

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6428

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: CIVIL DIVISION ADA

INTRODUCED BY: MS. O'BRIEN

SECONDED BY: MR. CANULETTE

ON THE 20 DAY OF AUGUST , 2020

ORDINANCE TO AUTHORIZE THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO ENTER INTO A UTILITY SERVICES AGREEMENT FOR WATER AND SEWER SERVICES FOR HUNTER HAVEN SUBDIVISION (WARD 1, DISTRICT 4)

WHEREAS, St. Tammany Parish Government desires to enter into a Utility Services Agreement with the developer of Hunter Haven Subdivision to provide water and sewer treatment services to the subdivision; and

WHEREAS, the developer will install the water/sewer lines and related equipment needed to connect to Parish's existing systems, at their expense and as more fully described in the Utility Services Agreement to be confected; and

WHEREAS, upon completion and acceptance of the water and sewer lines and related equipment, the developer shall donate said lines and equipment to Parish, as more fully described in the Utility Services Agreement to be confected.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the Office of the Parish President is authorized to exercise its discretion in entering into a Utility Services Agreement for provision of water and sewer services to Hunter Haven Subdivision and to take all actions necessary, including entering into all agreements or negotiations in furtherance of the actions contemplated herein; and

BE IT FURTHER ORDAINED: that all actions previously taken by the Office of the Parish President in furtherance of the actions or agreements contemplated herein are hereby ratified and approved.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3 DAY OF SEPTEMBER , 2020 ; AND BECOMES ORDINANCE COUNCIL SERIES NO _____.

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 12 , 2020

Published Adoption: _____ , 2020

Delivered to Parish President: _____ , 2020 at _____

Returned to Council Clerk: _____ , 2020 at _____

Ordinance Administrative Comment

ORDINANCE TO AUTHORIZE THE PARISH OF ST. TAMMANY, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO ENTER INTO A UTILITY SERVICES AGREEMENT FOR WATER AND SEWER SERVICES FOR HUNTER HAVEN SUBDIVISION (WARD 1, DISTRICT 4)

St. Tammany Parish seeks to enter into a Utility Services Agreement for provision of water/sewer services to Hunter Haven Subdivision. Appurtenant to the Utility Services Agreement will include the donation of lines constructed and/or extended and all related equipment necessary to facilitate such services. This will also include all necessary servitudes for future operation and maintenance by Tammany Utilities.



TAMMANY UTILITIES
DEPT. OF ENVIRONMENTAL SERVICES
ST. TAMMANY PARISH GOVERNMENT

January 10, 2019

Favret Investments, LLC
68359 Taulla Dr.
Covington, LA 70433
(985) 892-8047
Hunter's Haven – Phase I
Penns Chapel Rd. Hwy 22, Mandeville
Email:ubfii@charter.net

RE: Hunter's Haven – Penns Chapel Rd. Hwy 22, Mandeville - 32 Lot Residential Subdivision, Mandeville, LA

To Whom It May Concern:

Tammany Utilities (TU) will be able to service water and sewer to the above referenced development through the existing Pineland Water System (PWS 1103093) and the Hwy 22 Wastewater Treatment Plant (LA0117676). It is the developer's responsibility to have a reputable engineer design the infrastructure for the development, including details of the connections for both the water distribution and sewer collection systems. These plans must be submitted to Tammany Utilities for review and approval before applying for tentative subdivision approval with St. Tammany Parish. Tammany Utilities also needs to approve the Louisiana Licensed Contractor that will construct the tie in and the infrastructure before any work may begin. At such time that the plans have been accepted by Tammany Utilities, our legal counsel will draft a Utility Services Agreement between Tammany Utilities and you, as the developer.

Using the information provided to TU by the developer and the State Sanitary Code Loading Criteria, the following sewer and water capacities were calculated for this development:

Item	Quantity	Units	GPD	Total (Gallons)
Water/Sewer Services	32	Lots	400	12,800

Estimated fees may include, but are not limited to:

Fees	Quantity	Units	Rate	Total:
Capacity--Water	12,800	Gallons	\$2.35	\$30,080
Capacity--Sewer	12,800	Gallons	\$4.70	\$60,160
Lift Station	1		\$25,000	\$25,000
Legal Fees, Permits, etc.	1		\$2,000	\$2,000

Grand Total: \$117,240

Please be advised that the above-referenced water system and sewer treatment plant each have limited capacity. This letter should not be construed as a reservation of such capacity. Until such time as a written Utility Services Agreement is executed, Tammany Utilities expressly reserves the right to sell said capacity to any third party. Should the remaining capacity of either the water system or sewer treatment plant be purchased by others before a written Utility Services Agreement is executed and the terms and conditions therein have been fulfilled, Tammany Utilities may be unable to provide such service and you may need to find other alternatives for providing central water and sewer services to your development.

Finally, any and all fees and charges contained herein are estimates. Any and all such fees are subject to change up and until the execution of a written Utility Services Agreement between the developer and Tammany Utilities.

At your convenience, please forward to Tammany Utilities a copy of the engineered plans once prepared for our review, as well as an estimated project timeline. If you have any further questions please call me at 985-893-1717.

