

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM - TUESDAY, SEPTEMBER 10, 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 AUGUST 13, 2019 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

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

Postponed at the August 13, 2019 meeting

2019-1585-MSP

A minor subdivision of Parcel 3-B-2 into Parcels 3-B-2-A, 3-B-2-B & 3-B-2-C

Owners: Maurmont Properties, LLC

Surveyor: Acadia Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of East Brewster Road, west of Stirling Blvd, Covington, Louisiana. Ward 1, District 1

2019-1586-MSP

A minor subdivision of Parcel 1 being 40.22 acres into Parcels 1-A & 1-B

Owners: Angela Bass, Virginia Modello, Hannah M. Holly, Frank Joseph Modello III

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. James A. Thompson

General Location: The property is located on the north side of LA Highway 1078, east of Davidson Road, Folsom, Louisiana. Ward 3, District 3

2019-1600-MSP

A minor subdivision of 11.36 acres being a 10.10 acre parcel & Parcel B-2 into Parcels 1, 2 & 3

Owners: William & Shari Karanas

Surveyor: John E. Bonneau & Associates, Inc

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

General Location: The property is located on the south side of LA Highway 1088, west of Forest Brook Blvd, Mandeville, Louisiana. Ward 4, District 7

2019-1608-MSP

A minor subdivision of parcel A2B2 being 3.07 acres into Parcels A2B2-1, A2B2-2, A2B2-3, A2B2-4

Owners: Lusk Management LLC –Blake Lusk

Surveyor: Kelly McHugh & Associates, Inc

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

General Location: The property is located on the south side of Hickory Street, east of US Highway 190 Service Road, Covington, Louisiana. Ward 4, District 5

RESUBDIVISION REVIEW

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2019-1604-PP

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3 District 3

2019-1607-PP

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

FINAL SUBDIVISION REVIEW

2019-1599-FP

Terra Bella, Phase 1A-10

Developer/Owner: Terra Bella Group, LLC

Engineer/Surveyor: Kelly McHugh and Associates, Inc.

Parish Council District Representative: Hon. Marty Dean and Hon. James Thompson

General Location: The property is located on the north side of LA Hwy 1085, west of Bricker Road, Covington, Louisiana. Ward 1 District 1& 3

2019-1603-FP

Ashton Parc, 4th Filing

Developer/Owner: First Horizon, Inc.

Engineer/Surveyor: Benchmark Group, LLC

Parish Council District Representative: Hon. Chris Canulette

General Location: The property is located on the south side of Haas Road, east of U. S. Highway 11 and north of North Queens Drive, Slidell, Louisiana. Ward 8 District 8

2019-1605-FP

Lakeshore Villages, Phase 4-B

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

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

Parish Council District Representative: Hon. S. Michele Blanchard

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

2019-1606-FP

Lakeshore Villages, Phase 4-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. 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

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MINUTES
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

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

Absent: N/A

Staff Present: Stair, Tissue, Lambert, Reynolds, Cleland, Riles, Lange, Vorenkamp

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

INVOCATION - Randolph presented the Invocation

PLEDGE OF ALLEGIANCE - Richard presented the Pledge of Allegiance

DOHERTY INTRODUCED TOM SEEGER AS THE NEW COMMISSIONER - NOT SWORN IN YET

APPROVAL OF THE JULY 9, 2019 MINUTES

Fitzmorris moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2019-1561-MSP - POSTPONED

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

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

Opposition: None

Richard moved to postpone for one month, second by Willie.

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

Nay: N/A

Abstain: N/A

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**Entering the Tammany Trace - APPROVED**

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

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: Tony Zanca

Bagert moved to approve, second by Lorren.

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

Nay: N/A

Abstain: N/A

Entering Parish Right-of-Way - APPROVED

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

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: Kent Helwig

Randolph moved to approve, second by Richard.

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

Nay: N/A

Abstain: N/A

REVOCATION REVIEW**REV19-05-001 - APPROVED**

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

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 approve, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

REV19-07-002 - APPROVED

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

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

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW

2019-1531-MSP - APPROVED

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

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

Opposition: Kent Helwig

Randolph moved to approve, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

Absent: Richard

2019-1551-MSP - APPROVED

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Enid Shawn Poole Gorringer

Opposition: None

Fitzmorris moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

2019-1567-MSP - APPROVED

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

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

Lorren moved to approve, second by Fitzmorris.

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

Nay: N/A

Abstain: Richard

RESUBDIVISION REVIEW

2019-1542-MRP - APPROVED

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

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

Opposition: None

Randolph moved to approve, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

2019-1555-MRP - APPROVED

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

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

Opposition: None

Randolph moved to approve, second by Fitzmorris.

Yea: Lorren, Parker, Richard, Doherty, Bagert, Fitzmorris, Crawford, Randolph

Nay: Willie and Drumm

Abstain: N/A

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

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

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

Opposition: None

Randolph moved to approve, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

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

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

Opposition: None

Randolph moved to approve, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW

2019-1514-FP - APPROVED

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

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

Opposition: None

Randolph moved to approve, second by Lorren.

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

Nay: N/A

Abstain: N/A

2019-1560-FP - APPROVED

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

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

Opposition: None

Randolph moved to approve, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of September 3rd, 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: Parcel located at the 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.
- Due to the close location in watershed and to the Tchefuncte River Basin, detentions ponds will have no beneficial effect. A waiver of the detention requirements will be required and if approved, a "fee in lieu" of drainage shall be paid.

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 the following notations: Private Drive must be constructed prior to the issuance of any building permit.
3. Revise note to reflect that the setbacks shall meet the A-4 Single Family Residential Zoning District Requirements.
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 shall be indicated on the survey.
6. The square footage/acreage of the road shall be excluded from the square footage/acreage of the proposed lots.
7. Note that under Minimum Restrictive Covenants No.9 following language shall be changed to Chapter 125 - Subdivision Regulations instead of Parish Ordinance No. 499.

8. Provide arrows depicting the locations of the existing lot lines.
9. Survey is amended as follow: “Tchefuncta River” should be “Tchefuncte River”.

If the commission decides to approve this request, and a waiver of the regulation is required, 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

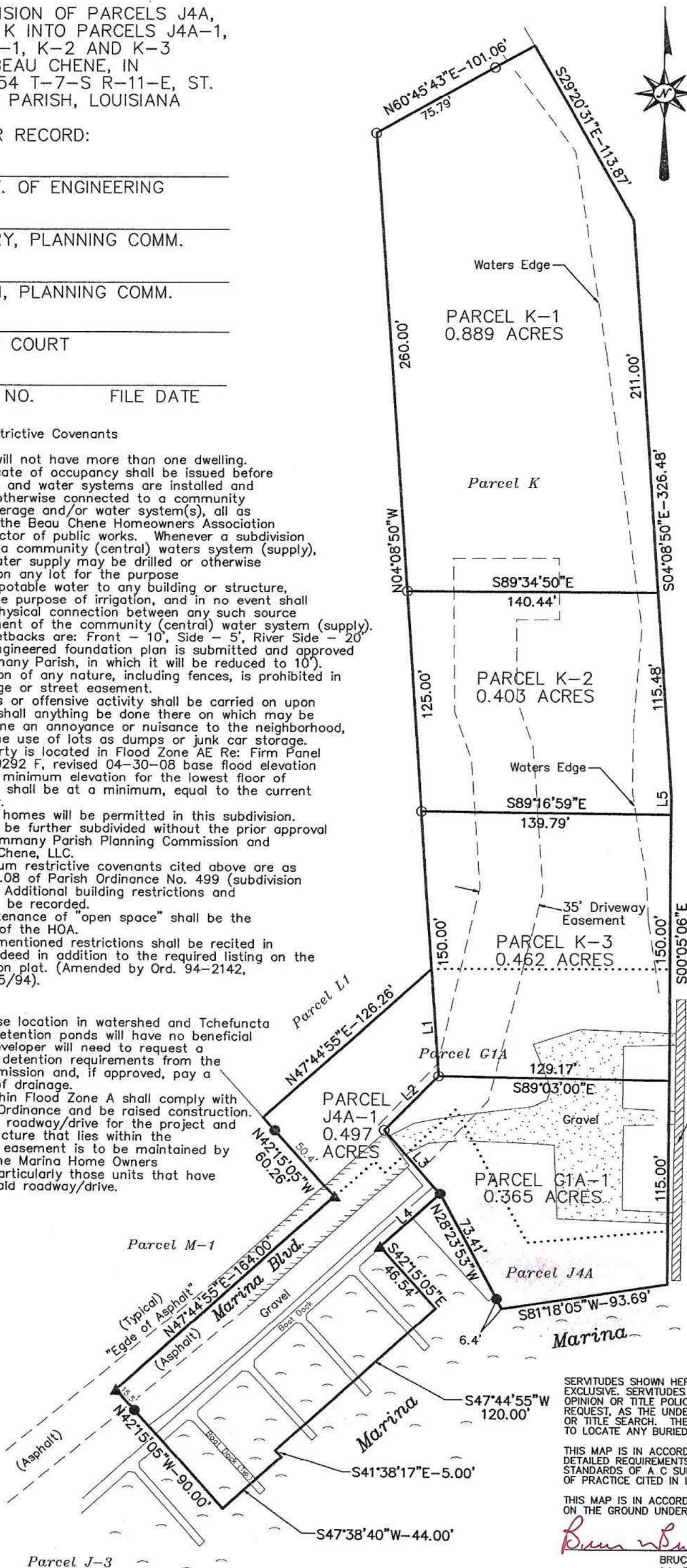
MAP FILE NO. FILE DATE

Minimum Restrictive Covenants

1. Each lot will not have more than one dwelling.
2. No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Beau Chene Homeowners Association (BCHOA) director of public works. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
3. Building setbacks are: Front - 10', Side - 5', River Side - 20' (unless an engineered foundation plan is submitted and approved by St. Tammany Parish, in which it will be reduced to 10').
4. Construction of any nature, including fences, is prohibited in parish drainage or street easement.
5. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may be or may become an annoyance or nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
6. This property is located in Flood Zone AE Re: Firm Panel No. 22103C 0292 F, revised 04-30-08 base flood elevation 11.0 ft. The minimum elevation for the lowest floor of all residences shall be at a minimum, equal to the current BFE or higher.
7. No mobile homes will be permitted in this subdivision.
8. No lot will be further subdivided without the prior approval of the St. Tammany Parish Planning Commission and Marina Beau Chene, LLC.
9. The minimum restrictive covenants cited above are as per Section 7.08 of Parish Ordinance No. 499 (subdivision regulations). Additional building restrictions and covenants will be recorded.
10. The maintenance of "open space" shall be the responsibility of the HOA.
11. The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat. (Amended by Ord. 94-2142, adopted 12/15/94).

Note:

1. Due to close location in watershed and Tchefuncta River Basin, detention ponds will have no beneficial effect. The developer will need to request a waiver of the detention requirements from the Planning Commission and, if approved, pay a "fee in lieu" of drainage.
2. All lots within Flood Zone A shall comply with "No Net Fill" Ordinance and be raised construction.
3. The access roadway/drive for the project and other infrastructure that lies within the roadway/drive easement is to be maintained by the Beau Chene Marina Home Owners Association, particularly those units that have frontage on said roadway/drive.



Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax



MARINA BEAU CHENE, LLC

SCALE: 1" = 60'	DRAWN BY
DATE: 7-11-2019	
PARCEL G1A, J4A & K MARINA BEAU CHENE, SECTION 54, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA	
Revised: 8-22-2019	DRAWN NUMBER
	18810B

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'

- 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 Survey #18811
 - 3) A Survey Map of Parcel J4A by this firm dated 8-20-2018 Survey #18936
 - 4) A Survey Map of Parcel G1A by this firm dated 6-18-2018 Survey 18810

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

- 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:XX.

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

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

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MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of September 3rd, 2019)

CASE NO.: 2019-1585-MSP

OWNER/DEVELOPER: Maurmont Properties- James Maurin
ENGINEER/SURVEYOR: Acadia Land Surveying, LLC

SECTION: 47 TOWNSHIP: 7 South RANGE: 11 East

WARD: 1 PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: The parcels are located on the north side of East Brewster Road, west of Stirling Blvd., Covington, Louisiana.

