ORIGINAL 714

BUNDLE 10531

Ord. 714 Cascade Number 10531

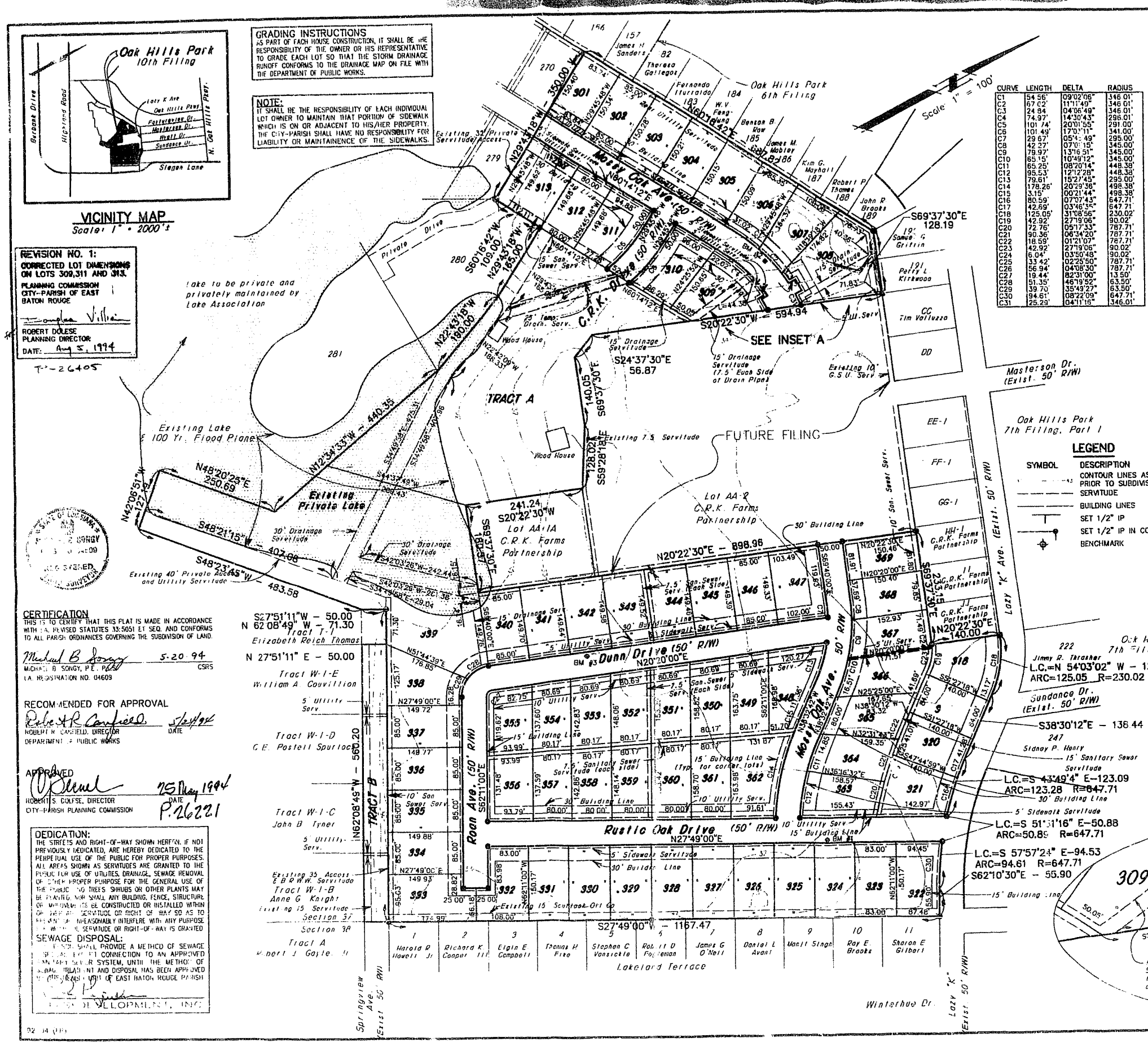
OAK HILLS PARK TENTH FILING

VICINITY MAP
Scale 1" = 2000'±

REVISION NO. 1:
CORRECTED LOT DIMENSIONS ON LOTS 309,311 AND 313.
PLANNING COMMISSION CITY-PARISH OF EAST BATON ROUGE
Douglas Villio
ROBERT DOLESE
PLANNING DIRECTOR
DATE: Aug 5, 1994
P-26405

GRADING INSTRUCTIONS
AS PART OF EACH HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE DRAINAGE MAP ON FILE WITH THE DEPARTMENT OF PUBLIC WORKS.

