

JOHNNY F. SMITH MEMORIAL
BUSINESS PARK, PHASE 2,
SECTION 27, T-8-S, R-14-E,
ST. TAMMANY PARISH, LA.

RESTRICTIVE COVENANTS

- 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).
- BUILDING SETBACKS AND/OR LANDSCAPE BUFFERS SHALL COMFORM TO ZONING GUIDELINES (M-1) AND SHALL BE OBTAINED FROM ST. TAMMANY PARISH. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL BUILDINGS SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY LOCATED IN FLOOD ZONES A1 & C. RE: FIRM PANEL NO. 225205 0410 D; REV. 04-21-99.
- THE MINIMUM CULVERT SIZE IS SHOWN ON THE ATTACHED SCHEDULE.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
- THE STORMWATER DETENTION STORAGE AREAS SHALL BE OWNED AND MAINTAINED BY ST. TAMMANY PARISH.
- THE FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

CULVERT SCHEDULE
ALL DRIVEWAY CULVERTS SHALL BE 18" DIA. BITUMINOUS COATED CORRUGATED STEEL, CONCRETE, OR RPVCOP. ARCHED EQUIV. IS ACCEPTABLE.

DEDICATION:
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

| OWNER | DATE |
|--------------------|------|
| ST. TAMMANY PARISH | DATE |

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED FOR A CLASS B SURVEY.

LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

| SEWER AND WATER SERVICES PROVIDED BY EXISTING OFFSITE FACILITIES | | | |
|--|--------------|-------------------|------------------|
| 38.146 ACRES | 7 | 1700' +/- | CENTRAL |
| AREA | NO. OF LOTS | LENGTH OF STREETS | SEWER SYSTEM |
| 3.33 ACRES | VARIES | 60' /24' | CENTRAL |
| MIN. LOT SIZE | LOT FRONTAGE | STREET WIDTH | WATER SYSTEM |
| CONCRETE | VARIES | M1 | 800' +/- |
| ROAD SURFACE | LOT DEPTH | ZONING | MAX. BLK. LENGTH |

BAYOU VINCENT
ULTIMATE SURFACE WATER DISPOSAL

FOR: APPROVAL:

PARISH PROPERTIES
INDIVIDUAL CHAIRMAN PARISH PLANNING COMMISSION

310 HOWE BEACH LN.
SLIDELL, LA. 70461
ADDRESS SECRETARY PARISH PLANNING COMMISSION

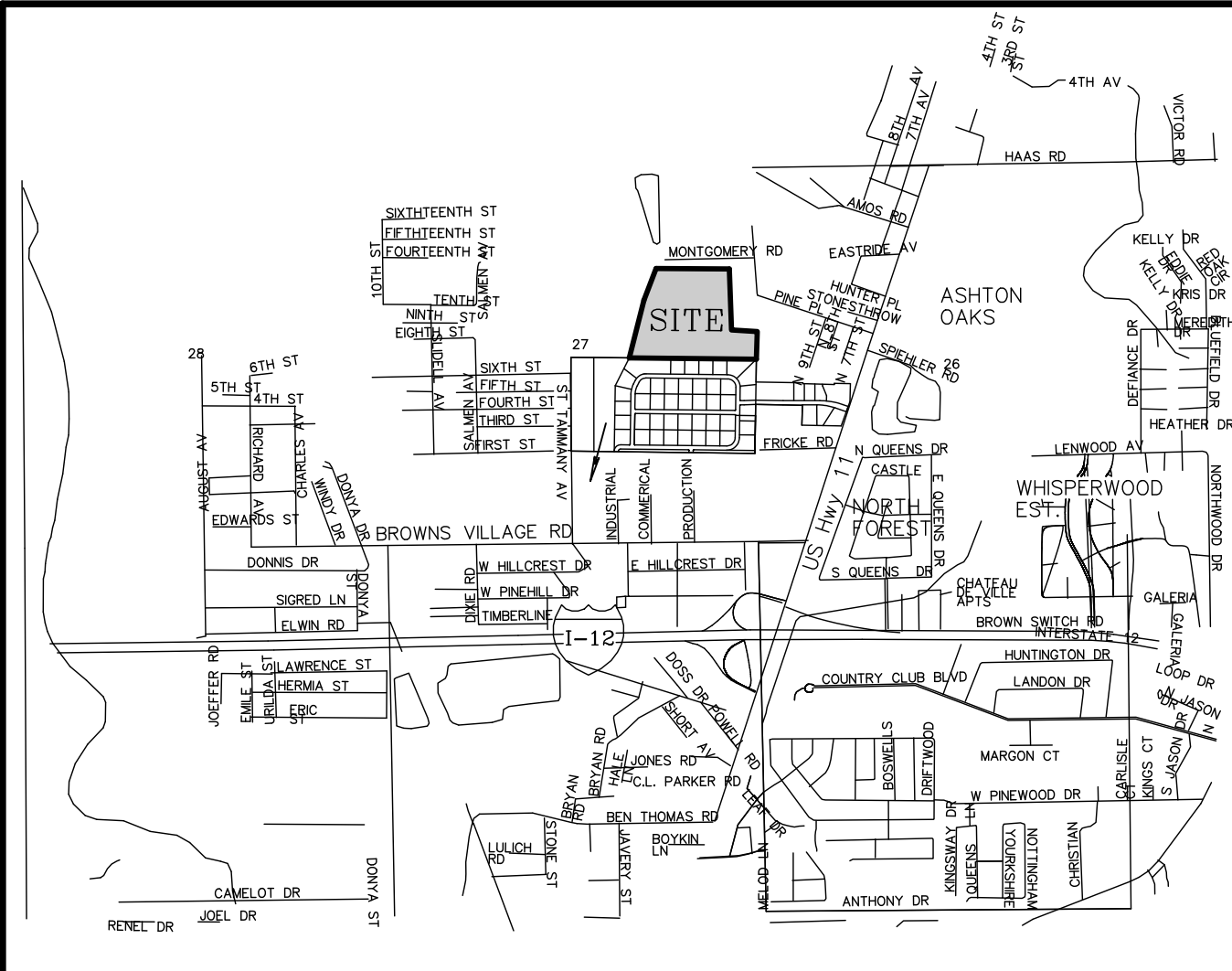
PARISH ENGINEER

DATE FILED FILE NO.

