSED JUNCTION BOX
	PROPOSED DRAINAGE PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED 5x4" THICK SIDEWALK
	PROPOSED GREEN SPACE / COMMON AREA

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WILLIAM H. PURSER, P.E.
 QUALITY ENGINEERING & SURVEYING, L.L.C.

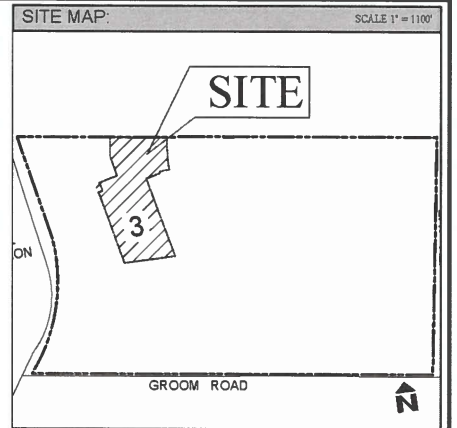
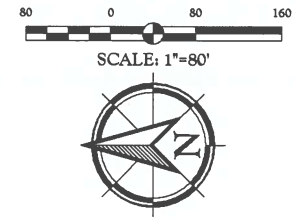


11/18/2021
 DATE

TITLE: PRELIMINARY PLAT
PROJECT: TRIVENTO SUBDIVISION Second Filing
DESCRIPTION: LOTS 1-148, C1-C48, FS-1, PD-1, SB-1, PS-1 AND PS-2 BEING A RE-SUBDIVISION OF LOT "UND" OF THE GOIDIE HOUSE KIZER PROPERTY LOCATED IN SECTION 78, TOWNSHIP 5 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.
CLIENT: D.R. HORTON, INC. GULF COAST
 7696 VINCENT ROAD
 DENTHAM SPRINGS, LA 70726
 PHONE: (225) 664-1240



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 Project No.: 21-070 Date: NOVEMBER 2021 Sheets: 3 OF 11
 Drawn By: MMG Checked By: JLL



MAIL KIOSK NOTE:
EXACT LOCATIONS OF MAIL KIOSKS MAY VARY AFTER COORDINATING WITH POST MASTER.

FIRE HYDRANT NOTE:
FIRE HYDRANTS SHALL BE PROVIDED THROUGHOUT THE PROPOSED SUBDIVISION AT A MAXIMUM SPACING NOT TO EXCEED 500'

LEGEND:

	PROPOSED MAIL KIOSK LOCATIONS PER UDC TABLE 17-A
	PROPOSED CURB INLET
	PROPOSED JUNCTION BOX
	PROPOSED DRAINAGE PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED 5"x4" THICK SIDEWALK
	PROPOSED GREEN SPACE / COMMON AREA

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WILLIAM H. PURSER, P.E.
QUALITY ENGINEERING & SURVEYING, L.L.C.

11/18/2021
DATE

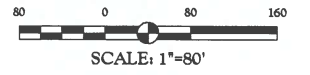
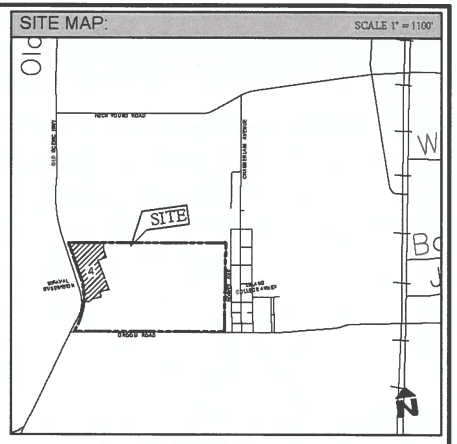
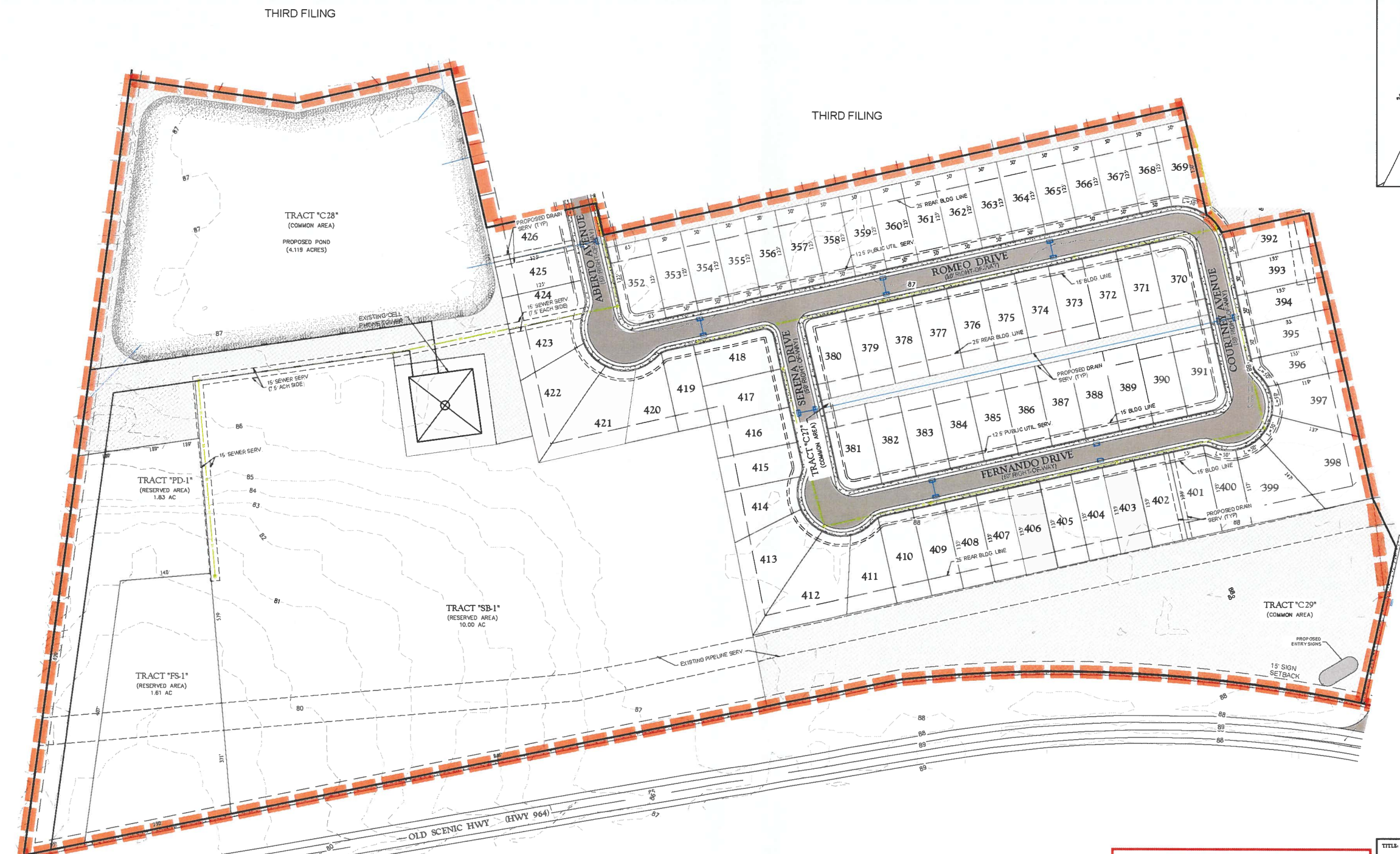


