

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

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

ELECTION OF OFFICERS

APPROVAL OF THE JUNE 11, 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

Postponed at the June 11, 2019 meeting

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2019-1518-MSP

A minor subdivision of 3.36 acres into Parcels A & B

Owners: Spencer & Christianne Bean Surveyor: Kelly McHugh & Associates, Inc

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of LA Highway 1077, north of Brewster Road, Covington, Louisiana. Ward 1, District 1

2019-1519-MSP

A minor subdivision of Parcel 7A1-A into Parcels 7A1-AA, 7A1-AB, 7A1-AC, 7A1-AD, 7A1-AE

Owners: All State Financial Company /Bruce Wainer Surveyor: John E. Bonneau & Associates Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south & west sides of Ochsner Blvd, west of LA Highway 21, south of LA Highway 1085, Covington, Louisiana. Ward 1, District 1

RESUBDIVISION REVIEW**PETITIONS/WAIVER REQUESTS****DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****2019-1516-TP**

Lakeshore Villages, Phase 8

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

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

Parish Council District Representative: Hon. S. Michele Blanchard

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9 District 13

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, Louisiana, Ward 4 District 7

Postponed at the June 11, 2019 meeting

2019-1513-PP

Copper Ridge

Developer/Owner: Copper Ridge, LLC c/o Shelby LaSalle, Jr., LLC

Engineer: J.V. Burkes and Associates, LLC

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

General Location: The property is located at the end of Hazel Drive, north of Montmartre Street, Mandeville, Louisiana. Ward 4, District 7

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

Postponed at the June 11, 2019 meeting

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

Postponed at the June 11, 2019 meeting

2019-1511-FP

Guste Island Estates, Parcel D-1

Developer/Owner: McInt, Inc.

Engineer: Kelly McHugh and Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 and east of Guste Island Road, Madisonville, Louisiana. Ward 1, District 4.

2019-1514-FP

Lakeshore Villages, Phase 4-A-1

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

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

Parish Council District Representative: Hon. S. Michele Blanchard

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9 District 13

2019-1515-FP

Brentwood Estates

Developer/Owner: Brentwood Land Development, LLC

Engineer: Kelly McHugh and Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of Sharp Road and east of Westwood Drive, Mandeville, Louisiana, Ward 4, District 5

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**OLD BUSINESS****Enter the Parish R.O.W. Resolution No. 19-003**

Request to Enter the Parish Right of Way for Cours Carson St., Town of Mandeville Subdivision for the purpose of extending the street and installing drainage and utility lines.

Debtor: BBB Holdings, LLC

Parish Council District: Hon. Jacob Groby

Change in Ownership**Ratify Election of Vice-Chair and Appointment of Parliamentarian****NEW BUSINESS****ADJOURNMENT**

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MINUTES
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

Present: Cazaubon, Lorren, Parker, Willie, Doherty, Bagert, Drumm, Randolph

Absent: Richard and Fitzmorris

Staff Present: Tissue, Reynolds, Lambert, 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 AND PLEDGE OF ALLEGIANCE

INVOCATION - Randolph presented the Invocation.

PLEDGE OF ALLEGIANCE - Cazaubon presented the Pledge of Allegiance.

APPROVAL OF THE MAY 14, 2019 MINUTES

Randolph moved to approve, second by Bagert.

Yea: Cazaubon, Lorren, Parker, Willie, Doherty, Bagert, Drumm, Randolph

Nay: N/A

Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

Entering the Tammany Trace - POSTPONED

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

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

Opposition: None

Bagert moved to postpone for one month, second by Randolph.

Yea: Cazaubon, Lorren, Parker, Willie, Doherty, Bagert, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1494-PP - POSTPONED

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

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

Opposition: None

Bagert moved to postpone for one month, second by Drumm.

Yea: Cazaubon, Lorren, Parker, Willie, Doherty, Bagert, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1495-FP - POSTPONED

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

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

Opposition: None

Randolph moved to postpone for one month, second by Cazaubon.

Yea: Cazaubon, Lorren, Parker, Willie, Doherty, Bagert, Drumm, Randolph

Nay: N/A

Abstain: N/A

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**REVOCATION REVIEW****MINOR SUBDIVISION REVIEW****2019-1485-MSP - APPROVED**

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

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

Opposition: None

Cazaubon moved to approve, second by Randolph.

Yea: Cazaubon, Lorren, Parker, Willie, Doherty, Bagert, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1487-MSP - APPROVED

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

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

Opposition: None

Bagert moved to approve, second by Lorren.

Yea: Cazaubon, Lorren, Parker, Willie, Doherty, Bagert, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1489-MSP - APPROVED

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

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

Opposition: None

Randolph moved to approve, second by Lorren.

Yea: Cazaubon, Lorren, Parker, Willie, Doherty, Drumm, Randolph

Nay: N/A

Abstain: Bagert

2019-1497-MSP - APPROVED

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

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

Opposition: None

Cazaubon moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Parker, Willie, Doherty, Bagert, Drumm, Randolph

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

2019-1496-MRP - APPROVED WITH WAIVER

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Michael & Mary Landry

Opposition: None

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

Yea: Cazaubon, Lorren, Parker, Willie, Doherty, Bagert, Drumm, Randolph

Nay: N/A

Abstain: N/A

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2019-1491-TP - APPROVED WITH WAIVER

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

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

Opposition: None

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

Yea: Cazaubon, Lorren, Parker, Willie, Doherty, Bagert, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1492-TP - APPROVED

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

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

Opposition: None

Bagert moved to approve, second by Randolph.

Yea: Cazaubon, Lorren, Parker, Willie, Doherty, Bagert, Drumm, Randolph

Nay: N/A

Abstain: N/A

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

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

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

Opposition: None

Drumm moved to postpone for one month, second by Randolph.

Yea: Cazaubon, Lorren, Parker, Willie, Doherty, Bagert, Drumm, Randolph

Nay: N/A

Abstain: N/A

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

Cazaubon resigned, effective immediately, to run for Parish Council District No. 3.

Vice Chair Nominations:

Bagert motioned to bring nomination to the floor, second by Willie.

Bagert nominated Richard, second by Willie.

Yea: Lorren, Parker, Willie, Doherty, Bagert, Drumm, Randolph

Nay: N/A

Abstain: N/A (No vote from Cazaubon - already resigned)

Appointment of Parliamentarian

Doherty asked Lorren to be Parliamentarian, Lorren accepted.

ADJOURNMENT

Mr. Dave Doherty
Chairman

ENTERING THE PARISH TRACE

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ENTERING THE TAMMANY TRACE STAFF ANALYSIS REPORT
(As of July 1, 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 modifications 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 Highway 59, Abita Springs.

Staff Commentary:

Section 30-372(b) of the Code of Ordinances states:

The Tammany Trace corridor was acquired for its best and most necessary use and benefit as a transportation corridor and to preserve that corridor intact for future transportation uses. Therefore, those requesting access to/or within the Tammany Trace corridor shall bear the burden of proof relative to the need for such access.

Section 30-372(d)(4) of the Code of Ordinances states:

In general, access to/or within the Tammany Trace corridor will not be granted. Access may only be granted in special circumstances where all of the following minimum requirements are met.

- 1) It is proven that there is an absolute need for the facility and/or access;
- 2) It is established and proven that there is no other alternative to the access of the Tammany Trace for such facility and/or access;
- 3) It is proven that the facility does not interfere with the present or future use of the Tammany Trace corridor; and
- 4) It is proven that all possible planning has been carried out to minimize adverse and harmful effects to the Tammany Trace corridor which would result from such facility or access thereto.

The drainage modifications proposed in this request will result in significant impacts to the Tammany Trace. These impacts include:

- A significant increase in the volume of water from this development being directed to the Trace Right of Way from a single point source instead of sheet flow per the existing condition. This could potentially cause or exacerbate local drainage issues in the vicinity.
- The permanent removal of an approximate 20' wide by 80' long section of Trace buffer screen needed to install the 36" subsurface drainage pipe.

- The land clearing of additional trees needed to accommodate the proposed ditch modifications along a 1540 ft. portion of the Tammany Trace Right of Way.
- Two (2) culverts being installed in addition to each existing culvert at the intersection of Robert Road and at the intersection of the horse trail crossing approximately 150 ft. south of Robert Road.

The proposed plan does not meet the minimum requirements listed in Section 30-372(d)(4) above.

The Staff is not opposed to granting access to the Tammany Trace Right of Way to utilize the ditches for drainage, however, we do have concerns with the scope of the drainage modifications being currently proposed. We do not want this development or future developments to increase the volume or speed of flow of the Tammany Trace ditches. It is recommended that the drainage calculations match existing conditions of volume and flow within Tammany Trace ditches.

While the Staff does not recommend access as proposed, should the Parish Council wish to approve said access, the following items should be addressed prior to access being granted:

Department of Planning and Development

1. 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.
2. 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.
3. 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.
4. Only rubber tire excavating equipment is to be used on the trace.
5. All construction activities on the Tammany Trace shall be limited to daylight hours, Monday through Friday only (no weekends).
6. The Tammany Trace must be kept clean and free of construction material and debris at all times.
7. Obtain a work order from the Parish Engineer.

Informational Items:

A Performance Obligation is required in the amount of \$10.00 per linear foot x 1,540 linear feet = \$15,400 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 July 9, 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
Revised June 20, 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 Bellevue Estates 59, 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) Install a 36"x22"x80' RCAP, 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 1540' 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".

