

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM - TUESDAY, AUGUST 13, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE JULY 9, 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, LLC

Engineer: Kelly McHugh & Associates, Inc.

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

Postponed at the July 9, 2019 meeting

Entering Parish Right-of-Way

Request: Enter the Parish right-of-way on the southern part of LaSalle Street for a loading area associated with the redevelopment of KMART.

Petitioner: Viola Properties, LLC

Architect: Piazza Architecture - Planning APAC

Parish Council District: Hon. Rykert O. Toledano Jr.

General Location: The property is a portion of LaSalle Street, west of Asbury Drive, east of North Causeway Blvd., Mandeville. Ward 4 District 5

REVOCATION REVIEW

REV19-05-001

The revocation of a portion of Edna Street and 7th Street, located south of Sunshine Avenue and east of Zula Street in the Town of Mailleville Subdivision, south of Covington, Louisiana, Ward 3, District 2.

Applicant: Zula Street Properties, LLC

Parish Council District Representative: Hon. David R. Fitzgerald

REV19-07-002

The revocation of a portion of “H” Street, located south of 13th Street and north of 14th Street between Square 135 and Square 134 of the Town of Alexiusville Subdivision, south of Covington, Louisiana, Ward 3, District 2.

Applicant: Martin Development, LLC

Parish Council District Representative: Hon. David R. Fitzgerald

MINOR SUBDIVISION REVIEW**2019-1531-MSP**

A minor subdivision of Parcel A into Parcels A1 & A2

Owners: Lloyd E. & Stacy Smith Jr.

Surveyor: J.V. Burkes & Associates, Inc.

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

General Location: The property is located on the west side of Ordogne Rupert Road, north of Pontchartrain Drive, Lacombe, Louisiana, Ward 7, District 7

2019-1551-MSP

A minor subdivision of Tract B into Tracts B-1, B-2 & B-3

Owners: Enid Shawn Poole Gorringer

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Hon. James A. Thompson

General Location: The property is located on the north side of Champagne Street, on the west side of Columbia Street & on the south side of Poole Drive, Covington, Louisiana, Ward 3, District 3

2019-1561-MSP

A minor subdivision of Parcels J4A, G1A & K into Parcels J4A-1, G1A-1, K-1, K-2, & K-3

Owners: Marina Beau Chene, LLC - Jared Riecke

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Hon. Michael Lorino Jr.

General Location: The property is located at the end of Marina Blvd, Mandeville, Louisiana, Ward 4, District 4

2019-1567-MSP

A minor subdivision of 398.672 acres into Parcels 2-A & 2-B

Owners: St. Tammany Parish Government

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location: The property is located on the north side of US Highway 190, west of Pelican Drive, Mandeville Louisiana, Ward 4, District 7

RESUBDIVISION REVIEW**2019-1542-MRP**

Parcels designated as lots 49, 50, 51 & 52, Glendale Heights Farms & Square 19 & 20, First Subdivision of Glendale Heights into Parcels 1-A, 1-B, 1-C, 1-D, and the remainder of Squares 19 & 20

Owners: PTP Properties, LLC – Don Scot Prieto, Carrie Deane Prieto Segrave, James Kent Jackson, Janet Ruth Jackson

Surveyor: John Cummings & Associates

Parish Council District Representative: Hon. Maureen O’Brien

General Location: The property is located on the southwest corner of Lonesome Road & LA Highway 59, Mandeville, Louisiana, Ward 4, District 10

2019-1555-MRP

Parcels designated as lots 28, 29, 30, 31, 32, 33, 34 & 35 to be resubdivided to create Lots 28A, 29A, 30A, 31A, 31B, 32A, 32B, 33A, 34A & 35A, Phase 1B, The Preserve at River Chase Subdivision

Owners: The Preserve at River Chase, LLC

Surveyor: SLD Engineering & Surveying, LLC - Jeffrey D. Diamond

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south, east & west sides of Bradbury Place and on the north side of Continental Drive, Covington, Louisiana, Ward 1, District 1

PETITIONS/WAIVER REQUESTS**DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW****2019-1494-PP**

Bellevue Estates

Developer/Owner: H & I Investments, LLC

Engineer: Kelly McHugh & Associates, Inc.

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

Postponed at the July 9, 2019 meeting

2019-1558-PP

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. S. Michele Blanchard

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

FINAL SUBDIVISION REVIEW**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

Postponed at the July 9, 2019 meeting

2019-1560-FP

Lakeshore Villages, Phase 3-A-3

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

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

MINUTES
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

Present: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Absent: Lorren

Staff Present: Tissue, 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 - Fitzmorris presented the Pledge of Allegiance.

APPROVAL OF THE JUNE 11, 2019 MINUTES

Randolph moved to approve, second by Bagert.

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

Nay: N/A

Abstain: Richard and Fitzmorris

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

Postponed at the June 11, 2019 meeting

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

Opposition: None

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

Yea: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, 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, Louisiana, Ward 4 District 7

Postponed at the June 11, 2019 meeting

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

Opposition: None

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

Yea: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1514-FP - POSTPONED

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

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 Fitzmorris.

Yea: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**REVOCATION REVIEW****MINOR SUBDIVISION REVIEW****2019-1518-MSP - APPROVED**

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

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

Opposition: None

Richard moved to approve, second by Randolph.

Yea: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1519-MSP - APPROVED

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

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

Opposition: None

Randolph moved to approve, second by Drumm.

Yea: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2019-1516-TP - APPROVED WITH WAIVER

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

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

Opposition: None

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

Yea: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

PRELIMINARY SUBDIVISION REVIEW**2019-1513-PP - APPROVED WITH A WAIVER**

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

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

For: Charles Leche and Susan Hibbs Opposition: Janis Mayfield and David Rowbatham

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

Yea: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW**2019-1495-FP - APPROVED**

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

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

Opposition: None

Willie moved to approve, second by Randolph.

Yea: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1493-FP - APPROVED

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

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 Fitzmorris.

Yea: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1511-FP - APPROVED

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.

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: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1515-FP - APPROVED

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

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: Ken Ress

Bagert moved to approve, second by Fitzmorris.

Yea: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

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

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None

Opposition: None

Fitzmorris moved to approve, second by Bagert.

Yea: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

Ratify Election of Vice-Chairman

Doherty appointed Richard as the Vice-Chairman

Randolph moved to approve, second by Bagert.

Yea: Parker, Richard, Willie, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

NEW BUSINESS

ADJOURNMENT

Mr. Dave Doherty
Chairman

ENTERING THE PARISH TRACE

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ENTERING THE TAMMANY TRACE STAFF ANALYSIS REPORT
(As of August 2, 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 include the following:

- The permanent removal of an approximate 20 foot wide by 80 foot long section of Trace buffer screen needed to install the 36 inch subsurface drainage pipe.
- Lowering the invert of the existing ditch an average of 0.50 foot (0.97 foot max) using a track hoe bucket with the existing side slopes of ditch to remain.

- Existing 18 inch culvert to be removed and two (2) new 29 inch x 18 inch culverts to be installed at the intersection of Robert Road, and two (2) new 24 inch culverts to be added to the existing 24 inch culvert at the intersection of the horse trail crossing approximately 150 feet south of Robert Road.

The Staff recommends approval of the access request subject to the comments listed below:

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. No trees are to be cleared along the 1540 foot portion of the Tammany Trace, with the exception of the 20 foot by 80 foot section of the Trace buffer needed to install the 36 inch drainage pipe.
3. The applicant shall use a track hoe bucket to lower the invert of the existing ditch so as to limit the disturbed area to a maximum of two (2) feet wide.
4. The existing side slopes of the ditch shall remain.
5. 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.
6. 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.
7. Only rubber tire excavating equipment is to be used on the trace.
8. All construction activities on the Tammany Trace shall be limited to daylight hours, Monday through Friday only (no weekends).
9. The Tammany Trace must be kept clean and free of construction material and debris at all times.
10. 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 August 13, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



Kelly McHugh
&
Associates, Inc.

PRELIMINARY PLANS
RECEIVED
7/25/2019 - 11:00 A.M.
DEVELOPMENT
ENGINEERING

July 25, 2019

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

**ENGINEERING
REVIEW COPY**

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.

In response to Tammany Trace Staff Analysis Report dated 07-01-2019, we offer the following responses:

1. It is proven that there is an absolute need for the facility and/or access – There is an existing drainage ditch that is within the Trace right-of-way. The Trace, which is raised as a result of being an old railroad bed, acts as a “dam” to surrounding properties. Given the elevations of the subject property, much of the drainage from the property naturally flows to the Trace and enters the existing drainage ditch. Therefore, in order to properly drain the subject property, given historical drainage flow and the current regulations of St. Tammany Parish, there is an absolute need for access to the Trace and to make the limited modifications to the existing drainage ditch as set forth on the attached plans.
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-As is set forth above, historical conditions on the subject property, good engineering principles and the current regulations of St. Tammany Parish establish and prove that there is no other reasonable alternative to accessing the Trace and making the proposed limited modifications to the existing drainage ditch therein.
3. It is proven that the facility does not interfere with the present or future use of the Tammany Trace corridor- As noted above, there is an existing drainage ditch within the Trace right of way. We are only proposing to lower the bottom of the ditch (in accordance with the plans submitted). There is no other work or modifications proposed. Accordingly, since a ditch already exists and we are only lowering the bottom of that ditch, it is proven that our access and proposed work will not interfere with the present and future use of the Tammany Trace corridor.
4. All planning has been carried out to minimize adverse effects on Tammany Trace, specifically:

845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors

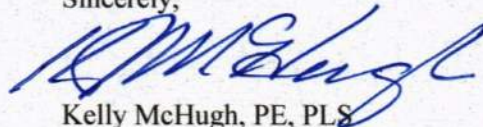
- a. Meeting with STP Engineering and Public Works staff to discuss and resolve some of their concerns.
- b. Minimize clearing required from 35' to 20' by installing 36"x22"x80' RCAP, re-seed and plant cleared area.
- c. Lower portion of western Tammany Trace ditch from Bellevue approximately 1540' south. The invert of the ditch will be lowered an average of 0.50' (0.97' max) with a ditch bucket, maximum disturbed area 2' wide, existing side slopes of ditch to remain, no trees will be cleared. The equipment used will be rubber-tired and we will post flagman so use of Tammany Trace will not be blocked for more than 30 minutes.
- d. At Robert Rd. we will be removing the existing culvert and installing 2 culverts of the same length at proper grade.

Attached is a drawing showing improvements along Tammany Trace.

The natural topography dictate that the existing Bellevue site drains to Tammany Trace, but construction of stormwater detention facilities will reduce the existing runoff draining to Tammany Trace ditch by 25%.

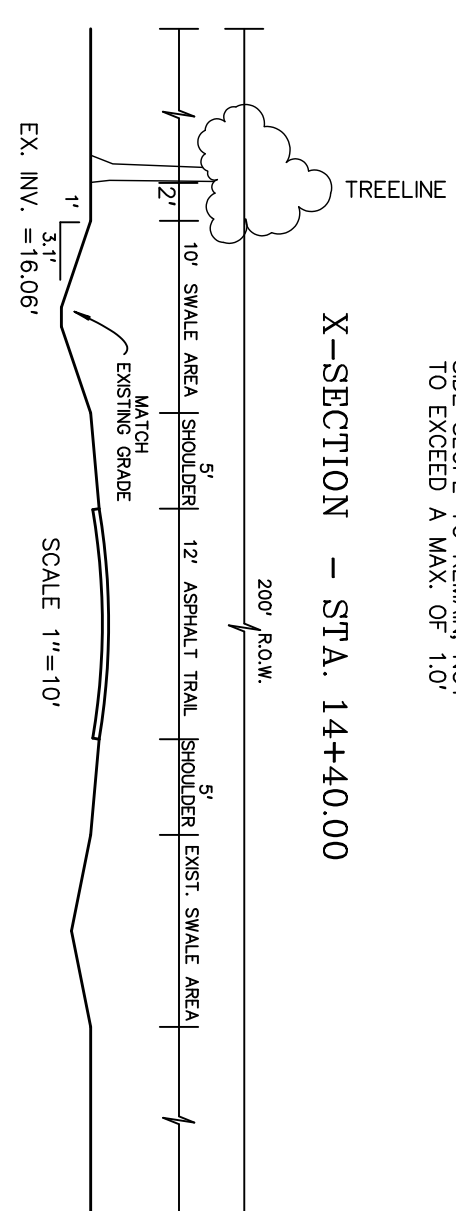
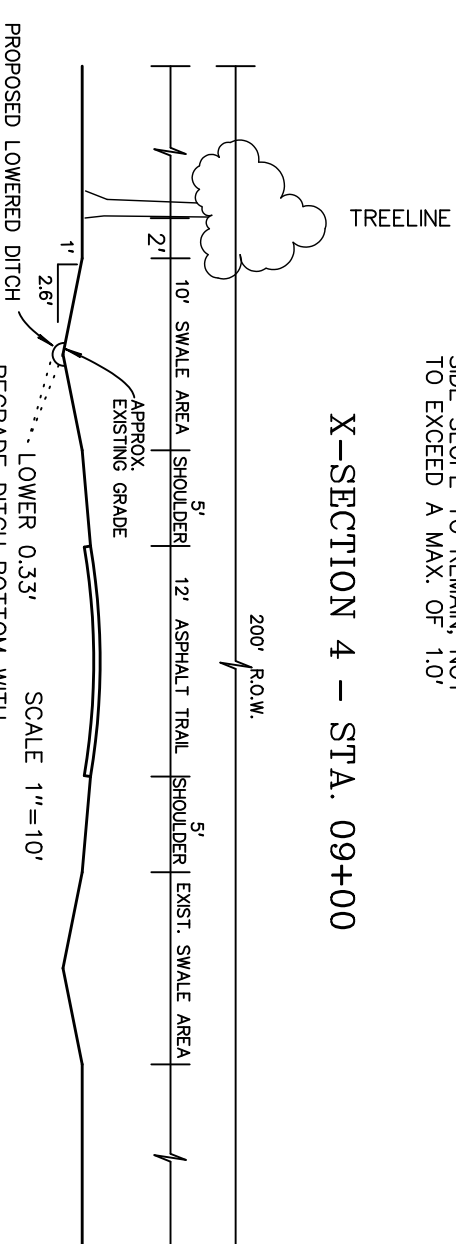
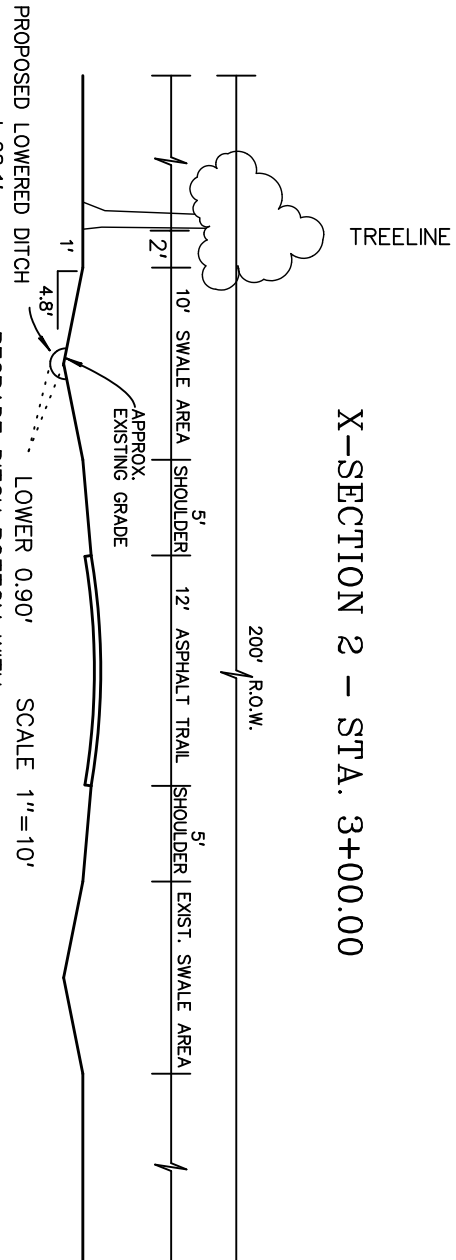
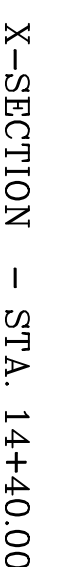
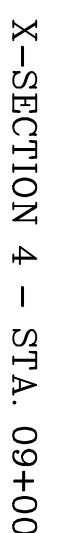
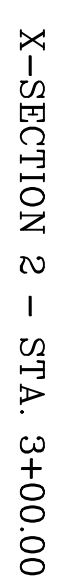
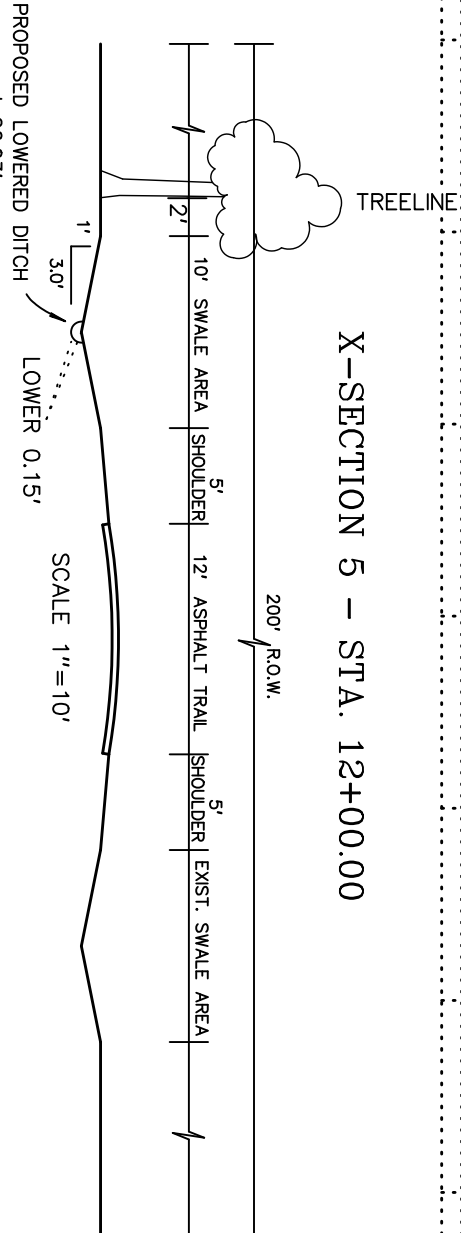
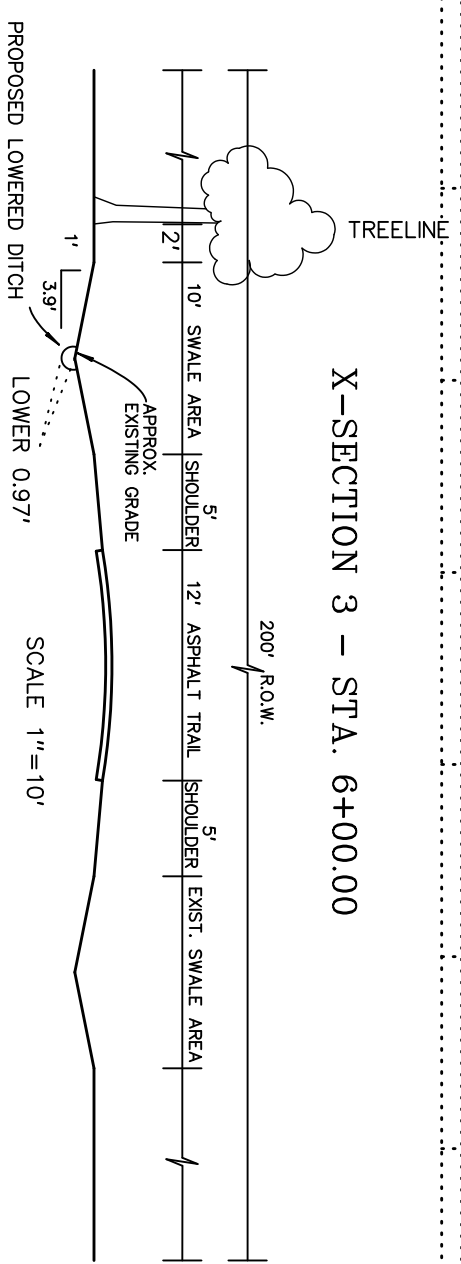
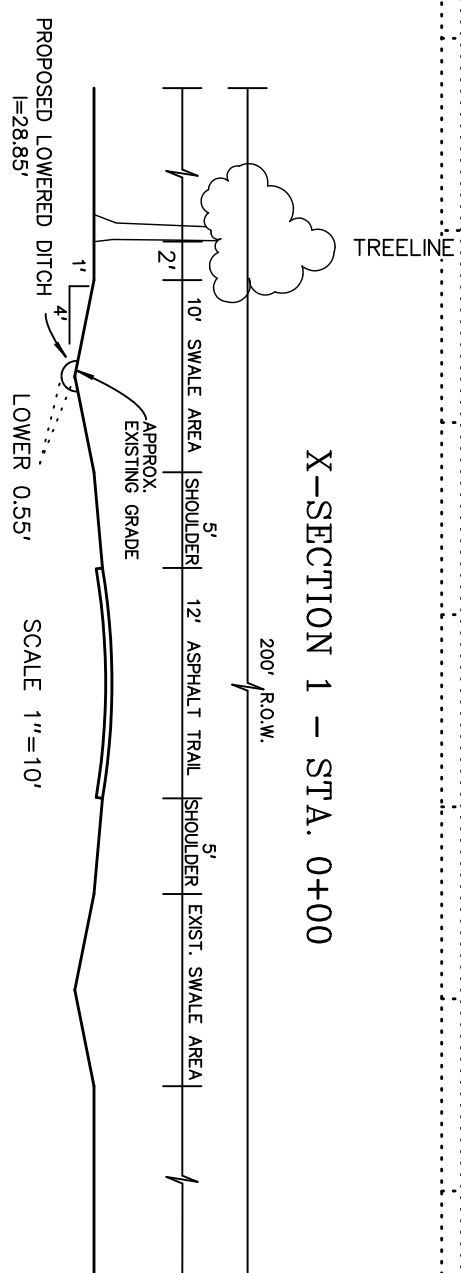
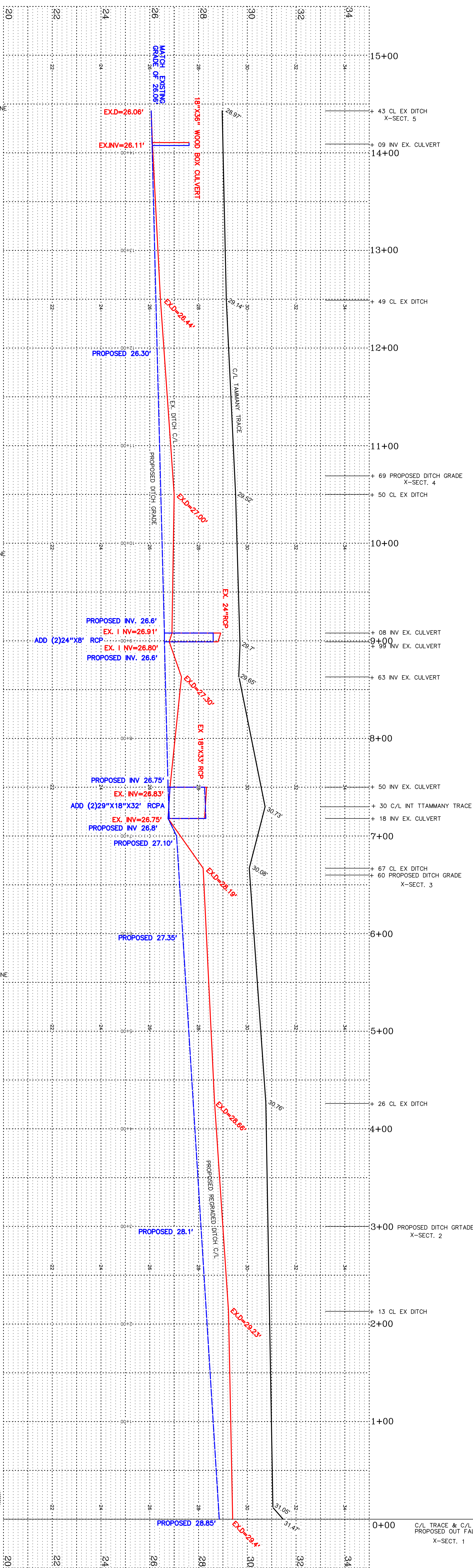
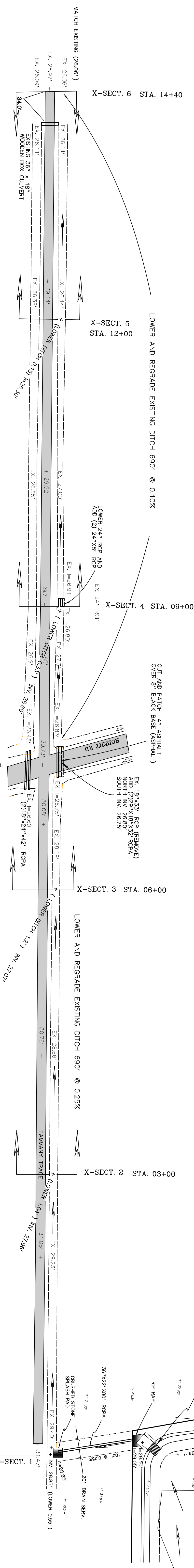
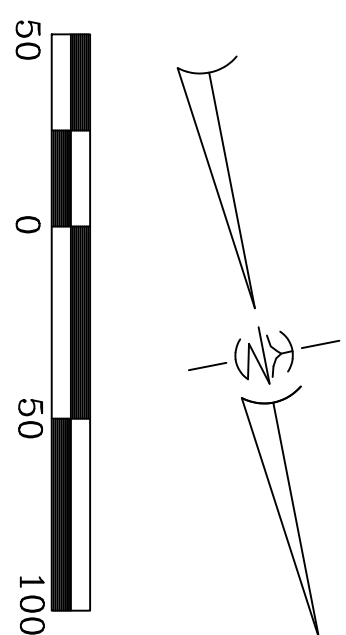
We appreciate your review and concurrence with our request

