

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY SEPTEMBER 8, 2020
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear a face mask or covering and will be required to submit to a temperature check before entering the Parish Council Chambers.

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, September 8, 2020.

Public comments regarding items on this agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: 985-276-6398 (if busy, dial: 346-248-7799 or 669-900-6833) Meeting ID: 828 1886 5968 # Participant ID: # Password: 89655044#. Please specify the case number you are calling in for.

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 11, 2020 MEETING MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2020-1975-MSP

A minor subdivision of 15.79 acres into lots 1, 2, 3, 4 & 5

Owner & Representative: Darling Design Homes, Inc. - Mr. Buddy Coate

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of LA Highway 1077 and proposed Desaire Drive, south of Post Oak Drive, north of Galatas Road Madisonville, Ward 1, District 1

Postponed at the August 11, 2020 meeting

2020-1991-MSP

A minor subdivision of 15 acres being Parcel A1 into Lots A1A & A1B

Owner & Representative: Lloyd E. & Stacy Smith, Jr.

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

Parish Council District Representative: Hon. James. J. Davis

General Location: The parcel is located on the east side of Morning Star Drive and on the west side of Ordogne Ruppert Road, Lacombe. Ward 7, District 7

2020-1996-MSP

A minor subdivision of Parcels E1 & E2 into Parcel E1A

Owner & Representative: Yakir Katz & Edith R. Ambrose

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

Parish Council District Representative: Hon. James. J. Davis

General Location: The parcel is located on the east side of N. Pontchartrain Drive, south of Sunshine Lake Drive, Lacombe. Ward 7, District 7

2020-2022-MSP

A minor subdivision of 100.387 acres being Parcel 1 into Parcels 1-A & 1-B

Owner: Recreational District #1 of St. Tammany Parish

Representative: Jones Fussell, LLP - Paul J. Mayronne

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. James. J. Davis

General Location: The parcel is located on the west side of Patricia P. Brister Safe Haven Pkwy (Pelican Drive) and on the north side of US Highway 190, Mandeville, Ward 4, District 7

2020-2026-MSP

A minor subdivision to create a 412.5 acres as Parcel A

Owner: Salmen Company. LLC - Steve M. Rapier, President

Representative: Jones Fussell, LLP - Paul J. Mayronne

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

Parish Council District Representative: Hon. Steve Stefancik

General Location: The parcel is located at the northwest intersection of Belair Blvd & Airport Road and on the east side of Journey Road, Slidell. Ward 9, District 11

RESUBDIVISION REVIEW

2020-2023-MRP

Resubdivision of Lots 14A & 16A (Map file #2902B) and Lots 15A & 17A (Map file #3507F) into Lots 14A-1, 16A-1 & 17A-1, Phase 4-B, Clipper Estates

Owner & Representative: Vela Developments, LLC - Peter R. Tufaro

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

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located on the east side of Vela Cove, east of Cutter Cove, Slidell, Louisiana. Ward 9, District 13

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW**2020-2010-PP**

Military Ridge, Phase 1

Developer/Owner: Lynn Levy Land Co., LLC

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

Parish Council District Representative: Hon. Mike Smith

General Location: The property is located on the east & west sides of North Military Road/LA Highway 1090, north of Interstate-12, Slidell, Louisiana. Ward 8, District 9

2020-2011-PP

Lakeshore Villages, Phase 6

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

2020-2012-PP

Lakeshore Villages, Phase 11

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

2020-2014-PP

Bedico Creek, Parcel 10

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the northwest side of LA Highway 1085, South of I-12, Madisonville, Louisiana. Ward 1, District 1

FINAL SUBDIVISION REVIEW**2020-1970-FP**

River Club Estates, Phase 2-A

Developer/Owner: River Club Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located south of River Chase Drive & Brewster Road, west of and adjoining the Tchefuncte River; Covington, Louisiana. Ward 1, District 1

Postponed at the August 11, 2020 meeting

2020-2013-FP

Lakeshore Villages, Phase 8A

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

2020-2017-FP

Preston Vineyard

Developer/Owner: First Horizon, Inc.

Engineer/Surveyor: McLin Taylor, Inc.

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located south of LA Highway 190, west of LA Highway 1077, north of Interstate-12, Madisonville, Louisiana. Ward 1, District 3

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**AMENDMENT TO DEVELOPMENTAL AGREEMENT****OLD BUSINESS****ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS - WITHDRAWN**

Request to Enter Parish Right-of-Way of Lyons Street for the purpose of gaining access to property (Tammany Terrace Subdivision). Resolution No. 18-046

Debtor: Tammany Terrace, LLC - Mr. Craig Seals

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located east of Lee Road/LA Highway 437, west of LA Highway 1081, north of Interstate-12, Covington, Louisiana. Ward 3, District 2

Requesting a waiver for the location of the water valve at the intersection of Kenny Lane and Eldora Avenue

2017-825-PP

Versailles Business Park, Phase 2

Developer/Owner: Dobbins Group

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located south of Holiday Boulevard, west of LA Highway 190, north of Interstate-12, Covington Louisiana. Ward 3, District 5

Establish a Warranty Obligation

NEW BUSINESS**ADJOURNMENT**

MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY AUGUST 11, 2020
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PARISH COUNCIL CHAMBERS
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Public comments regarding items on this agenda were submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: 985-276-6398 (if busy, dial: 346-248-7799 or 669-900-6833) Meeting ID: 872 5876 2955# Participant ID: # Password: 8040541#. The constituents were asked to specify the case number they were calling in for.

ROLL CALL

Present: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Absent: Doherty, Fitzmorris, Crawford

Staff Present: Liner, Tissue, Lambert, Reynolds, Riles, Cleland, Mayfield

PUBLIC ANNOUNCEMENTS

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- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
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INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION - Randolph presented the Invocation

PLEDGE OF ALLEGIANCE - Barcelona presented the Pledge of Allegiance

REQUEST FOR POSTPONEMENTS

2020-1975-MSP - POSTPONED

A minor subdivision of 15.79 acres into lots 1, 2, 3, 4 & 5

Owner & Representative: Darling Design Homes, Inc. - Mr. Buddy Coate

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of LA Highway 1077 and proposed Desaire Drive, south of Post Oak Drive, north of Galatas Road Madisonville, Ward 1, District 1

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

Opposition: Mr. Michael Nolan

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

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2020-1970-FP- POSTPONED

River Club Estates, Phase 2-A

Developer/Owner: River Club Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located south of River Chase Drive & Brewster Road, west of and adjoining the Tchefuncte River; 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: Mr. Paul Mayronne

Opposition: None

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

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

PUBLIC HEARINGS:**PETITIONS/WAIVER REQUESTS****PET-2020-001 - WITHDRAWN**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the east side of Partridge Street, south of Dove Park Road, being lot 16, Square 1, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

Postponed at the Special Rescheduled April 14, 2020 meeting

Postponed at the July 13, 2020 meeting

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony requesting that the petition request be withdrawn: Mr. Jeff Schoen

Opposition to the approval of the petition request: Kyle Crusta

Petition request withdrawn

PET-2020-002 - WITHDRAWN

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 38, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

Postponed at the Special Rescheduled April 14, 2020 meeting

Postponed at the July 13, 2020 meeting

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony requesting that the petition request be withdrawn: Mr. Jeff Schoen

Opposition to the approval of the petition request: None

Petition request withdrawn

PET-2020-003 - WITHDRAWN

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 39, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

Postponed at the Special Rescheduled April 14, 2020 meeting

Postponed at the July 13, 2020 meeting

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony requesting that the petition request be withdrawn: Mr. Jeff Schoen

Opposition to the approval of the petition request: None

Petition request withdrawn

APPROVAL OF THE JULY 13, 2020 MEETING MINUTES

Randolph moved to approve, second by McInnis.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

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

Request to Enter the Parish Right-of-Way of South Street for the purpose of constructing a roadway and drainage improvements (Helenbirg Lots and Farms Subdivision).

Debtor: Berners Construction Co., Inc. - Mr. Edward Berner

Parish Council District Rep.: Hon. Rykert Toledano

General Location: The property is located south of Helenbirg Boulevard, west of 5th Avenue, Covington, Louisiana. Ward 3, District 5

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. Darrell Fussell

Opposition: None

Barcelona moved to approve, second by Randolph.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

ENTERING THE PARISH RIGHT-OF WAY - APPROVED

Request to Enter the Parish Right-of-Way of Oak Harbor Boulevard, Lakeshore Boulevard and East Howze Beach Road for the purpose of traffic improvements (Lakeshore Villages Subdivision).

Debtor: D.R. Horton, Inc. - Gulf Coast

Parish Council District Rep.: Hon. Jerry Binder and Hon. Jake Airey

General Location: The property is located west of LA Highway 433, east of Interstate 10, Slidell, Louisiana. Ward 9, District 12 & 13

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

Opposition: None

Randolph moved to approve, second by Drumm.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

REVOCATION REVIEW

REV20-07-006 - APPROVED

The revocation of a portion of East West Road, located east of Westshore Dr., north of Pinnacle Pkwy, Colonial Pinnacle Nord Du Lac Subdivision, Covington, Louisiana, Ward 1, Council District 1.

Applicant: Watercross Development, LLC

Parish Council Representative: Hon. Marty Dean

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

Opposition: None

Randolph moved to approve, second by Seeger.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW

2020-1943-MSP - APPROVED

A minor subdivision of 6.39 acres into Lots A, B & C

Owner & Representative: Mr. Barry G. & Ms. Julie Ann Vincent Matte

Surveyor: Southern Geomatics, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of Lowe Davis Road, west of Lenel Road, Covington, Ward 10, District 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. Barry G. & Ms. Julie Ann Vincent Matte

Opposition: None

Willie moved to approve with waiver, second by Randolph.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2020-1979-MSP - APPROVED

A minor subdivision of 20.68 acres into Parcel A, B-1 & B-2

Owner & Representative: Mr. Justin & Ms. Tara C. Motichek and Mr. Kyle & Ms. Shaylene Matthews

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of Adrienne Street, and along Memory Lane, Madisonville, Ward 1, District 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Ms. Tara C. Motichek

Opposition: None

Willie moved to approve with waivers, second by Barcelona.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2020-1981-MSP - APPROVED

A minor subdivision of 1.072 acres being Lot 11 into Lots 11-A & 11-B

Owner & Representative: Mr. Byron R. & Ms. Melissa K. Burkhardt and The Division of Administration, The Department of Culture and Tourism, and The Office of State Parks, State of Louisiana

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Michael Lorino, Jr.

General Location: The property is located on the north side of Burkhardt Lane, east of Fairview Riverside Drive, Madisonville, 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: Mr. Paul Mayronne

Opposition: None

Willie moved to approve with waivers, second by Randolph.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

2020-1941-MRP - APPROVED

Resubdivision of Lots 5A, 6A, 7A, 8A, 9A & 10A into Lots 5A1, 6A1, 7A1, 8A1, 9A1 & 10A1, Square 12, Birg Boulevard

Owner & Representative: Berners Construction Co., Inc. - Mr. Edward Berner

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Rykert Toledano

General Location: The properties are located along Payton Court, south of Helenbirg Boulevard, Covington, Louisiana. Ward 3, District 5

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. Darrell Fussell

Opposition: None

Randolph moved to approve with waivers, second by Willie.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2020-1963-MRP - APPROVED

Resubdivision of Lots 1 - 12 into Lots 3A, 4A, 7A, 8A, 11A & 12A, Square 65, South Abita Springs

Owner & Representative: Habitat for Humanity, STW - Mr. Jeffery S. St. Romain

Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The properties are located on the east side of 4th Street, on the west side of 5th Street, and on the north side of Washington Avenue, Covington, Louisiana. Ward 3, District 2

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. Mark Vaughn

Opposition: None

Willie moved to approve, second by Seeger.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2020-1982-MRP - APPROVED

Resubdivision of Parcels 22A-1, 22A-2 & 22A-3 into Parcels 22B-1, 22B-2, 22B-3 & 22B-4, Handsome Meadow Farms

Owner & Representative: Mr. Woodruff L. & Ms. Carol V. Camus, Jr.

Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The properties are located on the north and east sides of Camus Lane, west of Handsome Meadow Lane, Covington, Louisiana. Ward 2, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Ms. Carol V. Camus

Opposition: None

Willie moved to approve, second by Randolph.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

DORMANT SUBDIVISION REVIEW**TENTATIVE SUBDIVISION REVIEW****2020-1951-TP - APPROVED**

Lakeshore Villages, Phase 6

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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: Mr. Jeff Schoen and Mr. Tommy Buckel

Opposition: None

Randolph moved to approve, second by Barcelona.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2020-1952-TP - APPROVED

Lakeshore Villages, Phase 11

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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: Mr. Jeff Schoen and Mr. Tommy Buckel

Opposition: None

Randolph moved to approve, second by Barcelona.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

PRELIMINARY SUBDIVISION REVIEW

2020-1971-PP - APPROVED

Terra Bella, Phase 1A-11

Developer/Owner: Terra Bella Group, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean and Hon. Martha Cazaubon

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

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

Opposition: None

Seeger moved to approve, second by Willie.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2020-1972-PP - APPROVED

Tchefuncte Club Estates, Phase 3

Developer/Owner: TCE Properties, LLC

Engineer/Surveyor: McLin Taylor, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located south of Pine Crest Drive, east of LA Highway 21, south of Interstate 12. 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: Mr. Paul Mayronne

Opposition: None

Seeger moved to approve, second by Willie.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2020-1974-PP - APPROVED

Lakeshore Villages, Phase 8

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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: Mr. Jeff Schoen

Opposition: None

Randolph moved to approve, second by Ress.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

AMENDMENT TO DEVELOPMENTAL AGREEMENT

OLD BUSINESS

2020-1777-FP - APPROVED

Lakeshore Villages, Phase 5

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

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

Parish Council District Representative: Hon. Jake Airey

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

Waiver request for Restrictive Covenant #9 "Driveways for all corner lots are to maintain a minimum distance of sixty (60') feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street right-of-way intersect." The proposed driveway is 59.35' from the intersection.

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

Opposition: None

Seeger moved to approve, second by Willie.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

ENTER THE PARISH RIGHT-OF-WAY - APPROVED

Request to Enter the Parish Right-of-Way on Ochsner Boulevard for the purpose of performing roadway improvements in conjunction with the construction of the Ochsner Medical Building and campus expansion.

Debtor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on Ochsner Boulevard, west of LA Highway 21, north of Interstate-12, Covington, Louisiana. Ward 1, District 1

Change in Petitioner for Resolution No. 20-047

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

Opposition: None

Willie moved to approve, second by Randolph.

Yea: Seeger, Ress, McInnis, Willie, Richard, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

NEW BUSINESS**ADJOURNMENT**

Mr. David Doherty
Chairman

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MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of September 1st, 2020)

Meeting Date: September 8, 2020

CASE NO.: 2020-1975-MSP

OWNER/DEVELOPER: Darling Design Homes, Inc. - Mr. Buddy Coate

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 14

TOWNSHIP: 7 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: west side of LA Highway 1077 and proposed Desaire Drive, south of Post Oak Drive, north of Galatas Road Madisonville, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 15.79 acres

NUMBER OF LOTS/PARCELS: 5: 15.79 acres into a 1.417 acre lot identified as lot 1, a 1.136 acre lot identified as lot 2, 1.136 acre lot identified as lot 3, 1.136 acre lot identified as lot 4 & 10.965 acre lot identified as lot 5

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create five (5) lots from a 15.79 acre parcel. Note that the proposed lots 1 to 5 meet the maximum allowable density of 1 unit per acre under the A-2 Suburban Zoning District. The minor subdivision request requires a public hearing due to:

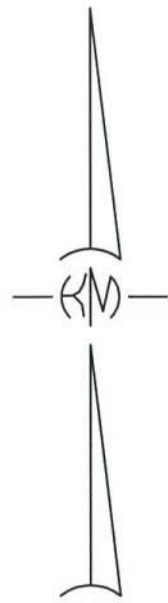
- Lot 1 not having public road frontage and being accessed via a 35' access servitude.

The request shall be subject to the below comments:

1. The survey should show "POST OAK LN".
2. The proposed name of the access depicted on the survey plat, shall be granted approval by the Planning Commission. As per St. Tammany Parish Communication District, the proposed name "DESAIRE DRIVE" causes issues. New access name "LOST BAYOU DRIVE" has been submitted and approved by St. Tammany Parish Communication District. Provide amended survey showing the new access name.
3. The survey should indicate: "A minor subdivision of 15.79 acres into lots 1, 2, 3, 4 & 5".

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

THIS POINT IS DESCRIBED AS BEING
S 01°11'32" W 132' THENCE N 75°20' E 545.31'
THENCE N 89°59'03" W 61.93' FROM THE QUARTER
(1/4) SECTION CORNER COMMON TO SECTIONS 14 & 15,
T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA



MYRTLE GROVE SUBD.
PINK MYRTLE DR.
POST OAK LANDING

APPROX. BANKS OF
BAYOU DeZAIRE

N 71°29'50" E
134.00'

S 23°45'00" E
98.88'

N 65°00'00" E
399.51'

POST OAK

LOT 1
1.417 acres

LOT 2
1.136 acres

LOT 3
1.136 acres

LOT 4
1.136 acres

LOT 5
10.965 acres

IRON SET
ON TOP BANK OF BAYOU

(SHADED AREA DENOTES WETLANDS)

APPROXIMATE LOCATION OF THE
FLOOD ZONE LINE

APPARENT NORTH LINE
OF GALATAS SUBDIVISION

GALATAS SUBDIVISION

LEGEND:

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = LDH MONUMENT FOUND
- ▲ = ANGLE IRON FOUND

THIS PROPERTY IS LOCATED IN
FLOOD ZONES A & C, B.F.E. UNDETERMINED
RE: FIRM PANEL NO. 225205 0210 C
REVISED 10-17-1989

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

OLD RESIDENCE
(NOT LOCATED AT
CLIENTS REQUEST)

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.



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.

07-17-20

REFERENCE:
PLAT OF A SURVEY BY JOHN E. BONNEAU
FILED AS MAP FILE NO. 3421, FILED
05-07-2004, FROM WHICH BASIS OF BEARINGS
AND SECTION CORNER TIE WERE TAKEN.

PREPARED FOR: DARLING DESIGN HOMES, INC.,

KELLY J. McHUGH & ASSOC., INC.

CIVIL ENGINEERS & LAND SURVEYORS

845 GALVEZ ST., MANDEVILLE, LA. 626-5611

15.79 ACRES IN SECTION 14,
TOWNSHIP-7-SOUTH, RANGE-10-EAST,
G.L.D., ST. TAMMANY PARISH, LA.

SCALE: 1" = 200'
DRAWN: DRJ
REVISED: 07-17-20

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of September 1st, 2020)

Meeting Date: September 8, 2020

CASE NO.: 2020-1991-MSP

OWNER/DEVELOPER: Lloyd E. & Stacy Smith, Jr.

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 23

TOWNSHIP: 8 South

RANGE: 12 East

WARD: 7

PARISH COUNCIL DISTRICT: 7

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

GENERAL LOCATION: East side of Morning Star Drive and on the west side of Ordogne Ruppert Road,
Lacombe, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 15 acres

NUMBER OF LOTS/PARCELS: 2: 15 acre identified as Parcel A1 into 10 acres identified as Parcel A1A
and 5 acres identified as A1B

ZONING: A-2 Suburban District

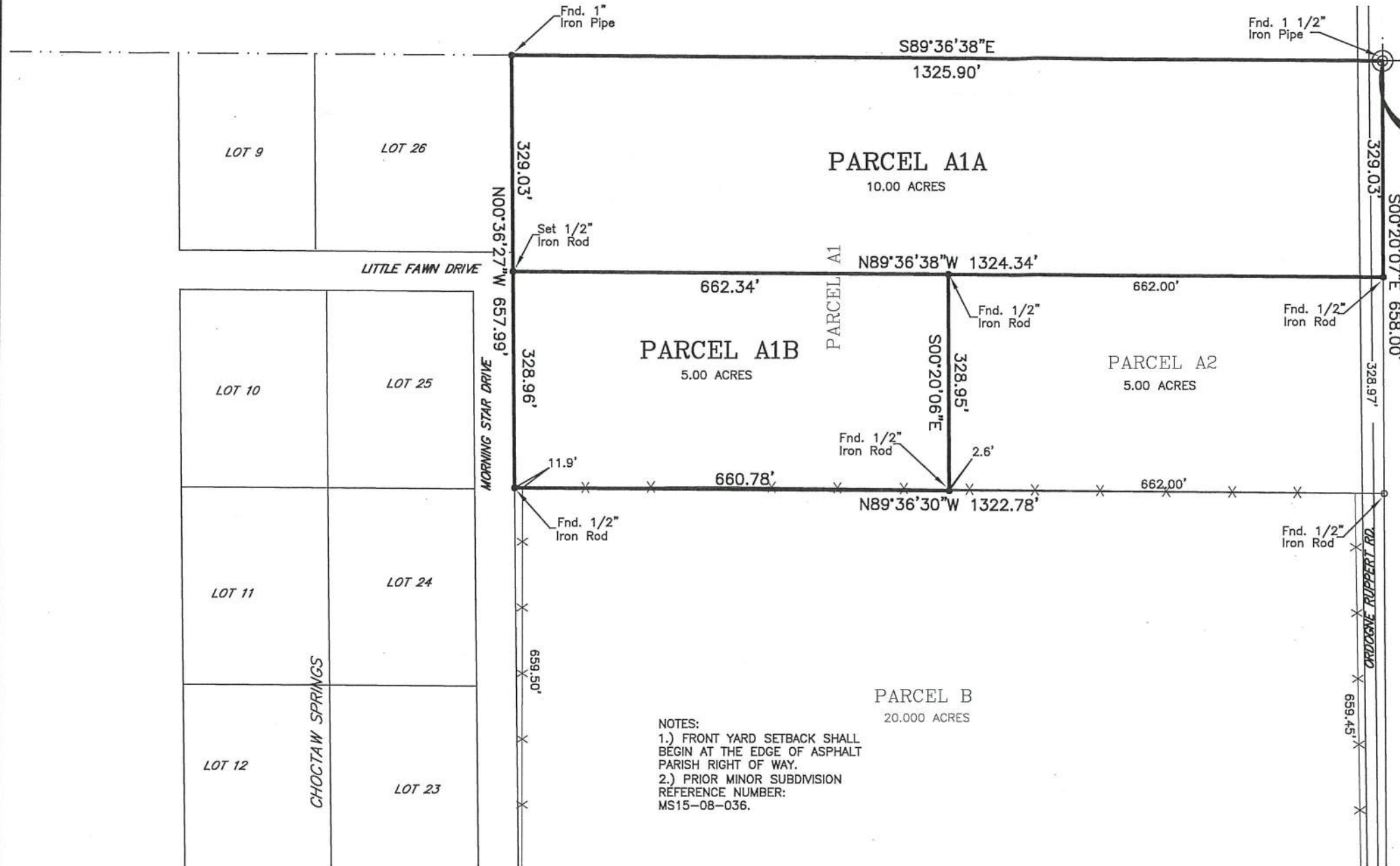
STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) lots from a 15 acre parcel. Note that proposed parcels A1A & A1B meet the maximum allowable density of 1 unit per acre under the A-2 Suburban Zoning District. The minor subdivision request requires a public hearing due to:

- Parcel A1 was part of minor subdivision approved in August 2015 (MS15-08-036).

PATHFILE: G:\SURVEYING\2020\BOUNDARY SURVEY\T08-R12-SEC. 23\20200371.dwg



SECTION 14
SECTION 23

P.O.B.

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



APPROVED:

CHAIRMAN OF PLANNING COMMISSION DATE

SECRETARY OF PLANNING COMMISSION DATE

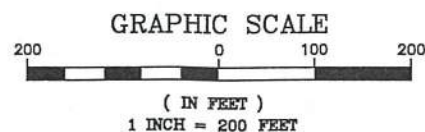
DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 653,400 SQ. FT. OR 15.00 ACRES

NOTES:
1.) FRONT YARD SETBACK SHALL
BEGIN AT THE EDGE OF ASPHALT
PARISH RIGHT OF WAY.
2.) PRIOR MINOR SUBDIVISION
REFERENCE NUMBER:
MS15-08-036.



REVISED: 8/15/19 MISC. FROM PARISH

SCALE:
1" = 200'

DATE:
7/23/20

DRAWN BY: JDL
CHECKED BY: SMB

DWG. NO:
20200371

SHEET
1 OF 1

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

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

F.I.R.M.: 225205 0380 C
DATE: 4/2/91
ZONE: C
B.F.E. = N/A

* Verify prior to construction with local governing body

A RESUBDIVISION MAP OF PARCEL A1
INTO PARCELS A1A & A1B, SITUATED IN
SECTION 23, T-8-S, R-12-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

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

LLOYD & STACY SMITH

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

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



SEAN M. BURKES
LA REG. NO. 4785

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of September 1st, 2020)

Meeting Date: September 8, 2020

CASE NO.: 2020-1996-MSP

OWNER/DEVELOPER: Yakir Katz & Edith R. Ambrose

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 23

TOWNSHIP: 8 South

RANGE: 12 East

WARD: 7

PARISH COUNCIL DISTRICT: 7

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: East side of N. Pontchartrain Drive, south of Sunshine Lake Drive, Lacombe, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 3.959 acres

NUMBER OF LOTS/PARCELS: 2: Parcels E1 & E2 into Parcel E1A

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create one (1) parcel from a 1.362 acre parcel identified as E1 and a 2.597 parcel identified as E2. Note that proposed parcel E1A meets the maximum allowable density of 1 unit per acre under the A-2 Suburban Zoning District. The minor subdivision request requires a public hearing due to:

- Parcel E1 & E2 were part of minor subdivisions approved in June 2015 (MS15-03-036) and in February 2017 (2017-591-MSA).

The request shall be subject to the below comments:

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission.
2. Provide the dimension of N. Pontchartrain Drive Right of Way, dedicated to the Parish.
3. Add Note to the Survey: Front yard setback shall beginning at the edge of the asphalt Parish Right of Way.

PATHFILE: Q:\SURVEYING\2020\BOUNDARY SURVEY\T08-R12\SEC. 23\20200069, 23-8-12, AMBROSE\20200069.dwg



APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 172,454 SQ. FT. OR 3.959 ACRES

PARCEL D
15.04 ACRES

N. PONTCHARTRAIN DRIVE
N37°39'04"E 512.00'

Fnd. Mag Nail
in Road

Fnd. 1/2"
Iron Rod
30'

Fnd. Mag Nail
in Road

Fnd. 1/2"
Iron Rod
30'

PARCEL E1A
3.959 ACRES

PARCEL E2
2.597 ACRES

PARCEL E3
2.698 ACRES

PARCEL E4
1.894 ACRES

REFERENCE:

- 1.) A SURVEY BY THIS FIRM DATED 6/20/15, SURVEY NO. 20150296, MAP FILE NO. 5414B.
- 2.) A SURVEY BY THIS FIRM DATED 2/15/17, SURVEY NO. 20170092, MAP FILE NO. 5621C.

Fnd. Mag Nail
in Road

Fnd. 1/2"
Iron Rod

496.19'

N89°32'58"W 817.44'
GRAPHIC SCALE
(IN FEET)
1 INCH = 60 FEET

Fnd. 1/2"
Iron Rod

321.25'

Fnd. 1"
Iron Pipe
(Center of Section)

S00°13'18"E
22.54'

Fnd. 1/2"
Iron Rod

BEAU VILLAGE, ADD. 2-A

SCALE:
1" = 60'

DATE:
2/26/20

DRAWN BY: JDL
CHECKED BY: SMB

DWG. NO:
20200069

SHEET
1 OF 1

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

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0380 C
DATE: 4/2/91
ZONE: A
B.F.E. = 20'

* Verify prior to construction with local governing body

A RESUBDIVISION MAP OF PARCEL E1 & PARCEL E2 INTO PARCEL E1A SITUATED IN SECTION 23, T-8-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

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

YAKIR KATZ & EDITH AMBROSE

J.V. Burkes & Associates, Inc.

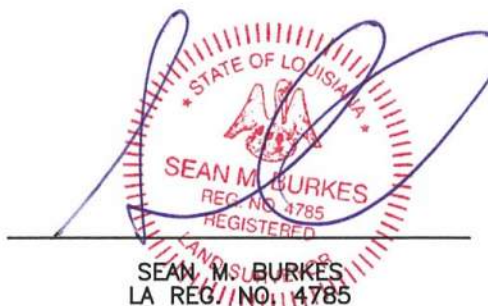
SURVEYING

ENGINEERING • ENVIRONMENTAL

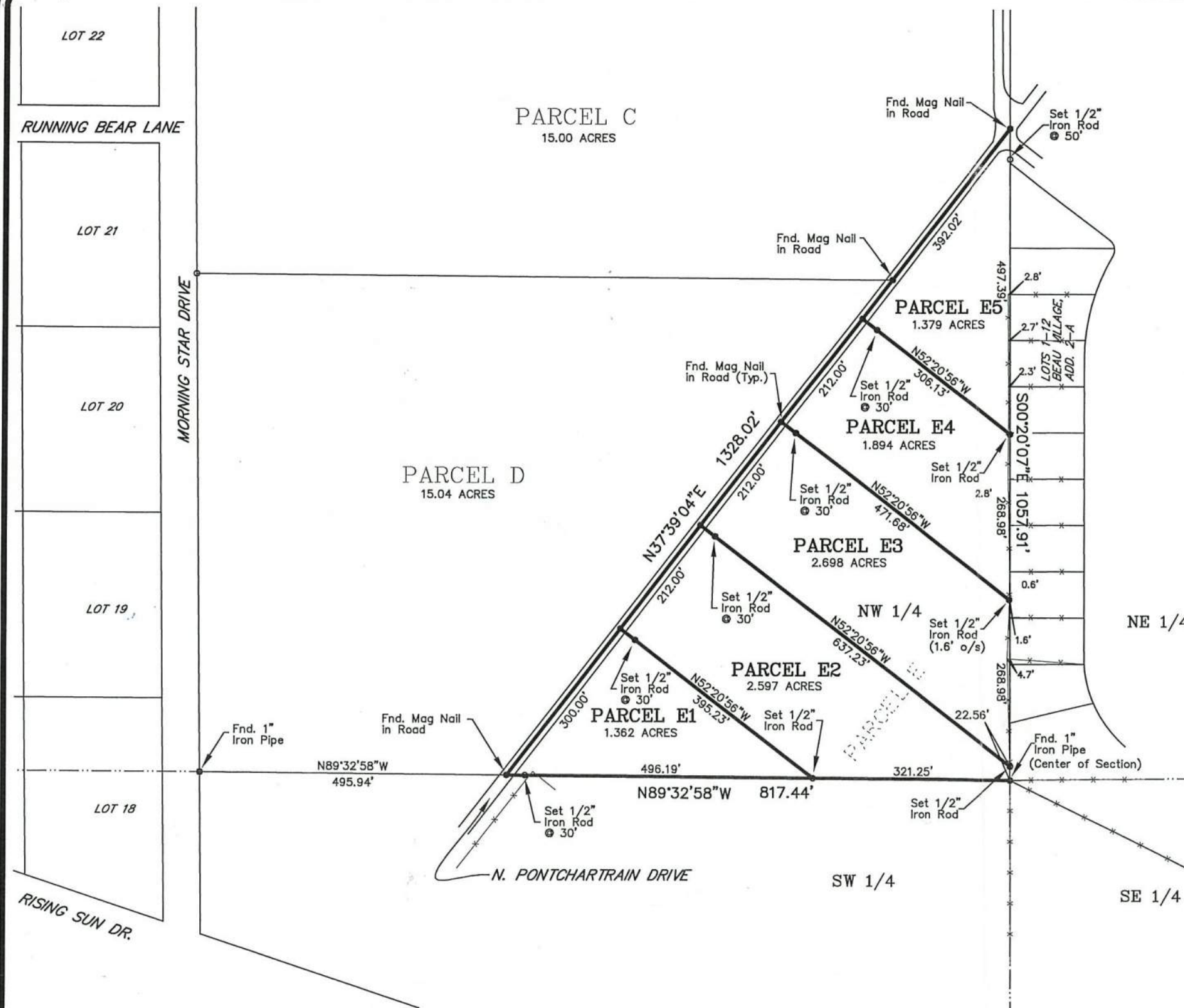


1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

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



PATHFILE: \\M:\SURVEYING\2017\BOUNDARY SURVEY\T08-R12-SEC. 23\20170092. 23-8-12, WISEMAN.dwg



APPROVED:

Ron Keller

SECRETARY OF PLANNING COMMISSION DATE

Don Otzel

DIRECTOR OF ENGINEERING DATE

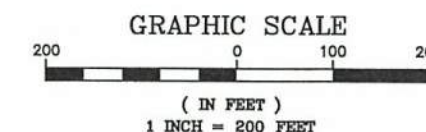
Courtney Helbert

CLERK OF COURT DATE

03/08/2017 *5612C*

DATE FILED FILE NO.

TOTAL AREA: 43,196 SQ. FT. OR 9.93 ACRES



SCALE: 1" = 200'

DATE: 2/15/17

DRAWN BY: JDL CHECKED BY: RMK

DWG. NO: 20170092

SHEET 1 OF 1

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

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0380 C
DATE: 4/2/91
ZONE: A & C
B.F.E. = N/A

* Verify prior to construction with local governing body.

A MINOR SUBDIVISION MAP OF PARCEL E INTO PARCELS E1-E5, SITUATED IN SECTION 23, T-8-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

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

NEIL WISEMAN

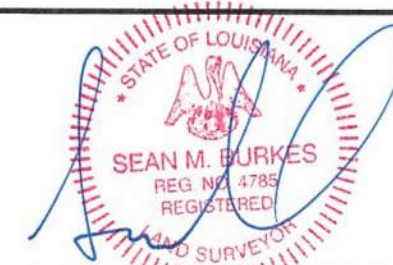
J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

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

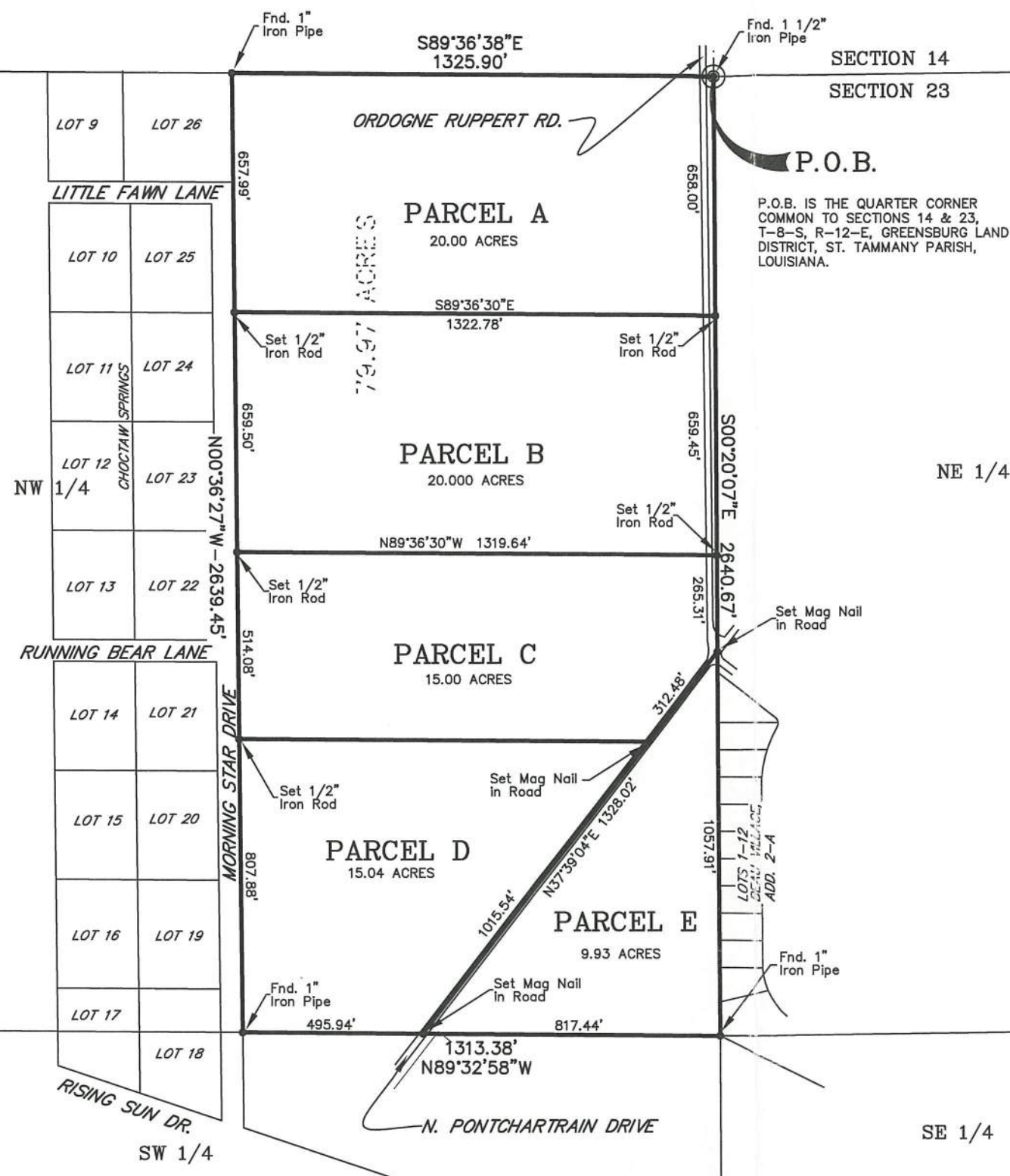


SEAN M. BURKES
LA REG. NO. 4785

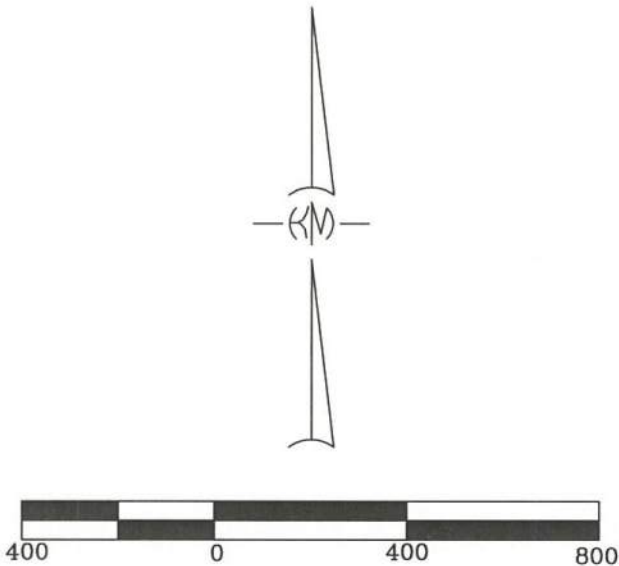
PATHFILE: \\M:\SURVEYING\2015\BOUNDARY SURVEY\T08-R12\SEC. 23\20150296, 23-8-12, TITTLE.dwg



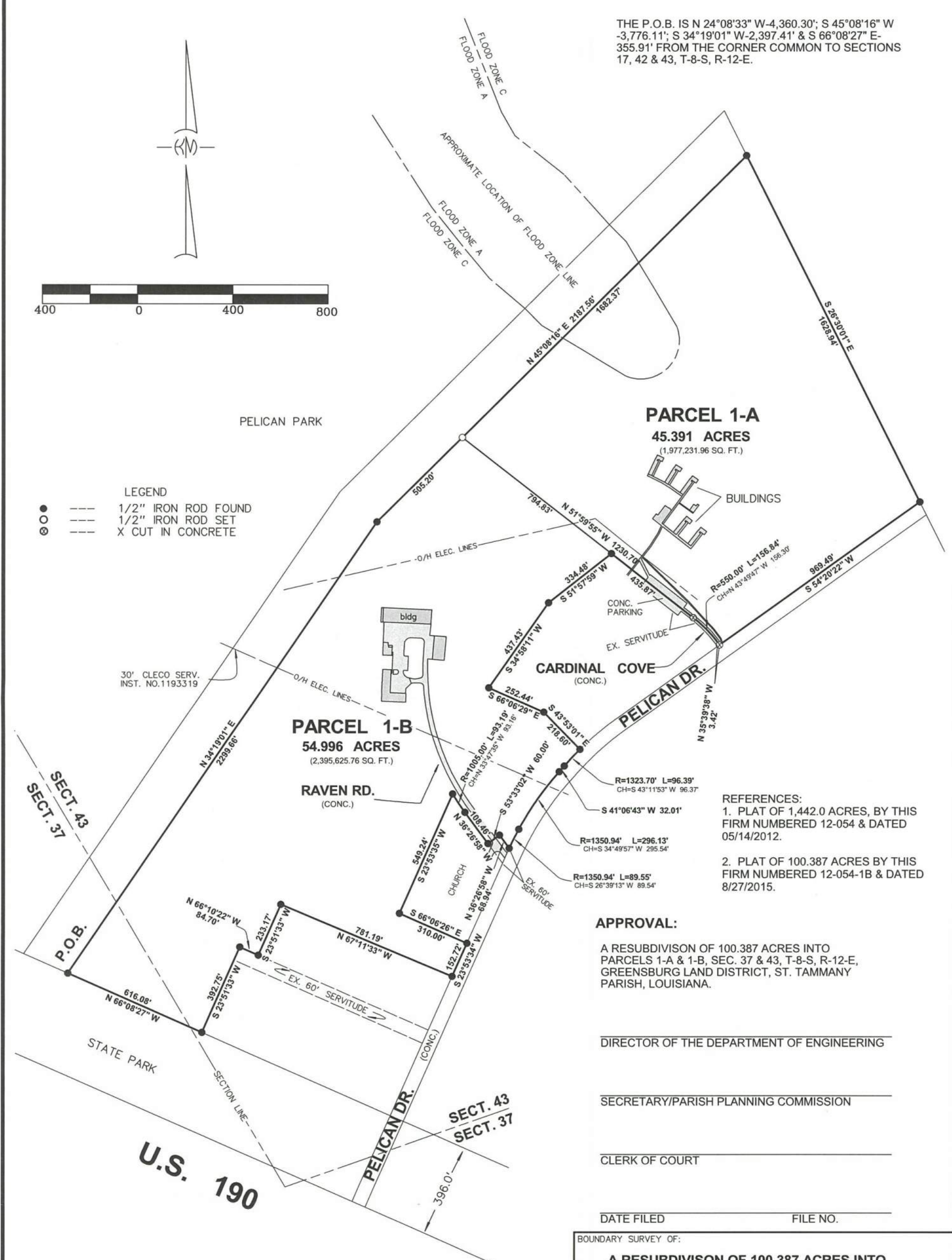
CHOCTAW SPRINGS SUBDIVISION



THE P.O.B. IS N 24°08'33" W-4,360.30'; S 45°08'16" W -3,776.11'; S 34°19'01" W-2,397.41' & S 66°08'27" E-355.91' FROM THE CORNER COMMON TO SECTIONS 17, 42 & 43, T-8-S, R-12-E.



