

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3775

ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BINDER/DAVIS

PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK

SECONDED BY: MR. BURKHALTER

ON THE 6th DAY OF MARCH 2008

ORDINANCE TO AMEND ORDINANCE C.S. NO. 00-0155, ADOPTED MAY 4, 2000, AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY TO RECLASSIFY 157.667 ACRES ON THE WEST SIDE OF LA HIGHWAY 21, NORTH OF I-12, FROM SA AND PUD TO PUD, TO PROVIDE MAJOR AMENDMENTS TO ORIGINAL PUD PLAN, WARD 1, DISTRICT 1. (ZC00-03-020)

Whereas, on March 9, 2000, the St. Tammany Parish Zoning Commission approved an application to rezone 157.667 acres on the west side of LA Highway 21, north of I-12, SA and PUD to PUD; and

Whereas, an application for a major amendment to the original PUD plan was filed and the St. Tammany Parish Zoning Commission approved the major amendment at another public hearing February 6, 2008; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ordinance C. S. No. 00-0155, adopted May 4, 2000, which amended the official zoning map of St. Tammany Parish to reclassify 157.667 acres on the west side of LA Highway 21, north of I-12, SA and PUD to PUD, to provide major amendment(s) to the PUD which consists of the revised plan that shows that the proposed assisted living facility of 60 units has been removed from the development. Also, a total of 28 garden homes and 32 condominiums have been added to the site. (Ward 1, District 1) (ZC00-03-020) per attached Exhibit "A".

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

Exhibit "A"

ZC00-03-020

Parcel 1

A certain parcel of ground located in Section 45, Township 7 South, Range 10 East and Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, more fully described as follows: From the Section corner common to Sections 12, 45 and 46, Township 7 South, Range 10 East, which is the Point of Beginning, then go North 89°40'00" West 2,028.23' to a point; then go North 02°19'14" East 180.70' to a point; then go North 00°04'07" East 1,373.31' to a Point 'A' on the centerline of Timber Branch, then go along said centerline South 76°27'27" East 162.61' to a point (course 1); then go South 87°33'51" East 151.61' to a point (course 2); then go North 88°20'37" East 142.44' to a point (course 3); then go South 48°54'25" East 85.75' to a point (course 4); then go North 88°26'17" East 73.70' to a point (course 5); then go North 59°28'57" East 100.77' to a point (course 6); then go South 58°46'10" East 197.63' to a point (course 7); then go South 80°50'43" East 85.51' to a point (course 8); then go South 87°38'49" East 236.04' to a point (course 9); then go North 72°39'54" East 122.90' to a point (course 10); then go South 77°03'33" East 149.52' to a point (course 11); then go South 83°28'36" East 148.12' to a point (course 12); then go North 64°56'22" East 128.18' to a point (course 13); then go South 83°30'34" East 199.23' to a point (course 14); then go South 46°08'34" East 97.65' to a point (course 15); then go North 76°54'34" East 105.88' to a point (course 16); then go South 55°29'48" East 62.38' to a point (course 17); then go North 50°38'24" East 45.19' to a point (course 18); then go North 84°11'10" East 195.90' to a point (course 19); then go South 84°27'56" East 73.17' to a point (course 20); then go North 39°17'58" East 179.14' to a point (course 21); then go South 71°39'57" East 164.74' to a point (course 22); then go North 78°58'36" East 220.05' to a point (course 23); then go North 42°29'42" East 162.38' to a point (course 24); then go North 88°14'25" East 143.34' to a point (course 25); then go South 63°50'30" East 81.63' to a point (course 26); then go North 61°38'24" East 63.68' to a point (course 27); then go North 80°35'09" East 145.31' to a point (course 28); then go South 45°03'14" East 72.37' to a point (course 29); then go North 54°06'12" East 132.05' to a Point 'B' (course 30); then go South 28°30'42" East 1,142.64' to a point; then go South 00°24'19" East 80.00' to a point; then go North 89°35'41" East 323.58' to a point; then go South 00°23'30" East 640.21' to a point; then go North 89°22'50" West 2,446.94' to the Point of Beginning.

Said parcel contains 142.191 acres, more or less.

Parcel 2

A certain parcel of ground located in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, more fully described as follows: From the Section corner common to Sections 12, 45 and 46, Township 7 South, Range 10 East, go South 89°22'50" East 2,446.94' to a point; then go North 00°23'30" West 640.21' to a point; then go South 89°35'41" West 323.58' to a point; then go North 00°24'19" West 80.00' to a point; then go North 89°35'41" East 1,007.69' to a point which is the Point of Beginning; then go North 00°24'19" West 125.00' to a point; then go North 54°44'21" East 60.00' to a point on the westerly right of way of Louisiana Highway 1085; then go along said westerly right of way South 35°15'39" East 194.12' to a point; then go South 89°35'41" West 160.17' to the Point of Beginning.

Said parcel contains 0.364 acres, more or less.

Parcel 3

A certain parcel of ground located in Section 45, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana, more fully described as follows: From the Section corner common to Sections 12, 45 and 46, Township 7 South, Range 10 East, go North 89°40'00" West 2,028.23' to a point; then go North 02°19'14" East 180.70' to a point; then go North 00°04'07" East 1,373.31' to a Point 'A', which is the Point of Beginning; then go North 00°04'07" East 1,142.24' to a point on the southerly right of way of Louisiana Highway 1085; then go easterly along said southerly right of way on an arc having a radius of 1180.76' a distance of 60.41' to a point (the chord of said arc is North 83°24'29" East with a length of 60.41'); then go South 00°04'07" West 1,163.62' to a point; then go North 76°27'27" West 61.70' to the Point of Beginning.

Said parcel contains 1.588 acres, more or less.

Parcel 4A

All that certain parcel of ground situated in Sections 45, Township 7 South - Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows: Commence from the section corner common to Sections 12, 45 and 46 Township 7 South - Range 10 East; thence go North 89°40'00" West 2,028.23 feet; thence go North 02°19'14" East 180.70 feet; thence go North 00°04'07" East 1,373.31 feet to Point 'A' on the centerline of Timber Branch; thence along said centerline go South 76°27'27" East 61.70 feet to Point 'D'; thence go North 00°04'07" East 464.22 feet to the Point of Beginning. From the Point of Beginning continue North 00°14'07" East 90.00 feet; thence go North 82°08'08" East 742.55 feet; thence go South 03°16'38" East 302.10 feet; thence go West a distance of 577.84 feet; thence go North a distance of 110.00 feet; thence go West a distance of 175.11 feet back to the Point of Beginning.

Said parcel contains 3.853 acres of land more or less.

Parcel 4B

All that certain parcel of ground situated in Sections 45, Township 7 South - Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows: Commence from the section corner common to Sections 12, 45 and 46 Township 7 South - Range 10 East; thence go North 89°40'00" West 2,028.23 feet; thence go North 02°19'14" East 180.70 feet; thence go North 00°04'07" East 1,373.31 feet to Point 'A' on the centerline of Timber Branch; thence along said centerline go South 76°27'27" East 61.70 feet to Point 'D', also the Point of Beginning.

