

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, APRIL 9, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE MARCH 12, 2019 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE

Enter the Parish R.O.W. - 5th Street between Adams and Jefferson Avenue; Tammany Hills
Request: Entering the Parish R.O.W. for the purpose of installing water, sewer and roadway improvements.
Debtor: Advance Mortgage Company, LLC
Parish Council District Representative: Hon. David R. Fitzgerald
General Location: The property is located on 5th Street between Adams and Jefferson Avenue,
Covington, Louisiana.
Ward 3, District 2

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2019-1351-MSP

A minor subdivision of 20.859-acre parcel into Lots A-1, A-2 & A-3
Owner: Crosby Development, LLC
Surveyor: J.V. Burkes & Associates
Parish Council District Representative: Hon. Michael Lorino Jr.
General Location: The property is located on the north side of Lake Pontchartrain, west of Northlake
Drive, Mandeville, Louisiana.
Ward 4, District 4

Postponed one month at the February 12, 2019 Meeting

Postponed one month at the March 12, 2019 Meeting

2019-1422-MSP

A Minor Subdivision of Parcel C-5 being 14.68 acres, into Parcels C-5A & C-5B

Owner: Jacob & Aimee Schexnayder

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the east side of Plantation Street, north of Shady Lane, being 73338 Plantation Street, Covington, Louisiana.

Ward 3, District 2

2019-1429-MSP

A Minor Subdivision of a 13.89 acre Parcel into Parcels A & B

Owner: Jerry L. & Svetlana Hafner

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Hon. Richard E. Tanner

General Location: The property is located on the west side of LA Highway 1082, south of LA Highway 40, being 82519 Highway 1082, Bush, Louisiana.

Ward 5, District 6

PETITIONS/REQUESTS**RESUBDIVISION REVIEW****2019-1402-MRP**

Parcel designated as greenspace to be resubdivided to create lots 7H & 7I, Bushwood Subdivision

Owner: Secret Cove, LLC - Robert M. & Deborah Hogan III

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Richard E. Tanner

General Location: The property is located on the east side of Kokomo Lane, north of Bushwood Drive, Bush, Louisiana.

Ward 5, District 6

2019-1424-MRP

Parcels designated as Squares 310, 327, 340, 341 & 360 Town of Mandeville-Kingswood Subdivision & portions of Joans, Louvois, Colbert, Nelson, Albert and Armand Streets to be resubdivided to create a 47 lot subdivision, Town of Mandeville - Kingswood Subdivision.

Owner: McINT, LLC - Gregory Intravia

Surveyor: Kelly McHugh & Associates Inc.

Parish Council District Representative: Hon. Jacob B. Groby III

General Location: The property is located west of Joans Street, north of Preval Street & Marigny Trace Subdivision, south of the Woodlands Subdivision, Mandeville, Louisiana.

Ward 4, District 7

2019-1428-MRP

Parcels designated as Lots 1 to 42 to be resubdivided to create Lots 1A, 2A, 7A, 8A, 11A, 12A, 15A, 16A, 19A, 20A, 23A, 24A, 27A, 28A, 31A, 32A, 35A, 36A, 39A, 40A, Square 15, Tammany Hills

Owner: Advance Mortgage Company, LLC - Bruce Wainer

Surveyor: John Bonneau & Associates Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the east of 5th Street, on the west side of 6th Street, south of Adams Avenue, north of Jefferson Avenue, Covington, Louisiana.

Ward 3, District 2

DORMANT SUBDIVISION REVIEW**TENTATIVE SUBDIVISION REVIEW****2019-1423-TP**

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer: Deep South Design Group

Parish Council District Representative: Hon. James A. Thompson

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana.

Ward 3, District 3

2019-1425-TP

Copper Ridge

Developer/Owner: Shelby LaSalle, Jr., LLC

Engineer: J.V. Burkes and Associates, LLC

Parish Council District Representative: Hon. Jacob B. Groby III

General Location: The property is located at the end of Hazel Drive, north of Montmartre Street, Mandeville, Louisiana.

Ward 4, District 7

PRELIMINARY SUBDIVISION REVIEW**2018-1315-PP**

Whispering Forest

Developer/Owner: Robert Hesson

Engineer: Arrow Engineering & Consulting

Parish Council District Representative: Hon. James A. Thompson

General Location: The property is located on the south side of Joiner-Wymer Road, west of LA Highway 1077, Covington, Louisiana.

Ward 1, District 3

Postponed two months at the February 12, 2019 Meeting

2019-1395-PP

The Preserve at Goodbee Lakes

Developer/Owner: D.R. Horton, Inc. Gulf Coast

Engineer: Quality Engineering & Surveying

Parish Council District Representative: Hon. James A. Thompson

General Location: The property is located on the northeast side of LA Highway 1077, east of Tantela Ranch Road, north of US Highway 190, Covington, Louisiana.

Ward 1 District 3

Postponed one month at the March 12, 2019 Meeting

2019-1426-PP

Lakeshore Villages, Phase 3B

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC

Parish Council District Representative: Hon. S. Michele Blanchard

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana.

Ward 9 District 13

FINAL SUBDIVISION REVIEW**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS****OLD BUSINESS****Resolution No. 17-092**

Entering Parish Right-of-Way for Roger Drive

Request to enter Parish right-of-way for the purpose of gaining access to property

Debtor: Denty Crawford

Parish Council District Representative: Hon. Gene Bellisario

Ward 8, District 9

NEW BUSINESS**ADJOURNMENT**

MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, MARCH 12, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Absent: Bagert, Drumm

Staff Present: Watson, Tissue, Reynolds, Bartholomew, Couvillon, Riles, Lange, Vorenkamp

PUBLIC ANNOUNCEMENTS

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION - Randolph presented the Invocation.

PLEDGE OF ALLEGIANCE - Cazaubon presented the Pledge of Allegiance.

APPROVAL OF THE MARCH 12, 2019 MINUTES

Randolph moved to approve, second by Doherty.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Nay:

Abstain:

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2019-1351-MSP - POSTPONED

A minor subdivision of 20.859-acre parcel into Lots A-1, A-2 & A-3

Owner: Crosby Development, LLC

Surveyor: J.B Burkes & Associates

Parish Council District Representative: Hon. Michael Lorino

General Location: North side of Lake Pontchartrain, west of Northlake Drive, Mandeville,
Ward 4, District 4

Postponed 1 month at the February 12, 2019 Meeting

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: John Crosby and Cove Geary

Opposition: None

Doherty moved to postpone for one month, second by Lorren.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Abstain:

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE
REVOCATION REVIEW**

MINOR SUBDIVISION REVIEW

2019-1381-MSP - APPROVED

A minor subdivision of Parcel B into Parcels B-1, B-2, B-3, B-4 & B-5

Owner: Virginia Gredig

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Richard Tanner

General Location: West of Bob Levy Road, north of LA Highway 435, Bush, Ward 6 District 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Marlene Mosley

Opposition: None

Cazaubon moved to approve with waiver, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Abstain:

2019-1384-MSP - APPROVED WITH WAIVER

A minor subdivision of 20.15-acre parcel & Live Oak Hills Lot 4 into Parcel A & B

Owner: Justin & Tara Moticheck & Kyle & Shaylene Matthews

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: North of Adrienne Street, East of Kathman Drive, West of LA Highway 1085, Madisonville, Ward 1, District 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Kyle Matthews

Opposition: None

Randolph moved to approve with waiver, second by Cazaubon.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Abstain:

2019-1388-MSP - APPROVED WITH WAIVER

A minor subdivision of 792.43-acre parcel into Parcels A, B, & C

Owner: Weyerhaeuser Company

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: East of LA Highway 434, south of LA Highway 36, north of Interstate 12, Lacombe, Ward 7, District 11

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Shoen

Opposition: None

Randolph moved to approve with waiver, second by Richard.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Abstain:

2019-1389-MSP - APPROVED

A minor subdivision of a 4 acre parcel into Parcel A-1 and A-2

Owner: Kerry Crovetto

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Richard Tanner

General Location: East of Sharp Chapel Rd, southeast of LA Hwy 40, Bush Ward 2, District 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Kerry Crovetto

Opposition: None

Cazaubon moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Abstain:

2019-1391-MSP - APPROVED WITH WAIVER

A minor subdivision of Parcel A1 into Parcels A1-2, A1-3 & A1-4

Owner: Randal & Rhonda Roth

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. James Thompson

General Location: Bisected by Green Thumb Lane, east of N. Willie Road, north of LA Highway 1077, south of LA Highway 40, Folsom, Ward 2, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Rhonda Roth

Opposition: None

Cazaubon moved to approve with waiver, second by Randolph.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Abstain:

2019-1394-MSP - APPROVED

Minor subdivision of a 3.18 acre Parcel into Parcel A & B

Owner: Kayle Piliego

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Rykert Toledano

General Location: West of Rucker Road, north of Sharp Road, west of LA Highway 59, Mandeville, Ward 4, District 5

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Kayle Piliego

Opposition: None

Doherty moved to approve, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Abstain:

PETITIONS/REQUESTS

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2019-1392-TP - APPROVED WITH WAIVER

Lakeshore Villages, Phase 5

Owner/Developer: D.R Horton, Inc Gulf Coast

Surveyor: Acadia land Surveying, LLC

Parish Council District Representative: Hon. Michele Blanchard

General Location: North of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell, Ward 9 District 13

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

Doherty moved to approve with waiver, second by Lorren.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Abstain:

PRELIMINARY SUBDIVISION REVIEW

2019-1358-PP - APPROVED

Maison Trace

Developer/Owner: First Horizon, Inc.

Engineer: T Baker Smith, LLC

Parish Council District Representative: Hon. Rykert Toledano

General Location: North side of Strain Road, east of LA Highway 59, Mandeville, Ward 4, District 5

Postponed 1 month at the February 12, 2019 meeting

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

Doherty moved to approve, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Abstain:

2019-1393-PP - APPROVED

Lakeshore Villages, Phase 4B

Owner/Developer: D.R Horton, Inc Gulf Coast

Surveyor: Acadia land Surveying, LLC

Parish Council District Representative: Hon. Michele Blanchard

General Location: North of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell, Ward 9 District 13

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

Randolph moved to approve, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Abstain:

2019-1395-PP - POSTPONED

The Preserve at Goodbee Lakes

Developer/Owner: D.R Horton, Inc Gulf Coast

Engineer: Quality Engineering & Surveying

Parish Council District Representative: Hon. James Thompson

General Location: North east side of LA Highway 1077, East of Tantela Ranch Road, North of US Highway 190, Covington Ward 1 District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: Dr. John Martin and Matthew Allen

Doherty moved to postpone for one month, second by Lorren.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Abstain:

FINAL SUBDIVISION REVIEW

2019-1385-FP - APPROVED

Alexander Ridge - Phase 3B & 3C

Developer/Owner: Savannahs Community, LLC

Engineer: Kyle Associates

Parish Council District Representative: Hon. David Fitzgerald

General Location: East of LA Highway 1081, South of Smith Road, Covington Ward 3 District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Opposition: None

Randolph moved to approve, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Abstain:

2019-1390-FP - APPROVED

Bedico Creek Parcel 7

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Marty Dean

General Location: Northwest of Hwy 1085, South of Interstate 12, Madisonville Ward 1, District 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Opposition: None

Lorren moved to approve, second by Randolph

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph

Abstain:

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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**ENTERING THE PARISH
RIGHTS-OF-WAY,
SERVITUDES AND
EASEMENTS**

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING ADVANCE MORTGAGE COMPANY, LLC, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO ADVANCE MORTGAGE COMPANY, LLC; C/O MR. BRUCE WAINER, MANAGER; 321 VETERANS BOULEVARD; SUITE 201, METAIRIE, LOUISIANA 70005; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 5TH STREET BETWEEN ADAMS AND JEFFERSON AVENUES AND A PORTION OF ADAMS AVENUE, TAMMANY HILLS SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 2.

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

(DRAFT DATE APRIL 2, 2019)

RESOLUTION P.C. NO. _____

PAGE NO. 2 OF 3

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$32,400 for a period of six (6) months.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$17,800 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter, if applicable.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 2.
19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
20. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

(DRAFT DATE APRIL 2, 2019)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON
WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED
BY _____; A VOTE THEREON RESULTED IN THE
FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____
DAY OF _____, 20_____, AT A REGULAR MEETING OF
THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

JAMES "JIMMIE" DAVIS, III, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 10/10/2018

Advance Mortgage Company

321 VETERANS BLVD., SUITE 201
METAIRIE, LOUISIANA 70005
TELEPHONE (504) 834.5511
CELL (504) 432.0160
FAX (504) 834.6624

February 28, 2019

Mr. Chris Tissue, P.E.
Director of Engineering/Parish Engineer
St. Tammany Parish
Department of Engineering
P.O. Box 628
Covington, LA 70434

RE: Enter Parish Right-Of-Way for 5th Street Improvements

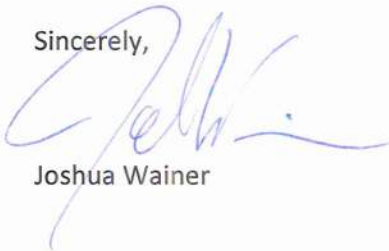
Dear Chris:

Advance Mortgage Company, hereby requests to enter the referenced right-of-way for the purpose of installing water, sewer and roadway improvements on 5th Street between Adams Avenue and Jefferson Avenue, per the attached plans and specifications.

Accordingly, I would appreciate you placing this request on the upcoming planning commission agenda.

Should you have any question or require additional information, please let me hear from you.

Sincerely,



Joshua Wainer

Cc: Eddie Powell

Cc: Earl Magner

Enclosure



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MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of April 1, 2019)

CASE NO.: 2019-1351-MSP

OWNER/DEVELOPER: Crosby Development Co., LLC
ENGINEER/SURVEYOR: J.V Burkes & Associates

SECTION: 44 TOWNSHIP: 8 South RANGE: 11 East
WARD: 4 PARISH COUNCIL DISTRICT: 4

TYPE OF DEVELOPMENT: X SUBURBAN (Residential acreage between 1-5 acres)
 RURAL (Low density residential 5 acres or more)
 OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: North shoreline of Lake Pontchartrain, west of Northlake Drive,
Mandeville

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 20.859 acres

NUMBER OF LOTS/PARCELS: 3, Parcel A-1 being 9.067 acres, Parcel A-2 being 7.229 and Parcel A-3
being 4.562 acres

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create three (3) parcels from a 20.859-acre parcel. Since Northlake Drive terminates at the beginning of the property, the parcels do not meet the minimum of the 150' public road frontage requirement and require a waiver of the regulations. The applicant is also requesting to delay the construction of the private drive until the time building permits are applied for.

The applicant has submitted a maintenance agreement and a notarized Hold Harmless Letter in favor of the Parish, indemnifying from any potential liability or litigation in the future relative to the delay in construction of the private drive.

The following revisions to the plat must be made before the plats can be recorded:

1. Extend the 35' access servitude and turn around up to Lot A-3.
2. Include a notation, on the survey plat, that the Private Drive shall be constructed prior to the issuance of any building permit.
3. Include private drive calls. If the applicant is unsure of the exact placement of the drive, an amendment to the plat will be necessary to establish the servitude at the time of construction.

In order to approve the request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

Revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of April 1, 2019)

CASE NO.: 2019-1422-MSP

OWNER/DEVELOPER: Jacob & Aimee Schexnayder
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 8 & 42 TOWNSHIP: 5 South RANGE: 12 East

WARD: 3 PARISH COUNCIL DISTRICT: 2

TYPE OF DEVELOPMENT: X SUBURBAN (Residential acreage between 1-5 acres)
 RURAL (Low density residential 5 acres or more)
 OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the east side of Plantation Street, north of Shady Lane, being 73338 Plantation Street, Covington, Louisiana.

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 14.66 acres

NUMBER OF LOTS/PARCELS: 2: Parcel C-5A – 1.53 acres & Parcel C-5B – 13.15 acres

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 14.66-acre parent parcel. The proposed parcel C-5B does not meet the minimum lot frontage requirement of 150' under the A-2 Suburban zoning district, which will require a waiver by the commission. Also, Parcel C-5A does not have public road frontage and is proposed to be accessed from a private 10 foot wide servitude of access. Since the proposed private drive will only provide access to only one (1) parcel within the minor subdivision, it is exempt from meeting parish road construction.

Recommendation:

Considering that the 2 lots to be created will be in compliance with the A-2 Suburban Zoning District requirements relative to size and width, Staff does not have any objection to the requested variance of the minimum lot width, subject to the following:

1. Adjust the acreage of each parcel to be created to equal the total acreage of the entire property (14.66 acres).

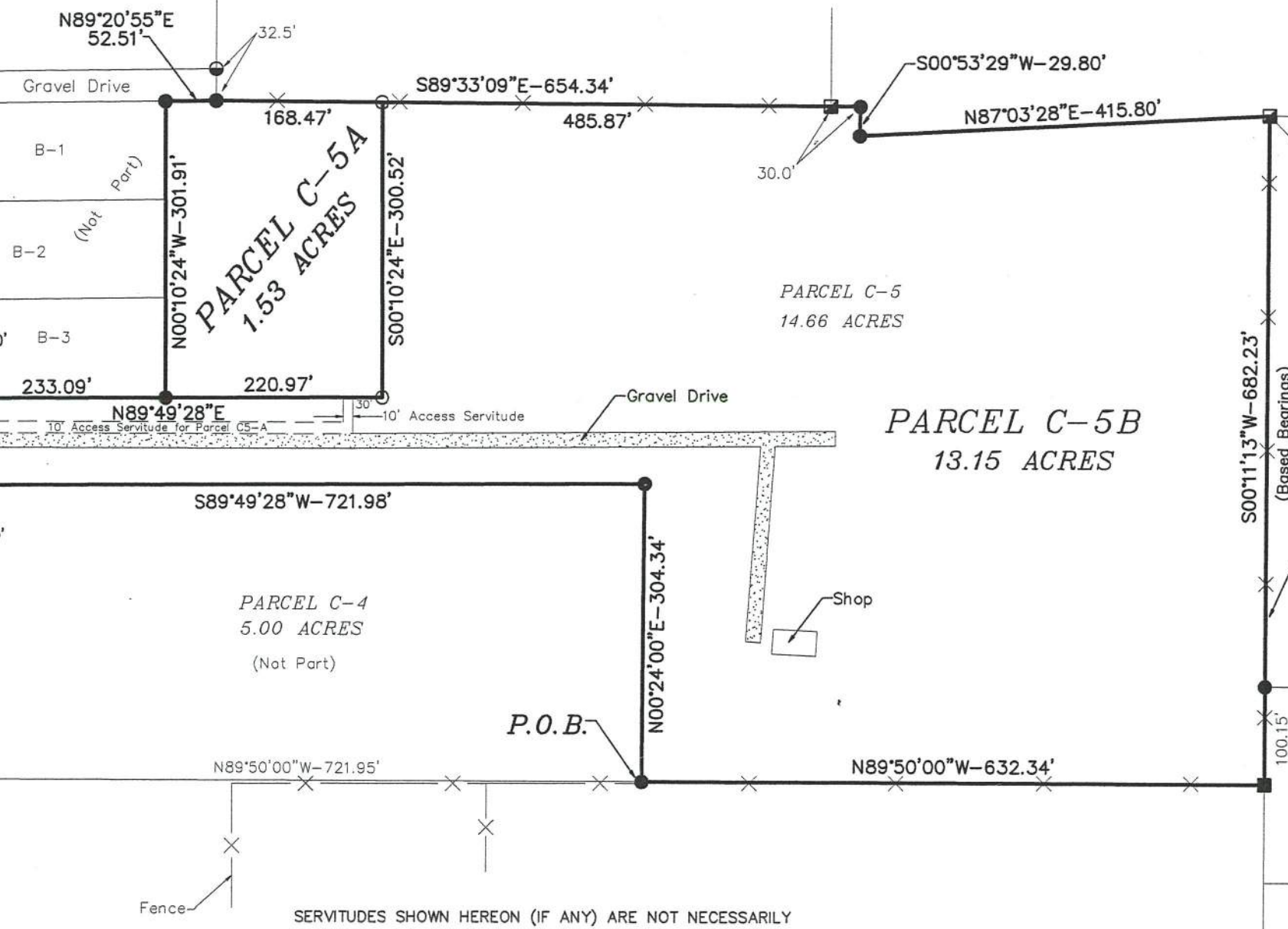
Since a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot width issue, a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Chapter 125-224.0 Waiver of Regulations, of the Subdivision Regulation Chapter 125.

Note that revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



Plantation Street
(Asphalt)

Sec. 26
Sec. 25
Sec. 26
Sec. 25



FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of Parcel C-5, into
Parcels C-5A & C-5B, Section 25, T6S
R11E, St. Tammany Parish, Louisiana

Reference: A Lot Line Adjustment Survey Map
by this Firm, File Date 2-10-2015, File No.
5346B, Clerk of Courts Office, (Based Bearings)

This property is located in Flood Zone
C, per Fema Map No. 225205 0235 C
Dated 10-17-89

The P.O.B. is described as being S00°14'E-
2009.40'; S89°50'E-721.95' from the
Section Corner common to Sections 23,
24, 25 & 26, T-6-S, R-11-E, St. Tammany
Parish Louisiana

*Building Setbacks (If Any) should be
verified prior to construction

LEGEND:

- = Fnd. 3/4" Pipe
- = Fnd. 1/2" Rebar
- = Fnd. 1" Pipe
- = Set 1/2" Rebar
- = Fnd. 5/8" Rebar

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT
OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT
TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD
DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY
STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS
OF PRACTICE CITED IN LAC 46: LXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE
ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894



Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR

JACOB & AIMEE SCHEXNAYDER

SCALE: 1" = 150'

DATE: 3-12-2019

DRAWN BY JWG

Property located in Section 25, T-6-S,
R-11-E, St. Tammany Parish, Louisiana

DRAWN NUMBER

19238

Terr3/JacobScheXnayderResub

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of April 1, 2019)

CASE NO.: 2019-1429-MSP

OWNER/DEVELOPER: Jerry & Svetlana Hafner
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 8 & 42 TOWNSHIP: 5 South RANGE: 12 East

WARD: 6 PARISH COUNCIL DISTRICT: 6

TYPE OF DEVELOPMENT: ☐ SUBURBAN (Residential acreage between 1-5 acres)
 ☒ RURAL (Low density residential 5 acres or more)
 ☐ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the west side of LA Highway 1082, south of LA Highway 40, being 82519 Highway 1082, Bush, Louisiana.

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 13.89 acres

NUMBER OF LOTS/PARCELS: 2: Parcel A – 6.73 acres & Parcel B - 7.16 acres

ZONING: A-1 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 13.89-acre parent parcel. The proposed parcel B does not meet the minimum lot frontage requirement of 300' for an A-1 Suburban zoning district, which would require a waiver of the regulations by the commission.

Staff does not object to the request, considering that the proposed width and configuration of Parcel B will allow for the existing barn, located on proposed parcel A, to meet the side yard setback requirements and to remain as an accessory structure on proposed Parcel A.

Since a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot width issue, a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Chapter 125-224.0 Waiver of Regulations, of the Subdivision Regulation Chapter 125.