- LEGEND
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - ⊗ X CUT IN CONCRETE



- REFERENCES:
1. PLAT OF 1,442.0 ACRES, BY THIS FIRM NUMBERED 12-054 & DATED 05/14/2012.
 2. PLAT OF 100.387 ACRES BY THIS FIRM NUMBERED 12-054-1B & DATED 8/27/2015.

APPROVAL:

A RESUBDIVISION OF 100.387 ACRES INTO PARCELS 1-A & 1-B, SEC. 37 & 43, T-8-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

BOUNDARY SURVEY OF:
A RESUBDIVISION OF 100.387 ACRES INTO PARCELS 1-A & 1-B, SEC. 37 & 43, T-8-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:
RECREATION DISTRICT 1 OF ST. TAMMANY PARISH, LA.

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

SCALE: 1" = 400'	DATE: 11/21/2017
DRAWN: J.J.J.	JOB NO.: 17-749-1
REVISED:	

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

KELLY J. McHUGH
License No. 4443
PROFESSIONAL

[Signature]
LAND SURVEYOR
11/21/2017
Kelly J. McHugh, REG. NO. 4443

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

NOTES

THE BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

THE PORTION OF SAFEHAVEN PARKWAY AND QUAIL LANE THAT IS LOCATED WITHIN PARCEL 2, WILL BE DEDICATED TO ST. TAMMANY PARISH FOR PUBLIC USE.

ALL ROADS TO BE DEDICATED TO ST. TAMMANY PARISH FOR PUBLIC USE, UNLESS OTHERWISE STATED HEREON.

THIS PROPERTY IS LOCATED IN FLOOD ZONE A & C. BASE FLOOD ELEV. A= UNDETERMINED / C= N/A. F.I.R.M. PANEL NO. 225205 0360 C. REV. 04-02-1991.

NO SETBACKS SHOWN.

LEGEND

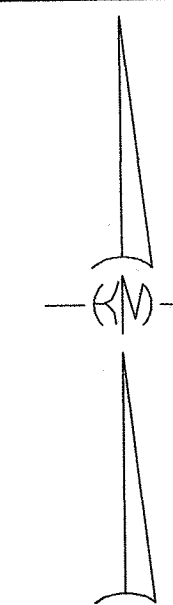
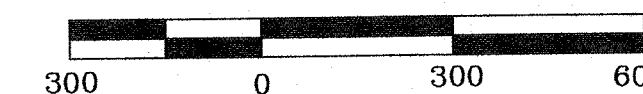
- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- ⊙ = STONE MONUMENT FOUND
- E--- = OVERHEAD ELECTRIC LINE

COURSE TABLE

COURSE	BEARING	DISTANCE
C-1	S 43°11'53" W	96.37
2	S 41°06'43" W	32.01
C-3	S 39°58'00" W	384.38
4	N 36°26'58" W	68.84
5	S 53°53'02" W	60.00
6	N 36°26'58" W	163.21
C-7	N 33°42'35" W	93.16
8	E 23°53'34" W	152.72
9	S 23°51'53" W	233.17
10	N 66°10'22" W	84.70
11	N 43°53'01" W	60.01
C-12	S 48°19'38" W	135.91
13	S 49°28'48" E	135.89
C-14	S 15°08'40" E	159.88
C-15	S 15°17'48" E	196.11
16	S 35°48'59" E	210.56
17	S 61°42'00" W	98.41
18	S 33°44'50" W	212.93
19	S 35°41'08" W	316.05
C-20	S 80°49'16" E	335.76
21	S 39°58'26" E	47.57

CURVE TABLE

CURVE	RADIUS	ARC LENGTH
1	1,323.70'	96.39'
2	1,350.94'	385.69'
7	1,005.00'	93.19'
12	1,263.70'	135.98'
14	230.0'	163.26'
15	279.72'	200.36'
20	237.50'	372.90'
21	330.0'	47.61'



SECT. 37

PELICAN DRIVE (ASPHALT)

PELICAN PARK

PARCEL 1 (PELICAN PARK)
100.387 ACRES

SECT. 43

PARCEL 2 (NORTHLAKE BEHAVIOR HEALTH SYSTEM)
34.918 ACRES

PARCEL 3 (SAFE HAVEN)
66.003 ACRES

PARCEL 4 (FUTURE MITIGATION BANK)
71.637 ACRES

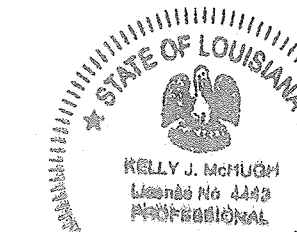
SECT. 8

SECT. 17

SECT. 42

APPROVAL: Ron Keller
SECRETARY PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
11-12-2015 5459
DATE FILED FILE NO.
Dr. Shana Hess
CLERK OF COURT

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



CERTIFIED CORRECT AND 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 CORRECT PLAT.

REFERENCE: PLAT OF 1,442.0 ACRES, BY THIS FIRM DATED, 05/14/2012, JOB NO. 12-054

A RESUBDIVISION OF:
A RESUBDIVISION OF 293.875 ACRES INTO PARCELS, PELICAN PARK, NORTHLAKE BEHAVIOR HEALTH SYSTEM, MITIGATION BANK, SAFE HAVEN, SEC. 37, 42 & 43, T-B-S, R-12-E, GREENSBURG LAND DIST. ST. TAMMANY PARISH LA.

PREPARED FOR:
THE PARISH OF ST. TAMMANY
SELECT TITLE, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY OF LOUISIANA, INC.

REVISIONS
MARK DATE
SCALE: 1" = 300'
DATE: 10/23/15
DRAWN: MDM
JOB NO.: 12-054
CHECKED: KJM
DWG. NO.: 12-054-1

LOT 12012/12-054/12-054 DE HOSPITAL PLAT WITH IMPROVEMENTS RESUB PLAT OF 4 PARCELS 20X36

U.S. HWY 190

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of September 1st, 2020)

Meeting Date: September 8, 2020

CASE NO.: 2020-2026-MSP

OWNER/DEVELOPER: Salmen Company, LLC - Steve M. Rapier, President

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 13

TOWNSHIP: 8 South

RANGE: 13 East

SECTION: 18 & 19

TOWNSHIP: 8 South

RANGE: 14 East

WARD: 9

PARISH COUNCIL DISTRICT: 11

TYPE OF DEVELOPMENT:

_____ SUBURBAN (Residential acreage between 1-5 acres)

 X RURAL (Low density residential 5 acres or more)

_____ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:

Northwest intersection of Belair Blvd & Airport Road and on the east side of Journey Road, Slidell, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: +/-6412.5 acres

NUMBER OF LOTS/PARCELS: 2: 6000 acre and Parcel A of 412.5 acres

ZONING: A-2 Suburban and other Zoning Districts

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels: +/-6000 acres & Parcel A of 412.5 acres. Note that the proposed parcels meet the maximum allowable density of 1 unit per acre under the A-2 Suburban Zoning District and the maximum allowable density for all the other Zoning Districts. The minor subdivision request requires a public hearing due to:

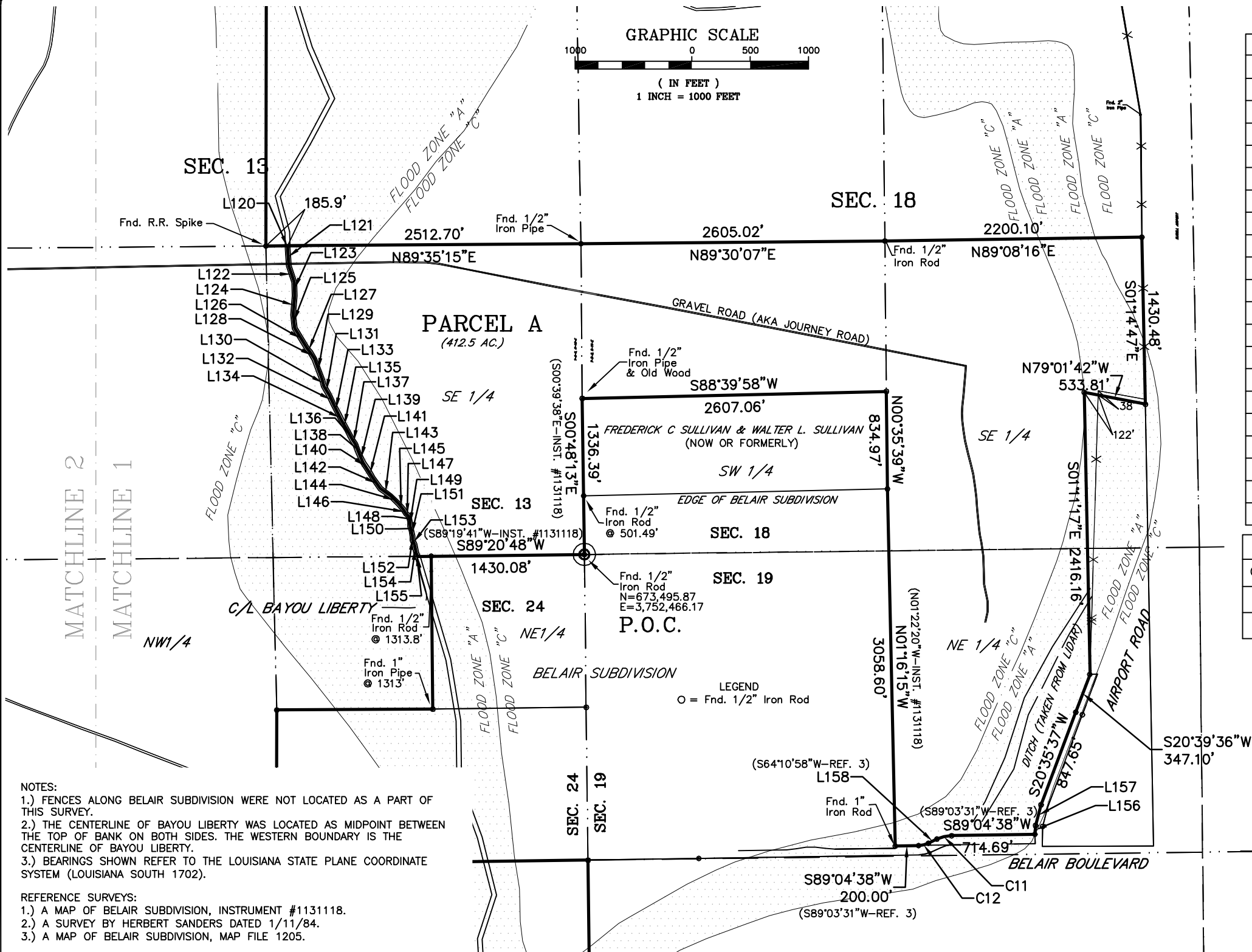
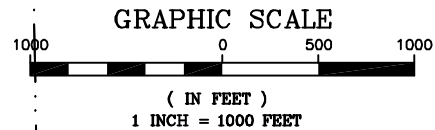
- The parent property to be subdivided totals more than 25 acres in size and only the 412.5 acre residual parcel being created has been surveyed, requiring a waiver of the regulations by the Planning Commission, since the site is located south of the Urban Growth Boundary Line.

The request shall be subject to the below comments:

1. On Sheet 2, the roadway identified as "DIXIE RANCH RD" should read "N DIXIE RANCH RD".
2. The plat must be amended to include a signature line for the Chairman of the Planning Commission.
3. Identify the Range lines on the survey as R13E & R14E.
4. Update the dates on Sheets 1 & 2.
5. Correction required as follow: "A MINOR SUBDIVISION OF A PORT. OF THE SE ¼ OFSEC. 19, T-8-S, R ~~T~~-14-E...."

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 Regulation.

PATH: Q:\SURVEYING\2019\BOUNDARY SURVEY\T08-R13\SEC. 13\20190622, 13-8-13, 18 & 19-8-14, CITY OF SUDELL\20190622_Resub.dwg



NOTES:

- 1.) FENCES ALONG BELAIR SUBDIVISION WERE NOT LOCATED AS A PART OF THIS SURVEY.
- 2.) THE CENTERLINE OF BAYOU LIBERTY WAS LOCATED AS MIDPOINT BETWEEN THE TOP OF BANK ON BOTH SIDES. THE WESTERN BOUNDARY IS THE CENTERLINE OF BAYOU LIBERTY.
- 3.) BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

REFERENCE SURVEYS:

- 1.) A MAP OF BELAIR SUBDIVISION, INSTRUMENT #1131118.
- 2.) A SURVEY BY HERBERT SANDERS DATED 1/11/84.
- 3.) A MAP OF BELAIR SUBDIVISION, MAP FILE 1205.

Line Table		
Line #	Length	Direction
L120	20.81'	N00°52'10"W
L121	150.57'	N03°39'11"W
L122	148.33'	N18°49'32"W
L123	117.89'	N01°10'43"W
L124	161.79'	N04°56'49"E
L125	116.73'	N06°50'43"W
L126	203.94'	N31°44'43"W
L127	41.78'	N41°51'37"W
L128	67.08'	N30°29'51"W
L129	193.33'	N20°42'31"W
L130	52.84'	N14°37'30"W
L131	90.20'	N29°41'38"W
L132	86.04'	N25°14'25"W
L133	98.94'	N27°33'40"W
L134	60.64'	N26°12'17"W
L135	90.60'	N30°42'40"W
L136	91.76'	N26°40'16"W
L137	47.96'	N34°59'49"W
L138	83.93'	N21°18'52"W
L139	89.22'	N25°31'44"W

Line Table		
Line #	Length	Direction
L140	67.15'	N33°06'49"W
L141	87.49'	N31°12'00"W
L142	111.92'	N35°16'45"W
L143	107.18'	N54°00'44"W
L144	99.06'	N45°29'58"W
L145	63.59'	N40°45'34"W
L146	41.64'	N29°48'09"W
L147	29.65'	N50°32'55"W
L148	49.11'	N12°39'18"W
L149	37.92'	N01°27'59"W
L150	44.15'	N16°04'33"W
L151	45.64'	N10°46'32"W
L152	31.53'	N02°29'47"W
L153	41.24'	N21°42'51"W
L154	67.41'	N11°12'06"W
L155	38.12'	N19°08'27"W
L156	75.68'	S03°43'12"W
L157	182.03'	S14°39'32"W
L158	79.90'	S64°12'05"W

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C11	130.29'	300.00'	S76°38'10"W	129.27'
C12	86.83'	200.00'	S76°38'12"W	86.15'

APPROVED:

SECRETARY OF PLANNING COMMISSION _____ DATE _____

DIRECTOR OF ENGINEERING _____ DATE _____

CLERK OF COURT _____ DATE _____

DATE FILED _____ FILE NO. _____

TOTAL AREA: 19582398 SQ. FT. OR 449.55 ACRES

SCALE:
1" = 1000'

DATE:
5/22/20

DRAWN BY:
JDL

CHECKED BY:
SMB

DWG. NO:
20190622

SHEET
1 OF 2

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

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0405 C
DATE: 10/17/89
ZONE: C & A
B.F.E. = N/A

* Verify prior to construction with local governing body.

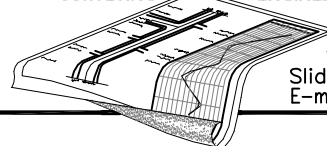
A MINOR SUBDIVISION MAP OF THE SE 1/4 OF SEC. 13, T-8-S, R-13-E, THE N 1/2 OF THE SW 1/4, A PORT. OF THE SE 1/4 OF SEC. 18 & A PORT. OF THE THE N/E 1/4 OF SEC. 19, T-8-S T-14-E INTO PARCEL A & THE REMAINDER OF THE SALMEN PROPERTY, GLD, ST. TAM. PARISH, LA

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

SALMEN COMPANY, LLC

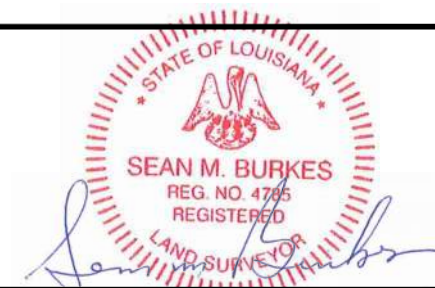
J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

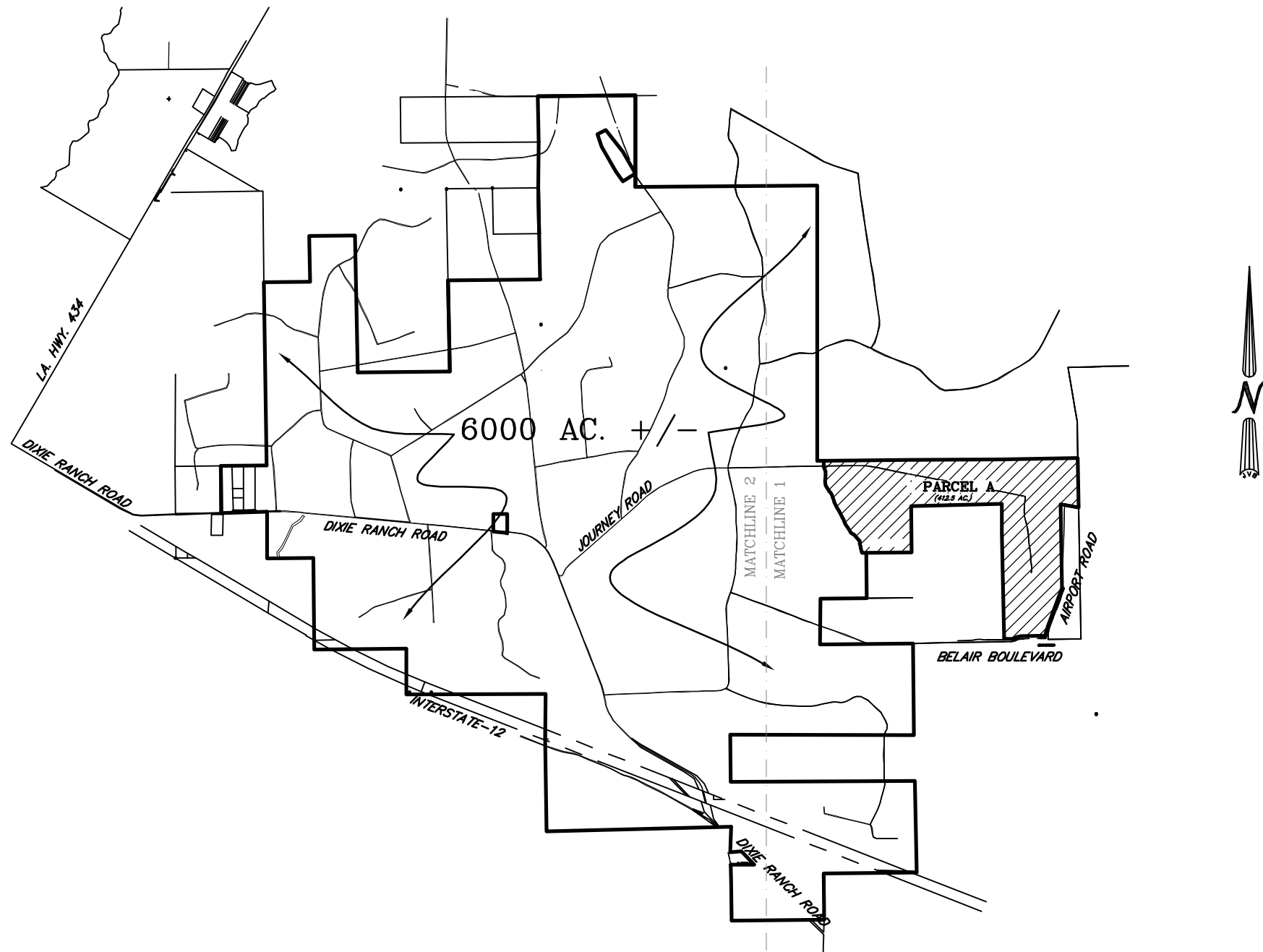


1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

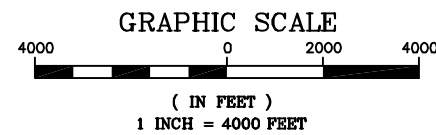
Phone: 985-649-0075 Fax: 985-649-0154



SEAN M. BURKES
LA REG. NO. 4785



REMAINDER OF SALMEN PROPERTY



SCALE: 1" = 4000'	
DATE: 5/22/20	
DRAWN BY: JDL	CHECKED BY: SMB
DWG. NO: 20190622	
SHEET 2 OF 2	

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

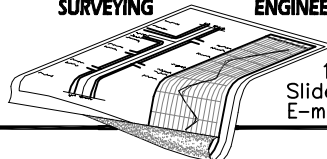
I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0405 C
DATE: 10/17/89
ZONE: C & A
B.F.E. = N/A
* Verify prior to construction with local governing body.

A MINOR SUBDIVISION MAP OF THE SE 1/4 OF SEC. 13, T-8-S, R-13-E, THE N 1/2 OF THE SW 1/4, A PORT. OF THE SE 1/4 OF SEC. 18 & A PORT. OF THE THE N/E 1/4 OF SEC. 19, T-8-S T-14-E INTO PARCEL A & THE REMAINDER OF THE SALMEN PROPERTY, GLD, ST. TAM. PARISH, LA

SALMEN COMPANY, LLC

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL



1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

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

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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of September 1st, 2020)

Meeting Date: September 8, 2020

CASE FILE NO: 2020-2023-MRP

NAME OF SUBDIVISION: Clipper Estates, Phase 4-B

LOTS BEING DIVIDED: Resubdivision of Lots 14A, & 16A and 15A & 17A into Lots 14A-1, 16A-1 & 17A-1

SECTION: 33

WARD: 9

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 13

RANGE: 14 East

PROPERTY LOCATION: The properties are located on the east side of Vela Cove, east of Cutter Cove, Slidell, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Vela Cove Development LLC

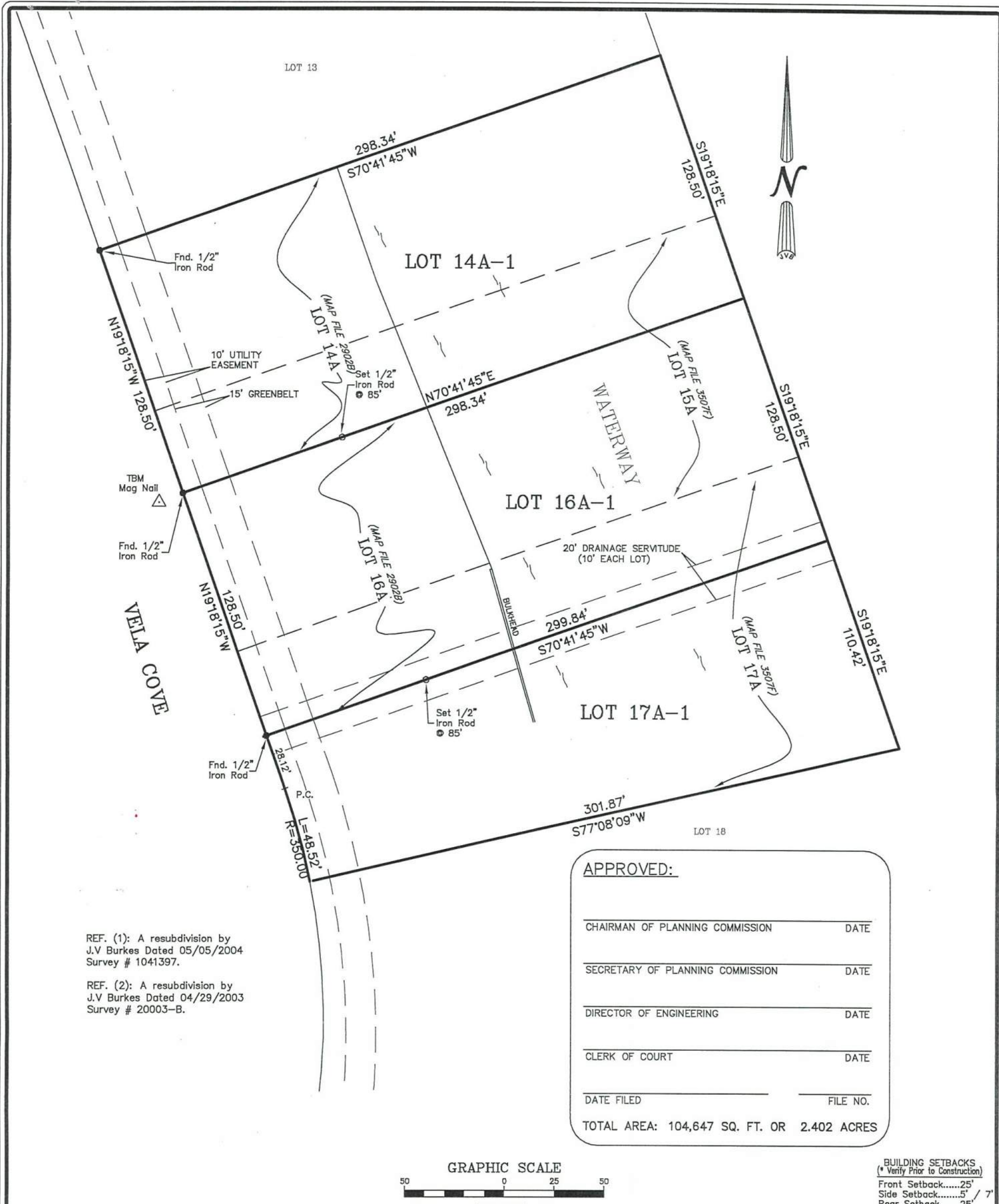
STAFF COMMENTARY:

The owner is requesting to resubdivide Lots 14A, & 16A and 15A & 17A into Lots 14A-1, 16A-1 & 17A-1. The objective of the request is to allow for the attached survey dated 08/13/2020 to correct the previously recorded surveys.

The reason for the public hearing requirement is that the proposal was involved in the previous recordation of 2 surveys resulting in the following:

- Lots 14, 15 & 16 were resubdivided and resulted in the creation of lots 14A & 16A, as shown on the attached survey recorded in 2003.
- Lots 15, 16 & 17 were subsequently resubdivided and resulted in the creation of lots 15A & 17A as shown on the attached survey recorded in 2004. The 2004 survey did not take into consideration the previously recorded survey in 2003 and omitted Lot 14.
- The survey showing lots 15A & 17A, recorded in 2004, also caused the creation of an unbuildable lot (as shown on the attached revised survey dated 08/13/2020, lot 17A is bisected by a 20' drainage servitude).

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 Regulation.



REF. (1): A resubdivision by
J.V Burkes Dated 05/05/2004
Survey # 1041397.

REF. (2): A resubdivision by
J.V Burkes Dated 04/29/2003
Survey # 20003-B.

APPROVED:

CHAIRMAN OF PLANNING COMMISSION

DATE

SECRETARY OF PLANNING COMMISSION

DATE

DIRECTOR OF ENGINEERING

DATE

CLERK OF COURT

DATE

DATE FILED

FILE NO.

TOTAL AREA: 104,647 SQ. FT. OR 2.402 ACRES

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....25'

Side Setback.....5' / 7'

Rear Setback.....25'

ADDRESS: VELA COVE

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. No. 225205 0535 D
F.I.R.M. Date 04/02/1991
ZN: A10 B.F.E. 13
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20200348

DATE:
08/13/2020

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

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

DRAWN BY:
VLL

CHECKED BY:
JDL

SCALE:
1" = 50'

REVISED:

A RESUBDIVISION MAP OF LOTS 14A, 16A (MAP FILE 2902B), LOTS 15A, 17A (MAP FILE 3507F) INTO LOTS 14A-1, 16A-1, & 17A-1, CLIPPER EST, PH. 4-B SITUATED IN SEC. 33, T-9-S, R-14-E, GLD, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: FRANK & ROSE MORTILLARO

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

STATE OF LOUISIANA

SEAN M. BURKES

REG. NO. 4785

REGISTERED

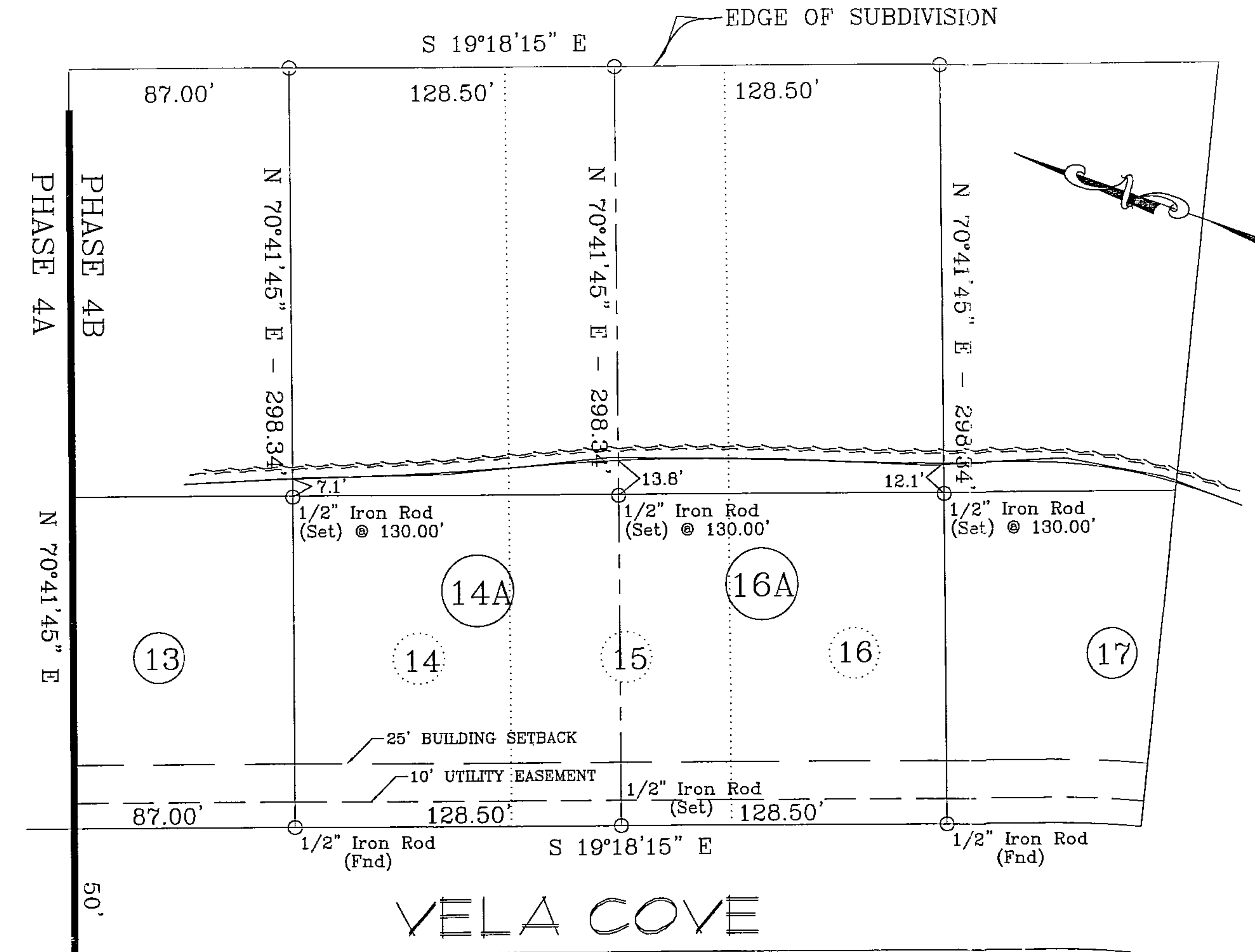
LAND SURVEYOR

SURVEYED BY: Sean M. Burkes

SEAN M. BURKES

LA REG. No. 27852

PATHFILE: Q:\SURVEYING\2020\LOT SURVEY\CLIPPER ESTATES\20200348, LOT 16A, MORTILLARO\20200348.dwg



PHASE 4A
PHASE 4B

N 70°41'45" E

S 19°18'15" E
EDGE OF SUBDIVISION

87.00' 128.50' 128.50'

N 70°41'45" E - 298.34'
N 70°41'45" E - 298.34'
N 70°41'45" E - 298.34'

1/2" Iron Rod (Set) @ 130.00'
1/2" Iron Rod (Set) @ 130.00'
1/2" Iron Rod (Set) @ 130.00'

13 14 14A 15 16 16A 17

25' BUILDING SETBACK
10' UTILITY EASEMENT

87.00' 128.50' 128.50'
1/2" Iron Rod (Fnd) S 19°18'15" E 1/2" Iron Rod (Fnd)

VELA COVE

- 16A NEW LOT NUMBER
- 16 PREVIOUS LOT NUMBER
- PREVIOUS LOT LINE
- EXISTING LOT LINE
- NEW LOT LINE

RESUBDIVISION
of
LOTS 14, 15 AND 16
SCALE: 1" = 50'

FINAL APPROVAL

Ron Kulla
SECRETARY, PLANNING COMMISSION

Jean Thibodeaux
PARISH ENGINEER

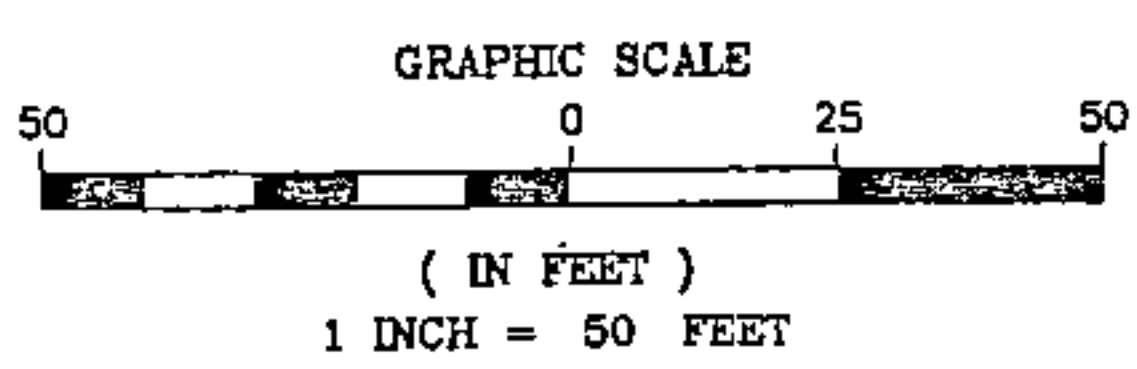
Angela C Sterken
CLERK OF COURT

5-16-2003 DATE 2902B FILE NO.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 225205 0535 D;
DATED: 04/02/1991
FLOOD ZONE: A10; BASE FLOOD ELEVATION: +13.0'

Sean M. Burkes
SEAN M. BURKES
LOUISIANA REGISTERED LAND SURVEYOR #4785

TOTAL SQUARE FOOTAGE	
LOT #	SQUARE FEET
14A	38,337.74
16A	38,337.74
TOTAL	76,675.48



RESUBDIVISION MAP OF LOTS 14, 15 AND 16 INTO LOTS 14A AND 16A. SAID LOTS BEING A PART OF CLIPPER ESTATES, PHASE 4-B, LOCATED IN SECTION 33, TOWNSHIP 9 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.
FOR VELA DEVELOPMENTS, LLC.

