

Scale: 1"=2000'±

PRELIMINARY PLAT APPROVAL: CLAIRMONT SUBDIVISION (LOT 3) WAS APPROVED BY THE CITY COUNCIL ON JUNE 14, 2022.

REFERENCE BENCHMARK: ALL ELEVATIONS SHOWN THIS PLAT ARE BASED ON NAVD 1988 GPS DERIVED DATA (GEOID'12) REFERENCED TO THE LSU C4G STATEWIDE

SIDEWALK NOTE: IT SHALL BE THE DUTY OF EACH NDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK WHICH IS ON OR ADJACENT TO HIS/HER PROPERTY. THE CITY OF ZACHARY SHALL HAVE NO RESPONSIBILITY FOR LIABILITY OR MAINTENANCE OF THE SIDEWALKS. TRAIL SYSTEM SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

GRADING INSTRUCTIONS: AS PART OF THE HOUSE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE OWNER HIS CONTRACTOR, OR HIS REPRESENTATIVE TO GRADE EACH LOT SO THAT THE STORM DRAINAGE RUNOFF CONFORMS TO THE APPROVED DRAINAGE LAYOUT, UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF DEVELOPMENT SUBDIVISION OFFICE (METRO ORDINANCE

FILL NOTE: VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THEREFORE, LOT PURCHASES ARE REQUIRED TO INDEPENDENTLY HAVE THEIR SPECIFIC LOTS EXAMINED BY A COMPETENT EXPERT ON THEIR BEHALF TO DETERMINE IF ANY REMEDIAL ACTION SUCH AS HOUSE FOUNDATION MODIFICATIONS ARE NECESSARY, OR SHALL HAVE A NOTORIZED "HOLD HARMLESS AND INDEMNITY AGREEMENT" RECORDED

## GENERAL NOTES

FLOOD NOTE: IN ACCORDANCE WITH FEMA, FLOOD INSURANCE RATE MAP, PANEL NO. 22033C0045F OF EAST BATON ROUGE PARISH, CITY OF ZACHARY, LOUISIANA, LAST REVISED JUNE 19, 2012 , THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X". NEAREST BASE FLOOD ELEVATION = 103' (NAVD 1983). BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED.

EXISTING LAND USE = UNDEVELOPED (UND); ZONING = URBAN RESIDENTIAL (RU) AND SURBURBAN RESIDENTIAL (RS) FRONT = RS 25' - RU 12'

SIDE = RS 10' - RU 5'REAR = RS 35' - RU 25'

FUTURE LAND USE = SINGLE FAMILY RESIDENTIAL ZONING INFORMATION WAS OBTAINED FROM https://www.cityofzachary.org/city-services/planning-zoning. ZONING IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S ZONING ADMINISTRATOR BEFORE ANY IMPROVEMENTS TO THE PROPERTY ARE CONTEMPLATED. SANITARY SEWER: EAST BATON ROUGE PARISH SEWER SYSTEM

STORM DRAINAGE: PROPOSED SUBSURFACE DRAINAGE INTO POND DETENTION SYSTEM. UTILITIES: ELECTRICITY: ENTERGY

WATER: CITY OF ZACHARY GAS: CITY OF ZACHARY

TELEPHONE: AT&T ALL LOTS WILL BE DEED RESTRICTED TO REQUIRE DRIVEWAY CONNECTIONS TO THE INTERNAL STREET NETWORK. SCHOOLS: ZACHARY COMMUNITY SCHOOL DISTRICT

FIRE DISTRICT: ZACHARY FIRE DISTRICT. ALL UTILITIES SHALL BE UNDERGROUND

AREA OF SUBDIVISION IN FILING = 12.309 ACRES CERTAIN AREAS OF THIS PROJECT HAVE BEEN FILLED: THEREFORE, LOT PURCHASERS ARE REQUIRED TO HAVE THEIR SPECIFIC LOTS EXAMINED BY A COMPETENT EXPERT ON THEIR BEHALF TO DETERMINE IF ANY REMEDIAL ACTION SUCH AS HOUSE FOUNDATION MODIFICATIONS ARE NECESSARY; OR SHALL HAVE RECORDED A NOTARIZED "HOLD HARMLESS AND INDEMNITY AGREEMENT".