Note that revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

CHAIRMAN OF PLANNING COMMISSION

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

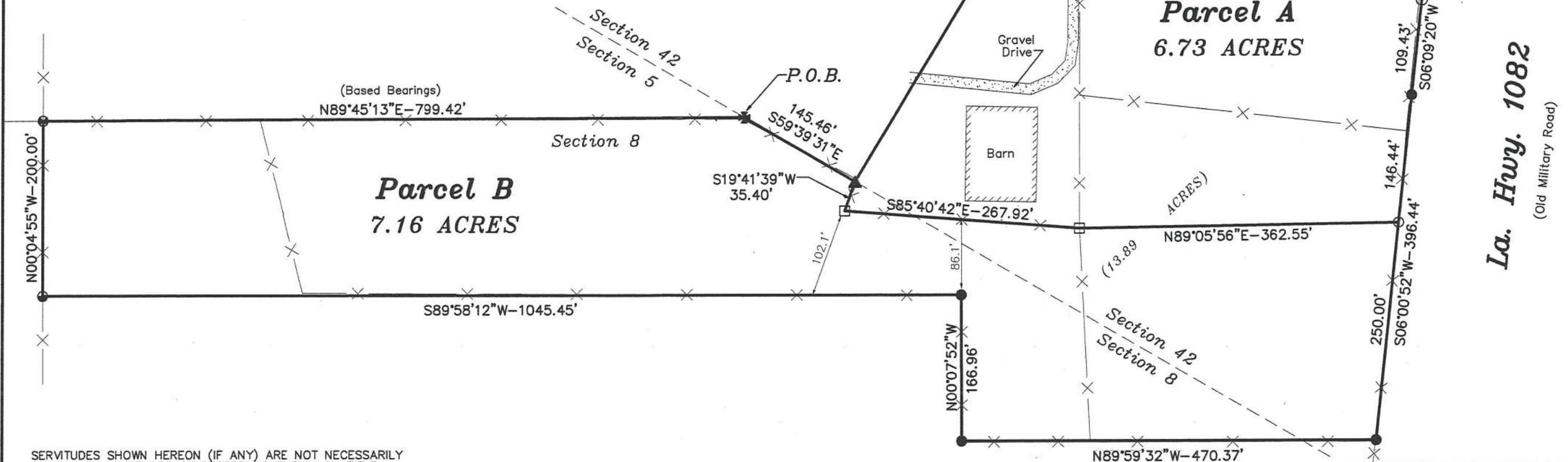
A Minor Subdivision of a 13.89 Acre Parcel of Land, into Parcels A & B, situated in Sections 8 & 42, T-5-S, R-12-E, St. Tammany Parish, Louisiana

Reference: A Survey Map of Subject Property by Kelly McHugh, Dated 4-09-1987, #87-152, (Based Bearings)

Reference calls not shown

Note: A overhead powerline runs along the Easterly Boundary Line of Parcel A & B (La. Hwy. 1082)

The P.O.B. is reported to be the Corner common to Sections 5, 8 & 42, T-5-S, R-12-E, St. Tammany Parish, Louisiana (as per Ref)



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HEREON UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI. **BRUCE M. BUTLER, III**

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

LEGEND:

- = Fnd. 5/8" Iron Rod
- ⊙ = Fnd. 2" Angle Iron
- ✱ = Fnd. Metal Axle
- ▲ = Fnd. 1" Square Iron Rod
- = Fnd. Wood Fence Cor. Post
- = Fnd. 1/2" Iron Rod
- = Fnd. 1" Iron Rod
- ⊠ = Fnd. 1/2" Iron Pipe
- ⊞ = Fnd. Hwy. Conc. Mon.
- = Set 1/2" Iron Rod
- X— = Fence



Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR

JERRY HAFNER

SCALE: 1" = 125'

DATE: 3-6-2019

DRAWN BY: JWG

In Sections 8 & 42, T5S-R12E, St. Tammany Parish, La.

DRAWN NUMBER
19224

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of April 1, 2019)

CASE FILE NO: 2019-1402-MRP

NAME OF SUBDIVISION: Bushwood Estates

LOTS BEING DIVIDED: Greenspace to be resubdivided to create Lots 7H & 7I

SECTION: 26

WARD: 5

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 13 East

PROPERTY LOCATION: The property is located on the east side of Kokomo Lane, north of Bushwood Drive, Bush Louisiana.

ZONING: A-2 Suburban

PROPERTY OWNER: Secret Cove, LLC, Robert M. & Deborah Hogan III

STAFF COMMENTARY:

The owner is requesting to create two (2) lots – Lot 7I – 1.434 acres and Lot 7H – 1.659 acres from a platted greenspace area, being part of the subdivision. Considering that the subdivision will not exceed 25 lots, no minimum acreage of greenspace is required to be set aside for the use of the residents, for recreational purposes. Also, the proposed lots will meet the required minimum lot size of 1 acre and minimum lot width of 150 feet under A-2 Suburban Zoning District.

The public hearing is required considering that as stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

Recommendation:

Since the 2 proposed lots are in compliance with Parish code requirements, relative to size and width, and that no minimum acreage of greenspace is required within the subdivision, Staff has no objection to the resubdivision request, subject to the following:

1. Survey is amended to include a signature line for the Chairman of the Planning Commission.

Note that revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



LEGEND
⊗ = 1/2" IRON ROD SET

NOTE:

This property is located in Flood Zone A,
per F.E.M.A. Map No. 225205 0180 B,
dated March 1, 1984.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED.
A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE
BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

REFERENCE SURVEY:

Plat of Bushwood Estates Re-Plat by John G. Cummings, Surveyor,
dated August 7, 2018, Job No. 9709-PD, filed St. Tammany Parish
Clerk of Court Map File No. 5786.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

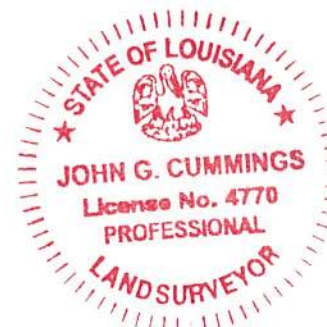
PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **Secret Cove, LLC**

SHOWING A SURVEY OF: **A RESUBDIVISION OF 5.437 ACRES OF GREENSPACE INTO
LOT 7H, 7I, AND GREENSPACE, BUSHWOOD ESTATES
(RE-PLAT), LOCATED IN SECTION 26, TOWNSHIP 5 SOUTH,
RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS
OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

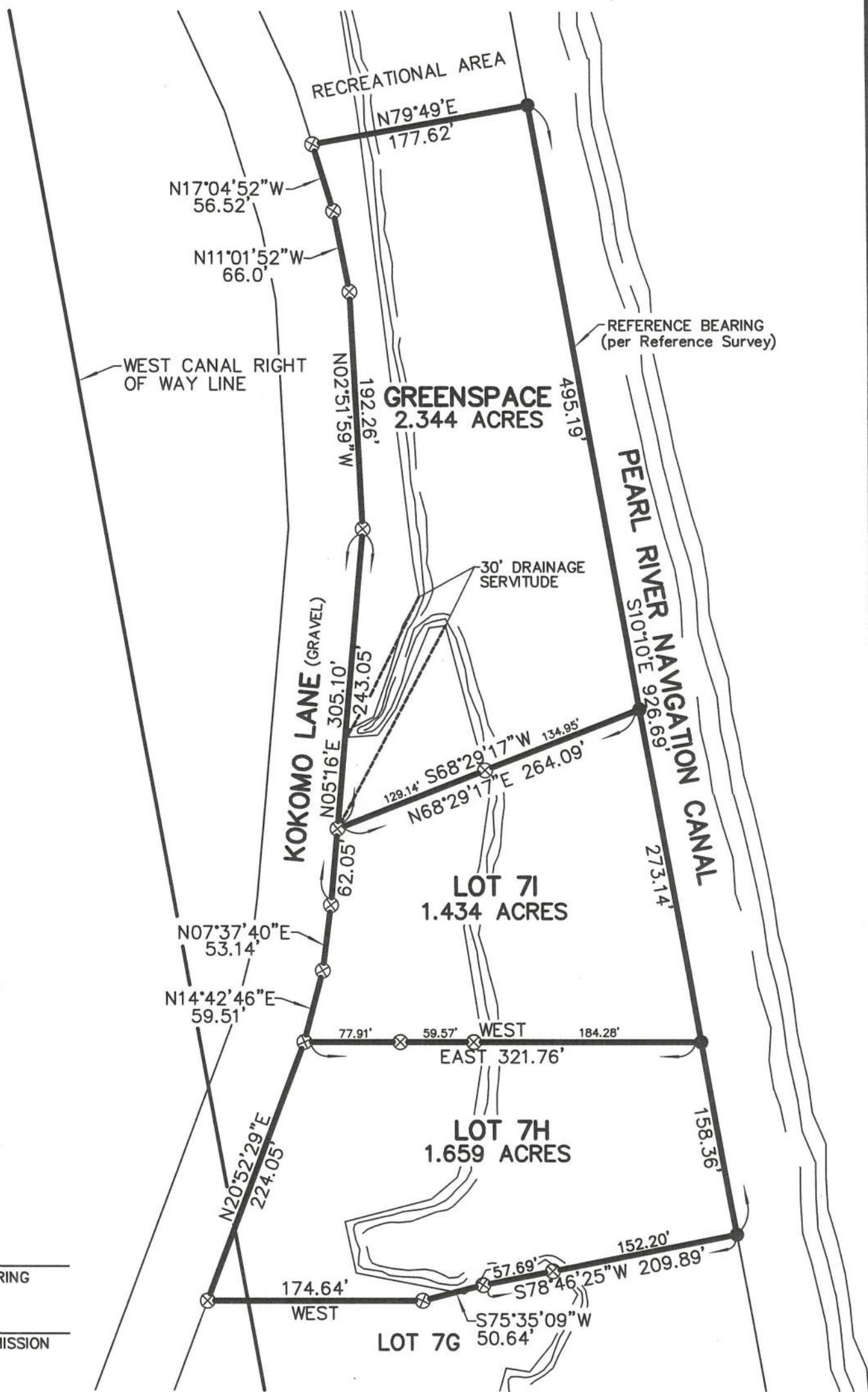


SCALE: 1" = 100'

JOB NO. 9709-GS/RSB

DATE: 1/30/2019

REVISED:



RESUBDIVISION STAFF ANALYSIS REPORT

(As of April 1, 2019)

CASE FILE NO: 2019-1424-MRP

NAME OF SUBDIVISION: Town of Mandeville – Kingswood Subdivision

LOTS BEING DIVIDED: resubdivision of Squares 310, 327, 340, 341 & 360 & portions Joans, Louivois, Colbert, Nelson, Armand Streets

SECTION: 44

WARD: 4

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 7

RANGE: 12 East

PROPERTY LOCATION: The property is located west of Joans Street, north of Preval Street & Marigny Trace Subdivision, Mandeville

ZONING: A-4 Single Family Residential District

PROPERTY OWNER: McINT, LLC –Gregory Intravia

STAFF COMMENTARY:

The owner is requesting to create 47 lots within some existing undeveloped squares, being part of Town of Mandeville Subdivision. Note that the process of revocation of the streets shown on the plat is underway.

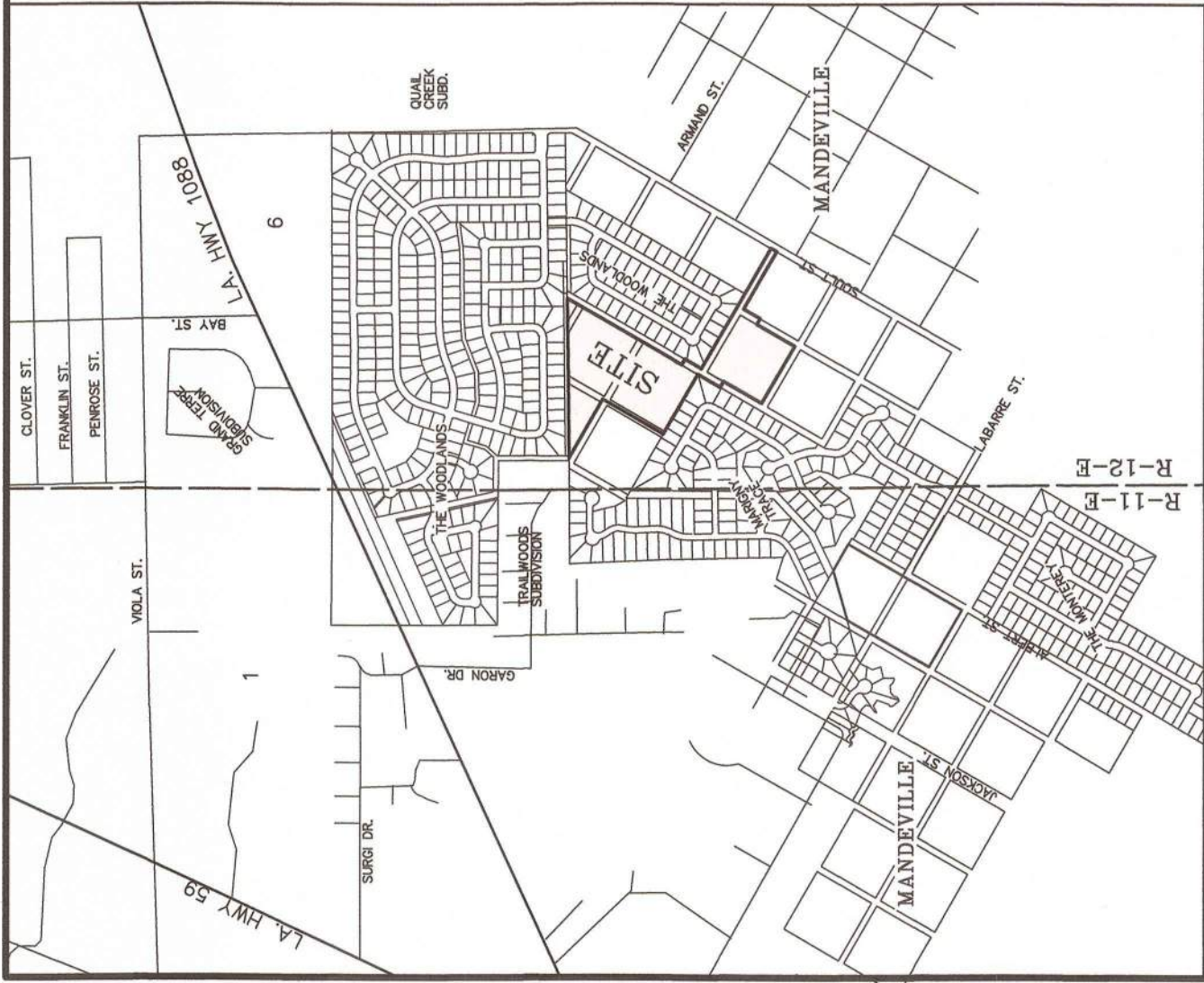
The reason for the public hearing requirement is that the proposal involves the creation/adjustment of more than five (5) lots.

Recommendation:

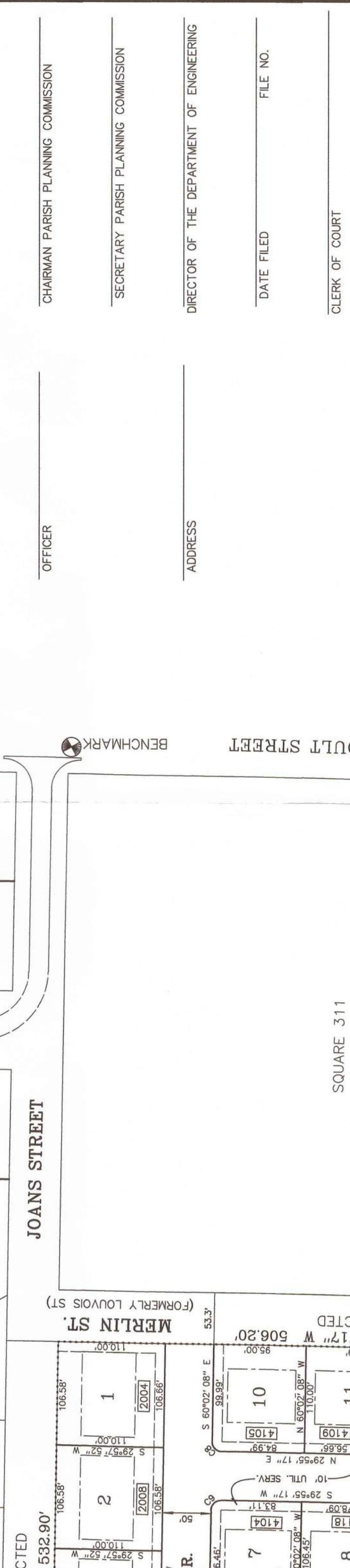
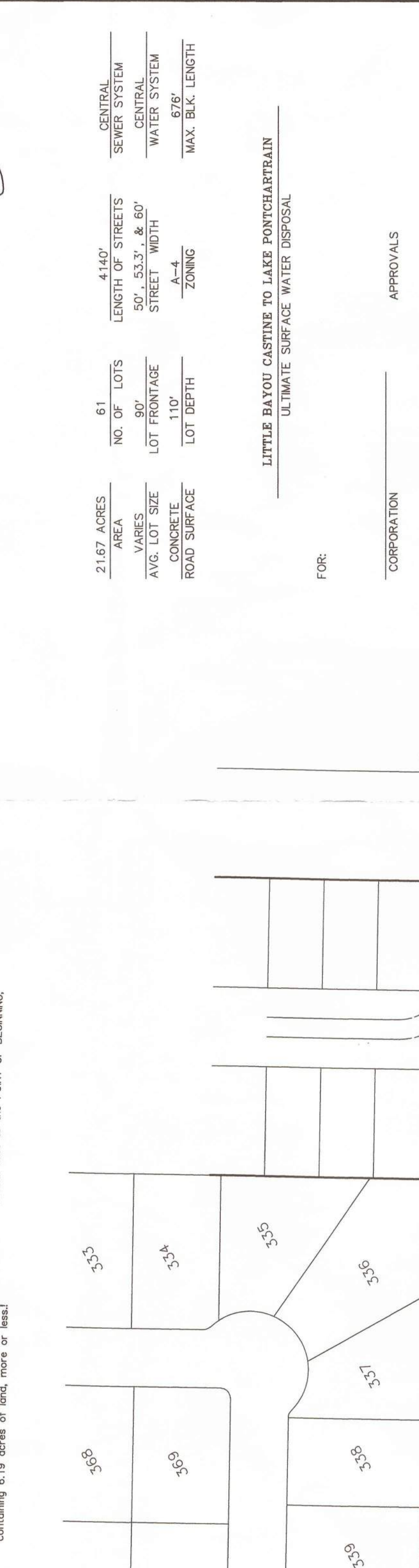
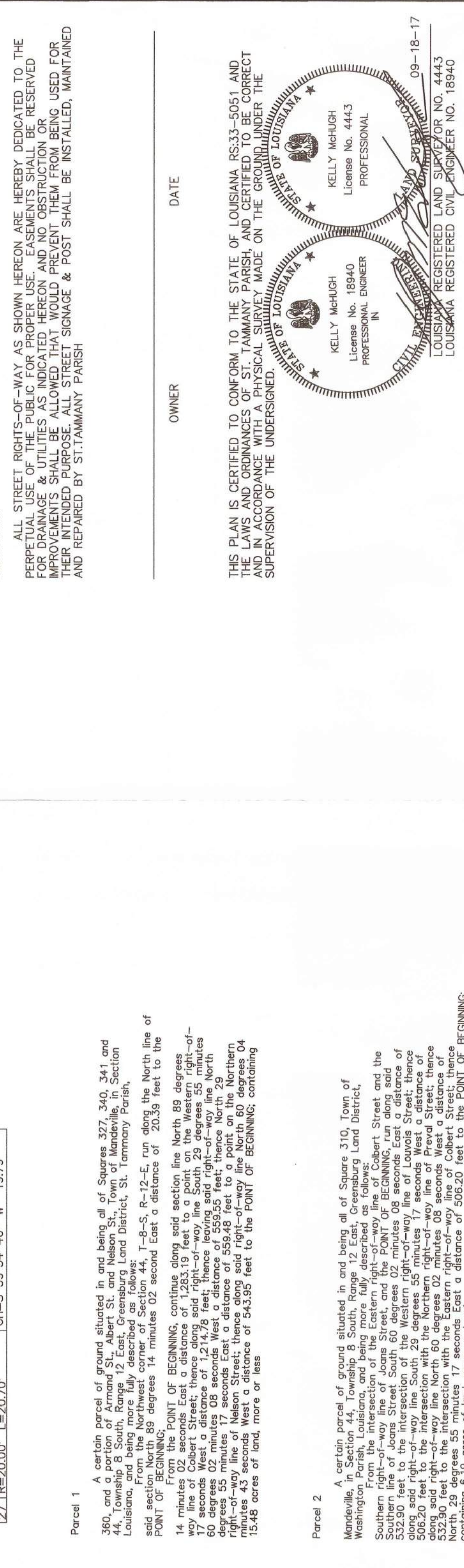
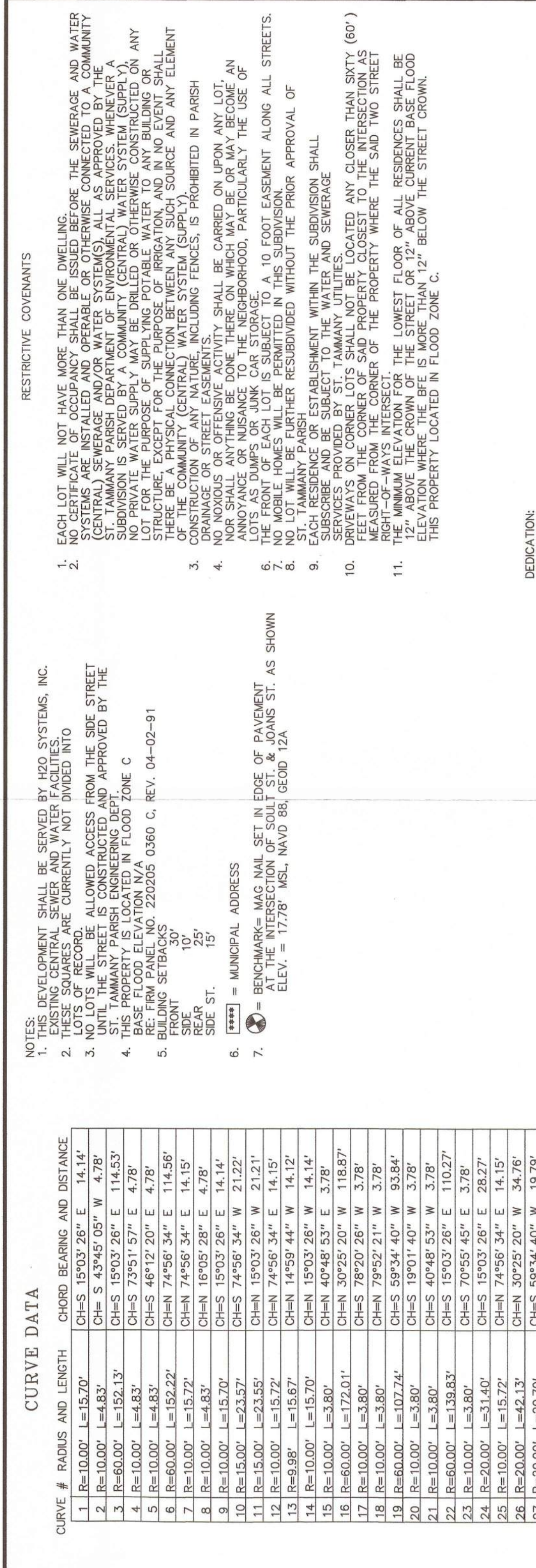
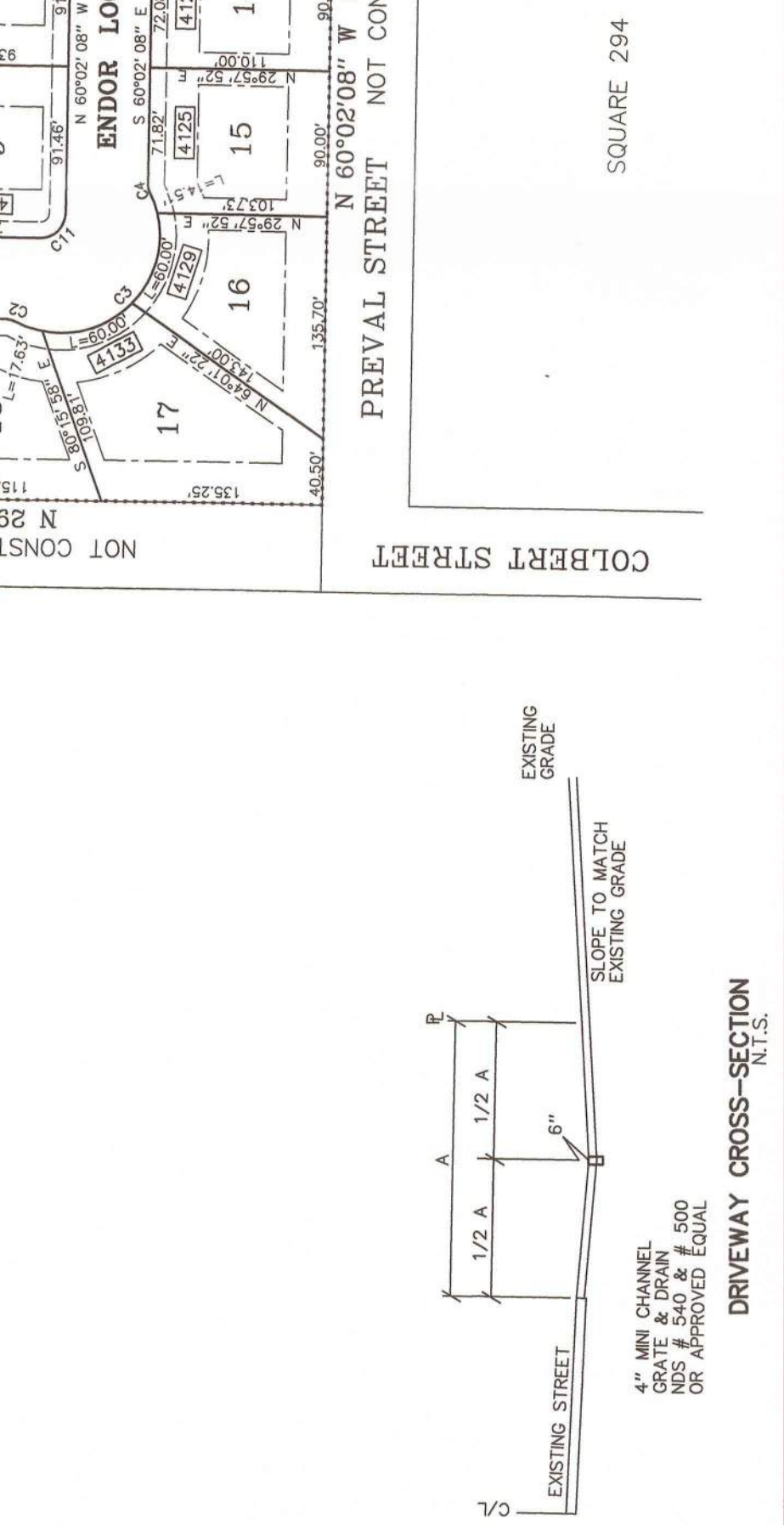
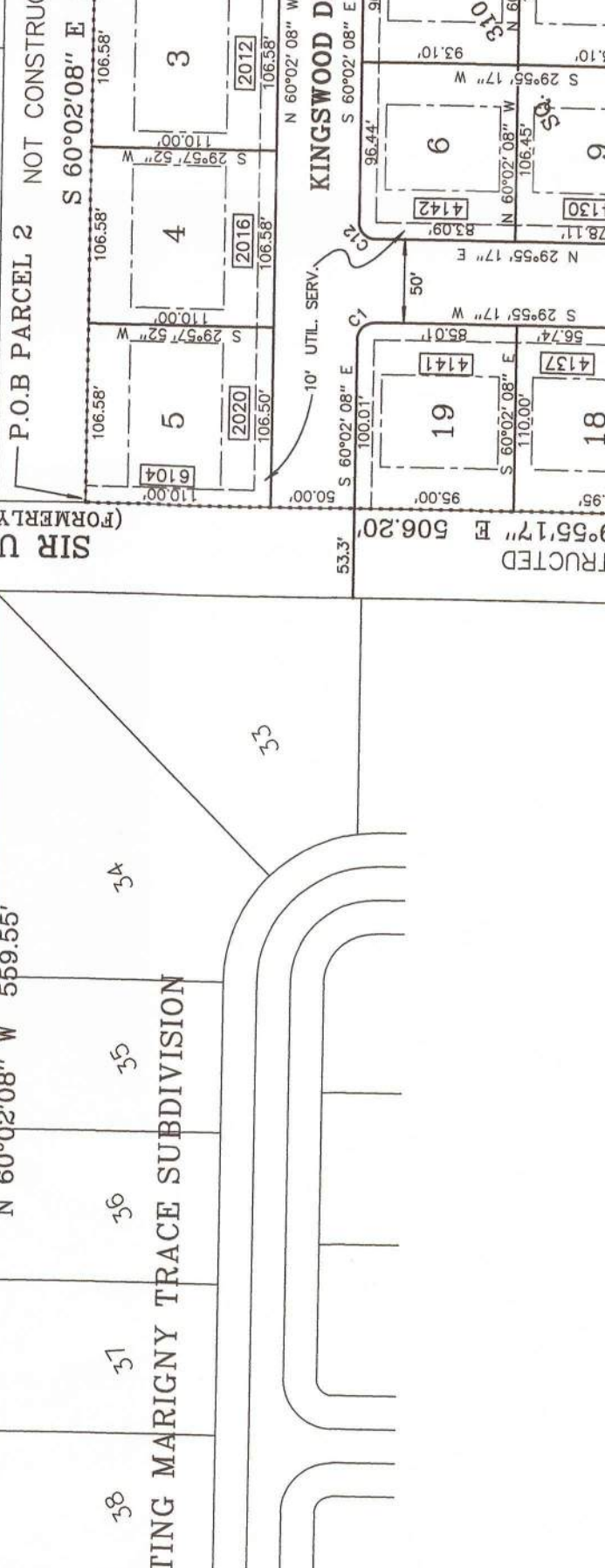
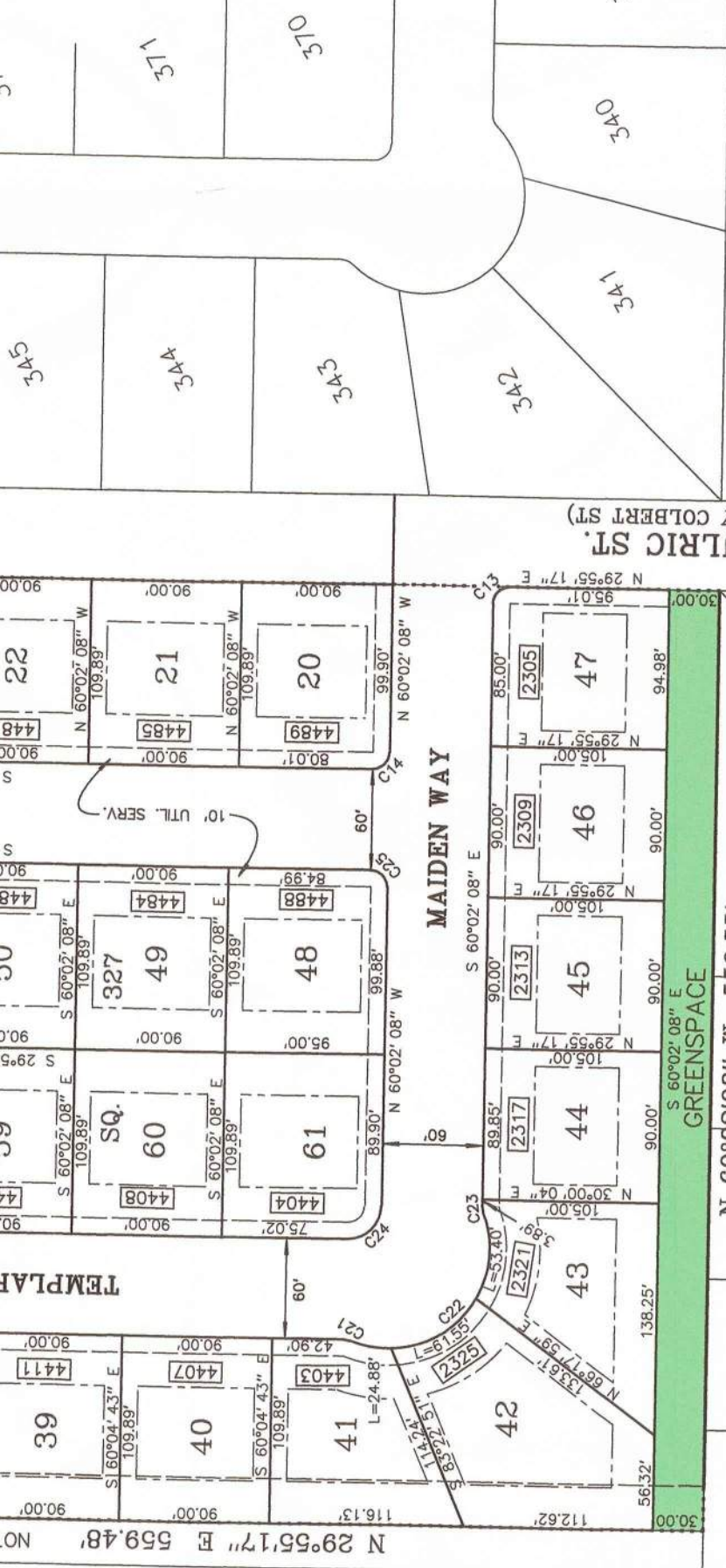
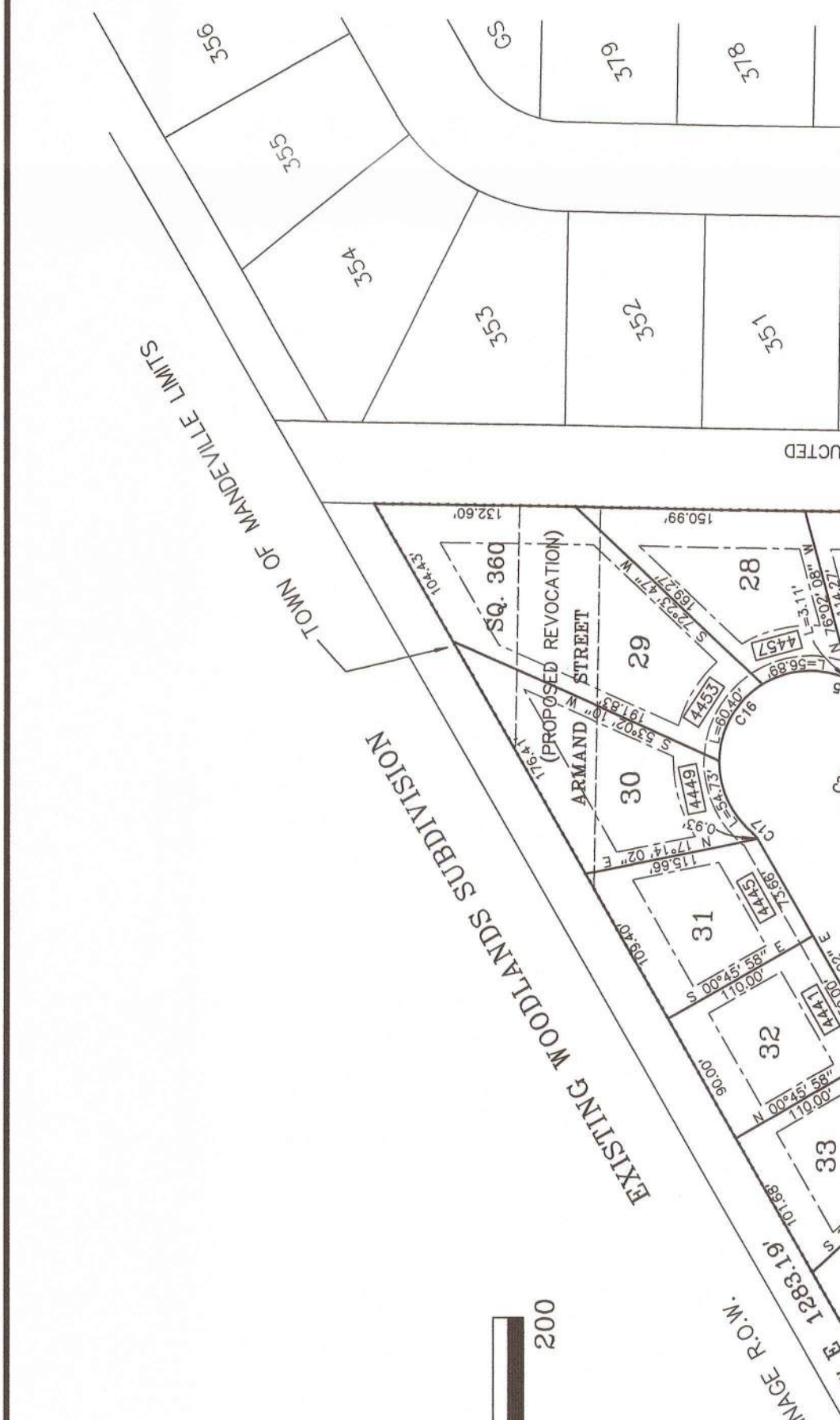
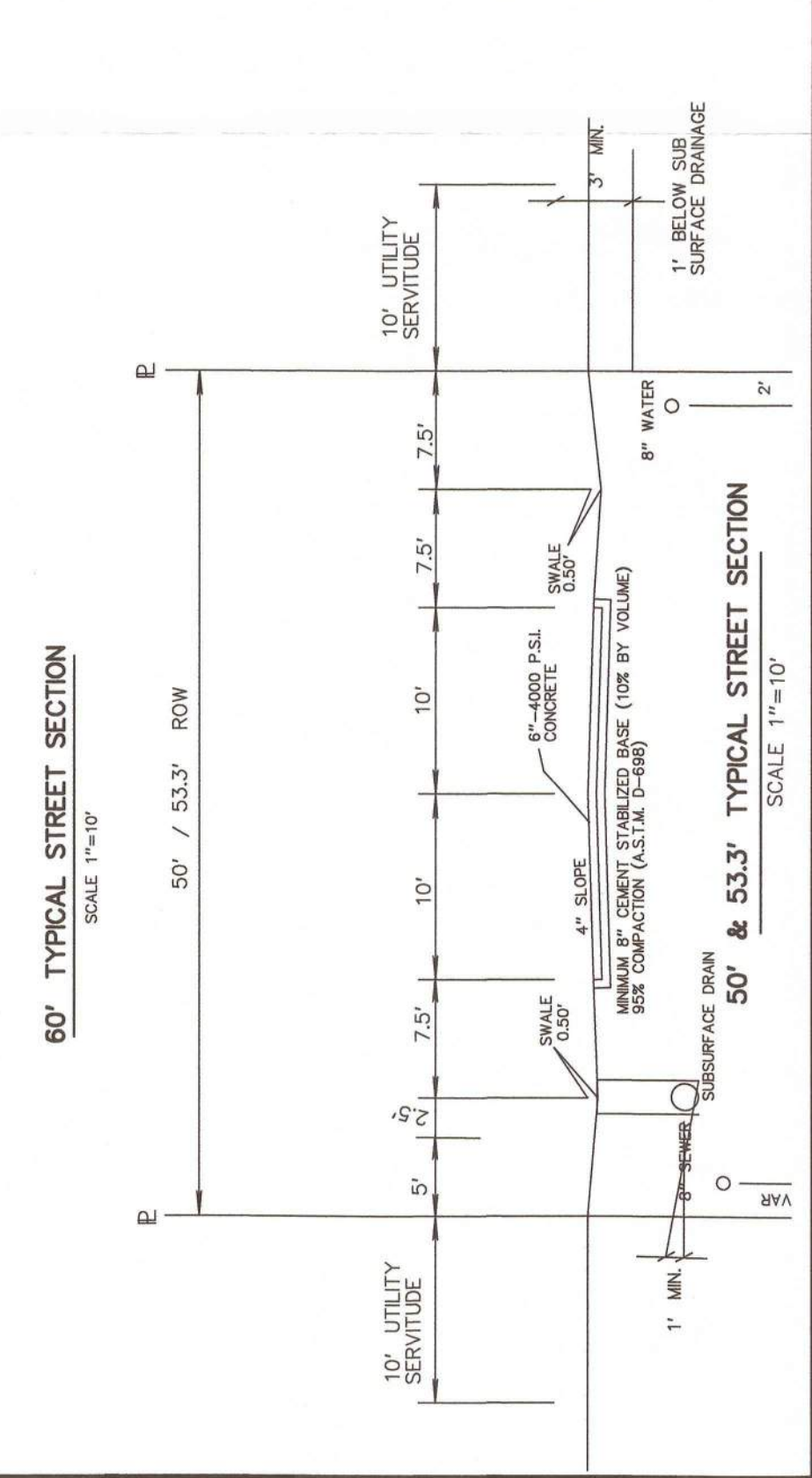
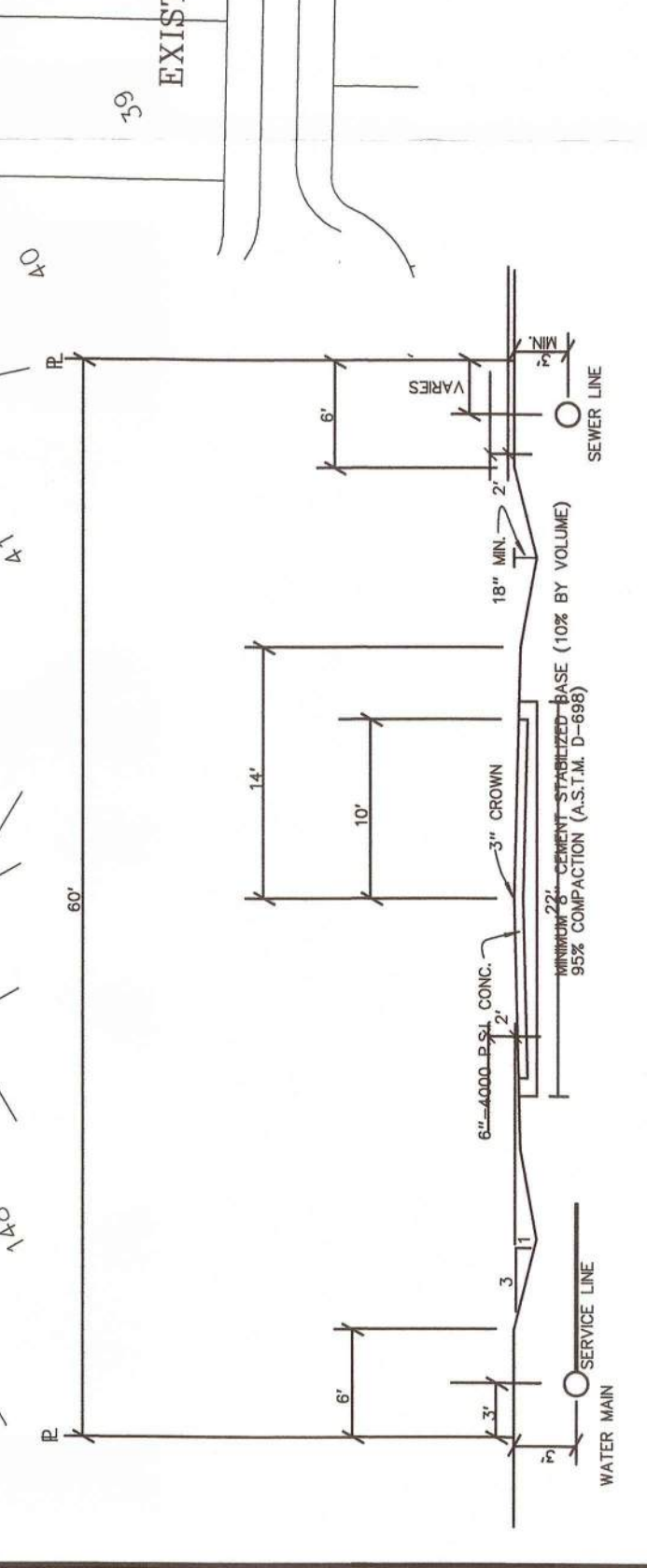
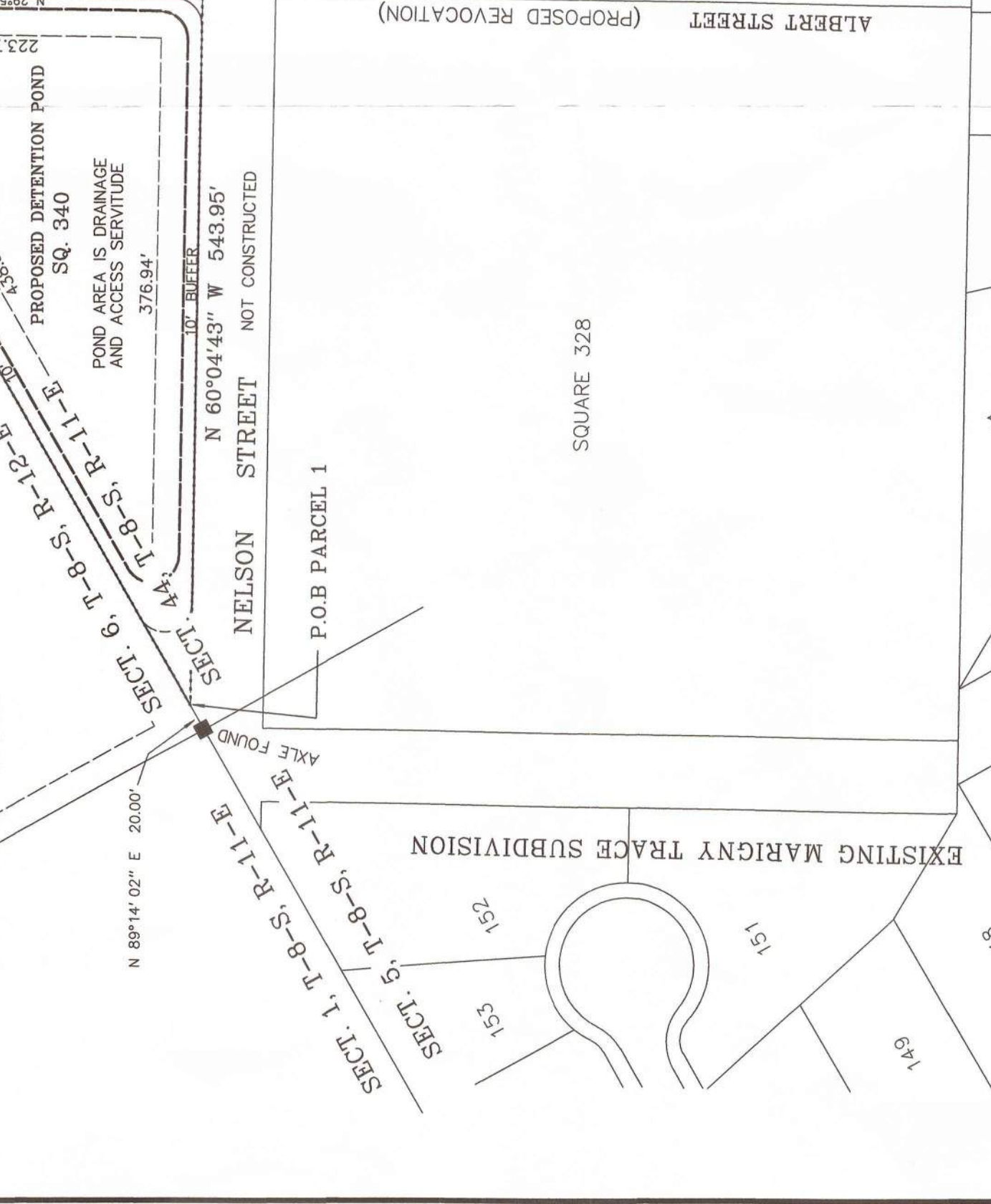
Staff does not have any objection to the creation of the 47 lots, subject to the following:

1. No work order shall be issued and/or signature of plats, until approval of the revocations of the streets, included in the proposed development, are completed.
2. All infrastructures shall be constructed before plats can be signed.
3. A \$10,000 maintenance obligation shall be provided.

