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.

LAKE SERVITUDE NOTE:
THE DRAINAGE SERVITUDES SHOWN THROUGH THE LAKES AS SHOWN HEREON ARE DEDICATED FOR THE PURPOSES OF THE MAINTENANCE OF UNRESTRICTED STORM WATER RUN–OFF. THE LAKES, AS REQUIRED BY CITY–PARISH DPW, WERE DESIGNED FOR THE PURPOSE OF STORM WATER DETENTION. NONE OF THE LAKES SHALL BE FILLED SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE PURPOSE FOR WHICH IT IS INTENDED. THE MAINTENANCE OF THE SHORELINE AND THAT PORTION OF THE LAKE WHICH IS PART OF EACH LOT SHALL BE THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNER. THE DPW SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE THEREOF. THE LAKE WITHIN THE BOUNDARIES OF THIS DEVELOPMENT SHALL BE PRIVATELY OWNED AND MAINTAINED.

TRAFFIC IMPACT FEE CERTIFICATION:
NO TRAFFIC IMPACT FEES ARE REQUIRED TO BE PAID BY THE DEVELOPER OR HOMEOWNERS OF JAMESTOWN AT OLD PERKINS PLANNED UNIT DEVELOPMENT (PUD 11–06).

PETER NEWKIRK, P.E. — DIRECTOR
EAST BATON ROUGE CITY/PARISH, DEPARTMENT OF PUBLIC WORKS
DATE

NORTH
60 0 60 120
SCALE IN FEET

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

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.

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

REFERENCE MAPS:
1) "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 (PUD 11–06) AND TRACTS 'C', 'F', 'G', 'H' AND 'Z–1–A–1' JAMESTOWN AT OLD PERKINS, PHASE I . . ." BY LLOYD R. ERIKSON, P.E. AND ROBERT H. BROOKS, III, P.L.S. AND DATED JULY 7, 2008.

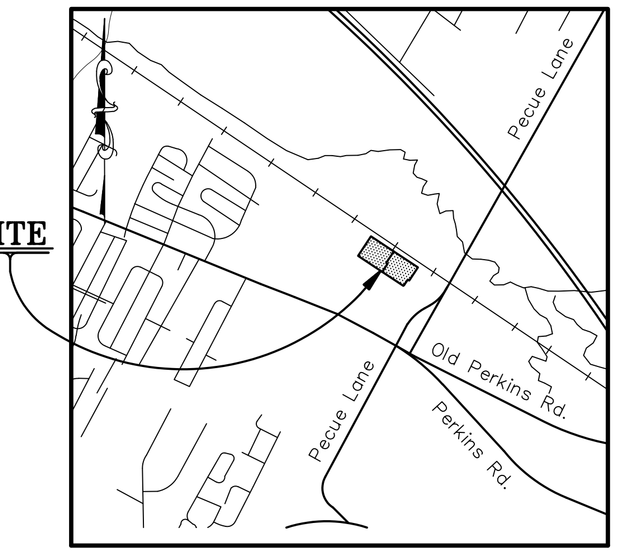
2) "FINAL PLAT OF THE VILLAS AT JAMESTOWN PHASE I (LOTS 1–25 AND TRACT 'A') AND TRACT 'H–1' BEING TRACT 'H' JAMESTOWN AT OLD PERKINS . . ." BY LLOYD R. ERIKSON, P.E. AND ROBERT H. BROOKS, III, P.L.S. AND DATED JUNE 3, 2010..

PRIVATE WASTEWATER TREATMENT NOTES:
1. WASTEWATER COLLECTION SYSTEM AND TREATMENT PLANT OPERATOR: ASCENSION WASTEWATER TREATMENT, INC., LA DEQ PERMIT NUMBER LAG 570450
2. THE WASTEWATER UTILITY OPERATOR MAY NOT BE A RESIDENT HOMEOWNER OR CMC ASSOCIATION REPRESENTATIVE OF THE VILLAS AT JAMESTOWN.
3. WASTEWATER UTILITY: ASCENSION WASTEWATER TREATMENT, INC HAS THE RIGHT TO DISCONNECT ANY SEWER SERVICE WITHIN THE VILLAS AT JAMESTOWN FOR NONPAYMENT OF FEES FOR MAINTENANCE OF THE PRIVATE SEWER COLLECTION AND PRIVATE TREATMENT PLANT.
4. THE CONTRACT WITH WASTEWATER UTILITY OPERATOR, ASCENSION WASTEWATER TREATMENT, INC, AND THE OWNER/DEVELOPER/RESIDENTS OF THE VILLAS AT JAMESTOWN IS RECORDED, ORIGINAL NO. _____ , BUNDLE NO. _____ .
5. 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:

