

SIDEWALK NOTE:
THE SIDEWALKS MUST BE SHOWN ON THE RESIDENTIAL PLOT PLAN AT THE TIME THE BUILDING PERMIT IS ISSUED FOR EACH LOT. THE SIDEWALKS MUST BE CONSTRUCTED PRIOR TO REQUESTING A FINAL INSPECTION FOR EACH LOT.

UTILITY SERVICE SERVITUDE:
WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT. (UDC SEC. 4.7(16))

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 PUBLIC WORKS. (METRO. ORD. 11135)

MAJOR STREET SETBACK NOTE:
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 COURTS OFFICE.

NO ATTEMPT HAS BEEN MADE BY EVANS-GRAVES ENGINEERS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

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.

RESTRICTIONS NOTE:
ALL LOTS ARE SUBJECT TO DECLARATION OF COVENANTS AND RESTRICTIONS FILED AS AN ADJUNCT HERETO. THE CITY-PARISH DOES NOT ENFORCE PRIVATE DEED AND/OR SUBDIVISION RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

THE LOCATIONS OF ABOVE-GROUND/UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED BY THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

FILL NOTE:
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE INFRASTRUCTURE. EACH BUILDER / OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. A HOLD HARMLESS AND INDEMNITY AGREEMENT RELEASING THE CITY-PARISH OF ALL LIABILITY SHALL BE RECORDED FOR EACH LOT AS VERIFICATION THAT THESE CONDITIONS HAVE BEEN MET.

WASTEWATER IMPACT FEE CERTIFICATION:
THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS THROUGH AND TRACTS HAS PAID \$ PER LOT/TRACT FOR A TOTAL OF \$ (CHECK NO.) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, E.B.R.O.S.C.O. ORDINANCE 1242 AS AMENDED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL LOTS FOR WHICH A BUILDING PERMIT IS ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE A PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFORESAID ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE SEWER DISTRICT.

PETER NEWKIRK, P.E.
DIRECTOR
EAST BATON ROUGE CITY/PARISH, DEPARTMENT OF PUBLIC WORKS

PUBLIC DEDICATION: 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, SEWER 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 UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

PRIVATE DEDICATION: THE SERVITUDES DESIGNATED HEREON AS "PRIVATE SERVITUDES" ARE HEREBY RESERVED FOR THE USE OF SHADOWBROOK LAKES PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF SHADOWBROOK LAKES. THE EAST BATON ROUGE CITY/PARISH DEPARTMENT OF PUBLIC WORKS HAS GRANTED 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 SHADOWBROOK LAKES 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 SHADOWBROOK LAKES PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE CITY/PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF PRIVATE FACILITIES.

PUBLIC SEWER DEDICATION: ALL AREAS SHOWN AS "PUBLIC SEWER SERVITUDES" ARE GRANTED TO THE PUBLIC FOR REMOVAL OF SEWAGE (WHICH SHALL INCLUDE THE RIGHT TO EXCAVATE FOR MAINTENANCE OR REPAIR WITHIN THE "PUBLIC SEWER SERVITUDES") AND FOR NO OTHER PURPOSE. NO BUILDING, STRUCTURE OR FENCE SHALL BE CONSTRUCTED, AND NO SHRUBS OR PLANTS SHALL BE PLANTED WITHIN THE LIMITS OF ANY PUBLIC SEWER SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. THE PUBLIC SHALL ONLY BE RESPONSIBLE FOR MAINTAINING PUBLIC SANITARY SEWER IMPROVEMENTS LOCATED WITHIN THE "PUBLIC SEWER SERVITUDES" AND SHALL NOT BE RESPONSIBLE FOR, NOR BE OBLIGATED TO REPAIR OR REPLACE ANY EXCAVATED AREA, PAVED AREA, FENCE OR OTHER PRIVATE IMPROVEMENTS CONSTRUCTED ON OR INSTALLED WITHIN THE "PUBLIC SEWER SERVITUDES," WHICH REPAIRS OR REPLACEMENTS SHALL BE AT THE SOLE EXPENSE OF THE OWNERS, THEIR HEIRS, SUCCESSORS, OR ASSIGNS.