Sincerely,

A handwritten signature in blue ink, appearing to read 'K McHugh', is written over the typed name.

Kelly McHugh, PE, PLS

Cc://Paul Mayronne, Bobby Hurley, Brian Intravia



PRELIMINARY PLANS
RECEIVED
7/25/2019 - 11:00 A.M.
DEVELOPMENT
ENGINEERING

00-13-13

[Signature]

PROFILE & X-SECTIONS OF PROPOSED

PROFILE & X-SECTIONS OF PROPOSED TAMMANY TRACE DITCH IMPROVEMENT

BelleVue Subdivision
Sections 7 & 8 T-7-S R-12-E

GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LA.

REVISIONS	KELLY McHUGH & ASSOCIATES, INC.	
MARK	DATE	845 GAI VEZ ST MANDEVILLE LA CIVIL ENGINEERS & LAND SURVEYORS

626-5611

SCALE:	HOR 1" = 50'	DATE:	06-18-19
VER	1" = 2'		

DRAWN:	MDM	JOB NO.: 13-042
CHECKED:	KJM	DWG. NO.: 13-142 X-SECT.

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

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING VIOLA PROPERTIES, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO VIOLA PROPERTIES, LLC, C/O ALL OF IT'S MANAGERS, FRANK VIOLA, II AND BEATRICE PAPA VIOLA; 100 BLACKBURN PLACE, COVINGTON, LA 70433 OR ASSIGNEES; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE SOUTHERN PART OF THE RIGHT-OF-WAY OF LASALLE STREET FOR LOADING AREA ASSOCIATED WITH RE-DEVELOPMENT OF KMART. WARD 4, DISTRICT 5.

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. 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. 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 Performance Obligation is released.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. 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 the approved plans.
7. That the petitioner post a Performance Obligation in the amount of \$53,000 for a period of six (6) months.
8. 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 Performance Obligation is released.
9. That the petitioner and any assignees agrees to provide maintenance for this project at his/her own expense in perpetuity.
10. That the petitioner shall submit a copy of the current owner's deed.
11. That the petitioner shall produce proof that the right of way is dedicated to the Parish.

RESOLUTION P.C. NO. _____

PAGE NO. 2 OF 2

12. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4 DISTRICT 5.
13. That the petitioner submit as-built drawings certifying that the project is constructed within the Parish right of way.
14. 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.
15. That the petitioner, upon approval from the Planning Commission, will also receive approval from the Parish Council for the project.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 13TH DAY OF AUGUST, 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVID DOHERTY JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

D & H INVESTMENT PROPERTIES, LLC

110 Moores Road – Mandeville, LA 70471 - (985) 624-2644 - Fax: (985) 624-2633

June 28, 2019

Mr. Chis Tissue
Lead Development Engineer
St Tammany Parish Government
21454 Koop Drive, Suite 1B
Mandeville, LA 70471

Re: Right of Way Use for Loading Area Associated with Re-Development of Kmart

Dear Chris:

Please accept this letter as our formal request to gain approval to use the Parish Right of Way bordering LaSalle Street in Mandeville LA. We need use of the right of way in order to create loading areas so we can safely get delivery vehicles off LaSalle St. There is currently 26' between our building and the edge of LaSalle St.

The 94,000 sf Kmart previously loaded from the western side of the building. This worked for a single purpose user. However our plans call to demolish the majority of the building leaving approximately 48,000 sf. The 48,000 sf will be divided into approximately 7-8 units, creating the need for rear loading.

We hope the Commission will look favorably upon our request.

The current owner is Viola Properties, LLC, 100 Blackburn Place, Covington LA 70433. The petitioner is D & H Investment Properties, LLC, 110 Moores Road, Mandeville LA 70471.

Attached are the following:

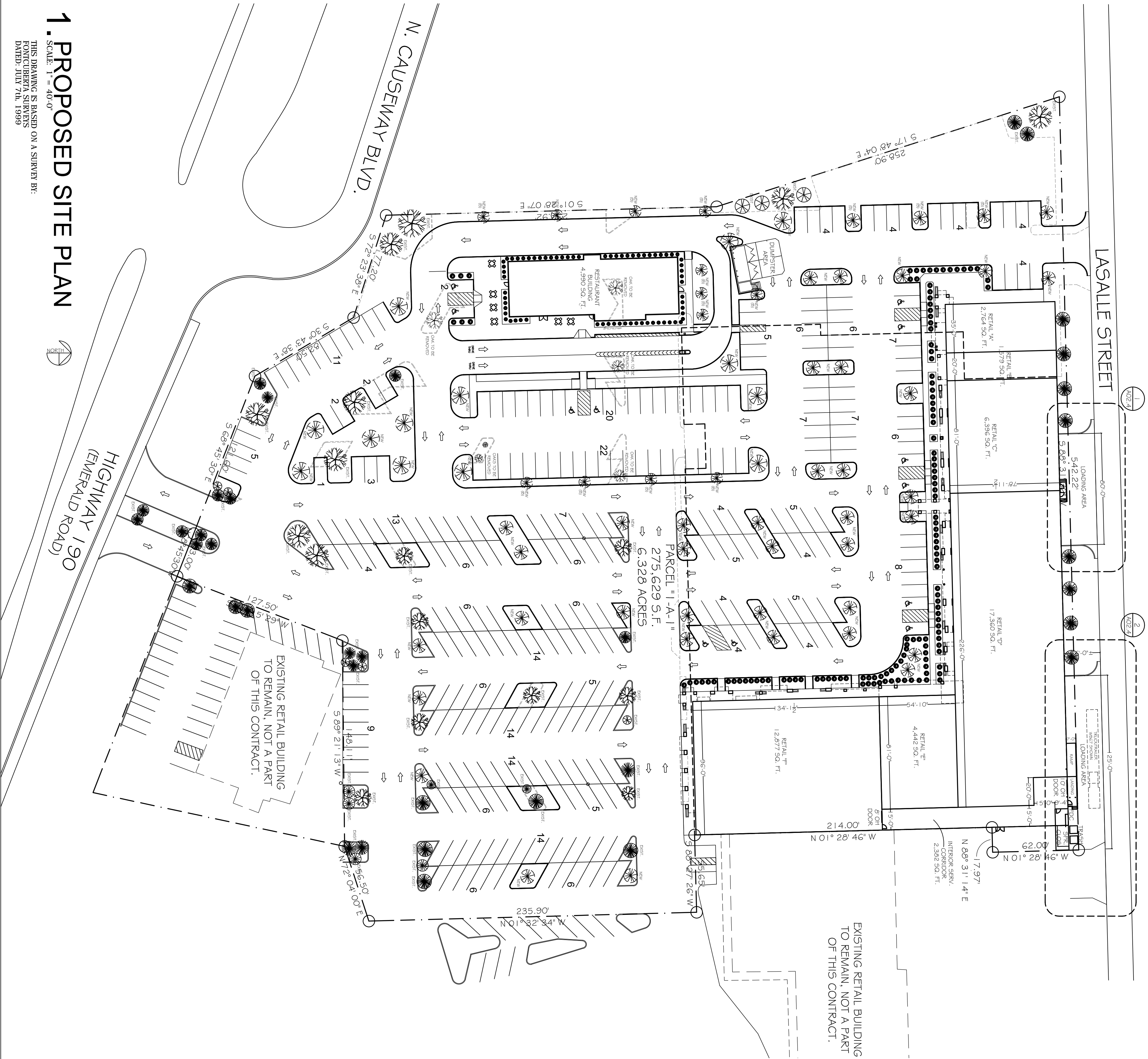
- Copy of Act of Sale, including Legal Description
- Site Plan
- Blow up of rear portion of site plan detailing loading areas
- Scope of work and estimate from civil engineer (forthcoming)
- Marketing info including renderings and aerials

If you have any questions or need any information, please do not hesitate to contact me. I can be reached at (504) 421-7760.

Sincerely,



B. Clark Heebe



1. PROPOSED SITE PLAN

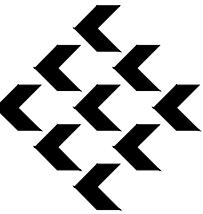
THIS DRAWING IS BASED ON A SURVEY BY:
PROFESSIONAL SURVEYOR
DATED: JULY 7th, 1999



- LANDSCAPE LEGEND:**
- EXISTING OAK TREE TO REMAIN.
 - EXISTING CYPRESS TREE TO REMAIN.
 - EXISTING PINE TREE TO REMAIN.
 - EXISTING CREPE MYRTLE TREE TO REMAIN.
 - EXISTING TREE TO REMAIN.
 - NEW CLASS 'A' TREE TO BE PLANTED, TO BE SELECTED BY OTHERS.
 - NEW CLASS 'B' TREE TO BE PLANTED, TO BE SELECTED BY OTHERS.
 - EXISTING OAK TREE TO BE REMOVED.

- PAVING LEGEND:**
- EXISTING CONCRETE CURBING TO REMAIN.
 - EXISTING CONCRETE CURBING TO BE REMOVED.
 - NEW 6" CONCRETE BARRIER CURBING TO MATCH EXISTING.

Project	139
date	4/1/19
revisions	6/06/19 6/19/19 6/28/19



Piazza Architecture Planning APAC
Mandeville, Louisiana



P.A.P. © 2019

Highway 190 Retail Center
Highway 190 - Emerald Road
Mandeville, Louisiana

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REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT
(as of August 2, 2019)

CASE NO.: REV19-05-001

NAME OF STREET: Unopened portion of Edna Street and N. 7th Street, Mandeville

NAME OF SUBDIVISION: Town of Mailleville

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located south of Sunshine Avenue and east of Zula Street in the Town of Mailleville Subdivision, south of Covington

SURROUNDING ZONING: HC-2 Highway Commercial

PETITIONER/REPRESENTATIVE: Zula Street Properties, LLC

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is proposing to revoke a portion of N. 7th Street and Edna Street in order to assimilate the property into the adjacent property in the near future.