TITLE: PRELIMINARY PLAT
PROJECT: TRIVENTO SUBDIVISION
Third Filing
DESCRIPTION: LOTS 1-946, C1-C48, FS-1, PD-1, SB-1, PS-1 AND PS-2 BEING A RE-SUBDIVISION OF LOT 'UND' OF THE GODDIE HAUSE KIZER PROPERTY LOCATED IN SECTION 76, TOWNSHIP 5 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.
CLIENT: D.R. HORTON, INC. GULF COAST
7696 VINCENT ROAD
DENTHAM SPRINGS, LA 70726
PHONE: (225) 664-1240

QUALITY
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DWG: PLS-201-1182-001 - 11/18/2021 - 11/18/2021 - 11/18/2021 - 11/18/2021 - 11/18/2021 - 11/18/2021 - 11/18/2021 - 11/18/2021 - 11/18/2021 - 11/18/2021

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Drawn By	MMG	Checked By	JLL		



FIRST FILING

MAIL KIOSK NOTE:
EXACT LOCATIONS OF MAIL KIOSKS MAY VARY AFTER COORDINATING WITH POST MASTER.

FIRE HYDRANT NOTE:
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LEGEND:

	PROPOSED MAIL KIOSK LOCATIONS PER UDC TABLE 17-A
	PROPOSED CURB INLET
	PROPOSED JUNCTION BOX
	PROPOSED DRAINAGE PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED 5x4" THICK SIDEWALK
	PROPOSED GREEN SPACE / COMMON AREA

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WILLIAM H. PURSER, P.E.
QUALITY ENGINEERING & SURVEYING, L.L.C.



11/19/2021
DATE

TITLE: **PRELIMINARY PLAT**

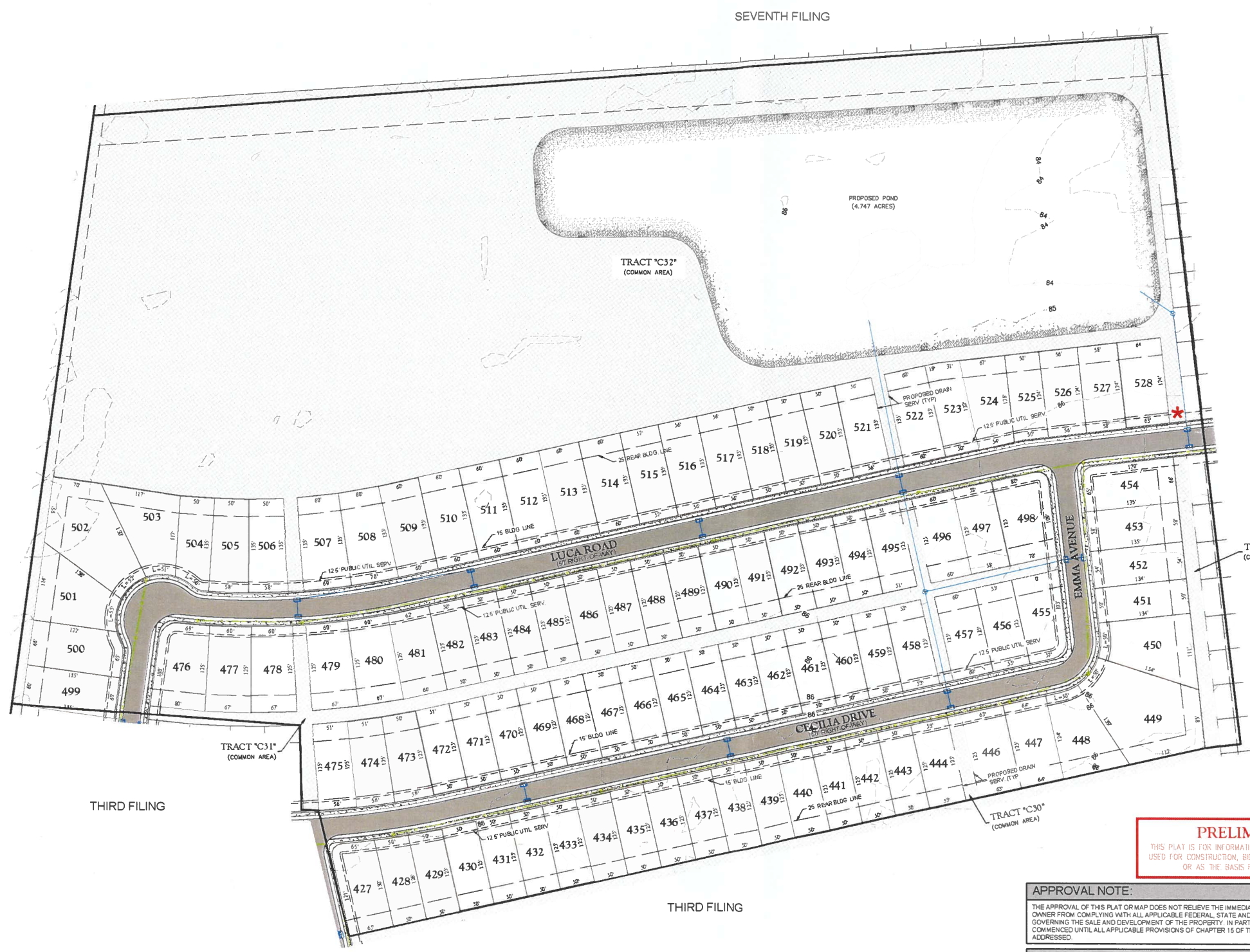
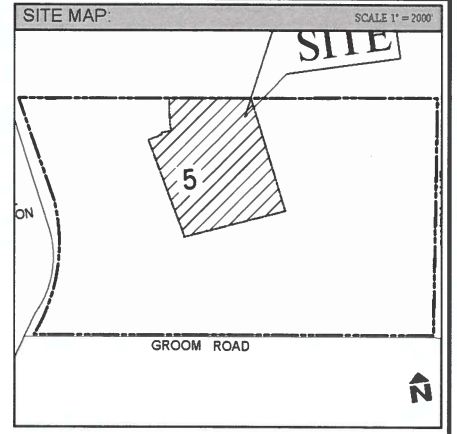
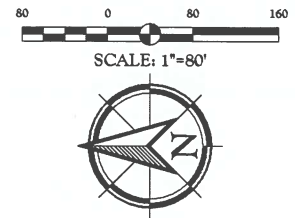
PROJECT: **TRIVENTO SUBDIVISION
Fourth Filing**

DESCRIPTION:
LOTS 1-448, C1-C48, FS-1, SB-1, PS-1 AND PS-2 BEING A RE-SUBDIVISION OF LOT 'UND' OF THE GOUDIE HAUSE KIZER PROPERTY LOCATED IN SECTION 76, TOWNSHIP 5 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

CLIENT: **D.R. HORTON, INC. GULF COAST**
7696 VINCENT ROAD
DENTHAM SPRINGS, LA 70726
PHONE: (225) 664-1240



DWG No. P1-001 Project No. 21-070 Date NOVEMBER 2021 Sheet 5 OF 11
Drawn By: MMG Checked By: JLL



MAIL KIOSK NOTE
EXACT LOCATIONS OF MAIL KIOSKS MAY VARY AFTER COORDINATING WITH POST MASTER.

