

THE TIDES

CONDOMINIUMS

CONCEPTUAL LAYOUT
 TOTAL DWELLING UNITS - 32 DWELLING UNITS
 (4) SINGLE FAMILY DWELLING SITES
 (3) CONDO SITES

LOTS 1-4
 SINGLE FAMILY DWELLING LOTS

FRONT YARD SETBACK: 20'-0"
 SIDE YARD SETBACK: 8'-0"
 REAR YARD SETBACK: 20'-0"

MINIMUM ROAD FRONTAGE AT 48.26' ON BLUE MEADOW ROAD - MINIMUM LOT SIZE OF APPROXIMATELY 12,893.87 S.F.

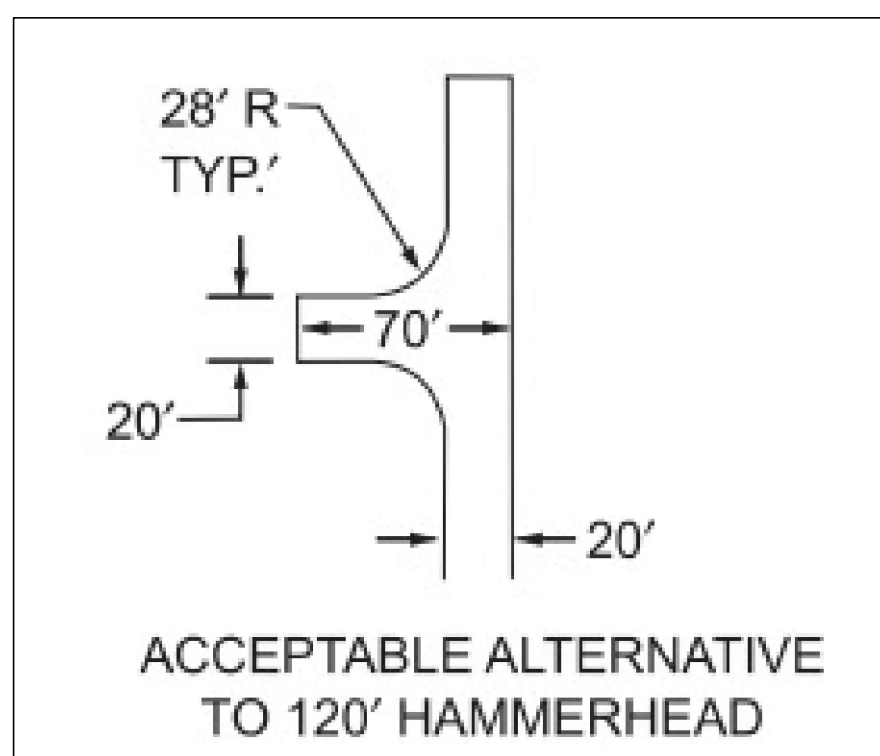
LOTS 5-7
 CONDO LOTS

FRONT YARD SETBACK: 20'-0"
 SIDE YARD SETBACK: 8'-0"
 MAIN CHANNEL SETBACK: 20'-0"
 REAR YARD SETBACK: 0'-0" AT MANMADE CANALS

PROPOSED DRIVES - 25'-0"
 IFC FIRE APPARATUS TURN AROUND - WITHIN 150 FEET FROM DRIVE ENDING

MINIMUM ROAD FRONTAGE AT 69.00' ON BLUE MEADOW ROAD - MINIMUM LOT SIZE OF 44,727.58 S.F. THAT INCLUDE THE AREA OF THE MANMADE CANALS