REFERENCE MAPS: (A) " MAP SHOWING FINAL PLAT FOR CLAIRMONT, 3RD FILING BEING THE REMAINDER OF LOT 3 OF THE A.C. MILLS JR. TRACT ... BY COLIN B. GRAVOIS DATED 04/12/2018. (B) "MAP SHOWING FINAL PLAT FOR CLAIRMONT, FIRST FILING LOT 3 OF THE A.C. MILLS JR. TRACT OF THE DIVISION OF SECTION 71" BY WILLIAM C. MONROE, DATED 8/21/2014.

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983).

TO CONVERT TO FROM GRID BEARING TO TRUE BEARINGS USE:  $\Theta = 0.55'53.96259"$  (SCALE FACTOR=0.999977379)

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 UNIFIED DEVELOPMENT CODE ARE ADDRESSED. NO ATTEMPT HAS BEEN MADE BY C S R S, INC., TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, DEED

RESTRICTIONS, SERVITUDES, EASEMENTS, THE RELOCATION OR ABANDONMENT OF EASEMENTS OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. SECTION LINES HAVE NOT BEEN VERIFIED IN THE FIELD AND ARE SHOWN FOR GENERAL LOCATIVE INFORMATION

20. THE CITY OF ZACHARY AND 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.

NO ATTEMPT HAS BEEN MADE BY C S R S, 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. WETLANDS NOTE: A JURISDICTIONAL WETLAND DETERMINATION HAD NOT BEEN DONE BY CSRS, INC. AND IS NOT

CITY-PARISH SHALL NOT BE RESPONSIBLE FOR MAINTENANCE OR REPLACEMENT OF ANY FENCE OR ENTRANCE STRUCTURES LOCATED WITHIN THE MAJOR STREET SETBACK, A HOLD HARMLESS HAS BEEN FILED AND RECORDED WITH THE CLERK OF COURT'S OFFICE.

NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OF INSTALLED WITHIN OR OVER ANY DRAINAGE OF UTILITY SERVITUDE OR RIGHT-OF-WAY WITHOUT WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT AND THE CITY INSPECTOR. ANY REPRODUCTION OF THE FINAL PLAT OR ANY RESUBDIVISION PLAT, PREPARED FOR PURPOSE, SHALL LIKEWISE INCLUDE THAT STATEMENT PERTAINING TO OBSTRUCTIONS OF SERVITUDE.

## **DEDICATION:**

PUBLIC SERVITUDES & RIGHT-OF-WAYS: THE STREETS AND RIGHT-OF-WAY SHOWN HEREON, 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 WITHOUT WRITTEN APPROVAL FROM THE PUBLIC WORKS DEPARTMENT AND THE CITY INSPECTOR. ANY REPRODUCTION OF THE FINAL PLAT OR ANY RESUBDIVISION PLAT, PREPARED FOR PURPOSES OF SALE OR ADVERTISING, OR ANY OTHER PURPOSE, SHALL LIKEWISE INCLUDE THAT STATEMENT PERTAINING TO OBSTRUCTIONS OR SERVITUDES.

PRIVATE DEDICATION: THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF CLAIRMONT PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF CLAIRMONT. THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS SHALL HAVE THE RIGHT OF ENTRY INTO THE "PRIVATE SERVITUDES" FOR ACCESS TO THE "PUBLIC DRAINAGE OR SEWER SERVITUDES." THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "PRIVATE SERVITUDE" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "PRIVATE SERVITUDES." THE "PRIVATE SERVITUDES" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO CLAIRMONT AND THE USE OF SAID "PRIVATE SERVITUDES" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "PRIVATE SERVITUDES" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "PRIVATE SERVITUDE") BY ANY PUBLIC COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE CLAIRMONT PROPERTY OWNER'S ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

UTILITY SERVITUDES: THE UTILITY SERVITUDES ARE FURTHER GRANTED FOR NONEXCLUSIVE USE OF ALL PUBLIC UTILITIES COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO CLAIRMONT, AND THE USE OF SAID UTILITY SERVITUDES BY SAID PUBLIC UTILITY COMPANIES SHALL BE LIMITED TO THOSE UTILITY SERVITUDES IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES BY ANY PUBLIC UTILITY COMPANY SHALL BE UNDERGROUND AND SUBJECT TO PRIOR WRITTEN APPROVAL OF HUNT AND HUNT DEVELOPMENT, INC. ITS HEIRS, SUCCESSORS & ASSIGNS.

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 THE DIVISION OF HEALTH AND HOSPITALS.

