

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3975 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR: BINDER/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: MR. STEFANCIK SECONDED BY: MR. BURKHALTER

ON THE 4TH DAY OF DECEMBER, 2008

ORDINANCE TO AMEND ORD. C.S. NO. 06-0278, ADOPTED APRIL 6, 2006, AMENDING THE OFFICIAL ZONING MAP OF ST. TAMMANY TO RECLASSIFY 286.81 ACRES, ON THE EAST AND WEST SIDES OF LA HIGHWAY 1077, NORTH OF US HIGHWAY 190, SA AND RURAL TO PUD, TO PROVIDE MAJOR AMENDMENTS TO ORIGINAL PUD PLAN, WARD 1, DISTRICT 1. (ZC06-02-011)

Whereas, on February 7, 2005, the St. Tammany Parish Zoning Commission approved an application to rezone 286.81 acres on the east and west sides of LA Highway 1077, north of US Highway 190, SA and Rural 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 November 5, 2008; and

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council amends Ordinance C. S. No. 06-0278, adopted April 6, 2006, which amended the official zoning map of St. Tammany Parish to reclassify 286.81 acres on the east and west sides of LA Highway 1077, north of US Highway 190, SA and Rural to PUD to provide major amendment(s) to the PUD which consists of reconfiguring the southern and eastern portions of the originally approved PUD development and include shops, offices, apartments, and homes, mixed within neighborhoods, blocks, and buildings. The existing northwest portion of the development will remain part of the proposed PUD subdivision. However, it will have its own covenants, setbacks and architectural regulation. (Ward 1, District 1) (ZC06-02-011) 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REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.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:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF
THE PARISH COUNCIL ON THE ____ DAY OF _____, 2008: AND BECOMES
ORDINANCE COUNCIL SERIES NO. 08-____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

THERESA L FORD, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published Introduction: _____, 2008

Published Adoption: _____, 2008

Delivered to Parish President: _____, 2008 at _____

Returned to Council Clerk: _____, 2008 at _____

EXHIBIT "A"

ZC06-02-011

St. Tammany Parish, Louisiana
Township 6 South, Range 10 East

- Sec. 21: S 1/2 of Section LESS AND EXCEPT the following three (3) tracts of land:
- (1) 4 acres in S 1/2 of SW 1/4 described as beginning at the intersection of the Covington-Hammond Highway and the Turnpike Road, running west along the right-of-way of said Covington-Hammond Highway 355 feet; thence due North 416 feet; thence East 262; thence South-Southeasterly along the right-of-way of the said Turnpike Road 436 feet to the POINT OF BEGINNING.
 - (2) All that certain portion of land situated in Section 21, T6S, R10E, Parish of St. Tammany, State of Louisiana, and more fully described as follows: Commencing at the section corner common to Sections 21, 22, 27 and 28 of T6S, R10E; thence measure South 89 deg. 42 min. 37 sec. West a distance of 455.83 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING continue South 89 deg. 42 min. 37 sec. West a distance of 2248.37 feet to a point situated on the centerline of LA Highway No. 1077 (Turnpike Road); thence measure North 31 deg. 04 min. West along said centerline of highway a distance of 768.7 feet to a point situated at the intersection of said centerline of highway and the centerline of a United Gas Pipeline Company right-of-way; thence measure South 85 deg. 14 min. 15 sec. East along said centerline of pipeline right-of-way a distance of 2654.18 feet to a point; thence measure due south a distance of 426.71 feet back to the POINT OF BEGINNING, containing 30.0 acres.
 - (3) Commencing at a point located at the intersection of the southerly property line of Weyerhaeuser Company, also being the northerly property line of Bernard Fontan Gottfried and the northeasterly right of way line of Louisiana State Highway 1077 and being the POINT OF BEGINNING; thence North 31 deg. 37 min. 11 sec. West along the northeasterly right of way line of Louisiana State Highway 1077 a distance of 37.48 feet to a point; thence South 87 deg. 04 min. 30 sec. East a distance of 93.79 feet to a point; thence South 03 deg. 24 min. 00 sec. West a distance of 32.43 feet to a point located on the southerly property line of Weyerhaeuser Company, also being the northerly property line of Bernard Fontan Gottfried; thence North 85 deg. 50 min. 25 sec. West along said property line a distance of 72.29 feet back to the POINT OF BEGINNING and containing approximately 0.060 acre. .

EXHIBIT "A"

