

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, JUNE 11, 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 MAY 14, 2019 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

Entering the Tammany Trace

Request: Entering the Tammany Trace - Construction and Drainage Improvements for Bellevue Estates Subdivision

Developer/Owner: H & I Investments

Engineer: Kelly McHugh & Associates

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

General Location: The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs. Ward 4 District 7

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2019-1485-MSP

A minor subdivision of 10 acres into Parcels A, B & C

Owners: James & Melinda J. Meier Surveyor: Land Surveying, LLC.

Parish Council District Representative: Hon. Richard E. Tanner

General Location: The property is located on the east side of LA Highway 1083, north of Sanders Road, Covington, Louisiana. Ward 10, District 6

2019-1487-MSP

A minor subdivision of 18.971 acres being Parcel D1A-4-A into Parcels D1A-4-B & D1A-4-C

Owner: 3Z'S Building Company, LLC/Rosario Zuppardo Surveyor: Randal W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of LA Highway 21, north of Ochsner Blvd., Covington, Louisiana. Ward 1, District 1

2019-1489-MSP

A minor subdivision of 30.1484 acres into Parcels A1 & B1

Owners: Claude Mauberret, Lee Mauberret, Barbara Diane Mauberret, Catherine Mauberret & Meghan Catherine Mauberret-Lavie Trust Surveyor: KLS Group Inc.

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

General Location: The property is located on the east side of Fish Hatchery Road, across from Oak Cove Drive, Lacombe, Louisiana. Ward 7, District 7

2019-1497-MSP

A minor subdivision of 3 acres into Parcels A & B

Owners: Frederick & Jonell Badon Jr. Surveyor: Land Surveying, LLC.

Parish Council District Representative: Hon. Michael Lorino Jr.

General Location: The property is located at the northwest corner of Galatas Cemetery Road, east of Galatas Road, Madisonville, Louisiana. Ward 1, District 4

RESUBDIVISION REVIEW**2019-1496-MRP**

Parcel designated as Part of Lot 26 to be resubdivided to create lots 26A & 26B, Calongeville Subdivision

Owner: Michael & Mary Landry

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Richard E. Tanner

General Location: The property is located on the east side of Oak Street, north of Burvant Street, Abita Springs, Louisiana. Ward 10, District 6

PETITIONS/WAIVER REQUESTS**DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****2019-1491-TP**

Lakeshore Villages, Phase 7

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

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

Parish Council District Representative: Hon. 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

2019-1492-TP

Lakeshore Villages, Phase 6

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

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

Parish Council District Representative: Hon. 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

PRELIMINARY SUBDIVISION REVIEW**2019-1494-PP**

Bellevue Estates

Developer/Owner: H & I Investments

Engineer: Kelly McHugh & Associates

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

General Location: The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs. Ward 4 District 7

FINAL SUBDIVISION REVIEW**2019-1493-FP**

Lakeshore Villages, Phase 3-A-2

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

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

Parish Council District Representative: Hon. 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

2019-1495-FP

Simpson Farms, Phase 1

Developer/Owner: Pruden Creek Partners, LLC

Engineer/Surveyor: Kelly McHugh and Associates, Inc.

Parish Council District Representative: Hon. James A. Thompson

General Location: The property is located on the north side of Penn Mill Road, across from Pruden Road, Covington. Ward 3 District 3

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**OLD BUSINESS****NEW BUSINESS****ADJOURNMENT**

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, MAY 14, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Drumm, Randolph

Absent: N/A

Staff Present: Tissue, Reynolds, Lambert, 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 - Willie presented the Pledge of Allegiance.

APPROVAL OF THE APRIL 9, 2019 MINUTES

Randolph moved to approve, second by Lorren.

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

Nay: N/A

Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2019-1454-MSP - APPROVED WITH WAIVER

A Minor Subdivision of Parcel B being 23.717 acres into Parcels B-1 & B-2

Owner: Marion Reiling

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the east side of LA Highway 1081, north of Rogers Hill Road, being 77560 LA Highway 1081, Covington, Louisiana.

Ward 2, District 2

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

Opposition: None

Doherty moved to approve with a waiver, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

PETITIONS/WAIVER REQUESTS

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2019-1354-TP - APPROVED WITH WAIVER

Bellevue Estates

Developer/Owner: H and I Investments

Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Jacob Groby

General Location: South side of Hoffman Road, east of LA Highway 59, Abita Springs, Ward 4 District 7

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 Concerns: Vicki Vaughn

Bagert moved to approve with a waiver, second by Randolph.

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

Nay: N/A

Abstain: N/A

PRELIMINARY SUBDIVISION REVIEW

2019-1448-PP - APPROVED

Lakeshore Villages, Phase 5

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

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

Parish Council District Representative: Hon. 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

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, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS****OLD BUSINESS****2018-1106-PP - APPROVED WITH WAIVER**

Lakeshore Villages, Phase 4A

Waiver request for minimum driveway requirement on Lot #674

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

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

Parish Council District Representative: Hon. 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

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 the waiver, second by Doherty.

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

Nay: N/A

Abstain: N/A

NEW BUSINESS

Jimmie Davis announced his resignation effective immediately. He will be running for District 7, Parish Council.

ADJOURNMENT

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ENTERING THE PARISH TRACE

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ENTERING THE TAMMANY TRACE STAFF ANALYSIS REPORT
(As of June 4, 2019)

CASE NO.: TRC19-05-001

REQUEST AND PURPOSE: The petitioner is requesting to enter the Tammany Trace for the purpose of construction and drainage improvements in conjunction with the development of the Bellevue Estates subdivision.

DEVELOPER: H and I Investments
13406 Seymour Myers Boulevard
Covington, LA 70433

ENGINEER/SURVEYOR: Kelly McHugh and Associates
845 Galvez Street
Mandeville, LA 70448

WARD: 4 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located on the south side of Hoffman Road, east of LA Hwy 59, in the vicinity of Abita Springs.

STAFF COMMENTARY:

The specific improvements are:

1. Construction of a 2' by 12' wide swale; 80' long from the southeast corner of Bellevue Estates to the western ditch along Tammany Trace.
2. Lower and regrade the western Tammany Trace ditch a maximum of 1.2' deep for a distance of 1350 feet south to a large box culvert that crosses the Tammany Trace.

COMMENTS:

Department of Planning and Development

1. The applicant shall procure written approval from the Director of the Tammany Trace prior to commencing any construction and shall provide said director with a daily work schedule.
2. The Tammany Trace shall not be closed or obstructed due to construction activity for more than one hour at any time unless it is approved by the Director of the Tammany Trace.
3. Only rubber tire excavating equipment is to be used on the trace.
4. All construction activities on the Tammany Trace shall be limited to daylight hours, Monday through Friday only (no weekends).
5. The Tammany Trace must be kept clean and free of construction material and debris at all times.

6. All excavated material must be hauled off from site.
7. A land clearing permit must be acquired prior to work order and a pre-land clearing site visit will be conducted to ensure proper fencing or staking is in place to ensure no adverse effects on trees or Trace Right-of-Way.
8. The applicant shall provide the parish with a hold harmless agreement in favor of the parish subject to review and approval by the parish's legal department.
9. Provide subsurface drainage in lieu of open ditch for the 80' long portion of drainage improvement that extends from the southeast corner of Bellevue Estates to the western ditch of the Tammany Trace.
10. The applicant shall meet any and all requirements and stipulations pursuant to the Tammany Trace Ordinance.

INFORMATIONAL ITEMS:

A Performance Obligation is required in the amount of \$10.00 per linear foot x 1,350 linear feet = \$13,500 for a period of one (1) year.

If the Planning Commission approves this request, an Ordinance must be drafted for approval by the St. Tammany Parish Council.

Revised drawings will not be accepted for review or placement in the packet prior to the June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



Kelly McHugh
&
Associates, Inc.

May 17, 2019
Revised May 30, 2019

St. Tammany Parish
Department of Planning & Development
Attn: Carl Cleland
PO Box 628
Covington, LA 70434

RE: Entering Tammany Trace in conjunction with
Bellevue Estates Subdivision

Carl,

On behalf of H&I Investments, LLC, (Bobby Hurley-13406 Seymour Myers Drive, Covington, LA 70433), we request permission to enter onto Tammany Trace for the purpose of construction & drainage improvements in conjunction with the development of Bellevue Estates.

The specific improvements are:

- 1) Construction of a 2' by 12' wide swale; 80' long from the southeast corner of Bellevue Estates to the western ditch along Tammany Trace.
- 2) Lower and regrade the western Tammany Trace ditch a maximum of 1.2' deep for 1350' south to a large box culvert.

Attached is the drainage plan showing these improvements and a Vicinity Map.

The natural topography and existing drainage patterns in the area dictate that the runoff can only flow in this direction, "downhill".

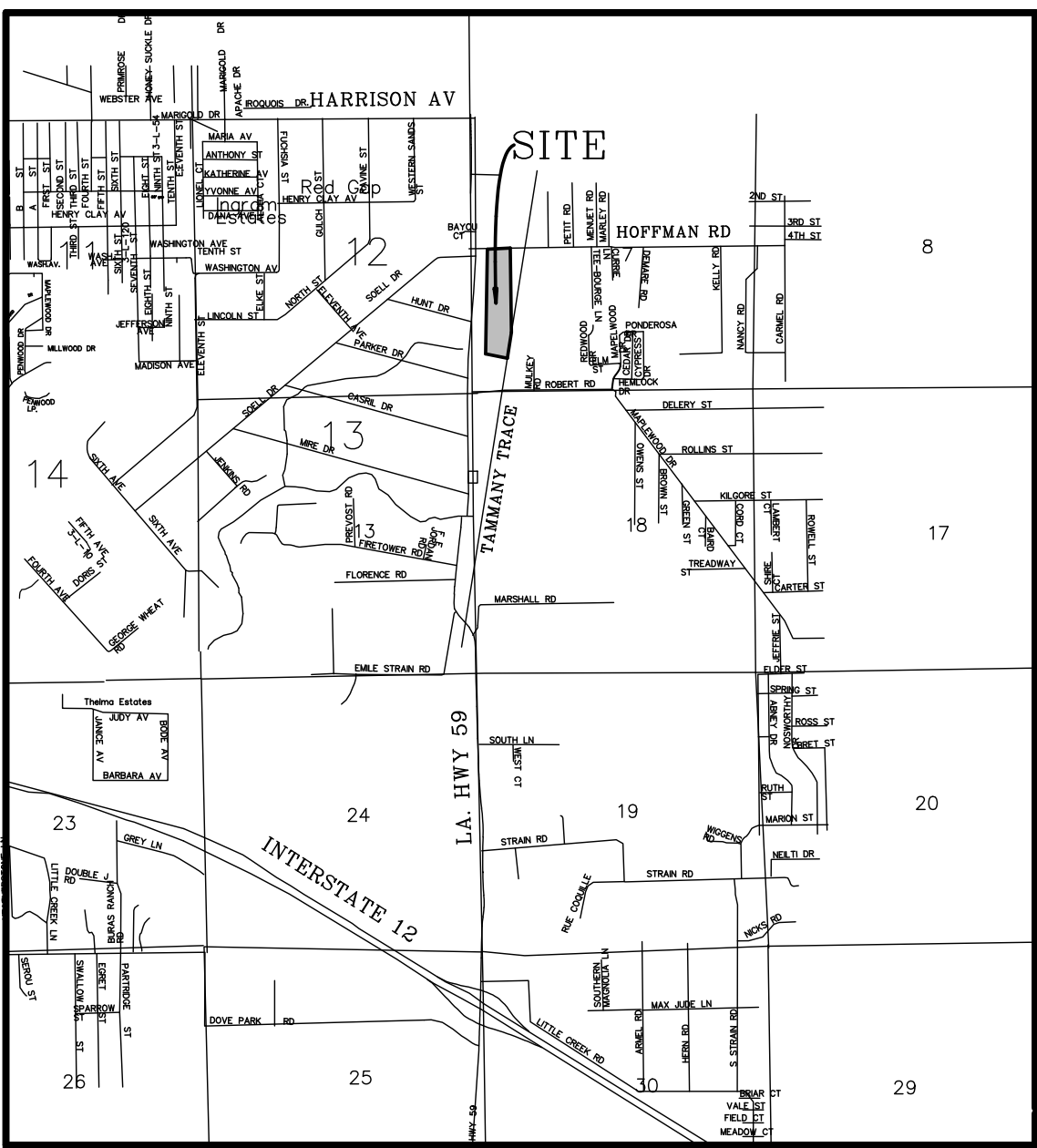
Bellevue Estates will construct a stormwater detention facility so the runoff leaving this site will be reduced by 25% from its natural condition.

Your kind attention to review this matter is greatly appreciated.

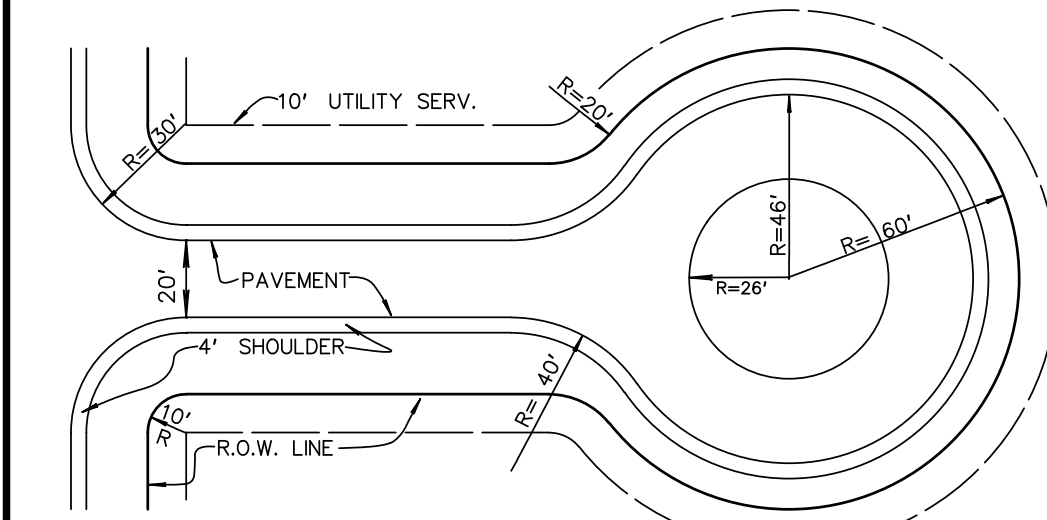
Sincerely,

Kelly McHugh, PE, PLS

Cc://Paul Mayronne, Bobby Hurley, Brian Intravia
845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

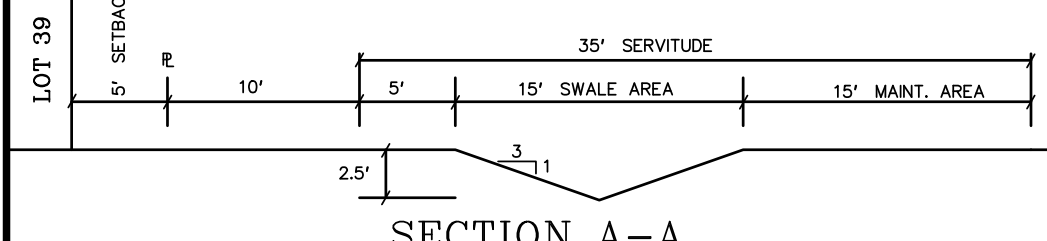


VICINITY MAP



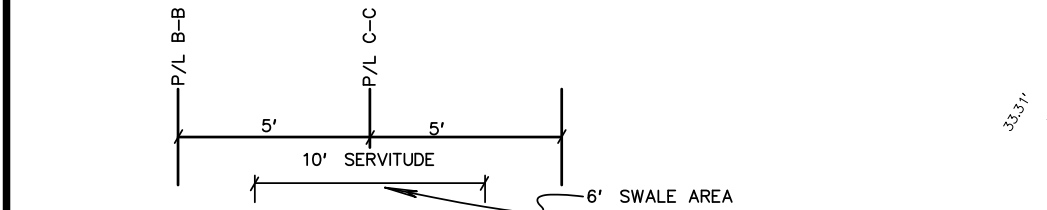
CORNER & CUL-DE-SAC DETAIL

SCALE 1"=50'



SECTION A-A

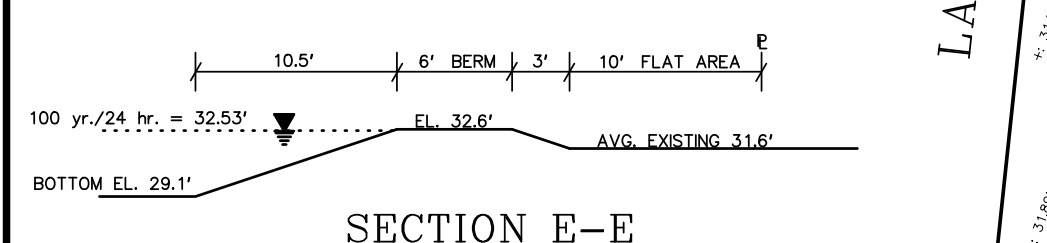
SCALE 1"=10'



SECTIONS B-B & C-C

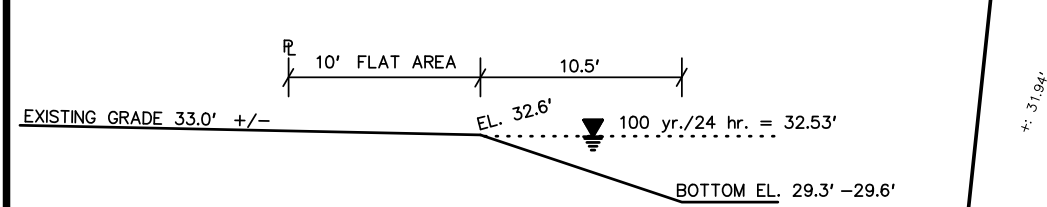
(10' PRIVATE DRAINAGE SERVITUDE)

SCALE 1"=5'



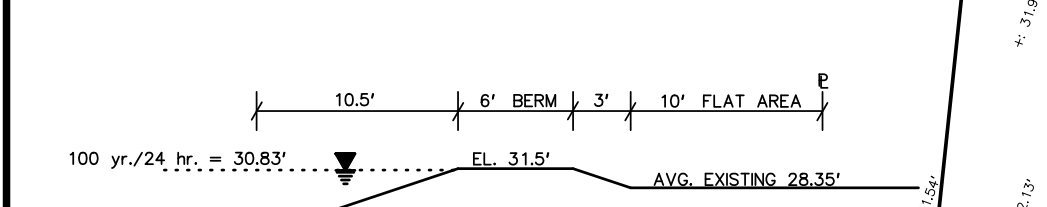
SECTION E-E

SCALE 1"=10'



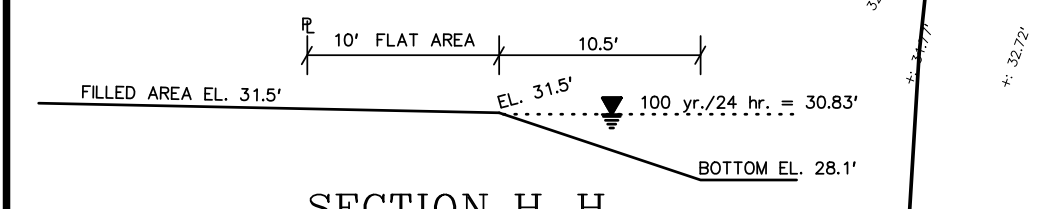
SECTION F-F

SCALE 1"=10'



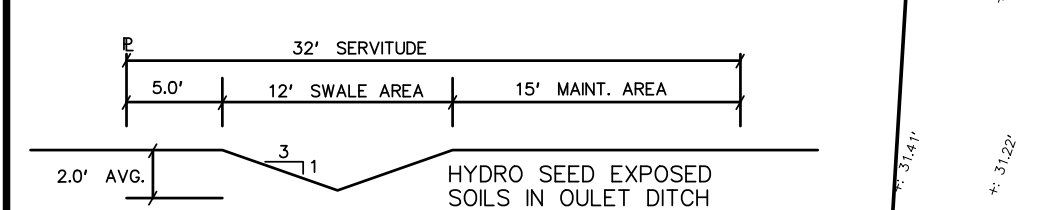
SECTION G-G

SCALE 1"=10'



SECTION H-H

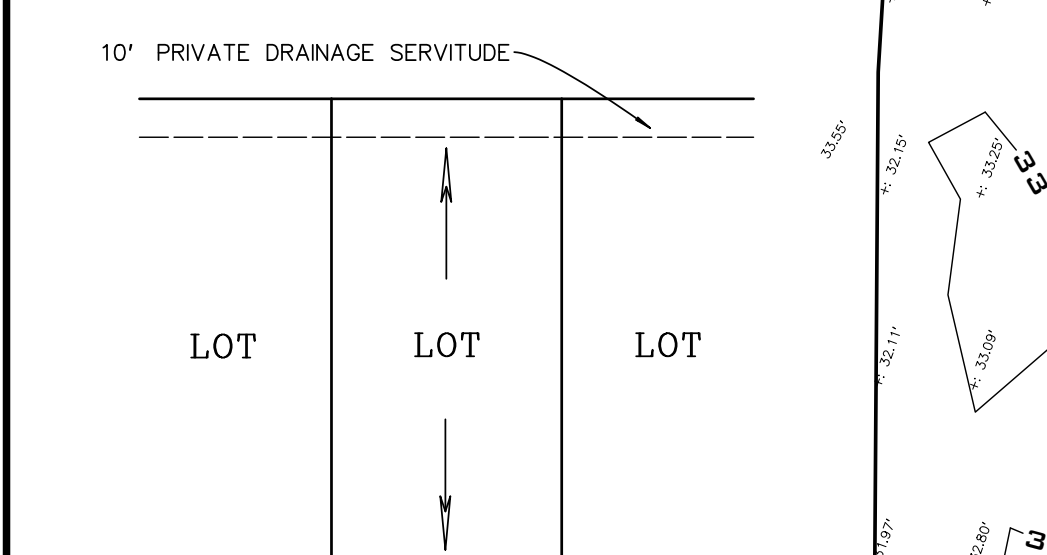
SCALE 1"=10'



SECTION I-I

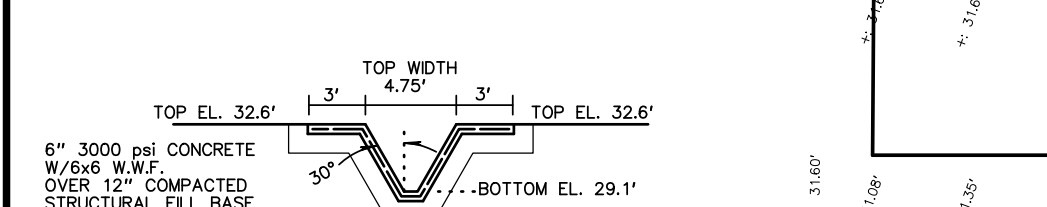
(SOUTH POND OUTLET SERVITUDE)

SCALE 1"=10'



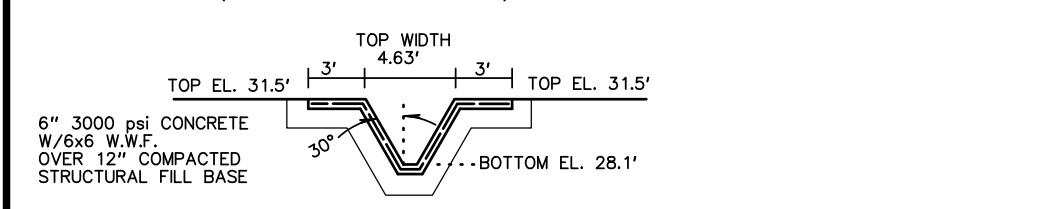
TYPICAL LOT DRAINAGE

SCALE 1"=50'



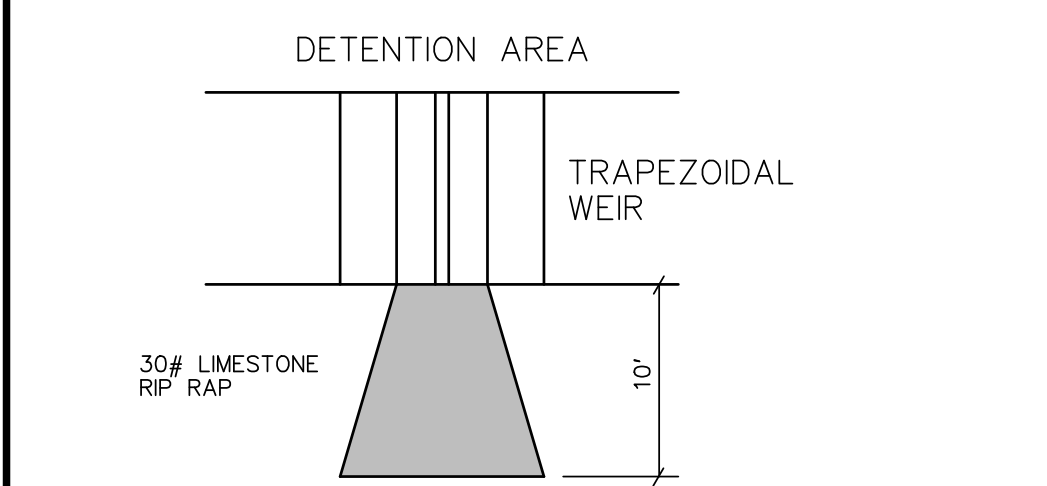
TRAPEZOIDAL WEIR DETAIL

(SOUTH POND)



TRAPEZOIDAL WEIR DETAIL

(NORTH POND)

