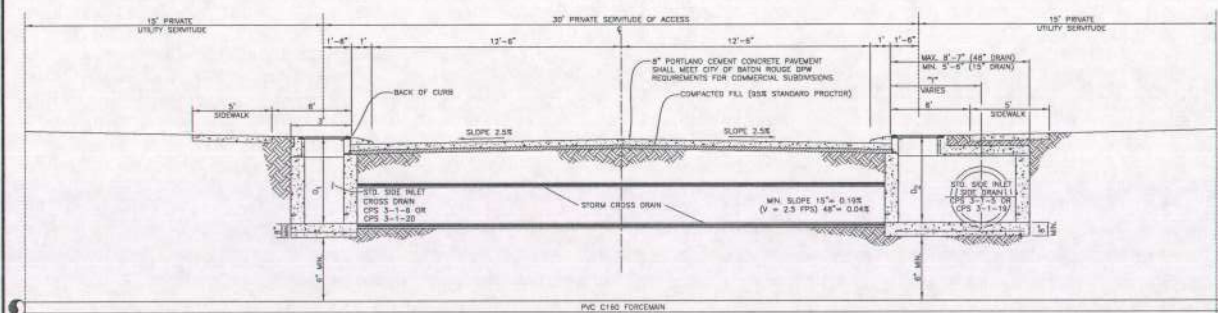


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HIGHLAND COURT
PROPOSED PRIVATE STREET
THE CITY OF BATON ROUGE / EAST BATON ROUGE
PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE
AND/OR UPKEEP OF PRIVATE STREETS

1
P-1
TYPICAL SECTION - STREET
SCALE: N.T.S.

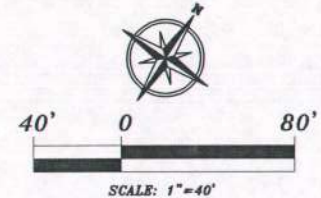
OWNER/SUBDIVIDER/DEVELOPER
GIOVANNI MUCCIACCIARO
17607 BENT TREE COURT
BATON ROUGE, LA 70810
(225) 335-8880

DEDICATION:
RIGHTS OF WAY SHOWN HEREON AND LABELED AS A PUBLIC RIGHT OF WAY, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. STREETS NOT INDICATED AS PRIVATE STREETS ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS SERVICED ARE GRANTED FOR THE PURPOSES INDICATED ON THE PLAT, AND IF NO PURPOSE IS INDICATED, 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 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 HEALTH UNIT OF EAST BATON ROUGE PARISH HAS APPROVED THE METHOD OF SEWAGE TREATMENT AND DISPOSAL.

WHERE A SEWAGE TREATMENT PLANT IS TO BE PROVIDED BY THE OWNER, THE AREA TO BE USED FOR THIS PURPOSE SHALL BE DEDICATED BY THE OWNER AS A SERVITUDE FOR THAT PURPOSE ONLY, AND SHALL BE SEPARATE FROM ANY OTHER LOT OR BUILDING SITE.