FOSTER ENGINEERING, INC.
2004 FIRST STREET, SLIDELL, LA 70458
phone 985-649-6647 fax 985-649-6023
WLFoster@Prodigy.net

CLIPPER ESTATES PHASE 4-B
LOTS 14, 15 & 16, VELA COVE
SLIDELL, LA 70458

CLIENT
VELA DEVELOPMENT, LLC

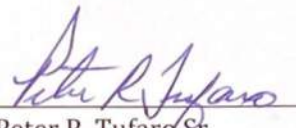
DRWN BY BSF
CHK'D BY WEF
DATE 04/29/2003
SCALE 1" = 50'

A-1
RESUBDIVISION
JOB NO. 20003-B
SHEET NO.
1 of 1



"Draft Correction"

To: St. Tammany Parish Department of Planning and Development

I Peter R. Tufaro Sr. managing partner of Vela Developments LLC am requesting an act of correction for the removal of a survey for re-subdivision prepared for me by J.V. Burkes and Associates Inc. drawing number 1041397 dated 5/5/2004, recorded in map file number 3507F in the official records of St Tammany Parish. The reason for this document removal is that this survey divides lots 15, 16, & 17 of Clipper Estates Phase 4B into two lots 15A & 17A. I has been brought to my attention that lot 17A has a storm drainpipe running through the East / West center of it. After the removal of file number 3507F this area will revert to the prior survey map file number 2902B dated 5/16/2003.


Peter R. Tufaro Sr.

6-20-2020
Date

VELA DEVELOPMENTS LLC 12-01 3501 PALMISANO BLVD. CHALMETTE, LA 70043		14-7043 2650 100121808	612
DATE <u>6-22-20</u>			
PAY TO THE ORDER OF	<u>Department of Planning & Development</u>	\$	<u>250.00</u>
<u>Two Hundred Fifty and no cents</u>		DOLLARS	
 GULF COAST BANK & Trust Company 8216 W. Judge Perez Dr., Chalmette, LA 70043			
MEMO	<u>Vela Development recordation</u>		
⑆ 265070435⑆ 100121808⑆ 0612			



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

Act of Correction Application

Subdivision Name, Phase: Clippers Estates Phase 4 B

Reason for Act of Correction: Drain pipe passes through center of lot 17-A.

Applicant Name: Peter R Infuso Sr

Applicant Address: 518 Marina Road Chalmette LA 70043
Street City State Zip Code

Applicant Phone No.: 504-666-2688
(Business) (Cell) (Fax)

Applicant E-mail: Ptufato@Bellsouth.net

Surveyor Name: J.V. Burkes & Associates INC.

Surveyor Address: 1805 Short Cut Hwy. Slidell LA
Street City State Zip Code

Surveyor Phone No.: 1-985-649-0075
(Business) (Cell) (Fax)

Surveyor E-mail: JVBASSOC@JVBURKES.COM

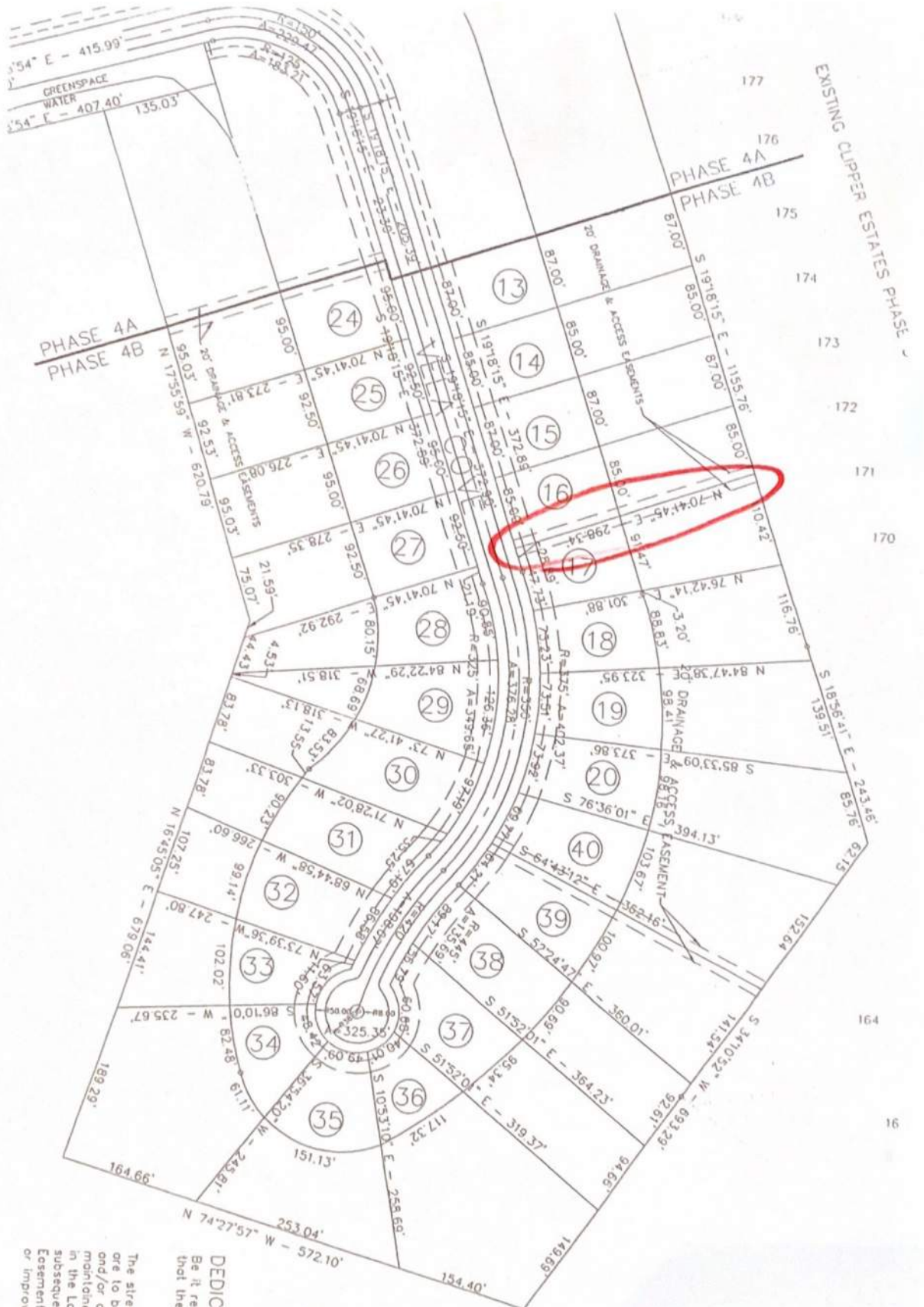
Please provide the following:

- ☐ A written request to be placed under "Old Business" on Planning Commission Agenda submitted to Development - Engineering
- ☒ Act of Correction Fee - \$250.00
A 3% processing fee will be added to all credit card/e-check transactions as per STP Ordinance No. 18-3961, effective October 5, 2018.
- ☐ Draft Act of Correction for review by Development - Engineering and the 22nd District Attorney's office
- ☐ Three (3) original, signed and notarized Acts of Correction for execution and recordation after draft Act of Correction has been approved

I hereby certify that all information provided relative to the Act of Correction submission is true, accurate and correct and in accordance to St. Tammany Parish code requirements.

Peter R Infuso Sr
APPLICANT OR DESIGNEE

6-20-2020
DATE (SIGNATURE)



EXISTING CLIPPER ESTATES PHASE 1

PHASE 4A
PHASE 4B

PHASE 4A
PHASE 4B

DEDICATION:
Be it resolved, by the
that they do declare i

CLIP

The streets are not de
ore to be maintained i
and/or assigns. These
maintenance system u
in the Louisiana Depar
subsequent editions th
Easements shall be res
or improvements shall

LOUISIANA

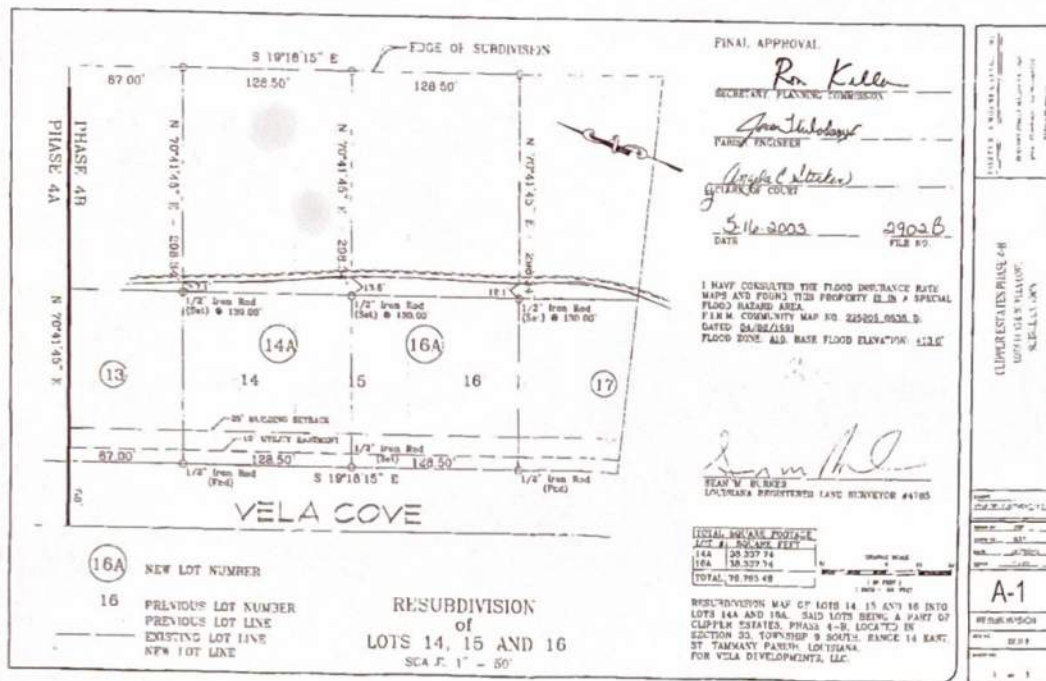
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State of Louis
ordinances of

CERTIFI

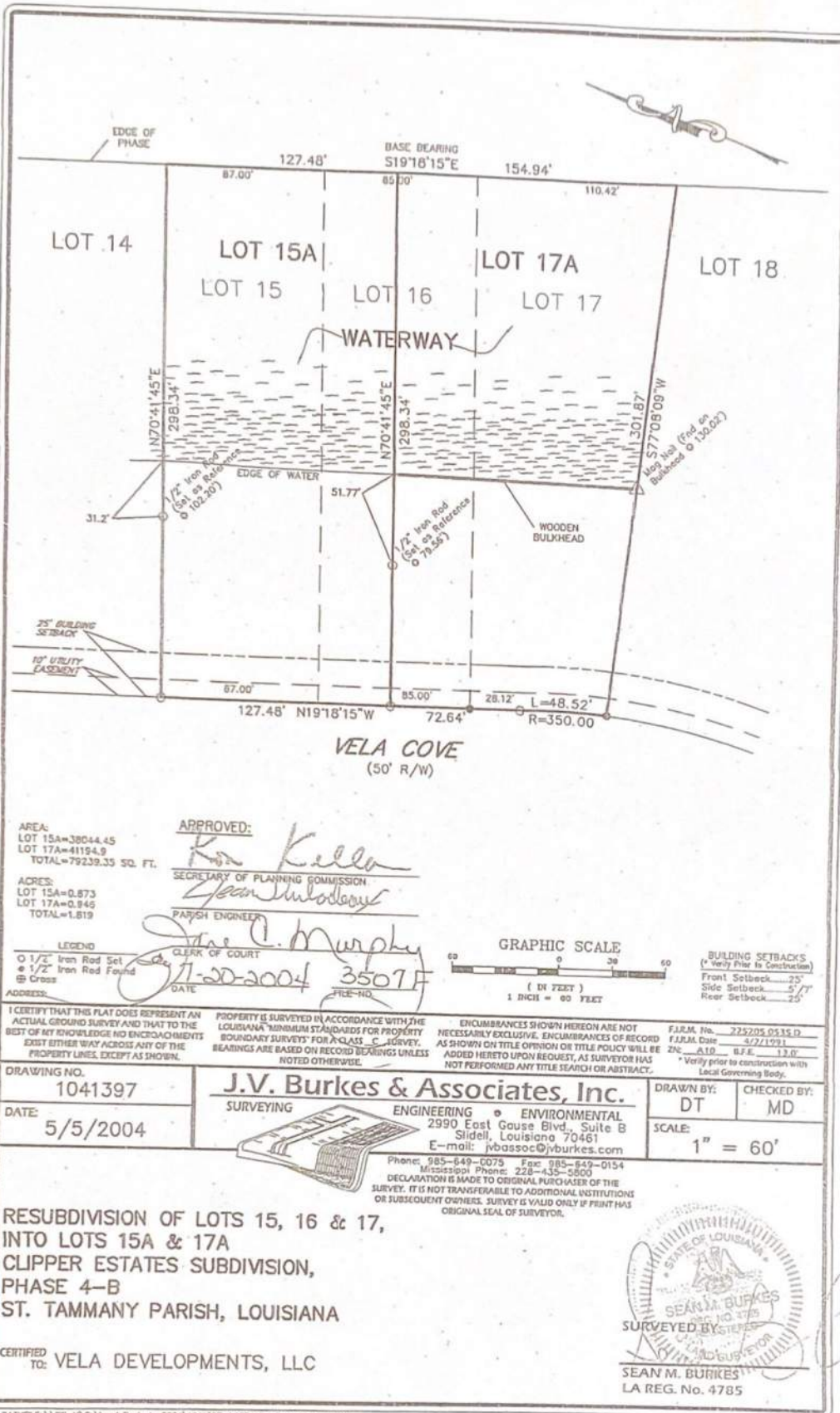
This map is
with a prop
under the 1

The foregc
made their
Covenants
Parish Cler

7. The minor
8. Driveway c
9. Mobile hor
10. No lot shc
11. Additional
12. No Certifi
13. are instal
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16. water sys
17. on only 10
18. except for
19. between c
20. water sys



2902B



PRELIMINARY SUBDIVISION REVIEW

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Planning Commission approval shall be subject to the following items being addressed:

General Comments:

1. Provide a recreational development plan. Include a time schedule for the development and the entity whom shall be responsible for the liability and maintenance of the recreational amenities.
2. All infrastructure needs to either be public or private. Revise the plats dedication language and restrictive covenants as needed.
3. Detention area and outfall required for Phase 1 must be included within the boundaries of this phase.
4. The T.I.A. provided with this submittal is incomplete and does not contain all the previously required intersection outlined in the T.I.A. scope of this development. The T.I.A. will need to be updated to reflect the required intersections and information.
5. Provide a current completed/executed "Fill & Grading Statement" for this development.
6. Construction drawings need to be stamped by a LA licensed Civil Engineer (Typical)

Preliminary Plat:

7. Individual parcel numbers/labels need to be provided for all greenspace parcels in this development.
8. Minimum lot size allowable for this development is 50' x 120' per the approved PUD. Revise Lots #177, 178, 196, 205 & 218 accordingly.
9. Revise to state "Preliminary Plat" instead of "PUD Plan".

Paving & Drainage Plan:

10. Provide proposed elevations at all property corners on the Drainage Plan.
11. Provide profile drawings showing all centerline street grades and subsurface drainage for this phase of Military Ridge.
12. Provide sizing verification that the existing drainage culverts under Hwy 1090 (Military Ridge) are adequately sized to handle the proposed drainage flow.
13. Relabel Lot #181 to Lot #181U in accordance with the revised Preliminary Plat. (Typical all sheets)
14. Need a dedicated drainage and access servitude for the subsurface drainage infrastructure located on Lot #168. Update and revise all applicable plan sheets accordingly.
15. Provide a dedicated drainage and access servitude for the excavation area and natural drainage

way located within Parcel G-2. Update and revise all applicable plan sheets accordingly.

16. Provide pipe sizing calculations for the proposed 18" PVC pipe running between Lots #149 & 150 in the hydrologic study for the 100 year storm event.
17. Provide a grading (cut/fill) plan showing all fill and cut areas within all phases that include proposed elevations and contours and include in the Drainage Impact Study.
18. Show the 15' servitude for access and maintenance along the rear property line on cross-section B-B.

Water & Sewer Plan:

19. Provide a water and sewer letter of capacity for this phase of Military Ridge from Tammany Utilities.
20. Provide written plan approval from Tammany utilities for this phase of Military Ridge.
21. Relocate the water line from Lot #182 to run along the utility lot #181U.

Signage Plan:

22. Revise Typo to state "End of Roadway" Assembly. (Typical all call-outs)

Drainage Impact Study:

23. The Drainage Impact Study has been reviewed by this office, and has outstanding comments to be addressed. The remaining comments will be forwarded to the engineer of record to be addressed with the after action items from the Sept. 8, 2020 Planning Commission meeting.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

A Letter of No Objection regarding the water and sewer improvements needs to be issued on behalf of The Department of Environmental Services for this phase of Military Ridge.

Louisiana Department of Health (LDH) Approval for this phase of Military Ridge is required.

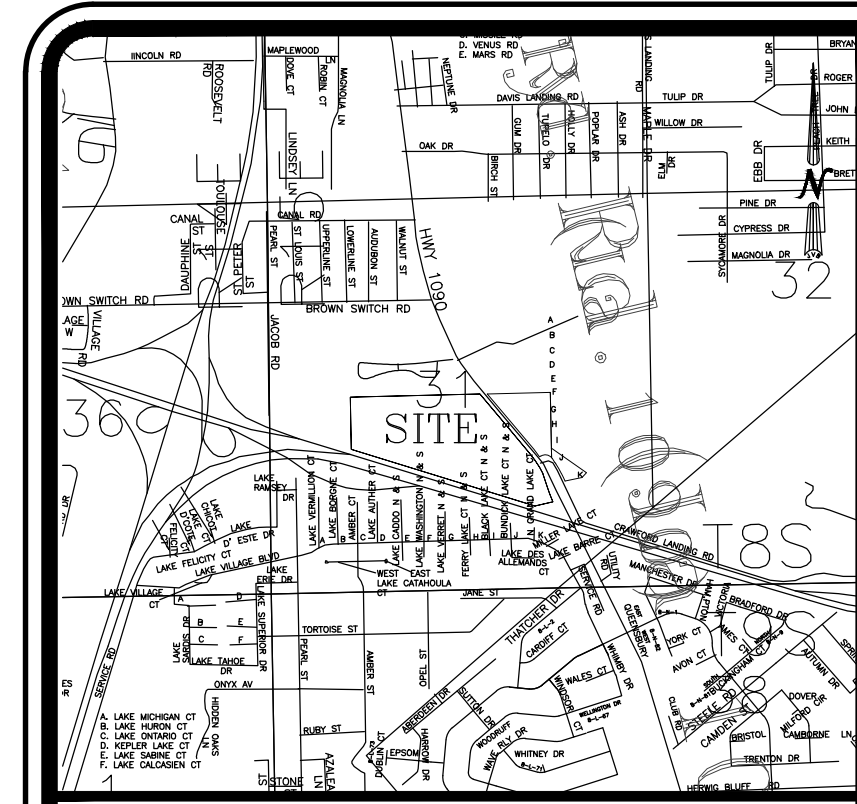
No funded **Maintenance Obligation** for the subdivision connection is required since this subdivision is connecting to a state maintained highway.

However, a Maintenance Obligation in the amount of 1,620 linear feet at \$5.00 per linear foot of water line and 1,620 linear feet at \$5.00 per linear foot of sewer line = **\$16,200.00** is required for the construction of the water and sewer lines within the Crawford Landing Road right-of-way to ensure the repair of any damage to the Parish roads from construction activity in connection with the installation of the water and sewer lines.

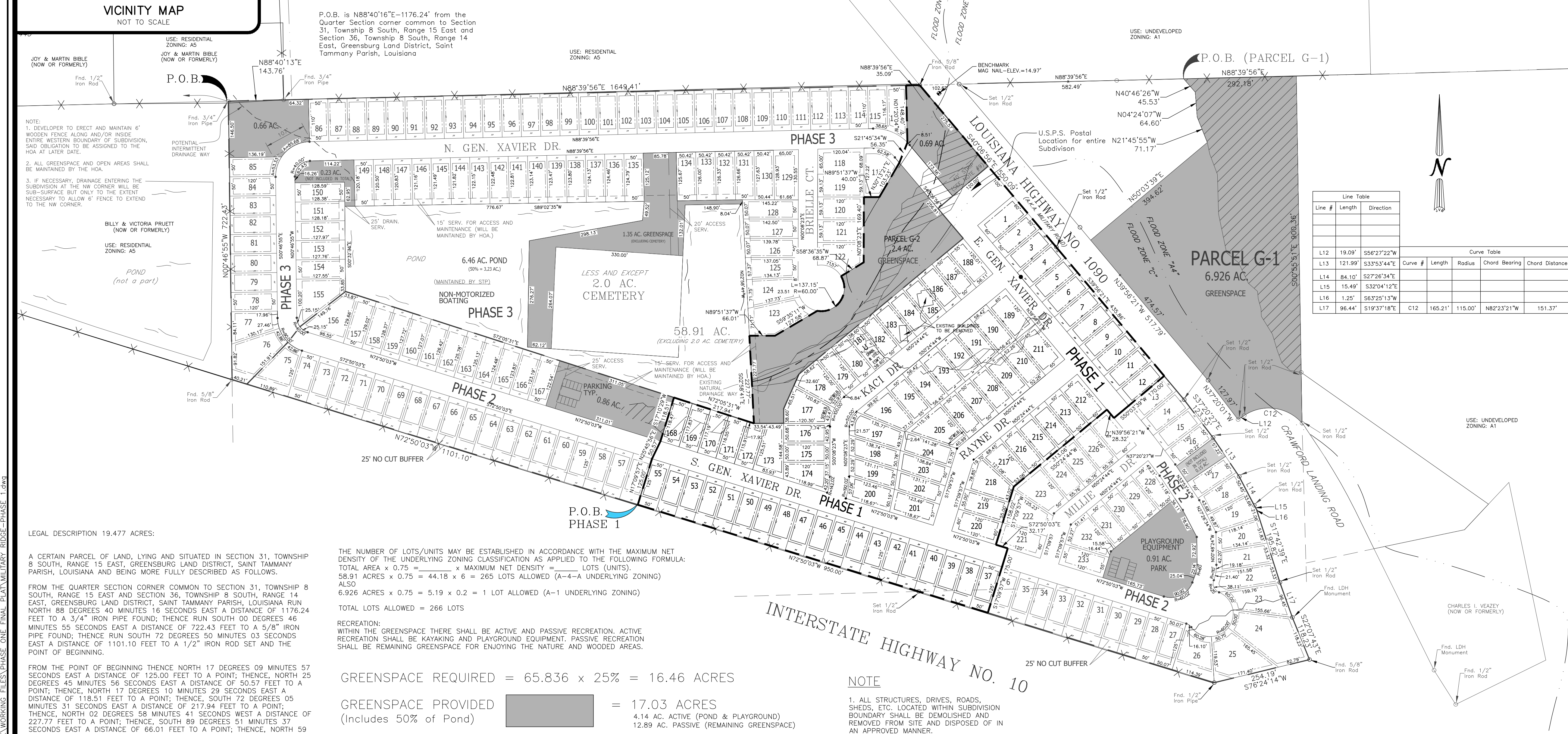
Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the September 8, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

D:\PROJECTS\Buckup - Civil 3D\Projects\MILITARY RIDGE\PHASE ONE FINAL\PHASE 1.dwg



VICINITY MAP
NOT TO SCALE

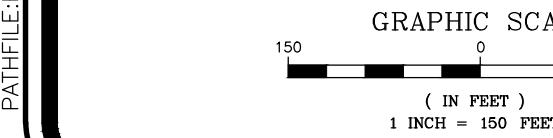


LEGAL DESCRIPTION 19.477 ACRES:

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:
FROM THE QUARTER SECTION CORNER COMMON TO SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST AND SECTION 36, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA RUN NORTH 88 DEGREES 40 MINUTES 16 SECONDS EAST A DISTANCE OF 1176.24 FEET TO A 3/4" IRON PIPE FOUND; THENCE RUN SOUTH 00 DEGREES 46 MINUTES 55 SECONDS EAST A DISTANCE OF 722.43 FEET TO A 5/8" IRON PIPE FOUND; THENCE RUN SOUTH 72 DEGREES 50 MINUTES 03 SECONDS EAST A DISTANCE OF 1101.10 FEET TO A 1/2" IRON ROD SET AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THENCE NORTH 17 DEGREES 09 MINUTES 57 SECONDS EAST A DISTANCE OF 125.00 FEET TO A POINT; THENCE, NORTH 25 DEGREES 45 MINUTES 56 SECONDS EAST A DISTANCE OF 50.57 FEET TO A POINT; THENCE, NORTH 17 DEGREES 10 MINUTES 29 SECONDS EAST A DISTANCE OF 118.51 FEET TO A POINT; THENCE, SOUTH 72 DEGREES 05 MINUTES 31 SECONDS EAST A DISTANCE OF 217.94 FEET TO A POINT; THENCE, NORTH 02 DEGREES 58 MINUTES 41 SECONDS WEST A DISTANCE OF 227.77 FEET TO A POINT; THENCE, SOUTH 89 DEGREES 51 MINUTES 37 SECONDS EAST A DISTANCE OF 66.01 FEET TO A POINT; THENCE, NORTH 59 DEGREES 35 MINUTES 11 SECONDS EAST A DISTANCE OF 127.58 FEET TO A POINT; THENCE, SOUTH 50 DEGREES 03 MINUTES 39 SECONDS WEST A DISTANCE OF 170.00 FEET TO A POINT; THENCE, NORTH 39 DEGREES 56 MINUTES 21 SECONDS WEST A DISTANCE OF 28.32 FEET TO A POINT; THENCE, SOUTH 50 DEGREES 24 MINUTES 44 SECONDS WEST A DISTANCE OF 313.06 FEET TO A POINT; THENCE, SOUTH 17 DEGREES 09 MINUTES 57 SECONDS WEST A DISTANCE OF 158.02 FEET TO A POINT; THENCE, SOUTH 72 DEGREES 05 MINUTES 03 SECONDS EAST A DISTANCE OF 32.17 FEET TO A POINT; THENCE, SOUTH 17 DEGREES 09 MINUTES 57 SECONDS WEST A DISTANCE OF 175.00 FEET TO A POINT; THENCE, NORTH 72 DEGREES 05 MINUTES 03 SECONDS WEST A DISTANCE OF 950.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 19.477 ACRES OF LAND MORE OR LESS, LYING AND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA.



THE NUMBER OF LOTS/UNITS MAY BE ESTABLISHED IN ACCORDANCE WITH THE MAXIMUM NET DENSITY OF THE UNDERLYING ZONING CLASSIFICATION AS APPLIED TO THE FOLLOWING FORMULA:
TOTAL AREA x 0.75 = x MAXIMUM NET DENSITY = LOTS (UNITS)
58.91 ACRES x 0.75 = 44.18 x 6 = 265 LOTS ALLOWED (A-4-A UNDERLYING ZONING) ALSO
6.926 ACRES x 0.75 = 5.19 x 0.2 = 1 LOT ALLOWED (A-1 UNDERLYING ZONING)
TOTAL LOTS ALLOWED = 266 LOTS

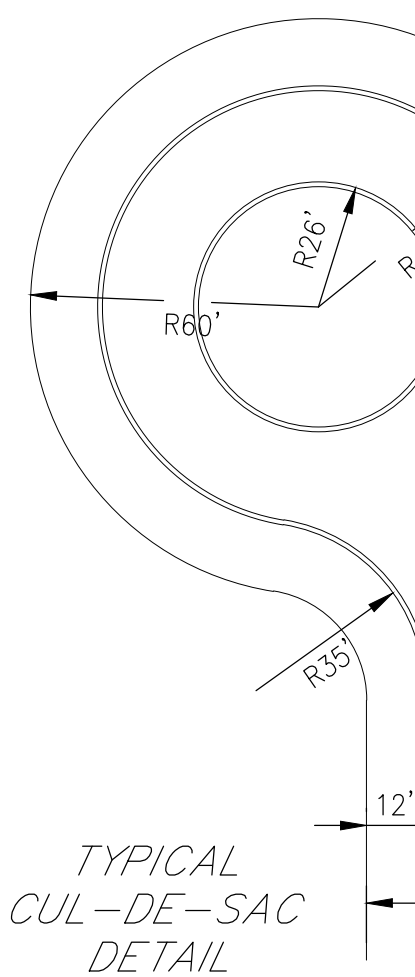
RECREATION:
WITHIN THE GREENSPACE THERE SHALL BE ACTIVE AND PASSIVE RECREATION. ACTIVE RECREATION SHALL BE KAYAKING AND PLAYGROUND EQUIPMENT. PASSIVE RECREATION SHALL BE REMAINING GREENSPACE FOR ENJOYING THE NATURE AND WOODED AREAS.

GREENSPACE REQUIRED = 65.836 x 25% = 16.46 ACRES

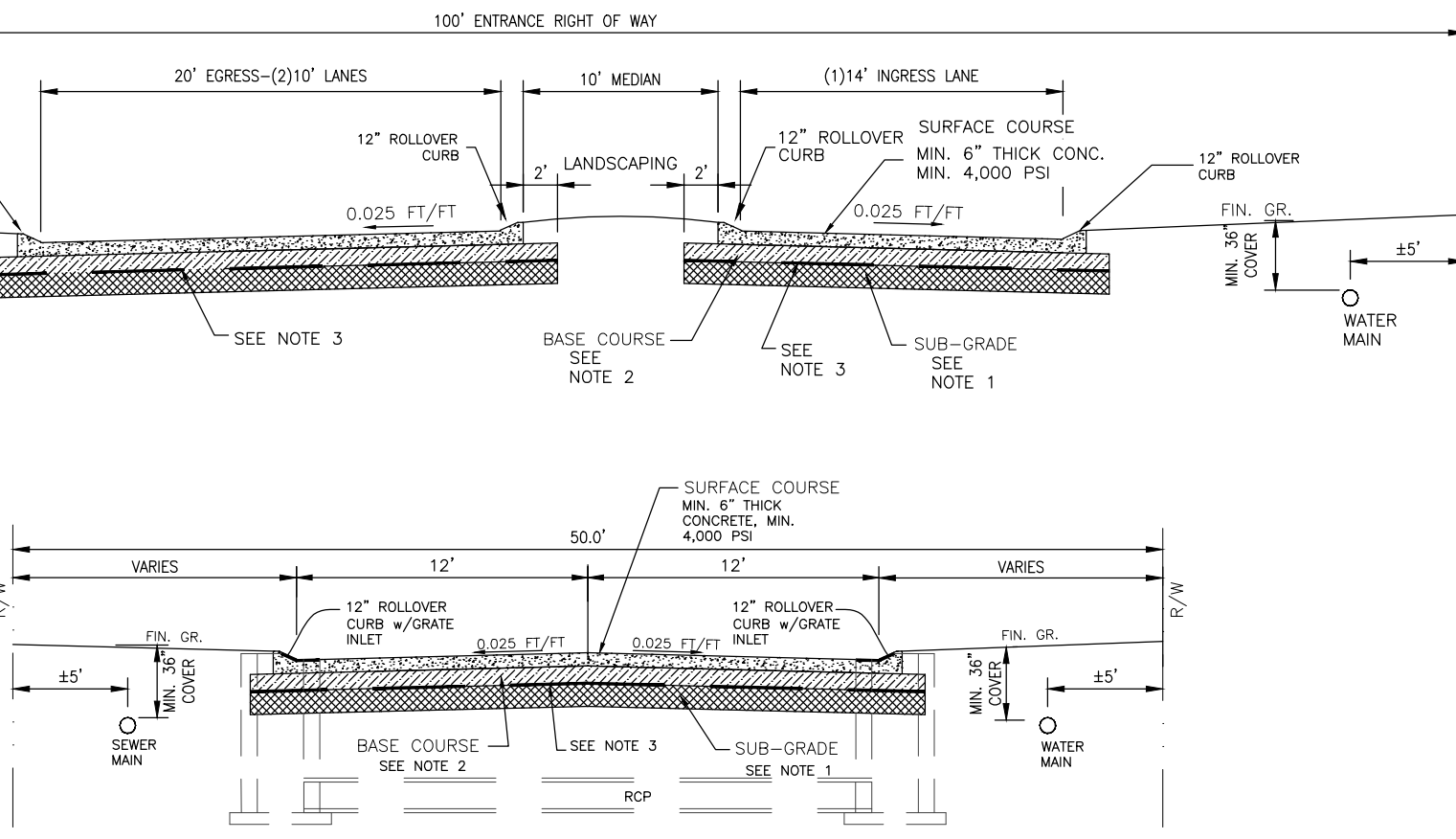
GREENSPACE PROVIDED (Includes 50% of Pond) = 17.03 ACRES
4.14 AC. ACTIVE (POND & PLAYGROUND)
12.89 AC. PASSIVE (REMAINING GREENSPACE)

NOTE

1. ALL STRUCTURES, DRIVES, ROADS, SHEDS, ETC. LOCATED WITHIN SUBDIVISION BOUNDARY SHALL BE DEMOLISHED AND REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED MANNER.



1. PROOF ROLL WITH TRACKED VEHICLE EXERTING BETWEEN 10 & 15 PSI (SEE GEOTECHNICAL REPORT FOR FURTHER EXPLANATION) EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT BOTH SIDES.
2. MIN. 8" OF A-3 OR A-2-4 BASE COMPACTED TO A MIN. OF 98% OF IT'S MAXIMUM DRY DENSITY NEAR ±2% OPTIMUM WATER CONTENT IN ACCORDANCE WITH ASTM D1557 OR TYPE 2 ACCEPTABLE MATERIAL ALTERNATE. (SEE GEOTECH REPORT FOR ADDITIONAL INFORMATION) EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT BOTH SIDES.
3. NON-WOVEN FABRIC INDUSTRIAL FABRICS GT-180(F USING TYPE II BASE)



RESTRICTIVE COVENANTS

- EACH UNIT/SITE WILL NOT HAVE MORE THAN ONE DWELLING.
- FRONT BUILDING SETBACK WILL NOT BE LESS THAN 15' FROM EACH FRONT LOT LINE. THE REAR SETBACK SHALL NOT BE LESS THAN 10' FROM EACH REAR LOT LINE, EXCEPT LOTS 25-76 SHALL BE 30' FROM EACH REAR LOT LINE OR AS SHOWN. THE SIDE STREET SETBACK SHALL BE 10'. THE SIDE SETBACK SHALL NOT BE LESS THAN 5' FROM EACH SIDE LOT LINE.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAYS.
- NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED UPON ANY UNIT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR SIDE & REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET & THE BUILDING HEIGHT DOES NOT EXCEED 20 FEET.
- THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE 13.0' ABOVE MEAN SEA LEVEL. MAXIMUM BUILDING HEIGHT TO BE 35'.
- DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SUBSURFACE DRAINAGE.
- MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
- ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR SIDE & REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET & THE BUILDING HEIGHT DOES NOT EXCEED 20 FEET.
- TELECOMMUNICATION CABINET IS PERMITTED TO BE LOCATED WITHIN THE GREENSPACE, A 40 FOOT WIDE STRIP IN THE GREENSPACE ADJACENT TO THE SUBDIVISION ENTRANCE SHALL BE BEAUTIFIED TO INCLUDE CLEARING, GRADING, POWER, WATER, LANDSCAPING AND SIGNAGE FOR THE SUBDIVISION.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAN 40 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT OF WAY INTERSECT.
- THE H.O.A. SHALL MAINTAIN GREENSPACES AND ALL DRAINAGE INCLUDING POND OUTSIDE OF THE PUBLIC ROAD RIGHT OF WAY. S.T.P. SHALL ONLY MAINTAIN ROAD RIGHT OF WAY INCLUDING DRAINAGE RIGHT OF THE ROAD RIGHT OF WAY. UTILITY SERVICES SHALL BE FOR THE RESPECTIVE UTILITY COMPANIES.
- UNDERGROUND UTILITIES SHALL BE PROVIDED.
- MAXIMUM HEIGHT OF BUILDING SHALL BE 35'.
- NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- ADDITIONAL COVENANTS RECORDED IN C.O.B. _____, FOLIO _____ AND C.O.B. _____, FOLIO _____.

*ADDITIONAL RESTRICTIVE COVENANTS MAY BE IMPOSED ON THE ABOVE PARCELS BY SEPARATE WRITTEN AND RECORDED INSTRUMENT.

CERTIFICATION

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

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

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

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

DEDICATION

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

MILITARY RIDGE

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

JONATHAN STARNES-MEMBER/MANAGER		DATE
FOR LYNN LEVY LAND CO. LLC		
APPROVAL		
PARISH PLANNING COMMISSION CHAIRMAN	DIRECTOR OF PARISH ENGINEERING	
PARISH PLANNING COMMISSION SECRETARY	CLERK OF COURT	
DATE FILED	FILE NUMBER	

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0440 D; DATED: 4/21/99. FLOOD ZONE: C & A4; BASE FLOOD ELEVATION: N/A & 12'.

- NOTES:
- ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.
 - ULTIMATE DISPOSAL OF WATER IS WEST PEARL RIVER.
 - (216) DENOTES MUNICIPAL NUMBER.
 - BENCHMARK: MAG NAL; ELEV. =14.97'; DATUM: NAVD88
 - JURISDICTIONAL WETLANDS ARE LOCATED ON THIS PROPERTY.
 - SEWER AND WATER PROVIDED AND MAINTAINED BY TAMMANY UTILITIES LOCATED OFFSITE.