Sincerely,
St. Tammany Parish Government



Amanda Osborn-Kurall
Tammany Utilities – New Development Coordinator

HUNTER'S HAVEN SUBDIVISION, PHASE 1

(FORMERLY KNOWN AS HOUTONVILLE ESTATES)
SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST,
GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

Legal Description
A PARCEL OF LAND LOCATED IN SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, MORE FULLY DESCRIBED AS FOLLOWS, TO-WIT:
COMMENCE AT A POINT HERETOFORE DESCRIBED AS BEING SOUTH 1.986.17 FEET OF THE ONE-HALF (1/2) MILE POST NORTH OF THE FIFTH MILE POST BETWEEN TOWNSHIP 7 SOUTH, RANGE 10 EAST AND TOWNSHIP 7 SOUTH, RANGE 11 EAST; THENCE NORTH 37 DEGREES 39 MINUTES 07 SECONDS EAST A DISTANCE OF 1401.95 TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING measure
South 58°26'52" East a distance of 1,247.95 feet to a point;
Thence South 05°30'00" West a distance of 408.96 feet to a point;
Thence South 57°09'05" West a distance of 91.19 feet to a point;
Thence South 48°24'16" West a distance of 452.26 feet to a point;
Thence South 02°11'19" West a distance of 53.36 feet to a point;
Thence South 87°24'30" West a distance of 39.75 feet to a point;
Thence North 80°26'37" West a distance of 582.57 feet to a point;
Thence North 89°23'40" West a distance of 156.56 feet to a point;
Thence North 62°51'38" West a distance of 714.09 feet to a point;
Thence North 37°39'07" East a distance of 1,375.97 feet to the POINT OF BEGINNING, and containing 33,610.00 acre(s) of land, more or less.

Point "A" is described as being South a distance of 1,986.17 feet of the one-half (1/2) mile post North of the Fifth mile post between Township 7 South, Range 10 East and Township 7 South, Range 11 East;
Thence North 37°39'07" East a distance of 1401.95 feet;
Thence South 58°26'52" East a distance of 1,247.95 feet;
Thence North 84°00'00" West a distance of 1,248 feet.

MUNICIPAL RESTRICTIVE COVENANTS

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER CONNECTIONS TO THE SUBDIVISION ARE COMPLETED AND THE SEWERAGE AND WATER CONNECTIONS TO THE SUBDIVISION ARE COMPLETED AND THE SEWERAGE AND WATER CONNECTIONS TO THE SUBDIVISION ARE COMPLETED.
- CONSTRUCTION OF ANY BUILDING, INCLUDING FENCES, IS PROHIBITED IN PARISH OR TOWNSHIP WETLANDS.
- NO NOISE OF OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT FOR SHALL ANYTIME BE DONE, THESE OR WHICH MAY BE HEARD BY NEIGHBORS OR VISITORS OF THE SUBDIVISION, PARTICULARLY THE USE OF LOUD MUSIC OR LOUD PARTIES.
- NO MOBILE HOMES SHALL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT SHALL BE FURTHER RESERVED WITHOUT THE PRIOR APPROVAL OF THE COMMUNITY (CENTRAL) WATER SYSTEM (CWS).
- EACH RESIDENCE OF ESTABLISHMENT WITHIN THE SUBDIVISION SHALL BE CONSTRUCTED AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY THE COMMUNITY (CENTRAL) WATER SYSTEM (CWS).
- NO DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF THE PROPERTY TO THE INTERSECTION OF THE DRIVEWAY WITH THE STREET.
- NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THE SUBDIVISION WITHIN THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET INTERSECTION TAKES PLACE.
- NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THE SUBDIVISION WITHIN THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET INTERSECTION TAKES PLACE.
- NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THE SUBDIVISION WITHIN THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET INTERSECTION TAKES PLACE.
- NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THE SUBDIVISION WITHIN THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET INTERSECTION TAKES PLACE.
- NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THE SUBDIVISION WITHIN THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET INTERSECTION TAKES PLACE.
- NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THE SUBDIVISION WITHIN THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET INTERSECTION TAKES PLACE.
- NO BUILDING OR STRUCTURE SHALL BE LOCATED WITHIN THE SUBDIVISION WITHIN THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET INTERSECTION TAKES PLACE.

DEDICATION
THE STREET RIGHTS-OF-WAY, DRAINAGE SERVICES AND STREET SIGNS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC USE OF THE PUBLIC FOR PROPER USE, MAINTENANCE AND REPAIR AND THE DEDICATION OF THE SAID RIGHTS-OF-WAY SHALL BE IN ACCORDANCE WITH A MUTUAL SUBDIVISION PLAN OF THE SUPERVISION OF THE UNDERGROUND.

OTHER _____ DATE _____

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA 9033-2001 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A MUTUAL SUBDIVISION PLAN OF THE SUPERVISION OF THE UNDERGROUND.



