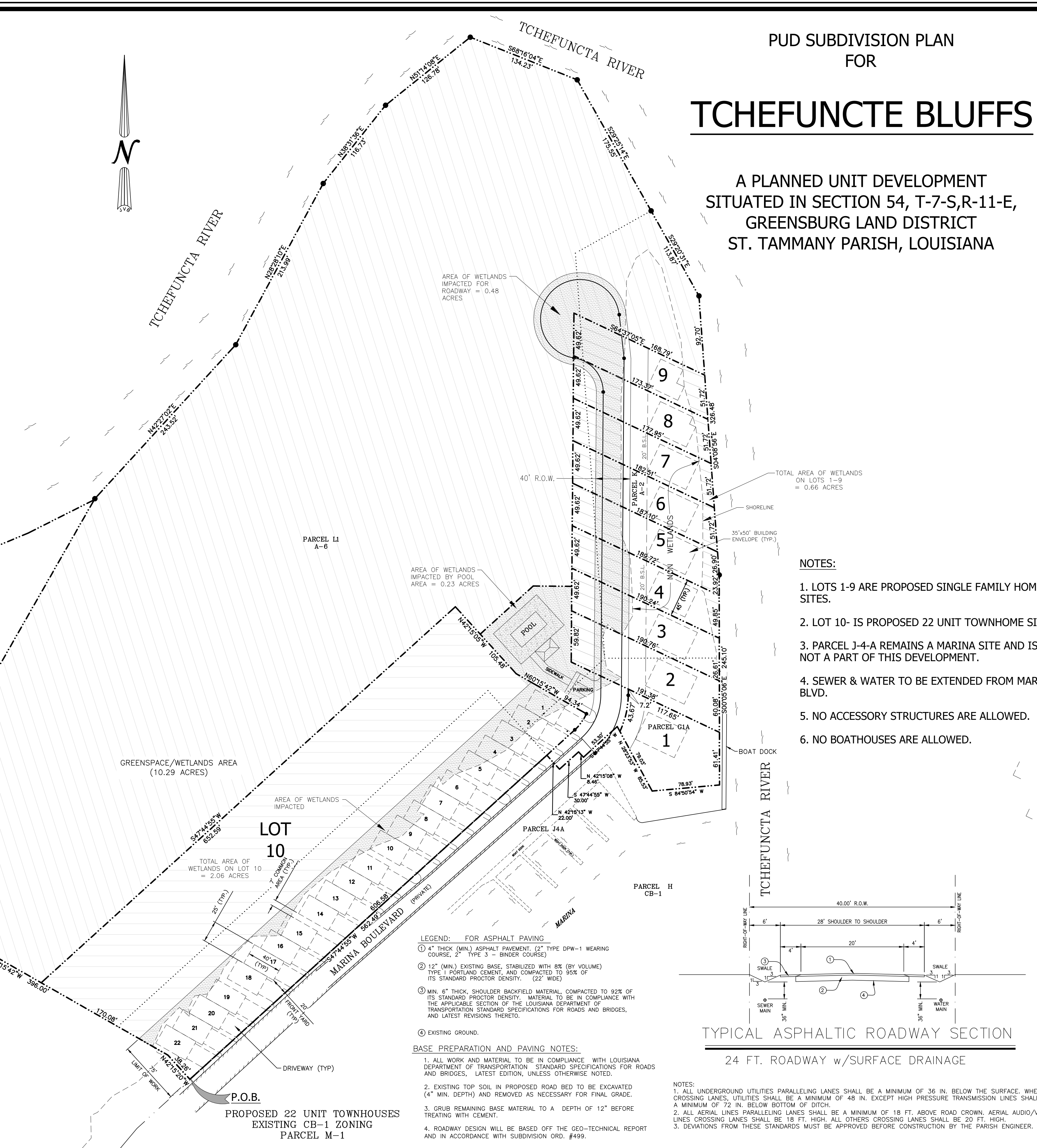
