

### GENERAL NOTES:

1. ZONING: RM (MEDIUM INTENSITY)/MU-2 (MIXED USE CORRIDORS)
2. SEWAGE DISPOSAL: PUBLIC SEWER TREATMENT PLANT (PARISH)
3. 100 YEAR FLOOD ELEVATION: 21.0'
4. ELECTRIC CO: ENTERGY
5. GAS CO: ATMOS
6. WATER: ASCENSION WATER CO.
7. TELEPHONE: EATEL
8. ACREAGE: 29.05± ACRES (PHASE 1), 79.05± ACRES (OVERALL)
9. STREETS: 27' ASPHALTIC CONCRETE WITH CURB AND GUTTER.
10. SCHOOLS:  
PRIMARY: OAK GROVE PRIMARY  
MIDDLE: PRAIRIEVILLE MIDDLE  
HIGH: DUTCHTOWN HIGH
11. THERE ARE NO EXISTING CURVES ON PUBLIC STREETS WITHIN ONE-FOURTH (1/4) MILE OF THE PROPOSED ENTRANCE.
12. SANITARY SEWER IS PROPOSED GRAVITY COLLECTION TO A PUMP STATION AND THENCE VIA FORCE MAIN TO THE PARISH SYSTEM ALONG HWY 42.
15. EXISTING SITE IS CLEARED WITH NO EXISTING STRUCTURES.
16. TYPICAL LOT DIMENSION: 63' X 140' & 73' X 140'.
17. THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE INSIDE 100 YEAR FLOODPLAIN) AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR ASCENSION PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 22005C0030E, DATED AUGUST 16, 2007. ADJACENT BASE FLOOD ELEVATION = 21.0'.
18. THE HORIZONTAL POSITIONS AND GRID BEARINGS SHOWN ARE REFERENCED TO NORTH AMERICA SMART NET TROM-2239, SITE NAME: DARROW, LA, GRID 12A. THE HORIZONTAL POSITIONS AND GRID BEARINGS ARE REFERENCED TO THE NAD 83 DATUM AND ARE GIVEN IN VALUES CORRESPONDING TO THE STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE.
19. WHERE FOUND, PHYSICAL ABOVE GROUND EVIDENCE OF UTILITIES HAVE BEEN SHOWN HEREON. THE LOCATION OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES, HOWEVER, HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE CONTROLLING AGENCIES AND / OR EXTRACTED FROM RECORDS MADE AVAILABLE BY THE CONTROLLING AGENCIES. THE ACTUAL LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES MAY VARY FROM THOSE SHOWN ON THIS SURVEY. ANY REQUEST FOR UTILITY LOCATIONS SHOULD BE MADE THROUGH LOUISIANA ONE CALL, CONTACT LOUISIANA ONE CALL AT 1-800-272-3020 BEFORE DIGGING.
20. DELINEATION OF JURISDICTIONAL WETLANDS HAS NOT BEEN REQUESTED NOR IS A PART OF THIS SURVEY.
21. 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.
22. 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 PARISH LAWS AND ORDINANCES GOVERNING THE SALE AND DEVELOPMENT OF THE PROPERTY.
23. 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 LOCAL HEALTH AUTHORITY.
24. ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNERS.
25. SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ASCENSION PARISH HEALTH UNIT.
26. ALL STRUCTURES SHALL BE CONSTRUCTED A MINIMUM OF ONE FOOT ABOVE FEMA BFE AND TOP ELEVATION OF NEAREST ADJACENT SANITARY SEWER MANHOLE ON THE SEWER COLLECTION SYSTEM SERVICING THE PROPOSED STRUCTURE.
27. ONE CLASS "A" TREE MUST BE PLANTED PRIOR TO C.O. BEING ISSUED FOR EACH LOT.
28. SIDEWALK MUST BE CONSTRUCTED PRIOR TO CERTIFICATE OF OCCUPANCY BEING ISSUED FOR EACH LOT.
29. THE SEWER SYSTEM, INCLUDING BUT NOT LIMITED TO, ALL TREATMENT SYSTEM(S), PUMP(S), LIFT STATION(S), COLLECTION LINES TO THE SYSTEM, BOTH ONSITE AND OFFSITE, AND THE USER OF SAID IMPROVEMENTS ARE HEREBY DEDICATED TO THE PARISH OF ASCENSION.
30. ALL LOTS SHOWN HEREON ARE SUBJECT TO THE CODES, COVENANTS, & RESTRICTIONS FOR THE SUBDIVISION FILED AS AN ADJUNCT TO THIS MAP AND MADE APART HEREOF.

### PUBLIC DEDICATION:

THE RIGHTS-OF-WAY OF STREETS SHOWN HERE ON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR THE USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, AND OTHER PROPER PURPOSES FOR THE GENERAL USE OF THE PUBLIC. NO BUILDING, STRUCTURE, OR FENCE SHALL BE CONSTRUCTED, NOR SHRUBBERY PLANTED, WITHIN THE LIMITS OF ANY SERVITUDE SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE WAS GRANTED.

### SEWER IMPACT FEE NOTE:

A \$1,250.00 PER LOT SEWER DEVELOPMENT FEE SHALL BE PAID BY THE BUILDER AT THE TIME A BUILDING PERMIT IS REQUESTED.