Note that revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP



RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2019-1428-MRP

NAME OF SUBDIVISION: Tammany Hills

LOTS BEING DIVIDED: Resubdivision of Lots 1 to 42 into Lots 1A, 2A, 7A, 11A, 12A, 15A, 16A, 19A, 20A, 23A, 24A, 27A, 28A, 31A, 32A, 35A, 36A, 39A, 40A, Square 15

SECTION: 26

WARD: 3

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 2

RANGE: 13 East

PROPERTY LOCATION: The property is on the east side of 5th Street, on the west side of 6th Street, south of Adams Avenue, north of Jefferson Avenue, Covington

ZONING: A-4 Single Family Residential District

PROPERTY OWNER: Advance Mortgage Company, LLC – Bruce Wainer

STAFF COMMENTARY:

The owner is requesting to resubdivide forty-two (42) lots into nineteen (19) buildable residential sites.

The reason for the public hearing requirement is that the proposal involves the creation/adjustment of more than five (5) lots.

Recommendation:

Staff has no objections to the resubdivision request, as shown on the attached survey.

RESUBDIVISION MAP

SQUARE 15		
LOT 1A	0.22 ACRES	(9,570 SQ. FT.)
LOT 2A	0.22 ACRES	(9,570 SQ. FT.)
LOT 7A	0.15 ACRES	(6,380 SQ. FT.)
LOT 8A	0.15 ACRES	(6,380 SQ. FT.)
LOT 11A	0.15 ACRES	(6,380 SQ. FT.)
LOT 12A	0.15 ACRES	(6,380 SQ. FT.)
LOT 15A	0.15 ACRES	(6,380 SQ. FT.)
LOT 16A	0.15 ACRES	(6,380 SQ. FT.)
LOT 19A	0.15 ACRES	(6,380 SQ. FT.)
LOT 20A	0.15 ACRES	(6,380 SQ. FT.)
LOT 23A	0.15 ACRES	(6,380 SQ. FT.)
LOT 24A	0.15 ACRES	(6,380 SQ. FT.)
LOT 27A	0.15 ACRES	(6,380 SQ. FT.)
LOT 28A	0.15 ACRES	(6,380 SQ. FT.)
LOT 31A	0.15 ACRES	(6,380 SQ. FT.)
LOT 32A	0.15 ACRES	(6,380 SQ. FT.)
LOT 35A	0.15 ACRES	(6,380 SQ. FT.)
LOT 36A	0.15 ACRES	(6,380 SQ. FT.)
LOT 39A	0.15 ACRES	(6,380 SQ. FT.)
LOT 40A	0.15 ACRES	(6,380 SQ. FT.)

3.08 ACRES TOTAL- SQUARE 15



APPROVAL:

CHAIRMAN-ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

RESUBDIVISION MAP OF
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19,
20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37,
38, 39, 40, 41 & 42 SQUARE 15, TAMMANY HILLS SUBDIVISION

IN
SECTION 11, T-7-S, R-11-E
ST. TAMMANY PARISH, LOUISIANA

INTO
LOTS 1A, 2A, 7A, 8A, 11A, 12A, 15A, 16A, 19A, 20A, 23A, 24A, 27A, 28A,
31A, 32A, 35A, 36A, 39A, & 40A, SQUARE 15, TAMMANY HILLS SUBDIVISION

FOR
ADVANCE MORTGAGE COMPANY, L.L.C.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0235 C
Revised: 10/17/89

Survey No. 2019 054
Date: FEBRUARY 08, 2019

Drawn by: SPH
Revised:

Scale: 1" = 100'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34 MANDEVILLE, LA. 70471
(985) 845-1012 * (985) 845-1013 * (985) 845-1351 * FAX No.: (985) 845-1778
www.JEBCOLandSurveying.com * e-mail: info@jebcosurvey.com

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

TENTATIVE SUBDIVISION REVIEW

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of April 2, 2019)

CASE NO.: 2019-1423-TP

PROPOSED SUBDIVISION NAME: River Park Estates, Phase 2

DEVELOPER: River Park Estates, LLC
22161 Marshall Road
Mandeville, LA 70471

ENGINEER/SURVEYOR: Deep South Design Group
P.O. Box 1122
Madisonville, LA 70447

SECTION: 18 WARD: 3
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 3
RANGE: 11 East

TYPE OF DEVELOPMENT: X URBAN (Residential lots less than 1 acre)
 SUBURBAN (Residential lots between 1-5 acres)
 RURAL (Residential Farm Tract lots 5 acres plus)
 OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana.

SURROUNDING LAND USES: North - A2/Suburban
 South - M.P. Planche Road
 East - LA Highway 25
 West - A2/Suburban

TOTAL ACRES IN DEVELOPMENT: 19.715

NUMBER OF LOTS: 79 TYPICAL LOT SIZE: 60' x 120'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A2-RO/A4A

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

River Park Estates received a zoning change approval at the April 2, 2019 Zoning Commission Meeting for a portion of Phase 2. Any Tentative Approval granted shall be contingent upon the zoning approval

being finalized.

A Tentative plan has been reviewed by this office and an inspection was made of the site on March 28, 2019.

It is recommended that the Tentative submittal be approved subject to the following:

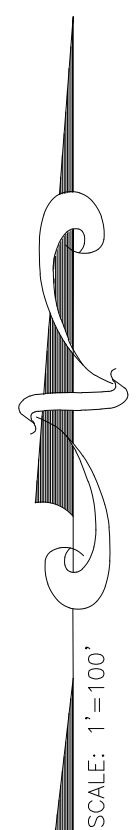
General Comments:

1. Provide written verification from 911 Addressing for the road name and address approval of this subdivision.
2. Revise the boundary description title to read "River Park Estates, Phase 2".
3. A T.I.A. for phase 2 of this development is required to be submitted and approved by St. Tammany Parish and LADOTD before a work order can be issued for this project.
4. This case was advertised with an incorrect case number. The advertisement read "2018-1423-TP" instead of "2019-1423-TP". The typo in the case number will not require the case to be readvertised, as sufficient public notice was given.

INFORMATIONAL ITEMS:

Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process (*for informational purposes*).

Revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



Located in Section 18, Township 6 South,
Range 11 East, St. Tammany Parish, Louisiana

**ENGINEERING
REVIEW COPY**

1. NO BUILDING MAY BE OCCUPIED AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CANTON) SEWERAGE AND/OR WATER SYSTEMS), ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CANTON) 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 (CANTON) WATER SYSTEM (SUPPLY).
2. BUILDING SETBACK REQUIREMENTS SHALL BE AS SHOWN ON THIS PLAT. FRONT-25', SIDE-5', SIDE STREET-10' REAR-25'. LOTS 10-16, SQUARE 2 (44A ZONING) SHALL BE: FRONT-30', SIDE-7.5, REAR-25'.
3. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME A NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR FOR JUNK CAR STORAGE.
4. DRIVEWAY CULVERT SIZE--
5. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT. CORNER LOTS WHICH CANNOT MEET THIS REQUIREMENT SHALL BE SAID LOADED.
6. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THIS SUBDIVISION.
7. NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION.
8. CONSTRUCTION OF ABOVE GRADE IMPROVEMENTS OF ANY NATURE IS PROHIBITED IN DRAINAGE EASEMENTS OR STREET RIGHTS-OF-WAY.
9. THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF LOT OR MEET THE FEMA FLOOD ZONE REQUIREMENTS, WHICHEVER IS GREATER.
10. THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECORDED IN C.O.B. FOLIO SHALL BE RECITED IN AND BE A PART OF EACH TITLE OR DEED.
11. THE DRAINAGE AND STORM WATER DETENTION STORAGE AREAS AS SHOWN HEREON ARE TO BE MAINTAINED BY THE PARISH OF ST. TAMMANY.
12. THE PARK AREA AND PARK ACCESS SHOWN HEREON ARE TO BE OWED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
13. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY H2O SYSTEMS, INC.
14. THE AFORMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

RIVER PARK ESTATES, PHASE 2

OWNER:		DATE:	
19.715 ACRES	79	CENTRAL	CENTRAL
AREA	NO. OF LOTS	SEWER SYSTEM	WATER SYSTEM
60' X 120'	60'	±4050 LF	480 LF
AVG. LOT SIZE	LOT FRONTAGE	LENGTH OF STREET	MAX. BLOCK LENGTH
ASPHALT	120	60' ROW	
ROAD SURFACE	LOT DEPTH	STREET R.O.W.	
TCHFUNCTNE RIVER		A2-RQ/A4A	
ULTIMATE SURFACE WATER DISPOSAL		ZONING	

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

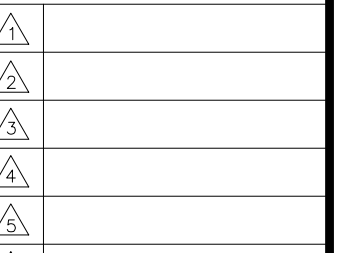
ALFRED J. KESLER
La. Reg. Land Surveyor
Reg. No. 5051

CLIENT: RIVER PARK ESTATES, LLC

PROJECT DESCRIPTION:
TENTATIVE SUBDIVISION PLAN OF RIVER PARK ESTATES, PHASE 2
SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH,
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

This drawing and design are the property of DEEP SOUTH DESIGN GROUP. They are submitted on the condition that they are not to be used, reproduced or copied in whole or part or used for furnishing information to others, without the prior written consent of DEEP SOUTH DESIGN GROUP. All common law rights of copyright and otherwise are hereby specifically reserved.

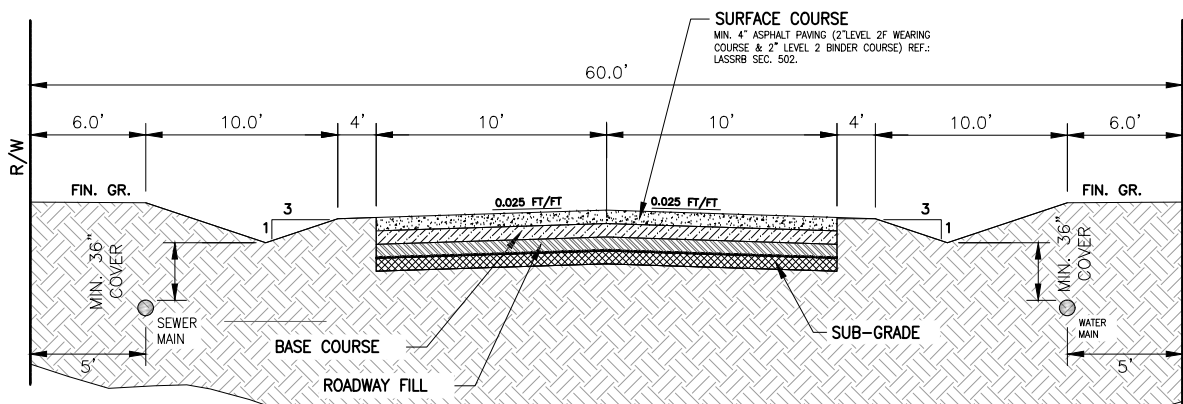
REVISION NO:



JOB NO: 14-126
 DATE: 03.10.2019
 DRAWN BY: CAD
 SCALE: 1" = 100'
 COMPUTER FILE:

SHEET

SD-1



TYPICAL ROADWAY SECTION
NOT TO SCALE

SECT. 18	SECT. 17
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SECT.	SECT.
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NOTE: ALL PVC PIPING SHALL CONFORM TO DOTD STANDARDS AND SPECIFICATIONS.

BENCHMARK – Top of existing sewer lift station, elevation = 44.97'

NOTE: 1/2" IRON RODS TO BE SET AT ALL PROPERTY CORNER

NOTE: EACH LOT SHALL BE SUBJECT TO A 10' UTILITY, DRAIN & ACCESS EASEMENT ALONG THE STREET FRONTAGE.

NOTE: DRAINAGE DETENTION SHALL BE WET PONDS LOCATED ON SITE. PONDS SHALL BE MAINTAINED BY OWNER.

NOTE: ALL LOTS IN RIVER PARK
ESTATES, PHASE 2, EXCEPT LOTS 10
THROUGH 16 OF SQUARE 1 ARE
EXISTING LOTS OF RECORD.

PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225205 0125 C, MAP REVISED OCTOBER 17, 1989. BASE FLOOD ELEVATION N/A.

JOB NO: 14-126
DATE: 03.10.2019
DRAWN BY: CAD
SCALE: 1" = 100'
COMPUTER FILE:

SHEET

SD-1

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of April 2, 2019)

CASE NO.: 2019-1425-TP

PROPOSED SUBDIVISION NAME: Copper Ridge

DEVELOPER: Shelby LaSalle, Jr., LLC
1580 W. Causeway Approach; Suite 2
Mandeville, LA 70471

ENGINEER/SURVEYOR: J.V Burkes and Associates, LLC
1805 Shortcut Highway
Slidell, LA 70458

SECTION: 12
TOWNSHIP: 8 South
RANGE: 11 East

WARD: 4
PARISH COUNCIL DISTRICT: 7

TYPE OF DEVELOPMENT: X URBAN (Residential lots less than 1 acre)
 SUBURBAN (Residential lots between 1-5 acres)
 RURAL (Residential Farm Tract lots 5 acres plus)
 OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located at the end of Hazel Drive, north of Montmartre Street, Mandeville, Louisiana.

SURROUNDING LAND USES: North - A4/Single Family Residential
 South - A4/Single Family Residential
 East - A4/Single Family Residential
 West - A4/Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 10.113

NUMBER OF LOTS: 24 TYPICAL LOT SIZE: 100' x 140'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A4

FLOOD ZONE DESIGNATION: "X"

STAFF COMMENTARY:

Department of Planning and Development

The Tentative plan has been reviewed by this office and an inspection was made of the site on March 28, 2019.

It is recommended that the Tentative submittal be approved subject to the following:

General Comments:

1. Provide written approval from 911 addressing for the proposed road names.
2. A waiver of the minimum lot frontage requirement is being requested for this development. Staff sees no compelling reason to grant the waiver as the northern lot line of lot #8 can be adjusted to meet minimum road frontage requirements. If the Planning Commission wishes to approve this waiver request, a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.
3. A waiver of the boulevard entrance requirement is being requested for this development. Staff has no objection to this proposal due to the location and layout of the subdivision entrance. In order to approve this waiver request, a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

Tentative Plat:

4. Copper Ridge Dr. must retain the name Hazel Dr. since it is a continuation of an existing road, per 911 Addressing.

Informational Items:

A waiver for a Fee in Lieu of Detention for this development will need to be requested and granted for this at the time of Preliminary Approval.

Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process (***for informational purposes***).

Revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0360; DATED: 04/02/1991 FLOOD ZONE: C; BASE FLOOD ELEVATION: N/A.

NOTE:
SEWER TREATMENT AND WATER FACILITIES ARE LOCATED OFF SITE AND WILL BE PROVIDED BY H2O SYSTEMS

DRAINAGE RETENTION IS NOT PROPOSED ONSITE BECAUSE IT IS LOCATED IN BOTTOM THIRD OF BASIN. DRAINAGE FEE IS PROPOSED FOR WATERSHED.

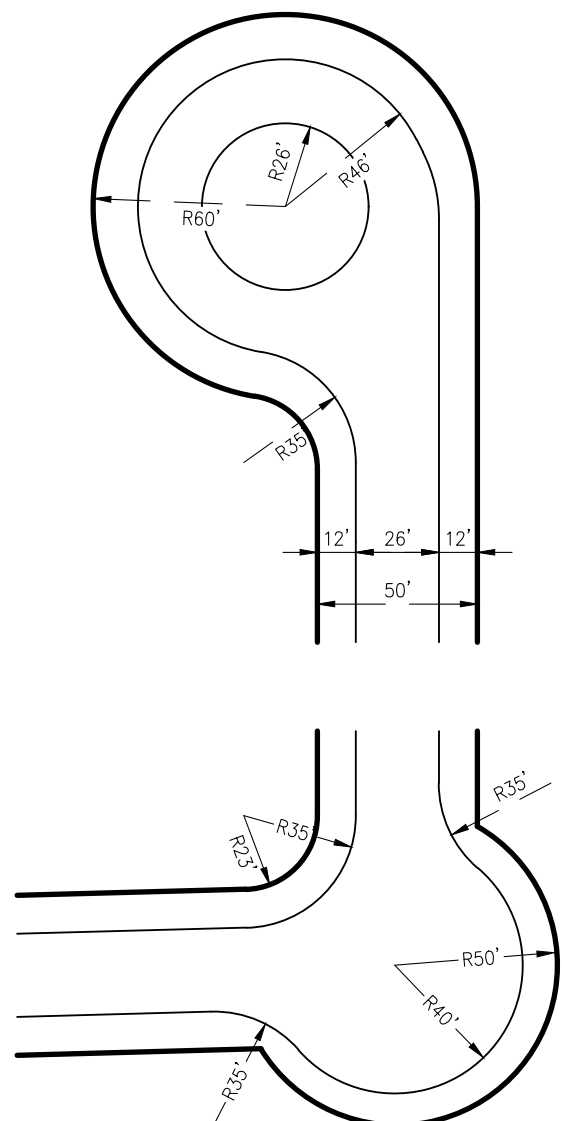
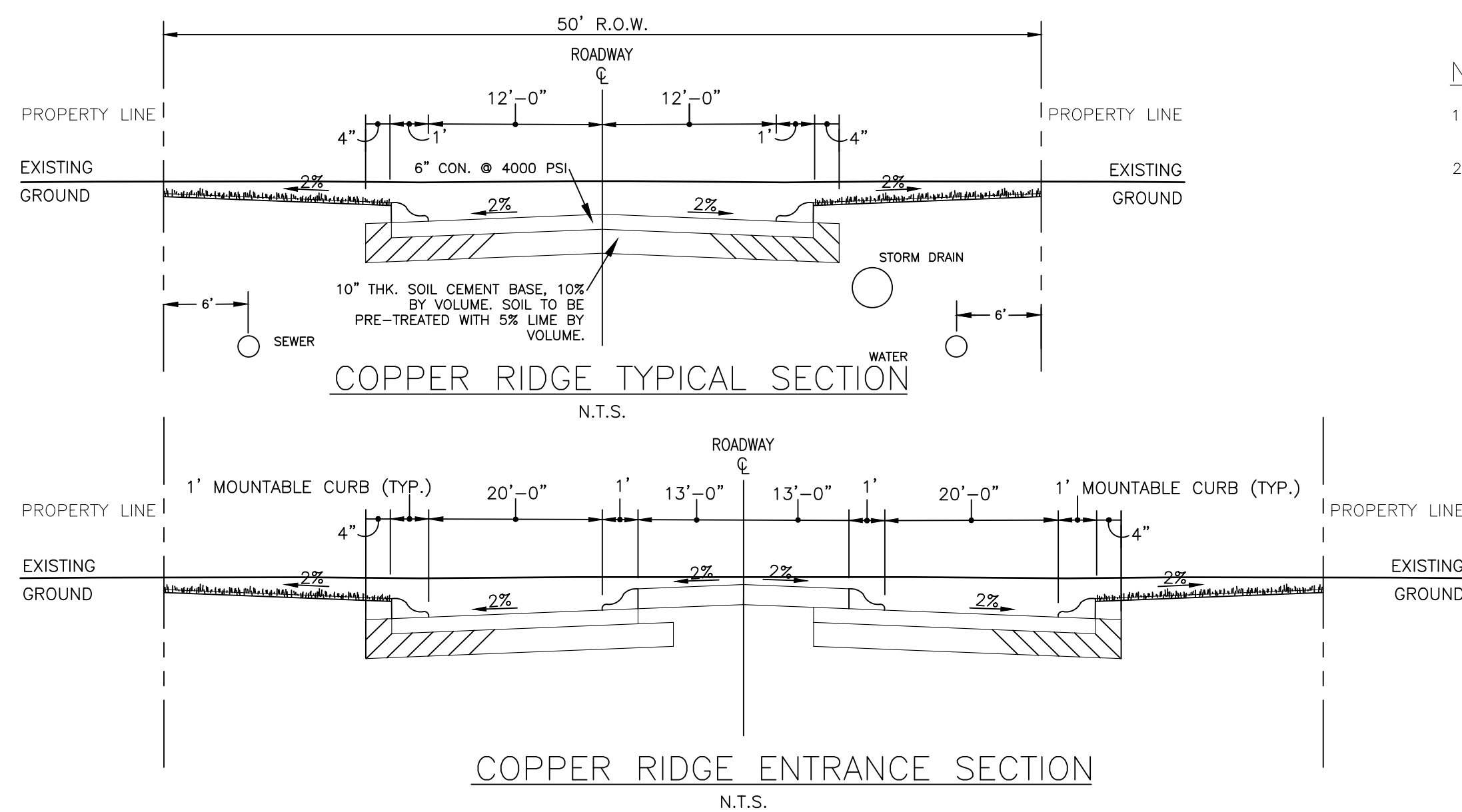
Legal Description:

A certain parcel of land, lying and situated in Section 12, Township 8 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

From the Quarter Section corner common to Sections 1 & 12, Township 8 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana run East a distance of 1318.70 feet to an axle found and the Point of Beginning.

From the Point of Beginning run North 89 Degrees 23 Minutes 32 Seconds East a distance of 250.00 feet to a ½" iron rod found; Thence run North 89 Degrees 18 Minutes 52 Seconds East, a distance of 277.57 feet to an axle found; Thence run South 02 Degrees 09 Minutes 34 Seconds East, a distance of 906.85 feet (South 01 Degrees 30 Minutes 00 Seconds East a distance of 906.57 feet—title) to an axle found; Thence run North 72 Degrees 53 Minutes 51 Seconds West a distance of 579.52 feet to an axle and an old wood found; Thence run North 00 Degrees 36 Minutes 49 Seconds West a distance of 729.85 feet to and back to the Point of Beginning.

Said parcel contains 10.113 acres of land more or less, lying and situated in Section 12, Township 8 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

TYPICAL
CUL-DE-SAC
DETAIL

COPPER RIDGE ENTRANCE SECTION

N.T.S.

TENTATIVE SUBDIVISION PLAN FOR COPPER RIDGE DEVELOPMENT

SECTION 12, T-8-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

TENTATIVE PLANS
RECEIVED
3/28/2019 - 10:00 A.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY



RESTRICTIVE COVENANTS

1. EACH LOT WILL HAVE NO MORE THAN ONE DWELLING.
2. FRONT BUILDING SETBACKS WILL BE 30 FEET FROM EACH FRONT PROPERTY LINE. SIDE BUILDING SETBACKS WILL BE 10 FEET FROM INTERIOR LINES, EXCEPT FOR LOTS 7 & 8 WHICH WILL HAVE 1 1/2' SIDE SETBACK TO ACCOMMODATE THE DRAINAGE SERVITUDE AS SHOWN HEREON. SIDE STREET SETBACK WILL BE 20'. REAR BUILDING SETBACKS WILL BE NO LESS THAN 25 FEET FROM REAR PROPERTY LINE.
3. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF THE LOT OR MEET THE FEMA FLOOD ZONE REQUIREMENT, WHICHEVER IS GREATER.
4. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE AS LOTS AS DUMPS OR JUNK VEHICLE STORAGE.
6. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS AS RESIDENCES IN THIS SUBDIVISION.
7. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
8. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE. WHENEVER A 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).
9. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAN 50 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT OF WAY INTERSECT.
10. ADDITIONAL COVENANTS RECORDED IN COB _____ THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE, AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.
11. THERE WILL BE A 10' UTILITY SERVITUDE RUNNING ALONG THE FRONT OF ALL LOTS.

CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE UNDERSIGNED.

SEAN M. BURKES - LA P.L.S. No. 4785

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISION OF THE STATE OF LOUISIANA LAW RS:33:5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

SEAN M. BURKES - LA P.E. No. 27642

DEDICATION

BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE MAP OF:

COPPER RIDGE

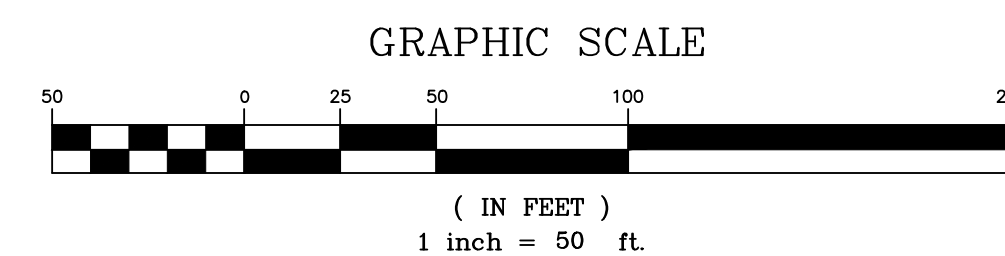
THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. ALL TRAFFIC CONTROL SIGNS, STREET SIGNS AND POSTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

OWNER _____ OWNER _____ DATE _____

FOR _____

COPPER RIDGE SUBDIVISION

10.113 ACRES	24	CENTRAL	CENTRAL
AREA	NO. OF LOTS	SEWER SYSTEM	WATER SYSTEM
100' X 140'	VARIES	1,260 L.F.	400'
AVG. LOT SIZE	LOT FRONTAGE	LENGTH OF STREET	MAX. BLOCK LENGTH
CONCRETE	VARIES	50'	
ROAD SURFACE	LOT DEPTH	STREET R.O.W.	
LITTLE BAYOU CASTINE TO LAKE PONTCHARTRAIN			
ULTIMATE SURFACE WATER DISPOSAL			
		A-4	
		ZONING	

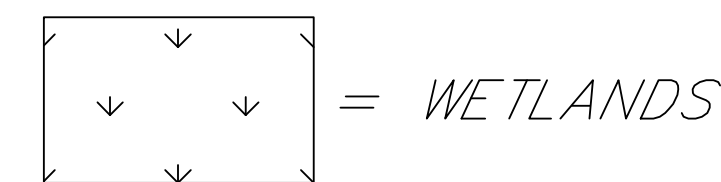


NOTES:

1. NET DENSITY=10.113 TOTAL ACRES = 3.076 ACRES (ROADWAY + WETLANDS)/24 LOTS = 3.41 UNITS PER ACRES.
2. ANY WETLANDS THAT WILL BE IMPACTED WILL REQUIRE A WETLAND PERMIT AND MITIGATION AS NECESSARY FROM THE CORPS OF ENGINEERS PRIOR TO CONSTRUCTION.

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	60.90'	225.00'	N21°51'45"E	60.71'
C2	106.10'	225.00'	N00°35'57"E	105.12'
C3	44.04'	200.00'	S08°28'06"E	43.96'
C4	51.48'	50.00'	N28°20'44"E	49.24'
C5	51.48'	50.00'	N30°38'47"W	49.24'
C6	78.95'	50.00'	S74°37'29"W	71.00'
C7	181.91'	50.00'	N48°23'00"W	96.93'
C8	16.33'	60.00'	S81°35'43"W	16.28'
C9	77.92'	60.00'	S36°35'43"W	72.56'
C10	76.87'	60.00'	S37°18'36"E	71.72'
C11	102.19'	60.00'	N57°11'44"E	90.28'
C12	273.31'	60.00'	S41°06'08"E	91.26'
C13	22.90'	23.00'	S36°55'29"W	21.96'
C14	9.61'	23.00'	S77°25'08"W	9.54'
C15	35.51'	23.00'	N48°23'00"W	32.08'
C16	22.37'	14.00'	N43°36'59"E	20.07'
C17	33.16'	200.00'	S89°51'28"E	33.12'

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C18	24.24'	200.00'	S77°38'06"E	24.23'
C19	34.84'	25.00'	S34°14'37"E	32.09'
C20	42.70'	60.00'	N14°42'38"W	41.80'
C21	152.39'	60.00'	S72°08'42"W	114.61'
C22	77.02'	60.00'	S37°23'17"E	71.84'
C23	152.39'	60.00'	S72°08'42"W	114.61'
C24	272.10'	60.00'	S56°45'23"W	92.03'
C25	56.27'	250.00'	S84°09'35"E	56.15'
C26	71.76'	250.00'	S82°23'04"E	71.52'
C27	25.86'	14.00'	N37°41'52"W	22.34'
C28	43.54'	225.00'	S11°11'25"W	43.47'
C29	54.12'	225.00'	S01°14'37"E	53.99'
C30	50.28'	100.00'	N06°16'08"E	49.75'
C31	7.33'	225.00'	N15°50'37"W	7.33'



TENTATIVE PLAN - COPPER RIDGE SUBDIVISION
A PARCEL LOCATED IN
SECTION 12, T-8-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA
COPPER RIDGE DEVELOPMENT

SCALE: 1" = 50'
DATE: 03/14/2019
DRAWN BY: WSR
CHECKED BY: SMB
DWG. NO. 20190092
SHEET 1 OF 1

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Shreveport, Louisiana 70458
E-mail: jvb@jvbassoc.com
Phone: 855-649-0075 Fax: 855-649-0154

10/27/2018 PMS-5189			
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PRELIMINARY SUBDIVISION REVIEW

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**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of April 2, 2019)**

CASE NO.: 2018-1315-PP

SUBDIVISION NAME: Whispering Forest (Resubmitted)

DEVELOPER: Bob Hesson
12090 Joiner-Wymner Road
Covington, LA 70433

ENGINEER/SURVEYOR: Arrow Engineering & Consulting/John C. Cummings & Associates
P.O. Box 881 503 N. Jefferson Avenue
Madisonville, LA 70447 Covington, LA 70433

SECTION: 33 WARD: 1
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 3
RANGE: 10 East

TYPE OF DEVELOPMENT: ☒ URBAN (Residential lots less than 1 acre)
☐ SUBURBAN (Residential lots between 1-5 acres)
☐ RURAL (Residential Farm Tract lots 5 acres plus)
☐ OTHER (Multi family, commercial or industrial)

GENERAL LOCATION: The property is located on the south side of Joiner-Wymer Road, west of LA Highway 1077, Covington.

TOTAL ACRES IN DEVELOPMENT OR PHASE: 8.93

NUMBER OF LOTS: 9 AVERAGE LOT SIZE: 0.5 Acres

SEWER AND WATER SYSTEMS: Community

PROPOSED OR EXISTING ZONING: A-3

FLOOD ZONE DESIGNATION: "A"

TENTATIVE APPROVAL GRANTED: October 13, 2015

STAFF COMMENTARY:

This project was postponed for one month at the January 8, 2019 meeting, and for two months at the February 12, 2019 meeting.

Department of Planning and Development

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

It is recommended that Preliminary submittal be approved subject to the following:

General Comments:

1. A waiver is being requested for the entrance of the subdivision. The developer has proposed to use a 60 foot wide right-of-way at the entrance instead of the required 80 foot boulevard entrance. Staff is in favor of this proposal due to the layout of the entrance and the width of the existing right-of-way along Joiner-Wymer Road. Additionally, the developer has proposed to relocate his existing drive at the entrance to a location within the subdivision to further improve the safety of this intersection. In order to approve the request, a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.
2. Provide a USACE permit for this development.
3. Provide a properly signed Fill & Grading Statement for this development.
4. The water line along Joiner-Wymer Road road that Whispering Forest is proposing to tie into has not been approved or constructed.

Preliminary Plat:

5. Proposed pond outfall drainage servitude will need to be recorded prior to the Final Plats being signed.
6. Revise the 35' typical access servitude section to include the 10' utility servitude and show the servitude on the plat.
7. Provide all St. Tammany Parish enforced Restrictive Covenants from Ordinance Chapter 125-124 on the plat.

Paving & Drainage Plan:

8. Revise the downstream ditch elevation table for Lot #2 to 23.50'.
9. Provide an additional plan sheet showing typical sections provided in the hydraulic analysis for the cut and fill calculations. Show on sheet C1 where each section is located with labeled cross-sections.

Sewer & Water Plan:

10. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.
11. Provide written approval from Tammany Utilities of the water and sewer plans for this subdivision.
12. The sewer force main along Joiner-Wymer Road will be required to be jack and bored due to limited Right-of Way.

13. Revise the sewer note to state West St. Tammany Sewer System and the water note to state Faubourg Coquille Water System.

Traffic Plan:

14. A street name sign is required at the intersection of Whisper Ct. and Bravad Ln., revise the traffic plan to show this sign and update the signage legend.

INFORMATIONAL ITEMS:

A funded **Maintenance Obligation** in the amount of **\$10,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

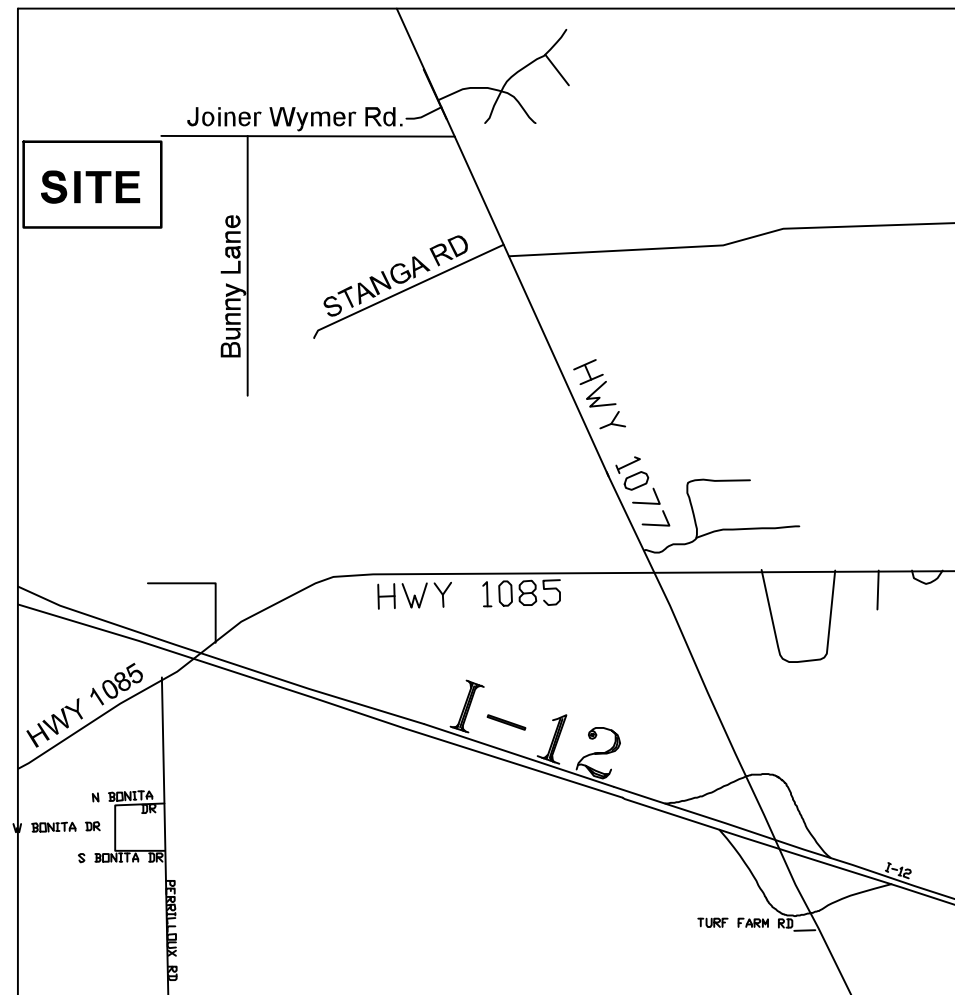
An additional Maintenance Obligation in the amount of 2,345 linear feet at \$5.00 per linear foot and one (1) jack and bore at \$5,000 per bore = **\$16,700.00** is required for the construction of the sewer line within the Joiner-Wymer Road right-of-way to ensure the repair of any damage to the Parish roads from construction activity in connection with the installation of the sewer line.

The Department of Public Works will also require a Maintenance Obligation before a land clearing permit is issued. The amount of this obligation will be established by Public Works upon review of the land clearing permit.

Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

VICINITY MAP
NOT TO SCALE

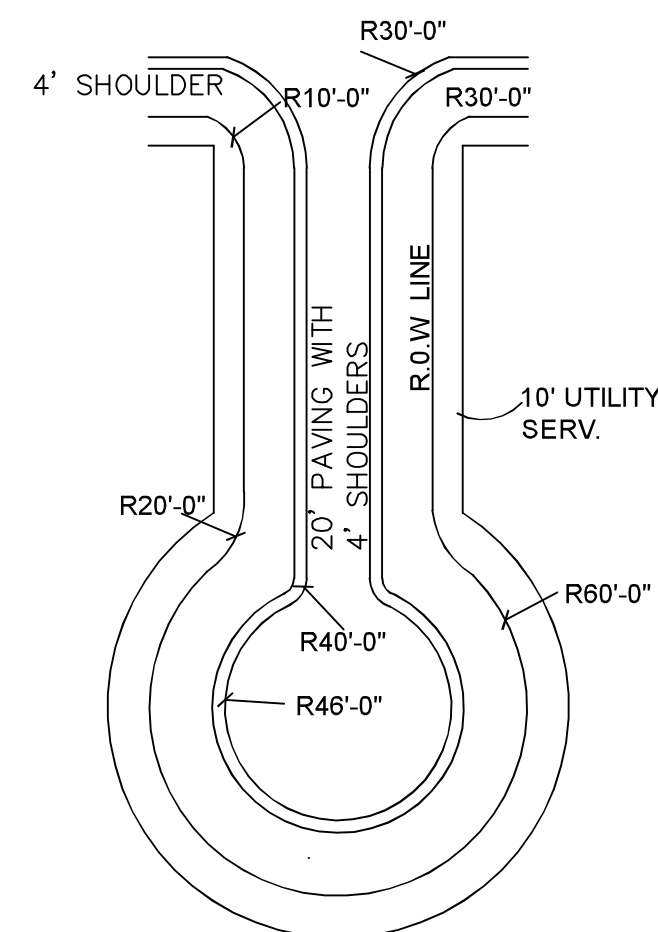


CALLS ALONG LINES

LINE	BEARING	DISTANCE
L1	S13°03'24"W	31.22'
L2	S28°55'15"W	19.43'
L3	S00°47'13"W	18.01'

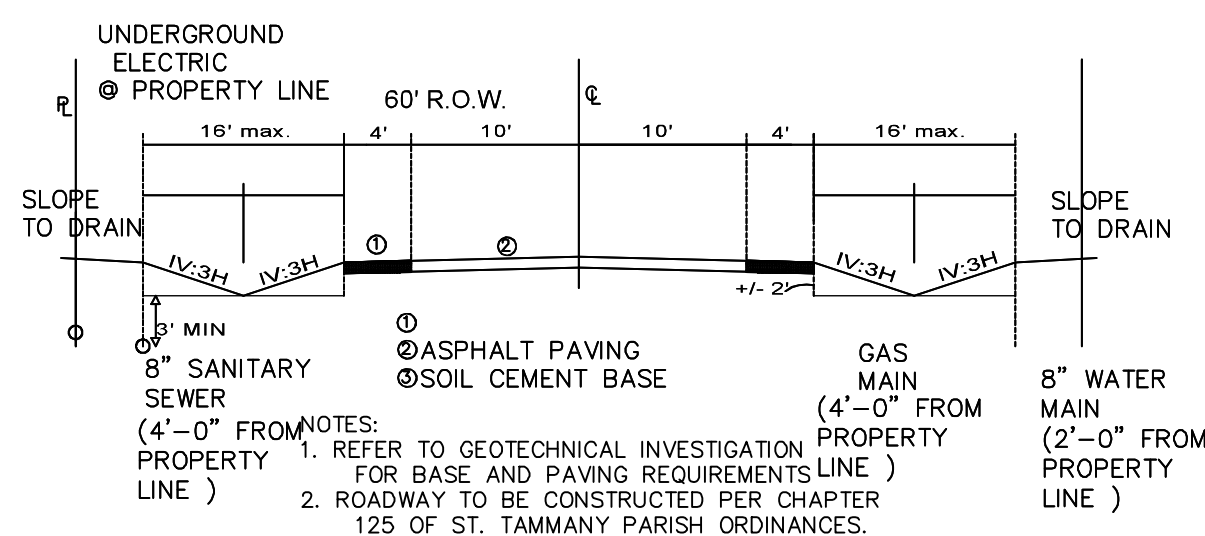
CALLS ALONG CURVES

CHORD	RADIUS	ARC LENGTH	CHORD BEARING & DISTANCE
C1	60'	24.92'	S33°23'35"E 24.74'
C2	60'	141.67'	S46°08'51"W 110.98'
C3	60'	144.98'	N03°00'47"E 112.20'
C4	60'	7.77'	S08°58'49"E 7.77'
C5	60'	77.37'	S31°40'18"W 72.12'
C6	60'	38.46'	S86°58'44"W 37.81'
C7	60'	60.10'	N45°47'39"W 57.62'
C8	60'	87.87'	N24°41'18"E 80.22'
C9	60'	10.30'	N71°33'28"E 10.28'
C10	60'	31.48'	S88°29'38"E 31.12'



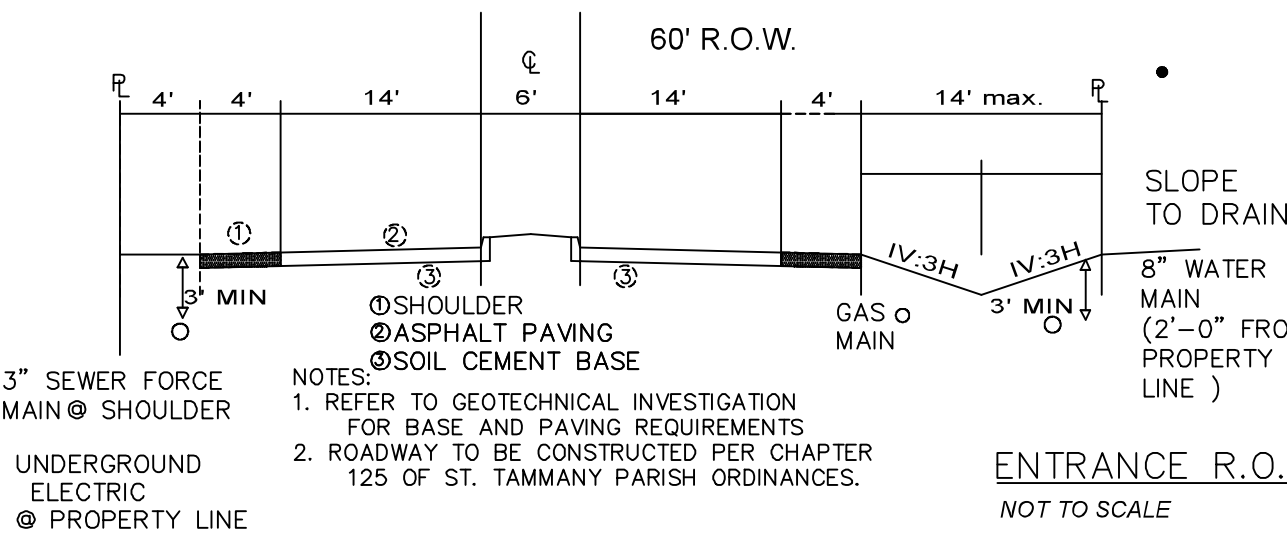
CUL DE SAC AND
CORNER DETAIL

NOT TO SCALE



60' R.O.W. TYPICAL SECTION

NOT TO SCALE

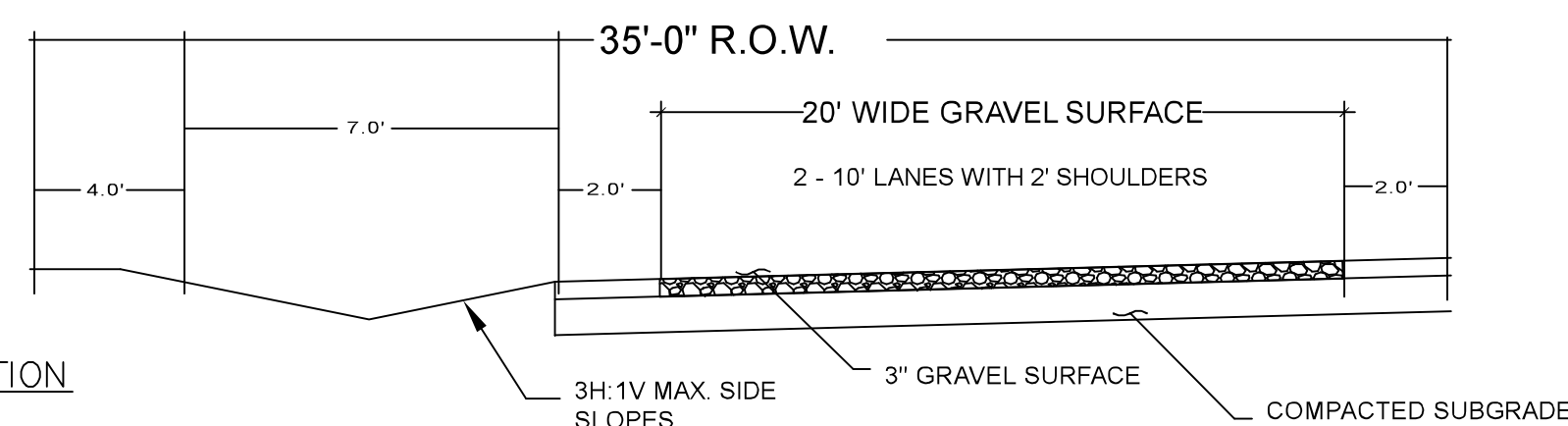


ENTRANCE R.O.W. TYPICAL SECTION

NOT TO SCALE

35' ACCESS SERVITUDE SECTION

NOT TO SCALE



PRELIMINARY PLAT OF WHISPERING FOREST SUBDIVISION SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST

9.09 ACRES	9	1,060 FT.
ACREAGE	NO. OF LOTS	LGTH. OF STREETS
0.50 ACRES	Community	A-3
AVG. LOT SIZE	SEWER SYSTEM	ZONING
ASPHALT ROAD SURFACING	60'	Community
	STREET WIDTH R.O.W.	WATER SYSTEM

