

Curve #	Length	Radius	Delta
C1	16.06	80.00	11.50
C2	44.44	80.00	31.83
C3	13.04	25.00	29.89
C4	82.36	90.00	52.43
C5	19.51	25.00	44.72
C6	43.82	80.00	31.38
C7	307.19	575.00	30.61
C8	5.53	125.00	2.53
C9	34.36	175.00	11.25
C10	19.77	25.00	43.30
C11	5.61	80.00	4.02
C12	51.73	355.00	8.35
C13	69.22	475.00	8.35
C14	35.45	355.00	5.72
C15	27.62	645.00	2.45

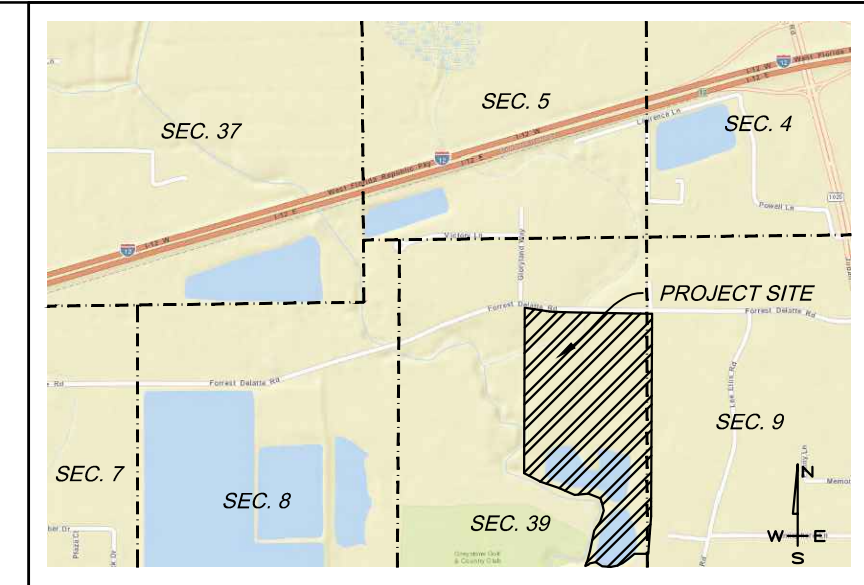
Curve #	Length	Radius	Delta
C16	22.49	525.00	2.45
C17	47.43	475.00	5.72
C18	70.36	645.00	6.25
C19	57.27	525.00	6.25
C20	60.40	645.00	5.37
C21	30.00	50.00	34.38
C22	10.51	25.00	24.08
C23	16.28	325.00	1.78
C24	33.33	50.00	38.20
C25	33.33	50.00	38.20
C26	11.28	25.00	25.84
C27	28.57	50.00	32.74
C28	8.37	775.00	0.62
C29	58.13	775.00	4.30
C30	58.12	775.00	4.30

Curve #	Length	Radius	Delta
C31	58.13	775.00	4.30
C32	2.94	25.00	6.74
C33	55.19	775.00	4.08
C34	40.68	50.00	46.62
C35	7.81	25.00	17.91
C36	36.67	50.00	42.02
C37	118.08	645.00	10.49
C38	46.46	50.00	53.24
C39	89.70	645.00	7.97
C40	56.99	475.00	6.87
C41	10.25	25.00	23.49
C42	38.81	355.00	6.26
C43	71.58	475.00	8.63
C44	53.49	355.00	8.63
C45	58.12	775.00	4.30
C46	29.51	475.00	3.56

Curve #	Length	Radius	Delta
C47	22.05	355.00	3.56
C48	7.47	12.00	35.69
C49	53.73	620.00	4.97
C50	6.70	12.00	31.98
C51	6.22	12.00	29.69
C52	51.65	500.00	5.92
C53	2.62	500.00	0.30
C54	60.74	620.00	5.61
C55	36.30	500.00	4.16
C56	4.07	12.00	19.44
C57	78.83	66.50	67.92
C58	63.44	66.50	54.66
C59	69.00	525.00	7.53
C60	48.63	66.50	41.90