COMMON AREA (PRIVATE): THE AREA DESIGNATED HEREON AS "COMMON AREA" IS HEREBY DEDICATED TO THE PROPERTY OWNERS OF SHADOWBROOK LAKES SUBDIVISION FOR REMOVAL, SERVITUDE AND OTHER RELATED ACTIVITIES. THE COMMON AREA IS NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT IS DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS OF SHADOWBROOK LAKES SUBDIVISION. THE CITY-PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY IMPROVEMENTS WITHIN THE COMMON AREA. THE SHADOWBROOK LAKES HOME OWNERS ASSOCIATIONS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY IMPROVEMENTS WITHIN THE COMMON AREA.

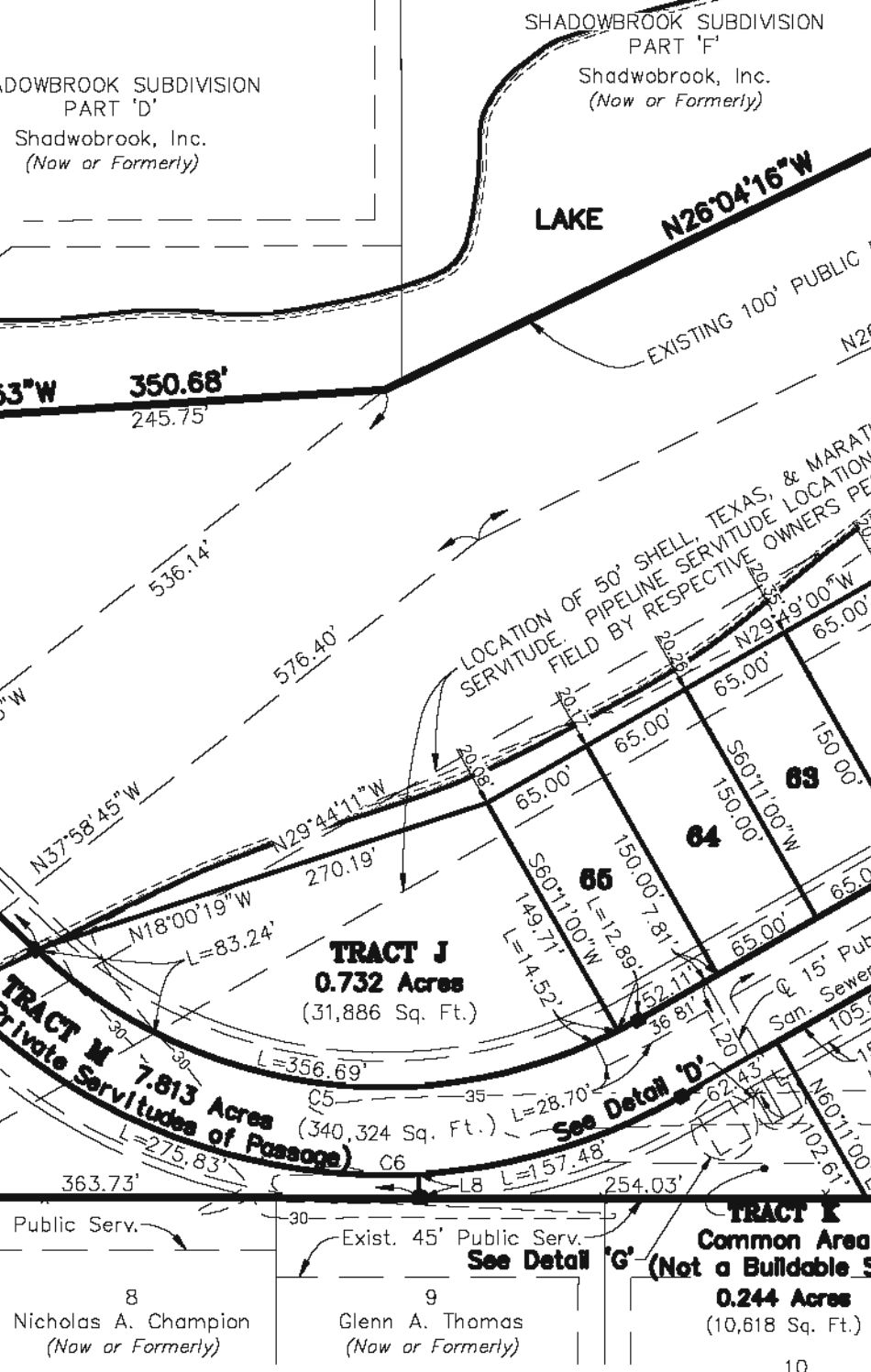
SEWERAGE DISPOSAL: NO PERSON SHALL PROVIDE A METHOD OF SEWERAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWERAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF EAST BATON ROUGE PARISH.

