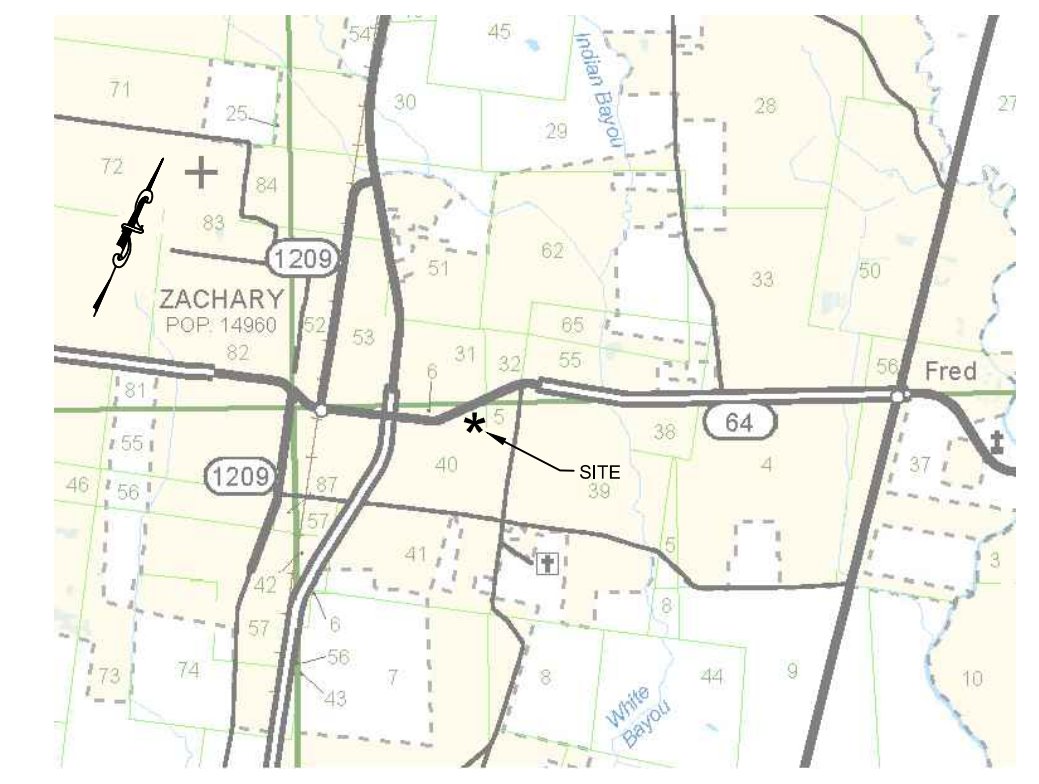
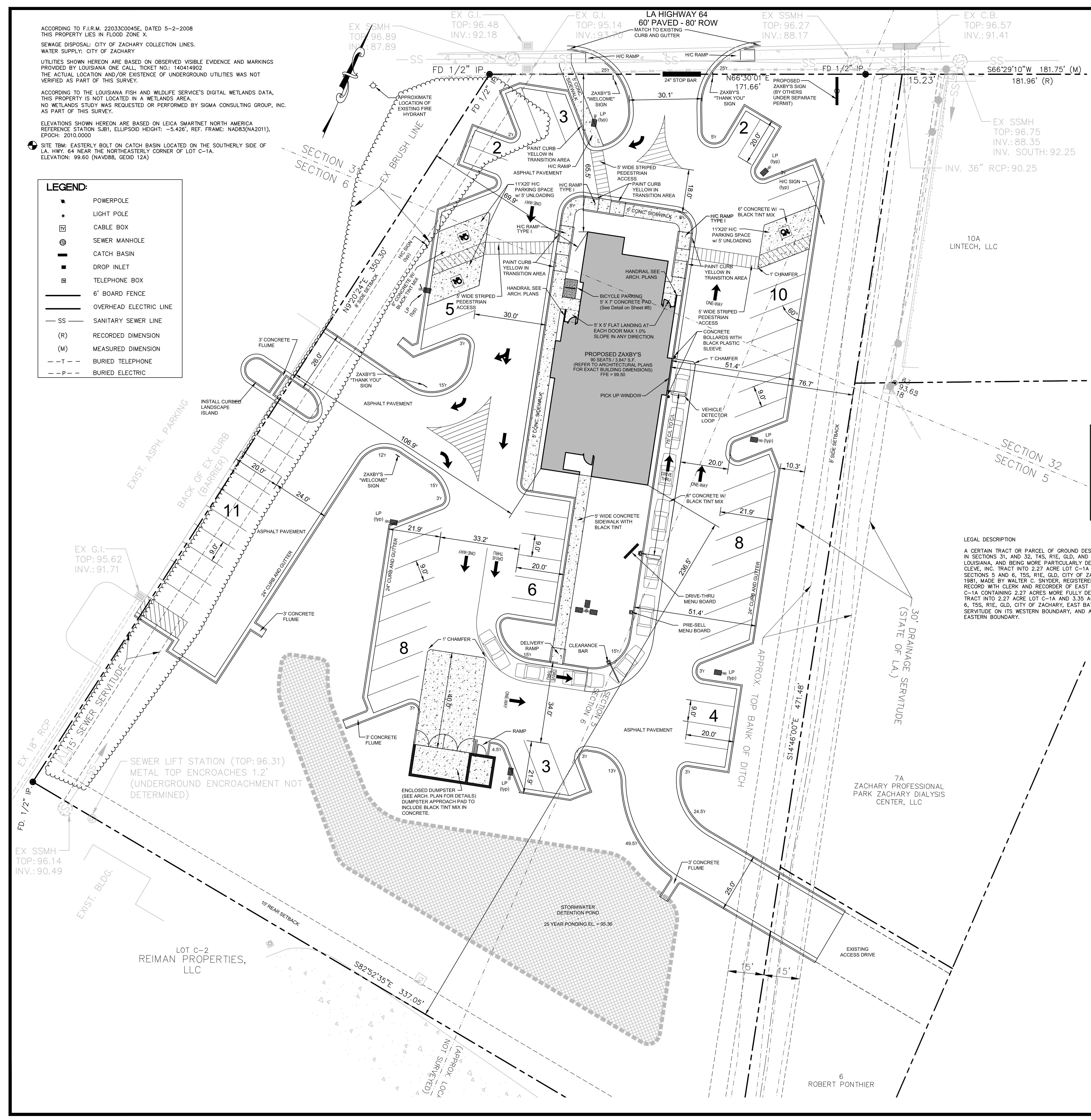


