

ZONING DISTRICT: RURAL (A-1 REQUESTED)
STREETS: 27' ASPHALT W/ CONC. CURB & GUTTER
TYPE: S/D-02A
WATER: BATON ROUGE WATER WORKS
ACREAGE: 74.998± ACRES
EXISTING LAND USE: UND
FUTURE LAND USE: (AG/RU) (RN REQUESTED)
SCHOOL DISTRICT: EBR-6
HIGH SCHOOL: WOODLAWN
MIDDLE SCHOOL: WOODLAWN
ELEMENTARY SCHOOL: SHENANDOAH
CPCP LOT ID#s: 1650770001

SEWER: PUBLIC PUMP STATION TO WSTA
BASE FLOOD ELEV.: 30.0
DESIGN WATER SURFACE: 26.5
INUNDATION LEVEL: 26.5
ELECTRIC CO.: ENERGY
GAS CO.: ENERGY
FEMA FLOOD ZONE: X & AE
FIRE DISTRICT: ST. GEORGE #2
SETBACKS:
FRONT = 15'
REAR = 25'
SIDE = 8'

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.

THE COMMON AREAS SHOWN HEREON ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF THE SANCTUARY. ALL MAINTENANCE SHALL BE BY THE SANCTUARY HOMEOWNERS' ASSOCIATION. DEPARTMENT OF DEVELOPMENT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF THE LAKES, SHORELINE, OR ANY OTHER COMMON AREAS.

THE STREETS RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. AREAS SHOWN AS SERVICUTES ARE GRANTED 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 SERVICUTE OR RIGHT-OF-WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICUTE OR RIGHT-OF-WAY IS GRANTED.

BABIN RD. SOUTHERN R/W (BASED ON GPS OBSERVATIONS)

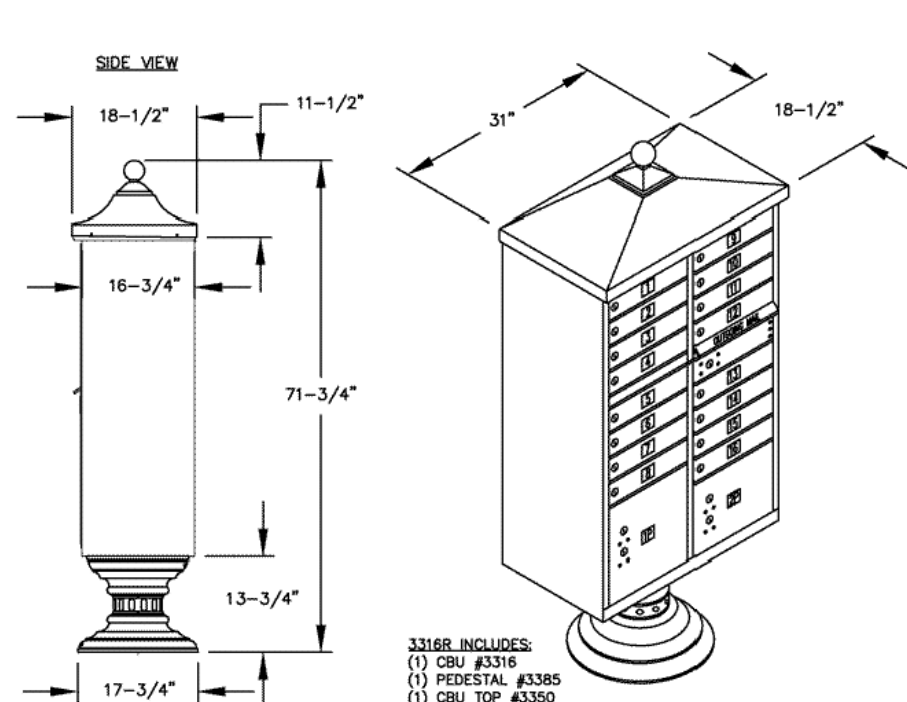
1. MAP OF THE LARRIMORE TRACT, PROPERTY OF R.J. HUMMEL. PREPARED BY: M.P. ROBERTSON, C.E. DATED: JUNE 1909 AND RETRACED IN SEPTEMBER 1935.

- 2.) BABIN ROAD RIGHT OF WAY PLANS BY RAY ORTEGO, P.L.S.
- 3.) TIGER BEND ROAD STREET IMPROVEMENTS DATED 7/31/67 BY J.E. CAVENAUGH, P.E.
2. FINAL PLAT OF THE LAKE AT WHITE OAK, THIRD FILING FOR LAKE PROPERTIES. PREPARED BY: WAYNE SLEDGE REVISED DATE: 8-6-1986 (ORG. 82, BNDL 10445)
3. FINAL PLAT OF THE LAKE AT WHITE OAK, ELEVENTH FILING FOR G.B.C., INC., EDWARD E. EVANS, & HARGER & ASSOC. PREPARED BY: WAYNE SLEDGE DATED: 5-22-1992 (ORG. 236, BNDL 10311)
4. FINAL PLAT OF THE LAKE AT WHITE OAK, TENTH FILING FOR G.B.C., INC., EDWARD E. EVANS, & HARGER & ASSOC. PREPARED BY: WAYNE SLEDGE DATED: 10-22-1991 (ORG. 956, BNDL 10184)
5. FINAL PLAT OF PARTERRE FOR PARTERRE DEVELOPMENT CORP. PREPARED BY: TOXIE CRAFT DATED: 10-20-1983 (ORG. 807, BNDL 9620)
6. THE MEADOWS. FINAL PLAT FOR THE MEADOWS DEVELOPMENT CORPORATION. PREPARED BY: TOXIE CRAFT REVISED DATE: 1-30-1981 (ORG. 568, BNDL 9432)