FIRE HYDRANT NOTE
FIRE HYDRANTS SHALL BE PROVIDED THROUGHOUT THE PROPOSED SUBDIVISION AT A MAXIMUM SPACING NOT TO EXCEED 500'

LEGEND:

	PROPOSED MAIL KIOSK LOCATIONS PER UDC TABLE 17-A
	PROPOSED CURB INLET
	PROPOSED JUNCTION BOX
	PROPOSED DRAINAGE PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED 5'x4" THICK SIDEWALK
	PROPOSED GREEN SPACE / COMMON AREA

PRELIMINARY PLAT
THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

APPROVAL NOTE:
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 FILING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER 15 OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.

ENGINEERS CERTIFICATION:
I HEREBY CERTIFY THAT THE DESIGN OF THE SUBDIVISION IMPROVEMENTS, TO THE BEST OF MY KNOWLEDGE, CONFORMS TO THE CURRENT PARISH SUBDIVISION REGULATIONS, CURRENT DESIGN STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, AND SOUND ENGINEERING PRACTICES.

WILLIAM H. PURSER, P.E.
QUALITY ENGINEERING & SURVEYING, L.L.C.

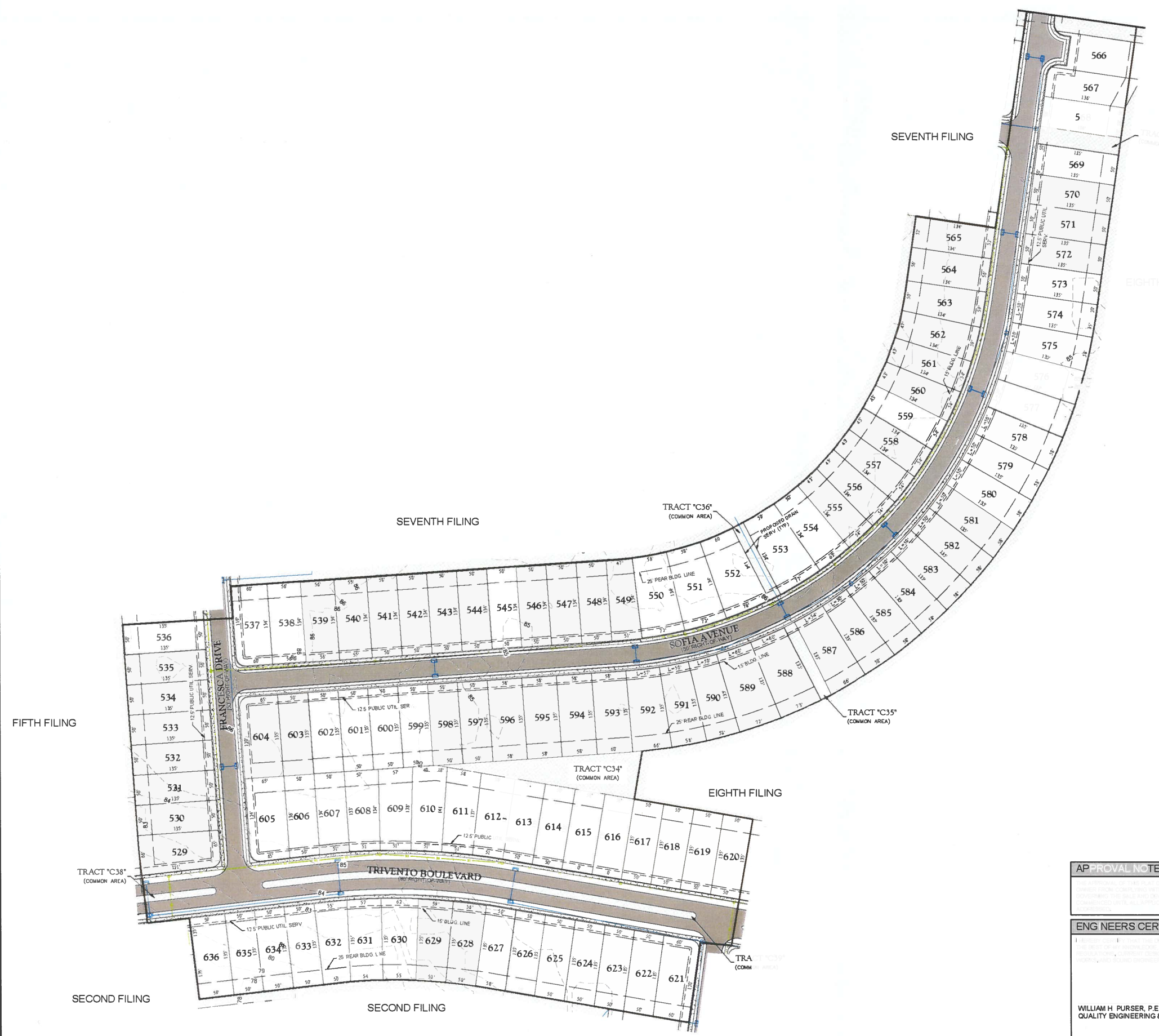
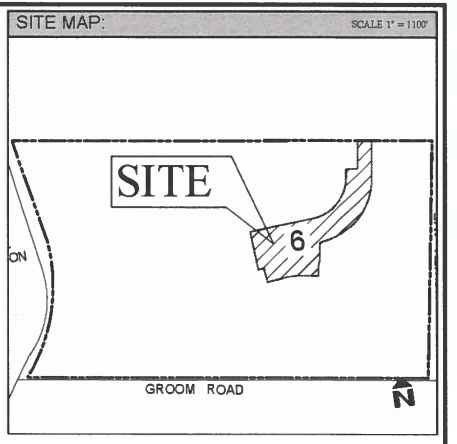
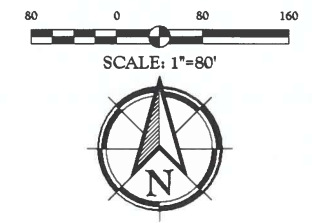


11/18/2021
DATE

TITLE: PRELIMINARY PLAT
PROJECT: TRIVENTO SUBDIVISION
Fifth Filing
DESCRIPTION: LOTS 1-94B, C1-C4B, FS-1, PD-1, SB-1, PS-1 AND PS-2 BEING A RE-SUBDIVISION OF LOT "UND" OF THE GODIE HAUSE KIZER PROPERTY LOCATED IN SECTION 76, TOWNSHIP 5 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.
CLIENT: D.R. HORTON, INC. GULF COAST
7696 VINCENT ROAD
DENTHAM SPRINGS, LA 70726
PHONE: (225) 664-1240



18220 Hwy 42, Port Vincent, LA 70726
225.696.1499 | www.qualityeng.com | info@qualityeng.com
DWG No.: 21-070 Date: NOVEMBER 2021 Sheet: 6 OF 11
Drawn By: MMG Checked By: JLL