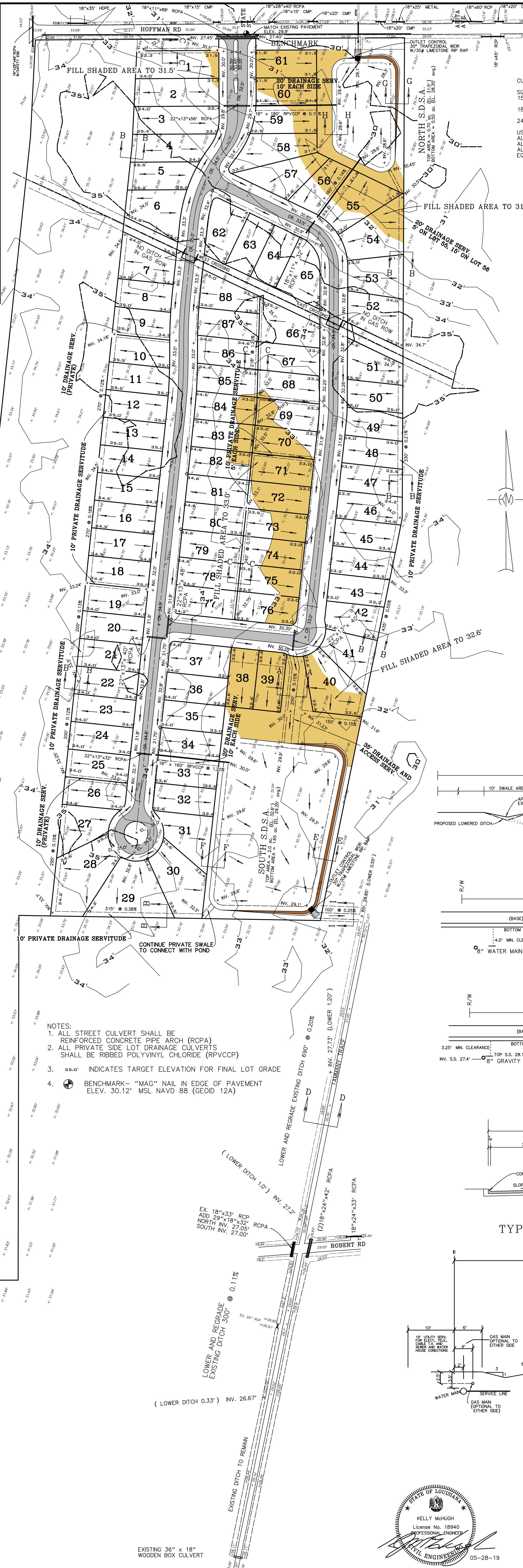


DETENTION AREA

TRAPEZOIDAL WEIR

LIMESTONE RIP RAP DETAIL

(TRAPEZOIDAL WEIR)



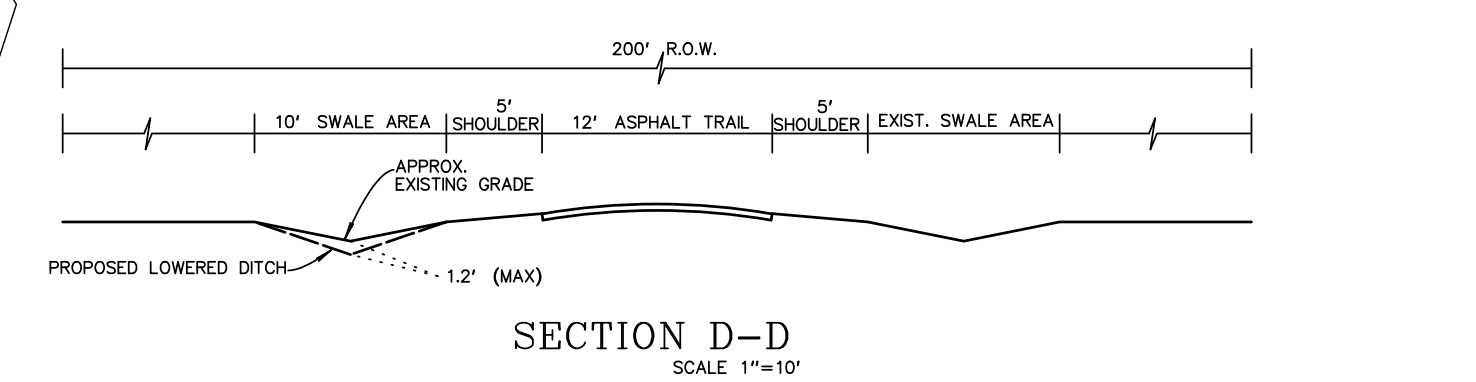
CULVERT SCHEDULE

SIZE	LOT NUMBERS
18"	1-14, 21-36, 37 @ FRONT STREET, 44-73, 82-88
24"	15-20, 40-43, 74-81
36"	37 @ SIDE STREET, 38, 39

USE ARCH CULVERT WHEN DITCH DEPTH DOES NOT ALLOW ADEQUATE COVER FOR PIPE
ALL DRIVEWAY CULVERTS SHALL BE BCCSP, BCCSPA, RPVCCP, RCP OR RCPA
ALL CULVERTS IN THIS SUBDIVISION SHALL CONFORM TO THE LATEST DOTD STANDARDS
ALL LOT CULVERTS SHALL BE "ULTRA FLO" OR "HEL-COR CL" OR ENGINEER APPROVED EQUAL.

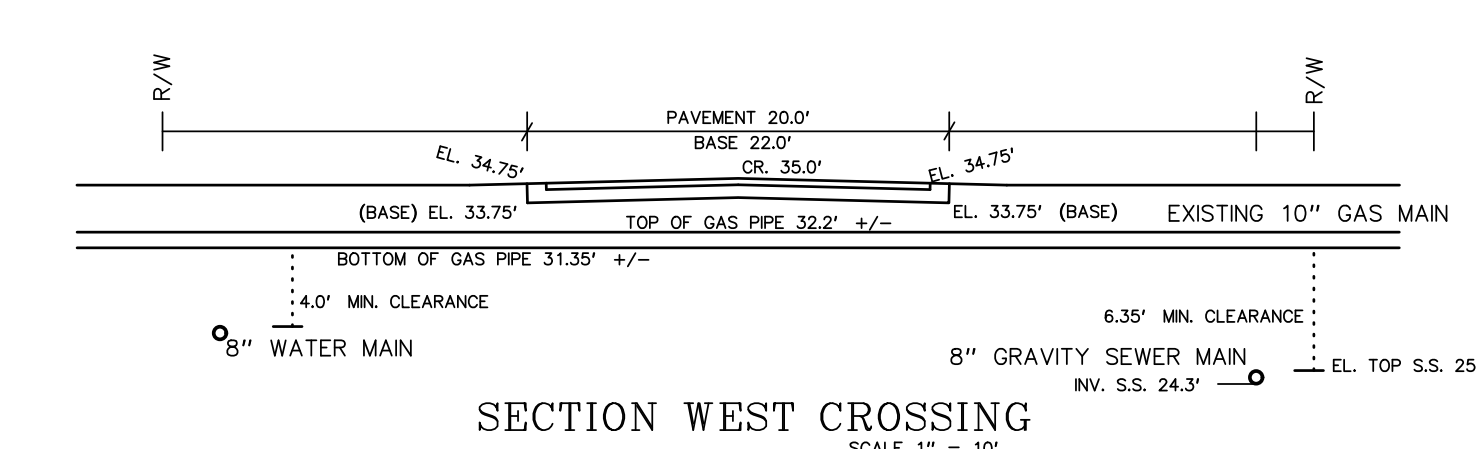
TARGET ELEVATIONS FOR DRIVEWAY CULVERTS

LOT #	LOCATION	UPSTREAM	DOWNSTREAM
001		29.90'	29.90'
002		29.90'	29.80'
003		30.60'	29.80'
004		31.30'	30.60'
005		32.00'	31.30'
006		32.70'	32.00'
007		33.40'	32.70'
008		33.21'	33.11'
009		33.11'	33.01'
010		33.01'	32.89'
011		32.89'	32.78'
012		32.78'	32.67'
013		32.67'	32.56'
014		32.56'	32.44'
015		32.44'	32.33'
016		32.33'	32.22'
017		32.22'	32.11'
018		32.11'	32.00'
019		32.00'	31.85'
020		31.85'	31.80'
021		32.80'	31.80'
022		32.80'	32.47'
023		32.47'	32.14'
024		32.14'	31.90'
025		32.10'	31.90'
026		32.40'	32.40'
027		32.55'	32.40'
028		32.70'	32.55'
029		32.80'	32.70'
030		32.80'	32.70'
031		32.55'	32.40'
032		32.40'	32.10'
033		32.10'	31.75'
034		32.15'	31.75'
035		32.50'	32.15'
036		32.80'	32.00'
037		32.80'	32.00'
038		31.50'	31.00'
039		30.63'	30.30'
040		30.40'	30.26'
041		30.54'	30.40'
042		30.76'	30.54'
043		30.97'	30.76'
044		31.19'	30.97'
045		31.40'	31.19'
046		31.62'	31.40'
047		31.83'	31.62'
048		32.05'	31.83'
049		32.26'	32.05'
050		32.48'	32.26'
051		32.80'	32.48'
052		32.80'	32.25'
053		32.25'	31.70'
054		31.70'	31.15'
055		31.15'	30.80'
056		31.50'	30.80'
057		32.00'	31.50'
058		32.00'	30.60'
059		30.60'	29.70'
060		29.85'	29.70'
061		30.00'	29.85'
062		32.40'	31.72'
063		33.30'	32.40'
064		31.72'	31.51'
065		31.51'	30.90'
066		32.80'	31.00'
067		32.65'	32.65'
068		32.45'	32.25'
069		32.25'	32.08'
070		32.08'	31.90'
071		31.90'	31.64'
072		31.64'	31.38'
073		31.38'	31.12'
074		31.12'	30.86'
075		30.86'	30.60'
076		30.60'	30.40'
077		31.00'	30.50'
078		31.84'	31.60'
079		32.08'	31.94'
080		32.30'	32.08'
081		32.42'	32.18'
082		32.54'	32.42'
083		32.67'	32.54'
084		32.79'	32.67'
085		32.91'	32.79'
086		33.05'	32.91'
087		33.15'	33.05'
088		33.30'	33.15'



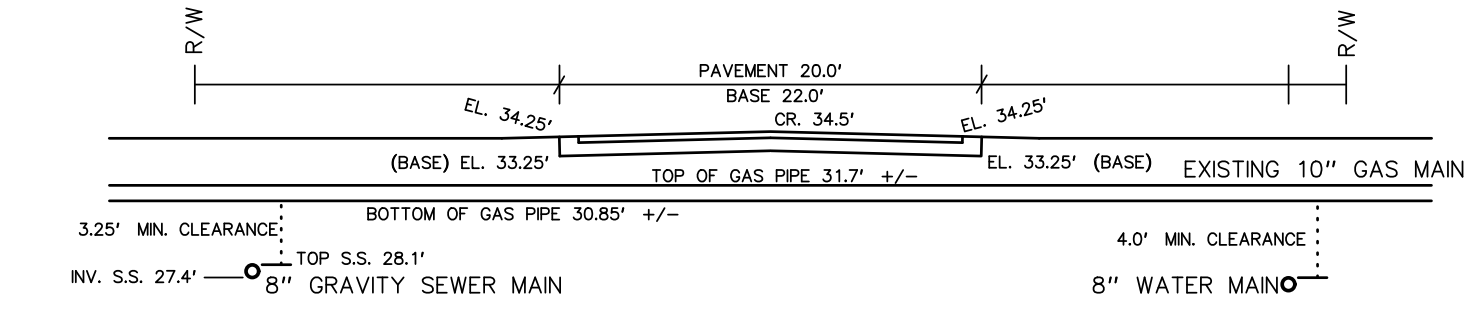
SECTION D-D

SCALE 1"=10'



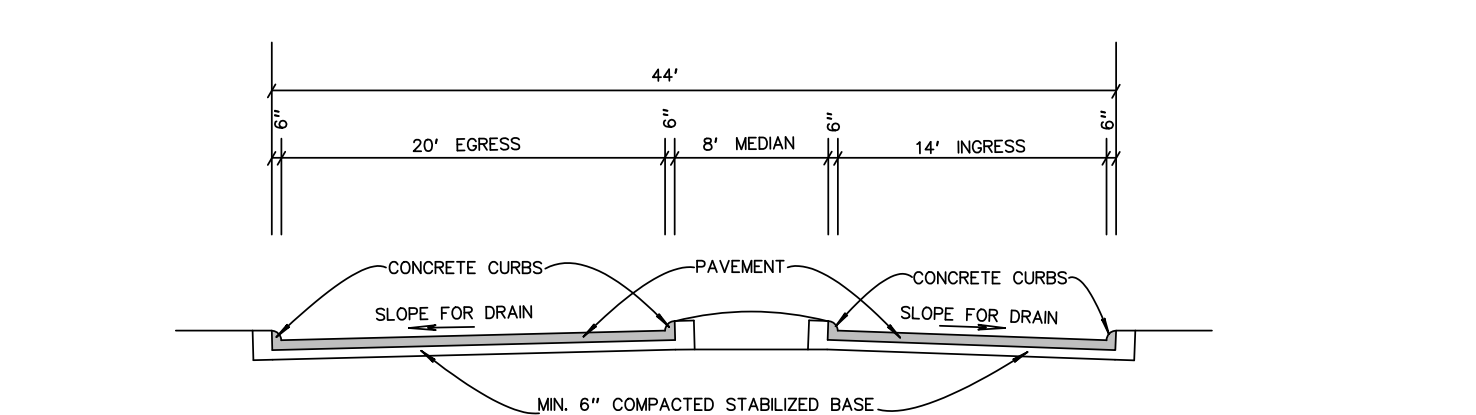
SECTION WEST CROSSING

SCALE 1"=10'

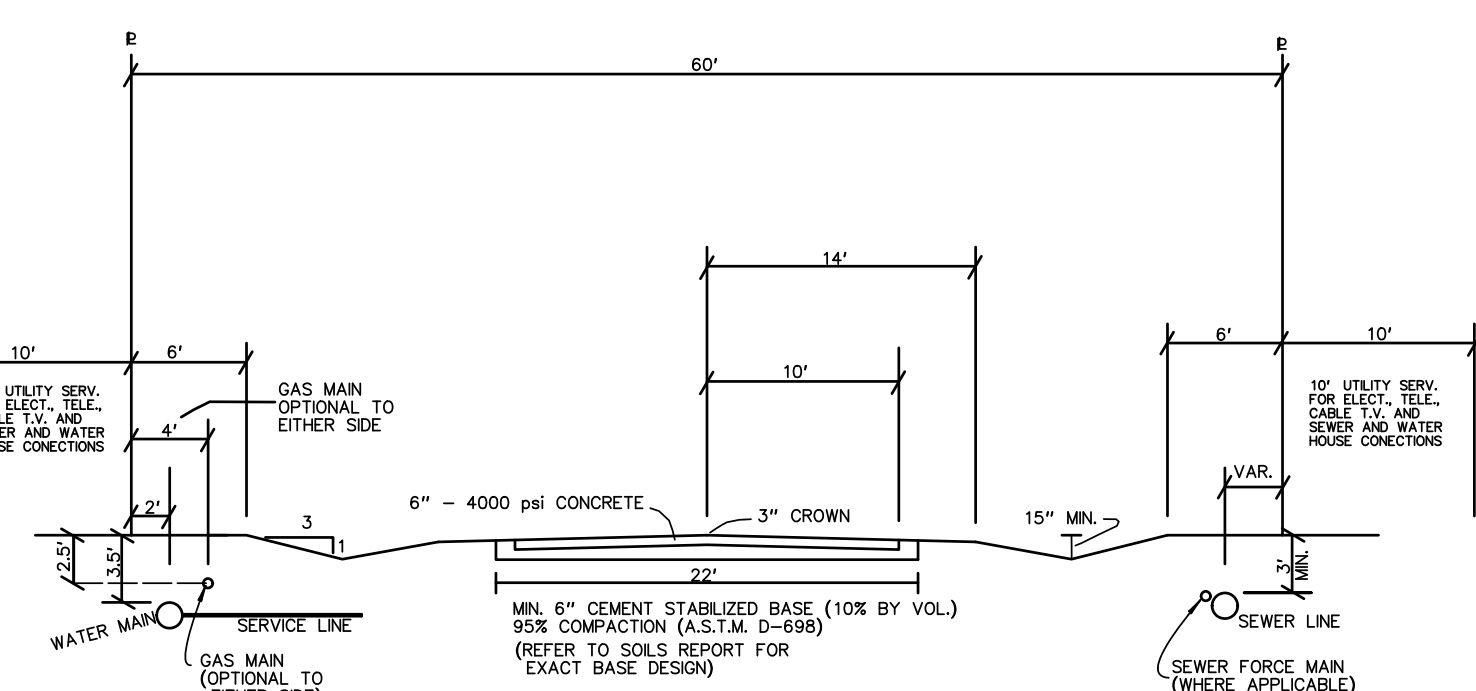


SECTION EAST CROSSING

SCALE 1"=10'



TYPICAL BOULEVARD SECTION



TYPICAL STREET SECTION

SCALE 1"=10'

PAVING AND DRAINAGE PLAN

BELLEVUE ESTATES
SECTION 7, T-7-S, R-12-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.

REVISIONS		DATE	DATE
05-23-19			
05-28-19			

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. — MANDEVILLE, LA.
626-5611

SCALE: 1" = 100'	DATE: 05-14-19
DRAWN: DRJ	JOB NO.: 13-042
CHECKED: KJM	DWG. NO.:



MINOR SUBDIVISIONS

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The applicant is requesting to create three (3) parcels from a 10-acre parcel. The minor subdivision request requires a public hearing due to Parcel B not having public road frontage and being accessed via a 60' access servitude. The two proposed parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review.



A Minor Subdivision of a 10.0 Acre Parcel of Land,
into Parcels A, B & C, Section 9, T-6-S, R-12-E,
St. Tammany Parish, Louisiana

Reference: A Survey Map by John Cummings,
Dated 9-20-2007, #07015, (Based Bearings)

The P.O.B. is described as being N89°06'09"E-135.03';
N00°53'51"W-19.86'; N45°46'29"W-114.27; N01°28'23"W-
67.58'; S88°31'37"W-15.0'; N00°57'11"W-461.92';
N00°39'16"W-43.67' from the Section Corner common
to Sections 8, 9, 16 & 17, T-6-S, R-12-E, St.
Tammany Parish, Louisiana

FINAL APPROVAL

CHAIRMAN OF PLANNING COMM.

DIR. DEPT. OF ENGINEERING

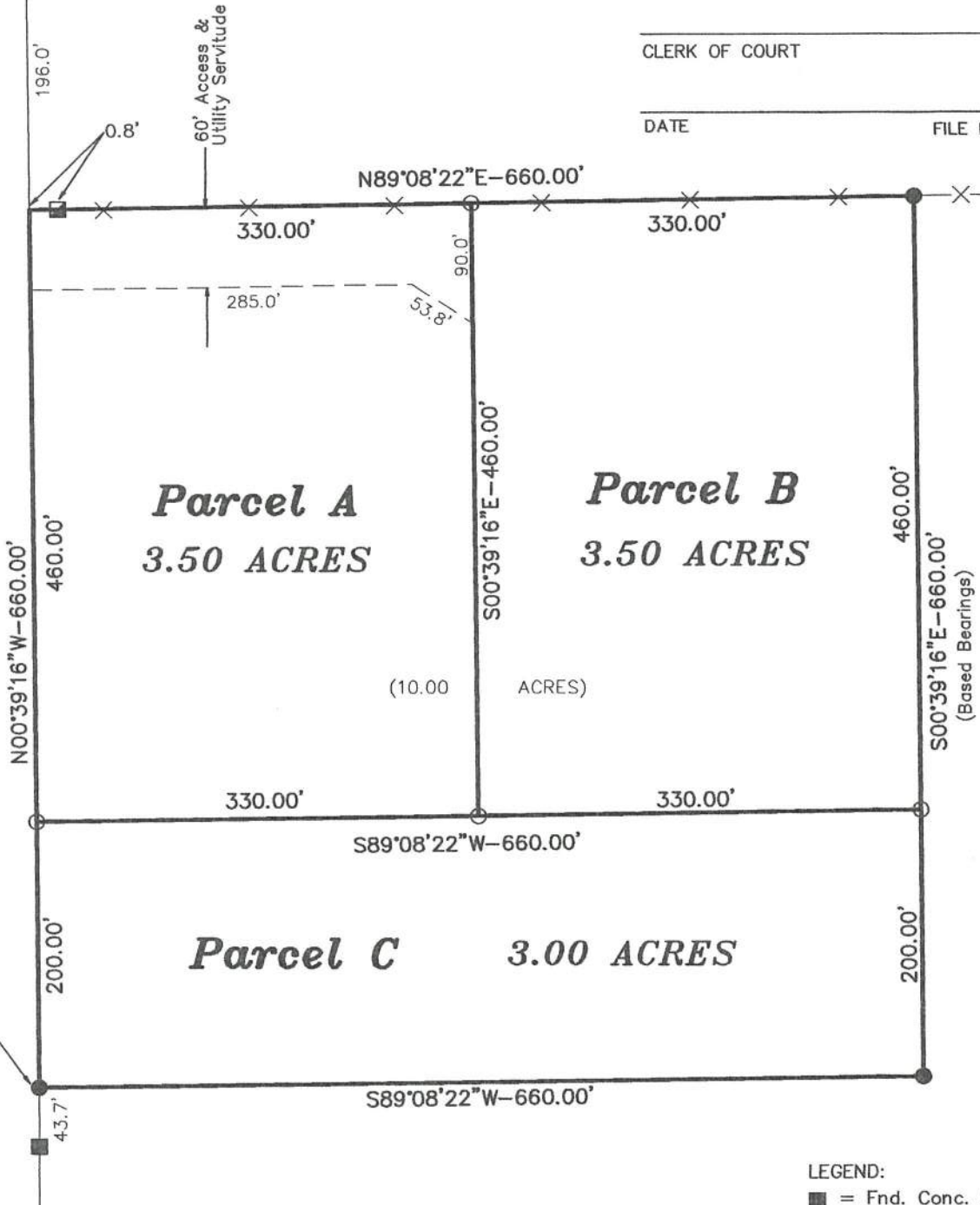
SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

La. Hwy. #1083



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:LX1.

LEGEND:

- = Fnd. Conc. Hwy. Mon
- = Fnd. 1/2" Iron Rod
- ▣ = Fnd. 1 1/4" Iron Pipe
- = Set 1/2" Iron Rod

—X— = Fence

Building Setback Lines must be
verified prior to any construction

MAP PREPARED FOR **MELINDA JENKINS MEIER & JAMES G. MEIER**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 9, T-6-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsuri@bellsouth.net email

CERTIFIED CORRECT

BRUCE M. BUTLER, III
License No. 4894
PROFESSIONAL
LAND SURVEYOR
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 125'

DATE: 4-29-2019

NUMBER: 19321

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2019)

CASE NO.: 2019-1487-MSP

OWNER/DEVELOPER: 3Z's Building Company, LLC- Rosario Zuppardo
ENGINEER/SURVEYOR: Randal W. Brown & Associates INC.

SECTION: 47 TOWNSHIP: 7 South RANGE: 11 East

WARD: 1 PARISH COUNCIL DISTRICT: 1

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: West side of LA Highway 21, north of Ochsner Blvd., Covington,
 Louisiana.

SURROUNDING LAND USES: Commercial

TOTAL ACRES IN DEVELOPMENT: 18.871 acres

NUMBER OF LOTS/PARCELS: 2 Parcels; Parcel D1A-4-A into Parcels D1A-4-B & D1A-4-C

ZONING: HC-2 Highway Commercial Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

Parcel D1A-4-A was a part of minor subdivision approved in April 2017. For this reason, a public hearing is required. Staff does not have any objection to the request.

PARCEL D1A-4-A * ZUPPARDO RETAIL SITES
SEC. 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
PARCEL D1A-4-B & PARCEL D1A-4-C

A Minor Subdivision of

100' DRAINAGE SERVITUDE
50' EACH SIDE

N00°59'20"W 678.70'
N50°44'59"E 673.80'
DRAINAGE CANAL (NOT LOCATED)
CONCRETE DRIVE
S50°05'38"E 82.82'
S56°17'23"E 165.33'

PARCEL D1A-4-B
16.303 Acres
FORMERLY PARCEL D1A-4-A
These properties were a part of an existing
minor subdivision pursuant to map file no. 5655D

PARCEL D1A-4-C
2.668 Acres

N55°59'18"W 126.68'
S89°21'20"W 346.19'
10' UTILITY SERVITUDE
CONCRETE DRIVE
N34°08'17"E 124.55'
S56°02'29"E 20.00'
N34°08'17"E 272.17'
S56°00'41"E 236.82'
S56°00'41"E 174.25'
S33°46'47"W 174.25'
S33°50'01"W 45.01'
S33°50'01"W 222.27'
S33°44'30"W 158.65'
S36°38'50"W 199.73'
N56°02'29"W 283.26'
S56°00'41"E 236.66'
S56°00'41"E 270.39'
S33°59'19"E 198.11'
S56°02'56"E 255.27'

OCSHNER BLVD.

PARCEL D1B

PARCEL E
NOT A PART

PARCEL D2
NOT A PART



APPROVED:

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA
"APPLICABLE STANDARDS FOR PROPERTY BOUNDARY
SURVEYS" FOR A CLASS C SURVEY.

Date: APRIL 25, 2019
Survey No. 19235
Project No. B12243

Scale: 1"=150'±
Drawn By: RJB
Revised:

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Geodetic • Forensic • Consultants
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
E-MAIL: info@brownsurveys.com

[Signature]
Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

- DENOTES 1/2" IRON ROD END UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON PIPE OR CROSS CUT TO BE SET

REFERENCE:
1) A Minor Subdivision of parcel D1A
Map File #: 5636A, Date Filed: 4-24-2017

NOTE:
ALL SERVITUDES NOT
SHOWN HEREON

LINE TABLE

LINE	BEARING	DISTANCE
L1	N33°38'18"E	21.20'
L2	S56°26'40"E	34.94'
L3	N33°38'18"E	16.74'
L4	S33°49'53"W	10.54'

CASE NO.: 2019-1489-MSP

SECTION: 38 TOWNSHIP: 8 South RANGE: 12 East

WARD: 7 PARISH COUNCIL DISTRICT: 7

GENERAL LOCATION: East side of Fish Hatchery Road, across from Oak Cove Drive, Lacombe, Louisiana.