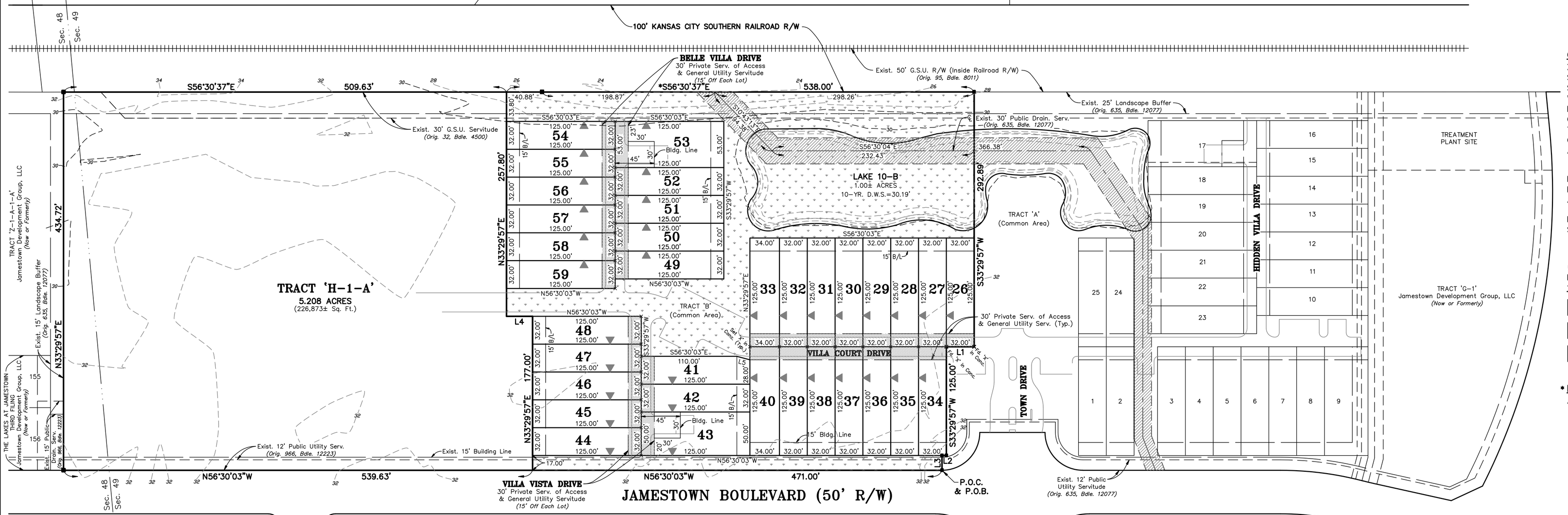
I, (NAME OF HOMEOWNER), OWNER OF LOT/TRACT (LOT/TRACT NUMBER) AT (MUNICIPAL ADDRESS) AM HEREBY AWARE THAT THE WASTEWATER COLLECTION SYSTEM, PUMPING STATION AND TREATMENT PLANT IS BEING PROVIDED BY A PRIVATE WASTEWATER COMPANY: ASCENSION WASTEWATER TREATMENT, INC, 17188 AIRLINE HWY, SUITE M–157, PH (225) 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 THE VILLAS AT JAMESTOWN. FURTHERMORE, ASCENSION WASTEWATER TREATMENT, INC SHALL BE RESPONSIBLE FOR THE LOCATION OF THE SEWER WYES (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:

THOMAS F. PERTUIT, PRESIDENT
ASCENSION WASTEWATER TREATMENT, INC
DATE



VICINITY MAP
1"=2000'



GENERAL NOTES
ZONING: PUD
STREETS: 22' CONCRETE
SEWER: PRIVATE COMMUNITY TREATMENT
WATER: BATON ROUGE WATER COMPANY
ELECTRIC: ENTERGY/GSU
GAS: ENTERGY/GSU
TELEPHONE: BELLSOUTH
CABLEVISION: COX COMMUNICATIONS
ACREAGE: LOTS 26–59 – 3.244 ACRES
TRACT 'B' – 1.714 ACRES
TRACT 'H–1–A' – 5.208 ACRES
FIRE DISTRICT: ST. GEORGE FIRE DISTRICT #2
FLOOD 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 PIPES SET AT ALL LOT CORNERS (EXCEPT AS NOTED)
10–YEAR DESIGN WATER SURFACE: LAKE 10–B = 30.19

DENOTES TRACT 'B' (PRIVATE COMMON AREA)
PRIVATE SERVITUDE OF ACCESS & GENERAL UTILITY SERVITUDE LOCATED ON LOTS 26–59
DENOTES EXIST. PUBLIC DRAINAGE SERVITUDE (Orig. 635, Bdle. 12077)
DENOTES ZERO LOT LINE

*BASIS OF BEARINGS: S56°30'37"E AS PER THE REFERENCE MAP

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.