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING & ENVIRONMENTAL
1805 Shortcut Highway
Siderite, Louisiana 70458
E-mail: jvb@jvb.com
Phone: 504-649-0075 Fax: 504-649-0154

REVISIONS	DATE	BY	DESCRIPTION
1	08/27/2020	RMB	FINAL

MILITARY RIDGE, PHASE 1
SECTION 31, T8S, R15E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA
LYNN LEVY LAND CO. LLC

SCALE: 1" = 150'
DATE: 08.14.2020
DRAWN BY: RMB
CHECKED BY: SMB
DWG. NO. 20190242
SHEET 2 OF 14

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of September 1, 2020)

CASE NO.: 2020-2011-PP

SUBDIVISION NAME: Lakeshore Villages, Phase 6

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

ENGINEER/SURVEYOR: Duplantis Design Group, LLC
16564 East Brewster Road
Covington, LA 70433

SECTION: 35
TOWNSHIP: 9 South
RANGE: 14 East

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

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

TOTAL ACRES IN DEVELOPMENT: 88.983

NUMBER OF LOTS: 383 AVERAGE LOT SIZE: 7,535.70 +/-

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "AH - EL 3.0" & "X" (Shaded)

TENTATIVE or PUD APPROVAL GRANTED: August 11, 2020

STAFF COMMENTARY:

Department of Planning and Development

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on August 27, 2020.

Planning Commission approval shall be subject to the following items being addressed:

General Comments:

1. A waiver of the minimum driveway requirement is being requested for lots referenced below and as outlined on the attached Driveway Waiver Summary Exhibit (Sheet Ex – 1.1). 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. (The following lots are requesting this waiver: Lots #1276, 1277, 1288, 1289, 1311, 1345, 1346, 1358, 1394, 1395, 1434, 1435, 1471, 1472 & 1505)

Paving & Drainage Plan:

2. The proposed 3” asphalt pavement section being proposed in this phase of Lakeshore Villages has not been approved and is still being evaluated for this phase.

Water & Sewer Plan:

3. The water and sewer plans need to be updated to ensure that the maximum spacing of 500’ between fire hydrants is not exceeded. Revise fire hydrant locations accordingly.
4. Provide written plan approval from Oak Harbor East Utilities for this phase of Lakeshore Villages.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

A Letter of No Objection regarding the water and sewer improvements needs to be issued on behalf of The Department of Environmental Services for this phase of Lakeshore Villages.

Louisiana Department of Health (LDH) Approval for this phase of Lakeshore Villages is required.

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 8, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

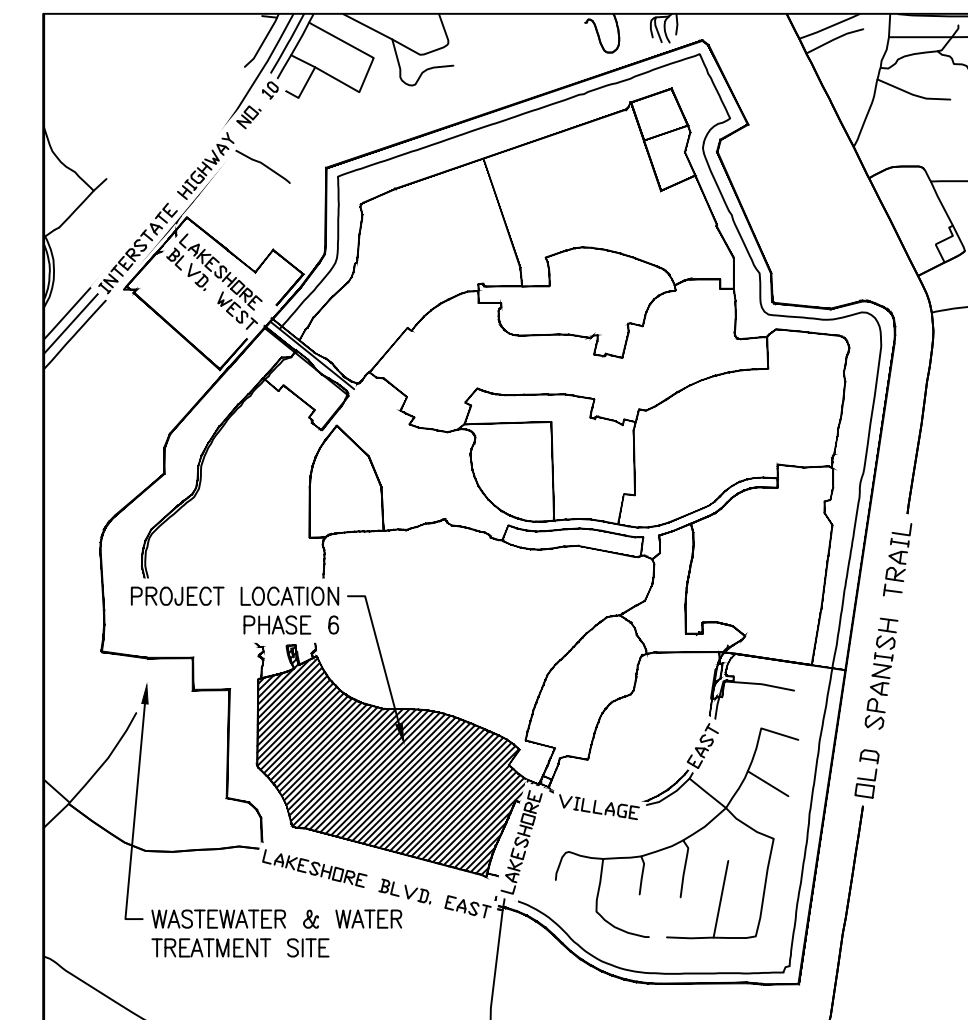
PLAT SHOWING PRELIMINARY SUBDIVISION

OF LAKESHORE VILLAGES (PHASE 6)

LOCATED IN SECTIONS 35
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

PRELIMINARY PLANS
RECEIVED
8/27/2020
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 6)

OPEN/GREEN SPACE REQUIRED	
88.983 ACRES	
X 0.25 S.F. OPEN/GREEN SPACE	
22,246 ACRES REQUIRED	
(=869,035± S.F.)	
OPEN/GREEN SPACE PROVIDED	
3,318 ACRES (PHASE 3A)	0.770 ACRES (PHASE 3B)
2,606 ACRES (PHASE 3B)	439.779 ACRES (PHASE 4A)
36,493 ACRES (PHASE 4A)	1,289 ACRES (PHASE 4B)
1,779 ACRES (PHASE 4B)	0.657 ACRES (PHASE 5)
3,863 ACRES (PHASE 5)	4,109 ACRES (PHASE 6)
22,246 ACRES (PHASE 6)	5,777 ACRES (PHASE 7)
5,651 ACRES (PHASE 7)	2,226 ACRES (PHASE 8)
16,449 ACRES (PHASE 8)	6,040 ACRES (PHASE 9)
20,285 ACRES (PHASE 9)	0.000 ACRES (PHASE 10)
8,681 ACRES (PHASE 10)	
121,115 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	463,965 ACRES TOTAL PROVIDED

DEDICATION:
ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

RESTRICTIVE COVENANTS:

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- THIS SUBDIVISION IS LOCATED IN FLOOD ZONES AH AND ZONE X (SHADED) PER LETTER OF MAP REVISION, CASE NO. 19-06-0865P, EFFECTIVE DATE APRIL 16, 2020. THE MINIMUM FINISHED FLOOR ELEVATION OF ALL RESIDENTIAL HOMES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW DFIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1) FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED.
- 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.
- THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
- THE RESIDENTS WITHIN PHASE 6 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATING WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
- THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
- THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

APPROVALS:

CHAIRMAN - PARISH PLANNING COMMISSION

SECRETARY - PARISH PLANNING COMMISSION

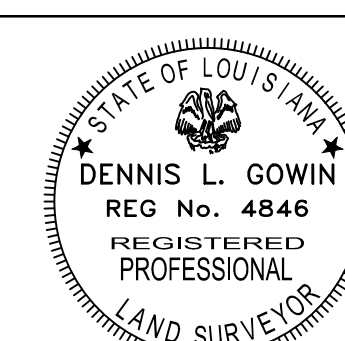
DIRECTOR OF DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

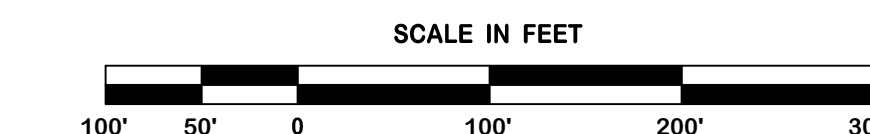
(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. - GULF COAST
7686 VINCENT ROAD
DENHAM SPRINGS, LA 70726



I CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.

DATE OF PLAT: 08/26/2020

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR



REVISION	BY
PARISH COMMENTS	
08/25/2020	BPV

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 | Fax: 985.249.6190
1308 Camellia Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 6)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR HORTON, INC. - GULF COAST

DRAWN
BPV
CHECKED
DLG
PROJECT NO.
20-396
FILE
20-396 PHASE 6
PRELIMINARY REV1
SHEET
1-3

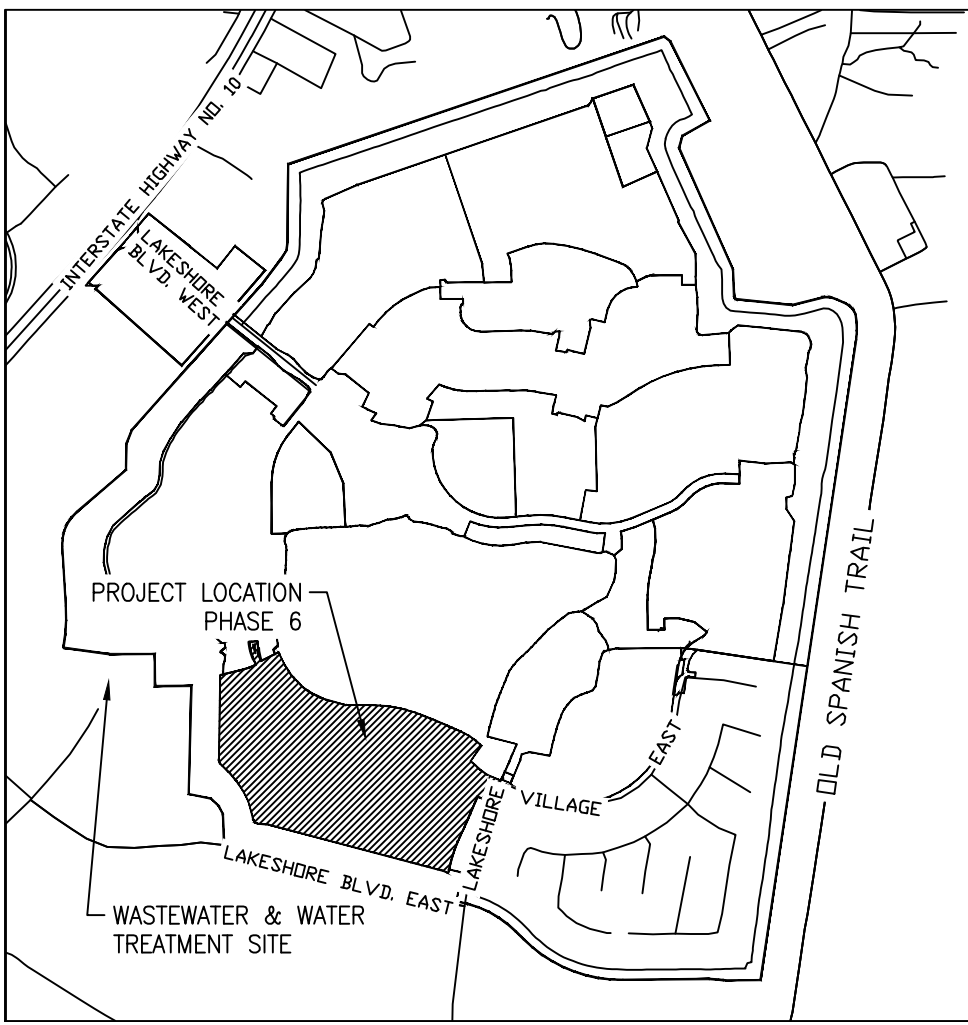


NOTES:
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA
STATE PLANE SOUTH ZONE (1703) NAD 83 AS DERIVED FROM
THE LSU C&G RTK NETWORK (2020.5).

P.O.B.(POINT OF BEGINNING)
P.O.C.(POINT OF COMMENCEMENT)

PLAT SHOWING PRELIMINARY SUBDIVISION

OF
LAKE SHORE VILLAGES (PHASE 6)
LOCATED IN SECTION 35
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



ELEVATION NOTE:

ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 128) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C&G NETWORK (2020.6).

SITE BENCHMARK #1: 5/8" IRON ROD SET ±319' SOUTH OF THE COMMON CORNER OF THE NORTHEAST CORNER OF LOT 1544 IN PHASE 6 AND THE P.O.B. OF THE OUTER PHASE 6 BOUNDARY AND ±251' NORTH OF THE COMMON CORNER OF THE SOUTHEAST PROPERTY CORNER OF LOT 1163A OF PHASE 6 AND THE NORTHEAST PROPERTY CORNER OF LOT 348 OF PHASE 1A. (SEE DRAWING FOR LOCATION)
ELEVATION: -1.53'

SITE BENCHMARK #2: 5/8" IRON ROD SET ±25' SOUTH OF THE 1/2" IRON ROD FOUND AT THE COMMON CORNER OF THE NORTHWEST CORNER OF LOT 342 IN PHASE 1A AND THE SOUTHWEST CORNER OF LOT 343 PHASE 1A AND ±226' WEST OF THE CENTERLINE OF LAKE SHORE DRIVE. (SEE DRAWING FOR LOCATION)
ELEVATION: -0.71'

DEDICATION:
ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

APPROVALS:

CLERK OF COURT _____

DATE FILED _____ FILE NO. _____

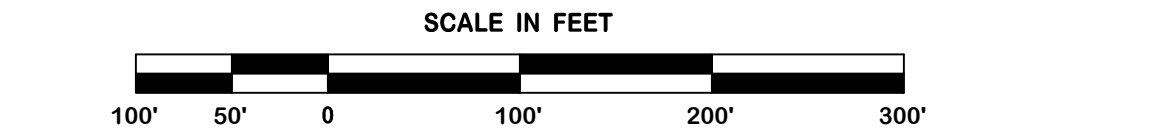
(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. - GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LA 70726



I CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.

DATE OF PLAT: 08/26/2020

Dennis L. Gowin
DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR



REVISION	BY
PARISH COMMENTS	
1	08/25/2020 BPV

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
1308 Camella Blvd, Suite 200
Lafayette, LA 70508
WWW.DDGP.CC



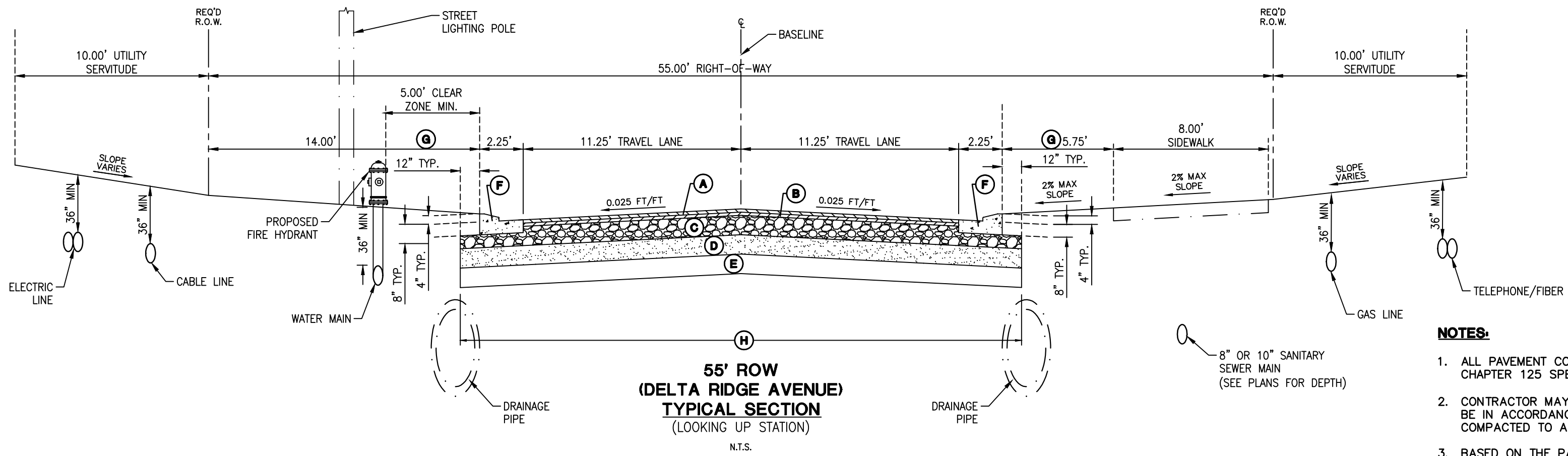
SUBDIVISION OF LAKE SHORE VILLAGES (PHASE 6)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR:
DR HORTON, INC. - GULF COAST

DRAWN
BPV
CHECKED
DLG
PROJECT NO.
20-396
FILE
20-396 PHASE 6
PRELIMINARY REV1
SHEET
2-3

PLAT SHOWING PRELIMINARY SUBDIVISION

OF
LAKESHORE VILLAGES (PHASE 6)

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



NOTES:

- ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOTD STANDARD SPECIFICATIONS 2016 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION CHAPTER 125 SPECIFICATIONS; THE MORE STRINGENT STANDARD SHALL BE USED.
- CONTRACTOR MAY UTILIZE 12" A-4 SUB-BASE IN LIEU OF SOIL CEMENT IN AREAS WHERE SOIL CEMENT CANNOT MEET PROJECT SPECIFICATIONS. A-4 SUB-BASE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, ST. TAMMANY PARISH CODE OF ORDINANCES, AND SUB-SECTION 1003 OF THE LSSRB. THE BASE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698.
- BASED ON THE PAVEMENT SECTION DESIGN RECOMMENDATION LETTERS PREPARED BY PREMIER GEOTECH AND TESTING DATED JANUARY 29, 2020, THE BASE AND SUBGRADE SHALL CONSIST OF LEAN CLAYS AND SANDY LEAN CLAYS (CL) OR CLAYEY SANDS (SC) HAVING THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES AND PLOTS ABOVE THE "A-LINE" ON THE PLASTICITY CHART:
 - LIQUID LIMIT: 40 MAXIMUM
 - PLASTICITY INDEX: 20 MAXIMUM
 - INERT MATERIAL (NON-EXPANSIVE)
 - FREE OF ORGANICS
 - MAXIMUM PARTICLE SIZE: 2-INCHES

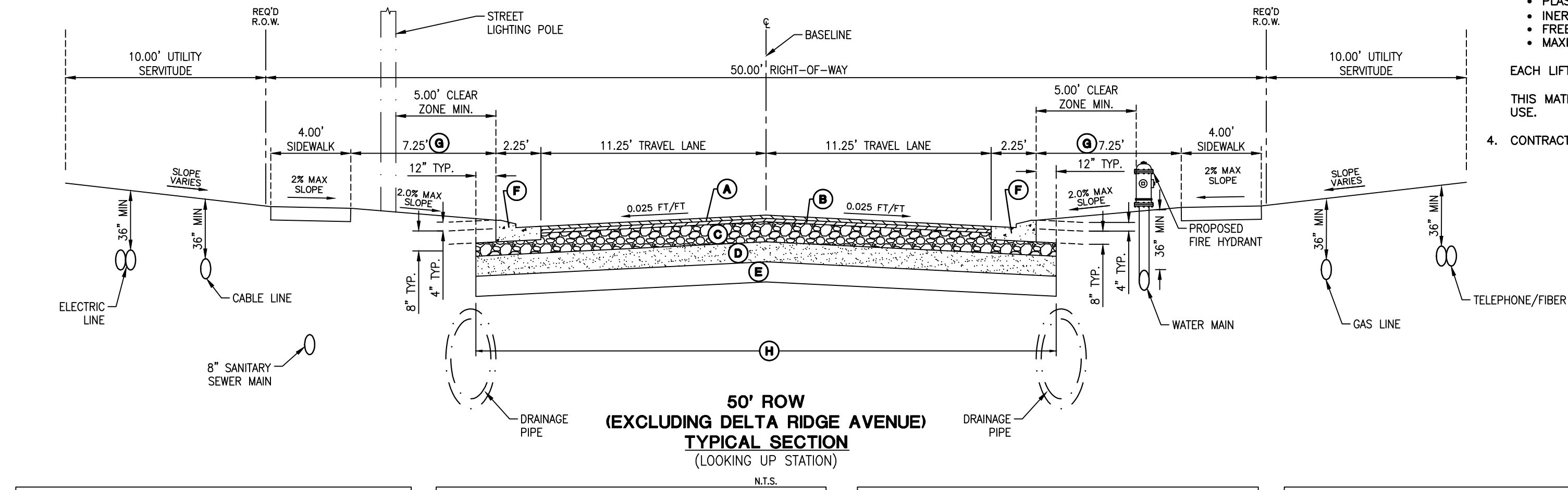
EACH LIFT SHALL BE PLACED IN MAXIMUM LIFTS OF 8" OF LOOSE MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698.

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

- CONTRACTOR TO ENSURE ALL STREET LIGHT POLES AND FIRE HYDRANTS ARE LOCATED 5' MINIMUM BEHIND BACK OF CURB FOR LOCAL ROADS.

LEGEND:

- 1-1/2" LEVEL 1 (PG-22M, 0.5' NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
- 1-1/2" LEVEL 1 (PG-22M, 0.5' NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
- 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698 (REF. NOTE 2)
- 12" COMPACTED STRUCTURAL FILL SUBBASE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SUBBASE IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698. (REF. NOTE 3)
- PROOF ROLLED AND STABLE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- CONCRETE MOUNTABLE CURB AND GUTTER (REF. DETAILS)
- HYDROSEED WITH STRAW OR SOD DISTURBED AREAS (WITHIN LIMITS OF CONSTRUCTION)
- GENERAL EXCAVATION

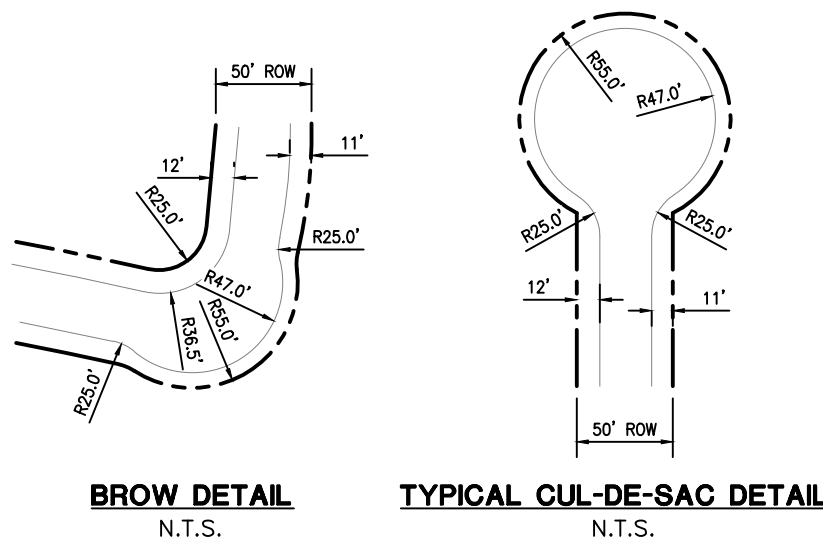


PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	003°45'21"	1030.00'	67.52'	S47°25'42"E - 67.51'
C2	011°27'52"	770.00'	154.07'	S51°16'57"E - 153.81'
C3	010°35'21"	1140.69'	210.81'	S18°45'39"W - 210.52'
C4	068°51'42"	50.00'	60.09'	N49°51'29"W - 56.54'
C5	026°14'27"	1102.71'	505.03'	S37°27'06"E - 500.63'
C6	018°55'47"	568.61'	187.86'	N14°12'04"W - 187.01'
C7	019°04'01"	437.08'	145.45'	S12°25'47"E - 144.78'
C8	022°44'49"	420.00'	166.74'	S32°14'09"E - 165.65'
C9	045°49'17"	770.00'	615.80'	S66°31'12"E - 599.52'
C10	012°10'32"	836.19'	177.69'	S55°03'57"E - 177.36'
C101	003°41'25"	825.00'	53.14'	S52°11'55"E - 53.13'
C102	094°54'59"	13.00'	21.54'	N82°11'18"E - 19.16'
C11	020°21'51"	25.00'	8.89'	N09°08'58"E - 8.84'
C112	126°19'07"	55.00'	121.26'	N62°07'36"E - 98.15'
C113	020°21'51"	25.00'	8.89'	S64°53'46"E - 8.84'
C114	022°14'00"	12.25'	4.75'	S86°11'41"E - 4.72'
C115	118°57'09"	55.00'	114.19'	S37°50'06"E - 94.76'
C116	022°14'00"	12.25'	4.75'	S26°02'19"W - 4.72'
C117	011°21'01"	975.00'	193.15'	S09°14'49"W - 192.83'
C118	002°20'14"	1585.00'	64.65'	S04°44'25"W - 64.65'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C119	088°34'03"	15.00'	23.19'	S38°22'30"E - 20.95'
C120	008°15'37"	525.00'	75.69'	S78°31'43"E - 75.62'
C121	087°38'00"	50.00'	76.47'	N30°34'54"W - 69.24'
C122	040°04'37"	20.00'	13.99'	S85°33'48"W - 13.71'
C123	082°44'17"	50.41'	72.80'	S17°38'23"W - 66.64'
C124	040°04'37"	25.00'	17.49'	N85°33'48"E - 17.13'
C125	011°06'35"	975.00'	189.05'	N59°58'11"E - 188.76'
C126	089°12'30"	13.00'	20.24'	N09°48'39"E - 18.26'
C127	009°02'56"	842.57'	133.07'	N30°16'08"W - 132.93'
C128	058°50'41"	11.78'	12.10'	N45°40'30"W - 11.57'
C129	058°50'41"	11.78'	12.10'	S10°41'23"W - 11.57'
C130	292°43'46"	55.00'	281.00'	N72°30'27"E - 60.93'
C131	021°23'03"	792.57'	295.81'	S28°11'05"E - 294.09'
C132	008°25'27"	48.05'	7.06'	S24°51'40"E - 7.06'
C133	046°42'49"	40.55'	33.06'	S08°22'20"E - 32.15'
C134	039°57'17"	425.00'	296.37'	S83°53'58"E - 290.40'
C135	022°14'00"	12.25'	4.75'	S10°02'19"E - 4.72'
C136	119°39'54"	55.00'	114.87'	S38°40'38"W - 95.10'
C137	021°10'07"	15.09'	5.57'	N86°58'01"W - 5.54'
C138	021°07'20"	525.00'	193.54'	S70°38'13"W - 192.45'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C139	083°16'34"	25.00'	36.34'	S09°38'14"W - 33.22'
C140	008°20'06"	630.00'	91.65'	S27°50'00"E - 91.57'
C141	027°11'35"	1085.00'	514.95'	S72°31'33"W - 510.13'
C142	020°54'45"	570.00'	208.04'	N33°09'11"W - 206.89'
C143	045°49'16"	920.00'	735.76'	N66°31'12"W - 716.30'
C144	037°48'09"	1790.00'	1181.00'	N70°31'47"W - 1159.69'
C145	006°04'41"	1030.00'	109.26'	N48°35'22"W - 109.21'
C146	096°43'09"	15.00'	25.32'	N47°16'53"W - 22.42'
C147	080°10'13"	25.00'	34.98'	N41°09'48"E - 32.20'
C148	029°11'47"	805.00'	410.21'	S69°45'39"W - 405.78'
C149	023°01'36"	575.00'	231.09'	N69°44'06"E - 229.54'
C150	081°31'24"	17.00'	24.19'	S81°01'00"E - 22.20'
C151	098°46'19"	15.00'	25.86'	S05°46'36"W - 22.77'
C152	003°21'16"	625.00'	36.59'	S41°55'56"E - 36.58'
C154	003°27'14"	160.00'	9.64'	N54°15'37"E - 9.64'
C155	028°38'52"	690.00'	345.00'	N70°18'40"E - 341.41'
C156	001°37'32"	983.93'	27.92'	S58°11'33"W - 27.92'
C157	080°55'59"	13.00'	18.36'	S85°18'47"E - 16.87'
C158	024°16'23"	275.00'	116.50'	S45°19'12"W - 115.63'
C159	089°09'00"	13.00'	20.23'	S11°23'30"E - 18.25'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C160	084°01'12"	13.00'	19.06'	N43°05'17"E - 17.40'
C161	094°57'20"	15.00'	24.86'	N46°23'59"W - 22.11'
C162	030°52'39"	855.00'	460.77'	N69°39'33"E - 455.22'
C163	003°33'57"	975.00'	9.63'	S55°41'01"E - 9.63'
C164	010°07'27"	1016.29'	179.58'	S50°07'25"E - 179.35'
C165	025°50'23"	179.10'	80.77'	N44°05'29"E - 80.09'
C166	029°28'45"	970.00'	499.07'	N71°45'36"E - 493.59'
C167	086°45'29"	13.00'	19.68'	N76°14'42"E - 17.86'
C168	021°54'41"	325.00'	124.26'	N46°30'07"E - 123.50'
C169	029°01'00"	1135.00'	574.80'	N71°57'48"E - 568.68'
C171	091°03'33"	13.00'	20.66'	N40°56'31"E - 18.55'
C172	034°17'21"	375.00'	224.42'	N21°43'56"W - 221.09'
C173	086°43'31"	15.00'	22.70'	N82°14'22"W - 20.60'
C174	011°07'36"	1025.00'	199.05'	S59°57'41"W - 198.74'
C175	090°00'00"	15.00'	23.56'	S60°36'06"W - 21.21'
C176	086°06'26"	13.00'	19.99'	S28°27'07"E - 18.08'
C177	040°04'37"	75.00'	52.46'	S85°33'48"W - 51.40'
C178	090°00'00"	13.00'	20.42'	N29°23'54"W - 18.38'
C179	012°18'58"	960.29'	206.42'	S66°26'27"E - 206.02'
C180	008°15'37"	475.00'	68.48'	N78°31'43"W - 68.42'



DESCRIPTION PHASE 6:

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKESHORE VILLAGES, PHASE 6, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTION 35, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" ANGLE IRON FOUND AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, SAID TOWNSHIP 9 SOUTH, RANGE 14 EAST; THENCE S11°39'35"W A DISTANCE OF 8974.90 FEET FOR A POINT OF BEGINNING; THENCE S40°41'37"W A DISTANCE OF 166.32 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 167.22 FEET, SAID CURVE HAVING A RADIUS OF 1030.00 FEET, AND A CHORD WITH A BEARING OF S47°25'42"E AND A LENGTH 67.51 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 154.07 FEET, SAID CURVE HAVING A RADIUS OF 770.00 FEET, AND A CHORD WITH A BEARING OF S51°16'57"E AND A LENGTH 153.81 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 210.81 FEET, SAID CURVE HAVING A RADIUS OF 1140.69 FEET, AND A CHORD WITH A BEARING OF S18°45'39"W AND A LENGTH 210.52 FEET TO A POINT; THENCE S13°34'32"W A DISTANCE OF 98.93 FEET TO A POINT; THENCE N75°06'19"W A DISTANCE OF 1460.98 FEET TO A POINT; THENCE N76°26'40"W A DISTANCE OF 257.53 FEET TO A POINT; THENCE N75°06'19"W A DISTANCE OF 216.78 FEET TO A POINT; THENCE N84°17'20"W A DISTANCE OF 116.21 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 60.09 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, AND A CHORD WITH A BEARING OF N49°51'29"W AND A LENGTH 56.54 FEET TO A POINT; THENCE N15°25'38"W A DISTANCE OF 56.69 FEET TO A POINT; THENCE N72°30'27"E A DISTANCE OF 10.01 FEET TO A POINT; THENCE N15°25'38"W A DISTANCE OF 151.20 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 305.03 FEET, SAID CURVE HAVING A RADIUS OF 1102.71 FEET, AND A CHORD WITH A BEARING OF S37°27'06"E AND A LENGTH 500.63 FEET; THENCE N00°49'27"E A DISTANCE OF 912.48 FEET TO A POINT; THENCE N76°37'56"E A DISTANCE OF 194.04 FEET TO A POINT; THENCE N74°54'38"E A DISTANCE OF 49.44 FEET TO A POINT; THENCE N71°36'48"E A DISTANCE OF 48.95 FEET TO A POINT; THENCE N67°47'22"E A DISTANCE OF 86.53 FEET TO A POINT; THENCE N23°39'57"W A DISTANCE OF 62.59 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 187.86 FEET, SAID CURVE HAVING A RADIUS OF 568.61 FEET, AND A CHORD WITH A BEARING OF N14°12'04"W AND A LENGTH 187.01 FEET; THENCE N88°03'34"E A DISTANCE OF 88.77 FEET TO A POINT; THENCE S01°56'26"E A DISTANCE OF 67.53 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 145.45 FEET, SAID CURVE HAVING A RADIUS OF 437.08 FEET, AND A CHORD WITH A BEARING OF S12°25'47"E AND A LENGTH 144.78 FEET TO A POINT; THENCE N62°11'18"E A DISTANCE OF 150.82 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 166.74 FEET, SAID CURVE HAVING A RADIUS OF 420.00 FEET, AND A CHORD WITH A BEARING OF S32°14'09"E A LENGTH 165.65 FEET; THENCE S43°36'34"E A DISTANCE OF 221.59 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 615.80 FEET, SAID CURVE HAVING A RADIUS OF 770.00 FEET, AND A CHORD WITH A BEARING OF S66°31'12"E AND A LENGTH 599.52 FEET; THENCE S89°25'51"E A DISTANCE OF 302.34 FEET TO A POINT; THENCE S83°51'57"E A DISTANCE OF 157.32 FEET TO A POINT; THENCE S75°06'48"E A DISTANCE OF 245.80 FEET TO A POINT; THENCE S87°25'05"E A DISTANCE OF 402.63 FEET TO A POINT; THENCE S64°29'05"E A DISTANCE OF 161.91 FEET TO A POINT; THENCE S59°29'35"E A DISTANCE OF 95.07 FEET TO A POINT; THENCE S46°50'46"E A DISTANCE OF 67.22 FEET TO A POINT; THENCE S26°57'51"E A DISTANCE OF 41.24 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 88.98 ACRES, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C181	088°38'15"	13.00'	20.11'	S53°01'22"W - 18.16'
C182	006°53'52"	1585.00'	190.81'	S12°09'10"W - 190.70'
C183	105°01'57"	13.00'	23.83'	S36°54'52"E - 20.63'
C184	012°31'00"	975.00'	213.00'	S83°10'21"E - 212.57'
C185	087°29'03"	13.00'	19.85'	N59°20'38"E - 17.98'
C186	074°58'03"	25.00'	32.71'	S53°05'08"W - 30.43'
C187	005°51'19"	1735.00'	177.31'	N86°30'11"W - 177.23'
C188	012°01'48"	1535.00'	322.29'	S09°35'12"W - 321.70'
C189	011°21'01"	1025.00'	203.05'	S09°14'49"W - 202.72'
C190	090°00'00"	15.00'	39.27'	S30°04'41"E - 35.36'
C191	090°00'00"	15.00'	23.56'	N59°55'19"E - 21.21'
C192	011°21'01"	1255.00'	248.61'	N09°14'49"E - 248.21'
C193	012°01'48"	1305.00'	274.00'	S09°35'12"E - 273.50'
C194	099°10'38"	15.00'	25.96'	N33°59'13"W - 22.84'
C201	012°01'48"	1420.00'	298.15'	S09°35'12"W - 297.60'
C210	083°27'13"	13.00'	18.94'	N57°19'43"E - 17.31'
C212	011°21'01"	1140.00'	225.83'	N09°14'49"E - 225.46'
C213	090°00'00"	13.00'	20.42'	N30°04'41"W - 18.38'
C214	012°01'48"	1255.00'	263.50'	N09°35'12"E - 263.02'
C215	011°21'01"	1305.00'	258.52'	N09°14'49"E - 258.10'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C216	090°00'00"	15.00'	23.56'	S59°55'19"W - 21.21'
C217	089°48'39"	15.00'	23.51'	S29°18'13"E - 21.18'
C218	092°47'07"	13.00'	21.05'	N61°59'40"E - 18.83'
C219	011°21'01"	1535.00'	304.08'	S09°14'49"W - 303.58'
C220	012°01'48"	1025.00'	215.21'	S09°35'12"W - 214.82'
C221	090°00'00"	13.00'	20.42'	N30°04'41"W - 18.38'
C222	006°44'08"	1735.00'	203.96'	S77°34'37"E - 203.85'
C223	011°21'01"	1585.00'	313.99'	N09°14'49"E - 313.47'
C224	012°01'48"	975.00'	204.71'	N09°35'12"E - 204.34'
C225	011°21'01"	1420.00'	281.30'	N09°14'49"E - 280.84'
C250	012°01'48"	1140.00'	239.36'	S09°35'12"W - 238.92'
C251	090°00'00"	15.00'	23.56'	S59°55'19"W - 21.21'
C252	091°19'57"	15.00'	23.91'	S12°13'22"E - 21.46'
C253	091°15'52"	13.00'	20.71'	N79°04'32"E - 18.59'
C254	018°31'17"	2425.00'	783.91'	S24°10'58"W - 780.50'
C255	018°31'17"	2375.00'	767.74'	N24°10'58"E - 764.41'
C256	013°43'26"	1735.00'	415.58'	S64°45'04"E - 414.58'
C257	090°00'00"	13.00'	20.42'	N30°04'41"W - 18.38'
C261	085°35'26"	25.00'	37.35'	S62°07'36"W - 33.97'
C271	081°03'38"	15.00'	21.22'	S05°30'12"E - 19.50'



August 27, 2020

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

RE: Lakeshore Villages Phase 6
Slidell, LA
DDG Job #20-396

Theodore,

The developer would like to request a waiver pertaining to Lakeshore Villages, Phase 6.

I have enclosed exhibits and further details pertaining to waiver requests

Sincerely,
Duplantis Design Group, PC

A handwritten signature in blue ink that reads "Elizabeth Songy".