MAIL KIOSK NOTE
EXACT LOCATIONS OF MAIL KIOSKS MAY VARY AFTER COORDINATING WITH POST MASTER

FIRE HYDRANT NOTE:
FIRE HYDRANTS SHALL BE PROVIDED THROUGHOUT THE PROPOSED SUBDIVISION AT A MAXIMUM SPACING NOT TO EXCEED 500'

LEGEND:

	PROPOSED MAIL KIOSK LOCATIONS PER UDC TABLE 17-A
	PROPOSED CURB INLET
	PROPOSED JUNCTION BOX
	PROPOSED DRAINAGE PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED 5'x4' THICK SIDEWALK
	PROPOSED GREEN SPACE / COMMON AREA

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ENGINEERS CERTIFICATION
I, WILLIAM H. PURSER, P.E., being duly sworn, depose and say that I am a duly Licensed Professional Engineer in the State of Louisiana, and I am the author of the above described Preliminary Plat. I certify that the information contained therein is true and correct to the best of my knowledge and belief, and that I am not aware of any facts or circumstances which would render the information contained therein false or misleading. I am not aware of any facts or circumstances which would render the information contained therein false or misleading. I am not aware of any facts or circumstances which would render the information contained therein false or misleading.

WILLIAM H. PURSER, P.E.
QUALITY ENGINEERING & SURVEYING L.L.C.

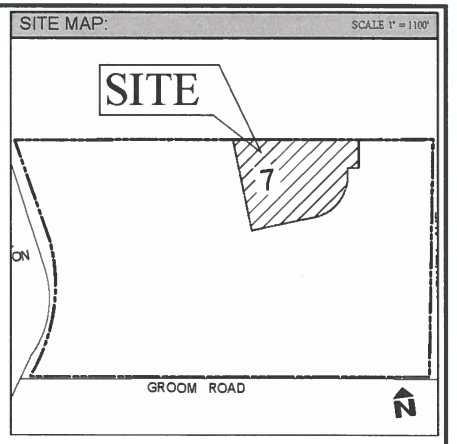
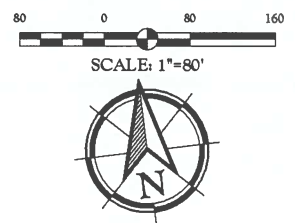
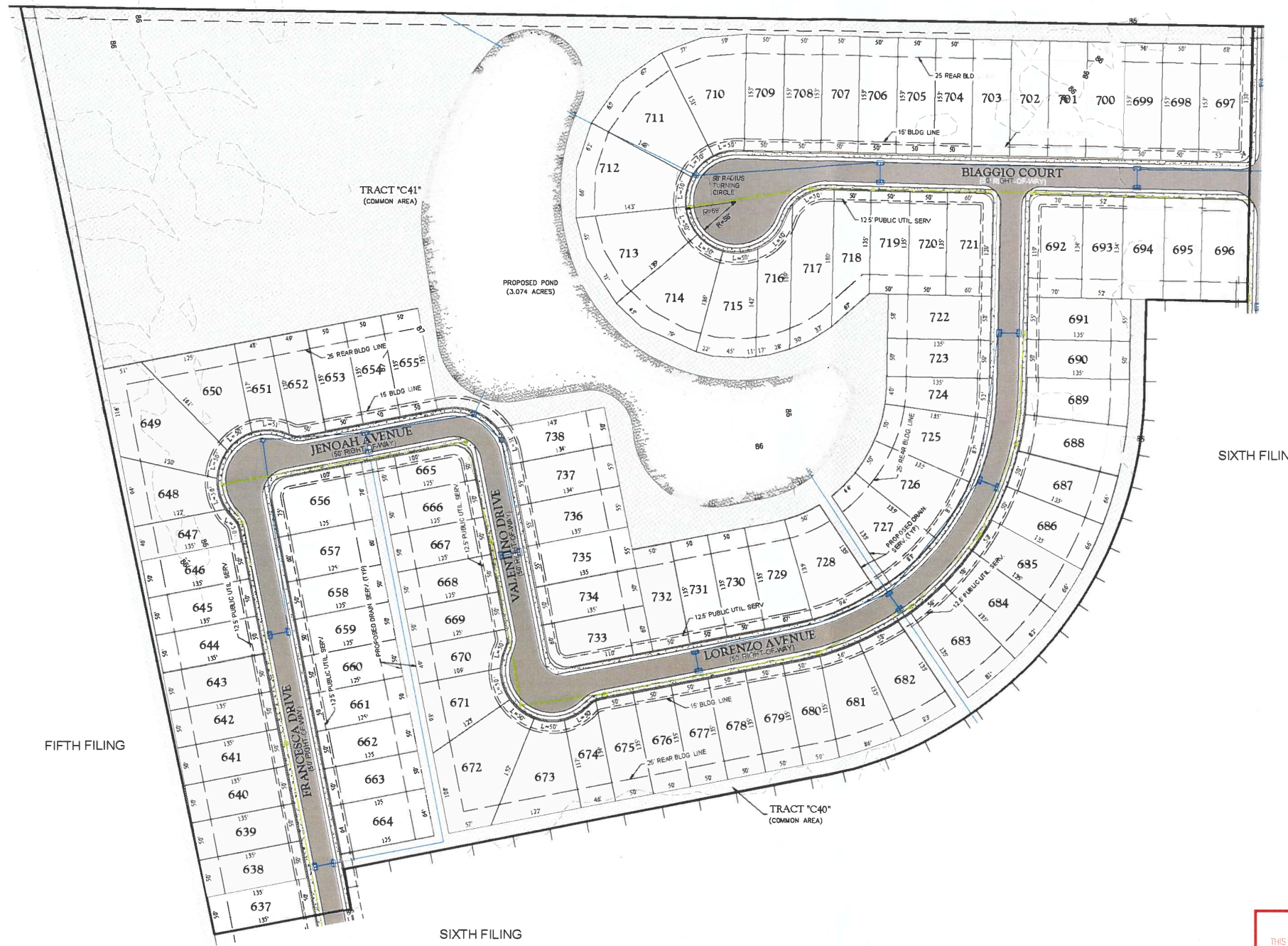
DATE: _____



TITLE: PRELIMINARY PLAT
PROJECT: TRIVENTO SUBDIVISION Sixth Filing
DESCRIPTION: LOTS 1-848, C1-C48, FS-1, PD-1, SB-1, PS-1 AND PS-2 BEING A RE-SUBDIVISION OF LOT "UND" OF THE GODIE HAUSE KIZER PROPERTY LOCATED IN SECTION 78, TOWNSHIP 5 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.
CLIENT: D.R. HORTON, INC. GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LA 70726
PHONE: (225) 664-1240



Project No.: 21-070 Date: NOVEMBER 2021 Sheets: 7 OF 11
Drawn By: M/MG Checked By: JLL



FIFTH FILING

SIXTH FILING

SIXTH FILING

MAIL KIOSK NOTE:
EXACT LOCATIONS OF MAIL KIOSKS MAY VARY AFTER COORDINATING WITH POST MASTER.

FIRE HYDRANT NOTE:
FIRE HYDRANTS SHALL BE PROVIDED THROUGHOUT THE PROPOSED SUBDIVISION AT A MAXIMUM SPACING NOT TO EXCEED 500'.