ZC06-02-011 Cont'd

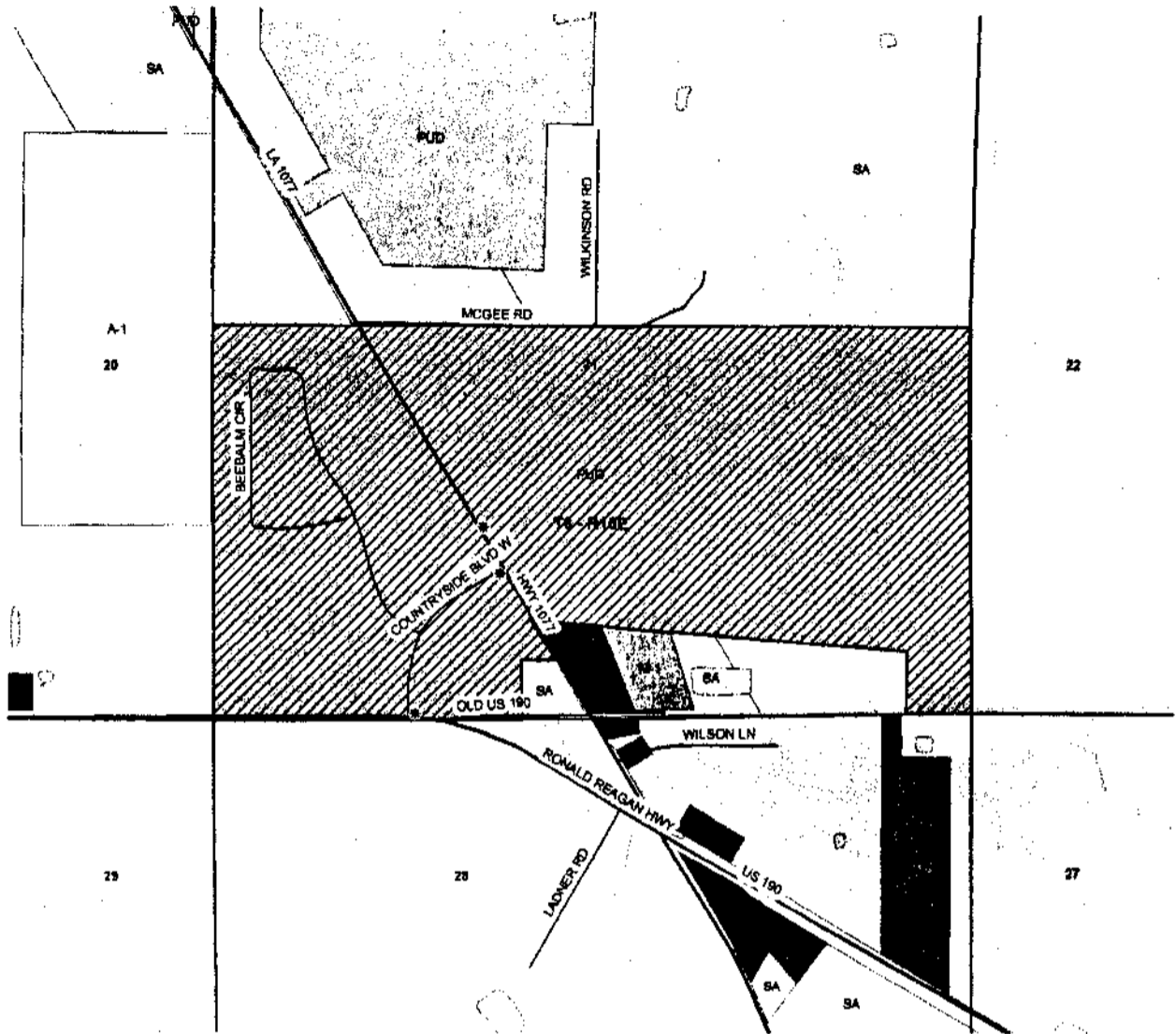
The above described tract of land is more fully described as per survey by John E. Bonneau, RLS 4423, dated 2-6-06 as follows:

A certain tract of land situated in Section 21, Township 6 South, Range 10 East; St. Tammany Parish, Louisiana and more fully described as follows:

Commencing from the section corner common to sections 21, 22, 27 & 28 said point also being the POINT OF BEGINNING.

From the POINT OF BEGINNING run North 89 degrees 35 minutes 57 seconds West a distance of 455.83 feet; thence run North 02 degrees 59 minutes 56 seconds East a distance of 422.02 feet to a point; thence run North 84 degrees 28 minutes 07 seconds West a distance of 2682.84 feet to a point; thence run South 30 degrees 38 minutes 22 seconds East a distance of 771.53 feet to a point; thence run North 89 degrees 03 minutes 59 seconds West a distance of 46.95 feet to a point; thence run North 30 degrees 38 minutes 22 seconds West a distance of 462.82 feet to a point; thence run North 89 degrees 07 minutes 04 seconds West a distance of 251.60 feet to a point; thence run South 18 degrees 29 minutes 07 seconds East a distance of 417.85 feet to a point; thence run North 89 degrees 03 minutes 59 seconds West a distance of 2222.31 feet to a point; thence run North 00 degrees 22 minutes 33 seconds East a distance of 2605.45 feet to a point; thence run South 89 degrees 23 minutes 23 seconds East a distance of 1092.45 feet to a point; thence run South 89 degrees 16 minutes 40 seconds East a distance of 1582.47 feet to a point; thence run South 88 degrees 52 minutes 55 seconds East a distance of 2677.02 feet to a point; thence run South 00 degrees 44 minutes 38 seconds West a distance of 2583.97 feet back to THE POINT OF BEGINNING. 286.81 Acs.

CASE NO.: ZC06-02-011
PETITIONER: Fromherz Consultants, LLC
OWNER: 285 LLC.
REQUESTED CHANGE: Major Amendment to PUD (Planned Unit Development) District
LOCATION: Parcel is located on the east and west sides of LA Highway 1077, north of US Highway 190; S21, T6S, R10E; Ward 1, District 1
SIZE: 286.81 acres



