



## ZONING INFORMATION

Source of Zoning Information: Gilles Morin, City of Baton Rouge, LA.  
Contact Info: (225) 389-3000.

The Current Zoning Classification is:  
"C-AB-2" COMMERCIAL ALCOHOLIC BEVERAGE DISTRICT 2

The observed use is allowed.

### -Parking Space Table

Type	Count
Regular parking spaces	40
Handicap parking spaces	2
Total parking spaces	42

The current parking requirements are: 1 space for every 50 sq. ft. of Dining area +1 space for every 200 sq. ft. of Employee Space.

### -Building Setback Requirements

Front:	10 Feet
Side:	None
Rear:	None

### -Building Height Restrictions: None

Because there may be a need for interpretation of the applicable zoning codes, we refer you to the offices of the City of Baton Rouge, LA and the applicable zoning codes.

## UTILITY NOTES

{11a} The aboveground utilities shown have been located from field survey information only. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further certifies that they are located as accurately as possible from the field information obtained.

## STATEMENT OF ENCROACHMENTS

No visible or observed evidence of encroachments onto and/or over subject property's boundary lines as of date of survey.

## FLOOD NOTE

By graphic plotting only, this property is in Zone "X" (Shaded) of the Flood Insurance Rate Map, Community Panel No. 22033C0270E, which bears an effective date of 05/02/2008 and is NOT in a Special Flood Hazard Area. By telephone call dated 10/07/2014 to the National Flood Insurance Program (800-638-6620) we have learned this community DOES currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

SCALE: 1" = 20'

Southern G

PO Box 504  
Madisonville, Louisiana

This Survey has been set forth in this Survey, relied upon by, or used for any other preparation of zoning. The Matthews Company, written consent. The Company expressly that is not identifiable.

Please be advised  
Surveying Company  
reports in the Survey