Elizabeth H. Songy, EI

Enclosures:
Driveway Waiver Description and Justification
Driveway Waiver Exhibit

PRELIMINARY PLANS
RECEIVED
8/27/2020
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

DUPLANTIS DESIGN GROUP, PC

16564 East Brewster Road, Suite 101; Covington, LA 70433
(O) 985.249.6180 (F) 985.249.6190

THIBODAUX
COVINGTON

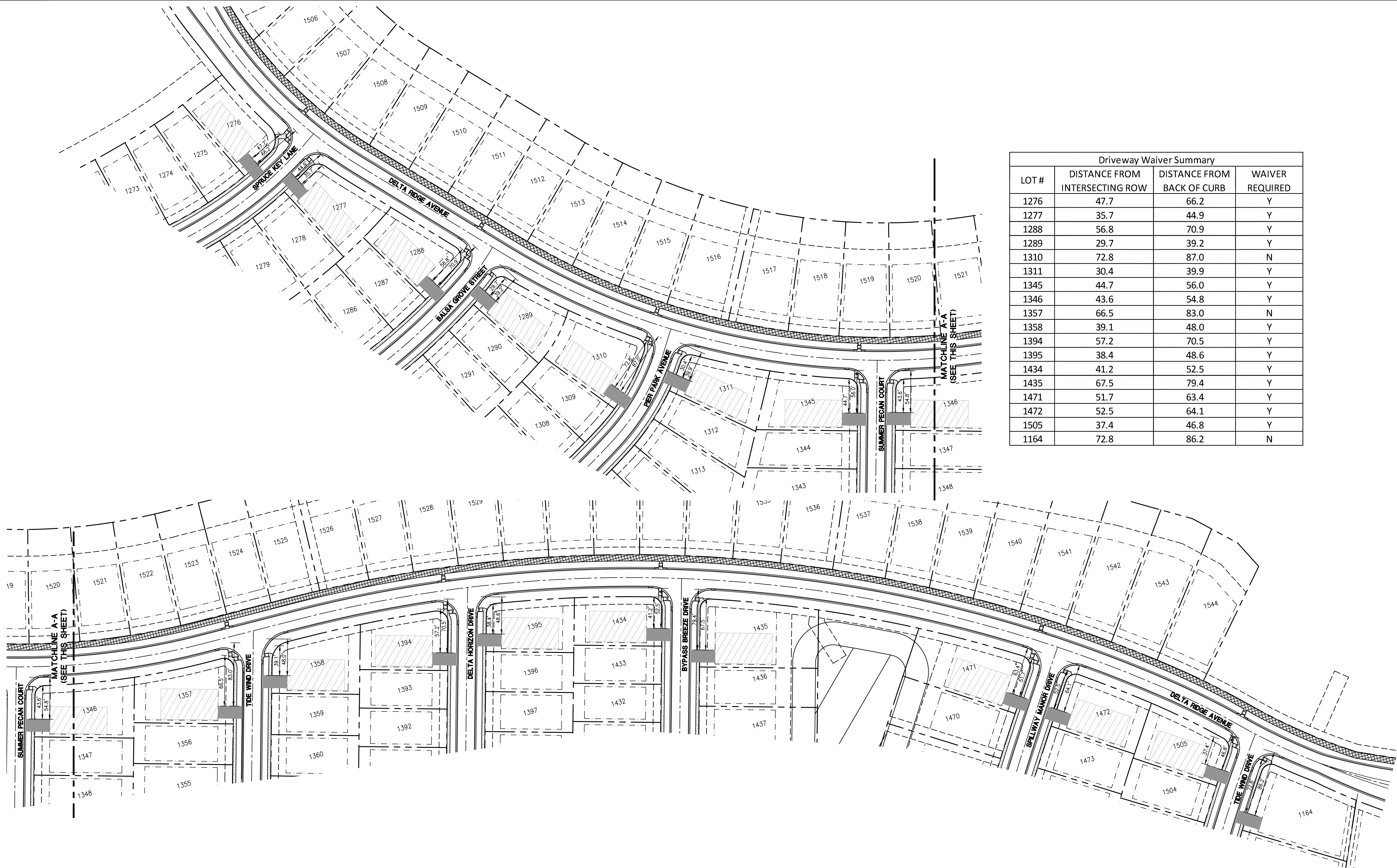
BATON ROUGE
LAFAYETTE

NEW ORLEANS
HOUSTON

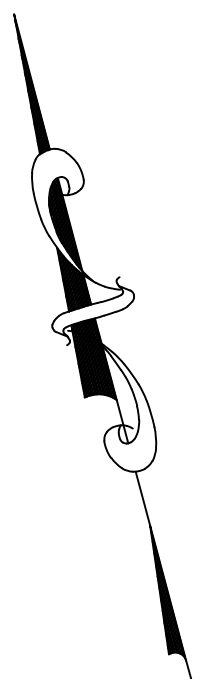
Driveway Waiver Description and Justification

The Subdivision Regulations Chapter 125 Section 214 states, “Driveways on corner lots shall not be located any closer than sixty (60') feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect.” The developer is requesting a waiver to reduce the distance between the right-of-way intersection and driveway for the corner lots on Delta Ridge Avenue. If any of the remaining corner lots do not meet the 60' clearance from the adjacent intersecting rights-of-way to the driveway, then those lots will be side-loaded.

In the following enclosure, you will see the lot layout for the corner lots along Delta Ridge Avenue. The closest any of those driveways shall be located in relation to the adjacent intersecting right-of-way is 29', which is Lot 1289. With the driveway being restricted to 29' from the intersecting rights-of-way, the distance between the driveway and the back of curb exceeds 39'. This is the worst-case scenario of all the corner lots that side Delta Ridge Avenue. The goal of the developer is to construct the driveways as far from the intersection possible and to exceed the waiver request where possible. The developer wants to reduce the number of driveways that load Delta Ridge Avenue. The roads that intersect Delta Ridge Avenue have a stopped condition, so they would rather those homes have driveways behind the stopped condition to help those homeowners back out of their driveways. A summary showing the distance of each driveway from the intersecting ROW and back of curb was included on the exhibit enclosed.



Driveway Waiver Summary			
LOT #	DISTANCE FROM INTERSECTING ROW	DISTANCE FROM BACK OF CURB	WAIVER REQUIRED
1276	47.7	66.2	Y
1277	35.7	44.9	Y
1288	56.8	70.9	Y
1289	29.7	39.2	Y
1310	72.8	87.0	N
1311	30.4	39.9	Y
1345	44.7	56.0	Y
1346	43.6	54.8	Y
1357	66.5	83.0	N
1358	39.1	48.0	Y
1394	57.2	70.5	Y
1395	38.4	48.6	Y
1434	41.2	52.5	Y
1435	67.5	79.4	Y
1471	51.7	63.4	Y
1472	52.5	64.1	Y
1505	37.4	46.8	Y
1164	72.8	86.2	N

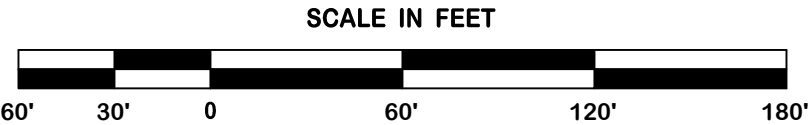


Not For Construction

PHASE 6


DRIVEWAY

WAIVER EXHIBIT



REVISION	BY

16564 E. Brewster Road,
Suite 101
Covington, LA 70433
Office: 985.249.6180
Fax: 985.249.6190
www.ddgpc.com



DUPLANTIS DESIGN GROUP

STAMP

SIGNATURE: _____

DATE: _____

LAKESHORE VILLAGES, PHASE 6
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR D.R. HORTON, INC. - GULF COAST
DENHAM SPRINGS, LOUISIANA

DRAWN
PES

CHECKED
MTF

ISSUED DATE
8-27-2020

ISSUED FOR
REVIEW

PROJECT NO.
20-396

FILE
20-396 X-base Driveway
Waiver Check

SHEET

EX-1.1

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of September 1, 2020)

CASE NO.: 2020-2012-PP

SUBDIVISION NAME: Lakeshore Villages, Phase 11

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

ENGINEER/SURVEYOR: Duplantis Design Group, LLC
16564 East Brewster Road
Covington, LA 70433

SECTION: 26
TOWNSHIP: 9 South
RANGE: 14 East

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

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

TOTAL ACRES IN DEVELOPMENT: 29.60 +/-

NUMBER OF LOTS: 93 AVERAGE LOT SIZE: 7,831.55+/- Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "AH - EL 3.0" & "X" (Shaded)

TENTATIVE or PUD APPROVAL GRANTED: August 11, 2020

STAFF COMMENTARY:

Department of Planning and Development

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on August 27, 2020.

Planning Commission approval shall be subject to the following items being addressed:

General Comments:

1. The Traffic Impact Analysis for the Lakeshore Villages Development needs to be updated to include new traffic counts for Phase 11 and approved by STP and LADOTD.

Paving & Drainage Plan:

2. The asphalt dimensions in the pavement legends and roadway typical section have conflicting depths. Revise to eliminate this conflict. Be advised that at this time the request for a 3" asphalt section has not been approved and is still being evaluated for this phase.

Water and Sewer Plan:

3. The water and sewer plans need to be updated to ensure that the maximum spacing of 500' between fire hydrants is not exceeded. Revise fire hydrant locations accordingly.
4. Provide a water and sewer letter of capacity for this phase of Lakeshore Villages from Oak Harbor East Utilities.
5. Provide written plan approval from Oak Harbor East Utilities for this phase of Lakeshore Villages.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

A Letter of No Objection regarding the water and sewer improvements needs to be issued on behalf of The Department of Environmental Services for this phase of Lakeshore Villages.

Louisiana Department of Health (LDH) Approval for this phase of Lakeshore Villages is required.

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 8, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

PLAT SHOWING PRELIMINARY SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 11)

LOCATED IN SECTION 26
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

NOTES:
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA
STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED FROM
THE LSU C4G RTK NETWORK (2020.5).

P.O.B. (POINT OF BEGINNING)
P.O.C. (POINT OF COMMENCEMENT)

GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	93 NUMBER OF LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
7,831.55± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1,190'± MAX BLOCK LENGTH	3,765'± STREET LENGTH
29.60± ACRES TOTAL AREA OF DEVELOPMENT	16.72 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
FRONT: 20' REAR: 15' (55' ALONG CANAL/LAKE) SIDE: 4' (10' ALONG RIGHT OF WAYS) BUILDING SETBACKS	

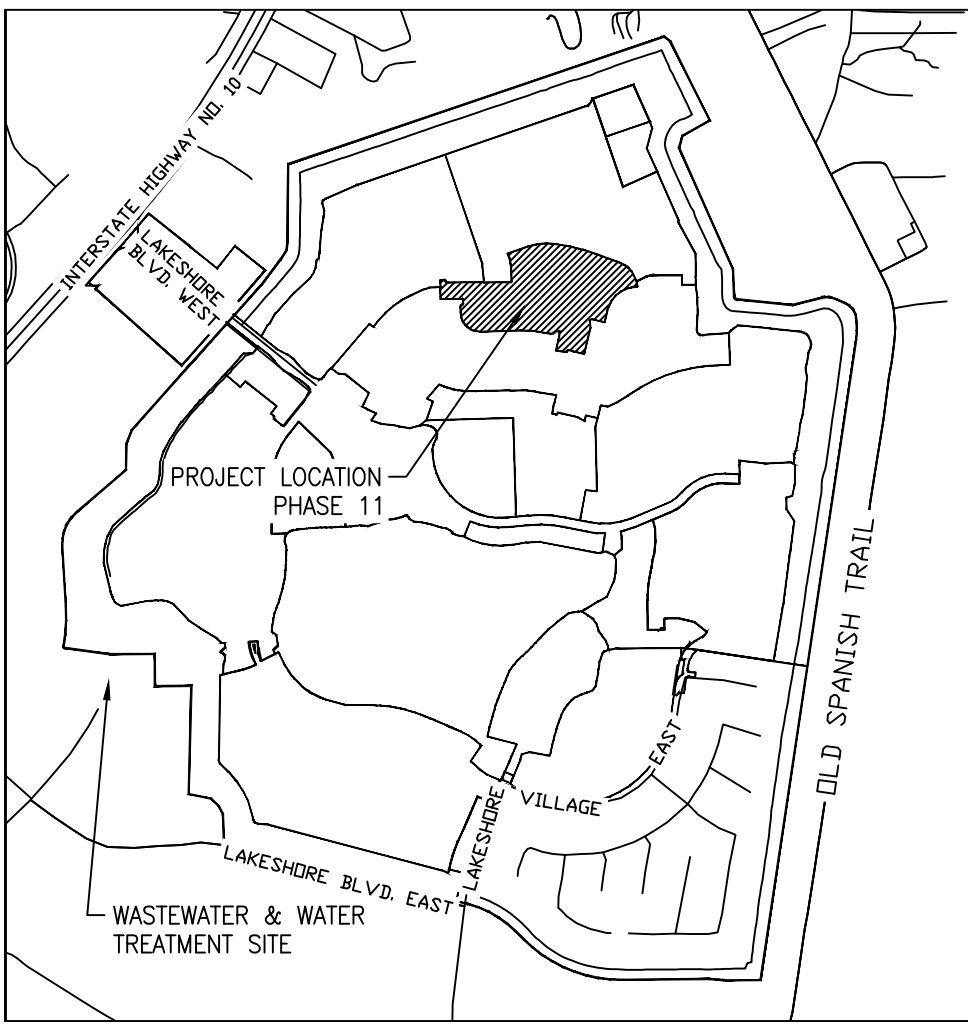
RESTRICTIVE COVENANTS:

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
4. THIS SUBDIVISION IS LOCATED IN FLOOD ZONES AH AND ZONE X (SHADED) PER LETTER OF MAP REVISION, CASE NO. 19-06-08859, EFFECTIVE DATE APRIL 16, 2020. THE MINIMUM FINISHED FLOOR ELEVATION OF ALL RESIDENTIAL HOMES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW DFIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1) FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
5. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
6. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED.
7. 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.
8. THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
9. THE RESIDENTS WITHIN PHASE 11 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATING WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
10. THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
11. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

ELEVATION NOTE:

ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 128) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C4G NETWORK (2020.6).

SITE BENCHMARK: 5/8" IRON ROD SET ±1038' NORTH OF THE CENTER OF THE ROUNDABOUT AT THE INTERSECTION OF LAKESHORE VILLAGE ROAD AND NORTH RING ROAD DRIVE AND ±690' WEST OF THE THE COMMON CORNER OF LOT 2124 IN PHASE 9 AND LOT 2181 OF PHASE 11. (SEE DRAWING FOR LOCATION)
ELEVATION: 0.42'



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 11)

OPEN/GREEN SPACE REQUIRED	
29.598 ACRES X 0.25 S.F. OPEN/GREEN SPACE	
7.399 ACRES REQUIRED (=322,300± S.F.)	
OPEN/GREEN SPACE REQUIRED	OPEN/GREEN SPACE PROVIDED
3.062 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.606 ACRES (PHASE 3B)	0.770 ACRES (PHASE 3B)
36.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.289 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)	0.657 ACRES (PHASE 5)
22.246 ACRES (PHASE 6)	4.109 ACRES (PHASE 6)
5.651 ACRES (PHASE 7)	5.777 ACRES (PHASE 7)
16.449 ACRES (PHASE 8)	2.226 ACRES (PHASE 8)
20.285 ACRES (PHASE 9)	6.040 ACRES (PHASE 9)
6.681 ACRES (PHASE 10)	0.000 ACRES (PHASE 10)
7.399 ACRES (PHASE 11)	5.335 ACRES (PHASE 11)
128.514 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	469.300 ACRES TOTAL PROVIDED

DEDICATION:

ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

APPROVALS:

CHAIRMAN - PARISH PLANNING COMMISSION

SECRETARY - PARISH PLANNING COMMISSION

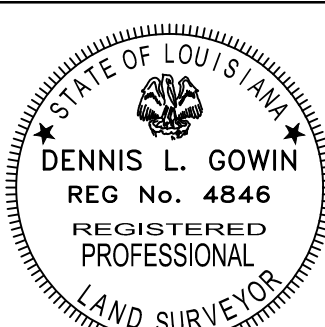
DIRECTOR OF DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

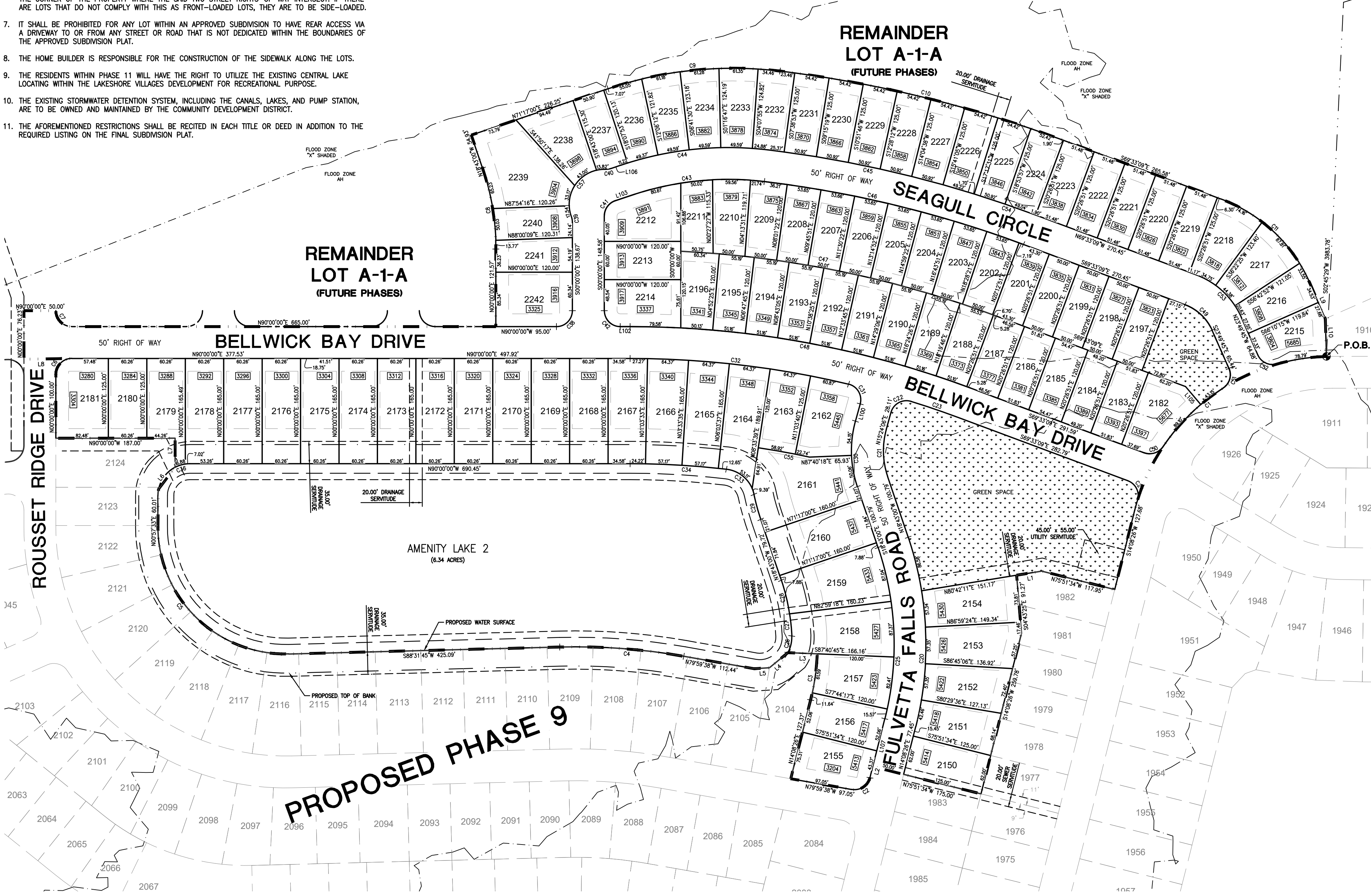
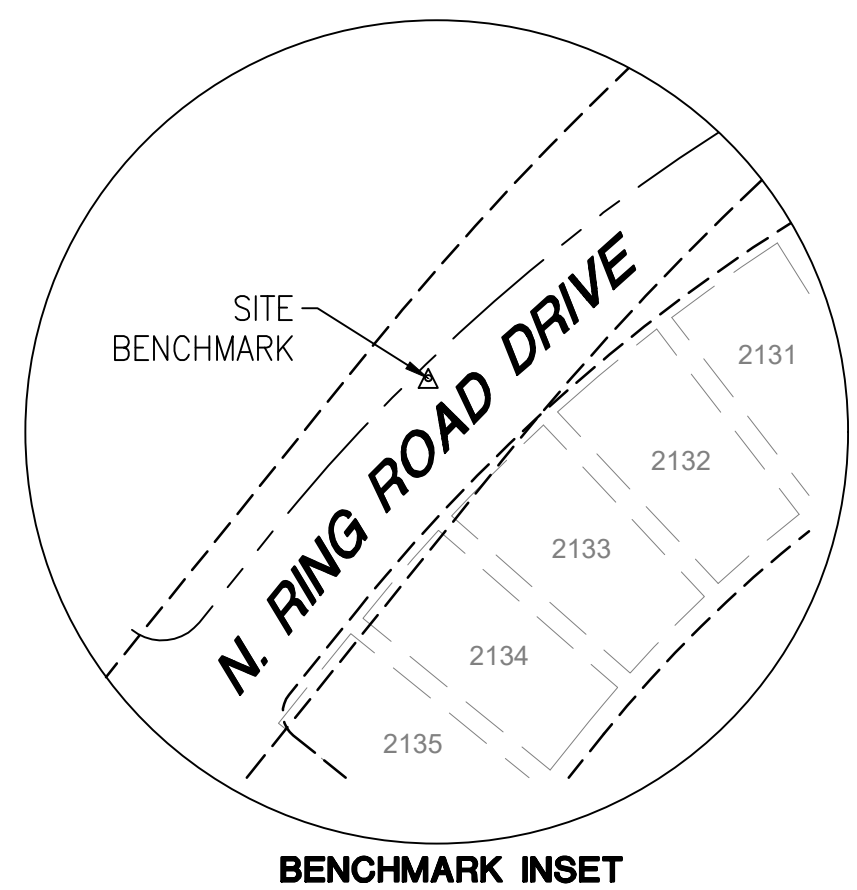
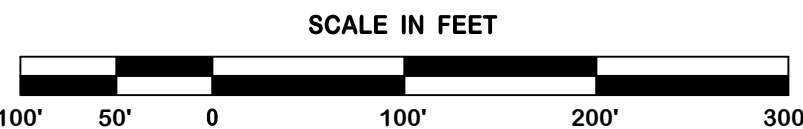
(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. - GULF COAST
7695 VINCENT ROAD
DENHAM SPRINGS, LA 70726



I CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.

DATE OF PLAT: 08/26/2020

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR



REVISION	BY
PARISH COMMENTS	
1	08/25/2020 BPV

DUPLANTIS DESIGN GROUP, PC
SURVEY
15564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
1308 Camellia Blvd, Suite 200
Lafayette, LA 70508
www.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)

SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR HORTON, INC. - GULF COAST

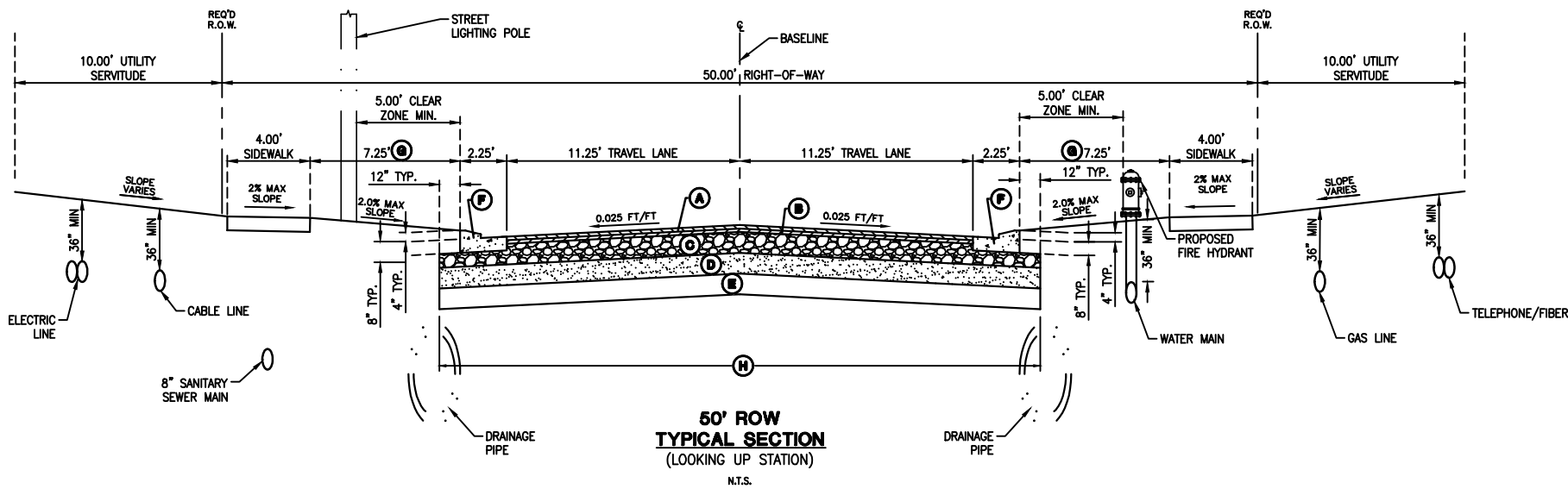
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PROJECT NO. 20-397
FILE 20-397 PHASE 11 PRELIM REV1
SHEET 1-2

PLAT SHOWING PRELIMINARY SUBDIVISION

OF

LAKESHORE VILLAGES (PHASE 11)

LOCATED IN SECTION 26
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



LEGEND:

- (A) 1-1/2" LEVEL 1 (PG-22M, 0.5' NOMINAL MIX)
ASPHALTIC CONCRETE WEARING COURSE
(B) 1-1/2" LEVEL 1 (PG-22M, 0.5' NOMINAL MIX)
ASPHALTIC CONCRETE BINDER COURSE
(C) 12" CEMENT STABILIZED BASE (10% BY VOLUME)
95% COMPACTION PER ASTM D-698 (REF. NOTE 2)
(D) 12" COMPACTED STRUCTURAL FILL SUBBASE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SUBBASE IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698. (REF. NOTE 3)
(E) PROOF ROLLED AND STABLE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
(F) CONCRETE MOUNTABLE CURB AND GUTTER (REF. DETAILS)
(G) HYDROSEED WITH STRAW OR SOD DISTURBED AREAS (WITHIN LIMITS OF CONSTRUCTION)
(H) GENERAL EXCAVATION

NOTES:

1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOTD STANDARD SPECIFICATIONS 2016 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION CHAPTER 125 SPECIFICATIONS; THE MORE STRINGENT STANDARD SHALL BE USED.
2. CONTRACTOR MAY UTILIZE 12" A-4 SUB-BASE IN LIEU OF SOIL CEMENT CANNOT MEET PROJECT SPECIFICATIONS. A-4 SUB-BASE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, ST. TAMMANY PARISH CODE OF ORDINANCES, AND SUB-SECTION 1003 OF THE LSSRB. THE BASE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698.
3. BASED ON THE PAVEMENT SECTION DESIGN RECOMMENDATION LETTERS PREPARED BY PREMIER GEOTECH AND TESTING DATED JANUARY 29, 2020, THE BASE AND SUBGRADE SHALL CONSIST OF LEAN CLAYS AND SANDY LEAN CLAYS (CL) OR CLAYEY SANDS (SC) HAVING THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES AND
• LIQUID LIMIT: 40 MAXIMUM
• PLASTICITY INDEX: 20 MAXIMUM
• INERT MATERIAL (NON-EXPANSIVE)
• FREE OF ORGANICS
• MAXIMUM PARTICLE SIZE: 2-INCHES
EACH LIFT SHALL BE PLACED IN MAXIMUM LIFTS OF 8" OF LOOSE MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698.
THIS MATERIAL MUST BE CERTIFIED AND APPROVED BY THE OWNER'S INDEPENDENT TESTING LABORATORY AND/OR THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO ITS USE.
4. CONTRACTOR TO ENSURE ALL STREET LIGHT POLES AND FIRE HYDRANTS ARE LOCATED 5' MINIMUM BEHIND BACK OF CURB FOR LOCAL ROADS.

DESCRIPTION PHASE 11:

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKESHORE VILLAGES, PHASE 11, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTION 26, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" ANGLE IRON FOUND AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, SAID TOWNSHIP 9 SOUTH, RANGE 14 EAST, THENCE S02°45'29"W A DISTANCE OF 3983.78 FEET FOR A POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 414.15 FEET, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND A CHORD WITH BEARING OF S51°13'00"W AND A LENGTH OF 385.84 FEET; THENCE S14°08'26"W A DISTANCE OF 127.68 FEET TO A POINT; THENCE N75°51'34"W A DISTANCE OF 117.95 FEET TO A POINT; THENCE S80°42'11"W A DISTANCE OF 39.85 FEET TO A POINT; THENCE S04°43'25"E A DISTANCE OF 91.27 FEET TO A POINT; THENCE S14°08'26"W A DISTANCE OF 259.78 FEET TO A POINT; THENCE N75°51'34"W A DISTANCE OF 175.00 FEET TO A POINT; THENCE S14°08'26"W A DISTANCE OF 17.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 37.47 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH BEARING OF S57°04'24"W AND A LENGTH OF 34.08 FEET; THENCE N79°59'38"W A DISTANCE OF 97.05 FEET TO A POINT; THENCE N14°08'26"E A DISTANCE OF 127.37 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 73.23 FEET, SAID CURVE HAVING A RADIUS OF 355.00 FEET, AND A CHORD WITH BEARING OF N08°13'50"E AND A LENGTH OF 73.10 FEET; THENCE N87°40'45"W A DISTANCE OF 46.16 FEET TO A POINT; THENCE S50°36'45"W A DISTANCE OF 37.24 FEET TO A POINT; THENCE S86°14'29"W A DISTANCE OF 23.79 FEET TO A POINT; THENCE N79°59'38"W A DISTANCE OF 112.44 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 195.31 FEET, SAID CURVE HAVING A RADIUS OF 975.00 FEET, AND A CHORD WITH BEARING OF N85°43'57"W AND A LENGTH OF 194.98 FEET; THENCE S86°31'45"W A DISTANCE OF 425.09 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 317.80 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD WITH BEARING OF N45°56'58"W AND A LENGTH OF 285.41 FEET; THENCE N00°57'33"E A DISTANCE OF 60.01 FEET TO A POINT; THENCE N37°04'30"E A DISTANCE OF 43.11 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 45.60 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 187.00 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH BEARING OF N45°00'00"E AND A LENGTH OF 35.36 FEET; THENCE S89°03'43"W A DISTANCE OF 75.01 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 76.23 FEET TO A POINT; THENCE N80°00'00"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH BEARING OF S45°00'00"E AND A LENGTH OF 35.36 FEET; THENCE N90°00'00"E A DISTANCE OF 665.00 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 121.57 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 129.03 FEET, SAID CURVE HAVING A RADIUS OF 395.00 FEET, AND A CHORD WITH BEARING OF N09°21'30"W AND A LENGTH OF 128.46 FEET; THENCE N18°43'00"W A DISTANCE OF 54.93 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 226.25 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 273.32 FEET, SAID CURVE HAVING A RADIUS OF 610.00 FEET, AND A CHORD WITH BEARING OF N84°07'09"E AND A LENGTH OF 271.04 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 456.84 FEET, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, AND A CHORD WITH BEARING OF S76°17'55"E AND A LENGTH OF 455.78 FEET; THENCE S89°03'09"E A DISTANCE OF 285.58 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 195.52 FEET, SAID CURVE HAVING A RADIUS OF 245.00 FEET, AND A CHORD WITH BEARING OF S46°41'27"E AND A LENGTH OF 190.37 FEET; THENCE S23°33'22"E A DISTANCE OF 62.21 FEET; THENCE S01°42'25"E A DISTANCE OF 59.20 FEET TO THE POINT OF BEGINNING

THE ABOVE DESCRIBED PARCEL CONTAINS 29.59 ACRES, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

NOTES:

- 1) ZONING:
THE SUBJECT PROPERTY IS PART OF LAKESHORE VILLAGE PUD "V" (PLANNED UNIT DEVELOPMENT), USE AREA LV-3 (SINGLE AND MULTI-FAMILY RESIDENTIAL).
2) PLATTED BUILDING SETBACKS:
FRONT: 20'
REAR: 15' (55' ALONG LAKES)
SIDE: 4' (10' ALONG STREET RIGHTS OF WAY)
3) REFERENCES:
A) PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 9) LOCATED IN SECTIONS 25, 26, & 35, TOWNSHIP 9 SOUTH-RANGE 14 EAST GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA.
4) FLOOD ZONE NOTE:
SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA:
FLOOD ZONE: AH & "X" (SHADED)
BASE FLOOD ELEVATION: -3'
COMMUNITY PANEL NO. 225205 0535 D
MAP REVISED: APRIL 16, 2020
NOTES:
MAP REVISION IS FROM LETTER OF MAP REVISION, CASE NO. 19-06-185P, EFFECTIVE DATE APRIL 16, 2020.
CONTACT ST. TAMMANY PARISH FOR ANY ADDITIONAL ELEVATION REQUIREMENTS.
5) WETLANDS:
WETLANDS HAVE BEEN PERMITTED BY PERMIT NO. MWN 2020-1717, DATED MAY 7, 2004, MODIFIED JUNE 27, 2005 AND FEBRUARY 3, 2011.
6) LANDFILL:
SURVEYOR HAS NO KNOWLEDGE OF OR HAS OBSERVED ANY LANDFILLS ON THE SUBJECT PROPERTY.
7) GREENSPACES:
GREEN SPACES SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
8) UTILITY LOCATIONS:
UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
9) TITLE:
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

DEDICATION:

ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

APPROVALS:

CLERK OF COURT

DATE FILED

FILE NO.

(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. - GULF COAST
7896 VINCENT ROAD
DENHAM SPRINGS, LA 70726

I CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.

DATE OF PLAT: 08/26/2020

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR



REVISION	BY
PARISH COMMENTS	
1	08/25/2020 BPV

DUPLANTIS DESIGN GROUP, PC
SURVEY
15564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
1308 Camellia Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)

SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR HORTON, INC. - GULF COAST

DRAWN
BPV
CHECKED
DLG
PROJECT NO.
20-397
FILE
20-397 PHASE 11 PRELIM
REV1
SHEET
2-2

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	074°09'09"	320.00'	414.15'	S51°13'00"W - 385.84'
C2	085°51'56"	25.00'	37.47'	S57°04'24"W - 34.08'
C3	011°49'11"	355.00'	73.23'	N08°13'50"E - 73.10'
C4	011°28'38"	975.00'	195.31'	N85°43'57"W - 194.98'
C5	091°02'34"	200.00'	317.80'	N45°56'58"W - 285.41'
C6	090°00'00"	25.00'	39.27'	N45°00'00"E - 35.36'
C7	090°00'00"	25.00'	39.27'	S45°00'00"E - 35.36'
C8	018°43'00"	395.00'	129.03'	N09°21'30"W - 128.46'
C9	025°40'19"	610.00'	273.32'	N84°07'09"E - 271.04'
C10	013°29'32"	1940.00'	456.84'	S76°17'55"E - 455.78'
C11	045°43'24"	245.00'	195.52'	S46°41'27"E - 190.37'
C20	032°51'26"	525.00'	301.07'	N02°17'17"W - 296.96'
C21	034°07'06"	125.00'	74.43'	N01°39'27"W - 73.34'
C22	091°58'34"	25.00'	40.13'	N61°23'23"E - 35.96'
C23	003°04'11"	1475.00'	79.02'	S71°05'15"E - 79.01'
C24	086°39'44"	25.00'	37.81'	S26°13'17"E - 34.31'
C25	032°51'26"	475.00'	272.40'	S02°17'17"E - 268.68'
C26	031°14'42"	50.00'	27.27'	N13°07'34"E - 26.93'
C27	007°28'40"	266.86'	34.83'	N05°56'58"W - 34.80'
C28	010°37'01"	293.26'	54.34'	N13°35'30"W - 54.26'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C29	006°56'43"	335.00'	40.61'	N15°14'39"W - 40.58'
C30	034°07'06"	175.00'	104.21'	S01°39'27"E - 102.68'
C31	091°58'34"	25.00'	40.13'	S30°35'11"E - 35.96'
C32	013°25'32"	1475.00'	345.62'	S83°17'14"E - 344.83'
C33	071°36'55"	50.00'	62.50'	N47°34'45"W - 58.51'
C34	006°36'48"	1310.00'	151.21'	N86°41'36"W - 151.12'
C36	027°23'14"	50.00'	23.90'	S76°18'23"W - 23.67'
C38	090°00'00"	25.00'	39.27'	S45°00'00"W - 35.36'
C39	020°21'51"	25.00'	8.89'	S10°10'55"E - 8.84'
C40	020°21'51"	25.00'	8.89'	S81°27'55"W - 8.84'
C41	071°17'00"	25.00'	31.10'	N35°38'30"E - 29.14'
C42	090°00'00"	25.00'	39.27'	N45°00'00"W - 35.36'
C43	025°33'50"	475.00'	211.93'	S84°03'55"W - 210.18'
C44	025°33'50"	525.00'	234.24'	S84°03'55"W - 232.30'
C45	010°23'28"	1815.00'	329.16'	N77°57'26"W - 328.71'
C46	013°36'01"	1765.00'	418.95'	N76°21'10"W - 417.97'
C47	017°40'32"	1645.00'	507.48'	N78°23'26"W - 505.47'
C48	020°26'51"	1525.00'	544.23'	S79°46'35"E - 541.35'
C49	045°43'24"	75.00'	59.85'	S46°41'27"E - 58.28'
C50	076°36'24"	25.00'	33.43'	S72°08'38"W - 30.99'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C51	081°20'52"	25.00'	35.49'	S16°50'41"W - 32.59'
C52	081°59'09"	25.00'	35.77'	N64°49'20"W - 32.80'
C53	045°43'24"	125.00'	99.75'	N46°41'27"W - 97.13'
C54	003°12'33"	1815.00'	101.66'	N71°09'26"W - 101.65'
C55	003°27'56"	1350.00'	81.65'	N79°42'24"W - 81.64'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°42'11"W	39.85'
L2	S14°08'26"W	17.98'
L3	N87°40'45"W	46.16'
L4	S50°36'45"W	37.24'
L5	S86°14'29"W	23.79'
L6	N37°04'30"E	43.11'
L7	N00°00'00"E	45.60'
L8	S89°03'43"W	75.01'
L9	S23°33'22"E	62.21'
L10	S01°42'25"E	59.20'

LINE TABLE		
LINE	BEARING	LENGTH
L100	S15°24'06"W	28.11'
L105	N40°12'24"W	36.91'
L106	S71°17'00"W	16.32'
L107	S14°08'26"W	95.44'

General Comments:

1. The Latest PUD plan states maximum allowable lot frontage is 90'. All lot conflicts need to be revised.
2. Revise servitude between Lots #979 & #980 on the Preliminary Plat to match the drainage servitude and ditch layout shown on the proposed Drainage Plan.