From the Point of Beginning go North 00°14'07" East 464.22 feet; thence go East a distance of 175.11 feet; thence go South 110.00 feet; thence go East a distance of 577.84 feet; thence go South 03°16'38" East 483.63 feet to a point on the centerline of Timber Branch; thence continue along centerline of Timber Branch the following 7 courses:

North 58°46'10" West 191.89 feet;

South 59°28'57" West 100.77 feet;

South 88°26'17" West 73.70 feet;

North 48°54'25" West 85.75 feet;

South 88°20'37" West 142.44 feet;

North 87°33'51" West 151.61 feet;

North 76°27'27" West 100.91 feet back to the Point of Beginning.

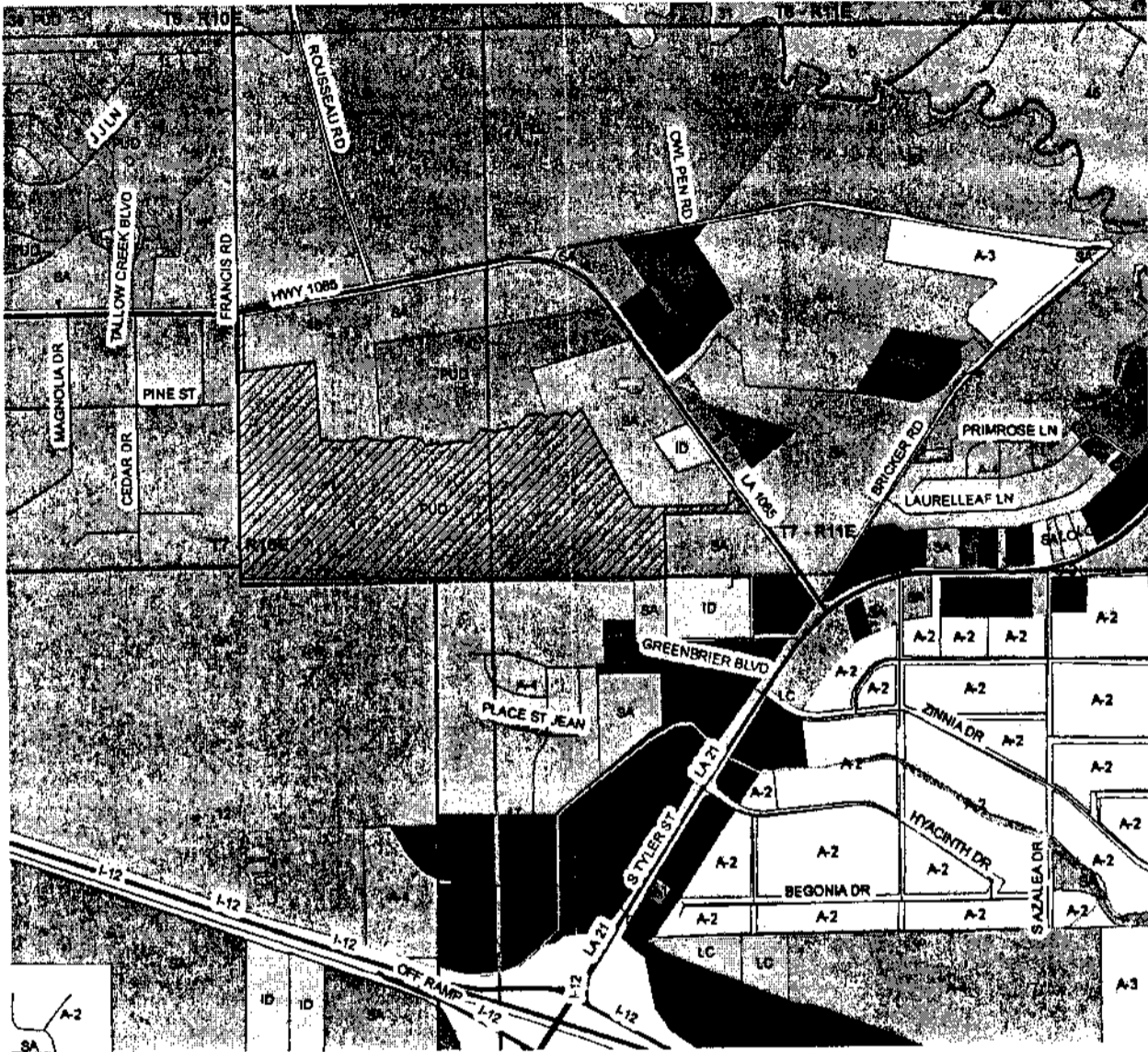
Said parcel contains 7.475 of land more or less.

Predial Servitude of Passage

A predial servitude of passage located on a certain parcel of ground located in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana, more fully described as follows: From the Section corner common to Sections 12, 45 and 46, Township 7 South, Range 10 East, go South 89°22'50" East 2,446.94' to a point; then go North 00°23'30" West 640.21' to a point; then go South 89°35'41" West 323.58' to a point, which is the Point of Beginning; then go North 00°24'19" West 80.00' to a point; then go North 89°35'41" East 1,167.86' to a point on the westerly right of way of Louisiana Highway 1085; then go along said westerly right of way South 35°15'39" East 97.49' to a point; then go South 89°35'41" West 1,223.58' to the Point of Beginning.

Said servitude located on said parcel contains 2.196 acres, more or less.

ZONING CASE NO.: ZC00-03-020
PETITIONER: Paul Mayronne
OWNER: LM Land L.L.C.
REQUESTED CHANGE: Major Amendment to PUD (Planned Unit Development) District
LOCATION: Parcel located on the west side of LA Highway 21, north of I-12;
S45 & 46, T7S, R10E; Ward 1, District 1
SIZE: 157.667 acres