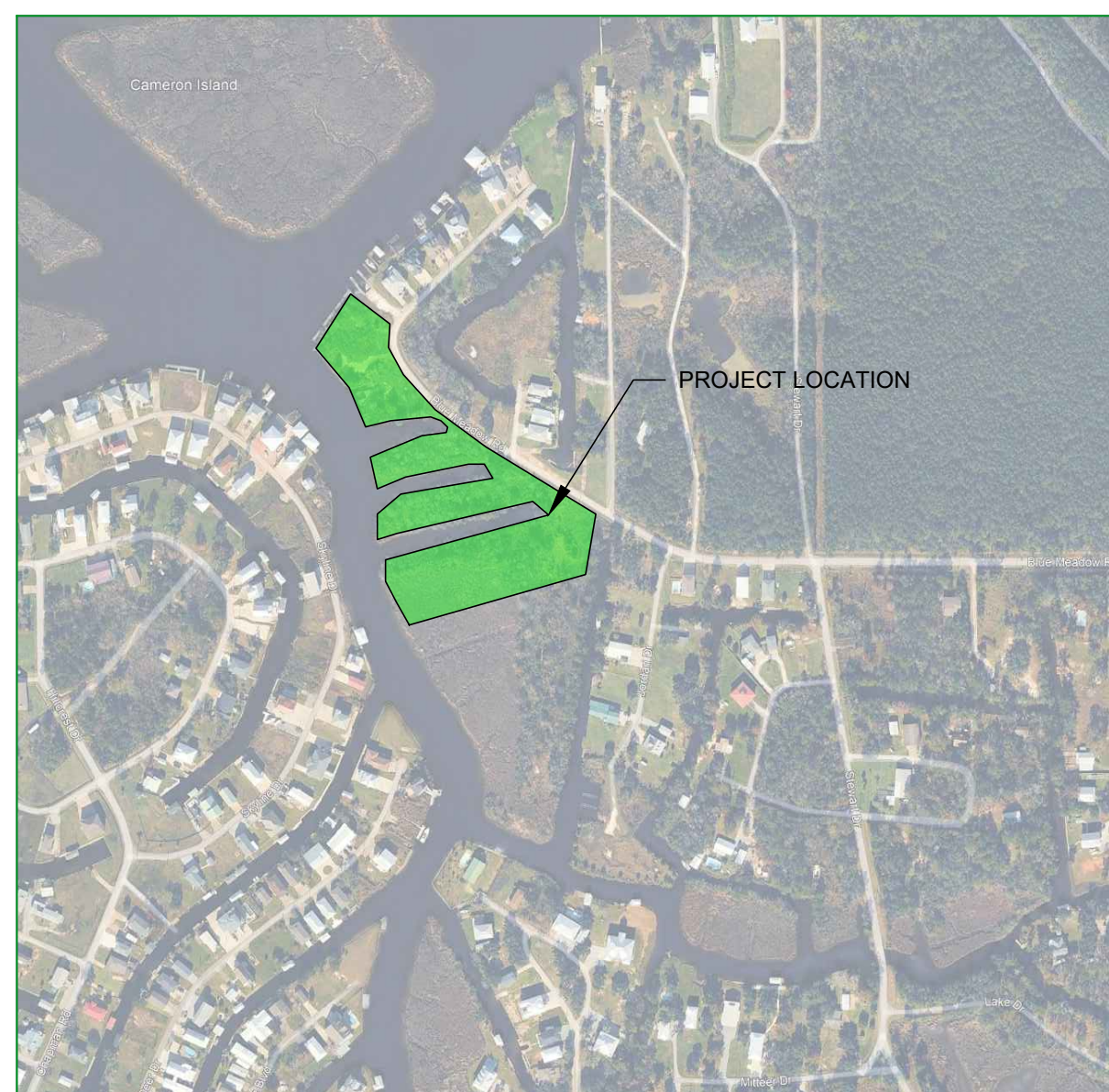
LOT 5 - PROPOSED 6 UNITS
 LOT 6 - PROPOSED 10 UNITS
 LOT 7 - PROPOSED 12 UNITS



SUBJECT PROPERTY LIES WITHIN ZONES AE (EL 19) AND VE (EL 20) FLOOD ZONES PER FEMA PANEL 28045C0353D DATED OCTOBER 16, 2009.

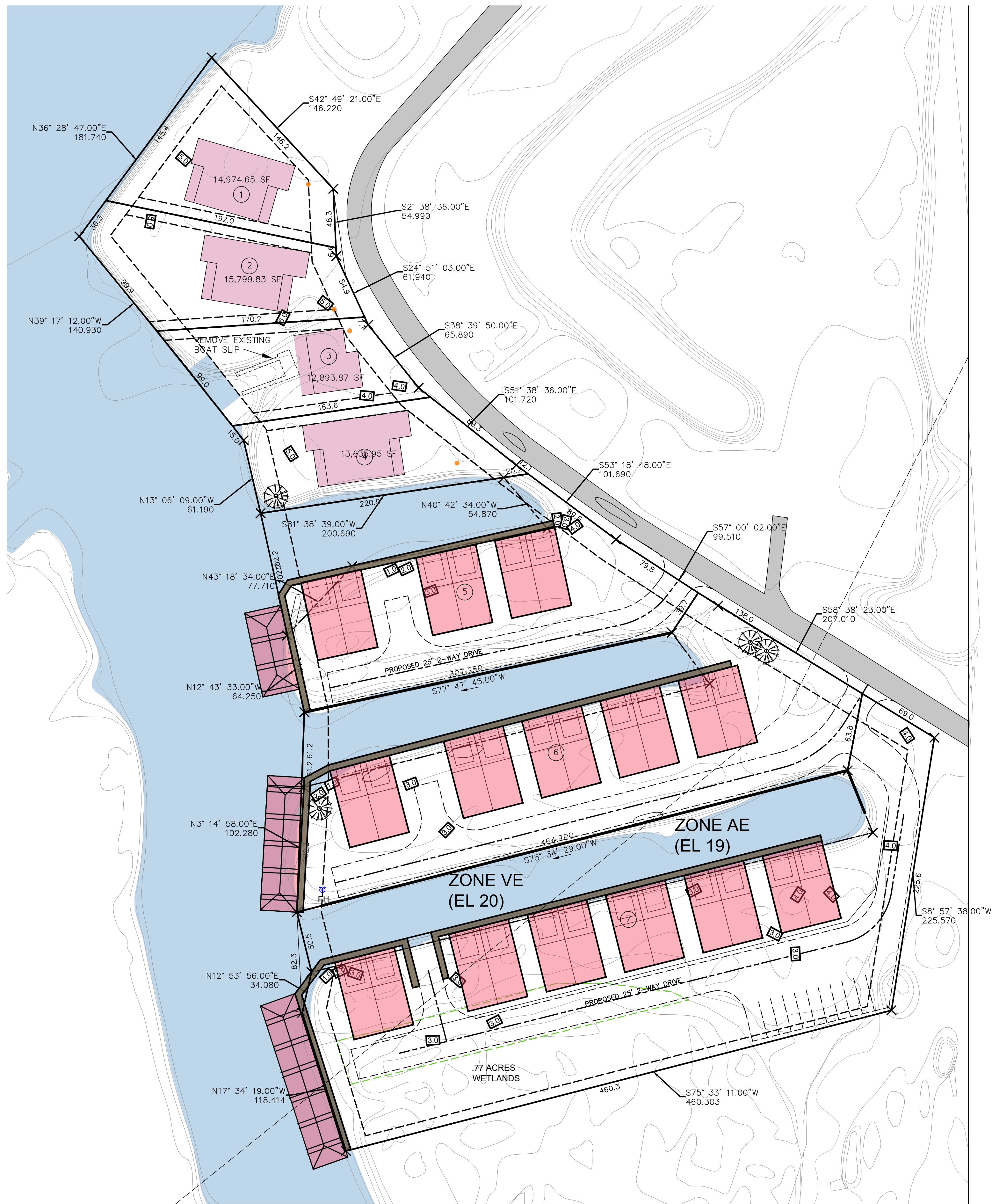
NOTE: ALL CONSTRUCTION SHALL COMPLY WITH THE CITY OF BAY ST. LOUIS STANDARDS LATEST EDITION

NOTE: FINAL DRAINAGE PLAN WILL BE SUBMITTED WITH FINAL CONSTRUCTION DOCUMENTS.