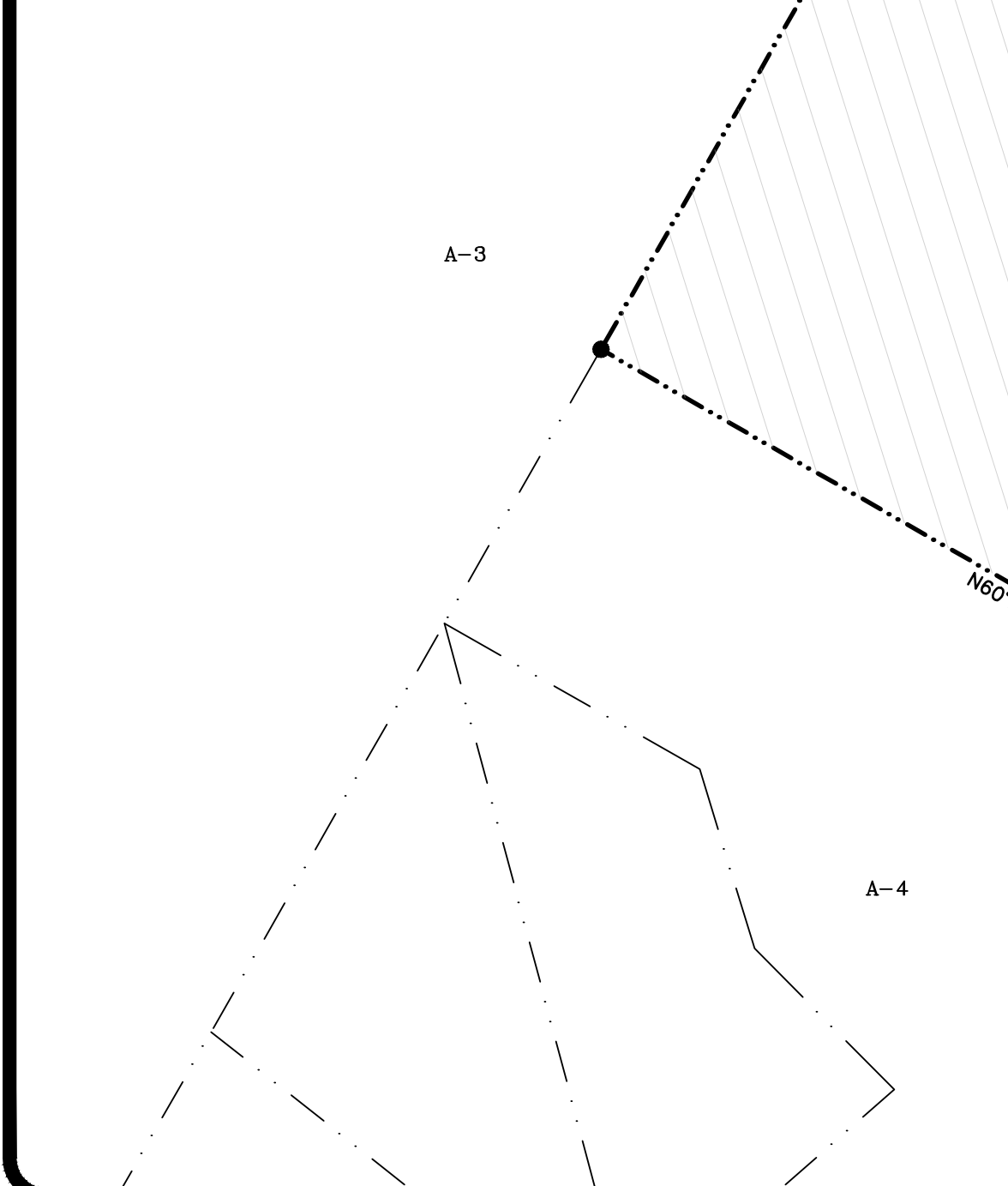


