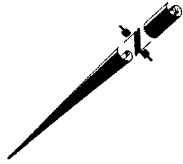


**RESUBDIVISION OF LOTS 31-33
INTO LOTS 31-A & 33-A
SQUARE 82, ELMWOOD SEC. B
FIFTH DISTRICT
ORLEANS PARISH, LA**

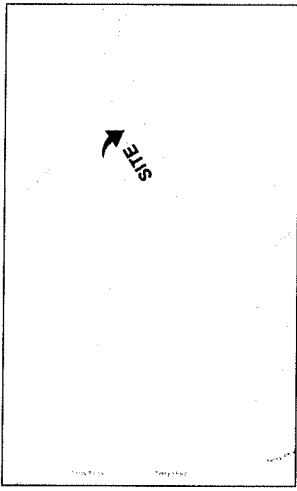


APPROVED BY CITY PLANNING COMMISSION

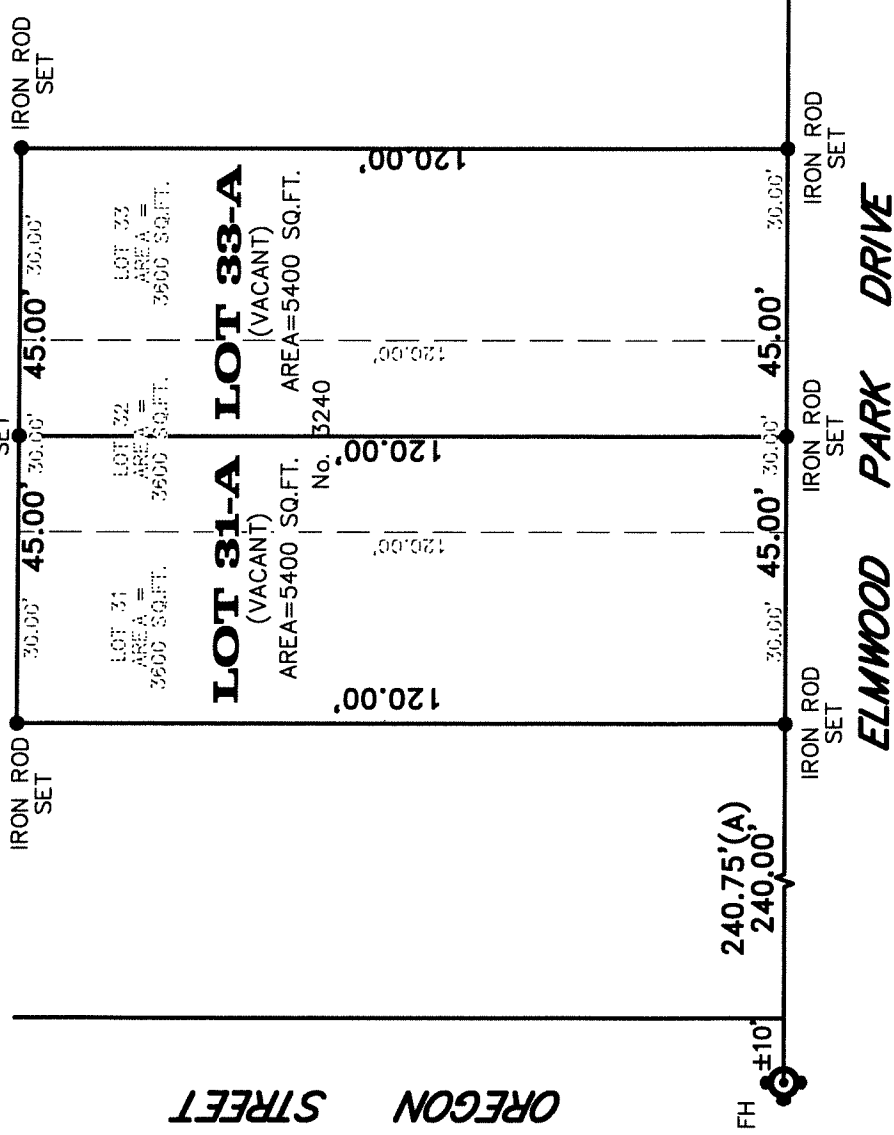
BY: _____
EXECUTIVE DIRECTOR, CITY PLANNING COMMISSION

SUBDIVISION DOCKET No. _____ DATE _____

CITY PLANNING COMMISSION MINUTES OF _____



BEHRMAN HIGHWAY (SIDE) VICINITY MAP—NOT TO SCALE



BOUNDARY SURVEY OF:

LOT: 31-33 INTO 31-A & 33-A
 SQUARE: 82
 SUB: ELMWOOD SEC. B
 DISTRICT: FIFTH
 PARISH, LA: ORLEANS

ELEVATION NOTE:

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE. PER:

GENERAL NOTES

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.
 ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 REFERENCE PLAN #1: A PLAN OF SURVEY BY F.B. GREVEMBERG C.E. DATED JANUARY 15, 1931
 THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

**DEPARTMENT OF SAFETY & PERMITS
CITY OF NEW ORLEANS**

PERMIT NO: _____
 ADDRESS: ELMWOOD PARK DR SUBDIVISION: ELMWOOD SEC. B
 DISTRICT: 5TH SQUARE: 82 LOTS: 31-33

COMMUNITY NUMBER	PANEL NUMBER	SUFFIX	DATE OF FIRM INDEX	FIRM ZONE	BASE FLOOD ELEVATION (BFE)	FREEBOARD (ADD 1FT FOR A AND V ZONES) OFFICE USE ONLY
225203	0241	F	09-30-2017	AE	-3.00' N.A.V.D	+1ft = _____