LEGEND:

	PROPOSED MAIL KIOSK LOCATIONS PER UDC TABLE 17-A
	PROPOSED CURB INLET
	PROPOSED JUNCTION BOX
	PROPOSED DRAINAGE PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED 5"x4" THICK SIDEWALK
	PROPOSED GREEN SPACE / COMMON AREA

PRELIMINARY PLAT
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APPROVAL NOTE:
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ENGINEERS CERTIFICATION:
I HEREBY CERTIFY THAT THE DESIGN OF THE SUBDIVISION IMPROVEMENTS, TO THE BEST OF MY KNOWLEDGE, CONFORMS TO THE CURRENT PARISH SUBDIVISION REGULATIONS, CURRENT DESIGN STANDARDS OF THE DEPARTMENT OF PUBLIC WORKS, AND SOUND ENGINEERING PRACTICES.

WILLIAM H. PURSER, P.E.
QUALITY ENGINEERING & SURVEYING, L.L.C.



11/19/2021
DATE

TITLE: **PRELIMINARY PLAT**

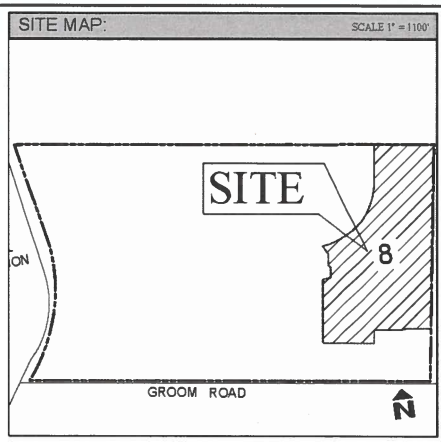
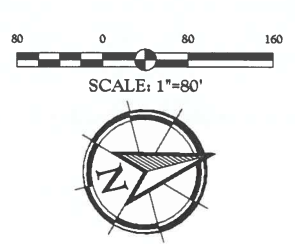
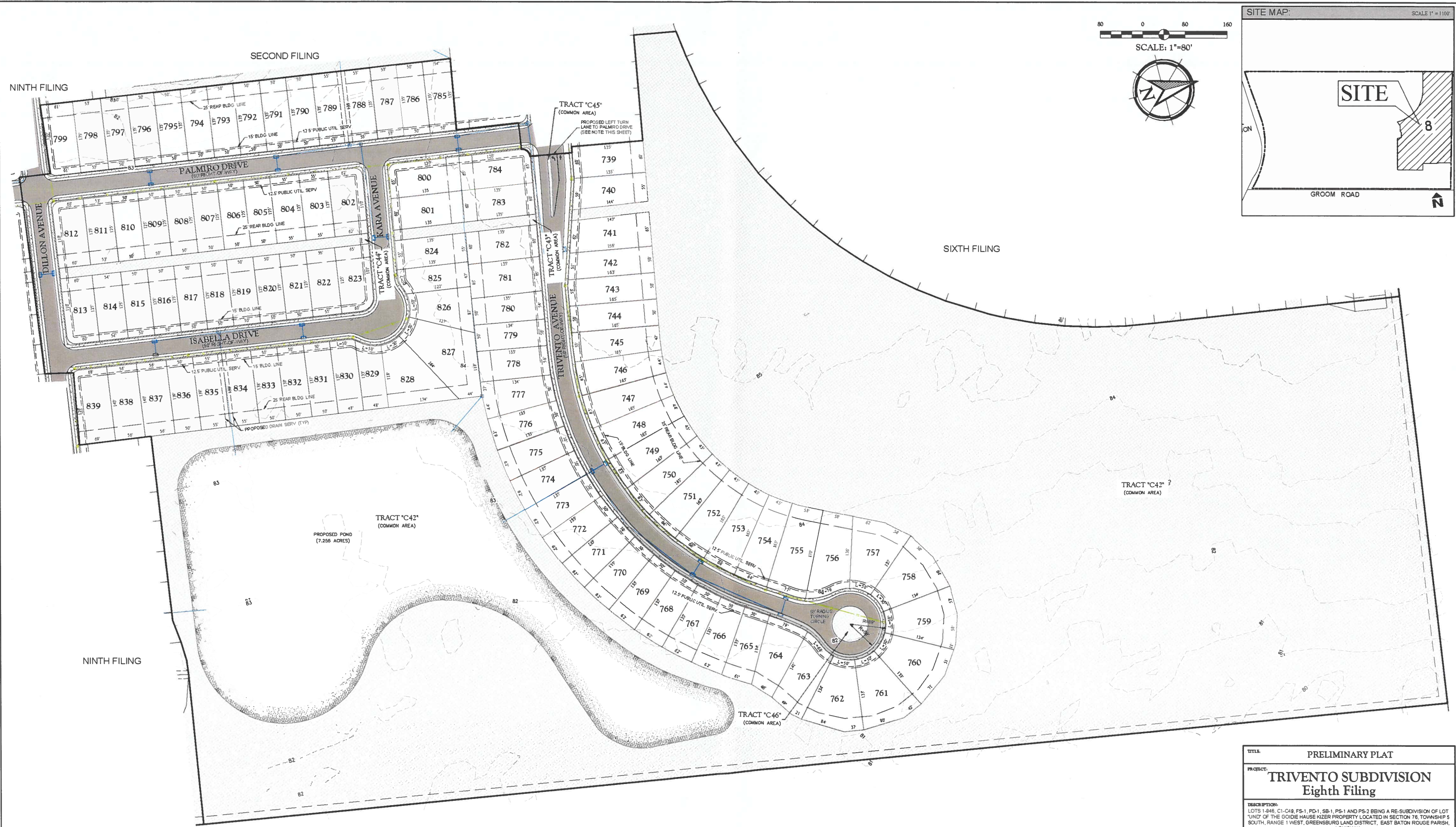
PROJECT: **TRIVENTO SUBDIVISION
Seventh Filing**

DESCRIPTION:
LOTS 1-948 C1-C4; FS-1, PD-1, PS-1 AND PS-2 BEING A RE-SUBDIVISION OF LOT 'UND' OF THE GODIE HAUSE NIZER PROPERTY LOCATED IN SECTION 76, TOWNSHIP 5 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

CLIENT: **D.R. HORTON, INC. GULF COAST
7696 VINCENT ROAD
DENTHAM SPRINGS, LA 70726
PHONE: (225) 664-1240**



Project No.: 21-070 Date: NOVEMBER 2021 Sheets: **8 OF 11**



LEGEND:

	PROPOSED MAIL KIOSK LOCATIONS PER UDC TABLE 17-A
	PROPOSED CURB INLET
	PROPOSED JUNCTION BOX
	PROPOSED DRAINAGE PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED 5'x4" THICK SIDEWALK
	PROPOSED GREEN SPACE / COMMON AREA

MAIL KIOSK NOTE
EXACT LOCATIONS OF MAIL KIOSKS MAY VARY AFTER COORDINATING WITH POST MASTER

FIRE HYDRANT NOTE
FIRE HYDRANTS SHALL BE PROVIDED THROUGHOUT THE PROPOSED SUBDIVISION AT A MAXIMUM SPACING NOT TO EXCEED 500'