ACCORDING TO F.I.R.M. 22033C0045E, DATED 5-2-2008 THIS PROPERTY LIES IN FLOOD ZONE X.
 SEWAGE DISPOSAL: CITY OF ZACHARY COLLECTION LINES.
 WATER SUPPLY: CITY OF ZACHARY
 UTILITIES SHOWN HEREON ARE BASED ON OBSERVED VISIBLE EVIDENCE AND MARKINGS PROVIDED BY LOUISIANA ONE CALL, TICKET NO.: 140414902. THE ACTUAL LOCATION AND/OR EXISTENCE OF UNDERGROUND UTILITIES WAS NOT VERIFIED AS PART OF THIS SURVEY.
 ACCORDING TO THE LOUISIANA FISH AND WILDLIFE SERVICE'S DIGITAL WETLANDS DATA, THIS PROPERTY IS NOT LOCATED IN A WETLANDS AREA. NO WETLANDS STUDY WAS REQUESTED OR PERFORMED BY SIGMA CONSULTING GROUP, INC. AS PART OF THIS SURVEY.
 ELEVATIONS SHOWN HEREON ARE BASED ON LEICA SMARTNET NORTH AMERICA REFERENCE, STATION SJB1, ELLIPSOID HEIGHT: -5.426', REF. FRAME: NAD83(NAZ2011), EPOCH: 2010.0000
 SITE TBM: EASTERLY BOLT ON CATCH BASIN LOCATED ON THE SOUTHERLY SIDE OF LA. HWY. 64 NEAR THE NORTHEASTLY CORNER OF LOT C-1A. ELEVATION: 99.60 (NAV088, GEOID 12A)

LEGEND:

●	POWERPOLE
○	LIGHT POLE
□	CABLE BOX
⊙	SEWER MANHOLE
⊕	CATCH BASIN
■	DROP INLET
⊞	TELEPHONE BOX
—	6" BOARD FENCE
—	OVERHEAD ELECTRIC LINE
—SS—	SANITARY SEWER LINE
(R)	RECORDED DIMENSION
(M)	MEASURED DIMENSION
- - -	BURIED TELEPHONE
- - -	BURIED ELECTRIC



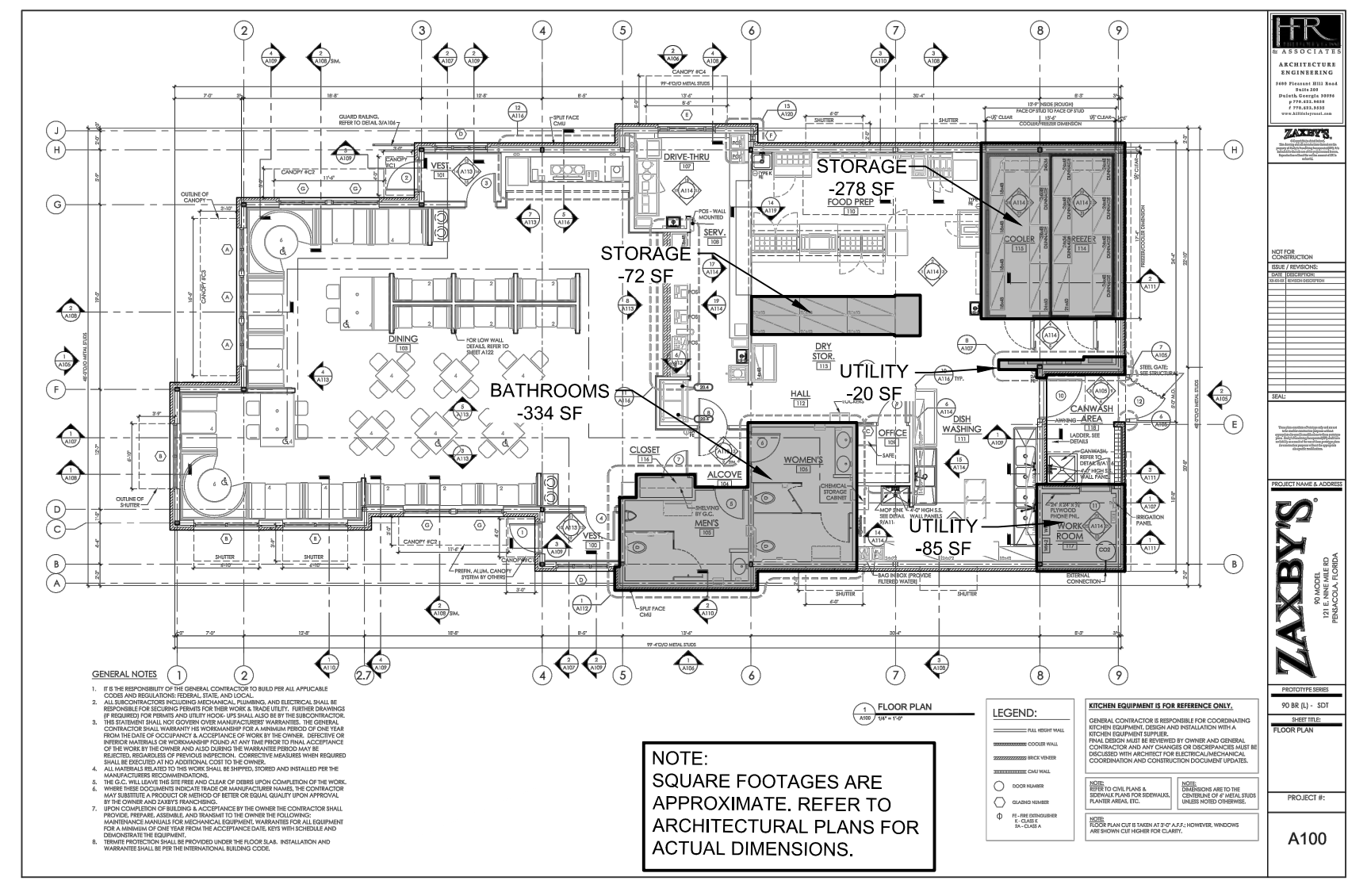
PROJECT NARRATIVE:
 This site will be developed as a Zaxby's Restaurant with associated drive aisles, drive-thru window and parking. Maximum gross square footage will be 3,847 sf. Site acreage is 2.27 ac. (98,881 sf). The use is classified as **Restaurant** (Restaurants including fast food and/or drive through facilities) permitted under the C-G district. The site currently is vacant and has no significant vegetation located on it.

