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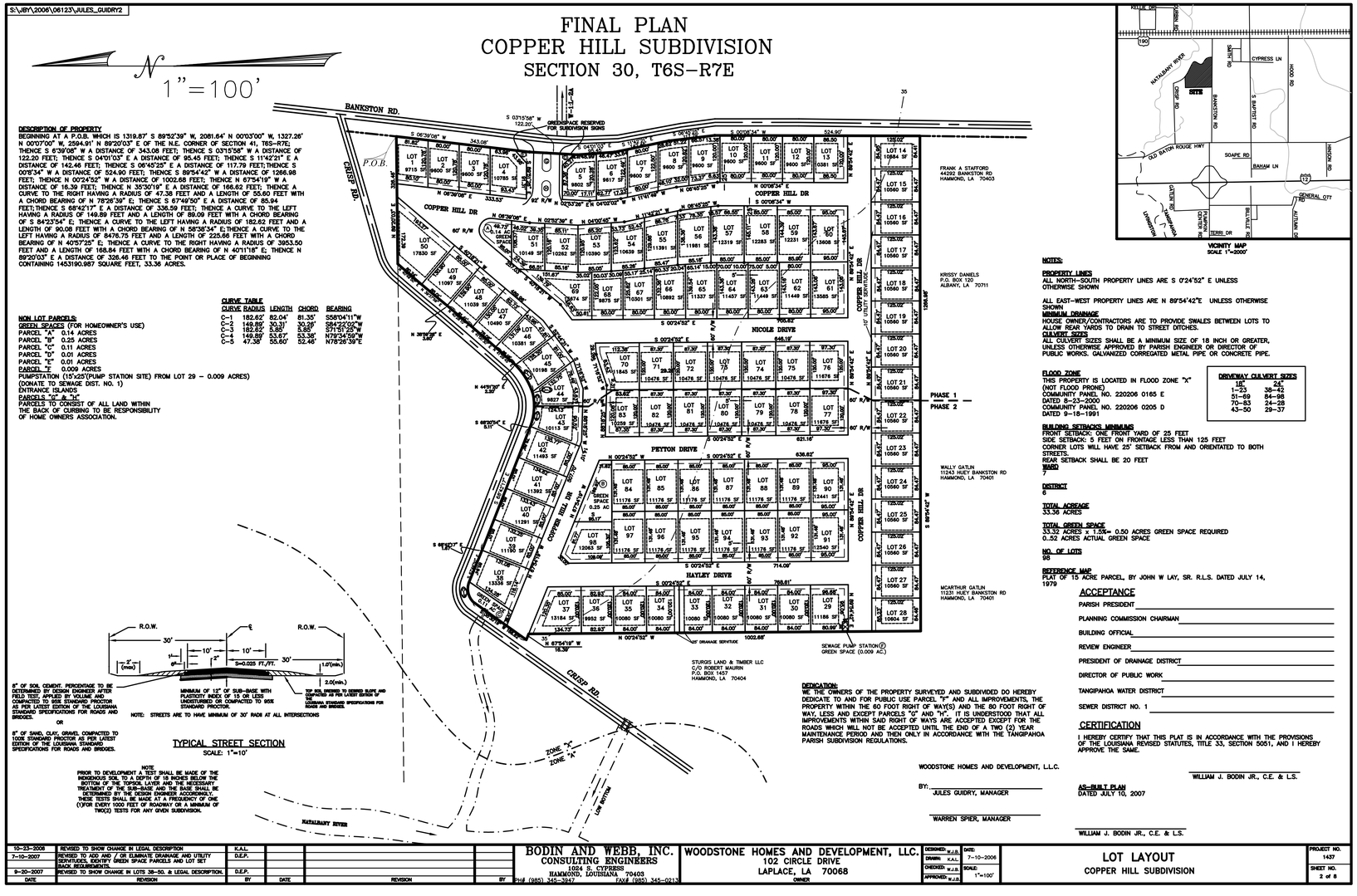
FINAL PLAN
COPPER HILL SUBDIVISION
SECTION 30, T6S–R7E

N
1"=100'