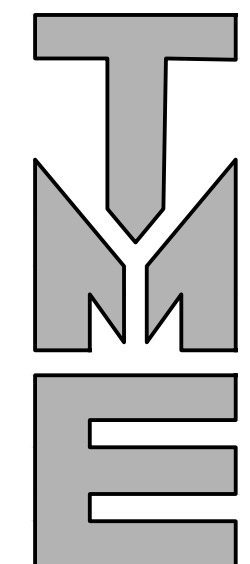
VICINITY MAP

N.T.S.



PROPOSED SITE PLAN

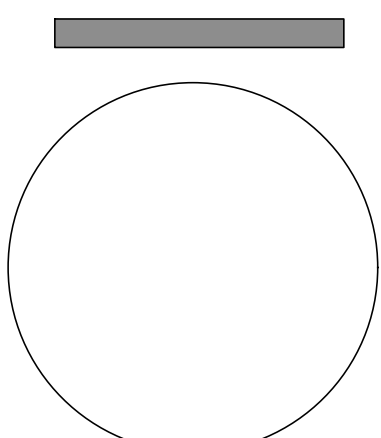
N.T.S.



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REV#	DATE	REVISION

BLUE MEADOW ROAD -
 THE TIDES
 PROPOSED SITE PLAN

DRAWN BY:
 OCH
 DRAWING BY:
 T.M.