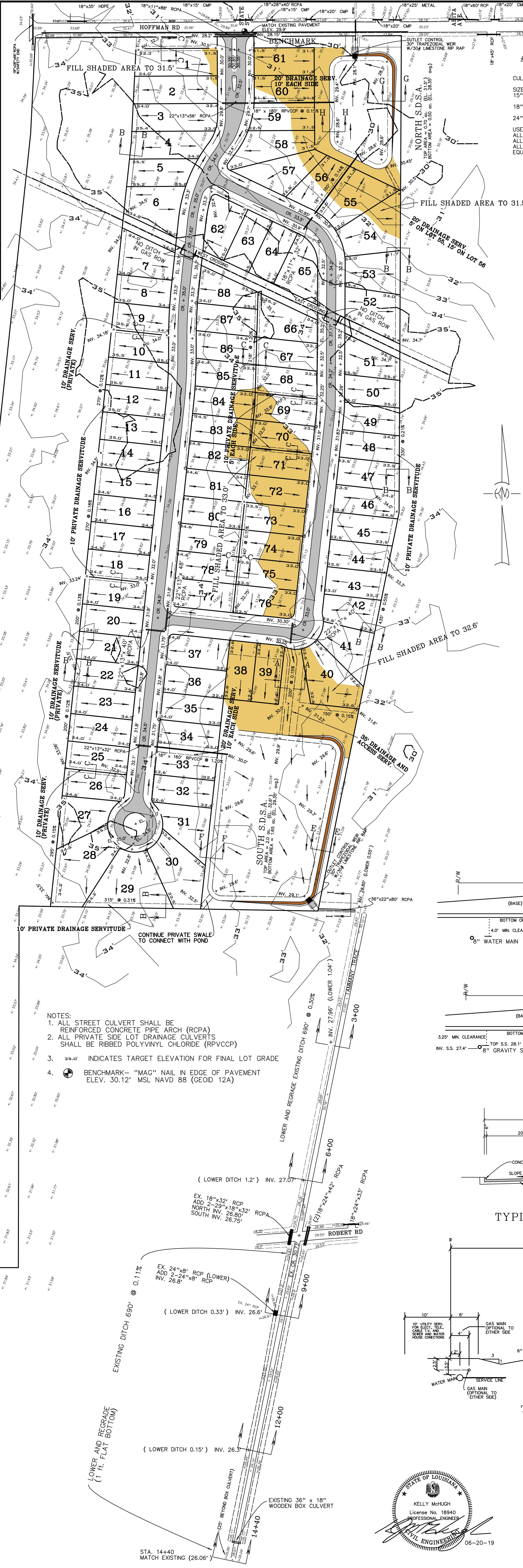
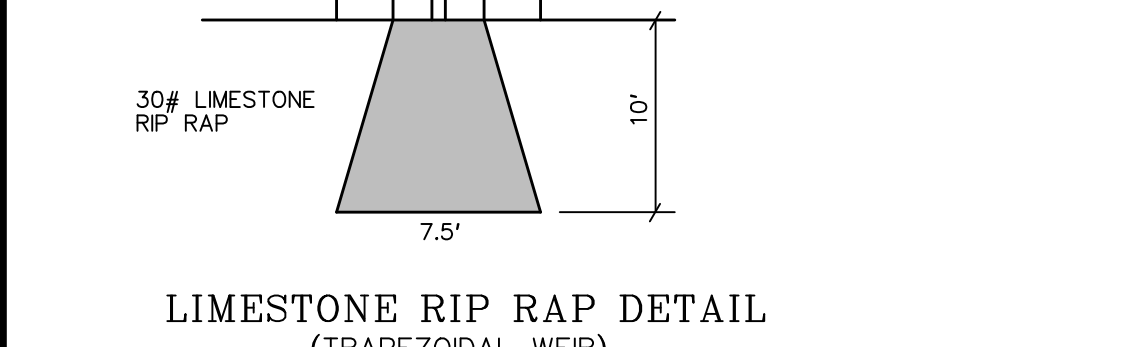
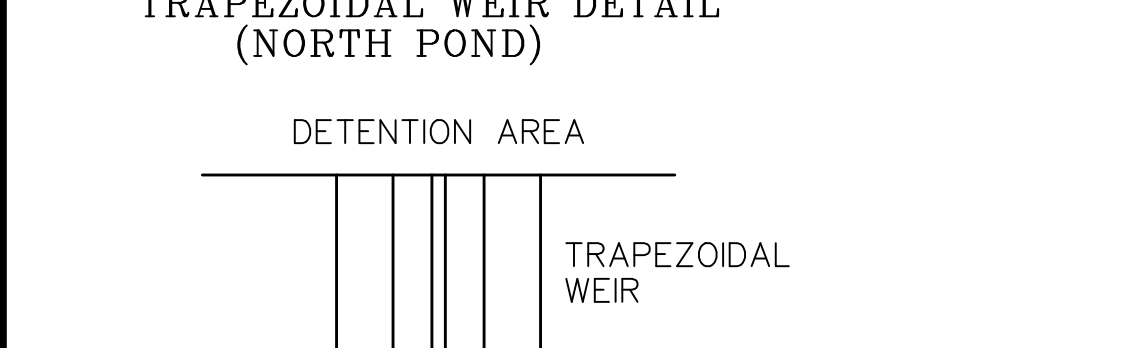
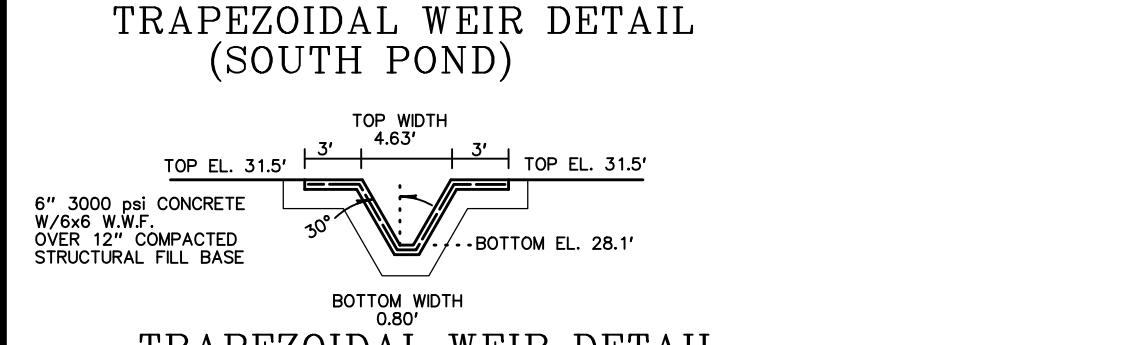
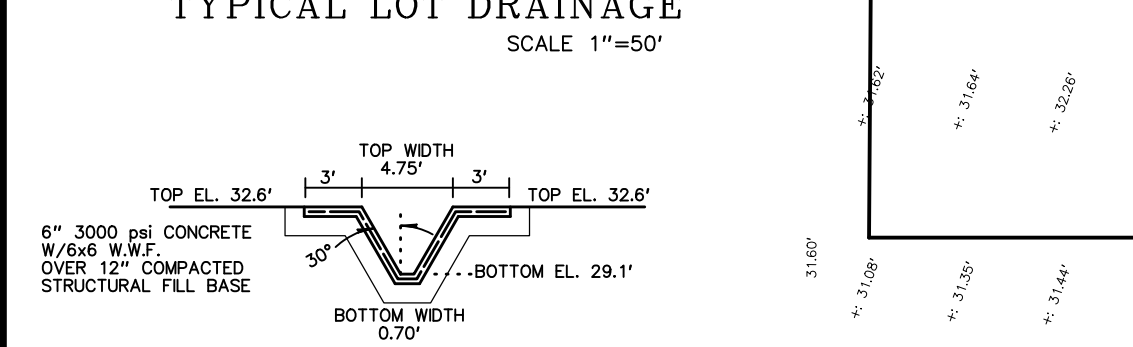
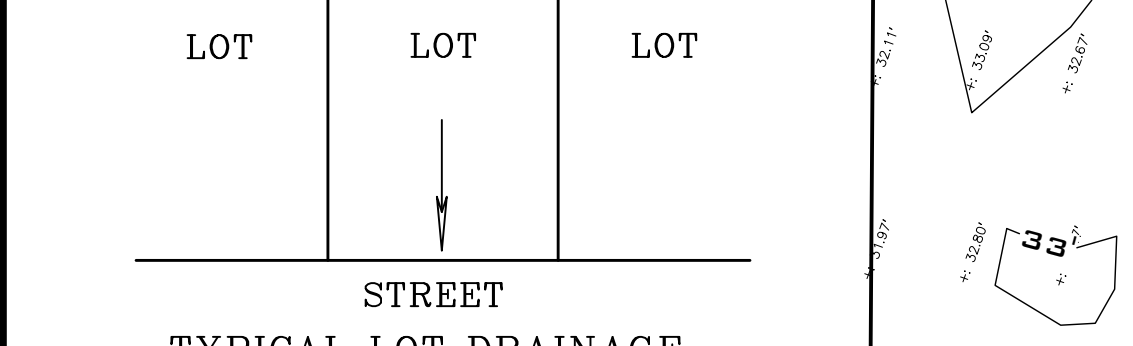
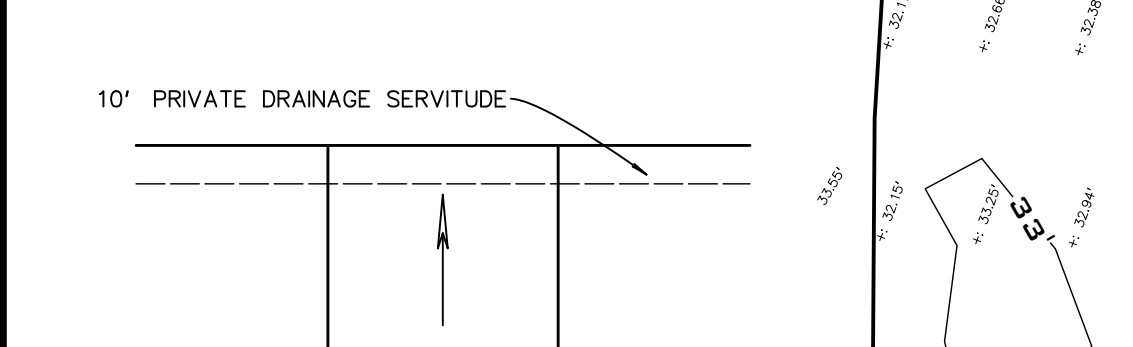
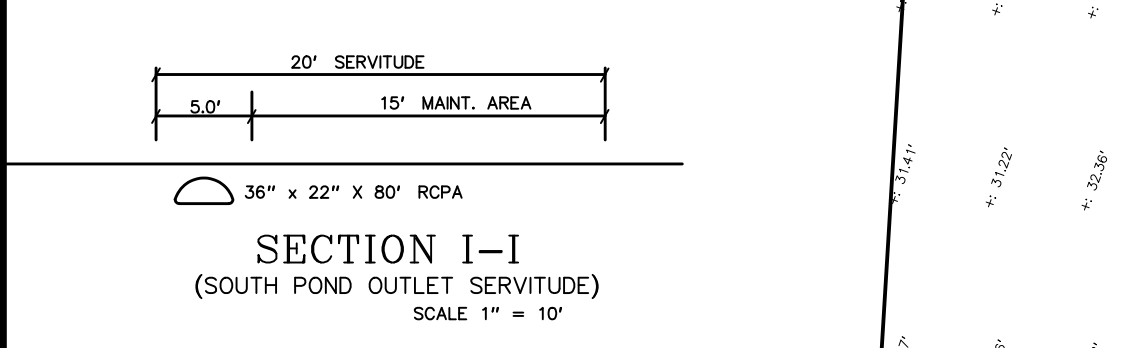
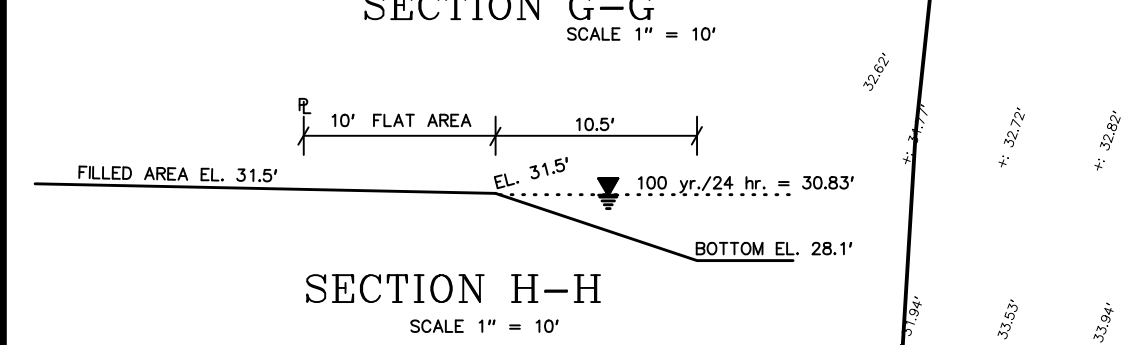
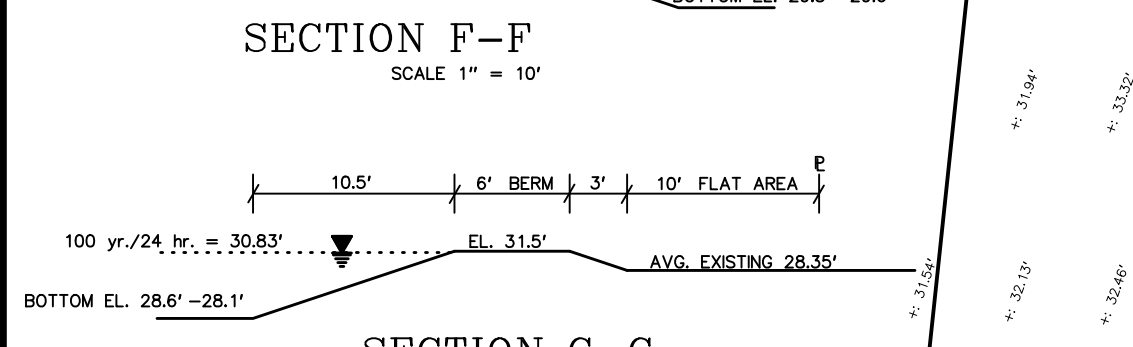
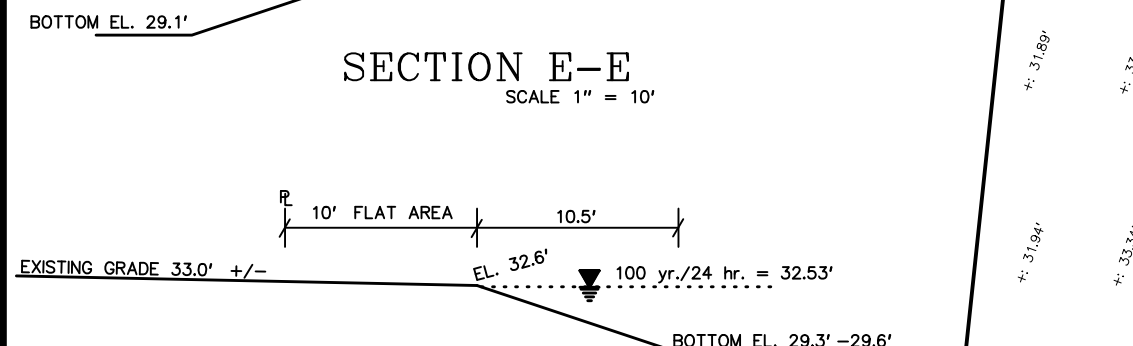
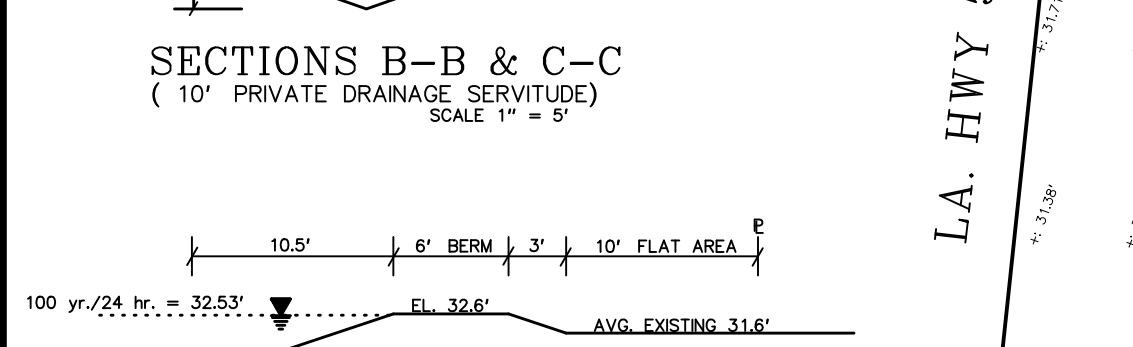
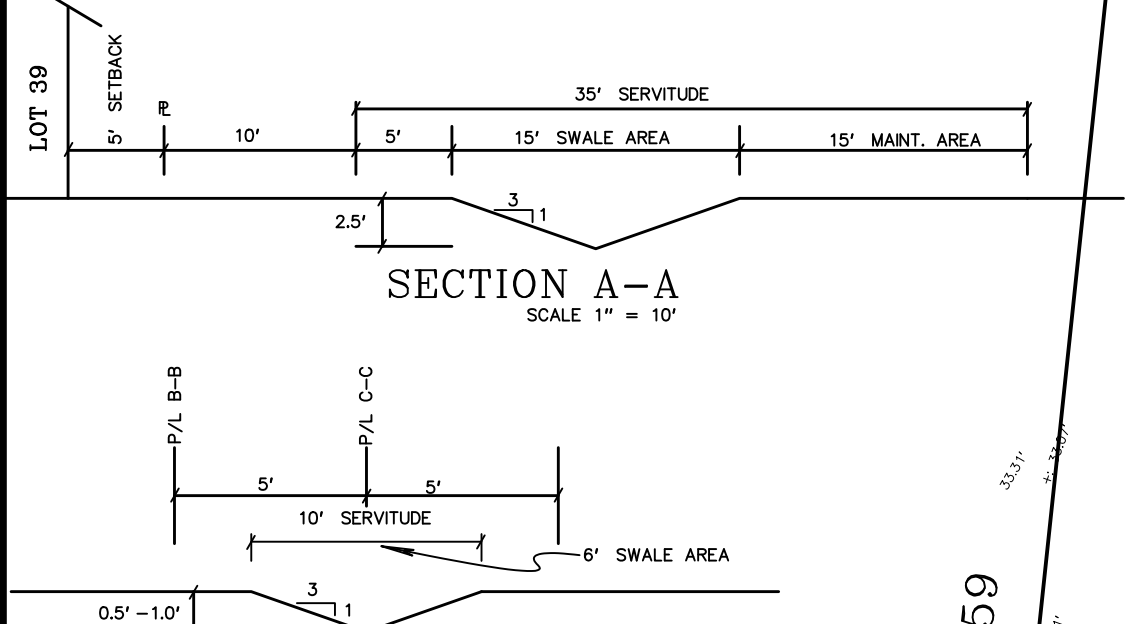
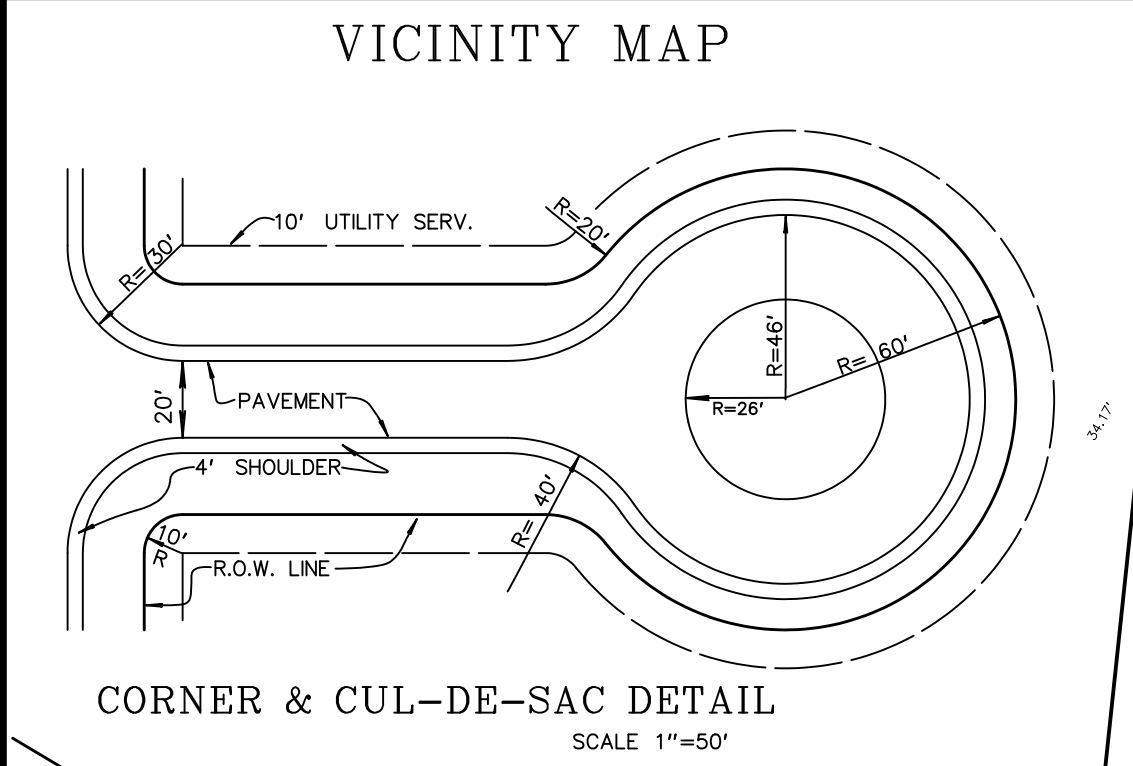
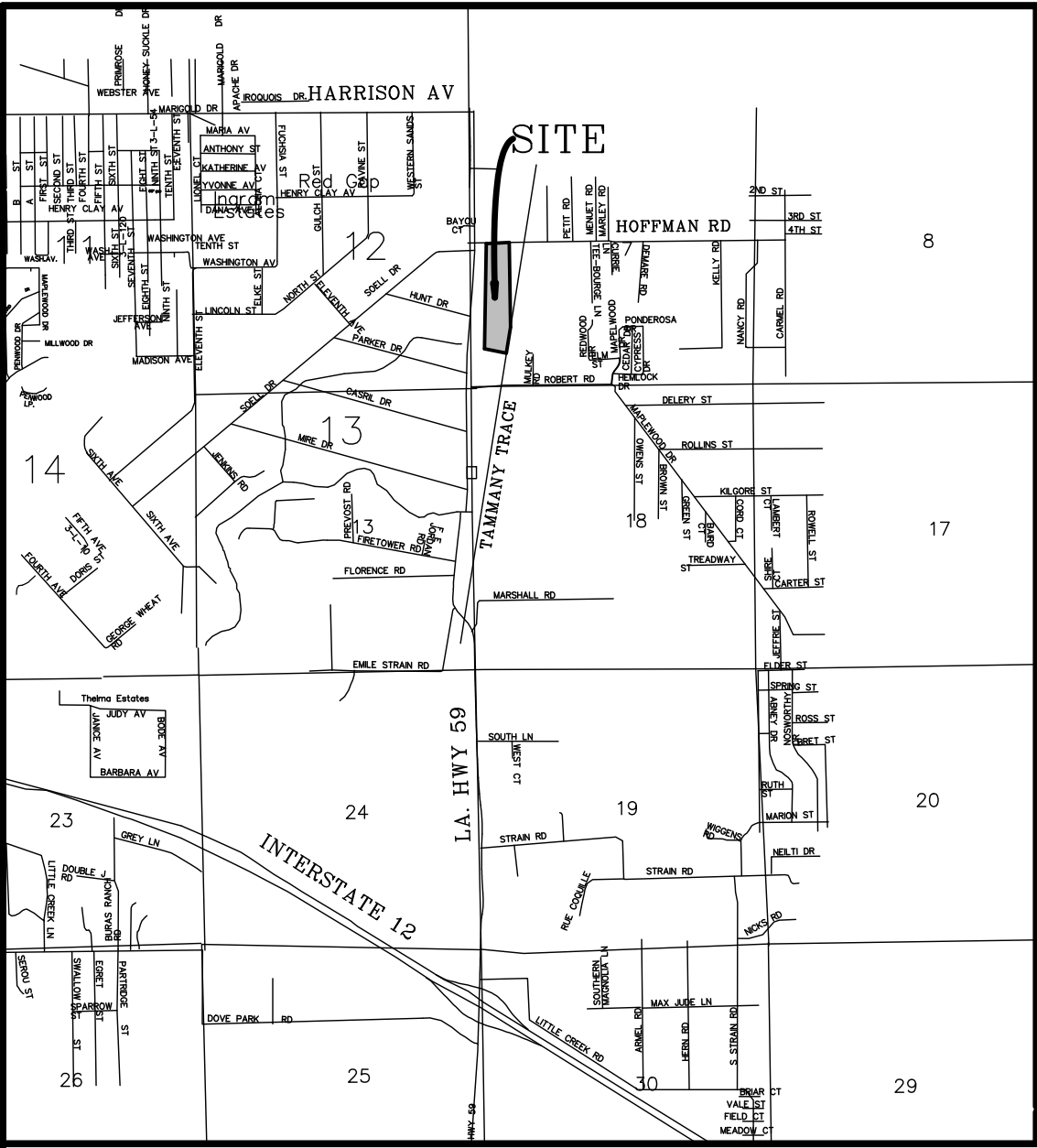
Bellevue Estates will construct a stormwater detention facility so the runoff leaving this site will be reduced by 25% from its natural condition.