Paving & Drainage Plan:

3. Provide profile drawings showing all centerline street grades and ditch bottom grades required for preliminary approval.
4. Provide multiple proposed cross sections including dimensions, elevations & side slopes for Lake #4 through the abutting lots.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Applicant must submit a revised PUD plan to the Planning Department showing an update to Bubble #3.

Bedico Creek Master Drainage Plan needs to be updated to reflect the revised bubble configurations in the "former" Bubble #3, Bubble #4S and Bubble #4N.

No funded Maintenance Obligation is required since this is an extension of a private 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.

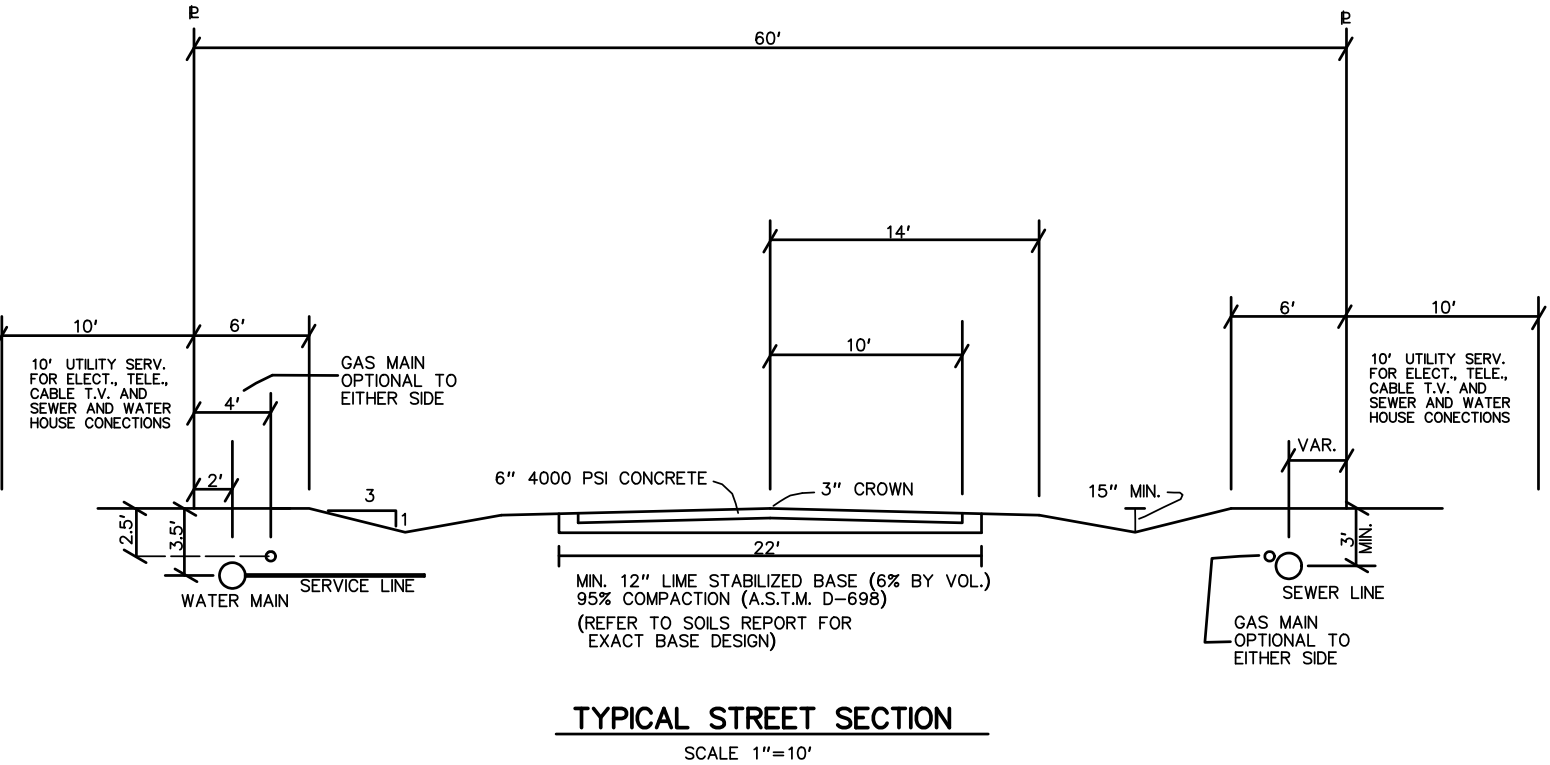
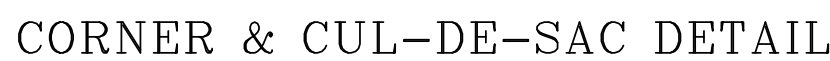
Revised drawings will not be accepted for review or placement in the packet prior to the September 8, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



BEDICO CREEK PARCEL 10

A certain parcel of ground situated in Section 6, Township-7-South, Range-10-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section Corner common to Sections 5, 6, 7, & 8 Township-7-South, Range-10-East and measure North 40°11'40" West A distance of 4077.29 feet to the Point of Beginning

[illegible]

BEDICO CREEK, PARCEL 10
SECTION 6, T-7-S, R-10-E,
G.L.D., ST. TAMMANY PARISH, LA.



CURVE DATA						
C-1	R=10.00'	L=14.53'	Ch=S	63°30' 10" W	13.28'	
C-2	R=120.00'	L=85.33'	Ch=S	54°30' 20" W	83.54'	
C-3	R=70.00'	L=7.37'	Ch=S	31°07' 10" W	7.37'	
C-4	R=330.00'	L=107.40'	Ch=N	37°25' 38" E	106.93'	
C-5	R=10.00'	L=15.66'	Ch=S	01°54' 05" W	14.11'	
C-6	R=170.00'	L=58.56'	Ch=N	53°07' 03" W	58.27'	
C-7	R=60.00'	L=77.79'	S	71°58' 24" E	72.46'	
C-8	R=230.00'	L=79.23'	Ch=S	53°07' 03" E	78.84'	
C-9	R=220.00'	L=104.39'	Ch=S	56°50' 33" E	103.42'	
C-10	R=130.00'	L=45.60'	Ch=S	60°23' 13" E	45.37'	
C-11	R=330.00'	L=83.02'	Ch=S	43°07' 50" E	82.80'	
C-12	R=130.00'	L=117.71'	Ch=N	09°59' 05" E	113.73'	
C-13	R=330.00'	L=74.87'	Ch=S	22°27' 14" W	74.71'	
C-14	R=50.00'	L=84.37'	Ch=N	19°23' 15" W	74.71'	
C-15	R=10.00'	L=18.12'	Ch=S	15°48' 36" E	15.74'	
C-16	R=110.00'	L=185.62'	Ch=S	19°23' 15" E	164.37'	
C-17	R=270.00'	L=61.26'	Ch=S	22°27' 14" W	61.13'	
C-18	R=70.00'	L=63.38'	Ch=N	09°59' 05" E	61.74'	
C-19	R=270.00'	L=67.92'	Ch=S	43°07' 50" E	67.25'	
C-20	R=70.00'	L=24.56'	Ch=S	60°23' 13" E	24.43'	
C-21	R=280.00'	L=56.13'	Ch=S	64°51' 35" E	56.04'	
C-22	R=10.00'	L=12.97'	Ch=N	83°04' 02" E	12.08'	
C-23	R=270.00'	L=87.87'	Ch=N	31°07' 38" E	87.49'	
C-24	R=130.00'	L=13.69'	Ch=N	37°25' 38" E	13.68'	
C-25	R=10.00'	L=15.65'	Ch=N	10°41' 08" W	14.10'	
C-26	R=20.00'	L=17.91'	Ch=N	81°09' 56" W	17.32'	
C-27	R=60.00'	L=94.25'	Ch=S	61°49' 28" E	78.45'	
C-28	R=78.00'	L=139.72'	Ch=S	34°29' 36" W	121.78'	
C-29	R=60.00'	L=94.25'	Ch=N	49°11' 20" W	84.85'	
C-30	R=20.00'	L=17.91'	Ch=S	29°50' 52" E	17.32'	
C-31	R=10.00'	L=15.77'	Ch=N	79°18' 52" E	14.19'	
C-32	R=180.00'	L=122.99'	Ch=N	54°30' 10" E	125.31'	
C-33	R=10.00'	L=14.53'	Ch=N	33°15' 13" E	13.28'	

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 CONNECTIONS ARE MADE TO EACH LOT. THE SEWERAGE CONNECTION TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES, WHENEVER A LOT IS ADJACENT TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM, 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 DRILLING A WELL. ANY WELL SHALL NOT BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
 3. BUILDING SETBACKS: A. LOTS 998--1020 FRONT --20', SIDE 'S' REAR 20' SIDE STREET 10' LOTS 1032--1038 FRONT --50', SIDE 'S' REAR --25', SIDE STREET 10' AS DEPICTED HEREON. NO PERMANENT STRUCTURES (INCLUDING DRIVEWAYS) SHALL BE CONSTRUCTED WITHIN 20' OF THE TOP BANK OF ANY NATURAL DITCH, CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
 4. NO DRILLED OR OTHER 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 OILS, GAS DUMPS, OR CAR TIPS.
 5. THE MINIMUM CULVERT SIZE IS SHOWN ON PAVING AND DRAINAGE PLAN.
 6. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 7. LOT 1021 WILL BE FURTHER RESUBDIVIDED WITH THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
 8. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL BE SUBJECT TO AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY UTILITIES.
 9. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF THE LOT TO THE CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
 10. THE MINIMUM FLOOD ELEVATION FOR THE LOWEST FLOOD OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY LOCATED IN FLOOD ZONE A RE: FIRM PLAN NO. 22520S 020S C, DATED 10-17-89.
 11. THE FIRST FLOOR FINISH FLOOR ELEVATION SHALL BE GREATER THAN THE ELEVATION OF THE STREET OR THE CURRENT BASE FLOOD ELEVATION WHICHEVER IS GREATER.
 12. THE AFOREMENTIONED RESTRICTIONS SHALL BE REQUIT IN EACH TITLE OR DEED TO THE LOT TO BE ACQUIRED TO THE SUBDIVISION AND IN THE FINAL SUBDIVISION PLAT.
- (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

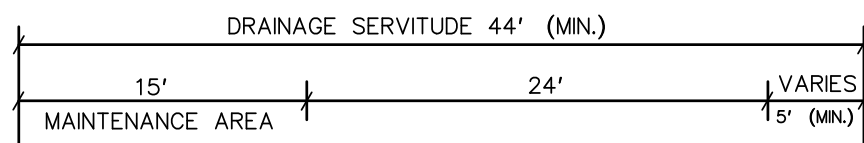
DEDICATION:

THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA OR THE PUBLIC IN GENERAL OF STREETS AND ROADWAYS; THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION. THE TITLE TO SUCH AREA BELONGING TO THE HOMEOWNERS ASSOCIATION OR THE DEVELOPER, THE STREETS, STREET SIGNAGE, DRAINAGE SERVITUDES RETENTION AREAS AND GREENSPACE AREAS FOR THIS SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

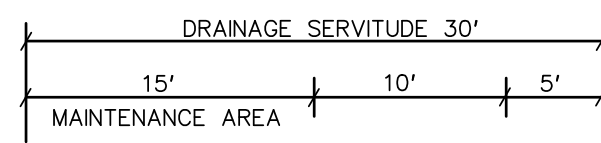
THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

PRELIMINARY PLAT

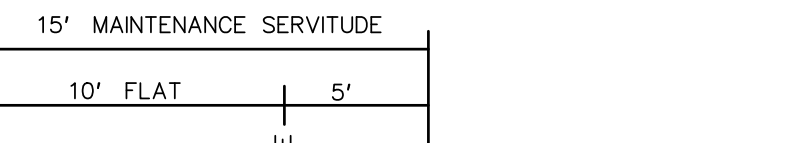
LOUISIANA REGISTERED LAND SURVEYOR NO. 444
LOUISIANA REGISTERED CIVIL ENGINEER NO. 1894



SECTION A-A



SECTION B-B



<u>37.76 ACRES</u>	<u>81</u>	<u>3100'</u>	<u>CENTRAL</u>
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
<u>VARIABLES</u>	<u>VARIABLES</u>	<u>60' /20'</u>	<u>CENTRAL</u>
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
<u>CONCRETE</u>	<u>VARIABLES</u>	<u>P.U.D.</u>	
ROAD SURFACE	LOT DEPTH	ZONING	

FOR:

APPROVAL:

BEDICO CREEK PRESERVE, LLC
OWNER

CHAIRMAN PARISH PLANNING COMMISSION

3520 HOLIDAY DR., SUITE 100
NEW ORLEANS, LA. 70448

ADDRESS

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

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

CLERK OF COURT

**PRELIMINARY PLANS
RECEIVED
08/27/2020 - 10:00 A.M.
DEVELOPMENT
ENGINEERING**

**ENGINEERING
REVIEW COPY**

PRELIMINARY PLAT

BEDICO CREEK, PARCEL 10
SECTION 6, T-7-S, R-10-E,
G.L.D., ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. — MANDEVILLE, LA. 626-5611	
DATE	DATE		
08-27-20			
		SCALE: 1" = 100'	DATE: 08-06-20
		DRAWN: DRJ	JOB NO: 18-092
		CHECKED: KJM	DWG. NO: 18-092-PRELIMINARY

- NOTES:
1. ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS.
 2. ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVITUDE ADJACENT TO THE STREET RIGHT OF WAY
 3. MAXIMUM HEIGHT OF ALL STRUCTURES SHALL BE 35' ABOVE THE BASE FLOOD ELEVATION
 4. THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS BUILT DRAINAGE PLAN.
 - a. MUNICIPAL ADOPTION (TYP)
 5. BENCHMARK - PK NAL IN PAVEMENT AS SHOWN ELEV = 15.0' NAVD 88 (GCOD 18)
 6. THIS PROPERTY IS LOCATED IN FLOOD ZONE A, BASE FLOOD ELEV. 19.0' RE. FLOOD ZONE, NO. 10-17-79

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FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of September 1, 2020)

CASE NO.: 2020-1970-FP

SUBDIVISION NAME: River Club, Phase 2-A

DEVELOPER: River Club Development, LLC
P.O. Box 1811
Covington, LA 70434

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

SECTION: 49
TOWNSHIP: 7 SOUTH
RANGE: 11 EAST

WARD: 1
PARISH COUNCIL DISTRICT: 1

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 south of River Chase Drive & Brewster Road,
west of and adjoining the Tchefuncte River; Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 19.70

NUMBER OF LOTS: 24 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A9", "B" & "C"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and a confirmation final inspection was made on August 31, 2020. The inspection disclosed that all of the concrete roads and road shoulders are constructed, but the road shoulders and roadside ditches need to be vegetated.

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

General Comments:

1. Rip-rap or a crushed stone splash pad needs to be installed at the end of the 30' temporary ditch servitude between Lots #123 & #124 in accordance with the provided drainage plan.
2. All drainage ditches, roadside ditches and swales need to be properly vegetated for this phase of River Club.

Water & Sewer Plan:

3. Provide clear water tests for the new water lines installed in association with this phase of River Club.
4. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from the utility provider.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Verification from 911Addresssing is still pending regarding the approval of addresses and road names for this phase of River Club.

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 1,436 linear feet x \$25.00 per linear foot = \$35,900.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

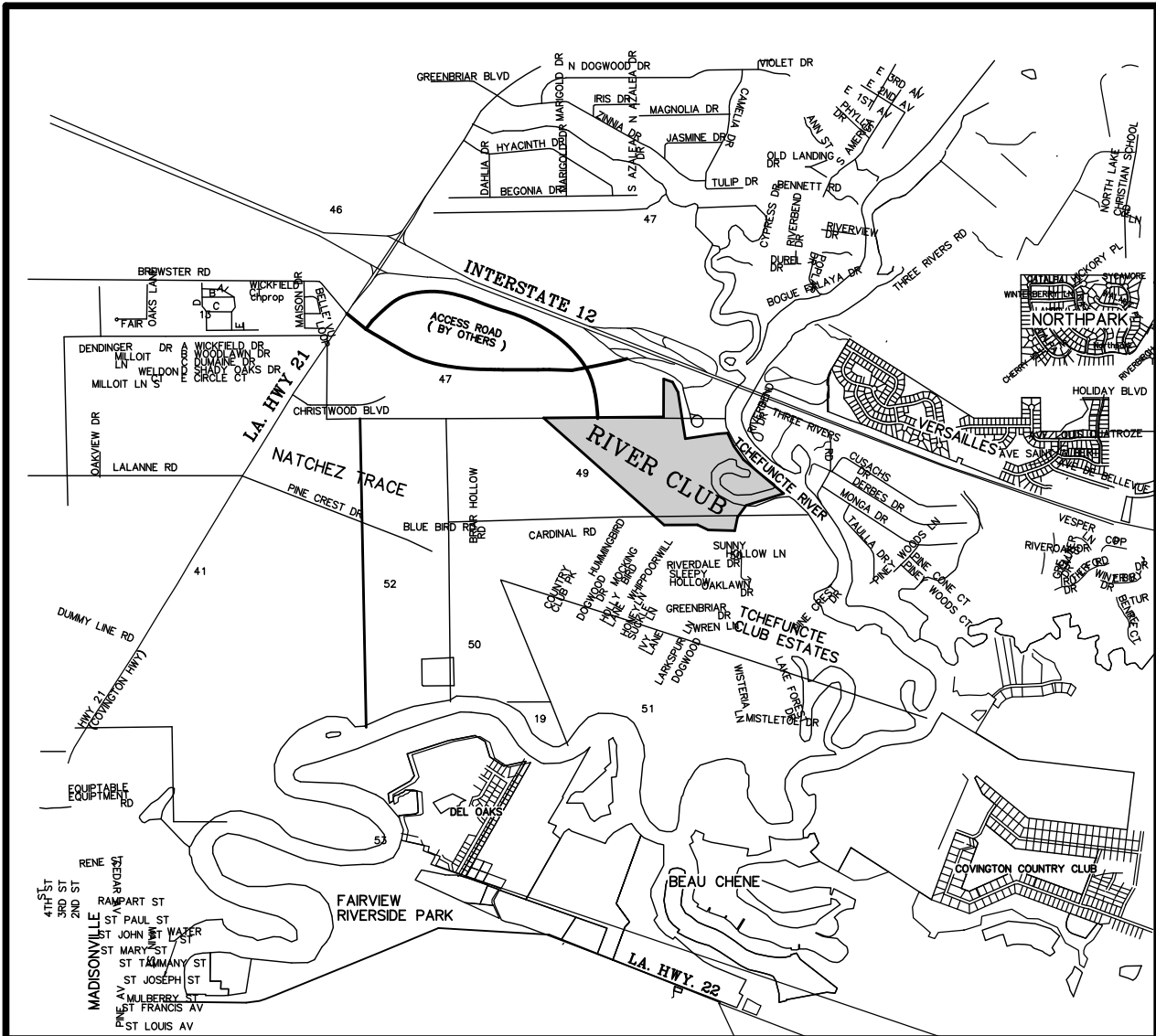
Road Impact Fee = \$1,077.00 per lot x 24 lots = \$25,848.00

Drainage Impact Fee = \$1,114.00 per lot x 24 lots = \$26,736.00

Fees are due before subdivision plats can be signed.

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

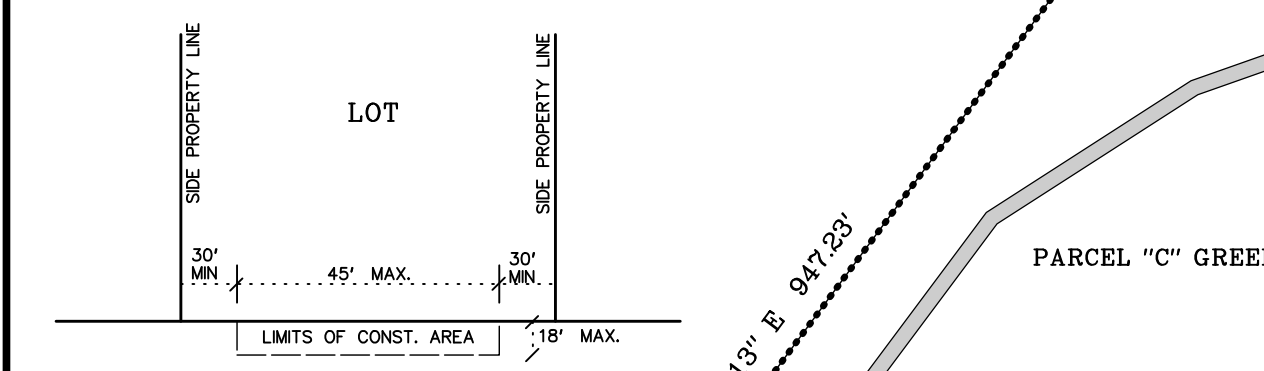
Revised drawings will not be accepted for review or placement in the packet prior to the September 8, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



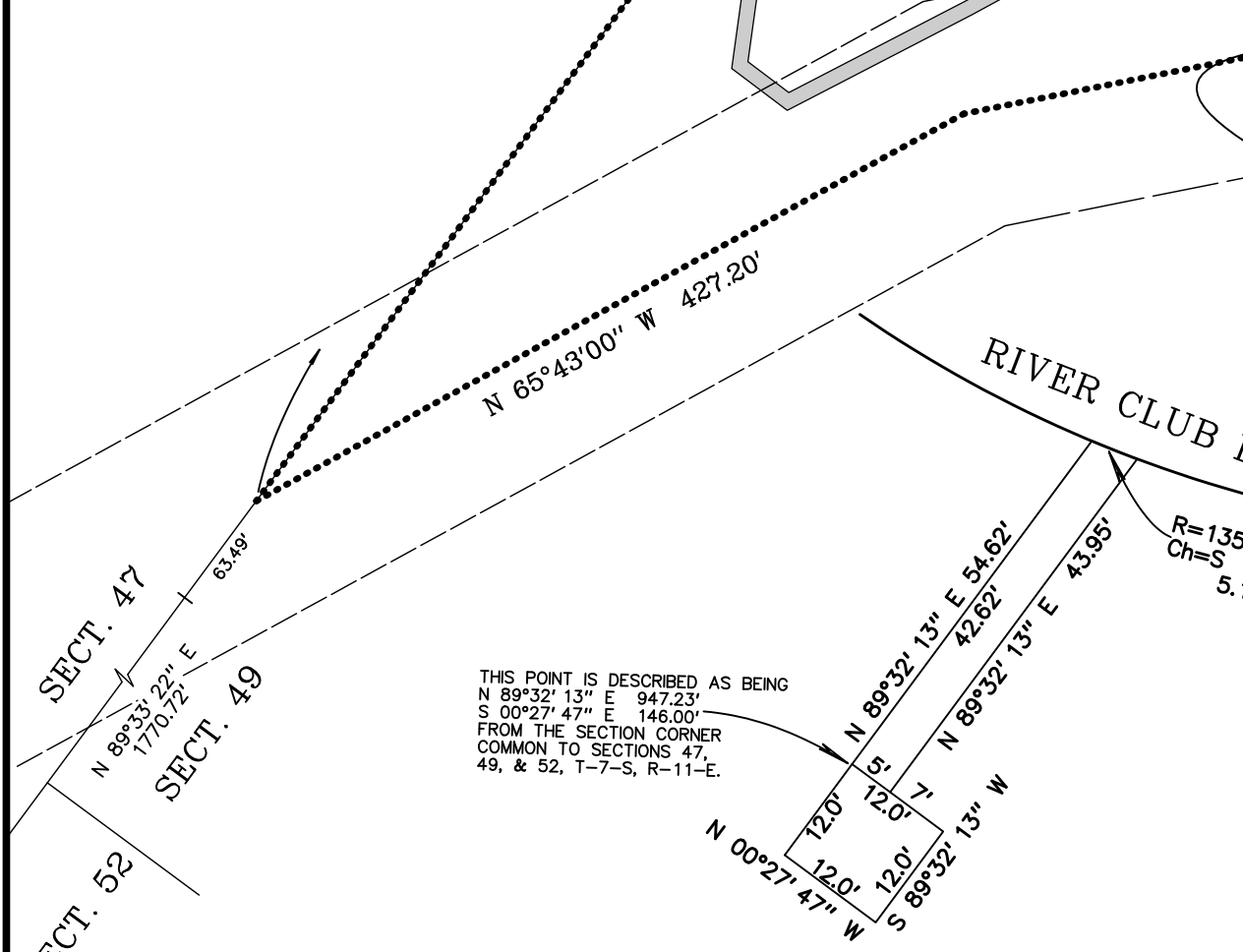
VICINITY MAP
(N.T.S.)

Legal Description
River Club Phase 2-A
A certain parcel of land situated in Section 49,
Township 7--South Range--11--East, St. Tammany Parish,
Greensburg Land District, Louisiana, and more fully described as follows:
Commence at the Section Corner common to Sections 47, 48, & 52
Township 7--South Range--11--East and measure North 89 degrees 22
seconds East a distance of 1770.72 feet Thence North 89 degrees 32
minutes 13 seconds East a distance of 1010.72 feet to the POINT OF BEGINNING;
from the POINT OF BEGINNING measure
South 13 degrees 54 minutes 32 seconds West a distance of 47.96 feet to a point on a curve;
Thence along a curve to the left having a radius of 135.00 feet, a delta of 56 degrees 44 minutes
44 seconds, an arc length of 133.70 feet, and a chord which bears South 01 degrees 03 minutes 10
seconds West having a chord distance of 128.31 feet to a point on a line;
Thence South 27 degrees 10 minutes 38 seconds East a distance of 346.95 feet to a point;
Thence North 60 degrees 33 minutes 27 seconds East a distance of 50.04 feet to a point;
Thence South 27 degrees 10 minutes 38 seconds East a distance of 1.98 feet to a point of curve;
Thence along a curve to the left having a radius of 25.00 feet, a delta of 21 degrees 10 minutes 07
seconds, an arc length of 9.24 feet, and a chord which bears South 37 degrees 45 minutes 42 seconds
East having a chord distance of 9.18 feet to a point of tangency;
Thence South 48 degrees 20 minutes 46 seconds East a distance of 290.78 feet to a point;
Thence North 41 degrees 39 minutes 14 seconds East a distance of 150.00 feet to a point;
Thence South 54 degrees 48 minutes 43 seconds East a distance of 301.92 feet to a point;
Thence South 48 degrees 20 minutes 46 seconds East a distance of 281.98 feet to a point;
Thence South 72 degrees 22 minutes 32 seconds East a distance of 63.64 feet to a point;
Thence South 87 degrees 19 minutes 30 seconds East a distance of 99.64 feet to a point;
Thence South 06 degrees 37 minutes 37 seconds East a distance of 228.90 feet to a point;
Thence South 83 degrees 22 minutes 23 seconds East a distance of 173.22 feet to a point;
Thence South 06 degrees 37 minutes 37 seconds East a distance of 50.00 feet to a point on a curve;
Thence along a curve to the left having a radius of 15.00 feet, a delta of 90 degrees 00 minutes 00
seconds, an arc length of 23.56 feet, and a chord which bears South 38 degrees 22 minutes 23
seconds East having a chord distance of 21.21 feet to a point on a line;
Thence South 83 degrees 22 minutes 23 seconds West a distance of 50.00 feet to a point on a curve;
Thence along a curve to the left having a radius of 15.00 feet, a delta of 90 degrees 00 minutes 00
seconds, an arc length of 23.56 feet, and a chord which bears North 51 degrees 37 minutes 37 seconds
West having a chord distance of 21.21 feet to a point of tangency;
Thence South 06 degrees 37 minutes 37 seconds East a distance of 95.00 feet to a point;
Thence South 83 degrees 22 minutes 23 seconds West a distance of 199.20 feet to a point;
Thence North 48 degrees 20 minutes 46 seconds West a distance of 322.34 feet to a point;
Thence South 83 degrees 22 minutes 23 seconds West a distance of 1300.97 feet to a point;
Thence North 48 degrees 20 minutes 46 seconds East a distance of 427.20 feet to a point;
Thence North 89 degrees 22 minutes 13 seconds East a distance of 947.23 feet to the POINT OF BEGINNING,
and containing 19.70 acre(s) of land, more or less.

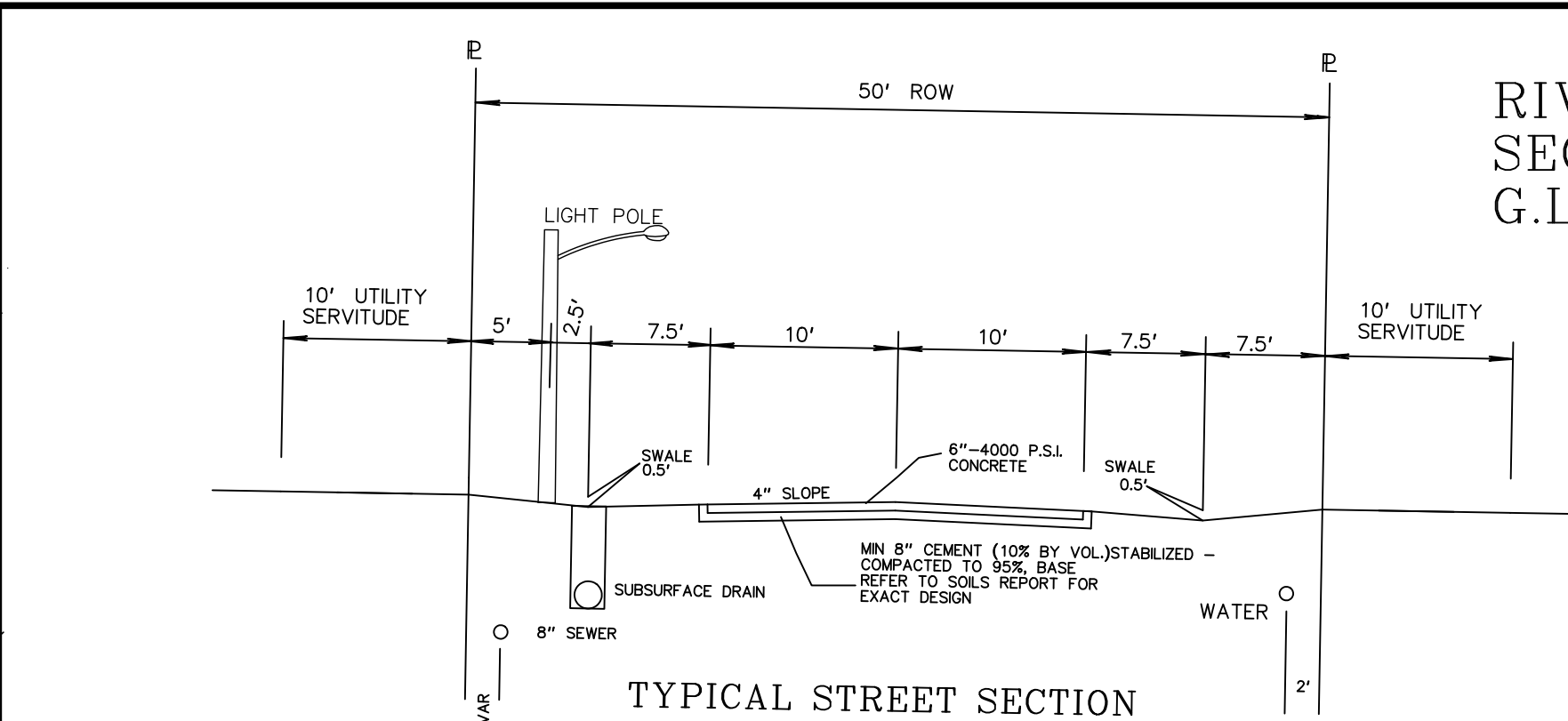
PRIVATE BOAT HOUSES AND PIERS/DOCKS ARE
ALLOWED ON THE RIVER CLUB BAYOU, ANY STRUCTURES
MUST MEET THE REQUIREMENTS OF ST. TAMMANY PARISH
REGULATIONS, RIVER CLUB COVENANTS, AND ANY
APPLICABLE PERMITS FROM OTHER STATE AND FEDERAL
ORGANIZATIONS (USACE, COASTAL ZONE, SENC RIVERS, ETC.).



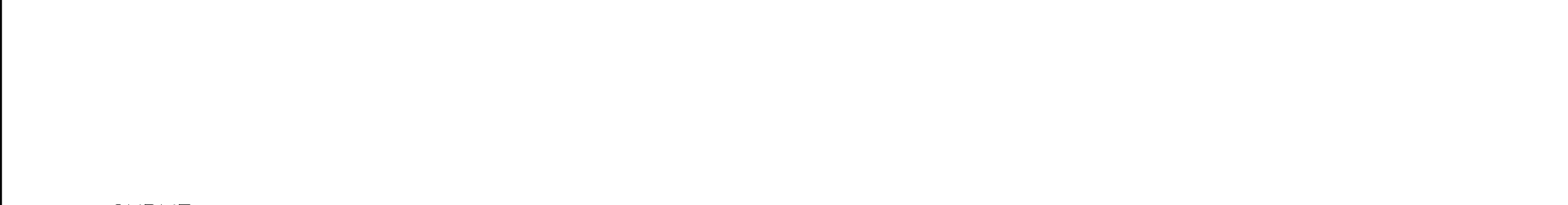
DETAIL OF ALLOWED
CONSTRUCTION IN
WATERWAY



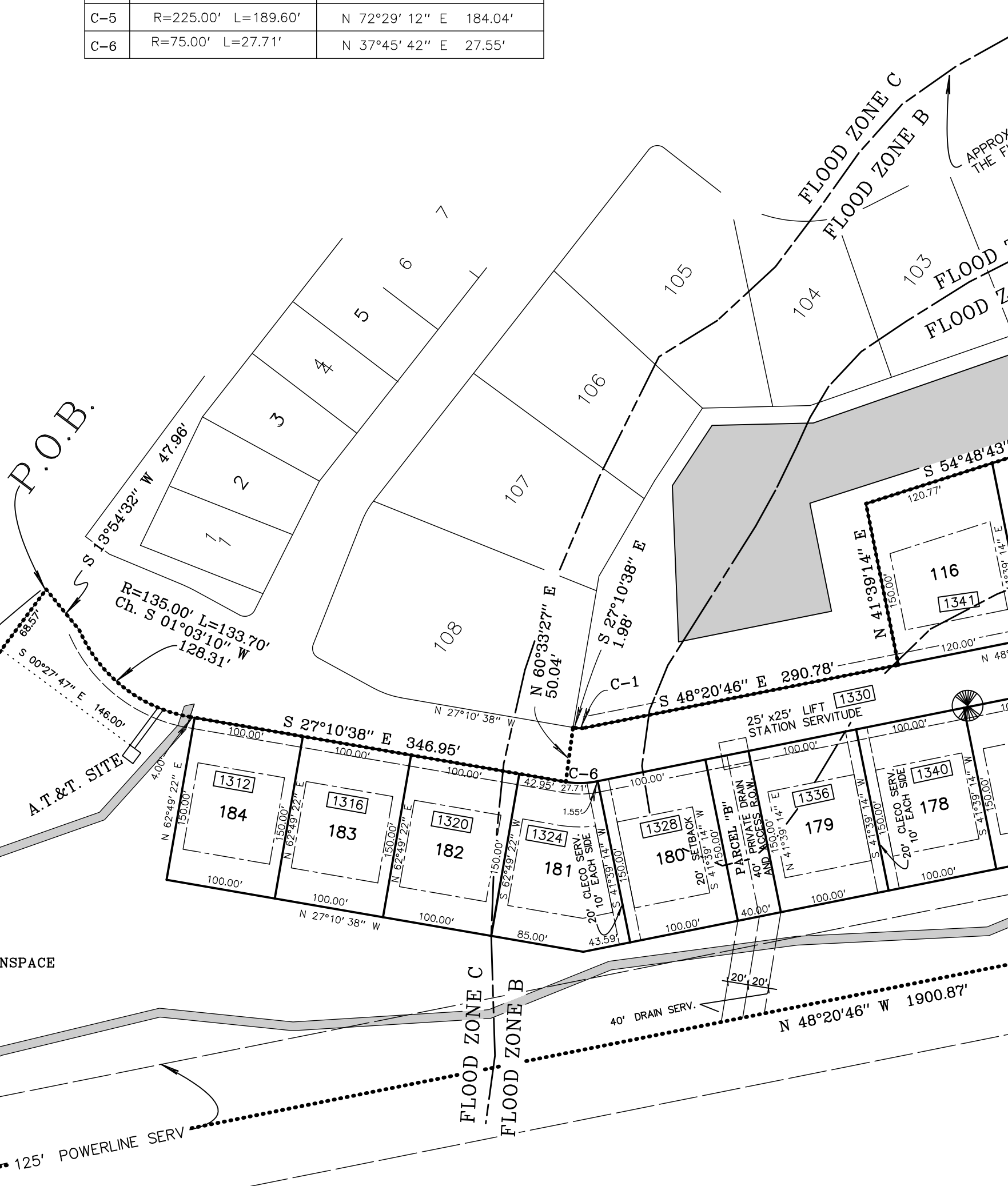
A.T.&T. SITE DETAIL



TYPICAL STREET SECTION

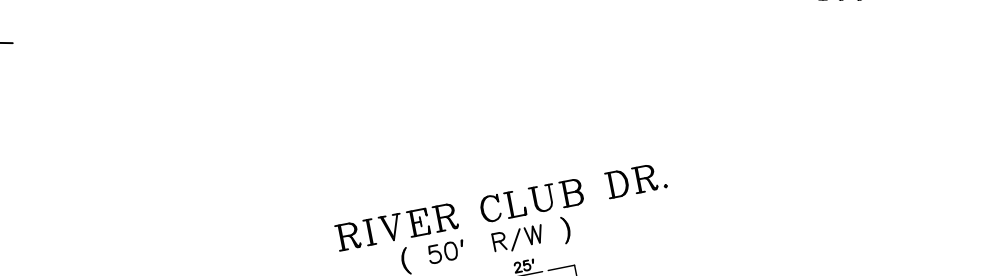


25' x 25' LIFT STATION
SERVITUDE DETAIL



NOTES:
1. MAXIMUM HEIGHT FOR ANY RESIDENCE IN THIS DEVELOPMENT SHALL BE THIRTY FIVE (35') FEET ABOVE NATURAL GROUND OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE OR THE BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONES A9, B, & C. RE: FIRM PANEL NO. 225205 0210 C & 0230 C, REV. 10-17-1989 AND FIRM PANEL NO. 225205 0220 C & 0240 C, REV. 04-02-1991.
3. PRIVATE BOAT HOUSES AND PIERS/DOCKS ARE ALLOWED ON THE RIVER CLUB BAYOU. ANY STRUCTURES MUST MEET THE REQUIREMENTS OF ST. TAMMANY PARISH REGULATIONS, RIVER CLUB COVENANTS, AND ANY APPLICABLE PERMITS FROM OTHER STATE AND FEDERAL ORGANIZATIONS (USACE, COASTAL ZONE, SENC RIVERS, ETC.). SEE DETAIL ABOVE.
4. ACTIVE RECREATION IS RIVER CLUB BAYOU/OXBOW AREA AND THE ACCESS AREA FOR RESIDENTS IN RIVER CLUB. TOTAL AREA 27.25 AC. MORE THAN 25 % OF ACTIVE REC. AREA IS COMPLETED IN PH. 1.
5. PASSIVE RECREATION PROVIDED AS THE "WALKING TRAIL" THAT MEANDERS THROUGH THE GREENSPACE AREA - WALKING TRAIL SHOWN BELOW TO BE COMPLETED IN PH. 2 CONSTRUCTION, WILL BE COMPLETED BEFORE CONSTRUCTION OF PH. 2B IS STARTED.
6. SEWER AND WATER FACILITIES TO BE PROVIDED BY UTILITIES INC. OF LOUISIANA. THESE ARE EXISTING AND LOCATED OFFSITE.
7. DUE TO THE CLOSE PROXIMITY WITH THE TOEFLUNTE RIVER STORMWATER DETENTION WILL NOT BE REQUIRED OR PROVIDED. PLEASE REFER TO THE "WATER QUALITY ANALYSIS FOR RIVER CLUB" BY THIS FIRM DATED JAN. 2011.
8. NO LANDFILLS ARE KNOWN TO EXIST NOR ARE VISIBLY EVIDENT ON THIS PROPERTY.
9. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
10. ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVITUDE ADJACENT TO THE STREET RIGHT OF WAY.
11. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
12. THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT DRAINAGE PLAN.
13. INDICATES MUNICIPAL ADDRESS.
14. BENCHMARK--TOP OF SEWER MANHOLE AS SHOWN, ELEV. 13.14' M.S.L. NAVD 88, (GEOD 12A)