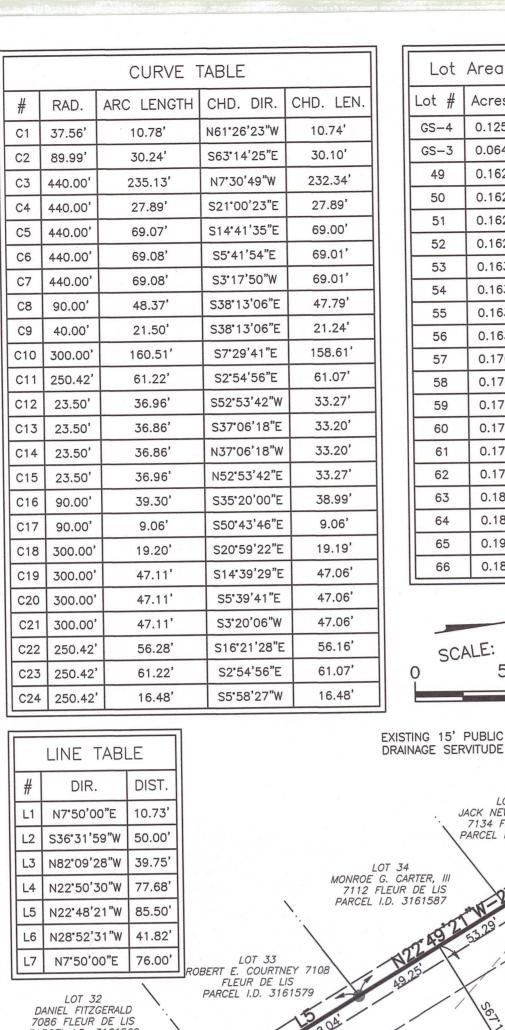
COMMON AREAS: THOSE AREAS DESIGNATED HEREON AS "COMMON AREAS" ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF CLAIRMONT SUBDIVISION FOR RECREATION, SERVITUDE AND OTHER RELATED ACTIVITIES. THE "COMMON AREAS" ARE NOT BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF CLAIRMONT SUBDIVISION. OWNERSHIP AND MAINTENANCE OF THE COMMON AREAS SHALL BE BY CLAIRMONT SUBDIVISION. CITY-PARISH IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY "COMMON AREA".

**CERTIFIED TRUE AND CORRECT COPY** 

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HUNT & HUNT DEVELOPMENT, INC.

Deputy Clerk of Court



WITH DEVELOPMENT AGREEMENTS BY AND BETWEEN HUNT AND HUNT

UTILITIES INFRASTRUCTURE FEE IN ACCORDANCE WITH THE UNIFIED

DEVELOPMENT CODE SECTION 6.501 UTILITIES INFRASTRUCTURE FEE.

DEVELOPMENT, INC. AND THE CITY OF ZACHARY. ADDITIONALLY, ALL LOTS

FOR WHICH THE BUILDING PERMITS WILL BE ISSUED FOR IMPROVEMENTS THE LOT WILL REQUIRE PAYMENT OF THE REMAINING PORTION OF THE

Lot Area Table			Lot Area Table			Lot Area Table		
Lot #	Acres	Sq.Ft.	Lot #	Acres	Sq.Ft.	Lot #	Acres	Sq.Ft.
GS-4	0.125	5431.61	67	0.187	8132.10	87	0.374	16302.83
GS-3	0.064	2797.02	68	0.156	6813.76	88	0.242	10561.94
49	0.162	7051.55	69	0.156	6799.29	89	0.171	7452.32
50	0.162	7043.79	70	0.156	6799.29	90	0.171	7452.32
51	0.162	7055.45	71	0.156	6799.29	91	0.170	7408.90
52	0.162	7067.10	72	0.156	6799.29	92	0.187	8125.85
53	0.163	7078.75	73	0.156	6799.29	93	0.187	8128.86
54	0.163	7090.40	74	0.156	6799.29	94	0.187	8131.98
55	0.163	7102.05	75	0.156	6799.29	95	0.175	7642.20
56	0.163	7113.70	76	0.156	6799.29	96	0.175	7642.21
57	0.176	7648.39	77	0.189	8252.80	97	0.175	7642.21
58	0.176	7661.81	78	0.196	8540.33	98	0.175	7642.21
59	0.176	7675.23	79	0.161	7000.00	99	0.175	7642.21
60	0.177	7688.66	80	0.161	7000.00	100	0.175	7642.21
61	0.177	7702.08	81	0.161	7000.00	101	0.175	7642.21
62	0.178	7735.46	82	0.161	7000.00	102	0.175	7642.21
63	0.187	8130.91	83	0.161	7000.00	103	0.197	8587.76
64	0.189	8250.02	84	0.161	6997.09	104	0.207	9036.21
65	0.193	8397.89	85	0.186	8102.37	,		
66	0.189	8250.02	86	0.222	9658.83			