SURROUNDING LAND USES: Residential

TOTAL ACRES IN DEVELOPMENT: 30.1484 acres

NUMBER OF LOTS/PARCELS: 2 Parcels; Parcel A1 & B1

ZONING: A-1A Suburban Zoning District

STAFF COMMENTARY:

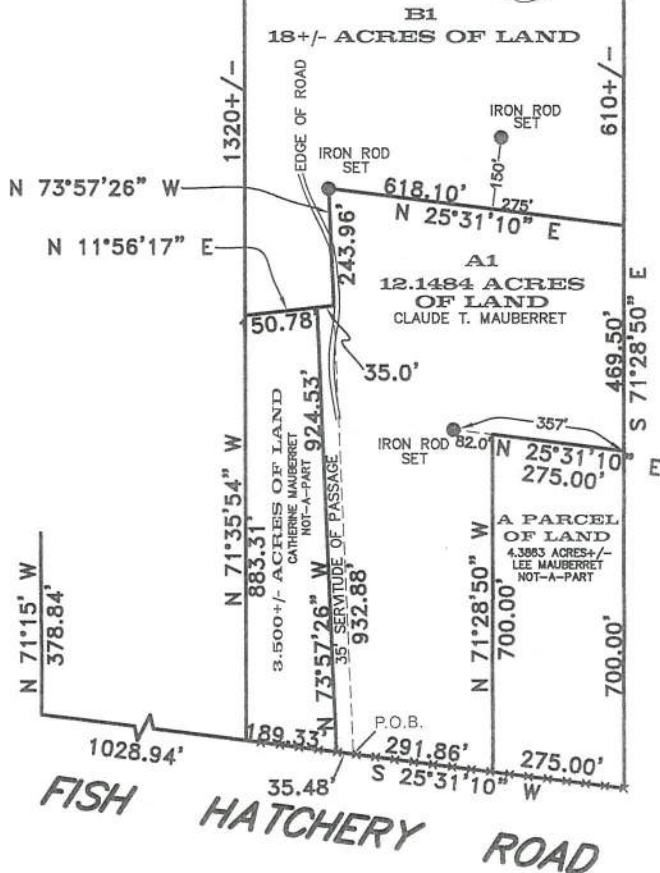
Department of Development – Planning & Engineering

The applicant is requesting to create three (2) parcels from a 30.1484 parcel. The minor subdivision request requires a public hearing due to Parcel B1 not having public road frontage and being accessed via a 35' access servitude. The two proposed parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review. Staff has no objection to the request subject to the following:

1. Correct the direction of the north arrow on the survey.
2. Label Bayou Lacombe on the survey.

SECTION 38, TOWNSHIP 8 SOUTH, RANGE 12 EAST.
A PARCEL OF LAND CONTAINING 6.5024 ACRES
IN ST TAMMANY PARISH, LA

MINOR RESUBDIVISION OF
30+/- ACRES OF LAND
INTO PARCELS A1 AND B1



APPROVAL:

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

BOUNDARY SURVEY OF:

LOTS: A1 AND B1
SECTION 38, TOWNSHIP 8 SOUTH,
RANGE 12 EAST
PARISH, LA: ST. TAMMANY

ELEVATION NOTE:

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE
FOLLOWING FLOOD ZONE, PER:
FIRM MAP DATED: 4/30/08
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A

GENERAL NOTES

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY
NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER
THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES
ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: A PLAN OF SURVEY BY J.V. BURKES & ASSOCIATES
DATED MAY 16, 1994.

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE
FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE
SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE
NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR
THIS SURVEY.

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE,
AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO
WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY
ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

THIS IS TO CERTIFY THAT THE PROPERTY
BOUNDARY SURVEY RECORDED HEREON WAS
MADE ON THE GROUND UNDER MY DIRECT
SUPERVISION, AND IS IN ACCORDANCE WITH
APPLICABLE STANDARDS OF PRACTICE FOR
PROFESSIONAL LAND SURVEYORS AS
STIPULATED IN LOUISIANA ADMINISTRATIVE
CODE TITLE: 46:XXI, CHAPTER 25 FOR A
CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF CLAUDE MAUBERRRET

BY:

C. Randall Dixon
REGISTERED PROFESSIONAL
LAND SURVEYOR



KLS Group Inc.

3D SCANNING & MODELING - ELEVATION CERTIFICATES
3313 Jurgens St. Metairie, LA 70002
P: 504-302-0991 F: 504-539-3712
INFO@KREBSLAYOUT.COM

Certified W-3

DATE: NOVEMBER 26, 2018

DRAWN BY: JWK

SCALE: 1" = 400'

CHECKED BY: CRD

JOB #: 4484-18

SHEET #1 OF 1

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2019)

CASE NO.: 2019-1497-MSP

OWNER/DEVELOPER: Frederic & Jonell Badon Jr.
ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 44 TOWNSHIP: 7 South RANGE: 10 East

WARD: 1 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: Northwest corner of Galatas Cemetery Road, east of Galatas Road,
 Madisonville, Louisiana.

SURROUNDING LAND USES: Residential

TOTAL ACRES IN DEVELOPMENT: 3 acres

NUMBER OF LOTS/PARCELS: 2 Parcels; Parcel A & B

ZONING: A-2 Suburban Zoning District

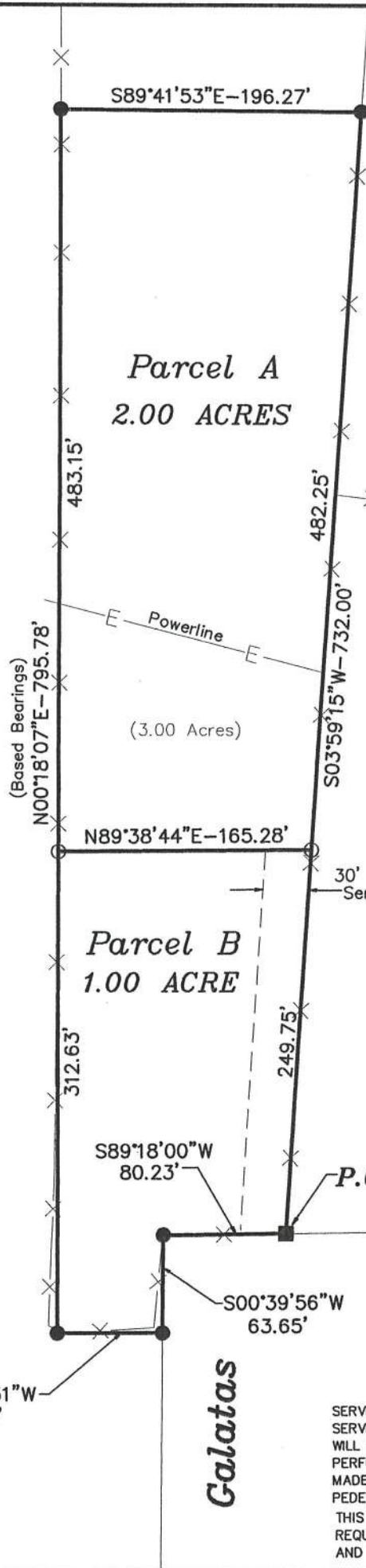
STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create three (2) parcels from a 3 acre parcel. The minor subdivision request requires a public hearing due to Parcel A not having public road frontage and being accessed via a 30' access servitude. The two proposed parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review. Staff has no objection to the request.



(Acadian Country S/D)



FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

CHAIRMAN PLANNING COMM.

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of a 3.00 Acre Parcel of Land, into Parcels A & B, in Section 44, T-7-S, R-10-E, St. Tammany Parish, Louisiana

Reference: A Survey Map of Subject Property by Thomas Fontcuberta, Dated 8-5-2014, #514710, (Based Bearings)

Reference calls not shown

The P.O.B. is reported to be N89°19'E-1100.88'; South-3348.18'; S86°00'E-107.58'; N00°30'W-470.58'; N89°00'E-79.86' from the SW Corner of Section 14, T-7-S, R-10-E, St. Tammany Parish, Louisiana

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 1 1/4" Iron Pipe
- = Set 1/2" Iron Rod
- X— = Fence

(Must verify prior to Construction)
Building Setbacks
Front:
Side:
Rear:
Side Street:

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.

MAP PREPARED FOR **FREDERICK BADON, JR. & JONELL BADON**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 44, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax
landsurll@bellsouth.net email

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894
3-19-2019

SCALE: 1" = 100'

DATE: 2-25-2019

NUMBER: 19242

RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2019-1496-MRP

NAME OF SUBDIVISION: Calogneville

LOTS BEING DIVIDED: Resubdivision of Lot 26 in to lots 26-A & 26-B

SECTION:	32	WARD:	10
TOWNSHIP:	6 South	PARISH COUNCIL DISTRICT:	6
RANGE:	12 East		

PROPERTY LOCATION: The property is located on the east side of Oak Street, north of Burvant Street, Abita Springs, Louisiana.

ZONING: A-3 Suburban District

PROPERTY OWNER: Mary Landry

STAFF COMMENTARY:

The owner is requesting to resubdivide one (1) lots into two (2) buildable residential sites.

The reason for the public hearing requirement is to allow for the rear of the lots to be less than 100 feet in width.

Recommendation:

Staff has no objections to the resubdivision request, given the fact that lots 26-A & 26-B meets the density requirement of 2 units per acre and the lots meet the minimum lot width of 100 feet along Oak Street.

If the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

REFERENCE BEARING:
Iron Rod A to Iron Rod B
S88°39'21"E
Astronomic North determined
by Solar Observations.

PEACH STREET
(NOT CONSTRUCTED)

PEAR STREET
(NOT CONSTRUCTED)

ORANGE
STREET

N88°39'22"W 348.82'
CENTER OF SECTION 32

20' ORANGE STREET (NOT CONSTRUCTED)
15' NORTH STREET (NOT CONSTRUCTED)
S88°39'21"E 0.9'
S85°07'43"W 255.31'
N85°07'43"E 255.31'
S307°0' 307.0'
POB

N88°39'21"W 108.59'
S14°08'20"E 15.56'
N88°39'22"W 1902.75'

SEC. 32
SEC. 33



LEGEND

- ☒ = FENCE CORNER POST FOUND
- = 2" IRON PIPE FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- X- = FENCE

APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

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 COMPLYING DATA FOR THIS SURVEY.



PLAT PREPARED FOR:

Mary Landry

SCALE

1" = 100'

DATE:

5/10/2019

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

A RESUBDIVISION OF A PORTION OF LOT 26 INTO LOTS 26-A & 26-B, CALOGNEVILLE SUBDIVISION, LOCATED IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

(985) 892-1549
503 N. JEFFERSON AVE.

COVINGTON, LA 70433

JOB NO.

0055-A

NOTES:

1. This property is located in Flood Zone A4, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.
2. 1/2" IRON RODS TO BE SET UPON APPROVAL.

REFERENCE SURVEY:

Survey for Troy Duncan by John G. Cummings, Surveyor, dated March 21, 2000, Job No. 0055.

TENTATIVE SUBDIVISION REVIEW

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2019)

CASE NO.: 2019-1491-TP

PROPOSED SUBDIVISION NAME: Lakeshore Villages, Phase 7

DEVELOPER: D.R. Horton, Inc. - Gulf Coast
7696 Vincent Road
Denham Springs, LA 70726

ENGINEER/SURVEYOR:	Duplantis Design Group, LLC	Acadia Land Survey
	16564 East Brewster Road	206 East 2nd Street
	Covington, LA 70433	Thibodaux, Louisiana 70301

SECTION: 35	WARD: 9
TOWNSHIP: 9 South	PARISH COUNCIL DISTRICT: 13
RANGE: 14 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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located north of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell.

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

TOTAL ACRES IN DEVELOPMENT: 22.604

NUMBER OF LOTS: 111 TYPICAL LOT SIZE: 4,731 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: AH-EL. 1.0'

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 May 29, 2019.

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

General Comments:

1. An updated Traffic Impact Analysis including Phase 7 of this development must be submitted and approved by St. Tammany Parish and LADOTD.
2. The request for inclusion of parking along Lakeshore Village South is currently under review and will require additional discussion between St. Tammany Parish and the Developer's Engineer.

Tentative Plat:

3. A restrictive covenant regarding the placement of driveways in proximity of street right-of-way intersections needs to be added to the Tentative Plat. Upon review of the revised plat, it appears that nine of the corner lots do not meet the St. Tammany Parish requirement for, "driveways on corners lots shall not be located any closer than sixty (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. As such, a waiver of the minimum driveway requirement needs to be granted for phase 7 of this development. In order to approve this waiver request 2/3rds majority vote of the full membership of commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

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 June 11, 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 all drainage easements/servitudes.
- 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.L.R.M. community panel 22520505350, 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.
- Vehicular access is only allowed to the dedicated private right of way parcel along the rear of all lots. No Driveway is to be allowed in front portion of lots and no driveway is to be allowed to directly connect to Lakeshore Village South Boulevard.
- The Community Development District will own and maintain all levees and pumps, lakes, subsurface drainage, road right of ways, and drainage servitudes.
- Only one dwelling unit per lot will be allowed.

PLAT SHOWING TENTATIVE SUBDIVISION OF LAKESHORE VILLAGES (PHASE 7) LOCATED IN SECTION 35, TOWNSHIP 9 SOUTH - RANGE 14 EAST SLIDELL, ST. TAMMANY PARISH, LOUISIANA

SECTION CORNER

23 24
26 25

P.O.C.

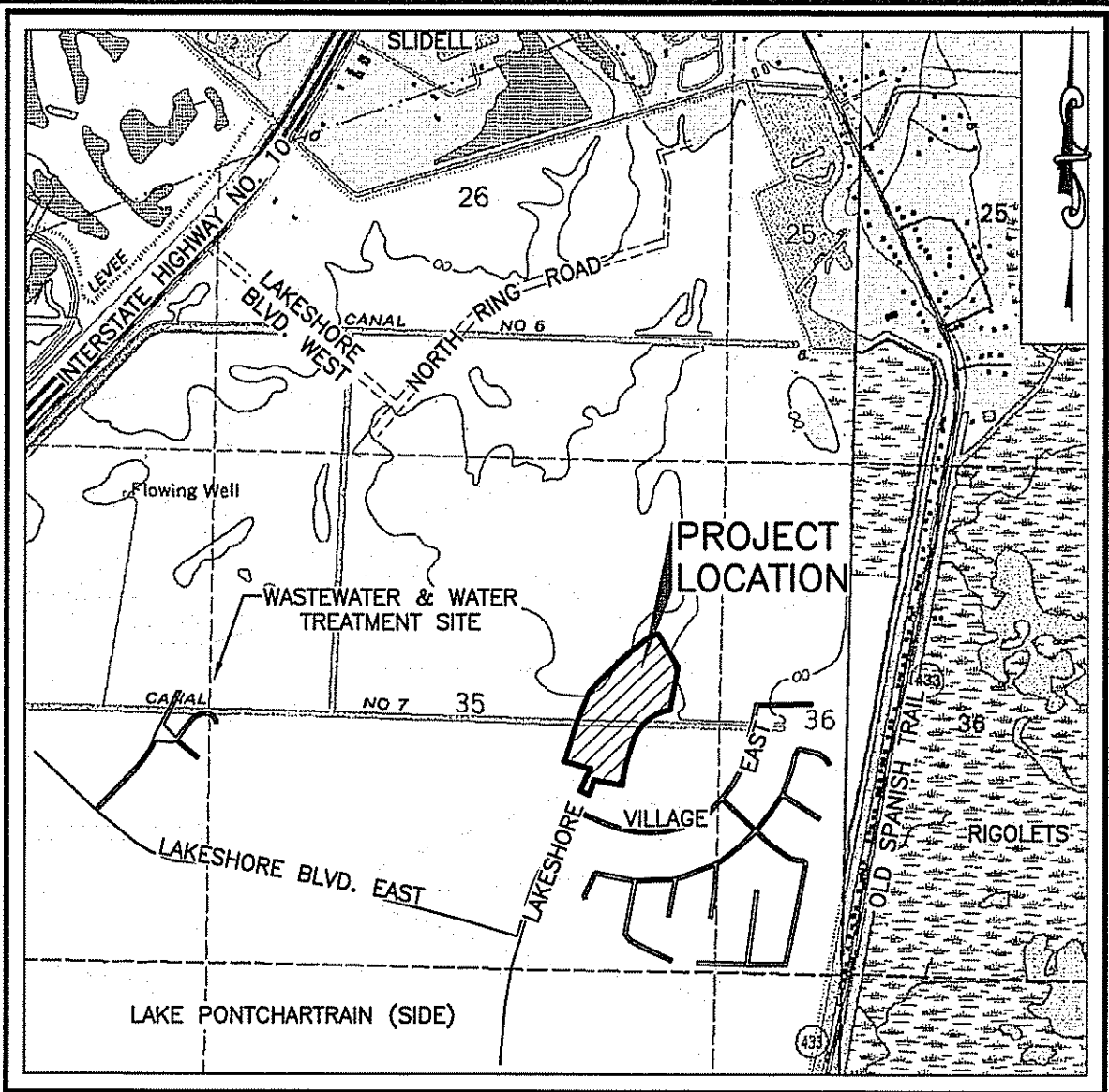
P.O.B.

(Owner/Owner Representative)
D.R. Horton, Inc. - Gulf Coast
7696 Vincent Road
Denham Springs, LA 70726

Date

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 green spaces, drainage servitudes, street signs, and traffic control signs.



VICINITY MAP

SCALE 1" = 2000'

NOTES:

- Zoning: (PUD Planned Unit Development)
Zoning information acquired from <http://sltpgov.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, T9S-R14E, And All Of Sections 35, T9S-R14E, St. Tammany Parish, Louisiana. Prepared By: J.J. Krebs & Sons, Inc. Dated: February 1, 1994 Map No. E2287 - St. Tammany Parish Clerk Of Court.
B) Final Subdivision Plan Phase 1A, Lakeshore Villages, Sections 35 & 36, T9S-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. 408-0039
- 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 22520505350 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 MWN 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, pump or sanitary landfill.
- The community Development District will own and maintain all green spaces, street lights, traffic control signs, and signage posts.
- Site T.B.M.'s (Temporary Bench Marks):
#1 - (T.B.M. #5-Control Exhibit) 3/4" Iron Rod @ 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 @ 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 TYPICAL SECTIONS & LEGAL DESCRIPTION)

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

DATE: APR 2019
DRAWN BY: APR
CHECKED BY: APR
FIELD BOOK: 350
REVISION DESCRIPTION
FIELD WORK COMPLETED ON: TBD
APPROVED BY: MPB
ALS FILE: 2017/17-1844/17-1844SP7 TP.dwg
INT.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	63°04'08"	500.00'	550.38'	S 47°04'06" W - 523.01'
C2	11°30'15"	405.00'	81.32'	S 09°46'54" W - 81.18'
C3	07°00'55"	1,095.00'	134.07'	S 07°32'14" W - 133.99'
C4	05°18'24"	500.00'	46.31'	S 21°05'16" W - 46.29'
C5	03°00'44"	850.00'	44.69'	N 22°14'06" E - 44.68'
C6	02°32'20"	500.00'	22.16'	N 21°59'54" E - 22.15'
C7	00°34'38"	1,929.50'	19.44'	N 14°46'33" E - 19.44'
C8	10°05'04"	1,929.50'	339.60'	N 20°22'53" E - 339.17'
C9	07°34'44"	1,929.50'	255.23'	N 30°12'35" E - 255.04'
C10	10°05'00"	1,929.50'	339.56'	N 40°06'18" E - 339.13'
C11	06°18'35"	1,929.50'	212.49'	N 49°33'43" E - 212.38'
C12	03°46'59"	1,929.50'	127.40'	N 55°52'10" E - 127.37'
C13	01°32'53"	1,850.25'	49.99'	N 58°32'06" E - 49.99'
C14	44°32'06"	1,817.50'	1,412.71'	N 36°45'17" E - 1,377.41'
C15	18°24'28"	1,782.50'	572.68'	N 24°47'03" E - 570.22'
C16	19°26'49"	1,782.50'	605.00'	N 44°50'14" E - 602.10'
C17	02°04'22"	1,782.50'	64.49'	N 56°43'28" E - 64.49'
C18	07°44'22"	500.00'	67.49'	N 19°24'03" E - 67.44'
C19	03°31'46"	975.00'	60.06'	N 15°28'41" E - 60.05'
C20	16°16'02"	1,000'	283.92'	N 21°50'49" E - 282.97'
C21	03°49'56"	1,670.50'	111.73'	N 31°53'48" E - 111.71'
C22	18°31'36"	1,670.50'	540.16'	N 44°47'31" E - 537.61'
C23	06°14'55"	1,027.50'	112.06'	S 35°35'21" E - 112.00'
C24	08°27'55"	500.00'	73.87'	N 14°12'06" E - 73.81'
C25	05°33'53"	500.00'	48.56'	N 12°45'05" E - 48.54'
C26	03°24'45"	1,025.00'	61.05'	N 15°25'11" E - 61.04'
C27	16°16'02"	950.00'	269.72'	N 21°50'49" E - 268.82'
C28	03°44'46"	1,620.50'	105.95'	N 31°51'13" E - 105.93'
C29	019°28'14"	1,620.50'	550.69'	N 44°42'02" E - 548.04'
C30	06°20'01"	1,027.50'	113.58'	S 26°30'05" E - 113.52'
C31	16°16'02"	838.00'	237.92'	N 21°50'49" E - 237.13'
C32	03°31'57"	1,508.50'	93.01'	N 31°44'49" E - 92.99'
C33	18°54'46"	1,508.50'	497.94'	N 44°18'01" E - 495.68'
C34	16°16'02"	803.00'	227.99'	N 21°50'49" E - 227.22'
C35	23°02'05"	1,473.50'	592.40'	N 41°29'53" E - 588.42'
C36	03°26'01"	691.00'	41.41'	N 15°25'49" E - 41.40'
C37	10°05'07"	691.00'	121.63'	N 24°56'17" E - 121.48'
C38	03°17'56"	1,361.50'	78.39'	N 31°37'48" E - 78.38'
C39	08°25'01"	1,361.50'	200.01'	N 39°10'17" E - 199.83'
C40	08°25'01"	1,361.50'	200.01'	N 48°51'02" E - 199.83'
C41	16°46'30"	1,062.50'	311.08'	S 30°11'57" E - 309.97'
C42	03°54'09"	1,174.50'	80.00'	S 34°16'12" E - 79.98'
C43	04°45'29"	1,174.50'	97.53'	N 28°23'43" E - 97.51'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 81°16'28" W	285.10'
L2	S 23°44'28" W	120.55'
L3	N 66°15'32" W	100.00'
L4	N 23°44'28" E	128.04'
L5	N 16°00'25" E	60.19'
L6	N 75°30'46" W	288.73'
L7	N 29°41'08" E	31.21'
L8	N 39°27'20" E	158.84'
L9	N 64°21'30" E	86.67'
L10	N 72°22'03" E	26.84'

OPEN/GREEN SPACE CALCULATIONS (PHASE 7)

OPEN/GREEN SPACE REQUIRED

87.004 ACRES

X 0.25 S.F. OPEN/GREENSPACE

21.751 ACRES REQUIRED

(= 947,484 ± S.F.)