1. ALL STREETS IN THE SUBDIVISION SHALL BE DESIGNED TO BE NO LOWER THAN 1' BELOW THE 100-YEAR BASE FLOOD ELEVATION.

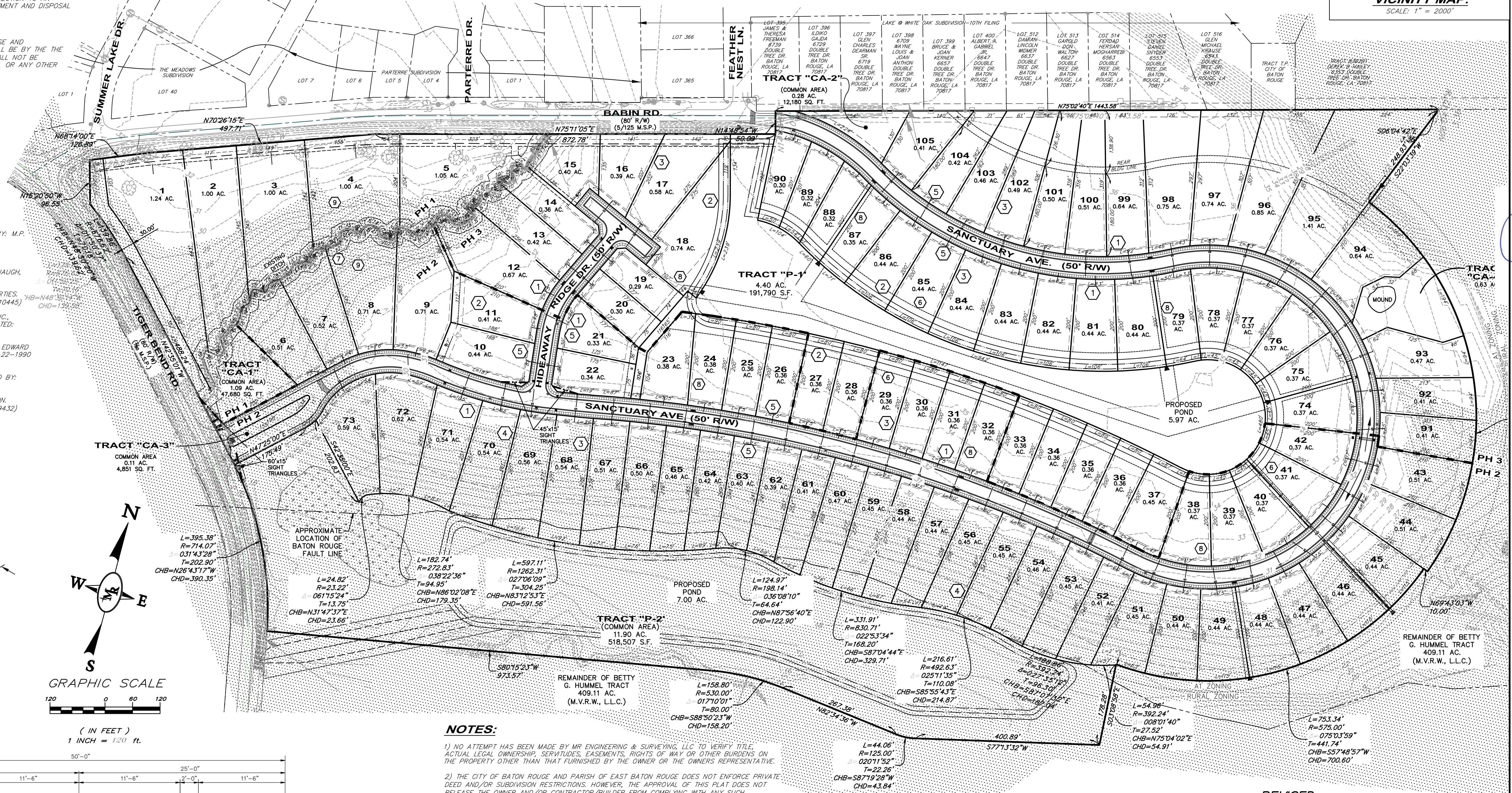
2. NO DIRECT ACCESS TO BABIN RD. FOR LOTS 15 THRU 17

AS PART OF THE 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.