SURROUNDING LAND USES: Commercial

TOTAL ACRES IN DEVELOPMENT: 6.178 acres

NUMBER OF LOTS/PARCELS: 3 Parcels; Parcel 3-B-2 into Parcels 3-B-2-A, 3-B-2-B & 3-B-2-C

ZONING: HC-3 Highway Commercial Zoning District

STAFF COMMENTARY:

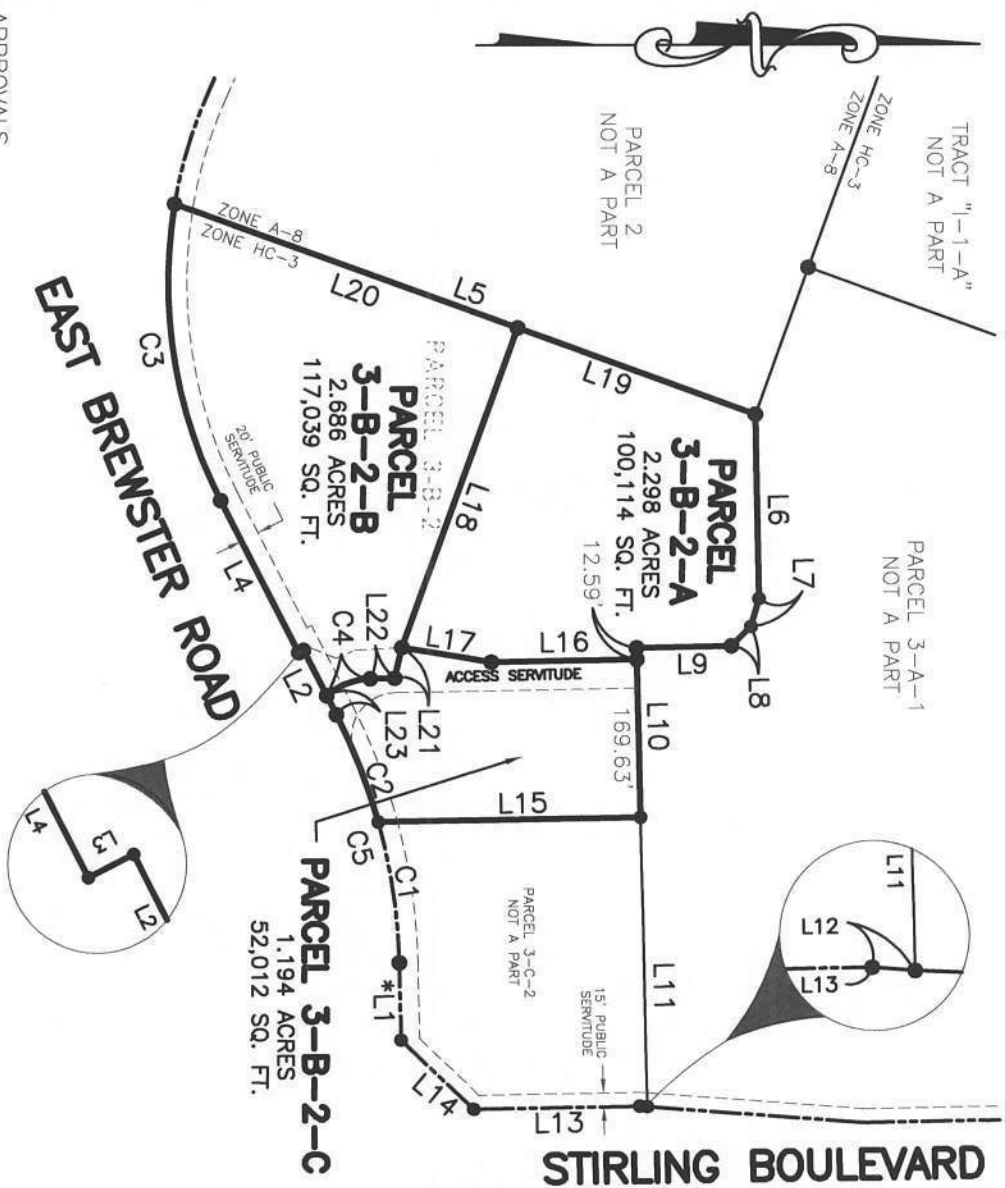
Department of Development – Planning & Engineering

The applicant is requesting to create three (3) parcels from a 6.178-acre parcel. The minor subdivision request requires a public hearing since Parcel 3-B-2 was a part of minor subdivision approved in May 2016 (2016-275-MSA).

The three proposed parcels meet the minimum requirements of Section 125-188 Minor Subdivision Review.

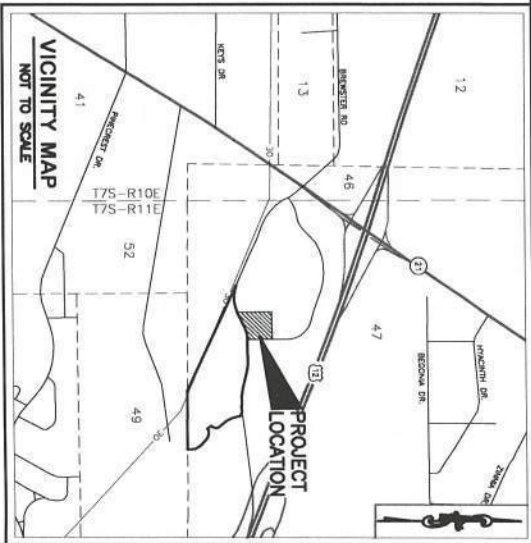
Staff does not have any objection to the request subject to the following:

1. Survey is amended to include the prior minor subdivision reference number: 2016-275-MSA.
2. Indicate the dimensions of the access servitude on the survey.



LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S 89°01'23" W	82.94'	L13	S 00°58'37" E	177.95'
L2	S 63°11'35" W	78.13'	L14	S 44°00'50" W	107.61'
L3	S 26°48'25" E	5.50'	L15	S 00°58'37" E	280.98'
L4	S 63°11'35" W	184.07'	L16	S 00°58'50" E	155.85'
L5	N 20°07'24" E	662.39'	L17	S 09°24'40" E	97.20'
L6	N 89°10'04" E	198.72'	L18	S 69°52'19" E	366.24'
L7	S 73°38'03" E	31.33'	L19	N 20°07'40" E	270.76'
L8	S 44°36'05" E	29.62'	L20	N 20°07'40" E	391.63'
L9	S 01°00'53" E	101.72'	L21	S 76°36'41" E	34.06'
L10	N 89°00'09" E	182.22'	L22	S 00°59'28" E	26.27'
L11	N 89°00'09" E	311.65'	L23	S 63°11'51" W	23.08'
L12	S 4°25'06" W	8.02'			

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	
C1	14°17'51"	615.00'	153.46'	S 81°52'27" W - 153.07'	
C2	11°31'56"	615.00'	123.79'	S 68°57'33" W - 123.58'	
C3	36°32'34"	515.00'	328.46'	S 81°27'52" W - 322.92'	
C4	40°10'03"	73.17'	51.30'	S 21°04'29" E - 50.25'	
C5	25°49'49"	615.00'	277.25'	S 76°06'28" W - 274.91'	



PLAT SHOWING
MINOR SUBDIVISION
OF
PARCEL 3-B-2
MAURMONT PROPERTIES, L.L.C.
INTO
PARCELS 3-B-2-A, 3-B-2-B & 3-B-2-C
MAURMONT PROPERTIES, L.L.C.
LOCATED IN SECTION 47,
TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
STIRLING PROPERTIES, L.L.C.

LEGEND
3/4" IRON ROD TO BE
SET AFTER PLAT APPROVAL.



APPROVALS

Secretary Parish Planning Commission

Director of Department of Engineering

Date Filed File Number

Clerk of Court

Chairman of Planning Commission
CERTIFICATION:
This is to certify to Stirling Properties that this survey was done by me or under my supervision, that the survey was done on the ground and was done in accordance with the Standards of Practice for Boundary Surveys as set forth by the State of Louisiana. Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification, positional tolerances are in accordance with Class "C" surveys indicated in the above standards.

Michael P. Blanchard, P.L.S.,
08/12/2019
Reg/ No. 4861

- GENERAL NOTES:
- 1.) Zoning: HC-3 & RBCO
Zoning information accessed on April 25, 2016 and acquired from <http://www.stpgov.org/departments/planning>
Setback lines 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 for Stirling Mandeville, LLC, property 168,521 Acres, located in Section 47, T7S-R11E, St. Tammany, Louisiana
Prepared By: John E. Bonneu & Associates, Inc. Dated: June 13, 2005
B.) Brewster Road Extension, Interstate 12 Interchange, LADOTD plan.
Prepared By: John E. Bonneu & Associates, Inc. Dated: August 2008
C.) Plat Showing As Built Survey of River Chose Drive located in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana for Stirling Properties
Prepared by: Acadia Land Surveying, LLC Dated: April 29, 2014
D.) Plat showing Minor Subdivision of Parcels 3-A, 3-B & 3-C of MS10-08-028, Maurmont Properties, L.L.C., comprising 24.85 Acres into Parcels 3-A-1, 3-B-1 & 3-C-1, located in Section 47, Township 7 South, Range 11 East, Covington, St. Tammany Parish, Louisiana.
Prepared by: Acadia Land Surveying Dated: May 26, 2011
Basis of Bearing: (*L1 = S 89°01'23" W) represents the Basis of Bearings obtained from Reference Map "D."
 - 3.) Distances shown are US Survey feet.
Flood Note: In accordance with FEMA Flood Insurance Rate Map panel number 225205 0210 C, dated October 17, 1989, for St. Tammany Parish, Louisiana: The property hereon is located in Flood Zone "C". Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
 - 5.) Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey.
The owner/developer is responsible for contacting "LA One Call" 48 hours prior to any construction.
No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
 - 7.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
 - 8.)



ACADIA

LAND SURVEYING, LLC

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

DATE	REVISION DESCRIPTION	INT.
DRAWN BY: CHH	CHECKED BY: WJB	
DATED: AUGUST 06, 2019	ALS FILE: 2016/6-1885/16-18852.DWG	

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of September 3rd, 2019)

CASE NO.: 2019-1586-MSP

OWNER/DEVELOPER: Angela M. Bass, Virginia Modello, Hannah M. Holly, Frank Joseph Modello III
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 4 & 33 TOWNSHIP: 5 South & 6 South RANGE: 10 East

WARD: 3 PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located on the north side of LA Highway 1078, east of Davidson Road, Folsom, Louisiana.

SURROUNDING LAND USES: Single family residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 40.22 acres

NUMBER OF LOTS/PARCELS: 2: Parcel 1A – 34.89 acres & Parcel 1B – 5.33 acres

ZONING: A-1 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 40.22 acre parcel. The proposed parcel 1B does not meet the minimum lot frontage requirement of 300' for an A-1 Suburban zoning district, which would require a waiver of the regulations by the commission. The configuration of Parcel B, as shown on the attached survey, is being requested to allow for the existing barn located on proposed parcel A, to meet the side yard setback requirements and to remain as an accessory structure on proposed Parcel A.

Staff does not recommend approval of the requested variance, considering that Parcel 1B could be reconfigured to meet the minimum size and width required under the A-1 Suburban Zoning District.

Since a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot width issue, a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 Subdivision Regulation Chapter 125.

FINAL APPROVAL

CHAIRMAN OF PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

Reference:
1) A Survey Plat by Herbert Sanders, Dated 5-13-1987, #ST-87-137, (Based Bearings)
2) A Survey by this Compnay Dated 3-15-2018, #16657

Reference calls not shown

The P.O.B. is reported to be N89°45'W-2698.27'; S01°27'05"E-551.48' from the Section Corner common to Sections 33 & 34 T-5-S, R-10-E and Sections 3 & 4, T-6-S, R-10-E, St. Tammany Parish, Louisiana

A Minor Subdivision of Parcel 1, into
Parcels 1A & 1B, in Section 4, T6-S,
R-10-E & Section 33, T-5-S, R-10-E,
St. Tammany Parish, Louisiana



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

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

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

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



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

MAP PREPARED FOR

TAYLOR & ANGELA BASS

DRAWN BY JWG

SCALE: 1" = 170'