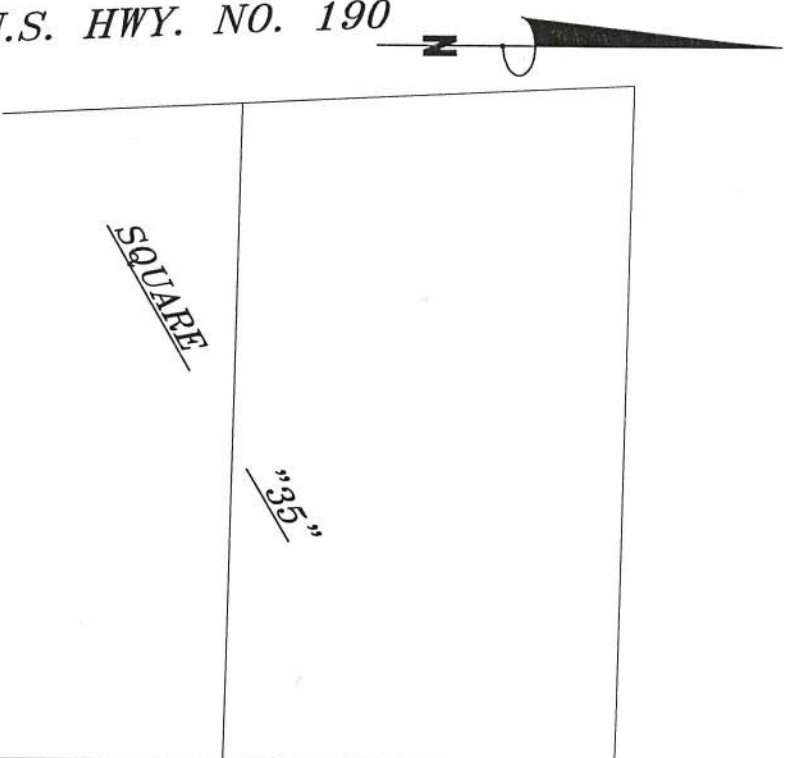
Recommendation:

The staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, the staff has no objections to the proposed revocation request subject to the survey being amended to reflect the following:

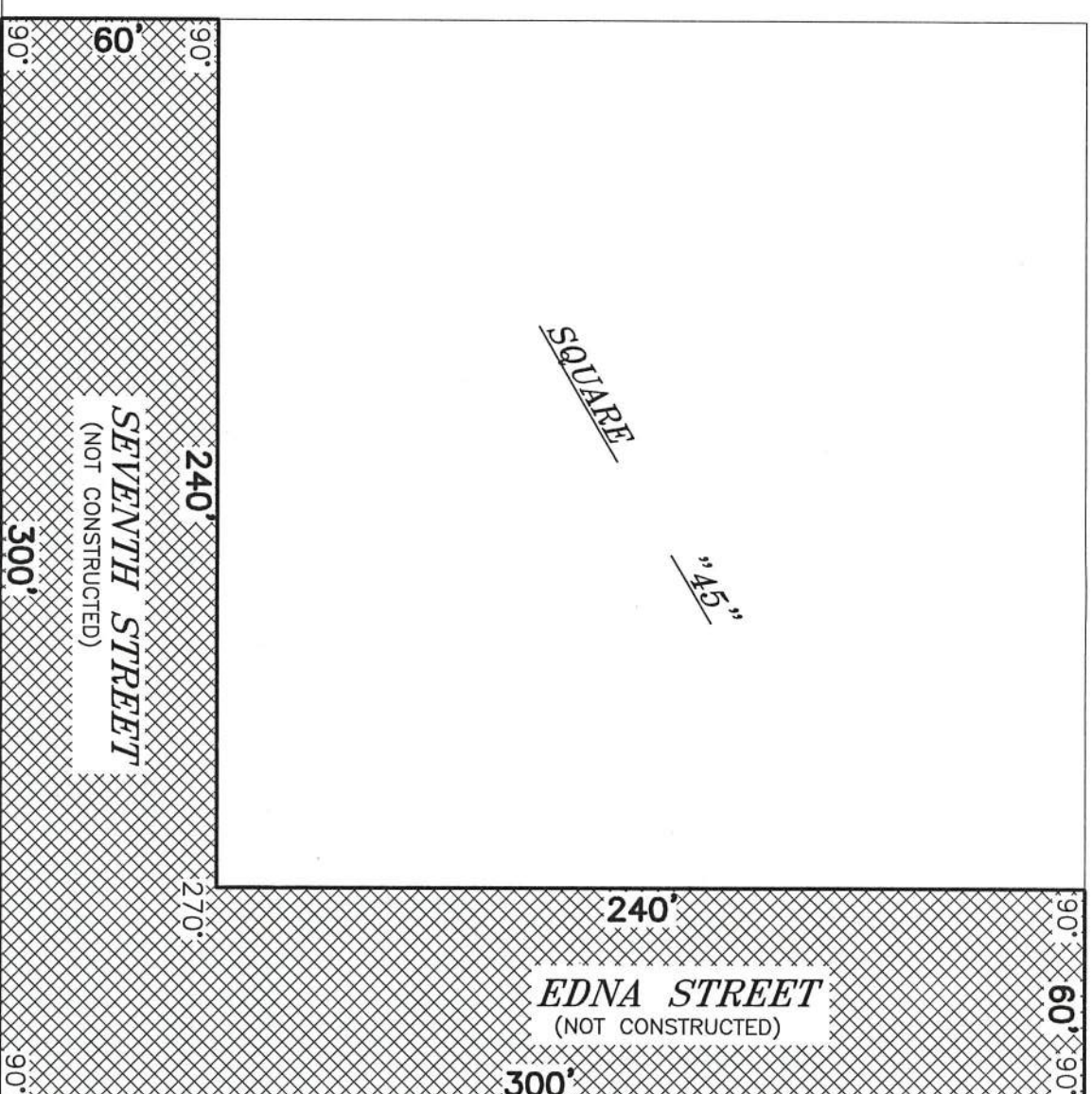
- Change all Seventh Street references on survey to reflect N. 7th Street.

Revised drawings will not be accepted for review or placement in the packet prior to the August 13, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

U.S. HWY. NO. 190



ZULA STREET



SQUARE

56

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN SECTION 42, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF SUNSHINE AVENUE AND THE EASTERLY RIGHT-OF-WAY OF EDNA STREET, LEAVE SAID SOUTHERLY RIGHT-OF-WAY AND RUN ALONG SAID EASTERLY RIGHT-OF-WAY IN A SOUTHERLY DIRECTION FOR A DISTANCE OF 300 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 7TH STREET; THENCE LEAVE SAID EASTERLY RIGHT-OF-WAY, TURN AN INTERIOR ANGLE TO THE LEFT OF 90 DEGREES AND RUN ALONG SAID SOUTHERLY RIGHT-OF-WAY IN A WESTERLY DIRECTION FOR A DISTANCE OF 300 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF ZULA STREET; THENCE LEAVE SAID SOUTHERLY RIGHT-OF-WAY, TURN AN INTERIOR ANGLE TO THE LEFT OF 90 DEGREES AND RUN NORTHERLY FOR A DISTANCE OF 60 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF 7TH STREET; THENCE LEAVE SAID EASTERLY RIGHT-OF-WAY, TURN AN INTERIOR ANGLE TO THE LEFT OF 90 DEGREES AND RUN ALONG SAID NORTHERLY RIGHT-OF-WAY IN AN EASTERLY DIRECTION FOR A DISTANCE OF 240 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF EDNA STREET; THENCE LEAVE SAID NORTHERLY RIGHT-OF-WAY, TURN AN INTERIOR ANGLE TO THE LEFT OF 270 DEGREES AND RUN ALONG SAID WESTERLY RIGHT-OF-WAY IN A NORTHERLY DIRECTION FOR A DISTANCE OF 240 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF SUNSHINE AVENUE; THENCE LEAVE SAID WESTERLY RIGHT-OF-WAY, TURN AN INTERIOR ANGLE TO THE LEFT OF 90 DEGREES AND RUN IN AN EASTERLY DIRECTION FOR A DISTANCE OF 60 FEET BACK TO THE POINT OF BEGINNING.

SAID PIECE OF PROPERTY CONTAINS 0.74 ACRES MORE OR LESS.

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

DATE FILED	MAP FILE NO.
------------	--------------

ST. TAMMANY PARISH CLERK OF COURT

(OWNER)

A REVOCATION PLAT OF
A PORTION OF EDNA STREET FROM THE SOUTHERLY
RIGHT-OF-WAY OF SUNSHINE AVENUE TO THE
SOUTHERLY RIGHT-OF-WAY OF SEVENTH STREET AND
A PORTION OF SEVENTH STREET FROM THE EASTERLY
RIGHT-OF-WAY OF EDNA STREET TO THE WESTERLY
RIGHT-OF-WAY OF ZULA STREET, TOWN OF MALLEVILLE

situated in SECTION 42, T-7-S, R-11-E
St. Tammany Parish, Louisiana

JONES ^{for}FUSSELL, L.L.P.

BASIS OF ANGLES: The Reference Survey.

Survey No. 2019 163
Date: APRIL 22, 2019

Drawn by: SPH
Revised:

Scale: 1" = 50'

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

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

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

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

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

REVOCATION STAFF ANALYSIS REPORT
(as of August 12, 2019)

CASE NO.: REV19-07-002

NAME OF STREET: Unopened portion of “H” Street as delineated on the Town of
Alexiusville Subdivision Plat (Map #171B)

NAME OF SUBDIVISION: Town of Alexiusville

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located south of 13th Street and north of 14th Street between
Square 135 and Square 134 of the Town of Alexiusville Subdivision, south of
Covington, Louisiana, Ward 3, District 2.

SURROUNDING ZONING: HC-1 Highway Commercial

PETITIONER/REPRESENTATIVE: Martin Development, LLC

STAFF COMMENTARY:

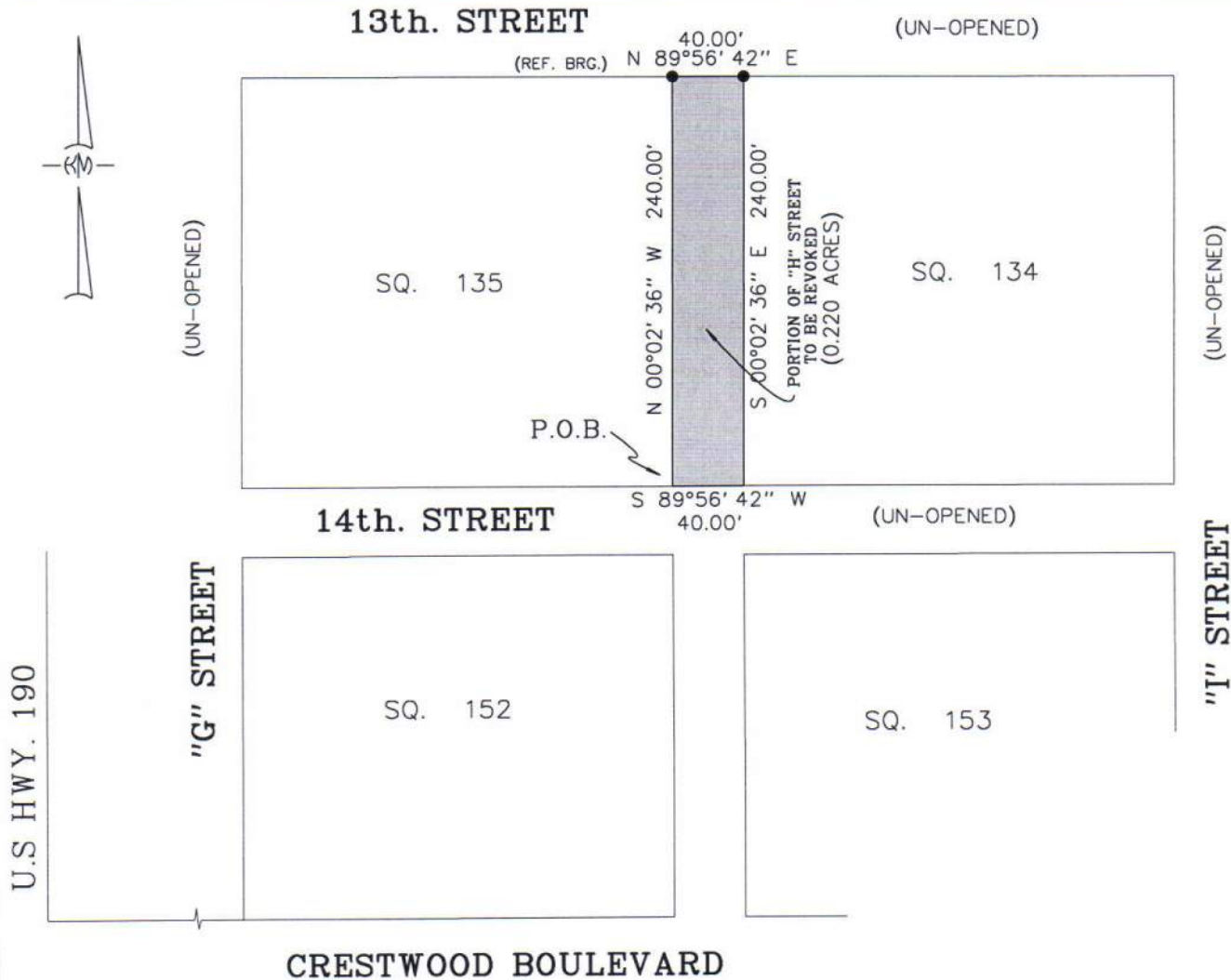
Department of Planning & Development Comments:

The applicant is proposing to revoke the portion of property between Square 135 and Square 134 in order to assimilate the property into the two (2) adjacent properties that they own.

Recommendation:

The staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, the staff has no objections to the proposed revocation request subject to the applicant assimilating their portion of the right-of-way into their adjacent properties through the parish’s resubdivision process.

Revised drawings will not be accepted for review or placement in the packet prior to the August 13, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



LEGAL DESCRIPTION OF:
A PORTION OF "H" STREET
TO BE REVOKED

Commence at the Southeastern Corner of Square 135 and the POINT OF BEGINNING and measure Northerly along Western Right of Way of "H" Street (un-opened) North 00°02' 36" West a distance of 240.00 feet to the Northeastern Corner of Square 135 on the Southern Right of Way of 13th Street (un-opened) Thence crossing the Right of Way of "H" Street North 89°56' 42" East a distance of 40.00 feet to the Northwestern Corner of Square 134 on the Eastern Right of Way of "H" Street (un-opened); Thence Southerly along the Eastern Right of Way of "H" Street South 00°02' 36" East a distance of 240.00 feet to the Southwestern Corner of Square 134 on the Northern Right of Way of 14th Street, Thence crossing the Right of Way of "H" Street South 89°56' 42" West a distance of 40.00 feet to the Southeastern Corner of Square 135 and the POINT OF BEGINNING, and containing 0.220 acre(s) of land, more or less.

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.



Kelly J. McHugh 03-14-19
Kelly J. McHugh, REG. NO. 4443

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.

APPROVALS:

PARISH COUNCIL PRESIDENT

CHAIRMAN OR SECRETARY PLANNING COMMISSION

CHAIRMAN OF PUBLIC WORKS COMMITTEE

DIRECTOR OF THE DEPARTMENT
OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

REFERENCE:
A RESUBDIVISION PLAT OF SQUARES 150 & 151
ALEXIUSVILLE, BY JOHN G. DUNLOP
FILED FOR RECORD 1-22-2001, MAP NO. 1891,
FROM WHICH BASIS OF BEARINGS WERE TAKEN.

PREPARED FOR: DMM CONSTRUCTION, LLC

A REVOCATION OF A PORTION OF "H" STREET
TOWN OF ALEXIUSVILLE,
IN SECTION 10, T-7-S, R-11-E,
G.L.D., ST. TAMMANY PARISH, LA.

SCALE: 1" = 100'	DATE: 03-14-19
DRAWN: MDM	JOB NO.: 17-454
REVISED:	

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

MINOR SUBDIVISIONS

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1. Survey is amended as follow: "Little Fawn Lane" should be "Little Fawn Drive".
2. Survey is amended to include the following language: Note: front yard setback shall begin at the edge of the asphalt Parish Right of Way.
3. Survey is amended to include the prior minor subdivision reference number: MS15-08-036.

SCALE: 4 3 2 1

I certify that this plot does represent an actual ground survey and that to the best of my

DATE: _____

DRAWN BY:	CHECKED BY:
-----------	-------------

DWG. NO: and found this property Flood Hazard Area.

SHEET

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record shown on title opinion or title policy will be added hereto upon request, as surveyor has no performed any title search or abstract.

I have consulted the Flood Insurance Rate Map and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0360 C
DATE: 4/2/91
ZONE: C
B.F.E. = N/A

Verify prior to construction with local governing body.

A RESUBDIVISION MAP OF PARCEL A INTO PARCELS A1 & A2, SITUATED IN SECTION 23, T-8-S, R-12-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

Declaration is made to original purchaser of the survey, it is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana "Standards of Practice for Property Boundary Surveys" for a Class D survey. Bearings are based on record bearings unless noted otherwise.

LLOYD & STACY SMITH

J.V. Burkes & Associates, Inc.

SURVEYING  **ENGINEERING • ENVIRONMENTAL**

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70451
E-mail: jybassoc@jyburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

Fax: 985-649-0154

P.O.B. IS THE QUARTER CORNER COMMON TO SECTIONS 14 & 23, T-8-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

APPROVED:

CHAIRMAN OF PLANNING COMMISSION DATE

SECRETARY OF PLANNING COMMISSION	DATE
----------------------------------	------

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED _____ FILE NO. _____

TOTAL AREA: 871,200 SQ. FT. OR 20.00 ACRES

SECTION 14
SECTION 23

P.O.B.

SEAN M. BUKES
LA REG. NO. 4785

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

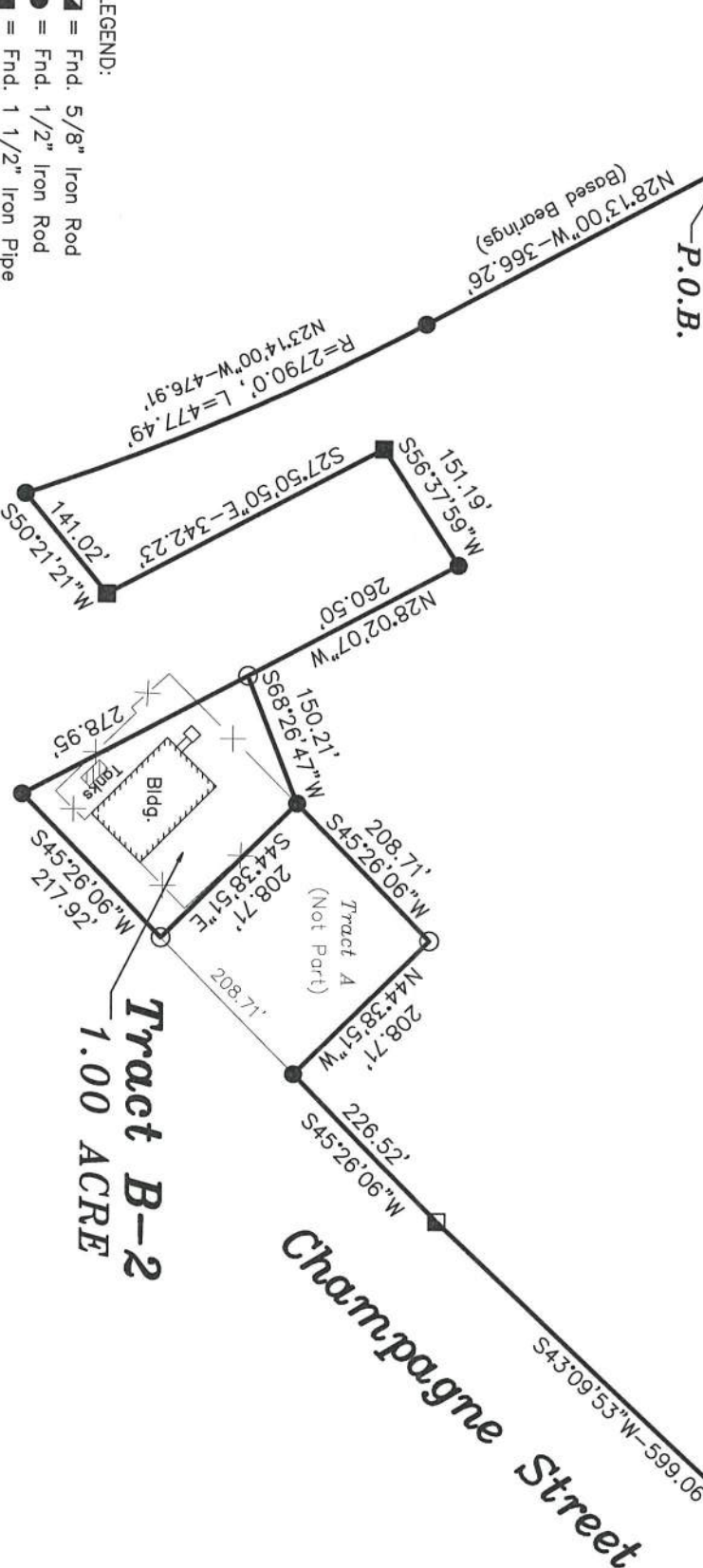
DATE

FILE NO.