* Indicates location where property was posted



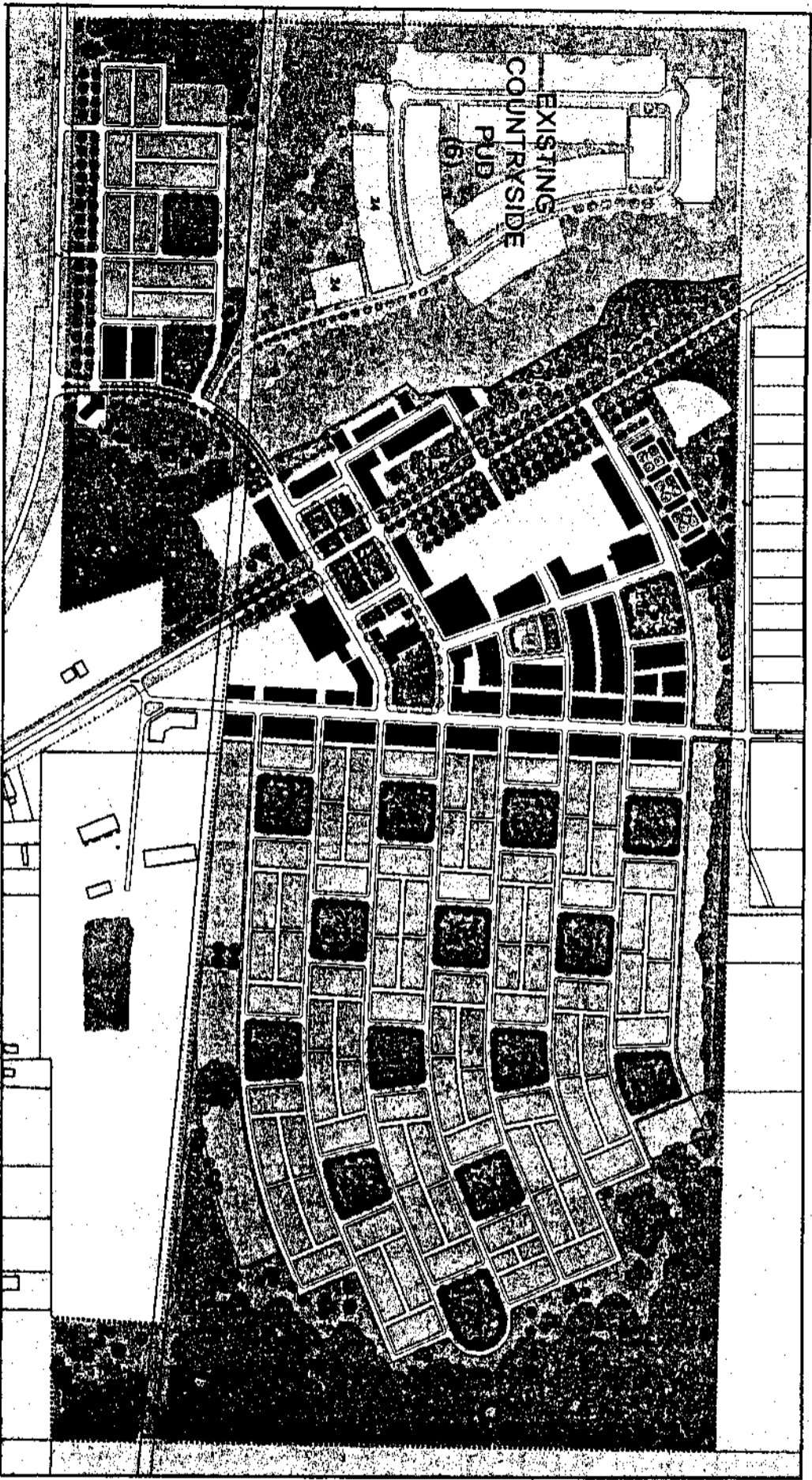
VICINITY MAP
N.T.S.



Goodbee Square

St. Tammany Parish, Louisiana
Illustrative Master Plan

Developer: 285, L.L.C.
19411 Helenberg Road, Covington, LA 70433
Project Planner: Duany Plater-Zyberk & Co.
1023 Southwest 25th Avenue, Miami, FL 33135
September 10, 2008



PROJECT DATA*

Zoning	PUD
Site Area	286 Acres
Number of Units	1280
Average Lot Size	Varies
Number of Phases	5
Road Surface	Asphalt
Water System	Central - Off site - Goodbee Regional
Sewer System	Central - Off site - Goodbee Regional
Ultimate Surface Water Disposal	Lake Pontchartrain

*Includes areas within the Existing Countryside PUD as it is within the overall project area.
**Wetlands (Mixed bottomland hardwood) have been mitigated

