

ZETA TAU ALPHA HOUSE CORP
C.B. 141, PG. 596
LINCOLN PARISH PARCEL
2318388003

ALLSTAR RENTALS, LLC
C.B. 1252, PG. 295
LINCOLN PARISH PARCEL
23183068026

CDM INVESTMENTS, LLC
C.B. 1341, PG. 057
LINCOLN PARISH PARCEL
23183068108

LOUISIANA TECH UNIVERSITY FOUNDATION
C.B. 1374, PG. 702
LINCOLN PARISH PARCEL
23183277008
1.001 ACRES

ALPHA CHI OMEGA HOUSE CORP
C.B. 141, PG. 598
LINCOLN PARISH PARCEL
2318388006

R/W Line Table			
Line #	Bearing	Length	RECORD BEARING
L1	N89° 16' 37" W	(1.13')	(S89° 47' 24" W)
L2	N81° 00' 05" W	(2.10')	(N81° 59' 33" W)
L3	S89° 59' 04" W	(21.95')	(S89° 00' 27" W)
L4	N89° 14' 13" W	(8.05')	(N89° 47' 24" W)

DEVELOPMENT STANDARDS PER "CM" ZONING

LOT SIZE
THE MINIMUM LOT AREA AND LOT WIDTH SHALL BE CALCULATED BY DETERMINING THE AVERAGE LOT AREA AND LOT WIDTH FOR PARCELS ON THE SAME SIDE OF THE STREET, WITHIN THE SAME BLOCK.

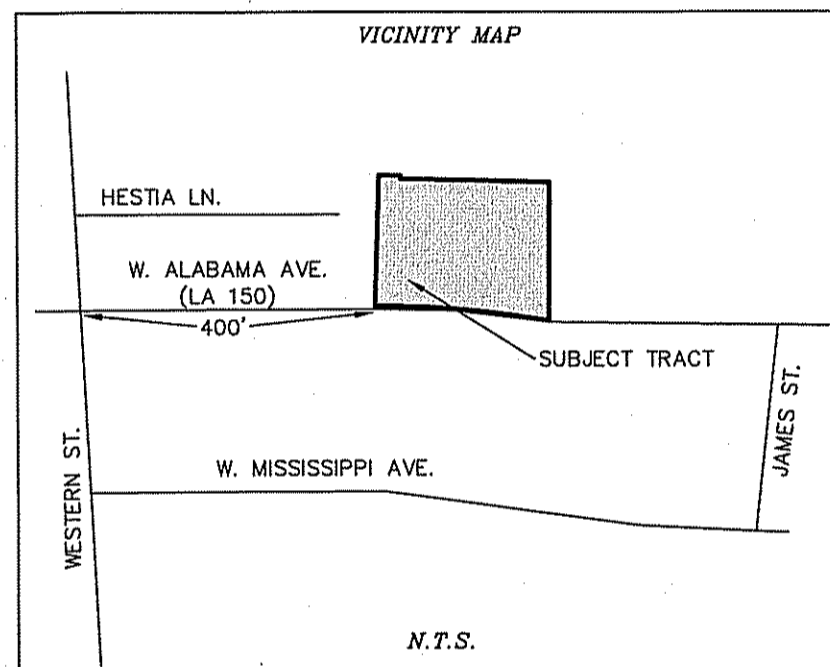
SETBACKS
FRONT: THE MINIMUM FRONT SETBACK SHALL BE CALCULATED BASED ON DETERMINING THE FRONT YARD SETBACK AVERAGE FOR STRUCTURES ON THE SAME SIDE OF THE STREET WITHIN THE SAME BLOCK OR 300 FT, WHICHEVER IS LESS, AND THEN SUBTRACTING 5 FT. THE MAXIMUM SETBACK SHALL BE BASED ON THE SAME FRONT YARD AVERAGE SETBACK PLUS 15 FT. SEE GRAPHIC ABOVE.

MINIMUM SIDE SETBACKS: 10 FT.
MINIMUM REAR SETBACKS: 20 FT.
BUILDING HEIGHT
MAXIMUM BUILDING HEIGHT: 40 FT / 3 STORIES

BUILDING FRONTAGE
MINIMUM BUILDING FRONTAGE
LOT FRONTAGES LESS THAN 100 FEET: 50% OF LOT WIDTH
LOT FRONTAGES OF 100 FEET OR MORE: 40% OF LOT WIDTH

THE ZONING ADMINISTRATOR MAY CONSIDER REDUCING THE REQUIRED BUILDING FRONTAGE BY UP TO TEN PERCENT OF THE LOT WIDTH PROVIDED THAT THE EQUIVALENT AREA ALONG THE FRONTAGE IS DEVELOPED WITH USABLE OPEN SPACES SUCH AS POCKET PARKS, SIDEWALKS, RAIN GARDENS, SEATING AREAS, AND OTHER PEDESTRIAN-ORIENTED AMENITIES EXCLUDING DRIVEWAYS. SUCH OPEN SPACES SHALL BE VISIBLE FROM THE ADJACENT PUBLIC SIDEWALK, WHEN PROVIDED, OR WHEN NO SIDEWALK EXISTS, THE ADJACENT PUBLIC RIGHT-OF-WAY.