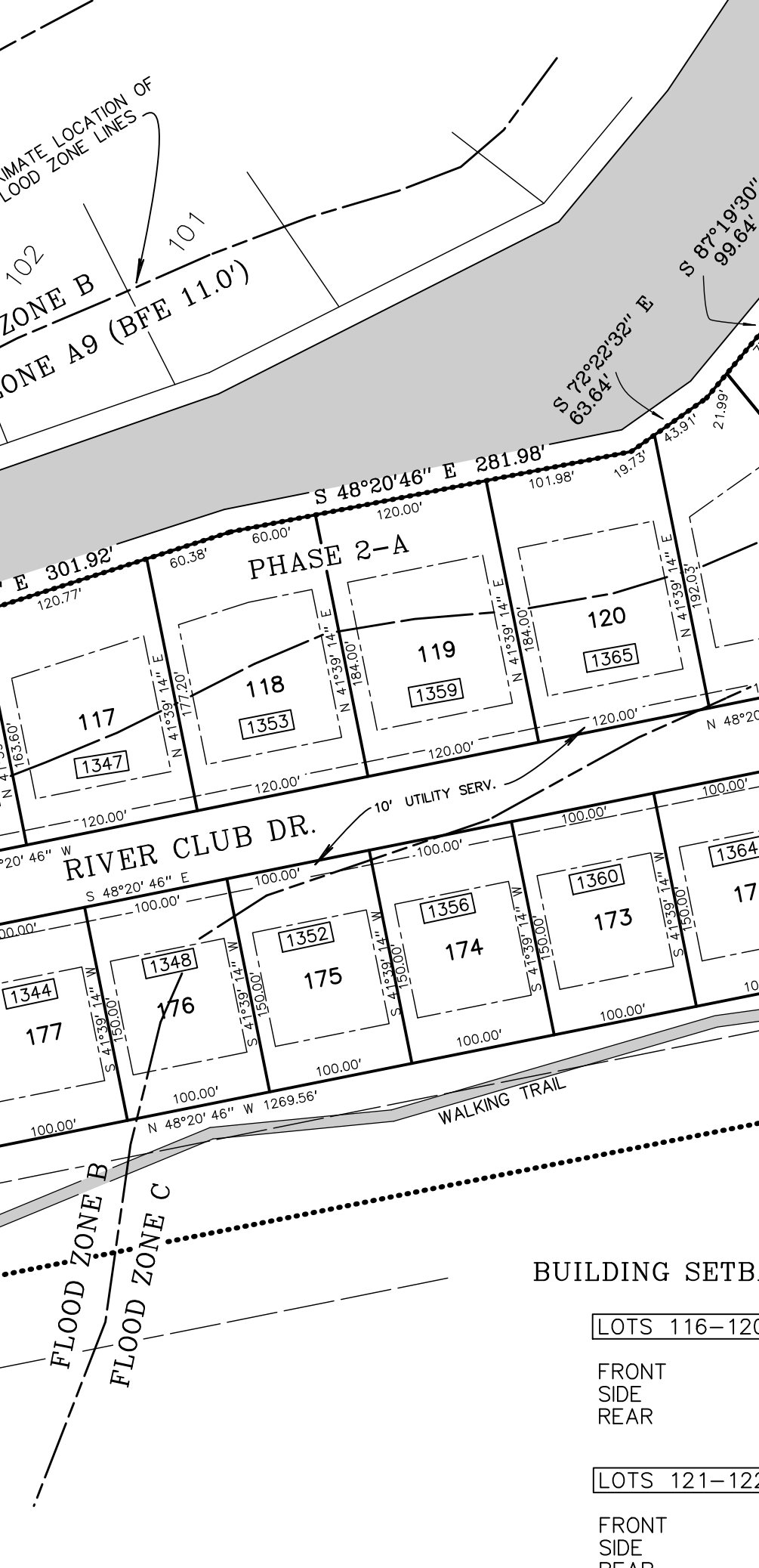
RIVER CLUB, PHASE 2-A,
SECTION 49, T-7-S, R-11-E,
G.L.D., ST. TAMMANY PARISH, LA.



TYPICAL STREET SECTION



25' x 25' LIFT STATION
SERVITUDE DETAIL



19.70 ACRES
AREA VARIES
AVG. LOT SIZE CONCRETE ROAD SURFACE
NO. OF LOTS VARIES
LOT FRONTAGE VARIES
LOT DEPTH VARIES
24
LENGTH OF STREETS 50' /20'
STREET WIDTH PUD
ZONING
1436'
CENTRAL
SEWER SYSTEM CENTRAL
WATER SYSTEM 1665'
MAX. BLK. LENGTH
TOEFLUNTE RIVER
ULTIMATE SURFACE WATER DISPOSAL



APPROVAL:
CHAIRMAN PARISH PLANNING COMMISSION
SECRETARY PARISH PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.
CLERK OF COURT

FINAL PLANS
RECEIVED
8/21/2020 - 8:00 A.M.
DEVELOPMENT
ENGINEERING

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS-332-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

KELLY McHUGH
License No. 18940
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

KELLY McHUGH
License No. 4443
PROFESSIONAL
LAND SURVEYOR

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

08-20-20

REVISIONS:
MARK DATE
MUN.# 08-20-20

SCALE: 1" = 100'
DATE: 07-17-20
DRAWN: JDM
JOB NO.: 15-253
CHECKED: KJM
DWG. NO.: 15-253 SP2-A

RIVER CLUB, PHASE 2-A
SECTION 49, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. - MANDEVILLE, LA.
70401
828-5811

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of September 1, 2020)

CASE NO.: 2020-2013-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 8A

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

ENGINEER/SURVEYOR: Duplantis Design Group, LLC
16564 East Brewster Road
Covington, LA 70433

SECTION: 25 & 36
TOWNSHIP: 9 SOUTH
RANGE: 14 EAST

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

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

TOTAL ACRES IN DEVELOPMENT: 25.188 +/-

NUMBER OF LOTS: 99 AVERAGE LOT SIZE: 8,032 +/- 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 27, 2020. 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 Comments:

1. The streets throughout this phase of Lakeshore Villages need to be cleaned so a meaningful inspection can be made.
2. Repair all cracks and re-establish any washouts associated with the sidewalk in this phase of Lakeshore Villages.
3. Straighten all crooked signage as needed throughout this phase of Lakeshore Villages.
4. Install blue reflectors in the vicinity of the hydrants where missing.
5. Overhead power lines remaining along Lakeshore Villages East are in conflict with the proposed home locations and are not located within a dedicated servitude. Provide clarification regarding the plans for these power lines.
6. Need asphalt test results for Marais River Drive, 1st Lake Drive and Cypress Branch Drive.

Paving & Drainage Plan:

7. Provide as-built elevations at all property corners and on all greenspace parcels.
8. Show drainage arrows on all lots and greenspace parcels.
9. Revise the drainage arrows on the as-built paving & drainage plan(s) to show split lot drainage for lots with a drainage canal located along the rear of the lot.

Water & Sewer Plan:

10. As-built information for the sewer lift station and sewer force main that services this phase of Lakeshore Villages needs to be provided.
11. Provide a water and sewer capacity letter from Oak Harbor East Utility for this phase of Lakeshore Villages.
12. Provide a Letter of Acceptance for the water and sewer infrastructure associated with this phase of Lakeshore Villages.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Should the Planning Commission approve the request for Final Approval, a Warranty Obligation will be required for the infrastructure in the amount of 4,768 linear feet x \$22.00 per linear foot = \$104,896.00 for a period of two (2) years.

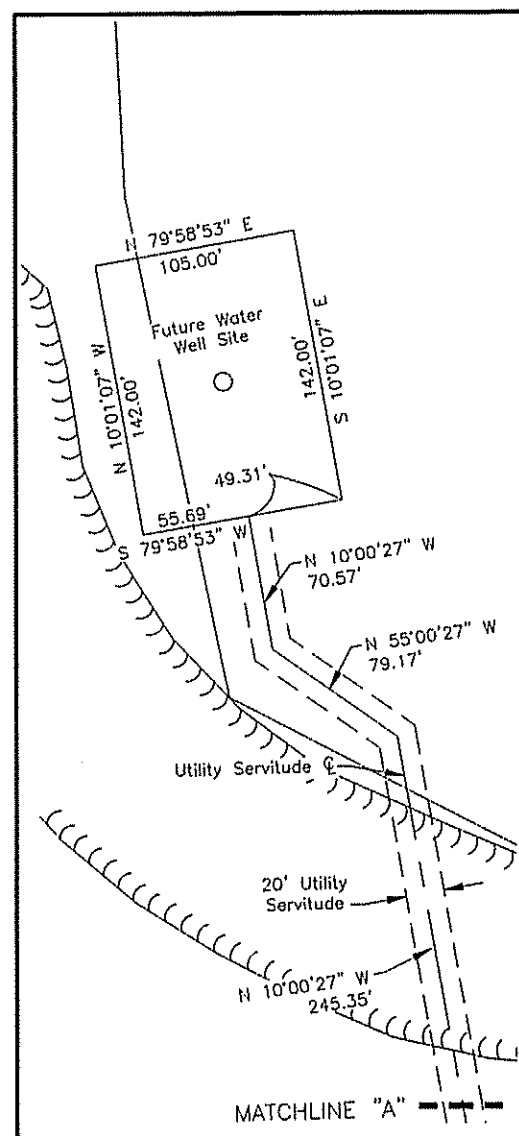
No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005.

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

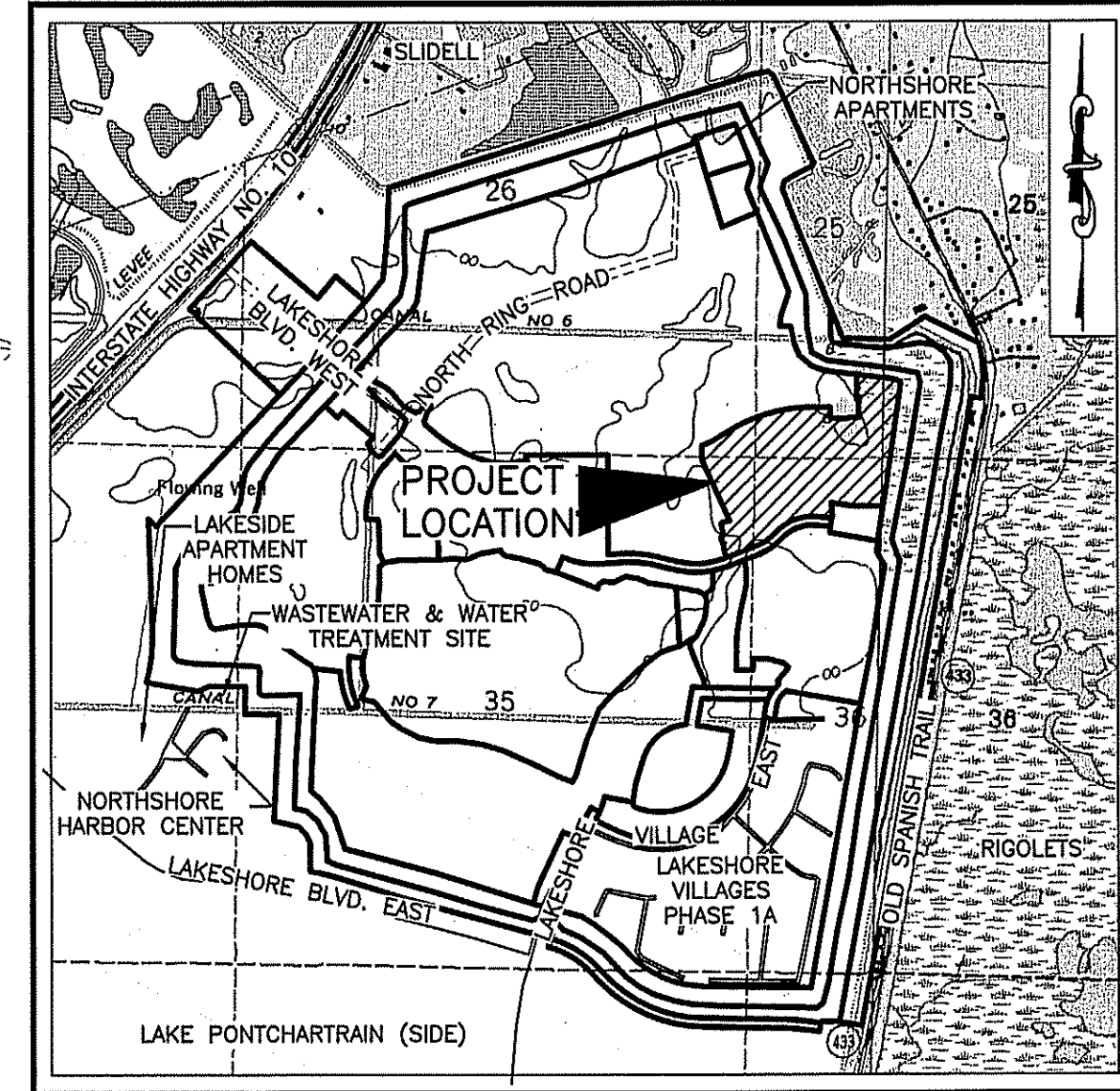
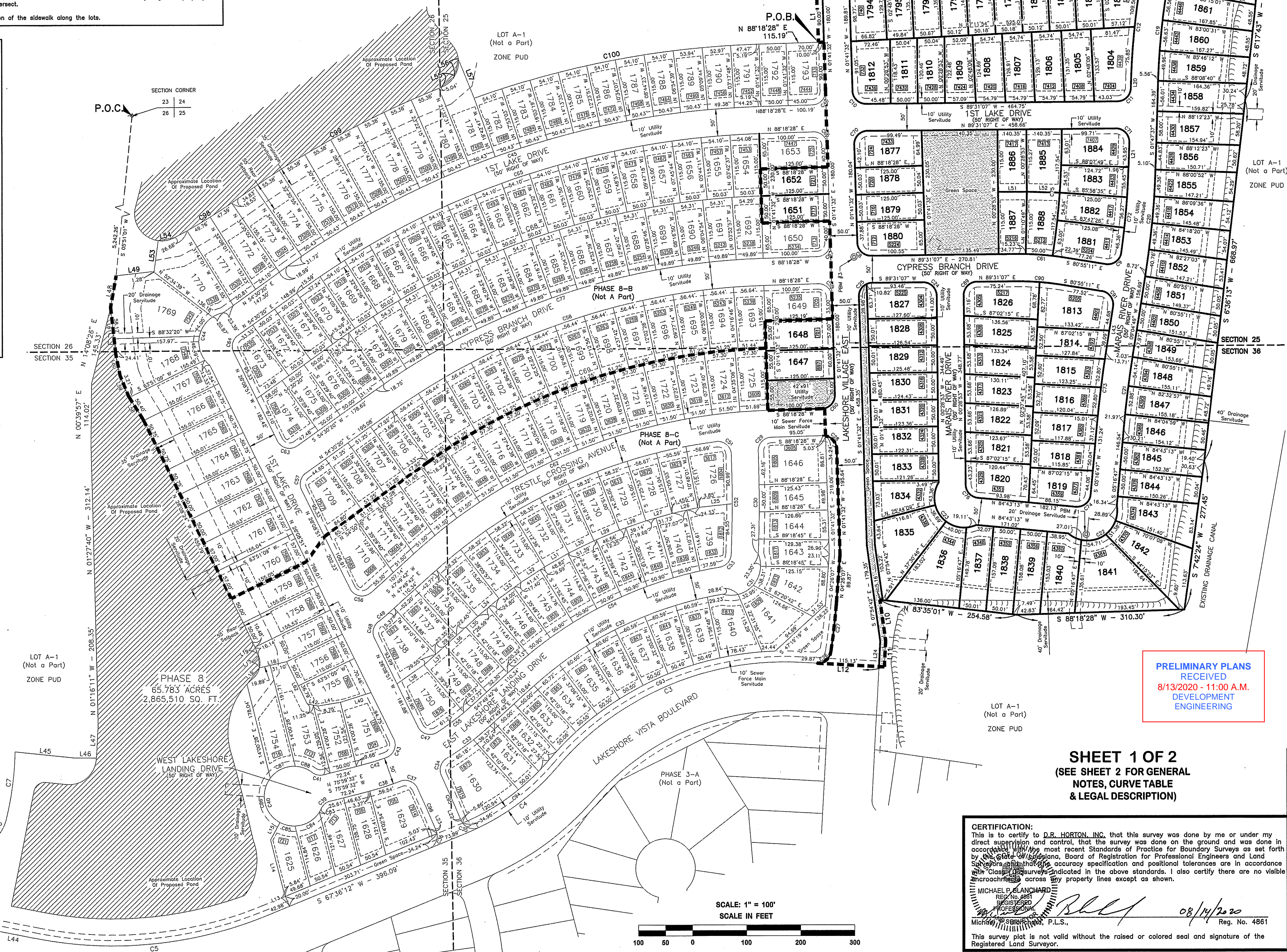
Revised drawings will not be accepted for review or placement in the packet prior to the September 8, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

- RESTRICTIVE COVENANTS:**
- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Department of Environmental Services of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
 - Construction of any nature, including fences, is prohibited in drainage or street easements.
 - 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 trash or junk vehicle storage.
 - The minimum elevation for the lowest floor of all residential homes shall be a minimum of 1.0' M.S.L. (NAVD88) (GEOD 09) or 1 foot above the centerline of the road, whichever is greater. This subdivision is in F.I.R.M. community panel 22520505350, Rev. 8-25-2005, and is classified as being in Flood Zone AH.
 - No lot will be further subdivided without approval of the St. Tammany Planning Commission and the Department of Environmental Services of St. Tammany Parish.
 - It shall be prohibited for any lot within an approved subdivision to have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat. (Amended per Ord.12-2711, adopted April 5, 2012).
 - The existing stormwater detention system, including the canals, lakes, and pump station, are to be owned and maintained by the Community Development District.
 - The residents within Phase 8 will have the right to utilize the existing lake centrally located within Lakeshore Villages development for recreational purposes.
 - Driveways for all corner lots are to maintain a minimum distance of sixty (60') feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect. If there are lots that do not comply with this as front-loaded lots, they are to be side-loaded. Lot 1627 is to be side-loaded with a minimum distance of 48' between driveway edge and property corner where the two street rights-of-way intersect.
 - Home builder is responsible for the construction of the sidewalk along the lots.

PLAT SHOWING FINAL SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 8-A)
LOCATED IN SECTIONS 25 & 36
TOWNSHIP 9 SOUTH - RANGE 14 EAST
SLIDELL, ST. TAMMANY PARISH, LOUISIANA



GENERAL INFORMATION	
CENTRAL	99
SEWER SYSTEM	NUMBER OF LOTS
LAKE PONTCHARTRAIN	PUD
ULTIMATE SURFACE WATER DISPOSAL	PRESENT ZONING
8,032± S.F.	ASPHALT
AVERAGE LOT SIZE	ROAD SURFACE
CENTRAL	50 FEET (LOCAL)
WATER SYSTEM	90 FEET (BOULEVARD)
1,130± FEET	RIGHT OF WAY WIDTHS
MAX BLOCK LENGTH	4,768± FEET
25.188± ACRES	STREET LENGTH
TOTAL AREA OF DEVELOPMENT	18,440± ACRES
OFF-SITE	
LOCATION OF WATER & SEWER FACILITIES	
FRONT: 20'	
REAR: 15'	
SIDE: 4' (10' Along Right of Ways)	
BUILDING SETBACKS	



VICINITY MAP
SCALE 1" = 2000'

OPEN/GREEN SPACE CALCULATIONS (PHASE 8-A)

OPEN/GREEN SPACE REQUIRED	
25.188 ACRES	
X 0.25 S.F. OPEN/GREEN SPACE	
6.297 ACRES REQUIRED	
(= 716,562 ± S.F.)	
OPEN/GREEN SPACE PROVIDED	
3.062 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.606 ACRES (PHASE 3B)	0.770 ACRES (PHASE 3B)
38.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.289 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)	0.657 ACRES (PHASE 5)
21.751 ACRES (PHASE 6)	13.334 ACRES (PHASE 6)
5.651 ACRES (PHASE 7)	5.905 ACRES (PHASE 7)
6.287 ACRES (PHASE 8A)	1.140 ACRES (PHASE 8A)
83.507 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	486.192 ACRES TOTAL PROVIDED

DEDICATION:

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

APPROVALS:

Chairman - Parish Planning Commission
Secretary - Parish Planning Commission
Director of Department of Engineering
Clerk of Court
Date Filed
File No.

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

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

Date

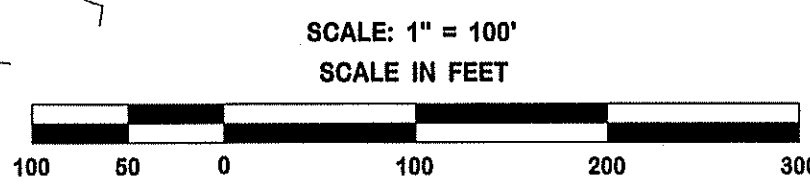
PRELIMINARY PLANS
RECEIVED
8/13/2020 - 11:00 A.M.
DEVELOPMENT
ENGINEERING

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

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

MICHAEL P. BLANCHARD
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 4861
P.L.S.
08/14/2020
Reg. No. 4861

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



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

DATE	REVISION DESCRIPTION	INT.
DRAWN BY: CMH	CHECKED BY: APR	APPROVED BY: MPB
FIELD BOOK: 350	FIELD WORK COMPLETED ON: 190	ALS FILE: 2017/17-1844/17-1843 P&A Final.dwg

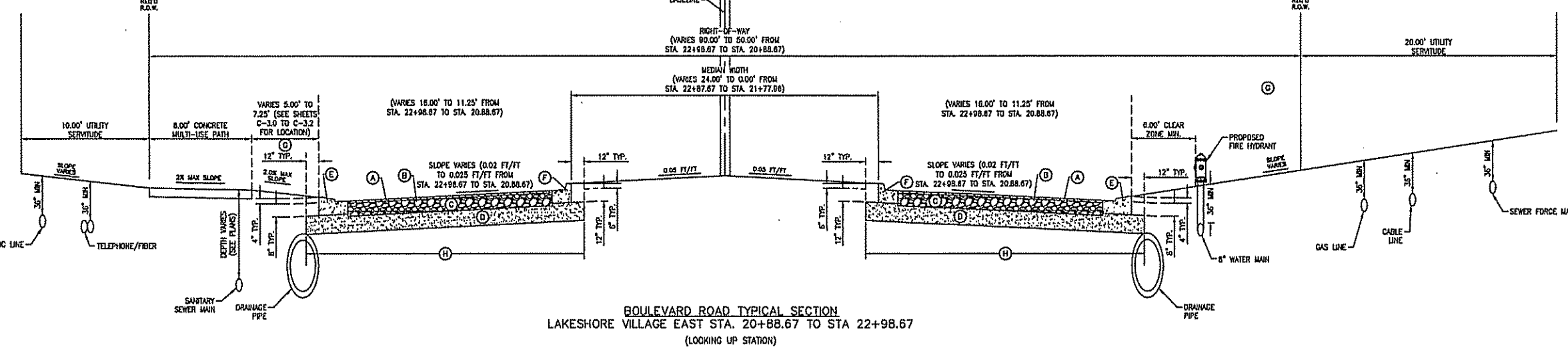
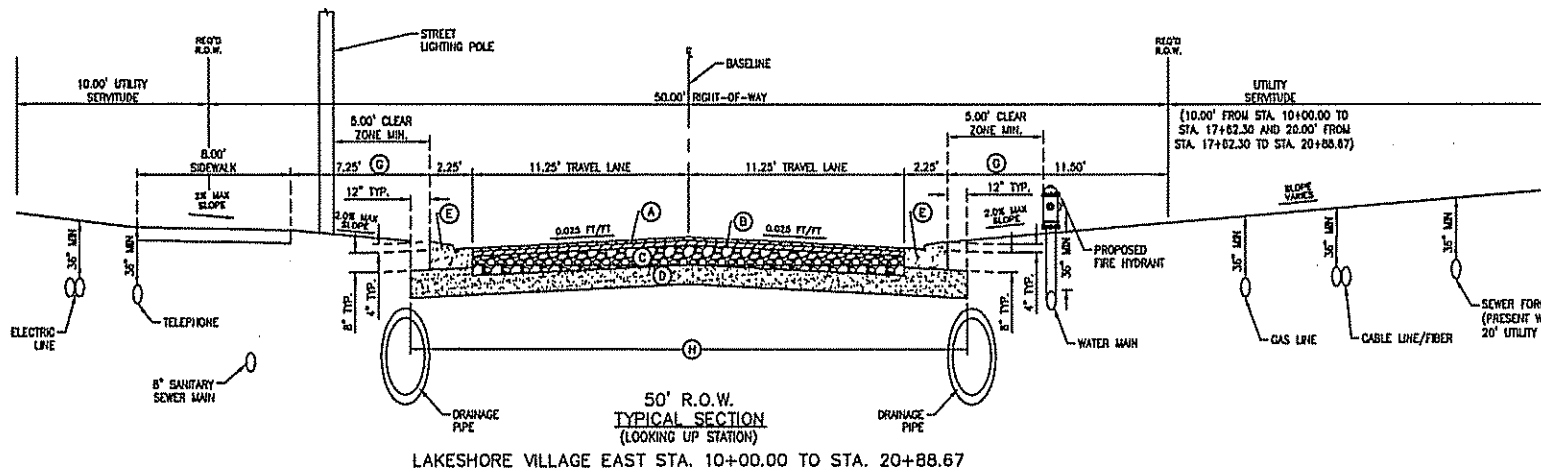
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	
C1	30°48'55"	85.00'	45.77'	N 74°06'40" E - 45.17'	
C2	106°59'21"	65.00'	121.38'	N 11°42'05" W - 104.49'	
C3	52°29'03"	555.00'	508.39'	S 66°50'49" W - 490.80'	
C4	26°59'54"	445.00'	209.69'	S 54°06'15" W - 207.75'	
C5	33°38'19"	745.00'	437.39'	S 84°25'21" W - 431.14'	
C6	29°55'35"	75.00'	39.17'	N 26°12'18" E - 38.73'	
C7	12°13'49"	570.87'	121.86'	N 07°21'00" E - 121.63'	
C8	88°47'21"	25.00'	38.74'	S 46°05'12" E - 34.98'	
C9	91°04'12"	25.00'	39.74'	N 53°32'43" E - 35.68'	
C10	88°47'21"	25.00'	38.74'	N 46°05'12" W - 34.98'	
C11	87°43'30"	25.00'	38.28'	S 45°39'22" W - 34.65'	
C12	08°40'19"	1,225.00'	185.41'	S 06°07'47" W - 185.23'	
C13	83°25'23"	25.00'	40.76'	S 36°14'45" E - 36.40'	
C14	19°19'14"	1,490.00'	502.44'	S 87°22'57" E - 500.06'	
C15	79°24'51"	25.00'	34.65'	N 38°00'54" E - 31.94'	
C16	10°42'28"	475.00'	88.77'	S 83°10'02" W - 88.64'	
C17	19°22'03"	1,540.00'	520.56'	S 87°29'50" W - 518.08'	
C18	17°51'45"	55.00'	168.23'	S 33°07'29" E - 109.91'	
C19	08°27'06"	1,175.00'	173.32'	S 06°01'10" W - 173.16'	
C20	07°17'12"	1,525.00'	193.94'	S 05°26'13" W - 193.81'	
C21	03°48'02"	1,975.00'	131.01'	S 07°10'48" W - 130.98'	
C22	140°35'44"	55.00'	134.96'	S 60°04'44" W - 103.56'	
C23	144°58'00"	55.00'	139.16'	N 41°34'53" W - 104.90'	
C24	90°00'00"	25.00'	39.27'	N 45°28'53" W - 35.36'	
C25	91°12'39"	25.00'	39.80'	S 43°54'48" W - 35.73'	
C26	84°09'53"	25.00'	36.72'	N 51°00'24" E - 33.51'	
C27	04°44'27"	1,088.63'	90.08'	N 06°33'14" E - 90.05'	
C28	90°00'00"	25.00'	39.27'	N 46°41'32" W - 35.36'	
C29	90°20'52"	25.00'	39.42'	S 43°08'02" W - 35.46'	
C30	04°17'58"	2,525.00'	189.47'	S 00°06'35" W - 189.43'	
C31	128°33'11"	55.00'	123.40'	S 41°45'33" W - 99.10'	
C32	32°37'39"	690.00'	392.93'	S 64°10'02" W - 387.64'	
C33	10°51'52"	525.00'	99.55'	S 53°15'38" W - 99.40'	
C34	83°31'42"	25.00'	36.45'	S 16°55'43" W - 33.30'	
C35	93°33'52"	25.00'	40.83'	S 69°10'44" E - 36.44'	
C36	90°00'00"	25.00'	39.27'	N 22°36'12" E - 35.36'	
C37	86°06'05"	25.00'	37.57'	N 67°49'19" W - 34.13'	
C38	06°51'54"	525.00'	62.90'	S 72°33'35" W - 62.87'	
C39	51°19'04"	25.00'	22.39'	S 50°20'00" W - 21.65'	
C40	282°38'08"	55.00'	271.31'	N 14°00'28" W - 68.75'	
C41	51°19'04"	25.00'	22.39'	S 78°20'58" E - 21.65'	
C42	05°45'37"	475.00'	47.76'	N 73°06'44" E - 47.74'	
C43	96°22'46"	25.00'	42.05'	N 22°02'33" E - 37.27'	
C44	129°53'35"	55.00'	124.69'	N 14°10'45" E - 99.65'	
C45	33°48'08"	1,580.00'	932.14'	N 71°24'24" E - 918.68'	
C46	90°00'00"	25.00'	39.27'	N 43°18'28" E - 35.36'	
C47	96°22'46"	25.00'	42.05'	N 74°20'14" W - 37.27'	
C48	79°19'41"	25.00'	34.61'	N 13°31'00" E - 31.91'	
C49	05°21'08"	245.00'	22.89'	N 50°30'16" E - 22.88'	
C50	34°43'13"	970.00'	587.80'	N 65°11'18" E - 578.85'	
C51	95°30'32"	25.00'	41.67'	S 49°41'49" E - 37.01'	
C52	04°03'49"	2,475.00'	175.54'	S 00°05'21" W - 175.50'	
C53	78°37'00"	25.00'	34.30'	S 41°25'46" W - 31.67'	
C54	32°54'34"	740.00'	425.04'	S 64°16'59" W - 419.22'	
C55	09°38'41"	475.00'	79.96'	S 52°39'03" W - 79.86'	
C56	106°01'27"	25.00'	46.26'	N 79°09'34" W - 39.94'	
C57	80°39'11"	25.00'	35.19'	N 14°10'45" E - 32.36'	
C58	33°48'40"	1,250.00'	737.64'	N 71°24'40" E - 726.99'	
C59	90°00'00"	25.00'	39.27'	S 46°41'32" E - 35.36'	
C60	90°00'00"	25.00'	39.27'	S 43°18'28" W - 35.36'	
C61	09°33'42"	525.00'	87.61'	S 85°42'02" E - 87.51'	
C62	40°30'36"	1,020.00'	721.17'	S 68°03'49" W - 706.25'	
C63	99°20'49"	25.00'	43.35'	N 75°49'15" W - 38.12'	
C64	80°39'11"	25.00'	35.19'	N 14°10'45" E - 32.36'	
C65	33°48'34"	1,530.00'	902.83'	N 71°24'37" E - 889.79'	
C66	90°00'00"	25.00'	39.27'	S 46°41'32" E - 35.36'	
C67	90°00'00"	25.00'	39.27'	S 43°18'28" W - 35.36'	
C68	33°48'36"	1,415.00'	834.99'	N 71°24'36" E - 822.92'	
C69	33°48'43"	1,135.00'	669.80'	N 71°24'42" E - 660.12'	
C70	91°12'39"	25.00'	39.80'	N 43°54'48" E - 35.73'	
C71	92°16'30"	25.00'	40.26'	S 44°20'38" E - 36.05'	
C72	06°13'00"	1,475.00'	160.04'	S 04°54'07" W - 159.96'	
C73	03°48'02"	2,025.00'	134.32'	S 07°10'48" W - 134.30'	
C74	90°00'00"	25.00'	39.27'	S 50°16'47" W - 35.36'	
C75	08°57'34"	1,503.35'	235.08'	S 04°13'36" W - 234.84'	
C76	81°01'59"	25.00'	35.36'	N 40°59'52" W - 32.48'	
C77	33°48'38"	1,300.00'	767.14'	S 71°24'40" W - 756.06'	
C78	34°22'00"	55.00'	32.99'	S 45°01'16" W - 32.50'	
C79	52°35'58"	55.00'	50.49'	S 88°30'15" W - 48.74'	
C80	106°59'21"	55.00'	102.70'	N 11°42'05" W - 88.42'	
C81	68°04'23"	55.00'	65.35'	N 75°49'47" E - 61.57'	
C82	24°43'24"	55.00'	23.73'	S 57°46'19" E - 23.55'	
C83	07°30'49"	55.00'	7.21'	N 28°25'53" E - 7.21'	
C84	56°19'13"	55.00'	54.06'	N 60°20'54" E - 51.91'	

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	
C85	30°02'02"	55.00'	28.83'	S 76°28'28" E - 28.50'	
C86	98°37'36"	55.00'	94.67'	S 12°08'39" E - 83.41'	
C87	55°12'47"	55.00'	53.00'	S 64°46'32" W - 50.97'	
C88	34°55'40"	55.00'	33.53'	N 70°09'14" W - 33.01'	
C89	90°00'00"	25.00'	39.27'	N 44°31'07" E - 35.36'	
C90	09°33'42"	475.00'	79.27'	S 85°42'02" E - 79.18'	
C91	90°00'00"	25.00'	39.27'	S 35°55'11" E - 35.36'	
C92	90°00'00"	25.00'	39.27'	N 46°41'32" W - 35.36'	
C93	47°41'57"	575.00'	478.69'	S 64°27'16" W - 464.99'	
C94	26°45'22"	425.00'	198.47'	S 53°58'59" W - 196.67'	
C95	02°26'20"	2,025.00'	86.19'	N 23°36'58" W - 86.19'	
C96	02°22'28"	1,975.00'	61.85'	S 23°35'02" E - 81.84'	
C97	90°00'00"	25.00'	39.27'	N 33°45'29" W - 35.36'	
C98	07°43'58"	1,040.00'	140.36'	N 58°22'19" E - 140.26'	
C99	14°07'08"	1,735.00'	427.54'	N 61°33'54" E - 426.46'	
C100	18°01'15"	1,695.00'	533.12'	N 79°17'51" E - 530.92'	

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 02°12'34" W	95.00'	L32	S 57°04'04" W	51.39'
L2	N 56°47'46" W	17.48'	L33	S 53°37'23" W	51.39'
L3	N 01°10'25" W	70.00'	L34	S 50°10'42" W	51.39'
L4	N 87°00'03" E	19.57'	L35	S 47°55'39" W	29.69'
L5	N 01°41'32" W	105.90'	L36	S 47°49'42" W	52.30'
L6	N 43°59'44" E	95.26'	L37	S 48°08'13" W	51.91'
L7	N 73°25'36" E	63.32'	L38	S 54°48'26" W	61.43'
L8	S 68°35'49" E	84.02'	L39	S 02°07'16" W	8.27'
L9	S 02°10'33" W	106.91'	L40	S 72°29'50" W	59.47'
L10	S 07°54'42" E	77.55'	L41	S 81°04'04" W	42.27'
L11	S 03°05'21" W	47.37'	L42	N 78°28'12" W	20.00'
L12	N 86°54'39" W	155.00'	L43	S 09°04'49" W	83.77'
L13	N 22°23'48" W	25.84'	L44	N 78°45'29" W	81.26'
L14	N 14°02'54" W	102.56'	L45	S 84°00'19" E	111.04'
L15	N 28°32'33" E	26.55'	L46	S 89°26'22" E	40.08'
L16	N 37°22'44" E	38.55'	L47	N 03°16'24" E	56.48'

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L17	N 05°26'00" W	23.51'	L48	N 10°03'48" E	58.75'
L18	S 77°20'16" W	50.98'	L49	N 83°41'08" E	70.54'
L19	N 23°33'26" W	26.62'	L50	N 10°00'27" W	32.49'
L20	N 01°47'37" E	20.36'	L51	S 89°48'28" W	53.33'
L21	S 01°47'37" W	43.95'	L52	S 88°28'30" E	60.75'
L22	N 22°23'48" W	3.59'	L53	N 07°44'50" E	57.02'
L23	S 22°23'48" E	4.41'	L54	N 79°59'34" E	30.49'
L24	S 03°05'21" W	46.40'	L55	N 49°35'41" E	32.61'
L25	S 84°00'18" W	60.61'	L56	N 11°44'49" E	32.26'
L26	S 77°44'08" W	51.39'	L57	S 21°54'18" E	78.36'
L27	S 74°17'27" W	51.39'	L58	N 31°17'53" W	53.61'
L28	S 70°50'46" W	51.39'	L59	N 22°15'29" W	41.19'
L29	S 67°24'06" W	51.39'	L60	N 11°17'00" W	41.19'
L30	S 63°57'25" W	51.39'	L61	N 06°05'06" W	85.53'
L31	S 60°30'44" W	51.39'	L62	N 26°08'51" W	86.79'

(Typical Cross Sections & Details Provided By Duplantier Design Group, P.C.)



