

LEGEND

—	Property Line
—	Right of Way Line
—	Service Line
—	Building Setback Line
—	Underground Sewer Line
—	Fence Line
—	Found Iron Pipe/rod
—	Set 1/2" Iron Pipe
—	Sewer Manhole
—	Catch Basin
—	Soakaway Catch Basin
—	Right of Way
—	Building Setback Line
—	Chain Link Fence
—	Found
—	Iron Pipe
—	Property Corner
—	Asphalt Pavement
—	Concrete Pavement

NOTES:

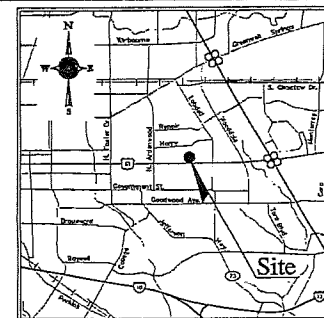
WATER: Parish Water Co.
FIRE: Baton Rouge City Fire
ELECTRIC: Entergy
SEWER: W.S.T.M.
GAS: Entergy
EXISTING LAND USE: UND/V
FUTURE LAND USE: EC/UN
SCHOOL DISTRICT: EBR-5
CHARACTER AREA: Urban/Walkable

NOTE:

Stormwater Management: As part of construction, it shall be the responsibility of the owner to comply with storm water management and drainage requirements set forth in section 15.13 of the unified development code, latest revision.

GENERAL NOTES:

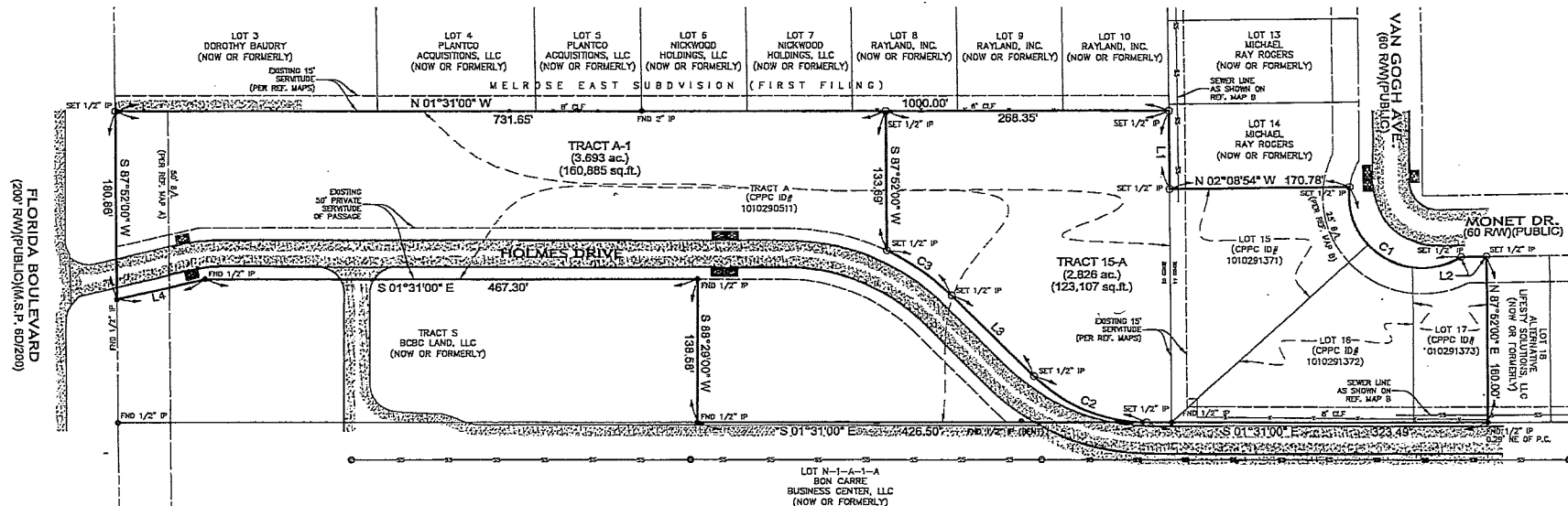
- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 2203C0255F for East Baton Rouge Parish, Louisiana, last revised June 19, 2012, the property shown herein is located in Flood Zone "X". Nearest adjacent Base Flood Elevation = 52 feet (NAVD 1988). Base flood elevations are subject to change and should be verified with the Engineering Division of the Department of Public Works.
FLOOD AREAS DEFINED:
Zone "X": Areas determined to be outside the 0.2% annual chance flood plain.
Flood Insurance Rate Maps are revised frequently and can be found online at: mac.fema.gov
- Zoning: C2 (Heavy Commercial) & A4 (General Residential)
Yard Requirements: C2 Minimum Front Yard: 10 feet Minimum Rear Yard: None Minimum Side Yard: None
Yard Requirements: A4 Minimum Front Yard: 20 feet Minimum Rear Yard: 25 feet Minimum Side Yard: 5 feet
Zoning information should be verified with City/Parish Planning Commission.
- Reference Maps:
A. Map Showing Resubdivision of a Portion of the Bon Marche Co. Property into Tracts A & S Located in Section 72, T-7-S, R-1-E, Greensburg Land District, East Baton Rouge Parish, LA, by G. Wayne Sledge, dated Sept. 3, 1985
B. Melrose East Subdivision 1st, 2nd and 3rd Filing Sanitary Sewer As Built Wye Record, by Paul C. Boudreaux, dated 1-5-88
(*) represents the Basis of Bearings. Bearings are based on reference map "A" (above). Distances are U.S. Survey Feet.
No attempt has been made by LandSource, Inc., to verify title, actual legal ownership, dead restrictions, servitudes, easements, or other burdens on the property other than that furnished by the client or his representative.
- Utilities: The underground utilities shown herein have been located from visible utility features and/or previous construction drawings. The surveyor makes no guarantee that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features.
- Due to lack of relief, there are no contours on this site.