OPEN/GREEN SPACE REQUIRED

3.082 ACRES (PHASE 3A)

2.608 ACRES (PHASE 3B)

38.493 ACRES (PHASE 4A)

1.779 ACRES (PHASE 4B)

3.863 ACRES (PHASE 5)

21.751 ACRES (PHASE 6)

5.651 ACRES (PHASE 7)

77.205 ACRES TOTAL OPEN/GREEN SPACE REQUIRED

OPEN/GREEN SPACE PROVIDED

3.318 ACRES (PHASE 3A)

0.770 ACRES (PHASE 3B)

439.779 ACRES (PHASE 4A)

1.289 ACRES (PHASE 4B)

0.657 ACRES (PHASE 5)

13.334 ACRES (PHASE 6)

5.905 ACRES (PHASE 7)

465.052 ACRES TOTAL PROVIDED

GENERAL INFORMATION

CENTRAL 107

SEWER SYSTEM NUMBER OF LOTS

LAKE PONTCHARTRAIN PUD

ULTIMATE SURFACE WATER DISPOSAL PRESENT ZONING

4,753± S.F. ASPHALT

AVERAGE LOT SIZE ROAD SURFACE

CENTRAL 35 FEET (ALLEY)

WATER SYSTEM 50 FEET (LOCAL ROAD)

90 FEET (BOULEVARD)

RIGHT OF WAY WIDTHS

550± FEET 5,133± FEET

MAX BLOCK LENGTH STREET LENGTH

22.604± ACRES 11.675± 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: 10'

REAR: 10'

SIDE: 5'

BUILDING SETBACKS

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

SCALE: 1" = 100'

SCALE IN FEET



CERTIFICATION:

This is to certify to 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 accuracy specification and positional tolerances are in accordance with the Standards of Practice for Boundary Surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

MICHAEL P. BLANCHARD

REGISTERED PROFESSIONAL LAND SURVEYOR

Michael P. Blanchard P.L.S.,

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

Reg. No. 4861

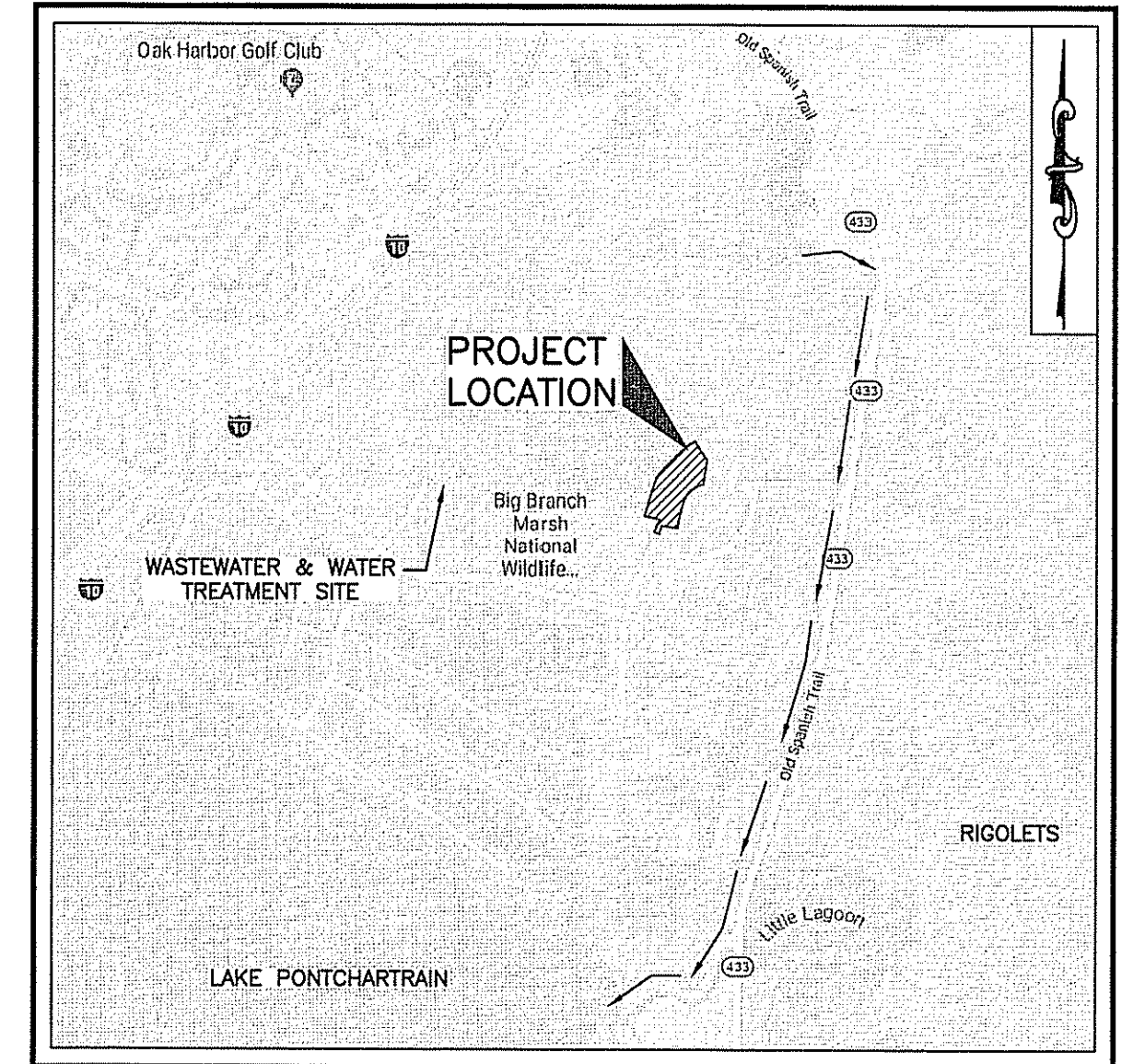
PLAT SHOWING TENTATIVE SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 7)
LOCATED IN SECTION 35,
TOWNSHIP 9 SOUTH - RANGE 14 EAST
SLIDELL, ST. TAMMANY PARISH, LOUISIANA

(Owner/Owner Representative)
D.R. Horton, Inc. - Gulf Coast
7896 Vincent Road
Denham Springs, LA 70726

Date

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 green spaces, drainage servitudes, street signs, and traffic control signs.



ULTIMATE DISPOSAL
NOT TO SCALE

LEGAL DESCRIPTION - LAKESHORE VILLAGES (PHASE 7)

A certain tract or parcel of land designated as the LAKESHORE VILLAGES (PHASE 7) containing 22.604 Acres or 984,830 sq. ft. located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at a point being the intersection common to Sections 23, 24, 25 & 26, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.," Then, South 06 degrees 11 minutes 50 seconds East a distance of 7,398.81 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.3.,"

Then, South 32 degrees 15 minutes 34 seconds East a distance of 405.44 feet to a point;
Then, South 08 degrees 28 minutes 45 seconds East a distance of 451.18 feet to a point;
Then, along a curve to the left having a delta of 63 degrees 04 minutes 08 seconds, a radius of 500.00 feet, an arc length of 550.38 feet and a chord bearing of South 47 degrees 04 minutes 06 seconds West a distance of 523.01 feet to a point;
Then, South 15 degrees 32 minutes 02 seconds West a distance of 253.11 feet to a point;
Then, along a curve to the left having a delta of 11 degrees 30 minutes 15 seconds, a radius of 405.00 feet, an arc length of 81.32 feet and a chord bearing of South 09 degrees 46 minutes 54 seconds West a distance of 81.18 feet to a point;
Then, along a curve to the right having a delta of 07 degrees 00 minutes 55 seconds, a radius of 1,095.00 feet, an arc length of 134.07 feet and a chord bearing of South 07 degrees 32 minutes 14 seconds West a distance of 133.99 feet to a point;
Then, North 81 degrees 16 minutes 28 seconds West a distance of 285.10 feet to a point;
Then, along a curve to the right having a delta of 05 degrees 18 minutes 24 seconds, a radius of 500.00 feet, an arc length of 46.31 feet and a chord bearing of South 21 degrees 05 minutes 16 seconds East a distance of 46.29 feet to a point;
Then, North 23 degrees 44 minutes 28 seconds East a distance of 120.55 feet to a point;
Then, North 66 degrees 15 minutes 32 seconds East a distance of 100.00 feet to a point;
Then, North 23 degrees 44 minutes 28 seconds East a distance of 128.04 feet to a point;
Then, along a curve to the left having a delta of 03 degrees 00 minutes 44 seconds, a radius of 850.00 feet, an arc length of 44.69 feet and a chord bearing of North 22 degrees 14 minutes 06 seconds East a distance of 44.68 feet to a point;
Then, along a curve to the right having a delta of 02 degrees 32 minutes 20 seconds, a radius of 500.00 feet, an arc length of 22.16 feet and a chord bearing of North 21 degrees 59 minutes 54 seconds East a distance of 22.15 feet to a point;
Then, North 18 degrees 00 minutes 25 seconds East a distance of 60.19 feet to a point;
Then, North 75 degrees 30 minutes 46 seconds West a distance of 288.73 feet to a point;
Then, North 29 degrees 41 minutes 08 seconds East a distance of 31.21 feet to a point;
Then, North 15 degrees 24 minutes 16 seconds East a distance of 385.68 feet to a point;
Then, North 20 degrees 33 minutes 15 seconds East a distance of 346.03 feet to a point;
Then, North 39 degrees 27 minutes 20 seconds East a distance of 158.64 feet to a point;
Then, North 44 degrees 50 minutes 59 seconds East a distance of 441.83 feet to a point;
Then, North 50 degrees 19 minutes 44 seconds East a distance of 252.16 feet to a point;
Then, North 84 degrees 21 minutes 30 seconds East a distance of 86.67 feet to a point;
Then, North 72 degrees 22 minutes 03 seconds East a distance of 26.84 feet to the "POINT OF BEGINNING".

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
7896 Vincent Road
Denham Springs, LA 70726

LEGEND:

- (A) 2" ASPHALTIC CONCRETE WEARING COURSE
- (B) 2" ASPHALTIC CONCRETE BINDER COURSE
- (C) 12" CEMENT STABILIZED BASE (10% BY VOLUME)
95% COMPACTION PER ASTM D-698 (REF. NOTE 2)
- (D) COMPACTED AND PROOF ROLLED SUBGRADE IN ACCORDANCE WITH THE
GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY NEAR THE
OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698. (REF. NOTE 3)
- (E) CONCRETE BARRIER CURB AND GUTTER (REF. DETAILS)
- (F) CONCRETE MOUNTABLE CURB AND GUTTER (REF. DETAILS)
- (G) HYDROSEED WITH STRAW OR SOD DISTURBED AREAS (WITHIN LIMITS OF CONSTRUCTION)

NOTES:

1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOTD STANDARD SPECIFICATIONS 2016 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION CHAPTER 125 SPECIFICATIONS; THE MORE STRINGENT STANDARD SHALL BE USED.
2. CONTRACTOR MAY UTILIZE 12" A-4 SUB-BASE IN LIEU OF SOIL CEMENT IN AREAS WHERE SOIL CEMENT CANNOT MEET PROJECT SPECIFICATIONS. A-4 SUB-BASE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, ST. TAMMANY PARISH CODE OF ORDINANCES, AND SUB-SECTION 1003 OF THE LSSRB. THE BASE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698.
3. BASED ON THE GEOTECHNICAL REPORT PREPARED BY SOUTHERN EARTH SCIENCES DATED JULY 26, 2018, THE BASE AND SUBGRADE SHALL CONSIST OF LEAN CLAYS AND SANDY LEAN CLAYS (CL) OR CLAYEY SANDS (SC) HAVING THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES AND PLOTS ABOVE THE "A-LINE" ON THE PLASTICITY CHART:
 - LIQUID LIMIT: 40 MAXIMUM
 - PLASTICITY INDEX: 20 MAXIMUM
 - INERT MATERIAL (NON-EXPANSIVE)
 - FREE OF ORGANICS
 - MAXIMUM PARTICLE SIZE: 2-INCHES

EACH LIFT SHALL BE PLACED IN MAXIMUM LIFTS OF 8" OF LOOSE MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698.

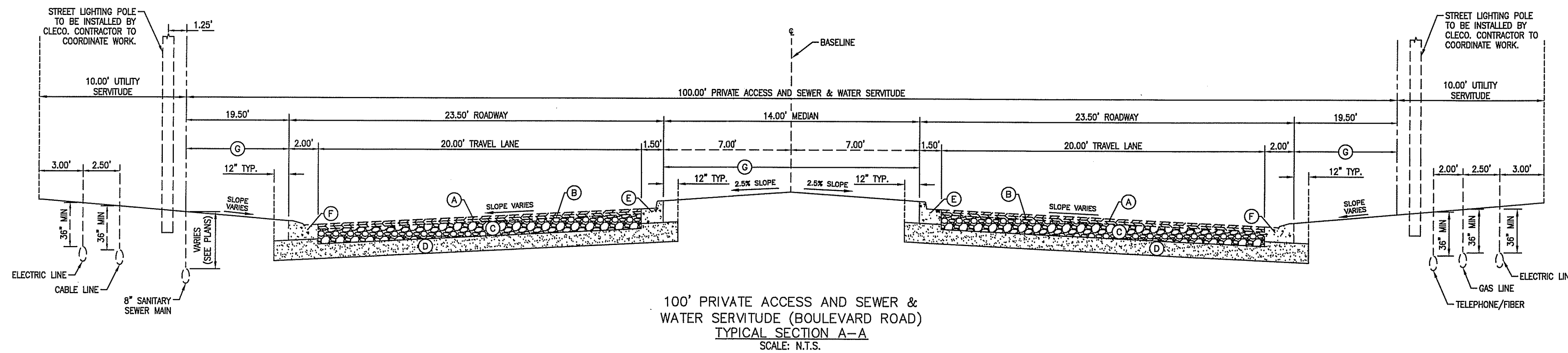
THIS MATERIAL MUST BE CERTIFIED AND APPROVED BY THE OWNER'S INDEPENDENT TESTING LABORATORY AND/OR THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO ITS USE.

CERTIFICATION:

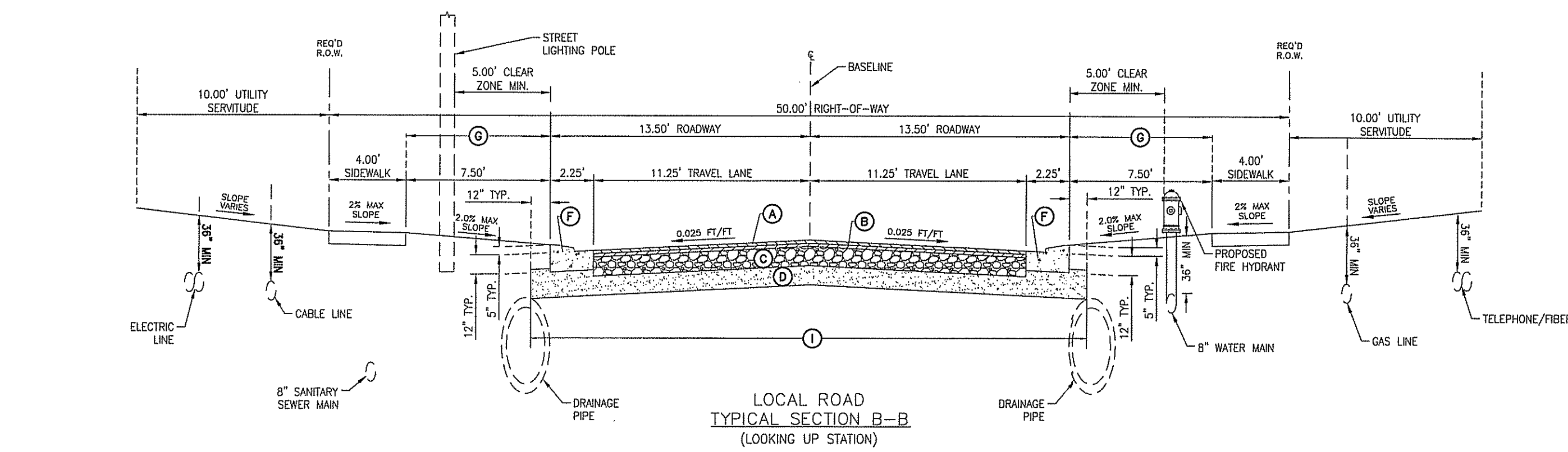
This is to certify to D.R. HORTON, INC. that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration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

MICHAEL P. BLANCHARD
REGISTERED
LAND SURVEYOR
MICHAEL P. BLANCHARD, P.L.S.
Reg. No. 4861

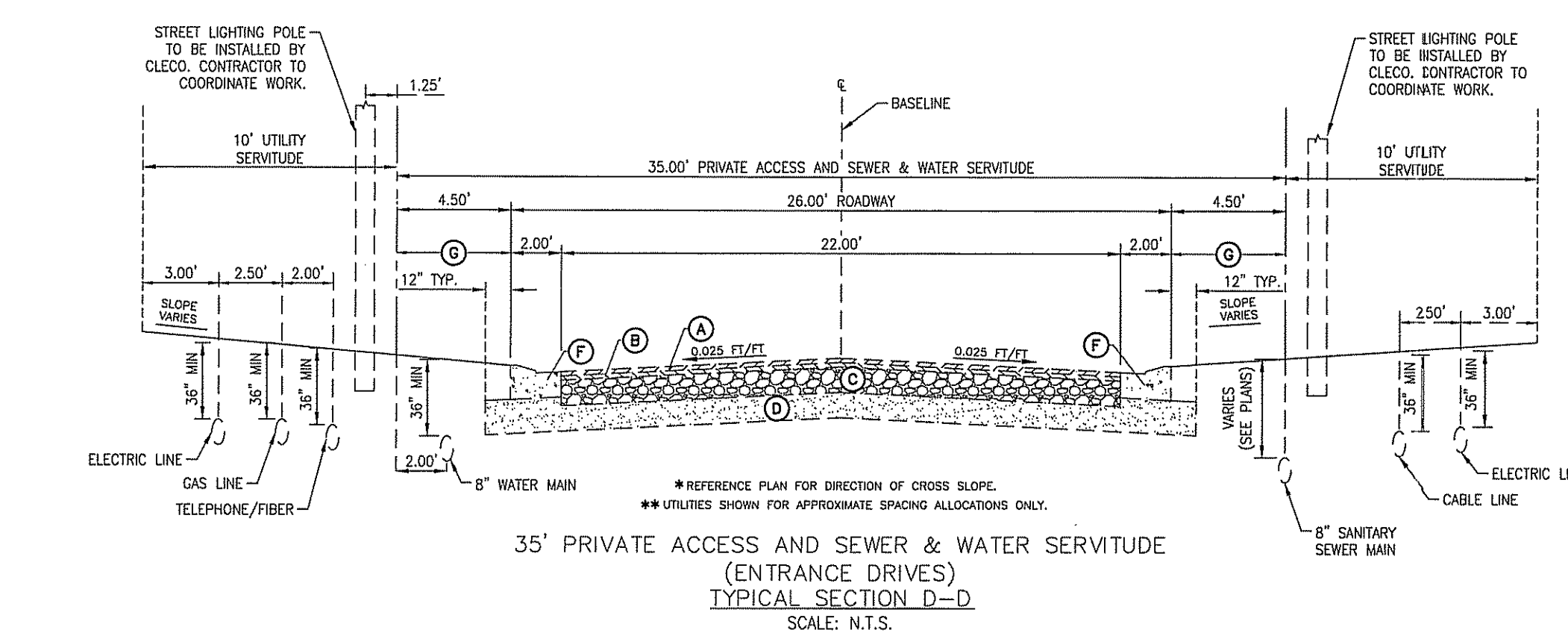
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



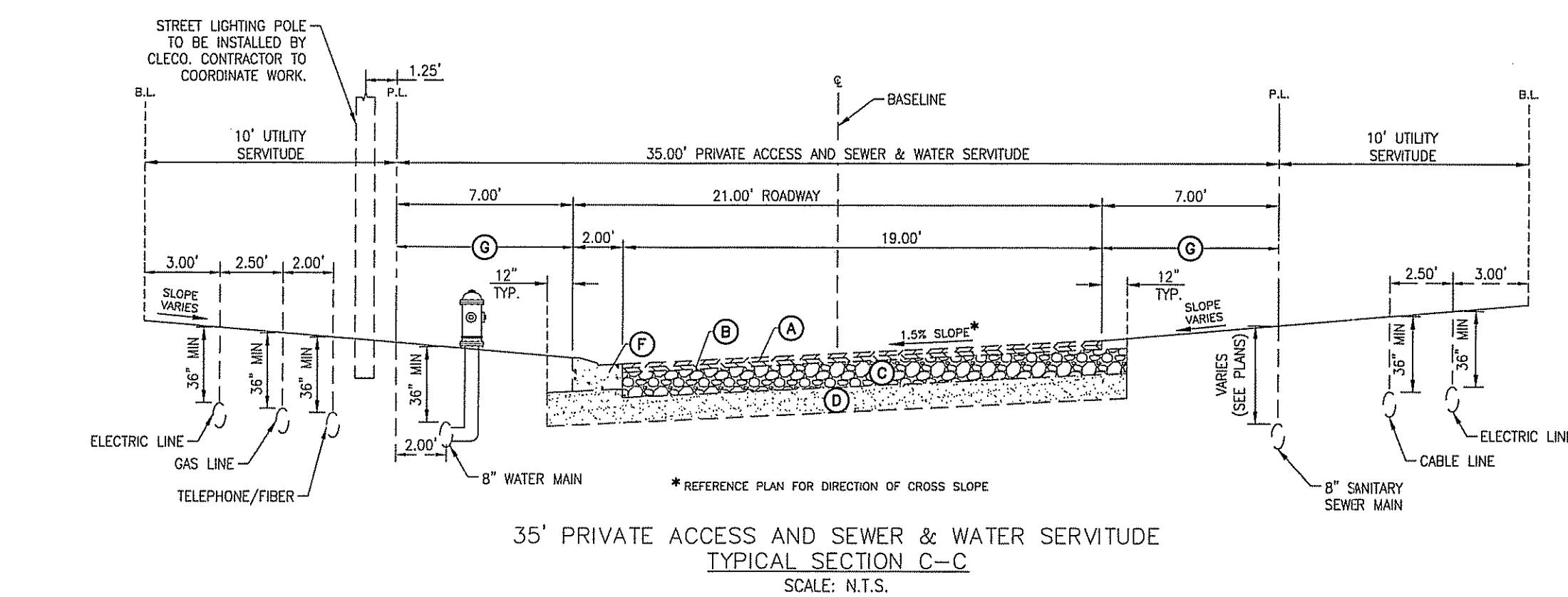
100' PRIVATE ACCESS AND SEWER & WATER SERVITUDE (BOULEVARD ROAD)
TYPICAL SECTION A-A
SCALE: N.T.S.



LOCAL ROAD
TYPICAL SECTION B-B
(LOOKING UP STATION)



35' PRIVATE ACCESS AND SEWER & WATER SERVITUDE (ENTRANCE DRIVES)
TYPICAL SECTION D-D
SCALE: N.T.S.



35' PRIVATE ACCESS AND SEWER & WATER SERVITUDE
TYPICAL SECTION C-C
SCALE: N.T.S.

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

SHEET 2 OF 2
(SEE SHEET 1 FOR SURVEY PLAT,
RESTRICTIVE COVENANTS, &
GENERAL NOTES)

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

DATE	REVISION DESCRIPTION	INT.
DRAWN BY: APR	CHECKED BY: APR	APPROVED BY: MPB
FIELD BOOK: 350	FIELD WORK COMPLETED ON: T80	ALS FILE: 2017/17-184/17-184SP7 TP.dwg

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2019)

CASE NO.: 2019-1492-TP

PROPOSED SUBDIVISION NAME: Lakeshore Villages, Phase 6

DEVELOPER: D.R. Horton, Inc. - Gulf Coast
7696 Vincent Road
Denham Springs, LA 70726

ENGINEER/SURVEYOR:	Duplantis Design Group, LLC	Acadia Land Survey
	16564 East Brewster Road	206 East 2nd Street
	Covington, LA 70433	Thibodaux, Louisiana 70301

SECTION: 35	WARD: 9
TOWNSHIP: 9 South	PARISH COUNCIL DISTRICT: 13
RANGE: 14 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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located north of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell.

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

TOTAL ACRES IN DEVELOPMENT: 87.004

NUMBER OF LOTS: 354 TYPICAL LOT SIZE: 7,134 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: AH-EL. 1.0'

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 May 29, 2019.

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

General Comments:

1. An updated Traffic Impact Analysis including Phase 6 of this development must be submitted and approved by St. Tammany Parish and LADOTD.

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*).