DESCRIPTION

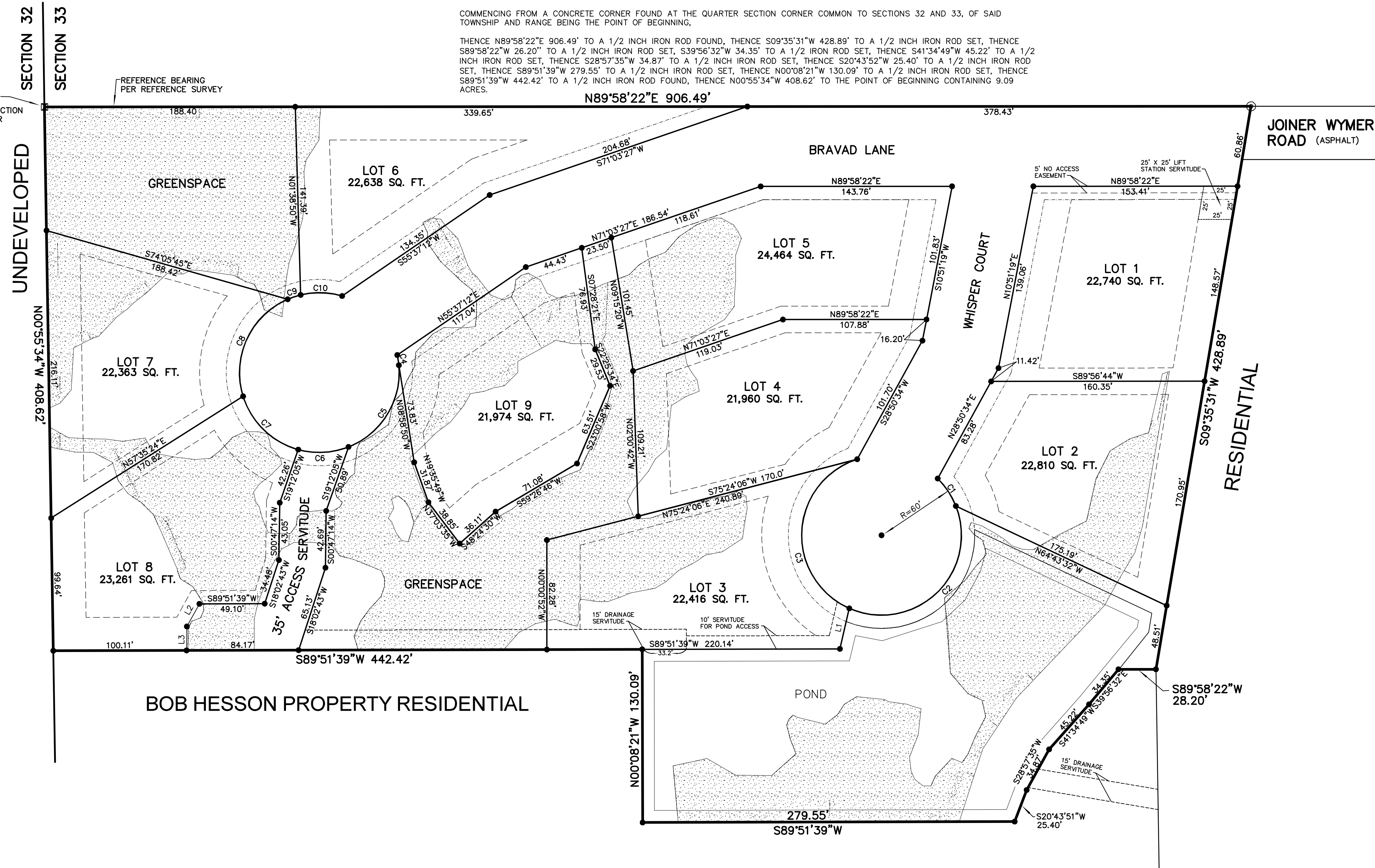
A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A CONCRETE CORNER FOUND AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 32 AND 33, OF SAID TOWNSHIP AND RANGE BEING THE POINT OF BEGINNING,

THENCE N89°58'22"E 906.49' TO A 1/2 INCH IRON ROD FOUND, THENCE S09°35'31"W 428.89' TO A 1/2 INCH IRON ROD SET, THENCE S89°58'22"W 26.20' TO A 1/2 INCH IRON ROD SET, S39°56'32"W 34.35' TO A 1/2 INCH IRON ROD SET, THENCE S41°34'49"W 45.22' TO A 1/2 INCH IRON ROD SET, THENCE S28°57'35"W 34.87' TO A 1/2 INCH IRON ROD SET, THENCE S20°43'52"W 25.40' TO A 1/2 INCH IRON ROD SET, THENCE S89°51'39"W 279.55' TO A 1/2 INCH IRON ROD SET, THENCE N00°08'21"W 130.09' TO A 1/2 INCH IRON ROD SET, THENCE S89°51'39"W 442.42' TO A 1/2 INCH IRON ROD FOUND, THENCE N00°55'34"W 408.62' TO THE POINT OF BEGINNING CONTAINING 9.09 ACRES.

PRELIMINARY PLANS
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- RESIDENCES IN THIS SUBDIVISION SHALL BE SINGLE FAMILY DWELLINGS.
- 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 DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY. WHENEVER A 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.
- THE BUILDING SETBACK LINES ARE FRONT YARD 30'; SIDE YARD 10'; STREET SIDE YARD 10'; REAR YARD 25' FROM THE PROPERTY LINES.
- NO NOXIOUS AND/OR OFFENSIVE ACTIVITY SHALL BE ALLOWED UPON ANY LOT, NOR ANY USE THEREON THAT MAY BECOME A NUISANCE TO THE NEIGHBORHOOD. PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- DETENTION POND & STREET SIGNS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THE SUBDIVISION EITHER TEMPORARY OR PERMANENTLY.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY OF THE DRAINAGE OR STREET EASEMENTS ADDITIONAL RESTRICTIONS MAY RUN WITH EACH TITLE.
- THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECORDED AT INSTRUMENT NO. SHALL BE RECITED IN AND BE A PART OF EACH TITLE OR DEED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.
- THIS SUBDIVISION IS LOCATED IN FLOOD ZONE A PER F.E.M.A. MAP NO. 225205 0205 C, DATED OCTOBER 17, 1989. THE MINIMUM FINISHED FLOOR ELEVATION OR LOWEST HORIZONTAL MEMBER FOR RAISED HOUSES OF ALL RESIDENCES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW DFIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1) FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
- FILL WILL ONLY BE ALLOWED FOR THE FOUNDATION ON EACH LOT AS CALCULATED IN THE NO NET FILL CALCULATIONS. THE FILL WILL BE LIMITED TO WHAT CAN BE MITIGATED. SEE SHEET C1 FOR ALLOWABLE QUANTITIES.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
- THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL STREETS.
- CENTRAL SEWER SYSTEM TO BE PROVIDED OFFSITE (TIE INTO EXISTING ST. TAMMANY UTILITIES STU).
- THIS IS A PRIVATE SUBDIVISION.

LEGEND

- CONCRETE CORNER FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- WETLANDS

NOTES:

REFERENCE BENCHMARK IS A LOUISIANA HEIGHT MODERNIZATION SURVEY STATION 52 H 057 ELEVATION = 18.54' M.S.L., NAVD 1988, AND GEOID12A.

REFERENCE SURVEY: SURVEY FOR ROBERT HESSON BY JOHN G. CUMMINGS, SURVEYOR, DATED JUNE 11, 2015, JOB NO. 15186.

1/2 INCH IRON RODS TO BE SET UPON APPROVAL OF FINAL SUBDIVISION PLAT.

DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON THAT THIS IS A TRUE AND ACCURATE PLAT OF
WHISPERING FOREST SUBDIVISION
THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA, OR THE PUBLIC IN GENERAL. THE STREETS AND ROADWAYS; THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED AND CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR THE OWNERS OF LOTS IN WHISPERING FOREST SUBDIVISION. THE FEE TITLE TO SUCH AREA SHALL BELONG TO THE HOMEOWNERS ASSOCIATION OR THE DEVELOPER. THE SIGNAGE, POST, AND DRAINAGE SERVITUDES SHOWN HEREON SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THE DEVELOPER.

OWNER _____ DATED _____

DEVELOPER:
ROBERT HESSON
12090 JOINER WYMER ROAD
COWINGTON, LA 70433

APPROVAL

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED _____ FILE NO. _____

0 25 50 75 100 125
SCALE 1" = 50'

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS
503 N. JEFFERSON AVE. COWINGTON, LOUISIANA 70433 (985) 892-1549

WHISPERING FOREST SUBDIVISION
LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH,
RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 50' DATE: 01/14/2019 JOB NO. 15186WFP REVISED: 3/25/2019

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTIONS AND/OR INFORMATION FURNISHED TO THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPLYING DATA FOR THIS SURVEY.

FOR REVIEW ONLY: THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

JOHN G. CUMMINGS, P.L.S.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE FOR THE STATE OF LOUISIANA, AND THE SUBDIVISION ORDINANCE RS: 33-5051 AND BEARS A CLASS B SURVEY.

Department of Planning and Development

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on February 27, 2019.

It is recommended that Preliminary submittal be approved subject to the following:

General Comments:

1. LADOTD approval needs to be provided for the changing of the culvert size and for the pond outfall discharging to the Hwy 1077 roadside ditch.
2. LADOTD approval and required permits for the proposed right turn lane of Hwy 1077 need to be provided.
3. The construction access for this development must be from Hwy 1077. Tantella Ranch Road cannot be used as a means for construction access.
4. A waiver of the 60 foot driveway requirement is being requested for lot #20 to reduce the distance required to 30 feet, should the planning commission wish to approve this waiver a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

Preliminary Plat:

5. The proposed drainage servitude behind lots #42-48 does not meet St. Tammany Parish minimum servitude width requirements. Revise nonconforming servitude to meet minimum servitude width requirements.
6. Show outfall drainage servitude for Pond #2 on the Preliminary Plat.
7. Add call-outs for all pond overflow weirs to Preliminary Plat and required plan sheets.

Plan Comments:

8. A complete plan set must be provided with updated sheet numbers that includes the right turn lane plan sheets.
9. Sheet 2 references sheet 6C, but sheet 6C was not included in plan set. Revise reference or provide sheet 6C in the plan set.
10. Provide details for the proposed drainage structures, pipes and pipe bedding requirements. Details and LADOTD standards specified in the construction plans must be included in the plan set.
11. Revise all plan sheets to remove “Great Egret Drive” and replace it with “Spoonbill Drive”.

12. The sheet legend on plan sheets 36 through 41 needs to be revised to eliminate line type discrepancies

Storm Drainage Layout Plan:

13. Add drainage structures B4 and B4.1 including pipe information to the Drainage Structure Summary Table “B”.
14. Add drainage structures B2.2 and B2.3 including pipe information to the Storm Drainage Layout plan.
15. Multiple conflicts exist between drainage structures E, E1 and E1.1 within the plan set, the Drainage Impact Study and the Storm Drainage Table “E”. Revise conflicts and update all applicable documents.
16. Subsurface drainage passing through lot #41 is outside the proposed servitude. Revise servitude and/or subsurface drainage so that the subsurface drainage is located within the the center of the drainage servitude.

Drainage Impact Study:

17. Sub-catchment C3 needs to be routed through Pond 2C in the model.

Erosion Control and Sedimentation Plan:

18. Provide silt fence for lots #1-9 along Cozy Lane to control sediment run off from the project site.

Informational Items:

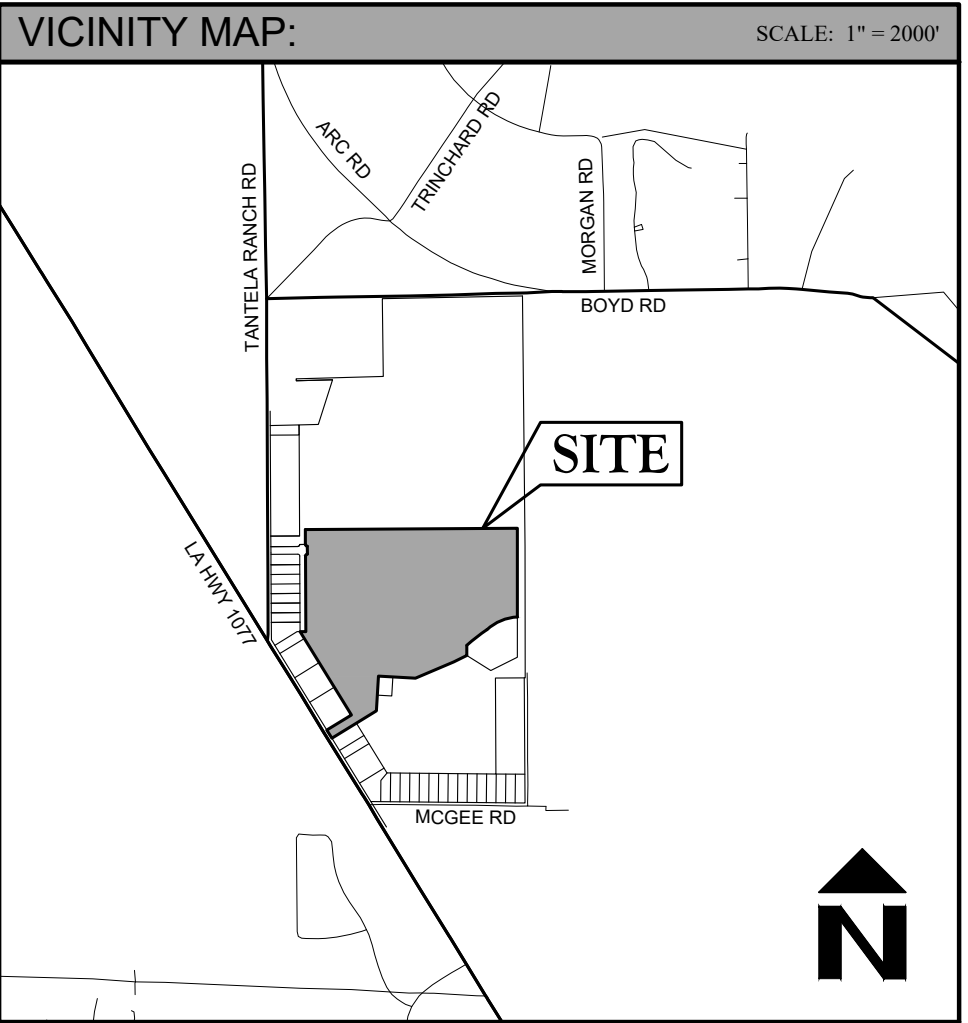
No funded Maintenance Obligation is required since access from a Parish maintained road is not allowed.

Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



LOT SUMMARY:	
TOTAL LOTS: (66 RESIDENTIAL)	
50' LOTS = 22	
60' LOTS = 33	
70' LOTS = 9	
80' LOTS = 2	



NOTES AND DETAILS:
FOR NOTES AND DETAILS PERTAINING
TO THIS PRELIMINARY PLAT SEE
SHEET 2 OF 2

PRELIMINARY PLANS
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LEGEND:	
	PROPOSED PARK SPACE WITH PLAYGROUND (0.32 ACRES)
	COMMON AREA OUTSIDE WETLANDS/PARK/DITCH (8.86 ACRES)
	PROPOSED SIDEWALKS
(R)	RECORD BEARING / DISTANCE
(S)	SURVEYED BEARING / DISTANCE
(C)	CALCULATED BEARING / DISTANCE
	FOUND 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
	1/2" IRON ROD TO BE SET AFTER PLAT APPROVAL AND CONSTRUCTION OF THE SUBDIVISION IS COMPLETED

WETLANDS LEGEND:	
EXISTING WETLANDS (THIS DEVELOPMENT): 45.097 ACRES	
	EXIST. WETLANDS TO BE PRESERVED 39.206 ACRES (THIS DEVELOPMENT)
	EXIST. WETLANDS TO BE MITIGATED 5.898 ACRES (THIS DEVELOPMENT)
	WETLANDS WITHIN PUBLIC ROW (0.85 ACRES) (NOT A PART)

COMMON AREA DEDICATION:

CHAIRMAN, ST. TAMMANY PLANNING COMMISSION	
SECRETARY, ST. TAMMANY PLANNING COMMISSION	
DIRECTOR OF THE DEPARTMENT OF ENGINEERING	
CLERK OF COURT	
DATE:	FILE NO.

TITLE:	PRELIMINARY PLAT
PROJECT:	THE PRESERVE AT GOODBEE LAKES A PLANNED UNIT DEVELOPMENT
DESCRIPTION:	LOCATED IN SECTION(S) 16 & 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA
CLIENT:	D.R. HORTON, INC. GULF COAST 7969 VINCENT ROAD DENHAM SPRINGS, LOUISIANA 70726

QUALITY
Engineering & Surveying, LLC
18320 Hwy 42, Port Vincent, LA 70726
225.698.1600 | www.qualitysurveying.com | info@qualitysurveying.com

DWG. Path: P:\2017 Projects\17-035 Magnolia Wood\Drawings\Engineering\Plats\Current\17035 - GOODBEE LAKES PLAT (Current).dwg	Project No: 17-035	Date: FEBRUARY 28, 2019	Sheet 1 OF 2
Drawn By: DHM	Checked By: JLL		

WAIVER REQUESTS:

1. THE SUBDIVISION REGULATORY ORDINANCE STATES IN SECTION 125-214, "DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT." THE DEVELOPER IS REQUESTING A WAIVER FOR LOT 20 ONLY TO REDUCE THE DISTANCE BETWEEN THE ROW INTERSECTION AND DRIVEWAY OF LOT 20 TO THIRTY (30) FEET.

SERVITUDE NOTE:

1. ALL INFRASTRUCTURE AND SERVITUDES SHOWN HEREON ARE PUBLIC.
2. ALL ACCESS SERVITUDES MUST REMAIN UNOBSTRUCTED BY UTILITIES (WATER, SEWER, CABLE, ELECTRIC, ETC.)

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702), NAD 1983/2011, EPOCH 2010.00, AS DETERMINED BY GPS OBSERVATIONS.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS A SKETCH OF POTENTIAL/CONCEPTUAL IMPROVEMENTS WHICH IS SUBJECT TO CHANGE. IT IS BASED ON INFORMATION SUPPLIED BY THE CLIENT AND OTHER SOURCES WHICH MAY NOT REFLECT ACTUAL CONDITIONS. IT IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS.

PRELIMINARY DOCUMENT NOT FOR CONSTRUCTION, RECORDATION, CONVEYANCES, OR SALES

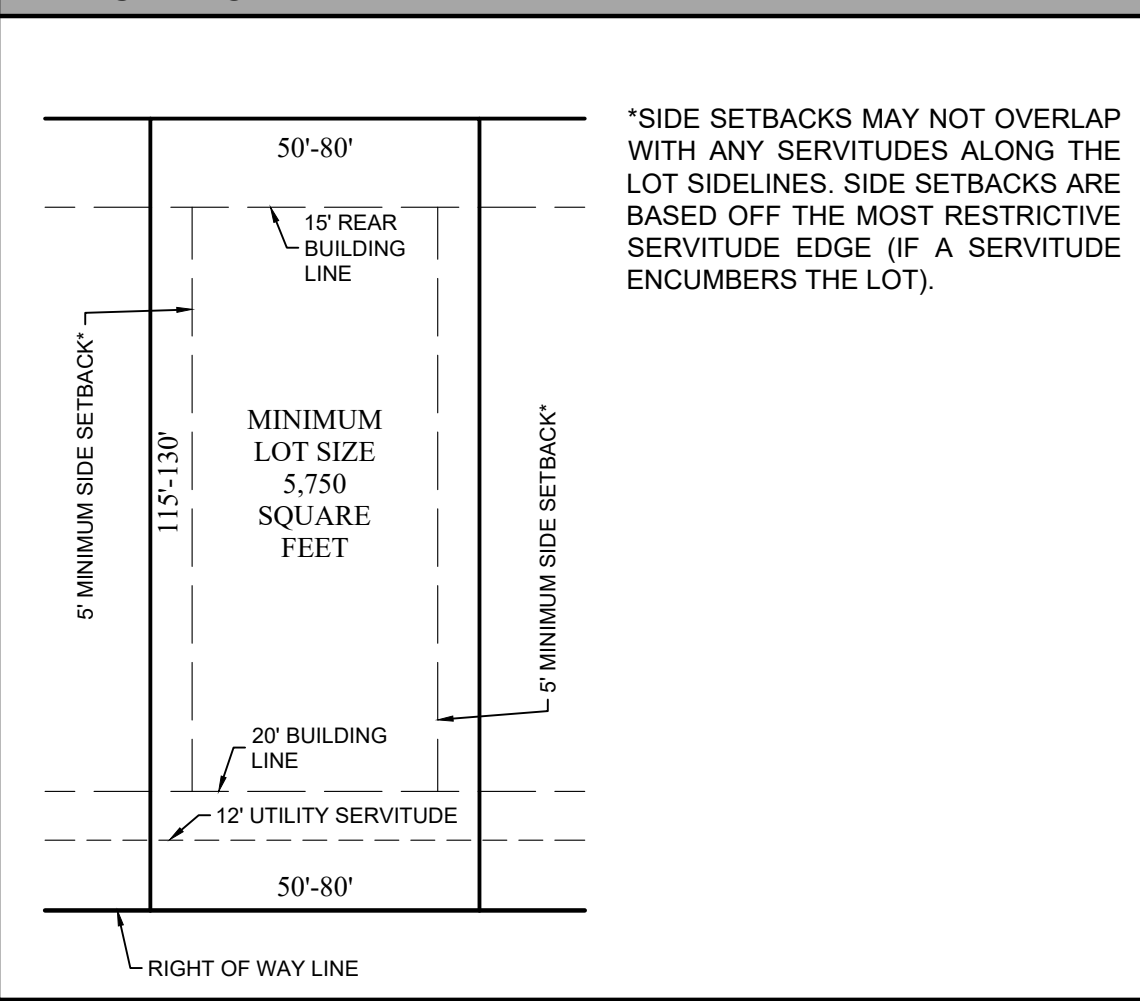
SETH J. MOSBY
PROFESSIONAL LAND SURVEYOR #5073

DATE

DEVELOPMENT ACREAGE:	
GREENSPACE (COMMON AREAS MINUS WETLANDS/PARK/DITCH):	8.86 ACRES 11.81%
GREENSPACE (WETLANDS/DITCH):	39.63 ACRES 52.84%
PARK:	0.32 ACRES 0.42%
EXISTING PONDS:	0.54 ACRES 0.72%
PROPOSED PONDS:	10.87 ACRES 14.50%
LOTS:	11.10 ACRES 14.80%
RIGHT-OF-WAY/ACCESS:	3.69 ACRES 4.91%
TOTALS:	75.00 ACRES 100%

GENERAL SITE NOTES:	
EXISTING ZONING:	PUD
RIGHT-OF-WAY:	50 FOOT
MINIMUM SETBACKS:	FRONT = 20 FEET (OR AS SHOWN) SIDE = 5 FEET REAR = 15 FEET
STREETS:	22' ASPHALT - WITH CURB AND GUTTER (3,218 LF.)
SIDEWALKS:	4" THICK - 4' WIDE CONCRETE
LENGTH OF STREETS:	GOODBEE LAKES DRIVE = 1,136.51 FEET GOODBEE PRESERVE LANE = 650.26 FEET SPOONBILL DRIVE = 836.39 FEET WHITE IRIS WAY = 794.94 FEET
AVERAGE LOT DEPTH:	115 FEET
AVERAGE LOT WIDTH:	60 FEET
MAX BLOCK LENGTH:	360 FEET
SEWER PROVIDER:	TAMMANY UTILITIES
WATER PROVIDER:	TAMMANY UTILITIES

TYPICAL LOT DETAIL: NOT TO SCALE



RECREATIONAL USE PROVIDED:

ACTIVE RECREATION:
0.3 ACRE PARK WITH PLAYGROUND AND 280' WALKING PATH THAT ALLOWS FOR CONNECTIVITY TO ADJACENT POND.

PASSIVE RECREATION:
ACCESS TO PROPOSED PONDS AND 39.206 ACRES OF UNDISTURBED WETLAND HABITAT.