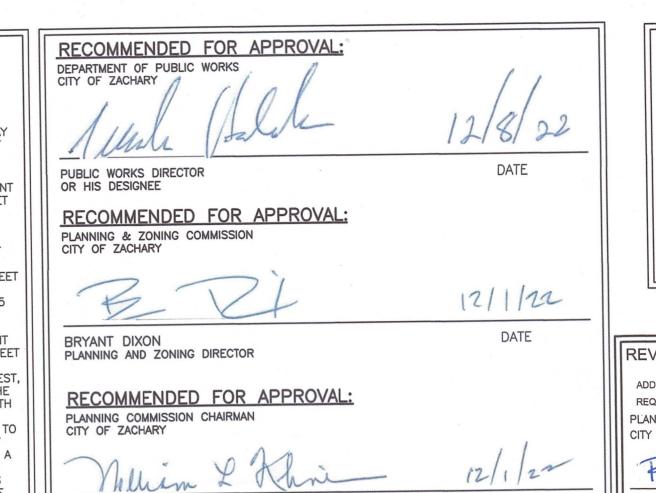
IMPROVEMENTS TO THE LOT WILL REQUIRE PAYMENT OF THE REMAINING PORTION

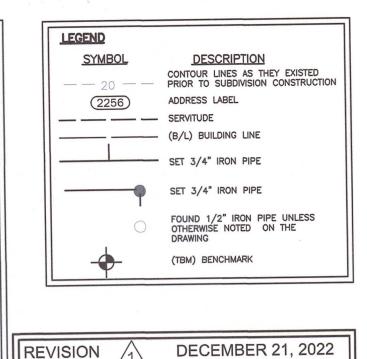
OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFOREMENTIONED

THIS SUBDIVISION IS LOCATED IN THE ZACHARY AREA TRANSMISSION NETWORK.

ORDINANCE.

EGAL DESCRIPTION OF CLAIRMONT SUBDIVISION 2ND FILING A CERTAIN TRACT OR PARCEL OF LAND, BEING DESIGNATED AS CLAIRMONT SUBDIVISION 2ND FILING, BEING A PORTION OF LOT 3 OF THE A.C. MILLS, JR. TRACT, LOCATED IN SECTION 71, TOWNSHIP 4 SOUTH, RANGE 1 EAST, GREENSBURG LAND DISTRICT, CITY OF ZACHARY, EAST BATON ROUGE PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING FROM THE SOUTHEASTERLY PROPERTY LINE OF LOT 3, AND THE NORTHERN RIGHT OF WAY LINE OF ROLLINS ROAD, THENCE, NORTH OB DEGREES OF MINUTES OF SECONDS EAST, A DISTANCE OF 1415.80 FEET TO A POINT, ALSO BEING THE POINT OF BEGINNING;





ADDRESS REVISED ZONING DEDICATION AND SETBACK REQUIREMENTS PREVIOUSLY APPROVED IN 2014 VIA 1ST FILING PLANNING COMMISSION CITY OF ZACHARY BRYANT DIXON, OR HIS DESIGNEE DATE PLANNING AND ZONING DIRECTOR THE LICENSEE SHOWN IS THE SUPERVISING PROFESSIONAL FOR ONLY THE REVISIONS TO THIS PLAT LISTED HEREON. THE LICENSEE FOR THE ORIGINAL PLAT IS AWARE AND IN AGREEMENT TO THESE REVISIONS. 12/21/2022 DATE C S R S, LLC.

> DEVELOPER/OWNER: HUNT & HUNT DEVELOPMENT, INC. 4313 CHURCH STREET ZACHARY, LA 70791 **ENGINEER:** JOSEPH YARBOROUGH, P.E. CSRS, INC. 8555 UNITED PLAZA BLVD. BATON ROUGE, LA. 70809 PH (225) 769-0546

8555 United Plaza Blvd. Baton Rouge, LA 70809 Telephone: 225 769-0546 Fax: 225 767-0060 www.csrsinc.com

> **MAP SHOWING FINAL PLAT**

**CLAIRMONT SUBDIVISION 2ND FILING BEING A PORTION OF** LOT 3, REMAINDER OF ALBERT C. MILLS, JR. TRACT

LOTS 49 -104, GS-3 - GS-4, AND A PRIVATE ACCESS SERVITUDE DEDICATED ON LOTS 21 & 22, CLAIRMONT **SUBDIVISION 1ST FILING** 