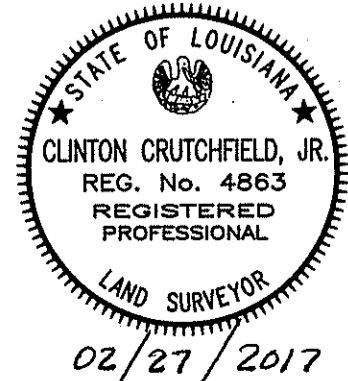
FLOOR AREA
MINIMUM FLOOR AREA PER DWELLING UNIT WITHIN A MULTIPLE FAMILY STRUCTURE: 500 SQ FT



1" = 20'

SCALE IN FEET

LEGEND	
○	5/8" REBAR SET
●	MONUMENT FOUND AS NOTED
(ITALICS)	RECORD DIMENSION
○	WOODEN UTILITY POLE
-E-	ELECTRIC LINE
-X-	FENCE LINE
⊕	WATER METER
⊕	FIRE HYDRANT
⊕	LIGHT POLE
⊕	GUY WIRE
⊕	TELEPHONE PEDESTAL
-S-	SANITARY SEWER LINE
⊕	SEWER MANHOLE
⊕	SEWER CLEANOUT
⊕	GAS METER
⊕	SHRUB/HEDGE/BURSH
⊕	ASPHALT
⊕	CONCRETE
⊕	GRAVEL
⊕	FLOWERBED



02/27/2017

REFERENCE SURVEYS

1. THAT CERTAIN PLAT OF THE "TECH SORORITY PROPERTY" DATED 3-12-89 BY J. C. WAGNON, REG. C.E. (C.B. 141, PG. 596)
2. THAT CERTAIN PLAT OF "SURVEY WITH IMPROVEMENTS" DATED 9/6/95 (REVISED 9/19/95) BY WILLIAM T. LOWE, R.L.S. LOUISIANA REGISTRATION NO. 4809 (C.B. 524, PG. 171)
3. THAT CERTAIN "PLAT OF BOUNDARY RETRACEMENT SURVEY," DATED 6-27-2014 BY CLINTON CRUTCHFIELD, JR., P.L.S. LOUISIANA REGISTRATION NO. 4863

RUSTON ZONING

ZONED "CM"

CONCERNS REGARDING CONSTRUCTION DESIGN: SHALL BE ADDRESSED BY CONTACTING THE CITY OF RUSTON'S PLANNING & ZONING ADMINISTRATOR AT (318) 251-5844 OR AT Planning@ruston.org AND THE CITY OF RUSTON'S INSPECTIONS ADMINISTRATOR AT (318) 251-8640 OR AT Inspection@ruston.org. THESE CONCERNS, AS WELL AS OTHERS THAT MAY ARISE IN DUE PROCESS, SHALL BE ADDRESSED TO AND VERIFIED WITH THE ABOVE NOTED DEPARTMENTS.

BASIS OF COORDINATES AND BEARING

COORDINATES AND BEARINGS BASED UPON FIELD G.P.S. TRAVERSE OBSERVATION OF U.S.C. & G.S. TRIANGULATION STATIONS 31A004 AND 31A005, STATE PLANE COORDINATE SYSTEM, LOUISIANA NORTH ZONE, NAD 83 DATUM AND NAVD 88 DATUM IN U.S. SURVEY FEET.

FLOOD ZONE

BASED UPON REVIEW OF FEMA'S FIRM OF LINCOLN PARISH, LOUISIANA AND INCORPORATED AREAS, MAP NUMBER 22061C0245D, WITH AN EFFECTIVE DATE OF APRIL 2, 2009, THE SUBJECT LOT DOES NOT LIE WITHIN FLOOD ZONE. "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEY QUALIFYING STATEMENT

THIS PLAT OF SURVEY DOES NOT REPRESENT A GUARANTEE OF TITLE. I DID NOT CONDUCT EXTENSIVE TITLE RESEARCH. MY CLIENT DID NOT PROVIDE ME WITH COPIES OF ALL SERVITUDES THOSE SHOWN ARE ONLY THOSE VISIBLE OR AS NOTED OTHERWISE.

CERTIFICATION

I, CLINTON CRUTCHFIELD, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF LOUISIANA, HEREBY CERTIFY THIS PLAT REFLECTS AN ACTUAL SURVEY MADE BY ME OR UNDER MY SUPERVISION AND MONUMENTS ARE AS NOTED. THIS SURVEY CONFORMS TO STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS CURRENTLY ADOPTED BY THE LOUISIANA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

Clinton Crutchfield, Jr.
CLINTON CRUTCHFIELD, JR., P.L.S.
LOUISIANA REG. NO. 4863

RILEY COMPANY
ENGINEERS & SURVEYORS
112 EAST MISSISSIPPI AVE.
RUSTON, LA. 71273-1303

318-251-0238
FAX 318-251-0239

DATE: 2/20/2017
COMPUTED BY: CC, JR.
DRAWN BY: JAM
SCALE: 1" = 20'
JOB NO.: 1612083
FILE NAME: 1612083.DWG

SHEET NO. 1/1
DATA FILE: 2-22-17SPC
BOOK NO.: 151

PLAT OF BOUNDARY RETRACEMENT SURVEY OF A 1.001 ACRE PARCELS OF LAND SITUATED IN THE NE 1/4 OF THE SW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF SECTION 23, TOWNSHIP 18 NORTH-RANGE 3 WEST, CITY OF RUSTON, LINCOLN PARISH, LOUISIANA AS REQUESTED BY LOUISIANA TECH UNIVERSITY

DESCRIPTION	BY	DATE
REVISIONS		