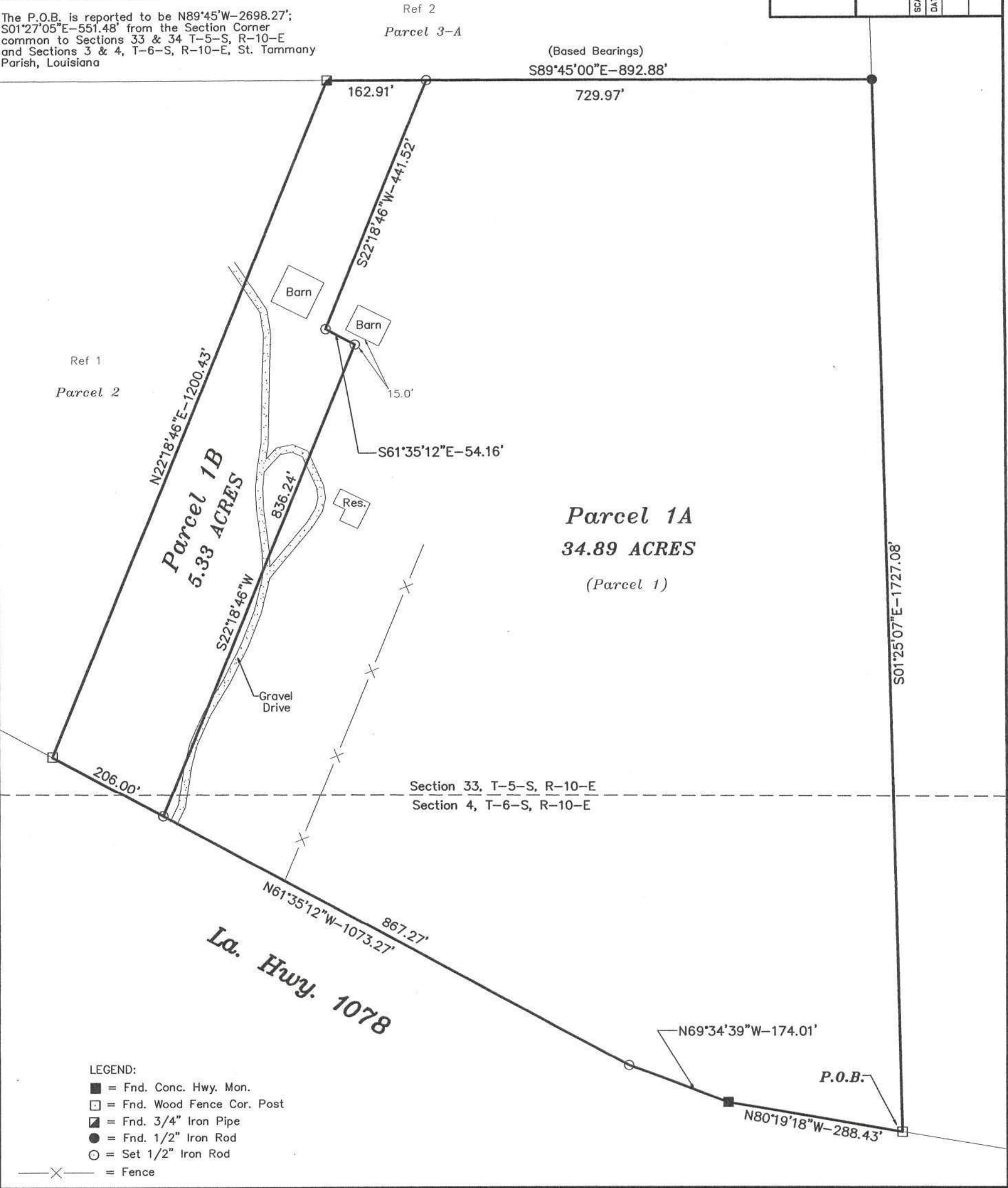
DATE: 7-15-2019

Section 33, T-5-S, R-10-E & Section 4, T-6-S,
R-10-E, St. Tammany Parish, Louisiana

DRAWN NUMBER

19443

Terr3/TaylorBass



MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of September 3rd, 2019)

CASE NO.: 2019-1600-MSP

OWNER/DEVELOPER: William & Shari Karanas
ENGINEER/SURVEYOR: John E. Bonneau & Associates, Inc

SECTION: 5 TOWNSHIP: 5 South RANGE: 12 East

WARD: 2 PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: The parcel is located on the south side of LA Highway 1088, west of Forest Brook Blvd, Mandeville, Louisiana

SURROUNDING LAND USES: Residential

TOTAL ACRES IN DEVELOPMENT: 11.36 acres

NUMBER OF LOTS/PARCELS: 3 Lots; Lot 1 – 6.25 acres, Lot 2 – 2.41 acres & Lot 3- 2.7 acres

ZONING: NC-4 Neighborhood Institutional District & A-4 Single Family Residential District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (3) parcels from a 11.36-acre parcel. The minor subdivision request requires a public hearing due to:

- Lot 2 not having public road frontage and being accessed via a 20' access servitude.
- Lot 2 does not meet the minimum lot width of 90' for an A-4 Single Family Residential zoning district, which would require a waiver of the regulations by the commission.

Staff does not object to the requested minor subdivision subject to the following options:

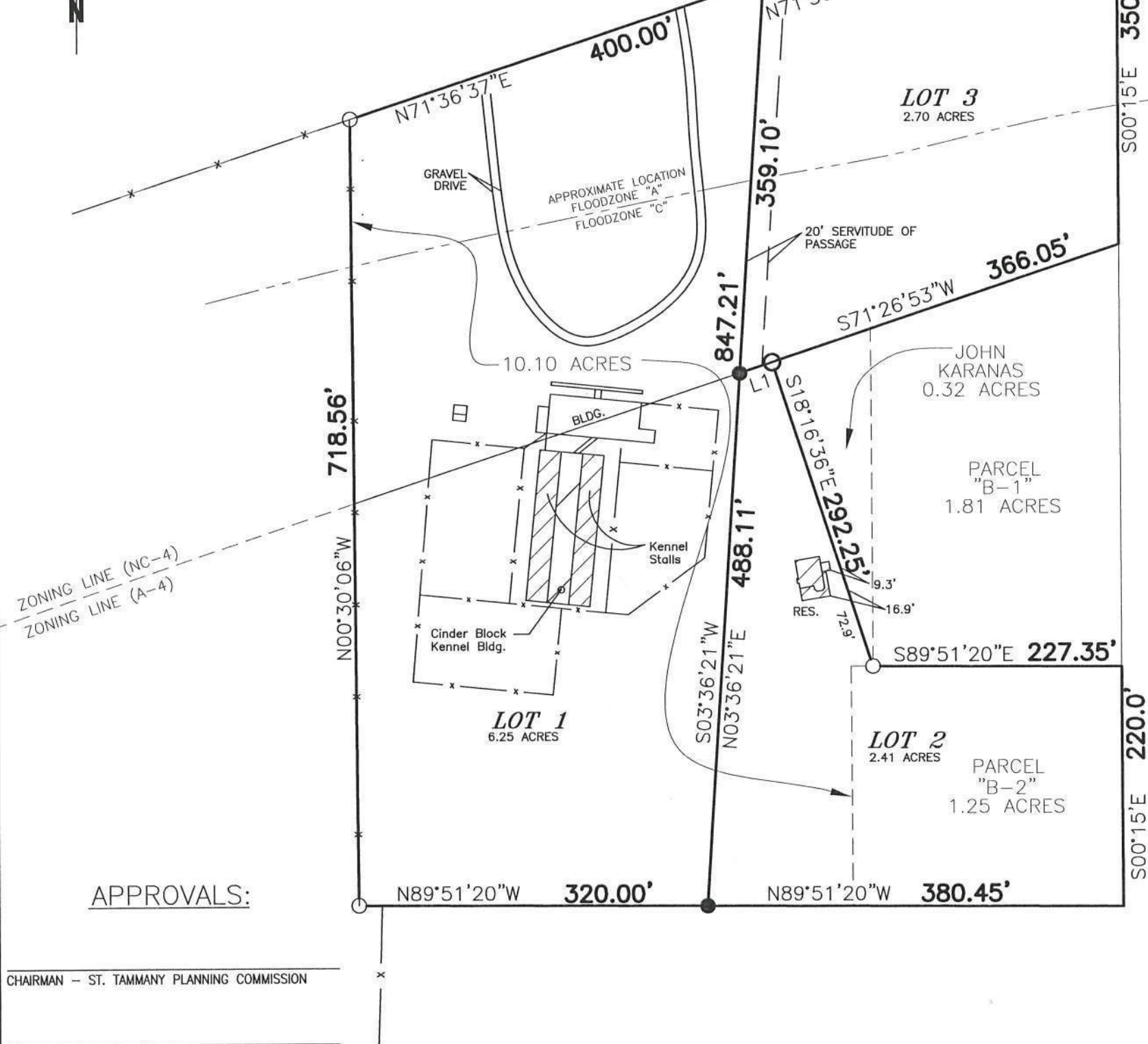
1. Lot 2 & 3 remain as one parcel of land in order to allow for the creation of a servitude of access to Parcel B-1. Note that Parcel B-1 is not part of the requested minor subdivision, however, a new driveway access will have to be provided from LA Highway 1088 to Parcel B-1, since it is currently being accessed through proposed Lot 1 & 2.
2. A revised survey is provided including Parcel B-1 in the minor subdivision, and a private drive is constructed through Lot 3, giving access to Lot 2 & Parcel B-1. Note that 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.

Since a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot width issue, a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 Subdivision Regulation Chapter 125.



THIS POINT IS REPORTED TO BE
S89°45'E - 1356.7' AND S00°15'E
- 377.4' FROM THE N.W. CORNER
OF SECTION 5, T-8-S, R-12-E,
ST. TAMMANY PARISH, LOUISIANA.

LA. HWY. NO. 1088



APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

- = 1/2" IRON ROD SET
- = 1/2" IRON PIPE FOUND
- = L.D.H. MONUMENT FOUND
- = 1/2" IRON ROD FOUND

COPYRIGHT © 2019
ALL RIGHTS RESERVED
JOHN E. BONNEAU & ASSOCIATES, INC.

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

LINE TABLE:
L1 N71°26'53"E 31.31'

REFERENCE SURVEY: A survey by this firm with survey no. 2004 014 dated February 27, 2004

BASIS FOR BEARINGS/ANGLES: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A & C" with a Base Flood Elevation of 25' in accordance with Community Panel No. 225205 0245 C; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF
A 10.10 ACRE PARCEL OF LAND AND PARCEL B-2
situated in
SECTION 5, T-8-S, R-12-E
into
LOT 1, 2 AND 3, SECTION 5, T-8-S, R-12-E
St. Tammany Parish, Louisiana
for
WILLIAM & SHARI KARANAS - ALL CREATURES COUNTRY CLUB

Survey No. 2019 343
Date: AUGUST 07, 2019

Drawn by: SPH
Revised: 08/12/19(OFFICE)

Scale: 1" = 120'

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

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

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

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

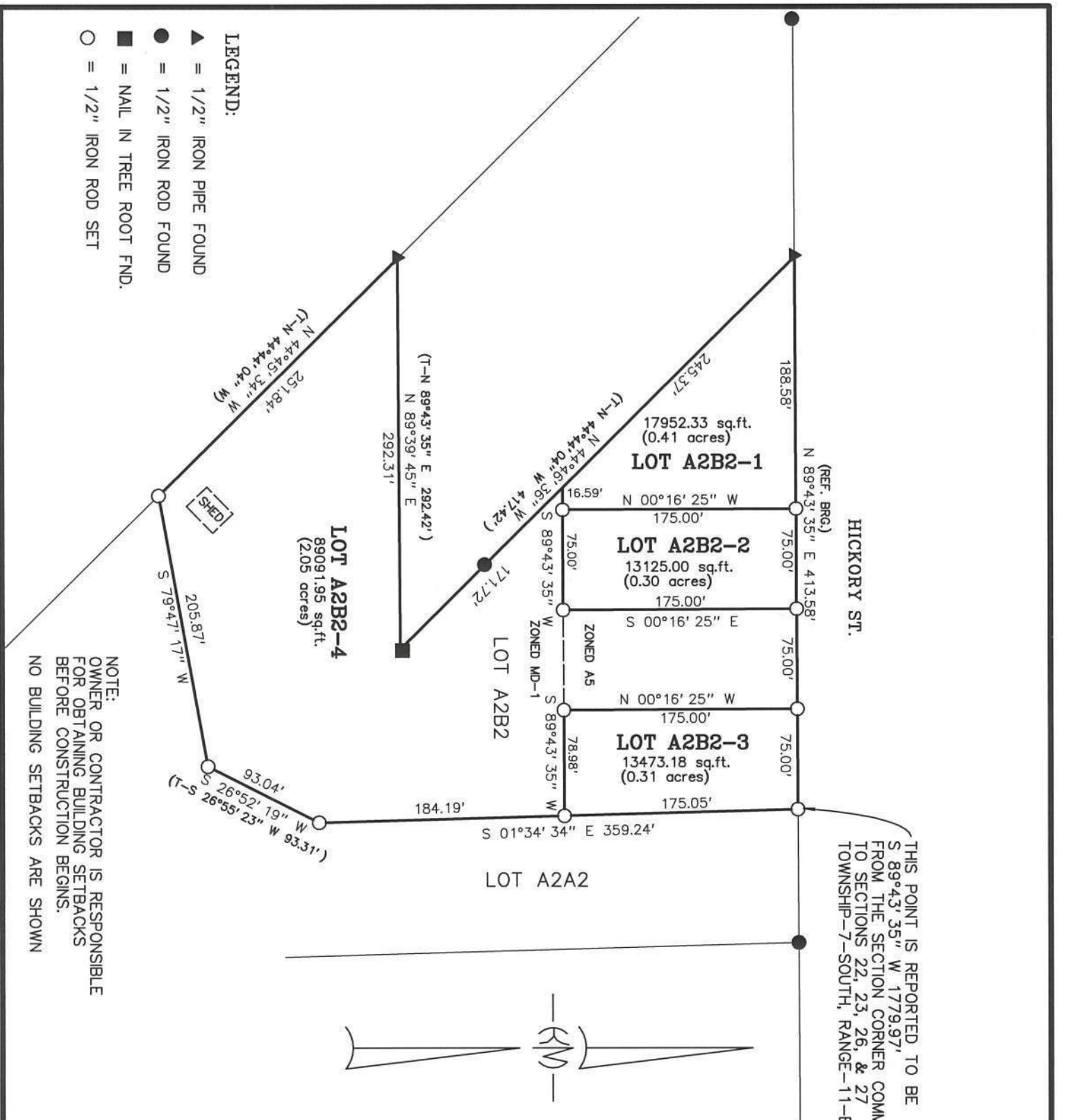
Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

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



APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

THIS POINT IS REPORTED TO BE S 89°43' 35" W 1779.97' FROM THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26, & 27 TOWNSHIP-7-SOUTH, RANGE-11-EAST.