VICINITY MAP  
NOT TO SCALE

- GENERAL NOTES**
1. ULTIMATE SURFACE DRAINAGE WILL BE TO TCHEFUNCTA RIVER AND LAKE PONTCHARTRAIN.
  2. ACCORDING TO THE FLOOD INSURANCE RATE MAPS THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205-0220-C, DATED: 04/02/1991 FLOOD ZONE: A13; BASE FLOOD ELEVATION: 9'.  
0.177 ACRES NON-WET OPEN SPACE  
5.322 TOTAL (35% OPEN SPACE)
  3. MAXIMUM DENSITY ALLOWED = 45 UNITS.  
MAXIMUM UNITS PROVIDED = 31 UNITS
  4. TOTAL OPEN SPACE = 5.145 ACRES LIMITED USE  
0.177 ACRES NON-WET OPEN SPACE  
5.322 TOTAL (35% OPEN SPACE)

- WATERSHED COMMENTS**
1. THE TCHEFUNCTA RIVER IS A SCENIC RIVER AND IS A 303(d) LISTED IMPAIRED WATERWAY.
  2. A SCENIC RIVER PERMIT WILL BE REQUIRED PRIOR TO SUBMITTAL FOR PRELIMINARY APPROVAL.
  3. A WATER QUALITY IMPACT STUDY IS REQUIRED PRIOR TO SUBMITTAL FOR PRELIMINARY APPROVAL THAT DEMONSTRATES COMPLIANCE WITH THE ANTI-DEGRADATION STANDARD.
  4. STORMWATER AGREEMENT AND STORMWATER SITE PLAN ARE REQUIRED TO BE SUBMITTED FOR PRELIMINARY APPROVAL.
  5. A STORMWATER PATHWAY PLAN INDICATING ALL ENTRY POINTS FOR STORMWATER RUNOFF INTO THE TCHEFUNCTA RIVER WILL BE REQUIRED.
  6. THE SITE IS LOCATED IN A CRITICAL DRAINAGE AREA AND FILL MITIGATION IS REQUIRED IN A MANNER CONSISTENT WITH NO NET FILL.



PUD SUBDIVISION PLAN  
FOR  
**TCHEFUNCTE BLUFFS**

A PLANNED UNIT DEVELOPMENT  
SITUATED IN SECTION 54, T-7-S,R-11-E,  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

**RESTRICTIVE COVENANTS**

1. Lots 1-9 will not have more than one single family dwelling. Lot 10 is a 22 unit multi-family townhome site.
2. Front building setback will be 20' from property line. Side building setback will not be less than 5' from each side property line. The rear yard building setback is 25'.
3. Driveways on corner lots shall not be located closer than 60' from corner of said property closest to the intersection as measured from the corner of the property where the said two street rights-of-way intersect.
4. Construction of any nature is prohibited in drainage or street easements.
5. No noxious or offensive action shall be carried out upon any lot, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood, particularly the use of lots as dumps or junk-car storage.
6. The minimum finish floor elevation required shall be 9' above mean sea level or 1' above the centerline of the street, whichever is greater.
7. All greenspaces and roadways shall be privately maintained according to document filed in C.O.B. \_\_\_\_\_, Folio \_\_\_\_\_.
8. Mobile homes will not be permitted to occupy lots as a residence in this subdivision.
9. No lot shall be further subdivided without prior approval of the Parish Planning Commission.
10. Additional covenants recorded in C.O.B. \_\_\_\_\_, Folio \_\_\_\_\_ and C.O.B. \_\_\_\_\_, Folio \_\_\_\_\_.
11. No Certificate of Occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the St. Tammany Parish Department of Environmental Services. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
12. The foregoing shall be a covenant running with each title and reference shall be made thereto in each title. This phase shall comply with the Declaration and Covenants filed under C.O.B. \_\_\_\_\_, Folio \_\_\_\_\_, recorded with the Saint Tammany Parish Clerk of Court.

**CERTIFICATION**

This map is certified to be correct and in accordance with a physical survey made on this ground under supervision of the undersigned.

SEAN M. BURKES - LA P.L.S. No. 4785

**DEDICATION**

Be it resolved, by the undersigned owner of the land as shown and described hereon, that he does declare this to be a true and accurate map of:

**TCHEFUNCTE BLUFFS**

The indication of streets and roadways on this plat is NOT intended as a dedication to the parish of St. Tammany, the State of Louisiana, or the public in general. All streets will be private. The areas shown as streets and roadways shall be defined to constitute only a servitude of passage for owners of lots in Tchefuncte Bluffs. The fee title to such area belonging to the owners association, or the developer.

Owner/ \_\_\_\_\_ Date \_\_\_\_\_  
FOR  
MARINA BEAU CHENE ASSOCIATES

**APPROVAL**

Parish Planning Commission Chairman \_\_\_\_\_ Parish Engineer \_\_\_\_\_  
Parish Planning Commission Secretary \_\_\_\_\_ Clerk of Court \_\_\_\_\_

Date Filed \_\_\_\_\_ File Number \_\_\_\_\_

- NOTES:**
1. LOTS 1-9 ARE PROPOSED SINGLE FAMILY HOME SITES.
  2. LOT 10- IS PROPOSED 22 UNIT TOWNHOME SITE.
  3. PARCEL J-4-A REMAINS A MARINA SITE AND IS NOT A PART OF THIS DEVELOPMENT.
  4. SEWER & WATER TO BE EXTENDED FROM MARINA BLVD.
  5. NO ACCESSORY STRUCTURES ARE ALLOWED.
  6. NO BOATHOUSES ARE ALLOWED.