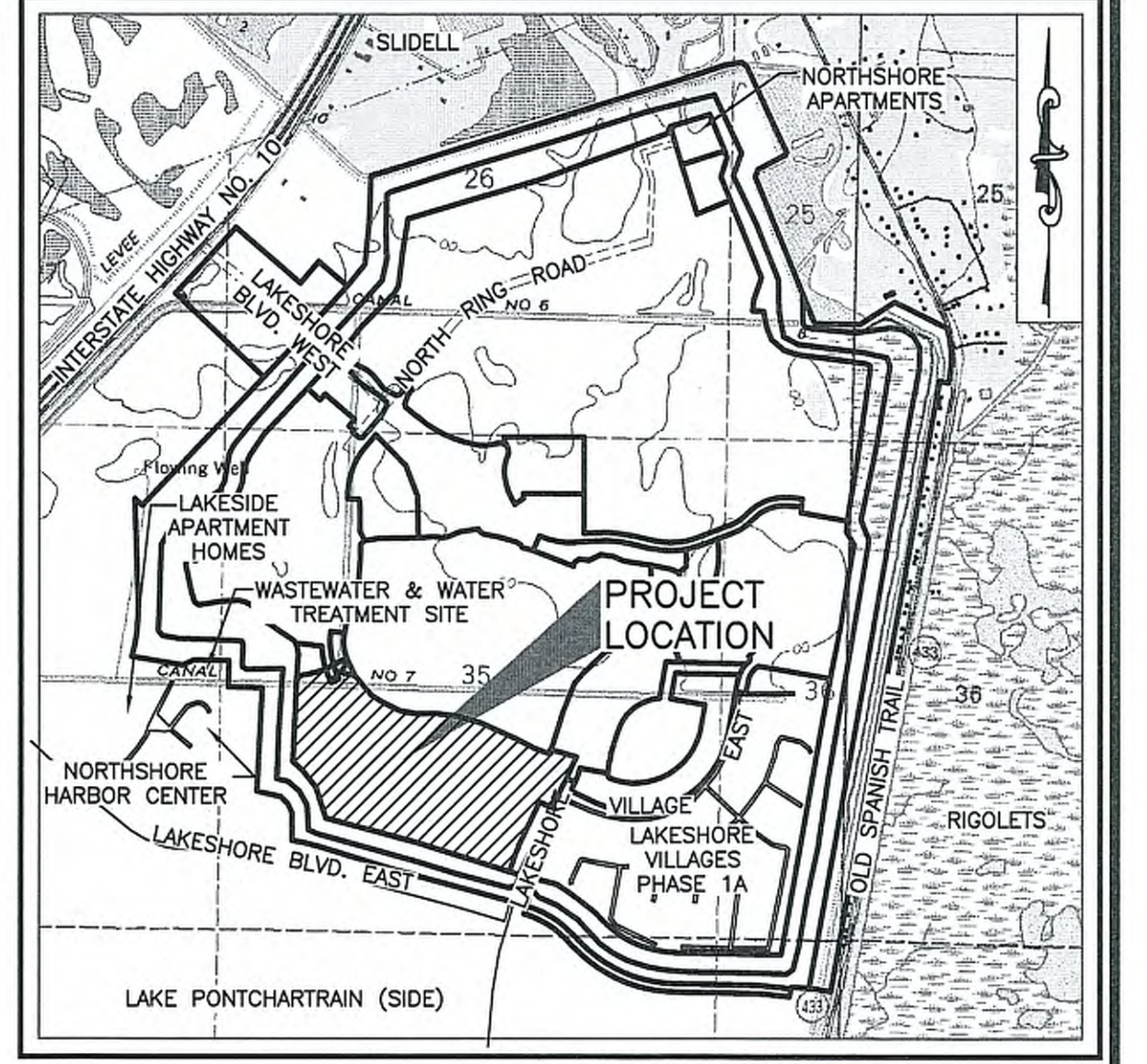
Revised drawings will not be accepted for review or placement in the packet prior to the June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

TENTATIVE PLANS
RECEIVED
5/30/2019 - 10:00 A.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

PLAT SHOWING TENTATIVE SUBDIVISION
OF
LAKE SHORE VILLAGES (PHASE 6)
LOCATED IN SECTION 35,
TOWNSHIP 9 SOUTH - RANGE 14 EAST
SLIDELL, ST. TAMMANY PARISH, LOUISIANA

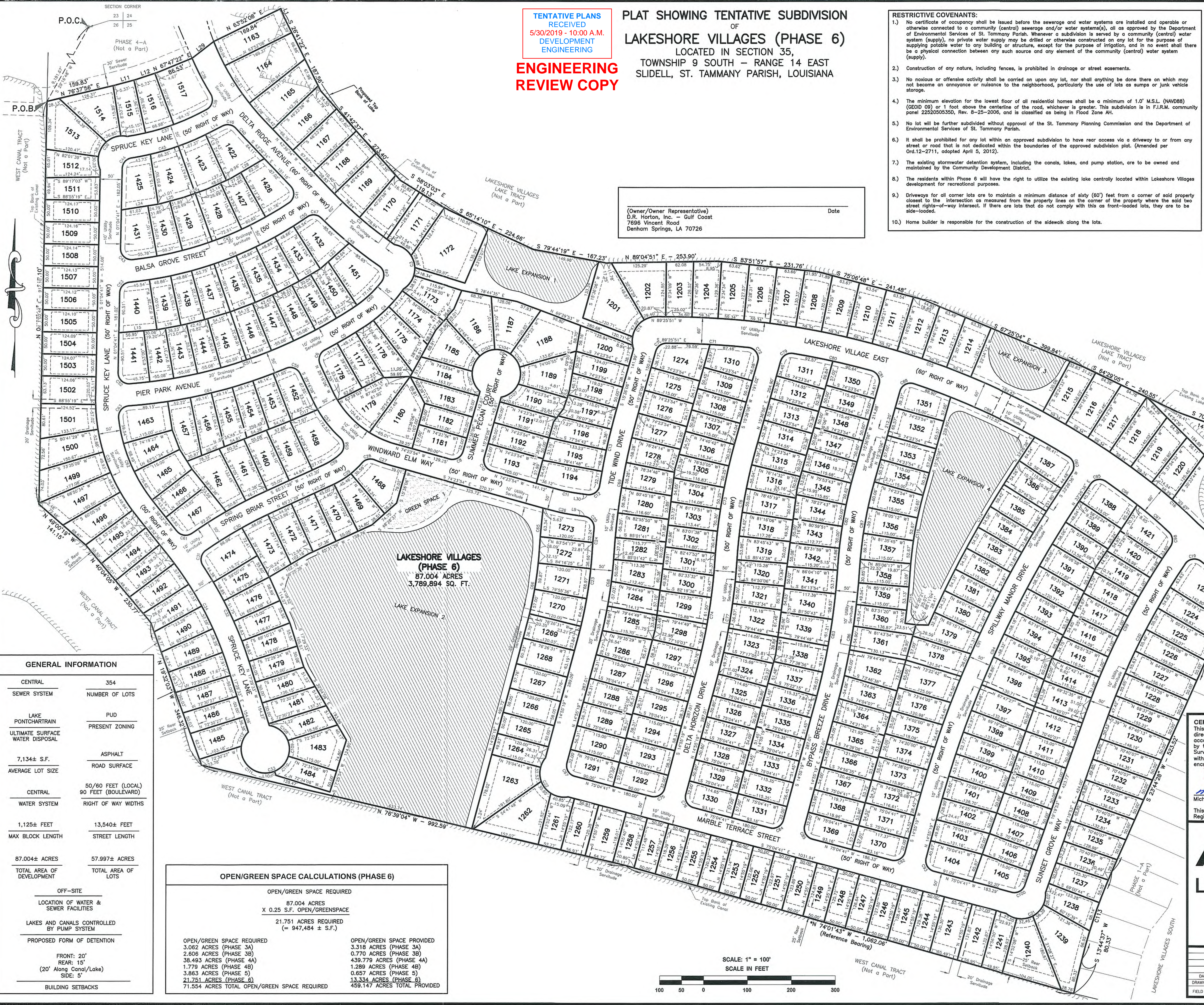
- RESTRICTIVE COVENANTS:
- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water systems, as approved by the Department of Environmental Services of St. Tammany Parish. Whenever 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 or 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 dumps 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) (GEOID 08) or 1 foot above the centerline of the road, whichever is greater. This subdivision is in F.I.R.M. community panel 225-000350, Rev. 8-05-2006, and is classified as being in Flood Zone AE.
 - 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 6 will have the right to utilize the existing lake centrally located within Lakeshore Villages development for recreational purposes.
 - Driveways for all corner lots are to maintain a minimum distance of sixty (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. If there are lots that do not comply with this as front-loaded lots, they are to be side-loaded.
 - Home builder is responsible for the construction of the sidewalk along the lots.



VICINITY MAP
SCALE 1" = 2000'

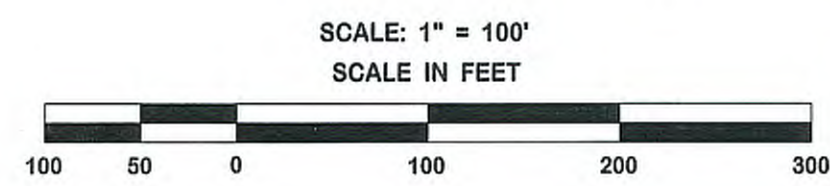
DEDICATION:

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 green spaces, drainage servitudes, street signs, and traffic control signs.



GENERAL INFORMATION	
CENTRAL	354
SEWER SYSTEM	NUMBER OF LOTS
LAKE PONTCHARTRAIN	PUD
ULTIMATE SURFACE WATER DISPOSAL	PRESENT ZONING
7.134± S.F.	ASPHALT
AVERAGE LOT SIZE	ROAD SURFACE
CENTRAL	50/60 FEET (LOCAL)
WATER SYSTEM	90 FEET (BOULEVARD)
	RIGHT OF WAY WIDTHS
1.125± FEET	13,540± FEET
MAX BLOCK LENGTH	STREET LENGTH
87,004± ACRES	57,997± 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'	
(20' Along Canal/Lake)	
SIDE: 5'	
BUILDING SETBACKS	

OPEN/GREEN SPACE CALCULATIONS (PHASE 6)	
OPEN/GREEN SPACE REQUIRED	
87,004 ACRES	
X 0.25 S.F. OPEN/GREENSPACE	
21,751 ACRES REQUIRED	
(= 947,484 ± S.F.)	
OPEN/GREEN SPACE REQUIRED	OPEN/GREEN SPACE PROVIDED
3,062 ACRES (PHASE 3A)	3,318 ACRES (PHASE 3A)
2,606 ACRES (PHASE 3B)	0,770 ACRES (PHASE 3B)
38,493 ACRES (PHASE 4A)	439,779 ACRES (PHASE 4A)
1,779 ACRES (PHASE 4B)	1,289 ACRES (PHASE 4B)
3,863 ACRES (PHASE 5)	0,687 ACRES (PHASE 5)
21,781 ACRES (PHASE 6)	13,334 ACRES (PHASE 6)
71,554 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	459,147 ACRES TOTAL PROVIDED



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

CERTIFICATION:

This is to certify that D.E. 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 Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with 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. Blanchard, P.L.S.,
Reg. No. 4861

05/30/2019

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

ACADIA

LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODOAUX, LOUISIANA 70301

Phone • (985) 449-0094 Fax • (985) 449-0085

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	APPROVED BY: MPB	INT.
DRAWN BY: CMH	CHECKED BY: APR		
FIELD BOOK: 350	FIELD WORK COMPLETED ON: TBD	ALS FILE: 2017/17-1846/17-18461P8 T9.dwg	

PLAT SHOWING TENTATIVE SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 6)
LOCATED IN SECTION 35,
TOWNSHIP 9 SOUTH - RANGE 14 EAST
SLIDELL, ST. TAMMANY PARISH, LOUISIANA

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 COURSE 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 INVESTIGATION AND TESTING PERFORMED BY PREMIER GEOTECH AND TESTING, 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 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 2006 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.

LEGEND LOCAL ROAD SECTION:

- (A) 2" TYPE III ASPHALTIC CONCRETE WEARING COURSE (LEVEL 2)
- (B) 2" TYPE III ASPHALTIC CONCRETE BINDER COURSE (LEVEL 2)
- (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 12" GUTTER AND 15" WIDE MOUNTABLE CURB.
- (F) 6" HIGH BARRIER CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 6" WIDE BARRIER CURB.
- (G) HYDROSEED WITH STRAW OR SOD DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN (WITHIN LIMITS OF CONSTRUCTION).
- (H) GENERAL EXCAVATION

LEGEND BOULEVARD ROAD SECTION:

- (A) 2" TYPE III ASPHALTIC CONCRETE WEARING COURSE
- (B) 3" 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) 6" HIGH BARRIER CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 6" BARRIER CURB.
- (F) 6" HIGH BARRIER CONCRETE CURB AND GUTTER WITH 21" GUTTER AND 6" BARRIER CURB.
- (G) HYDROSEED WITH STRAW OR SOD DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN (WITHIN LIMITS OF CONSTRUCTION).
- (H) GENERAL EXCAVATION

LEGAL DESCRIPTION - LAKESHORE VILLAGES (PHASE 6)

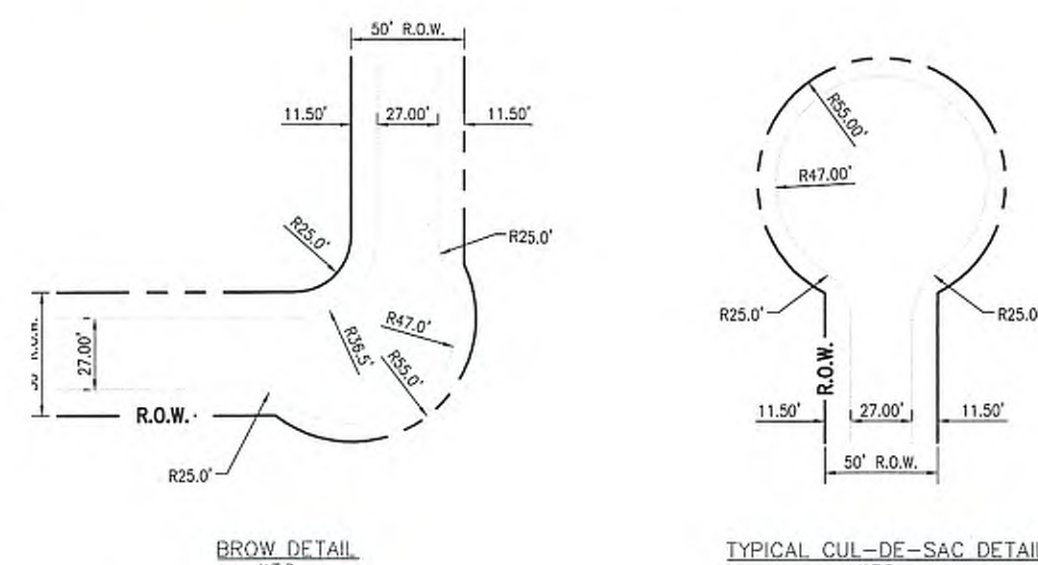
A certain tract or parcel of land designated as the LAKESHORE VILLAGES (PHASE 6) Containing 87,004 Acres or 3,789,894 sq. ft. located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at a point being the intersection common to Sections 23, 24, 25 & 26, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"
Then, South 29 degrees 16 minutes 48 seconds West a distance of 9,181.67 feet to a point; said point being the "POINT OF BEGINNING" and labeled "P.O.B.,"

Then, North 76 degrees 37 minutes 58 seconds East a distance of 159.83 feet to a point;
Then, North 74 degrees 54 minutes 38 seconds East a distance of 49.44 feet to a point;
Then, North 71 degrees 36 minutes 48 seconds East a distance of 48.95 feet to a point;
Then, North 67 degrees 47 minutes 22 seconds East a distance of 86.53 feet to a point;
Then, North 52 degrees 25 minutes 04 seconds East a distance of 62.02 feet to a point;
Then, North 63 degrees 52 minutes 08 seconds East a distance of 169.84 feet to a point;
Then, South 20 degrees 51 minutes 51 seconds East a distance of 20.16 feet to a point;
Then, South 26 degrees 41 minutes 22 seconds East a distance of 187.56 feet to a point;
Then, South 41 degrees 42 minutes 37 seconds East a distance of 273.40 feet to a point;
Then, South 58 degrees 03 minutes 03 seconds East a distance of 119.13 feet to a point;
Then, South 65 degrees 14 minutes 10 seconds East a distance of 224.66 feet to a point;
Then, South 79 degrees 44 minutes 19 seconds East a distance of 187.23 feet to a point;
Then, North 89 degrees 04 minutes 51 seconds East a distance of 253.90 feet to a point;
Then, South 58 degrees 03 minutes 03 seconds East a distance of 119.13 feet to a point;
Then, South 73 degrees 06 minutes 48 seconds East a distance of 241.48 feet to a point;
Then, South 67 degrees 25 minutes 04 seconds East a distance of 399.84 feet to a point;
Then, South 64 degrees 29 minutes 05 seconds East a distance of 240.55 feet to a point;
Then, South 70 degrees 21 minutes 20 seconds East a distance of 147.33 feet to a point;
Then, North 29 degrees 41 minutes 08 seconds East a distance of 50.51 feet to a point;
Then, South 75 degrees 30 minutes 46 seconds East a distance of 288.73 feet to a point;
Then, South 23 degrees 12 minutes 51 seconds West a distance of 255.05 feet to a point;
Then, South 76 degrees 20 minutes 49 seconds West a distance of 55.43 feet to a point;
Then, along a curve to the left having a delta of 30 degrees 59 minutes 33 seconds, a radius of 35.01 feet, an arc length of 18.94 feet and a chord bearing of South 39 degrees 14 minutes 33 seconds West a distance of 18.71 feet to a point;
Then, South 23 degrees 44 minutes 28 seconds East a distance of 266.97 feet to a point;
Then, North 66 degrees 15 minutes 32 seconds West a distance of 150.00 feet to a point;
Then, South 23 degrees 44 minutes 28 seconds West a distance of 523.52 feet to a point;
Then, along a curve to the left having a delta of 09 degrees 59 minutes 47 seconds, a radius of 1,210.15 feet, an arc length of 211.13 feet and a chord bearing of South 18 degrees 44 minutes 32 seconds West a distance of 210.86 feet to a point;
Then, South 13 degrees 44 minutes 37 seconds West a distance of 80.33 feet to a point;
Then, North 74 degrees 01 minutes 43 seconds West a distance of 1,062.06 feet to a point;
Then, North 76 degrees 39 minutes 04 seconds West a distance of 992.59 feet to a point;
Then, North 19 degrees 32 minutes 03 seconds West a distance of 346.32 feet to a point;
Then, North 40 degrees 04 minutes 05 seconds West a distance of 346.32 feet to a point;
Then, North 49 degrees 00 minutes 19 seconds West a distance of 141.15 feet to a point;
Then, North 01 degrees 03 minutes 44 seconds East a distance of 917.10 feet to the "POINT OF BEGINNING".

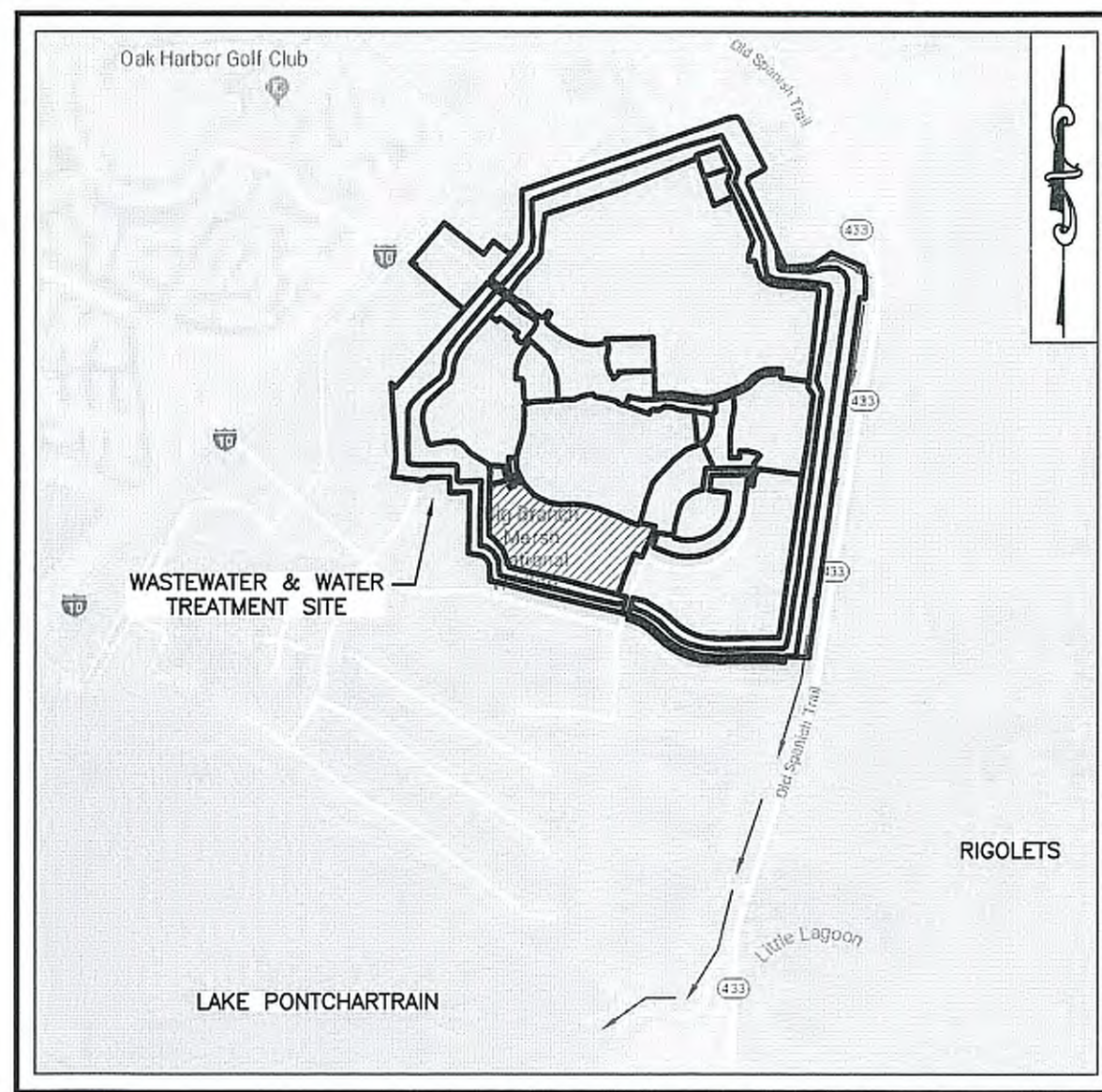
DEDICATION:

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 green spaces, drainage servitudes, street signs, and traffic control signs.



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	21°26'34"	570.00'	213.32'	N 32°53'16" W - 212.08'	C36	125°39'15"	55.00'	120.82'	S 39°17'07" W - 97.86'	C71	05°25'59"	1,730.00'	164.05'	S 86°42'51" E - 163.99'
C2	11°51'19"	920.00'	190.36'	N 49°32'13" W - 190.02'	C37	18°54'21"	525.00'	173.23'	S 71°58'49" W - 172.45'	C72	99°35'57"	25.00'	43.46'	S 34°11'53" E - 38.19'
C3	138°20'58"	55.00'	132.81'	N 11°36'51" W - 102.81'	C38	94°31'42"	25.00'	41.25'	S 15°15'48" W - 36.72'	C73	12°01'48"	1,305.00'	274.00'	S 09°35'12" W - 273.50'
C4	21°57'52"	325.00'	124.59'	N 46°01'38" E - 123.83'	C39	84°21'06"	630.00'	91.65'	S 27°50'00" E - 91.57'	C74	11°21'01"	1,255.00'	248.61'	S 09°14'49" W - 248.21'
C5	05°15'06"	1,135.00'	104.03'	N 59°38'07" E - 103.99'	C40	02°44'39"	630.00'	30.17'	S 42°14'14" E - 30.17'	C75	90°00'00"	25.00'	39.27'	S 59°55'19" W - 35.36'
C6	87°31'47"	25.00'	38.19'	N 18°29'47" E - 34.58'	C41	100°00'08"	25.00'	43.63'	S 6°23'31" W - 38.30'	C76	90°00'00"	25.00'	39.27'	S 30°04'41" W - 35.36'
C7	49°07'48"	225.00'	192.93'	N 49°50'00" W - 187.08'	C42	27°08'21"	805.00'	381.30'	S 69°57'45" W - 377.75'	C77	11°21'01"	1,305.00'	258.52'	N 09°14'49" E - 258.10'
C8	90°00'00"	25.00'	39.27'	S 60°36'06" W - 35.36'	C43	97°32'46"	25.00'	42.56'	N 47°41'42" W - 37.61'	C78	12°01'48"	1,255.00'	263.50'	N 09°35'12" E - 263.02'
C9	305°55'43"	55.00'	293.67'	N 74°23'54" W - 50.00'	C44	80°10'13"	25.00'	34.98'	N 41°09'48" E - 32.20'	C79	83°47'38"	25.00'	36.56'	N 57°29'55" E - 33.39'
C10	90°00'00"	25.00'	39.27'	N 29°23'54" W - 35.36'	C45	18°43'16"	575.00'	187.88'	N 71°53'17" E - 187.04'	C80	06°03'39"	1,305.00'	183.01'	S 77°34'26" E - 182.92'
C11	08°15'37"	475.00'	68.48'	N 78°31'43" W - 68.42'	C46	76°36'27"	25.00'	33.43'	S 79°10'08" E - 30.99'	C81	90°08'43"	25.00'	39.33'	S 29°28'15" E - 35.40'
C12	88°13'13"	25.00'	38.49'	S 53°13'52" W - 34.80'	C47	80°34'48"	25.00'	35.16'	S 85°39'38" E - 32.33'	C82	12°01'48"	1,025.00'	215.21'	S 09°35'12" W - 214.82'
C13	06°28'50"	1,585.00'	179.28'	S 12°21'41" W - 179.18'	C48	10°00'52"	980.00'	171.29'	S 50°22'40" E - 171.07'	C83	11°21'01"	1,535.00'	304.08'	N 09°14'49" W - 303.58'
C14	110°03'52"	55.00'	105.65'	S 35°32'13" W - 90.14'	C49	93°44'31"	25.00'	40.90'	S 8°30'50" E - 36.49'	C84	90°00'00"	25.00'	39.27'	S 59°55'19" W - 35.36'
C15	37°48'09"	1,790.00'	1181.00'	N 70°31'47" W - 1159.69'	C50	18°39'09"	275.00'	89.53'	S 47°41'00" W - 89.13'	C85	90°00'00"	25.00'	39.27'	S 30°04'41" W - 35.36'
C16	06°04'41"	1,030.00'	109.26'	N 48°35'22" W - 109.21'	C51	28°31'23"	1,085.00'	540.14'	S 71°16'16" W - 534.58'	C86	11°21'01"	1,585.00'	313.99'	N 09°14'49" E - 313.47'
C17	11°27'52"	770.00'	154.07'	N 51°16'57" W - 153.81'	C52	95°32'43"	25.00'	41.69'	N 46°41'41" W - 37.02'	C87	12°01'48"	975.00'	204.71'	N 09°35'12" E - 204.34'
C18	02°48'52"	830.00'	40.77'	S 52°40'20" E - 40.77'	C53	83°18'56"	25.00'	36.35'	S 42°44'09" E - 33.23'	C88	93°13'01"	25.00'	40.67'	N 62°12'37" E - 36.33'
C19	94°41'09"	25.00'	41.31'	N 81°23'31" E - 36.77'	C54	28°24'24"	855.00'	423.90'	N 70°11'26" E - 419.57'	C89	12°56'39"	1,730.00'	390.84'	S 64°42'33" E - 390.01'
C20	14°43'03"	1,538.79'	395.27'	N 26°41'25" E - 394.18'	C55	01°56'15"	325.00'	10.99'	N 55°01'06" E - 10.99'	C90	91°40'50"	25.00'	40.00'	S 12°23'49" E - 35.87'
C21	134°49'49"	55.00'	129.43'	N 62°07'36" E - 101.56'	C56	87°31'47"	25.00'	38.19'	S 69°02'00" E - 34.58'	C91	18°31'17"	2,425.00'	783.91'	S 24°10'58" W - 780.50'
C22	139°14'24"	55.00'	133.66'	S 30°04'41" E - 103.11'	C57	22°09'15"	275.00'	106.33'	S 36°20'44" E - 105.67'	C92	90°00'00"	25.00'	39.27'	S 59°55'19" W - 35.36'
C23	11°21'01"	975.00'	193.15'	S 09°14'49" W - 192.83'	C58	95°11'09"	25.00'	41.53'	S 00°10'13" W - 36.92'	C93	90°00'00"	25.00'	39.27'	S 30°04'41" W - 35.36'
C24	01°59'24"	1,585.00'	55.05'	S 04°34'00" W - 55.05'	C59	17°45'41"	150.00'	46.50'	S 56°38'38" W - 46.31'	C94	18°31'17"	2,375.00'	767.74'	N 24°10'58" E - 764.41'
C25	08°13'13"	25.00'	38.49'	S 38°32'55" E - 34.80'	C60	10°36'40"	1,025.00'	189.83'	S 60°13'09" W - 189.56'	C95	91°40'50"	25.00'	40.00'	N 79°17'01" E - 35.87'
C26	08°15'37"	525.00'	75.69'	N 78°31'43" W - 75.62'	C61	86°12'35"	25.00'	37.62'	N 81°58'54" W - 34.17'	C96	03°14'52"	1,730.00'	98.06'	S 53°15'08" E - 98.05'
C27	07°25'02"	275.00'	35.60'	S 70°41'23" E - 35.57'	C62	32°17'53"	375.00'	211.39'	N 22°43'40" W - 208.60'	C97	05°07'40"	970.00'	86.81'	S 49°03'52" E - 86.78'
C28	71°58'21"	25.00'	31.40'	N 77°01'57" E - 29.38'	C63	92°26'10"	25.00'	40.33'	N 39°38'21" E - 36.10'	C98	81°02'34"	25.00'	35.36'	S 05°58'45" E - 32.49'
C29	24°28'42"	200.00'	85.45'	N 53°17'08" E - 84.80'	C64	18°39'19"	1,135.00'	369.55'	N 78°31'47" E - 367.92'	C99	15°12'39"	1,588.79'	421.79'	S 26°56'13" W - 420.55'
C30	10°24'03"	975.00'	176.99'	N 60°19'27" E - 176.75'	C65	03°08'23"	1,705.00'	93.43'	N 05°08'30" E - 93.42'	C100	85°35'26"	25.00'	37.35'	S 62°07'36" W - 33.97'
C31	89°07'50"	25.00'	38.89'	N 10°33'31" E - 35.09'	C66	11°21'01"	855.00'	169.37'	N 09°14'49" E - 169.10'	C101	52°54'33"	55.00'	50.79'	S 20°54'29" E - 49.00'
C32	16°29'59"	842.57'	242.64'	N 25°45'25" W - 241.80'	C67	90°00'00"	25.00'	39.27'	N 30°04'41" W - 35.36'	C102	41°38'29"	55.00'	39.97'	S 26°22'02" W - 39.10'
C33	305°55'43"	55.00'	293.67'	N 72°30'27" E - 50.00'	C68	11°21'01"	1,025.00'	203.05'	N 09°14'49" E - 202.72'	C103	38°56'33"	55.00'	37.38'	S 66°39'33" W - 36.67'
C34	21°23'03"	792.57'	295.81'	S 28°11'05" E - 294.09'	C69	12°01'48"	1,535.00'	322.29'	N 09°35'12" E - 321.70'	C104	38°56'33"	55.00'	37.38'	N 74°23'54" W - 36.67'
C35	39°57'17"	425.00'	296.37'	S 18°53'58" E - 290.40'	C70	74°58'03"	25.00'	32.71'	N 53°05'08" E - 30.43'	C105	38°56'33"	55.00'	37.38'	N 35°27'21" W - 36.67'



