NOTES:
1. Water: City of Zachary
2. Sewerage: City of Zachary
3. Zoning: Tract C-2-B-1-A-1-A - Existing RS
   Tracts C-2-B-1-A-1-B THRU C-2-B-1-A-1-E - Proposed CS
4. Open effluent ditches are predominant in area.
5. Total Acreage: 34.27 Acres
6. Building Site elevation to be a minimum of 24" above the invert of existing effluent ditch.
7. Flood Zone: According to the Federal Emergency Management Agency Flood Insurance Rate Map, dated 5-2-08, Community No. 220061 & Map No. 22033C0040E of East Baton Rouge, La., this property lies within Flood Zone "X".
   ** 100 year Flood B.F.E.=N/A'
   ** Inundation=N/A'
   ** The base flood elevations are subject to change and the current base flood elevation should be verified with the Planning & Zoning Department.
8. RS Setbacks: Institutuional Residential-50' Front, Side-10', Rear- 35'
   All Other Uses Front-50' Front, Side-25', Rear- 50'
9. CS Setbacks: Commercial Retail Front-N/A, Side-5', Rear- 10'
   Office/Service Front-N/A, Side-5', Rear- 10'
   All Other Uses Front-N/A, Side-10', Rear- 25'
11. FILL NOTE:
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 city-parish laws and ordinances governing the sale and development of the property, in particular, no filling of the property shall be commenced until all applicable provisions of chapter 15 of the unified development code are addressed.
12. RESTRICTION NOTE:
The City of Zachary and Parish of 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.

This is to certify that the undersigned is the owner of the land shown hereon.

SEWERAGE:
No person shall provide or install a method of sewage disposal other than connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of East Baton Rouge Parish.

PUBLIC DEDICATION:
This is to certify that the undersigned is the legal land owner, or officer, of the property being subdivided and that the servitudes and rights of way shown on the plat are hereby dedicated to the perpetual use of the public for proper purposes including drainage, removal of sewage, and utilities. No trees, shrubs, or plants may be planted, nor shall any building, fence, structure, or other improvements be constructed or installed within or over any servitude or right-of-way so as to prevent or unreasonably interfere with any purpose for which the servitude or right-of-way is granted.

Fire Department Note:

- NFPA 1 Uniform Fire Code Chapter 18 Fire Department Access and Water Supply-

18.2.2.5.1.1
Fire Dept. access roads shall have an unobstructed width of not less than 20' and anunobstructed vertical clearance of not less than 13'6".

18.2.2.5.2
Fire Dept. access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with a surface suitable for all weather driving capabilities.

18.2.2.5.4
Dead End fire dept access roads in excess of 150' in length shall be provided with approved provisions for the turning around of the fire apparatus.

ZACHARY PROPERTY DEVELOPMENT, LLC.
CARMEN ERWIN

DATE: August 4, 2017

REFERENCE:
1. "Map Showing the Resubdivision of Tracts "A" & "C-2-B-1"...", dated 03-26-2003, by Sigma Consulting Group, Inc.

RECOMMEND FOR APPROVAL:

LAKEISHA THERIOT
SANITARIAN MANAGER/EAST BATON ROUGE

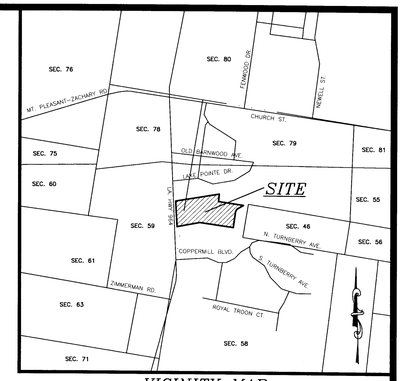
Date:

APPROVED:
CITY OF ZACHARY

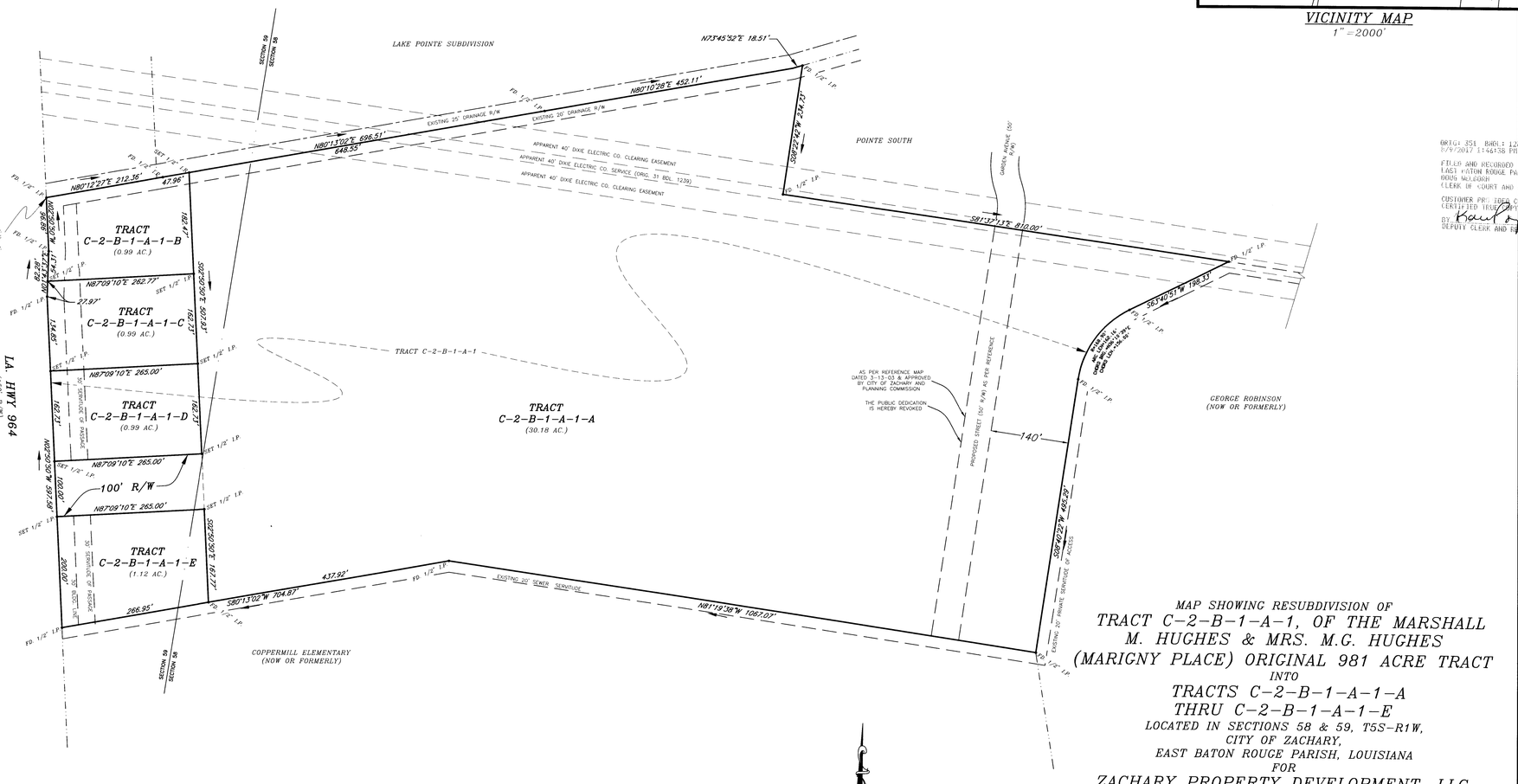
WILLIAM L. KLINE — DATED 8/7/17
PLANNING & ZONING DIRECTOR

CHRIS DAVEZAC — DATED 8/8/17
PLUBLIC WORKS DIRECTOR

DAVID AMRHEIN — DATED 8.8.17
MAYOR, CITY OF ZACHARY



VICINITY MAP
1" = 2000'



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EAST BATON ROUGE PARISH, LA
DOUG WILLIAMS
CLERK OF COURT AND RECORDER
CUSTOMER PR: IDEA COPY FOR
CERTIFIED TRUE COPY
BY
DEPUTY CLERK AND RECORDER

CERTIFICATION: This is to certify that this plat is made in accordance with Louisiana Revised Statutes 33:5051 et. seq. and conforms to all city ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for a Class C Surveys and it was the intent to subdivide this property into the platted subdivision. This certification is specifically restricted to the client for the required subdivision of property only, and does not extend to third parties unless the plat is properly revised by the certifier to reflect same.

STATE OF LOUISIANA
ALVIN FAIRBURN, JR.
REG. NO. 4844
REGISTERED PROFESSIONAL
LAND SURVEYOR

ALVIN FAIRBURN, JR., P.L.S.
DATE: AUGUST 3, 2017
FILE: "HERRING, RANDY..."

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FB	PGS	P.C.	CALC.	DWG.	CKD

100' 0 100'
50' 200'

MAP SHOWING RESUBDIVISION OF
TRACT C-2-B-1-A-1, OF THE MARSHALL M. HUGHES & MRS. M.G. HUGHES (MARIGNY PLACE) ORIGINAL 981 ACRE TRACT
INTO
TRACTS C-2-B-1-A-1-A THRU C-2-B-1-A-1-E
LOCATED IN SECTIONS 58 & 59, T5S-R1W,
CITY OF ZACHARY,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
ZACHARY PROPERTY DEVELOPMENT, LLC.

ALVIN FAIRBURN & ASSOCIATES, LLC.
CONSULTING ENGINEERS ~ ARCHITECTS
LAND SURVEYORS ~ DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1289 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515

JOB NO. A170328-3A

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