RICHARD H. CAPPO - MANAGING MEMBER
DATE

LINE	LENGTH	BEARING
L1	20.30'	S11°57'49"W
L2	28.24'	S11°17'49"W
L3	53.96'	N03°02'21"W
L4	34.17'	N19°02'04"W
L5	20.71'	N03°02'21"W
L6	25.27'	S01°34'39"E
L7	23.58'	S02°22'16"W
L8	13.30'	N88°45'18"E
L9	10.42'	S04°13'47"E
L10	21.12'	S03°38'18"E
L11	9.42'	N29°25'30"W
L12	58.28'	N08°56'31"W
L13	78.10'	S84°39'50"E
L14	72.91'	N75°58'44"E
L15	119.72'	N84°10'40"E
L16	93.54'	S87°07'33"E
L17	47.22'	N85°40'59"E
L18	61.69'	S28°12'42"E
L19	100.18'	N71°58'39"E
L20	89.88'	N60°11'00"E
L21	68.29'	S88°38'04"W
L22	45.33'	S28°03'12"W
L23	28.63'	S70°45'18"E
L24	48.81'	N45°18'50"E
L25	358.48'	N83°45'38"W
L26	181.07'	N83°45'38"W
L27	89.81'	S00°04'02"E
L28	172.87'	N28°12'42"W
L29	108.20'	S80°56'53"W
L30	59.72'	S33°58'40"E
L31	92.38'	N81°02'08"E
L32	25.07'	S37°58'45"E
L33	41.77'	N00°02'05"W
L34	84.94'	N70°24'02"E
L35	81.07'	S29°48'00"E
L36	64.91'	S01°17'58"E
L37	124.88'	N00°33'24"E

