

# FINAL PLAN OF VERSAILLES BUSINESS PARK PHASE 1

SECTIONS 15 & 16, TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA

±48.27 Acres	9	CENTRAL	PUD	LAKE PONTCHARTRAIN
AREA	NO. OF LOTS	SEWER SYSTEM	PRESENT ZONING	ULTIMATE SURFACE WATER DISPOSAL
CONCRETE	VARIABLE	25'	CENTRAL	±2380
ROAD SURFACE	AVG. LOT SIZE	STREET WIDTH	WATER SYSTEM	STREET LENGTH
				±2380 FT.

### RESTRICTIVE COVENANTS - PROVIDED BY OTHERS

- 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 SYSTEMS, ALL AS APPROVED BY DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH.
- 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).
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE CASSEMENTS OR STREET RIGHT OF WAY.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH WAY OR MAY NOT BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS Sumps OR JUNK CAR STORAGE.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL BUILDINGS SHALL BE 18.0' M.S.L. (NAVD83) (GEOID 09) THIS SUBDIVISION IS IN FEMA COMMUNITY PANEL 225205 0240E, REV. 8-16-1995, AND IS CLASSIFIED AS BEING IN FLOOD ZONES "A", "B", AND "C".
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH.
- THE MINIMUM CULVERT SIZE TO BE USED FOR DRIVEWAYS IS SHOWN ON THE ATTACHED CHART.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. (AMENDED PER ORD. No. 94-2142, ADOPTED DECEMBER 15, 1994)
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT. (AMENDED PER ORD. No. 12-2711, ADOPTED APRIL 5, 2012)
- THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED PER ORD. No. 88-916, ADOPTED FEBRUARY 18, 1988)
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER, SEWERAGE AND SANITATION (GARBAGE AND REFUSE DISPOSAL) SERVICES PROVIDED.
- THE DEVELOPER AND/OR ASSOCIATION OF PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF OPERATION AND MAINTENANCE OF THE DETENTION PONDS.
- SIDEWALKS TO BE MAINTAINED BY PROPERTY OWNERS.



