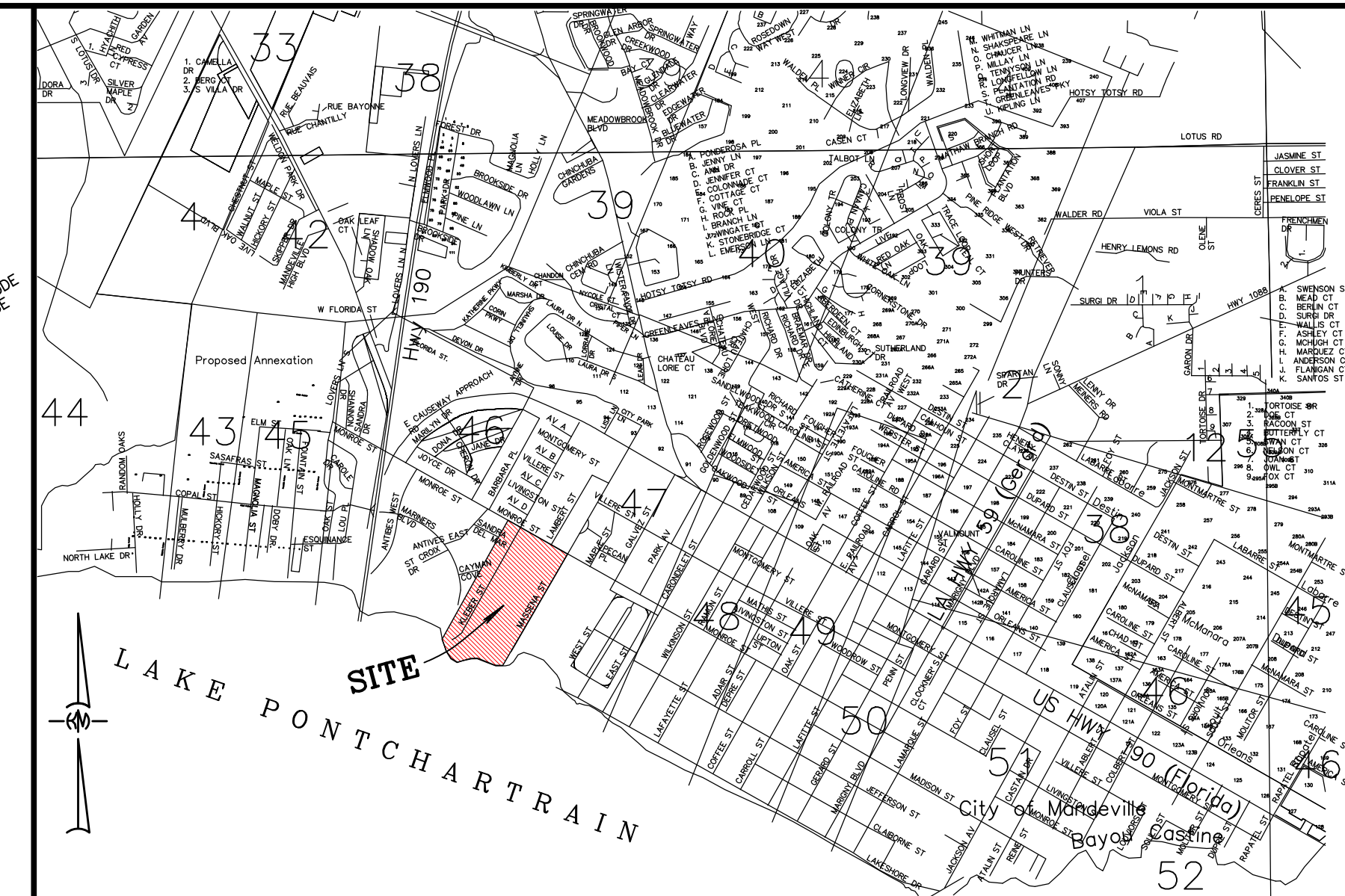
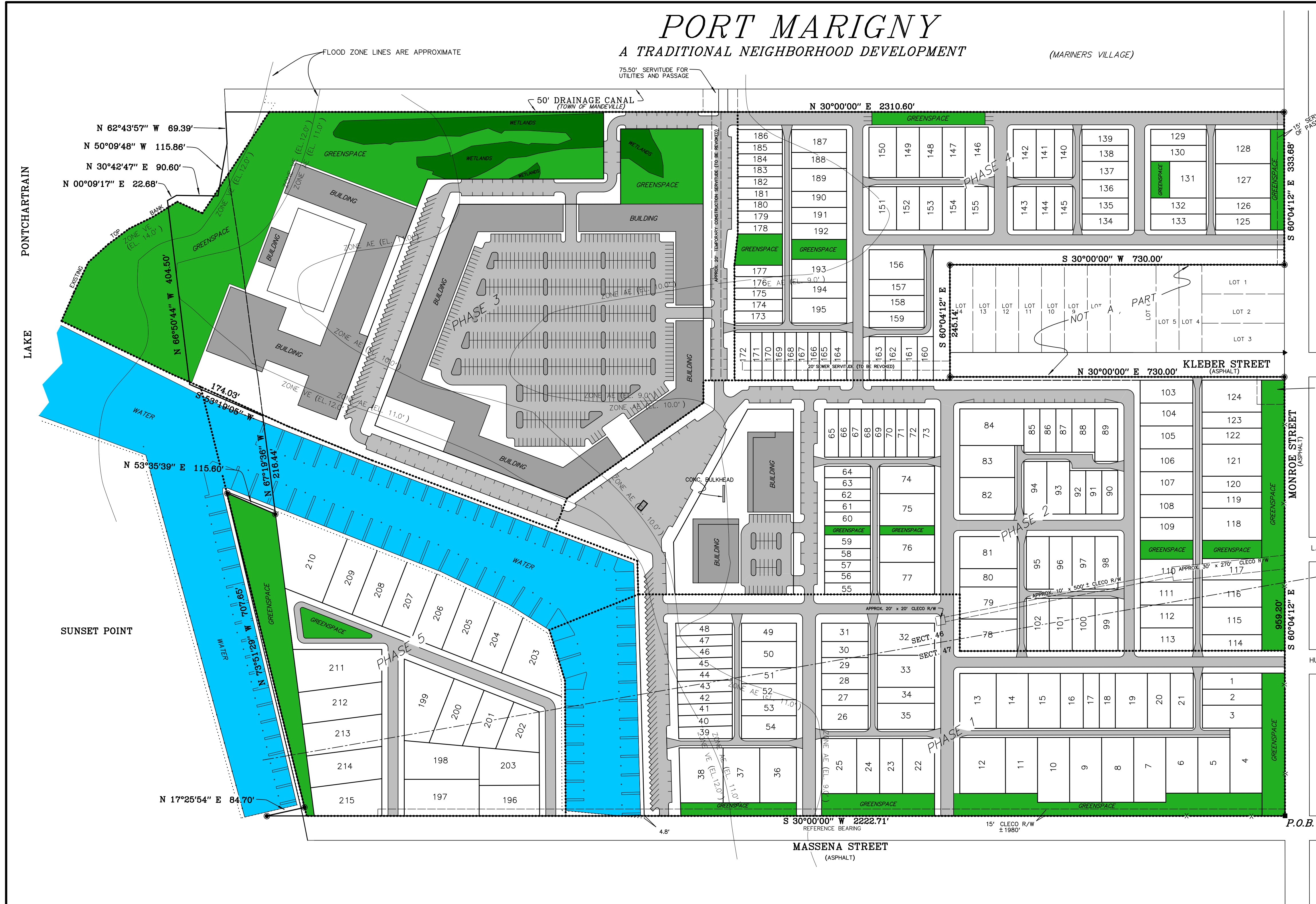


