

TOTAL NO. LOTS 774
 TOTAL ACREAGE 463 ac.
 GREENSPACE/PASSIVE REC. 172.9 ac. (37%)
 ACTIVE RECREATION 13.5 ac. (2.9%)
 (includes parks & 50% of lake-6.6 ac.)

AREA DESCRIPTION	COLOR	NO. OF LOTS	ACREAGE
NEIGHBORHOOD CENTER		50 (TOWNHOME) 45 (OTHER)	37.7 ac.
N. C. III.1		2	13.2 ac.
N. C. III.2		8	10.2 ac.
MIXED RESIDENTIAL		468	79.8 ac.
NEIGHBORHOOD EDGE		200	70.8 ac.
PARKS/ACTIVE REC.		N/A	13.5 ac.
PRESERVE GREENSPACE		N/A	172.9 ac.
UTILITY SPACE		1	1.2 ac.
WATER		N/A	13.2 ac. (LAKE) 2.91 ac. (SOAP & TALLOW) TCHEFUNCTA RIVER IS NOT A PART

Area Description	No. of Lots	Acreage	Percentage
Neighborhood Center	92	37.1	8%
N.C. III.1	6	13.2	3%
N.C. III.2	8	8.9	1.9%
Mixed Residential	468	79.8	17.2%
Village Edge	200	70.8	15.3%
Active Recreation	N/A	13.5	2.9%
Preserve Greenspace (Passive Recreation)	N/A	172.9	37.0%
Civil Space	1	1.2	0.03%
Water	N/A	13.2 (Lake) 2.91 (Soap & Tallow) Tchefuncte River is not a part.	

Total Acreage	463
Greenspace and Passive Recreation	172.9 ac (37.0%)
Active Recreation	13.5 ac (2.9%)

Residential and Commercial Uses are subject to the underlying zoning requirements and allowed uses, except as otherwise specified or allowed herein.

Village Center building setbacks are -0- except as set forth in the Building Code or as set forth on a Final Subdivision Plat.

Street Rights-of-Way vary from 48 feet to 63 feet in width as set forth in the Building Code or as set forth on a Final Subdivision Plat.

Pavement surfaces vary from 18 feet to 36 feet in width as set forth in the Building Code or as set forth on a Final Subdivision Plat.

Alleys shall remain private.

Curb radius allowed is 10 feet or greater.

Developer: Terra Bella Group, L.L.C.
100 Terra Bella Blvd
Covington, LA 70433

Town Planner: Architects Southwest
Steve Oubre
534 Jefferson St. Lafayette, LA 70501
P. O. Box 5209, Lafayette, LA 70502

Engineer/Surveyor: Kelly McHugh & Associates, Inc.
845 Galvez St.
Mandeville, LA 70448

The underlying Zoning Classifications for property west of Rousseau Road (87.05 acres) currently zoned TND-1 are as follows:

Lots 740 through 747 inclusive A-4
 Lots 734-A and 739 inclusive A-8
 Lots 735 through 737 inclusive HC-1
 Lots 800 through 855 inclusive A-4

The above zoning shall be subject to a Planned Unit Development Overlay as set forth in Section 6.01 of the Unified Code and such modifications of the underlying zoning as set forth on this plan, and as follows:

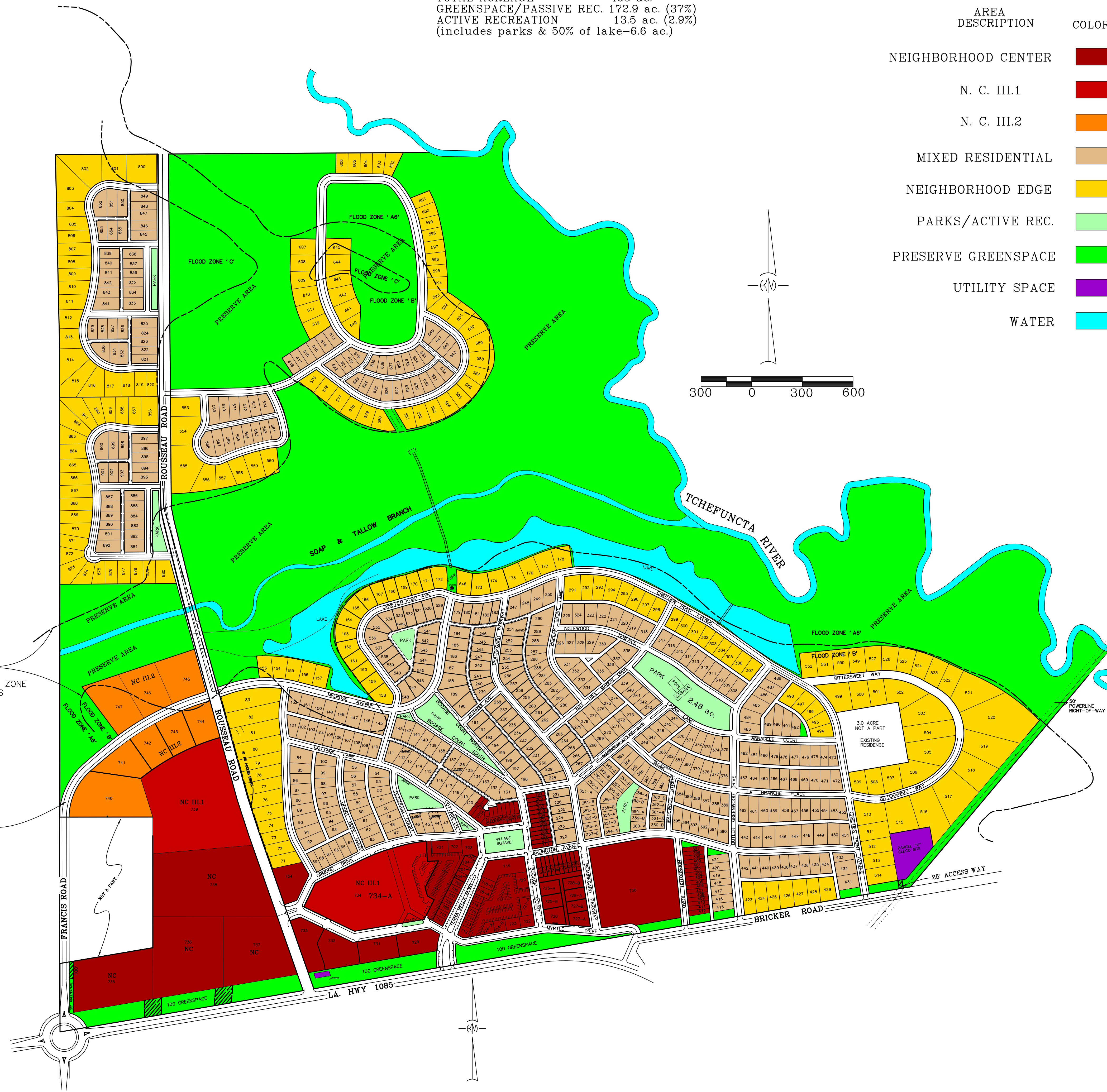
- Lot 735 Maximum Use and Building Size 35,000 Sq. Ft.
 Lot 736 Maximum Use and Building Size 51,000 Sq. Ft.
 Lot 737 Maximum Use and Building Size 35,000 Sq. Ft.
- Maximum Building Height 60 feet above natural grade.
- All zoning lines extend to the centerline of the proposed roads
- Greenspace buffer along La. Hwy. 1085 can be underbrushed and landscaped with ornamental and native plants
- Land uses allowed include the uses set forth in the Terra Bella Design Code

REVISED P.U.D. PLAN

TERRA BELLA

SECTION 37, TOWNSHIP-6-SOUTH, RANGE-10-EAST,
 SECTION 45, TOWNSHIP-7-SOUTH, RANGE-10-EAST
 SECTION 31 & 39, TOWNSHIP-6-SOUTH, RANGE-11-EAST
 SECTION 46, TOWNSHIP-7-SOUTH, RANGE-11-EAST,
 ST. TAMMANY PARISH, LOUISIANA

REVISIONS		KELLY J. McHUGH & ASSOC., INC.	
MARK	DATE	CIVIL ENGINEERS & LAND SURVEYORS	
		845 GALVEZ ST. - MANDEVILLE, LA.	
		626-5611	
		SCALE: 1" = 300'	DATE: 10-14-13
		DRAWN: DRJ	JOB NO.: 09-171
		CHECKED:	DWG. NO.:



APPROXIMATE LOCATION OF FEMA FLOOD ZONE TRANSITION LINES

NOTE: Road depicted at the request of St. Tammany Parish for planning purposes only. Not required to be constructed by the developer