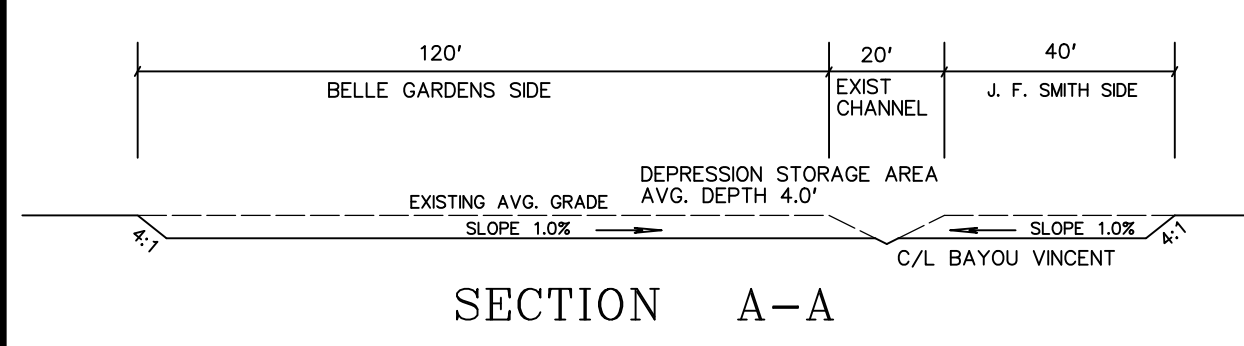
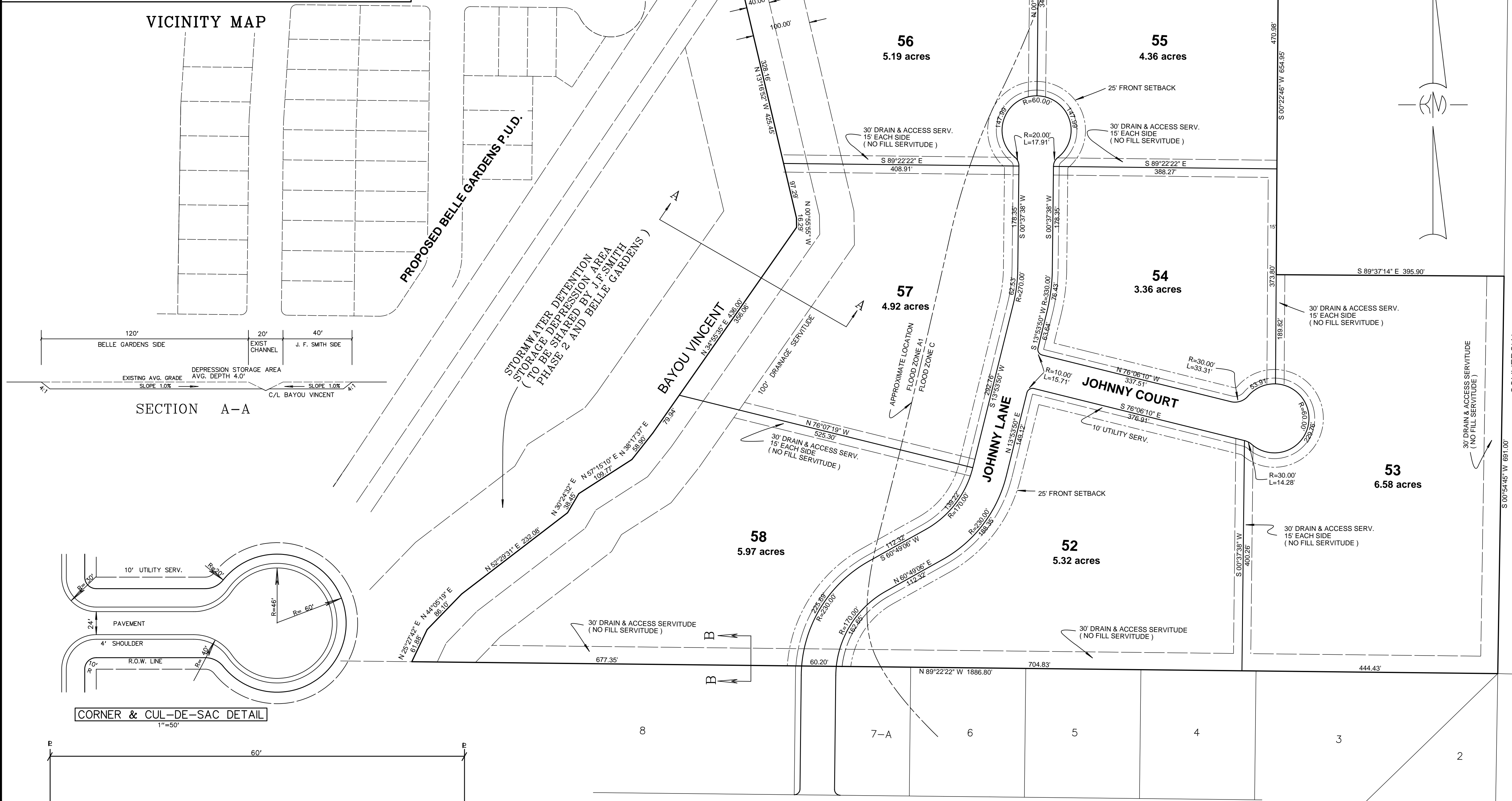
CLERK OF COURT

DEVELOPED RESIDENTIAL (SA)