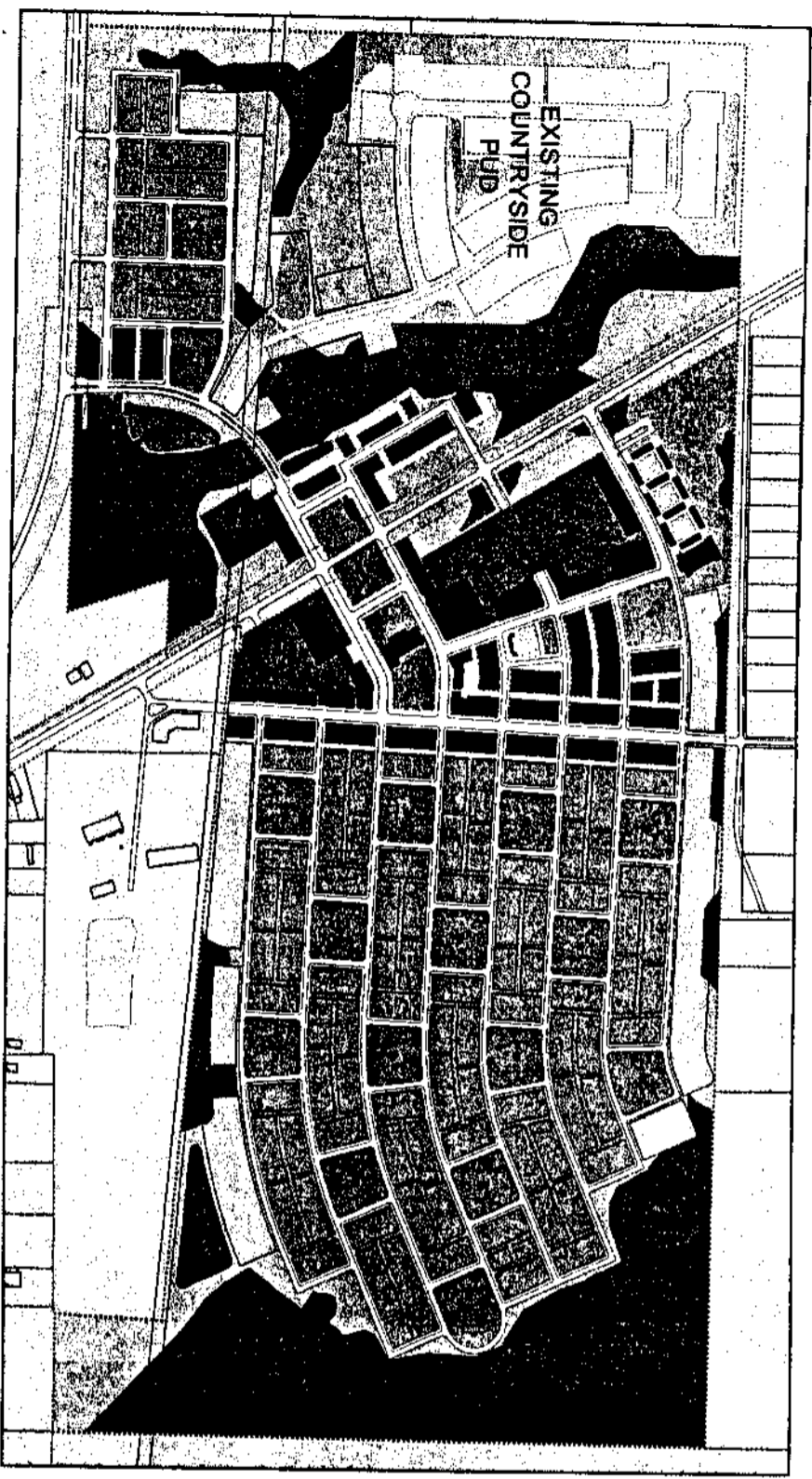
DRAWING KEY

- █ CIVIC BUILDINGS
 - █ TOWN CENTER
 - █ PRIVATE LOTS
 - █ CIVIC OPEN SPACE
 - OPEN SPACE
 - - - PROPERTY BOUNDARY
- EXISTING CONDITIONS
1. Highway 1077
 2. Highway 190
 3. McGee Road
 4. Wilkinson Road
 5. Gas Line Easement
 6. Existing Countryside PUD
 7. Existing Dry or Wet Retention
 8. Existing Wetlands
- CIVIC SPACE & STRUCTURES
9. Town Center Green
 10. Neighborhood Squares & Storm Water Retention
 11. Proposed Dry or Wet Retention
 12. Elementary School
 13. Community Pool
 14. Amphitheater
 15. Library
 16. Town Hall
 17. Church
 18. Bike Path
- TOWN CENTER STRUCTURES
19. Pharmacy
 20. Gym
 21. Grocery Store
 22. Office Shop
 23. Gas Station
- SPECIAL CONDITIONS
24. Special District 1

Goodbee Square

St. Tammany Parish, Louisiana
Regulating Plan

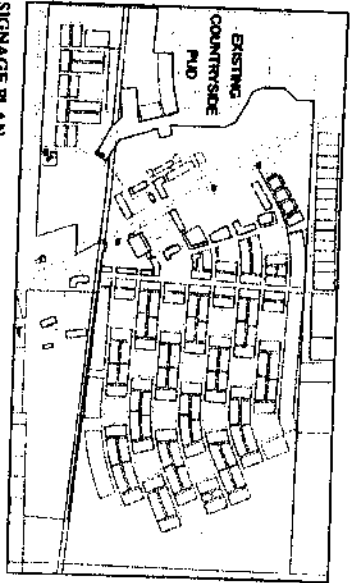
Developer: 285, L.L.C.
19411 Heilberg Road, Covington, LA 70433
Project Planner: Duany Plater-Zyberk & Co.
1023 Southwest 25th Avenue, Miami, FL 33135
September 10, 2008



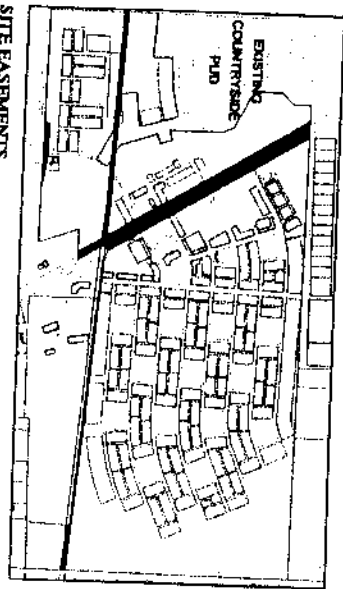
DRAWING KEY

- CIVIC BUILDING
Appropriate setting for a civic use, typically within an active open space.
- ACTIVE GREEN SPACE
Spaces utilized as both active green space and storm water retention. Subur property is considered an active green space in this diagram.
- PASSIVE GREEN SPACE
Including unimproved, wooded and meadow.
- T5 Urban Center Zone
(See Table 18C)
- T7
T5 zone, designed as parking, use may be occupied by buildings or parking.
- T4 General Urban Zone
(See Table 18B)
- T3 Sub-Urban Zone
(See Table 15A)
- T1 Natural Zone
- Special District 1
- PROPERTY BOUNDARY
Area marked "Existing Countryside PUD" shall not be subject to the provisions of the PUD Amendment per Article 5.11.1 of the Suburban Code Ordinance.
Special District 1 shall be subject to the provisions of the "Third Amended Ordinance, Conditions and Restrictions" as recorded on August 31, 2007 in the St. Tammany Clerk of Court's office. Instrument #104276.