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1436.17'	310.92'	310.32'	N71°41'18"W	122°41'18"
C2	1426.17'	172.14'	172.03'	N81°13'47"W	65°45'58"
C3	290.00'	188.54'	187.84'	S87°28'31"W	31°31'18"
C4	341.80'	118.89'	118.67'	S27°22'31"W	11°17'17"
C5	290.00'	369.58'	345.08'	N08°41'34"E	73°01'08"
C6	340.00'	433.30'	404.57'	N08°41'34"E	73°01'08"
C7	13.50'	21.21'	19.09'	S19°11'00"W	90°00'00"
C8	13.50'	21.21'	19.09'	S74°48'00"E	90°00'00"
C9	488.00'	238.04'	238.43'	S19°41'50"E	28°14'21"
C10	13.50'	22.14'	18.74'	S49°23'48"W	83°56'55"
C11	13.50'	20.28'	18.42'	S44°36'11"E	86°03'08"
C12	26.50'	47.88'	41.83'	S50°11'39"W	103°32'37"
C13	71.50'	28.69'	28.61'	S39°48'21"E	76°27'23"
C14	558.00'	265.88'	261.02'	S19°41'50"E	28°14'21"
C15	13.50'	20.28'	18.42'	N44°36'11"W	86°03'08"
C16	13.50'	22.14'	18.74'	N49°23'48"E	93°56'55"
C17	128.00'	131.18'	125.24'	N30°07'12"E	60°07'36"
C18	23.00'	13.03'	12.89'	N14°32'48"W	28°52'24"
C19	230.00'	113.36'	112.22'	S19°41'50"E	28°14'21"
C20	13.50'	20.28'	18.42'	N44°36'11"W	86°03'08"
C21	175.00'	163.65'	175.33'	N30°07'12"E	60°07'36"
C22	128.00'	191.30'	173.17'	N43°47'10"W	87°41'08"
C23	83.00'	318.70'	71.99'	N115°57'58"E	240°45'11"
C24	25.00'	24.18'	23.23'	N50°20'44"W	55°22'35"
C25	25.00'	24.18'	23.23'	N74°31'07"W	54°31'20"
C26	278.00'	111.52'	110.75'	S70°00'42"E	23°14'02"
C27	13.50'	14.80'	14.07'	S32°58'10"E	62°48'02"
C28	325.00'	95.71'	95.37'	S79°11'31"E	18°52'28"
C29	73.00'	61.38'	58.68'	N21°52'08"E	46°53'29"
C30	13.50'	14.80'	12.87'	N88°30'11"W	54°31'20"
C31	13.50'	38.23'	29.10'	S22°28'05"E	44°22'08"
C32	128.00'	86.31'	86.49'	N28°04'28"E	40°28'44"
C33	63.50'	91.08'	83.47'	N42°40'07"W	62°10'57"
C34	13.50'	22.69'	20.11'	S49°05'11"W	98°12'28"
C35	105.00'	81.97'	79.88'	S22°28'05"E	44°22'08"
C36	155.00'	120.63'	117.89'	S22°28'05"E	44°22'08"
C37	83.50'	108.74'	94.81'	S48°08'11"W	98°12'28"
C38	13.50'	19.38'	17.75'	N42°40'07"W	62°10'57"
C39	13.50'	24.60'	21.34'	S57°02'24"W	110°24'38"
C40	325.00'	84.27'	84.17'	S50°28'04"E	11°19'51"
C41	355.00'	174.19'	173.09'	S19°41'50"E	28°14'21"
C42	144.90'	207.27'	188.85'	N42°40'07"W	62°10'57"
C43	123.58'	207.57'	184.01'	S48°08'11"W	98°12'28"
C44	215.41'	212.33'	212.24'	N81°51'56"W	53°38'38"
C45	317.50'	72.42'	72.26'	S71°17'23"E	13°04'08"
C46	117.50'	95.18'	93.50'	N41°52'08"E	48°33'29"
C47	180.72'	180.72'	87.82'	S19°41'50"E	128°22'22"
C48	13.50'	23.23'	20.47'	S47°43'28"E	98°36'11"
C49	74.89'	108.69'	99.42'	N41°27'32"E	83°02'18"
C50	13.50'	35.37'	28.08'	N70°07'12"E	150°07'38"

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C51	13.50'	20.28'	18.42'	N44°36'11"W	86°03'08"
C52	13.50'	22.14'	18.74'	N49°23'48"E	93°56'55"
C53	128.00'	131.18'	125.24'	N30°07'12"E	60°07'36"
C54	23.00'	13.03'	12.89'	N14°32'48"W	28°52'24"
C55	230.00'	113.36'	112.22'	S19°41'50"E	28°14'21"
C56	13.50'	20.28'	18.42'	N44°36'11"W	86°03'08"
C57	13.50'	22.14'	18.74'	N49°23'48"E	93°56'55"
C58	128.00'	191.30'	173.17'	N43°47'10"W	87°41'08"
C59	83.00'	318.70'	71.99'	N115°57'58"E	240°45'11"
C60	25.00'	24.18'	23.23'	N50°20'44"W	55°22'35"
C61	25.00'	24.18'	23.23'	N74°31'07"W	54°31'20"
C62	278.00'	111.52'	110.75'	S70°00'42"E	23°14'02"
C63	13.50'	14.80'	14.07'	S32°58'10"E	62°48'02"
C64	325.00'	95.71'	95.37'	S79°11'31"E	18°52'28"
C65	73.00'	61.38'	58.68'	N21°52'08"E	46°53'29"
C66	13.50'	14.80'	12.87'	N88°30'11"W	54°31'20"
C67	13.50'	38.23'	29.10'	S22°28'05"E	44°22'08"
C68	128.00'	86.31'	86.49'	N28°04'28"E	40°28'44"
C69	63.50'	91.08'	83.47'	N42°40'07"W	62°10'57"
C70	13.50'	22.69'	20.11'	S49°05'11"W	98°12'28"
C71	105.00'	81.97'	79.88'	S22°28'05"E	44°22'08"
C72	155.00'	120.63'	117.89'	S22°28'05"E	44°22'08"
C73	83.50'	108.74'	94.81'	S48°08'11"W	98°12'28"
C74	13.50'	19.38'	17.75'	N42°40'07"W	62°10'57"
C75	13.50'	24.60'	21.34'	S57°02'24"W	110°24'38"
C76	325.00'	84.27'	84.17'	S50°28'04"E	11°19'51"
C77	355.00'	174.19'	173.09'	S19°41'50"E	28°14'21"
C78	144.90'	207.27'	188.85'	N42°40'07"W	62°10'57"
C79	123.58'	207.57'	184.01'	S48°08'11"W	98°12'28"
C80	215.41'	212.33'	212.24'	N81°51'56"W	53°38'38"
C81	317.50'	72.42'	72.26'	S71°17'23"E	13°04'08"
C82	117.50'	95.18'	93.50'	N41°52'08"E	48°33'29"
C83	180.72'	180.72'	87.82'	S19°41'50"E	128°22'22"
C84	13.50'	23.23'	20.47'	S47°43'28"E	98°36'11"
C85	74.89'	108.69'	99.42'	N41°27'32"E	83°02'18"
C86	13.50'	35.37'	28.08'	N70°07'12"E	150°07'38"