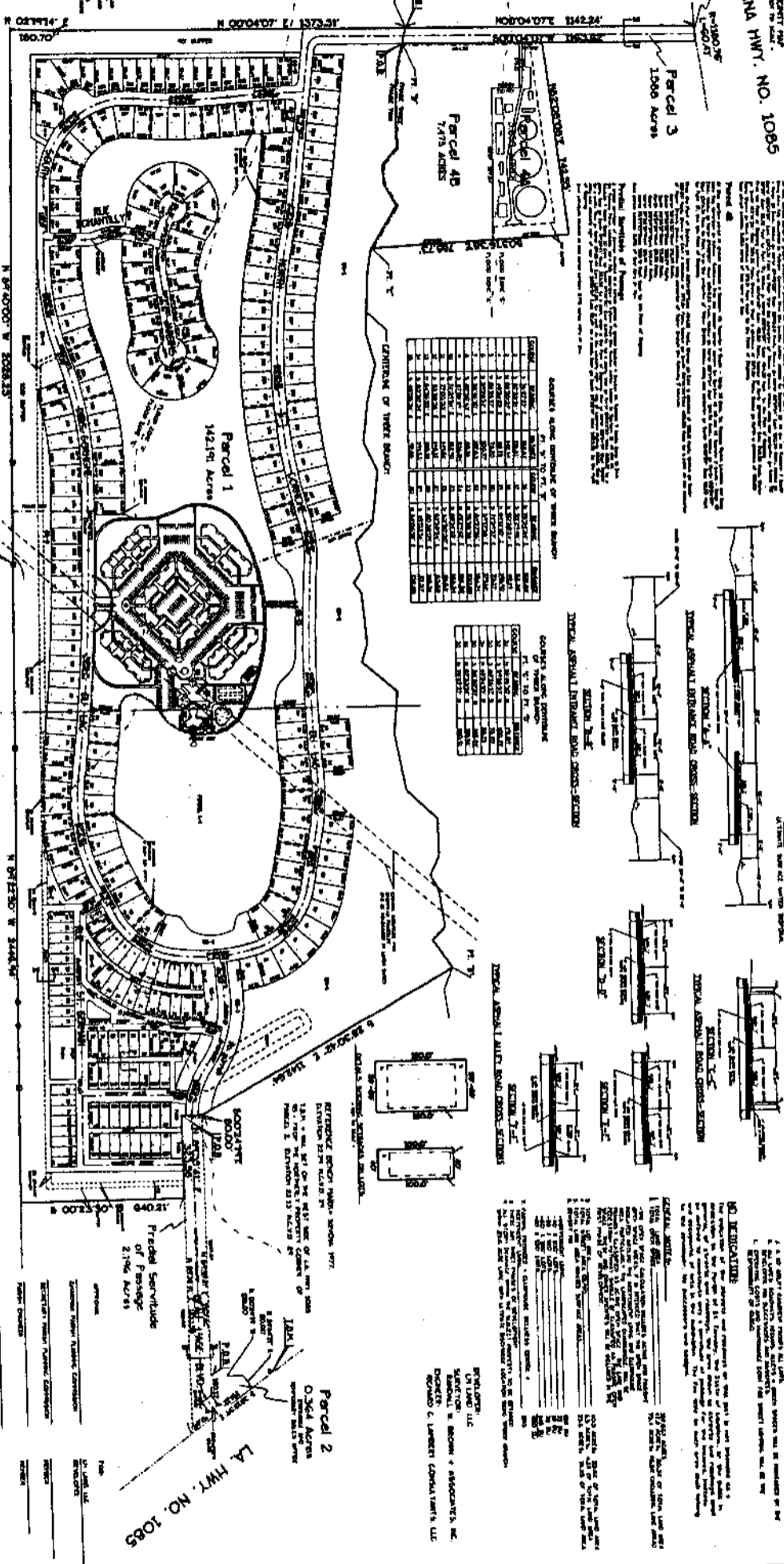
2000-03020



PRELIMINARY PLAN OF MAISON DU LAC

(FORMERLY BEAU L'AGE)

A PLANNED AGE QUALIFIED COMMUNITY
SECTION 45, TOWNSHIP 7 SOUTH - RANGE 10 EAST
AND SECTION 46, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA



COUNTY'S ADOPTED ORDINANCE OF TIERED ZONING

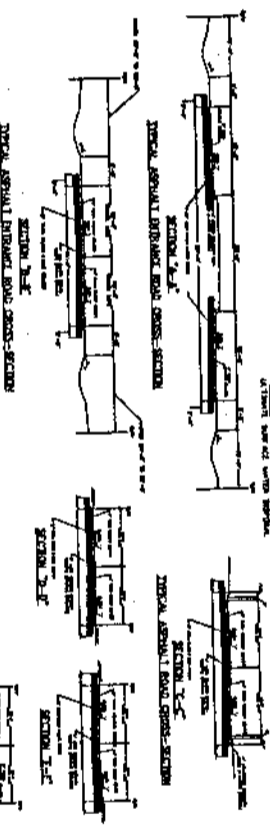
SECTION	LOT AREA (SQ. FT.)	MIN. LOT AREA (SQ. FT.)	MIN. LOT WIDTH (FT.)	MIN. FRONT YARD SETBACK (FT.)	MIN. SIDE YARD SETBACK (FT.)	MIN. REAR YARD SETBACK (FT.)	MIN. FRONT SETBACK (FT.)	MIN. SIDE SETBACK (FT.)	MIN. REAR SETBACK (FT.)
SECTION 45	10,000	5,000	30	10	5	5	10	5	5
SECTION 46	10,000	5,000	30	10	5	5	10	5	5

Parcel 1: [Detailed description of Parcel 1, including lot counts and area.]

Parcel 2: [Detailed description of Parcel 2, including lot counts and area.]

Parcel 3: [Detailed description of Parcel 3, including lot counts and area.]

Parcel 4: [Detailed description of Parcel 4, including lot counts and area.]



LEGEND:

- Lot Lines
- Proposed Roads
- Proposed Utilities
- Proposed Structures
- Proposed Landscaping
- Proposed Fencing
- Proposed Driveways
- Proposed Parking
- Proposed Amenities
- Proposed Other

GRAPHIC SCALE: 1" = 100'

SECTION 45: RANGE 10 EAST

SECTION 46: RANGE 11 EAST

NO WARRANTIES:

This preliminary plan is prepared for the purpose of providing a general impression of the proposed development. It is not intended to constitute a contract or any other legal instrument. The final plat map and subdivision map shall be the authoritative source of information regarding the actual layout and boundaries of the property.

PLANNING CONCEPTS:

The development is designed to provide a high-quality residential environment with a mix of housing types and amenities. The layout includes a central green space, walking paths, and a community center. The design is intended to be sustainable and environmentally friendly.

ENGINEER:
RANDALL W. BROWN & ASSOCIATES, INC.
222 W. CAUSEWAY APPROACH, MONROE, LA 70446
(504) 834-5366 • FAX(504) 834-5368

S1	<p>MAISON DU LAC (Formerly Beau L'Age) SECTION 45 - TOWNSHIP 7 SOUTH-RANGE 10 EAST AND SECTION 46, TOWNSHIP 7 SOUTH- RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA</p>	<p>RANDALL W. BROWN & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS 222 W. CAUSEWAY APPROACH, MONROE, LA 70446 (504) 834-5366 • FAX(504) 834-5368</p>
	<p>DATE: 10/15/03 SCALE: AS SHOWN SHEET NO. 01/22</p>	<p>DATE: 10/15/03 SCALE: AS SHOWN SHEET NO. 01/22</p>

RESTRICTIVE COVENANTS

IT IS THE INTENTION OF MAISON DU LAC SUBDIVISION, A PLANNED UNIT DEVELOPMENT, SHALL BE AN AGE QUALIFIED COMMUNITY. THE COMMUNITY SHALL BE CLASSIFIED AS A "55 YEAR AND OLDER" COMMUNITY AS CONTEMPLATED AND PERMITTED BY 42 U.S.C. 3607(b)(2)(C) AND RELATED STATUTES AND REGULATIONS.