DESCRIPTION OF PROPERTY
BEGINNING AT A P.O.B. WHICH IS 1319.87' S 89°52'39" W, 2081.64' N 00°03'00" W, 1327.28' N 00°07'00" W, 2594.91' N 89°20'03" E OF THE N.E. CORNER OF SECTION 41, T6S–R7E; THENCE S 6°39'08" W A DISTANCE OF 343.08 FEET; THENCE S 03°15'58" W A DISTANCE OF 122.20 FEET; THENCE S 04°01'03" E A DISTANCE OF 85.45 FEET; THENCE S 11°42'21" E A DISTANCE OF 142.46 FEET; THENCE S 06°45'25" E A DISTANCE OF 117.79 FEET; THENCE S 00°58'34" W A DISTANCE OF 524.90 FEET; THENCE S 89°54'42" W A DISTANCE OF 1266.98 FEET; THENCE N 00°24'52" W A DISTANCE OF 1002.68 FEET; THENCE N 67°54'19" W A DISTANCE OF 16.39 FEET; THENCE N 35°30'19" E A DISTANCE OF 166.62 FEET; THENCE A CURVE TO THE RIGHT HAVING A RADIUS OF 47.36 FEET AND A LENGTH OF 55.60 FEET WITH A CHORD BEARING OF N 78°26'39" E; THENCE S 67°49'50" E A DISTANCE OF 85.94 FEET; THENCE S 68°42'17" E A DISTANCE OF 336.59 FEET; THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 149.89 FEET AND A LENGTH OF 89.09 FEET WITH A CHORD BEARING OF S 84°23'54" E; THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 182.62 FEET AND A LENGTH OF 90.08 FEET WITH A CHORD BEARING OF N 58°38'34" E; THENCE A CURVE TO THE LEFT HAVING A RADIUS OF 8478.75 FEET AND A LENGTH OF 225.66 FEET WITH A CHORD BEARING OF N 40°57'25" E; THENCE A CURVE TO THE RIGHT HAVING A RADIUS OF 3953.50 FEET AND A LENGTH OF 168.84 FEET WITH A CHORD BEARING OF N 40°11'16" E; THENCE N 89°20'03" E A DISTANCE OF 328.46 FEET TO THE POINT OR PLACE OF BEGINNING CONTAINING 1453190.987 SQUARE FEET, 33.36 ACRES.

NON LOT PARCELS:
GREEN SPACES (FOR HOMEOWNER'S USE)
PARCEL "A" 0.14 ACRES
PARCEL "B" 0.25 ACRES
PARCEL "C" 0.11 ACRES
PARCEL "D" 0.01 ACRES
PARCEL "E" 0.01 ACRES
PARCEL "F" 0.009 ACRES
PUMPSTATION (15'x25'(PUMP STATION SITE) FROM LOT 29 – 0.009 ACRES)
(DONATE TO SEWAGE DIST. NO. 1)
ENTRANCE ISLANDS
PARCELS "G" & "H"
PARCELS TO CONSIST OF ALL LAND WITHIN THE BACK OF CURBING TO BE RESPONSIBILITY OF HOME OWNERS ASSOCIATION.

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD	BEARING
C–1	182.62'	82.04'	81.35'	S58°04'11"W
C–2	149.89'	30.37'	30.29'	S84°23'02"W
C–3	182.62'	5.85'	5.85'	S71°51'25"W
C–4	149.89'	53.67'	53.38'	N79°34'56"W
C–5	47.36'	55.60'	52.46'	N78°26'39"E



VICINITY MAP
SCALE 1"=2000'

6" OF SOIL CEMENT. PERCENTAGE TO BE DETERMINED BY DESIGN ENGINEER AFTER FIELD TEST, APPLIED BY VOLUME AND COMPACTED TO 100% STANDARD PROCTOR AS PER LATEST EDITION OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.
OR
6" OF SAND, CLAY, GRAVEL COMPACTED TO 100% STANDARD PROCTOR AS PER LATEST EDITION OF THE LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.

MINIMUM OF 12" OF SUB-BASE WITH PLASTICITY INDEX OF 15 OR LESS UNDISTURBED OR COMPACTED TO 95% STANDARD PROCTOR.

TOP 6IN. DRIVEN TO DESIRED DEPTH AND COMPACTED AS PER LATEST EDITION OF LOUISIANA STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES.

NOTE: STREETS ARE TO HAVE MINIMUM OF 30' RADII AT ALL INTERSECTIONS

TYPICAL STREET SECTION
SCALE: 1"=10'

NOTE
PRIOR TO DEVELOPMENT A TEST SHALL BE MADE OF THE INDIGENOUS SOIL TO A DEPTH OF 18 INCHES BELOW THE BOTTOM OF THE TOPSOIL LAYER AND THE NECESSARY TREATMENT OF THE SUB-BASE AND THE BASE SHALL BE DETERMINED BY THE DESIGN ENGINEER ACCORDINGLY. THESE TESTS SHALL BE MADE AT A FREQUENCY OF ONE (1)FOR EVERY 1000 FEET OF ROADWAY OR A MINIMUM OF TWO(2) TESTS FOR ANY GIVEN SUBDIVISION.

NOTES:

PROPERTY LINES
ALL NORTH–SOUTH PROPERTY LINES ARE S 0°24'52" E UNLESS OTHERWISE SHOWN

ALL EAST–WEST PROPERTY LINES ARE N 89°54'42"E UNLESS OTHERWISE SHOWN

MINIMUM DRAINAGE
HOUSE OWNER/CONTRACTORS ARE TO PROVIDE SWALES BETWEEN LOTS TO ALLOW REAR YARDS TO DRAIN TO STREET DITCHES.