Tract B-1
30.07 ACRES

"Tract B"



- LEGEND:
- = Fnd. 5/8" Iron Rod
 - = Fnd. 1/2" Iron Rod
 - = Fnd. 1 1/2" Iron Pipe
 - = Set 1/2" Iron Rod
 - △ = Set 1/2" Iron Rod
 - X— = Fence

The P.O.B. is described as being N54°29'E-114.5'; S28°13'W-520.44' from the SW Corner of Section 45, T-6-S, R-11-E, St. Tammany Parish, Louisiana

A Minor Subdivision of Tract B, into Tract B-1, B-2, & B-3, Section 38, T-6-S, R-11-E, St. Tammany Parish, Louisiana

Reference:

- 1) A Survey Map of Subject Property by Thomas Fontcuberta, File Dated 1-20-2009 File No. 4765D, Clerks Office, (Base Bearing)
- 2) A Survey Map by this Firm, for Poole Lumber Company LLC, Dated 6-4-2015, #16888

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

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

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

BRUCE M. BUTLER III
L.A. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

7-9-2019

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

RICH MAUTI - CHAMPAGNE STREET

SCALE: 1"= 200'		DRAWN BY JWG	
DATE: 2-25-2019			
Section 38, T-6-S, R-11-E, St. Tammany Parish La.		DRAWN NUMBER	
Revised: 7-9-2019 (Parcel)		19394	

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 5th, 2019)

CASE NO.: 2019-1561-MSP

OWNER/DEVELOPER: Marina Beau Chene, LLC
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 54 TOWNSHIP: 7 South RANGE: 11 East
WARD: 4 PARISH COUNCIL DISTRICT: 4
TYPE OF DEVELOPMENT: X SUBURBAN (Residential acreage between 1-5 acres)
 RURAL (Low density residential 5 acres or more)
 OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: End of Marina Blvd, Mandeville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 2.616 acres

NUMBER OF LOTS/PARCELS: 5 Parcels; Parcels J4A-1, G1A-1, K-1, K-2 & K-3

ZONING: A-4 Single Family Residential Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create five (5) parcels from a 2.616-acre parcel. The minor subdivision request requires a public hearing since:

- More than one of the parcels are accessed by a private drive.
- A portion of Marina Blvd is located within proposed parcel J4A-1 & terminates at proposed parcel G1A-1, the parcel does not meet the minimum of the 90' public road frontage requirement and requires a waiver of the regulations.
- The proposed parcels are not a minimum of 1 acre in size and requires a waiver of the regulations.

Staff recommends to postpone the request to allow for a revised survey, since many revisions and additional information are required to be submitted.

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

1. Survey is amended to include the location of the proposed 35' servitude of access.
2. Include a notation that the Private Drive must be constructed prior to the issuance of any building permit.
3. Maintenance agreement for servitude of passage shall be provided.
4. The drive must be constructed to a minimum parish standard in accordance to Section 125-189 Minimum Construction Standards for a Private Drive, of Subdivision Regulation Chapter 125. If approval is granted, the applicant must then coordinate with the Department of Development - Engineering by providing plans for the construction of the private drive.
5. Road name and addressing will need to be provided and approved by 911 addressing.
6. Survey is amended as follow: "Tchefuncta River" should be "Tchefuncte River".

If the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 125.224 (b) Waiver of Regulations, of Chapter 125 Subdivision Regulations of the Code of Ordinances.

RESUBDIVISION OF PARCELS J4A,
G1A AND K INTO PARCELS J4A-1,
G1A-1, K-1, K-2 AND K-3
MARINA BEAU CHENE, IN
SECTION 54 T-7-S R-11-E, ST.
TAMMANY PARISH, LOUISIANA

FILED FOR RECORD:

DIR. DEPT. OF ENGINEERING

SECRETARY, PLANNING COMM.

CHAIRMAN, PLANNING COMM.

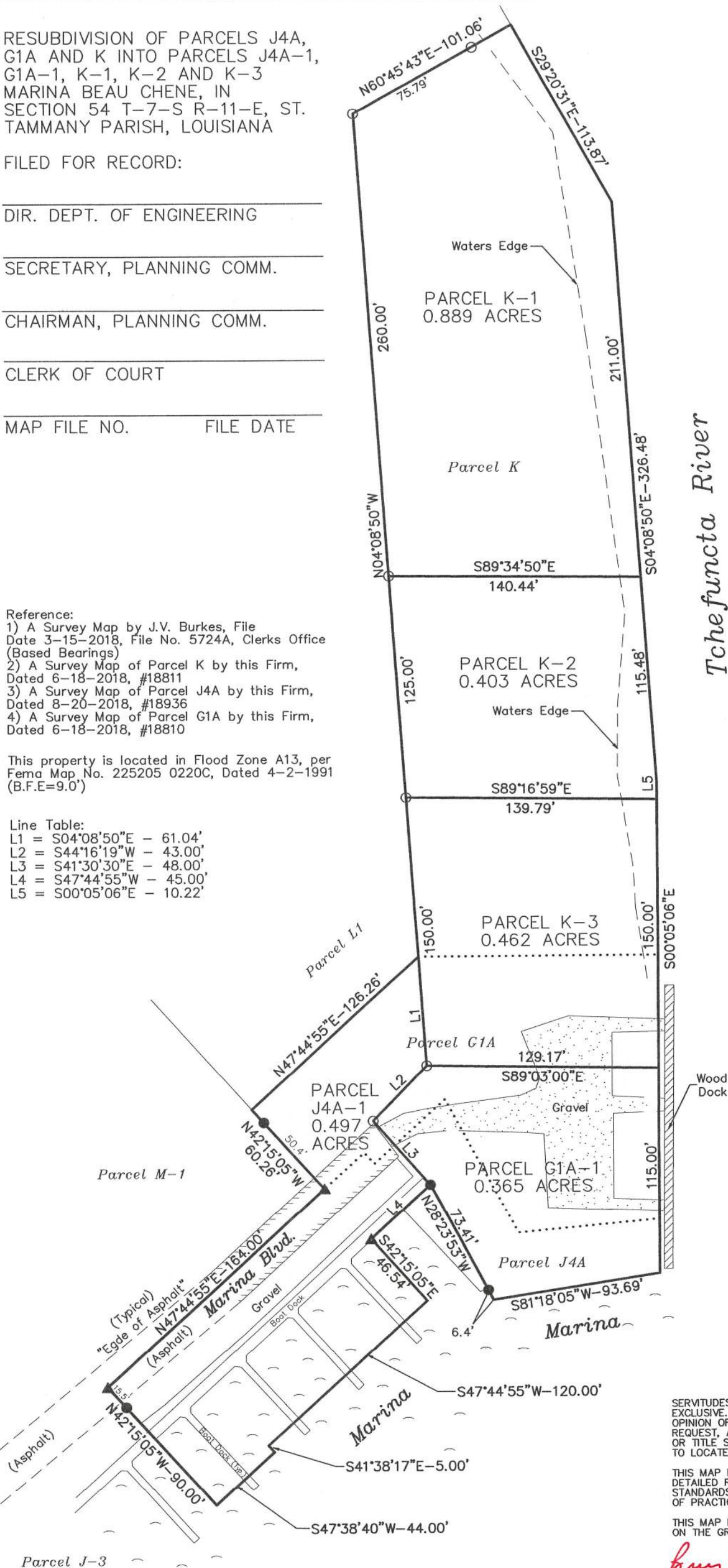
CLERK OF COURT

MAP FILE NO. FILE DATE

Reference:
1) A Survey Map by J.V. Burkes, File
Date 3-15-2018, File No. 5724A, Clerks Office
(Based Bearings)
2) A Survey Map of Parcel K by this Firm,
Dated 6-18-2018, #18811
3) A Survey Map of Parcel J4A by this Firm,
Dated 8-20-2018, #18936
4) A Survey Map of Parcel G1A by this Firm,
Dated 6-18-2018, #18810

This property is located in Flood Zone A13, per
Fema Map No. 225205 0220C, Dated 4-2-1991
(B.F.E=9.0')

Line Table:
L1 = S04°08'50"E - 61.04'
L2 = S44°16'19"W - 43.00'
L3 = S41°30'30"E - 48.00'
L4 = S47°44'55"W - 45.00'
L5 = S00°05'06"E - 10.22'



Land Surveying, LLC

518 N. Columbia Street

Covington, LA 70433

(905) 892-6277 office (905) 890-0355 fax

LS

MAP PREPARED FOR

MARINA BEAU CHENE, LLC

SCALE: 1" = 60'

DATE: 7-11-2019

DRAWN BY

PARCEL G1A, J4A & K MARINA BEAU CHENE, SECTION 54,
T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

DRAWN NUMBER

188108

LEGEND:
▲ = Fnd. Mag Nail
● = Fnd. 1/2" Iron Rod
○ = Set 1/2" Iron Rod
- = Water

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD
DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY
STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS
OF PRACTICE CITED IN LAC 46:1X1.

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

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

MINOR SUBDIVISION STAFF ANALYSIS REPORT
August 6th, 2019

CASE NO.: 2019-1567-MSP

OWNER/DEVELOPER: St. Tammany Parish Government
ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 37, 43 & 47 TOWNSHIP: 8 South RANGE: 12 East

WARD: 4 PARISH COUNCIL DISTRICT: 7

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

GENERAL LOCATION: North side of US Highway 190, west Pelican Drive, Mandeville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Recreational Park

TOTAL ACRES IN DEVELOPMENT: 398.68 acres

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

ZONING: PF-1 & PF-2 Public Facilities Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 398.68-acre parcel. The minor subdivision request requires a public hearing since:

- Parcel 2-A not having public road frontage and being accessed via a 20' servitude of passage.
- Parcel 2 was previously a part of minor subdivision approved in May 2017.

The two proposed parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review. Staff does not have any objection to the request, subject to the following:

1. The 20' servitude of passage shall be relocated to be within parcel 2-B in its entirety. Note that the minor subdivision regulation does not allow for a servitude of passage or a portion of it to be located within an adjacent parcel of land, not being part of the proposed minor subdivision.
2. The 20' servitude of passage shall be connected to a public road/U.S Hwy 190 or waiver will have to be granted to allow connection to Pelican Drive, which is a private road.

If the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 125.224 (b) Waiver of Regulations, of Chapter 125 Subdivision Regulations of the Code of Ordinances.

COURSE TABLE FROM
POINT A TO POINT B

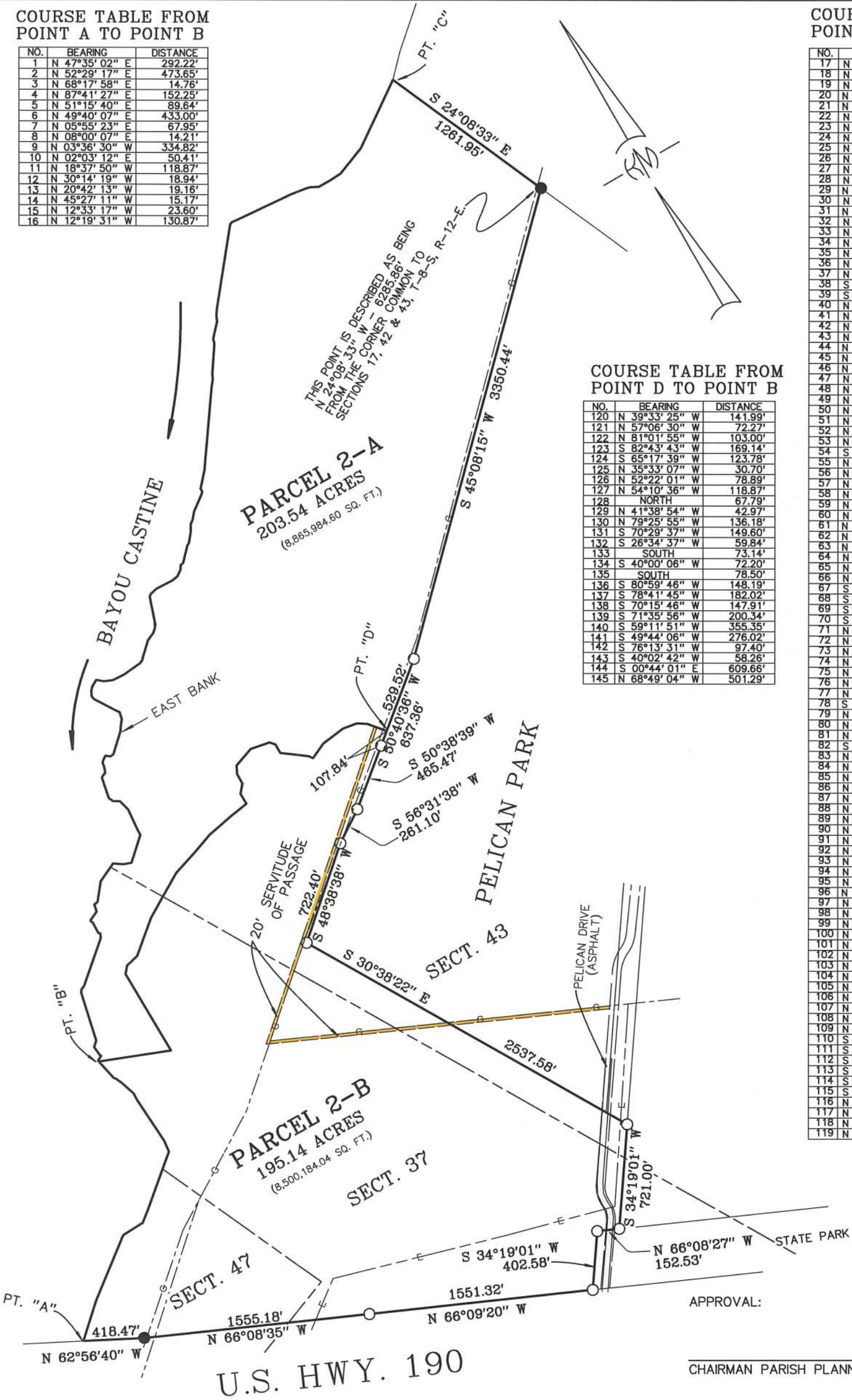
NO.	BEARING	DISTANCE
1	N 47°35' 02" E	292.22'
2	N 52°29' 17" E	473.65'
3	N 68°17' 58" E	14.76'
4	N 87°41' 27" E	152.25'
5	N 51°15' 40" E	89.64'
6	N 49°40' 07" E	433.00'
7	N 05°55' 23" E	67.95'
8	N 08°00' 07" E	14.21'
9	N 03°36' 30" W	334.82'
10	N 02°03' 12" E	50.41'
11	N 18°37' 50" W	118.87'
12	N 30°14' 19" W	18.94'
13	N 20°42' 13" W	19.16'
14	N 45°27' 11" W	15.17'
15	N 12°33' 17" W	23.60'
16	N 12°19' 31" W	130.87'

COURSE TABLE FROM
POINT B TO POINT C

NO.	BEARING	DISTANCE
17	N 04°09' 51" E	7.65'
18	N 51°34' 07" E	8.58'
19	N 63°49' 41" E	28.83'
20	N 20°30' 19" W	15.86'
21	N 05°44' 44" W	62.61'
22	N 49°28' 55" E	30.87'
23	N 50°06' 25" E	15.74'
24	N 12°37' 32" E	341.96'
25	N 32°18' 26" E	24.85'
26	N 66°55' 33" E	27.60'
27	N 49°16' 36" E	350.47'
28	N 23°43' 53" E	31.14'
29	N 52°29' 01" W	12.59'
30	N 00°41' 38" E	86.05'
31	N 45°49' 57" W	8.24'
32	N 04°53' 36" E	12.08'
33	N 65°07' 50" E	72.59'
34	N 11°52' 49" E	50.41'
35	N 78°32' 08" E	30.30'
36	N 38°22' 30" E	142.69'
37	N 64°56' 45" E	149.61'
38	N 56°34' 32" E	69.39'
39	N 70°02' 01" E	57.29'
40	N 47°27' 58" E	199.90'
41	N 02°47' 51" E	46.97'
42	N 04°37' 41" E	90.39'
43	N 05°58' 54" E	56.83'
44	N 15°24' 37" W	79.82'
45	N 58°18' 25" W	47.24'
46	N 26°06' 40" W	34.65'
47	N 11°24' 51" E	147.77'
48	N 51°50' 18" E	9.03'
49	N 67°57' 19" E	30.18'
50	N 20°23' 57" E	39.46'
51	N 10°40' 04" E	32.10'
52	N 42°41' 47" E	20.52'
53	N 57°31' 26" E	33.05'
54	S 49°43' 56" E	32.96'
55	N 84°00' 02" E	26.74'
56	N 47°13' 57" E	144.63'
57	N 45°25' 05" E	27.37'
58	N 27°45' 18" E	20.27'
59	N 38°00' 56" E	58.67'
60	N 11°41' 47" E	48.93'
61	N 33°17' 08" W	40.07'
62	N 32°57' 56" W	156.89'
63	N 09°56' 44" W	24.46'
64	N 27°13' 19" E	36.58'
65	N 39°34' 40" E	31.15'
66	N 61°38' 25" E	53.45'
67	S 50°10' 02" E	51.63'
68	N 66°51' 32" E	34.28'
69	S 65°57' 26" E	29.18'
70	S 87°22' 15" E	86.44'
71	N 85°08' 34" E	132.11'
72	N 68°04' 01" E	28.34'
73	N 37°46' 28" E	17.04'
74	N 46°25' 30" E	126.55'
75	N 65°59' 16" E	61.80'
76	N 45°59' 26" E	41.32'
77	N 25°01' 52" E	35.27'
78	S 16°59' 42" W	23.53'
79	N 19°01' 41" E	200.31'
80	N 54°35' 21" E	21.26'
81	N 76°02' 06" E	51.20'
82	N 87°41' 28" E	122.67'
83	N 81°10' 44" E	46.00'
84	N 53°53' 59" E	47.95'
85	N 34°05' 22" E	34.35'
86	N 82°18' 58" E	20.70'
87	N 43°52' 36" E	123.05'
88	N 58°05' 11" E	23.79'
89	N 39°46' 13" E	27.06'
90	N 38°21' 07" E	44.10'
91	N 30°40' 41" E	57.92'
92	N 53°03' 43" E	31.61'
93	N 40°51' 10" E	57.11'
94	N 53°20' 53" E	122.16'
95	N 48°38' 57" E	25.43'
96	N 00°09' 27" W	24.54'
97	N 41°58' 00" E	130.89'
98	N 34°50' 07" E	581.03'
99	N 37°45' 41" E	47.08'
100	N 23°29' 09" E	31.13'
101	N 33°40' 44" E	210.41'
102	N 18°40' 19" E	33.57'
103	N 40°31' 13" E	27.17'
104	N 42°25' 35" E	94.93'
105	N 23°48' 21" E	17.39'
106	N 23°56' 31" E	30.43'
107	N 36°08' 07" E	51.05'
108	N 38°54' 11" E	575.62'
109	N 69°31' 22" E	20.10'
110	N 84°41' 50" E	22.14'
111	S 85°31' 03" E	424.62'
112	S 81°46' 46" E	117.95'
113	S 73°34' 36" E	27.14'
114	S 62°19' 09" E	56.17'
115	S 89°58' 13" E	91.58'
116	N 87°21' 50" E	85.37'
117	N 68°39' 53" E	222.76'
118	N 55°14' 56" E	262.28'
119	N 55°14' 56" E	254.54'

COURSE TABLE FROM
POINT D TO POINT B

NO.	BEARING	DISTANCE
120	N 39°33' 25" W	141.99'
121	N 57°06' 30" W	72.27'
122	N 81°01' 55" W	103.00'
123	S 82°43' 43" W	169.14'
124	S 65°17' 39" W	123.78'
125	N 35°33' 07" W	30.70'
126	N 52°22' 01" W	78.89'
127	N 54°10' 36" W	118.87'
128	NORTH	67.79'
129	N 41°38' 54" W	42.97'
130	N 79°25' 55" W	136.18'
131	S 70°29' 37" W	149.60'
132	S 26°34' 37" W	59.84'
133	SOUTH	73.14'
134	S 40°00' 06" W	72.20'
135	SOUTH	78.50'
136	S 80°59' 46" W	148.19'
137	S 78°41' 45" W	182.02'
138	S 70°15' 46" W	147.91'
139	S 71°35' 56" W	200.34'
140	S 59°11' 51" W	355.35'
141	S 49°44' 06" W	276.02'
142	S 76°13' 31" W	97.40'
143	S 40°02' 42" W	58.26'
144	S 00°44' 01" E	609.66'
145	N 68°49' 04" W	501.29'



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.