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
Licensed No. 4443
PROFESSIONAL

Kelly J. McHugh REG. NO. 4443
8/19/19

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.

REFERENCE:
A PLAT OF A PREVIOUS RESUBDIVISION
BY JOHN E. BONNEAU, FILED FOR
RECORD 08-30-2018, MAP FILE NO. 5772D

A RESUBDIVISION OF PARCEL A2B2
INTO LOTS A2B2-1 THRU A2B2-4,
ALL IN SECTION 27, T-7-S, R-11-E,
G.L.D., ST. TAMMANY PARISH, LA.

SCALE: 1" = 100'	DATE: 08-15-19
DRAWN: DRJ	JOB NO.: 18-399
REVISED:	

PREPARED FOR:

BLAKE LUSK

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

PRELIMINARY SUBDIVISION REVIEW

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General Comments:

1. The T.I.A. for this development is currently under review. Approval of this T.I.A. is required from LADOTD and St. Tammany Parish.
2. Provide updated LADOTD permit or written verification that an updated LADOTD permit is not required.

Preliminary Plat:

3. Provide benchmark information and location for this development on the preliminary plat.

Paving & Drainage Plan:

4. Provide a signed and completed Fill & Grading Statement for this development.
5. Add a driveway culvert schedule for all lots within phase 2 to the drainage plan.
6. Revise ditch elevations along Sydney Drive, Victoria Drive, and Joyce Drive to have the roadside drainage flow towards Catherine Drive then into the detention pond.
7. Provide pipe size, material and invert elevation for the new pipe at the intersection of Sydney Drive and Catherine Drive.
8. The swale invert elevation shown at the rear of lot #12 is lower than the pond top of bank elevation. Revise this elevation or provide a detail of how this swale section will drain into the pond.
9. Revise the pond design and D.I.S. to provide a 100-year water surface elevation below the existing M.P. Planche Road elevations.
10. M.P. Planche Road from address 16564 to Sydney Drive is only 13.5 feet wide which does not provide enough space to allow for two way traffic. Provide a turn around at the south end of Sydney Drive or plans to widen this section of M.P. Planche Road to a minimum road width that matches the existing M.P. Planche Road width to the east of 16564 M.P. Planche Road.

Water & Sewer Plan:

11. The existing sewer manhole to the east of Lot #1 within Square 2 appears to have an incorrect invert elevation. Revise the sewer plan to eliminate this conflict.
12. Provide written approval from H2O Systems for the proposed water and sewer plans.
13. Provide written verification from H2O Systems that the existing water and sewer systems this development is connecting to have sufficient capacity.
14. A Letter of No Objection from St. Tammany Parish and L.D.H. Approval is required for this development.

Drainage Impact Study:

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

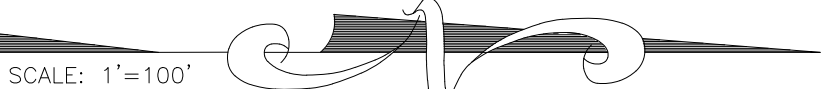
Informational Items:

A funded **Maintenance Obligation** in the amount of **\$10,000** is required in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

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 September 10, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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



Boundary Description For:
RIVER PARK ESTATES, PHASE 2

Commence at the Section corner common to Sections 17, 18, 19 & 20, Township 6 South Range 11 East, and run North 00 Degrees 38 Minutes, 06 Seconds West for a Distance of 1,364.78 Feet to a point; Thence run South 88 Degrees 19 Minutes 40 Seconds West for distance of 720.50 Feet to the Point of Beginning.

Containing 20.230 acres or 881,039 square feet



N 00°38'00" E 1364.78'

**ENGINEERING
REVIEW COPY**

1. NO BUILDING MAY BE OCCUPIED AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE APPROVED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH, WHENEVER A SUBSIDITION IS SHARED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), OR PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT TO THE DEGREE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).

[illegible]

7. CONSTRUCTION OF ABOVE SPACE IMPROVEMENTS OF ANY NATURE IS PROHIBITED IN DRAINAGE BASIN(S) OF STREET LIGHT(S) OR ANY.

8. THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF LOT OR MEET THE FEMA FLOOD ZONE REQUIREMENTS, WHICHEVER IS GREATER.

9. THE RESIDENCE OCCUPANTS REJECTED ABOVE TOGETHER WITH THOSE RECORDED IN C.O.B. FOLIO _____ SHALL BE REJECTED IN AND BE A PART OF PLAT TITLE OR DEED.

10. THE DRIVEWAY AND STORM WATER RETENTION STORAGE AREAS AS SHOWN HEREON ARE TO BE MAINTAINED BY THE PARISH OF ST. TAMMANY.

11. THE PARK AREA AND PARK ACCESS SHOWN HEREON ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

12. EACH REJECTION OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY HDQ SYSTEMS, INC.

13. THE APPOINTMENT REJECTIONS SHALL BE RECORDED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

RIVER PARK ESTATES, PHASE 2

ALL STREET RIGHTS-OF-WAY, INCLUDING ALL TRAFFIC SIGNS, POSTS AND RETAINING WALLS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR ENCROACHMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

	OWNER:		DATE:	
	20,220 ACRES	79	CENTRAL SYSTEM	CENTRAL WATER SYSTEM
	AREA	N.O. OF LOTS	SURFER SYSTEM	"MAX. BLOCK LENGTH"
	67' X 120'	67'	E-80S LF	480 LF
	AVG. LOT SIZE	LOT FRONTAGE	LENGTH OF STREET	TOTAL BLACK LENGTH
	ROAD SURFACE	LOT DEPTH	67 ROW	42.1' HSI.
	ASPHALT	120	SHEET R.O.W.	MUNICIPAL HEIGHT OF ROADWAY
	CONFIDENCE RIDER		ZONING	
	WATER DISPOSAL		XZ-RD/AWA	

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED AND IN ACCORDANCE WITH THE PROVISIONS OF THE STATE OF NEW YORK, AND THE LAWS AND ORDINANCES OF THE PARISH OF ST. LOUIS.

REG. NO. 5051
FEDERAL
JUDICIAL
COURT
14/2019

ALFRED J. WILLIAMS
La. Reg. Civil Engineer
Reg. No. 5051

ALEX E. WILLIAMS
La. Reg. Civil Engineer
Reg. No. 35169

CHAIRMAN- ST. TAMMANY PARISH PLANNING COMMISSION	ENTER PARK ESTATES LLC 22161 MARSHALL ROAD, SUITE C MADEVILLE, LA
SECRETARY- ST. TAMMANY PARISH PLANNING COMMISSION	
DIRECTOR- PARISH ENGINEERING	OWNER

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

BENCHMARK — TAMMANY PARISH.

NOTE: $\frac{1}{2}$ " IRON RODS TO BE SET AT ALL PROPERTY CORNERS.
THROUGH 16 OF SQUARE 1 ARE
EXISTING LOTS OF RECORD.

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

P.O. Box 1122 | Madisonville, LA 70447

Ph.: 985-705-4696



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

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

REVISION NO.

3

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9	
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DATE: 08/26

DRAWN BY:

COMPUTER F

SHELL

2

SD-1

General Information:

1. The Traffic Impact Analysis for this development is currently under review. Approval of this T.I.A. is required from LADOTD and St. Tammany Parish.
2. A waiver of the maximum block length of 1,500 feet is being requested. The proposed block length is 1,528 feet. Staff has no objection to this waiver request. In order to approve this waiver request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.
3. This phase of Lakeshore Villages does not currently connect to a roadway within a recorded phase of Lakeshore Villages. The Final Plats for phase 8 cannot be recorded until the Final Plats for Lakeshore Villages, Ph. 4-A-1 have been recorded.

Final Plat:

4. Provide required information for servitude connection to water well site including purpose, lengths, and bearings.

Sewer & Water Plan:

5. Provide written approval from Oak Harbor East Utilities for the proposed water and sewer plans.
6. Provide signed and stamped L.D.H. application for this project, and revise application to include information for the required sewer force main.
7. Provide a water and sewer system capacity letter verifying the existing system has capacity to service this phase of Lakeshore Villages.
8. A letter of No Objection from St. Tammany Parish and L.D.H. approval is required for this development.

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 September 10, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



August 27, 2019

Mr. Chris Tissue
St. Tammany Parish
Department of Planning & Development
21454 Koop Drive
Mandeville, LA 70471

Re: Lakeshore Villages, Phase 8 Waiver Request
Slidell, LA
DDG Project No. 19-296

Dear Mr. Tissue,

The developer would like to request a waiver pertaining to a block that is located in Lakeshore Villages Phase 8. This phase is currently going through the preliminary subdivision approval process. We are requesting for this waiver to be heard at the next Planning Commission meeting.

The Subdivision Regulations Chapter 125 Section 61 states, "Block length in all subdivisions shall not be more than 1,500 feet." The developer is requesting a waiver to increase the allowable maximum block length to 1,528'.

In the following enclosure, you will see the Phase 8 portion of Lakeshore Villages. As you will see, the Northern portion of 1st Lake Drive is where the 1,528' block is located.

Sincerely,
Duplantis Design Group, PC

Matt Fontenot, EI


Enclosures:
LSV Phase 8 Waiver Exhibit

**PRELIMINARY PLANS
RECEIVED
8/27/2019
DEVELOPMENT
ENGINEERING**

**ENGINEERING
REVIEW COPY**

DUPLANTIS DESIGN GROUP, PC

DATE	REV	DESCRIPTION	BY



DIUPLANTIS DESIGN GROUP, PC
16564 E. Browster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
THRODAUX \ COVINGTON
HOUSTON \ BATON ROUGE

WWW.DDGPC.COM

DATE ISSUED: 08-27-18

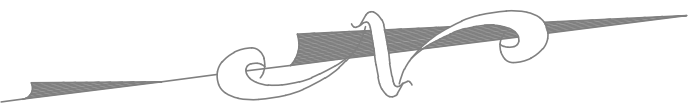
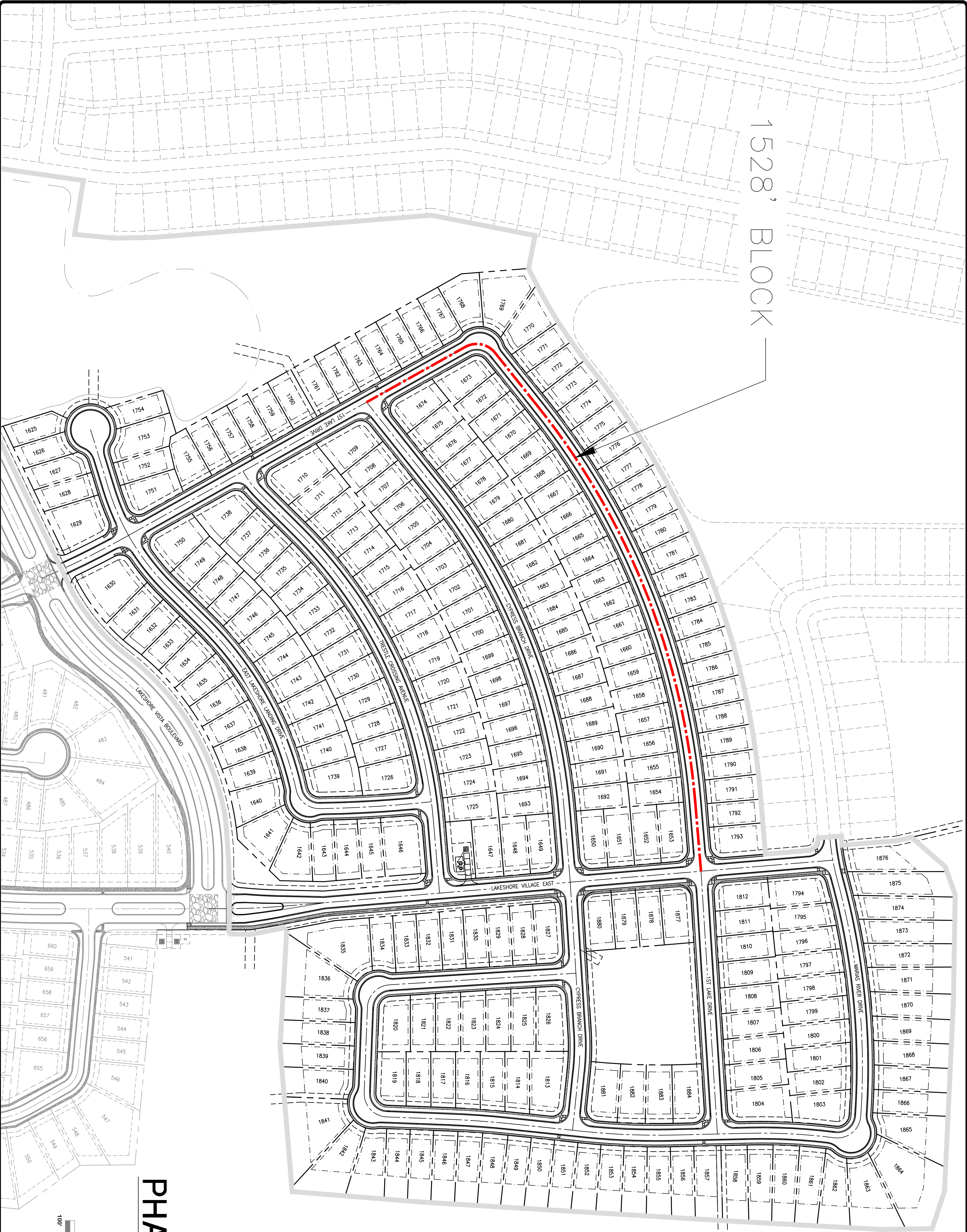
OWNER,
FOR D.R. HORTON - GULF COAST