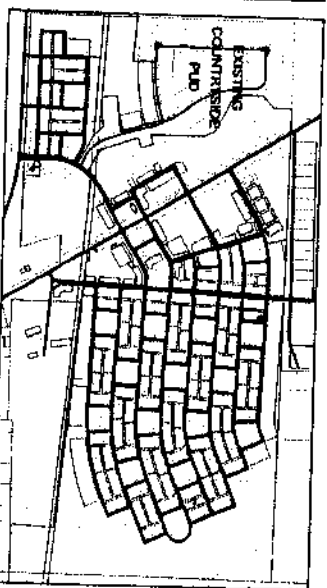




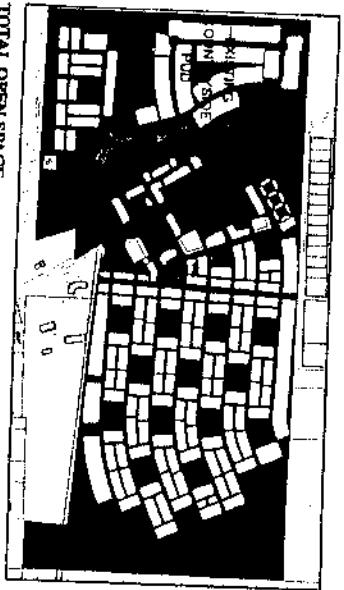
SIGNAGE PLAN



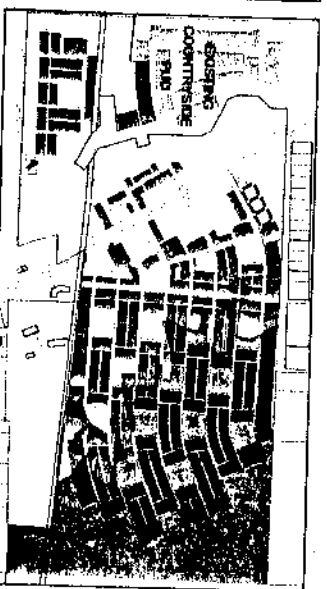
SITE EASEMENTS



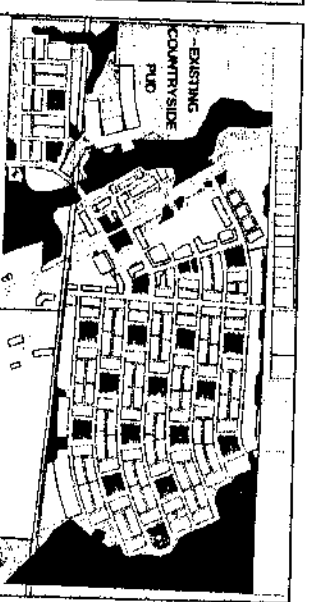
THOROUGHFARE DIAGRAM



TOTAL OPEN SPACE



FLOOD ZONE LOCATION



OPEN SPACE BY TYPE

Goodbee Square

St. Tammany Parish, Louisiana
Analysis Diagrams

Developer: 285, L.L.C.
19411 Hellenberg Road, Covington, LA 70433
Project Planner: Duany Plater-Zyberk & Co.
1023 Southwest 25th Avenue, Miami, FL 33135
September 10, 2008

OPEN SPACE DATA*

Total Open Space	358, or 100.26 Acres
Wetlands (Conserved Below)	208, or 60 Acres
Active Open Space	678, or 17.88 Acres
Passive Open Space	2976, or 82.38 Acres

*Numbers may vary due to existing Countywide FUD, as well as within the overall project area.

START DATES:
Phase 1: Under Construction
Phase 2: 3/1/2009
Phase 3: 3/1/2012
Phase 4: 3/1/2015
Phase 5: 3/1/2018

SMARTCODE

TABLE 12. SPECIFIC FUNCTION & USE

Goodbee Square

TABLE 12: Specific Function & Use. This table expands the categories of Table 10 to delegate specific Functions and uses within Transect Zones.

	T1	T3	T4	T5
a. RESIDENTIAL				
Mixed Use Block				■
Flex Building			■	■
Apartment Building				■
Live/Work Unit		■	■	■
Work/Live Unit			■	■
Row House			■	■
Mansion Condo			■	■
Duplex House			■	■
Courtyard House			■	■
Sideyard House		■	■	■
Cottage		■	■	
House		■	■	
Villa		■		
Accessory Unit		■	■	■
b. LODGING				
Hotel (no room limit)				■
Inn (up to 12 rooms)			■	■
Bed & Breakfast (up to 5 rooms)		■	■	■
School Dormitory			■	■
c. OFFICE				
Office Building			■	■
Live-Work Unit		■	■	■
d. RETAIL				
Open-Market Building		■	■	■
Retail Building			■	■
Display Gallery			■	■
Restaurant		■	■	■
Kiosk			■	■
Push Cart				■
Liquor Selling Establishment				■
Adult Entertainment				■
e. CIVIC				
Bus Shelter		■	■	■
Conference Center				■
Exhibition Center				■
Fountain or Public Art		■	■	■
Library			■	■
Live Theater				■
Movie Theater				■
Museum				■
Outdoor Auditorium		■	■	■
Playground		■	■	■
Surface Parking Lot			■	■
Religious Assembly		■	■	■

	T1	T3	T4	T5
f. OTHER: AGRICULTURE				
Greenhouse	□	□		
Stable	□	□		
Kennel	□	□	□	□
f. OTHER: AUTOMOTIVE				
Gasoline				■
Automobile Service				■
Drive-Through Facility				■
Roadside Stand	■			
Billboard				
Shopping Center				
f. OTHER: CIVIL SUPPORT				
Fire Station		■	■	■
Police Station			■	■
Cemetery		■	■	
Funeral Home			■	■
Medical Clinic			■	■
f. OTHER: EDUCATION				
College				■
High School			■	■
Trade School				■
Elementary School		■	■	■
Childcare Center		■	■	■
f. OTHER: INDUSTRIAL				
Water Supply Facility				
Sewer and Waste Facility				
Electric Substation	□	□	□	□
Wireless Transmitter	□			
Warehouse				
Produce Storage				
Mini-Storage				

□ BY RIGHT
 □ BY WARRANT

SMARTCODE TABLES 10 & 11. BUILDING FUNCTION & PARKING CALCULATIONS
 Goodbee Square

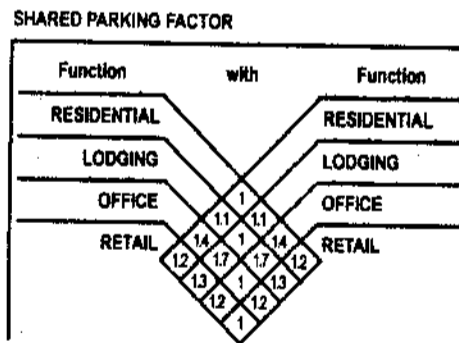
TABLE 10: Building Function. This table categorizes Building Functions within Transect Zones. Parking requirements are correlated to functional intensity. For Specific Function and Use permitted By Right or by Warrant, see Table 12.