AREA	NO. OF LOTS	LENGTH OF STREETS	CENTRAL SEWER SYSTEM
14,612 ACRES	32	2,000'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	ASPHALT	PAVED	2,000'
ROAD SURFACE	LOT DEPTH	PAVED	MAX. BULK LENGTH

LAKE PONTCHARTRAIN
ULTIMATE SURFACE WATER DISPOSAL

FOR APPROVAL: _____

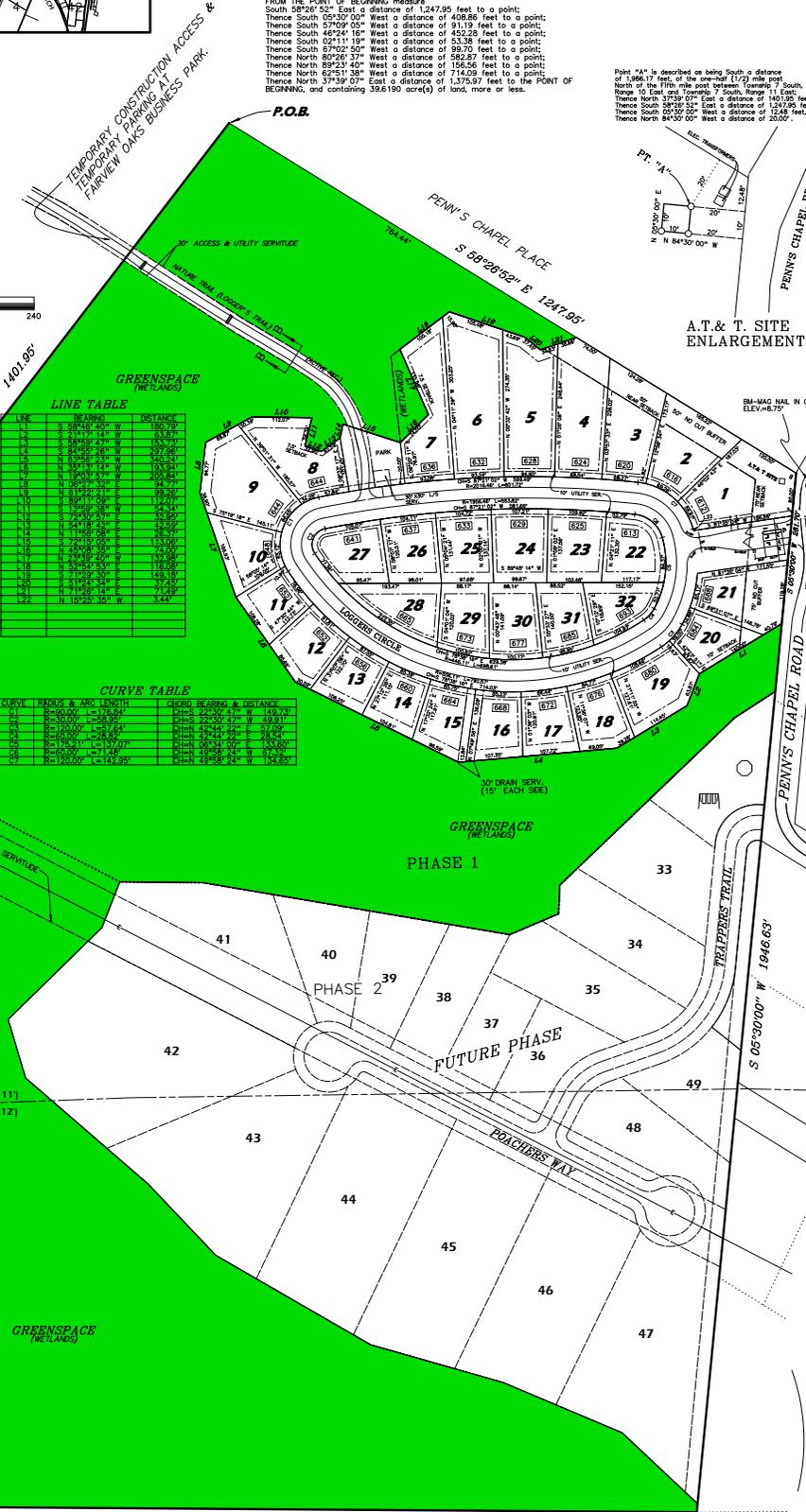
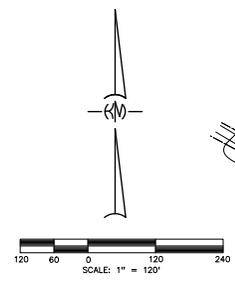
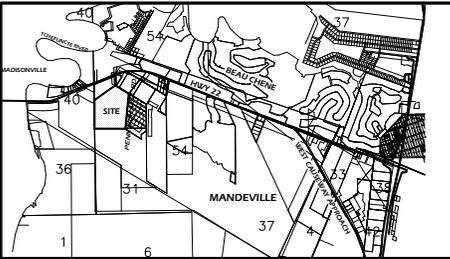
FAVRET INVESTMENTS, LLC
OWNER
CHARMAY PARISH PLANNING COMMISSION