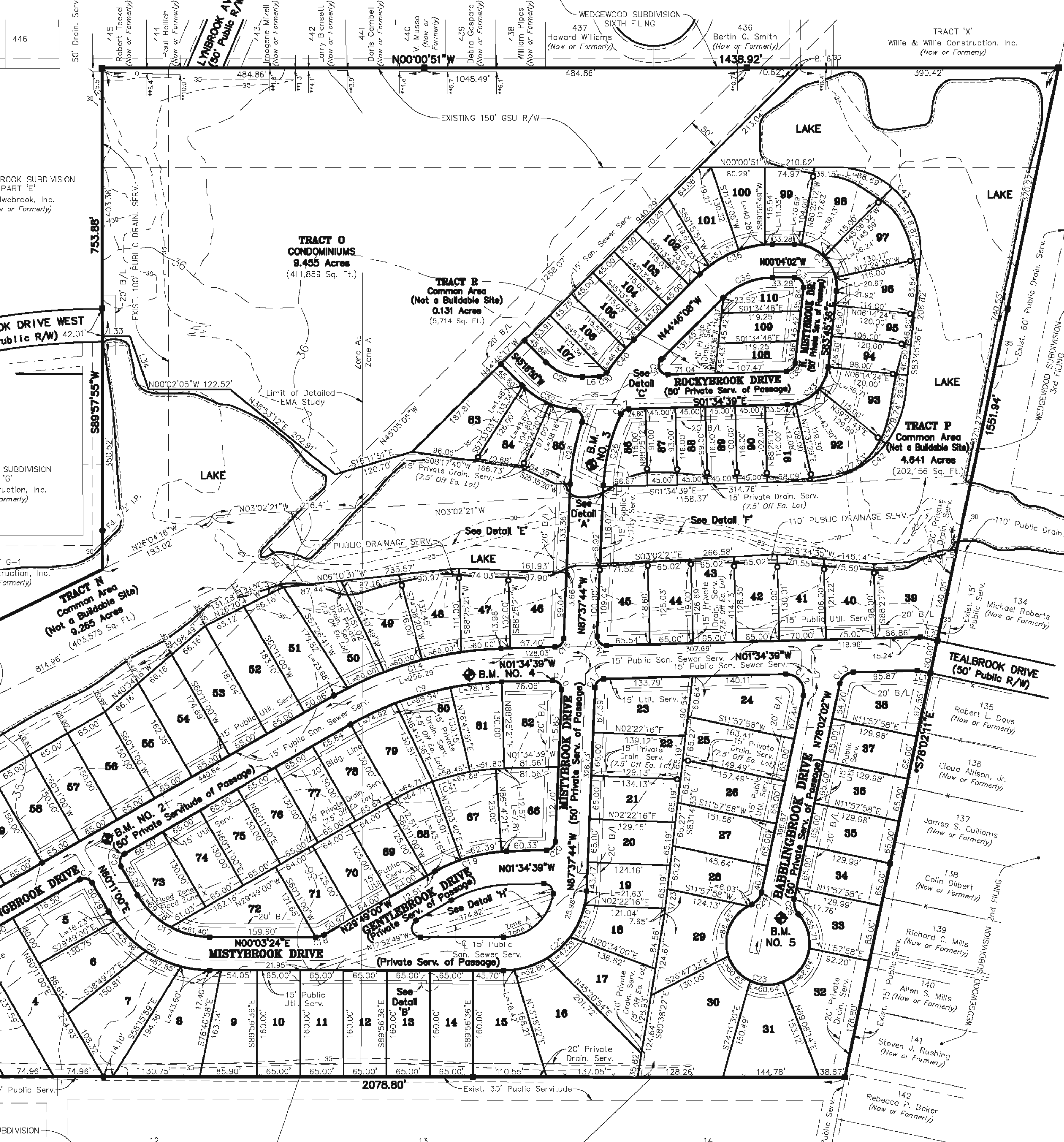


REFERENCE MAPS:
1) "MAP SHOWING SURVEY OF THE REMAINING PORTION OF LOT 2-A-1, 2-C-1, AND LOT 2-D OF LOT 2 OF THE G.B. MUNDINGER 327 ACRE TRACT AND PARCEL Y SHADOWBROOK FIRST FILING (PART A)." BY ROBERT H. BROOKS, III, P.L.S. DATED MAY 5, 2005 AND LAST REVISED SEPTEMBER 5, 2007.
2) METROPOLITAN COUNCIL ORDINANCE 14183 (RY-02-06) REVOKING THE DEDICATION OF A SEWER TREATMENT PLANT SERVITUDE ON TRACT Y OF SHADOWBROOK SUBDIVISION. (ORIG. 633, BDLE. 12005)

CERTIFICATION:
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.

MAX O. USREY, P.E.
EVANS-GRAVES ENGINEERS, INC.