MINIMUM FLOOR ELEVATION: IN ADDITION TO THE FEMA ELEVATIONS, THE FOLLOWING CONDITIONS MUST ALSO BE MET:

- FOR V - ZONES ONLY:
- A. TOP OF SLABS ON GRADE OR FILL MUST BE AT LEAST 36" ABOVE THE HIGHEST POINT OF CURB IN FRONT OF THE LOT OR SITE.
 - B. PIER CONSTRUCTION: TOP OF PIERS (UNDERSIDE OF SILLS) MUST HAVE AT LEAST 18" CLEARANCE BENEATH THE STRUCTURE. IN ADDITION, THE LOWEST FLOOR MUST BE AT LEAST 36" ABOVE THE HIGHEST POINT OF CURB IN FRONT OF THE LOT OR SITE.
 - C. (IF NO CURB, USE CENTERLINE OF STREET) ALL MECHANICAL OR PLUMBING EQUIPMENT SERVICING THE BUILDING MUST BE LOCATED AT OR ABOVE THE REQUIRED FLOOR ELEVATION.
 - D. SLABS FOR ATTACHED GARAGES MUST BE AT THE REQUIRED FLOOR ELEVATION OR BE CONSTRUCTED OF WATER-RESISTANT MATERIALS WITH PROPER VENTING IN 2 WALLS.
 - E. DETACHED GARAGES WITH PLUMBING MUST BE AT THE REQUIRED FLOOR ELEVATION.
 - F. CONSTRUCTION BENCHMARK MUST BE SET AT REQUIRED MINIMUM FLOOR ELEVATION OR GREATER. (ADD 1 FOOT FOR A & V-ZONES)

APPROVED FOR CITY BY: _____

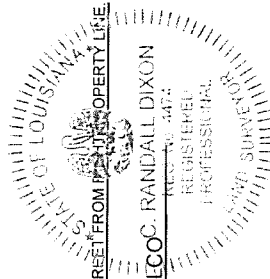
1.

CERTIFICATE OF CONSTRUCTION BENCHMARK

EXISTING HIGHEST TOP OF CURB ELEVATION N/A N.A.V.D.
 EXISTING HIGHEST CENTERLINE OF STREET -5.3' N.A.V.D.
 EXISTING LOT ELEVATIONS (PROPERTY CORNERS OR EDGE)
 FRONT (RIGHT) -6.0' N.A.V.D. FRONT (LEFT) -5.6' N.A.V.D.
 REAR (RIGHT) -5.9' N.A.V.D. REAR (LEFT) -5.8' N.A.V.D.
 OTHER _____ N.A.V.D.

FOR PERMIT OFFICE USE ONLY
 ADD 3ft to curb, if no curb use the centerline of street
 + 3ft = _____

DESCRIPTION OF CONSTRUCTION BENCHMARK: 60d NAIL IN POWER POLE ACROSS THE STREET FROM PROPERTY LINE
 ELEVATION OF CONSTRUCTION BENCHMARK: -2.31' N.A.V.D. (SEE NOTE F.)
 REFERENCE BENCHMARK USED TO ESTABLISH CONSTRUCTION BENCHMARK: ALCOC. RANDALL DIXON
 ELEVATION OF REFERENCE BENCHMARK: -5.80' N.A.V.D.



SIGNATURE: C. Randall Dixon Sr. DATE: 12-29-2021
 (LA. REGISTERED PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER)
 ***** (SEAL) *****

2.

CERTIFICATE OF TOP OF FORM OR TOP OF PIER ELEVATION
 (To be submitted before pouring concrete for slab construction or framing floor for pier construction)

AS BUILT ELEVATIONS: FORM _____ N.A.V.D. PIER _____ N.A.V.D.

PIER CONSTRUCTION:

ALL FRAMING MATERIALS BELOW THE MINIMUM FLOOR ELEVATION (B.F.E.) MUST BE CONSTRUCTED WITH WATER-RESISTANT MATERIALS AND THE FIRST FLOOR MUST BE AT OR ABOVE THE MINIMUM FLOOR ELEVATION (B.F.E.).

V ZONES ONLY:

BOTTOM OF LOWEST HORIZONTAL STRUCTURAL MEMBER _____ N.A.V.D.
 (Must be submitted before framing begins)
 IN V ZONES, ALL ENCLOSURES BELOW THE B.F.E. MUST BE DESIGNED WITH BREAK-AWAY WALLS CONSTRUCTION.

SIGNATURE: _____ DATE: _____
 (LA. REGISTERED PROFESSIONAL LAND SURVEYOR OR CIVIL ENGINEER)
 ***** (SEAL) *****

3.

FILLING, GRADING, DRAINAGE, SIDEWALK AND DRIVEWAY CERTIFICATION AND AFFIDAVIT
 (To be submitted before Use & Occupancy Certificate can be issued)

THIS WILL CONFIRM THAT ALL FILLING, GRADING, DRAINAGE, SIDEWALKS AND DRIVEWAYS HAVE MET THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CODE OF THE CITY OF NEW ORLEANS.

OWNER: _____ DATE: _____