68359 TAULLA DR.
COVINGTON, LA. 70433
SECRETARY PARISH PLANNING COMMISSION

ADDRESS
DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

DATE FILED _____ FILE NO. _____

CLERK OF COURT



LINE TABLE

LINE	BEARING	DISTANCE
1	N 97°39'07" E	1401.95'
2	S 58°26'52" E	1247.95'
3	S 05°30'00" W	408.96'
4	S 57°09'05" W	91.19'
5	S 48°24'16" W	452.26'
6	S 02°11'19" W	53.36'
7	S 87°24'30" W	39.75'
8	N 80°26'37" W	582.57'
9	N 89°23'40" W	156.56'
10	N 62°51'38" W	714.09'
11	N 37°39'07" E	1375.97'

CURVE TABLE

CURVE	RADIUS & ARC LENGTH	CHORD BEARING & DISTANCE
C1	R=1000.00' L=178.84'	Ch-B=224°30'41" W 183.73'
C2	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C3	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C4	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C5	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C6	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C7	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C8	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C9	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C10	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C11	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C12	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C13	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C14	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C15	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C16	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C17	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C18	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C19	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C20	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C21	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C22	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C23	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C24	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C25	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C26	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C27	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C28	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C29	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C30	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C31	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C32	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C33	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C34	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C35	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C36	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C37	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C38	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C39	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C40	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C41	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C42	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C43	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C44	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C45	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C46	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C47	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C48	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C49	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C50	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C51	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C52	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C53	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C54	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C55	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C56	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C57	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C58	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C59	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C60	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C61	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C62	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C63	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C64	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C65	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C66	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C67	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C68	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C69	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C70	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C71	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C72	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C73	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C74	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C75	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C76	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C77	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C78	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C79	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C80	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C81	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C82	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C83	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C84	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C85	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C86	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C87	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C88	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C89	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C90	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C91	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C92	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C93	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C94	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C95	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C96	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C97	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C98	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C99	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'
C100	R=1000.00' L=155.95'	Ch-S=224°30'41" W 183.73'

FINAL APPROVED FOR CONSTRUCTION
03-28-2019

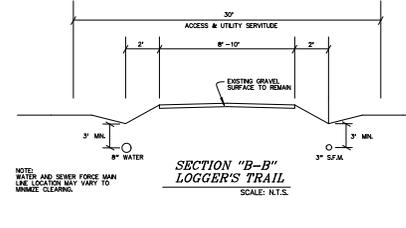
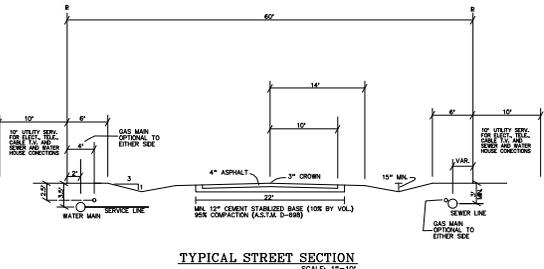
AREA BREAKDOWN

ACRES	PERCENT
TOTAL AREA PHASE 1 = 39,818 ACRES	100%
TOTAL GREENSPACE PHASE 1 = 25,106 ACRES	63%
TOTAL DEVELOPED AREA PHASES 1 = 14,512 ACRES	37%

- NOTES:
1. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
2. THERE IS A 10' UTILITY SERVICELINE ADJACENT TO AND ON THE OUTSIDE OF ALL R.O.W. LINES.
3. [M] INDICATES MUNICIPAL ADDRESS.
4. NO STRUCTURES SHALL BE INSTALLED NOR IMPROVEMENTS MADE WITHIN THE GREENSPACE IDENTIFIED ON THIS PLAN. THE GREENSPACE SHALL REMAIN IN ITS CURRENT CONDITION EXCEPT FOR THE REMOVAL OF DAMAGED OR DISEASED TREES AND UNDERGROWTH.

