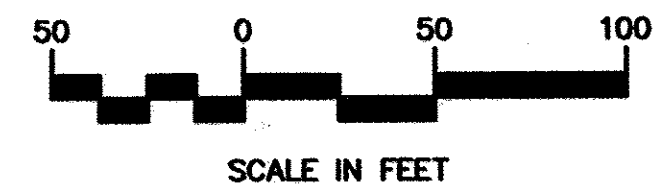


**WASTEWATER IMPACT FEE CERTIFICATION:**  
THIS IS TO VERIFY THAT WASTEWATER IMPACT FEES ARE NOT REQUIRED AT THIS TIME FOR LOTS WITHIN JAMESTOWN SQUARE BECAUSE EACH LOT WILL BE TREATED BY THE PRIVATE SEWER COLLECTION SYSTEM AND THEN BE TREATED BY A PRIVATE COMMUNITY TREATMENT PLANT. HOWEVER, IN THE EVENT THAT THE SUBDIVISION OR ANY OF ITS LOTS CONNECT, (SUBJECT TO CITY-PARISH DEPARTMENT OF PUBLIC WORKS APPROVAL) TO THE CITY-PARISH WASTE WATER SYSTEM IN THE FUTURE, WASTEWATER IMPACT FEES WILL BE REQUIRED IN ACCORDANCE WITH ORDINANCE 1004, EROSION CONTROL, 1242, AS AMENDED AND ADOPTED SEPTEMBER 20, 1994, BY THE METROPOLITAN COUNCIL.  
*[Signature]* 2/20/14  
DAVID R. GULLORY, P.E.  
DIRECTOR OF PUBLIC WORKS

**TRAFFIC IMPACT FEE CERTIFICATION:**  
NO TRAFFIC IMPACT FEES ARE REQUIRED TO BE PAID BY THE DEVELOPER OR HOMEOWNERS OF JAMESTOWN SQUARE PLANNED UNIT DEVELOPMENT (PUD, 11-08).  
*[Signature]* 2/20/14  
DAVID R. GULLORY, P.E.  
DIRECTOR OF PUBLIC WORKS



**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. 9079)

**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 SERVICE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.

**SIDEWALK NOTES:**  
IT SHALL BE THE DUTY OF EACH INDIVIDUAL LOT OWNER TO MAINTAIN THAT PORTION OF SIDEWALK WHICH IS ON OR ADJACENT TO HIS PROPERTY. THE CITY-PARISH SHALL HAVE NO RESPONSIBILITY FOR MAINTENANCE OF THE SIDEWALKS. (CODE OF ORDINANCES, CHAPTER 3, SEC. 2-171)

**ALL SIDEWALK IMPROVEMENTS ARE TO BE BUILT BY THE APPROVED MUNICIPAL-LICENSED CONTRACTOR, WITHIN THE TIME PERIOD STATED ON THE BOND AGREEMENT. IT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER TO REPAIR SIDEWALK DAMAGES INCURRED DURING BUILDING CONSTRUCTION, PRIOR TO FINAL BUILDING INSPECTION APPROVAL ON THE LOT.**

**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.

**THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY EVANS-GRAVES ENGINEERS, INC. BEFORE THE PLACEMENT OF FILL.**

**PRIVATE WASTEWATER TREATMENT NOTES:**

- WASTEWATER COLLECTION SYSTEM AND TREATMENT PLANT OPERATOR: ASCENSION WASTEWATER TREATMENT, INC. LA DEQ PERMIT NUMBER LAG 570450.
- THE WASTEWATER UTILITY OPERATOR MAY NOT BE A RESIDENT HOMEOWNER OR CMC ASSOCIATION REPRESENTATIVE OF JAMESTOWN SQUARE.
- WASTEWATER UTILITY: ASCENSION WASTEWATER TREATMENT, INC. HAS THE RIGHT TO DISCONNECT ANY SEWER SERVICE WITHIN JAMESTOWN SQUARE FOR NONPAYMENT OF FEES FOR MAINTENANCE OF THE PRIVATE SEWER COLLECTION AND PRIVATE TREATMENT PLANT.
- THE CONTRACT WITH WASTEWATER UTILITY OPERATOR, ASCENSION WASTEWATER TREATMENT, INC. AND THE OWNER/DEVELOPER/RESIDENTS OF JAMESTOWN SQUARE IS RECORDED WITH THIS FINAL PLAT, ORIGINAL NO. 134 BUNDLE NO. 12203.
- PRIOR TO ISSUANCE OF ANY BUILDING PERMIT, THE PROPERTY OWNER SHALL SUBMIT WITH ITS APPLICATION A CERTIFIED TRUE COPY OF A LETTER SHOWING THE RECORDATION INFORMATION FILED WITH THE EAST BATON ROUGE CLERK OF COURT STATING THAT:  
I, (NAME OF HOMEOWNER), OWNER OF LOT/TRACT (LOT/TRACT NUMBER) AT (MUNICIPAL ADDRESS) AM HEREBY AWARE THAT THE WASTEWATER COLLECTION SYSTEM, PUMPING STATION AND TREATMENT PLANT IS BEING PROVIDED BY A PRIVATE WASTEWATER COMPANY: ASCENSION WASTEWATER TREATMENT, INC. 17188 AIRLINE HWY, SUITE M-157, PH (225) 673-3156, AND THE CITY-PARISH IS NOT RESPONSIBLE OR LIABLE FOR ANY MAINTENANCE, OPERATION, SEWER BACKUPS, BLOCKAGES, OR POWER OUTAGES OR ANY OTHER SYSTEM FAILURE OF THE PRIVATE COLLECTION SYSTEM, PRIVATE PUMPING STATIONS AND PRIVATE TREATMENT PLANT WITHIN JAMESTOWN SQUARE. FURTHERMORE, ASCENSION WASTEWATER TREATMENT, INC. SHALL BE RESPONSIBLE FOR THE LOCATION OF THE SEWER LINES (HOUSE) CONNECTION AND THE INSPECTION AND WRITTEN APPROVAL OF THE BUILDING OR HOUSE SEWER LINE PRIOR TO THE ISSUANCE OF THE OCCUPANCY PERMIT.

**APPROVED**  
PRIVATE WASTEWATER COLLECTION SYSTEM, PUMPING AND TREATMENT PLANT APPROVAL:  
*[Signature]* 2/19/14  
THOMAS F. PERTUIT, PRESIDENT  
ASCENSION WASTEWATER TREATMENT, INC.

**DEDICATION:** THE STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY 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.

**PRIVATE DRAINAGE SERVITUDE:** THE AREAS DESIGNATED AS "PRIVATE DRAINAGE SERVITUDE" IF NOT PREVIOUSLY DEDICATED TO THE PROPERTY OWNERS OF JAMESTOWN SQUARE FOR USE OF STORM WATER REMOVAL AND OTHER PROPER PURPOSES APPROVED BY SAID OWNERS. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR OTHER IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THE "PRIVATE DRAINAGE SERVITUDE" SO AS TO PREVENT OR UNNECESSARILY INTERFERE WITH ANY PURPOSE FOR WHICH THE "PRIVATE DRAINAGE SERVITUDE" IS GRANTED. THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY IMPROVEMENTS WITHIN THE "PRIVATE DRAINAGE SERVITUDE".

**PRIVATE SEWER SERVITUDE DEDICATION:** THE AREAS DESIGNATED AS "PRIVATE SEWER SERVITUDE" ARE HEREBY DEDICATED TO THE PROPERTY OWNERS OF JAMESTOWN SQUARE FOR USE OF STORM WATER REMOVAL, SEWER REMOVAL AND OTHER PROPER PURPOSES APPROVED BY SAID OWNERS. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR OTHER IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THE "PRIVATE SEWER SERVITUDE" SO AS TO PREVENT OR UNNECESSARILY INTERFERE WITH ANY PURPOSE FOR WHICH THE "PRIVATE SEWER SERVITUDE" IS GRANTED. THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY IMPROVEMENTS WITHIN THE "PRIVATE SEWER SERVITUDE".

**PRIVATE SERVITUDE OF ACCESS DEDICATION:** THE AREAS DESIGNATED AS "PRIVATE ACCESS SERVITUDE" ARE HEREBY DEDICATED TO THE PROPERTY OWNERS OF JAMESTOWN SQUARE FOR ACCESS, PARKING, UTILITIES, AND OTHER PROPER PURPOSES. NO TREES, SHRUBS OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER THE "PRIVATE SERVITUDE OF ACCESS" SO AS TO PREVENT OR UNNECESSARILY INTERFERE WITH ANY PURPOSE FOR WHICH THE "PRIVATE SERVITUDE OF ACCESS" IS GRANTED.

**COMMON AREAS (PRIVATE):** THE AREAS DESIGNATED HEREON AS TRACT "C-1" AND TRACT "B" "COMMON AREAS" ARE HEREBY DEDICATED TO THE PROPERTY OWNERS OF JAMESTOWN SQUARE FOR ACCESS, RECREATION, PARKING AND OTHER RELATED ACTIVITIES. THE COMMON AREAS ARE NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT IS DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS OF JAMESTOWN SQUARE. THE CITY-PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY IMPROVEMENTS WITHIN THE COMMON AREA.

**SEWERAGE 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 HEALTH UNIT OF EAST BATON ROUGE PARISH.

**OWNER, ALVAREZ CONSTRUCTION COMPANY, INC.**  
*[Signature]* 2-19-14  
SEBASTIAN ALVAREZ, MANAGING MEMBER

**FILL NOTE:**  
VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED 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.

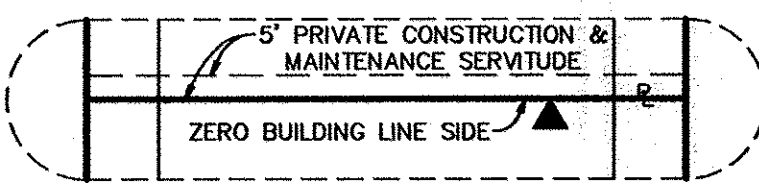
**NO ATTEMPT HAS BEEN MADE BY EVANS-GRAVES ENGINEERS, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.**

**ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033G0335E DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X".**

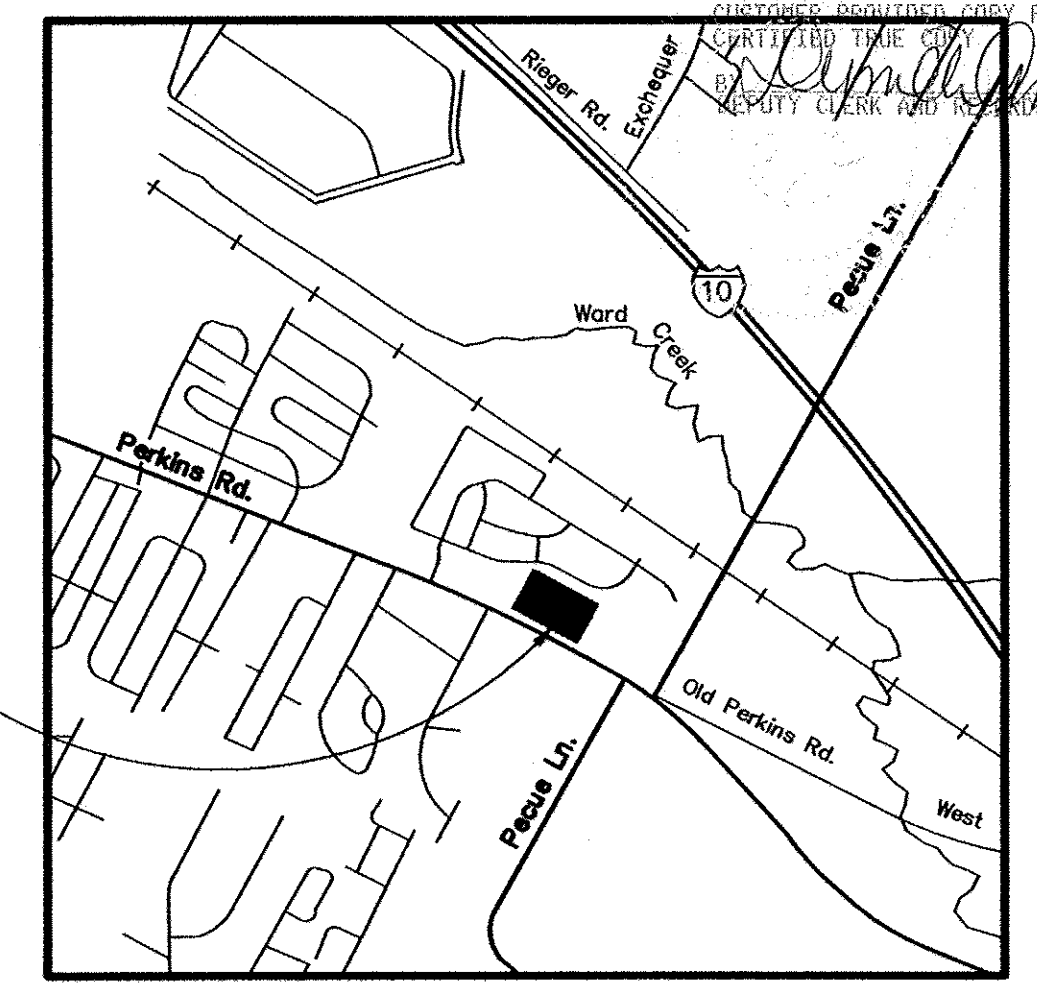
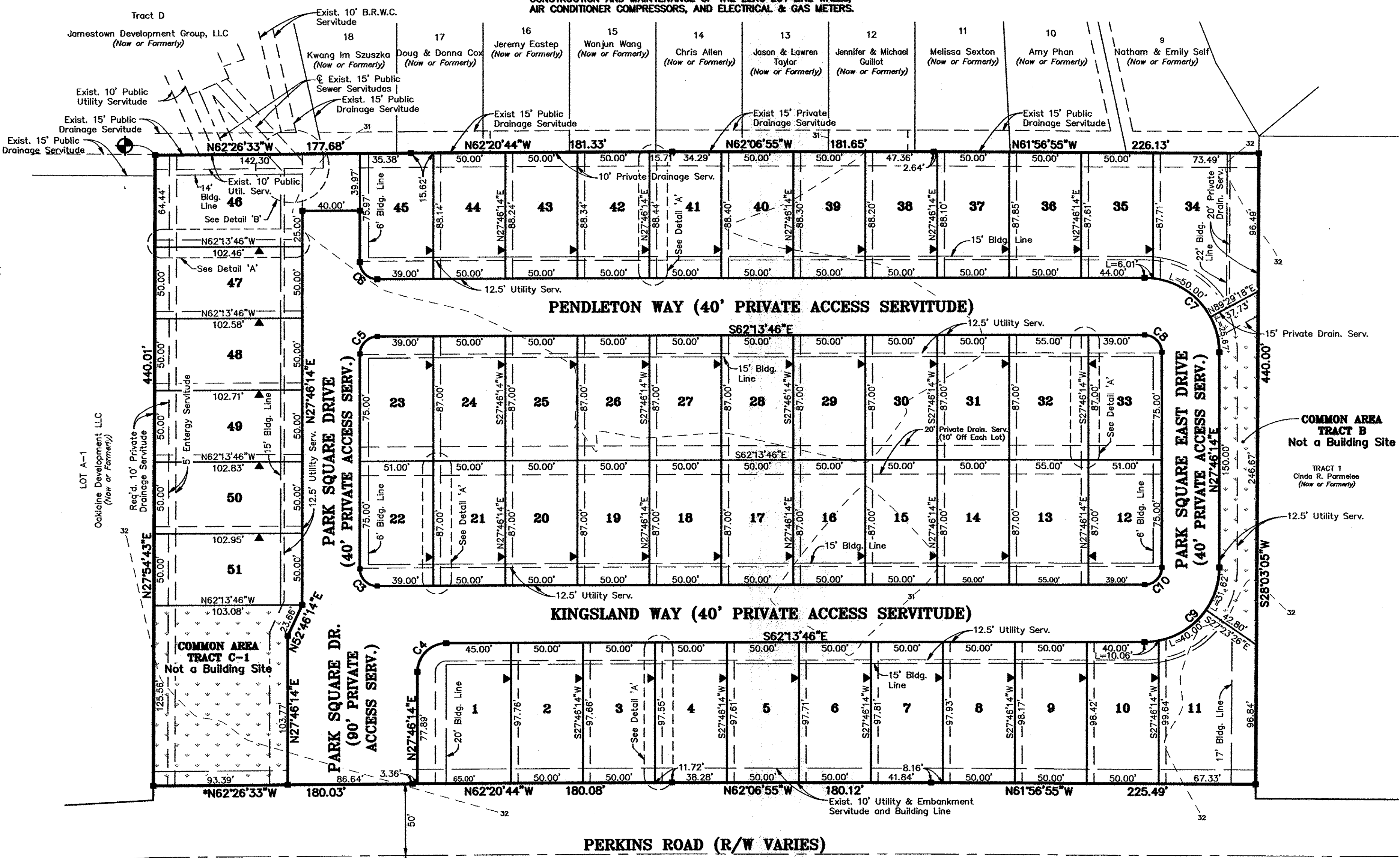
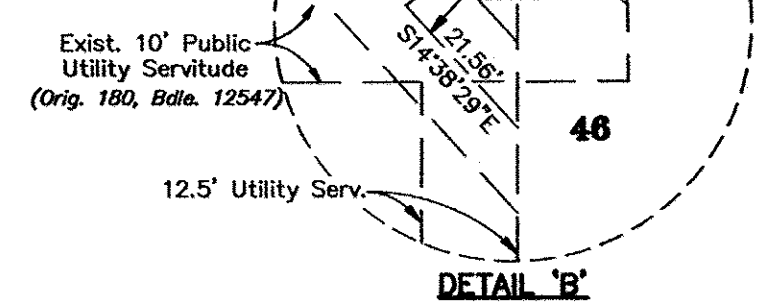
**BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ENGINEERING DIVISION OF THE DEPARTMENT OF PUBLIC WORKS.**

**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.**

**ALL LOTS ARE SUBJECT TO DECLARATION OF RESTRICTIVE COVENANTS RECORDED AS AN ADJUNCT HERETO. 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 / A BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.**



**DETAIL 'A' TYPICAL LOT LINE**  
A FIVE (5) FOOT PRIVATE CONSTRUCTION AND MAINTENANCE SERVITUDE SHALL BE PROVIDED ON THE LOT ADJACENT FOR CONSTRUCTION AND MAINTENANCE OF THE ZERO LOT LINE WALLS, AIR CONDITIONER COMPRESSORS, AND ELECTRICAL & GAS METERS.



**VICINITY MAP**  
1"=2000'

- GENERAL NOTES**  
ZONING: PUD  
FUTURE LAND USE: MIXED USE ARTERIAL  
STREETS: 24' WIDE, 6" THICK P.C. CONCRETE  
PAVEMENT W/ CURB & GUTTER  
SEWER: PRIVATE COMMUNITY TREATMENT  
WATER: BATON ROUGE WATER COMPANY  
ELECTRIC: ENTERGY/GSU  
GAS: ENTERGY/GSU  
TELEPHONE: AT&T  
CABLEVISION: COX COMMUNICATIONS  
ACREAGE: 7.740 ACRES  
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2  
FLOOD ZONE: ZONE X  
ADJACENT 100 YEAR FLOOD ZONE ELEV.: WEST 22.0, EAST 21.0 (AS PER DPW)  
INUNDATION ELEV.: WEST 20.0, EAST 17.5  
SCHOOL DISTRICTS:  
HIGH SCHOOL: WOODLAWN HIGH SCHOOL  
MIDDLE SCHOOL: WOODLAWN MIDDLE SCHOOL  
ELEMENTARY SCHOOL: JEFFERSON TERRACE ELEMENTARY  
■ DENOTES CONCRETE MONUMENT  
IRON RODS SET AT ALL LOT CORNERS  
SINGLE FAMILY LOT YARD MIN.:  
SIDE: 5' (OR OTHERWISE WHERE SHOWN ON PLAT)  
SIDE: 6' (LOTS 12, 22, 33, 23 & 45)  
FRONT: 15'  
REAR: 10'