LEGEND:

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET

REFERENCES:

1. PLAT OF A SURVEY BY THIS FIRM
JOB NO. 12-054, DATED 5/14/2012.
2. PLAT OF A SURVEY BY THIS FIRM
JOB NO. 12-054-CBMS-ALTA, DATED 1/23/2017.

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

A17-749 BAYOU CASTINE RESUB PLAT

A MINOR SUBDIVISION OF 398.68 ACRES INTO
PARCELS 2-A & 2-B, SECTIONS 37, 43 & 47,
T-8-S, R-12-E, GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 750' DATE: 07-17-19
DRAWN: J.J.J. JOB NO.: 17-749-2
REVISED:

PREPARED FOR:

RECREATION DISTRICT 1 OF
ST. TAMMANY PARISH, LA.

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

RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

August 6, 2019

CASE FILE NO: 2019-1542-MRP

NAME OF SUBDIVISION: Glendale Heights Farms & First Subdivision of Glendale Heights

LOTS BEING DIVIDED: Resubdivision of Lots 49, 50, 51 & 52 & Squares 19 & 20 & into Parcels 1-A, 1-B, 1-C & 1-D & Remainder of Squares 19 & 20

SECTION: 36

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 10

RANGE: 11 East

PROPERTY LOCATION: The property is located on the southwest corner of Lonesome Road & LA Highway 59, Mandeville, Louisiana.

ZONING: MD-2 Medical Clinic, HC-2 Highway Commercial & NC-6 Public Cultural & Recreational Districts

PROPERTY OWNER: PTP Properties, LLC

STAFF COMMENTARY:

The owner is requesting to resubdivide six (6) lots into (6) sites.

The reasons for the public hearing requirement are:

- The proposal involves the creation/adjustment of more than five (5) lots.
- To allow for the remainder of Squares 19 & 20 to be created without meeting the minimum lot size of 20,000 square feet & the minimum width of 80 feet under the MD-2 Medical Clinic District.

Recommendation:

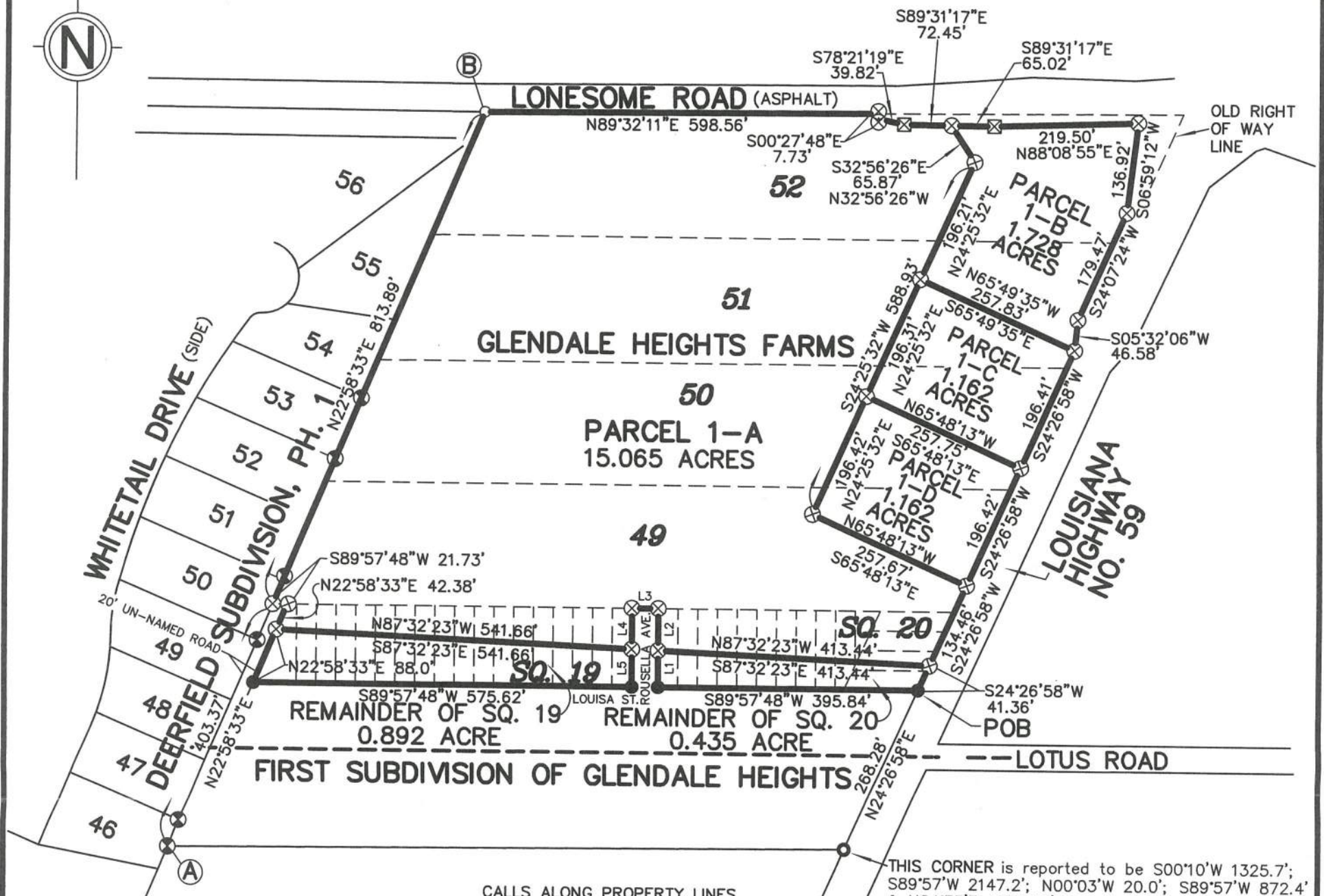
Staff has no objections to the resubdivision request, subject to the following:

1. Waiver of the minimum lot size of 20,000 square feet & the minimum width of 80 feet under the MD-2 Medical Clinic District for the remainder of Squares 19 & 20.
2. Survey is amended to include a signature line for the Chairman of the Planning Commission.
3. Future development taking place on the site will require connection to available central water & sewer in the area.
4. Remainder of Squares 19 & 20 shall be combined with the parcels to the south. Parcels to the south currently being subject to the approval of the revocation of Louisa Street & Rousella Avenue REV19-09-003.

If the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 125.224 (b) Waiver of Regulations, of Chapter 125 Subdivision Regulations of the Code of Ordinances.



REFERENCE BEARING:
Iron Rod A to Mag Nail B
N22°58'33"E
(per Reference Survey No. 1)



THIS CORNER is reported to be S00°10'W 1325.7'; S89°57'W 2147.2'; N00°03'W 20.0'; S89°57'W 872.4' & N24°33'E 1270.46' from the Section Corner common to Section 36, T7S, R11E, Section 31, T7S, R12E, Section 6, T8S, R12E, & Section 1, T8S, R11E.

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0245 C, dated October 17, 1989.
2. 1/2" IRON RODS TO BE SET UPON APPROVAL.

REFERENCE SURVEYS:

1. Survey for PTP Properties, LLC by John G. Cummings, Surveyor, dated April 1, 2014, Job No. 14073.
2. Louisiana Department of Transportation and Development Right of Way Map, State Project No. H.011030 by Robert H. Brooks, III, Surveyor and Max O. Usrey, III, Surveyor, dated May 17, 2017, Sheet Nos. 1 & 3.
3. Survey for LECC Mandeville, LLC by John E. Bonneau, Surveyor, dated August 30, 2018.

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

LINE	BEARING	DISTANCE
L1	N00°06'34"W	55.65'
L2	N00°06'34"W	64.35'
L3	S89°57'49"W	40.0'
L4	S00°06'34"E	62.60'
L5	S00°06'34"E	57.40'

LEGEND

- = MAG NAIL FOUND
- ⊗ = RIGHT OF WAY HUB FOUND
- = 1-1/4" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING DEPARTMENT

CLERK OF COURT

DATE FILED

FILE NO.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: **PTP Properties, LLC**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 49, 50, 51, & 52, GLENDALE HEIGHTS FARMS & SQUARES 19 & 20, FIRST SUBDIVISION OF GLENDALE HEIGHTS INTO PARCELS 1-A, 1-B, 1-C, 1-D, AND THE REMAINDER OF SQUARES 19 & 20, LOCATED IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 14073-RSB1

DATE: 6/11/2019

REVISED:

RESUBDIVISION STAFF ANALYSIS REPORT

August 6, 2019

CASE FILE NO: 2019-1555-MRP

NAME OF SUBDIVISION: The Preserve at River Chase

LOTS BEING DIVIDED: Resubdivision of Lots 28, 30, 31, 32, 33, 34 & 35 into lots 28A, 29A, 30A, 31A, 32B, 33A, 34A & 35A

SECTION: 47

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: The property is located on the north, east & west sides of Bradbury Place and on the north side of Continental Drive, Covington, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: The Preserve at River Chase, LLC

STAFF COMMENTARY:

The owner is requesting to resubdivide eight (8) lots into (10) buildable residential lots.

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

Recommendation:

Staff has no objections to the resubdivision request, as shown on the attached survey, subject to the following comment:

- As per the originally approved subdivision plat, central water & sewer shall be provided to the additional number of lots being created.

If the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 125.224 (b) Waiver of Regulations, of Chapter 125 Subdivision Regulations of the Code of Ordinances.

PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of August 6, 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 and the July 9, 2019 meetings.

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 Preliminary submittal be approved subject to the following:

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 revised north pond outfall location needs to be shown as a drainage servitude on the preliminary plat.

Paving & Drainage Plan:

4. Proposed elevations and culvert modifications to the western Trace ditch conflict between the subdivision plans and the Enter the Trace Right-of-Way plans. Revise both plan sets to eliminate conflicts.
5. Provide an invert elevation for the proposed north pond outfall tie-in to the Hoffman Road roadside ditch.
6. The proposed roadside ditch improvements and culvert elevations along the south side of Hoffman Road need to be adjusted to ensure that positive flow will be established from the subdivision entrance culvert to the Trace right of way including the cross culvert for the western ditch of the Tammany Trace.
7. The north pond weir detail bottom elevation needs to be revised to match the elevation shown on the drainage plan.
8. Add dimensions and material of existing cross culvert to the west of the north pond outfall.

Water & Sewer Plan:

9. Provide written verification from Tammany Utilities that water and sewer capacity is available for this development through the existing water and sewer systems.
10. 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.
11. A letter of no objection from St. Tammany Parish and LDH approval are required.

Drainage Impact Study:

12. The pond top elevation in the "south pond summary" needs to be revised to 32.60' as shown on the drainage plan.

13. The pond bottom elevation in the “north pond summary” needs to be revised to 28.35’ as shown on the drainage plan.
14. The north pond outfall invert shown in the “summary for pond 6P: North Pond” needs to be revised to 28.10’.

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 August 13, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

VICINITY MAP

RESTRICTIVE COVENANTS

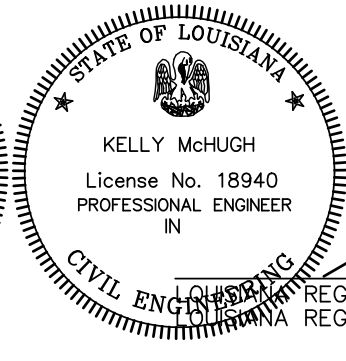
2. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SERVICE ARE INSTALLED AND A CONNECTION MADE TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES, WHENEVER A NEW LOT IS SUBDIVIDED OR A CONNECTION TO THE WATER SUPPLY OR
4. NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR LOT, EXCEPT THE LOT TO WHICH THE WATER SUPPLY SHALL
5. THERE SHALL BE A PHYSICAL CONNECTION WITH ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATERED SYSTEM.
6. BUILDING SETBACKS ARE: FRONT - 10', SIDE - 5' AND -25' & SIDE STREET - 10'.
7. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
8. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, OR ANYTHING DONE THEREON, WHICH MAY BE A SOURCE OF NOISE OR AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
9. ALL LOTS SHALL BE SUBJECT TO THE AS BUILT PAVING AND DRAINAGE PLAN.
10. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
11. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
12. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY PARISH.
13. 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 INTERSECTING STREETS.
14. RIGHT-OF-WAYS INTERSECT, LOT NUMBERS 37, 62, 76, & 77 SHALL BE ACCESSSED FROM THE SIDE STREET.
15. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12 in. ABOVE THE CROWN OF THE STREET.
16. THE AFORESAIDED RESTRICTIONS SHALL BE RECIPIED IN EACH TITLE OR DEED OF RECORD AND BE REQUIRED TO BE SHOWN ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

DEDICATION: ALL STREET RIGHTS-OF-WAY, AND DRAINAGE SERVIDITUDES 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. THERE SHALL BE NO OBSTRUCTION OR IMPROVEMENT ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

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.



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

NOTES:

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

Legal Description

A certain parcel of ground situated in Section 7 Township -- South, Range--12--East, Greensburg Land District, St. Tammany Parish, Louisiana, more particularly described as follows:

From the Section Corner common to Sections 12 & 13 Township -- South, Range--12--East, Greensburg Land District, St. Tammany Parish -- 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 measure

Thence North 02°03' 00" East a distance of 272.87 feet to a point;

Thence North 02°52' 00" East a distance of 227.98 feet to a point;

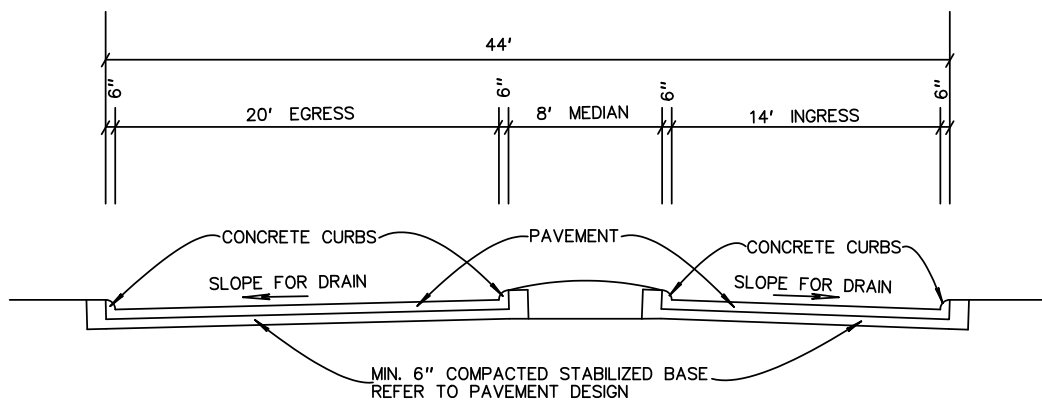
Thence North 89°36' 54" East a distance of 576.85 feet to a point;

Thence North 02°16' 30" East a distance of 272.87 feet to a point;

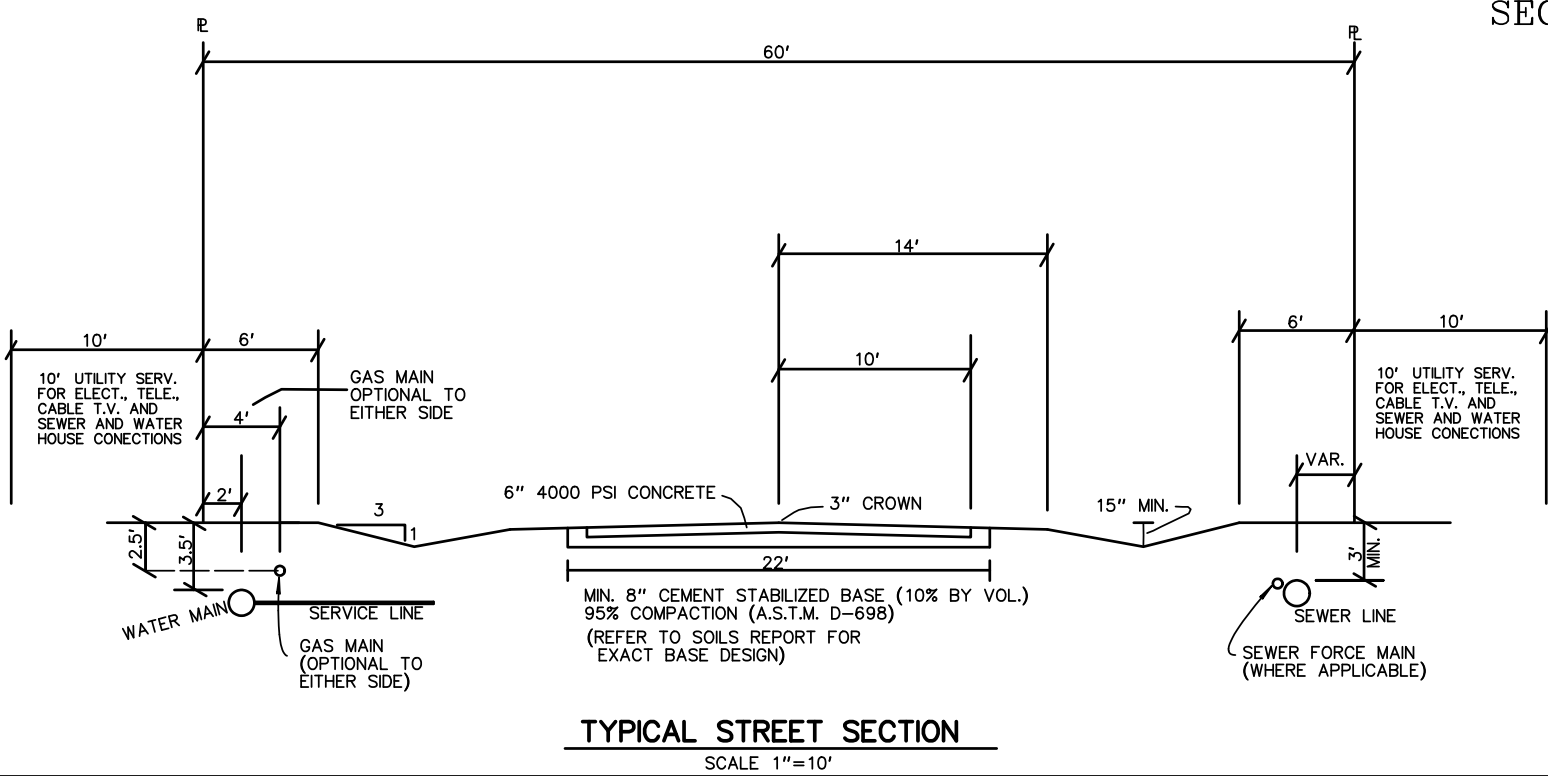
Thence South 11°31' 53" West a distance of 885.06 feet to a point;

Thence North 02°03' 00" East a distance of 272.87 feet TO THE POINT OF BEGINNING.