FLOOD ZONE DATA
FLOOD ZONE: A13
BASE FLOOD ELEV.: 11'
PANEL NO.: 225208 05220 C
REVISED: APRIL 2, 1991

BUILDING SETBACKS
FRONT: 15' MIN.
SIDE: 7.5' MIN.
REAR: 10' MIN.
LOT 1 REAR= 50' & 75'
LOT 2 REAR= 50' & 75'
LOT 3 REAR= 7.5' & 20'
LOT 4 REAR= 7.5' & 20'
LOT 5 REAR= 10' & 75'
LOT 6 REAR= 10' & 75'
LOT 7 REAR= 75'
LOT 8 REAR= 75'
LOT 9 REAR= 75'
LOT 10 REAR= 75'
LOT 11 REAR= 75'
LOT 12 REAR= 75'
LOT 13 REAR= 75'
LOT 14 REAR= 75'
LOT 15 REAR= 75'
LOT 16 REAR= 75'
LOT 17 REAR= 75'
LOT 18 REAR= 75'
LOT 19 REAR= 75'
LOT 20 REAR= 75'
LOT 21 REAR= 75'
LOT 22 REAR= 75'
LOT 23 REAR= 75'
LOT 24 REAR= 75'
LOT 25 REAR= 75'
LOT 26 REAR= 75'
LOT 27 REAR= 75'
LOT 28 REAR= 75'
LOT 29 REAR= 75'
LOT 30 REAR= 75'
LOT 31 REAR= 75'
LOT 32 REAR= 75'
LOT 33 REAR= 75'
LOT 34 REAR= 75'
LOT 35 REAR= 75'
LOT 36 REAR= 75'
LOT 37 REAR= 75'
LOT 38 REAR= 75'
LOT 39 REAR= 75'
LOT 40 REAR= 75'
LOT 41 REAR= 75'
LOT 42 REAR= 75'
LOT 43 REAR= 75'
LOT 44 REAR= 75'
LOT 45 REAR= 75'
LOT 46 REAR= 75'
LOT 47 REAR= 75'
LOT 48 REAR= 75'
LOT 49 REAR= 75'
LOT 50 REAR= 75'
LOT 51 REAR= 75'
LOT 52 REAR= 75'
LOT 53 REAR= 75'
LOT 54 REAR= 75'
LOT 55 REAR= 75'
LOT 56 REAR= 75'
LOT 57 REAR= 75'
LOT 58 REAR= 75'
LOT 59 REAR= 75'
LOT 60 REAR= 75'
LOT 61 REAR= 75'
LOT 62 REAR= 75'
LOT 63 REAR= 75'
LOT 64 REAR= 75'
LOT 65 REAR= 75'
LOT 66 REAR= 75'
LOT 67 REAR= 75'
LOT 68 REAR= 75'
LOT 69 REAR= 75'
LOT 70 REAR= 75'
LOT 71 REAR= 75'
LOT 72 REAR= 75'
LOT 73 REAR= 75'
LOT 74 REAR= 75'
LOT 75 REAR= 75'
LOT 76 REAR= 75'
LOT 77 REAR= 75'
LOT 78 REAR= 75'
LOT 79 REAR= 75'
LOT 80 REAR= 75'
LOT 81 REAR= 75'
LOT 82 REAR= 75'
LOT 83 REAR= 75'
LOT 84 REAR= 75'
LOT 85 REAR= 75'
LOT 86 REAR= 75'
LOT 87 REAR= 75'
LOT 88 REAR= 75'
LOT 89 REAR= 75'
LOT 90 REAR= 75'
LOT 91 REAR= 75'
LOT 92 REAR= 75'
LOT 93 REAR= 75'
LOT 94 REAR= 75'
LOT 95 REAR= 75'
LOT 96 REAR= 75'
LOT 97 REAR= 75'
LOT 98 REAR= 75'
LOT 99 REAR= 75'
LOT 100 REAR= 75'



PRELIMINARY PLAN

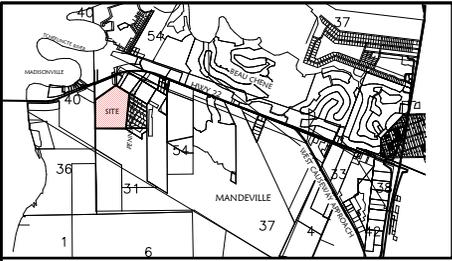
HUNTER'S HAVEN SUBDIVISION, PHASE 1
(FORMERLY KNOWN AS HOUTONVILLE ESTATES)
SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST,
GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

REVISIONS	DATE	DATE
11-21-17		
02-02-18		
01-20-18		
08-24-18		
03-28-19		
10-23-19		
11-07-19		

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. - MANDEVILLE, LA.
826-5611

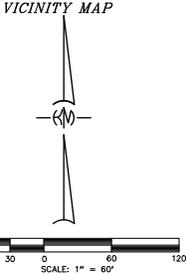
SCALE: 1" = 120'
DATE: 10/05/2017
DRAWN: ATB
JOB NO.: 18-020
CHECKED: KJM
DWG. NO.: 18-020-SUBD

LOGGING RD ROW

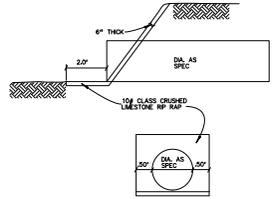


HUNTER'S HAVEN SUBDIVISION, PHASE 1
 (FORMERLY KNOWN AS HOULTONVILLE ESTATES)
 SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST,
 GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