SP1

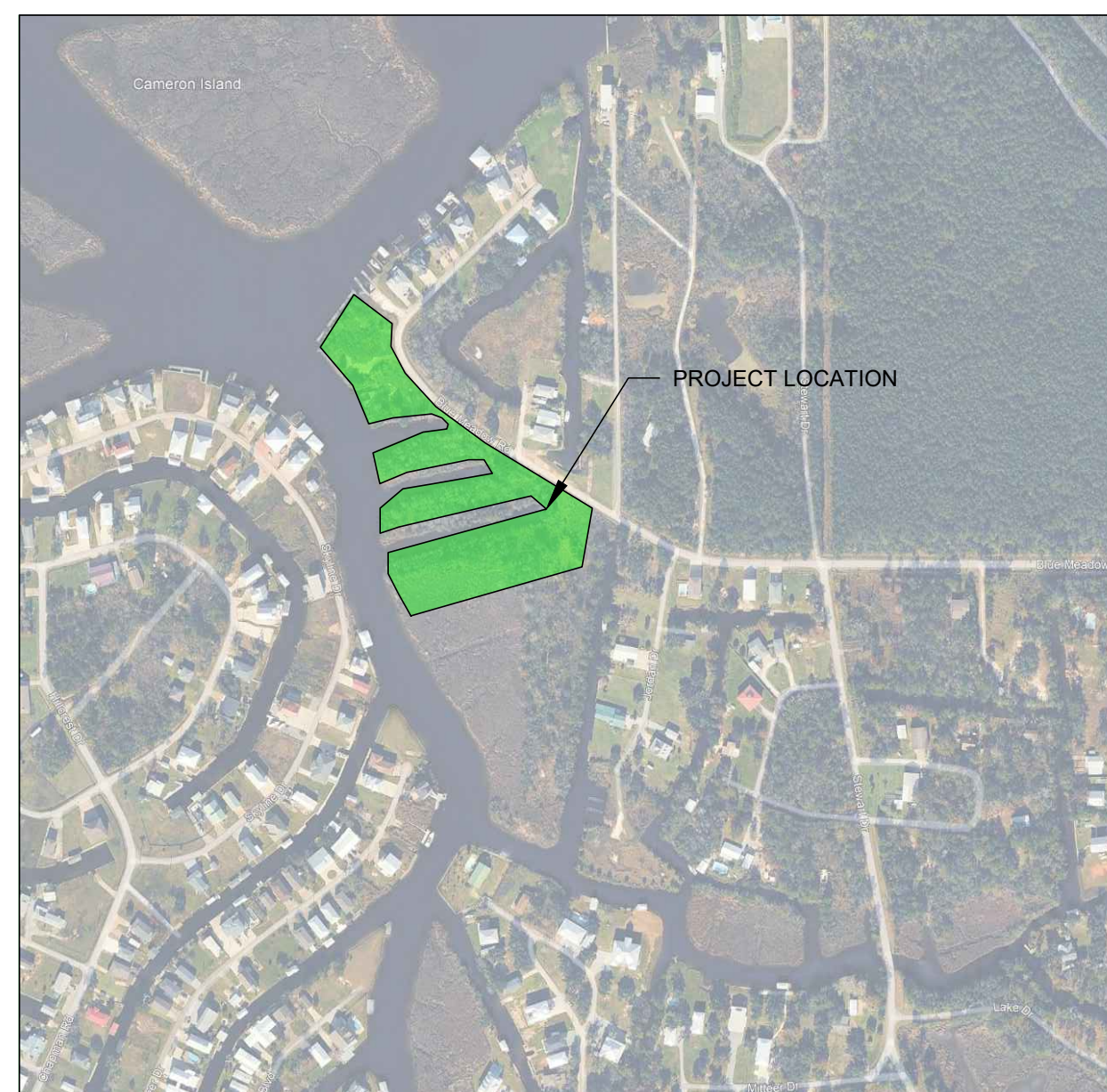
THE TIDES

CONDOMINIUMS

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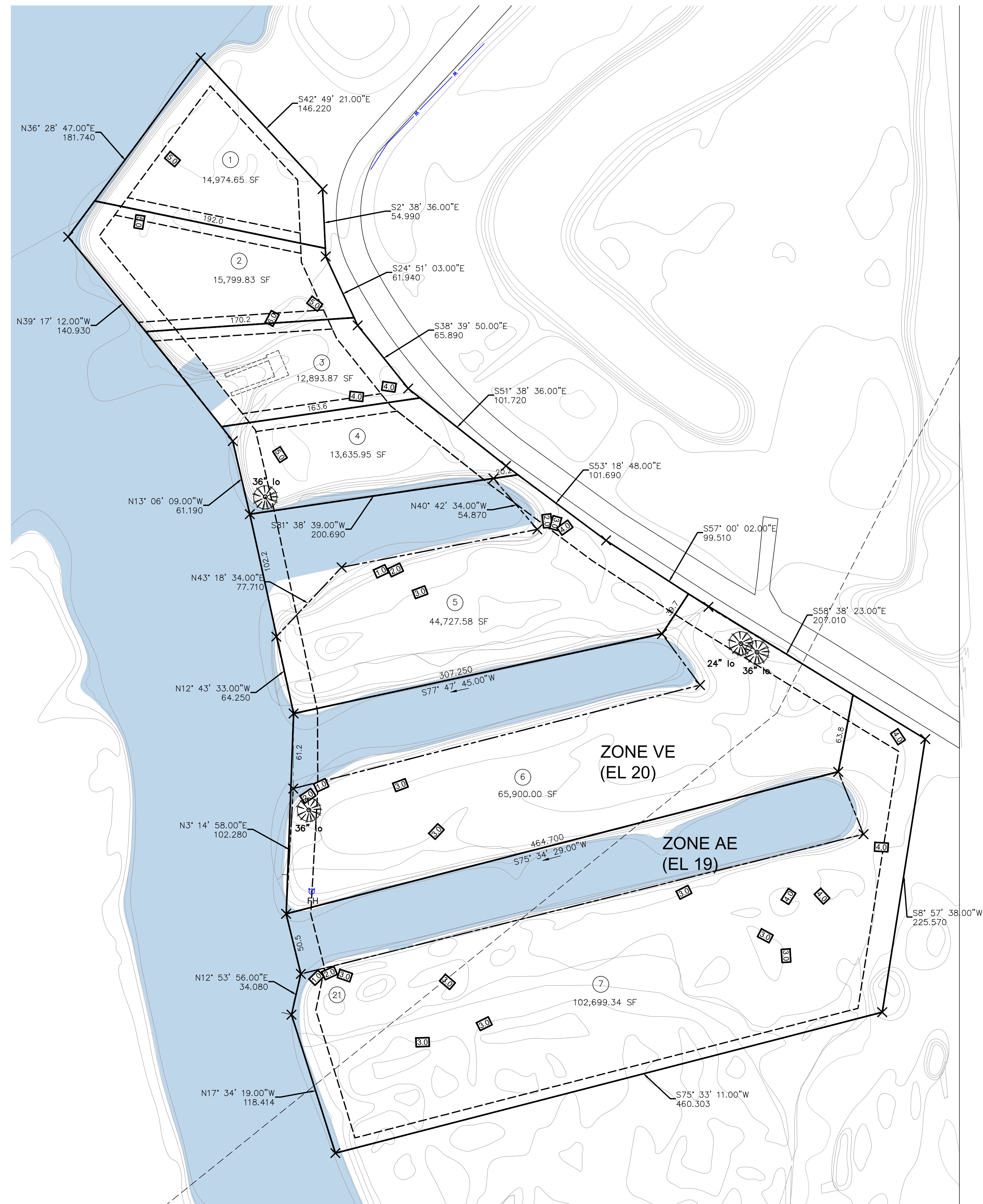
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VICINITY MAP

N.T.S.



PROPOSED LOT LAYOUT

N.T.S.

SKETCH PLAT FOR THE TIDES

- (4) SINGLE FAMILY DWELLING SITES
- (3) CONDO SITES

LOTS 1-4

SINGLE FAMILY DWELLING LOTS

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- SIDE YARD SETBACK: 8'-0"
- REAR YARD SETBACK: 20'-0"

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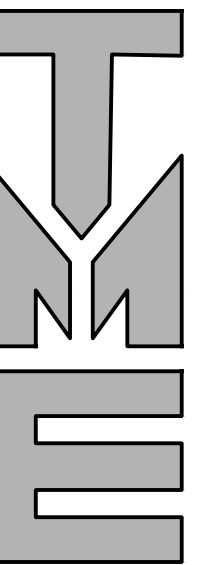
LOTS 5-7

- FRONT YARD SETBACK: 20'-0"
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- MAIN CHANNEL SETBACK: 20'-0"
- REAR YARD SETBACK: 0'-0" AT MANMADE CANALS

PROPOSED DRIVES - 25'-0" IFC FIRE APPARATUS TURN AROUND - WITHIN 150 FEET FROM DRIVE ENDING

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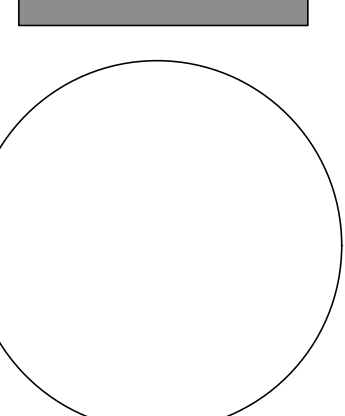
- LOT 5 - PROPOSED 6 UNITS
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REV#	DATE	REVISION