VICINITY MAP
SCALE: 1" = 200'

CURVE TABLE				
NO.	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	157.84	70.00	N 31°27'33" E	120.46
C2	118.49	150.88	S 20°39'00" W	115.46
C3	75.73	225.00	S 33°50'29" W	75.37

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N 87°52'00" E	73.31'
L2	N 02°08'51" W	23.86'
L3	S 43°29'00" W	111.01'
L4	S 14°33'16" E	88.21'



DEDICATION:

The streets and rights of way shown herein, 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 purposes 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 purpose for which the servitude or right of way is granted.

SEWAGE DISPOSAL:

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 Health Unit of East Baton Rouge Parish.

Ty McManis
Ty McManis, Vice President
BCBC Land, LLC
Owner: Tract A & Lots 15, 16 & 17

12/6/18
Date

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 filing of the property shall be commenced until all applicable provisions of Chapter 15 of the Unified Development Code are addressed.

The City of Baton Rouge and the Parish of East Baton Rouge do 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.

MAP SHOWING RESUBDIVISION
OF
LOTS 15, 16 & 17
BEING A PORTION OF MELROSE EAST, FIRST FILING
& TRACT A
BEING A PORTION OF BON MARCHE CO. PROPERTY
INTO
TRACTS 15-A & A-1
LOCATED IN SECTION 72, T-7-S, R-1-E,
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH, LOUISIANA
FOR
BCBC LAND, LLC

APPROVED

Frank M. Dwyer
Frank M. Dwyer, FAICP, Director
or his designee
City-Parish Planning Commission

12/13/2018
Date
6-2886856 51239-55

CERTIFICATION:

This is to certify that this plat is made in accordance with LA. revised Statutes 33:505(1) ET SEQ. and conforms to all parish ordinances governing the subdivision of land and conforms to a Class B Survey in accordance with the State of Louisiana "Standards of Practice for Property Boundary Surveys".

David L. Patterson
David L. Patterson, P.L.S.
La. Registration No. 04784

11/7/18
Date



DATE
11-07-2018

OWN. BY: MDD
CHKD. BY: DLP

SHEET NO:

01

OF: 01