PROJECT,
LAKESHORE VILLAGES, PHASE 8
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

TITLE,
PHASE 8 WAIVER EXHIBIT

SHEET

EX01



RESTRICTIVE COVENANTS:

- 1) No certificate of occupancy shall be issued before the sewerage and water systems are installed and operate or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Department of Environmental Services of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system, the subdivision shall be required to connect to the community water system and shall be required to install and maintain a physical connection between any such source and any element of the community (central) water system (supply).
- 2) Construction of any nature, including fences, is prohibited in drainage or street easements.
- 3) No nuisance or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may become an annoyance or nuisance to the neighborhood, particularly the use of lots as train or junk vehicle storage.
- 4) The minimum setbacks for the front, side and rear of all residential homes shall be a minimum of 10' (Not a Part) (Ordinance 2017-001) and the minimum setbacks for the side and rear of all commercial buildings shall be a minimum of 10' (Not a Part) (Ordinance 2017-001), Rev. 8-25-2006, and is classified as being in Flood Zone A1.
- 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) It shall be prohibited for any lot within an approved subdivision to have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat. (Amended per Ordinance 2017-001, adopted April 5, 2017).
- 7) The existing stormwater detention system, including the ponds, lakes, and pump station, are to be owned and maintained by the Community Development District.
- 8) The residents within Phase 8 will have the right to utilize the existing lake centrally located within Lakeshore Villages Development for recreational purposes.
- 9) Driveways for all corner lots are to maintain a minimum distance of sixty (60') feet from a corner of said property street right-of-way interest. If there are lots that do not comply with this as front-loaded lots, they are to be side-loaded. Lot 1827 is to be side-loaded with a minimum distance of 48' between driveway edge and property center where the two street right-of-way interests.
- 10) Home builder is responsible for the construction of the sidewalk along the lots.

DEDICATION:

All street right-of-way as shown hereon are not dedicated to the Parish of St. Tammany, but are dedicated to the perpetual use of the Community Development District and are to be maintained by the Community Development District. Easements shall be reserved for drainage and utilities as indicated hereon, and no obstructions or improvements shall be placed thereon which may interfere with the use thereof. The developer or homeowners association is responsible for maintenance of all green spaces, drainage servitudes, street signs, and traffic control signs.

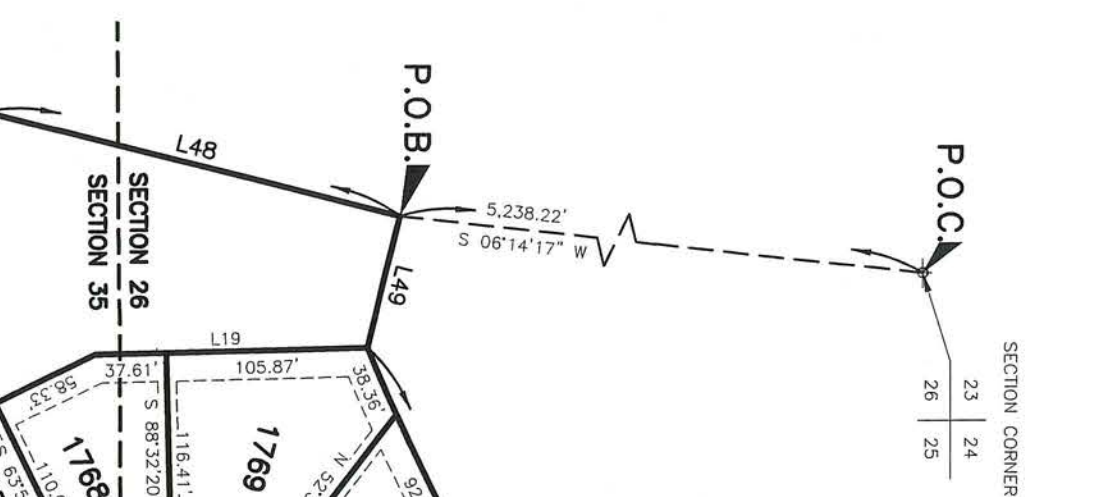
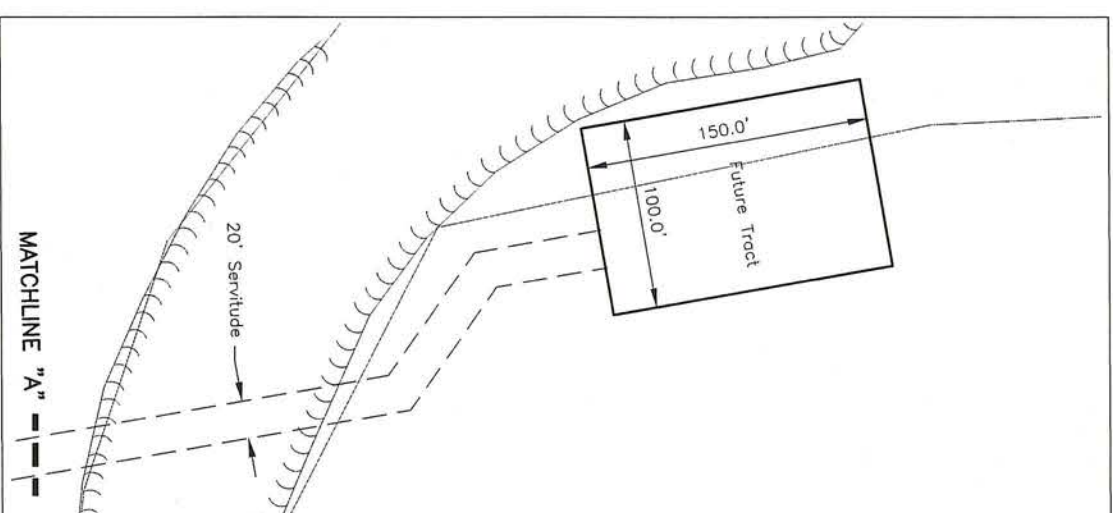
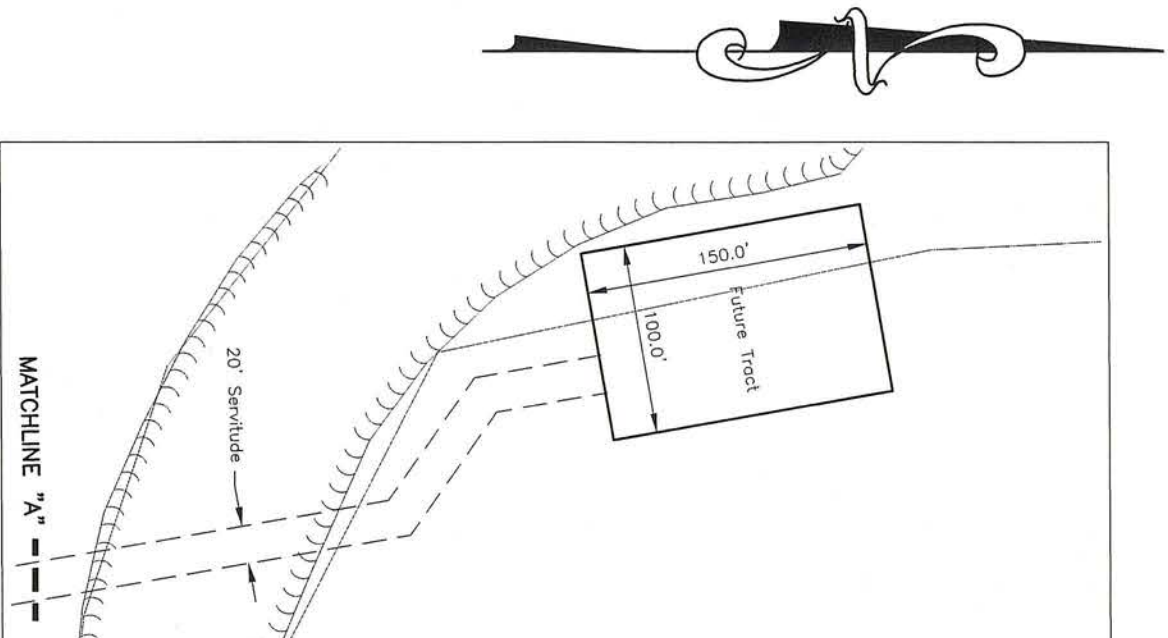
PLAT SHOWING PRELIMINARY SUBDIVISION

OF LAKESHORE VILLAGES (PHASE 8)

LOCATED IN SECTIONS 25, 26, 35, & 36
TOWNSHIP 9 SOUTH - RANGE 14 EAST
SIDEELL, ST. TAMMANY PARISH, LOUISIANA

(Owner/Owner Representative)
D. J. Vincent, Jr.
7895 Vincent Road
Denham Springs, LA 70726

Date



FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As September 3, 2019)

CASE NO.: 2019-1599-FP

SUBDIVISION NAME: Terra Bella, Phase 1A-10

DEVELOPER: Terra Bella Group, LLC
111 Terra Bella Boulevard
Covington, LA 70433

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

SECTION: 45
TOWNSHIP: 7 SOUTH
RANGE: 10 EAST

WARD: 1
PARISH COUNCIL DISTRICT: 1 & 3

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

GENERAL LOCATION: The property is located on the north side of LA Hwy 1085, west of Bricker Road, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 7.18

NUMBER OF LOTS: 23 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A6 & B

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on August 27, 2019. The inspection disclosed that all of the asphalt roads are constructed and all subsurface 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. Blue reflectors need to be installed at fire hydrant locations.
2. Streets need to be cleaned so a meaningful inspection can be made.
3. Subsurface drainage needs to be cleaned of silt and sedimentation.
4. BMP's need to be installed in accordance with previously approved SWPPP

Final Plat:

5. Revise the length of streets in the "General Information Table" to reflect 1,925' of asphalt roadways and 610' of concrete roadways.

Paving & Drainage Plan:

6. Provide an as-built outfall elevation for the subsurface pipe next to lot #153.
7. Revise the as-built Paving & Drainage Plan to include required information as denoted on the signed fill and grading statement.
8. Revise call-out on southeast end of Terrance Drive from 24 feet of 36" RCP to 8 feet of 36" RCP.

Water & Sewer Plan:

9. Sewer services are not shown for lots #104 & #105. Revise the as-built Water & Sewer Plan to show this information.
10. Provide a water and sewer system capacity letter verifying the existing system has capacity to service this phase of Terra Bella.
11. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.
12. Provide a clear water test for the new water lines within this phase of Terra Bella.

Signage Plan:

13. End of Road Treatments need to be added to all future stub-outs along Cottage Lane.

Informational Items:

Should the Planning Commission approve the request for final approval, Warranty Obligations will be required for the infrastructure in the amount of 1,925 linear feet x \$22.00 per linear foot = \$42,350.00 and 610 linear feet x \$25.00 per linear foot = \$15,250.00 for a total amount of \$57,600.00 for a period of two (2) year .

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 at this time since the developer has entered in to a Voluntary Developmental Agreement and has paid all current fees.

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 September 10, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As September 3, 2019)

CASE NO.: 2019-1603-FP

SUBDIVISION NAME: Ashton Parc, 4th Filing

DEVELOPER: First Horizon, Inc.
1220 S. Range Avenue
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Benchmark Group, LLC
11328 Pennywood Avenue
Baton Rouge, LA 70809

SECTION: 26
TOWNSHIP: 8 South
RANGE: 14 East

WARD: 8
PARISH COUNCIL DISTRICT: 8

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

GENERAL LOCATION: The property is located on the south side of Haas Road, east of U. S.
Highway 11 and north of North Queens Drive, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 16.069

NUMBER OF LOTS: 54 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on August 28, 2019. The inspection disclosed that all of the concrete roads are constructed, subsurface drainage is functioning and detention ponds are constructed.

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 28-day concrete compression test reports.
2. Provide trench bedding and backfill test reports.
3. Provide engineers periodic inspection reports.

Final Plat:

4. Include on page one of the Final Plat the Engineer's and Surveyor's seal, signature and date.
5. The addresses along Louisiana Iris Circle must include the entire road name, not the abbreviated "LA Iris Cir", revise plat accordingly to eliminate this conflict.