ULTIMATE DISPOSAL
NOT TO SCALE

NOTES:

- 1.) Zoning: (PUD Planned Unit Development)
Building Setbacks:
Front = 20'
Rear = 15' (20' along lake)
Side = 5' (10' along right of ways)
- 2.) Reference Maps:
A.) Survey Map Of Portions Of Sections 1, 2, 3 & 4, T10S-R14E And Portions Of Sections 25, 26, 27, 34 & 36, T9S-R14E, And All Of Sections 35, T9S-R14E, St. Tammany Parish, Louisiana. Prepared By: J.J. Krebs & Sons, Inc. Dated: February 1, 1994
Map No. E2287 - St. Tammany Parish Clerk Of Court
B.) Final Subdivision Plan Phase 1A, Lakeshore Villages, Sections 35 & 36, T9S-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
- 3.) Basis of Bearings:
Bearings are based on Reference Map "A"
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- 4.) Basis of Elevations:
The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12a) using GPS C40net-RTN System accessed on September 14, 2016.
- 5.) 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 22520505350 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.
- 6.) 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.
- 7.) 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.
- 8.) All wetlands have been permitted through MWN 2002-1717 dated May 7, 2004, which was most recently modified on February 3, 2011, and June 27, 2005.
- 9.) 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.
- 10.) The surveyor has no knowledge or observed any evidence of the site used as a solid waste dump, dump or sanitary landfill.
- 11.) Required green spaces are to be maintained by the Homeowner's Association.
- 12.) Site T.B.M.'s (Temporary Bench Marks):
#1 - (T.B.M. #5-Control Exhibit) 3/4" Iron Rod @ Levee Crown (Southeast of Lot 3-A)
Elevation = 18.82' 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 @ Levee Crown (Southwest of Phase 1-A)
Elevation = 18.46' 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 2 OF 2
(SEE SHEET 1 FOR SURVEY PLAT & RESTRICTIVE COVENANTS)

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

CERTIFICATION:
This is to certify to 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 accuracy specification and positional tolerances are in accordance with the standards indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, R.L.S., Reg. No. 4861
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

DATE: 05/30/2019
DRAWN BY: CAH
CHECKED BY: APR
FIELD WORK COMPLETED ON: TBD
REVISION DESCRIPTION
APPROVED BY: MPB
INT.

PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2019)

CASE NO.: 2019-1494-PP

SUBDIVISION NAME: Bellevue Estates

DEVELOPER: H and I Investments
13406 Seymour Myers Boulevard
Covington, LA 70433

ENGINEER/SURVEYOR: Kelly McHugh and Associates
845 Galvez Street
Mandeville, LA 70448

SECTION: 7 WARD: 4
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 7
RANGE: 12 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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs.

TOTAL ACRES IN DEVELOPMENT: 27.09

NUMBER OF LOTS: 88 AVERAGE LOT SIZE: 7,200 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: A4-A

FLOOD ZONE DESIGNATION: C

TENTATIVE GRANTED: May 14, 2019

STAFF COMMENTARY:

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 May 30, 2019.

It is recommended that this Preliminary submittal be postponed in order to adequately address the outstanding comments below:

General Comments:

1. Approval for crossing the gas line right-of-way with a roadway has not been received from the gas line company.
2. A revised Traffic Impact Analysis for this development has not been received and approved by St. Tammany Parish.
3. Approval from Gravity Drainage District #5 is required.

Preliminary Plat:

4. The dedication statement for Bellevue Estates calls for parish maintained drainage. All drainage servitudes need to meet St. Tammany Parish Public Works standards. Revise all servitudes and update plans.
5. Sewer lift station servitude shown needs to be relocated out of the road right-of-way to avoid conflicts with the required roadside ditches.

Paving & Drainage Plan:

6. The inverts shown for the proposed culvert along Hoffman Road will require modifications to the existing ditch. Include proposed modifications to the ditch or clarify.
7. Provide cross-section showing minimum ditch size required between Lots #68 and #69.
8. Existing ground elevations at southeast corner of Lot 40 are lower to the south and to the east than the proposed ditch invert to the west. Additionally, the provided section for this swale specifies 0.5' to 1.0' depth but this turn near the lower end of this swale is only 0.3' deep. Revise proposed inverts or provide detail showing how water from swale along east property line will be directed into pond and not into property to the east.
9. Existing ground elevations at southwest corner of Lot 28 are lower to the south and to the west than the proposed swale invert. Revise proposed invert(s) or provide detail showing how water will be directed into pond and not into property to the west.
10. Provide cross-sections of the proposed Tammany Trace improvements every 300' starting at south pond outfall extending to limits of work.
11. Even though the rate of runoff from the overall parcel will be reduced, it will be collected and discharged at a point location in lieu of a distributed area flow. Confirm the existing ditch and culverts have capacity to handle the discharge from the pond outfall in addition to the existing drainage requirements. Also, add dimension and material of existing drainage structure.

Water & Sewer Plan:

12. Proposed elevations for the east gas line crossing conflict with the required minimum clearance. Revise.

13. Provide written approval from Tammany Utilities for the proposed water and sewer plans.
14. Provide written verification from Tammany Utilities that water and sewer capacity is available for this development through the existing water and sewer systems.
15. Provide written verification from Tammany Utilities that the existing 8" line and sewer lift station can accept the additional capacity from the 4" sewer force main.

Ultimate Disposal Plan:

16. Ultimate Disposal Map shows north pond draining through cross culvert at outfall and into a ditch north to the Abita River; however, this ditch appears to drain towards the roadside ditch and not continue to the Abita River. Provide elevations showing direction of drainage flow and verification that this ditch extends to the Abita River as indicated on the submitted Ultimate Disposal Map.

Drainage Impact Study:

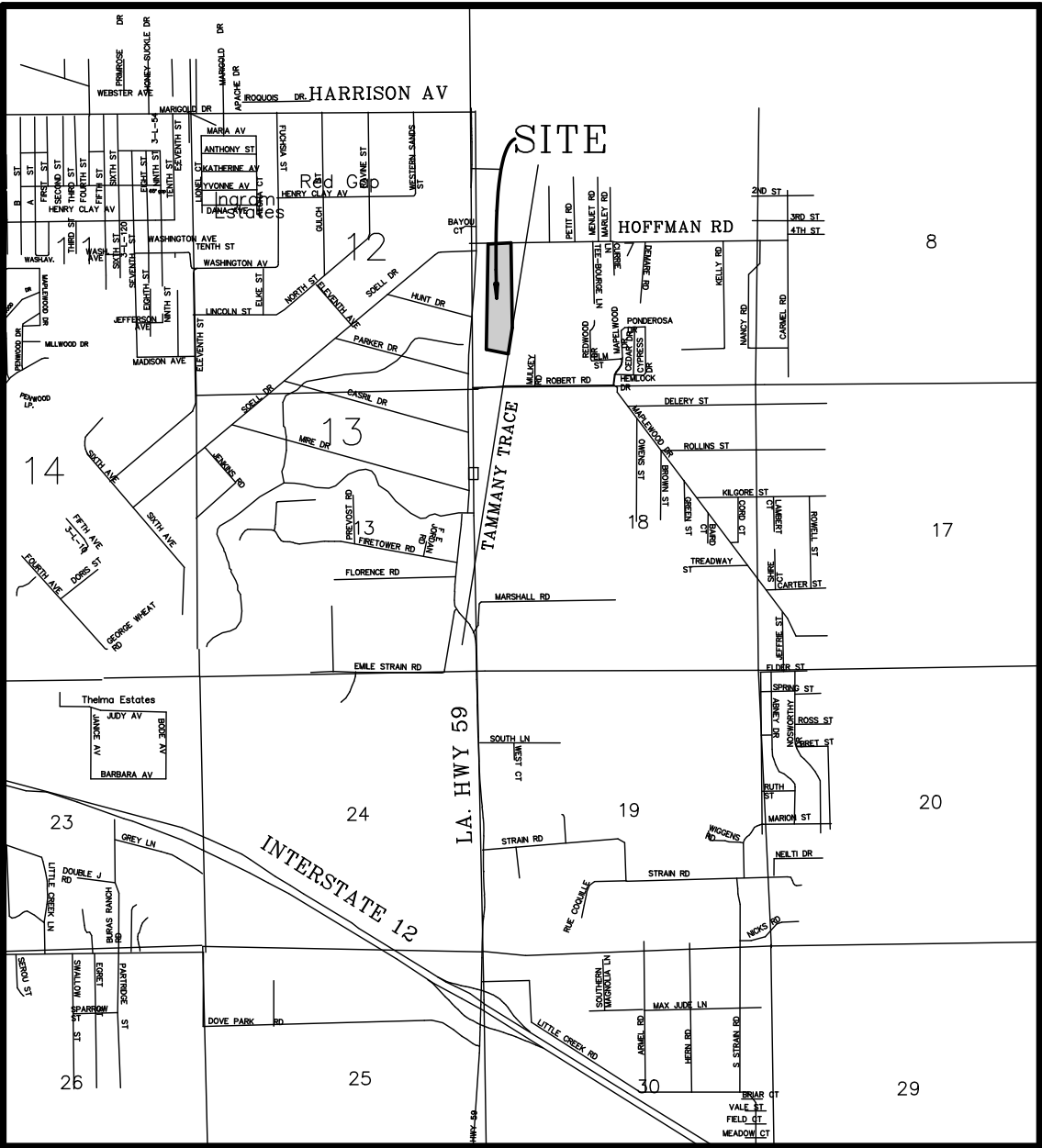
17. Clarify how the post development sheet flow is 220' and the pre-development sheet flow is only 100' for the south sub-catchment.
18. Clarify how the post development sheet flow is 170' and the pre-development sheet flow is only 100' for the north sub-catchment.
19. Pre-development conditions on this site appear to be dense woods instead of light underbrush woods. Revise or clarify.

Informational Items:

A funded **Maintenance Obligation** in the amount of **\$10,000** 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.

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 June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP

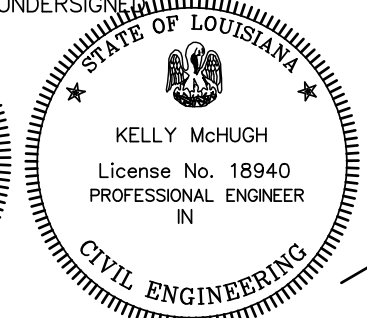
RESTRICTIVE COVENANTS

- 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 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).
- BUILDING SETBACKS ARE: FRONT -30', SIDE -5', REAR -25' & SIDE STREET -10'.
- 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 AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM CULVERT SIZE IS SHOWN ON THE AS BUILT PAVING AND DRAINAGE PLAN.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY UTILITIES.
- 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. LOT NUMBERS 37, 62, 76, & 77 SHALL BE ACCESSIBLE FROM THE SIDE STREET.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12 IN. ABOVE THE CROWN OF THE STREET.
- THE FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

DEDICATION:
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE. DRAINAGE EASEMENTS OR SERVITUDES LABELED "PRIVATE" SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
STREET NAME SIGNS, TRAFFIC CONTROL, SIGNAGE, THE MOUNTING POLES AND THE GREENSPACE AREAS FOR THIS SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION

OWNER DATE

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



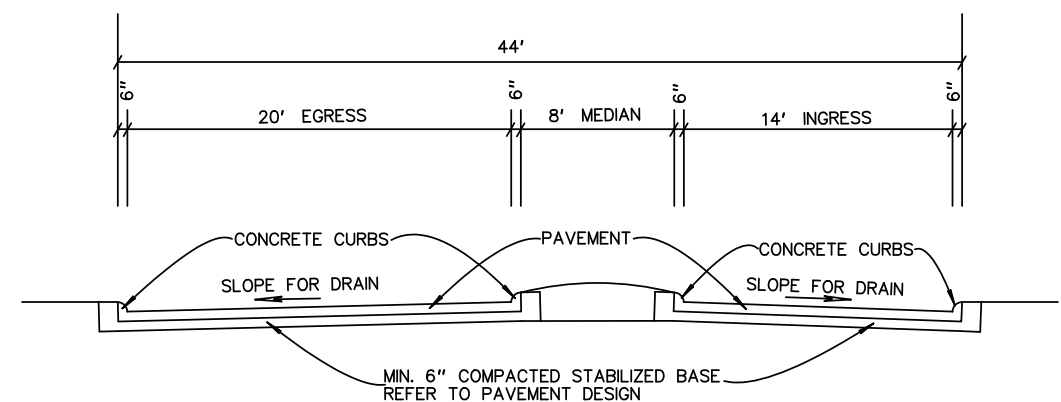
LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

NOTES:

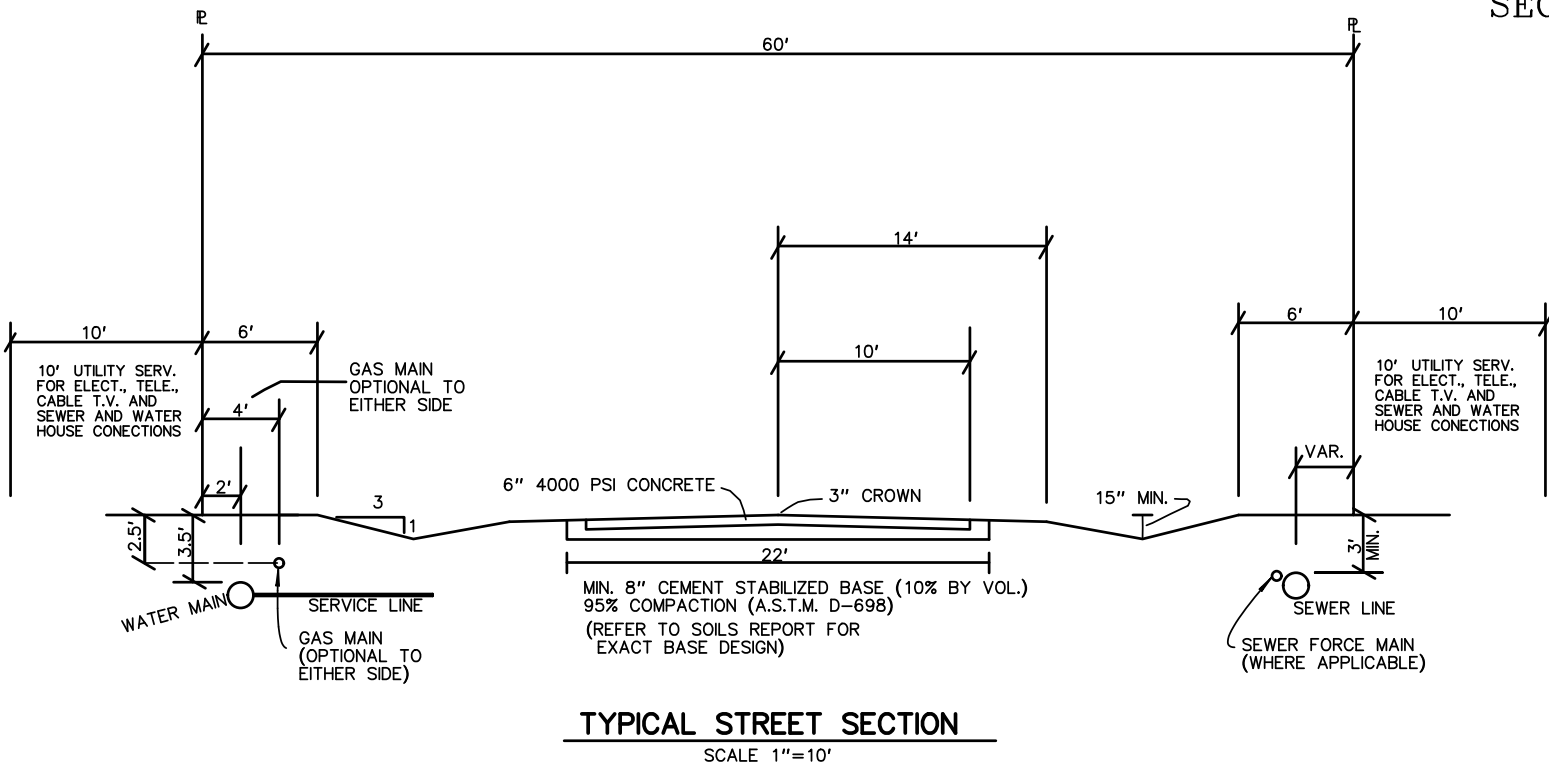
- ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS.
- ***** MUNICIPAL ADDRESS (TYP.)
- BENCHMARK - "MAG" NAIL IN EDGE OF PAVEMENT
ELEV. 30.12' MSL NAVD 88 (GEOID 12A)
- THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT PAVING AND DRAINAGE PLAN.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE C
RE: F.I.R.M. PANEL NO. 225205 0235 C REV. 10-17-89
- WETLAND AREAS
- THERE ARE NOT ANY KNOWN LANDFILLS LOCATED ON THIS PROPERTY
- GREENSPACE REQUIRED @ 580 sq. ft./lot = 1.17 ac.
GREENSPACE PROVIDED = 4.44 ac.

Legal Description

A certain parcel of ground situated in Section 7 Township-7-South, Range-12-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:
All From the Section Corner common to Sections 12 & 13 Township-7-South, Range-11-EastLand Sections & 18 Township-7-South, Range-12-East, measure North 00°07'00" East a distance of 786.93 feet Thence North 89°01'40" East a distance of 68.19 feet to the POINT OF BEGINNING
From the POINT OF BEGINNING measure
Thence North 06°03'00" East a distance of 1,672.87 feet to a point;
Thence North 02°52'00" East a distance of 227.98 feet to a point;
Thence North 89°38'54" East a distance of 576.85 feet to a point;
Thence South 00°16'30" West a distance of 1,037.50 feet to a point;
Thence South 11°31'53" West a distance of 885.06 feet to a point;
Thence North 89°01'40" West a distance of 582.73 feet to the POINT OF BEGINNING, and containing 1,179,955.56 square feet or 27.09 acre(s) of land, more or less.

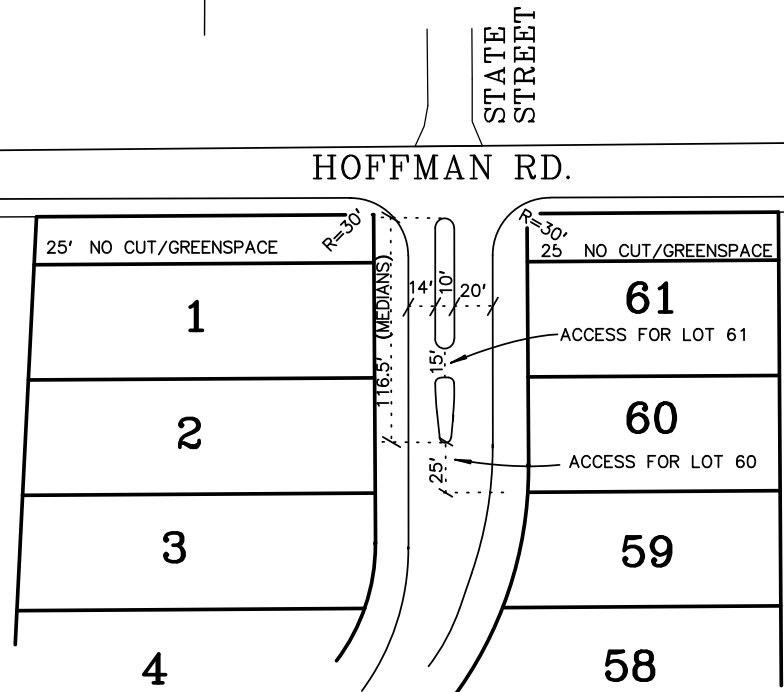
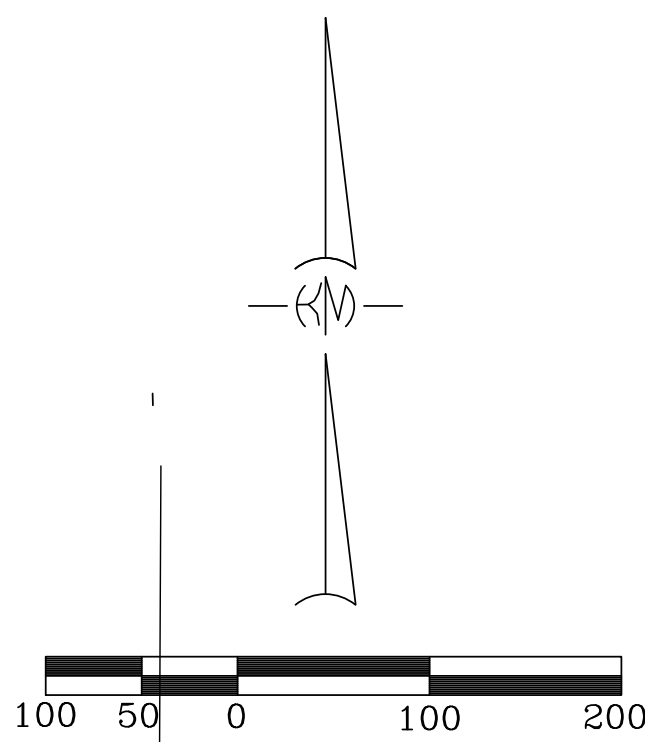
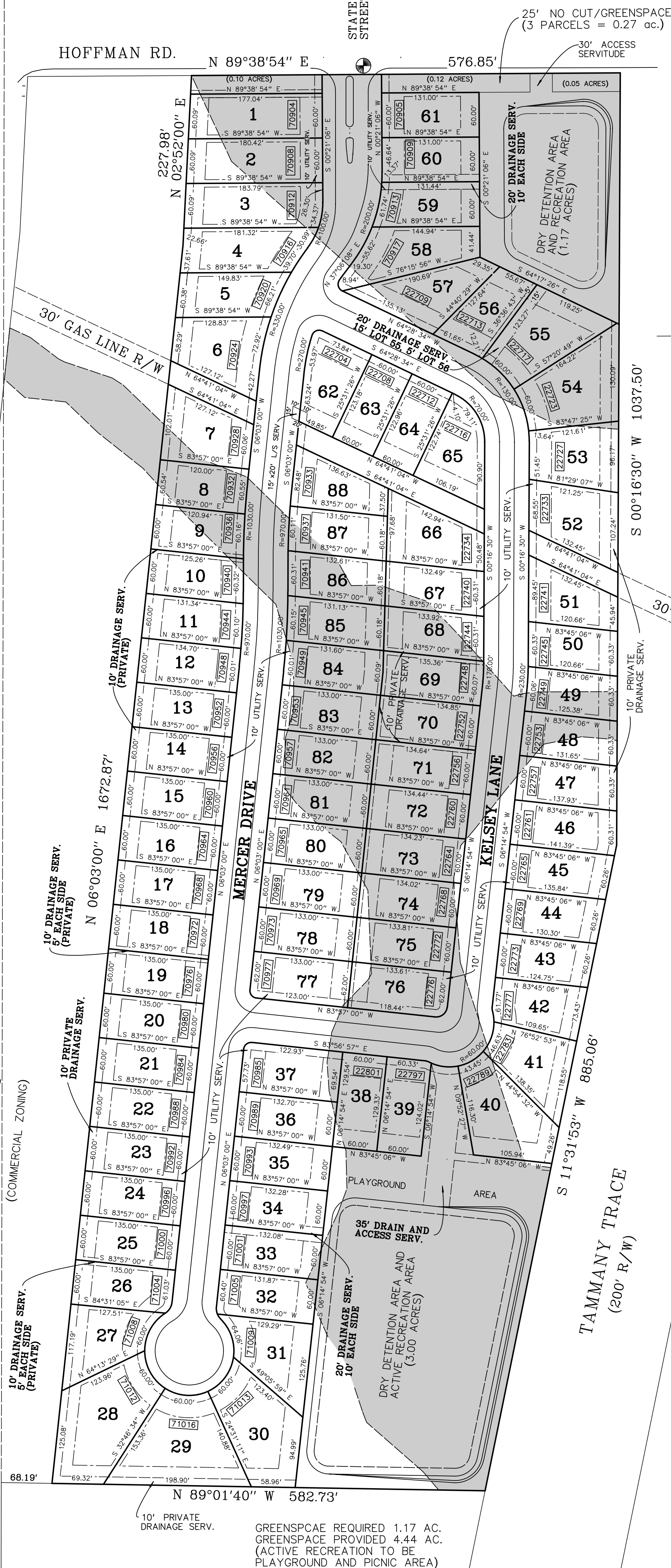


TYPICAL BOULEVARD SECTION



TYPICAL STREET SECTION

BELLEVUE ESTATES
SECTION 7, T-7-S, R-12-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.