BLUE MEADOW ROAD -
THE TIDES
PROPOSED LOT LAYOUT

DRAWN BY:
OCH
DRAWING BY:
TJM

SP2

THE TIDES

CONDOMINIUMS

CONCEPTUAL LAYOUT
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 (4) SINGLE FAMILY DWELLING SITES
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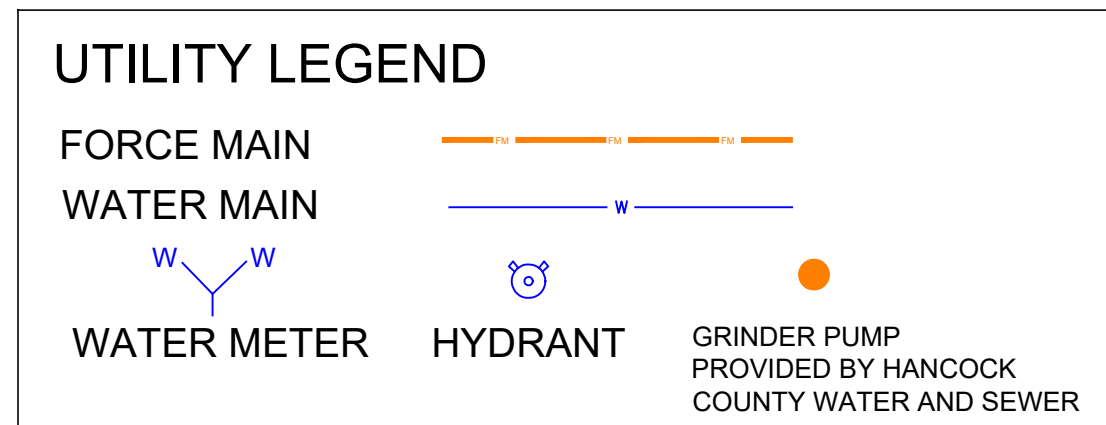