NOTE:
IT SHALL BE THE RESPONSIBILITY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTAINENCE OF THE SIDEWALKS.



CURVE	LENGTH	DELTA	RADIUS
C1	54.56'	09°02'06"	346.01'
C2	67.22'	11°11'49"	346.01'
C3	24.84	04°06'49"	346.01'
C4	74.97'	14°30'43"	296.01'
C5	101.74'	20°01'55"	291.00'
C6	101.49'	17°01'11"	341.00'
C7	29.67'	05°45'49"	295.00'
C8	42.37'	07°01'15"	345.00'
C9	79.97'	13°16'51"	345.00'
C10	65.15'	10°49'12"	345.00'
C11	65.25'	08°70'14"	448.38'
C12	95.53'	12°12'28"	448.38'
C13	79.61'	15°27'45"	295.00'
C14	178.26'	20°29'36"	498.38'
C15	3.15'	00°21'44"	498.38'
C16	80.59'	07°07'43"	647.71'
C17	42.69'	03°46'54"	647.71'
C18	125.05'	11°08'55"	230.02'
C19	42.92'	27°19'06"	90.02'
C20	72.76'	05°17'33"	787.71'
C21	90.36'	06°34'20"	787.71'
C22	16.59'	01°21'07"	787.71'
C23	42.92'	27°19'06"	90.02'
C24	6.04'	03°50'48"	90.02'
C25	33.42'	02°25'50"	787.71'
C26	56.94'	04°08'30"	787.71'
C27	19.44'	82°31'00"	13.50'
C28	51.35'	46°19'52"	63.50'
C29	39.70'	35°49'27"	63.50'
C30	94.61'	08°22'09"	647.71'
C31	25.29'	04°11'15"	346.01'

GENERAL NOTES

1. Property is located in Flood Zone X in accordance with FEMA Flood Insurance Rate Map 220058 0110 D, last revised May 11, 1993. 100 year flood elevation 16.3. Record inundation elevation 15.8 (1983 – Bayou Fountain @ Siegen Lane) 10 year design water surface is 29.12 at existing lake.
2. Property Zoning: A-1 Single Family Residential
3. Sanitary Sewer: Collection lines tie into existing collection lines in front of Lot 270, Oak Hills Park 9th Filing, at corner of Winterhue and Old Siegen and on Springview Ave.
4. Stormwater Drainage: Curb & Gutter roadways with subsurface drainage being routed to existing lake. 10 year design water surface stated above obtained from computations for 9TH Filing.
5. Water Supply: There is an existing 8" Baton Rouge Water Company main on Lazy K Ave and additional mains under construction in 9th Filing.
6. Electricity: Existing Entergy lines surrounding property will be utilized for electrical supply
7. Area:
   Subdivision: 26.89 Acres
   Tract A: 3.90 Acres
   Tract B: 0.64 Acres
   Total: 31.52 Acres
8. Lot usage to be Single Family Residential.
9. Streets are 27' Curb and Gutter Asphaltic Pavement.
10. Reference Benchmark: C.P.B.M. 11–87, Highland Road at Siegen Lane Elev. 13.52
11. Reference Map: Map showing boundaries and topographic survey of Lot AA-1B-1-A-1-A-1 of the C.R.Kleinpeter Property for Hills Development
12. No attempt has been made by CSRS, Inc. to verify title, actual legal ownerships, deed restrictions, servitudes, easements, Right-of-Way, of other burdens on the property other than that furnished by the client or his representative.

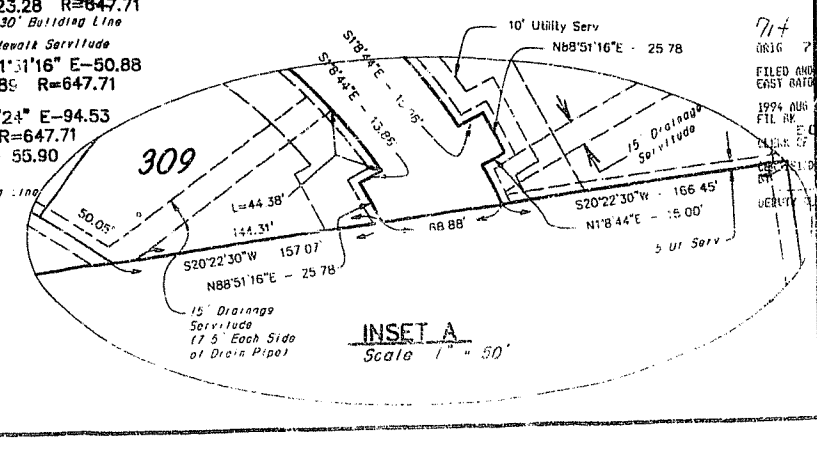
LEGEND

SYMBOL	DESCRIPTION
	CONTOUR LINES AS THEY EXISTED PRIOR TO SUBDIVISION CONSTRUCTION
	SERVITUDE
	BUILDING LINES
	SET 1/2" IP
	SET 1/2" IP IN CONC. MON.
	BENCHMARK