Paving & Drainage Plan:

6. Provide a cross-section for the pond expansion between Louisiana Iris Circle and Settlement Court.
7. Provide as-built elevations at all property corners in accordance with the approved preliminary plans and the signed Fill and Grading statement.
8. As-built elevations shown on the drainage plan conflict with as-built elevations provided in the storm drainage summary table. Revise the drainage plan and table to eliminate conflicts.
9. Remove or revise the drainage methodology information from the "General Notes" section of the drainage plan.
10. No drainage feature is currently installed for the drainage servitude abutting POA-8 and lots #240-242. The required drainage feature needs to be constructed in the field and the as-built drainage plan revised to include a cross-section showing elevations and the installed feature.
11. The ditch on the west side of POA-14 appears to end abruptly. Revise drainage plan to show complete path of constructed ditch.

Water & Sewer Plan:

12. Show sewer pipe diameter and material on the as-built sewer plan.
13. As-built elevations shown on the sewer plan for sewer manhole A5 conflict with as-built elevations provided in the sanitary sewer structure chart. Revise the sewer plan and chart to eliminate conflicts.
14. Numerous constructed sanitary sewer pipes do not meet the minimum proposed design slopes. Provide clearing velocity calculations for all sewer lines that do not meet the minimum design slopes to show that these lines have the minimum required clearing velocity of 2 ft/s.

15. Provide a water and sewer system capacity letter verifying the existing systems have capacity to service this phase of Ashton Parc.

Signage Plan:

16. A speed limit sign needs to be installed in the field and shown on the as-built signage plan on Ridgefield Drive near lot #240 as per the approved preliminary plans.

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,660 linear feet x \$25.00 per linear foot = \$66,500.00 for a period of two (2) years.

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

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 54 lots = \$58,158.00

Drainage Impact Fee = \$1,114.00 per lot x 54 lots = \$60,156.00

Fees are due before subdivision plats can be signed.

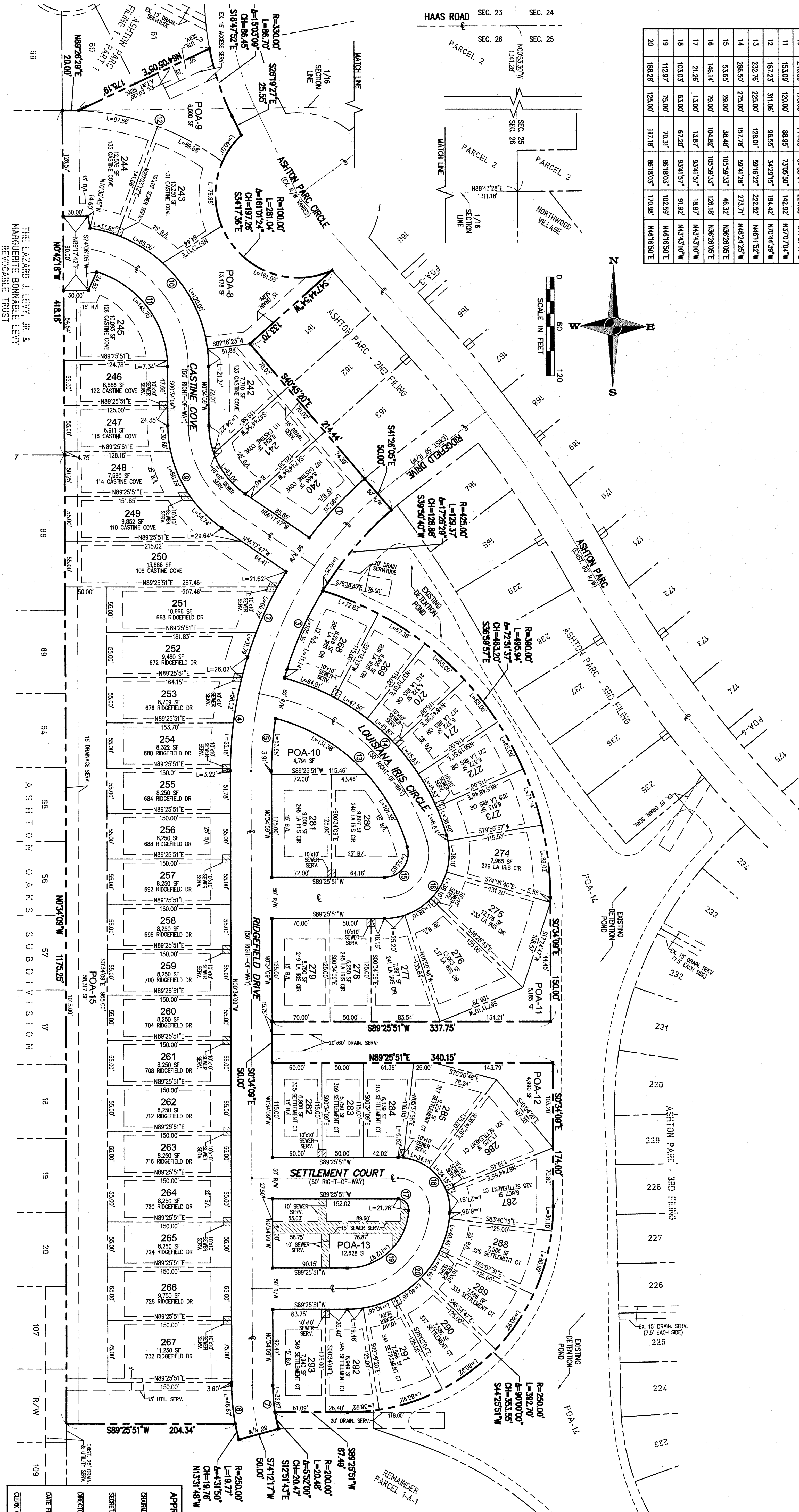
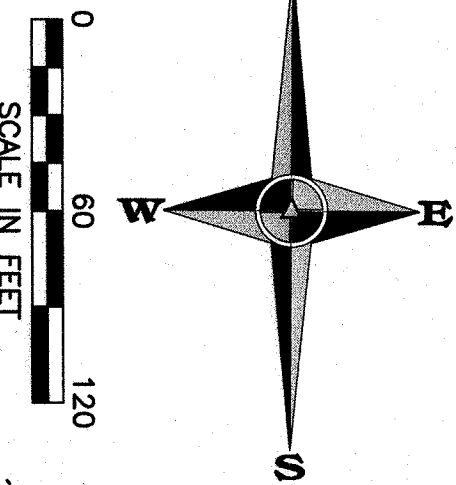
This subdivision **is** within the "Urban Growth Boundary Line".

Revised drawings will not be accepted for review or placement in the packet prior to the September 10, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

FINAL PLAT
OF
ASHTON PARC
4TH FILING

LOCATED IN SECTION 26, TOWNSHIP 8 SOUTH, RANGE 14 EAST,
ST. TAMMANY PARISH, SUDILL, LOUISIANA, WARD 8, DISTRICT 9,
BEING A SUBDIVISION OF THE REMAINDER OF PARCEL 1-A-1 OF THE HARLEY-NEW PROPERTY,
PREPARED BY BENCHMARK GROUP, L.L.C., DATED MARCH 2, 2017
FOR
FIRST HORIZON, INC.

PROPERTY / LOT CURVE DATA					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARINGS
1	98.20'	475.00'	48.27'	1150.44'	98.02' S42.38.35"W
2	114.12'	475.00'	57.34'	1346.58'	S23.48.13"W
3	105.35'	425.00'	52.85'	1412.11'	S24.01.28"W
4	140.42'	460.00'	70.76'	1729.23'	S810.33"W
5	63.95'	410.00'	32.04'	856.14'	S35.38"W
6	46.67'	250.00'	23.40'	1041.44'	S55.01"E
7	32.67'	200.00'	16.37'	921.35'	S51.45"E
8	97.26'	100.00'	52.67'	554.33'	S28.25.56"E
9	145.89'	150.00'	79.30'	554.33'	S28.25.56"E
10	240.09'	170.00'	144.86'	8055.04'	S20.63' N47.07.04"W
11	153.09'	120.00'	88.95'	7305.50'	N42.92' N37.07.04"W
12	167.23'	311.06'	96.55'	342.915'	184.42' N70.44.39"W
13	232.76'	225.00'	128.01'	597.622'	222.82' N46.11.32"W
14	266.50'	275.00'	157.78'	594.726'	273.71' N46.24.25"W
15	53.65'	29.00'	38.48'	105.59.53'	46.32' N35.28.05"E
16	146.14'	79.00'	104.82'	105.59.53'	126.18' N35.28.05"E
17	21.26'	13.00'	13.67'	93.41.57'	18.97' N45.43.10"W
18	103.03'	63.00'	67.20'	93.41.57'	91.92' N45.43.10"W
19	112.97'	75.00'	70.31'	86.18.03'	102.89' N46.16.50"E
20	188.28'	125.00'	117.18'	86.18.03'	N46.16.50"E



FINAL PLAT OF ASHTON PARC, 4TH FILING (1 OF 2)

BENCHMARK GROUP, L.L.C.
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE
11328 PENNYWOOD AVENUE, BATON ROUGE, LOUISIANA 70809
PHONE: 225.366.2475 • FAX: 225.366.2476 • WWW.BENCHMARKGROUP.LLC.COM

PROJECT NO.: 16-0534
FILE NAME: 16080A_4TH.FPLAT
DRAWN BY: RAR
DATE: 7/28/18
DWG. NO.

APPROVED:
CHAIRMAN PARISH PLANNING COMMISSION
SECRETARY PARISH PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
FILE NO.
DATE FILED
CLERK OF COURT

FINAL PLANS
RECEIVED
8/14/2019
DEVELOPMENT
ENGINEERING
REVIEW COPY

FINAL PLAT
or
ASHTON PARC
4TH FILING

LOCATED IN SECTION 26, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, SLIDELL, LOUISIANA, WARD 8, DISTRICT 9
BEING A SUBDIVISION OF THE REMAINDER OF PARCEL 1-A-1 OF THE HARTLEY-VEY PROPERTY,
PREPARED BY BENCHMARK GROUP, L.L.C., DATED MARCH 2, 2017
FOR
FIRST HORIZON, INC.

LEGAL DESCRIPTION – ASHTON PARC, 4TH FILING:

A CERTAIN PARCEL OF LAND SITUATED IN AND BEING A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING THE REMAINDER OF PARCEL 1-A-1 OF THE HARTLEY-VEY PROPERTY, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25, & 26, TOWNSHIP 8 SOUTH, RANGE 14 EAST, LOCATED IN HAYS ROAD, AND HAVING LOUISIANA SOUTH STATE PLANE COORDINATES OF X=4,778,640.00 FEET AND Y=468,487.11 FEET; THEN SOUTH 00 DEGREES 53 MINUTES 30 SECONDS EAST A DISTANCE OF 1,341.28 FEET; THEN SOUTH 88 DEGREES 43 MINUTES 28 SECONDS WEST A DISTANCE OF 1,311.18 FEET ALONG THE SOUTHERN (1/4) SECTION LINE TO THE POINT OF BEGINNING.

THENCE NORTH 64 DEGREES 05 MINUTES 06 SECONDS EAST A DISTANCE OF 175.19 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF ASHTON PARC;

THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF ASHTON PARC ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 33.00 FEET, AN ARC LENGTH OF 86.70 FEET, AND A CHORD WHICH BEARS SOUTH 18 DEGREES 47 MINUTES 52 SECONDS EAST FOR 86.43 FEET;

THENCE SOUTH 26 DEGREES 19 MINUTES 27 MINUTES EAST A DISTANCE OF 25.55 FEET ALONG THE WESTERN RIGHT-OF-WAY LINE OF ASHTON PARC;

THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF ASHTON PARC CIRCLE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 10.00 FEET, AN ARC LENGTH OF 28.04 FEET, AND A CHORD WHICH BEARS SOUTH 35 DEGREES 17 MINUTES 36 SECONDS EAST FOR 19.28 FEET;

THENCE SOUTH 47 DEGREES 44 MINUTES 54 SECONDS WEST A DISTANCE OF 133.70 FEET;

THENCE SOUTH 49 DEGREES 45 MINUTES 20 SECONDS EAST A DISTANCE OF 214.44 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF ROBERTELD DRIVE;

THENCE SOUTH 41 DEGREES 28 MINUTES 05 SECONDS EAST A DISTANCE OF 50.00 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF ROBERTELD DRIVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 428.00 FEET, AN ARC LENGTH OF 129.37 FEET, AND A CHORD WHICH BEARS SOUTH 39 DEGREES 50 MINUTES 49 SECONDS WEST FOR 128.88 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET, AN ARC LENGTH OF 465.94 FEET, AND A CHORD WHICH BEARS SOUTH 36 DEGREES 09 MINUTES 57 SECONDS EAST FOR 462.20 FEET;

THENCE SOUTH 00 DEGREES 34 MINUTES 09 SECONDS EAST A DISTANCE OF 190.00 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 51 SECONDS WEST A DISTANCE OF 337.75 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF ROBERTELD DRIVE;

THENCE SOUTH 00 DEGREES 34 MINUTES 09 SECONDS EAST A DISTANCE OF 50.00 FEET ALONG THE EASTERN RIGHT-OF-WAY LINE OF ROBERTELD DRIVE;

THENCE NORTH 89 DEGREES 25 MINUTES 51 SECONDS EAST A DISTANCE OF 340.15 FEET;

THENCE SOUTH 00 DEGREES 34 MINUTES 09 SECONDS EAST A DISTANCE OF 174.00 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 290.00 FEET, AN ARC LENGTH OF 392.70 FEET, AND A CHORD WHICH BEARS SOUTH 44 DEGREES 25 MINUTES 51 SECONDS WEST FOR 353.58 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 51 SECONDS WEST A DISTANCE OF 67.49 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF ROBERTELD DRIVE;

THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF ROBERTELD DRIVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 23.46 FEET, AND A CHORD WHICH BEARS SOUTH 12 DEGREES 51 MINUTES 43 SECONDS EAST FOR 23.47 FEET;

THENCE SOUTH 74 DEGREES 12 MINUTES 17 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF ROBERTELD DRIVE;

THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF ROBERTELD DRIVE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 280.00 FEET, AN ARC LENGTH OF 18.77 FEET, AND A CHORD WHICH BEARS NORTH 13 DEGREES 31 MINUTES 48 SECONDS WEST FOR 18.76 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 51 SECONDS WEST A DISTANCE OF 304.34 FEET;

THENCE NORTH 00 DEGREES 34 MINUTES 09 SECONDS WEST A DISTANCE OF 1,173.56 FEET;

THENCE NORTH 00 DEGREES 42 MINUTES 18 SECONDS WEST A DISTANCE OF 418.16 FEET TO THE SOUTHERN (1/4) SECTION LINE;

THENCE NORTH 89 DEGREES 25 MINUTES 29 SECONDS EAST A DISTANCE OF 20.00 FEET ALONG THE SOUTHERN (1/4) SECTION LINE TO THE POINT OF BEGINNING.

