Civil SOlutions
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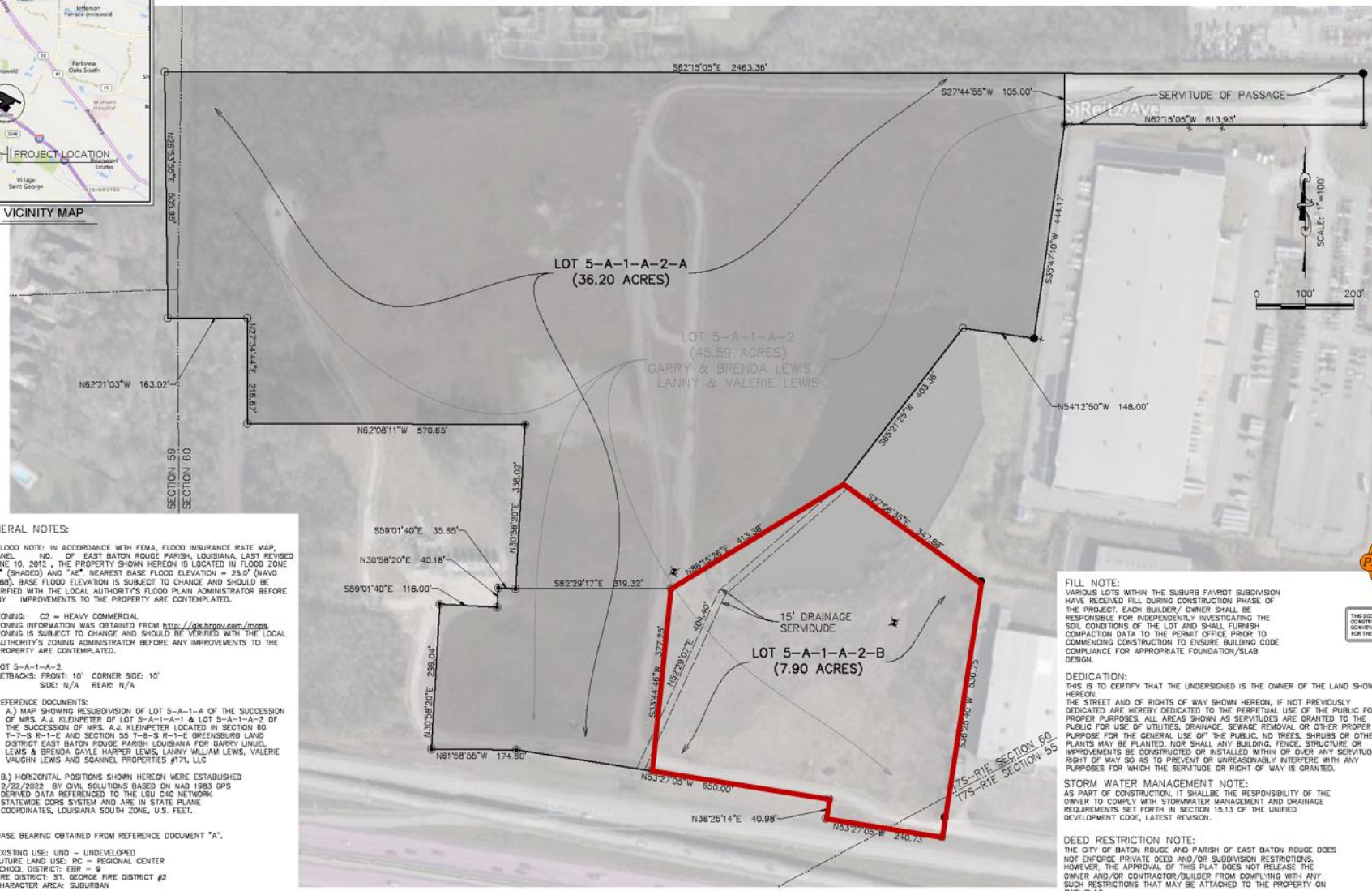
VICINITY MAP




GENERAL NOTES:

1.) FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. OF EAST BATON ROUGE PARISH, LOUISIANA, LAST REVISED JUNE 10, 2012 , THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (SHADED) AND "AE" NEAREST BASE FLOOD ELEVATION = 25.0' (NAVD 1988). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

2.) ZONING: C2 – HEAVY COMMERCIAL
ZONING INFORMATION WAS OBTAINED FROM http://gis.brgov.com/maps
ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

LOT 5-A-1-A-2
SETBACKS: FRONT: 10' CORNER SIDE: 10'
SIDE: N/A REAR: N/A

3.) REFERENCE DOCUMENTS:
A.) MAP SHOWING RESUBDIVISION OF LOT 5-A-1-A OF THE SUCCESSION OF MRS. A.J. KLEINPETER OF LOT 5-A-1-A-1 & LOT 5-A-1-A-2 OF THE SUCCESSION OF MRS. A.J. KLEINPETER LOCATED IN SECTION 60 T-7-S R-1-E AND SECTION 55 T-8-S R-1-E GREENSBURG LAND DISTRICT EAST BATON ROUGE PARISH LOUISIANA FOR GARRY LINUEL LEWIS & BRENDA GAYLE HARPER LEWIS, LANNY WILLIAM LEWIS, VALERIE VAUGHN LEWIS AND SCANNEL PROPERTIES #171, LLC

B.) HORIZONTAL POSITIONS SHOWN HEREON WERE ESTABLISHED 2/22/2022 BY CIVIL SOLUTIONS BASED ON NAD 1983 GPS DERIVED DATA REFERENCED TO THE LSU CAG NETWORK STATEWIDE CORS SYSTEM AND ARE IN STATE PLANE COORDINATES, LOUISIANA SOUTH ZONE, U.S. FEET.