ENTRANCE DETAIL

PRELIMINARY PLANS
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5/29/2019 - 2:40 P.M.
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NET DENSITY	= 3 LOTS/ACRE
GREENSPACE AREA	= 4.44 ACRES
27.09 ACRES	88
AREA	NO. OF LOTS
7200 sq. ft. (MIN.)	60' (TYPICAL)
AVG. LOT SIZE	LOT FRONTAGE
CONCRETE	120' (MIN.)
ROAD SURFACE	LOT DEPTH

COMMUNITY SEWER AND WATER SERVICES PROVIDED BY TAMMANY UTILITIES AT AN OFFSITE FACILITY.

3150'	CENTRAL
LENGTH OF STREETS	SEWER SYSTEM
60' / 20'	CENTRAL
STREET WIDTH	WATER SYSTEM
A4-A	ZONING

ABITA RIVER AND PONTCHITOLAWA CREEK
ULTIMATE SURFACE WATER DISPOSAL

FOR:	APPROVAL:
H & I INVESTMENTS, LLC	CHAIRMAN PARISH PLANNING COMMISSION
CORPORATION	SECRETARY PARISH PLANNING COMMISSION
BOBBY HURLEY	DIRECTOR OF THE DEPARTMENT OF ENGINEERING
OFFICER	
13406 SEYMOUR MYERS, COVINGTON LA. 70433	
ADDRESS	DATE FILED FILE NO.
	CLERK OF COURT

PRELIMINARY PLAT

BELLEVUE ESTATES
SECTION 7, T-7-S, R-12-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.

REVISIONS	KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 626-5611
DATE	DATE
05-16-19	
05-20-19	
05-28-19	
SCALE: 1" = 100'	DATE: 04-11-19
DRAWN: DRJ	JOB NO.: 13-042
CHECKED: KJM	DWG. NO.: 13-042-TP

FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2019)

CASE NO.: 2019-1493-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 3-A-2

DEVELOPER: D.R. Horton, Inc. Gulf Coast
7696 Vincent Road
Denham Springs, LA 70726

ENGINEER/SURVEYOR:	Duplantis Design Group, LLC	Acadia Land Survey
	16564 East Brewster Road	206 East 2nd Street
	Covington, LA 70433	Thibodaux, Louisiana 70301

SECTION: 36

WARD: 9

TOWNSHIP: 9 SOUTH

PARISH COUNCIL DISTRICT: 13

RANGE: 14 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)
 X OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located north of Oak Harbor Blvd., West of LA Highway 433,
 East of I-10, Slidell.

TOTAL ACRES IN DEVELOPMENT: 22.877

NUMBER OF LOTS: 101

AVERAGE LOT SIZE: 7,300 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: AH-EL. 1.0'

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on May 29, 2019. The inspection disclosed that all of the asphalt roads are constructed and all subsurface drainage is functioning.

Postponement of this submittal is advised due to the following uncompleted items that existed at the time of the final inspection and review of the provided plans. These items will need to be completed before the plats are signed.

General Information:

1. Provide asphalt core test results for Oak Haven Court and Cat Island Court.
2. Update lab testing report #1821 to provide the location of where the testing was performed.
3. Provide proctor dry density test results for Cat Island Court.
4. Provide utility trench and backfill test results.
5. Blue reflectors need to be installed in the proximity of all fire hydrants.

Final Plat:

6. Lot #532's address needs to be corrected to read 635 instead of 365.
7. Revise the greenspace calculations to reflect Phase 3-A-2 instead of all of Phase 3-A.
8. Add a signature line for the Clerk of Court on both pages of the Final Plat.
9. Remove "Future Phase 3-A-2" call-outs from this plat.
10. Revise Restrictive Covenant #6 to state "Lakeshore Village East" not "Lakeshore Village North".
11. Revise the subdivision boundaries and legal description to include the greenspace parcel located to the south of Lot # 517.

Paving & Drainage Plan:

12. Provide as-built elevations for all newly constructed roadways within Phase 3-A-2.
13. Drainage structure 5 to structure 7 elevations do not provide positive flow. Verify invert elevations are correct for these structures.
14. Drainage structure 19 to structure 23 elevations do not provide positive flow. Verify invert elevations are correct for these structures.
15. Drainage structure 56 to structure 58 elevations do not provide positive flow. Verify invert elevations are correct for these structures.
16. A stub out of Cypress Shrub Road within Phase 3-A-2 needs to be paved and the as-built elevations need to be provided for the drainage structures.

Water & Sewer Plan:

17. Provide a water and sewer system capacity letter verifying that the existing system has capacity to service this phase of Lakeshore Villages.

18. Provide a written update on when the sewer force main and water line improvements along Lakeshore Village East to the Oak Harbor East Utility site approved under Phase 3 of this development are scheduled to be completed.
19. The gravity sewer line between sewer manhole #5 and manhole #7 does not meet the recommended minimum slope. Verify the constructed slope is sufficient to achieve a clearing velocity of 5 ft/s.

Striping & Signage Plan:

20. The previously approved preliminary plans called for cross walk striping and yield to pedestrian signage that is not reflected on the as-built plans or constructed in the field. Install all signage and striping in accordance with the approved plans and update the as-built plans to reflect these improvements.
21. The street name sign at the intersection of Lakeshore Village East and Cypress Shrub Road needs to be installed.
22. The street name sign at the intersection of Lakeshore Village East and Oak Haven Court needs to be installed.
23. The speed limit sign to the south of the Lakeshore Village East and Oak Have Court intersection needs to be installed.

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,146 linear feet x \$ 22.00 per linear foot = \$47,200.00 for a period of two (2) years.

No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005.

This subdivision **is** within the "Urban Growth Boundary Line".

Revised drawings will not be accepted for review or placement in the packet prior to the June 11, 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 parish drainage 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) (Geoid 09) or 1 foot above the centerline of the road, whichever is greater. This subdivision is in F.I.R.M. community panel 2250205035D, 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.
- Driveways for all corner lots east of Lakeshore Village North and Lot 540 are to maintain a minimum distance of thirty-four (34') 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. For remainder of lots, all driveways are to maintain a minimum distance of sixty (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.
- 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.
- Driveways for lots 517 through 526 and lots 530 through 539 shall be (exclusively) within the permitted driveway areas as shown on this plat.
- The residents within Phase 3-A will have the right to utilize the existing lake centrally located within Lakeshore Villages development for recreational purposes.

FINAL PLANS
RECEIVED
5/17/2019 - 10:00 A.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 3-A-2) LOCATED IN SECTION 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

Date Filed

File No.

Dedication - Developer
D.R. Horton, Inc. - Gulf Coast
7896 Vincent Road
Denham Springs, LA 70728

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-A OPEN/GREEN SPACE CALCULATIONS

101 LOTS
X 580 S.F. OPEN/GREENSPACE
58,580 S.F. REQUIRED
(= 1.345 ± ACRES)

1.618 ± ACRES (LAKE)
1.450 ± ACRES (SIDEWALK)
+ 0.250 ± ACRES (GREENSPACE)
3.318 ± ACRES (OPEN/GREENSPACE PROVIDED)

GENERAL INFORMATION

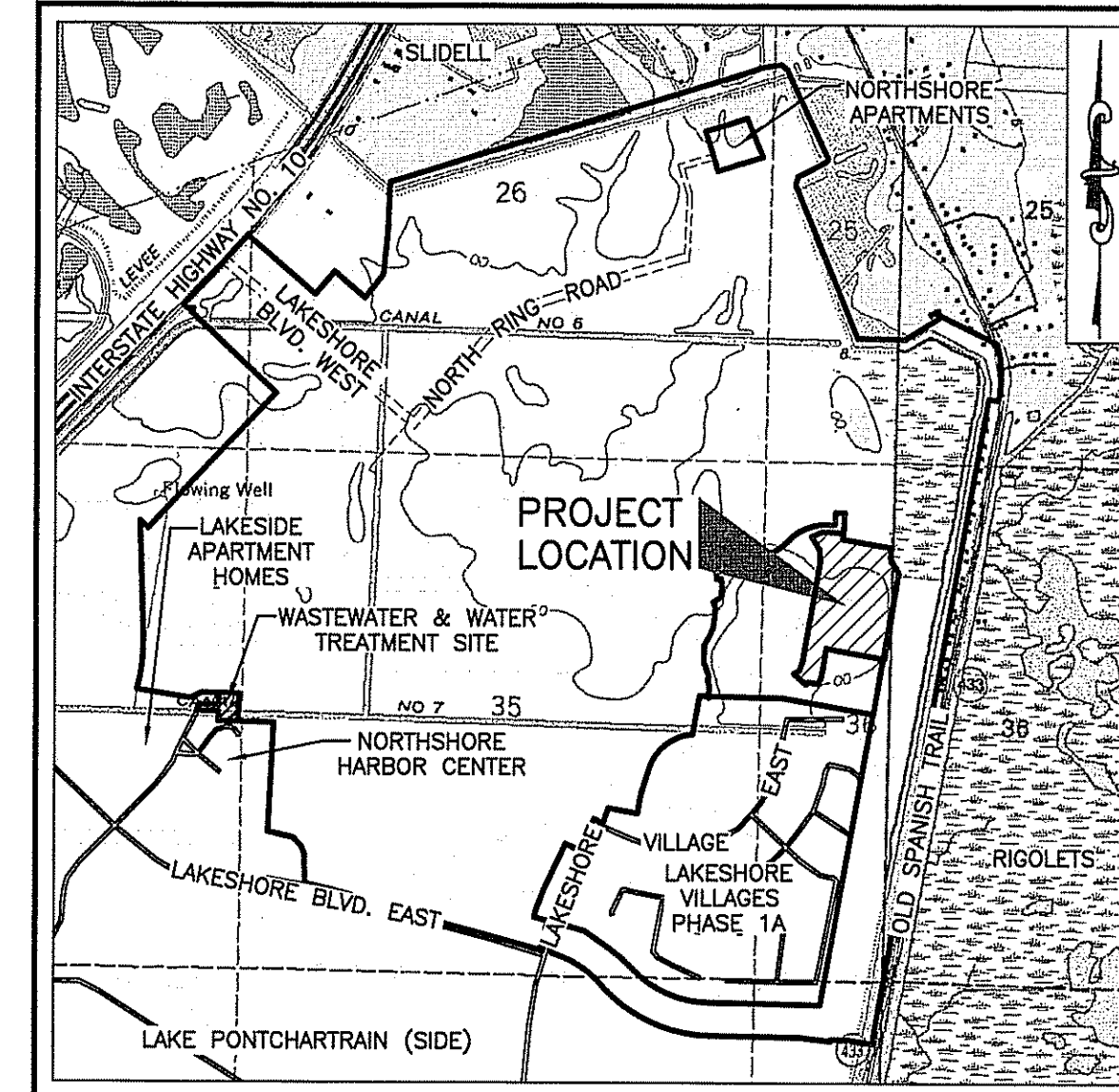
CENTRAL	101
SEWER SYSTEM	NUMBER OF LOTS
LAKE PONTCHARTRAIN	PUD
ULTIMATE SURFACE WATER DISPOSAL	PRESENT ZONING
7,300± S.F.	ASPHALT
AVERAGE LOT SIZE	ROAD SURFACE
CENTRAL	50 FEET (LOCAL)
WATER SYSTEM	90 FEET (BOULEVARD)
480± FEET	RIGHT OF WAY WIDTHS
MAX BLOCK LENGTH	STREET LENGTH
22.877± ACRES	16.928± ACRES
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' (20' & 25' ALONG CANAL)	
SIDE: 5' (10' ALONG R.O.W.)	
BUILDING SETBACKS	

SCALE: 1" = 100'
SCALE IN FEET

CERTIFICATION:

This is to certify to 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 accuracy specification and positional tolerances are in accordance with the standards indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4861
05/17/2019
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 way)
 - 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 & 35, T9S-R14E, And All of Sections 35, T9S-R14E, St. Tammany Parish, Louisiana, Prepared By: J.J. Krebs & Sons, Inc. Dated: February 1, 1994 Map No. E2287 - St. Tammany Parish Clerk of Court
 - B) Final Subdivision Plan Phase 1A, Lakeshore Villages, Sections 35 & 36, T9S-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 2250205035D 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 @ 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 @ 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

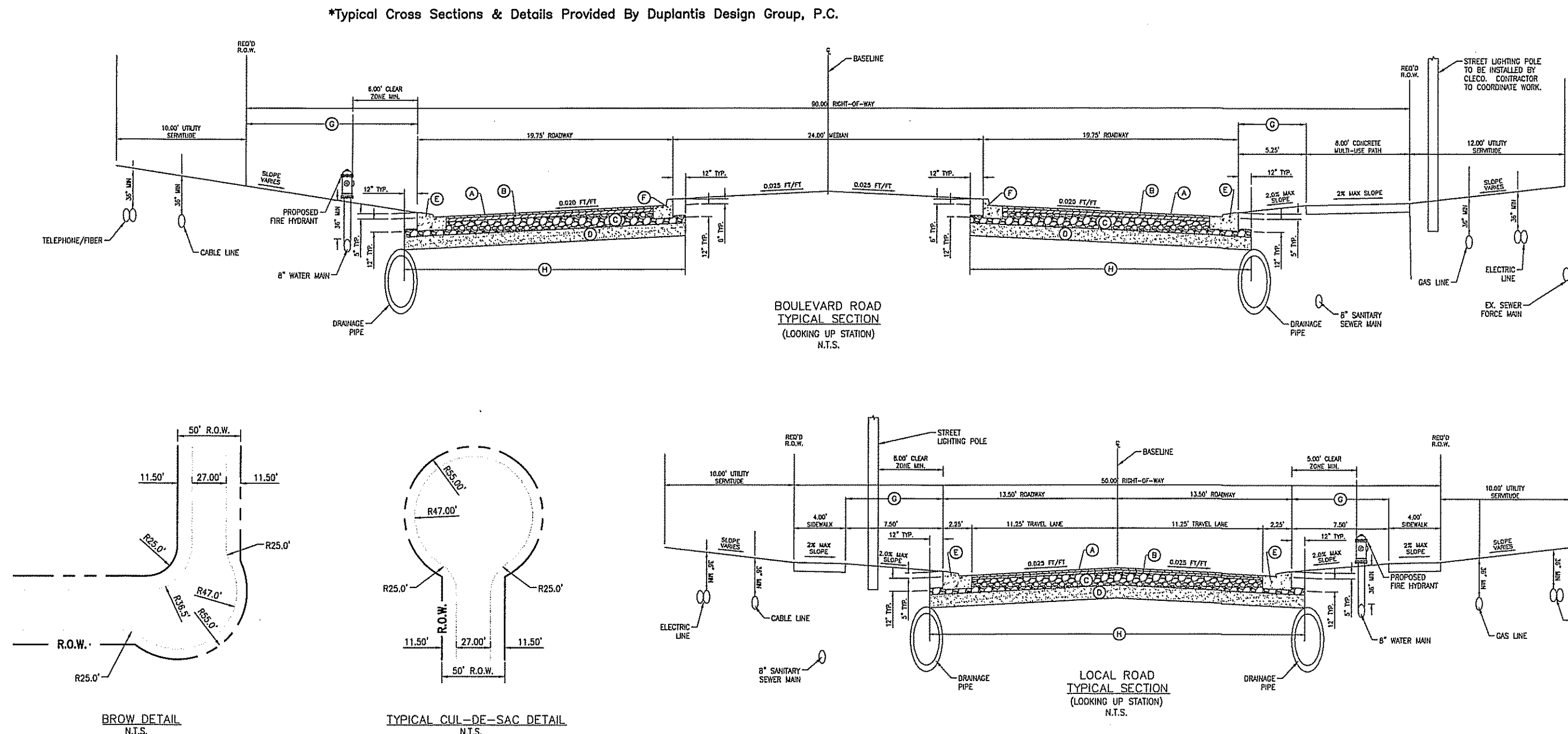
Phone: (985) 449-0094 Fax: (985) 449-0085

EMAIL: ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INT.
DRAWN BY: APR	CHECKED BY: APR	APPROVED BY: MPB
FIELD BOOK: 350	FIELD WORK COMPLETED ON: TBD	ALS FILE: 2017/17-184a/17-184aSP3a2 Final.dwg

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	
C1	41°40'56"	55.00'	40.01'	N 67°10'02" E	- 39.14'
C2	122°09'51"	55.00'	117.27'	S 30°54'35" E	- 96.28'
C3	62°05'29"	50.00'	54.19'	N 09°16'31" E	- 51.57'
C4	68°09'43"	55.00'	65.43'	S 64°15'12" W	- 61.64'
C5	70°28'22"	55.00'	67.65'	N 46°25'46" W	- 63.46'
C6	90°00'00"	25.00'	39.27'	N 44°40'04" E	- 35.36'
C7	90°00'00"	25.00'	39.27'	N 45°19'56" W	- 35.36'
C8	52°24'11"	55.00'	50.30'	N 80°46'21" E	- 48.57'
C9	156°27'54"	55.00'	150.20'	S 05°12'23" W	- 107.69'
C10	91°00'47"	55.00'	87.37'	N 51°03'16" W	- 78.47'
C11	87°32'40"	25.00'	38.20'	N 45°53'44" E	- 34.59'
C12	04°05'00"	1,825.00'	130.06'	S 04°09'55" W	- 130.04'
C13	02°31'07"	1,825.00'	80.22'	S 07°27'58" W	- 80.22'
C14	01°56'22"	1,825.00'	61.78'	S 09°41'43" W	- 61.78'
C15	04°21'47"	725.00'	55.21'	N 08°29'01" E	- 55.19'
C16	05°43'29"	725.00'	72.44'	N 03°26'23" E	- 72.41'
C17	05°43'29"	725.00'	72.44'	N 02°17'06" W	- 72.41'
C18	05°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	100°12'49"	25.00'	43.73'	N 61°17'05" W	- 38.36'
C21	09°02'28"	835.00'	131.76'	N 73°07'45" E	- 131.62'
C22	01°00'19"	835.00'	14.65'	N 68°06'21" 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	03°41'48"	775.00'	50.00'	N 09°39'57" W	- 49.99'
C26	03°41'48"	775.00'	50.00'	N 05°58'09" W	- 49.99'
C27	03°41'46"	775.00'	50.00'	N 02°16'22" W	- 49.99'
C28	03°41'48"	775.00'	50.00'	N 01°25'26" E	- 50.00'
C29	03°41'48"	775.00'	50.00'	N 05°07'14" E	- 49.99'
C30	03°41'47"	775.00'	50.00'	N 08°49'01" 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'	57.99'	S 07°58'42" W	- 57.99'
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 04°44'50" W	- 64.17'
C35	02°01'56"	1,784.00'	63.28'	S 01°41'01" W	- 63.27'
C36	00°59'55"	1,779.35'	31.01'	S 00°10'06" W	- 31.01'
C37	90°00'00"	25.00'	39.27'	N 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 00°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 49°16'10" E	- 12.61'
C46	01°30'27"	1,775.00'	46.70'	N 09°54'40" E	- 46.70'
C47	01°42'01"	1,775.00'	52.67'	N 08°18'27" E	- 52.67'
C48	01°42'00"	1,775.00'	52.67'	N 06°36'26" E	- 52.67'
C49	01°43'39"	1,775.00'	53.52'	N 04°53'36" E	- 53.52'
C50	00°45'33"	575.00'	7.62'	N 03°53'46" E	- 7.62'
C51	05°54'22"	575.00'	59.27'	N 00°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°38'50"	575.00'	26.57'	N 15°31'36" W	- 26.56'
C55	95°32'47"	25.00'	41.69'	N 84°37'25" W	- 37.02'
C56	02°27'14"	535.00'	22.91'	N 66°22'34" E	- 22.91'
C57	64°36'44"	25.00'	28.19'	S 32°50'35" W	- 26.72'
C58	18°17'17"	25.00'	7.98'	S 08°36'25" E	- 7.95'
C59	03°00'15"	625.00'	32.77'	N 16°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°17'16" W	- 49.99'
C63	04°35'01"	625.00'	50.00'	N 01°17'46" E	- 49.99'
C64	00°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°35'02"	1,825.00'	50.45'	N 06°24'06" E	- 50.45'
C67	01°35'02"	1,825.00'	50.45'	N 07°59'08" E	- 50.45'

CURVE TABLE					
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°35'27" E	- 4.73'
C70	01°53'05"	1,475.00'	48.52'	S 09°43'21" W	- 48.52'
C71	02°04'07"	1,475.00'	53.25'	S 07°44'46" W	- 53.25'
C72	02°04'07"	1,475.00'	53.25'	S 05°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°33'06"	25.00'	39.95'	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	13°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°59'49"	350.00'	54.96'	N 45°34'58" E	- 54.90'
C85	05°39'01"	250.00'	24.65'	S 55°55'20" W	- 24.64'
C86	77°50'28"	25.00'	33.96'	S 82°19'56" E	- 31.41'
C87	07°18'13"	300.00'	38.24'	N 47°03'48" W	- 38.22'
C88	09°32'56"	300.00'	50.00'	N 55°29'22" W	- 49.94'
C89	09°32'58"	300.00'	50.00'	N 65°02'19" W	- 49.94'
C90	09°32'58"	300.00'	50.00'	N 74°30'32" W	- 49.94'
C91	09°32'56"	300.00'	50.00'	N 84°08'94" W	- 49.94'
C92	01°25'13"	300.00'	7.44'	N 89°40'19" W	- 7.44'
C93	81°11'19"	25.00'	35.43'	N 49°04'25" E	- 32.53'
C94	35°12'47"	55.00'	33.80'	N 58°41'54" W	- 33.27'
C95	57°56'54"	55.00'	55.63'	N 12°07'03" W	- 53.29'
C96	41°40'22"	55.00'	40.00'	N 37°41'34" 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	- 37.65'
C101	09°12'06"	55.00'	8.83'	S 12°16'59" E	- 8.82'
C102	90°00'00"	25.00'	39.27'	S 53°28'45" W	- 35.36'
C103	09°12'06"	55.00'	8.83'	N 12°16'59" W	- 8.82'
C104	45°16'07"	55.00'	43.45'	N 14°57'08" E	- 42.33'
C105	41°58'31"	55.00'	40.29'	N 58°34'27" E	- 39.40'
C106	49°32'28"	55.00'	47.56'	S 75°40'04" E	- 46.09'
C107	10°27'26"	55.00'	10.04'	S 45°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 41°54'39" W	- 35.36'
C111	42°58'13"	465.00'	348.74'	N 62°05'24" E	- 340.62'
C112	84°36'36"	25.00'	36.92'	N 39°12'57" W	- 33.65'
C113	92°41'42"	25.00'	40.45'	S 52°07'54" W	- 36.18'
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" W	- 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	90°00'00"	25.00'	39.27'	N 53°28'45" E	- 35.36'
C122	102°36'19"	25.00'	44.77'	N 30°13'05" W	- 39.02'
C123	57°18'47"	25.00'	25.01'	S 69°49'21" W	- 23.98'
C124	21°50'20"	55.00'	20.96'	N 53°52'03" W	- 20.84'
C125	41°40'11"	55.00'	40.00'	N 85°37'17" W	- 39.12'
C126	41°19'20"	55.00'	39.67'	S 52°52'56" W	- 38.81'
C127	42°46'12"	55.00'	41.06'	S 10°50'10" W	- 40.11'
C128	19°32'40"	55.00'	18.76'	S 20°19'16" E	- 18.67'
C129	90°00'00"	25.00'	39.27'	S 53°28'45" W	- 35.36'
C130	90°00'00"	25.00'	39.27'	S 36°31'15" E	- 35.36'
C131	21°35'09"	55.00'	20.72'	S 36°15'32" W	- 20.60'
C132	42°45'10"	55.00'	41.04'	S 04°05'22" W	- 40.09'
C133	41°40'08"	55.00'	40.00'	S 38°07'17" E	- 39.12'
C134	42°01'26"	55.00'	40.34'	S 79°58'03" E	- 39.44'



LEGEND:

- 1" TYPE II ASPHALTIC CONCRETE WEARING COURSE (LEVEL 2)
- 2" TYPE II ASPHALTIC CONCRETE BINDER COURSE (LEVEL 2)
- 12" CEMENT STABILIZED BASE (10% BY VOLUME) BASE COMPACTION PER ASTM
- 12" COMPACTED SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT TO 95% STANDARD PROCTOR PER ASTM D-698
- 5" HOI HIGHER BARRIER CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 12" HOI MOUNTAIN CURB
- 6" HOI HIGHER BARRIER CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 6" HOI MOUNTAIN CURB
- HYDROSEED WITH STRAW OR SOO DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN (WITHIN LIMITS OF CONSTRUCTION)
- GENERAL EXCAVATION

NOTE:

*CONTRACTOR MAY UTILIZE 12" CLASS II BASE COURSE WITH GEOTEXTILE FABRIC IN LIEU OF SOIL STABILIZATION IN AREAS WHERE SOIL CONTENT CANNOT MEET PROJECT SPECIFICATIONS. CLASS II BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 100.0.3 OF LRSB (2008 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 JULY 17, 2017 AND ADDENDUM DATED MARCH 1, 2018, THE SUBGRADE SHALL BE A MINIMUM OF 12" THICK AND CONSIST OF NON-ORGANIC STRUCTURAL FILL. EACH LIFT SHALL BE PLACED IN 6" MAXIMUM LIFT AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698. STRUCTURAL FILL SHALL CONSIST OF LOW CLAY AND SANDY SILT. THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES:

- 1. LOUPE LIME: 15% MINIMUM
- 2. BEST MATERIAL (NON-EXPANSIVE)
- 3. MAXIMUM PARTICLE SIZE: 6-8"

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 LANDSCAPE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LATEST STANDARD SPECIFICATIONS 2008 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION CHAPTER 125

2. CONTRACTOR TO ENSURE ALL STREET LIGHT POLES AND FIRE HYDRANTS ARE LOCATED 6' MIN. BEHIND THE BACK OF CURB ALONG THE BOULEVARD AND 9' MIN. BEHIND BACK OF CURB FOR LOCAL ROADS.