Containing 1,179,955.56 square feet or 27.09 acres(s) of land, more or less.

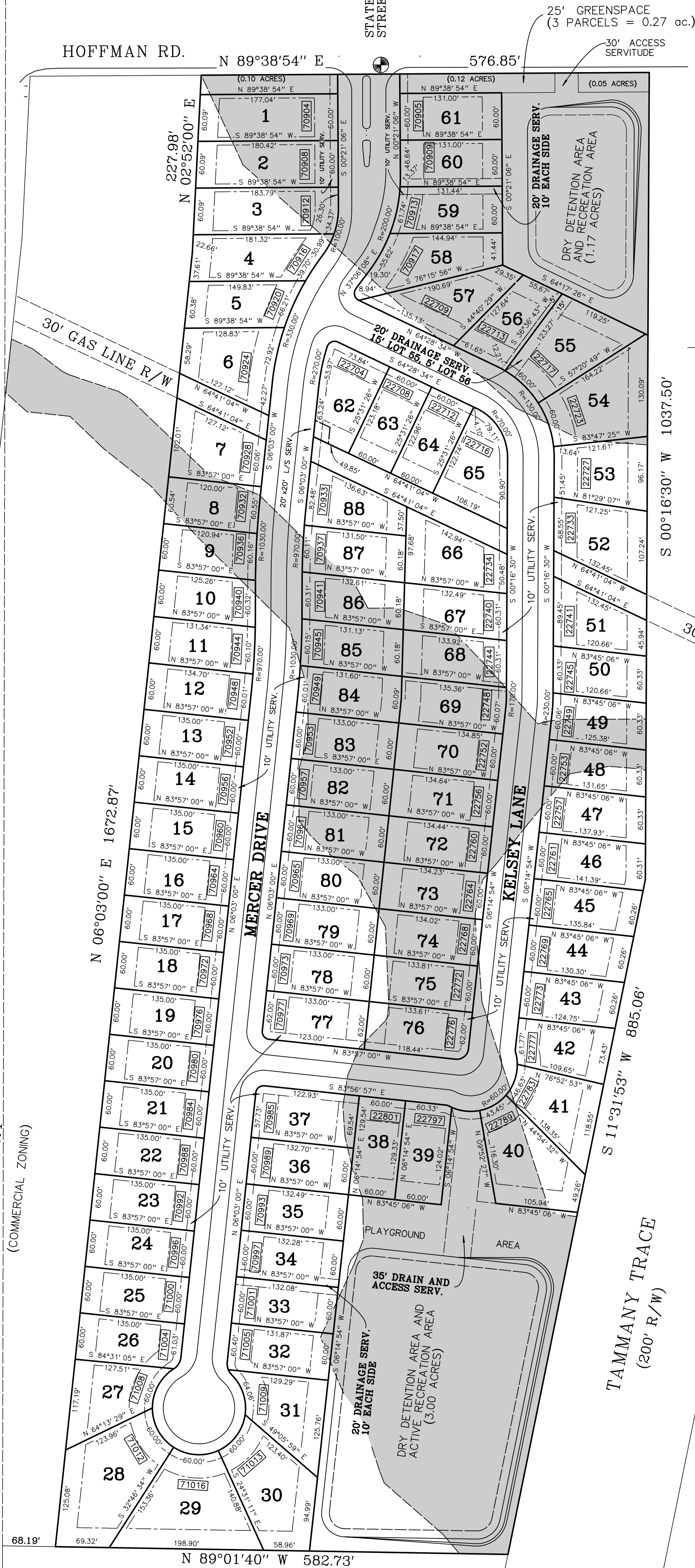


TYPICAL BOULEVARD SECTION

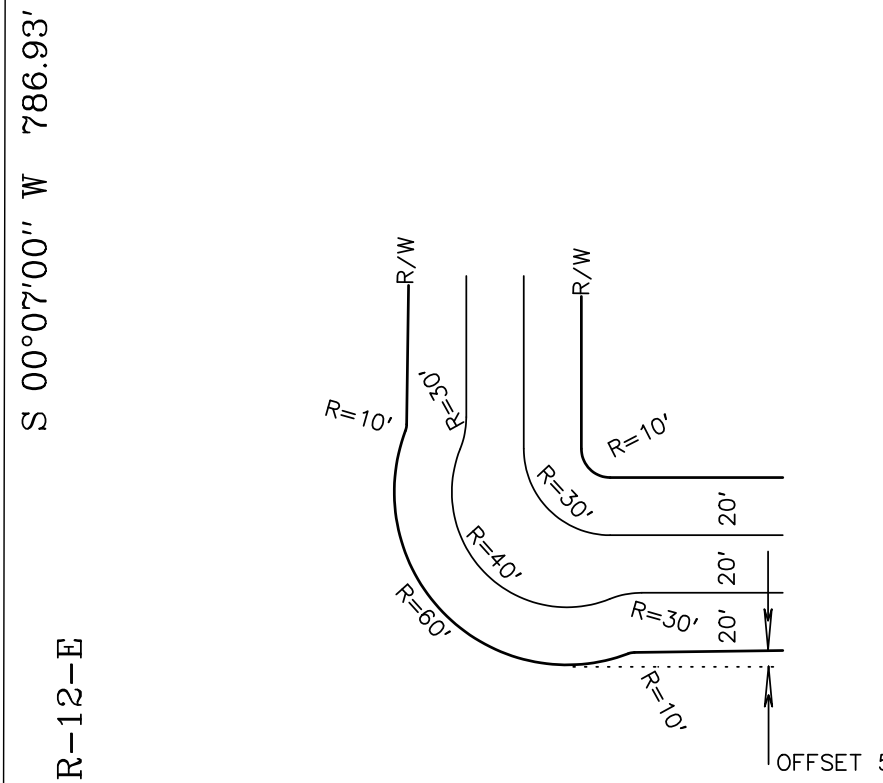


TYPICAL STREET SECTION
SCALE 1"=10'

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



GREENSPACE REQUIRED 1.17 AC
GREENSPACE PROVIDED 4.44 AC
(ACTIVE RECREATION TO BE
PLAYGROUND AND PICNIC AREA)



BROW DETAIL

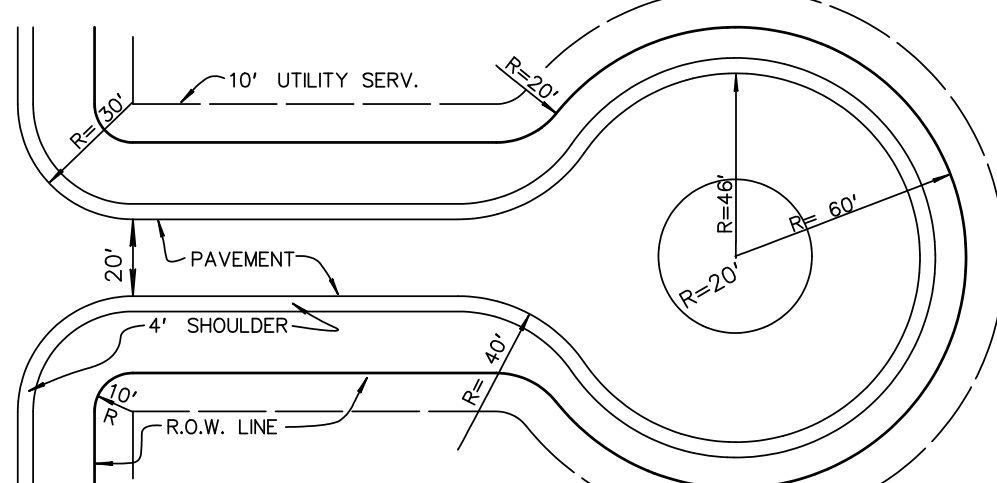
SECT. 12

SECT. 7

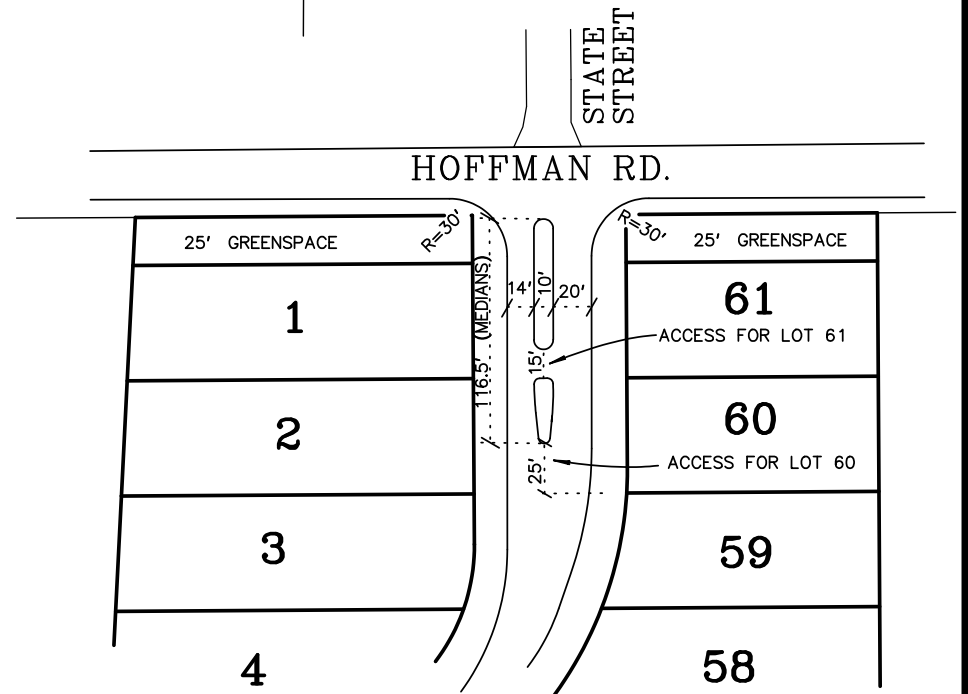
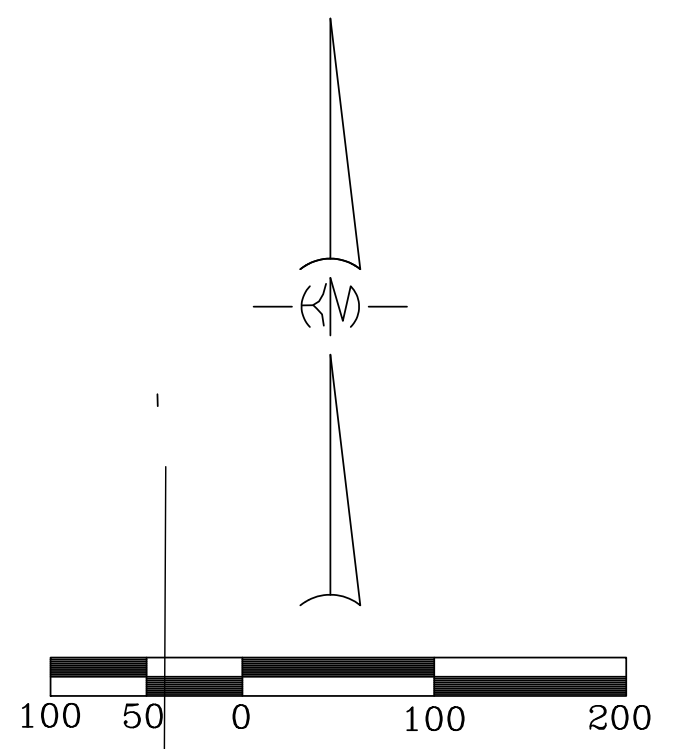
ROBERT RD.

SECT. 13

SECT. 18



CORNER & CUL-DE-SAC DETAIL



ENTRANCE DETAIL

**PRELIMINARY PLANS
RECEIVED
7/25/2019 - 11:00 A.M.
DEVELOPMENT
ENGINEERING**

**ENGINEERING
REVIEW COPY**

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

PROVIDED BY TAMMANY UTILITIES AT AN OFFSITE FACILITY.

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	

ABITA RIVER AND PONTCHITOLAWA CREEK
ULTIMATE SURFACE WATER DISPOSAL

FOR:

BELLVUE ESTATES 59, LLC
CORPORATION

BOBBY HURLEY
OFFICER

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED	FILE NO.
------------	----------

CLERK OF COURT

PRELIMINARY PLAT

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

REVISIONS		KELLY J. McHUGH & ASSOC., INC.	
DATE	DATE	CIVIL ENGINEERS & LAND SURVEYORS	
05-16-19		845 GALVEZ ST. - MANDEVILLE, LA.	
05-20-19		626-5611	
05-28-19		SCALE: 1" = 100'	DATE: 04-11-19
06-03-19		DRAWN: DRJ	JOB NO.: 13-042
07-25-19		CHECKED: KJM	DWG. NO.: 13-042-TP

General Comments:

1. An updated Traffic Impact Analysis including Phase 7 of this development must be submitted and approved by St. Tammany Parish and LADOTD.

Preliminary Plat:

2. The address for Lot #1585 shall be 282 Lakeshore Village South in lieu of 281 Lakeshore Village South.
3. The addresses for lots #1580-1582 need to be revised to be shown fronting Lakeshore Village South since these lots will be addressed off Lakeshore Village South.

Site Plan Comments:

4. Provide additional speed limit signs on Palm Landing Road and Wake Reserve Road.

Water & Sewer Plan:

5. A Letter of No Objection from St. Tammany Parish and L.D.H. approval is required for this development.
6. Provide written approval from Oak Harbor East Utilities for the proposed water and sewer plans.
7. Provide written verification from Oak Harbor East Utilities that the existing water and sewer systems this development is connecting to have sufficient capacity.

Informational Items:

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

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

Revised drawings will not be accepted for review or placement in the packet prior to the August 13, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

RESTRICTIVE COVENANTS:

- No certificate of occupancy shall be issued before the sewerage and water systems are installed and capable of effectively operating to a community (sewer) sewerage and/or water system(s), all as approved by the Department of Environmental Services of St. Tammany Parish. Whenever a subdivision is served by a community (sewer) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying private 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 water and any element of the community (sewer) water system (supply).
- The Community Development District.
- Construction of any nature is prohibited in all drainage easements/servitudes, excepting auxiliary structures that are to be owned and maintained by the Community Development District.
- No mobile or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may not become an annoyance or nuisance to the neighborhood, particularly the use of any oil or tank or tank storage.
- The minimum elevation for the lowest floor of all residential homes shall be a minimum of 1.0' M.S.L. (FANDBS) (GEOID 99) or 1 foot above the centeline of the road, whichever is greater. This subdivision is in FANDBS community plan 2252050530, Rev. 5-25-2005, and is situated on being in Flood Zone A.
- No lot will be further subdivided without approval of the St. Tammany Planning Commission and the Department of Environmental Services of St. Tammany Parish.
- Vehicle access is only allowed to the designated private right of way parcel along the rear of all lots. No driveway is to be allowed in front portion of lots and no driveway is to be allowed to directly connect to Lakeshore Village South Boulevard.
- The Community Development District will own and maintain all levees and pumps, lakes, subsurface drainage, road right of ways and drainage servitudes.
- Only one dwelling unit per lot will be allowed.
- Driveways on corner lots shall not be located any closer than twenty-six feet (26') from a corner of said property closest to the intersection as measured from the property where the said two street rights-of-way intersect.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	63.04.05"	500.00'	550.38'	S 47.04.05" W - 523.01'
C2	11.30.15"	405.00'	81.32'	S 09.46.54" W - 81.18'
C3	07.00.55"	1,095.00'	134.07'	S 07.32.14" W - 133.99'
C4	05.28.20"	500.00'	47.76'	S 21.00.18" W - 47.74'
C5	03.00.44"	550.00'	44.69'	N 21.14.05" E - 44.69'
C6	02.32.20"	500.00'	22.16'	N 21.59.54" E - 22.15'
C7	07.44.02"	500.00'	67.49'	N 19.24.03" E - 67.44'
C8	10.05.04"	1,929.50'	339.80'	S 20.22.53" E - 339.17'
C9	10.05.17"	1,817.50'	320.01'	S 20.23.00" W - 319.59'
C10	07.33.58"	1,817.50'	240.00'	N 30.13.09" E - 238.63'
C11	07.34.44"	1,929.50'	255.23'	S 30.12.35" W - 255.04'
C12	10.05.17"	1,817.50'	320.01'	S 40.08.25" W - 319.59'
C13	10.05.00"	1,929.50'	339.56'	N 40.06.18" E - 339.13'
C14	07.33.58"	1,817.50'	240.00'	N 50.11.42" E - 239.83'
C15	07.34.15"	1,929.50'	254.86'	S 50.11.33" W - 254.77'
C16	02.31.19"	1,817.50'	80.00'	S 56.30.00" E - 80.00'
C17	02.31.19"	1,929.50'	84.93'	N 56.30.00" E - 84.92'
C18	07.00.42"	1,838.50'	32.29'	S 25.55.47" W - 32.28'
C19	07.03.42"	1,838.50'	34.06'	S 34.31.56" W - 34.06'
C20	01.15.38"	1,838.50'	40.46'	S 45.46.50" W - 40.46'
C21	01.15.40"	1,838.50'	40.46'	S 54.36.51" W - 40.46'
C22	01.32.53"	1,890.25'	49.99'	N 58.32.05" E - 49.99'
C23	02.29.03"	2,153.04'	93.35'	N 35.03.49" W - 93.34'
C24	02.55.13"	1,951.54'	99.46'	S 35.16.32" E - 99.45'
C25	05.53.48"	2,067.39'	32.35'	S 32.33.42" E - 32.35'
C26	02.17.25"	2,113.31'	84.46'	N 31.47.54" W - 84.47'
C27	04.28.47"	2,001.31'	156.48'	N 30.48.58" W - 156.44'
C28	08.26.44"	1,473.50'	217.18'	S 50.32.53" W - 216.98'
C29	06.44.01"	1,361.50'	160.01'	S 48.41.32" W - 159.91'
C30	01.15.45"	1,453.00'	32.02'	S 45.41.40" W - 32.02'
C31	10.06.01"	1,361.50'	240.01'	S 40.00.42" W - 239.70'
C32	10.06.01"	1,473.50'	259.75'	S 40.00.42" W - 259.42'
C33	01.41.00"	1,452.50'	42.68'	S 34.07.16" W - 42.67'
C34	03.17.58"	1,473.50'	84.84'	S 33.37.48" W - 84.82'
C35	03.17.58"	1,361.50'	78.39'	S 31.57.48" W - 78.38'
C36	13.24.19"	691.00'	161.67'	S 23.16.41" W - 161.30'
C37	13.24.09"	803.00'	181.84'	S 23.15.46" W - 187.41'
C38	02.30.21"	782.00'	34.20'	S 15.19.31" W - 34.20'
C39	16.16.02"	950.00'	269.72'	N 21.50.49" E - 269.82'
C40	03.44.46"	1,620.50'	103.95'	N 31.51.13" E - 103.93'
C41	03.31.97"	1,509.50'	93.01'	S 31.44.49" W - 92.99'
C42	16.16.02"	838.00'	237.82'	S 21.50.49" W - 237.13'
C43	03.12.16"	2,010.62'	112.45'	N 31.03.14" W - 112.43'
C44	19.09.20"	1,670.50'	558.49'	N 44.35.31" E - 555.89'
C45	19.03.55"	1,782.50'	583.13'	S 44.38.42" W - 580.40'
C46	03.11.31"	2,010.62'	112.01'	N 35.40.42" W - 112.00'
C47	03.49.56"	1,670.50'	558.49'	N 44.35.31" E - 555.89'
C48	19.09.20"	1,670.50'	558.49'	N 44.35.31" E - 555.89'
C49	19.03.55"	1,782.50'	583.13'	S 44.38.42" W - 580.40'
C50	03.11.31"	2,010.62'	112.01'	N 35.40.42" W - 112.00'
C51	03.49.56"	1,670.50'	558.49'	N 44.35.31" E - 555.89'
C52	16.16.02"	1,000.00'	283.92'	N 21.50.49" E - 282.97'
C53	03.31.46"	975.00'	60.06'	N 15.28.41" E - 60.05'
C54	18.24.28"	1,782.50'	572.68'	N 24.47.03" E - 570.22'
C55	05.33.53"	500.00'	48.56'	S 12.45.05" W - 48.54'
C56	13.46.19"	500.00'	120.18'	N 18.51.18" E - 119.89'

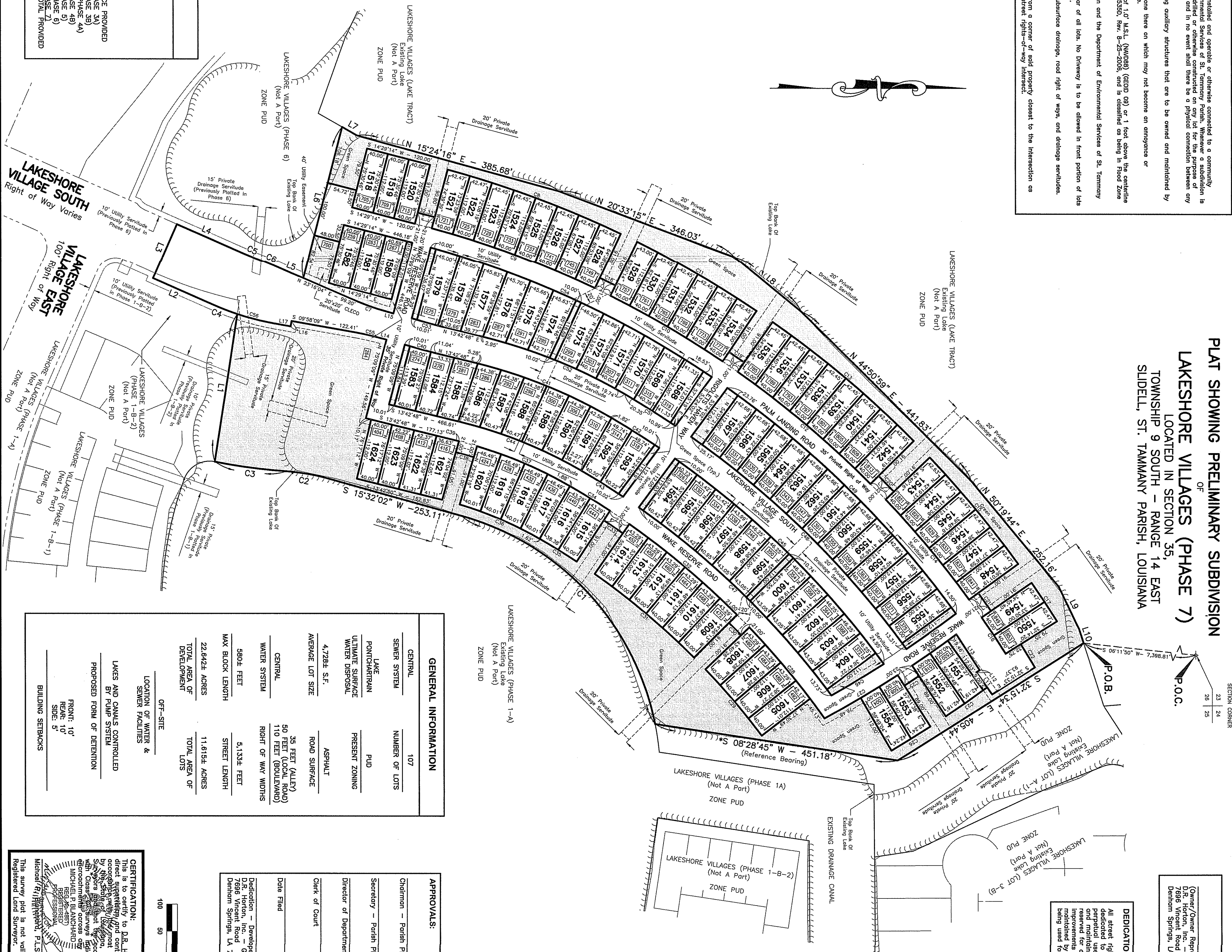
OPEN/GREEN SPACE CALCULATIONS (PHASE 7)

OPEN/GREEN SPACE REQUIRED	87,004 ACRES
X 0.28 S.F. OPEN/GREENSPACE	
(= 847,484 ± S.F.)	
OPEN/GREEN SPACE PROVIDED	5,318 ACRES (PHASE 3A)
3,682 ACRES (PHASE 3A)	
458.778 ACRES (PHASE 4A)	
1,779 ACRES (PHASE 4B)	
3,863 ACRES (PHASE 4B)	
2,179 ACRES (PHASE 5)	
2,520 ACRES (PHASE 5)	
7,469 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	44,492 ACRES TOTAL PROVIDED

PLAT SHOWING PRELIMINARY SUBDIVISION

LAKE SHORE VILLAGES (PHASE 7)

LOCATED IN SECTION 35,
TOWNSHIP 9 SOUTH - RANGE 14 EAST
SIDEELL, ST. TAMMANY PARISH, LOUISIANA



FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of August 6, 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)
 ☒ 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

This project was postponed for one month at the July 9, 2019 meeting.

Periodic inspections were made by this office during construction and a second final inspection was made on July 31, 2019. The inspection disclosed that the subsurface drainage, sewer and water lines, and asphalt roadways are constructed within all areas except at the roundabout where the final two (2) inches of asphalt wearing course and other items need to be constructed.

The developer is requesting that a Performance Obligation be established for the uncompleted work so that the plats can be recorded. This process has been approved by the Commission in the past and no objection is offered by this department.

If final approval is granted for this phase a Performance Obligation in the amount of \$131,500.00 will be required for a period of six (6) months covering the cost of the uncompleted items all in accordance with the letter dated July 30, 2019 from Duplantis Design Group, PC (copy attached).

No Warranty Obligation will be required at this time and will be established upon completion of the work covered under the Performance Obligation. The Warranty Obligation required will be in the amount of 5,805 linear feet x \$22.00 per linear foot = \$127,700.00 for a period of two (2) years.

General Information:

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

Final Plat:

2. A permanent benchmark needs to be established within this phase and depicted on the Final Plat.
3. The subdivision boundary phase line needs to be revised to include the Lakeshore Village West and North Ring Road Drive roundabout area that the Performance Obligation is being established for.

Sewer & Water Plan:

4. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.
5. Provide a water and sewer system capacity letter verifying that the existing system has capacity to service this phase of Lakeshore Villages.

Informational Items:

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 August 13, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

1. **RESIDENTIAL COVENANTS:** The lot situated where the proposed residential development is located shall be used for residential purposes only. The lot shall be used for residential purposes only and shall not be used for any other purpose. The lot shall be used for residential purposes only and shall not be used for any other purpose. The lot shall be used for residential purposes only and shall not be used for any other purpose.
2. **Construction of any nature, including fences, is prohibited in certain designated areas.**
3. **No notices or offensive activity shall be carried on upon any lot, nor shall anything be done there on or upon or from any lot, which may not become an annoyance or nuisance to the neighborhood, particularly the use of lots as trash or junk vehicle storage.**
4. **The minimum elevation for the lowest floor of all residential buildings shall be a minimum of 1.0' M.S.L. above the highest adjacent flood plain elevation. The minimum elevation for the lowest floor of all residential buildings shall be a minimum of 1.0' M.S.L. above the highest adjacent flood plain elevation. The minimum elevation for the lowest floor of all residential buildings shall be a minimum of 1.0' M.S.L. above the highest adjacent flood plain elevation.**
5. **No lot will be further subdivided without approval of the St. Tammany Planning Commission and the Department of Environmental Services of St. Tammany Parish.**
6. **Driveways for all owner lots are to maintain a minimum distance of sixty (60') feet from a center or side property closest to the intersection as measured from the property line on the corner of the minimum distance of fifty-two (52') feet from a center of said property closest to the intersection or measured from the property line on the corner of the property where the said two street right-of-way intersect.**
7. **It shall be prohibited for any lot within an approved subdivision to have more access to a driveway than the lot immediately adjacent to the driveway. The lot shall be used for residential purposes only and shall not be used for any other purpose.**
8. **The existing street elevation stationing controls, including the curbs, sidewalks, and pump station, are to be owned and maintained by the Community Development District.**
9. **The residents within Phases A-4, will have the right to utilize the existing lot entirely located within Lusher's Village development for recreational purposes.**

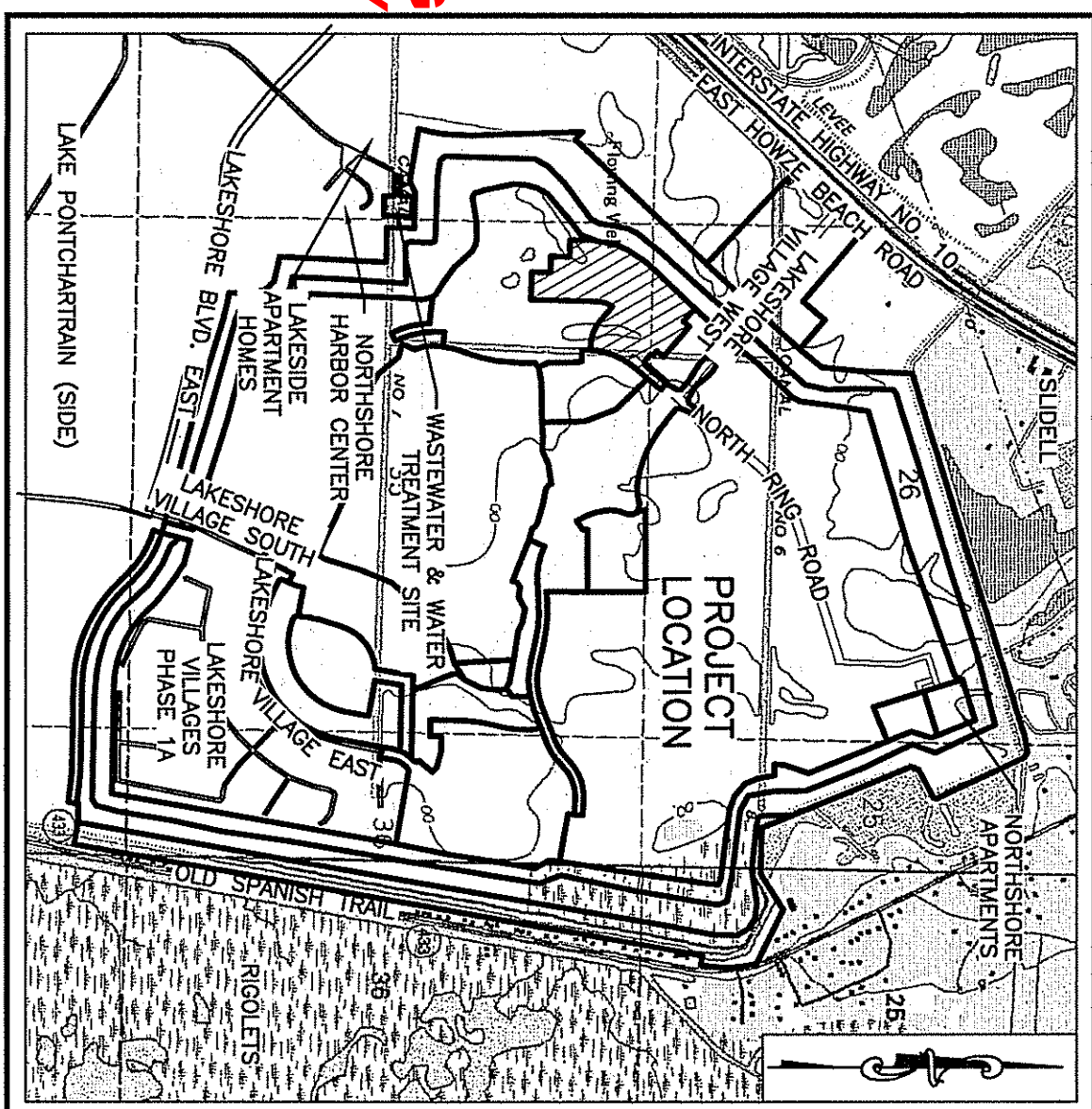
PLAT SHOWING FINAL SUBDIVISION

LAKE SHORE VILLAGES (PHASE 4-A-1)
 LOCATED IN SECTIONS 25, 35, & 36
 TOWNSHIP 9 SOUTH - RANGE 14 EAST
 SLIDELL, ST. TAMMANY PARISH, LOUISIANA

DEDICATION:

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

**FINAL PLANS
RECEIVED
6/14/2019 - 00:00 A.M.
DEVELOPMENT
ENGINEERING**



VICINITY MAP
SCALE 1" = 2000'

- NOTES:**
- 1.) Zoning: (PUD Planned Unit Development)

- Front = 20' (20' & 25' along canal)
Rear = 19' (20' & 25' along canal)
Side = 19' (20' & 25' along canal)
Subplot lines and measurements shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
- 2.) **Reference Maps:**
- a.) Survey Map of Portions of Sections 1, 2, 3, 4, & 1105-R14E And Portions Of Sections 25, 26, 27, 28, & 35-R14E, And Sections 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822

- 3.) Basis of Bearings: as shown on Reference Map "A".
- 4.) Represents the Basis of Bearings: Distances shown are U.S. Survey feet.
- 5.) Basis of Elevations: hereon are based on the North American Vertical Datum of 1988 - NAD 83' (seal 120) using GPS Cokert-RTN system conducted on September 14, 2016.
- 6.) Flood Map: The property hereon is located in Flood Zone "XAE-1" per FEMA LOMR dated December 27, 2021 (FEMA LOMR #2021-00053550). Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- 7.) Utilities: The underground utilities shown have been located from visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprises all such utilities in the area, either in service or abandoned. The surveyor indicated, the surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey

- 7.) No attempt was made by Accord Sampling, LLC, to verify the actual legal ownership, lease restrictions, easements, rights-of-way or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable services and restrictions are shown hereon. The surveyor has no title search or public record search in compiling the data for this survey.
- 8.) All wellheads have been permitted through MN 2002-1717 dated May 7, 2004, which was most recently modified on February 3, 2011, and June 27, 2013.
- 9.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon the best knowledge, information and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
- 10.) The surveyor has no knowledge or observed any evidence of the site used as a solid waste dump, stump or sanitary landfill.

- 11) *Sire TBMs's* (Temporary Branch Marks):
 #1 - (T.B.M. #Control Exhibit) $3/4^{\text{th}}$ Iron Road & Leane Cove (Southeast of Lot 3-A) Elevation = 18,692 feet NAD'83 NS1780.043.907 ES3.67286.17
 #2 - (T.B.M. #Control Exhibit) $3/4^{\text{th}}$ Iron Road & Leane Cove (Southeast of Lot 3-A) Elevation = 18,687 feet NAD'83 NS1780.043.907 ES3.67286.17
 #3 - (T.B.M. #Control Exhibit) $3/4^{\text{th}}$ Iron Road & Leane Cove (Southeast of Lot 3-A) Elevation = 18,687 feet NAD'83 NS1780.043.907 ES3.67286.17
 #4 - (T.B.M. #Control Exhibit) Brass Cap (USE-01) & Pump Station (Northeastern Lot A) Elevation = 14,587 feet NAD'83 NS1780.043.907 ES3.67286.17

SHEET 1 OF 2

ACADIA 
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

APPROVALS:	
Chairman	Forish Planning Commission
Secretary	Forish Planning Commission
Director of Department of Engineering	
Clerk of Court	
Date Filed	File No.