- CONCRETE PAVEMENT NOTES:
- UNLESS OTHERWISE SHOWN ALL PAVEMENTS SHALL BE A MINIMUM OF 6" THICK.
 - CONCRETE SHALL BE 4000 PSI MINIMUM 28 DAYS' MIX DESIGN CONTROL AND TESTING IN ACCORDANCE WITH SPECIFICATIONS. MINIMUM 5.75 BAGS OF CEMENT PER CUBIC YARD. 8.5% FOR UTILITY CUTS.
 - IF CONCRETE TEMPERATURES MEASURED AT THIS POINT OF DISCHARGE EXCEED 65 DEGREES FAHRENHEIT AT THE TIME OF PLACEMENT A WATER REDUCING RETARDING ADMIXTURE, A.S.T.M. CRM TYPE D SHALL BE DESIGNED INTO MIX.
 - IF CONCRETE TEMPERATURES ARE 85 DEGREES FAHRENHEIT OR HIGHER AT TIME OF PLACEMENT OR IF CONCRETE IS NOT DEPOSITED WITHIN 1 1/2 HOURS AFTER THE INITIAL INTRODUCTION OF THE MIXING WATER, THE LOAD SHALL BE REJECTED AND NOT USED.
 - EXACT BASE DESIGN TO BE PROVIDED FROM SOIL INVESTIGATION REPORT OR INSTRUCTED BY THE ENGINEER.
 - A RECOGNIZED TESTING LAB SHALL BE PROVIDED FOR REQUIRED TESTING.
 - SPLIT SLAB CONSTRUCTION ONLY WITH WRITTEN APPROVAL OF THE ENGINEER.
 - PAVEMENT SHALL NOT BE OPEN TO TRAFFIC UNTIL 21 DAYS AFTER PLACEMENT WITHOUT THE APPROVAL OF THE ENGINEER.
 - ALL MANHOLES IN PAVEMENT SHALL BE BOXED-OUT.
 - JOINT SEALER SHALL BE PVC EXTENDED COAL TAR MEETING ALL OF THE REQUIREMENTS OF THE DOTD STANDARD SPECIFICATIONS (LATEST EDITION) AND ALL MANUFACTURERS SPECIFICATIONS FOR APPLICATION. JOINTS SHALL BE WIRED BRUSHED AND BLOWN PRIOR TO APPLICATION.
 - THE LOCATION ON THE PLANS OF EXISTING UTILITIES ARE APPROXIMATE AND MAY NOT REPRESENT ALL EXISTING UTILITIES. THEREFORE, THE CONTRACTOR SHALL CAREFULLY VERIFY THE LOCATIONS AND TAKE WHATEVER PRECAUTIONS NECESSARY TO AVOID DAMAGE TO THESE EXISTING AND ANY OTHER EXISTING UTILITIES. THE CONTRACTOR IS TO CONTACT "DOTTE" OR ALL APPROPRIATE UTILITY COMPANIES TO MARK THESE LINES.



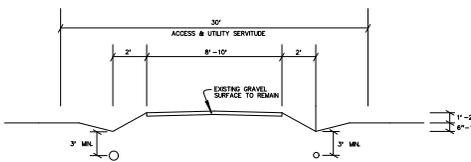
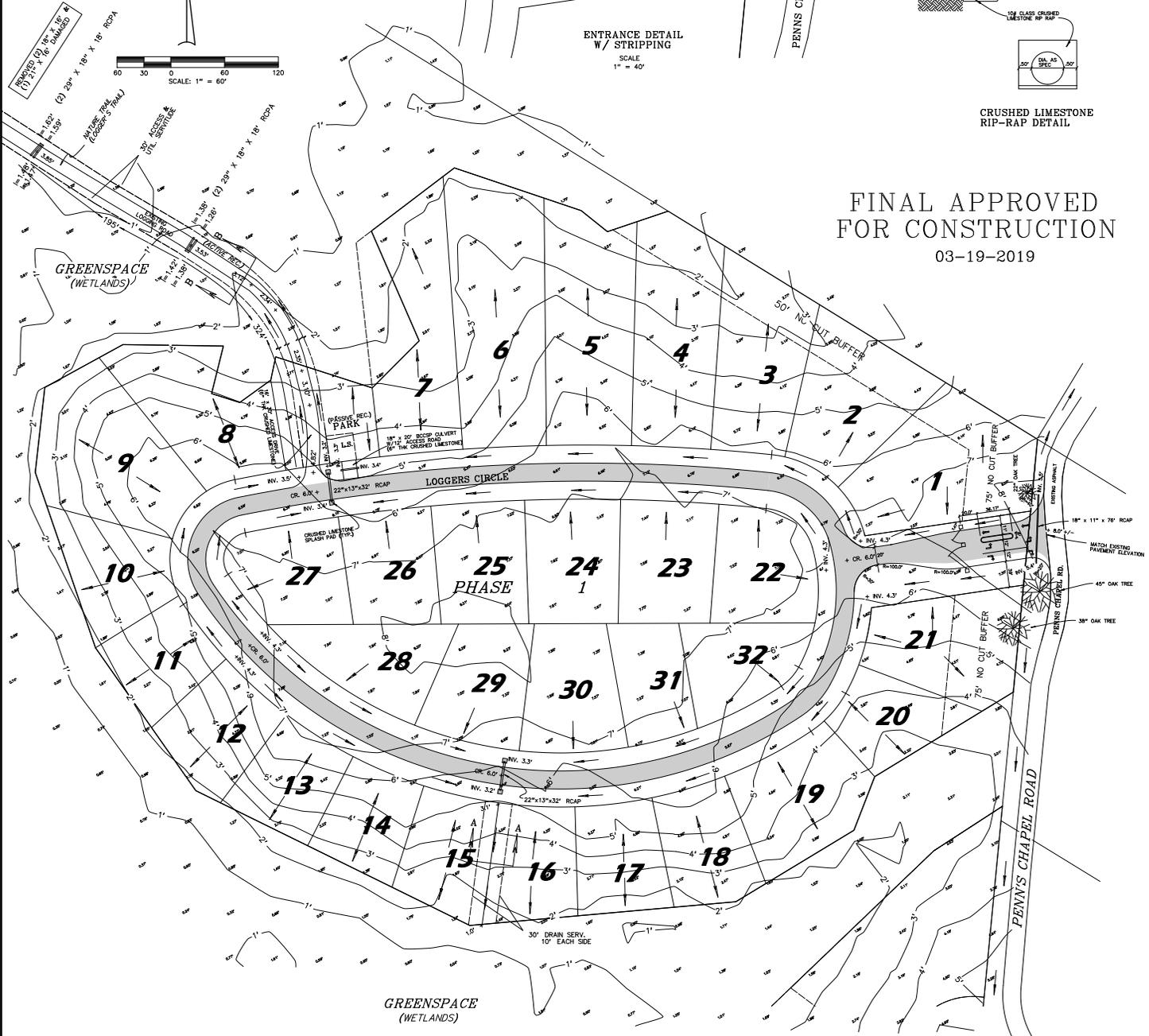
ENTRANCE DETAIL
 W/ STRIPPING
 SCALE
 1" = 40'