GENERAL NOTES:

LAND USAGE: SINGLE FAMILY RESIDENTIAL
NO. OF LOTS: 54
LOT SIZE: VARYING
ZONING: VARIOUS
ACREAGE: 16.089 ACRES
FLOOD ZONE: C-1
STREET WIDTH: 26'-0" WIDE
LENGTH OF STREETS: 2,480'-0"
STREET SURFACE: P.C. CONCRETE
SEWERAGE SYSTEM: CENTRAL
WATER SYSTEM: CENTRAL
TYP. SETBACKS: SEE RESTRICTIVE COVENANTS NO. 11
STORM WATER: THROUGH PREVIOUSLY CONSTRUCTED & APPROVED DETENTION FACILITY

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON BASED ON STATE PLANE COORDINATES FOR LOUISIANA SOUTH ZONE.

BENCHMARK:

ELEVATIONS WERE ESTABLISHED BY G.P.S. OBSERVATION USING GROUND 09, JANU08. TO ADJUST TO BENCHMARK 520078 HAVD ADJUSTED DATA AND (+13.57)-FEET.
PROJECT BENCHMARK: P.F. NAIL IN CENTER OF ASHTON PARC APPROXIMATELY 190'-FT. SOUTH OF HAYS ROAD. ELEVATION: 23.23'-FT. MVD (NORTH 689,283 SOUTH 3,777,820 – STATE PLANE COORDINATES)

REFERENCE MAPS:

- 1) "SUNNY OF 1984 ACRES, SECTIONS 25 & 26, ..." BY: J.V. BIRKES & ASSOCIATES, INC., DATED 7-7-2006.
- 2) "A PROPOSED DIVISION OF LAND LOCATED IN SECTION 25 & 26-8-14, ..." BY: J.V. BIRKES & ASSOCIATES, INC., DATED: 7-10-2006.
- 3) "FINAL PLAT OF SUBDIVISION, ASHTON PARC – PLING 1 – PART 1, ..." BY: L. LILES BODDER, P.L.S., DATED: 9-26-2006.
- 4) "MAP SHOWING SUBDIVISION OF PARCEL 1-A, HARTLEY-VEY PROPERTY INTO PARCEL 1-A-1, 1-A-2 & 1-A-4, ..." BY DAVID B. FAZEKAS, P.L.S., DATED 3-02-2017.
- 5) "FINAL PLAT OF ASHTON PARC, PLING 2, ..." BY DAVID B. FAZEKAS, P.L.S., DATED 10-19-2017.
- 6) "FINAL PLAT OF ASHTON PARC, 3RD PLING, ..." BY DAVID B. FAZEKAS, P.L.S., DATED 9-24-2018.

WAINERS APPROVED:

SECTION 25-214(7) DRAINWAYS ON CORNER LOTS (LOT 250 ONLY)

NOTES:

- 1) THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING.
- 2) THE ELEVATION AND CONTROL INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM AND REPRESENTS EXISTING CONDITIONS PRIOR TO CONSTRUCTION. HOWEVER, DETAIL AND ACCURACY OF SAME IS NOT SUFFICIENT FOR MORE DETAILED DESIGN. LOT OWNERS AND/OR PURCHASERS SHOULD SECURE A MORE DETAILED TOPOGRAPHIC SURVEY AND SHOULD NOT RELY ON THE INFORMATION SHOWN HEREON.
- 3) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF FLOOD ZONE "C" ACCORDING TO THE FEDERAL FLOOD INSURANCE MAPS. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 22526 0410 D, LISTED UNDER PARCELS 21, 1984.
- 4) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON RODS.
- 5) NO ATTEMPT HAS BEEN MADE BY BENCHMARK GROUP, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR HIS REPRESENTATIVE.
- 6) ALL BUILDING LINES AND SERVITUDES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS SHOWN HEREON AND THE CURRENT ST. TAMMANY PARISH SUBDIVISION REGULATIONS.
- 7) LOTS 240, 268, 278, 281, 282, & 293 ARE REQUIRED TO HAVE ITS DRAINWAY LOCATED ON ROBERTELD DRIVE.
- 8) LOT 280 IS REQUIRED TO HAVE ITS DRAINWAY LOCATED ON CASSINE CREEK.

RESTRICTIVE COVENANTS:

- 1) THE ASHTON PARC COVENANTS SHALL BE RECORDED BEFORE THE SERVITUDE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS. ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHEREAS A SUBDIVISION IS BEING SUBDIVIDED INTO LOTS, THE FOLLOWING COVENANTS SHALL BE RECORDED AND SHALL BE A PART OF THE DEEDS OF THE LOTS, AND SHALL BE CONSIDERED TO BE A PART OF THE DEEDS OF THE LOTS FOR THE PURPOSE OF SERVITUDE AND WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF PROTECTION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SYSTEM).
 - 2) CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE SERVITUDE OR STREET EASEMENT.
 - 3) NO WORKS OF OR DEGREE ACTION SHALL BE CARRIED OUT UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN OBSTACLE OR OBSTRUCTION.
 - 4) LOTS MAY NOT BE USED FOR THE STORAGE OF TRUCKS OR JUNK VEHICLES.
 - 5) MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
 - 6) THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED SHALL BE DETERMINED BY THE ST. TAMMANY PARISH FLOOD PLAN ADMINISTRATOR AND SHALL BE NO LOWER THAN 12 INCHES ABOVE THE CROWN OF THE ADJACENT ROAD.
 - 7) NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION.
 - 8) DRAINWAY COVENANTS ARE NOT REQUIRED BECAUSE THE SUBDIVISION HAS SUBSURFACE DRAINAGE.
 - 9) DRAINWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE PROPERTY CORNER WHERE TWO STREETS INTERSECT.
 - 10) THE APPROPRIATION RESTRICTIONS SHALL BE RECORDED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
 - 11) BUILDING SETBACKS:
FRONT: 25'
SIDE: 25'
REAR: 20'
SIDE-REAR: 15'
REAR YARD ADJACENT TO BUFFER: 10'
- THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THEREIN IN EACH TITLE.

UTILITY SERVICE SERVITUDE:

It is provided for the SERVITUDE RESTRICTIONS SHALL INCLUDE A RESTRICTION THAT THE OWNER OF EACH LOT SHALL ALLOW AN ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS WATER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.

PUBLIC DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF ASHTON PARC, THIRD FILING.
EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSE.
THE PARCELS AND DRAINAGE SERVITUDES ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.
"POD AREAS (COMMON AREAS) ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.
STREETS ARE NOT DEDICATED TO THE PUBLIC BUT ARE PRIVATE STREETS. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY THE ASHTON PARC PROPERTY OWNERS ASSOCIATION, INC. OR ITS SUCCESSORS AND ASSIGNS. THESE STREETS CANNOT BE ACCEPTED INTO THE PARISH OF ST. TAMMANY ROAD MAINTENANCE SYSTEM UNTIL THEY MEET THE REQUIREMENTS OF THE PARISH OF ST. TAMMANY DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT MANUAL AS AMENDED OR SUBSEQUENT EDITIONS THEREOF.
STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

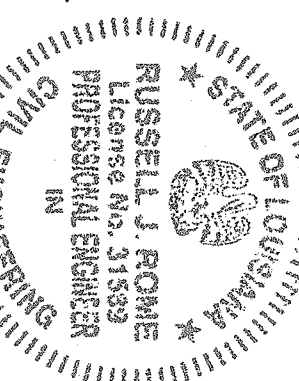
LIE FOSTER, AGENT
FIRST HORIZON, INC.

DATE

CERTIFICATION:

INFRASTRUCTURE IMPROVEMENTS FOR THIS DEVELOPMENT HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF ST. TAMMANY PARISH.

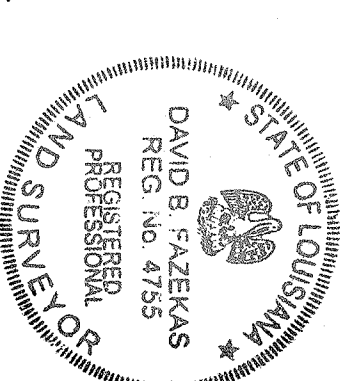
Russell J. Rome
DATE 6/12/19




CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:505, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PREPARED BENCHMARK SURVEYS FOR A CLASS "C" SURVEY AS PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

David B. Fazekas
DATE 6/12/19



FINAL PLAT OF ASHTON PARC, 4TH FILING (2 OF 2)



BENCHMARK GROUP, L.L.C.
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE

11328 PENNYWOOD AVENUE, BATON ROUGE, LOUISIANA 70809
PHONE: 225.368.2475 • FAX: 225.368.2476 • WWW.BENCHMARKGROUP.LLC.COM

PROJECT NO.: 16-0584 FILE NAME: 160584_4TH_FINAL.DWG DRAWN BY: RAR DATE: 7/29/19 DWG NO.

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As September 3, 2019)

CASE NO.: 2019-1605-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 4-B

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: 26 and 35

WARD: 9

TOWNSHIP: 9 SOUTH

PARISH COUNCIL DISTRICT: 13

RANGE: 14 EAST

TYPE OF DEVELOPMENT: _____ URBAN (Residential lots less than 1 acre)
 _____ SUBURBAN (Residential lots between 1-5 acres)
 _____ RURAL (Residential Farm Tract lots 5 acres plus)
 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: 7.339

NUMBER OF LOTS: 24

AVERAGE LOT SIZE: 9,053 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AH-EL 1.0"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on August 26, 2019. The inspection disclosed that all of the asphalt roads are constructed and the 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. Blue reflectors need to be installed at fire hydrant locations.
3. Streets need to be cleaned so a meaningful inspection can be made.
4. This phase of Lakeshore Villages does not currently connect to a roadway within a recorded phase of Lakeshore Villages. The Final Plats for phase 4-B cannot be recorded until the Final Plats for Lakeshore Villages, Ph. 4-A-1 have been recorded.

Final Plat:

5. A permanent benchmark needs to be established within this phase and depicted on the Final Plat.

Paving & Drainage Plan:

6. Provide as-built street elevations for all road sections in phase 4-B.
7. Provide as-built elevations at each lot corner in accordance with the signed fill and grading statement.

Water & Sewer Plan:

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 887 linear feet x \$22.00 per linear foot = \$19,500.00 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 September 10, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As September 3, 2019)

CASE NO.: 2019-1606-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 4-A-2

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

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

SECTION: 35

WARD: 9

TOWNSHIP: 9 SOUTH

PARISH COUNCIL DISTRICT: 13

RANGE: 14 EAST

TYPE OF DEVELOPMENT: _____ URBAN (Residential lots less than 1 acre)
 _____ SUBURBAN (Residential lots between 1-5 acres)
 _____ RURAL (Residential Farm Tract lots 5 acres plus)
 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: 18.585

NUMBER OF LOTS: 64 AVERAGE LOT SIZE: 8,852 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AH-EL 1.0"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on August 26, 2019. The inspection disclosed that all of the asphalt roads are constructed and the 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. Blue reflectors need to be installed at fire hydrant locations.
3. Streets need to be cleaned so a meaningful inspection can be made.
4. This phase of Lakeshore Villages does not currently connect to a roadway within a recorded phase of Lakeshore Villages. The Final Plats for phase 4-A-2 cannot be recorded until the Final Plats for Lakeshore Villages, Ph. 4-A-1 have been recorded.

Final Plat:

5. A permanent benchmark needs to be established within this phase and depicted on the Final Plat.
6. Revise restrictive covenant #9 to reference Phase 4-A-2.