	T3	T4	T5
a. RESIDENTIAL	Restricted Residential: The number of dwellings on each Lot is restricted to one within a Principal Building and one within an Accessory Building, with 2.0 parking places for each. Both dwellings shall be under single ownership. The habitable area of the Accessory Unit shall not exceed 500 sf, excluding the parking area.	Limited Residential: The number of dwellings on each Lot is limited by the requirement of 1.5 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).	Open Residential: The number of dwellings on each Lot is limited by the requirement of 1.0 parking places for each dwelling, a ratio which may be reduced according to the shared parking standards (See Table 11).
b. LODGING	Restricted Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking place for each bedroom, up to five, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Limited Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom, up to twelve, in addition to the parking requirement for the dwelling. The Lodging must be owner occupied. Food service may be provided in the a.m. The maximum length of stay shall not exceed ten days.	Open Lodging: The number of bedrooms available on each Lot for lodging is limited by the requirement of 1.0 assigned parking places for each bedroom. Food service may be provided at all times. The area allocated for food service shall be calculated and provided with parking according to Retail Function.
c. OFFICE	Restricted Office: The building area available for office use on each Lot is restricted to the first Story of the Principal or the Accessory Building and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Limited Office: The building area available for office use on each Lot is limited to the first Story of the principal building and/or to the Accessory building, and by the requirement of 3.0 assigned parking places per 1000 square feet of net office space in addition to the parking requirement for each dwelling.	Open Office: The building area available for office use on each Lot is limited by the requirement of 2.0 assigned parking places per 1000 square feet of net office space.
d. RETAIL	Restricted Retail: The building area available for Retail use is restricted to one Block corner location at the first Story for each 300 dwelling units and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 20.	Limited Retail: The building area available for Retail use is limited to the first Story of buildings at corner locations, not more than one per Block, and by the requirement of 4.0 assigned parking places per 1000 square feet of net Retail space in addition to the parking requirement of each dwelling. The specific use shall be further limited to neighborhood store, or food service seating no more than 40.	Open Retail: The building area available for Retail use is limited by the requirement of 3.0 assigned parking places per 1000 square feet of net Retail space. Retail spaces under 1500 square feet are exempt from parking requirements.
e. CIVIC	See Table 12	See Table 12	See Table 12
f. OTHER	See Table 12	See Table 12	See Table 12

TABLE 11: Parking Calculations. The Shared Parking Factor for two Functions, when divided into the sum of the two amounts as listed on the Required Parking table below, produces the Effective Parking needed for each site involved in sharing. Conversely, if the Sharing Factor is used as a multiplier, it indicates the amount of building allowed on each site given the parking available.

REQUIRED PARKING (See Table 10)

	T3	T4	T5
RESIDENTIAL	2.0 / dwelling	1.5 / dwelling	1.0 / dwelling
LODGING	1.0 / bedroom	1.0 / bedroom	1.0 / bedroom
OFFICE	3.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.	2.0 / 1000 sq. ft.
RETAIL	4.0 / 1000 sq. ft.	4.0 / 1000 sq. ft.	3.0 / 1000 sq. ft.
CIVIC	To be determined by Warrant		
OTHER	To be determined by Warrant		



ENVIRONMENTAL ASSESSMENT DATA FORM

Description of Project

Applicant's Name 285 LLC

Address 19411 Helenberg Rd, Covington LA 70433

Attach area location Map showing the proposed development

Name of Development Goodbee (AKA Countryside)

Section 21 Township T6S Range R10E

Number of acres in Development 286.81

Type of streets Asphalt and Concrete

Type of water systems Central - Goodbee Regional Facility (SECA)

Type of sewerage system Central - Goodbee Regional Facility (SECA)

Ultimate disposal of wastes East Bedico Creek (Lake Pontchartrain)

Ultimate disposal of surface drainage Lake Pontchartrain

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

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

Proposed land use: Rural _____ Residential
Commercial Industrial _____

Conforms to Major Road Plan: Yes _____ No

Water frontage: Yes No _____ if so how much

Name of Stream Soap + Tallow and East Bedico

Major highway frontage: Yes No _____

Name of Highway Hwy 1077 + Hwy 190

Is development subject to inundation in normal high rainfall and/or tide?

Yes Partial, property consists of flood No _____

Will canals be constructed into rivers or lakes?

Yes _____ No

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 aesthetics or visual effect on the area. YES NO

Condt:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- 5. Breach 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.
NA
- b. What will be the average noise level of the development during working hours.
NA
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, if so explain fully.
NA

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.

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:

Boadhee (AKA Countryside)