ROBERT H. BROOKS, III, P.L.S.
EVANS-GRAVES ENGINEERS, INC.



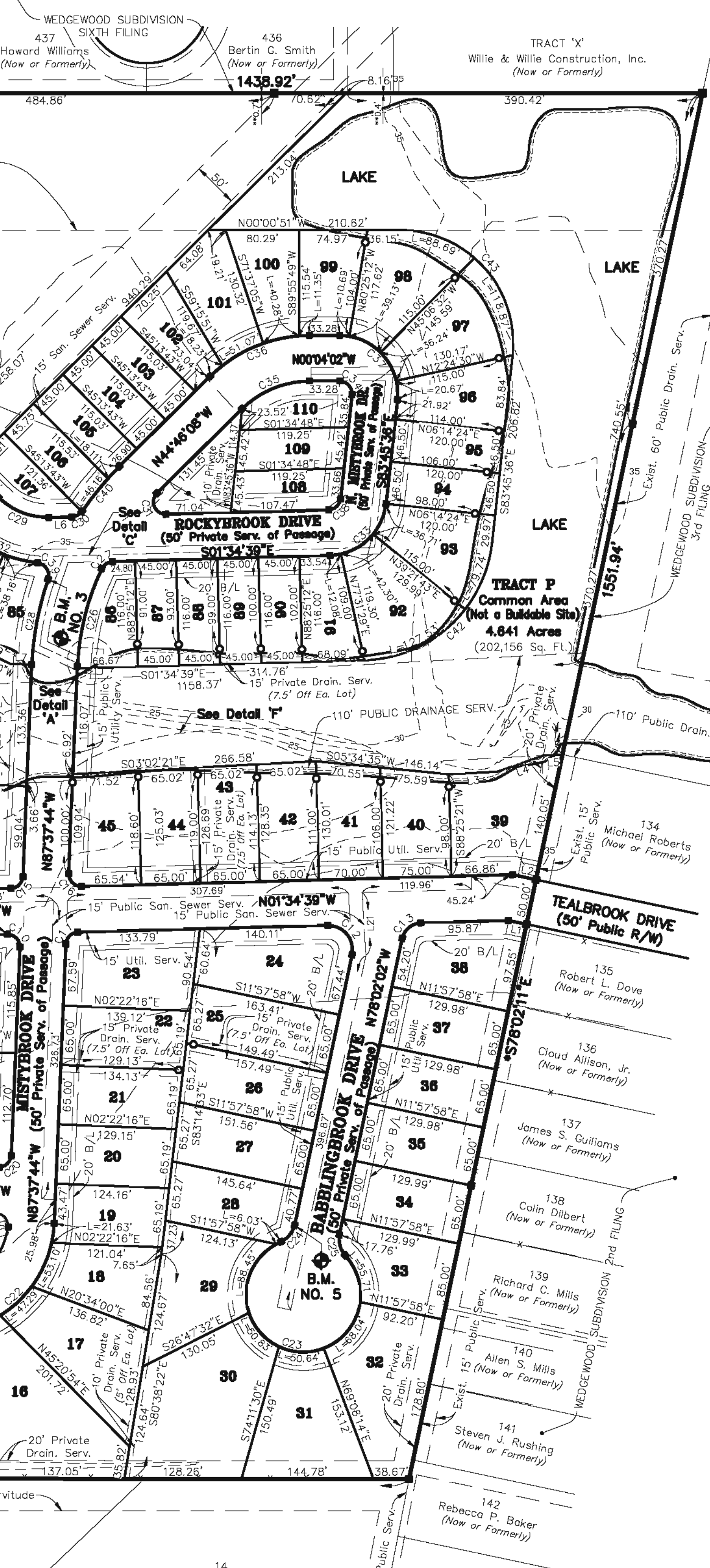
LAKE SERVITUDE NOTE:
THE DRAINAGE SERVITUDES SHOWN THROUGH THE LAKES AS SHOWN HEREON ARE DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN-OFF. THE LAKES, AS REQUIRED BY CITY-PARISH DPW, WERE DESIGNED FOR THE PURPOSE OF STORM WATER DETENTION. NONE OF THE LAKES SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT IS INTENDED. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE DPW SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKE WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