> LOCATED IN SECTION 71 T-4-S R-1-E GREENSBURG LAND DISTRICT CITY OF ZACHARY

EAST BATON ROUGE PARISH LOUISIANA **FOR** 

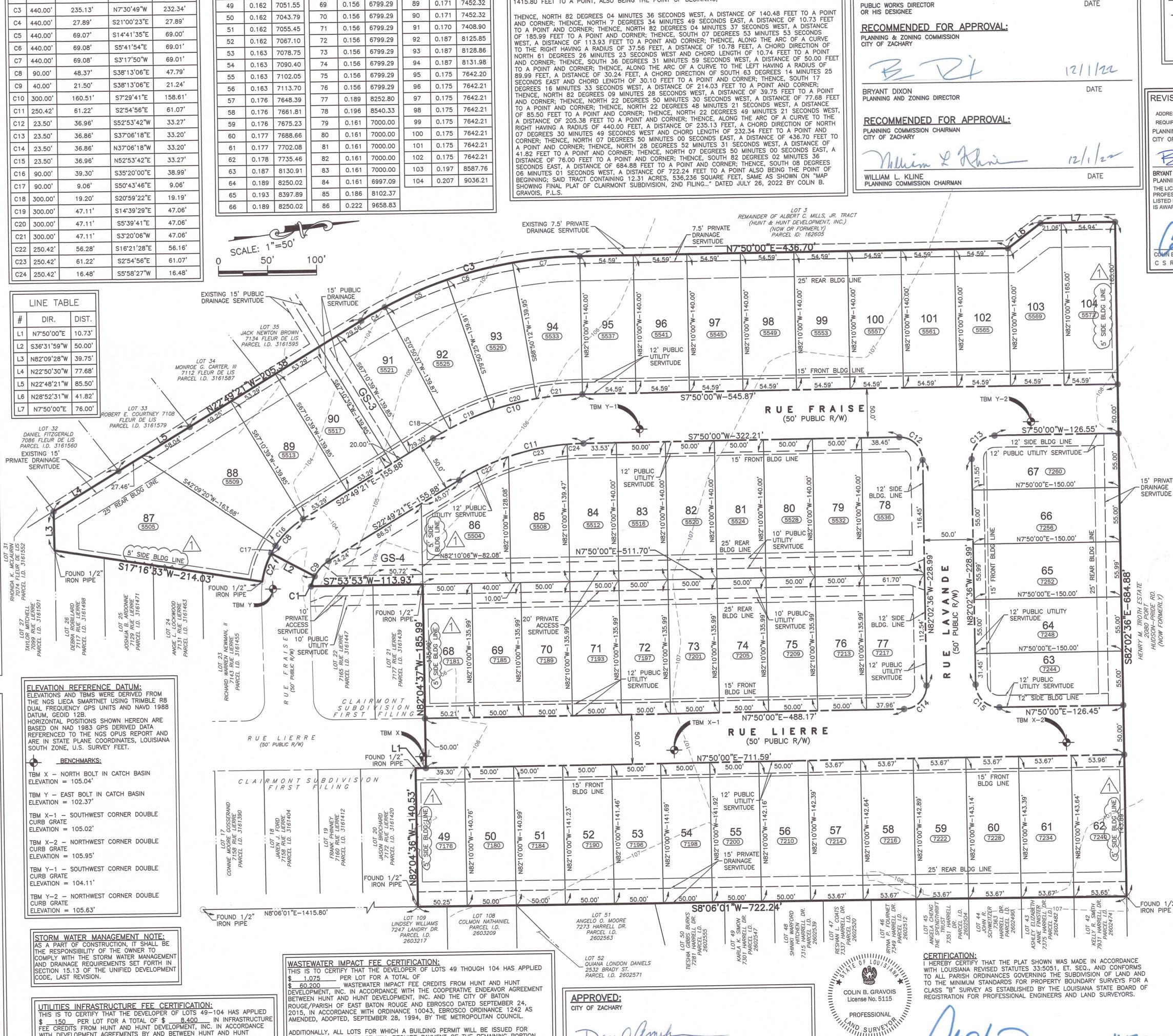
**HUNT & HUNT DEVELOPMENT, INC.** September 29, 2022

Project Number: 214093 Checked By: **CBG** 

11.17.2022

DATE

Sheet No: 1 of 1



DAVID AMRHEIN

MAYOR

DATE

LICENSE NO. 5115