DATE: 9/8/08

TITLE: Board Chair

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

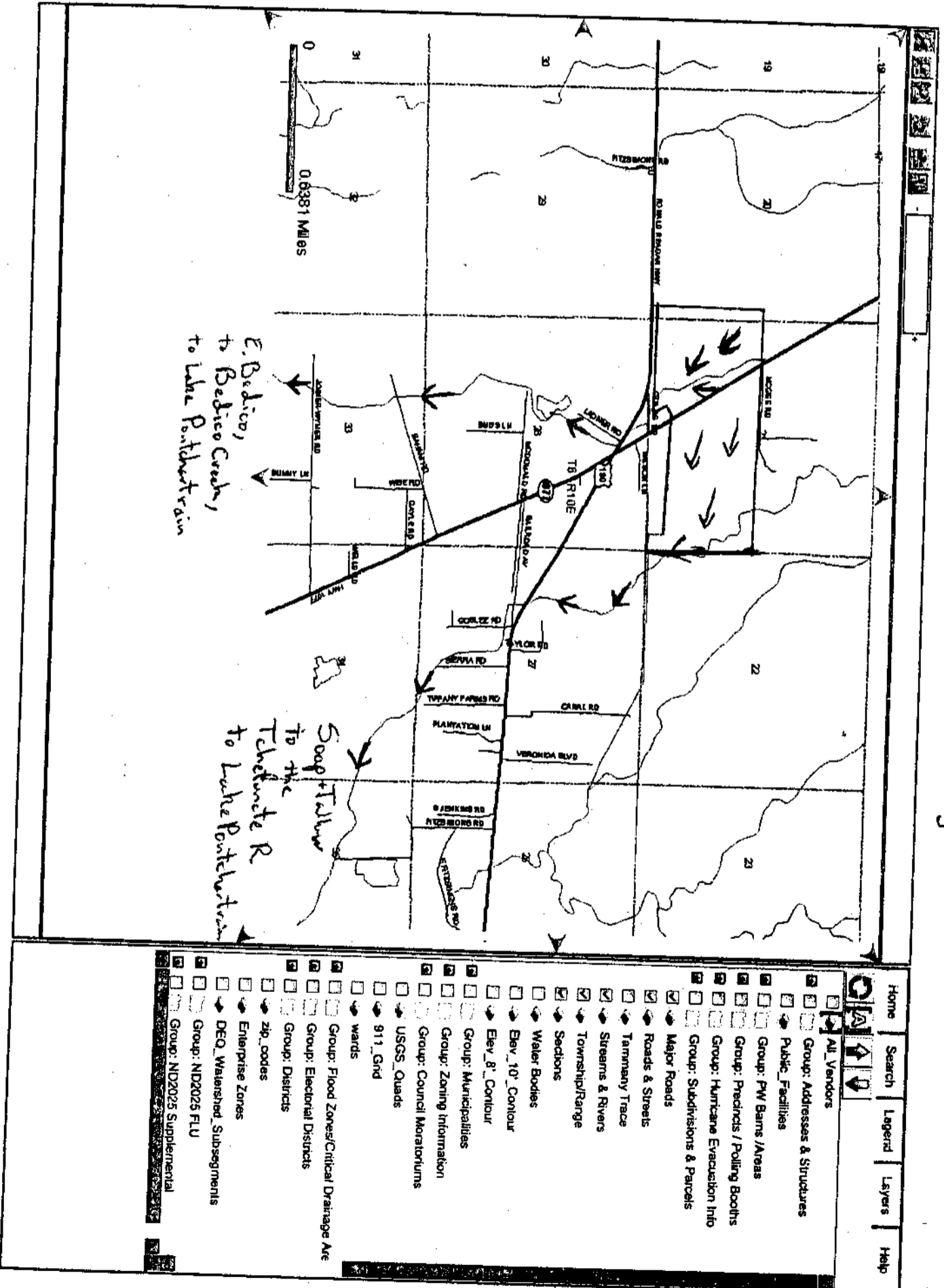
I recommend the following: _____

DATE: _____

POLICE JUROR:
WARD _____

2006-02-011

Godbee Square Drainage Pattern



This plat was prepared in accordance with the provisions of Act No. 248 of the Acts of 1964, as amended, and is subject to the provisions of Act No. 151 of the Acts of 1984, as amended, relating to the recording of plats.

RESTRICTIVE COVENANTS

1. Each lot in this plat shall have a street frontage.
2. No portion of any lot shall be used for any purpose other than residential purposes.
3. No lot shall be used for any purpose other than residential purposes, except as provided in this plat.
4. The minimum lot area shall be 10,000 square feet.
5. The minimum lot width shall be 100 feet.
6. The minimum lot depth shall be 100 feet.
7. The minimum lot area shall be 10,000 square feet.
8. The minimum lot width shall be 100 feet.
9. The minimum lot depth shall be 100 feet.
10. The minimum lot area shall be 10,000 square feet.
11. The minimum lot width shall be 100 feet.
12. The minimum lot depth shall be 100 feet.
13. No portion of any lot shall be used for any purpose other than residential purposes.
14. The minimum lot area shall be 10,000 square feet.
15. The minimum lot width shall be 100 feet.
16. The minimum lot depth shall be 100 feet.

DEDICATION

The undersigned hereby dedicates to the public the following property for the use and enjoyment of the general public, to wit:

COUNTRYSIDE SUBDIVISION

37	21	11.33 ACRES
38	21	11.33 ACRES
39	21	11.33 ACRES
40	21	11.33 ACRES
41	21	11.33 ACRES
42	21	11.33 ACRES
43	21	11.33 ACRES
44	21	11.33 ACRES
45	21	11.33 ACRES
46	21	11.33 ACRES
47	21	11.33 ACRES
48	21	11.33 ACRES
49	21	11.33 ACRES
50	21	11.33 ACRES
51	21	11.33 ACRES
52	21	11.33 ACRES
53	21	11.33 ACRES
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62	21	11.33 ACRES
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71	21	11.33 ACRES
72	21	11.33 ACRES
73	21	11.33 ACRES
74	21	11.33 ACRES
75	21	11.33 ACRES
76	21	11.33 ACRES
77	21	11.33 ACRES
78	21	11.33 ACRES
79	21	11.33 ACRES
80	21	11.33 ACRES
81	21	11.33 ACRES
82	21	11.33 ACRES
83	21	11.33 ACRES
84	21	11.33 ACRES
85	21	11.33 ACRES
86	21	11.33 ACRES
87	21	11.33 ACRES
88	21	11.33 ACRES
89	21	11.33 ACRES
90	21	11.33 ACRES
91	21	11.33 ACRES
92	21	11.33 ACRES
93	21	11.33 ACRES
94	21	11.33 ACRES
95	21	11.33 ACRES
96	21	11.33 ACRES
97	21	11.33 ACRES
98	21	11.33 ACRES
99	21	11.33 ACRES
100	21	11.33 ACRES