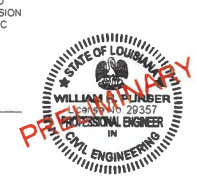
TURN LANE NOTE
PROPOSED TURN LANE SHOWN FOR SCHEMATIC PURPOSES ONLY. DETAILED GEOMETRY WILL BE PROVIDED IN CONSTRUCTION DOCUMENTS

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WILLIAM H. PURSER, P.E.
QUALITY ENGINEERING & SURVEYING, L.L.C.
11/18/2021
DATE

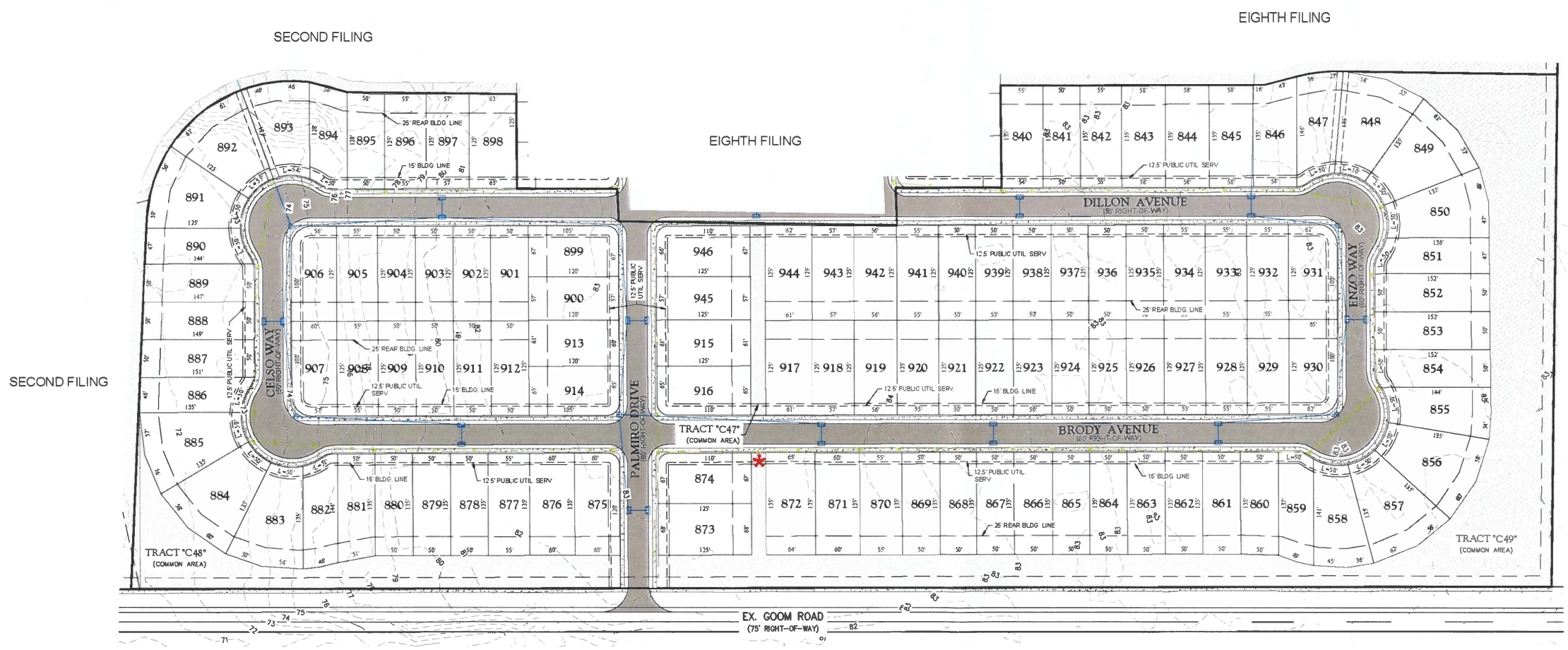
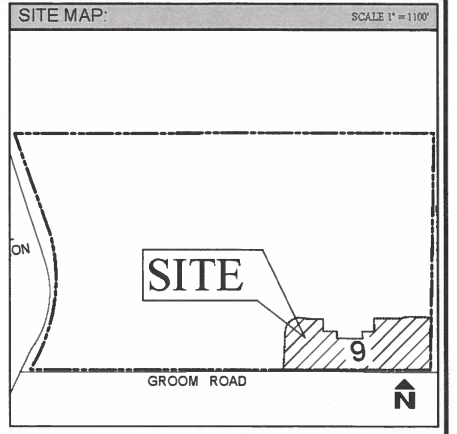
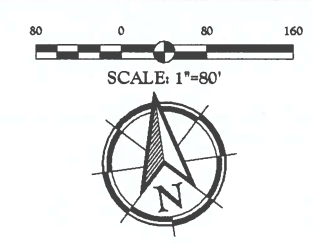


TITLE: PRELIMINARY PLAT
PROJECT: TRIVENTO SUBDIVISION Eighth Filing
DESCRIPTION: LOTS 1-848, C1-C48, FS-1, PD-1, SB-1, PS-1 AND PS-2 BEING A RE-SUBDIVISION OF LOT "UND" OF THE GOUDIE HOUSE KIZER PROPERTY LOCATED IN SECTION 76, TOWNSHIP 5 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA
CLIENT: D.R. HORTON, INC. GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LA 70726
PHONE: (225) 664-1240

QUALITY
Engineering & Surveying, LLC
18230 Hwy 42, Port Vincent, LA 70728
225.698.1600 | www.quality.com | info@quality.com

DWG Path: P:\071\Pages\071 - 1700 - Subdiv\1 - 18230 Hwy 42 - Port Vincent\071-08 Prelim\071-08 Prelim\071-08 Prelim.dwg (11/18/21)

Project No:	21-070	Date:	NOVEMBER 2021	Sheet:	9 OF 11
Drawn By:	MMG	Checked By:	JLL		



MAIL KIOSK NOTE
EXACT LOCATIONS OF MAIL KIOSKS MAY VARY AFTER COORDINATING WITH POST MASTER.

FIRE HYDRANT NOTE:
FIRE HYDRANTS SHALL BE PROVIDED THROUGHOUT THE PROPOSED SUBDIVISION AT A MAXIMUM SPACING NOT TO EXCEED 500'

LEGEND:

	PROPOSED MAIL KIOSK LOCATIONS PER UDC TABLE 17-A
	PROPOSED CURB INLET
	PROPOSED JUNCTION BOX
	PROPOSED DRAINAGE PIPE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED 5x4" THICK SIDEWALK
	PROPOSED GREEN SPACE / COMMON AREA

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WILLIAM H. PURSER, P.E.
QUALITY ENGINEERING & SURVEYING, L.L.C.