- ① REQ'D. 15' FRONT BLDG LINE
- ② REQ'D. 25' REAR BLDG LINE
- ③ REQ'D. 8' SIDE BLDG LINE
- ④ REQ'D. 10' PRIVATE UTILITY SERVITUDE
- ⑤ REQ'D. 12' PUBLIC UTILITY SERVITUDE
- ⑥ REQ'D. 40' DRAINAGE BUFFER/BLDG SETBACK
- ⑦ REQ'D. 30' PUBLIC DRAINAGE SERVITUDE
(15' EACH SIDE OF CL)
- ⑧ REQ'D. 15' PRIVATE DRAINAGE SERVITUDE
(7.5' OFF EACH LOT)
- ⑨ REQ'D. 50' REAR BLDG SETBACK

	EXISTING FAULT LINE		EXISTING CENTER
	EDGE OF PAVEMENT		RIGHT-OF-WAY MARKER
	CENTER OF PAVED ROAD		PROPERTY CORNER FOUND
	EDGE OF GRAVEL		PROPOSED SEWER MANHOLE
	PROPERTY LINE		PROPOSED SANITARY SEWER
	ADJACENT PROPERTY LINE		FLOOD ZONE "AE" (PER FIRM)
	SECTION LINE		
	EXISTING CONTOURS		



- 1) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, EASEMENT, LEASE, OWNERSHIP, SERVICES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNERS REPRESENTATIVE.
- 2) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES NOT ENFORCE PRIVATE EASEMENT AND/OR SUBORDINATION RESTRICTIONS. HOWEVER, THE APPROVAL OF THIS DEPARTMENT 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.
- 3) BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF DEVELOPMENT.
- 4) THE PROPOSED DEVELOPMENT STORMWATER MANAGEMENT PLAN INDICATES NO IMPACT TO UPSTREAM OR DOWNSTREAM PROPERTIES. EXISTING DRAINAGE PATTERN IS TO CLAYCUT BAYOU & THE AMITE RIVER.
- 5) ALL STREET R/W = 50.00' (UNLESS OTHERWISE NOTED).
- 6) ALL LOTS HAVE A 15' FRONT BUILDING LINE AND 12' UTILITY SERVIDUTE ON THE FRONT OF THE LOT (UNLESS OTHERWISE NOTED). ALL SIDE SETBACKS AND REAR SETBACKS SHALL CONFORM WITH THE UDC REQUIREMENTS.
- 7) THE SUBJECT PROPERTY AS SHOWN HEREON LIES WITHIN ZONE "X" AND "AE" AS SAID PROPERTY IS LOCATED ON THE 2008 INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, LOUISIANA, COMMUNITY-PANEL NUMBER 22033C0290E, DATED MAY 2, 2008.
- 8) 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 UNITED DEVELOPMENT CODE ARE ADDRESSED.
- 9) ALL TURNING RADI AT STREET INTERSECTION TO BE A MINIMUM OF 25'.
- 10) A 6" WOOD FENCE SHALL BE CONSTRUCTED ON THE NORTHERN PROPERTY LINE OF TRACT CA-2 AND LOT 106.
- 11) 100 YEAR FLOOD PLAIN INDICATION SHALL BE PROVIDED 10% ABOVE THE AMOUNT REQUIRED BY ORDINANCE.

<i>PHASE</i>	<i># OF LOTS</i>
1	5
2	60
3	40
<i>TOTAL</i>	<i>105</i>

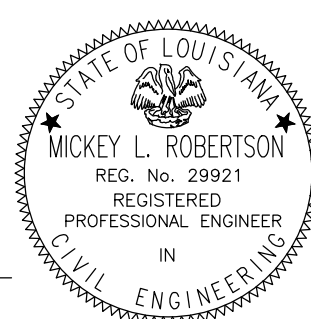
I HEREBY CERTIFY THAT THE PLAT SHOWN WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET. SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

MICKEY L. ROBERTSON, P.E., P.L.S.
MR ENGINEERING & SURVEYING, LLC

THE SANCTUARY

LOTS 1 THRU 105 (INCLUSIVE), "P-1", "P-2" & "CA-1" THRU "CA-4"
BEING A SUBDIVISION OF THE BETTY G. HUMMEL PROPERTY
ALSO KNOWN AS THE LARRIMORE TRACT

LOCATED IN
SECTION 45, T8S-R3E &
SECTIONS 63 & 66, T7S-R2E
GREENSBURG LAND DISTRICT,
EAST BATON ROUGE PARISH,
STATE OF LOUISIANA,
FOR
THE SANCTUARY, LLC



MR ENGINEERING & SURVEYING, LLC
9345 Interline Avenue, Baton Rouge, LA 70809 225 490.9592



THE SANCTUARY - FILINGS 1, 2 & 3
TIGER BEND RD. & BABIN RD.

PRELIMINARY PLAT

[illegible]