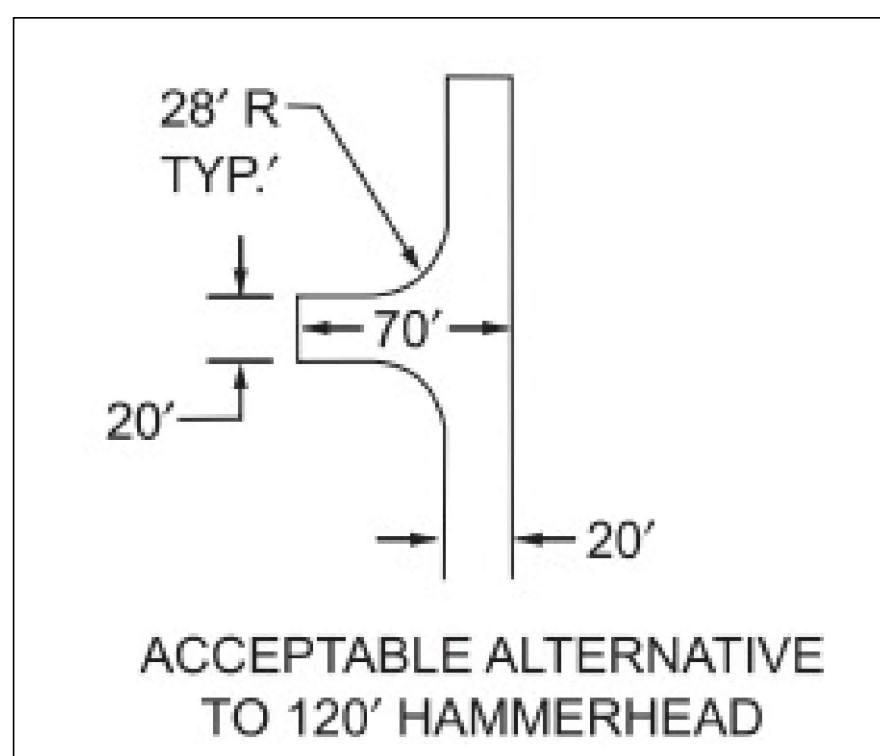
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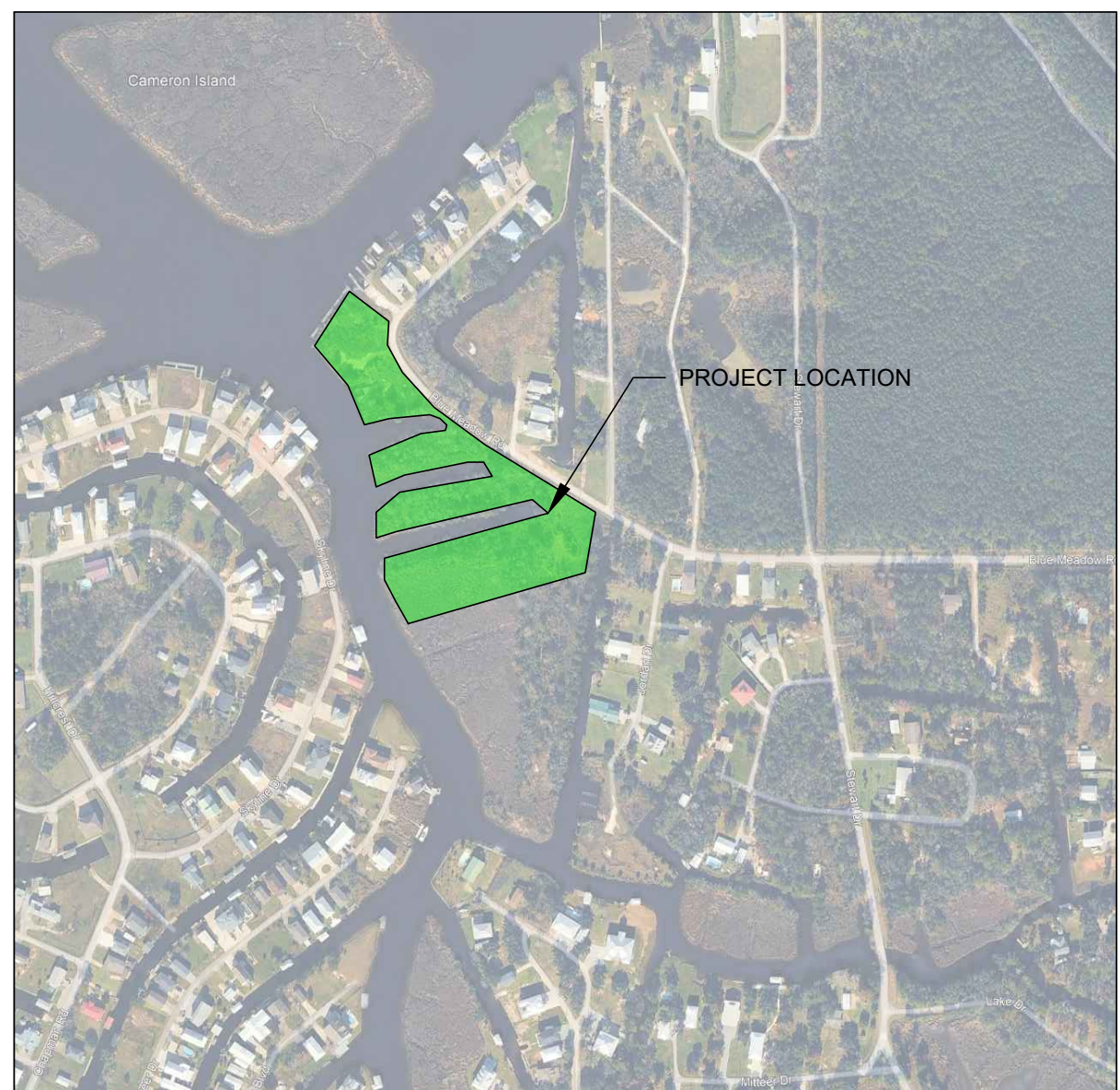
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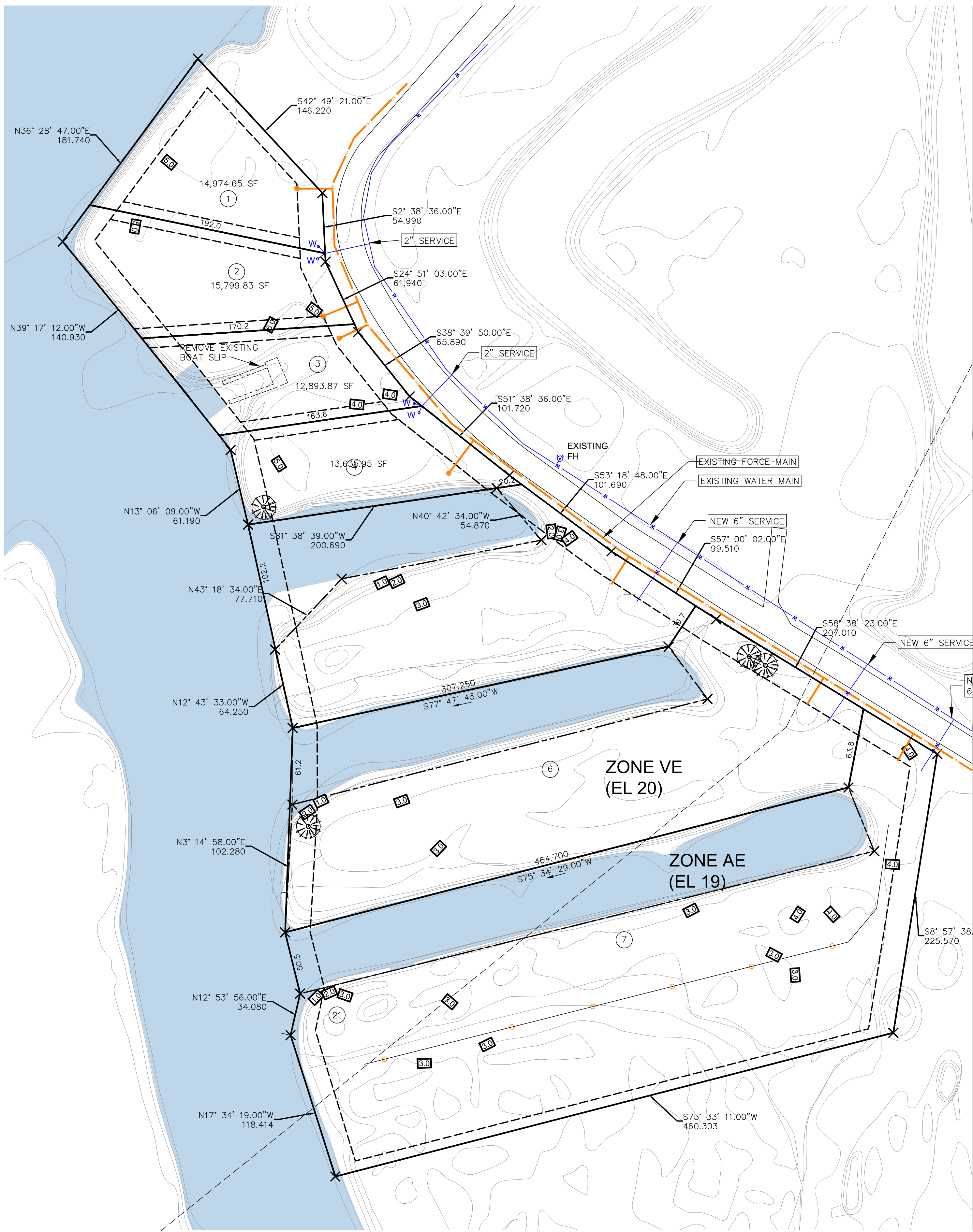
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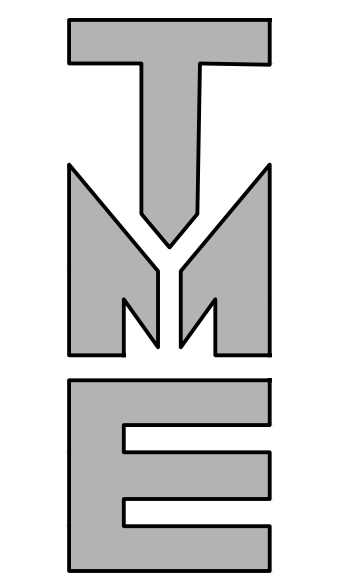