Paving & Drainage Plan:

7. Provide as-built street elevations for all road section in phase 4-A-2.
8. Provide as-built elevation at each lot corner in accordance with the signed fill and grading statement.
9. Provide as-built invert elevations at the pipe inlet tie-in location for drainage structure #651.
10. Provide as-built invert elevations at the pipe inlet tie-in location for drainage structure #427.

Water & Sewer Plan:

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

Signage & Striping Plan:

13. The 8" wide solid white striping for the pedestrian cross walks are not shown along Bowden Harbor Road per the approved preliminary plans. Revise the as-built plans to reflect this striping and install striping per approved plans.

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,592 linear feet x \$22.00 per linear foot = \$79,000.00 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 September 10, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

CURVE TABLE

CURVE	DELTA	POBDS	LENGTH	CHORD BEARING & DISTANCE
C1	289.693°	1,355.00'	664.40'	S 69.34.05" E - 67.38'
C2	387.250°	510.01'	280.04'	N 89.25.00" E - 209.23'
C3	134.314.3°	80.00'	211.94'	S 41.49.33" E - 168.22'
C4	34.353.7°	380.00'	228.09'	S 08.28.35" W - 224.86'
C5	263.937°	718.81'	331.19'	S 21.59.02" E - 224.86'
C6	167.025°	1,355.00'	386.44'	S 86.56.42" E - 386.13'
C7	33.381.9°	443.39'	437.39'	N 87.29.21" E - 431.14'
C8	36.934°	745.00'	209.89'	N 54.08.15" E - 207.75'
C9	32.293.03°	555.00'	506.39'	N 66.50.49" E - 489.89'
C10	32.293.03°	463.00'	423.95'	S 66.50.49" W - 411.21'
C11	268.954°	535.00'	282.10'	S 54.08.14" W - 248.77'
C12	33.381.9°	835.00'	490.24'	N 87.29.21" E - 489.23'
C13	167.025°	1,265.00'	360.77'	N 86.56.42" W - 358.65'
C14	27.31.16°	808.81'	353.20'	N 61.07.32" W - 388.34'
C15	24.42.92°	877.31'	378.43'	S 13.02.54" W - 375.50'
C16	31.991.4°	945.00'	527.58'	S 11.32.29" E - 520.79'
C17	22.41.26°	1,035.00'	409.89'	N 18.04.54" W - 407.21'
C18	02.22.06°	1,184.16'	516.84'	N 40.32.30" E - 518.89'
C19	90.000.0°	25.00'	39.27'	N 83.53.00" E - 35.38'
C20	86.22.00°	25.00'	28.86'	N 72.03.00" E - 21.37'
C21	23.39.00°	25.00'	10.31'	S 62.57.00" W - 10.24'
C22	90.000.0°	25.00'	39.27'	N 08.09.00" W - 35.38'
C23	167.08.43°	55.00'	180.45'	N 08.09.00" W - 109.31'
C24	45.33.05°	55.00'	44.65'	N 42.34.49" E - 42.88'
C25	44.15.05°	55.00'	42.48'	N 09.22.44" E - 41.43'
C26	44.15.05°	55.00'	42.48'	N 34.48.21" W - 41.43'
C27	32.45.28°	55.00'	31.45'	N 23.18.38" W - 31.02'
C28	164.46.05°	55.00'	158.17'	S 86.03.18" W - 160.03'
C29	38.271.5°	55.00'	38.61'	N 31.17.16" W - 38.22'
C30	44.38.00°	55.00'	42.88'	N 32.03.13" W - 41.78'
C31	36.07.45°	55.00'	55.79'	S 69.16.44" W - 53.43'
C32	23.32.45°	55.00'	22.60'	S 14.29.39" W - 22.44'
C33	168.11.37°	55.00'	159.53'	S 08.39.03" W - 160.20'
C34	7.914.47°	55.00'	76.07'	S 52.07.28" W - 70.15'
C35	44.23.08°	55.00'	42.64'	S 09.23.30" E - 41.58'
C36	42.31.42°	55.00'	40.82'	S 53.10.53" E - 39.88'
C37	30.000.0°	25.00'	39.27'	S 06.09.00" E - 35.38'
C38	90.000.0°	25.00'	39.27'	S 83.53.00" E - 35.38'
C39	36.081.57°	55.00'	180.17'	S 89.37.45" W - 109.26'
C40	36.081.57°	55.00'	38.61'	N 34.04.64" W - 35.94'
C41	44.32.68°	55.00'	42.83'	N 76.08.38" W - 41.85'
C42	45.41.35°	55.00'	43.86'	S 58.40.50" W - 42.71'
C43	38.181.6°	55.00'	35.77'	S 16.40.55" W - 35.08'
C44	41.55.25°	55.00'	38.415'	S 21.02.36" W - 37.65'
C45	08.19.40°	55.00'	57.68'	S 35.56.18" W - 57.85'
C46	08.18.03°	55.00'	57.74'	S 33.72.8" W - 57.71'
C47	08.18.03°	55.00'	57.74'	S 23.19.20" W - 57.71'
C48	06.18.05°	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	07.29.14°	55.00'	68.61'	S 02.43.30" W - 68.66'
C51	90.000.0°	25.00'	39.27'	N 83.53.00" E - 35.38'
C52	08.61.35°	75.00'	81.6'	S 03.54.1" W - 8.76'
C53	141.05.31°	55.00'	135.38'	S 70.25.31" E - 103.78'
C54	51.01.00°	55.00'	46.87'	S 52.52.35" E - 47.37'
C55	46.82.4°	55.00'	44.81'	S 24.10.17" E - 43.40'
C56	43.31.27°	55.00'	41.78'	N 60.49.47" E - 40.76'
C57	11.05.15°	375.00'	72.57'	N 84.32.41" E - 72.45'
C58	04.28.00°	375.00'	29.02'	N 87.51.53" E - 29.01'
C59	06.39.15°	375.00'	33.85'	N 82.19.16" E - 43.53'
C70	75.49.52°	25.00'	43.05'	N 53.05.56" W - 30.72'
C71	22.42.92°	325.00'	140.82'	S 37.28.16" E - 138.72'
C72	15.47.05°	325.00'	88.54'	S 33.03.00" E - 88.28'
C73	09.52.24°	325.00'	51.28'	S 42.39.50" E - 51.23'
C74	33.53.12°	425.00'	251.38'	S 66.57.38" E - 247.71'
C75	06.13.59°	425.00'	46.23'	S 53.06.00" E - 46.21'
C76	07.42.49°	425.00'	57.22'	S 60.08.25" E - 57.17'
C77	07.42.49°	425.00'	57.22'	S 67.49.14" E - 57.17'
C78	07.42.49°	425.00'	57.22'	S 75.33.03" E - 57.17'
C79	04.30.65°	425.00'	33.46'	S 81.38.51" E - 33.47'
C80	84.53.05°	25.00'	37.64'	N 41.27.42" W - 33.74'
C81	09.07.00°	25.00'	3.88'	N 79.20.19" W - 3.88'
C82	75.45.14°	25.00'	33.05'	N 85.53.47" W - 30.70'
C83	28.24.27°	1,035.00'	513.16'	S 13.13.23" E - 507.92'
C84	05.43.03°	1,035.00'	103.27'	S 01.35.40" E - 103.23'
C85	89.42.12°	25.00'	39.14'	N 51.14.40" E - 35.28'
C86	36.30.11°	375.00'	173.46'	S 70.33.09" E - 171.93'
C87	07.01.49°	375.00'	46.01'	S 80.23.00" E - 45.88'
C88	19.89.22°	25.00'	127.45'	S 67.08.14" E - 128.64'
C89	89.92.26°	25.00'	38.68'	S 11.55.51" E - 35.64'
C90	17.29.30°	425.00'	178.87'	N 24.51.57" E - 128.18'
C91	09.27.47°	425.00'	40.92'	N 30.48.29" E - 40.51'
C92	07.48.13°	425.00'	57.89'	N 24.10.28" E - 57.84'
C93	04.03.46°	425.00'	30.27'	N 18.13.57" E - 30.28'
C94	16.09.39°	1,225.00'	344.45'	N 08.08.13" E - 343.32'
C95	03.30.05°	1,225.00'	10.74'	N 15.58.28" E - 10.74'
C96	02.32.32°	1,225.00'	61.48'	N 14.73.00" E - 61.48'
C97	02.32.32°	1,225.00'	61.48'	N 17.22.38" E - 61.48'
C98	02.32.32°	1,225.00'	61.48'	N 03.30.35" E - 61.48'

CURVE TABLE

CURVE	DELTA	POBDS	LENGTH	CHORD BEARING & DISTANCE
C99	02.32.32°	1,225.00'	61.48'	N 03.37.31" E - 61.48'
C100	02.32.32°	1,225.00'	61.48'	N 02.44.58" E - 61.48'
C101	01.13.48°	1,225.00'	28.30'	N 02.41.48" E - 28.30'
C102	90.000.0°	25.00'	39.27'	S 45.04.53" W - 35.38'
C103	90.000.0°	25.00'	39.27'	N 44.55.07" W - 35.38'
C104	16.08.39°	1,465.00'	411.94'	N 08.08.13" E - 410.86'
C105	00.48.10°	1,465.00'	19.67'	N 00.27.58" E - 19.67'
C106	02.31.05°	1,465.00'	64.39'	N 02.06.38" E - 64.38'
C107	02.31.05°	1,465.00'	64.39'	N 04.37.41" E - 64.38'
C108	02.31.05°	1,465.00'	64.39'	N 07.08.46" E - 64.38'
C109	02.31.05°	1,465.00'	64.39'	N 09.39.51" E - 64.38'
C110	02.31.05°	1,465.00'	64.39'	N 12.10.56" E - 64.38'
C111	02.31.05°	1,465.00'	64.39'	N 14.38.30" E - 64.38'
C112	02.31.05°	1,465.00'	64.39'	N 16.01.02" E - 64.38'
C113	08.74.92°	1,035.00'	177.02'	S 11.17.33" W - 176.81'
C114	00.32.26°	1,035.00'	9.78'	S 15.55.19" W - 9.78'
C115	00.32.26°	1,035.00'	67.89'	S 13.46.12" W - 67.87'
C116	02.31.05°	1,035.00'	60.04'	S 10.13.55" W - 60.03'
C117	02.31.05°	1,035.00'	39.23'	N 07.28.43" E - 39.23'
C118	87.48.59°	25.00'	42.88'	N 81.04.28" E - 37.68'
C119	50.05.36°	275.00'	246.46'	S 24.59.04" E - 232.97'
C120	15.59.53°	275.00'	76.79'	S 42.01.08" E - 76.84'
C121	19.22.19°	275.00'	93.38'	S 24.17.30" E - 92.83'
C122	14.38.44°	275.00'	70.29'	S 07.14.28" E - 70.10'
C123	09.20.00°	25.00'	39.27'	S 45.04.53" W - 35.38'
C124	90.000.0°	25.00'	39.27'	N 44.55.07" W - 35.38'
C125	08.07.00°	25.00'	39.27'	N 81.04.28" E - 37.68'
C126	08.07.00°	25.00'	39.27'	N 81.04.28" E - 37.68'
C127	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C128	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C129	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C130	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C131	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C132	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C133	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C134	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C135	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C136	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C137	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C138	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C139	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C140	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C141	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C142	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C143	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C144	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C145	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C146	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C147	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C148	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C149	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C150	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C151	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C152	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C153	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C154	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C155	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C156	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C157	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C158	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C159	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C160	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C161	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C162	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C163	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C164	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C165	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C166	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C167	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C168	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C169	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C170	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C171	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C172	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C173	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C174	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C175	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C176	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C177	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C178	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C179	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C180	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C181	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C182	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C183	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C184	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C185	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C186	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C187	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C188	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C189	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C190	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C191	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C192	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C193	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C194	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C195	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C196	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C197	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C198	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C199	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C200	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C201	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C202	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C203	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C204	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C205	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C206	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C207	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C208	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C209	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C210	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C211	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C212	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C213	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C214	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C215	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C216	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C217	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C218	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C219	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C220	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C221	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C222	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C223	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C224	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C225	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C226	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C227	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C228	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C229	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C230	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C231	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C232	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C233	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C234	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C235	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C236	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C237	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C238	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C239	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C240	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C241	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C242	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C243	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C244	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C245	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C246	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C247	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C248	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C249	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C250	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C251	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C252	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C253	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C254	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C255	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C256	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C257	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C258	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C259	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C260	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C261	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C262	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C263	14.32.31°	1,175.00'	298.16'	N 07.20.14" E - 297.86'
C264	05.12.31°	1,175.00'	12.08'	S 70.01.48" E - 12.06'
C265	05.12.31°	25.00'	25.45'	N 00.47.38" E - 25.46'
C266	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C267	02.34.46°	1,175.00'	70.88'	N 03.14.28" E - 70.87'
C268	08.18.52°	479.00'	54.14'	S 02.20.48" W - 54.11'
C269	05.02.53°	1,175.00'	103.27'	N 07.29.14" E - 103.53'
C270	04.35.38°	1,175.00'	94.56'	N 12.18.52" E - 94.43'
C271	90.000.0°	25.00'	39.27'	N 45.04.57" W - 35.38'
C272				