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



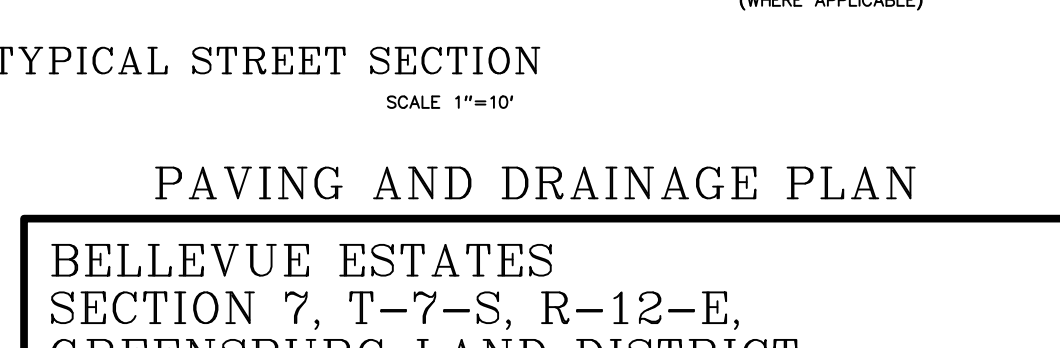
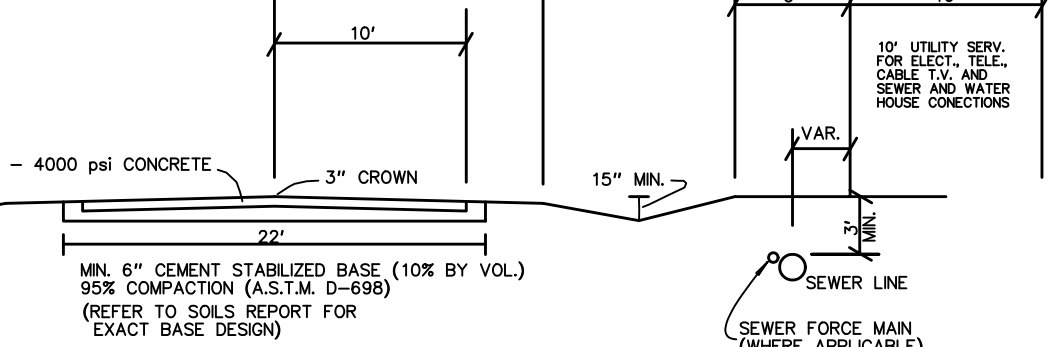
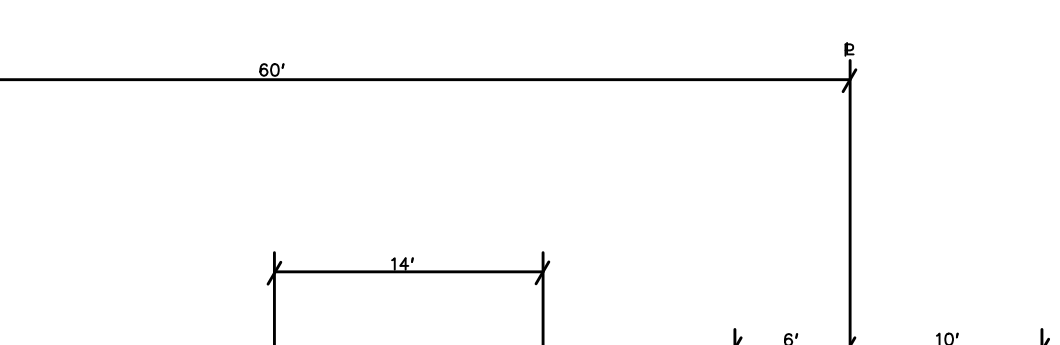
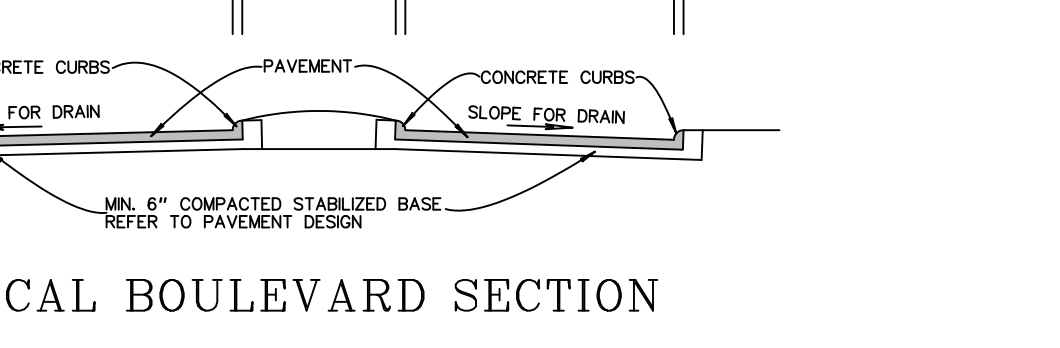
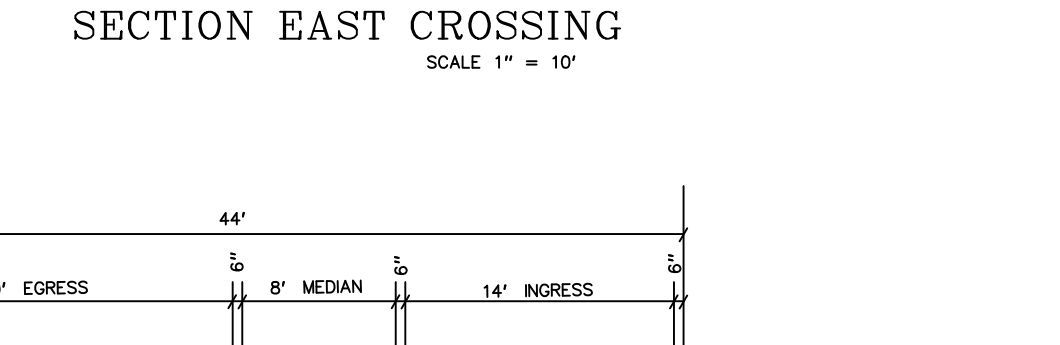
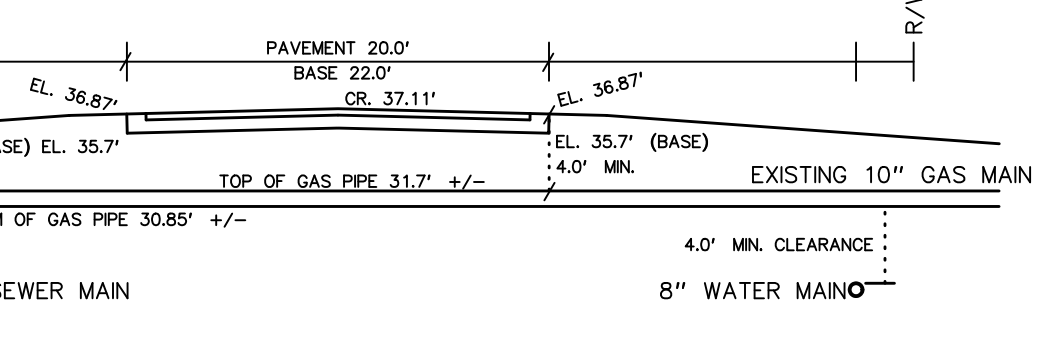
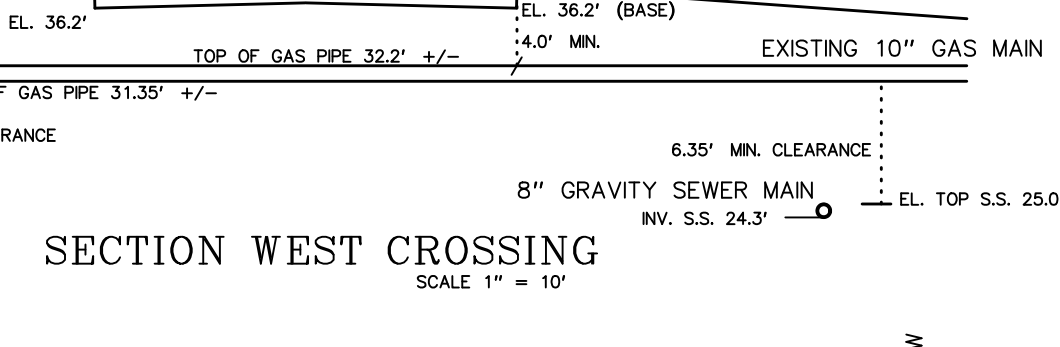
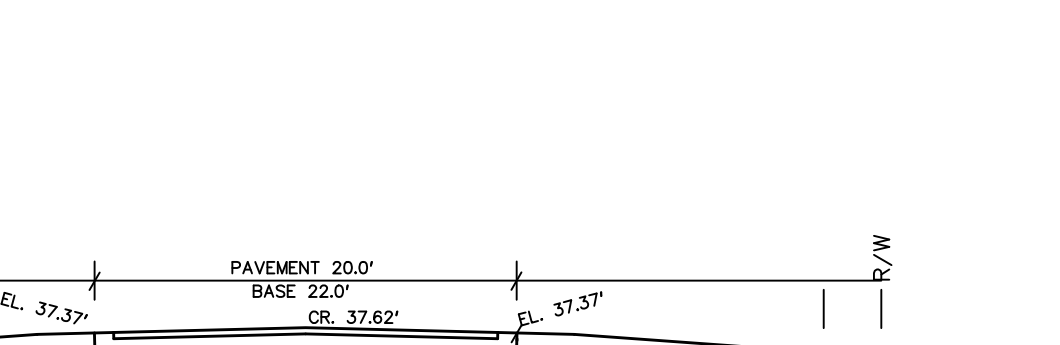
CULVERT SCHEDULE

SIZE	LOT NUMBERS
15"	1-14, 21-36, 37 @ FRONT STREET, 44-73, 82-88
18"	15-20, 40-43, 74-81
24"	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 METAL CULVERTS SHALL BE "ULTRA FLO" OR "HEL-COR CL" OR ENGINEER APPROVED EQUAL.

TARGET ELEVATIONS FOR DRIVEWAY CULVERTS

LOT #	LOCATION	UPSTREAM	DOWNSTREAM
001		30.00'	29.90'
002		29.90'	29.80'
003		30.60'	29.80'
004		31.30'	30.60'
005		32.00'	31.30'
006		33.30'	32.00'
007		33.30'	33.21'
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	NORTH HALF	31.85'	31.80'
021	SOUTH HALF	32.30'	31.80'
022		32.80'	32.30'
023		32.80'	32.47'
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	WEST HALF	32.80'	32.80'
030	EAST HALF	32.70'	32.55'
031		32.40'	32.40'
032		32.40'	32.10'
033		32.10'	31.75'
034		32.15'	32.40'
035		32.50'	32.15'
036		32.80'	32.50'
037		32.80'	32.80'
038		31.50'	31.00'
039		30.60'	30.60'
040		30.40'	30.26'
041		30.54'	30.40'
042		30.78'	30.54'
043		30.97'	30.78'
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		32.28'	32.05'
050		32.48'	32.28'
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'	30.80'
066		32.80'	31.00'
067		32.80'	32.45'
068		32.65'	32.45'
069		32.45'	32.25'
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'	30.50'
077		31.00'	31.85'
078		32.06'	31.94'
079		32.18'	32.06'
080		32.30'	32.18'
081		32.42'	32.30'
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'



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

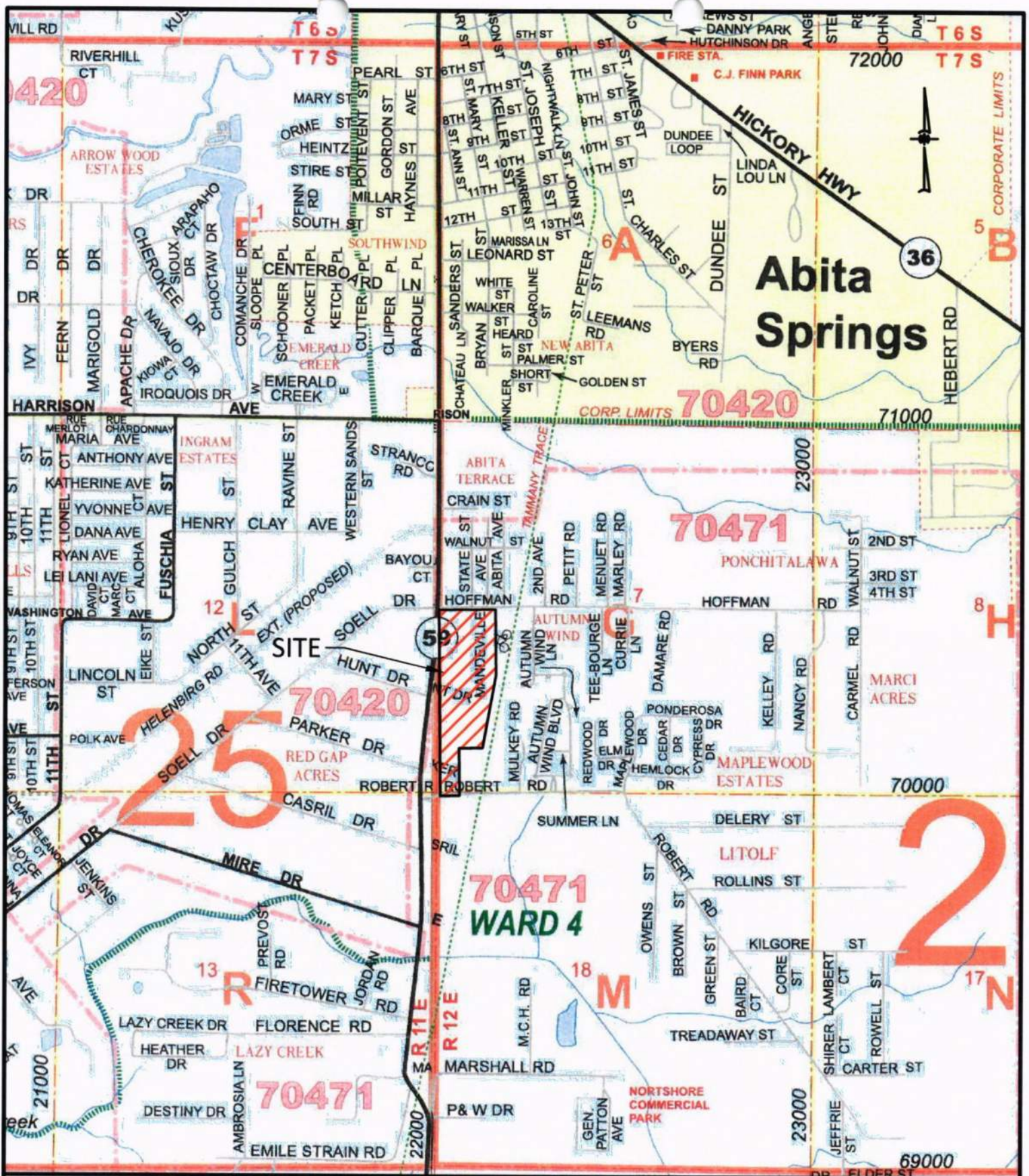
KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. MANDEVILLE, LA. 70481-5611

DATE: 05-23-19
05-28-19
06-06-19
06-20-19

SCALE: 1"=100'
DRAWN: DRJ
CHECKED: KJM

DATE: 05-14-19
JOB NO: 13-042
DWG. NO:





Kelly McHugh
&
Associates, Inc.

VICINITY MAP
NTS

MINOR SUBDIVISIONS

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

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

PREPARED FOR:

CLYDE BEAN AND SPENCER BEAN

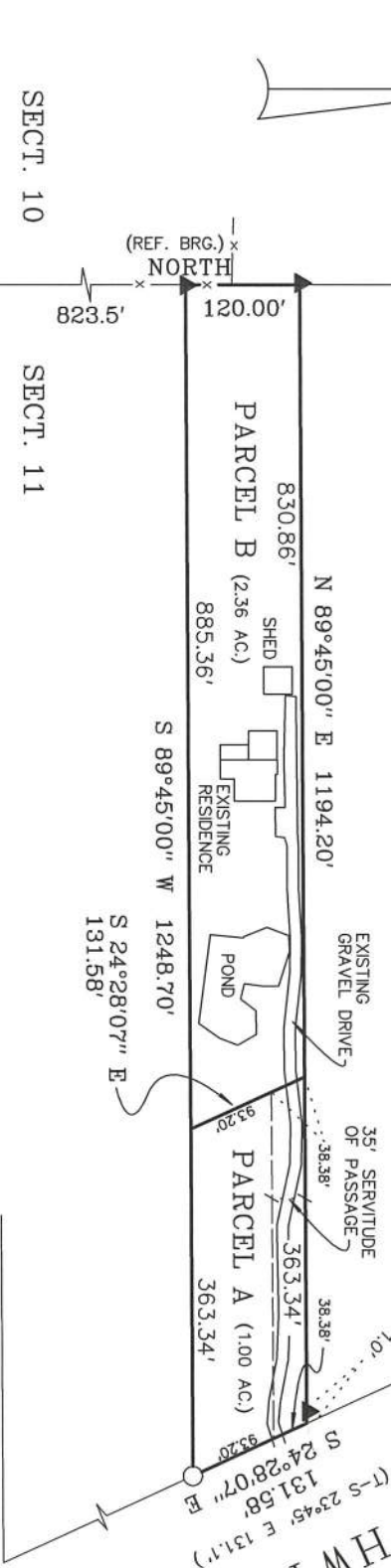
KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

Kelly J. McHugh, REG. NO. 4443

LEGEND:
▲ = 1/2" IRON PIPE FOUND
○ = 1/2" IRON ROD SET

BREWSTER RD.



NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.



BOUNDARY SURVEY OF:

A RESUBDIVISION OF 3.36 ACRES
INTO PARCELS A AND B IN SECTION 11
TOWNSHIP-7-SOUTH, RANGE-10-EAST,
G.L.D., ST. TAMMANY PARISH, LA.

SCALE:	1" = 200'	DATE:	06-13-19
DRAWN:	DRJ	JOB NO.:	19-228
REVISED:			

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

LINE TABLE

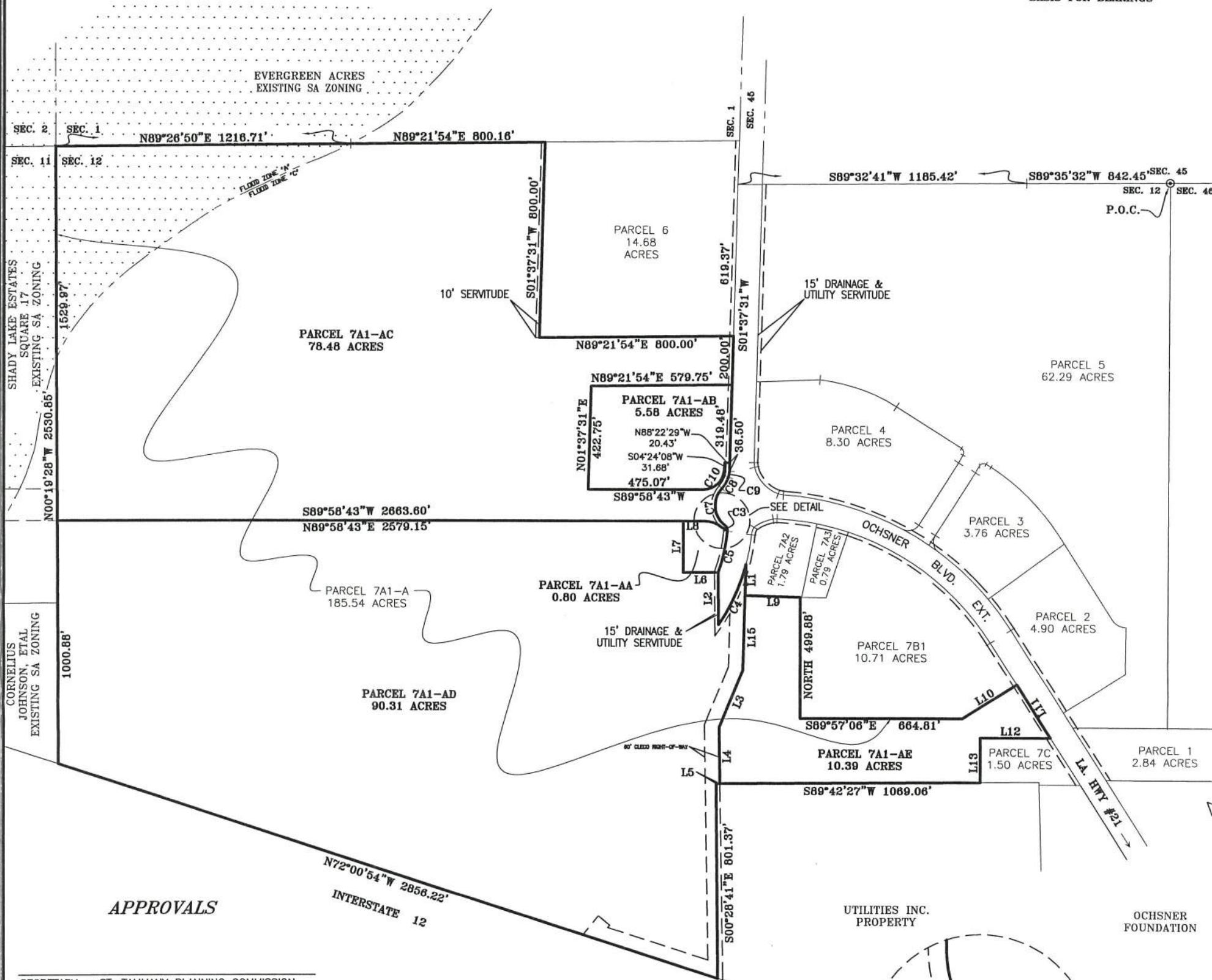
NUMBER	DIRECTION	DISTANCE
L1	N01°39'49"E	127.52'
L2	S00°28'41"E	214.87'
L3	S22°37'58"W	253.45'
L4	S00°50'57"E	232.38'
L5	S89°42'27"W	15.54'
L6	S89°58'43"W	143.97'
L7	N00°01'17"W	212.37'
L8	N89°58'43"E	84.45'
L9	N88°20'11"W	226.27'
L10	N57°40'32"E	265.00'
L11	S32°19'44"E	260.15'
L12	S89°42'27"W	289.00'
L13	S00°17'33"E	183.23'
L14	S00°19'28"E	130.00'
L15	S01°39'49"W	309.13'



CURVE TABLE

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S70°31'30"E	122.00'	83.03'	81.43'
C2	S56°59'58"E	119.23'	24.85'	24.80'
C3	S10°31'31"E	40.00'	17.22'	17.09'
C4	N24°31'11"E	800.00'	273.51'	272.18'
C5	S12°36'08"W	700.00'	173.75'	173.30'
C6	N03°39'02"E	40.00'	2.57'	2.57'
C7	S07°12'24"E	105.00'	181.48'	159.72'
C8	S31°04'07"W	135.00'	52.96'	52.62'
C9	S10°43'38"W	75.00'	23.83'	23.73'
C10	S47°11'26"W	85.00'	126.96'	115.48'

LOUISIANA STATE PLANE
COORDINATE SYSTEM (NAD 83)
BASIS FOR BEARINGS



APPROVALS

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

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JOHN E. BONNEAU & ASSOCIATES, INC.