PROJECT SIGNAGE:
 PROPOSED PROJECT SIGN TO BE DESIGNED BY OTHERS AND PERMITTED SEPARATELY.

UNDERGROUND UTILITIES DISCLAIMER:
 Information regarding the reputed presence, size, character and location of existing underground utilities and structures related to underground utilities is shown hereon. There is no certainty of the accuracy of this information and it shall be considered in that light by those using this drawing. The location and arrangement of underground utilities and structures related to underground utilities shown hereon may be inaccurate and utilities and structures related to underground utilities not shown may be encountered. The owner, his employees, his consultants and his contractors shall hereby distinctly understand that the surveyor is not responsible for the correctness or sufficiency of this information regarding the underground utilities and structures related to underground utilities shown hereon.

PROJECT NOTES:
 OWNER/DEVELOPER:
 Custom Outlots, LLC
 1040 Founders Boulevard
 Athens, Georgia 30606
 Contact: Kelly Brooke
 Tel. (706) 353-8107
 ENGINEER:
 Carter Engineering Consultants, Inc.
 1551 Jennings Mill Rd. Building 500 Suite B
 Bogart, Georgia 30622
 Contact: Jeff Carter, P.E.
 Tel. (706) 555-7430
 jeff@carterengineering.net
 Property located as Lot C-1A of the Cleve Inc. Tract, Sections 31 and 32, T-4-S, R-1-E and Sections 5 and 6, T-4-S, R-1-E, in the City of Zachary, Parish of East Baton Rouge, Louisiana
 Proposed use is a restaurant with drive-thru
 Proposed building height is 20'
 Setbacks: Front - 0', Side - 6', Rear - 10'
 Sewage Treatment by the City of Zachary
 Boundary and topographical information obtained from field run survey by Sigma Consulting Group, Inc. dated: October 2, 2014. Phone: (225) 298-0800
 Project tract contains 2.27 acres
 Contour interval is 1 foot (NAVD 88)
 The underground utilities shown hereon have been located from field information and existing drawings. The surveyor nor engineer warrants that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor nor engineer warrants that the underground utilities shown are in the exact location indicated. The surveyor nor engineer has physically located all the underground utilities.
 It is the responsibility of the contractor to field locate all utilities prior to commencing work and notify engineer if a discrepancy is found.
 The contractor shall verify the invert elevations of all existing storm and sanitary sewer structures prior to commencement of storm and sanitary sewer construction.

LEGAL DESCRIPTION
 A CERTAIN TRACT OR PARCEL OF GROUND DESIGNATED AS THE 2.27 ACRE LOT C-1A OF THE CLEVE, INC. TRACT, LOCATED IN SECTIONS 31, AND 32, T-4S, R-1E, GLD, AND SECTIONS 5 AND 6, T-4S, R-1E, GLD, EAST BATON ROUGE PARISH, STATE OF LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO "PLAT SHOWING DIVISION OF 5.62 ACRE LOT C-1, CLEVE, INC. TRACT INTO 2.27 ACRE LOT C-1A AND 3.35 ACRE LOT C-1B, SECTIONS 31 AND 32, T-4S, R-1E, GLD AND SECTIONS 5 AND 6, T-4S, R-1E, GLD, CITY OF ZACHARY, EAST BATON ROUGE PARISH, LOUISIANA," DATED 29TH OF MARCH, 1981, MADE BY WALTER C. SNYDER, REGISTERED LAND SURVEYOR, REGISTRY NUMBER 268, A COPY OF WHICH PLAT IS OF RECORD WITH CLERK AND RECORDER OF EAST BATON ROUGE PARISH, LOUISIANA, AND HAVING A FIFTEEN (15') SEWERAGE SERVITUDE ON 2.27 ACRE LOT C-1A AND 3.35 ACRE LOT C-1B, SECTIONS 31 AND 32, T-4S, R-1E, GLD AND SECTIONS 5 AND 6, T-4S, R-1E, GLD, CITY OF ZACHARY, EAST BATON ROUGE PARISH, LOUISIANA, AND HAVING A FIFTEEN (15') SEWERAGE SERVITUDE ON ITS WESTERN BOUNDARY, AND A FIFTEEN (15') FOOT STATE OF LOUISIANA DRAINAGE SERVITUDE ON ITS EASTERN BOUNDARY.