Curve #	Length	Radius	Delta
C61	61.82	525.00	6.75
C62	60.50	525.00	6.60
C63	60.04	525.00	6.55
C64	30.91	525.00	3.37
C65	36.82	525.00	4.02
C66	19.08	525.00	2.08
C67	37.00	50.00	42.40
C68	11.25	25.00	25.79
C69	33.33	50.00	38.20
C70	40.13	50.00	43.98
C71	11.28	25.00	25.84
C72	13.29	50.00	15.23
C73	7.50	12.00	35.82
C74	51.64	1100.00	2.69
C75	46.01	980.00	2.69

Curve #	Length	Radius	Delta
C76	53.73	255.00	13.68
C77	43.61	525.00	4.76
C78	60.63	525.00	6.62
C79	24.67	525.00	2.69
C80	36.73	475.00	4.43
C81	60.37	475.00	7.28
C82	51.65	475.00	6.23



VICINITY MAP  
SCALE 1" = 2,000'

**GENERAL NOTES**

- EXISTING LAND USE: RURAL
- SEWAGE DISPOSAL: DENHAM SPRINGS SEWER
- ELECTRIC CO: ENTERGY
- GAS CO: ENTERGY
- WATER: WARD 2 WATER DIST.
- TELEPHONE/CABLE: AT&T/COX
- FIRE DEPT: LP FIRE DIST. NO. 5
- DRAINAGE DIST: LP GRAVITY DIST. NO. 1
- PARISH COUNCIL DIST: DIST. NO. 5
- ACREAGE: 65.50± ACRES
- NO. OF RES. LOTS: 165 SINGLE FAMILY
- SCHOOLS: LP PUBLIC SCHOOLS
- RECREATION DIST: LP REC. DIST. NO. 3
- STREETS: PUBLIC-50 FT. R/W, CURB & GUTTER MEETING OR EXCEEDING LIVINGSTON PARISH STREET STANDARDS WITH 3" ASPHALTIC CONCRETE ON 10" SOL. CEMENT BASES & BEARING. THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE(1702), NAD 1983. AS DETERMINED BY GPS OBSERVATIONS.
- NO. OF ACRES REQUIRED FOR RECREATIONAL USE 1.375 ACRES OR (165 LOTS X 0.25 ACRES / 30 LOTS). NO OF ACRES PROVIDED 9.09 ACRES OF COMMON SPACE (EXCLUDES WATER SURFACE AND INCLUDES BALANCE OF REMAINING HOA X-TRACTS).
- DRAINAGE: WA CURB & GUTTER ROADWAY WITH CURB INLETS AND SUBSURFACE DRAINAGE HAVING STORMWATER DETENTION IN EXISTING PONDS AND NEW PONDS.
- BUILDING SETBACKS: FRONT-25FT., REAR=20FT., SIDE=5FT.
- BASES OF BEARING: THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE(1702), NAD 1983. AS DETERMINED BY GPS OBSERVATIONS.
- LOTS NUMBERED A-1 THRU A-165 ARE FOR SINGLE FAMILY RESIDENTIAL USE ONLY. AVERAGE SINGLE FAMILY LOT SIZE = 9,245 S.F. OR 0.21 AC.
- LOTS NUMBERED X-1 THRU X-7 APPROXIMATELY 21,724 ACRES ARE PROPOSED PRIVATE HOA COMMON SPACE TRACTS, ALL PONDS, LANDSCAPING IMPROVEMENTS, AND OTHER FEATURES CONSTRUCTED IN THESE AREAS WILL BE MAINTAINED SOLELY BY THE HOA.
- LOT NUMBER W-1 WILL BE DEDICATED TO THE DENHAM SPRINGS SEWER UTILITY FOR A PUMP STATION SITE.