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

REFERENCE SURVEY: A survey map by this firm with survey no. 2006 948 Q and map file no. 4972A.

BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A" & "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0210 C; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF
PARCEL 7A1-A FORMERLY BEING A PART OF MS-10-04-010
SECTION 12, T-7-S, R-10-E

into
PARCELS 7A1-AA, 7A1-AB, 7A1-AC, 7A1-AD & 7A1-AE
St. Tammany Parish, Louisiana
for

ALL STATE FINANCIAL COMPANY

Survey No. 2006 948 Z2

Drawn by: SPH

Scale: N.T.S.

Date: MAY 13, 2019

Revised:

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

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

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

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

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

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

TENTATIVE SUBDIVISION REVIEW

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

CASE NO.: 2019-1516-TP

PROPOSED SUBDIVISION NAME: Lakeshore Villages, Phase 8

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: 25, 26, 35 and 36	WARD: 9
TOWNSHIP: 8 and 9 South	PARISH COUNCIL DISTRICT: 13
RANGE: 14 East	

TYPE OF DEVELOPMENT:

<input type="checkbox"/>	URBAN (Residential lots less than 1 acre)
<input type="checkbox"/>	SUBURBAN (Residential lots between 1-5 acres)
<input type="checkbox"/>	RURAL (Residential Farm Tract lots 5 acres plus)
<input checked="" type="checkbox"/>	OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located north of Oak Harbor Blvd., West of LA Hwy 433, East of I-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: 39.213

NUMBER OF LOTS: 260 TYPICAL LOT SIZE: 6,570 Sq Ft

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 June 27, 2019.

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

General Comments:

1. An updated Traffic Impact Analysis including Phase 8 of this development must be submitted and approved by St. Tammany Parish and LADOTD.
2. Approval from 911 addressing for all road names and addresses within Phase 8 will need to be provided when submitting for Preliminary Approval.
3. A waiver of the minimum driveway requirement is being requested for lot #1827 to reduce the required distance of sixty (60) feet to forty-eight (48) feet. In order to approve this waiver request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

Informational Items:

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

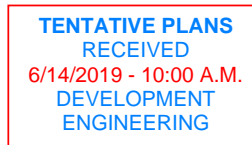
Revised drawings will not be accepted for review or placement in the packet prior to the July 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



June 14, 2019

St. Tammany Parish
Department of Development
Attn: Helen Lambert
21454 Koop Drive
Mandeville, LA 70471

RE: Lakeshore Villages Phase 8
Slidell, LA
DDG Job #19-296



**ENGINEERING
REVIEW COPY**

Helen,

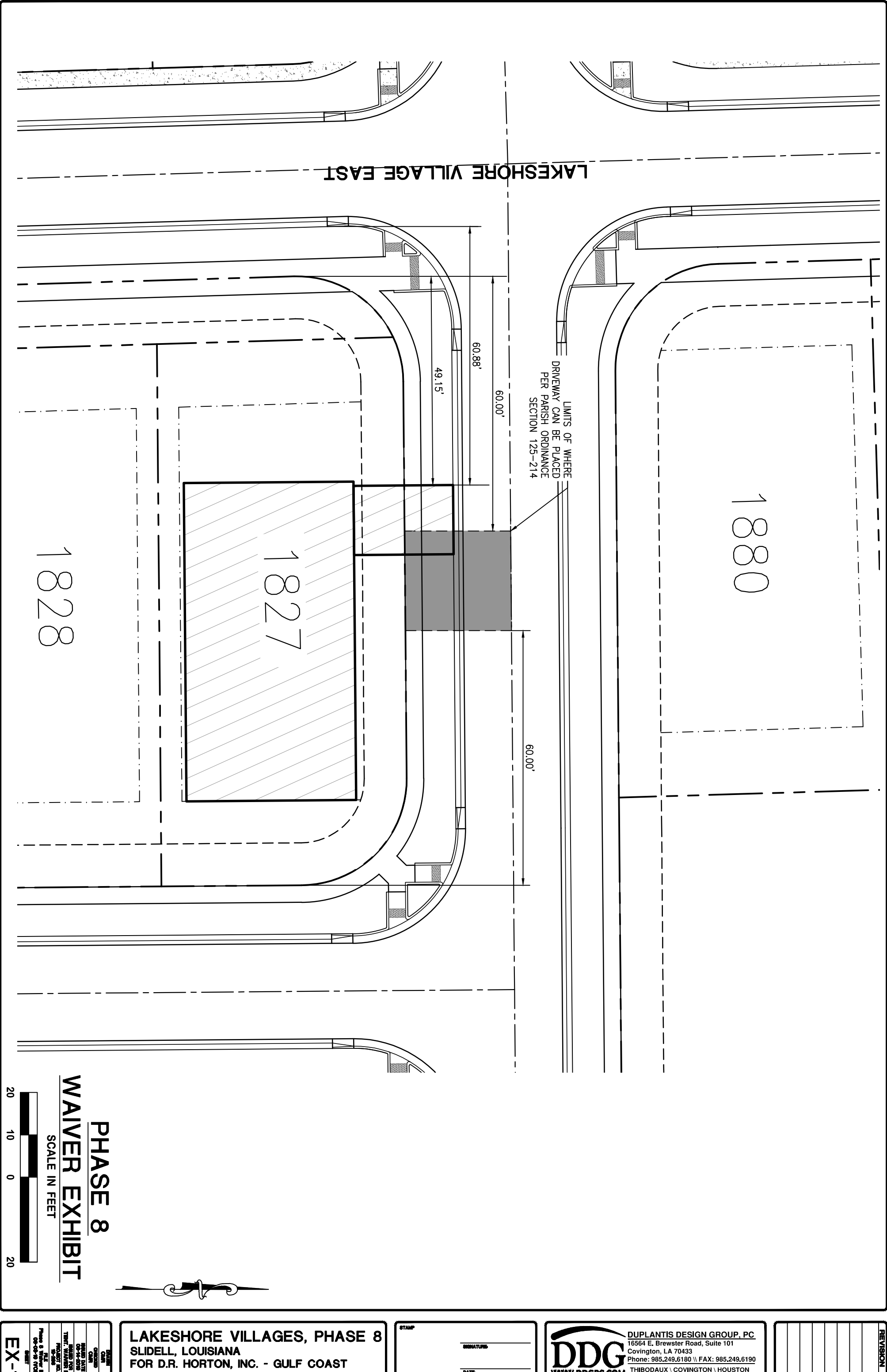
The developer would like to request a waiver pertaining to Lakeshore Villages Phase 8. The Subdivision Regulations Chapter 125 Section 214 states, "Driveways on corner lots shall not be located any closer than sixty (60') feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect." The developer is requesting a waiver to reduce the distance between the right-of-way intersection and driveway from 60' to 48' for Lot 1827. That distance still allows for a 60' clearance between the driveway and where the back of curb would be. If any of the remaining corner lots do not meet the 60' clearance from the adjacent intersecting rights-of-way to the driveway, then those lots will be side-loaded.

Sincerely,
Duplantis Design Group, PC

Thomas H. Buckel, P.E.
THB/cmr

Enclosures:
Phase 8 Waiver Exhibit

DUPLANTIS DESIGN GROUP, PC



1880

1827

1828

LIMITS OF WHERE
DRIVEWAY CAN BE PLACED
PER PARISH ORDINANCE
SECTION 125-214

60.88'

60.00'

49.15'

60.00'

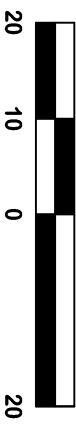
LAKESHORE VILLAGE EAST



PHASE 8

WAIVER EXHIBIT

SCALE IN FEET



DATE	06-03-19
BY	DDG
REVISION DATE	06-03-19
PROJECT NAME	PHASE 8 WAIVER EXHIBIT
PROJECT NO.	06-03-19 (VOID)
DATE	06-03-19
BY	DDG

LAKESHORE VILLAGES, PHASE 8
SLIDELL, LOUISIANA
FOR D.R. HORTON, INC. - GULF COAST

STAMP
SIGNATURE
DATE



DUPLANTIS DESIGN GROUP, PC
16564 E. Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
THIBODAUX \ COVINGTON \ HOUSTON
BATON ROUGE \ LAFAYETTE

REVISION	BY

PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of July 2, 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

This project was postponed for one month at the June 11, 2019 meeting.

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. Approval from Gravity Drainage District #5 is required.

Preliminary Plat:

3. 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.

Paving & Drainage Plan:

4. The inverts shown for the proposed subdivision entrance culvert on Hoffman Road will require modifications to the existing ditch. Revise plans to include proposed modifications to the ditch.
5. 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 contained within the swale and not flow into the property to the east.
6. 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.
7. 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. Additionally, the provided elevations show existing culverts and ditches do not have positive drainage flow. Confirm the existing ditches and culverts along Hoffman Road have capacity to handle the discharge from the pond outfall in addition to the existing drainage requirements, and add any necessary downstream improvement to plans.
8. Add dimension and material of the existing cross culvert at the north pond outfall.
9. Proposed ditch invert elevation and rear lot corner elevation conflict for Lot #7. Revise.
10. Proposed addition of two (2) culverts at every one (1) existing culvert within the Trace right-of-way appears to extend beyond both existing and proposed ditch limits. Provide sections showing how the proposed modifications will fit within ditch limits and justification for the increased capacity as the peak rate of runoff is being reduced by 25%.
11. Revise proposed culvert elevations as needed to provide a design tolerance to ensure culverts are

constructed with a positive slope. (Typical all culverts)

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.

Drainage Impact Study:

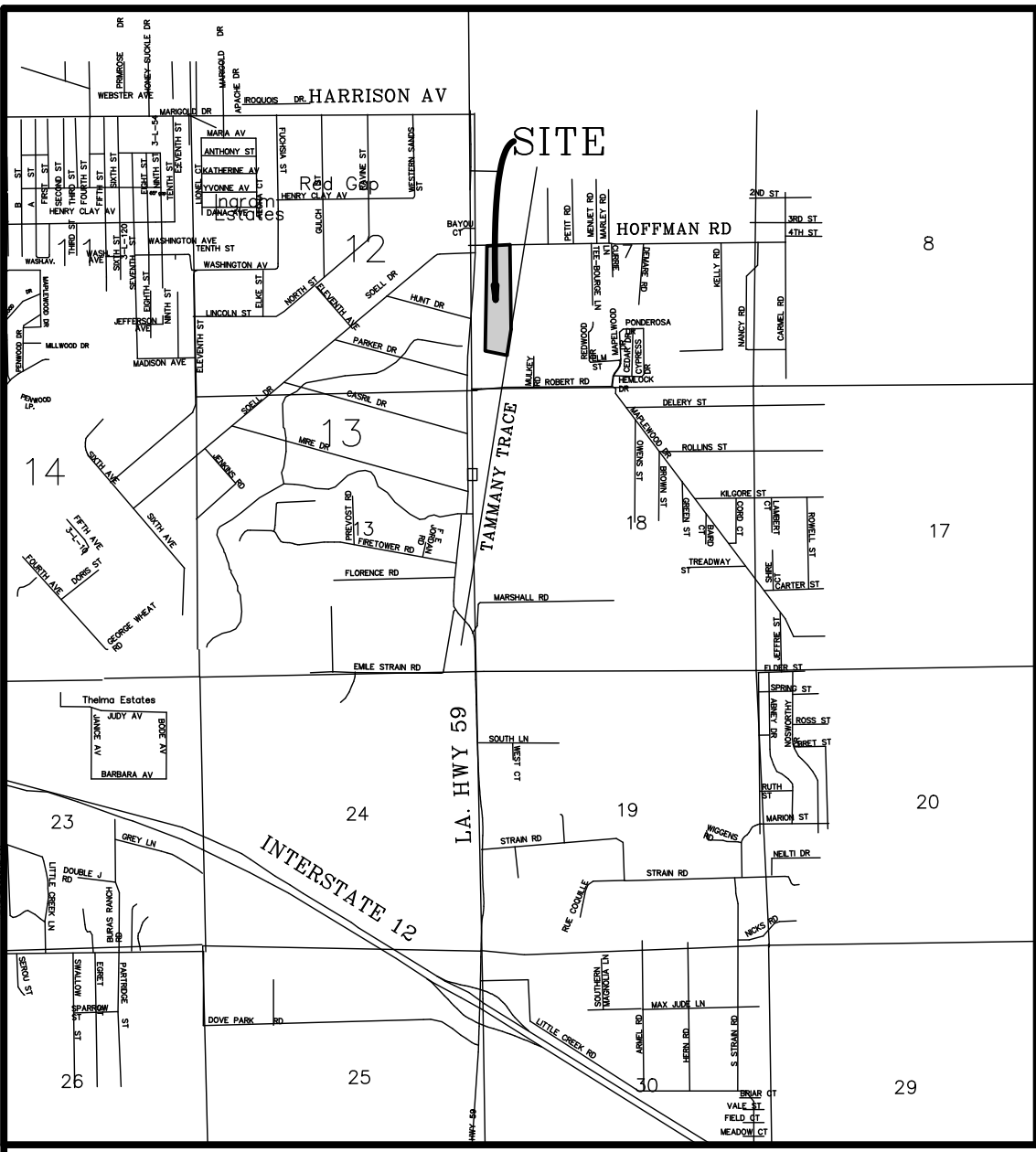
16. The drainage impact study is currently deficient and will require revisions to meet minimum parish requirements.

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 July 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP

RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. 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, 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).
3. BUILDING SETBACKS ARE: FRONT -30', SIDE -5', REAR -25' & SIDE STREET -10'.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
5. 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.
6. THE MINIMUM CULVERT SIZE IS SHOWN ON THE AS BUILT PAVING AND DRAINAGE PLAN.
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY UTILITIES.
10. 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 ACCESSED FROM THE SIDE STREET.
11. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12" ABOVE THE CROWN OF THE STREET.
12. THE FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE RELATED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

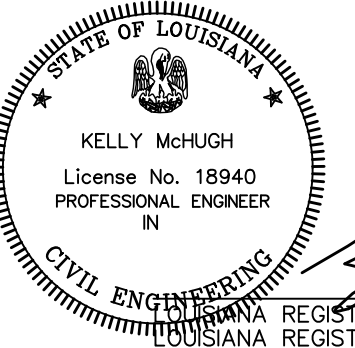
DEDICATION:

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.