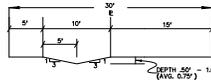
CRUSHED LIMESTONE
 RIP-RAP DETAIL

**FINAL APPROVED
 FOR CONSTRUCTION**

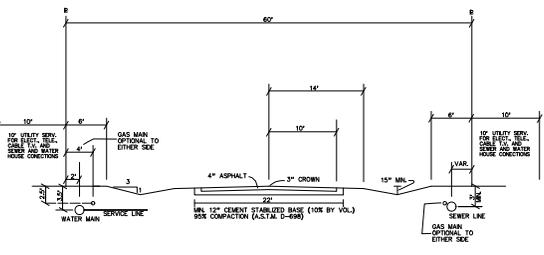
03-19-2019



SECTION "B-B"
 LOGGER'S TRAIL
 SCALE: N.T.S.



SECTION A-A
 30" DRAIN SERV.
 SCALE: 1" = 10'



TYPICAL STREET SECTION
 SCALE 1"=10'

THIS PROPERTY IS LOCATED IN
 FLOOD ZONE "A13"
 BASE FLOOD ELEV. 11.00'
 FIRM PANEL NO. 225205 0220 C
 REV. APRIL 02, 1991

CULVERT SCHEDULE

15" DIA. LOTS 1-25, 27-32
18" DIA. LOT 26

USE ARCH CULVERT WHEN DITCH DEPTH DOES NOT ALLOW ADEQUATE COVER FOR PIPE
 ALL DRIVEWAY CULVERTS SHALL BE RCOSP, RCOSPA, RPVSCP, HIREP, ROP, OR ROPA
 ALL CULVERTS IN THIS SUBDIVISION SHALL CONFORM TO THE LATEST DOTD STANDARDS
 ALL METAL CULVERTS SHALL BE ULTRA FLO OR HEL-COR CL OR ENGINEER APPROVED
 EQUAL.

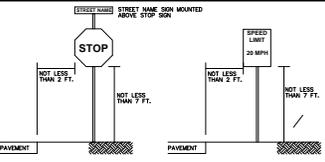
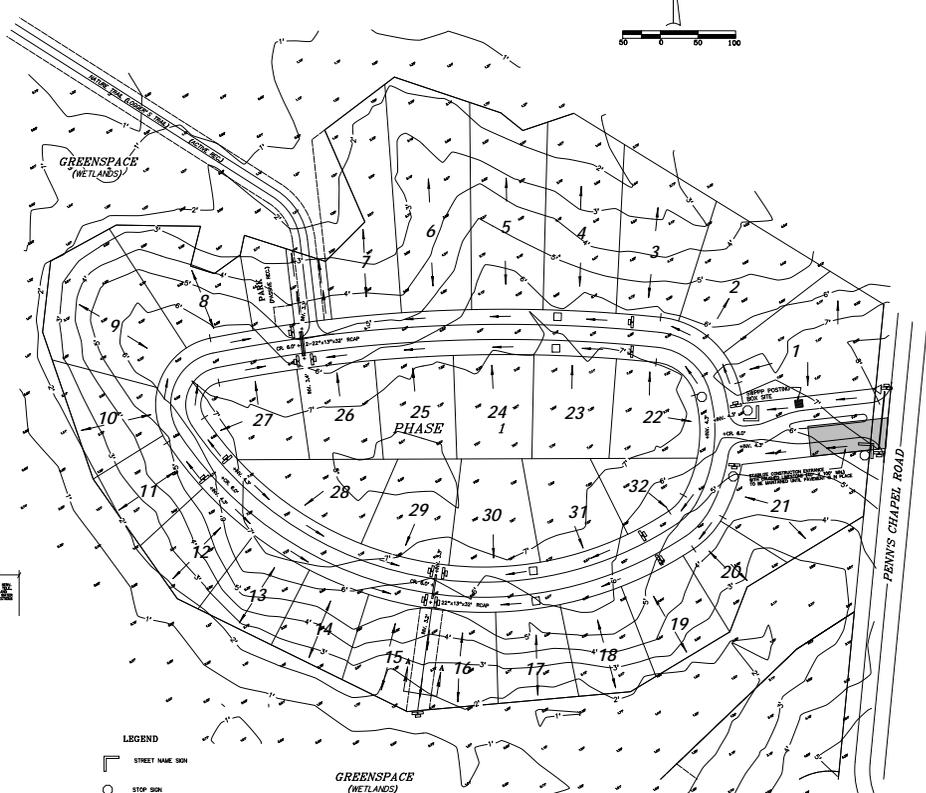
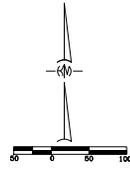
PAVING AND DRAINAGE PLAN