IN ORDER TO PROTECT THE HEALTH, SAFETY, AND GENERAL WELFARE OF THE OWNERS OF THE PROPERTY WITHIN PARISH APPROVED SUBDIVISIONS, THE FOLLOWING COVENANTS WILL RUN WITH EACH DEED OR TITLE AND WILL BE LISTED AT THE TOP RIGHT HAND CORNER OF THE FINAL SUBDIVISION PLAT. THE FOLLOWING RESTRICTIONS SHALL BE ENFORCEABLE BY THE PARISH PLANNING COMMISSION.

- A. 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 ENVIRONMENTAL SERVICES COMMISSION 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).
- B. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENT.
- C. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- D. THE MINIMUM FINISHED FLOOD ELEVATION SHALL BE 21.0' M.S.L.
- E. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION AND SEWERAGE AND WATER MANAGEMENT COMMISSION OF ST. TAMMANY PARISH.
- F. NO DRIVEWAY CULVERTS ARE REQUIRED, SINCE THIS IS SUBSURFACE DRAINAGE.
- G. 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 CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. (AMENDED BY ORD. NO. 94-2142, ADOPTED 12/15/94)
- H. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 88-916, ADOPTED 02/18/88)
- I. SETBACKS FOR THE PROPOSED LOTS ARE AS FOLLOWS:
 - FOR 40' x 100' LOTS: FRONT = 15', SIDE + REAR = 5'
 - FOR 55' x 120' LOTS: FRONT + REAR = 15', SIDE = 5'
 - FOR 60' x 120' LOTS: FRONT + REAR = 15', SIDE = 5'
 - FOR 65' x 120' LOTS: FRONT + REAR = 15', SIDE = 5'
- J. A 10' UTILITY EASEMENT FRONTS ALL LOTS.
- K. ALL LAKES, ROADWAYS, MEDIANS, ALLEYS + GREEN SPACES WILL BE MAINTAINED BY THE DEVELOPER, HIS SUCCESSORS AND ASSIGNEES.
- L. OPERATING COSTS AND MAINTENANCE COST FOR STREET LIGHTING WILL BE THE RESPONSIBILITY OF CLECO.

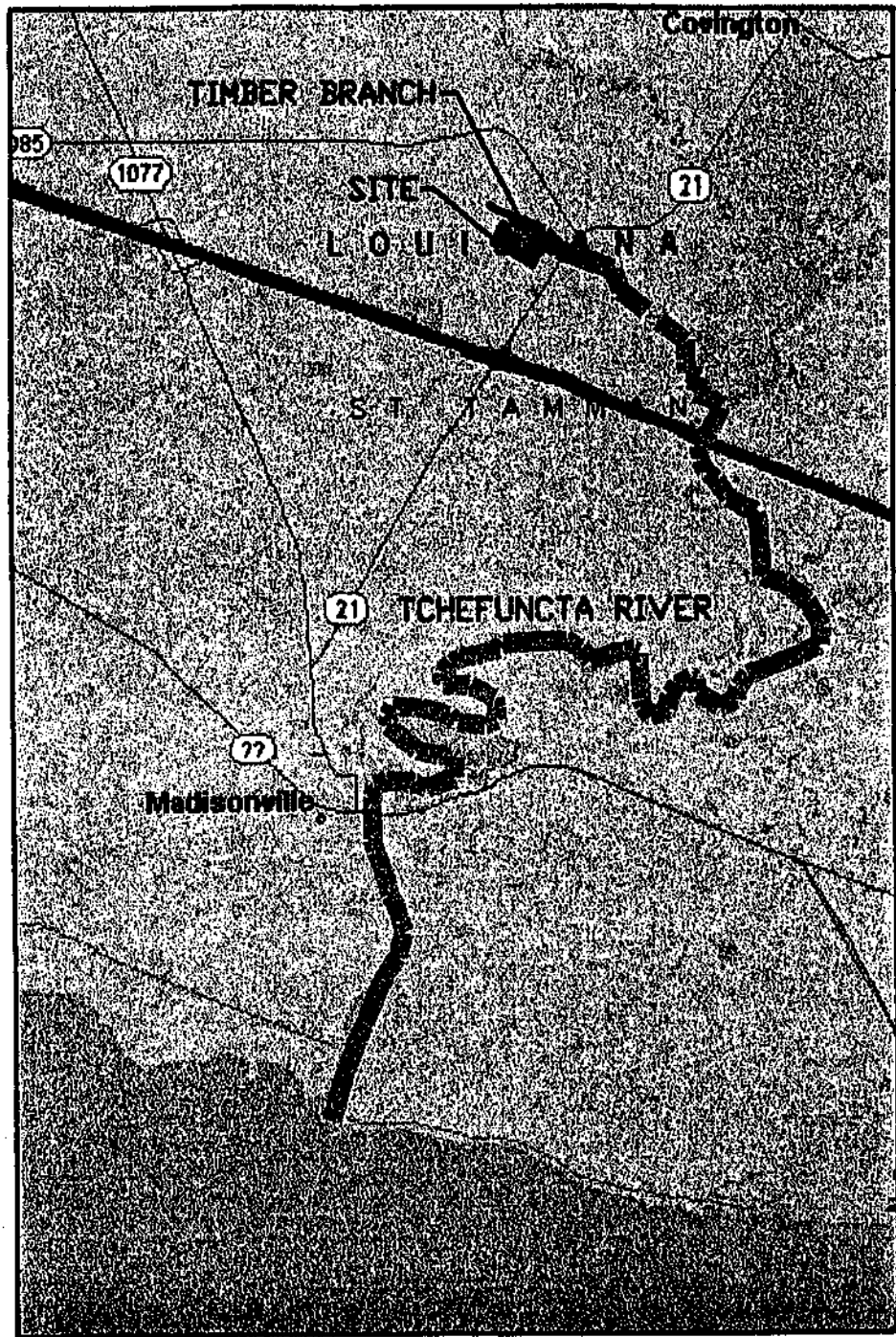
NO DEDICATION:

The indication of the 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, of streets and roadways; the area shown as streets and roadways shall be defined to constitute only a servitude of passage for the lessees, invitees and occupants of lots in the subdivision. The fee title to such area shall belong to the developer, his successors and assigns.