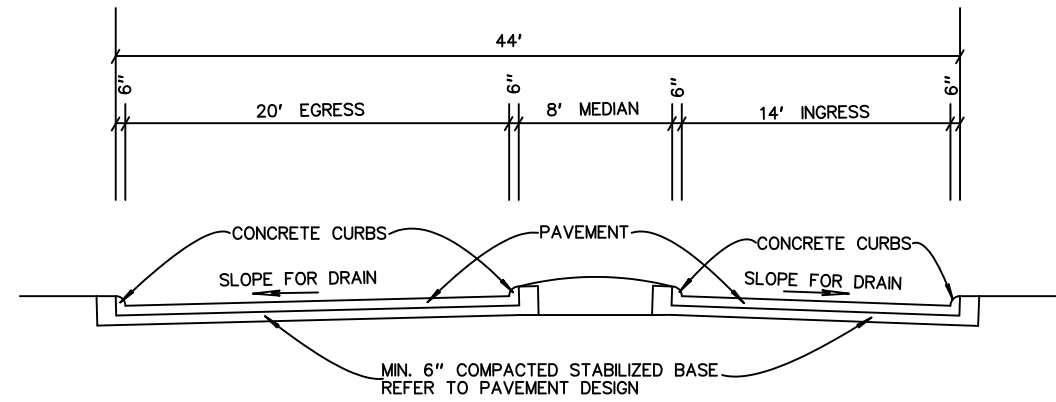
LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

NOTES:

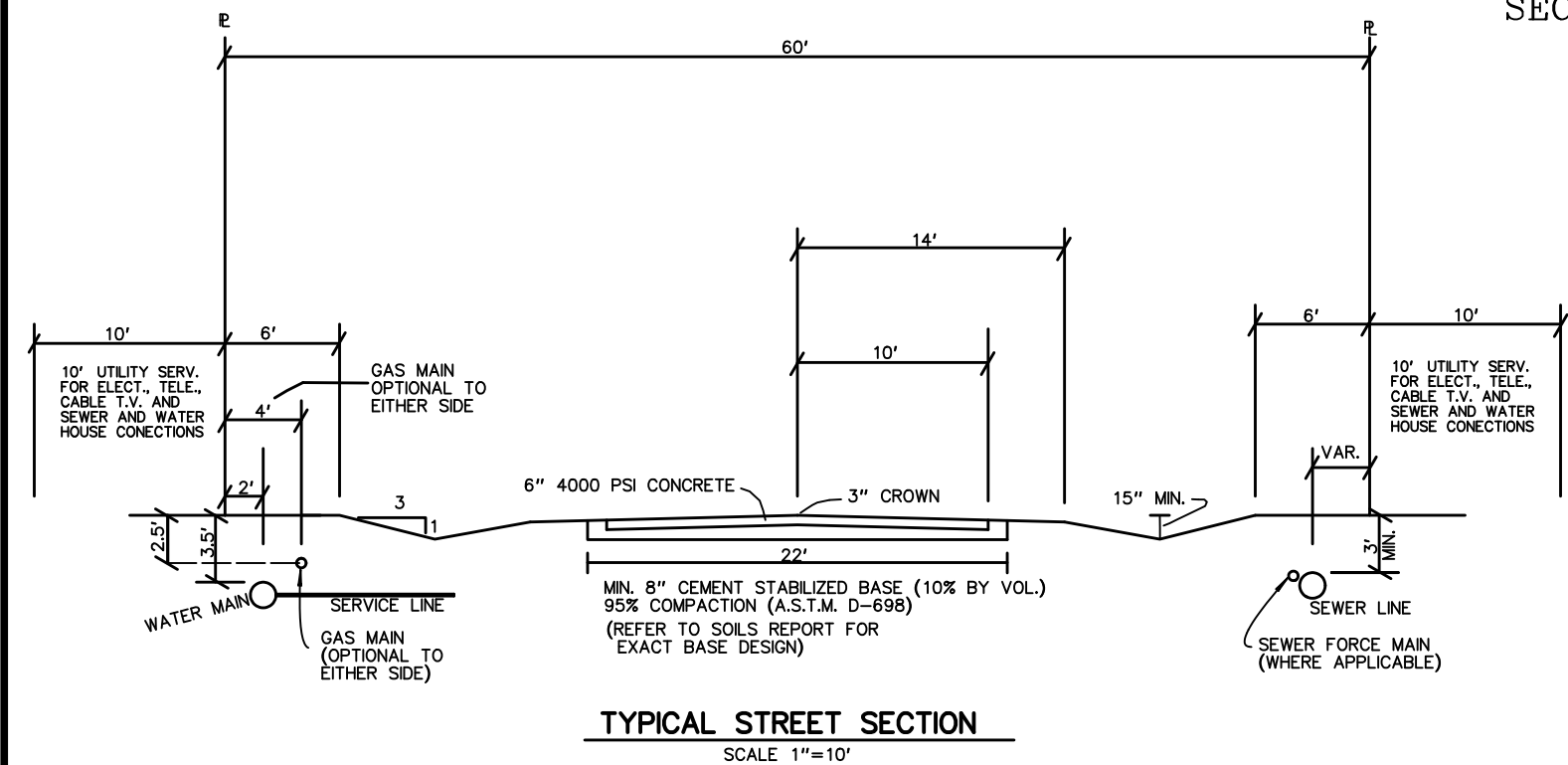
1. ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS.
2. [Symbol] = MUNICIPAL ADDRESS (TYP.)
3. [Symbol] = BENCHMARK - "MAG" NAIL IN EDGE OF PAVEMENT ELEV. 30.12' MSL NAVD 88 (GEOID 12A)
4. THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT PAVING AND DRAINAGE PLAN.
5. THIS PROPERTY IS LOCATED IN FLOOD ZONE C. RE: F.I.R.M. PANEL NO. 225205 0235 C REV. 10-17-89
6. [Symbol] = WETLAND AREAS
7. THERE ARE NOT ANY KNOWN LANDFILLS LOCATED ON THIS PROPERTY
8. 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:
From the Section Corner common to Sections 12 & 13 Township-7-South, Range-11-East, and Sections 7 & 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.

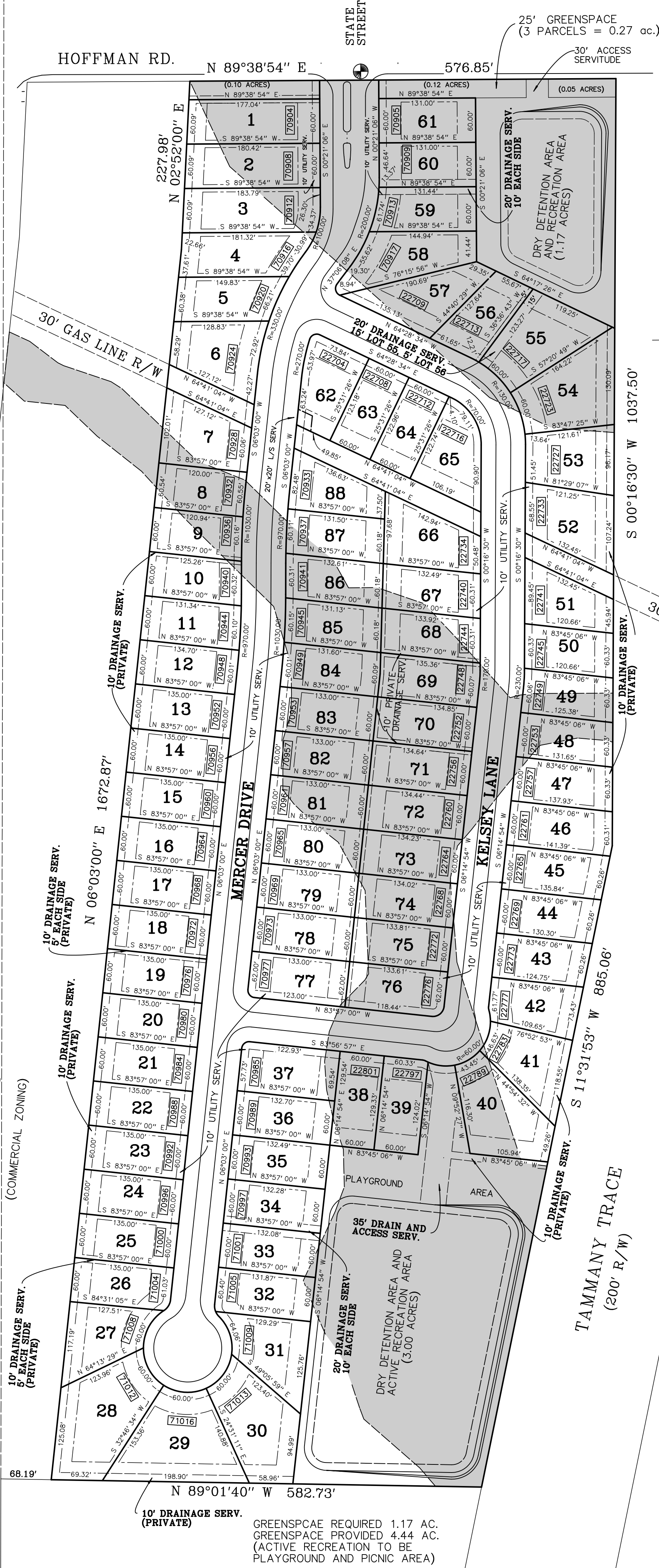


TYPICAL BOULEVARD SECTION



TYPICAL STREET SECTION
SCALE 1"=10'

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

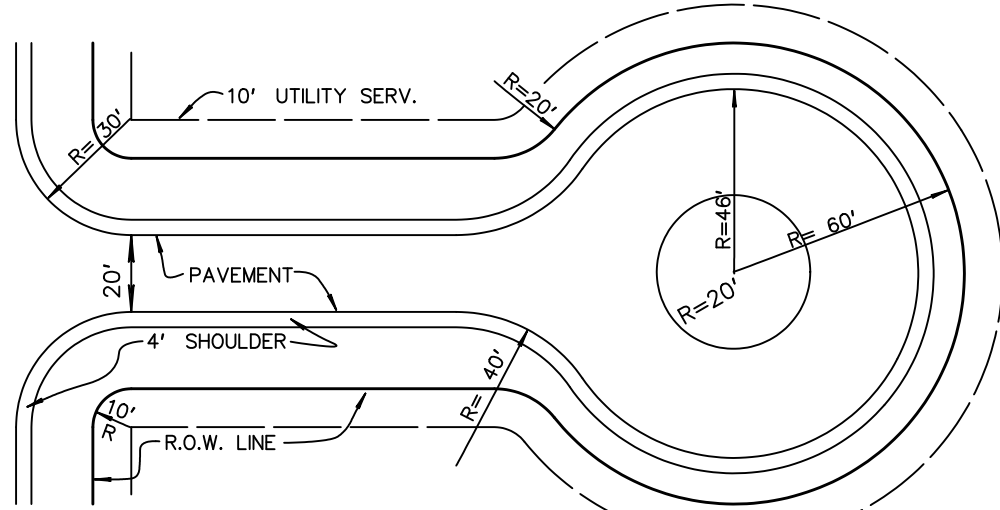


S 00°07'00" W 786.93'

R-12-E

R-12-E

ROBERT RD.



CORNER & CUL-DE-SAC DETAIL
1"=50'

NET DENSITY = 3 LOTS/ACRE
GREENSPACE AREA = 4.44 ACRES

27.09 ACRES	88	3150'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
7200 sq. ft. (MIN.)	60' (TYPICAL)	60' /20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	120' (MIN.)	A4-A	
ROAD SURFACE	LOT DEPTH	ZONING	

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

ABITA RIVER AND PONTCHITOLA CREEK
ULTIMATE SURFACE WATER DISPOSAL

FOR:

BELLEVUE ESTATES 59, LLC
CORPORATION

BOBBY HURLEY
OFFICER

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

13406 SEYMOUR MYERS,
CONVINGTON 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		DATE		DATE	
05-16-19		05-20-19		05-28-19	
06-03-19					
SCALE: 1" = 100'		DATE: 04-11-19		JOB NO.: 13-042	
DRAWN: DRJ		CHECKED: KJM		DWG. NO.: 13-042-TP	

PRELIMINARY PLANS
RECEIVED
6/25/2019 - 11:00 A.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

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

CASE NO.: 2019-1513-PP

SUBDIVISION NAME: Copper Ridge

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

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

SECTION: 12
TOWNSHIP: 8 South
RANGE: 11 East

WARD: 4
PARISH COUNCIL DISTRICT: 7

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

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

TOTAL ACRES IN DEVELOPMENT: 10.113

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

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: A4

FLOOD ZONE DESIGNATION: "X"

TENTATIVE APPROVAL GRANTED: April 9, 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 June 26, 2019.

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

General Comments:

1. A waiver of the minimum lot frontage requirements is required for lots #1, 8 and 9 and must be granted or the lot configuration revised to meet the minimum requirements. In order to approve the waiver request a 2/3rds majority vote of the full membership of the commission (8 members) in needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.
2. A stamped, dated, and signed plan set is required and must be submitted to St. Tammany Parish.

Preliminary Plat:

3. Revise the Preliminary Plat title block to state “Preliminary Plat”.
4. The servitude for the monument sign cannot be placed on private property. Relocate the servitude or reduce the lot size to place the monument sign within H.O.A. property.
5. Revise restrictive covenant #13 to include all drainage structures and features located within the greenspace.

Paving & Drainage Plan:

6. Revise section A-A to show four (4) foot depth on the pond in accordance with the Drainage Impact Study.
7. The Preliminary Plat shows lots #4-7 having ninety (90) foot lengths. Revise the PVC pipe lengths accordingly on the drainage plan and in the drainage impact study.
8. Revise drainage note #2 to state Class III pipe.
9. Provide elevations at lot corners on all lots showing existing and as-built grades in conformance with the Fill and Grading Statement and drainage arrows shown on the drainage plan. (Typical for all lots)
10. Revise all typical sections to state the pavement design will be determined based on a geotechnical report.

Sewer & Water Plan:

11. A Letter of No Objection from St. Tammany Parish and L.D.H. approval is required for this development.
12. Provide written approval from H2O Systems for the proposed water and sewer plans.
13. Provide written verification from H2O Systems that the existing water and sewer systems this development is connecting to have sufficient capacity.

Traffic Plan:

14. Show correct “No Outlet” (W14-2) traffic sign on the traffic plan and update signage legend.
15. Coordinate the recommended intersection improvements at Hazel Drive and Tanager Drive as outlined in the 6/3/2019 traffic letter.

Drainage Impact Study:

16. Revise the Pre-Development Tc on page 4 to state 36 minutes based on the provided formula.
17. Remove the C coefficient of 0.30 from the Post-Development section on page 4.
18. The Post-Development time of concentration calculation shown on page 4 does not appear to reflect the post-development drainage plan including subsurface drainage pipe flow. Revise or clarify.
19. Update the drainage impact study to include the model reports for the 10 year and 25 year return events.

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.

An additional Maintenance Obligation in the amount of 618 linear feet at \$5.00 per linear foot of water line and 133 linear feet at \$5.00 per linear foot of sewer line and one (1) jack and bore at \$5,000.00 per bore = **\$8,700.00** is required for the construction of the water and sewer lines within the Hazel Drive right-of-way to ensure the repair of any damage to the Parish roads from construction activity in connection with installation of the water and sewer lines.

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 July 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of July 2, 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)
 ☒ 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

This project was postponed for one month at the June 11, 2019 meeting.

Periodic inspections were made by this office during construction and the second final inspection was made on June 27, 2019. The inspection disclosed that all of the asphalt roads are constructed and all subsurface drainage is functioning.

The following uncompleted items existed at the time of the final inspection and will 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.

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.

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

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 July 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 3-A-2) LOCATED IN SECTION 36, TOWNSHIP 9 SOUTH - RANGE 14 EAST SUIDELL, ST. TAMMANY PARISH, LOUISIANA

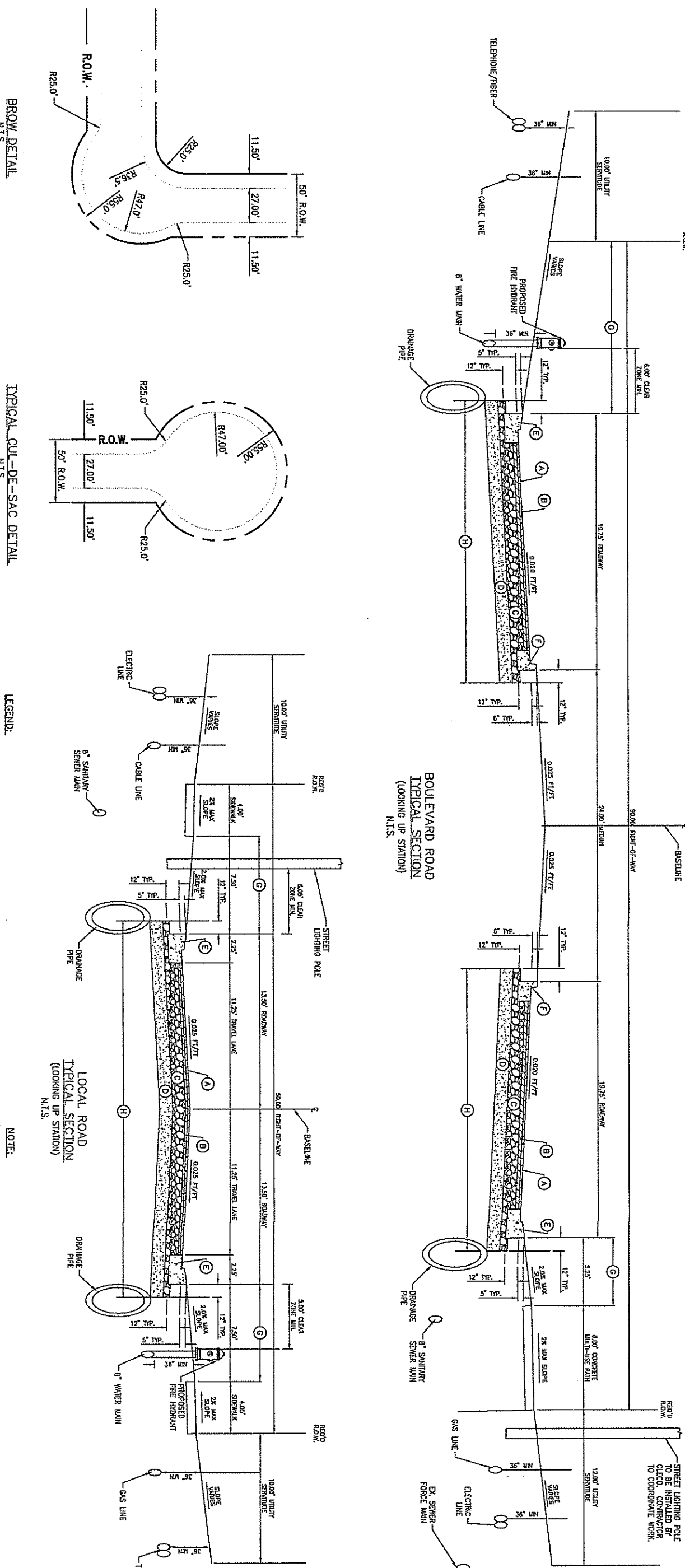
CURVE TABLE

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	68°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 - 61.84'
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 - 48.67'
C9	156°27'54"	55.00'	150.20'	S 08°12'23" W - 107.66'
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	08°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 - 32.40'
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°18'22" 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°48'02"	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°05'14"	1,775.00'	70.00'	S 05°54'46" W - 70.00'
C34	02°05'41"	1,755.47'	64.18'	S 03°44'50" 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'	S 45°19'56" E - 35.36'
C38	90°00'00"	25.00'	39.27'	N 44°40'04" E - 35.36'
C39	01°08'13"	1,525.00'	30.26'	S 00°14'11" 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 08°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 64°37'35" 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°36'26" 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°24'08" 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'	38.27'	S 45°19'56" E - 35.36'
C78	132°01'33"	250.00'	58.19'	N 83°38'49" 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	08°32'56"	300.00'	50.00'	N 55°29'22" W - 49.94'
C89	08°32'58"	300.00'	50.00'	N 65°02'19" W - 49.94'
C90	08°32'58"	300.00'	50.00'	N 74°35'18" 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 - 33.53'
C94	35°12'47"	55.00'	33.80'	N 58°41'94" W - 33.27'
C95	57°56'54"	55.00'	55.83'	N 12°07'03" W - 53.89'
C96	41°40'22"	55.00'	40.00'	N 37°41'34" E - 39.13'
C97	41°40'22"	55.00'	40.00'	N 78°21'56" E - 39.13'
C98	41°40'22"	55.00'	40.00'	S 58°57'42" E - 39.13'
C99	40°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	08°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	08°12'06"	55.00'	8.83'	N 12°16'59" E - 8.82'
C104	45°16'07"	55.00'	40.29'	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 38°15'57" W - 35.65'
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'	26.01'	S 69°49'21" W - 23.98'
C124	21°50'20"	55.00'	20.96'	N 53°52'03" W - 20.84'
C125	41°50'41"	55.00'	40.00'	N 86°37'19" 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°46'10"	55.00'	41.04'	S 04°08'22" W - 40.09'
C133	41°40'08"	55.00'	40.00'	S 36°07'17" E - 39.12'
C134	42°01'26"	55.00'	40.34'	S 79°58'03" E - 39.44'