### PRIVATE DEDICATION:

THE COMMON AREAS "CA-3", "CA-4" & "CA-5" SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF MEADOWS AT OAK GROVE. ALL MAINTENANCE SHALL BE BY THE MEADOWS AT OAK GROVE ASSOCIATION. DPW SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE LAKES, SHORELINE, OR ANY OTHER COMMON AREAS.

### APPROVED:

ASCENSION PARISH PLANNING COMMISSION  
DATE  
P -  
FILE NUMBER

### OWNER:

DESTINY INTERESTS, LLC, OWNER TRACT Y-2  
DAVID P. LAW, REPRESENTATIVE  
DATE

### OWNER:

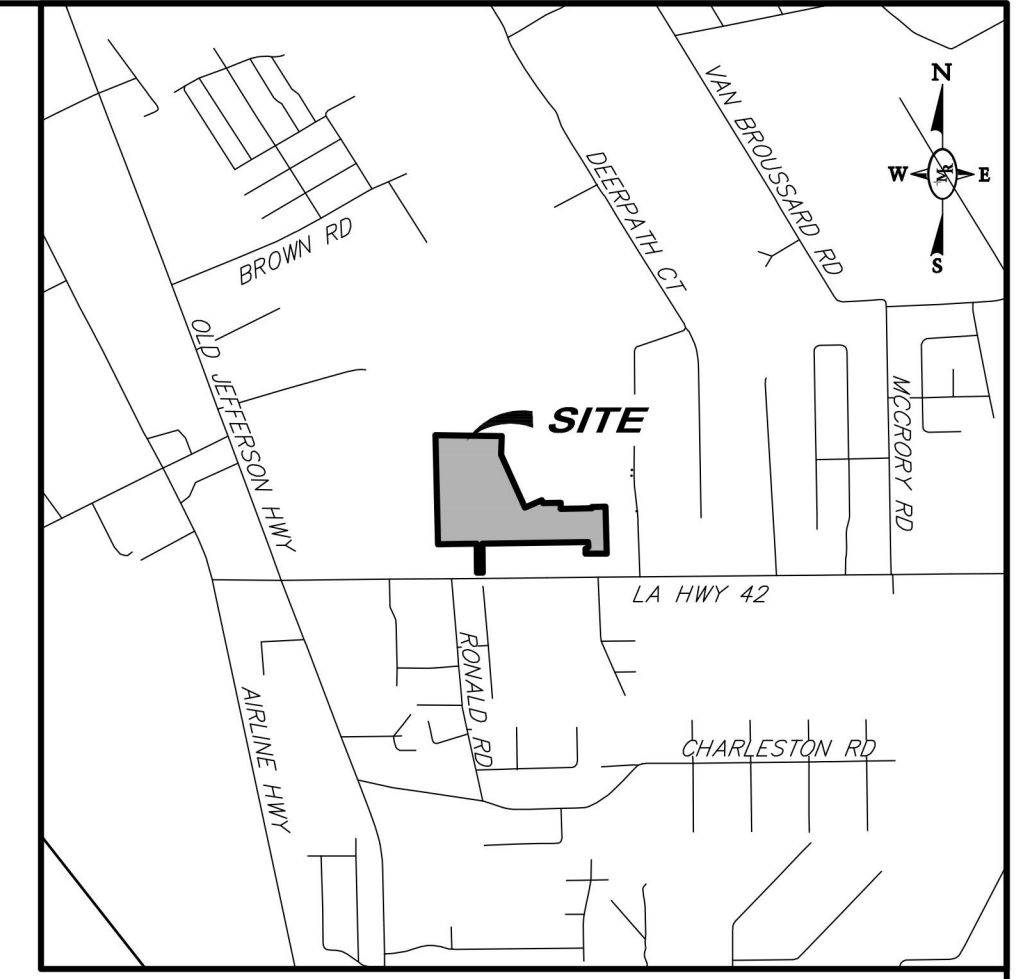
OAK GROVE MEADOWS, LLC  
WESLEY DANIEL, REPRESENTATIVE  
DATE

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

4/1/2019  
DATE



### VICINITY MAP:

SCALE: 1"=2000'

### LEGEND:

- PROPERTY LINE
- BUILDING LINE
- SERVITUDE
- PROPERTY CORNER FOUND
- SET 1/2" IP

## FINAL PLAT OF MEADOWS AT OAK GROVE

PHASE 1, LOTS 1 THRU 81 (INCLUSIVE),  
TRACTS "CA-3", "CA-4", "CA-5" &  
"Y-3-A", "Y-3-B", "Y-3-C"

FORMERLY BEING

TRACT Y-3

AND

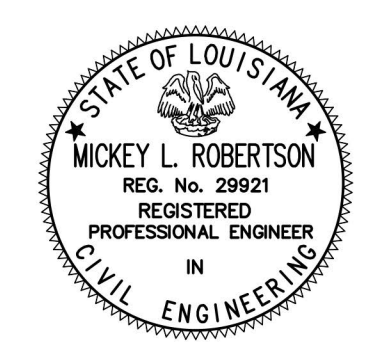
DRAINAGE SERVITUDE DEDICATION ON TRACT Y-2

OF THE

THE CHARLES C. BROWN PROPERTY

LOCATED IN

SECTION 25 T8S-R2E,  
SOUTHEAST LAND DISTRICT,  
ASCENSION PARISH  
STATE OF LOUISIANA,  
FOR  
OAK GROVE MEADOWS, LLC  
9191 SIEGEN LANE, STE IIIIB  
BATON ROUGE, LA 70810



SHEET 1 OF 2

 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: 4/2019	CHECKED: MLR	