/S/ GIOVANNI MUCCIACCIARO
GIOVANNI MUCCIACCIARO
OWNER
12/03/2009
DATE

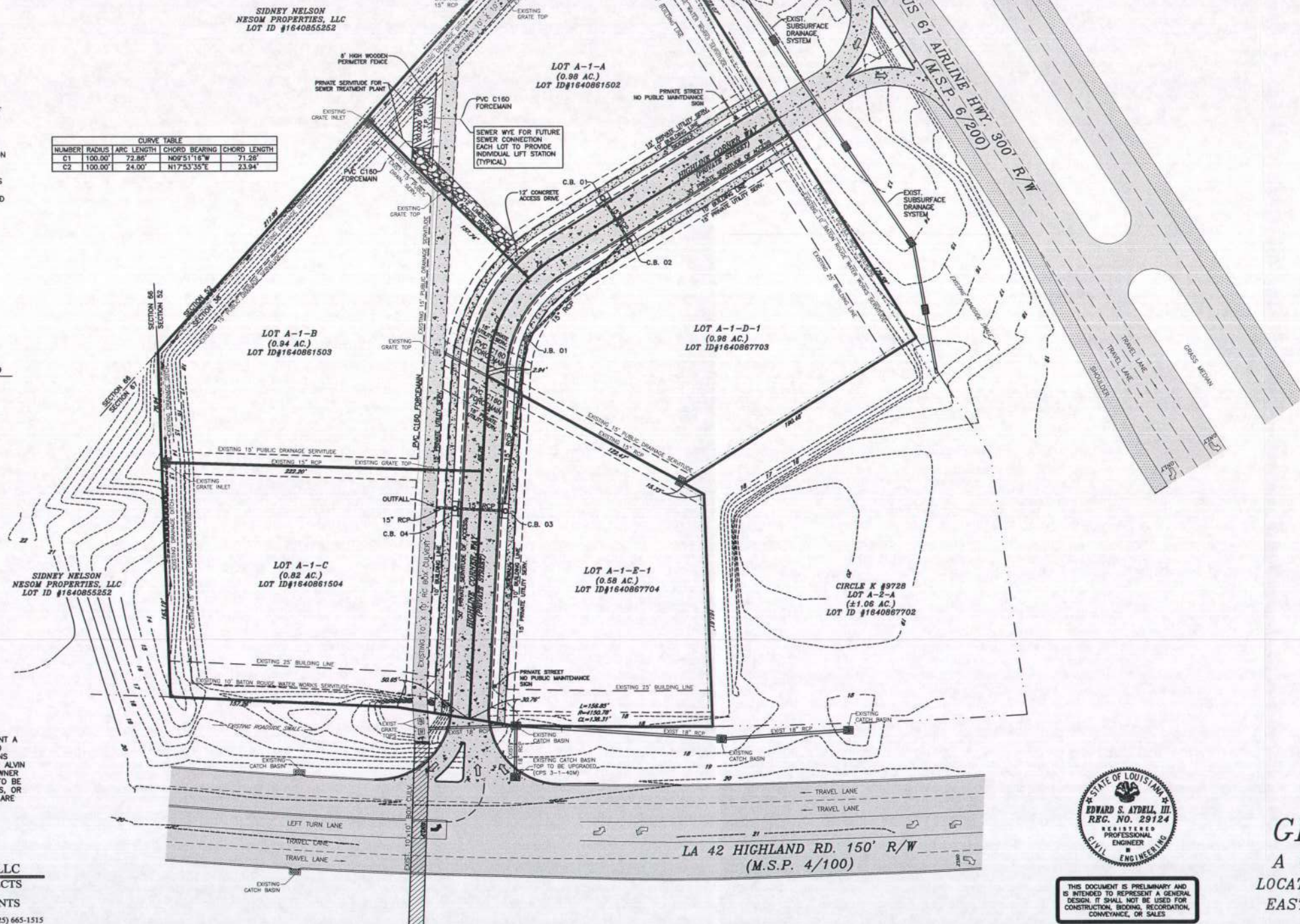


LEGEND
PROPERTY LINE
BUILDING LINE
SERVITUDE
EXISTING CONTOURS

CERTIFICATION:
THIS IS TO CERTIFY THAT THIS PRELIMINARY PLAN IS MADE TO PRESENT A PROPOSED CONCEPT OF DEVELOPMENT FOR THE PROPERTY CONTAINED HEREON. IT DOES NOT REPRESENT A GROUND SURVEY OR ANY DESIGNS OTHER THAN A PRELIMINARY NATURE. THIS PLAT IS THE PROPERTY OF ALVIN FAIRBURN & ASSOCIATES, LLC AND IS MADE FOR THE USE OF THE OWNER FOR PRESENTATION TO THE EAST BATON ROUGE COUNCIL. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT. DIMENSIONS SHOWN ARE SCALED AND APPROXIMATE AND SUBJECT TO CHANGE.

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

CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	100.00'	72.86'	N09°51'16"W	71.28'
C2	100.00'	24.00'	N17°53'35"E	23.94'



APPROVED:

Frank M. Duke, FAICP,
Planning Director or
his designee

Date

APPROVED:

/S/ LAKEISHA THERIOT
Chief Sanitarian
Parish Health Unit

12/08/2009
Date

ORIGINAL APPROVAL FOR GIOVANNI SQUARE PROJECT
(SS-70-09) RECEIVED FROM EAST BATON ROUGE CITY/PARISH
PLANNING COMMISSION ON FEBRUARY 22, 2010