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



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C135	19°06'50"	55.00'	18.35'	N 69°27'49" E - 18.26'
C136	19°06'50"	55.00'	18.35'	N 52°30'19" W - 18.26'
C137	42°42'49"	55.00'	41.00'	N 83°25'08" W - 40.06'
C138	43°03'32"	55.00'	41.33'	S 53°41'14" W - 40.37'
C139	42°42'51"	55.00'	41.00'	S 10°48'28" W - 40.06'
C140	19°32'40"	55.00'	18.76'	S 20°19'16" E - 18.67'
C141	24°00'53"	55.00'	23.05'	N 35°02'40" E - 22.88'
C142	90°00'00"	25.00'	39.27'	N 36°31'15" W - 35.36'
C143	21°35'09"	55.00'	20.72'	S 36°15'32" W - 20.60'
C144	41°40'25"	55.00'	40.00'	S 02°12'01" W - 39.13'
C145	41°40'20"	55.00'	40.00'	S 39°28'22" E - 39.13'
C146	40°40'15"	55.00'	39.04'	S 80°38'39" E - 38.23'
C147	19°06'50"	55.00'	18.35'	N 69°27'49" E - 18.26'
C148	02°59'39"	55.00'	2.87'	N 44°28'43" W - 2.87'
C149	51°30'49"	55.00'	49.45'	N 71°41'57" W - 47.80'
C150	41°11'29"	55.00'	39.54'	S 61°56'55" W - 38.69'
C151	44°51'02"	55.00'	43.05'	S 18°55'39" W - 41.96'
C152	10°13'56.36"	25.00'	44.50'	N 47°29'27" E - 38.65'
C153	34°45'57"	75.00'	45.51'	N 42°13'37" W - 44.81'
C154	21°54'39"	75.00'	28.68'	N 70°33'55" W - 28.51'
C155	56°40'46"	75.00'	74.19'	N 53°10'57" W - 71.20'
C156	41°11'29"	55.00'	39.54'	S 61°56'55" W - 38.69'
C157	16°70'08.43"	55.00'	160.45'	N 36°31'15" W - 109.31'
C158	16°70'08.43"	55.00'	160.45'	S 53°28'45" W - 109.31'
C159	16°70'08.43"	55.00'	160.45'	S 36°31'15" E - 109.31'
C160	16°70'08.43"	55.00'	160.45'	S 53°28'45" W - 109.31'
C161	56°40'36"	25.00'	24.73'	N 53°10'57" W - 23.73'
C162	09°30'50"	465.00'	77.21'	N 88°19'56" E - 77.12'
C163	52°29'03"	465.00'	425.95'	N 66°50'14" E - 411.21'
C164	26°59'54"	535.00'	252.10'	N 54°06'14" E - 249.77'
C165	28°52'51"	55.00'	287.86'	S 73°38'08" W - 55.10'
C166	156°26'38"	55.00'	150.18'	N 61°20'17" E - 107.68'
C167	09°26'44"	1,475.00'	243.16'	S 05°56'32" W - 242.88'
C168	06°23'22"	1,825.00'	203.52'	N 07°28'13" E - 203.41'
C169	22°01'36"	625.00'	240.27'	N 06°44'16" W - 238.80'
C170	21°07'33"	575.00'	212.01'	N 06°17'14" W - 210.81'
C171	08°23'22"	1,775.00'	197.94'	N 07°28'13" E - 197.84'
C172	10°59'50"	1,525.00'	292.10'	S 05°09'59" W - 292.25'
C173	46°55'14"	300.00'	245.68'	N 66°54'19" W - 238.87'
C174	42°43'50"	55.00'	185.48'	N 69°04'41" W - 181.25'
C175	30°22'28.51"	25.00'	280.26'	S 17°33'59" W - 52.92'
C176	28°52'52.51"	55.00'	287.86'	S 24°30'41" W - 55.10'
C177	10°59'50"	1,775.00'	340.69'	S 05°09'59" W - 340.81'
C178	08°32'29"	1,825.00'	212.49'	S 06°23'39" W - 271.81'
C179	21°15'01"	775.00'	314.97'	S 00°57'33" W - 312.34'
C180	21°50'34"	755.00'	276.39'	N 00°15'23" W - 274.72'
C181	10°02'47"	835.00'	146.41'	N 72°37'36" E - 146.22'

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As July 2, 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

This project was postponed for one month at the June 11, 2019 meeting.

Periodic inspections were made by this office during construction and the second final inspection was made on June 26, 2019. The inspection disclosed that all of the asphalt roads, shoulders, and roadside ditches are constructed and functioning.

General Information:

1. Provide asphalt core test results for Sod Way.
2. Provide utility trench and backfill test results.

Paving & Drainage Plan:

3. The ditch along the east side of Turf Dr., south of Grassy Ln. is holding water and will need to be regraded to provide positive flow.
4. The roadside ditch along the north side of Penn Mill Road including the subdivision entrance culvert has been silted in and needs to be cleaned out and regraded from the subdivision's western property line to the eastern property line.
5. Greenspace areas GS-1, GS-2 and GS-3 need to have a mature stand of grass established.
6. The boulevard median needs to be filled, final graded and have a mature stand of grass established.

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.

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

Mandatory Developmental Fees are required as follows:

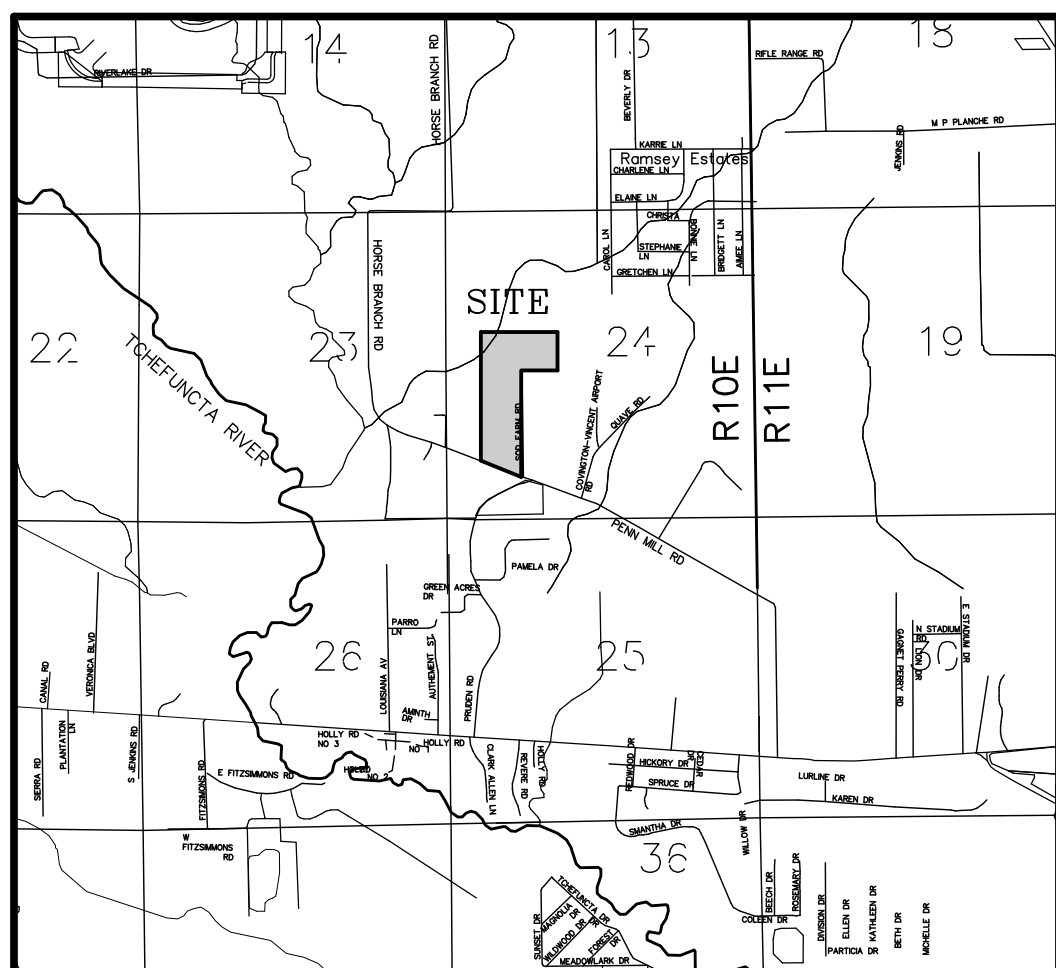
Road Impact Fee = \$1,077.00 per lot x 62 lots = \$66,774.00

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 July 9, 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, GS5

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

Commence at the intersection of the common Section Lines 13, 23, & 24 Township-6 South, Range-10 East; distance of 1966.77 feet

Thence South 89°59'44" East a distance of 427.13 feet;

Thence North 77°53'10" East a distance of 326.75 feet; Thence South 82°31'11" East a distance of 427.13 feet;

Thence North 72°25'16" East a distance of 720.00 feet; Thence South 28°14'09" East a distance of 65.35 feet; Thence South 89°59'44" East a distance of 135.00 feet.

From the POINT OF BEGINNING measure:

South 89°59'44" East a distance of 354.66 feet to a point;

Thence South 00°00'00" West a distance of 100.00 foot to a point;

Thence South 66°54'06" East a distance of 62.67 feet to a point;

Thence North 00°00'00" West a distance of 100.00 foot to a point;

Thence North 74°40'26" East a distance of 71.32 feet to a point;

Thence North 53°36'00" East a distance of 70.53 feet to a point;

Thence North 89°01'00" West a distance of 150.00 feet to a point;

Thence North 70°01'54" West a distance of 150.00 feet to a point;

Thence North 89°01'00" East a distance of 150.00 feet to a point;

Thence North 34°22'00" East a distance of 175.95 feet to a point of beginning.

The above described tract contains an area of 22.22 acres, or less, a delta of 41°13'30" arc an length of 71.95 feet, and a chord which bears N 14°45'16" E 100.00 feet.

The above described tract contains an area of 10.18 acres, or less, a tangency: Thence North 06°51'30" West a distance of 103.18 feet to a point of curve; Thence along a curve to the right having a radius of 100.00 feet, a central angle of 22.22 degrees, and a chord which bears N 07°01'54" W 150.00 feet; West having a chord distance of 5.37 feet to the POINT OF BEGINNING, containing 264,325.57 square feet, or 6.07 acres (s) of land, more or less.

VICINITY MAP

This point is described as being _____
South a distance of 1966.77 feet
Thence South 89°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

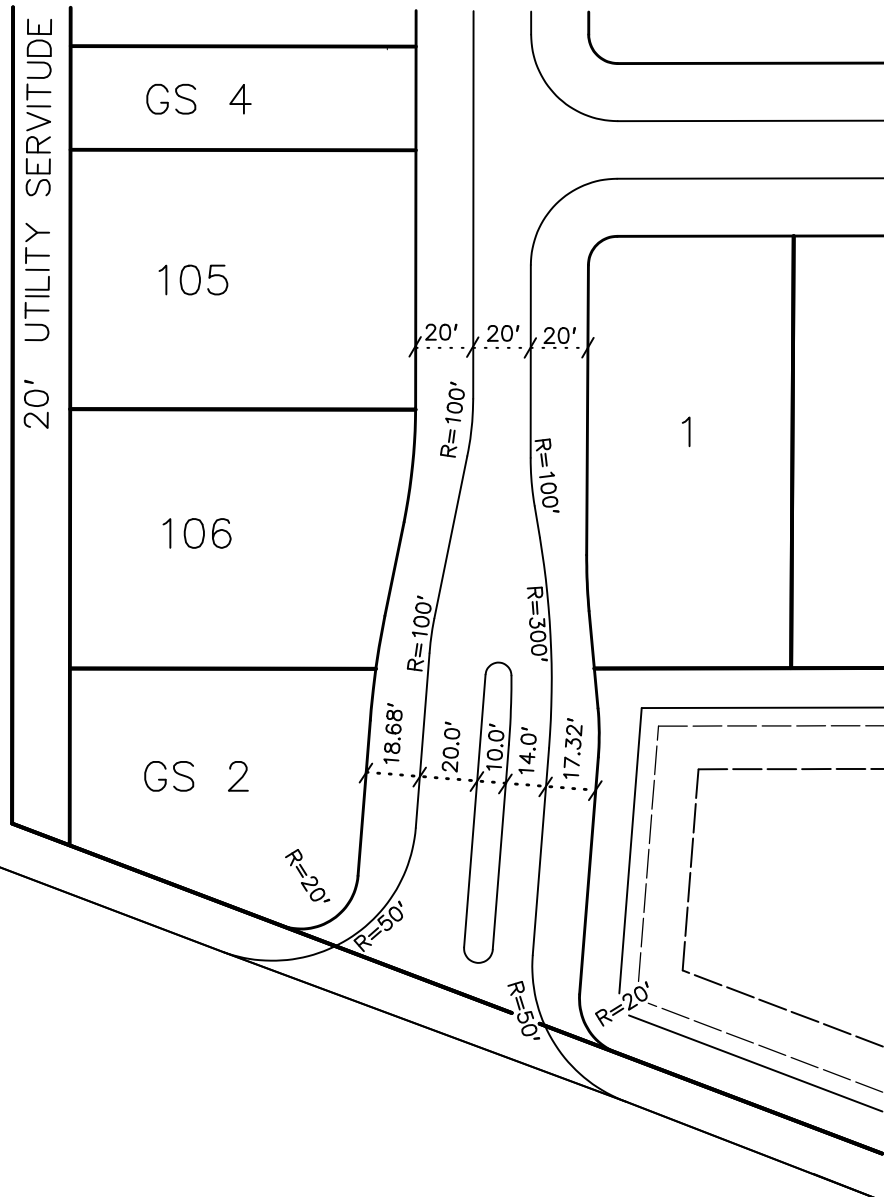
LINE DATA TABLE

-1	N	86°02' 39"	W	49.54'
-2	N	56°40' 44"	W	52.64'
-3	N	09°35' 53"	E	50.23'
-4	N	82°40' 44"	W	8.81'
-5	N	09°08' 31"	E	134.82'
-6	S	07°28' 49"	W	145.81'
-7	N	82°40' 44"	W	54.18'
-8	S	08°42' 27"	W	23.90'
-9	S	70°11' 47"	E	96.89'
-10	S	09°35' 53"	W	35.68'
-11	S	09°35' 53"	W	27.55'
-12	S	89°55' 53"	E	66.12'

Legal Description
SIMPSON FARMS, PHASE 1

A certain parcel of land in Section 24, Township-6-South, Range-10-East, St. Tammany Parish, Louisiana, and more fully described as follows:
Commence at the Section Corner common to Sections 13, 14, 23, & 24 Township-6-South, Range-10-East and measure South a distance of 1966.77 feet Thence South 89°59'04" East a distance of 427.13 feet Thence South 00°04'07" East 462.96' to the POINT OF BEGINNING

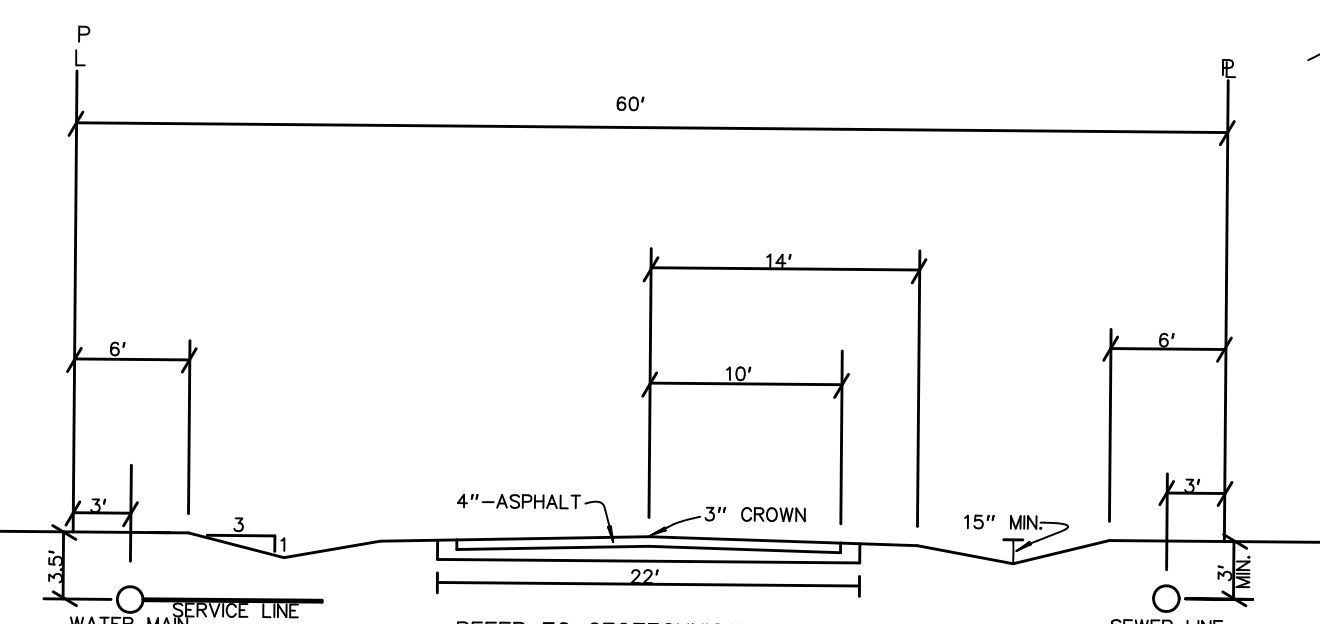
South 89°00'00" 09" East distance of 3.667 feet to a point;
Thence North 77°53'10" East distance of 3.667 feet to a point;
Thence South 89°00'00" 09" East distance of 3.667 feet to a point;
Thence South 07°28'49" West distance of 143.81 feet to a point;
Thence North 82°00'00" 09" East distance of 143.81 feet to a point;
Thence South 09°00'00" 09" East distance of 60.00 feet to a point;
Thence North 82°00'00" 09" East distance of 60.00 feet to a point;
Thence North 89°00'00" 09" East distance of 130.00 feet to a point;
Thence North 89°39'51" East distance of 41.75 feet to a point;
Thence South 89°00'00" 09" East distance of 41.75 feet to a point;
Thence North 89°54'18" East distance of 200.02 feet to a point of
beginning, and containing 1,017,587.93 square feet or 23.36 acres of
land, more or less, and the delta of 89°00'00" 09" an length of 15.71 feet, and a chord which bears
North 89°00'00" 09" East distance of 15.71 feet to a point;
a line; Thence North 89°54'18" East distance of 60.00 feet to a point;
Thence South 00°05'42" East distance of 3.15 feet to a point;
Thence North 89°00'00" 09" East distance of 3.15 feet to a point;
Thence South 00°05'42" East distance of 1,035.69 feet to a point;
Thence North 89°00'00" 09" East distance of 1,035.69 feet to a point;
Thence South 00°05'42" East distance of 16.176 feet to a point;
Thence North 89°00'00" 09" East distance of 16.176 feet to a point;
Thence North 00°04'07" East distance of 1,860.81 feet to the POINT OF
BEGINNING, and containing 1,017,587.93 square feet or 23.36 acres of
land, more or less.