TION:

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

(MUD) RES. 1/1/19
 RECEIVED
 PROFESSIONAL
 07/29/19
 Michael P. Brinkhoff, P.L.S., Reg. No. 4961

SCALE: 1" = 100'
SCALE IN FEET

A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 50, 100, 200, and 300, representing feet. The total length of the bar is 300 feet.

OPEN/GREEN SPACE CALCULATIONS (PHASE 4-A-1)	
OPEN/GREEN SPACE REQUIRED	29.135 ACRES
X 0.25 S.F. OPEN/GREENSPACE	
7284 ACRES REQUIRED	
(= 317,281 ± S.F.)	
OPEN/GREEN SPACE PROVIDED	
3,062 ACRES (PHASE 3A)	
2,806 ACRES (PHASE 3B)	
4,507.78 ACRES (PHASE 3C)	
1,173 ACRES (PHASE 4B)	
3,663 ACRES (PHASE 5)	
21,751 ACRES (PHASE 6)	
71,554 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	
OPEN/GREEN SPACE PROVIDED	
3,313 ACRES (PHASE 3A)	
3,018 ACRES (PHASE 3B)	
4,507.78 ACRES (PHASE 3C)	
1,289 ACRES (PHASE 4B)	
0,557 ACRES (PHASE 5)	
13,334 ACRES (PHASE 6)	
453,177 ACRES TOTAL PROVIDED	

Date

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

TOTAL AREA OF DEVELOPMENT	1.35 ± ACRES
TOTAL AREA OF LOTS	20.728 ± ACRES
OFF-SITE	
LOCATION OF WATER & SEWER FACILITIES	
LAKES AND CANALS CONTROLLED BY PUMP SYSTEM	
PROPOSED FORM OF DETENTION	
FRONT: 20'	
REAR: 15' (20' & 25' ALONG CANAL)	
SIDE: 5' (10' ALONG R.O.W.)	
BUILDING SETBACKS	

GENERAL INFORMATION - (PHASE 4-A-1)

CENTRAL	106
SERIES SYSTEM	NUMBER OF LOTS
LIME PITCHER/STRAIN	PUD
ULTIMATE SURFACE WATER DISPOSAL	PRESERVE ZONING
8,518 ± S.F.	ASPHALT
AVERAGE LOT SIZE	ROAD SURFACE
CENTRAL	50 FEET (LOCAL) 80 FEET HWY/ 210 FEET MAX/LOCAL/AV
WATER SYSTEM	RIGHT OF WAY WIDTHS
1,063' ± FEET	5,800' ± FEET
MAX BLOCK LENGTH	STREET LENGTH

[illegible]

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

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	285.639°	1,355.00°	64.54'	S 65.34.05" E – 677.38'
C2	2819.500°	510.01°	260.04'	N 85.92.00" E – 257.23'
C3	134.9143°	90.00°	211.84'	S 41.45.31" E – 166.22'
C4	34.23.27°	380.00°	226.69'	S 08.28.35" W – 224.68'
C5	262.937°	716.81°	331.18'	S 21.98.02" E – 328.27'
C6	16.20.25°	1,355.00°	386.44'	S 86.95.42" E – 386.13'
C7	33.38.19°	746.00°	433.39'	N 04.46.01" E – 431.14'
C8	28.99.54°	446.00°	209.69'	N 84.06.15" E – 202.75'
C9	52.29.03°	555.00°	505.39'	N 65.50.49" E – 480.80'
C10	57.29.03°	465.00°	425.69'	S 66.50.49" W – 411.21'
C11	26.99.54°	535.00°	252.10'	S 54.06.14" W – 249.77'
C12	33.38.20°	835.00°	480.24'	S 84.55.11" W – 463.33'
C13	16.20.25°	1,265.00°	380.77'	N 86.95.42" W – 386.55'
C14	27.51.16°	808.81°	395.20°	N 81.07.32" W – 389.34'
C15	24.42.52°	87.31°	376.43°	S 13.02.54" W – 414.53'
C16	31.95.14°	945.00°	527.58°	S 11.32.29" E – 520.75'
C17	22.41.26°	1,035.00°	408.89°	N 16.04.54" W – 407.21'
C18	42.32.08°	1,184.16°	516.89°	N 40.22.30" E – 516.89'
C19	90.00.00°	25.00°	39.27°	N 83.92.00" E – 35.86'
C20	66.22.00°	25.00°	28.96°	N 72.03.00" E – 27.37'
C21	23.38.00°	25.00°	10.31°	S 62.57.00" E – 10.24'
C22	90.00.00°	25.00°	38.27°	N 06.08.00" W – 35.36'
C23	16.08.43°	55.00°	160.45°	N 06.08.00" W – 159.31'
C24	48.93.07°	55.00°	44.65°	N 54.29.47" E – 42.86'
C25	44.19.03°	55.00°	42.48°	N 09.25.44" E – 41.43'
C26	44.19.03°	55.00°	42.48°	N 34.49.21" W – 41.43'
C27	32.45.28°	55.00°	31.45°	N 73.19.38" W – 31.02'
C28	38.27.15°	55.00°	36.81°	N 31.47.16" W – 36.82'
C29	38.27.15°	55.00°	36.81°	N 21.47.16" W – 36.82'
C30	44.38.40°	55.00°	42.86°	N 70.20.13" W – 41.78'
C31	56.07.26°	55.00°	55.79°	S 50.16.44" W – 53.43'
C32	23.32.45°	55.00°	22.60°	S 14.28.39" W – 22.44'
C33	16.11.137°	55.00°	159.53°	S 08.90.35" W – 159.20'
C34	78.14.47°	55.00°	76.07°	S 52.07.28" W – 70.15'
C35	44.25.08°	55.00°	42.64°	S 09.42.38" E – 41.58'
C36	42.51.42°	55.00°	40.82°	S 53.10.55" E – 39.88'
C37	90.00.00°	25.00°	39.27°	S 06.08.00" E – 35.36'
C38	90.00.00°	25.00°	39.27°	S 83.92.00" W – 35.36'
C39	16.51.91°	55.00°	160.17°	S 60.97.45" W – 159.28'
C40	38.08.15°	55.00°	43.61°	N 34.40.45" W – 35.84'
C41	44.43.28°	55.00°	43.61°	N 78.08.39" W – 41.65'
C42	45.41.35°	55.00°	43.68°	S 58.40.50" W – 42.71'
C43	38.18.16°	55.00°	36.77°	S 16.40.55" W – 36.08'
C44	41.55.25°	55.00°	38.41°	S 21.02.36" W – 37.63'
C45	08.19.40°	55.00°	57.86°	S 35.61.18" W – 57.85'
C46	08.19.03°	55.00°	57.14°	S 28.37.28" W – 57.71'
C47	08.18.05°	55.00°	57.74°	S 23.19.00" W – 57.71'
C48	08.18.05°	55.00°	57.74°	S 17.01.15" W – 57.71'
C49	08.18.05°	55.00°	57.74°	S 10.43.10" W – 57.71'
C50	07.28.14°	55.00°	68.61°	S 03.49.30" W – 68.61'
C51	90.00.00°	25.00°	39.27°	N 45.04.53" E – 35.36'
C52	40.04.34°	425.00°	299.27°	S 70.02.36" W – 281.25'
C53	04.07.19°	425.00°	35.60°	S 86.01.14" W – 35.60'
C54	07.42.49°	425.00°	57.22°	S 82.06.10" W – 57.17'
C55	09.29.39°	425.00°	71.66°	S 73.24.55" W – 71.58'
C56	09.29.39°	425.00°	71.66°	S 63.45.16" W – 71.58'
C57	07.42.49°	425.00°	57.22°	S 50.50.61" W – 57.17'
C58	01.12.17°	425.00°	8.94°	S 56.38.28" W – 8.94'
C59	48.95.26°	73.00°	65.35°	S 28.02.35" W – 63.30'
C60	08.10.47°	73.00°	10.71°	S 45.54.56" W – 10.70'
C61	35.03.94°	73.00°	43.88°	S 24.18.00" W – 43.17'
C62	08.41.35°	73.00°	43.88°	S 03.25.41" W – 8.76'
C63	14.10.03°	55.00°	136.36°	S 70.93.11" E – 103.70'
C64	51.01.00°	55.00°	44.61°	S 28.25.35" E – 41.37'
C65	46.28.24°	55.00°	44.61°	S 74.10.17" E – 43.40'
C66	43.31.27°	55.00°	41.78°	N 08.48.47" E – 40.78'
C67	11.03.15°	375.00°	72.57°	N 84.32.16" E – 72.45'
C68	04.26.00°	375.00°	28.02°	N 87.51.55" E – 28.01'
C69	08.35.15°	375.00°	33.08°	N 82.19.16" E – 43.33'
C70	75.48.52°	25.00°	33.08°	N 63.05.56" W – 30.72'
C71	24.94.32°	305.00°	140.82°	S 37.36.16" E – 139.72'
C72	15.47.08°	325.00°	89.54°	S 33.05.04" E – 89.26'
C73	09.02.24°	325.00°	51.28°	S 43.29.50" E – 51.23'
C74	33.53.12°	425.00°	46.23°	S 66.57.98" E – 247.71'
C75	08.13.99°	425.00°	46.23°	S 53.08.02" E – 46.21'
C76	07.42.49°	425.00°	57.22°	S 60.06.25" E – 57.17'
C77	07.42.49°	425.00°	57.22°	S 67.48.14" E – 57.17'
C78	07.42.49°	425.00°	57.22°	S 75.23.03" E – 57.17'
C79	04.30.46°	425.00°	33.48°	S 81.38.51" E – 33.47'
C80	84.53.05°	25.00°	3.86°	N 79.20.15" W – 3.86'
C81	09.07.50°	25.00°	3.86°	N 79.20.15" W – 3.86'
C82	75.45.14°	25.00°	33.05°	N 36.53.47" W – 30.70'
C83	28.24.27°	1,035.00°	513.16°	S 13.13.23" E – 507.62'
C84	05.43.01°	1,035.00°	103.27°	S 01.52.40" E – 103.23'
C85	88.42.12°	25.00°	36.14°	N 51.14.40" E – 35.86'
C86	28.30.11°	375.00°	173.56°	S 70.39.09" E – 173.82'
C87	07.01.19°	375.00°	14.01°	S 80.23.20" E – 45.88'
C88	07.01.19°	375.00°	127.45°	S 67.08.14" E – 126.64'
C89	90.59.25°	25.00°	39.68°	S 11.55.51" E – 35.86'
C90	17.20.50°	425.00°	128.61°	N 24.51.57" E – 128.18'
C91	05.27.47°	425.00°	40.52°	N 30.48.59" E – 40.51'
C92	07.48.13°	425.00°	57.84°	N 24.10.28" E – 57.84'
C93	04.04.49°	425.00°	30.47°	N 16.13.57" E – 30.46'
C94	16.06.39°	1,225.00°	344.45°	N 08.01.13" E – 343.32'
C95	00.30.08°	1,225.00°	10.74°	N 15.58.28" E – 10.74'
C96	02.52.32°	1,225.00°	61.48°	N 14.15.06" E – 61.48'
C97	02.52.32°	1,225.00°	61.48°	N 11.22.35" E – 61.48'
C98	02.52.32°	1,225.00°	61.48°	N 08.05.03" E – 61.48'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C99	02.52.32°	1,225.00°	61.48°	N 05.37.31" E – 61.48'
C100	02.52.32°	1,225.00°	61.48°	N 02.44.56" E – 61.48'
C101	01.13.56°	1,225.00°	26.30°	N 07.41.46" E – 26.30'
C102	90.00.00°	25.00°	39.27°	S 63.04.53" W – 35.36'
C103	90.00.00°	25.00°	39.27°	N 44.95.07" W – 35.36'
C104	16.08.39°	1465.00°	411.34°	N 06.08.13" E – 410.56'
C105	00.46.10°	1,465.00°	19.67°	N 02.27.58" E – 19.67'
C106	02.31.05°	1,465.00°	64.39°	N 03.30.00" E – 64.39'
C107	02.31.05°	1,465.00°	64.39°	N 07.00.38" E – 64.39'
C108	02.31.05°	1,465.00°	64.39°	N 03.31.41" E – 64.39'
C109	02.31.05°	1,465.00°	64.39°	N 07.00.44" E – 64.39'
C110	02.31.05°	1,465.00°	64.39°	N 07.39.51" E – 64.39'
C111	02.31.05°	1,465.00°	64.39°	N 12.19.56" E – 64.39'
C112	02.31.05°	1,465.00°	64.39°	N 14.30.00" E – 64.39'
C113	02.31.05°	1,465.00°	64.39°	N 16.01.02" E – 64.39'
C114	02.31.05°	1,465.00°	64.39°	N 17.01.02" E – 64.39'
C115	02.31.05°	1,465.00°	64.39°	N 18.01.02" E – 64.39'
C116	02.31.05°	1,465.00°	64.39°	N 19.01.02" E – 64.39'
C117	02.31.05°	1,465.00°	64.39°	N 20.01.02" E – 64.39'
C118	02.31.05°	1,465.00°	64.39°	N 21.01.02" E – 64.39'
C119	02.31.05°	1,465.00°	64.39°	N 22.01.02" E – 64.39'
C120	02.31.05°	1,465.00°	64.39°	N 23.01.02" E – 64.39'
C121	02.31.05°	1,465.00°	64.39°	N 24.01.02" E – 64.39'
C122	02.31.05°	1,465.00°	64.39°	N 25.01.02" E – 64.39'
C123	02.31.05°	1,465.00°	64.39°	N 26.01.02" E – 64.39'
C124	02.31.05°	1,465.00°	64.39°	N 27.01.02" E – 64.39'
C125	02.31.05°	1,465.00°	64.39°	N 28.01.02" E – 64.39'
C126	02.31.05°	1,465.00°	64.39°	N 29.01.02" E – 64.39'
C127	02.31.05°	1,465.00°	64.39°	N 30.01.02" E – 64.39'
C128	02.31.05°	1,465.00°	64.39°	N 31.01.02" E – 64.39'
C129	02.31.05°	1,465.00°	64.39°	N 32.01.02" E – 64.39'
C130	02.31.05°	1,465.00°	64.39°	N 33.01.02" E – 64.39'
C131	02.31.05°	1,465.00°	64.39°	N 34.01.02" E – 64.39'
C132	02.31.05°	1,465.00°	64.39°	N 35.01.02" E – 64.39'
C133	02.31.05°	1,465.00°	64.39°	N 36.01.02" E – 64.39'
C134	02.31.05°	1,465.00°	64.39°	N 37.01.02" E – 64.39'
C135	02.31.05°	1,465.00°	64.39°	N 38.01.02" E – 64.39'
C136	02.31.05°	1,465.00°	64.39°	N 39.01.02" E – 64.39'
C137	02.31.05°	1,465.00°	64.39°	N 40.01.02" E – 64.39'
C138	02.31.05°	1,465.00°	64.39°	N 41.01.02" E – 64.39'
C139	02.31.05°	1,465.00°	64.39°	N 42.01.02" E – 64.39'
C140	02.31.05°	1,465.00°	64.39°	N 43.01.02" E – 64.39'
C141	02.31.05°	1,465.00°	64.39°	N 44.01.02" E – 64.39'
C142	02.31.05°	1,465.00°	64.39°	N 45.01.02" E – 64.39'
C143	02.31.05°	1,465.00°	64.39°	N 46.01.02" E – 64.39'
C144	02.31.05°	1,465.00°	64.39°	N 47.01.02" E – 64.39'
C145	02.31.05°	1,465.00°	64.39°	N 48.01.02" E – 64.39'
C146	02.31.05°	1,465.00°	64.39°	N 49.01.02" E – 64.39'
C147	02.31.05°	1,465.00°	64.39°	N 50.01.02" E – 64.39'
C148	02.31.05°	1,465.00°	64.39°	N 51.01.02" E – 64.39'
C149	02.31.05°	1,465.00°	64.39°	N 52.01.02" E – 64.39'
C150	02.31.05°	1,465.00°	64.39°	N 53.01.02" E – 64.39'
C151	02.31.05°	1,465.00°	64.39°	N 54.01.02" E – 64.39'
C152	02.31.05°	1,465.00°	64.39°	N 55.01.02" E – 64.39'
C153	02.31.05°	1,465.00°	64.39°	N 56.01.02" E – 64.39'
C154	02.31.05°	1,465.00°	64.39°	N 57.01.02" E – 64.39'
C155	02.31.05°	1,465.00°	64.39°	N 58.01.02" E – 64.39'
C156	02.31.05°	1,465.00°	64.39°	N 59.01.02" E – 64.39'
C157	02.31.05°	1,465.00°	64.39°	N 60.01.02" E – 64.39'
C158	02.31.05°	1,465.00°	64.39°	N 61.01.02" E – 64.39'
C159	02.31.05°	1,465.00°	64.39°	N 62.01.02" E – 64.39'
C160	02.31.05°	1,465.00°	64.39°	N 63.01.02" E – 64.39'
C161	02.31.05°	1,465.00°	64.39°	N 64.01.02" E – 64.39'
C162	02.31.05°	1,465.00°	64.39°	N 65.01.02" E – 64.39'
C163	02.31.05°	1,465.00°	64.39°	N 66.01.02" E – 64.39'
C164	02.31.05°	1,465.00°	64.39°	N 67.01.02" E – 64.39'
C165	02.31.05°	1,465.00°	64.39°	N 68.01.02" E – 64.39'
C166	02.31.05°	1,465.00°	64.39°	N 69.01.02" E – 64.39'
C167	02.31.05°	1,465.00°	64.39°	N 70.01.02" E – 64.39'
C168	02.31.05°	1,465.00°	64.39°	N 71.01.0

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of August 6, 2019)

CASE NO.: 2019-1560-FP

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

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

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

SECTION: 35 & 36

WARD: 9

TOWNSHIP: 9 SOUTH

PARISH COUNCIL DISTRICT: 13

RANGE: 14 EAST

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

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

TOTAL ACRES IN DEVELOPMENT: 17.625

NUMBER OF LOTS: 86 AVERAGE LOT SIZE: 6,505 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 a final inspection was made on July 31, 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 the asphalt roadways in this phase.
2. Provide utility trench backfill and bedding test results.

Final Plat:

3. Update the signature approval block on page two (2) of the Final Plat to include signature lines for all required signatures.
4. Update the street length in the general information table to show the correct total.
5. A permanent benchmark needs to be established within this phase and depicted on the Final Plat.
6. Restrictive Covenant #6 needs to be revised to reflect this phase of Lakeshore Villages.

Water & Sewer Plan:

7. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.
8. Provide a water and sewer system capacity letter verifying the existing system has capacity to service this phase of Lakeshore Villages.

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 2,722 linear feet x \$22.00 per linear foot = \$59,900.00 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 August 13, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