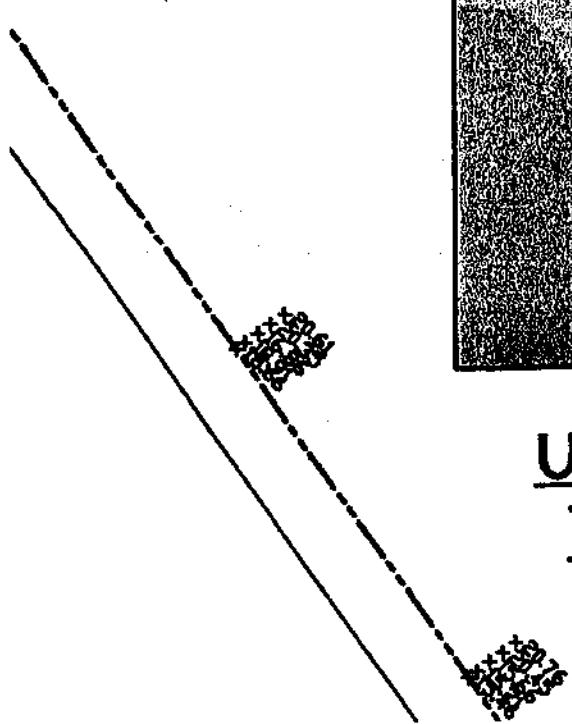
GENERAL NOTES:

- 1. TOTAL LAND AREA 157.667 ACRES
 - 2. TOTAL OPEN SPACE..... 47.8 ACRES; 30.3% OF TOTAL LAND AREA
73.4 ACRES; 46.5% (INCLUDING LAKE AREA)
- THE OPEN SPACE CALCULATION INCLUDES ACTIVE AND PASSIVE OPEN SPACE AREAS. IT IS INTENDED THAT THE OPEN SPACE INDICATED AROUND THE INDEPENDENT LIVING AND CLUBHOUSE AREA, PARTICULARLY THE LANDSCAPED QUADRANGLE, WILL BE PRIMARILY CLASSIFIED AS ACTIVE OPEN SPACE. THE LAKE AND PEDESTRIAN PATHWAY SHOULD BE CLASSIFIED AS PASSIVE OPEN SPACE. THESE AND OTHER AMENITIES WILL BE INCLUDED IN THE FIRST PHASE OF DEVELOPMENT.
- 3. TOTAL LOT AREA..... 40.5 ACRES; 25.6% OF TOTAL LAND AREA
 - 4. TOTAL STREET AREA (R/W)..... 6.5 ACRES; 4.1% OF TOTAL LAND AREA
 - 5. TOTAL LAKE AREA (WATER SURFACE AREA)..... 25.6 ACRES; 16.2% OF TOTAL LAND AREA
 - 6. DENSITY MIX
 - INDEPENDENT LIVING..... 152 DU
 - 40' X 100' LOTS..... 72 DU
 - 55' X 120' LOTS..... 18 DU
 - 60' X 120' LOTS..... 32 DU
 - 65' X 120' LOTS..... 146 DU
 - 420 DU
 - 7. PARKING PROVIDED • CLUBHOUSE, WELLNESS CENTER, + INDEPENDENT LIVING..... 253
 - 8. THERE ARE THREE PHASES OF DEVELOPMENT
 - 9. ALL STORM DRAINAGE WITHIN THE SUBJECT PROPERTY TO BE RETAINED WITHIN 25.6 ACRE LAKE, WITH ULTIMATE DISCHARGE LOCATION BEING TIMBER BRANCH.

INC



ULTIMATE WATER DISPOSAL
TO LAKE PONCHARTRAIN



ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name NEW TOWN CONCEPTS, LLC
Address 1305 W. CAUSEWAY APT. MANDEVILLE 70471

Attach area location Map showing the proposed development

Name of Development BEAN LAKE
Section 75 Township 73 Range 10 E
76 73 11 E

Number of acres in Development 157.667

Type of streets ASPHALT/ CONCRETE

Type of water systems CENTRAL S.E. WATER SOWER

Type of sewerage system " "

Ultimate disposal of wastes " "

Ultimate disposal of surface drainage 25 ACRE DETENTION LAKE
METERED INTO TIMBER BRANCH

Land form: Flat X Rolling _____ Marsh _____
Swamp _____ Inundated _____

Existing land use: Rural X Residential _____
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential X
Commercial _____ Industrial _____

Conforms to Major Road Plan: Yes X No _____

Water frontage: Yes X No _____ if so how much

Name of Stream TIMBER BRANCH # 3600'

Major highway frontage: Yes X No _____

Name of Highway LA 1085

Is development subject to inundation in normal high rainfall and/or tide?
Yes _____ No X

Will canals be constructed into rivers or lakes?
Yes _____ No X

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

1. Does the proposed development
 - a. Disrupt, alter or destroy an historic or archeological site or district. YES (NO)
 - b. Have a substantial impact on natural, ecological recreation, or scenic resources. YES (NO)
 - c. Displace a substantial number of people. YES (NO)
 - d. Conform with the environmental plans and goals that have been adopted by the parish. (YES) NO
 - e. Cause increased traffic, or other congestion. (YES) NO
 - f. Have substantial esthetics or visual effect on the area. (YES) NO

Contd:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Branch national, state or local standards relating to
 - (1) Noise YES NO
 - (2) Air Quality YES NO
 - (3) Water Quality YES NO
 - (4) Contamination of public water supply YES NO
 - (5) Ground water levels YES NO
 - (6) Flooding YES NO
 - (7) Erosion YES NO
 - (8) Sedimentation YES NO
- h. Affect rare or endangered species of animal or plant habitat or such a species YES NO
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species YES NO
- j. Induce substantial concentration of population YES NO
- k. Will dredging be required YES NO

If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.
N/A
- b. What will be the average noise level of the development during working hours.
N/A
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, if so explain fully.
N/A

Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream and if you propose a center sewerage system the ultimate disposal of the effluent produced.

- 1d. NO RESPONSE NECESSARY
- 1e. SEE TRAFFIC STUDY BY VRS GRETNER WOODWARD CLYDE DATED FEB. 2000
- 1f. DEVELOPMENT WILL IMPROVE AESTHETICS IN AREA

Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is based on a thorough study of the environmental impact by this development named:

BETH LAKE

NEW TOWN CONCEPTS, LLC

DATE: 2-14-03

TITLE: _____

I have reviewed the data submitted and concur with the information with the _____ MEMBER

following exceptions:

I recommend the following: _____

DATE: _____ PARISH ENGINEER: _____

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following: _____

DATE: _____ PARISH PLANNER: _____

I have reviewed the Environmental Assessment Data Form and concur with the information submitted with the following exceptions:

I recommend the following: _____

DATE: _____ POLICE JUROR: _____
WARD _____

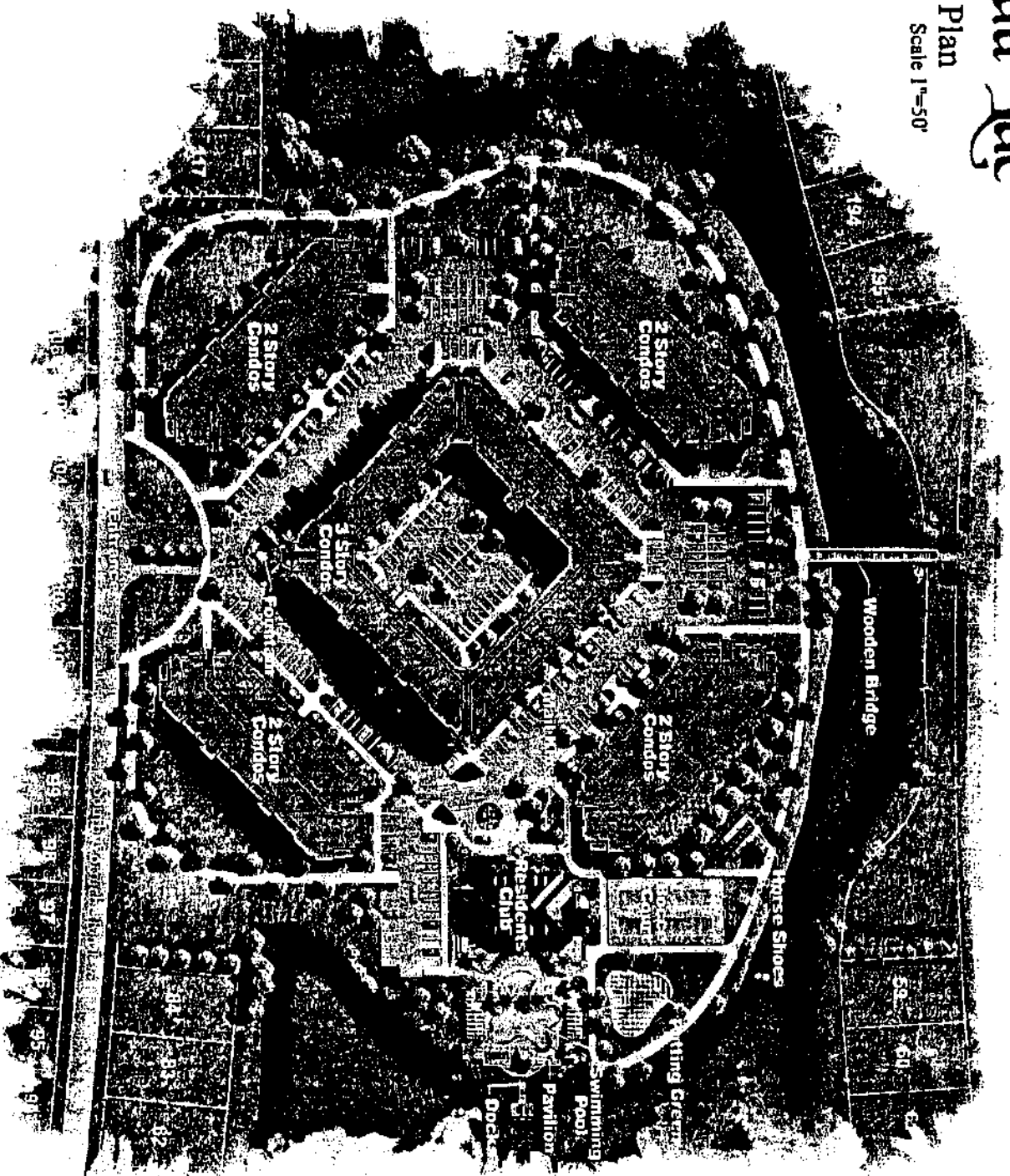
2000-03-020

11/15

Maison du Lac

Master Site Plan

Scale 1"=50'



SITE DATA	
Total Units	152
1 Bedrooms	40
2 Bedrooms	80
3 Bedrooms	32
Total Parking	278 Provided
Condos	264 Required
Amenity Club	29 Spaces

North

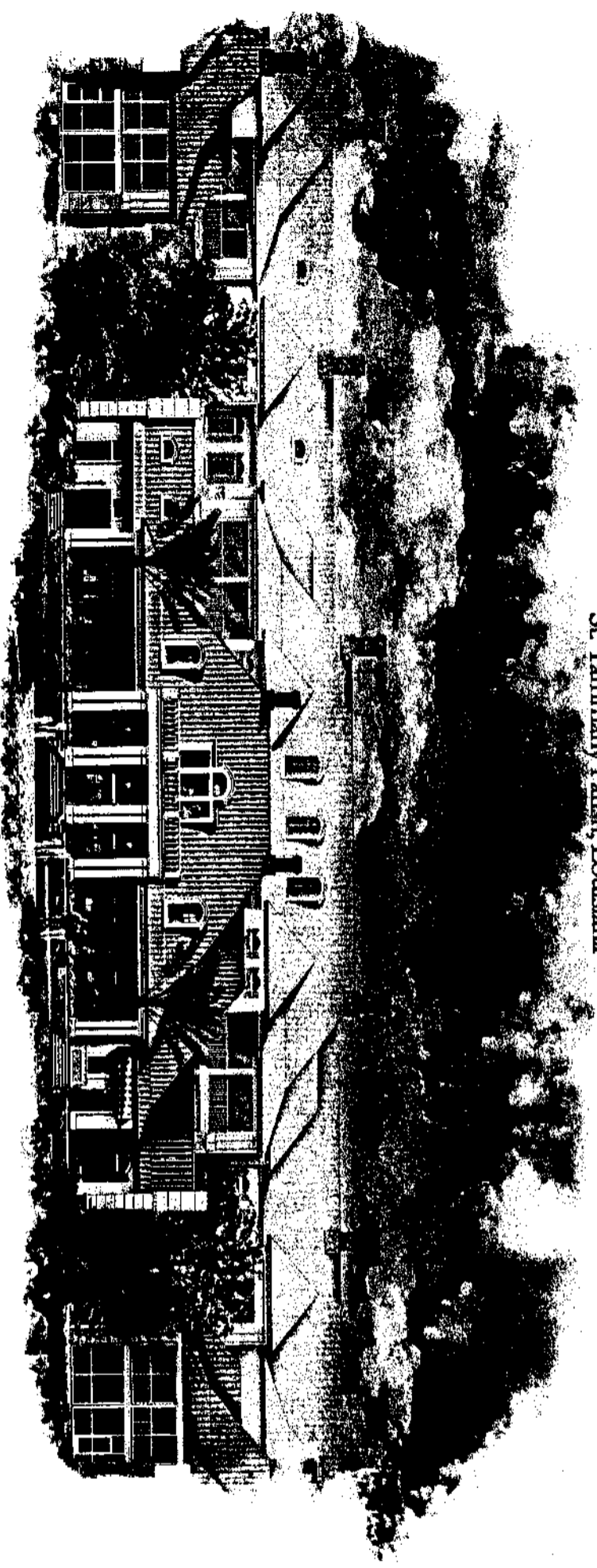



Always renderings are conceptual only. Exact dimensions and spatial arrangements on this plan are approximate and may vary in final construction.

2/19/96

Maison du Lac

St Tammany Parish, Louisiana



Residents' Club Concept Rendering

Scale: 1/8" = 1'

Artist renderings are conceptual only. Exact dimensions and spatial arrangements on this plan are approximate and may vary in final construction.