ENTRANCE DETAIL

CURVE DATA TABLE

C-1	R=300.00'	L=36.65'	CH=N	07°59' 58"	E	36.
C-2	R=200.00'	L=39.90'	CH=N	05°47' 02"	E	39.
C-3	R=100.00'	L=17.00'	CH=S	00°22' 14"	E	16.
C-4	R=200.00'	L=18.53'	CH=S	02°35' 09"	E	18.



TYPICAL STREET SECTION
SCALE 1"=10'

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

**FINAL PLANS
RECEIVED
6/25/2019 - 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. 628-5611			
MARK	DATE				
	05-16-19 06-21-19				
		SCALE:	1" = 100'	DATE:	04-08-19
		DRAWN:	DRJ	JOB NO.:	14-033
		CHECKED:		DWG. NO.:	

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As July 2, 2019)

CASE NO.: 2019-1511-FP

SUBDIVISION NAME: Guste Island Estates, Parcel D-1 "The Oaks"

DEVELOPER: McInt, LLC
c/o Greg Intravia
845 Galvez Street
Mandeville, LA 70448

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

SECTION: 20 & 37 WARD: 1
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 4
RANGE: 10 East

GENERAL LOCATION: The property is located south of LA Highway 22 and east of Guste Island Road, Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 15.71

NUMBER OF LOTS: 48 AVERAGE LOT SIZE: 8,400 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C" and "A10 (Elevation 12.0)"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections were made by this office during construction and the final inspection was made on June 26, 2019. The inspection disclosed that all of the concrete roads are constructed, road shoulders are constructed and the roadside ditches need final grading in some areas.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:

General Information:

1. Concrete test results for Rock Dove Drive need to be provided.

Final Plat:

2. Restrictive covenants need to be updated to reflect Ordinance Section 125-214.
3. Cross-section A-A on the final plat needs to be revised to reflect the correct fill elevation of eleven (11) feet.
4. The drainage servitude behind lots #328-336 needs to be shown on the final plat.

Paving & Drainage Plan:

5. Provide as-built invert information for the RCPA pipe crossing Fox Sparrow Loop south of lot #336.
6. The existing ditch and road elevations at House Sparrow Road and at Ring Neck Drive are different from the previously approved preliminary plans and need to be verified.
7. The as-built ditch invert shown near lot #250 is lower than the proposed elevation and lower than the target culvert elevations. Revise the target culvert elevations or raise the ditch to provide positive drainage flow.
8. As-built elevations need to be shown on the filled lots in accordance with the approved fill and grading statement.
9. The roadside ditches near lots #243-245 need to be regrading to provide positive flow.

Sewer and Water Plan:

10. Revise the as-built sewer line slopes along Fox Sparrow Loop to reflect the as-built elevations.
11. Provide the clear water test and letter of acceptance from the water and sewer utility provider.

Informational Items:

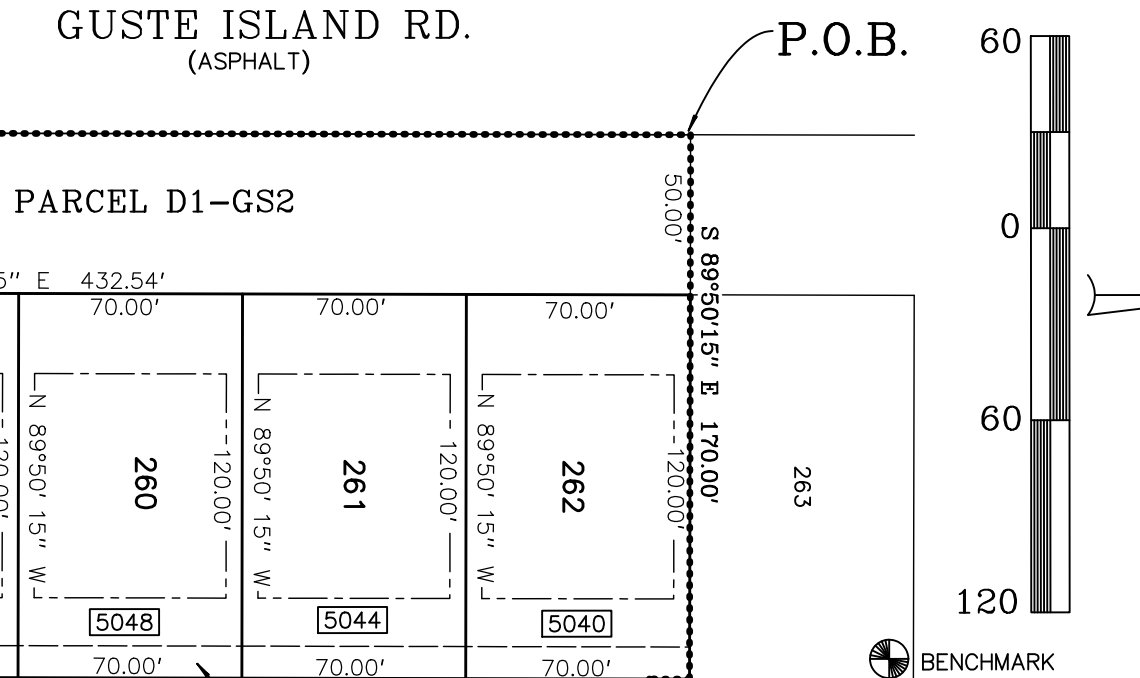
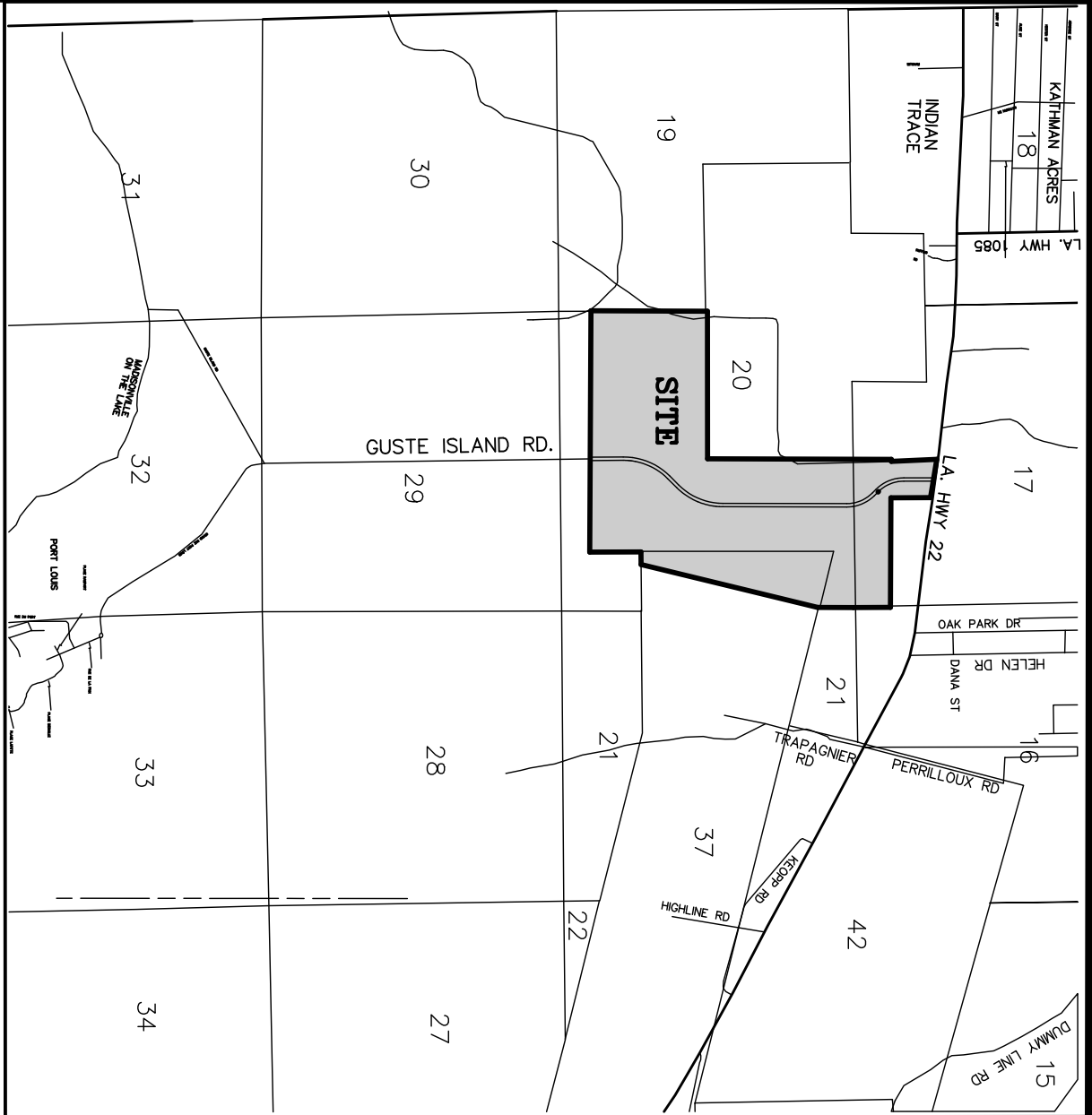
Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,525 linear feet x \$25.00 per linear foot = \$63,100.00 for a period of two (2) years.

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

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 July 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



GUSTE ISLAND ESTATES,
PARCEL D-1, "THE OAKS"
SECTIONS 20 & 37, T-7-S, R-10-E,
ST. TAMMANY PARISH, LOUISIANA.

TYPICAL STREET SECTION

SECTION "A-A"
40" DRAIN AND ACCESS SERV.
SCALE 1"=10'

ENGINEERING
REVIEW COPY

GUSTE ISLAND ESTATES, PARCEL D-1, "THE OAKS" SECTIONS 20 & 37, T-7-S, R-10-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.	
MAKER	RECIPIENT
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15.71 ACRES	NO. OF LOTS	48	2535'	LENGTH OF STREETS	60'-14'-19'
8400 SQ. FT.	LOT FRONTAGE	70'	60'-14'-19'	STREET WIDTH	60'-14'-19'
AVG. LOT SIZE	LOT DEPTH	128'	60'-14'-19'	STREET WIDTH	60'-14'-19'
CONCRETE	LOT DEPTH	128'	60'-14'-19'	STREET WIDTH	60'-14'-19'
ROAD SURFACE	LOT DEPTH	128'	60'-14'-19'	STREET WIDTH	60'-14'-19'
ULTIMATE SURFACE WATER DISPOSAL	LOT DEPTH	128'	60'-14'-19'	STREET WIDTH	60'-14'-19'

- NOTES:
- THIS PROPERTY IS LOCATED IN FLOOD ZONE C & A10 (B.F.E. 120') RE: FIRM PANEL NO. 22503 D-19 C, REVISED 04-02-91.
 - ALL LOT CORNERS MARKED WITH 1/2" R.O.N. RODS.
 - **** = INDICATES MUNICIPAL ADDRESS
 - = BENCHMARK 60D NAIL IN LIVE OAK ON LOT 283 ELEV.=16.68 MSL (NAVD 88)
 - THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR FILING DRAINAGE PLAN

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of July 2, 2019)

CASE NO.: 2019-1514-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 4-A-1

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: 25, 35 and 36
TOWNSHIP: 9 SOUTH
RANGE: 14 EAST

WARD: 9
PARISH COUNCIL DISTRICT: 13

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: 28.79

NUMBER OF LOTS: 106 AVERAGE LOT SIZE: 8,518 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 were made by this office during construction and the final inspection was made on June 27, 2019. The inspection disclosed that the subsurface drainage is functioning and majority of the asphalt roads have been constructed except for the entrance connection at the intersection of Lakeshore Village West and North Ring Road Drive

Postponement of this submittal is advised until the permanent connection to this subdivision phase is construction in accordance with the approved preliminary plans. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:

General Information:

1. Provide asphalt core test results for all roadways in this phase.

Final Plat:

2. Add a signature line for the Clerk of Court to both pages of the Final Plat.
3. Restrictive covenants need to be updated to reflect Ordinance Section 125-214.

Paving & Drainage Plan:

4. Provide as-built information for the drainage pipe leaving drainage manhole #653.
5. Drainage structure 645 to structure 647 elevations do not provide positive flow. Verify invert elevations are correct for these structures.
6. Drainage structure 393 to structure 395 elevations do not provide positive flow. Verify invert elevations are correct for these structures.
7. Drainage structure 391 to structure 393 elevations do not provide positive flow. Verify invert elevations are correct for these structures.

Sewer & Water Plan:

8. Show sewer connections for lots #909 & #910.
9. Show water and sewer connections for lots #868 through #872.
10. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.
11. Provide a water and sewer system capacity letter verifying that the existing system has capacity to service this phase of Lakeshore Villages.

Striping & Signage Plan:

12. Sheet C-3.0 needs to be updated to show the yellow striping along Delta Ridge Avenue per the previously approved preliminary striping plans.

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 5,805 linear feet x \$22.00 per linear foot = \$127,700.00 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 July 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

PLAT SHOWING FINAL SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 4-A-1)
LOCATED IN SECTIONS 25, 35, & 36
TOWNSHIP 9 SOUTH – RANGE 14 EAST
SUDELL, ST. TAMMANY PARISH, LOUISIANA

CURVE	DELTA	ADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	2856.94°	1,353.00°	684.64°	S 65°34'05" E – 287.38°
C2	2812.90°	510.01°	288.04°	N 89°50'00" E – 287.23°
C3	13451.43°	90.00°	211.84°	S 41°45'33" E – 186.22°
C4	3423.27°	380.00°	228.69°	S 08°58'35" W – 224.68°
C5	2623.97°	718.81°	331.18°	S 21°58'02" E – 358.27°
C6	1820.25°	1,353.00°	388.44°	S 86°55'42" E – 385.13°
C7	3328.19°	745.00°	437.39°	N 84°55'41" E – 431.14°
C8	2859.94°	448.00°	228.69°	N 40°48'15" E – 202.75°
C9	5229.03°	555.00°	358.39°	N 68°50'48" E – 460.60°
C10	5228.03°	465.00°	425.56°	S 65°50'49" W – 411.21°
C11	2859.94°	535.00°	325.10°	S 54°05'14" W – 411.21°
C12	3328.19°	835.00°	480.24°	S 84°55'41" W – 463.23°
C13	1820.25°	1,285.00°	380.27°	N 86°55'42" W – 359.55°
C14	2751.18°	808.81°	393.20°	N 81°07'32" W – 389.34°
C15	2442.32°	877.31°	376.43°	S 13°02'54" W – 375.50°
C16	3159.14°	945.00°	522.56°	S 11°32'59" E – 520.75°
C17	2241.28°	1,035.00°	408.88°	N 16°04'54" W – 407.21°
C18	0232.00°	11,684.16°	516.64°	N 40°32'00" E – 516.64°
C19	90700.00°	25.00°	39.27°	N 83°32'00" E – 35.36°
C20	6622.00°	25.00°	28.86°	N 72°03'00" E – 27.37°
C21	2338.00°	25.00°	10.31°	S 62°57'00" E – 10.24°
C22	90700.00°	25.00°	39.27°	N 08°08'00" W – 35.36°
C23	16108.43°	55.00°	160.45°	N 05°08'00" W – 109.31°
C24	4833.05°	55.00°	44.05°	N 84°29'48" E – 42.86°
C25	4419.03°	55.00°	42.48°	N 09°25'44" E – 41.43°
C26	4419.03°	55.00°	42.48°	N 34°49'21" W – 41.43°
C27	3455.28°	55.00°	31.45°	N 73°19'38" W – 31.02°
C28	16416.05°	55.00°	158.17°	S 85°03'19" W – 159.03°
C29	3827.15°	55.00°	35.81°	N 31°27'16" W – 36.22°
C30	4438.40°	55.00°	42.86°	N 73°20'13" W – 41.78°
C31	5607.26°	55.00°	55.79°	S 55°16'44" W – 53.43°
C32	2332.45°	55.00°	22.60°	S 14°28'36" W – 22.44°
C33	16811.37°	55.00°	159.53°	S 08°39'03" W – 109.20°
C34	7814.47°	55.00°	76.07°	S 32°03'28" W – 70.15°
C35	4423.08°	55.00°	42.64°	S 09°42'30" E – 41.58°
C36	4231.42°	55.00°	40.82°	S 53°10'55" E – 39.84°
C37	90700.00°	25.00°	39.27°	S 08°08'00" E – 35.36°
C38	90700.00°	25.00°	39.27°	S 83°32'00" W – 35.36°
C39	16811.37°	55.00°	160.17°	S 89°27'35" W – 169.28°
C40	3808.19°	55.00°	35.61°	N 34°04'45" W – 35.64°
C41	4443.26°	55.00°	42.83°	N 78°03'35" W – 41.85°
C42	4441.35°	55.00°	43.86°	S 38°40'50" W – 42.71°
C43	3818.18°	55.00°	36.77°	S 16°40'55" W – 35.09°
C44	14159.25°	55.00°	136.15°	S 21°02'45" W – 375.85°
C45	0818.05°	525.00°	57.86°	S 35°56'18" W – 57.85°
C46	0818.05°	525.00°	57.74°	S 28°27'48" W – 57.71°
C47	0818.05°	525.00°	57.74°	S 23°19'20" W – 57.71°
C48	0818.05°	525.00°	57.74°	S 17°01'15" W – 57.71°
C49	0818.05°	525.00°	57.74°	S 10°31'00" W – 57.71°
C50	0729.14°	525.00°	68.61°	S 03°49'30" W – 68.66°
C51	90700.00°	25.00°	39.27°	N 45°54'35" E – 35.36°
C52	4004.34°	425.00°	291.27°	S 70°02'38" W – 291.25°
C53	0407.19°	425.00°	30.89°	S 88°01'14" W – 30.87°