N.T.S.

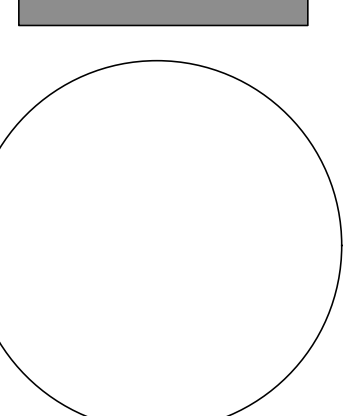


PROPOSED UTILITY LAYOUT

N.T.S.



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REV#	DATE	REVISION

BLUE MEADOW ROAD - THE TIDES
 PROPOSED UTILITY LAYOUT

DRAWN BY: OCH
 DRAWING BY: T.M.

SP3

THE TIDES

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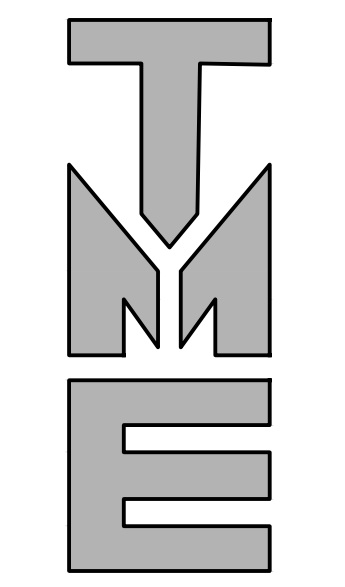
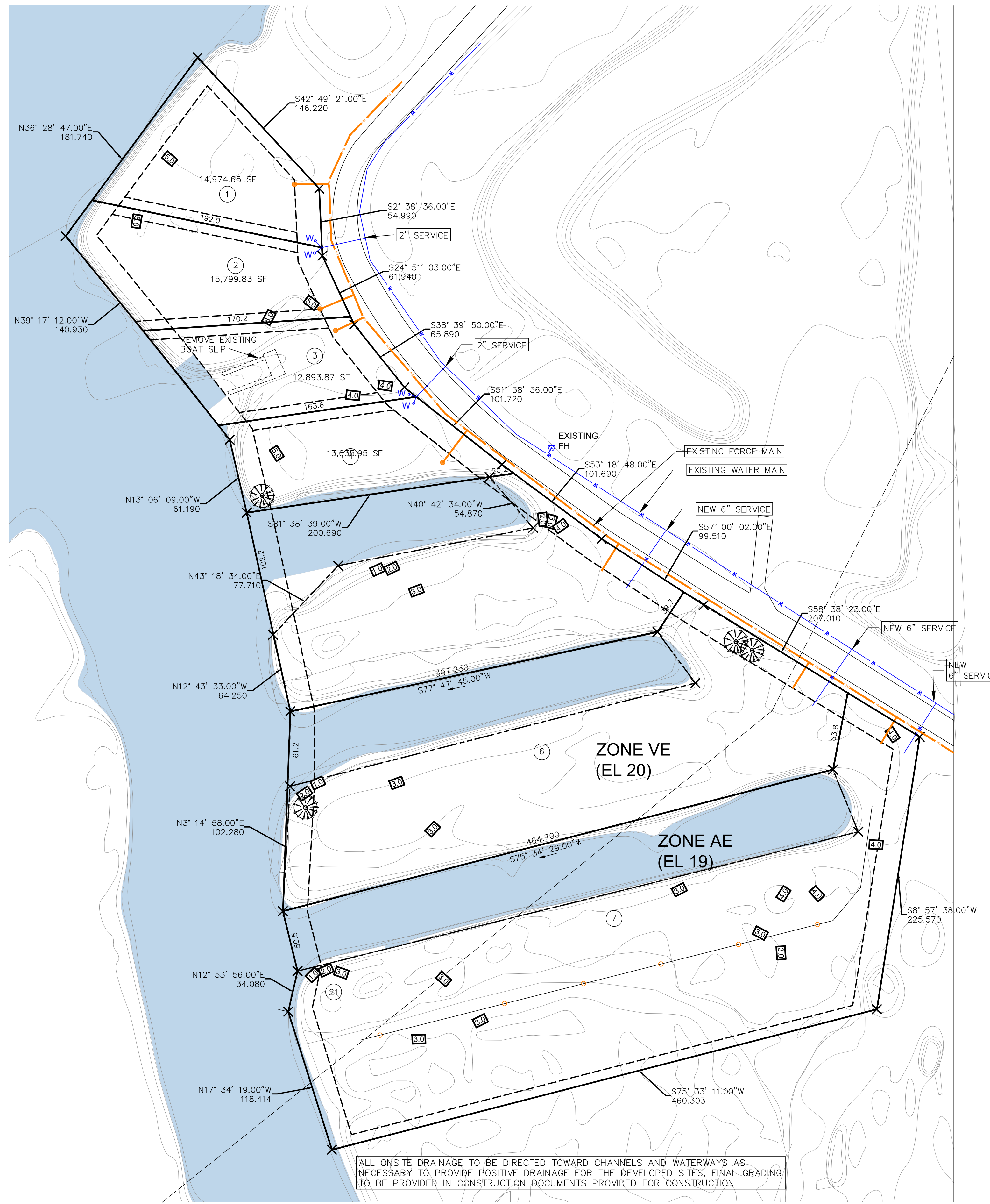