4.) BASE BEARING OBTAINED FROM REFERENCE DOCUMENT "A".

5.) EXISTING USE: UND – UNDEVELOPED
FUTURE LAND USE: RC – REGIONAL CENTER
SCHOOL DISTRICT: EBR – 9
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
CHARACTER AREA: SUBURBAN

6.) NO ATTEMPT HAS BEEN MADE BY CSCG, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED RESTRICTIONS, SERVITUDES, EASEMENTS, OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

7.) WETLANDS:
A JURISDICTIONAL WETLAND DETERMINATION HAS NOT BEEN DONE. BY CSCG, INC. AND IS NOT PART OF THIS SURVEY.

8.) SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ANY SHOWN ARE FOR GENERAL LOCATIVE INFORMATION ONLY.

9.) UTILITY COMPANIES:
BATON ROUGE WATER COMPANY – WATER (225) 952-7619
COX – TELEPHONE (225) 806-4745
ENTERGY – GAS (225) 354-3204
ENTERGY – ELECTRIC (225) 754-6117
ENTERGY DIST. – ELECTRIC (225) 354-3060
MCI – CABLE (225) 268-2855
COX – CABLE (225) 806-4745
EATEL – CABLE (225) 621-4255
AT&T DIST. – (225) 347-4257

*PLAT SHOWING RESUBDIVISION*
*OF*
*LOT 5-A-1-A-2 OF THE SUCCESSION OF MRS. A.J. KLEINPETER*
*OF*
*LOT 5-A-1-A-2-A & LOT 5-A-1-A-2-B*
*OF THE SUCCESSION OF MRS. A.J. KLEINPETER*
*LOCATED IN*
*SECTION 60 T-7-S R-1-E AND SECTION 55 T-8-S R-1-E GREENSBURG LAND DISTRICT*
*EAST BATON ROUGE PARISH LOUISIANA*
*FOR*
*CSRS | TILLAGE PROGRAM MANAGEMENT*

FILL NOTE:
VARIOUS LOTS WITHIN THE SUBURB FAVROT SUBDIVISION HAVE RECEIVED FILL DURING CONSTRUCTION PHASE OF THE PROJECT. EACH BUILDER/ OWNER SHALL BE RESPONSIBLE FOR INDEPENDENTLY INVESTIGATING THE SOIL CONDITIONS OF THE LOT AND SHALL FURNISH COMPACTION DATA TO THE PERMIT OFFICE PRIOR TO COMMENCING CONSTRUCTION TO ENSURE BUILDING CODE COMPLIANCE FOR APPROPRIATE FOUNDATION/SLAB DESIGN.

DEDICATION:
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND SHOWN HEREON.
THE STREET AND OF 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 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 PURPOSES FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

STORM WATER MANAGEMENT NOTE:
AS PART OF CONSTRUCTION, IT SHALLBE THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS SET FORTH IN SECTION 15.1.3 OF THE UNIFIED DEVELOPMENT CODE, LATEST REVISION.

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

SEWAGE:
NO PERSON SHALL PROVIDE 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 EBR HEALTH UNIT.

xxxxxxxxxxxxxxxxxxxx , Owner  Date

MICHAEL T. RICHARD
PRELIMINARY
Date
2022
License No.

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

LEGEND:

| SYMBOL | DESCRIPTION |
|---|---|
| | SET 5" IRON ROD UNLESS NOTED |
| | FOUND 2" IRON ROD UNLESS NOTED |
| | CALCULATED CORNER |
| | CONTROL POINT |
| | DRAIN MANHOLE |
| | DROP INLET |
| | SINGLE CURB INLET |
| | DOUBLE CURB INLET |
| | TEMPORARY BENCH MARK |
| | FOUND PROPERTY CORNER |
| | POWER POLE WITH ANCHOR |
| | SEWER MANHOLE |
| | SEWER CLEANOUT |
| | PIPELINE VENT |
| | POWER DROP |
| | POWER POLE |
| | POWER TRANSFORMER |
| | COMBINATION POLE |
| | POST |
| | GAS METER |
| | GAS RISER |
| | GAS VALVE |
| | FIBER OPTIC PEDESTAL |
| | TELEPHONE PEDESTAL |
| | TELE CROSS CON. BOX |
| | TV PEDESTAL |
| | TV MARKER |
| | TV MANHOLE TOP |
| | WATER METER |
| | WATER VALVE |
| | FIRE HYDRANT |
| | LIGHT |
| | SIGN |
| | TREE |
| | SHRUB |
| | TRAFFIC CONTROL BOX |
| | MAST ARM |
| | HANDICAP |
| | BUILDING FOOTPRINT |
| | CONCRETE PAVEMENT |
| | ASPHALT PAVEMENT |
| | GRASSED LANDSCAPE |
| | PROPERTY LINE |
| | ADJACENT PROPERTY LINE |
| | PROPERTY SERVITUDE |
| | ROAD CENTER LINE |
| | SANITARY |
| | OVERHEAD POWER LINE |
| | GAS |
| | TELEPHONE |
| | CABLE |
| | WATER |
| | FENCE |
| | RAIL |

STATE OF LOUISIANA
MICHAEL TODD RICHARD
REG. NO. 34980
PROFESSIONAL LAND SURVEYOR

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

M. Todd Richard, P.L.S.  DATE

Date:
Project Number:
Drawn By:
Checked By:
Sheet:

1

Sheet No:

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