COMMON AREA DEDICATION:

THOSE TRACTS DESIGNATED HEREON AS "COMMON AREA" (LESS AND EXCEPT ALL AREAS COVERED BY PUBLIC SERVITUDES, INCLUDING ALL PROPOSED PONDS) ARE TO BE DEDICATED TO THE HOMEOWNERS AND OCCUPANTS OF THE PRESERVE AT GOODBEE LAKES AS GREENSPACE AREAS FOR RECREATION, SERVITUDE, AND OTHER RELATED ACTIVITIES. THESE GREENSPACE AREAS (I.E., COMMON AREAS NOT INSIDE A PUBLIC SERVITUDE) ARE NOT TO BE DEDICATED FOR USE BY THE GENERAL PUBLIC, BUT ARE TO BE DEDICATED FOR THE COMMON USE AND ENJOYMENT OF THE HOMEOWNERS AND OCCUPANTS OF THE PRESERVE AT GOODBEE LAKES. MAINTENANCE OF THE GREENSPACE AREAS AND SIDEWALKS SHALL BE BY THE PRESERVE AT GOODBEE LAKES ASSOCIATION. ST. TAMMANY PARISH IS NOT RESPONSIBLE FOR MAINTENANCE OF SIDEWALKS OR ANY COMMON AREAS THAT ARE NOT INSIDE A PUBLIC SERVITUDE. THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL GREENSPACES AND AMENITIES (INCLUDING ANY REPAIR OR REPLACEMENT OF AMENITIES LOCATED WITHIN A DEDICATED DRAINAGE SERVITUDE AS A RESULT OF ST. TAMMANY PARISH MAINTENANCE).

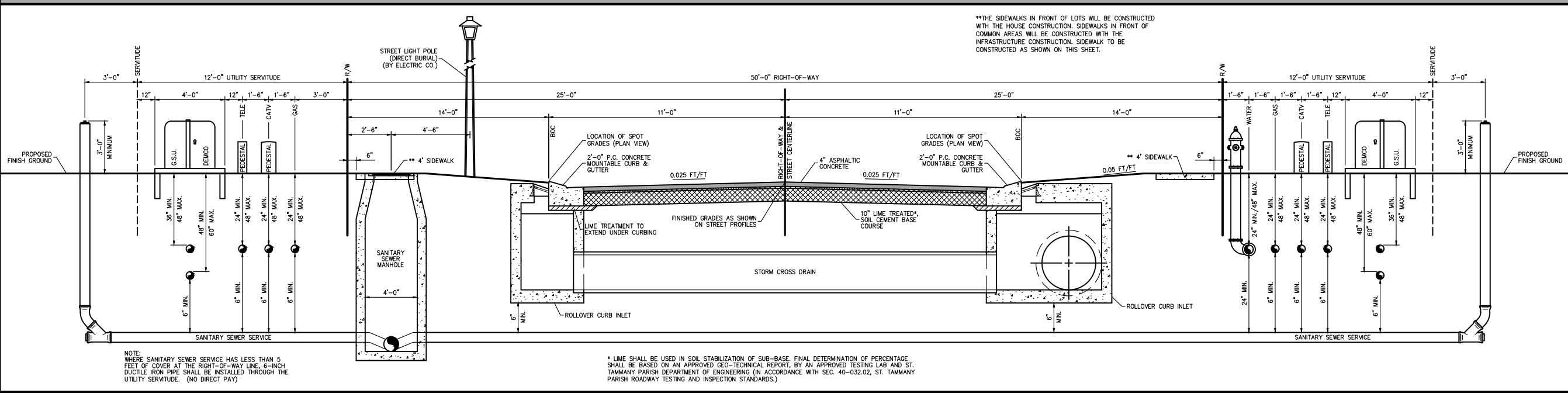
PUBLIC DEDICATION:

THE PUBLIC STREETS AND RIGHTS OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWAGE REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PUBLIC SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT-OF-WAY IS GRANTED. THE MAINTENANCE OF ALL STREET NAME AND TRAFFIC CONTROL SIGNS AND POSTS ARE TO BE BY ST. TAMMANY PARISH. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALKS.

MINIMUM RESTRICTIVE COVENANTS:

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- 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 ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A 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 OR 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).
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
- 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 AND ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE FRONT OF EACH LOT IS SUBJECT TO A 12 FOOT EASEMENT ALONG ALL STREETS.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY ST. TAMMANY UTILITIES.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN THIRTY (30) FEET FROM THE CORNER OF SAID PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT. VARIANCE WILL BE REQUESTED.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCE SHALL 12" ABOVE THE CROWN OF THE STREET OR 12" ABOVE CURRENT BASE FLOOD ELEVATION WHERE THE BFE IS MORE THAN 12" BELOW THE STREET CROWN.
- EACH LOT IS SUBJECT TO A 20 FOOT BUILDING LINE ALONG THE FRONT OF EACH LOT, A 5 FOOT SIDE SETBACK ALONG THE SIDE OF EACH LOT AND A 15 FOOT REAR BUILDING LINE ALONG THE REAR OF EACH LOT. (SEE TYPICAL LOT DETAIL THIS SHEET.)

TYPICAL STREET SECTION (50' RIGHT-OF-WAY):



BASIS OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE "NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988)" USING LEICA SMARTNET NORTH AMERICAN RTN SYSTEM.

SITE TEMPORARY BENCH MARK (TBM):

- TBM A: 60D NAIL SET ON NORTH SIDE OF A POWER POLE AS SHOWN. ELEVATION = 40.0 FEET
- TBM B: 60D NAIL SET ON NORTH SIDE OF A 24" PINE TREE AS SHOWN. ELEVATION = 43.0 FEET
- TBM C: 60D NAIL SET ON SOUTH SIDE OF A POWER POLE AS SHOWN. ELEVATION = 44.0 FEET

FLOOD ZONE NOTE:

THIS PROPERTY IS IN ZONES "A", "B" & "A4" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0000X, MAP NO. 225205 0125 C WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 17, 1989. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAIN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

REFERENCES:

- CASH SALE OF PROPERTY BY C.E.R.P. DEVELOPMENTS, LLC, FINCE ST. TAMMANY, LLC, BAYOU WAY, LLC, PORT LINCOLN, LLC TO TANTELLA DEVELOPMENT GROUP, LLC, INSTRUMENT #1704685
- SURVEY MAP OF A 0.64 ACRE PARCEL AND A 1.60 ACRE PARCEL, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, DATED 01/16/2010, BY JOHN E. BONNEAU & ASSOCIATES, INC. MAP FILE #4862, INSTRUMENT #1757389
- SURVEY OF A PORTION OF GROUND SITUATED IN SECTIONS 16 & 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH LOUISIANA DATED 9/14/2010, BY RANDALL W. BRWON & ASSOCIATES, INC. INSTRUMENT #1789112

BASIS OF BEARINGS **

THE BEARINGS SHOWN HEREON ARE BASED ON THE LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (1702). NAD 1983 AS DETERMINED BY GPS OBSERVATIONS USING LIECA SMARTNET NORTH AMERICAN RTN SYSTEM ACCESSED ON AUGUST 30, 2017.

GENERAL SURVEY NOTES:

PROPERTY RESTRICTIONS, SERVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE. ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, L.L.C.

THE WORDS "CERTIFY," "CERTIFIES" OR "CERTIFICATION" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF, AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

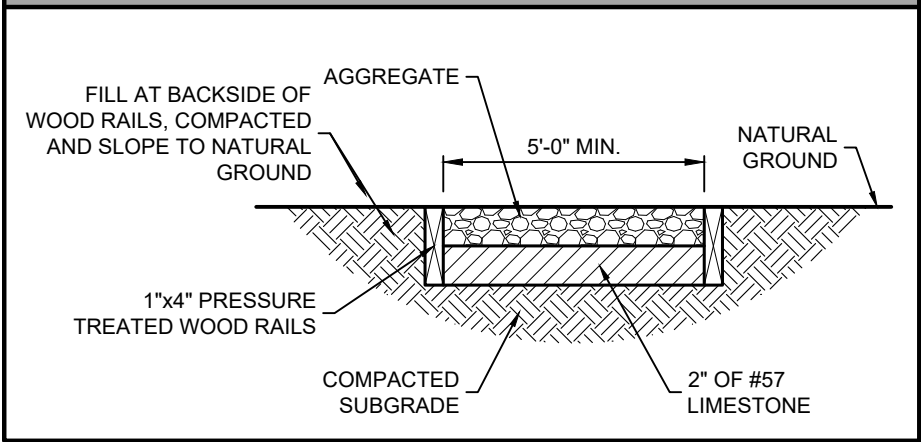
QUALITY ENGINEERING AND SURVEYING, LLC HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.

UTILITIES: QUALITY ENGINEERING AND SURVEYING, LLC MADE NO ATTEMPT TO LOCATE VISIBLE OR BURIED UTILITIES AS PART OF THIS SURVEY.

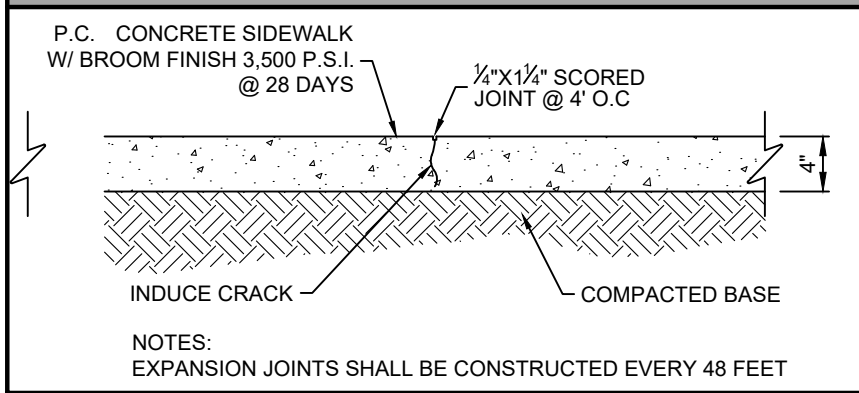
THE LINES SHOWN ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES AND FLOOD ZONES WERE DIGITIZED FROM AERIAL IMAGERY, F.E.M.A. FLOOD INSURANCE RATE MAPS AND U.S.G.S. QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME OF THIS SURVEY WAS PERFORMED.

IMPROVEMENTS ARE NOT SHOWN.

WALKING PATH DETAIL: NOT TO SCALE




SIDEWALK SECTION: NOT TO SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	351.86'	502.45'	183.49'	344.72'	040°07'27"
C2	264.99'	2236.26'	132.65'	264.83'	006°47'21"
C3	31.41'	20.00'	19.99'	28.28'	089°58'58"
C4	31.52'	20.00'	20.10'	28.36'	090°17'20"
C5	40.52'	68.00'	20.88'	39.92'	034°08'16"
C6	48.65'	68.00'	25.42'	47.62'	040°59'25"
C7	57.72'	68.00'	30.73'	56.00'	048°38'04"
C8	40.73'	68.00'	21.00'	40.13'	034°19'18"
C9	47.12'	30.00'	30.00'	42.43'	090°00'00"
C10	46.30'	250.00'	23.21'	46.23'	010°36'37"
C11	46.30'	250.00'	23.21'	46.23'	010°36'37"
C12	64.83'	250.00'	32.60'	64.65'	014°51'30"
C13	67.10'	200.00'	33.87'	66.79'	019°13'22"
C14	117.65'	200.00'	60.58'	115.96'	033°42'12"
C15	129.41'	200.00'	67.06'	127.17'	037°04'25"
C16	28.58'	250.00'	14.31'	28.56'	006°33'00"
C17	17.53'	260.00'	8.77'	17.53'	003°51'51"
C18	17.54'	210.00'	8.78'	17.54'	004°47'10"

COMMON AREA DEDICATION:

CHAIRMAN, ST. TAMMANY PLANNING COMMISSION
SECRETARY, ST. TAMMANY PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
CLERK OF COURT
DATE: FILE NO.

TITLE:	PRELIMINARY PLAT		
PROJECT:	THE PRESERVE AT GOODBEE LAKES A PLANNED UNIT DEVELOPMENT		
DESCRIPTION:	LOCATED IN SECTION(S) 16 & 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA		
CLIENT:	D.R. HORTON, INC. GULF COAST 7969 VINCENT ROAD DENHAM SPRINGS, LOUISIANA 70726		
<div><div><div>QUALITY</div><div>Engineering & Surveying, LLC</div><div>18320 Hwy 42 Port Vincent, LA 70726 225.698.1600 www.qesla.com info@qesla.com</div></div><div></div></div>			
DWG Path: P:\y-2017 Projects\17-035 Magnolia Wood\Drawings\Engineering\Plats\Current\17035 - GOODBEE LAKES PLAT (Current).dwg			
Project No.	17-035	Date	FEBRUARY 28, 2019
Drawn By	DHM	Checked By	JLL
			<u>2</u> OF <u>2</u>

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Informational Items:

No funded **Maintenance Obligation** is required since this a Community Development District owned and maintained subdivision.

No Mandatory Developmental fee is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since a public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the April 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

RESTRICTIVE COVENANTS:

- 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 Department of Environmental Services of St. Tammany Parish. Whenever a 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).
- Construction of any nature, including fences, is prohibited in drainage and street easements.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may not become an annoyance or nuisance to the neighborhood, particularly the use of lots as trash or junk vehicle storage.
- The minimum elevation for the lowest floor of all residential homes shall be a minimum of 1.0' M.S.L. (NAVD88) (GEOD 09) or 1 foot above the centerline of the road, whichever is greater. This subdivision is in F.I.R.M. community panel 2252050535D, Rev. 8-25-2006, and is classified as being in Flood Zone AH.
- No lot will be further subdivided without approval of the St. Tammany Planning Commission and the Department of Environmental Services of St. Tammany Parish.
- It shall be prohibited for any lot within an approved subdivision to have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat. (Amended per Ord.12-2711, adopted April 5, 2012).
- The existing stormwater detention system, including the canals, lakes, and pump station, are to be owned and maintained by the Community Development District.
- The residents within Phase 3-B will have the right to utilize the existing lake centrally located within Lakeshore Villages development for recreational purposes.
- Driveways on corner lots shall not be located any closer than 60 feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street right-of-ways intersect.

PRELIMINARY PLANS
RECEIVED
3/27/2019 - 10:00 A.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 3-B) LOCATED IN SECTION 35 & 36, TOWNSHIP 9 SOUTH - RANGE 14 EAST SLIDELL, ST. TAMMANY PARISH, LOUISIANA

APPROVALS:

Chairman - Parish Planning Commission
Secretary - Parish Planning Commission
Director of Department of Engineering
Clerk of Court

Date Filed _____ File No. _____
Dedication - Developer
D.R. Horton, Inc. - Gulf Coast
7696 Vincent Road
Denham Springs, LA 70726

DEDICATION:

All street rights-of-way as shown hereon are not dedicated to the Parish of St. Tammany but are dedicated to the perpetual use of the Community Development District and is to be owned and maintained by the Community Development District. Easements shall be reserved for drainage and utilities as indicated hereon and no obstructions or improvements shall be allowed that would prevent them from being used for intended use. The developer or homeowners association is responsible for maintenance of all drainage servitudes, street signs, and traffic control signs.

PHASE 3-B OPEN/GREEN SPACE CALCULATIONS

10,426 ACRES (52 LOTS)
X 0.25 S.F. OPEN/GREENSPACE
= 113,539 S.F. REQUIRED
(= 2,608 ± ACRES)
3,318 ± ACRES (PHASE 3A)
0,770 ± ACRES (PHASE 3B)
439,779 ± ACRES (PHASE 4A)
+ 1,289 ± ACRES (PHASE 4B)
= 445,156 ± ACRES (OPEN/GREENSPACE PROVIDED)

GENERAL INFORMATION

CENTRAL	52
SEWER SYSTEM	NUMBER OF LOTS
LAKE PONTCHARTRAIN	PUD
ULTIMATE SURFACE WATER DISPOSAL	PRESENT ZONING
8,734± S.F.	ASPHALT
AVERAGE LOT SIZE	ROAD SURFACE
CENTRAL	50 FEET (LOCAL)
WATER SYSTEM	RIGHT OF WAY WIDTH
833± FEET	2,259± FEET
MAX BLOCK LENGTH	STREET LENGTH
14,243± ACRES	10,426± ACRES
TOTAL AREA OF DEVELOPMENT	TOTAL AREA OF LOTS
OFF-SITE	
LOCATION OF WATER & SEWER FACILITIES	
LAKES AND CANALS CONTROLLED BY PUMP SYSTEM	
PROPOSED FORM OF DETENTION	
FRONT: 20' REAR: 15' (25' ALONG CANAL) SIDE: 5' (10' ALONG R.O.W.)	
BUILDING SETBACKS	

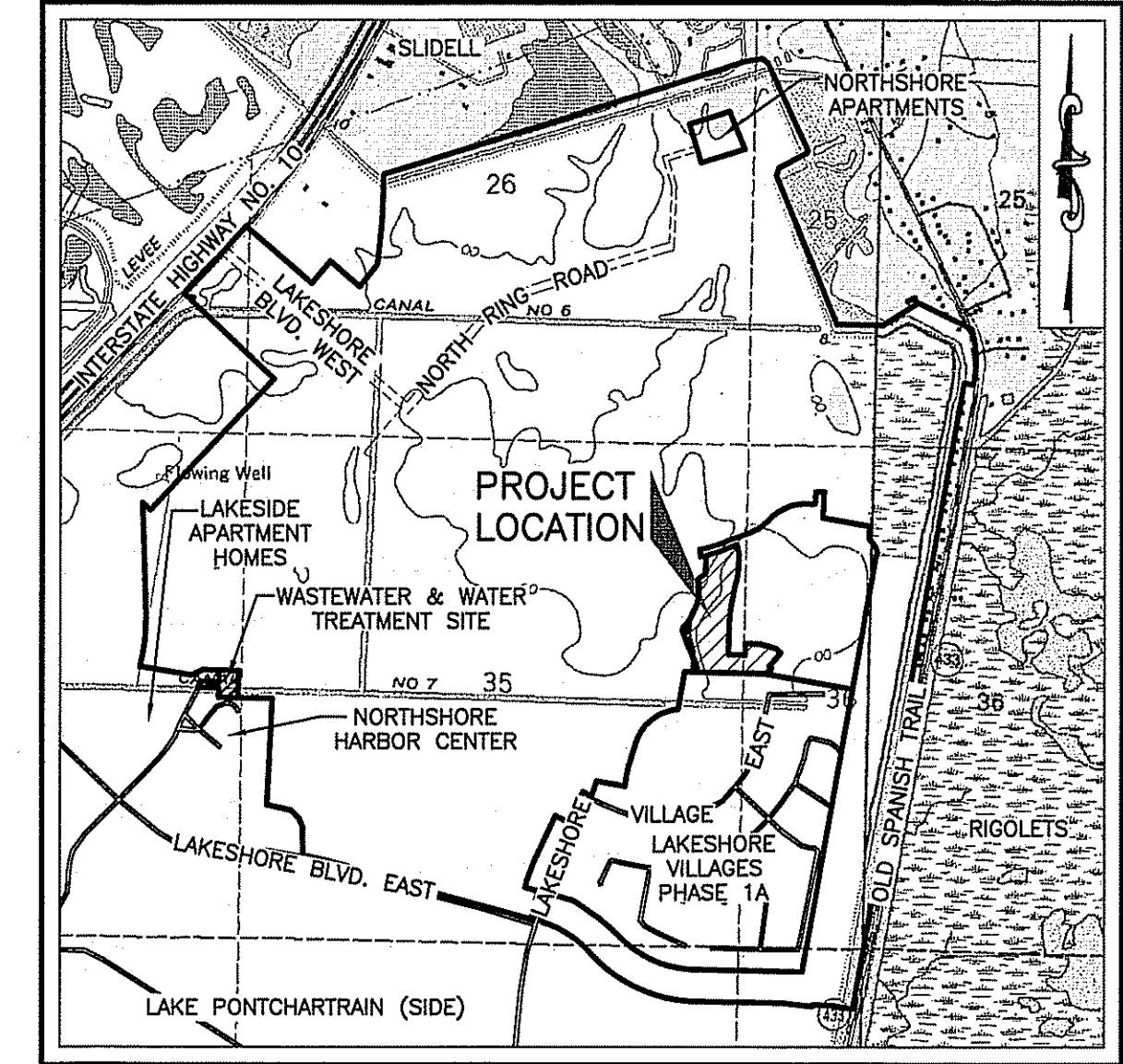
SCALE: 1" = 100'
SCALE IN FEET

CERTIFICATION:

This is to certify that D.R. HORTON, INC. that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the survey specification and positional tolerances are in accordance with the Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. BISHOP, P.L.S.,
03/27/2019
Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



VICINITY MAP
SCALE 1" = 2000'

NOTES:

- Zoning: (PUD Planned Unit Development)
Building Setbacks:
Front = 20'
Rear = 15' (20' & 25' along canal)
Side = 5' (10' along right of ways)
Zoning information acquired from <http://stpgov.org/departments/planning> accessed on August 1, 2017.
Setback lines and zoning information shall be verified by the owner, developer and or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
- Reference Maps:
A.) Survey Map Of Portions Of Sections 1, 2, 3 & 4, T10S-R14E And Portions Of Sections 25, 26, 27, 34 & 36, T8S-R14E, And All Of Sections 35, T9S-R14E, St. Tammany Parish, Louisiana. Prepared By: J.J. Krebs & Sons, Inc. Dated: February 1, 1984 Map No. E2287 - St. Tammany Parish Clerk Of Court
B.) Final Subdivision Plan Phase 1A, Lakeshore Villages, Sections 35 & 36, T8S-R14E and Sections 1 & 2, T10S-R14E, District 13, Ward 9, St. Tammany Parish, Louisiana. Prepared By: Krebs, LaSalle, LeMieux Consultants, Inc. Dated: December 12, 2006 Job No. 406-0039
- Basis of Bearings:
Bearings are based on Reference Map "A"
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- Basis of Elevations:
The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12a) using GPS C4Gnet-RTN System accessed on September 14, 2016.
- Flood Note: The property hereon is located in Flood Zone "AH-EL 1" per FEMA LOMR dated August 25, 2006, for Map Community Panel Number 2252050535D for St. Tammany Parish, Louisiana dated April 2, 1991. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- Utilities: The underground utilities shown have been located from visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/structures.
- No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- All wetlands have been permitted through MVN 2002-1717 dated May 7, 2004, which was most recently modified on February 3, 2011, and June 27, 2005.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- The surveyor has no knowledge or observed any evidence of the site used as a solid waste dump, sump or sanitary landfill.
- Required green spaces are to be maintained by the Homeowner's Association.
- Site T.B.M.'s (Temporary Bench Marks):
#1 - (T.B.M. #5-Control Exhibit) 3/4" Iron Rod @ E Levee Crown (Southeast of Lot 3-A)
Elevation = 16.82' feet N.A.V.D.88; N:3,780,034.90' E:632,786.17'
#2 - (T.B.M. #4-Control Exhibit) 3/4" Iron Rod @ E Levee Crown (Southwest of Phase 1-A)
Elevation = 16.46' feet N.A.V.D.88; N:3,780,034.90' E:632,786.17'
#3 - (T.B.M. #6-Control Exhibit) Brass Cap (LSE-01) @ Pump Station (Northeastern Lot A)
Elevation = 1.43' feet N.A.V.D.88; N:3,780,034.90' E:632,786.17'

SHEET 1 OF 2
(SEE SHEET 2 FOR CURVE TABLE & LEGAL DESCRIPTION)

ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
E-MAIL • ACADIA@ACADIALANDSURVEYING.COM

03/27/19	DATE	PARISH COMMENTS	APR
DRAWN BY: APR	CHECKED BY: APR	REVISION DESCRIPTION	INT.
FIELD BOOK: 350	FIELD WORK COMPLETED ON: TBD	APPROVED BY: MPB	APR
		ALS FILE: 2017/17-184/17-184SP361 Prelim.dwg	

LEGEND:

- (A) 2" TYPE III ASPHALTIC CONCRETE WEARING COURSE
- (B) 2" TYPE III ASPHALTIC CONCRETE BINDER COURSE
- (C) 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698.
- (D) 12" COMPACTED SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT TO 95% STANDARD PROCTOR PER ASTM D-698.
- (E) 5" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 8" GUTTER AND 15" MOUNTABLE CURB.
- (F) HYDROSEED WITH STRAW OR SOD DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN (WITHIN LIMITS OF CONSTRUCTION).
- (G) GENERAL EXCAVATION

NOTE:

* CONTRACTOR MAY UTILIZE ALTERNATIVE LADOTD APPROVED CLASS II BASE COARSE IN LIEU OF SOIL CEMENT IN AREAS WHERE SOIL CEMENT CANNOT MEET PROJECT SPECIFICATIONS. CLASS II BASE COARSE SHALL BE IN ACCORDANCE WITH SECTION 1003.03 OF LSSRB (2006 EDITION) COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D-698 (STANDARD PROCTOR) WITHIN 3% OF OPTIMUM MOISTURE CONTENT.

