

**GENERAL NOTES:**  
 ZONING DISTRICT: A-1 (A27 REQUESTED)  
 STREETS: 2" ASPHALT W/ CONC. CURB & GUTTER  
 TYPE: S/D-00A  
 WATER: BATCH ROUGE WATER WORKS  
 AVERAGE: 81.05  
 EXISTING LAND USE: P  
 FUTURE LAND USE: R1  
 SCHOOL DISTRICT: 609-1  
 HIGH SCHOOL: BROADMOOR SENIOR HIGH  
 MIDDLE SCHOOL: SOUTHEAST MIDDLE  
 ELEMENTARY SCHOOL: AUDUBON ELEV  
 OPPC LOT #s: 1210400308, 1210400353 & 114001008  
 CHARACTER AREA: SUBURBAN

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

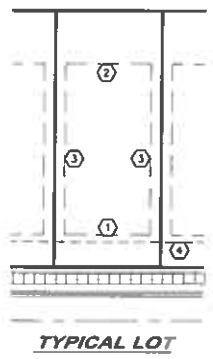
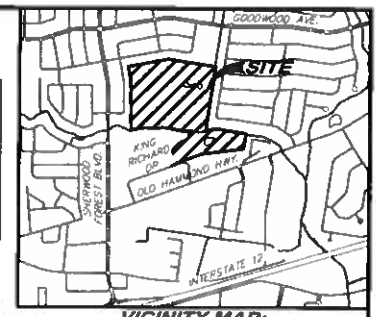
**PRIVATE DEDICATION:**  
 THE COMMON AREAS SHOWN HEREBY ARE DEDICATED FOR THE EXCLUSIVE USE AND ENJOYMENT OF THE RESIDENTS OF THE LAKES AT LEGACY. ALL MAINTENANCE SHALL BE BY THE LAKES AT LEGACY HOMEOWNERS' ASSOCIATION. DEPARTMENT OF DEVELOPMENT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR SUPERVISOR OF THE LAKES, IMPROVEMENTS OR ANY OTHER COMMON AREAS.

**PUBLIC DEDICATION:**  
 THE RIGHTS OF WAY AND PUMP STATION TRAIL SHOWN HEREBY, 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, SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED.

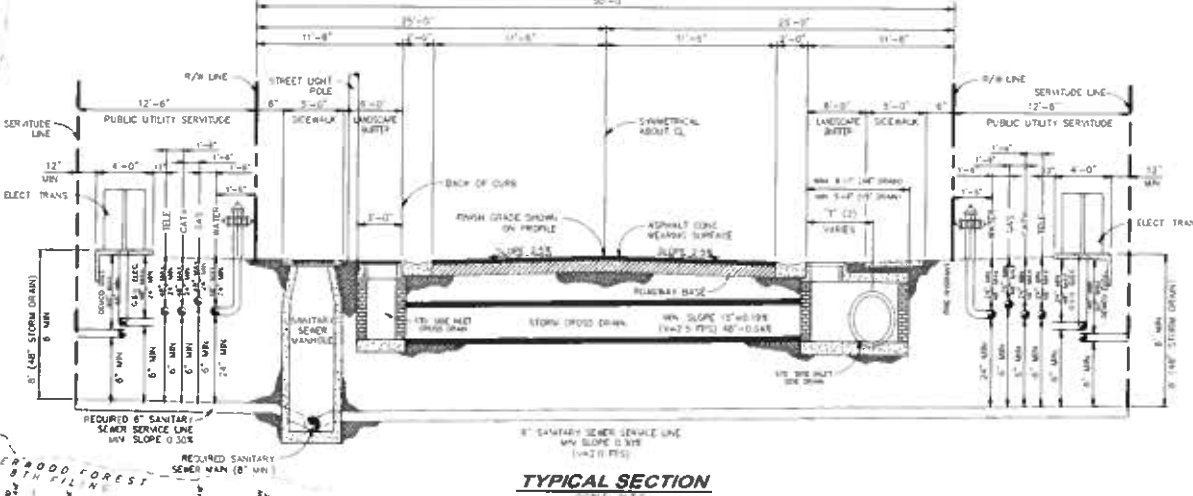
**BASIS OF BEARING: "N00°36'59" W"**  
 WESTERN PROPERTY LINE

**REFERENCE MAPS:**  
 1. MAP OF J. KOHLER PROPERTY

FILING	# OF LOTS
1	61
2	79
3	80
4	56
<b>TOTAL</b>	<b>276</b>



- SCHEDULE OF KEY NOTES:**
- 1) REQ'D 15' FRONT BLDG LINE
  - 2) REQ'D 25' REAR BLDG LINE
  - 3) REQ'D 5' SIDE BLDG LINE
  - 4) REQ'D 12' PUBLIC UTILITY SERVITUDE



- NOTES:**
- 1) NO ATTEMPT HAS BEEN MADE BY MR ENGINEERING & SURVEYING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE OWNER OR THE OWNER'S REPRESENTATIVE.
  - 2) THE CITY OF BATON ROUGE AND PARISH OF EAST BATON ROUGE DOES 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.
  - 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 JONES CREEK.
  - 5) ALL STREET R/W = 50.00' (UNLESS OTHERWISE NOTED).
  - 6) ALL LOTS HAVE A 15' FRONT BUILDING LINE AND 12.5' UTILITY SERVITUDE 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 HEREOF LIES WITHIN ZONES "X" AND "AE" AS SAID PROPERTY PLOTS BY SCALE ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR EAST BATON ROUGE PARISH, STATE OF LOUISIANA, COMMUNITY-PANEL NUMBER 72033C0266C, DATED MAY 2, 2008.
  - 8) THE APPROVAL OF THIS PLAT ON 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 UNITED DEVELOPMENT CODE ARE ADDRESSED.
  - 9) ALL TURNING RADII AT STREET INTERSECTION TO BE A MINIMUM OF 25'.
  - 10) NO MAX. PAV. IS PROPOSED FOR THIS DEVELOPMENT.



PRELIMINARY PLAT OF  
**THE LAKES AT LEGACY**

A RESIDENTIAL DEVELOPMENT, FILINGS 1-4  
 LOTS 1 THRU 276 (INCLUSIVE), TRACTS CA-1 THRU CA-4, P-1, P-2, & D-1 THRU D-4  
 BEING A SUBDIVISION OF LOT 407, SHERWOOD FOREST 4TH FILING  
 & THE J. KOHLER PROPERTY & A PORTION OF THE  
 SHERWOOD FOREST COUNTRY CLUB PROPERTY  
 LOCATED IN  
 SECTIONS 7, 18, 37 & 75, T7S-R2E,  
 GREENSBURG LAND DISTRICT,  
 EAST BATON ROUGE PARISH,  
 STATE OF LOUISIANA,  
 FOR  
 LAKES AT LEGACY, LLC



**STORMWATER MANAGEMENT:**  
 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 UNITED DEVELOPMENT CODE. LATEL REVISION

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

Mickey L. Robertson  
 MCKEY L. ROBERTSON, P.E., P.L.S.  
 MR ENGINEERING & SURVEYING, LLC  
 10/28/2019

**MR ENGINEERING & SURVEYING, LLC**  
 8345 Interline Avenue, Baton Rouge, LA 70809 225.490.9592

CAD ORIGINAL	SCALE: 1"=120'	DRAWN: JDB
NO 101 WORKS	DATE: 08/2019	CHECKED: MLR
ALL RECORDS MUST BE MADE TO THE CAD FILE ONLY		

S-12-19 P.C. PACKET (Nov. 19 P.C. MTG)