**REFERENCE BENCHMARK:**  
EBR 60-73  
ELEVATION: 16.41 NAVD 88  
**\*BASIS OF BEARINGS:** N62°26'33"W  
AS PER THE REFERENCE MAP  
**BENCHMARK:** ELEV. 31.43  
TOP OF 1/2" I.P. IN CONCRETE (AS SHOWN)

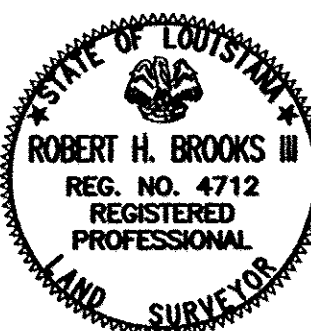
CURVE TABLE						
CURVE	RADIUS	TANGENT	LENGTH	CHORD	BEARING	DELTA
C1	45.00'	13.57'	26.36'	25.98'	S44°32'57"W	33°33'26"
C2	15.00'	4.52'	8.79'	8.66'	N44°32'57"E	33°33'26"
C3	12.00'	12.00'	18.85'	16.97'	S17°13'46"E	90°00'00"
C4	20.00'	20.00'	31.42'	28.28'	S72°46'14"W	90°00'00"
C5	12.00'	12.00'	18.85'	16.97'	S72°46'14"W	90°00'00"
C6	12.00'	12.00'	18.85'	16.97'	S17°13'46"E	90°00'00"
C7	52.00'	52.00'	81.68'	73.54'	N17°13'46"W	90°00'00"
C8	12.00'	12.00'	18.85'	16.97'	N17°13'46"W	90°00'00"
C9	52.00'	52.00'	81.68'	73.54'	N72°46'14"E	90°00'00"
C10	12.00'	12.00'	18.85'	16.97'	N72°46'14"E	90°00'00"

**REFERENCE MAP:**

"FINAL PLAT OF THE LAKES AT JAMESTOWN FIRST FILING BEING A PORTION OF TRACT 'Z-1-A' JAMESTOWN AT OLD PERKINS, PHASE I & JAMESTOWN BLVD. 100' R/W LOCATED WITHIN THE JAMESTOWN AT OLD PERKINS PLANNED UNIT DEVELOPMENT (PUD11-08) AND TRACTS 'C', 'F', 'G', 'H' AND 'Z-1-A-A-1' JAMESTOWN AT OLD PERKINS, PHASE I . . ." BY LLOYD R. ERIKSON, P.E. AND ROBERT H. BROOKS, III, P.L.S. DATED JULY 7, 2008 AND LAST REVISED DECEMBER 6, 2013.

**CERTIFICATION:**

THIS IS TO CERTIFY THAT THIS PLAT CONFORMS TO LA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES CONCERNING THE SUBDIVISION OF LAND. THIS PLAT IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



*[Signature]* 2/19/2014  
ROBERT H. BROOKS, III, P.L.S.

**STORMWATER MANAGEMENT NOTE:**

AS PART OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE OWNER TO COMPLY WITH STORMWATER MANAGEMENT AND DRAINAGE REQUIREMENTS OF SECTION 15.13 OF THE UDC, LATEST REVISION.

**RECOMMENDED FOR APPROVAL:**

DEPARTMENT OF PUBLIC WORKS  
CITY OF BATON ROUGE AND  
PARISH OF EAST BATON ROUGE

*[Signature]* 2/20/14  
DAVID R. GULLORY, P.E.  
DIRECTOR OF PUBLIC WORKS

**APPROVED:**

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

*[Signature]* 2/24/2014  
RYAN L. HOLCOMB  
INTERIM PLANNING COMMISSION DIRECTOR  
OR HIS DESIGNEE

**APPROVED:**

EAST BATON ROUGE PARISH  
HEALTH UNIT

*[Signature]* 2.20.14  
SANITARIAN MANAGER/PARISH

DESIGNED: BB	CADFILE: 1300BFP1
DETAILED: KRB	DATE: 02-19-14
CHECKED: RHB	W.O.#: 13-008



**EVANS-GRAVES ENGINEERS, INC.**  
ENGINEERING CONSULTANTS 9029 JEFFERSON HWY. BATON ROUGE, LA 70809 (225)926-1620