

MANDATORY (BTL) 7.5' MINIMUM 7.5' MINIMUM MANDATORY (BTL) ' MINIMUM MINIMUM 10' MANDATORY (BTL) MINIMUM MINIMUM ' OR 15' ' MANDATORY (BTL) 10' MINIMUM

> 5' MANDATORY (BTL) MINIMUM MINIMUM ' OR 15' MANDATORY (BTL) MINIMUM

- 1. 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 DEPARTMENT OF ST. TAMMANY PARISH. WHENEVER 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). 2. BUILDING SETBACKS SHALL BE AS SET FORTH ON THIS PLAT OR WITHIN THE
- RESTRICTIVE COVENANTS FOR TERRA BELLA SUBDIVISION FILED WITH THE CLERK OF COURT FOR ST. TAMMANY PARISH. 3. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE EASEMENTS OR STREET RIGHTS OF WAY.
- 5. NO NOXIOUS 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.
- NO DRIVEWAY CULVERTS ARE REQUIRED (SUBSURFACED DRAINAGE)
 NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE
- ST. TAMMANY PARISH PLANNING COMMISSION. 9. EACH ESTABLISHMENT WITIN THE SUBDIVISION SHALL SUBSCRIBE AND BE
- SUBJECT TO THE SEWERAGE, WATER AND SANITATION (GARBAGE AND REFUSE DISPOSAL)
- SUBJECT TO THE SEWERAGE, WATER AND SANITATION (GARBAGE AND REFUSE DISPOSAL) SERVICES PROVIDED
 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. 94–2142, ADOPTED 12/15/94)
 DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSIONS OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN THIRTY-FIVE (35')FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT. IN CASES WHERE A DRIVEWAY ON A CORNER LOT IS ESTABLISHED ALONG THE DEPTH OR LARGER DIMENSION OF A LOT LINE, THE SETBACK SHALL BE AT LEAST SIXTY (60') FEET FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE TWO STREET RIGHTS-OF-WAY INTERSECTION AS MEASURED FROM THE CORNER OF A LOT LINE, THE SETBACK SHALL BE AT LEAST SIXTY (60') FEET FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
 THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL GREENSPACE AND DETENTION PONDS. THE PARISH IS NOT RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE DETENTION PONDS

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE

BUPERVISION OF THE UNDERSIGNED FOR A CLASS C SURVEY.

OUISIANA REGISTERED CIVIL ENGINEER NO. 18940

License No. 18940 License No 4443 PROFESSIONAL ROFESSIONAL ENGINEER OUISTANA REGISTERED LAND SURVEYOR NO. 4443

KELLY J. MCHUGH

DEDICATION OF TERRA BELLA PHASE 1A-4

Subject to the reservation of rights hereinafter set forth, all street rightsof—way as shown hereon are hereby dedicated to the perpetual use of the public for proper use. Alleyways traversing residential and commercial areas shall remain private and shall be maintained by the Terra Bella Residential Owners Association, Inc. and the Terra Bella Commercial Owners Association, Inc., (Owners Associations). Easements are hereby reserved for drainage, communications systems, utilities, maintenance, and repair, and no obstruction or improvements shall be allowed that would prevent the street rights-of-way from being used for their intended purpose. The design and location of the medians and street paving surface shall not be redesigned or reconfigured without the prior written consent of the Developer or the Owners Associations The Owners Associations shall (i) perform all installation, removal, maintenance, repair and replacement of trees, shrubs, grass, plants, vegetative materials and other landscaping within the street rights—of way dedicated herein; (ii) have the right to furnish traffic control signage and street signage to be installed by the Owners Associations; (iii) maintain, repair and operate the street lighting installed by the developer; (iv) perform, repair and maintenance of the stormwater detention facilities; and (v) perform repair maintenance of the stormwater detention facilities; and (v) perform repair, maintenance and replacement of the street surface within alleyways as set forth on this plat. St. Tammany Parish shall perform all repair, maintenance, and replacement of drainage conduit, drainage facilities, streets, curbs, and gutters within the street rights-of-way. Terra Bella Group, LLC

By owners Randall C. Meyer

FOR:

CORPORATION

ADDRESS

KELLY J. MCHUGH

IN

ENGINE

AREA VARIES AVG. LOT SIZE CONCRETE/ASPHALT VARIES ROAD SURFACE

Terra Bella Group, L.L.C

100 Terra Bella Blvd

Covington, LA 70433

RECORDED

PLAT

NO. OF LOTS FRONTAGE LOT DEPTH

ENGTH OF STREETS AS NOTED STREET WIDTH P.U.D. ZONING

CENTRAL SEWER SYSTEM CENTRAL WATER SYSTEM

TCHEFUNCTE RIVER ULTIMATE SURFACE WATER DISPOSAL

APPROVAL: CHAIRMAN PARISH PLANNING OM. SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

5-28-2014 DATE FILED 52.65 FILE NO.

Dy. Shana Nes

	SECTION SECTION GREENS	BELLA, PHASE 14 31, T-6-S, R-1 46, T-7-S, R-1 BURG LAND DIST MANY PARISH, L	1—Е, & 1—Е, ГRICT,	
	REVISIONS			
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MARK	DATE		•	
MARK	DATE	CIVIL ENGINEERS &	LAND SURVEYORS	
MARK	DATE	CIVIL ENGINEERS & 845 GALVEZ ST	LAND SURVEYORS	
MARK	DATE	CIVIL ENGINEERS & 845 GALVEZ ST 626-	LAND SURVEYORS - MANDEVILLE, LA. -5611	
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