

VICINITY MAP N.T.S.

**FLOOD DATA:**

IN ACCORDANCE WITH HULL FIRM INSURANCE RATE MAP NO. 2401-C-100 (7/03) WEST BATON ROUGE PARISH, SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X". BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND SHOULD BE OBTAINED FROM THE MISSISSIPPI DEPARTMENT OF PUBLIC WORKS.

**REFERENCE MAPS & BASIS FOR BEARINGS:**

1) MAP SHOWING PLANS FOR VEUX RIVIERE A RESIDENTIAL SUBDIVISION BY COOPER ENGINEERING, INC. DATED 12-20-06

**INFRASTRUCTURE:**

ALL INFRASTRUCTURE IMPROVEMENTS SHALL BE DESIGNED, CONSTRUCTED, AND MAINTAINED BY THE DEVELOPER. ALL UTILITIES SHALL BE DEEPENED AND RELOCATED TO THE PARISH SIDE OF THE PROPERTY. ALL UTILITIES SHALL BE RELOCATED WITH PARISH OFFICIALS.

**ZONING & SETBACKS:**

FRONT YARD: 30.0'  
REAR YARD: 10.0'  
SIDE YARD: 10.0' OF LOT WIDTH  
THE SUBJECT PROPERTY IS ZONED R-SF-1

**GENERAL NOTES:**

THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE ANNUAL STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS CLASSIFIED AS A CLASS "B" URBAN SURVEY  
CONTOURS DISPLAYED WHERE TAKEN FROM CONSTRUCTION DRAWINGS AND WHERE NOT SURVEYED ON THE GROUND

**SEWAGE DISPOSAL:**

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL EXCEPT AS PROVIDED IN AN APPROVED SWAMPY SEWER SYSTEM. ALL SEWER LINES SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE HEALTH UNIT OF WEST BATON ROUGE PARISH.

**DEDICATION:**

THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PARISH OF WEST BATON ROUGE, LOUISIANA. ALL AREAS SHOWN AS SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL OR OTHER PURPOSES. TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, BUT SHALL NOT BE MAINTAINED OR IMPROVED. THE DEVELOPER SHALL MAINTAIN AND IMPROVE THE SERVITUDE OR RIGHT-OF-WAY SO AS TO PREVENT OR MINIMIZE INTERFERENCE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