HUNTER'S HAVEN SUBDIVISION, PHASE 1
 (FORMERLY KNOWN AS HOULTONVILLE ESTATES)
 SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST,
 GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

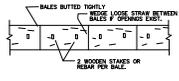
REVISIONS		DATE		DATE	
11/20/17	10-21-19				
02/02/18	11-31-19				
10/25/18	11/30/19				
02/01/19					
03-06-19					
03-14-19					
03-19-19					

KELLY J. McHUGH & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 845 GALVEZ ST. - MANDEVILLE, LA.
 628-5611
 SCALE: 1" = 80'
 DATE: 10/05/2017
 DRAWN: ATB
 JOB NO.: 18-020
 CHECKED: K.M.
 DWG. NO.: 18-020-P&D

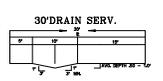
HUNTER'S HAVEN SUBDIVISION, PHASE 1
 (FORMERLY KNOWN AS HOLTOWALE ESTATES)
 SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST,
 GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA



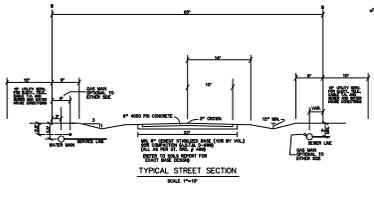
SIGN INSTALLATION DETAIL
 ALL SIGNS SHALL BE TYPE B-BOR REDUCED
 IN REFLECTIVITY IN ACCORDANCE WITH THE
 MUTCD. SIGNS SHALL BE SPACED TO ALL METERS AND
 SPACES BETWEEN SIGNS SHALL BE 10 FEET MINIMUM.
 ALL SIGNS SHALL BE 10 FEET FROM THE CURB OR
 2 FT. FROM THE STREET NAME SIGN. ALL STREET NAME SIGNS MUST BE WHITE LETTERING ON A
 BLUE BACKGROUND.



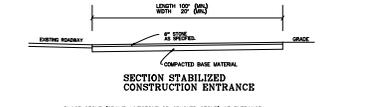
SECTION
 - STRAW BALE BARRIER
 NOT TO SCALE



SECTION A-A
 SCALE 1" = 10'



TYPICAL STREET SECTION
 SCALE 1" = 4'

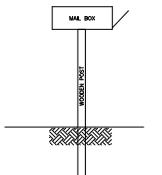


SECTION STABILIZED CONSTRUCTION ENTRANCE

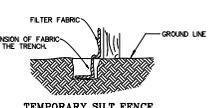
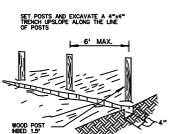
PLACE STONE (GRAVEL, LIMESTONE OR CRUSHED STONE) AT ENTRANCE TO PREVENT EROSION FROM TRUCKING ONTO ROAD.
 MAINTAIN THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION TO PREVENT EROSION. THE STABILIZED ENTRANCE SHALL BE MAINTAINED TO PREVENT EROSION. THE STABILIZED ENTRANCE SHALL BE MAINTAINED TO PREVENT EROSION. THE STABILIZED ENTRANCE SHALL BE MAINTAINED TO PREVENT EROSION.

- LEGEND**
- STREET NAME SIGN
 - STOP SIGN
 - 20 MPH SPEED LIMIT SIGN
 - △ NO OUTLET SIGN
 - SBRRP POST BOX
 - ▨ HAY BALES
 - ▧ INDICATES SILT FENCE

STREET SIGNS TO BE SET AND MAINTAINED BY ST. TAMMANY PARISH.



STORMWATER POLLUTION PREVENTION PLAN ON SITE STORAGE BOX
DETAIL



TEMPORARY SILT FENCE

N.T.S.
 PRELIMINARY PLANS
 RECEIVED
 2/6/2018 - 2:00 P.M.
 DEVELOPMENT
 ENGINEERING
ENGINEERING REVIEW COPY

STORMWATER POLLUTION PREVENTION PLAN & SIGAGE PLAN



HUNTER'S HAVEN SUBDIVISION, PHASE 1 (FORMERLY KNOWN AS HOLTOWALE ESTATES) SECTION 54, TOWNSHIP 7 SOUTH, RANGE 11 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 CALVEZ ST. MANDEVILLE, LA.	
DATE	11/20/17	SCALE	1" = 40'
BY	12-22-18	APP. NO.	10-020
PROJECT	NEW	APP. NO.	10-020
REVISION	1-24	APP. NO.	10-020