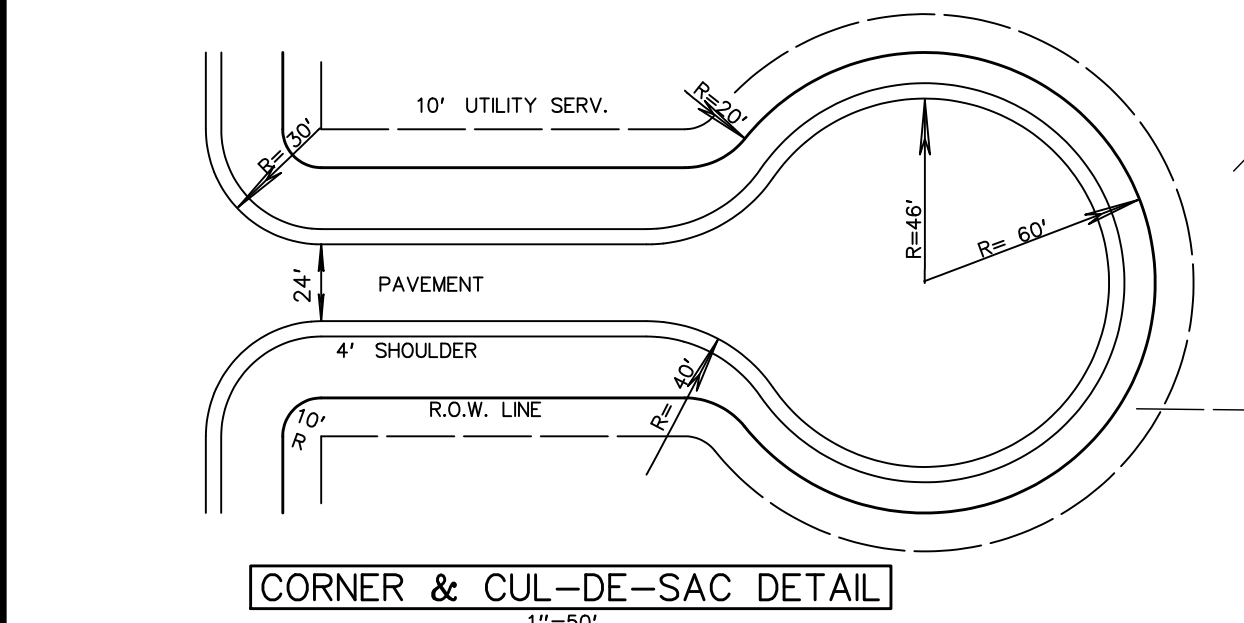
COMMERCIAL



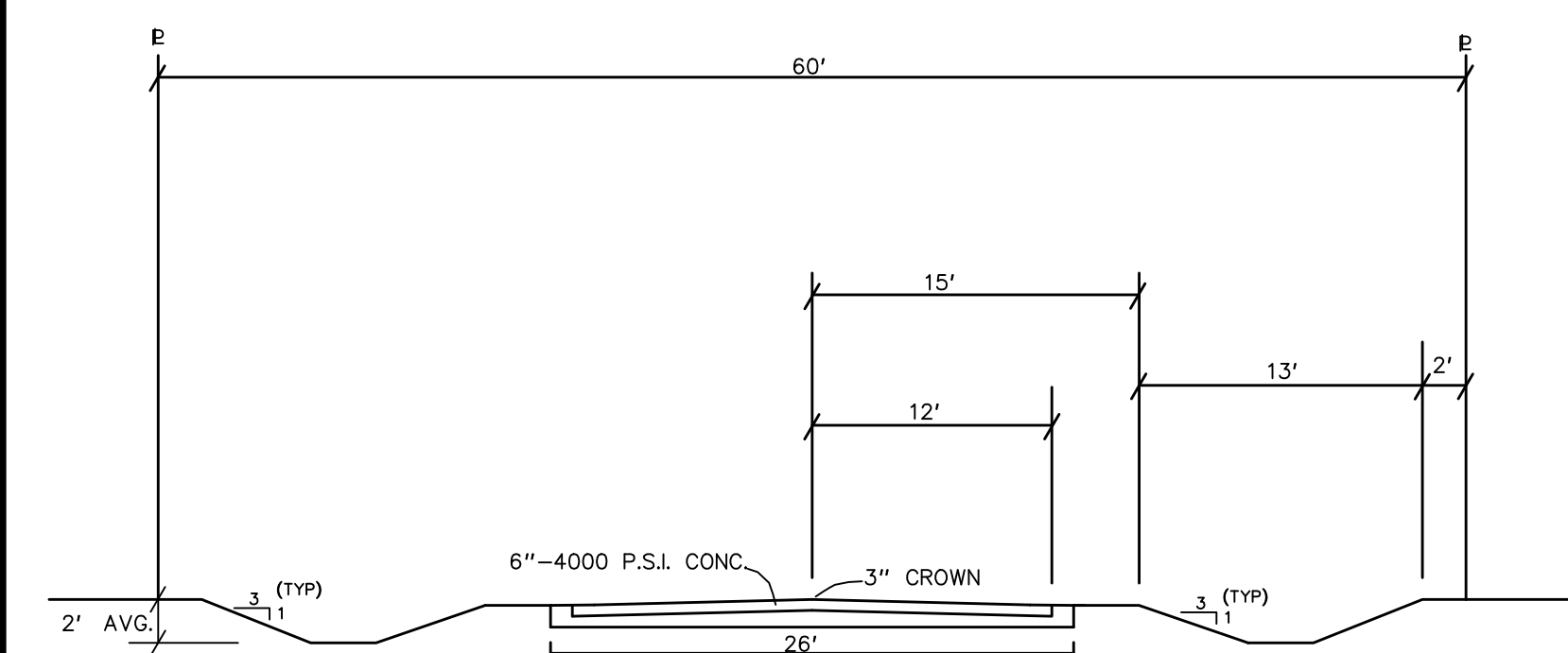
VICINITY MAP



SECTION A-A

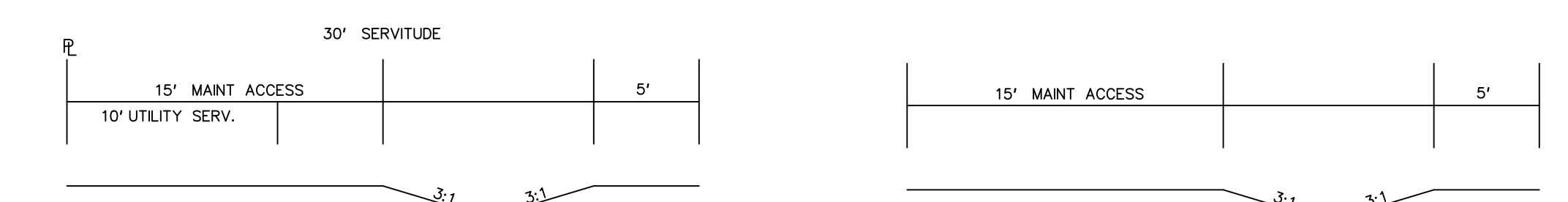


CORNER & CUL-DE-SAC DETAIL



MIN. 8" CEMENT STABILIZED BASE (10% BY VOL.)
95% COMPACTION (A.S.T.M. D-698)
(REFER TO SOILS REPORT FOR EXACT BASE DESIGN)

TYPICAL STREET SECTION



SECTION B-B

30' DRAIN SERV. SECTION (TYPICAL)

Legal Description
A certain parcel of ground situated in Sections 27, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana and more fully described as follows:
Commence at the Northwest corner, of the Southeast Quarter, of the Northwest Quarter of Section 27, Township 8 South, Range 14 East and measure South 89 degrees 10 minutes 30 seconds East a distance of 2653.43 feet to the POINT OF BEGINNING.
From the POINT OF BEGINNING continue South 89 degrees 10 minutes 30 seconds East a distance of 74.56 feet; thence South 89 degrees 53 minutes 46 seconds East a distance of 930.35 feet; thence South 00 degrees 22 minutes 46 seconds West a distance of 654.95 feet; thence South 89 degrees 37 minutes 14 seconds East a distance of 395.00 feet; thence South 00 degrees 54 minutes 45 seconds West a distance of 691.00 feet; thence North 89 degrees 22 minutes 22 seconds East a distance of 1,886.80 feet; thence North 25 degrees 27 minutes 42 seconds East