CERTIFICATION

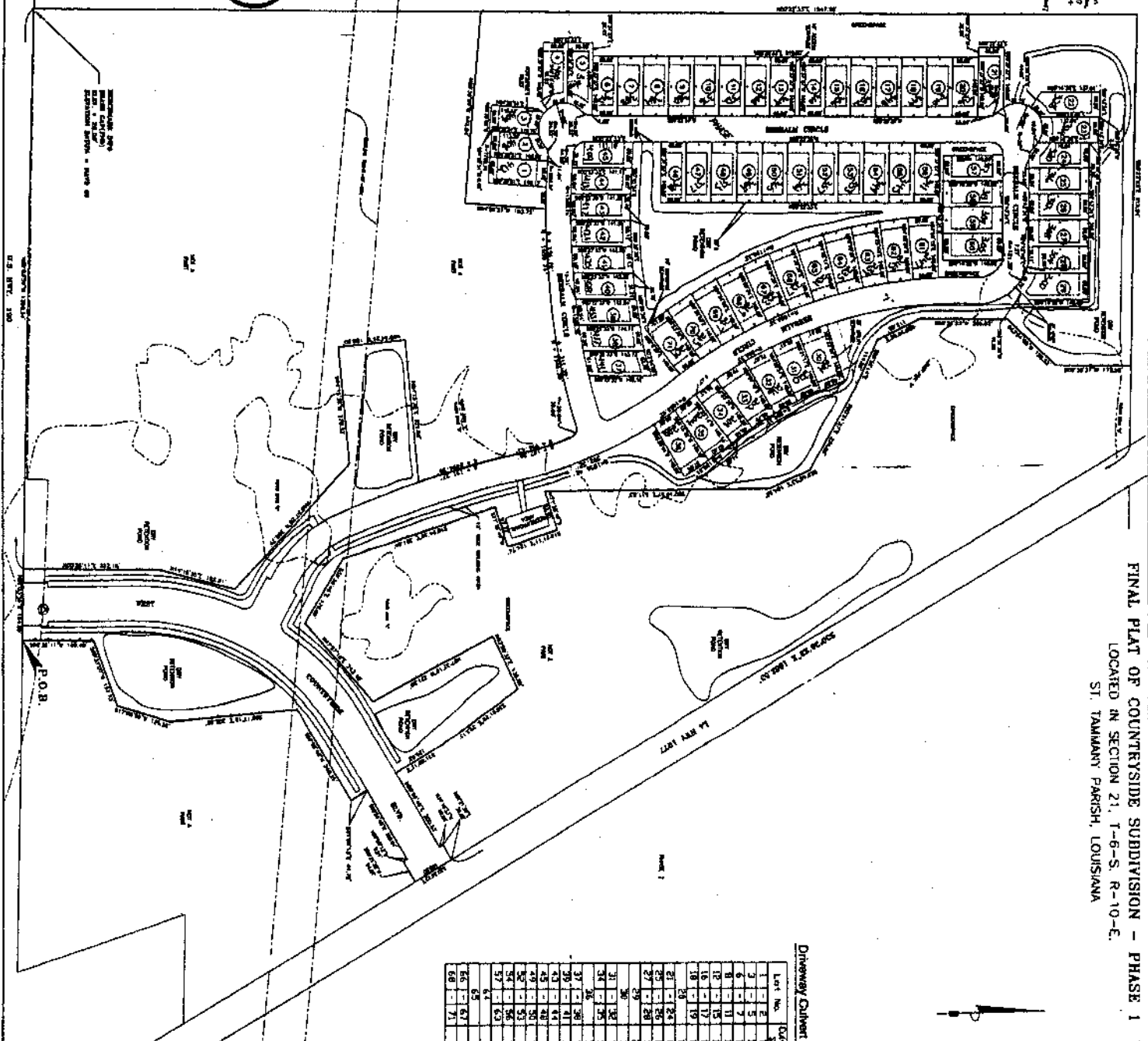
I, the undersigned, being duly qualified and sworn, do hereby certify that the foregoing plat is a true and correct copy of the original plat as filed in the office of the Clerk of Court for the Parish of St. Tammany, Louisiana.

APPROVAL

[Signatures and names of approval]

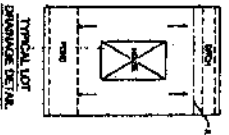
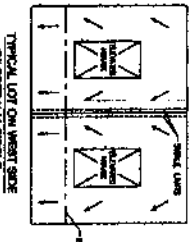
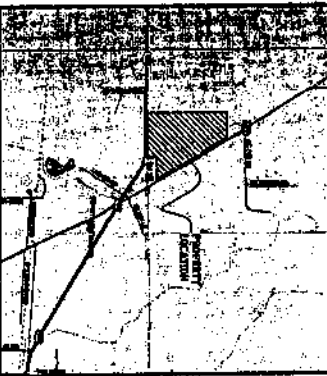


FINAL PLAT OF COUNTRYSIDE SUBDIVISION - PHASE 1
LOCATED IN SECTION 21, T-6-S, R-10-E,
ST. TAMMANY PARISH, LOUISIANA



Driveway Culvert Schedule

Lot No.	Culvert Size
1 - 2	18"
3 - 5	18"
6 - 7	18"
8 - 11	18"
12 - 15	18"
16 - 17	18"
18 - 19	18"
20 - 21	18"
22 - 23	18"
24 - 25	18"
26 - 27	18"
28 - 29	18"
30 - 31	18"
32 - 33	18"
34 - 35	18"
36 - 37	18"
38 - 39	18"
40 - 41	18"
42 - 43	18"
44 - 45	18"
46 - 47	18"
48 - 49	18"
50 - 51	18"
52 - 53	18"
54 - 55	18"
56 - 57	18"
58 - 59	18"
60 - 61	18"
62 - 63	18"
64 - 65	18"
66 - 67	18"
68 - 69	18"
70 - 71	18"



GENERAL NOTES

1. The plat is a true and correct copy of the original plat as filed in the office of the Clerk of Court for the Parish of St. Tammany, Louisiana.
2. The plat is subject to the provisions of Act No. 248 of the Acts of 1964, as amended, and Act No. 151 of the Acts of 1984, as amended, relating to the recording of plats.
3. The plat is subject to the provisions of Act No. 248 of the Acts of 1964, as amended, and Act No. 151 of the Acts of 1984, as amended, relating to the recording of plats.
4. The plat is subject to the provisions of Act No. 248 of the Acts of 1964, as amended, and Act No. 151 of the Acts of 1984, as amended, relating to the recording of plats.
5. The plat is subject to the provisions of Act No. 248 of the Acts of 1964, as amended, and Act No. 151 of the Acts of 1984, as amended, relating to the recording of plats.
6. The plat is subject to the provisions of Act No. 248 of the Acts of 1964, as amended, and Act No. 151 of the Acts of 1984, as amended, relating to the recording of plats.
7. The plat is subject to the provisions of Act No. 248 of the Acts of 1964, as amended, and Act No. 151 of the Acts of 1984, as amended, relating to the recording of plats.
8. The plat is subject to the provisions of Act No. 248 of the Acts of 1964, as amended, and Act No. 151 of the Acts of 1984, as amended, relating to the recording of plats.
9. The plat is subject to the provisions of Act No. 248 of the Acts of 1964, as amended, and Act No. 151 of the Acts of 1984, as amended, relating to the recording of plats.
10. The plat is subject to the provisions of Act No. 248 of the Acts of 1964, as amended, and Act No. 151 of the Acts of 1984, as amended, relating to the recording of plats.

Professional Land Surveyor - Planning - Consultant

JOHN E. BONNEAU & ASSOCIATES, INC.

Survey For: **285, LLC**

Property: **A FINAL PLAT OF COUNTRYSIDE SUBDIVISION - PHASE 1, SITUATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

Sheet Number: **3**

Revision: **DATE**

DATE: **09/13/07**

Checked by: **EB**

Scale: **1" = 300'**

Surveyed by: **John E. Bonneau**