RECOMMENDED FOR APPROVAL:
DEPARTMENT OF PUBLIC WORKS
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

APPROVED:
PLANNING COMMISSION
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

PETER NEWKIRK, P.E.
DIRECTOR, DEPARTMENT OF PUBLIC WORKS

TROY L. BUNCH OR HIS DESIGNEE
PLANNING DIRECTOR



GENERAL NOTES:
ZONING: PUD
STREETS: CONCRETE
SEWER: WEST SOUTH TREATMENT PLANT
WATER: BATON ROUGE WATER COMPANY
ELECTRIC: ENTERTY
GAS: ENTERTY
TELEPHONE: BELLSOUTH
CABLEVISION: COX COMMUNICATIONS
ACREAGE: 65.85 ACRES
FIRE DISTRICT: NORTH BATON ROUGE NO. 1
SCHOOL DISTRICTS:
HIGH SCHOOL: TARA HIGH SCHOOL
MIDDLE SCHOOL: SOUTHEAST MIDDLE SCHOOL
ELEMENTARY SCHOOL: WEDGEWOOD ELEMENTARY SCHOOL
HORIZONTAL PLAN LAND USE: NEIGHBORHOOD COMMERCIAL AND LOW DENSITY RESIDENTIAL
100-YEAR FLOOD ELEVATION: VARIES 35.0 TO 36.5 (PER DPW)
BASE FLOOD ELEVATION LINE AND VALUE; ELEVATION IN FEET*
DENOTES CONTOURS
RECORD INUNDATION ELEVATION: VARIES 34.0 TO 34.5 (PER DPW)
10 YEAR DESIGN WATER SURFACE: VARIES 31.5 TO 33.5 (PER DPW)
SET 1/2" IRON PIPE ALL LOT CORNERS UNLESS NOTED OTHERWISE
REQUIRES CONCRETE MONUMENT
NOTED SETBACKS:
SINGLE FAMILY (LOTS 1-82) GARDEN HOMES (LOTS 83-110)
FRONT: 20'
SIDE: 5' (ONE SIDE ONLY)
REAR: 20'
COMMERCIAL (TRACTS I & L) CONDOMINIUMS (TRACT O)
FRONT: 20'
SIDE: 0'
REAR: 20'
* BASIS OF BEARING: S78°02'11"E
AS PER THE REFERENCE MAP
BENCHMARK NO. 1: ELEV. 3