CULVERT SIZES
ALL CULVERT SIZES SHALL BE A MINIMUM SIZE OF 18 INCH OR GREATER, UNLESS OTHERWISE APPROVED BY PARISH ENGINEER OR DIRECTOR OF PUBLIC WORKS. GALVANIZED CORREGATED METAL PIPE OR CONCRETE PIPE.

FLOOD ZONE
THIS PROPERTY IS LOCATED IN FLOOD ZONE "X" (NOT FLOOD PRONE)
COMMUNITY PANEL NO. 220206 0165 E
DATED 8–23–2000
COMMUNITY PANEL NO. 220206 0205 D
DATED 9–18–1991

DRIVEWAY CULVERT SIZES	
15"	24"
1–23	38–42
51–69	84–98
70–83	24–28
43–50	29–37

BUILDING SETBACKS MINIMUMS
FRONT SETBACK: ONE FRONT YARD OF 25 FEET
SIDE SETBACK: 5 FEET ON FRONTAGE LESS THAN 125 FEET
CORNER LOTS WILL HAVE 25' SETBACK FROM AND ORIENTATED TO BOTH STREETS.
REAR SETBACK SHALL BE 20 FEET

WARD
7

DISTRICT
6

TOTAL ACREAGE
33.36 ACRES

TOTAL GREEN SPACE
33.92 ACRES > 1.25%= 0.50 ACRES GREEN SPACE REQUIRED
0.52 ACRES ACTUAL GREEN SPACE

NO. OF LOTS
98

REFERENCE MAP
PLAT OF 15 ACRE PARCEL, BY JOHN W LAY, SR. R.L.S. DATED JULY 14, 1979

DEDICATION:
WE THE OWNERS OF THE PROPERTY SURVEYED AND SUBDIVIDED DO HEREBY DEDICATE TO AND FOR PUBLIC USE PARCEL "F" AND ALL IMPROVEMENTS, THE PROPERTY WITHIN THE 60 FOOT RIGHT OF WAY(S) AND THE 80 FOOT RIGHT OF WAY, LESS AND EXCEPT PARCELS "G" AND "H". IT IS UNDERSTOOD THAT ALL IMPROVEMENTS WITHIN SAID RIGHT OF WAYS ARE ACCEPTED EXCEPT FOR THE ROADS WHICH WILL NOT BE ACCEPTED UNTIL THE END OF A TWO (2) YEAR MAINTENANCE PERIOD AND THEN ONLY IN ACCORDANCE WITH THE TANGIPAHOA PARISH SUBDIVISION REGULATIONS.

WOODSTONE HOMES AND DEVELOPMENT, L.L.C.

BY: _____
JULES GUIDRY, MANAGER

_____
WARREN SPIER, MANAGER

ACCEPTANCE

PARISH PRESIDENT _____

PLANNING COMMISSION CHAIRMAN _____

BUILDING OFFICIAL _____

REVIEW ENGINEER _____

PRESIDENT OF DRAINAGE DISTRICT _____

DIRECTOR OF PUBLIC WORK _____

TANGIPAHOA WATER DISTRICT _____

SEWER DISTRICT NO. 1 _____

CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF THE LOUISIANA REVISED STATUTES, TITLE 33, SECTION 5051, AND I HEREBY APPROVE THE SAME.

_____
WILLIAM J. BODIN JR., C.E. & L.S.

AS–BUILT PLAN
DATED JULY 10, 2007

_____
WILLIAM J. BODIN JR., C.E. & L.S.

DATE	REVISION	BY
10–23–2006	REVISED TO SHOW CHANGE IN LEGAL DESCRIPTION	K.A.L.
7–10–2007	REVISED TO ADD AND / OR ELIMINATE DRAINAGE AND UTILITY SERVITUDES, IDENTIFY GREEN SPACE PARCELS AND LOT SET BACK REQUIREMENTS.	D.E.P.
9–20–2007	REVISED TO SHOW CHANGE IN LOTS 38–50, & LEGAL DESCRIPTION.	D.E.P.

BODIN AND WEBB, INC.
CONSULTING ENGINEERS
1024 S. CYPRESS
HAMMOND, LOUISIANA 70403
PH# (985) 345–3947 FAX# (985) 345–0213

WOODSTONE HOMES AND DEVELOPMENT, L.L.C.
102 CIRCLE DRIVE
LAPLACE, LA 70068
OWNER

DESIGNED	W.J.B.
DRAWN	K.A.L.
CHECKED	W.J.B.
APPROVED	W.J.B.
DATE:	7–10–2006
SCALE:	1"=100'

LOT LAYOUT
COPPER HILL SUBDIVISION

PROJECT NO. 1437
SHEET NO. 2 of 6

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