CURVE	DELTA	ADIUS	LENGTH	CHORD BEARING & DISTANCE
C54	0742.49°	425.00°	57.22°	S 82°02'10" W – 57.17°
C55	2812.90°	510.01°	288.04°	S 52°32'56" W – 57.17°
C56	0939.41°	425.00°	71.66°	S 63°45'14" W – 71.58°
C57	0742.49°	425.00°	57.22°	S 58°01'10" W – 57.17°
C58	01121.71°	425.00°	6.94°	S 50°38'28" W – 6.94°
C59	4859.56°	75.00°	63.35°	S 26°59'56" W – 63.30°
C60	0810.47°	425.00°	10.71°	S 45°59'56" W – 10.70°
C61	3503.04°	75.00°	45.68°	S 24°18'00" W – 45.17°
C62	0810.45°	75.00°	6.78°	S 03°25'41" W – 6.78°
C63	0810.45°	55.00°	135.36°	S 70°29'51" E – 103.70°
C64	3101.00°	55.00°	48.37°	S 24°25'30" E – 47.37°
C65	4828.24°	55.00°	44.61°	S 71°01'17" E – 43.40°
C66	4828.24°	55.00°	41.78°	N 60°44'36" E – 40.78°
C67	4828.24°	55.00°	41.78°	N 63°19'16" E – 42.45°
C68	0428.00°	375.00°	72.57°	N 87°51'30" E – 72.45°
C69	0639.15°	375.00°	72.02°	N 87°51'30" E – 72.01°
C70	3159.14°	375.00°	43.55°	N 82°19'16" E – 43.55°
C71	7548.92°	25.00°	33.68°	N 63°03'56" W – 30.72°
C72	2449.32°	325.00°	110.62°	S 37°36'16" E – 130.72°
C73	1547.05°	325.00°	89.54°	S 30°30'04" E – 89.28°
C74	0702.24°	325.00°	51.28°	S 45°29'50" E – 51.23°
C75	3353.12°	425.00°	251.36°	S 66°57'38" E – 244.71°
C76	0671.36°	425.00°	46.23°	S 53°08'02" E – 46.21°
C77	0742.49°	425.00°	57.22°	S 60°09'29" E – 57.17°
C78	0742.49°	425.00°	57.22°	S 67°49'14" E – 57.17°
C79	0742.49°	425.00°	57.22°	S 75°32'03" E – 57.17°
C80	0430.45°	25.00°	31.46°	S 81°38'51" E – 33.47°
C81	8453.05°	25.00°	31.46°	N 42°37'42" E – 33.74°
C82	0807.50°	25.00°	3.86°	N 39°01'19" W – 3.89°
C83	7545.14°	25.00°	33.05°	N 38°53'47" W – 30.70°
C84	2824.42°	1,035.00°	513.16°	S 13°13'23" E – 507.92°
C85	0643.01°	1,035.00°	103.37°	S 01°52'40" E – 103.23°
C86	8942.12°	25.00°	39.14°	N 51°14'06" E – 35.26°
C87	2630.11°	375.00°	173.46°	S 70°39'00" E – 171.92°
C88	0701.40°	375.00°	46.01°	S 42°07'20" E – 45.98°
C89	9056.25°	25.00°	39.68°	S 11°58'51" E – 38.84°
C90	1720.50°	425.00°	126.67°	N 24°51'57" E – 128.18°
C91	0821.47°	425.00°	40.32°	N 30°48'28" E – 40.51°
C92	0748.13°	425.00°	50.89°	N 24°10'28" E – 57.84°
C93	0904.49°	375.00°	30.27°	N 18°13'57" E – 30.26°
C94	1603.96°	1,225.00°	344.53°	N 08°08'13" E – 343.32°
C95	0630.06°	1,225.00°	10.74°	N 18°58'28" E – 10.74°
C96	0256.32°	1,225.00°	61.46°	N 14°19'08" E – 61.46°
C97	0256.32°	1,225.00°	61.46°	N 11°22'36" E – 61.46°
C98	0256.32°	1,225.00°	61.46°	N 8°23'02" E – 61.46°
C99	0256.32°	1,225.00°	61.46°	N 05°31'31" E – 61.46°
C100	0256.32°	1,225.00°	61.46°	N 02°44'58" E – 61.46°
C101	0113.94°	1,225.00°	26.30°	N 00°41'48" E – 26.30°
C102	90700.00°	25.00°	39.27°	N 40°48'33" W – 35.36°
C103	90700.00°	25.00°	39.27°	N 44°50'07" W – 35.36°
C104	1603.96°	1,465.00°	411.94°	N 08°08'13" E – 410.65°
C105	0946.10°	1,465.00°	118.67°	N 00°27'58" E – 118.67°
C106	0231.05°	1,465.00°	64.39°	N 02°06'36" E – 64.38°

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C107	0231.05°	1,465.00°	64.39°	N 04°37'41" E – 64.38°
C108	0231.05°	1,465.00°	64.39°	N 07°08'46" E – 64.38°
C109	0231.05°	1,465.00°	64.39°	N 09°39'51" E – 64.38°
C110	0231.05°	1,465.00°	64.39°	N 12°10'36" E – 64.38°
C111	0232.10°	1,465.00°	64.39°	N 12°10'36" E – 64.38°
C112	0232.10°	1,465.00°	64.39°	N 14°50'37" E – 64.38°
C113	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C114	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C115	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C116	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C117	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C118	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C119	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C120	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C121	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C122	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C123	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C124	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C125	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C126	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C127	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C128	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C129	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C130	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C131	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C132	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C133	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C134	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C135	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C136	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C137	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C138	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C139	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C140	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C141	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C142	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C143	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C144	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C145	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C146	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C147	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C148	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C149	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C150	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C151	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C152	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C153	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C154	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C155	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C156	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C157	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C158	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C159	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C160	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C161	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C162	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C163	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°
C164	0232.10°	1,465.00°	64.39°	N 16°01'02" E – 64.38°

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General Information:

1. The boulevard median and cul-de-sac medians need to be filled, final graded and have a mature stand of grass established.
2. All dead “clump bamboo” need to be removed and replaced.
3. All culverts need to be cleaned and removed of silt.
4. Blue reflectors are needed.
5. All roadways need to be cleaned.
6. Shoulders and roadside ditches within the garden home section need to be final graded and have a mature stand of grass established.
7. All drainage ditches need to have a mature stand of grass established.
8. Asphalt core testing results for the new turn lane on Sharp Road need to be provided.
9. Rip-rap within the road right-of-way near lot #29 needs to be removed.
10. The previous edge of road striping was removed as part of the construction of the turn lane resulting in exposed aggregate that needs to be tack coated.
11. The relocated Sharp Road roadside ditch needs to be re-worked to provide an acceptable shoulder and slope that is stabilized near the new turn lane and subdivision entrance.

Final Plat:

12. 911 addresses need to be added to the Final Plat, and page two (2) of the Final Plat needs to be updated to include the “Antioch Drive” call-out on the unnamed section of roadway.

Paving & Drainage Plan:

13. Drainage pipe elevations between lots #35 and #36 do not provide positive flow. Verify invert elevations are correct for these pipes.
14. Roadway cross culvert elevations between lots #2 and #40 do not provide positive flow. Verify invert elevations are correct for this pipe.
15. Roadway cross culvert elevations for the subdivision entrance culvert do not provide positive flow. Verify invert elevations are correct for this pipe.
16. Roadway cross culvert elevations between lots #13 and #47 do not provide positive flow. Verify invert elevations are correct for this pipe.
17. Roadway cross culvert elevations north of GS-1 are higher than the proposed high point and do

not provide positive flow. Verify invert elevations are correct for these pipes.

18. Roadway cross culvert elevations between lots #21 and #29 do not provide positive flow. Verify invert elevations are correct for this pipe.
19. Roadway cross culvert elevations between lots #58 and #99 do not provide positive flow. Verify invert elevations are correct for this pipe.
20. Provide as-built elevation for the outfall of the drainage pipe between lots #98 & #99.
21. Provide as-built elevation for the outfall of the drainage pipe behind lot #89.
22. Provide as-built elevation for the outfall structure of the west pond.
23. Provide as-built elevation for the outfall structure of the east pond.
24. Based on the as-built elevations the roadside ditches in front of lots #14-20 do not provide positive flow. Verify elevations are correct for this ditch section.
25. Roadway cross culvert elevations between lots #64 and #94 do not provide positive flow. Verify invert elevations are correct for this pipe.
26. Provide as-built elevations for the drainage swale behind lot #75.
27. Provide as-built elevations for the drainage swale behind lot #7.
28. Provide as-built elevations for the drainage swale behind lot #13.
29. Provide as-built elevation for the proposed ditch end to show conformance to the approved drainage plan.
30. Provide target culvert elevations on the as-built paving and drainage plan.

Sewer & Water Plan:

31. The fire hydrant located in the cul-de-sac median in front of lot #80 is buried and needs to be raised.
32. Revise the as-built sewer line slopes within Brentwood Estates to reflect the as-built elevations.
33. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.
34. Provide a water and sewer system capacity letter verifying that the existing systems has capacity to service this development.

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure (including the turning lane) in the amount of 4,725 linear feet x \$25.00 per linear foot = \$118,100.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

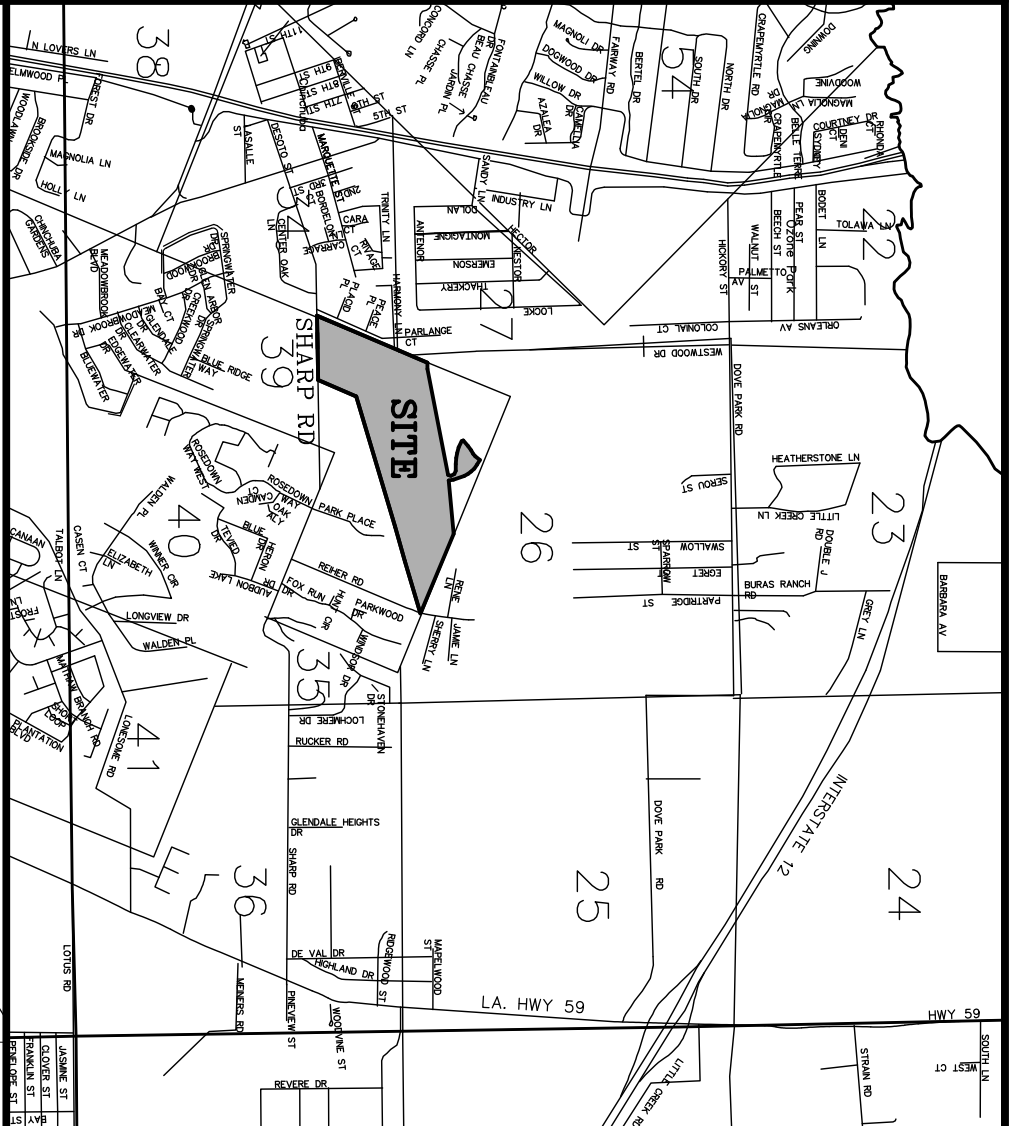
Road Impact Fee = \$1,077.00 per lot x 102 lots = \$109,854.00

Drainage Impact Fee = \$1,114.00 per lot x 102 lots = \$113,628.00

Fees are due before subdivision plats can be signed.

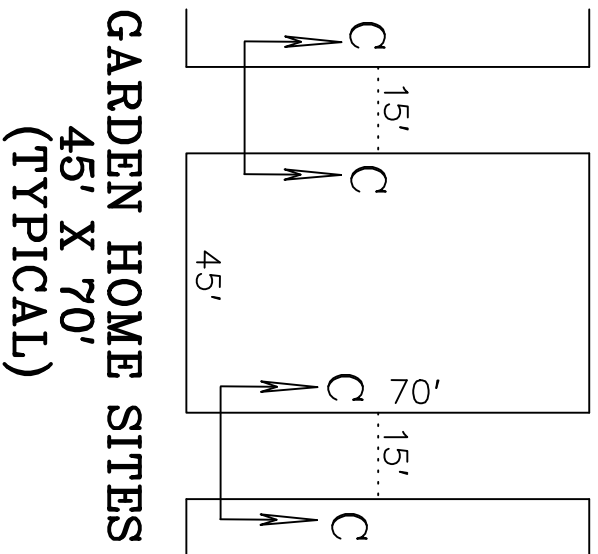
This subdivision is within the "Urban Growth Boundary Line".

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



LINE DATA TABLE

L11	N 89°20'07" E 69.39'
L12	N 42°41'49" W 44.80'
L13	S 89°20'07" W 9.91'
L14	S 83°11'42" W 27.78'
L15	N 33°08'54" W 43.81'
L16	S 27°59'58" E 50.04'
L17	S 43°03'20" E 50.04'
L18	S 83°53'28" E 49.23'
L19	S 18°04'35" W 48.76'



10' NO CUT GREENBELT
(MINIMUM 10' FROM REAR
LOTS 21-24)

S 73°21'24" W 2176.10'

25' NO CUT
GREENBELT

NOTES:
1. CLUMP BAMBOO TO BE PLANTED ALONG
2. ONLY SINGL STORY FROM LOTS 82-71)

VICTORIAN OAKS

PARC PLACE SUBD.

REIHER ROAD

SCCLUDED ESTATES

FINAL PLAT (EAST SIDE)

BRENTWOOD ESTATES
SECTION 39, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

KELLY J. McUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. - MADEVILLE, LA.
626-5611

TYPICAL STREET SECTION

SECTION B-B

CURVE DATA TABLE				
STATION	CHORD BEARING	CHORD DIST.	CHORD BEARING	CHORD DIST.
1+00.00	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+11.77	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+23.54	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+35.31	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+47.08	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+58.85	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+70.62	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+82.39	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+94.16	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+105.93	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+117.70	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+129.47	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+141.24	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+153.01	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+164.78	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+176.55	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+188.32	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+199.09	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+210.86	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+222.63	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+234.40	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+246.17	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+257.94	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+269.71	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+281.48	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+293.25	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+305.02	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+316.79	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+328.56	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+340.33	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+352.10	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+363.87	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+375.64	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+387.41	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+399.18	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+410.95	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+422.72	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+434.49	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+446.26	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+458.03	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+469.80	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+481.57	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+493.34	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+505.11	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+516.88	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+528.65	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+540.42	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+552.19	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+563.96	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+575.73	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+587.50	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+599.27	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+611.04	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+622.81	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+634.58	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+646.35	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+658.12	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+669.89	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+681.66	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+693.43	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+705.20	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
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1+775.82	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
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1+917.06	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
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1+952.37	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+964.14	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
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1+1034.76	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1046.53	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1058.30	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1070.07	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
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1+1199.54	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1211.31	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1223.08	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1234.85	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1246.62	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1258.39	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1270.16	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1281.93	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1293.70	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1305.47	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1317.24	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1329.01	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1340.78	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
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1+1399.63	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
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1+1434.94	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1446.71	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1458.48	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1470.25	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1482.02	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1493.79	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1505.56	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1517.33	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1529.10	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1540.87	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1552.64	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1564.41	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1576.18	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1587.95	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1599.72	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1611.49	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1623.26	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1635.03	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1646.80	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1658.57	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1670.34	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1682.11	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1693.88	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1705.65	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1717.42	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1729.19	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1740.96	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1752.73	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1764.50	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1776.27	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1788.04	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1799.81	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1811.58	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1823.35	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1835.12	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1846.89	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1858.66	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1870.43	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1882.20	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1893.97	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1905.74	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1917.51	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1929.28	N 11° 10' 00" E	11.77	S 79° 21' 24" W	576.80
1+1941.05	N 11° 10' 00" E	11.77		

OLD BUSINESS

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ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

July 2, 2019

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

OLD BUSINESS
July 9, 2019 Agenda

Re: Enter the Parish R.O.W. Resolution No. 19-003
Cours Carson Street (between Joans Street and Preval Street)
Town of Mandeville (UNINCORPORATED)
Change in Ownership

Honorable Commissioners,

The original petitioner, BBB Holdings, LLC c/o Mr. Brian Brown, has sold the above referenced property to Affordable Homes and Land, LLC c/o Mr. Robert Rosiere; 2229 Labarre Street, Mandeville, LA 70448. The new petitioner needs to be approved by the Planning Commission.

Therefore, it is recommended that action be taken to approve the new petitioner and for him to be responsible for furnishing all documentation required in Resolution No. 19-003.

Sincerely,

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

Christopher Tissue, P.E.
Lead Development Engineer

Attached: Enter the Parish R.O.W. Resolution No. 19-003

xc: Honorable Jacob Groby
Mr. Sidney Fontenot
Mr. Jay Watson
Ms. Erin Stair
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Chris Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Mr. Brian Brown, BBB Holdings, LLC
Mr. Robert Rosiere, Affordable Homes and Land, LLC
Mr. Sean Burkes, P.E., J.V. Burkes and Associates, Inc.

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 19-003

- TITLE:** A RESOLUTION AUTHORIZING BBB HOLDINGS, LLC TO ENTER PARISH RIGHT-OF-WAY.
- SUB-TITLE:** A RESOLUTION GRANTING PERMISSION TO BBB HOLDINGS, LLC, 1720 DUPARD STREET, MANDVILLE, LA 70448; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF COURS CARSON STREET BETWEEN JOANS AND PREVAL STREETS; TOWN OF MANDEVILLE SUBDIVISION (UNINCORPORATED), FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.
WARD 4, DISTRICT 7.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the concrete road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$30,400 for a period of six (6) months.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.

11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
13. That the petitioner shall submit a copy of the current owner's deed.
14. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
15. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
16. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
17. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4, DISTRICT 7.
18. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
19. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

MOVED FOR ADOPTION BY MR. DAVID DOHERTY, JR., SECONDED BY MS. MARTHA CAUZUBON; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA: MS. MARTHA CAUZUBON, MR. LOY LORREN, MR. TODD RICHARD, MR. RAY BERNIE WILLIE, MR. JAMES DAVIS, MR. BARRY BAGERT, MR. PATRICK FITZMORRIS, MR. DAVID DOHERTY, JR., MR. KIRK DRUMM, MR. RONALD RANDOLPH

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 8TH DAY OF JANUARY, 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



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

ATTEST:



SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION