**REFERENCE MAP:**

"MAP SHOWING SUBDIVISION OF TRACT FCC-2 BEING A PORTION OF THE FAIRWOOD COUNTRY CLUB PROPERTY INTO TRACTS FCC-2-A, FCC-2-B, AND FCC-2-C" BY CHRISTOPHER J. EWING, P.E., P.L.S. AND DATED DECEMBER 17, 2005.

**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.

**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.

**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.

**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)

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 220058 0100 D DATED MAY 17, 1993, THIS PROPERTY IS LOCATED IN FLOOD ZONES 'AE' & 'X'.

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.

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/BUILDER FROM COMPLYING WITH ANY SUCH RESTRICTIONS THAT MAY BE ATTACHED TO THE PROPERTY ON THIS PLAT.

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.

VARIOUS LOTS WITHIN THE SUBDIVISION HAVE RECEIVED COMPACTED FILL DURING THE CONSTRUCTION PHASE OF THE PROJECT. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY PERFORMED BY EVANS-GRAVES ENGINEERS, INC. BEFORE THE PLACEMENT OF FILL. EACH BUILDER/OWNER SHALL INDEPENDENTLY INVESTIGATE EXISTING SOIL CONDITIONS PRIOR TO COMMENCING CONSTRUCTION TO ENSURE APPROPRIATE FOUNDATION/SLAB DESIGN. THE DEVELOPER AND/OR ENGINEER DOES NOT WARRANT SOIL CONDITIONS.

THE LAKE SHOWN IS PRIVATELY OWNED. THE CITY-PARISH DEPARTMENT OF PUBLIC WORKS IS NOT RESPONSIBLE FOR MAINTENANCE OF THE LAKE.

**DEDICATION:** THE STREETS AND RIGHTS 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, SEWAGE 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 DRAINAGE SERVITUDE DEDICATION:** THE AREA DESIGNATED AS "PRIVATE DRAINAGE SERVITUDE" IF NOT PREVIOUSLY DEDICATED IS HEREBY DEDICATED TO THE OWNERS OF LOTS 1-6 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 SIGN SERVITUDE DEDICATION:** THE AREA DESIGNATED AS "PRIVATE SIGN SERVITUDE" IS HEREBY DEDICATED TO THE LAKES AT STONEGATE HOME OWNERS ASSOCIATION. THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR UPKEEP OF ANY IMPROVEMENTS WITHIN THIS "PRIVATE SIGN SERVITUDE".

**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.

KODIAK EQUIPMENT, L.L.C., OWNER

KELLY C. SILLS  
MANAGING MEMBER

DATE

3/1/07

**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 CONFORMS TO THE APPLICABLE MINIMUM STANDARDS OF THE STATE OF LOUISIANA FOR A CLASS "C" SURVEY.

LLOYD R. ERIKSON, P.E.

2/28/07  
DATE

ROBERT H. BROOKS, III, P.L.S.