PARKING CALCULATIONS:

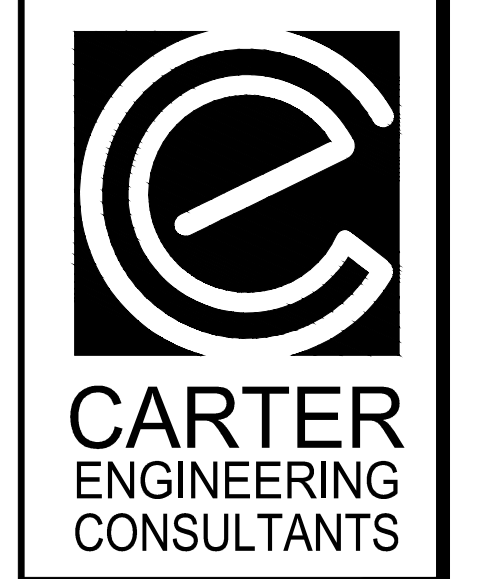
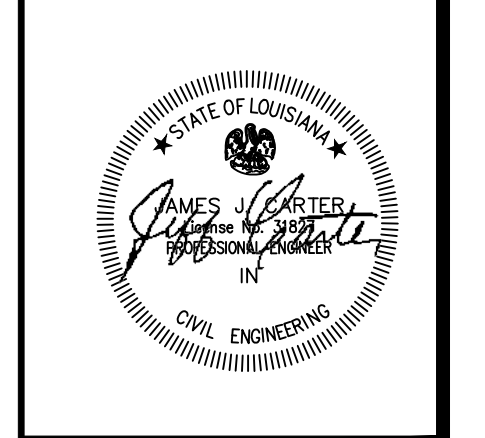
PARKING SPACES REQUIRED	
Gross Floor Area = 3,847 sf	
Net Floor Area = 3,058 sf	
1 space / 60 square feet of net floor area (3,058 sf / 60 = 50.97 spaces)	
51 Spaces Required	
TOTAL PARKING SPACES PROVIDED	
48 Spaces + 3 Handicap Spaces =	51 Spaces Provided
BICYCLE SPACES REQUIRED	
1 space / 10 Automobile Spaces	
(51 Automobile Spaces = 5.1 spaces)	
6 Spaces Required	

811 Know what's below
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 dial 811

GRAPHIC SCALE
 SCALE 1" = 20'

REVISION BLOCK:

#	DATE	DESCRIPTION
A	10/10/14	SITE MODIFICATIONS
B	10/28/14	SITE REVIEW SUBMITTAL
C	12/23/14	CONTRACTOR BID DOCUMENTS
D	01/06/15	SWPPP PREPARATION
E	03/03/15	ADD PARKING SPACES / CONSTRUCTION ISSUE
F	03/25/15	FINAL CONSTRUCTION ISSUE



Carter Engineering Consultants, Inc.
 1551 Jennings Mill Rd
 Building 500, Suite B
 Bogart, GA 30622
 P: 706.559.7430
 F: 706.559.7435
 www.carterengineering.net

SITE DEVELOPMENT PLANS
 for
CUSTOM OUTLOTS, LLC
 LA Highway 64, City of Zachary, Louisiana

PROJECT NAME:
ZAXBY'S

SHEET TITLE:
SITE PLAN

SHEET NUMBER:
3

PROJECT NUMBER:
14964ZAX

DATE:
11/10/14