15,009 AC.	10	510 L.F.
Area	Number of Lots	Length of Streets
VARIABLES	CENTRAL	P.U.D.
Average Lot Size	Sewerage System	Zoning
ASPHALT	24'	CENTRAL
Road Surfacing	Street Width	Water System

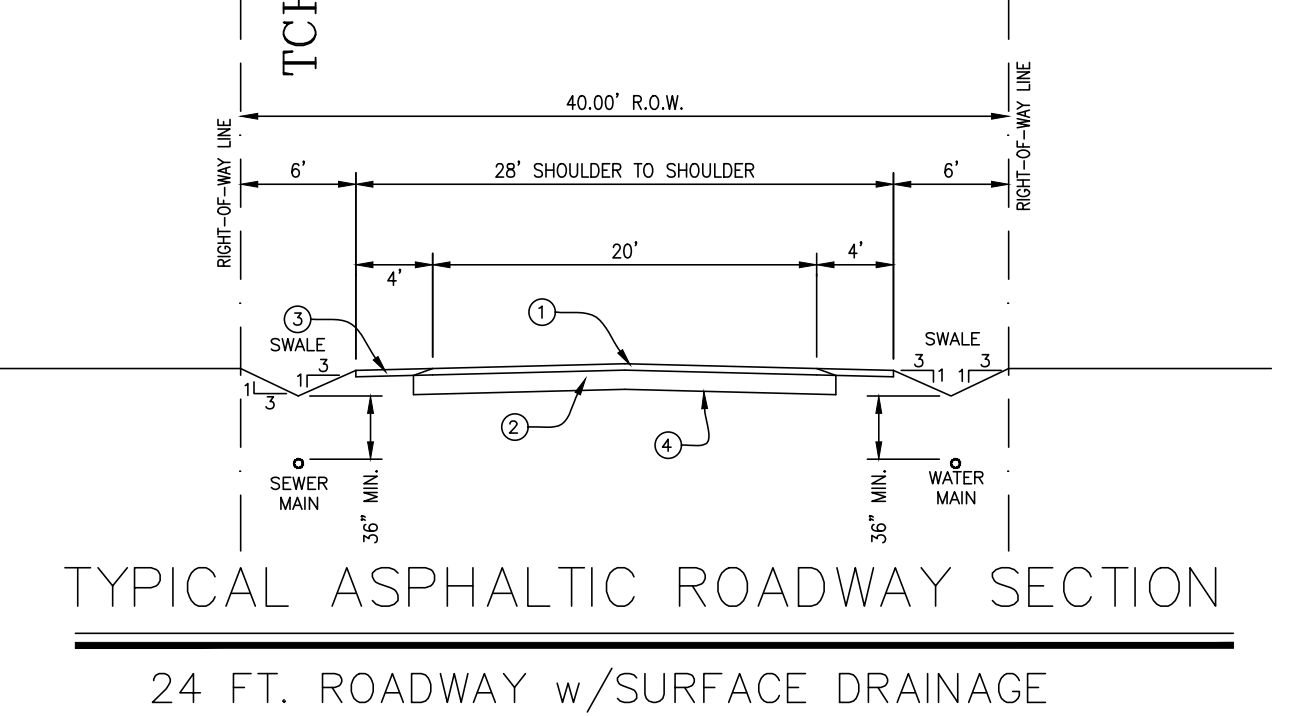
**Boundary Description**

A certain parcel of land situated in Section 54, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:

From the Section corner common to Sections 54, 37 & 33, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, go North 62 Degrees 44 Minutes 09 Seconds West a distance of 10,597.73 feet to a point; Thence run North 69 Degrees 15 Minutes 19 Seconds West a distance of 70.00 feet to a point; Thence run along a curve to the right having a radius of 1041.66 feet and an arc length of 516.80 feet to a point; Thence run North 25 Degrees 33 Minutes 08 Seconds West a distance of 59.35 feet to a point; Thence run along a curve to the right having a radius of 120 feet and an arc length of 55.45 feet to a point; Thence run North 01 Degree 53 Minutes 22 Seconds East a distance of 231.74 feet to a point; Thence run North 40 Degrees 00 Minutes 04 Seconds East a distance of 59.23 feet to a point; Thence run North 47 Degrees 45 Minutes 47 Seconds East a distance of 84.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, go North 42 Degrees 15 Minutes 20 Seconds West a distance of 38.26 feet; thence North 60 Degrees 15 Minutes 42 Seconds West a distance of 396.00 feet; thence North 29 Degrees 44 Minutes 18 Seconds West a distance of 521.96 feet; thence North 42 Degrees 27 Minutes 02 Seconds East a distance of 243.52 feet; thence North 28 Degrees 28 Minutes 10 Seconds East a distance of 213.99 feet; thence North 38 Degrees 31 Minutes 36 Seconds East a distance of 116.73 feet; thence North 51 Degrees 14 Minutes 08 Seconds East a distance of 126.78 feet; thence South 68 Degrees 16 Minutes 04 Seconds East a distance of 134.23 feet; thence South 29 Degrees 25 Minutes 14 Seconds East a distance of 175.55 feet; thence South 29 Degrees 20 Minutes 31 Seconds East a distance of 113.87 feet; thence South 04 Degrees 08 Minutes 50 Seconds East a distance of 326.48 feet; thence South 00 Degrees 05 Minutes 06 Seconds East a distance of 245.10 feet; thence South 84 Degrees 50 Minutes 54 Seconds West a distance of 134.23 feet; thence North 28 Degrees 23 Minutes 53 Seconds West a distance of 85.53 feet; thence South 47 Degrees 44 Minutes 55 Seconds West a distance of 53.30 feet; thence North 42 Degrees 15 Minutes 08 Seconds East a distance of 8.46 feet; thence South 57 Degrees 44 Minutes 55 Seconds West a distance of 30.00 feet; thence North 42 Degrees 15 Minutes 13 Seconds West a distance of 22.00 feet; thence South 47 Degrees 44 Minutes 55 Seconds West a distance of 562.49 feet back to the point of beginning.