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 SERVITUDE OF ACCESS DEDICATION: THE AREAS DESIGNATED AS "PRIVATE SERVITUDE OF ACCESS" IS HEREBY DEDICATED TO THE OWNERS OF THE VILLAS AT JAMESTOWN 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 AREA: (PRIVATE) THE AREA DESIGNATED HEREON AS TRACT 'B' "COMMON AREA" IS HEREBY DEDICATED TO THE PROPERTY OWNERS OF THE VILLAS AT JAMESTOWN FOR ACCESS, RECREATION, PARKING, GENERAL UTILITY SERVITUDE AND OTHER RELATED ACTIVITIES. THE COMMON AREA IS NOT HEREBY DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT IS DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE PROPERTY OWNERS OF THE VILLAS AT JAMESTOWN. 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, JAMESTOWN DEVELOPMENT GROUP, LLC

SEBASTIAN ALVAREZ, MANAGING MEMBER — DATE

WASTEWATER IMPACT FEE CERTIFICATION:
THIS IS TO VERIFY THAT WASTEWATER IMPACT FEES ARE NOT REQUIRED AT THIS TIME FOR LOTS WITHIN THE VILLAS AT JAMESTOWN, PHASE II (LOTS 26 THROUGH 59) BECAUSE EACH LOT WILL TIE INTO THE PRIVATE SEWER COLLECTION SYSTEM AND THEN BE TREATED BY A PRIVATE 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 10043, EBROSCO ORDINANCE 1242, AS AMENDED AND ADOPTED SEPTEMBER 28, 1994, BY THE METROPOLITAN COUNCIL.

PETER NEWKIRK, P.E. — DIRECTOR
EAST BATON ROUGE CITY/PARISH, DEPARTMENT OF PUBLIC WORKS
DATE

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.

ACCORDING TO THE FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22033C0335E DATED MAY 2, 2008, THIS PROPERTY IS LOCATED IN FLOOD ZONE 'X'.

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.00'	N56°30'03"W
L2	5.00'	N56°30'03"W
L3	17.00'	S33°29'57"W
L4	30.00'	N56°30'03"W
L5	15.52'	S41°34'10"E

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.

STATE OF LOUISIANA — LLOYD R. ERIKSON — License No. 31061 — PROFESSIONAL ENGINEER IN CIVIL ENGINEERING

LLOYD R. ERIKSON, P.E. — DATE

STATE OF LOUISIANA — ROBERT H. BROOKS III — REG. NO. 4712 — REGISTERED PROFESSIONAL LAND SURVEYOR

ROBERT H. BROOKS, III, P.L.S. — DATE

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
DATE

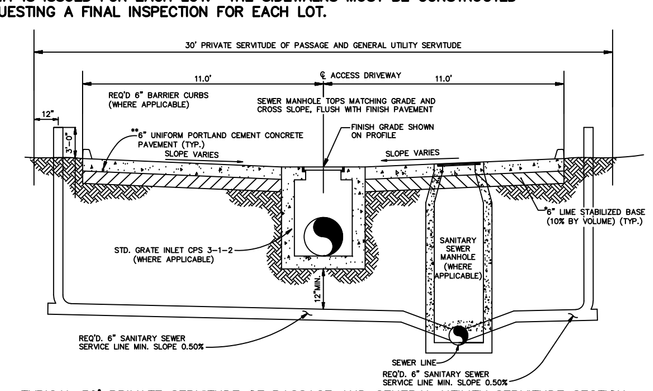
APPROVED:
PLANNING COMMISSION
CITY OF BATON ROUGE AND
PARISH OF EAST BATON ROUGE

TROY L. BUNCH or HIS DESIGNEE
PLANNING DIRECTOR
P–
DATE

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.

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)

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.



TYPICAL 30' PRIVATE SERVITUDE OF PASSAGE AND GENERAL UTILITY SERVITUDE SECTION
N.T.S.

FINAL PLAT
OF
THE VILLAS AT JAMESTOWN PHASE II
(LOTS 26–59 AND TRACT 'B')
AND
TRACT 'H–1–A'
BEING A PORTION OF TRACT 'H–1'
JAMESTOWN AT OLD PERKINS
LOCATED IN SECTIONS 48 & 49, T8S–R2E, GREENSBURG LAND DISTRICT, EAST BATON ROUGE PARISH, LOUISIANA
FOR
JAMESTOWN DEVELOPMENT GROUP, LLC
12035 COURSEY BOULEVARD
BATON ROUGE, LOUISIANA 70816

DESIGNED: BB	CADFILE: 06028FP7
DETAILED: KRB	DATE: 02–16–11
CHECKED: RHB	W.O.#: 06–028

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