**SEWAGE NOTE**

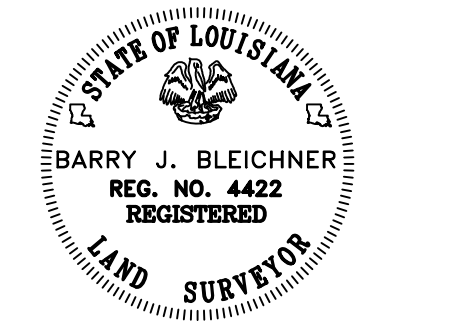
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL OR ACCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM UNTIL THE METHOD OF SEWAGE TREATMENT OR DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH FOR THIS SUBDIVISION.

**FLOOD CERTIFICATION**

FLOOD STATEMENT: THIS PROPERTY AS SHOWN IS LOCATED IN FLOOD ZONES "X" & "AE" AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP, PANEL NO. 22063C0210E WITH AN EFFECTIVE DATE OF 04/03/2012. ZONE "X" INDICATES AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. ZONE "AE" IS AN AREA DETERMINED TO BE A SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, BASE FLOOD ELEVATIONS DETERMINED, 100 YEAR BASE FLOOD ELEVATION: NORTH 36.00' AND SOUTH 35.00'. BASE FLOOD ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE FLOODPLAIN ADMINISTRATOR FOR THIS AREA.

**REFERENCE MAPS**

1. MAP SHOWING BOUNDARY SURVEY OF A 57.48± AC TRACT, AN 8.021 AC. TRACT & LOT A LOCATED IN SECTIONS 9 & 39, TOWNSHIP 7 SOUTH - RANGE 3 EAST, G.L.D., LIVINGSTON PARISH, LOUISIANA FOR J.H. JENKINS, JR. BY ROBERT W. OVERALL, PLS DATED 8/17/2007.



Barry J. Bleichner, PE, PLS

**PRELIMINARY**

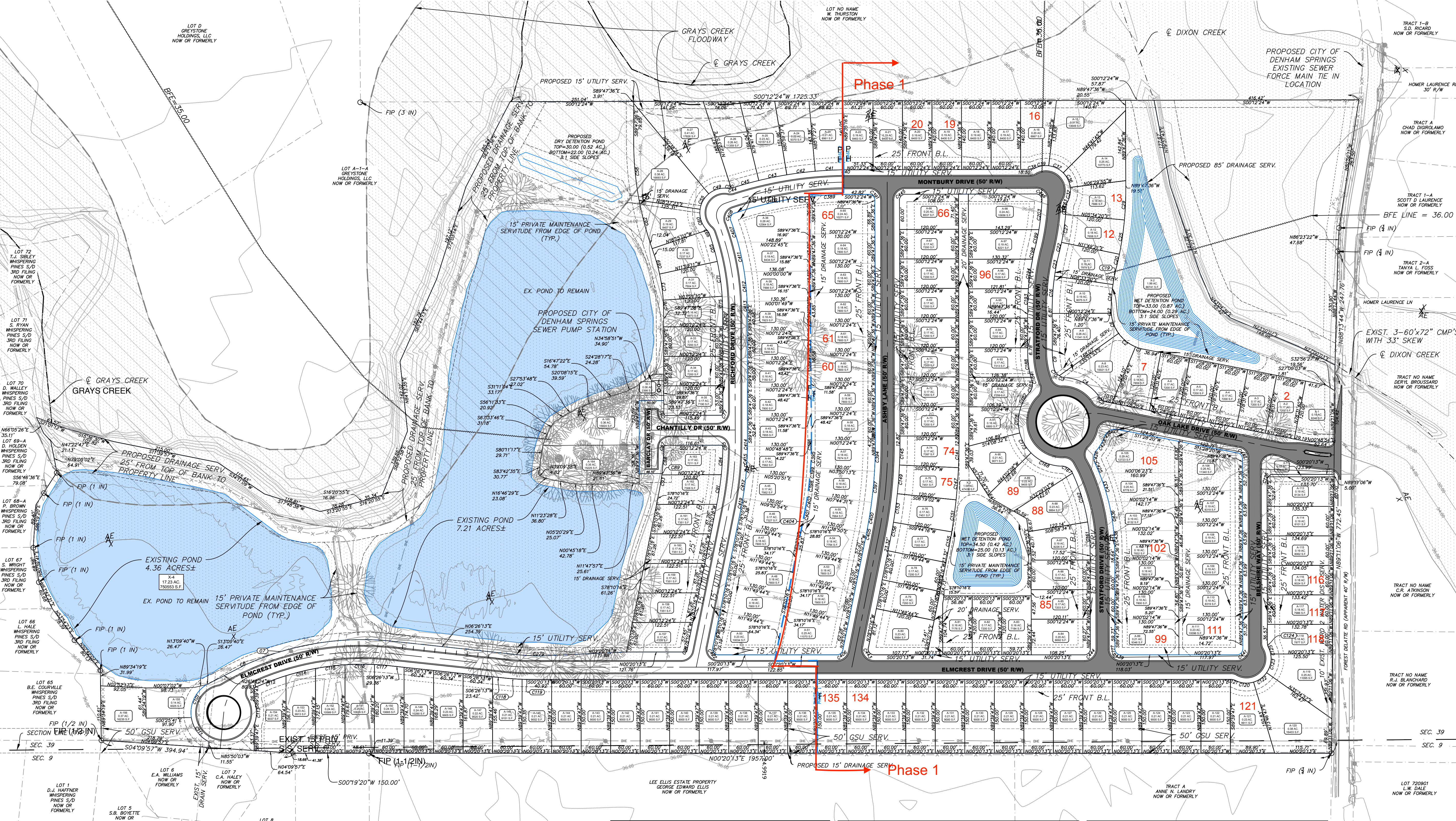
THIS PRELIMINARY PLAN DOES NOT REPRESENT A FULLY DESIGNED PROJECT OR A FINAL SUBDIVISION OF LAND. THE ELEMENTS SHOWN HEREON ARE INTENDED FOR CONCEPTUAL LAYOUT AND ARE SUBJECT TO CHANGE DURING FINAL ENGINEERING DESIGN AND CONSTRUCTION PLAN SUBMITTAL.