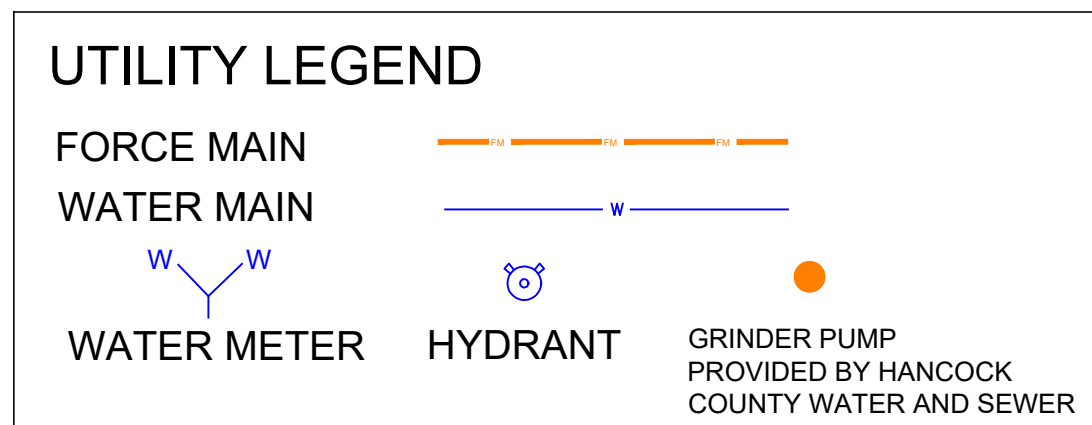
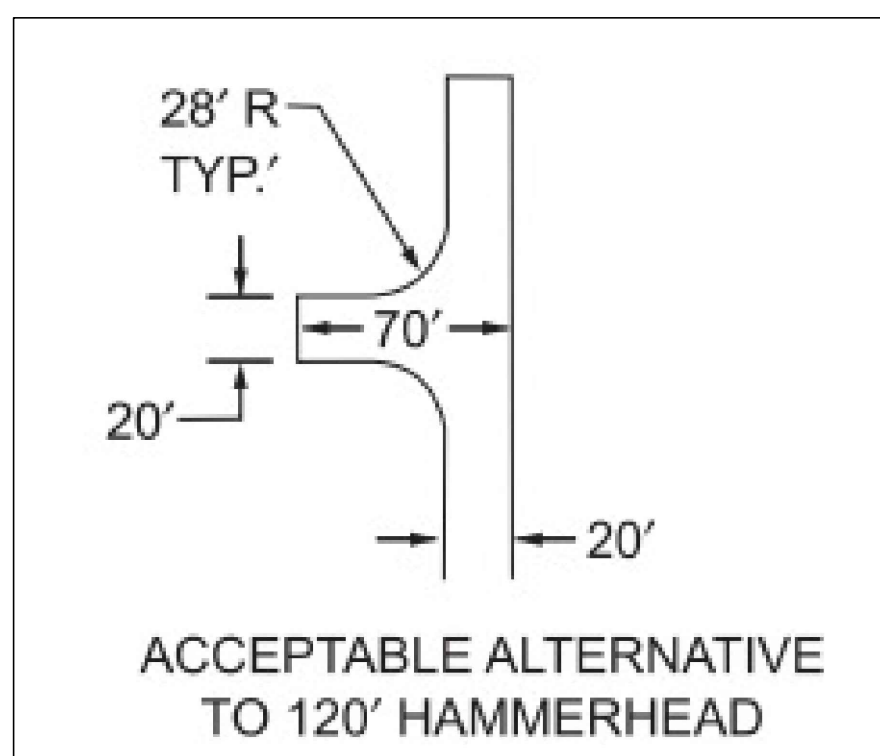
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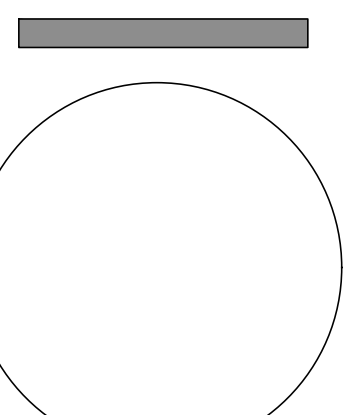
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REV#	DATE	REVISION

BLUE MEADOW ROAD - THE TIDES
 PROPOSED DRAINAGE PLAN

DRAWN BY: OCH
 CHECKED BY: TMM

SP4

N.T.S.

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