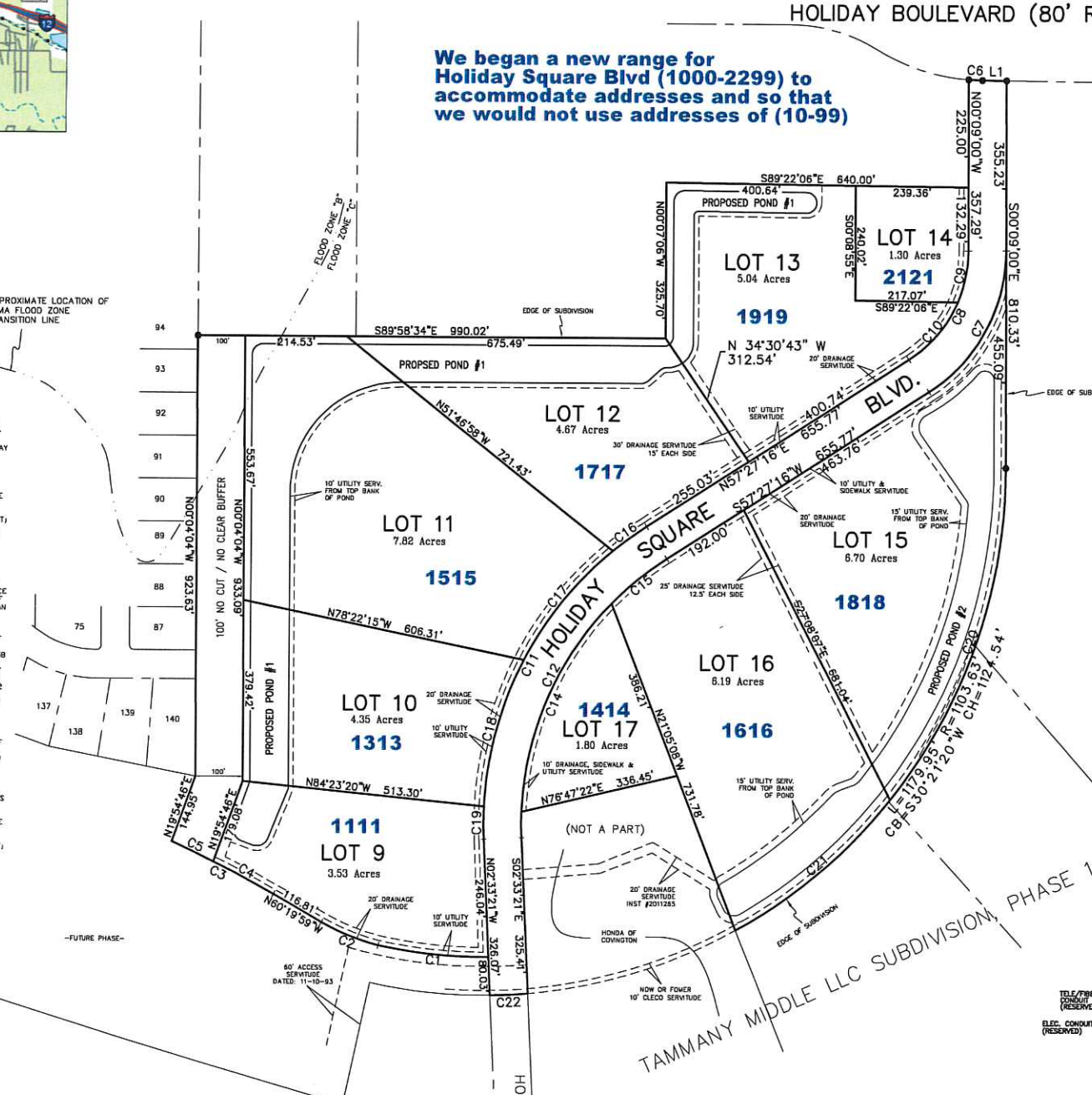
**We began a new range for Holiday Square Blvd (1000-2299) to accommodate addresses and so that we would not use addresses of (10-99)**