PORT MARIGNY

A TRADITIONAL NEIGHBORHOOD DEVELOPMENT (MARINERS VILLAGE)



- MINIMUM RESTRICTIVE COVENANTS
- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
 - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (XXXXXX) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (XXXXXX) 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 PROTECTION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (XXXXXX) WATER SYSTEM (SUPPLY).
 - BUILDING SETBACKS ARE: FRONT - "X", SIDE - "X", REAR - "X", SIDE STREET "X".
 - CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
 - NO NOISY 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 RESIDENCES SHALL BE 1.0 FT ABOVE THE CENTERLINE OF THE STREET OR THE 100 YR FLOOD PLAN WHICHEVER IS GREATER. THIS PROPERTY LOCATED IN FLOOD ZONE AE VE REF. IRRM PANEL NO. 2202020 0427 D, REV. 05-16-2012.
 - NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 - NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION.
 - DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN "XXXX" (X)' FEET FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS OF WAY INTERSECT.
 - THE DRAINAGE AND STORMWATER DETENTION STORAGE AREAS SHOWN HEREON ARE TO BE DEDICATED TO AND MAINTAINED BY THE PARISH OF ST. TAMMANY.
 - THE MINIMUM DRIVEWAY CURB VERT SIZE, TYPE, AND ELEVATION CAN BE OBTAINED FROM THE "AS BUILT" PAVING AND DRAINAGE PLAN WHICH IS AVAILABLE AT THE OFFICE OF ST. TAMMANY PARISH DEPT. OF ENGINEERING. SUBSURFACE DRAINAGE WILL NOT BE ALLOWED IN THIS SUBDIVISION WITHOUT PRIOR APPROVAL FROM THE ST. TAMMANY PARISH DEPT. OF ENGINEERING.

76.648 AC. AREA	215 NO. OF LOTS	215 LENGTH OF STREETS	CENTRAL SEWER SYSTEM
VARIABLES	VARIABLES	VARIABLES	CENTRAL WATER SYSTEM
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

LAKE PONTCHARTRAIN
ULTIMATE SURFACE WATER DISPOSAL

FOR: _____ APPROVAL: _____

CORPORATION: _____ CHAIRMAN PARISH PLANNING COMMISSION

OFFICER: _____ SECRETARY PARISH PLANNING COMMISSION

DIRECTOR, PARISH ENGINEERING DEPARTMENT

ADDRESS: _____ DATE FILED: _____ FILE NO.: _____

CLERK OF COURT

- GREENSPACE
- WETLANDS
- WATER

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE, VE; BASE FLOOD ELEV. (SEE PLAT) FIRM PANEL NO. 2202020 0427 D REV. 05/16/2012

PRELIMINARY

TENTATIVE PLAN

76.648 ACRES BEING, LOTS 14, 15, 16, 17, 18, 20, 21, A PORTION OF LOT 19, PARCELS A & B, AND A PORTION OF KLEBER STREET, CITY OF MANDEVILLE, ST. TAMMANY PARISH, LA.

PITTMAN ASSETS, LLC (PORT MARIGNY, LLC)

REVISIONS		DATE	
MARK	DATE	MARK	DATE

SCALE: 1" = 120' DATE: 7/30/2015

DRAWN: ATB JOB NO.: 13-136

CHECKED: KJM DWG. NO.: 13-136-T