**JOSE PERDUE - OWNER**

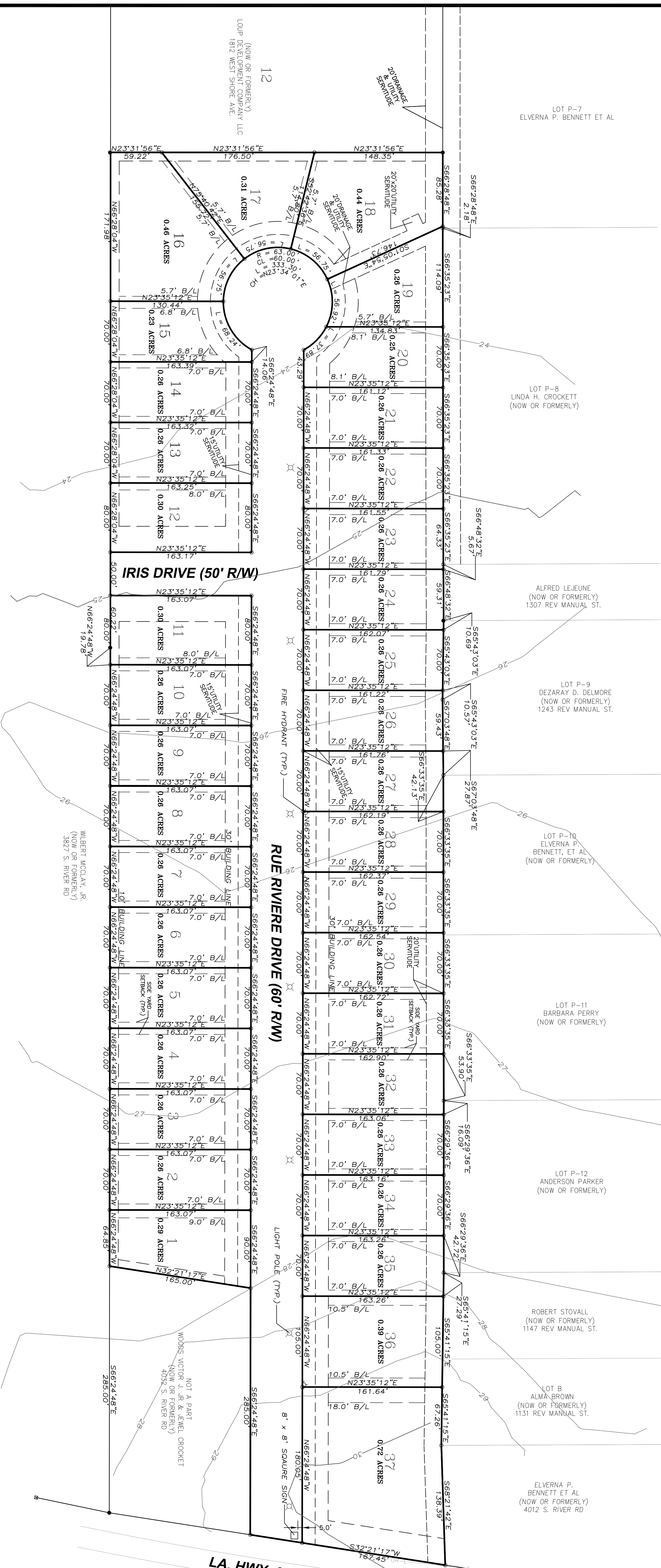
DEVELOPMENT INNOVATORS, LLC  
DATE: \_\_\_\_\_

**VARIANCES:**

NON COMPLIANCE WITH THE FOLLOWING SECTIONS OF THE WEST BATON ROUGE PARISH SUBDIVISION REGULATIONS OF THE GENERAL ORDINANCES OF WEST BATON ROUGE PARISH:  
SECTION 21 - 23, ARTICLE II, GENERAL REQUIREMENTS AND MINIMUM FEET IN LENGTH, DESIGN BLOCKS, BLOCKS SHALL NOT BE MORE THAN 800 FEET IN LENGTH.  
SECTION 21 - 21(D), ARTICLE II, GENERAL REQUIREMENTS AND MINIMUM FEET IN LENGTH, DESIGN BLOCKS, BLOCKS SHALL NOT BE MORE THAN 500 FEET IN LENGTH.  
GRANTED BY WEST BATON ROUGE PARISH COUNCIL ON 11/07/05

**LEGEND**

- SOUND AROUND PIPE
- SET POINT ELECTRIC
- 8" W/ WALKER
- ⊗ FIRE HYDRANT
- ⊗ LIGHT POLE



**C. MISTRIC SURVEYORS, INC.**

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BATON ROUGE, LA. FAX: (225) 292-8953  
EMAIL: CMISTRIC@CMISTRIC.COM



**RECOMMENDED FOR APPROVED:**

DATE: \_\_\_\_\_  
RILEY BERTHELOT, JR., PARISH PRESIDENT  
WEST BATON ROUGE PARISH

DATE: \_\_\_\_\_  
JOHN TILTON, CHAIRMAN  
PLANNING AND ZONING COMMISSION

**JOSE PERDUE - OWNER**

DEVELOPMENT INNOVATORS, LLC  
BRUSLY, LA 70719  
DATE: \_\_\_\_\_

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REV. STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND

RUSSEL L. MISTRIC P.L.L.C.

**MAP SHOWING FINAL PLAT OF VEUX RIVIERE SUBDIVISION LOCATED IN SECTION 75 & 76, TTS-R12E, WEST BATON ROUGE PARISH, LOUISIANA FOR DEVELOPMENT INNOVATORS, LLC**