2/28/07  
DATE



TRACT FCC-2-A  
6.94 ACRES  
FAIRWOOD COUNTRY CLUB LLC

**RECOMMENDED FOR APPROVAL:**

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

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

3-2-07  
DATE

**APPROVED:**

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

TROY L. BUNCH, JR.  
PLANNING DIRECTOR

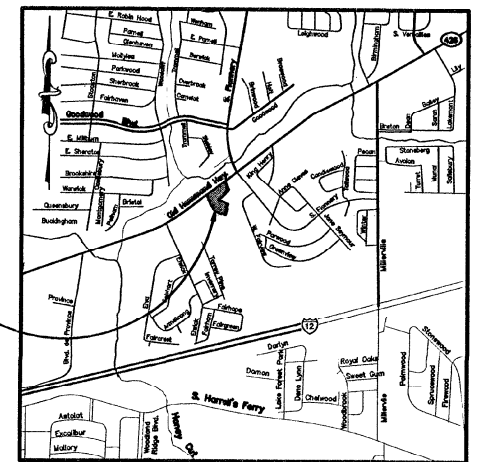
3/8/07  
DATE

**WASTEWATER IMPACT FEE CERTIFICATION**

THIS IS TO CERTIFY THAT THE DEVELOPER OF LOTS 1 THROUGH 17 HAS PAID \$1,075.00 PER LOT FOR A TOTAL OF \$18,275.00 (CHECK NO. 1129) IN WASTEWATER IMPACT FEES IN ACCORDANCE WITH ORDINANCE 10043, EBROSCO ORDINANCE 1242 AS AMENDED, ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL. ADDITIONALLY, ALL LOTS FOR WHICH A BUILDING PERMIT WILL BE ISSUED FOR IMPROVEMENTS TO THE LOT WILL REQUIRE PAYMENT OF THE REMAINING PORTION OF THE WASTEWATER IMPACT FEE IN ACCORDANCE WITH THE AFOREMENTIONED ORDINANCE. THIS SUBDIVISION IS LOCATED IN THE SOUTH SEWER DISTRICT.

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

3-2-07  
DATE

**SITE**

VICINITY MAP  
SCALE: 1"=2000'

**GENERAL NOTES:**

ZONING: RURAL  
STREETS: CITY STD. S/D-02 (27" ASPHALT W/CURB & GUTTER)  
SEWER: WSTN (SOUTH TREATMENT PLANT)  
WATER: BATON ROUGE WATER COMPANY  
FIRE: BATON ROUGE FIRE DEPARTMENT  
ELECTRIC: ENTERGY/G.S.U.  
GAS: ENTERGY/G.S.U.  
TELEPHONE: BELLSOUTH  
CABLEVISION: COX COMMUNICATIONS  
LAND USE: SINGLE FAMILY RESIDENTIAL  
DRAINAGE INFORMATION  
INUNDATION ELEVATION: 39.5' (AS PER DPW)  
FLOOD ZONE: AE  
100-FLOOD ELEVATION: 41.0 (AS PER DPW)  
10-YEAR DESIGN WATER SURFACE: 38.0 LIVELY BAYOU (AS PER DPW)

ACREAGE: 7.071 ACRES  
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.  
■ DENOTES CONCRETE MONUMENT  
IRON PIPES SET AT ALL LOT CORNERS UNLESS NOTED  
SCHOOL DISTRICTS:  
HIGH SCHOOL: BROADMOOR HIGH SCHOOL  
MIDDLE SCHOOL: SOUTHEAST MIDDLE SCHOOL  
ELEMENTARY SCHOOL: AUDUBON ELEMENTARY SCHOOL

■ DENOTES AREA IN FLOOD ZONE "AE" PER FEMA MAP

\*BASIS OF BEARING: N21°58'16"W  
AS PER THE REFERENCE MAP

■ BENCHMARK: ELEV. 41.70  
TOP OF 1/2" IRON PIPE SET IN CONCRETE (AS SHOWN)

REFERENCE BENCHMARK: ELEV. 43.088  
EBR NO. 355, RELEVELING OF 1994

**FINAL PLAT**

OF

## THE LAKES AT STONEGATE

### FIRST FILING, PHASE I

BEING A PORTION OF TRACT 'FCC-2-B' OF  
THE FAIRWOOD COUNTRY CLUB PROPERTY

LOCATED IN SECTION 38, T7S-R2E,  
GREENSBURG LAND DISTRICT,  
EAST BATON ROUGE PARISH, LOUISIANA

FOR

KODIAK EQUIPMENT, L.L.C.  
1561 RICHLAND AVENUE  
BATON ROUGE, LOUISIANA 70808

DESIGNED: RHB  
CADFILE: 06012FP1  
DATE: 02-28-07  
W.O.#: 06-012



EVANS-GRAVES ENGINEERS, INC.  
ENGINEERING CONSULTANTS 9600 AIRLINE HWY. BATON ROUGE, LA. 70816 (225) 926-1620