11/18/2021
DATE



TITLE: PRELIMINARY PLAT

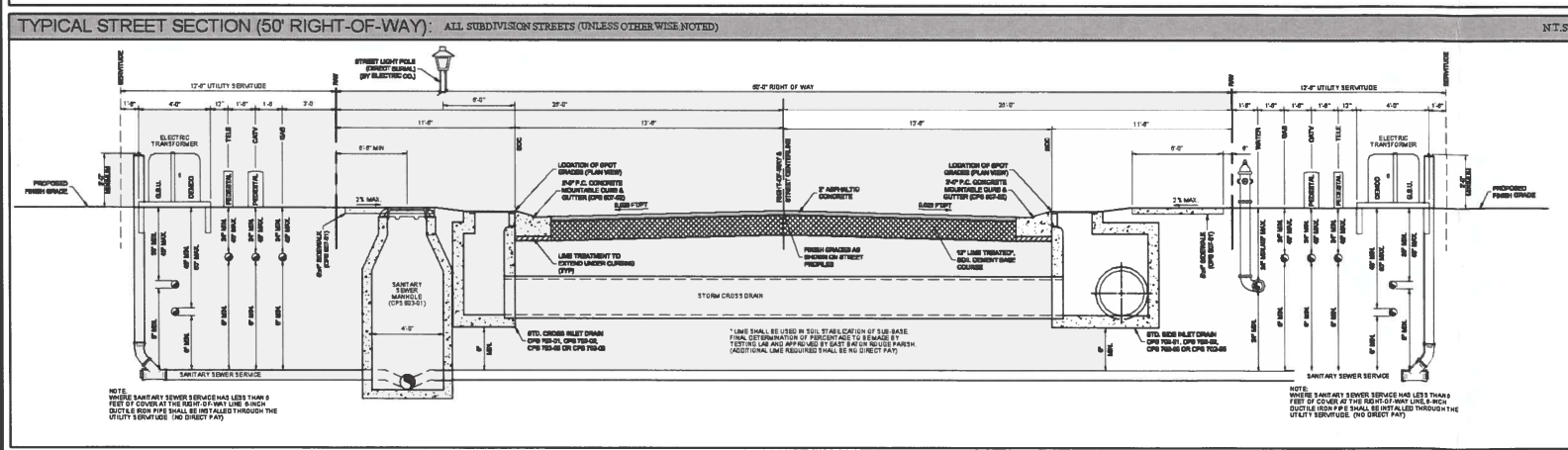
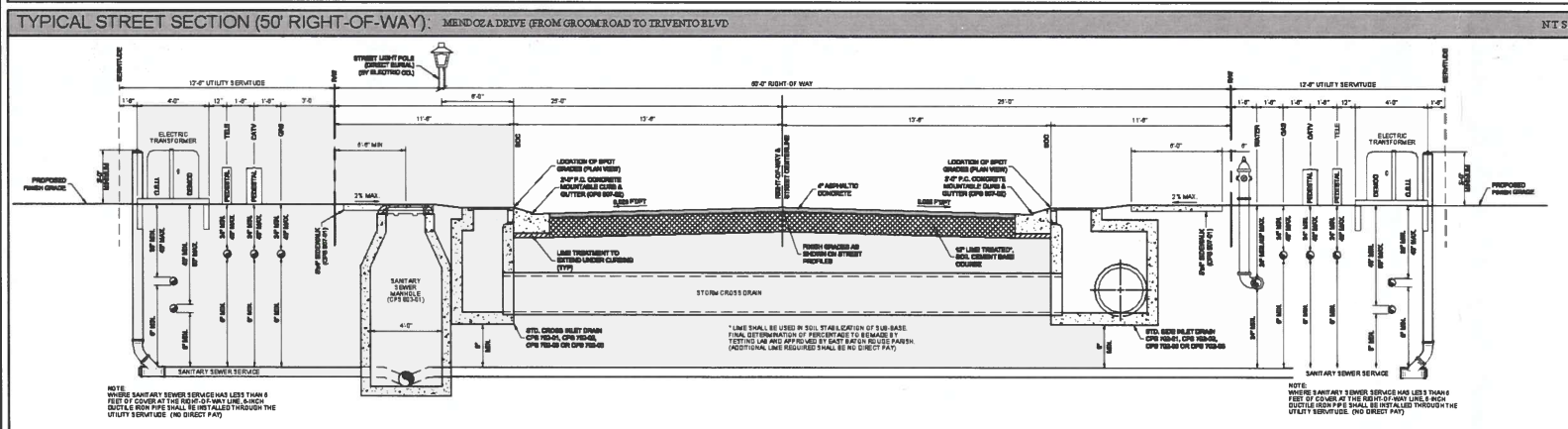
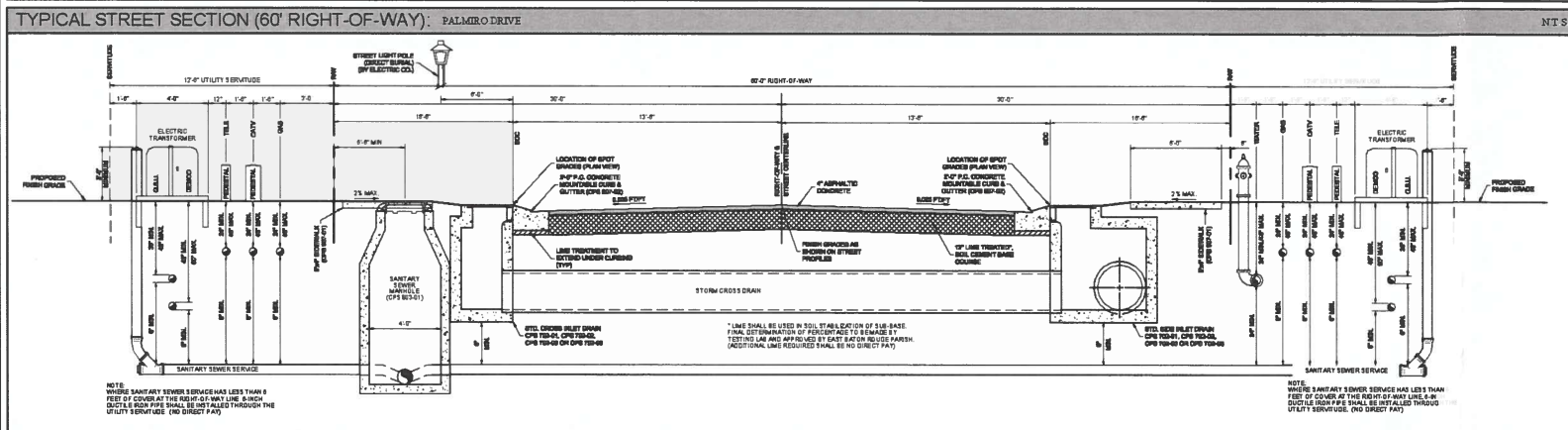
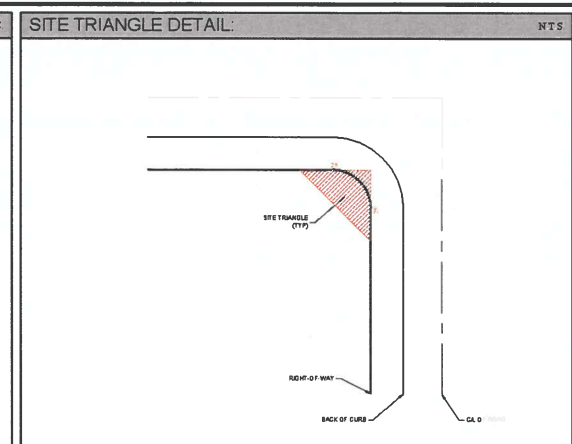
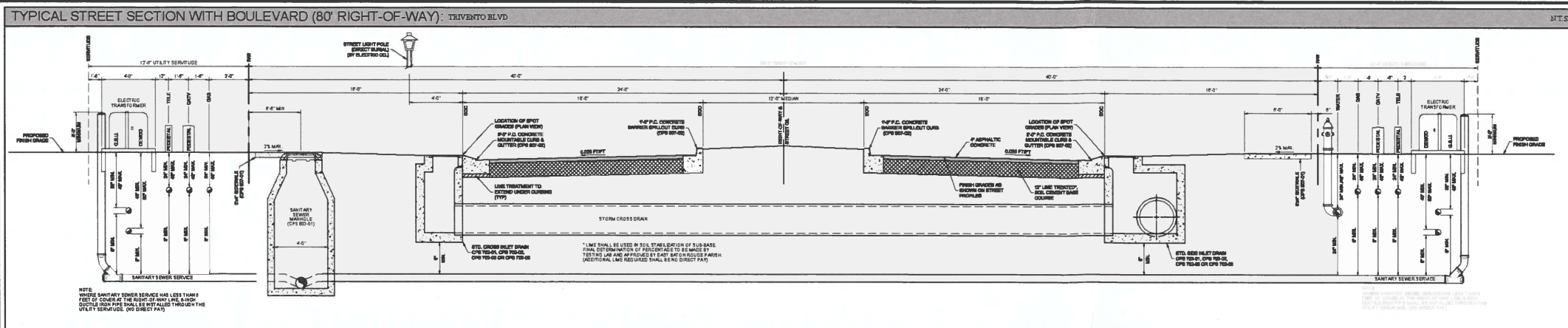
PROJECT: TRIVENTO SUBDIVISION
Ninth Filing