a distance of 61.88 feet; thence North 44 degrees 05 minutes 19 seconds East a distance of 86.10 feet; thence North 52 degrees 29 minutes 31 seconds East a distance of 232.08 feet; thence North 30 degrees 24 minutes 32 seconds East a distance of 38.45 feet; thence North 57 degrees 15 minutes 10 seconds East a distance of 109.77 feet; thence North 36 degrees 17 minutes 37 seconds East a distance of 58.90 feet; thence North 34 degrees 55 minutes 35 seconds East a distance of 436.00 feet; thence North 00 degrees 55 minutes 55 seconds West a distance of 16.29 feet; thence North 13 degrees 16 minutes 52 seconds West a distance of 425.46 feet; thence North 03 degrees 42 minutes 49 seconds West a distance of 46.16 feet; thence North 33 degrees 49 minutes 47 seconds West a distance of 119.06 feet to the POINT OF BEGINNING, and containing 38.146 acres of land, more or less.

PRELIMINARY PLAN
JOHNNY F. SMITH MEMORIAL
BUSINESS PARK, PHASE 2,
SECTION 27, T-8-S, R-14-E,
ST. TAMMANY PARISH, LA.

| | | |
|-----------|----------|------|
| REVISIONS | DATE | MARK |
| NEW | 08-24-07 | |
| NET | 10-25-07 | |
| | 05-20-08 | |

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. - MANDEVILLE, LA
626-5611

| | |
|------------------|-----------------|
| SCALE: 1" = 100' | DATE: 08-09-07 |
| DRAWN: DRJ | JOB NO.: 06-332 |
| CHECKED: | DWG. NO.: |