- GENERAL NOTES:**
- THE ORIGINAL DRAWING OF THIS WORK IS THE PROPERTY OF ALVIN FAIRBURN & ASSOCIATES, LLC. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY WRITTEN PERMISSION OF THIS FIRM. ADDITIONAL INFORMATION IS OFTEN ADDED IN A CONTINUOUS UPDATING PROCESS WITHOUT RECORDING CHANGES IN THE PUBLIC RECORDS. THIS FIRM CAN NOT BE RESPONSIBLE FOR SURVEYS, LEGAL TRANSACTIONS, OR PROJECTS WHICH ARE NOT BASED ON AN UPDATED PLAT WHICH IS MADE BY THIS FIRM AND BASED ON THE MOST RECENT INFORMATION AND PROPER STANDARDS OF CARE.
 - PROPERTY RESTRICTIONS, SERVITUDES, AND/OR RIGHT OF WAYS OTHER THAN THOSE SHOWN MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD BE AWARE THAT ABSTRACTING THE TITLE TO SHOW ALL ENCUMBRANCES WERE NOT WITHIN THE SCOPE OF THIS PROJECT.
 - THIS DRAWING IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY AND SHALL NOT BE USED AS SUCH.
 - NO. OF ACRES: ± 4.43 AC.
 - NO. OF LOTS: 5
 - WATER: BATON ROUGE WATER CO.
 - SEWERAGE: COMMUNITY SEWER TREATMENT PLANT (PRIVATE TREATMENT SYSTEM)
 - ZONING: LC3
 - ELECTRICITY: ENTERGY
 - GAS: ENTERGY
 - FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
 - CHURCH DISTRICT:
 - SCHOOL DISTRICT: EBR-6
 - LAND USE: LIGHT COMMERCIAL
 - STREETS: PRIVATE - 27' WIDE PORTLAND CEMENT CONCRETE STREETS WITH CONCRETE CURB AND SUBSURFACE DRAINAGE.
 - ALL DRAINAGE ON SUBJECT PROPERTY TO BE COLLECTED IN A GRAVITY DRAINAGE SYSTEM AND DISCHARGE INTO AN EXISTING 10"x10" CONCRETE BOX CULVERT UNDER HIGHLAND ROAD AND OUTFALL INTO OLD WARDS CREEK.

- RESTRICTIONS:**
- 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.
 - ALL LOTS ARE SUBJECT TO DECLARATION OF PROTECTIVE COVENANTS FILED AS AN ADDENDUM TO 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 WHICH MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

- REFERENCE MAP:**
- "MAP SHOWING SUBDIVISION OF A CERTAIN 1.17 ACRE TRACT OF LAND, FORMERLY A PORTION OF THE PAULSON SPENCE PROPERTY, AND LOT A-1..." DATED 6-28-08, BY ALVIN FAIRBURN & ASSOCIATES, LLC
 - "MAP SHOWING EXCHANGE OF PROPERTY LOT A-2, A-1-D, AND A-1-E OF THE PAULSON SPENCE PROPERTY INTO LOT A-2-A, A-1-D-1, AND A-1-E-1..." DATED 10-19-2015, BY COLLINS LAND SURVEYORS

FLOOD CERTIFICATION:
ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, DATED 5/2/08, COMMUNITY NO. 220058 AND MAP NO. 22033C0335 E, THIS PROPERTY LIES WITHIN FLOOD ZONE "AE".
EAST BATON ROUGE PARISH D.P.W. ADJ. 100 YEAR FLOOD ELEV. 19.0'. INUNDATION NOT AVAILABLE AS PER E.B.R.P. D.P.W.

THE BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.

UTILITY NOTE:
ALL EXISTING UTILITIES SHOWN HEREON ARE BASED ON AVAILABLE REFERENCE INFORMATION AND, WHERE POSSIBLE, INFORMATION GATHERED IN THE FIELD.

STORM WATER MANAGEMENT NOTE:
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 VERSION.

FILL NOTE:
NO FILLING OF THE PROPERTY SHALL BE COMMENCED UNTIL ALL APPLICABLE PROVISIONS OF CHAPTER FIFTEEN OF THE UNIFIED DEVELOPMENT CODE ARE ADDRESSED.



THIS DOCUMENT IS PRELIMINARY AND IS INTENDED TO REPRESENT A GENERAL DESIGN. IT SHALL NOT BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, OR SALES.

REVISED
PRELIMINARY PLAT OF
GIOVANNI SQUARE
A COMMERCIAL DEVELOPMENT
LOCATED IN SECTION 38, T8S-R2E, G.L.D.
EAST BATON ROUGE PARISH, LOUISIANA

JOB NUMBER: A060320 DATE: 3/01/2017

SS-2-17 Final Set (April 2017 per meeting)