DESCRIPTION: LOTS 1-848, C1-C48, PS-1, PD-1, SS-1, PS-1 AND PS-2 BEING A RE-SUBDIVISION OF LOT "UND" OF THE GODIE HAUSE KIZER PROPERTY LOCATED IN SECTION 76, TOWNSHIP 5 SOUTH, RANGE 1 WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA.

CLIENT: D.R. HORTON, INC. GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LA 70726
PHONE: (225) 664-1240

QUALITY
Engineering & Surveying, LLC
18220 Hwy 42, Port Vincent, LA 70726
225.666.1400 | www.qualityla.com | info@qualityla.com

DWG. Pkts. P1-001 Project-09 - 10/18/2021 - 10/18/2021
Project No.: 21-070 Date: NOVEMBER 2021 Sheets: 10 OF 11
Drawn By: MMG Checked By: J.L.



- GENERAL NOTES:**
- 1) THE PLAN SHOWN HEREON HAS BEEN PREPARED FOR THE PURPOSE OF IDENTIFYING, FOR APPROVAL, A PRELIMINARY PLAN FOR THE DEVELOPMENT OF A RESIDENTIAL SUBDIVISION.
 - 2) BUILDING LINES AND SERVITUDES SHOWN HEREON PRESENTLY CONFORM TO THE EAST BATON ROUGE CITY-PARISH UNIFIED DEVELOPMENT CODE (UDC) LATEST EDITION. ALL SERVITUDES SHALL BE DELETED AS REQUIRED.
 - 3) ALL SERVITUDES REQUIRED FOR THE COMPLETION OF THIS DEVELOPMENT TO CONFORM TO AND REGULATIONS SHALL BE DETERMINED DURING THE PREPARATION OF THE FINAL PLAN AND SHALL BE SHOWN THEREON.
 - 4) PRELIMINARY ANALYSIS OF RECEIVING DRAINAGE INDICATE ADEQUATE CAPACITY EXISTS FOR STORM WATER RUNOFF FROM THIS PROPOSED DEVELOPMENT AND THE INCREASE IN SAID STORM WATER RUNOFF SHALL NOT BE SIGNIFICANT DUE TO THE PROPOSED DEVELOPMENT.
 - 5) STORM WATER COLLECTION AND DISCHARGE WILL BE DESIGNED IN ACCORDANCE WITH THE DEPARTMENT OF PUBLIC WORKS STANDARDS AND COMMON ENGINEERING PRACTICES. SPECIFIC SERVITUDES REQUIRED TO ACCOMMODATE ANY IMPROVEMENTS WILL BE DETERMINED DURING THE DESIGN PHASE OF THE PROJECT AND DEDICATED UPON COMPLETION OF THE FINAL PLAN. NO OFF-SITE DRAINAGE EXISTS.
 - 6) SANITARY SEWER DISPOSAL SHALL BE VIA GRAVITY COLLECTION SYSTEM TO BE CONNECTED TO EXISTING APPROVED GRAVITY SEWER SYSTEM. THE ULTIMATE DISPOSITION SHALL BE INTO THE EAST BATON ROUGE WISH.
 - 7) THE SYSTEMS SHOWN HEREON ARE FOR THE PURPOSE OF ESTABLISHING A CONCEPTUAL DESIGN ONLY. THE ENGINEER AND/OR DEVELOPER RESERVE THE RIGHT TO ALTER THESE PRELIMINARY DESIGNS AS DICTATED BY A DETAILED ENGINEERING DESIGN.
 - 8) THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH, AND SIZE OF ALL UNDERGROUND UTILITIES AND STRUCTURES, AND SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.
 - 9) NO ATTEMPT HAS BEEN MADE BY QUALITY ENGINEERING, L.L.C. TO VERIFY TITLE, ACTUAL LOCAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT.
 - 10) ALL TRAFFIC CONTROL DEVICES MUST BE MANUFACTURED AND INSTALLED IN ACCORDANCE WITH THE MUTCD AND TRAFFIC ENGINEERING DIVISION REQUIREMENTS.
 - 11) WHITE OR BLUE STREET NAME SIGNS WILL BE REQUIRED.
 - 12) THE DEVELOPER WILL INSTALL STREET LIGHTS AS REQUIRED BY THE UNIFORM STREET LIGHT DIMENSIONS & SPACING STREET LIGHT PLAN (UNIFORM) BY THE APPROPRIATE FRANCHISED UTILITY COMPANY. THE PLAN SHALL BE SUBMITTED AND APPROVED BY THE TRAFFIC ENGINEERING STREET LIGHT COORDINATOR.

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APPROVAL NOTE:
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ENGINEERS CERTIFICATION:
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WILLIAM H. PURSER, P.E.
QUALITY ENGINEERING & SURVEYING L.L.C.



PRELIMINARY PLAT

PROJECT: TRIVENTO SUBDIVISION
Typical Street Sections

DESCRIPTION: LOTS 18A, C1, 8, PS-1, SB-1, PS-1 AND PS-2 BEING A RE-SUBDIVISION OF LOT DIE HAUSE WIZER PROPERTY LOCATED IN SECTION 78, TOWNSHIP 5 SOUTH, RANGE WEST, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA

CLIENT: D. J. HORTON, INC. GULF COAST
7696 VINCENT ROAD
DENTHAM SPRINGS, LA 70726
PHONE: (225) 664-1240

QUALITY
Engineering & Surveying, LLC
18250 Hwy 42, Port Vincent, LA 70726
225.668.1600 | www.qualityllc.com | info@qualityllc.com

DRWG: PLS-1-20 (Project)-00 (Issue 00) (Date 08/14/20) (Scale 1/8"=1'-0")

Project No.:	Date:	Sheet:	11
Drawn By:	Checked By:	ALL	11