** BASED ON THE GEOTECHNICAL REPORT PREPARED BY SOUTHERN EARTH SCIENCES DATED AUGUST 9, 2018 REV. 01 THE SUBGRADE SHALL CONSIST OF NON-ORGANIC STRUCTURAL FILL AND A MINIMUM OF 12" THICK. EACH LIFT SHALL BE PLACED IN 8" MAXIMUM LOOSE LIFT AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698. STRUCTURAL FILL SHALL CONSIST OF LEAN CLAYS AND SANDY LEAN CLAYS (CL) OR CLAYEY SANDS (SC) HAVING THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES:

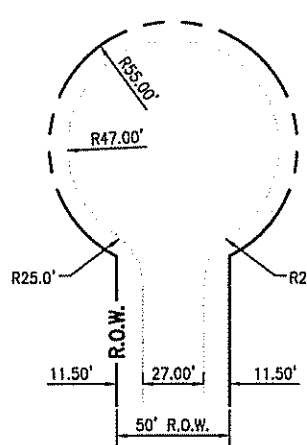
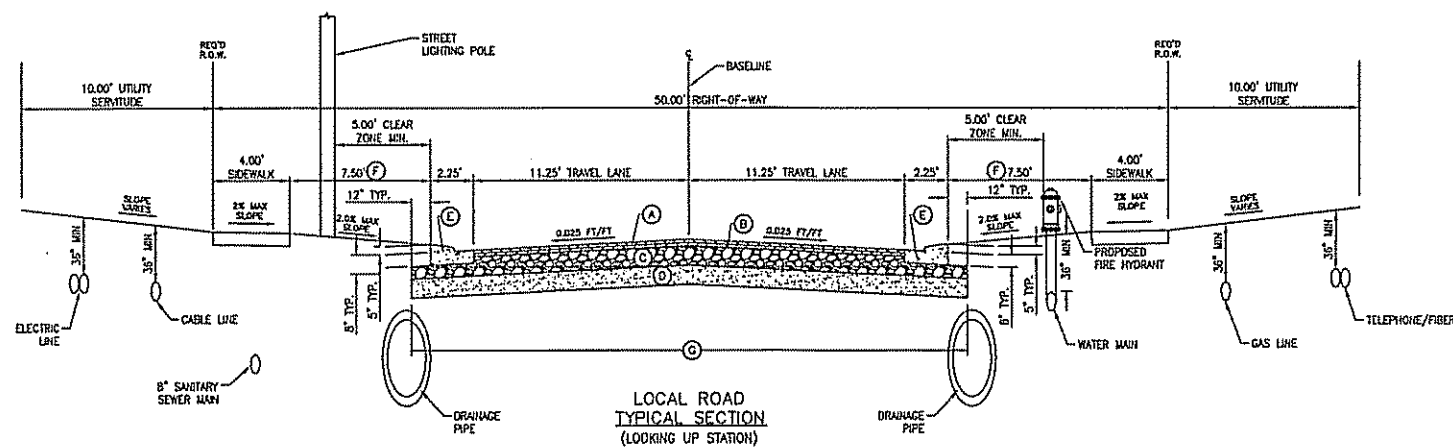
- LIQUID LIMIT: 40 MAXIMUM
- PLASTICITY INDEX: 10-25 MAXIMUM
- INERT MATERIAL (NON-EXPANSIVE)
- FREE OF ORGANICS
- MAXIMUM PARTICLE SIZE: 2-IN.

THIS MATERIAL MUST BE CERTIFIED AND APPROVED BY THE OWNER'S INDEPENDENT TESTING LABORATORY AND/OR THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO ITS USE.

NOTES:

1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOTD STANDARD SPECIFICATIONS 2008 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION CHAPTER 125 SPECIFICATIONS. THE MORE STRINGENT STANDARD SHALL BE USED.
2. CONTRACTOR TO ENSURE ALL STREET LIGHT POLES AND FIRE HYDRANTS ARE LOCATED 6' MIN. BEHIND THE BACK OF CURB ALONG THE COLLECTOR ROAD AND 5' MIN BEHIND BACK OF CURB FOR LOCAL ROADS.

*Typical Cross Sections & Details Provided By Duplantis Design Group, P.C.



TYPICAL CURB-DE-SAC DETAIL N.T.S.

APPROVALS:

Chairman – Parish Planning Commission

Secretary – Parish Planning Commission

Director of Department of Engineering

Clerk of Court

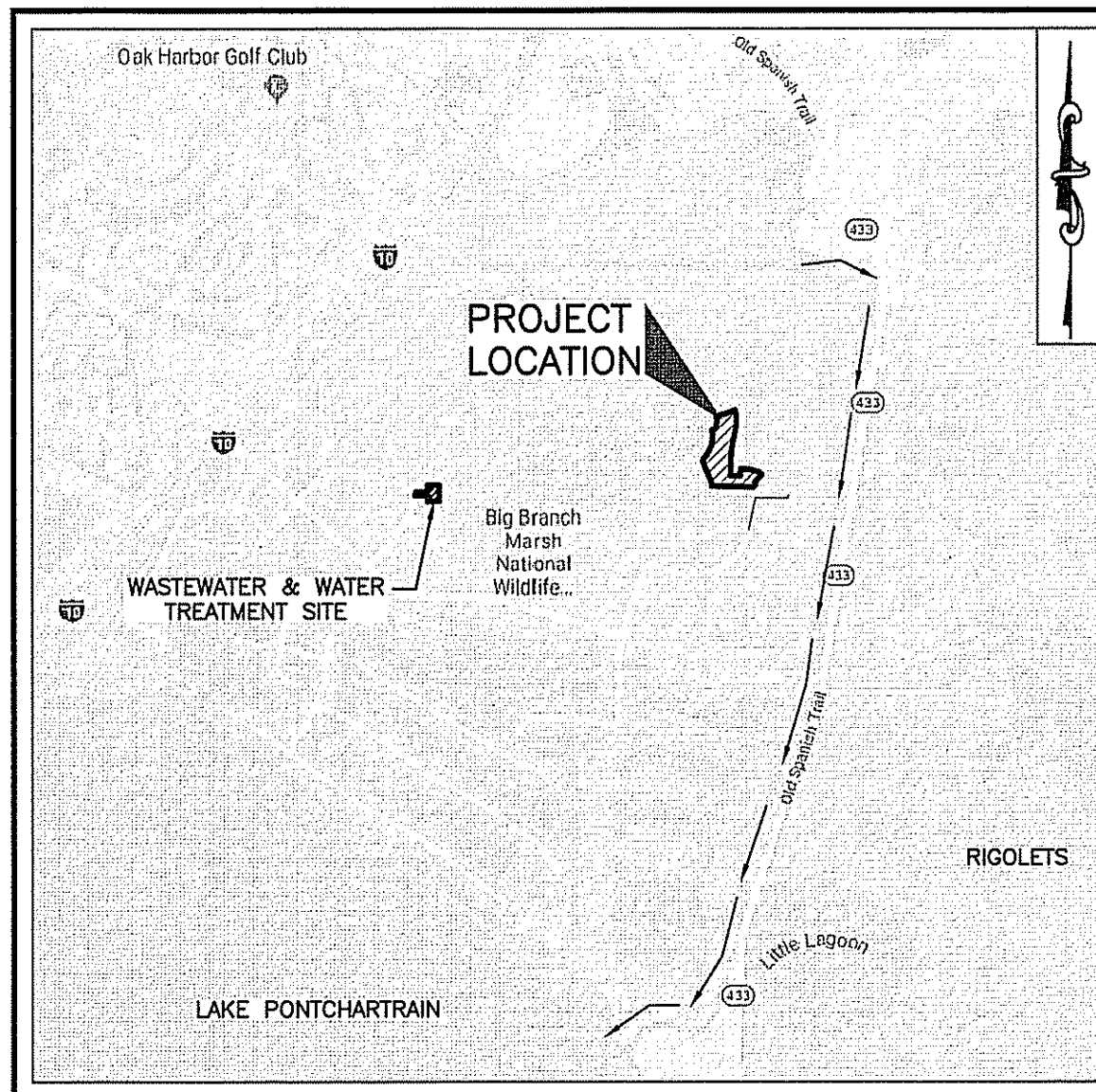
Date Filed

File No.

Dedication – Developer
D.R. Horton, Inc. – Gulf Coast
7866 Vincent Road
Denham Springs, LA 70726

DEDICATION:

All street rights-of-way as shown hereon are not dedicated to the Parish of St. Tammany but are dedicated to the perpetual use of the Community Development District and is to be owned and maintained by the Community Development District. Easements shall be reserved for drainage and utilities as indicated hereon and no obstructions or improvements shall be allowed that would prevent them from being used for intended use. The developer or homeowners association is responsible for maintenance of all drainage servitudes, street signs, and traffic control signs.



ULTIMATE DISPOSAL NOT TO SCALE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	41°40'56"	55.00'	40.01'	N 67°10'02" E – 35.14'
C2	122°09'51"	55.00'	117.29'	S 30°54'35" E – 96.28'
C3	62°05'29"	50.00'	54.19'	N 09°16'31" E – 51.57'
C4	88°08'43"	55.00'	85.43'	S 64°15'12" W – 81.34'
C5	78°08'22"	55.00'	92.65'	N 48°24'45" E – 43.46'
C6	90°00'00"	25.00'	39.27'	N 44°40'04" E – 35.36'
C7	90°00'00"	25.00'	39.27'	N 40°18'58" E – 35.36'
C8	52°24'11"	55.00'	50.30'	N 80°48'21" E – 48.57'
C9	158°27'54"	55.00'	150.20'	S 05°12'33" W – 107.69'
C10	91°00'47"	55.00'	87.37'	N 51°03'16" E – 78.47'
C11	87°32'40"	25.00'	38.20'	N 45°53'44" E – 34.59'
C12	04°09'00"	1,825.00'	120.06'	S 04°09'35" W – 130.04'
C13	02°31'07"	1,825.00'	80.22'	S 07°27'58" W – 80.32'
C14	01°56'22"	1,825.00'	61.78'	S 09°41'43" E – 61.78'
C15	04°21'47"	725.00'	55.21'	N 08°29'01" E – 55.19'
C16	08°43'29"	725.00'	72.44'	N 03°26'23" E – 72.41'
C17	06°43'29"	725.00'	72.44'	N 02°17'06" W – 72.41'
C18	08°43'29"	725.00'	72.44'	N 08°00'35" W – 72.41'
C19	00°18'20"	725.00'	3.87'	N 11°01'30" W – 3.87'
C20	105°12'48"	25.00'	43.73'	N 81°17'05" W – 38.36'
C21	09°02'28"	835.00'	131.76'	N 79°07'45" E – 131.62'
C22	01°00'19"	835.00'	14.65'	N 88°08'21" E – 14.65'
C23	80°11'19"	25.00'	34.99'	N 27°30'32" E – 32.20'
C24	01°04'16"	775.00'	14.49'	N 12°02'59" W – 14.49'
C25	02°41'48"	775.00'	50.00'	N 09°39'57" W – 49.99'
C26	02°41'48"	775.00'	50.00'	N 08°58'09" W – 49.99'
C27	02°41'48"	775.00'	50.00'	N 02°16'22" W – 49.99'
C28	02°41'48"	775.00'	50.00'	N 01°25'26" E – 50.00'
C29	02°41'48"	775.00'	50.00'	N 09°07'14" E – 49.99'
C30	02°41'47"	775.00'	50.00'	N 08°48'01" E – 49.99'
C31	01°45'02"	1,775.00'	54.23'	S 09°47'23" W – 54.23'
C32	01°52'19"	1,775.00'	57.89'	S 07°58'42" E – 57.89'
C33	02°15'14"	1,775.00'	70.00'	S 05°54'46" W – 70.00'
C34	02°05'41"	1,755.47'	64.18'	S 03°44'30" W – 64.17'
C35	02°01'56"	1,784.00'	63.28'	S 01°41'01" W – 63.27'
C36	02°59'25"	1,775.30'	51.01'	S 02°10'06" W – 51.01'
C37	90°00'00"	25.00'	39.27'	S 45°19'56" E – 35.36'
C38	90°00'00"	25.00'	39.27'	N 44°40'04" E – 35.36'
C39	01°08'13"	1,525.00'	30.26'	S 01°41'11" W – 30.26'
C40	01°52'43"	1,525.00'	50.00'	S 01°44'39" W – 50.00'
C41	01°52'43"	1,525.00'	50.00'	S 03°37'22" W – 50.00'
C42	02°06'15"	1,525.00'	56.00'	S 05°36'51" W – 56.00'
C43	02°06'15"	1,525.00'	56.00'	S 07°43'05" W – 56.00'
C44	01°53'41"	1,525.00'	50.43'	S 09°43'03" W – 50.43'
C45	02°53'28"	250.00'	12.62'	S 07°18'10" E – 12.61'
C46	01°30'07"	1,775.00'	16.76'	N 09°54'40" E – 46.20'
C47	01°43'01"	1,775.00'	56.27'	N 08°18'27" E – 56.27'
C48	01°43'01"	1,775.00'	56.27'	N 06°36'26" E – 52.67'
C49	01°43'36"	1,775.00'	53.52'	N 06°53'36" E – 53.52'
C50	00°45'33"	575.00'	7.62'	N 03°53'46" E – 7.62'
C51	05°54'24"	575.00'	59.27'	N 09°33'48" E – 59.25'
C52	05°54'24"	575.00'	59.28'	N 05°20'35" W – 59.25'
C53	05°54'24"	575.00'	59.28'	N 11°14'59" W – 59.25'
C54	02°36'00"	575.00'	26.57'	N 13°31'36" W – 26.56'
C55	39°32'47"	25.00'	41.69'	N 64°37'25" W – 37.02'
C56	02°27'14"	535.00'	22.91'	N 62°24'21" E – 22.91'
C57	84°26'34"	25.00'	26.19'	S 32°20'32" W – 26.72'
C58	18°17'12"	25.00'	7.89'	S 08°32'25" E – 7.85'
C59	03°00'15"	625.00'	32.77'	N 10°14'56" W – 32.77'
C60	04°35'01"	625.00'	50.00'	N 12°27'18" W – 49.99'
C61	04°35'01"	625.00'	50.00'	N 07°52'17" W – 49.99'
C62	04°35'01"	625.00'	50.00'	N 03°17'18" W – 49.99'
C63	04°35'01"	625.00'	50.00'	N 01°17'46" E – 49.99'
C64	06°41'15"	625.00'	7.50'	N 03°55'54" E – 7.50'
C65	01°20'03"	1,825.00'	42.50'	N 04°56'34" E – 42.50'
C66	01°33'02"	1,825.00'	50.45'	N 08°24'06" E – 50.45'
C67	01°33'02"	1,825.00'	50.45'	N 07°59'08" E – 50.45'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C68	01°44'21"	1,825.00'	55.39'	N 09°38'49" E – 55.39'
C69	00°08'54"	1,825.00'	4.73'	N 10°35'23" E – 4.73'
C70	01°53'05"	1,475.00'	48.52'	S 09°43'54" E – 48.52'
C71	02°09'07"	1,475.00'	53.25'	S 07°44'58" W – 53.25'
C72	02°04'07"	1,475.00'	53.25'	S 02°40'39" W – 53.25'
C73	02°04'07"	1,475.00'	53.25'	S 03°36'32" W – 53.25'
C74	01°21'19"	1,475.00'	34.89'	S 01°53'50" W – 34.89'
C75	91°33'08"	25.00'	39.69'	S 44°33'23" E – 35.83'
C76	90°00'00"	25.00'	39.27'	S 44°40'04" W – 35.36'
C77	90°00'00"	25.00'	39.27'	S 45°19'56" E – 35.36'
C78	12°20'13"	250.00'	58.19'	N 83°39'49" W – 58.06'
C79	21°28'17"	250.00'	93.69'	N 66°15'34" W – 93.14'
C80	04°48'31"	250.00'	20.98'	S 53°07'10" E – 20.98'
C81	97°54'19"	25.00'	42.72'	N 01°07'44" E – 37.71'
C82	08°58'48"	350.00'	54.98'	N 45°34'58" E – 54.90'
C83	00°39'01"	250.00'	24.85'	S 55°55'20" W – 24.84'
C84	77°50'28"	25.00'	33.96'	S 82°19'56" E – 31.41'
C85	07°18'13"	300.00'	38.24'	N 47°03'48" W – 38.22'
C86	09°32'56"	300.00'	50.00'	N 55°29'22" W – 49.84'
C87	09°32'56"	300.00'	50.00'	N 65°02'19" W – 49.84'
C88	09°32'56"	300.00'	50.00'	N 74°35'18" W – 49.84'
C89	09°32'56"	300.00'	50.00'	N 84°08'54" W – 49.84'
C90	09°32'56"	300.00'	50.00'	N 93°40'18" W – 49.84'
C91	09°32'56"	300.00'	50.00'	N 102°11'42" W – 49.84'
C92	01°59'13"	300.00'	7.44'	N 89°40'18" W – 7.44'
C93	01°11'18"	25.00'	35.43'	N 49°04'25" E – 35.53'
C94	35°12'47"	55.00'	33.80'	N 58°41'54" W – 33.27'
C95	57°56'34"	55.00'	55.83'	N 12°07'03" W – 53.29'
C96	41°40'22"	55.00'	40.00'	N 37°41'24" E – 39.13'
C97	41°40'22"	55.00'	40.00'	N 79°21'56" E – 39.13'
C98	41°40'22"	55.00'	40.00'	S 58°57'42" E – 39.13'
C99	41°40'22"	55.00'	40.00'	S 17°17'21" E – 39.13'
C100	40°01'43"	55.00'	38.42'	S 23°33'42" W – 37.85'
C101	09°12'06"	55.00'	8.85'	S 12°16'59" E – 8.82'
C102	09°00'00"	25.00'	39.27'	S 53°28'45" E – 35.36'
C103	09°12'06"	55.00'	8.85'	N 12°16'59" W – 8.82'
C104	45°16'07"	55.00'	43.45'	N 14°37'08" E – 42.33'
C105	41°58'31"	55.00'	40.29'	N 58°34'27" E – 39.40'
C106	49°32'28"	55.00'	47.58'	N 75°40'04" E – 46.09'
C107	10°27'26"	55.00'	10.64'	S 49°40'07" E – 10.02'
C108	90°00'00"	25.00'	39.27'	N 36°31'15" W – 35.36'
C109	90°00'00"	25.00'	39.27'	N 53°28'45" E – 35.36'
C110	90°00'00"	25.00'	39.27'	N 14°54'39" W – 35.36'
C111	42°58'13"	485.00'	34.74'	N 82°02'24" E – 34.02'
C112	04°38'28"	25.00'	34.92'	N 39°12'57" W – 33.67'
C113	92°14'12"	25.00'	40.45'	S 52°07'54" W – 36.15'
C114	87°18'18"	25.00'	38.09'	N 37°52'06" W – 34.51'
C115	90°00'00"	25.00'	39.27'	S 53°28'45" E – 35.36'
C116	90°00'00"	25.00'	39.27'	S 36°31'15" E – 35.36'
C117	90°00'00"	25.00'	39.27'	S 53°28'45" W – 35.36'
C118	90°00'00"	25.00'	39.27'	S 36°31'15" E – 35.36'
C119	90°00'00"	25.00'	39.27'	S 53°28'45" W – 35.36'
C120	90°00'00"	25.00'	39.27'	S 36°31'15" E – 35.36'
C121	09°00'00"	25.00'	39.27'	N 53°28'45" E – 35.36'
C122	102°36'15"	25.00'	44.77'	N 39°13'57" W – 39.02'
C123	57°16'47"	25.00'	25.01'	S 89°49'21" W – 23.88'
C124	21°30'20"	55.00'	20.96'	N 53°52'03" W – 20.84'
C125	41°40'11"	55.00'	40.00'	N 85°37'19" W – 39.12'
C126	41°19'20"	55.00'	38.67'	S 52°52'56" W – 38.81'
C127	42°48'12"	55.00'	41.06'	S 10°50'10" W – 40.11'
C128	18°32'40"	55.00'	18.78'	S 20°19'16" E – 18.62'
C129	90°00'00"	25.00'	39.27'	S 53°28'45" E – 35.36'
C130	90°00'00"	25.00'	39.27'	S 36°31'15" E – 35.36'
C131	21°35'59"	55.00'	20.72'	S 58°12'57" W – 20.60'
C132	42°45'10"	55.00'	41.04'	N 04°07'52" W – 40.60'
C133	41°40'08"	55.00'	40.00'	S 36°07'17" E – 39.12'
C134	42°01'28"	55.00'	40.34'	S 79°58'03" E – 39.44'

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 14°31'21" E	95.98'	L12	S 50°42'56" E	72.44'
L2	S 01°14'31" E	153.21'	L13	N 81°31'15" W	104.44'
L3	S 07°33'37" W	104.78'	L14	N 08°40'13" W	71.81'
L4	S 12°11'18" W	62.41'	L15	N 40°19'16" E	82.85'
L5	S 10°03'17" W	60.00'	L16	N 24°32'46" E	190.80'
L6	S 10°39'54" W	56.16'	L17	N 09°22'20" E	74.06'
L7	S 10°01'51" W	59.32'	L18	N 03°24'46" E	136.57'
L8	S 08°01'21" W	59.10'	L19	N 23°06'19" W	55.75'
L9	S 05°58'14" W	59.10'	L20	N 51°05'51" E	104.41'
L10	S 03°55'06" W	59.10'	L21	N 00°18'02" E	118.51'
L11	S 02°12'03" W	59.10'	L22	N 09°16'43" E	58.14'

OLD BUSINESS

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ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

April 2, 2019

Old Business

April 9, 2019

St. Tammany Parish Planning Commission
P.O. Box 628
Covington, LA 70434

Re: Enter the Parish Right-of-way Resolution No. 17-092
Roger Drive; Hickory Hills Subdivision

Honorable Commissioners,

The above referenced resolution was adopted on September 12, 2017. The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption. The petitioner was granted an extension of time on July 10, 2019 to furnish documentation by January 10, 2019. The petitioner has not furnished all documentation required within the six (6) month period and is requesting an additional extension of time. See attached letter dated March 22, 2019.

Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with the project:

1. Extend adoption date to April 9, 2019, thereby extending the six (6) month submittal of documentation to November 9, 2019 and the completion date to April 9, 2021.
2. The Department of Development - Engineering has no objection to this extension.

Sincerely,

A handwritten signature in blue ink that reads "Chris Tissue".

Chris Tissue, P.E.

Lead Development Engineer

xc: Honorable Gene Bellisario
Ms. Kelly Rabalais
Mr. Sidney Fontenot
Ms. Erin Stair
Ms. Helen Lambert
Ms. Leslie Long
Mr. Jay Watson, P.E.
Mr. Theodore Reynolds, P.E.
Mr. Earl J. Magner
Ms. Jan Pavur
Mr. Denty Crawford