Said parcel of land contains 15,009 acres more or less.



- LEGEND: FOR ASPHALT PAVING**
1. 2" THICK (MIN.) ASPHALT PAVEMENT, (2" TYPE DPW-1 WEARING COURSE, 2" TYPE 3 - BINDER COURSE)
  2. 12" (MIN.) EXISTING BASE, STABILIZED WITH 8% (BY VOLUME) TYPE I PORTLAND CEMENT, AND COMPACTED TO 95% OF ITS STANDARD PROCTOR DENSITY. (22" WIDE)
  3. MIN. 6" THICK, SHOULDER BACKFILL MATERIAL, COMPACTED TO 92% OF ITS STANDARD PROCTOR DENSITY. MATERIAL TO BE IN COMPLIANCE WITH THE APPLICABLE SECTION OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AND LATEST REVISIONS THERETO.
  4. EXISTING GROUND.

- BASE PREPARATION AND PAVING NOTES:**
1. ALL WORK AND MATERIAL TO BE IN COMPLIANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, UNLESS OTHERWISE NOTED.
  2. EXISTING TOP SOIL IN PROPOSED ROAD BED TO BE EXCAVATED (4" MIN. DEPTH) AND REMOVED AS NECESSARY FOR FINAL GRADE.
  3. GRUB REMAINING BASE MATERIAL TO A DEPTH OF 12" BEFORE TREATING WITH CEMENT.
  4. ROADWAY DESIGN WILL BE BASED OFF THE GEO-TECHNICAL REPORT AND IN ACCORDANCE WITH SUBDIVISION ORD. #499.

**NOTES:**

1. ALL UNDERGROUND UTILITIES PARALLELING LANES SHALL BE A MINIMUM OF 36 IN. BELOW THE SURFACE. WHEN CROSSING LANES, UTILITIES SHALL BE A MINIMUM OF 48 IN. EXCEPT HIGH PRESSURE TRANSMISSION LINES SHALL BE A MINIMUM OF 72 IN. BELOW BOTTOM OF DITCH.
2. ALL AERIAL LINES PARALLELING LANES SHALL BE A MINIMUM OF 18 FT. ABOVE ROAD CROWN. AERIAL AUDIO/VIDEO LINES CROSSING LANES SHALL BE 18 FT. HIGH. ALL OTHERS CROSSING LANES SHALL BE 20 FT. HIGH.
3. DEVIATIONS FROM THESE STANDARDS MUST BE APPROVED BEFORE CONSTRUCTION BY THE PARISH ENGINEER.

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway  
Shiela, Louisiana 70455  
E-mail: jburkes@jvburkes.com  
Phone: 855-649-0075 Fax: 855-649-0154

DATE	DATE
BY	BY
DESCRIPTION	DESCRIPTION
NEW REVISIONS	NEW REVISIONS

PUD SUBDIVISION PLAN FOR  
TCHEFUNCTE BLUFFS  
A PLANNED UNIT DEVELOPMENT IN SECTION 54,  
T-7-S, R-11-E, GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA.

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

MARINA BEAU CHENE ASSOCIATES

SCALE: 1" = 60'

DATE: 02/13/2017

DRAWN BY: RMK CHECKED BY: SMB

DWG. NO. 20160764

SHEET 1 OF 1