LOTS	SQ. FT.	ACRES
301	12599	0.29
302	12776	0.29
303	12771	0.29
304	12766	0.29
305	12760	0.29
306	12885	0.30
307	13534	0.31
308	24640	0.57
309	15844	0.36
310	14659	0.34
311	13792	0.32
312	11974	0.27
313	11972	0.27
314	14018	0.32
315	11760	0.27
316	12418	0.29
317	14726	0.34
318	13356	0.31
319	12484	0.29
320	14318	0.32
321	15904	0.37
322	12742	0.29
323-331	12737	0.29
332	14318	0.32
333	15904	0.37
334	12742	0.29
335	12737	0.29
336	12733	0.29
337	12728	0.29
338	13942	0.32
339	150736	3.46
340	12698	0.29
341	12722	0.29
342	12717	0.29
343	12712	0.29

LOTS	SQ. FT.	ACRES
344	12706	0.29
345	12701	0.29
346	12696	0.29
347	15436	0.35
348	12760	0.29
349	13309	0.31
350	12891	0.30
351	12472	0.29
352	12054	0.28
353	11636	0.27
354	11217	0.26
355	12589	0.29
356	12618	0.29
357	11218	0.26
358	11640	0.27
359	12063	0.28
360	12485	0.29
361	12907	0.30
362	17762	0.41
363	13183	0.30
364	13186	0.30
365	13700	0.31
366	14090	0.32
367	12462	0.29
368	12044	0.28
369	12313	0.28

BENCH MARKS
B.M. 1 – S.W. Bolt on catch basin @ Lot 324 (El. 31.23)
B.M. 2 – S.W. Bolt on catch basin @ Lot 307 (El. 31.04)
B.M. 3 – N.E. Bolt on catch basin @ Lot 342 (El. 30.84)



CERTIFICATION
THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REVISED STATUTES 33:5051 ET SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.
Michael B. Sonny 5-20-94
MICHAEL B. SONNY, P.E., P.L.S. CSRS
LA. REGISTRATION NO. 04609

RECOMMENDED FOR APPROVAL
Robert R. Canfield 5/24/94
ROBERT R. CANFIELD, DIRECTOR DATE
DEPARTMENT OF PUBLIC WORKS

APPROVED
25 May 1994
ROBERT S. COLFSE, DIRECTOR DATE
CITY-PARISH PLANNING COMMISSION
P.26221

DEDICATION:
THE STREETS 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 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 UPON ANY SERVITUDE OR RIGHT OF WAY SO AS TO UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH SERVITUDE OR RIGHT-OF-WAY IS GRANTED

SEWAGE DISPOSAL:
EACH LOT SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL BY ITS CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE INSTALLATION AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.
C.R.K. DEVELOPMENT, INC.

CSRS
CHENEVERT • SONNY • RODI • SODERBERG
An Engineering/Architectural Corporation
10725 Perkins Road Suite 200
Baton Rouge, La. 70810
Phone (504) 769-0540
Fax (504) 767-0050

For HILLS DEVELOPMENT CORP
9500 OLD SIEGEN ROAD
BATON ROUGE, LA. 70810

Being a Portion of LOT AA-1E — A-1-A-1 of the C.R. KLEINPETER PROPERTY
Section 37, T-8-S, R-1-E
EAST BATON ROUGE PARISH
LOUISIANA

FINAL PLAT of OAK HILLS PARK TENTH FILING, PART 1 RESIDENTIAL SUBDIVISION

714 10531

FILED AND RECORDED
EAST BATON ROUGE PARISH, LA.
1994 AUG 08 FM 02155156
FIL #: FOLIO
DOUG WELBORN
CLERK OF COURT & RECORDER
I CERTIFY THIS TO BE A TRUE COPY
DEPUTY CLERK & RECORDER
DATE: MAY, 1994
JOB #: 92004
DWN BY: KJG
CKD BY: CHC
SHEET NO: 1 OF 1

OAK HILLS PARK
TENTH FILING