### PROPERTY DESCRIPTION VERSAILLES BUSINESS PARK - PHASE 1

COMMENCING FROM THE NORTHWEST CORNER OF TRACT 2-B1 - TAMMANY MIDDLE LLC SUBDIVISION AND THE EASTERN RIGHT OF WAY LINE OF HOLIDAY SQUARE BLVD. SITUATED IN SECTION 15, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, ALSO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 8032 FEET, WITH A RADIUS OF 1003.63 FEET, WITH A CHORD BEARING OF SOUTH 86 DEGREES 59 MINUTES 29 SECONDS WEST, WITH A CHORD LENGTH OF 8000 FEET, THENCE NORTH 82 DEGREES 33 MINUTES 21 SECONDS WEST A DISTANCE OF 8003 FEET, THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 29426 FEET, WITH A RADIUS OF 1023.93 FEET, WITH A CHORD BEARING OF NORTH 84 DEGREES 15 MINUTES 59 SECONDS WEST, WITH A CHORD LENGTH OF 23375 FEET, THENCE WITH A CHORD BEARING OF NORTH 69 DEGREES 17 SECONDS WEST, WITH A CHORD LENGTH OF 19354 FEET, THENCE NORTH 60 DEGREES 19 MINUTES 39 SECONDS WEST, A DISTANCE OF 15681 FEET, THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 21477 FEET, WITH A RADIUS OF 24507 FEET, WITH A CHORD BEARING OF NORTH 63 DEGREES 07 MINUTES 23 SECONDS WEST, WITH A CHORD LENGTH OF 21467 FEET, THENCE NORTH 10 DEGREES 54 MINUTES 46 SECONDS EAST, A DISTANCE OF 14495 FEET, THENCE NORTH 06 DEGREES 04 MINUTES 04 SECONDS WEST, A DISTANCE OF 926.63 FEET, THENCE SOUTH 89 DEGREES 58 MINUTES 34 SECONDS EAST, A DISTANCE OF 39082 FEET, THENCE NORTH 08 DEGREES 07 MINUTES 39 SECONDS WEST, A DISTANCE OF 38370 FEET, THENCE SOUTH 09 DEGREES 08 SECONDS NORTH 09 DEGREES 08 SECONDS EAST, A DISTANCE OF 45588 FEET, THENCE SOUTH 09 DEGREES 08 SECONDS WEST, A DISTANCE OF 22508 FEET, THENCE NORTH 08 DEGREES 22 SECONDS WEST, A DISTANCE OF 48884 FEET, THENCE SOUTH 89 DEGREES 58 MINUTES 34 SECONDS EAST, A DISTANCE OF 29298 FEET, THENCE SOUTH 09 DEGREES 08 SECONDS EAST, WITH A CHORD BEARING OF SOUTH 87 DEGREES 55 SECONDS WEST, WITH A CHORD LENGTH OF 2916 FEET, THENCE SOUTH 09 DEGREES 08 SECONDS WEST, A DISTANCE OF 30888 FEET, THENCE SOUTH 09 DEGREES 08 SECONDS EAST, A DISTANCE OF 20582 FEET, THENCE SOUTH 09 DEGREES 08 SECONDS WEST, WITH A CHORD BEARING OF SOUTH 08 DEGREES 08 SECONDS WEST, WITH A CHORD LENGTH OF 17895 FEET, THENCE NORTH 86 DEGREES 53 MINUTES 08 SECONDS WEST, A DISTANCE OF 34358 FEET, THENCE SOUTH 76 DEGREES 47 MINUTES 20 SECONDS WEST, A DISTANCE OF 32649 FEET, THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 3461 FEET, WITH A RADIUS OF 6800 FEET, WITH A CHORD BEARING OF SOUTH 09 DEGREES 11 MINUTES 05 SECONDS EAST, WITH A CHORD LENGTH OF 3460 FEET, THENCE SOUTH 09 DEGREES 23 MINUTES 21 SECONDS EAST, A DISTANCE OF 38241 FEET, THENCE SOUTH 09 DEGREES 08 SECONDS WEST, A DISTANCE OF 38241 FEET, THENCE SOUTH 09 DEGREES 08 SECONDS WEST, A DISTANCE OF 48274 ACRES OF LAND MORE OR LESS.



DRIVEWAY CULVERT SCHEDULE\*

ALL DRIVEWAY CULVERTS WILL BE 18" RCCMP OR ARCH EQUIVALENT

\*PROVIDED BY OTHERS

BUILDING SETBACKS\*

LOTS 9-11	SETBACKS	FRONT- 25'
	LANDSCAPE BUFFERS	SIDE- 10'
LOTS 12-17	SETBACKS	FRONT- 25'
	LANDSCAPE BUFFERS	SIDE- 10'
	MAXIMUM HEIGHT	REAR- 10'
		60'(WITH 110' SETBACK FROM PL)
		60'(WITH 200' SETBACK FROM PL)

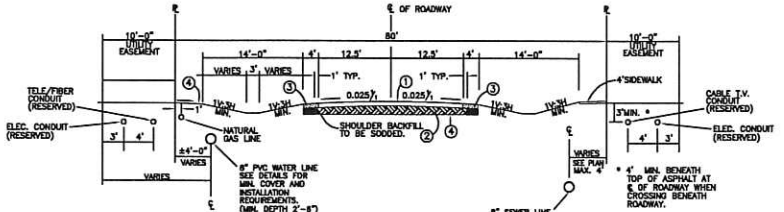
\*PROVIDED BY OTHERS

### LINE TABLE

LINE	BEARING	DISTANCE
L1	S89°22'28"E	50.88'

### CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1023.63'	234.26'	233.75'	N84°15'59"W
C2	457.58'	129.98'	129.34'	N88°32'17"W
C3	2456.71'	241.77'	241.67'	N57°07'23"W
C4	2456.71'	144.08'	144.06'	N61°59'02"W
C5	2456.71'	97.69'	97.68'	N64°48'11"W
C6	437.61'	29.17'	29.16'	S87°27'55"E
C7	350.00'	351.89'	337.25'	S28°39'08"W
C8	270.00'	271.45'	260.17'	S28°39'08"W
C9	270.00'	110.49'	109.72'	S11°34'23"W
C10	270.00'	160.97'	158.59'	S40°22'31"W
C11	740.00'	775.06'	740.11'	N27°26'58"E
C12	660.00'	691.27'	650.10'	S27°26'58"E
C13	660.00'	487.15'	476.17'	N23°19'51"E
C14	660.00'	149.50'	149.18'	N50°57'55"E
C15	740.00'	87.48'	87.41'	S54°04'07"W
C16	740.00'	297.92'	285.91'	S39°08'57"W
C17	740.00'	320.99'	318.48'	S15°11'21"W
C18	740.00'	88.69'	88.66'	S00°06'12"W
C19	740.00'	752.16'	737.68'	S19°15'03"W
C20	1103.63'	427.79'	425.12'	S49°52'47"W
C21	1103.63'	80.42'	80.40'	S86°37'51"W
C22	1103.63'	80.42'	80.40'	S86°37'51"W



Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described herein is located in a special flood hazard area, it is located in Flood Zone - B, C, & X.

FIRM Panel# 225205 0240E Rev. 8/16/1995

- NOTES:
- LOT CORNERS TO BE STAKED WITH 1/2" IRON PIPES UPON RECORDATION. CONSTRUCTION WORK WAS STILL UNDERWAY AT THE TIME OF THIS WRITING.
  - EACH LOT WILL BE REQUIRED TO PROVIDE THEIR OWN DETENTION ACCORDING TO ST. TAMMANY PARISH'S REQUIREMENTS.
  - WETLANDS, IF ANY, ARE NOT SHOWN HEREON

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04588

### TYPICAL ROADWAY SECTION

NOT TO SCALE

- NOTES:
- ALL UNDERGROUND UTILITIES PARALLEL LINES SHALL BE A MINIMUM OF 24 INCHES BELOW THE SURFACE. WHEN CROSSING LANES, UTILITIES SHALL BE A MINIMUM OF 48 INCHES, EXCEPT HIGH PRESSURE TRANSMISSION LINES SHALL BE A MINIMUM OF 72 INCHES BELOW ROAD CROWN.
  - ALL AERIAL LINES PARALLEL LINES SHALL BE A MINIMUM OF 18 FT. ABOVE ROAD CROWN. AERIAL AVOIDED LINES CROSSING LANES SHALL BE 18 FT. HIGH. ALL OTHERS CROSSING LANES - 20 FT. HIGH. REQUIREMENTS.
  - DEVIATIONS FROM ABOVE STANDARDS MUST BE APPROVED, BEFORE CONSTRUCTION, BY THE PARISH ENGINEER.

FOR  
VERSAILLES BUSINESS PARK, LLC  
DEVELOPER

MIKE SAUCIER  
MANAGING PARTNER

APPROVAL

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

**RANDALL W. BROWN & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS  
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448  
(985) 824-5568 • FAX(985) 624-6309

## VERSAILLES BUSINESS PARK - PHASE 1 SECTIONS 15 & 16 - T-7-S - R-11-E ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY: RJB  
CHECKED BY: RWB  
DATE: JUNE 16-2016  
SCALE: 1"=150'±  
SURVEY No.

SHEET