



NOTES:
 WATER: Parish Water Co.
 FIRE: Baton Rouge City Fire
 ELECTRIC: Entergy
 SEWER: W.S.T.N.
 GAS: Entergy
 EXISTING LAND USE: LDR
 FUTURE LAND USE: R9
 SCHOOL DISTRICT: EBR-5
 CHARACTER AREA: Urban/Webuse

LEGEND

- Property Line
- - - Right of Way Line
- - - Building Setback Line
- - - Fence Line
- Found Iron Pipe/Post
- Set 1/2" Iron Pipe
- ⊙ Set "X" Scribble in Concrete
- ⊙ Sewer Manhole
- ⊙ Drain Inlet
- R/W Right of Way
- B/L Building Setback Line
- CLF Chain Link Fence
- WDF Wood Fence
- CONG Concrete
- FOUND Found
- IP Iron Pipe
- Asphalt Pavement

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.

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.

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 easements 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 easement or right of way so as to prevent or unreasonably interfere with any purpose for which the easement 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.

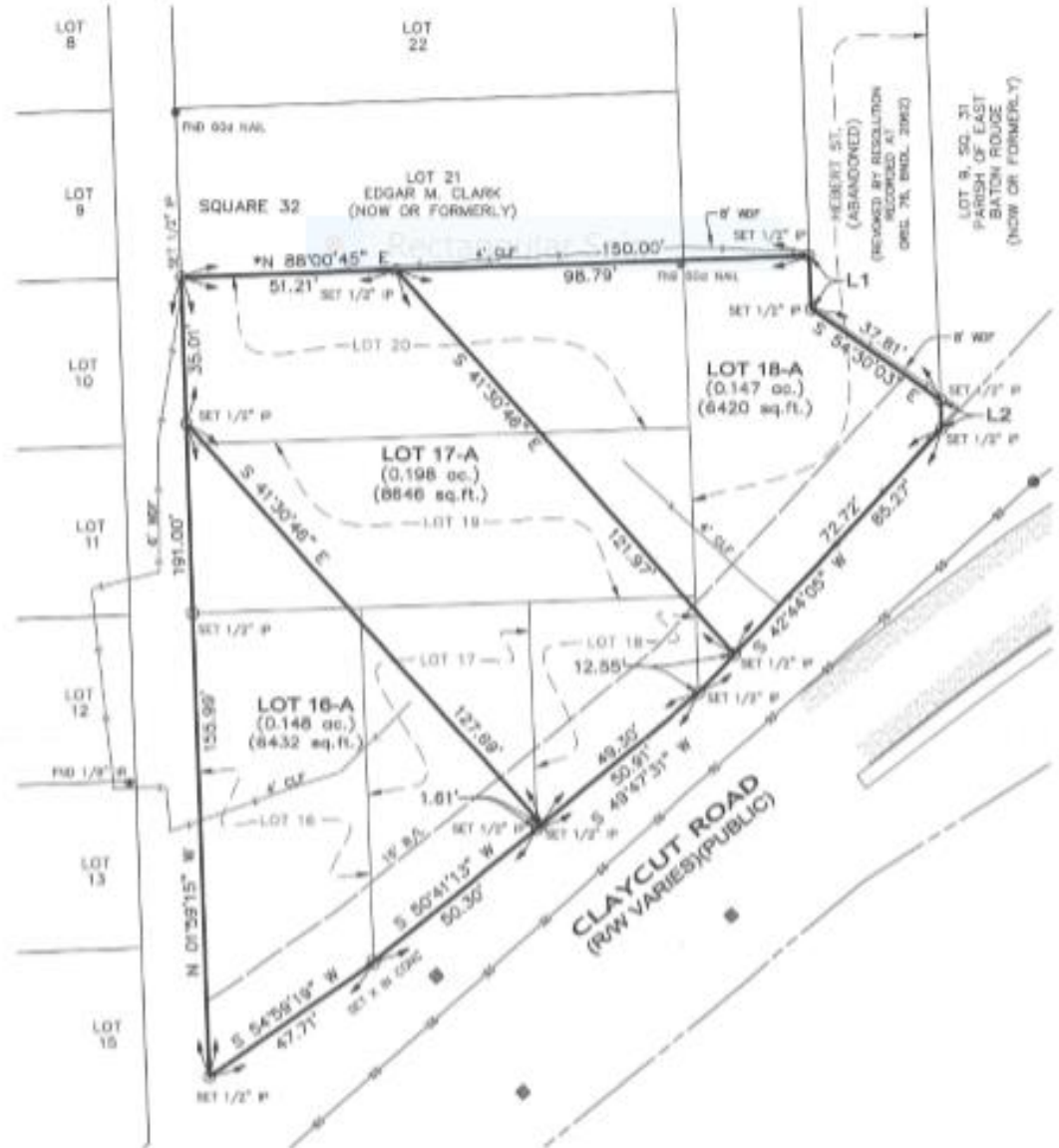
C. Brent Bueche
 C. Brent Bueche
 Owner: Lots 16-20 &
 Abandoned Portion of Hebert St.
 July 31, 2018
 Date

LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	S 01°09'15" E	12.60'
L2	S 01°59'15" E	6.80'

PROPERTY CPPC ID NO.
 LOT 16: 940360762
 LOT 17: 940360763
 LOT 18: 940360764
 LOT 19: 940360765
 LOT 20: 940360766



VICINITY MAP
 SCALE: 1" = 200'



- GENERAL NOTES:**
- Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel No. 2203300235E for East Baton Rouge Parish Louisiana, last revised May 2, 2008, the property shown herein is located in Flood Zone "X" (With Shading). Nearest adjacent Base Flood Elevation = 42 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" (With Shading): Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
 Flood Insurance Rate Maps are revised frequently and can be found online at: maps.fema.gov
 - Zoning: A2 (Single Family Residential)
 Yard Requirements:
 Minimum Front Yard: 15 feet
 Minimum Rear Yard: 25 feet
 Minimum Side Yard: 5 feet
 Zoning information should be verified with City/Parish Planning Commission.
 - Reference Maps:
 A. Right of Way Map Central Consolidated Pump Stations, Pump Station No. 4, East Baton Rouge Parish, by David L. Patterson, P.L.S., dated Oct. 13, 2010 (Orig. 122 E-04, Bnd. 12381)
 - (*) represents the Backs 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 ownerships, deed 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 comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant 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.
 - Municipal address of existing building (to be demolished): #4755 Claycut Road

**MAP SHOWING COMBINATION
 OF
 LOTS 16 THRU 20, SQ. 32
 & AN ABANDONED PORTION OF HEBERT ST.
 INTO
 LOTS 16-A, 17-A & 18-A
 BEING A PORTION OF CAPITAL HEIGHTS SUBDIVISION
 LOCATED IN SECTION 95, T-7-S, R-1-E,
 GREENSBURG LAND DISTRICT,
 EAST BATON ROUGE PARISH, LOUISIANA
 FOR
 C. BRENT BUECHE**

APPROVED
Frank M. Duke, FAICP, Director
 Frank M. Duke, FAICP, Director
 City-Parish Planning Commission
 7/31/2018
 Date
 C-2482951 52768-54

CERTIFICATION:
 This is to certify that this plat is made in accordance with LA revised Statutes 33:5051 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 "Minimum Standards for Property Boundary Surveys".
David L. Patterson, P.L.S.
 David L. Patterson, P.L.S.
 La. Registration No. 04784
 6/7/18
 Date



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 INCORPORATED
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DATE: 06-07-2018
 JOB #: 18-373-01
 DWS: BTH MDD
 DWS: BTH DLP
 SHEET NO: 01
 OF: 01

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