LEGAL DESCRIPTION - LAKESHORE VILLAGES (PHASE 3-A-2)

A certain tract or parcel of land designated as the LAKESHORE VILLAGES (PHASE 3-A-2) containing 22,877 Acres or 986,552 sq. ft, located in Sections 35 and 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at a point being the intersection common to Sections 23, 24, 25 & 26, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.," Then, South 06 degrees 08 minutes 30 seconds East a distance of 5,985.53 feet a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.,"

Then, curve to the right having a delta of 09 degrees 30 minutes 50 seconds, a radius of 465.00 feet, an arc length of 77.21 feet and a chord bearing of North 88 degrees 19 minutes 56 seconds East a distance of 77.12 feet to a point;

Then, South 86 degrees 54 minutes 39 seconds East a distance of 145.00 feet to a point;

Then, South 03 degrees 05 minutes 21 seconds West a distance of 63.61 feet to a point;

Then, South 81 degrees 31 minutes 15 seconds East a distance of 503.81 feet to a point;

Then, South 02 degrees 37 minutes 56 seconds West a distance of 116.60 feet to a point;

Then, South 32 degrees 26 minutes 43 seconds East a distance of 180.86 feet to a point;

Then, South 08 degrees 15 minutes 50 seconds West a distance of 322.46 feet to a point;

Then, South 07 degrees 22 minutes 03 seconds West a distance of 589.11 feet to a point;

Then, North 81 degrees 31 minutes 15 seconds West a distance of 603.62 feet to a point;

Then, South 08 degrees 28 minutes 45 seconds West a distance of 280.00 feet to a point;

Then, South 21 degrees 05 minutes 04 seconds West a distance of 86.63 feet to a point;

Then, North 83 degrees 20 minutes 04 seconds East a distance of 102.74 feet to a point;

Then, South 41 degrees 09 minutes 58 seconds West a distance of 29.96 feet to a point;

Then, North 50 degrees 42 minutes 56 seconds East a distance of 164.36 feet to a point;

Then, North 59 degrees 36 minutes 44 seconds East a distance of 63.18 feet to a point;

Then, North 17 degrees 52 minutes 12 seconds East a distance of 90.40 feet to a point;

Then, North 08 degrees 28 minutes 45 seconds East a distance of 1,031.00 feet to a point;

Then, North 04 degrees 44 minutes 59 seconds West a distance of 128.83 feet to a point;

Then, North 32 degrees 09 minutes 47 seconds West a distance of 154.73 feet to a point;

Then, North 63 degrees 41 minutes 20 seconds East a distance of 109.20 feet to "POINT OF BEGINNING".

APPROVALS:

Chairman - Parish Planning Commission

Secretary - Parish Planning Commission

Director of Department of Engineering

Date Filed

File No.

Dedication - Developer
D.R. Horton, Inc. - Gulf Coast
7696 Vincent Road
Denham Springs, LA 70726

PLAT SHOWING FINAL SUBDIVISION

OF
LAKESHORE VILLAGES (PHASE 3-A-2)
LOCATED IN SECTION 3

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As June 4, 2019)

CASE NO.: 2019-1495-FP

SUBDIVISION NAME: Simpson Farms, Phase 1

DEVELOPER: Pruden Creek Partners, LLC
2901 Ridgelake Drive; Suite 213
Metairie, LA 70002

ENGINEER/SURVEYOR: Kelly McHugh and Associates, Inc.
845 Galvez Street
Mandeville, LA 70448

SECTION: 24
TOWNSHIP: 6 SOUTH
RANGE: 10 EAST

WARD: 3
PARISH COUNCIL DISTRICT: 3

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)(PUD)

GENERAL LOCATION: The property is located on the north side of Penn Mill Road, across from Pruden Road, Covington.

TOTAL ACRES IN DEVELOPMENT: 32.88

NUMBER OF LOTS: 62 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A, B and C

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on May 30, 2019. The inspection disclosed that all of the asphalt roads, shoulders, and roadside ditches are constructed and functioning.

Postponement of this submittal is advised due to the following uncompleted items that existed at the time of the final inspection and review of the provided plans. These items will need to be completed before the plats are signed.

General Information:

1. The culvert at the wastewater treatment plant access road is damaged and needs to be replaced.
2. All roadway cross culverts need to be cleaned and removed of silt.
3. Provide asphalt core test results for Sod Way.
4. Provide utility trench and backfill test results.
5. Title blocks for all as-built sheets need to be updated to reflect "Simpson Farms, Ph. 1".

Final Plat:

6. Delineate future phases vs. phase 1 with darker line-weights. Typical for all sheets.
7. The Final Plat for phase 1 includes a section of road right-of-way that has not been constructed. Revise the phase 1 boundary and legal description to remove the section of road right-of-way that has not been completed.

Paving & Drainage Plan:

8. Provide as-built information for the south pond including top of bank shots and bottom of pond elevations.
9. Provide existing information for the north pond including top of bank shots and bottom of pond elevations.
10. The as-built paving and drainage plan indicates that the cross drain pipe at the intersection of Turf Dr. and Grassy Ln. failed to meet the southern design invert elevation. The invert of the pipe is shown as 28.9', but was designed to be 29.25', which means the pipe invert is 0.35' (4.2") below the design invert elevation. This will result in standing water in the ditch along the east side of Turf Dr., south of Grassy Ln. Public Works will require the Developer to have their engineer submit a proposal to address this issue. Failure to correct this issue could have an impact on whether Public Works would be willing to take this asset into our inventory upon expiration of the warranty obligation."
11. Provide as-built invert elevations for the subdivision driveway culvert.
12. Provide pipe size information of the temporary outfall pipe for the north pond.
13. Provide as-built elevations for the centerline of the northern roadside ditch along Penn Mill Road were the southern pond discharges to.
14. Top of bank elevation shown on as-built plan for north pond is below peak water elevation for north pond. Revise conflict.

Drainage Impact Study:

15. Temporary outfall pipe for north pond invert elevation used in model conflicts with invert elevation shown on as-built drainage plan. Revise conflict.

Water & Sewer Plan:

16. Revise sewer system note #24 to list the correct DEQ ID # for this sewer system.
17. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.
18. Provide a negative bacteriological report relative to the construction of the project's water system issued by the LDH/OPH.
19. Provide a letter verifying that the newly constructed wastewater treatment plant is completed and functioning.
20. Provide an as-built plan for the water line connection between Pruden Creek subdivision and Simpson Farms subdivision.

Striping & Signage Plan:

21. The boulevard entrance pavement markings need to be revised to include a left turn arrow and be installed at the subdivision entrance.
22. Revise the provided signage plan to state "As-Built Striping & Signage Plan".
23. The as-built signage plan needs to have an updated stamp, signature and date applied to it.

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,306 linear feet x \$22.00 per linear foot = \$72,700.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

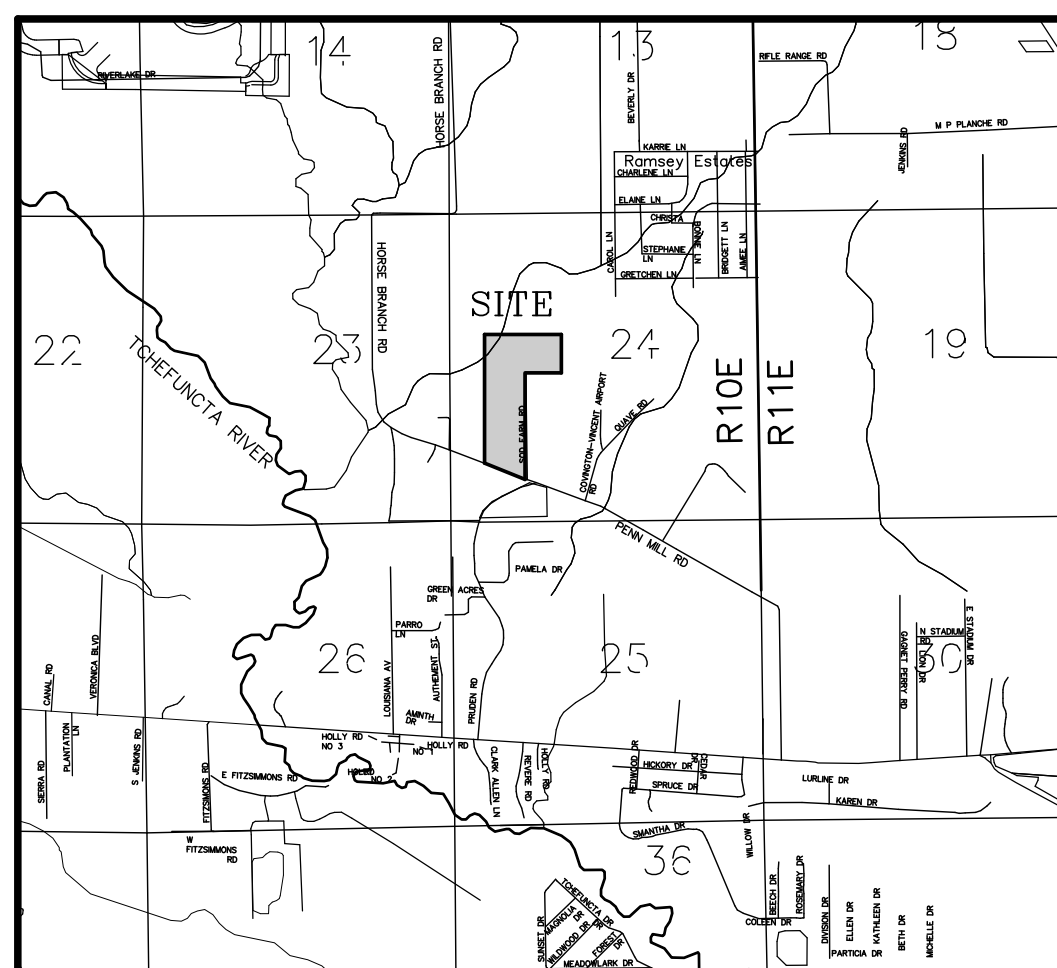
Road Impact Fee = \$1,077.00 per lot x 62 lots = \$66,774.00

Drainage Impact Fee = \$1,114.00 per lot x 62 lots = \$69,068.00

Fees are due before subdivision plats can be signed.

This subdivision is within the "Urban Growth Boundary Line".

Revised drawings will not be accepted for review or placement in the packet prior to the June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



SIMPSON FARMS, PHASE 1
SECTION 24, T-6-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

Legal Description
SIMPSON FARMS, PHASE 1

certain parcel of land in Section 24, Township-6 South, Range-10 East, St. Tammany Parish, Louisiana. And more fully described as follows:

Corner of the Section Corner common to sections 13, 14, 23, & 24 Township-6 South, Range-10 East, St. Tammany Parish, Louisiana.

Thence South 89°59'04" East a distance of 427.13 feet
 Thence South 00°06'77" West a distance of 106.04 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure

Thence South 89°58'53" East a distance of 91.52 feet to a point;
 Thence 77°43'18" West a distance of 106.04 feet to a point;
 Thence South 82°31'1" East a distance of 52.36 feet to a point;
 Thence North 72°05'53" East a distance of 251.84 feet to a point;
 Thence North 73°35'18" East a distance of 106.04 feet to a point;
 Thence North 63°41'09" East a distance of 65.35 feet to a point;
 Thence North 00°00'16" East a distance of 16.06 feet to a point;
 Thence North 89°59'44" West a distance of 200.02 feet to a point;
 Thence South 00°00'16" West a distance of 200.02 feet to a point;
 Thence North 68°54'08" East a distance of 200.02 feet to a point;
 Thence North 83°38'36" East a distance of 71.63 feet to a point;
 Thence North 74°40'28" East a distance of 71.32 feet to a point;
 Thence North 53°36'37" East a distance of 92.82 feet to a point;
 Thence North 90°00'00" East a distance of 92.82 feet to a point;
 Thence South 00°01'04" West a distance of 384.96 feet to a point;
 Thence North 89°58'18" East a distance of 106.04 feet to a point;
 Thence North 89°13'42" East a distance of 228.78 feet to a point;
 Thence South 87°55'42" West a distance of 78.25 feet to a point;
 Thence North 89°39'51" East a distance of 106.04 feet to a point;
 Thence South 00°20'09" East a distance of 130.00 feet to a point;
 Thence North 89°39'51" East a distance of 41.75 feet to a point;
 Thence North 00°04'07" West a distance of 106.04 feet to a point;
 Thence North 89°54'18" East a distance of 200.02 feet to a point of curve; the curve along the length having a radius of 10.00 feet;
 Thence along the length of the curve 106.04 feet, which bears North 44°54'18" East having a chord distance of 14.14 feet to a point;
 Thence North 89°54'18" East a distance of 106.04 feet to a point;
 Thence South 00°05'42" East a distance of 3.15 feet to a point;
 Thence North 89°54'18" East a distance of 130.25 feet to a point;
 Thence North 89°05'22" East a distance of 106.04 feet to a point;
 Thence South 89°54'18" West a distance of 205.15 feet to a point;
 Thence South 00°05'42" East a distance of 161.76 feet to a point;
 Thence North 68°14'52" East a distance of 106.04 feet to a point;
 Thence North 00°04'07" East a distance of 1,860.81 feet to the POINT OF BEGINNING, and containing a total area of 1,432,219.63 square feet or 32.8792 acre(s).

VICINITY MAP

This point is described as being
South a distance of 1966.77 feet
Thence South $89^{\circ}59'04''$ East a distance
of 427.13 feet from the Section Corner
common to sections 13, 14, 23, & 24
Township-6-South, Range-10-East

UNDEVELOPED

FUTURE PHASE

BAHIA COURT

RETENTION AREA

GS 5

MINIMUM RESTRICTIVE COVENANTS

2. EACH LOT WILL HAVE MORE THAN ONE DWELLING.
3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A PUBLIC SEWER (CENTRAL WATER SYSTEM) AS APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), THE WATER MAINS SHALL BE INSTALLED AND OPERABLE AND 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 THE PHYSICAL LOCATION OF THE WATER SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
4. BUILDING SETBACKS ARE: FRONT - 25' SIDE S, REAR 20'
5. STREET CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
6. NO DEFENSIVE OR OFFENSIVE ACTS SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF TRUCKS, DUMPS, OR GARBAGE CANS.
7. THIS PROPERTY IS LOCATED IN FLOOD ZONES A, B, & C RE: FIRM PANEL NO 225205 0125 C, REVISED 10-17-89 BASE FLOOD ELEVATION IS 31.0 FT.
8. MINIMUM ELEVATION OF THE BUILDING FINISHED FLOORS SHALL BE 12 IN. ABOVE THE CROWN OF THE STREET OR CURRENT B.F.I. WHICHEVER IS HIGHER.
9. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
10. NO OTHER RESOLUTIONS OR ORDINANCES ABOUT THE PROPR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
11. THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF THE MINIMUM RESTRICTIVE COVENANTS 1995 (MINIMUM). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN C.O.B. FOLIO 100.
12. DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE CORNER OF A SMALL LOT SHALL BE ESTABLISHED AT AN ANGLE OF NOT LESS THAN THIRTY-FIVE (35) FEET FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO DRIVEWAYS MEET. THE MINIMUM SETBACK FROM THE CORNER OF THE PROPERTY IS ESTABLISHED ALONG THE DEPTH OR LARGER DIMENSION OF A LOT LINE. THE SETBACK SHALL BE AT LEAST FIFTY (50') FEET FROM THE CORNER OF SAID LOT LINE TO THE CLOSURE OF THE DRIVEWAY.
13. THE MINIMUM SIZE AND TARGET ELEVATION FOR DRIVEWAY CULVERTS IS SHOWN ON THE ATTACHED PLAN.
14. THE MAINTENANCE OF THE "GREEN SPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
15. THE MINIMUM STORAGE DETENTION STORAGE AREAS SHOWN HEREON ARE TO BE DEDICATED TO AND MAINTAINED BY THE PARISH OF ST. TAMMANY.
16. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED OF THE SUBDIVISION TO BE REQUIRED FOR THE FINAL SUBDIVISION PLAT.
(AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

DEDICATION:

ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE, THE DRAINAGE AND STORMWATER DETENTION STORAGE AREAS SHOWN HEREON ARE TO BE DEDICATED TO AND MAINTAINED BY THE PARISH OF ST. TAMMANY. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER _____ DATE _____

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

KELLY McHUGH
License No. 18940
PROFESSIONAL ENGINEER
IN

05-16-1

LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

32.88 AC.	62	3250' +/-	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIES	VARIES	60' /20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	VARIES	PUD	700' +/-
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

TCHEFUNCTE RIVER
ULTIMATE SURFACE WATER DISPOSAL

FOR: _____ APPROVAL: _____

PRUDEN CREEK PARTNERS, LLC
CORPORATION _____

CHAIRMAN PARISH PLANNING COMMISSION

DAVID WEBBER _____

OFFICER _____

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

2301 RIDGE LAKE DRIVE SUITE 213,
METairie, LA. 70002

ADDRESS _____

DATE FILED _____ FILE NO. _____

**FINAL PLANS
RECEIVED
5/17/2019 - 8:00 A.M.
DEVELOPMENT
ENGINEERING**

**ENGINEERING
REVIEW COPY**

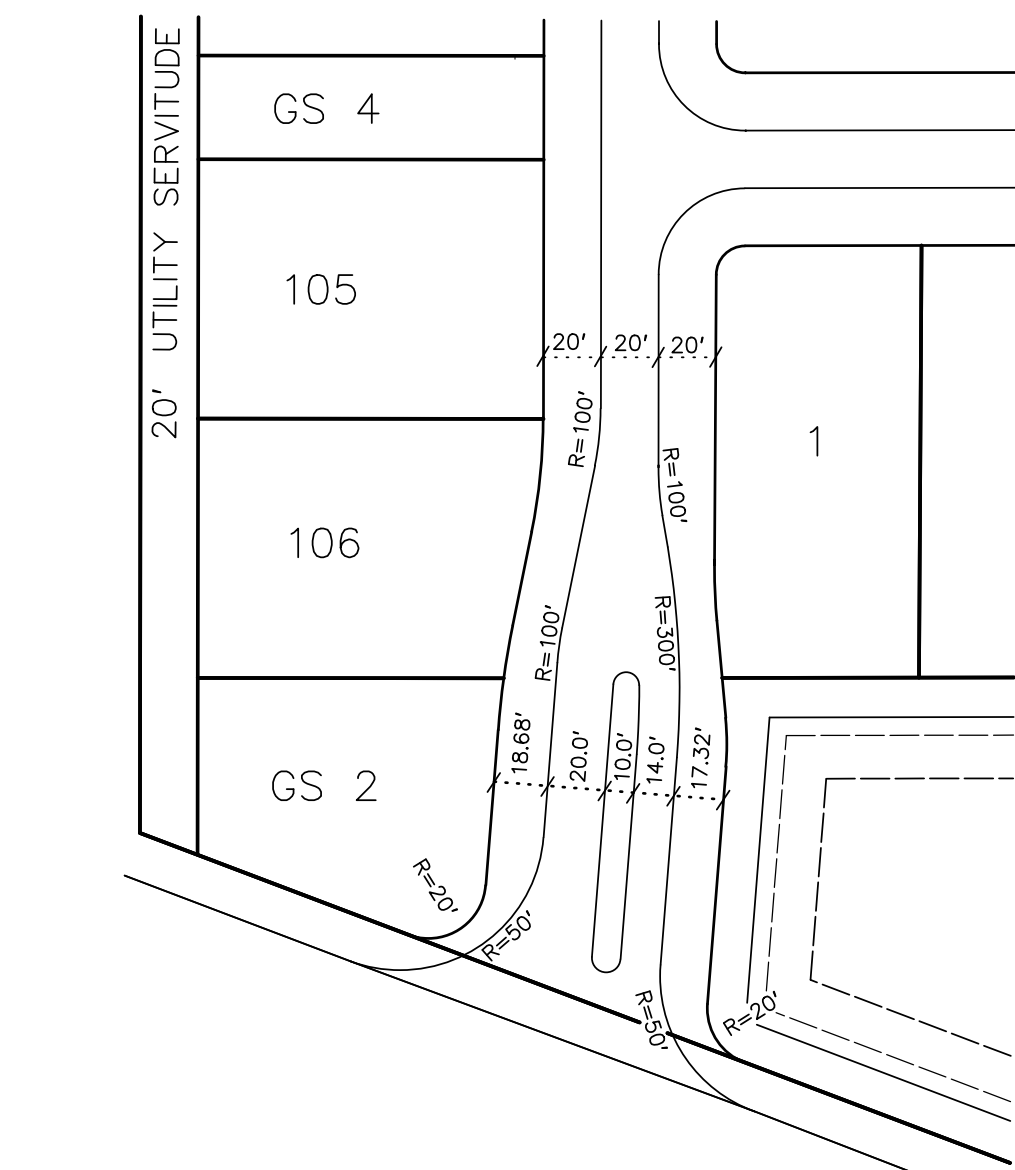
FINAL PLAT

SIMPSON FARMS, PHASE 1
SECTION 24, T-6-S, R-10-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. — MANDEVILLE, LA. 626-5611	
MARK	DATE		
	05-16-19		
		SCALE:	DATE:
		1" = 100'	04-08-19
		DRAWN: DRJ	JOB NO.: 14-033
		CHECKED:	DWG. NO.:

NOTES:

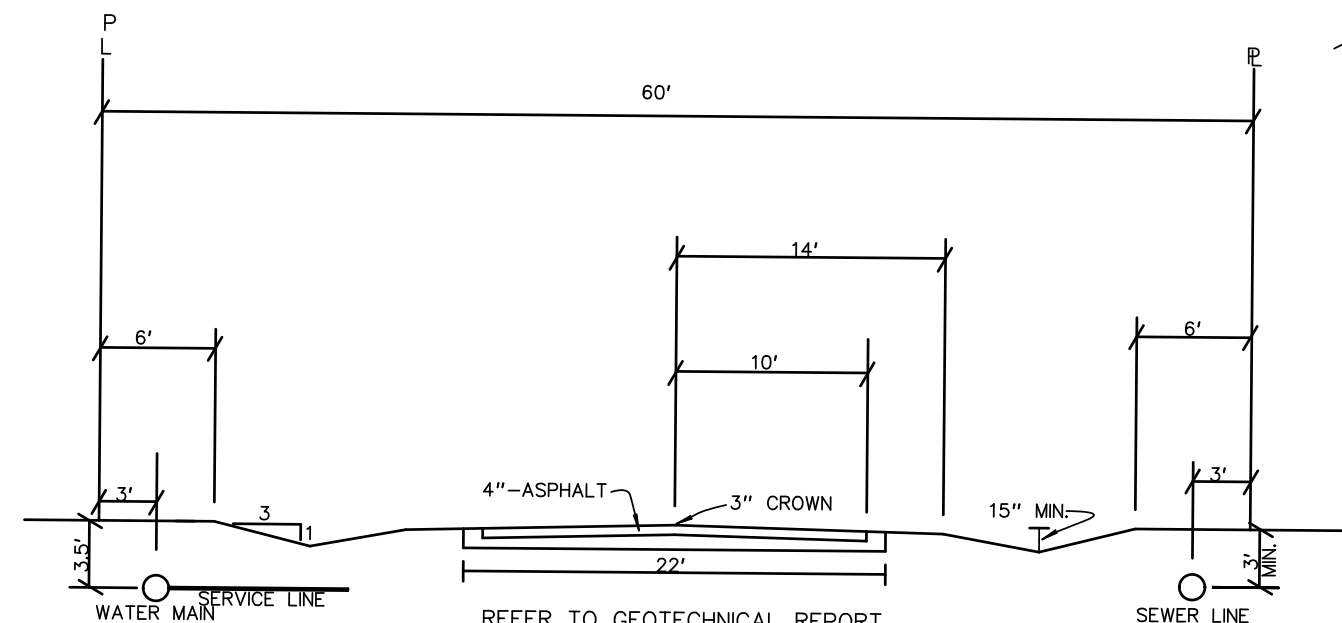
1. THIS PROPERTY IS LOCATED IN FLOOD ZONES A, B, & C
RE: FIRM PANEL NO 225205.0125 C, REVISED 10-17-89
BASE FLOOD ELEVATION IS 31.0'
2. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
3. 74305 - INDICATES MUNICIPAL ADDRESS



ENTRANCE DETAIL

CURVE DATA TABLE

C-1	R=300.00'	L=36.65'	CH=N	07°59' 58" E	36.63'
C-2	R=200.00'	L=39.90'	CH=N	05°47' 02" E	39.83'
C-3	R=100.00'	L=17.00'	CH=S	00°22' 14" E	16.98'
C-4	R=200.00'	L=18.53'	CH=S	02°35' 09" E	18.53'



TYPICAL STREET SECTION
SCALE 1"=10'