**A PRELIMINARY PLAT OF THE PRESERVE AT GRAYS CREEK PHASE I "A" RESIDENTIAL SUBDIVISION**

LOCATED IN SECTIONS 9 & 39 T-7-S, R-3-E GREENSBURG LAND DISTRICT LIVINGSTON PARISH, LOUISIANA  
DATE OF PLAT: 2-23-2017

PREPARED BY:  
BARRY J. BLEICHER, PE, PLS, LIC. CIVIL ENGINEER & LAND SURVEYOR  
321 RICHLAND AVE. LA FAYETTE, LOUISIANA 70508  
TEL. (337) 849-7696

FOR DEVELOPER:  
SOUTHERN LIFESTYLE DEVELOPMENT COMPANY  
C/O ROBERT DAIGLE  
1100 CAMELLIA BLVD. STE. 200 LA FAYETTE, LOUISIANA 70508  
TEL. (337) 216-0249



Curve #	Length	Radius	Delta
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C13	69.22	475.00	8.35
C14	35.45	355.00	5.72
C15	27.62	645.00	2.45

**HOME OWNERS ASSOCIATION NOTE**  
A HOME OWNERS ASSOCIATION (HOA) WILL BE CREATED FOR THIS SUBDIVISION. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS AND THE POND SYSTEMS. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS AND THE POND SYSTEMS. THE HOA WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE COMMON AREAS AND THE POND SYSTEMS.

**LEGEND**

---	EASEMENT LINE
---	CENTER LINE OF ROADWAY
---	ADJACENT PROPERTY LINE
---	SECTION LINE
○	INDICATES FOUND MONUMENT
○	LOT NUMBER
□	FLOOD ZONE AE
□	REGULATORY FLOODWAY
□	PARKING SPACE

**APPROVED**

LIVINGSTON PARISH COUNCIL	DATE
LAYTON RICKS, PRESIDENT	
OR	
PLANNING DIRECTOR	

**RECOMMEND FOR APPROVAL**

FORTE AND TABLADA, INC.	DATE
REVIEW ENGINEER	