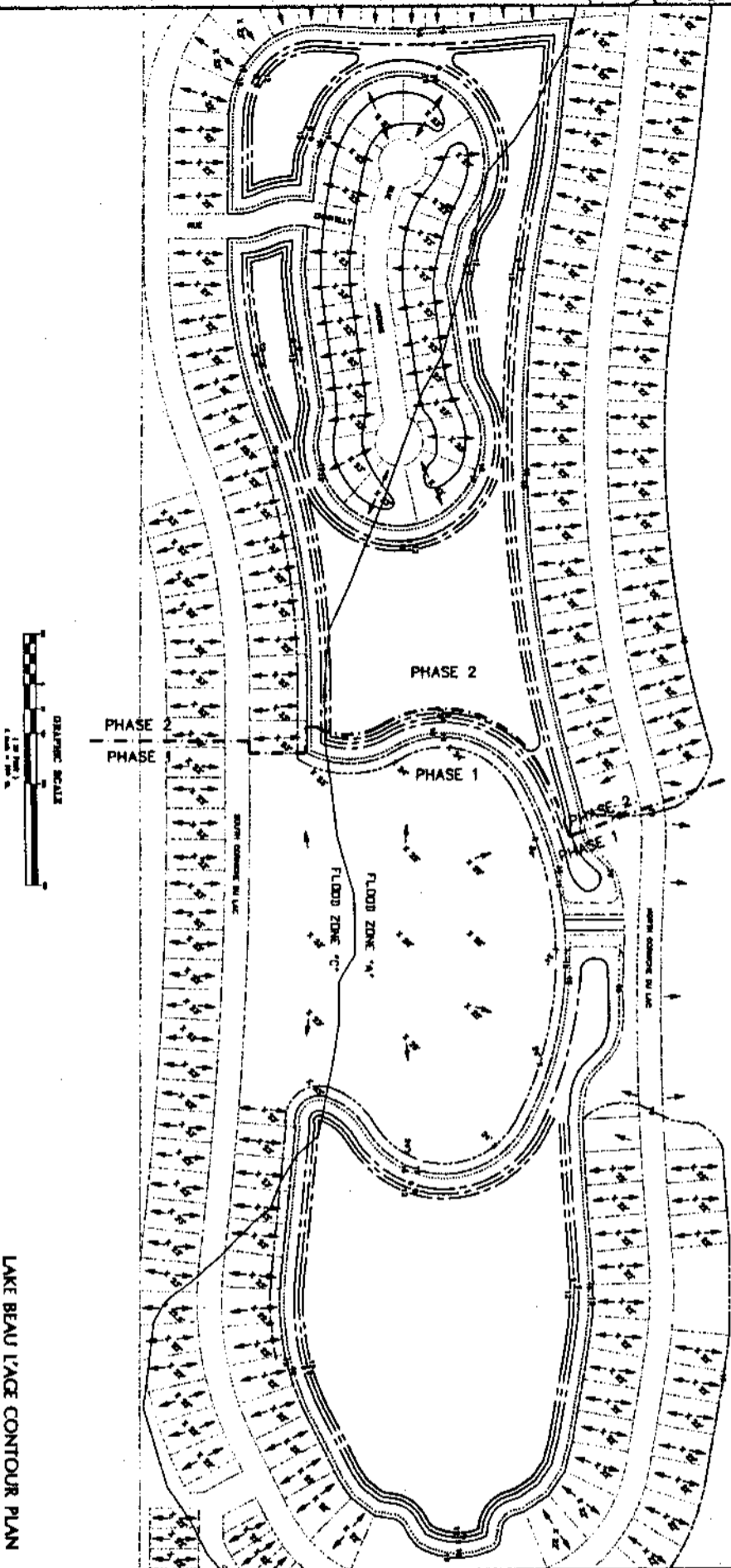


2000-0300

10/1/88

- NOTES**
1. SEE EXHIBIT 'A' FOR LOT DIMENSIONS FOR ALL LOTS.
 2. SEE SHEET 'C-1' FOR LOT DIMENSIONS FOR THE WESTERN END OF SUBDIVISION.
 3. SEE SHEET 'C-2' FOR LOT DIMENSIONS FOR THE EASTERN END OF SUBDIVISION.
 4. SEE SHEET 'C-3' FOR LOT DIMENSIONS FOR THE SOUTHERN END OF SUBDIVISION.

- CONTOUR LINES**
- 10' - 10' FLOOD ZONE PROPERTY LINE ELEVATION
 - 10' - 5' FLOOD ZONE PROPERTY LINE ELEVATION
 - 10' - 0' FLOOD ZONE PROPERTY LINE ELEVATION
 - 9' - 5' FLOOD ZONE PROPERTY LINE ELEVATION
 - 9' - 0' FLOOD ZONE PROPERTY LINE ELEVATION
 - 8' - 5' FLOOD ZONE PROPERTY LINE ELEVATION
 - 8' - 0' FLOOD ZONE PROPERTY LINE ELEVATION
 - 7' - 5' FLOOD ZONE PROPERTY LINE ELEVATION
 - 7' - 0' FLOOD ZONE PROPERTY LINE ELEVATION



LAKE BEAU L'AGE CONTOUR PLAN



BEAU L'AGE SUBDIVISION
 A PLANNED AGE-QUALIFIED COMMUNITY
 ST. TAMMANY PARISH, LOUISIANA

DATE	10/1/88
PROJECT	LAKE BEAU L'AGE
CLIENT	LAKE BEAU L'AGE ASSOCIATES, INC.
LOCATION	ST. TAMMANY PARISH, LOUISIANA
SCALE	AS SHOWN
DRAWN BY	[Name]
CHECKED BY	[Name]
APPROVED BY	[Name]

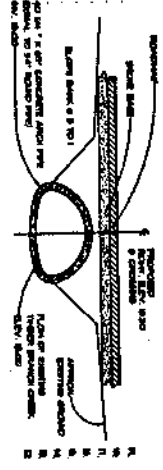
REINHOLD C. LAMBERT
 Professional Engineer
 License No. 10112
 State of Louisiana



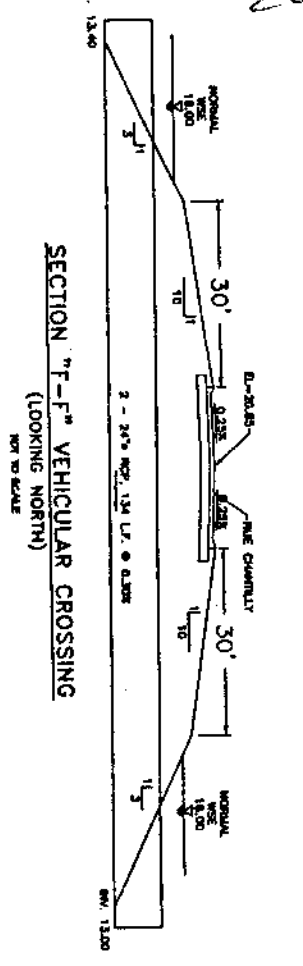
C-15A

GENERAL NOTES

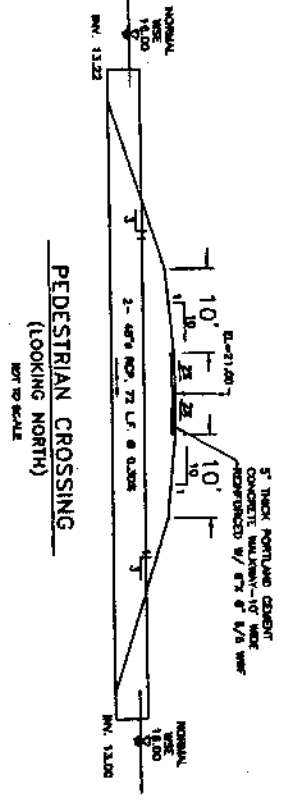
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL STRUCTURES AND UTILITIES SHOWN ON THIS PLAN.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES AND VEGETATION TO REMAIN.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING EROSION CONTROL MEASURES TO REMAIN.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING LANDSCAPE ARCHITECTURE TO REMAIN.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SOILS AND WATER RESOURCES TO REMAIN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING ADJACENT PROPERTIES TO REMAIN.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PUBLIC UTILITIES TO REMAIN.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING PRIVATE UTILITIES TO REMAIN.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING RECORD DRAWINGS TO REMAIN.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SURVEY DATA TO REMAIN.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING AS-BUILT DATA TO REMAIN.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING CONSTRUCTION RECORDS TO REMAIN.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING OPERATING RECORDS TO REMAIN.



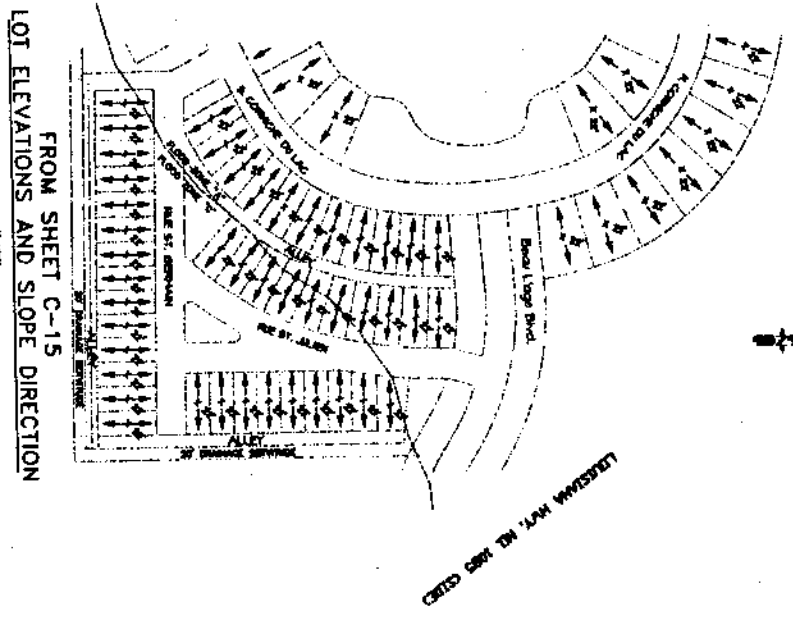
VEHICULAR CROSSING OVER TIMBER BRANCH CREEK
(LOOKING NORTH)
SCALE: 1" = 4'



SECTION "F-F" VEHICULAR CROSSING
(LOOKING NORTH)
NOT TO SCALE




PEDESTRIAN CROSSING
(LOOKING NORTH)
NOT TO SCALE



LOT ELEVATIONS AND SLOPE DIRECTION
FROM SHEET C-15
NOT TO SCALE

LAKE BEAU L'AGE PROFILES

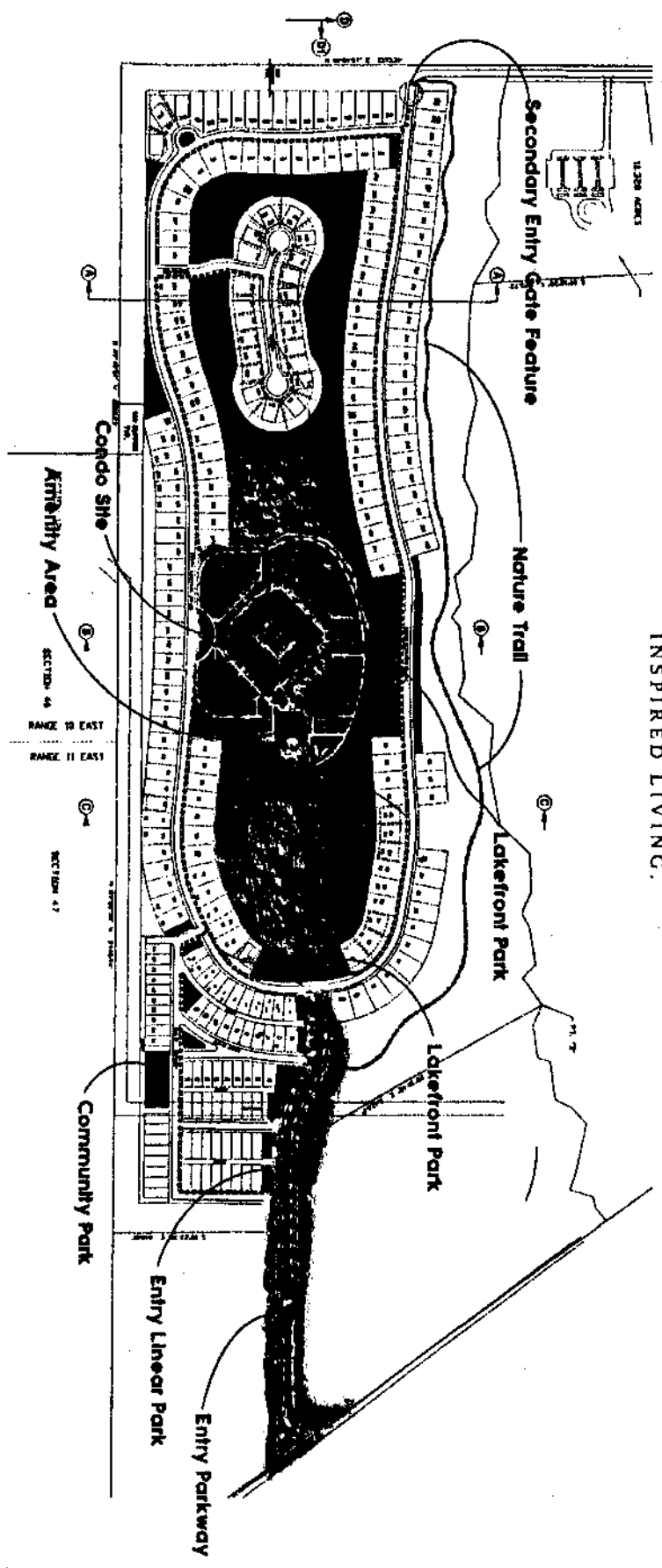

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BEAU L'AGE SUBDIVISION
 A PLANNED AGE-QUALIFIED COMMUNITY
 ST. TAMMANY PARISH, LOUISIANA



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