LEGAL DESCRIPTION - LAKESHORE VILLAGES (PHASE 8-A)
 A certain tract or parcel of land designated as the LAKESHORE VILLAGES (PHASE 8-A) containing 25.188 Acres or 1,097,204 sq. ft. located in Sections 25 & 36 Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:
 Commencing at a point being the intersection common to Sections 23, 24, 25 & 36, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"
 Then, South 05 degrees 51 minutes 01 seconds West a distance of 5,242.26 feet to a point;
 Then, North 83 degrees 41 minutes 08 seconds East a distance of 70.54 feet to a point;
 Then, North 07 degrees 44 minutes 50 seconds East a distance of 57.02 feet to a point;
 Then, North 79 degrees 59 minutes 34 seconds East a distance of 30.49 feet to a point;
 Then, along a curve to the left having a delta of 07 degrees 43 minutes 58 seconds, a radius of 1,040.00 feet, an arc length of 140.36 feet and a chord bearing of North 58 degrees 22 minutes 19 seconds East a distance of 140.26 feet to a point;
 Then, along a curve to the right having a delta of 14 degrees 07 minutes 08 seconds, a radius of 1,735.00 feet, an arc length of 427.54 feet and a chord bearing of North 61 degrees 33 minutes 54 seconds East a distance of 428.45 feet to a point;
 Then, North 49 degrees 35 minutes 41 seconds East a distance of 32.61 feet to a point;
 Then, North 11 degrees 44 minutes 49 seconds East a distance of 32.26 feet to a point;
 Then, South 21 degrees 54 minutes 18 seconds East a distance of 78.36 feet to a point;
 Then, along a curve to the right having a delta of 18 degrees 01 minutes 15 seconds, a radius of 1,695.00 feet, an arc length of 533.12 feet and a chord bearing of North 79 degrees 17 minutes 51 seconds East a distance of 530.92 feet to a point;
 Then, North 88 degrees 18 minutes 28 seconds East a distance of 115.19 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.,"
 Then, North 2 degrees 12 minutes 34 seconds West a distance of 95.00 feet to a point;
 Then, North 56 degrees 47 minutes 46 seconds West a distance of 17.48 feet to a point;
 Then, North 1 degrees 10 minutes 25 seconds West a distance of 70.00 feet to a point;
 Then, North 87 degrees 00 minutes 03 seconds East a distance of 19.57 feet to a point;
 Then, North 01 degrees 41 minutes 32 seconds West a distance of 105.90 feet to a point;
 Then, North 10 degrees 00 minutes 25 seconds West a distance of 32.49 feet to a point;
 Then, North 43 degrees 59 minutes 44 seconds East a distance of 95.26 feet to a point;
 Then, North 73 degrees 25 minutes 36 seconds East a distance of 63.32 feet to a point;
 Then, South 86 degrees 01 minutes 17 seconds East a distance of 222.78 feet to a point;
 Then, South 84 degrees 13 minutes 19 seconds East a distance of 411.09 feet to a point;
 Then, South 88 degrees 35 minutes 49 seconds East a distance of 84.02 feet to a point;
 Then, South 02 degrees 10 minutes 33 seconds West a distance of 106.91 feet to a point;
 Then, South 06 degrees 17 minutes 43 seconds West a distance of 315.04 feet to a point;
 Then, South 06 degrees 36 minutes 13 seconds West a distance of 669.87 feet to a point;
 Then, South 07 degrees 42 minutes 24 seconds West a distance of 277.45 feet to a point;
 Then, South 88 degrees 18 minutes 28 seconds West a distance of 310.30 feet to a point;
 Then, North 83 degrees 35 minutes 01 seconds West a distance of 254.58 feet to a point;
 Then, South 07 degrees 54 minutes 42 seconds East a distance of 77.55 feet to a point;
 Then, South 03 degrees 05 minutes 21 seconds West a distance of 47.37 feet to a point;
 Then, North 88 degrees 54 minutes 38 seconds West a distance of 115.13 feet to a point being the intersection of the northerly right of way line of Lakeshore Vista Boulevard and the westerly right of way line of Lakeshore Village East;

LEGAL DESCRIPTION - CONTINUED
 Then, along a curve to the left having a delta of 84 degrees 09 minutes 53 seconds, a radius of 25.00 feet, an arc length of 36.72 feet and a chord bearing of North 51 degrees 00 minutes 24 seconds East a distance of 33.51 feet to a point;
 Then, along a curve to the left having a delta of 04 degrees 44 minutes 27 seconds, a radius of 1,088.63 feet, an arc length of 90.08 feet and a chord bearing of North 08 degrees 33 minutes 14 seconds East a distance of 90.05 feet to a point;
 Then, North 04 degrees 26 minutes 07 seconds East a distance of 89.87 feet to a point;
 Then, North 01 degrees 41 minutes 32 seconds West a distance of 195.84 feet to a point;
 Then, along a curve to the left having a delta of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, an arc length of 39.27 feet and a chord bearing of North 46 degrees 41 minutes 32 seconds West a distance of 35.36 feet to a point;
 Then, North 01 degrees 41 minutes 32 seconds West a distance of 50.00 feet to a point;
 Then, North 01 degrees 18 minutes 28 seconds West a distance of 100.00 feet to a point;

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of September 1, 2020)

CASE NO.: 2020-2017-FP

SUBDIVISION NAME: Preston Vineyard

DEVELOPER: First Horizon, Inc.
7660 Pecue Lane; Suite 100
Baton Rouge, LA 70809

ENGINEER/SURVEYOR: McLin Taylor, Inc.
P.O. Box 1266
Livingston, LA 70754

SECTION: 29
TOWNSHIP: 6 SOUTH
RANGE: 10 EAST

WARD: 1
PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located south of LA Highway 190, west of LA Highway 1077, north of Interstate-12, Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 82.759

NUMBER OF LOTS: 165 AVERAGE LOT SIZE: 60' x 120'

SEWER AND WATER SYSTEMS: Central

ZONING: A-3 with a PUD overlay

FLOOD ZONE DESIGNATION: "A"

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, 2020. The inspection disclosed that all of the asphalt roads and roadside shoulders are constructed, and the roadside ditches are functioning.

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

General Comments:

1. Provide Roadway Base Test Results for this development.
2. Provide Asphalt Test Results for the roadways within this development.
3. Provide utility trench bedding test results.
4. Provide utility trench backfill test results.
5. Remove all references to “Proposed” or “Required” work from all plan sheets.
6. The required amenities need to be installed in accordance with the approved plans.
7. The exposed portion of the outfall pipe for Pond 1B needs to be coated per manufacturer’s specifications and the required Rip-Rap installed at the outfall.
8. Pond 1A was constructed as a dry detention pond which conflicts with the previously approved wet detention pond. Provide updated As-Built drawings and associated documentation reflecting the dry pond construction.

Final Plats:

9. All parcels need to be individually labeled (i.e. GS-1, GS-2). Revise plat accordingly.
10. Revise the plat to show “Ronald Reagan HWY (US HIGHWAY 190)” because this segment of roadway is recognized as Ronald Reagan HWY.
11. Revise Restrictive Covenant #10 to include that the Recreation Amenities will be privately owned and maintained.

Drainage & Paving Plans:

12. The building pad/centerline elevations shown on Sheet C-1 Drainage & Paving Plan do not match the elevations show on Sheet C-1.1 Grading Plan. Revise plans to eliminate conflicts.
13. The subsurface pipes between Pond 1A and Pond 2 do not provide positive flow. Verify that the invert elevations shown are correct or revise plans accordingly.
14. Show drainage direction arrows for all parcels on Sheet C-1.1 As-Built Grading Plan.
15. The crest length of the eastern weir for Pond 1A exceeds the approved 5 ft. crest length. Revise the crest length to conform to the approved plans and hydraulic analysis, or provide updated documentation to verify constructed crest length conforms to St. Tammany Parish Ordinances.

Water & Sewer Plans:

16. Provide label and dimensions for the required lift station servitude to verify the minimum 25' x 25' servitude is provided. Update the Final Plat accordingly.
17. Provide As-Built slopes for all gravity sewer mains.
18. Provide clarification that the end of the water main at US Hwy 190 and Still Hollow Drive is restrained, and add an end treatment detail to the plans.
19. State the water main material type for the water lines bored under US Hwy 190 and include the water main casing material, if installed.
20. Update the As-Built Water Plan to show the size of the water line installed to service Lot #165, and state if a water valve was installed at the 12" water line tie-in point.
21. Show the 15' utility servitude lines running through GSP-5 on Sheet C-3 As-Built Water Plan.
22. Provide a water and sewer Letter of Capacity for this development from Tammany Utilities.
23. Provide Clear Water Tests for the new water lines installed in association with the development.
24. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from Tammany Utilities.

Signage Plan:

25. Provide an As-Built Signage Plan for this development.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Should the Planning Commission approve the request for Final Approval, a Warranty Obligation will be required for the infrastructure in the amount of 6,200 linear feet x \$22.00 per linear foot = \$136,400.00 for a period of five (5) years. The five (5) year warranty period is required for this development since a proof roll was not performed in accordance with St. Tammany Parish Ordinances.

Mandatory Developmental Fees are required as follows:

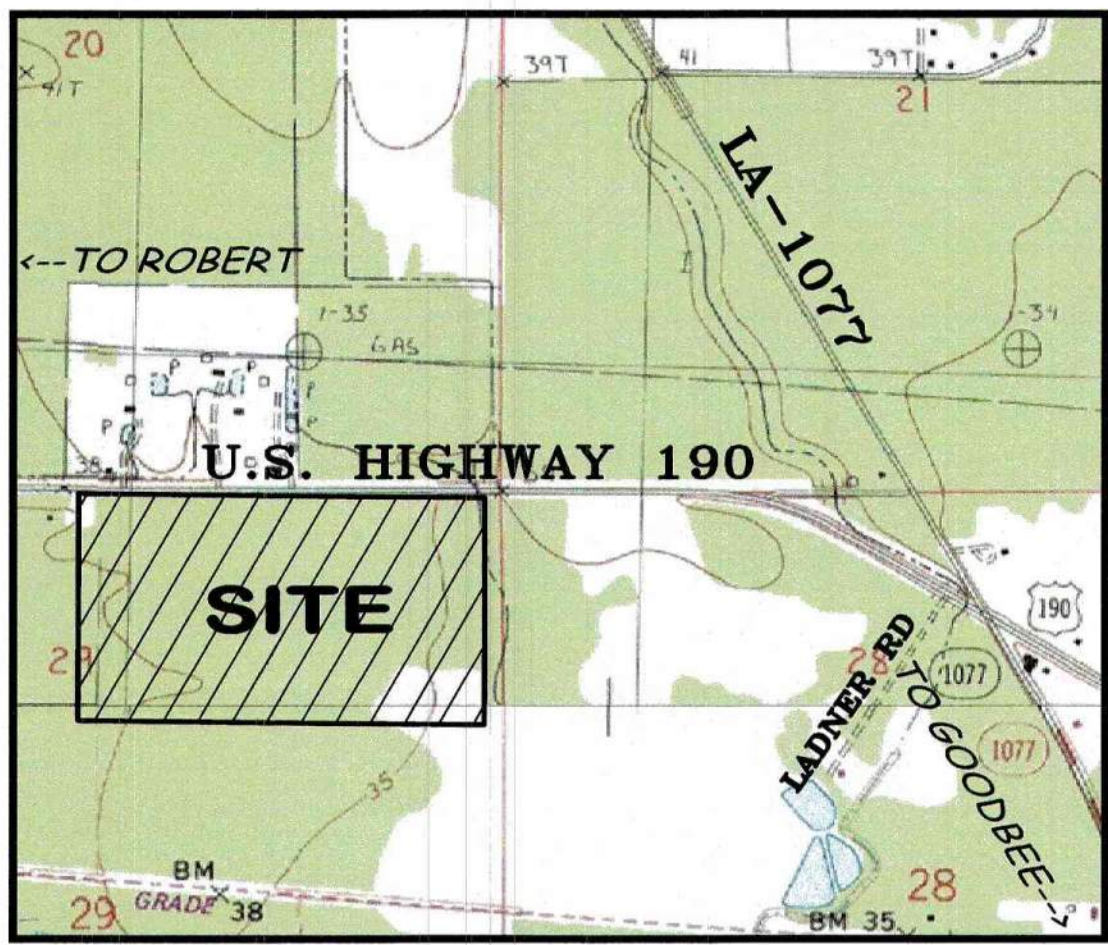
Road Impact Fee = \$1077.00 per lot x 165 lots = \$177,705.00

Drainage Impact Fee = \$1114.00 per lot x 165 lots = \$183,810.00

Fees are due before subdivision plats can be signed.

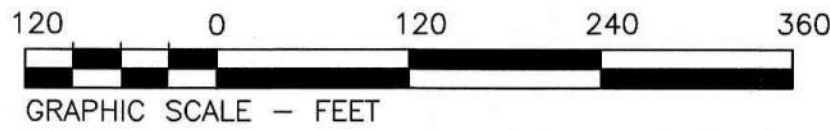
This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the September 8, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



BASE BEARING: *GPS-C4GNET-RTN (LA SPCS - S. ZONE - NAD 83)*
FLOOD ZONE: "A" BASE FLOOD ELEVATION: 35.0 - 36.0
F.E.M.A. F.I.R.M. PANEL NO. 225205 0125 C (EFFECTIVE) DATE: 10/17/1989

DRAWN BY: CBM
CREW CHIEF: BAS
PRODUCTION: BTM
CHECKED BY:
CHECKED BY:



REFERENCE BENCHMARK: GPS-C4GNET-RTN (NAVD 88)

- BM #1 "W" ON SEWER MANHOLE
AT LOT LINE 14/15
ELEV. 38.07' NAVD 88
- BM #2 "W" ON SEWER MANHOLE
AT LOT LINE 137/138
ELEV. 37.86' NAVD 88
- BM #3 "W" ON SEWER MANHOLE
AT LOT LINE 89/GSP-1
ELEV. 36.82' NAVD 88
- BM #4 "W" ON SEWER MANHOLE
AT LOT LINE 107/108
ELEV. 36.68' NAVD 88

FINAL PLANS
RECEIVED
08/26/2020 - 10:00 A.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

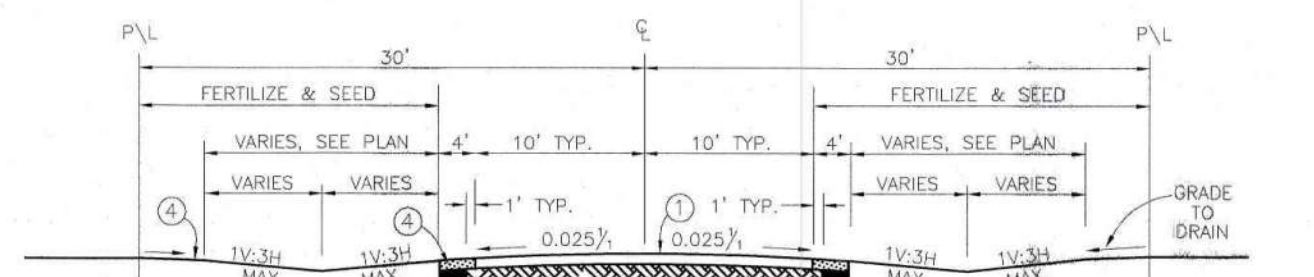
FINAL PLAT OF PRESTON VINEYARD (A RESIDENTIAL DEVELOPMENT) LOCATED IN SECTION 29, T6S-R10E GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA

82.759 ACRES	165	CENTRAL	A-3, WITH PUD OVERLAY
AREA	NO. OF LOTS	SEWER SYSTEM	PROPOSED ZONING
60' x 120'	20'	CENTRAL	44.441 ACRES
AVG. LOT SIZE	STREET WIDTH	WATER SYSTEM	OPEN SPACE AREA
38 - 70 LOTS	ASPHALT	6200 ± LN FT (C/L)	8.687 ACRES
101 - 50 LOTS	ROAD SURFACE	STREET LENGTH	STREET ROW
LAKE PONTCHARTRAIN	1500'	TAMMANY UTILITIES (OFF-SITE)	
ULTIMATE SURFACE WATER DISPOSAL	MAX. BLOCK LENGTH	WATER AND SEWER CONNECTION	

- ### GENERAL NOTES
- AT&T AND OTHER UTILITY PROVIDERS MAY PLACE THEIR INFRASTRUCTURE WITHIN THE GREENSPACE.
 - WETLAND INFORMATION PROVIDED BY ELOS ENVIRONMENTAL, LLC.
 - MAX. HEIGHT OF BLDG. ABOVE BASE FLOOD ELEVATION: 35'
 - ACTIVE AMENITIES: HALF BASKETBALL COURT
OPEN AIR PAVILION WITH ELECTRICAL SERVICE
WALKING TRAIL
 - LOT 31, 44, 45, 54, 55, 64, 65, 114, 1402, 145, 149, 156, & 157 SHALL HAVE A SIDE LOADING DRIVEWAY.
 - THIS IS A PINE FLATWOOD FORESTED SITE. THIS DEVELOPMENT WILL PRESERVE AND MAINTAIN THE EXISTING VEGETATION AND TREES TO THE MAXIMUM EXTENT POSSIBLE.
 - SEWER AND WATER SERVICE ARE AVAILABLE AT THIS SITE.
 - FLOODPLAIN REQUIRES FILL MITIGATION CONSISTENT WITH NO NET FILL.
 - DETENTION PONDS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - ALL LOT CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED

- ### REFERENCE
- MAP SHOWING A MINOR RESUBDIVISION OF A 691.12 ACRE TRACT INTO TRACTS A & B LOCATED IN SECTIONS 29 & 32, T 6 S-R 10 E...
- BY BRETT J. MARTIN, P.L.S., DATED 2/28/18

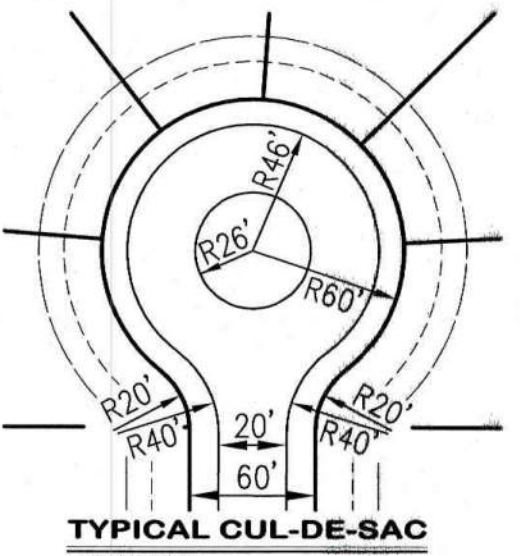
- ### RESTRICTIVE COVENANTS
- EACH NUMBERED LOT SHALL NOT HAVE MORE THAN ONE (1) SINGLE-FAMILY DWELLING.
 - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S). ALL AS APPROVED BY DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
 - MINIMUM BUILDING SETBACKS SHALL BE 20' FRONT, 5' SIDE, AND 15' REAR. UNLESS OTHERWISE SHOWN.
 - CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH AND PRIVATE DRAINAGE EASEMENTS, OR STREET RIGHTS-OF-WAY.
 - NO NOXIOUS 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 DUMPS OR JUNK CAR STORAGE.
 - THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FEMA FLOOD INSURANCE RATE MAPS. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE AT MINIMUM 1' ABOVE THE CROWN OF THE ROAD IN FRONT OF THE LOT, OR 1' ABOVE BFE, WHICHEVER IS HIGHER.
 - THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 225205 0125 C AND IS CLASSIFIED AS BEING IN FLOOD ZONE "A".
 - NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 - NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF ST. TAMMANY PARISH.
 - ST. TAMMANY PARISH WILL ONLY BE RESPONSIBLE FOR MAINTAINING DRAINAGE LOCATED WITHIN THE ROAD ROW. ALL DETENTION PONDS, DRAINAGE SERVITUDES AND GREEN SPACE WILL BE MAINTAINED PRIVATELY.
 - THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
 - DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE INTERSECTION OF RIGHT-OF-WAYS, OR A WAIVER MUST BE REQUESTED.
 - IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. ... ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY BEING SUBDIVIDED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.
 - MINIMUM SHED SETBACKS SHALL BE 5' SIDE, AND 5' REAR.



TYPICAL ASPHALTIC ROADWAY/ENTRANCE SECTION

- #### LEGEND FOR ASPHALT PAVING
- 4" (MIN.) ASPHALT PAVEMENT
 - 6" (MIN.) CLASS II BASE COURSE
 - 12" (MIN.) A-4 OR BETTER SUB-BASE STRUCTURAL FILL
 - NATIVE SOIL SHOULDER SURFACE
 - 6" MIN. SHOULDER BACKFILL MATERIAL, COMPACTED TO 92% OF ITS STANDARD PROCTOR DENSITY. MATERIAL TO BE IN COMPLIANCE WITH THE APPLICABLE SECTION OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, & ST. TAMMANY PARISH ORDINANCE #499 UNLESS OTHERWISE NOTED.
- #### BASE PREPARATION AND PAVING NOTES:
- ALL WORK AND MATERIAL TO BE IN COMPLIANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, & ST. TAMMANY PARISH ORDINANCE #499 UNLESS OTHERWISE NOTED.
 - EXISTING TOP SOIL IN PROPOSED ROAD BED TO BE EXCAVATED AND REMOVED AS NECESSARY FOR FINAL GRADE.
 - PROOFROLL AND STABILIZE SUBGRADE.

LINE	LENGTH	BEARING
L1	27.63'	N17°39'04"E
L2	23.73'	N89°30'48"E
L3	20.00'	S72°55'36"E
L4	21.22'	N84°28'30"W
L5	10.00'	N00°29'12"W
L6	61.18'	N89°30'48"E
L7	60.89'	N89°30'48"E
L8	33.37'	N89°30'48"E
L9	18.26'	N49°56'09"E
L10	17.32'	N49°56'09"E
L11	34.79'	S12°08'31"E
L12	15.00'	N76°44'00"W
L13	15.00'	N45°16'56"W
L14	35.94'	N89°30'48"E
L15	15.00'	N36°54'31"W
L16	15.00'	N49°21'33"W



TYPICAL "KNEE" CUL-DE-SAC

CURVE	LENGTH	RADIUS	DELTA	CH. BKT.	CH. DIST.
C1	13.97'	88.00'	29.97°	N73°09'14"E	18.97'
C2	13.97'	88.00'	29.97°	S89°30'48"E	18.97'
C3	13.97'	88.00'	29.97°	S12°08'31"E	18.97'
C4	13.97'	88.00'	29.97°	N45°16'56"W	18.97'
C5	13.97'	88.00'	29.97°	N76°44'00"W	18.97'
C6	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C7	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C8	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C9	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C10	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C11	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C12	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C13	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C14	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C15	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C16	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C17	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C18	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C19	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C20	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C21	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C22	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C23	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C24	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C25	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C26	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C27	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C28	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C29	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C30	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C31	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C32	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C33	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C34	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C35	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C36	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C37	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C38	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C39	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C40	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C41	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C42	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C43	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C44	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C45	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C46	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C47	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C48	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C49	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C50	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C51	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C52	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C53	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C54	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C55	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C56	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C57	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C58	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C59	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C60	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C61	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C62	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C63	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C64	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C65	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C66	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C67	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C68	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C69	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C70	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C71	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C72	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C73	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C74	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C75	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C76	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C77	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C78	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C79	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C80	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C81	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C82	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C83	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C84	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C85	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C86	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C87	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C88	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C89	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C90	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C91	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C92	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C93	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C94	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C95	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C96	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C97	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C98	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C99	13.97'	88.00'	29.97°	N89°30'48"E	18.97'
C100	13.97'	88.00'	29.97°	N89°30'48"E	18.97'

- ### LEGEND
- UNDISTURBED WETLANDS
 - MITIGATED WETLANDS
 - FLOOD ZONE "AE" (SCALED FROM PRELIM. F.I.R.M.)
NOTE: ENTIRE SITE IS LOCATED IN FLOOD ZONE "A" PER EFFECTIVE F.I.R.M.

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH.

DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND AS SHOWN HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF:

PRESTON VINEYARD (A RESIDENTIAL DEVELOPMENT)

ALL STREET RIGHTS-OF-WAYS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THEIR PROPER PURPOSES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

FIRST HORIZON, INC.
7860 PECUE LANE, STE. 100
BATON ROUGE, LA 70809
(225) 369-6021

DATE

DATE: AUGUST 14, 2020

LEGAL DESCRIPTION

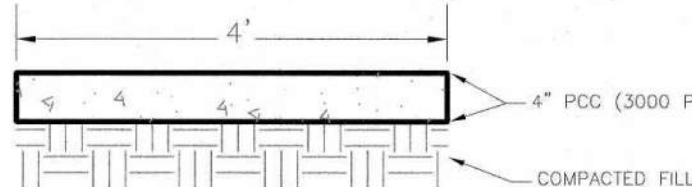
A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SECTION 29 T 6 S-R 10 E, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at a point located South 00 degrees 55 minutes 06 seconds East a distance of 24.30 feet from the NE corner of Section 29, T6S-R10E; THENCE South 89 degrees 46 minutes 28 seconds West for a distance of 100.01 feet to the POINT OF BEGINNING.

THENCE South 00 degrees 55 minutes 06 seconds East for a distance of 1412.63 feet to a point and corner;
THENCE South 89 degrees 47 minutes 12 seconds West for a distance of 2556.43 feet to a point and corner;
THENCE North 00 degrees 42 minutes 19 seconds West for a distance of 1407.00 feet to a point and corner;
THENCE North 89 degrees 20 minutes 03 seconds East for a distance of 653.91 feet to a point and corner;
THENCE North 89 degrees 46 minutes 28 seconds East for a distance of 1897.24 feet back to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 82.759 Acres more or less.



TYPICAL WALKING TRAIL SECTION

NOT TO SCALE



THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:

FIRST HORIZON, INC.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION.

THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

LESTER A. McLin, JR.
PROFESSIONAL LAND SURVEYOR
REG. # 4470
McLin TAYLOR, INC.

8/13/2020
DATE

APPROVAL:

CHAIRMAN, PARISH PLANNING COMMISSION

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OLD BUSINESS

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

September 1, 2020

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

OLD BUSINESS
September 8, 2020 Agenda

Re: Versailles Business Park Subdivision, Phase 2
Establish a Warranty Obligation

Honorable Commissioners,

A Warranty Obligation in the amount of \$16,875.00 (675 linear feet x \$25.00 per linear foot) for a period of two (2) years needs to be established by the Planning Commission. This Obligation will cover roadway infrastructure and drainage improvements associated with the Versailles Business Parkway roadway extension.

Sincerely,

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

Christopher Tissue, P.E.
Lead Development Engineer

*Enclosures: Recorded Resubdivision Survey for Lot 7A and 7B Versailles Business Park, Phase 1
Recorded Plat for Versailles Business Park, Phase 2 dated February 28, 2018; File No. 5717
Versailles Business Park, Phase 2 Paving and Drainage As-Built dated September 25, 2019*

xc: Honorable Michael Cooper
Honorable Rykert Toledano
Mr. Ross P. Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Theodore Reynolds, P.E.
Mr. Thomas Buckel, P.E., Duplantis Design Group, PC
Mr. David Ball, TDG Northshore, LLC
Mr. John Stacy, TDG Northshore, LLC

T 7 S - R 11 E
SECTIONS 15 & 16

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	12°18'00"	1,191.82'	255.86'	N 84°33'14" W - 255.36'
C2	16°23'17"	536.97'	153.59'	N 68°37'14" W - 153.06'
C3	151°32'24"	60.00'	158.69'	N 56°13'35" W - 116.32'
C4	03°21'37"	2,456.71'	144.08'	S 61°59'02" E - 144.06'
C5	16°16'33"	457.56'	129.98'	S 68°32'17" E - 129.54'
C6	13°06'44"	1,023.63'	234.26'	S 84°15'59" E - 233.75'
C7	02°52'34"	22,518.31'	1,130.41'	N 71°53'20" W - 1,130.29'
C8	01°51'28"	22,768.31'	738.25'	N 69°26'31" W - 738.22'
C9	21°51'27"	2,456.71'	937.19'	S 74°35'34" E - 931.52'

LEGEND

FOUND 3/4" IRON ROD (UNLESS NOTED OTHERWISE) ○
SET 3/4" IRON ROD ●

APPROVALS

Secretary Parish Planning Commission

Director of Department of Engineering

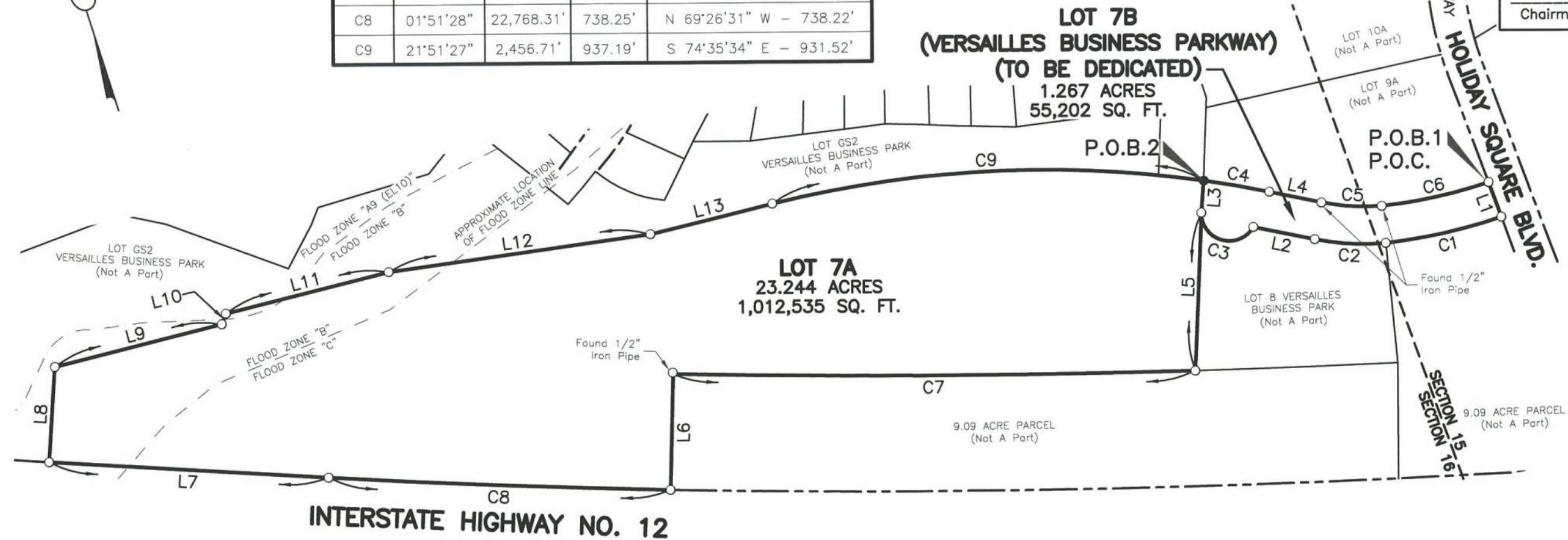
Date Filed 06-26-2020 File No. 5933D

Clerk of Court Pamela M. Tripp, Deputy Clerk

Chairman of the Planning Commission

LINE TABLE

LINE	BEARING	LENGTH
L1	S 02°33'21" E	80.03'
L2	N 60°23'29" W	135.83'
L3	N 22°06'14" E	69.48'
L4	S 60°19'59" E	116.81'
L5	S 20°20'56" W	341.63'
L6	S 19°37'45" W	250.00'
L7	N 68°20'00" W	604.86'
L8	N 21°53'41" E	205.92'
L9	S 85°50'06" E	372.43'
L10	N 38°48'24" E	24.31'
L11	S 85°50'06" E	362.90'
L12	S 79°44'21" E	570.33'
L13	S 85°31'17" E	272.71'

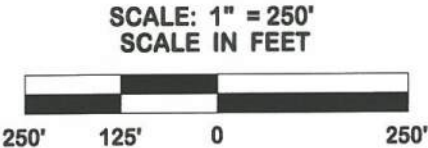


CERTIFICATION:

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

Michael P. Blanchard, P.L.S., Reg. No. 4861

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



PLAT SHOWING RESUBDIVISION
OF
LOT 7
INTO
LOT 7A & LOT 7B
VERSAILLES BUSINESS PARK
PHASE 1

LOCATED IN SECTIONS 15 & 16,
TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

SHEET 1 OF 2

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: APRIL 13, 2020

LEGAL DESCRIPTION - LOT 7 VERSAILLES BUSINESS PARK (PHASE 2)

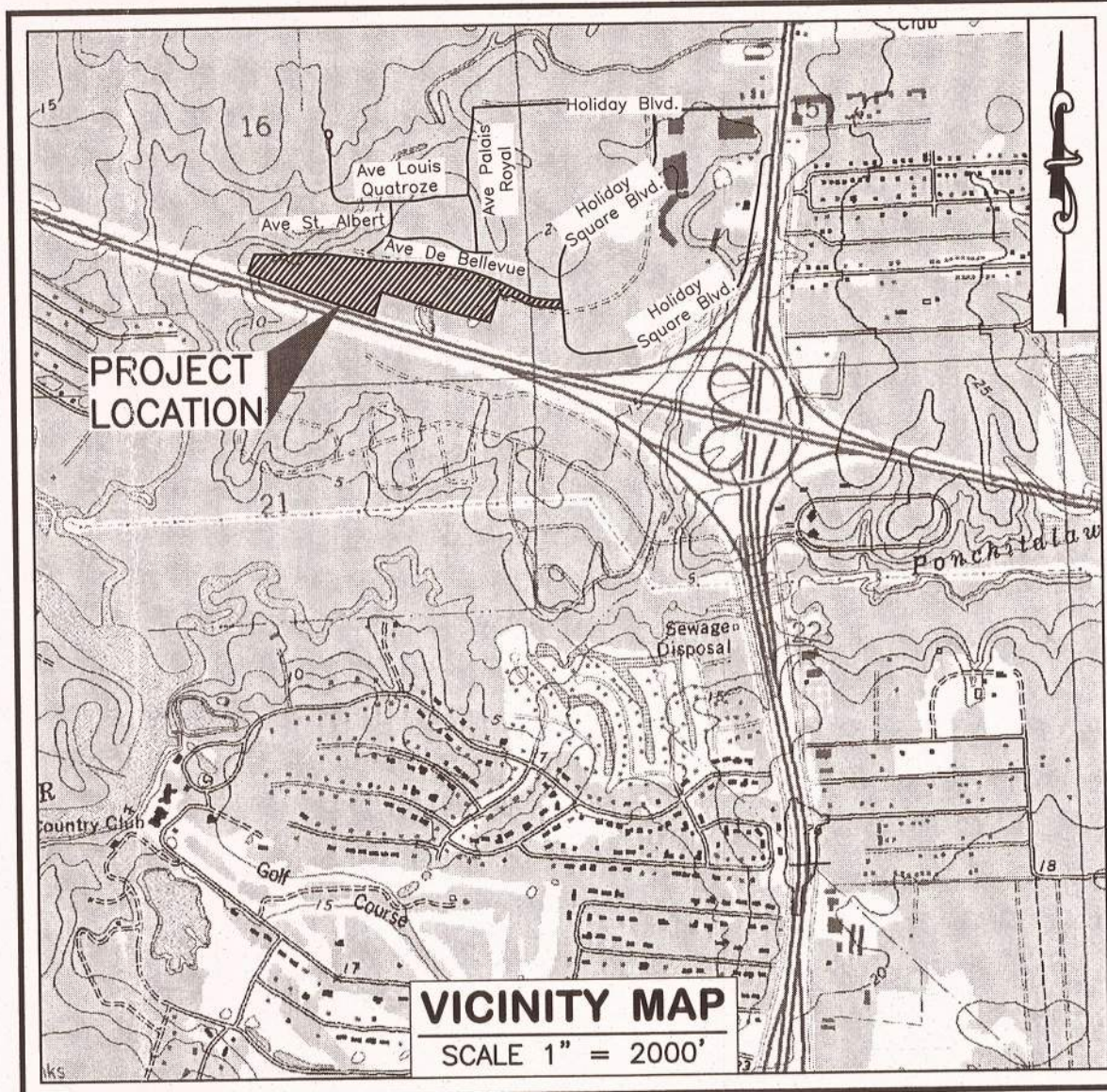
A certain tract or parcel of land designated as "LOT 7 VERSAILLES BUSINESS PARK A (PHASE 2)" containing 24.459 acres or 1,065,430 square feet, located in Sections 15 & 16, Township 7 South - Range 11 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the the southerly right of way line of Holiday Boulevard and westerly right of way line of Holiday Square Boulevard, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, continuing along the westerly right of way line of Holiday Square Boulevard, South 00 degrees 09 minutes 00 seconds East a distance of 357.29 feet to a point;
Then, along a curve to the right, having a delta of 57 degrees 36 minutes 15 seconds, a radius of 270.00 feet, an arc length of 271.45 feet, a chord bearing of South 28 degrees 39 minutes 08 seconds West and a chord distance of 260.17 feet to a point;
Then, South 37 degrees 27 minutes 16 seconds West a distance of 655.77 feet to a point;
Then, along a curve to the left, having a delta of 60 degrees 00 minutes 37 seconds, a radius of 740.00 feet, an arc length of 775.06 feet, a chord bearing of South 27 degrees 01 minutes 16 seconds West and a chord distance of 740.11 feet to a point;
Then, South 02 degrees 33 minutes 21 seconds East a distance of 246.04 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.,"

Then, South 02 degrees 33 minutes 21 seconds East a distance of 80.04 feet to a point;
Then, departing the westerly right of way line of Holiday Square Boulevard, along a curve to the right, having a delta of 12 degrees 18 minutes 00 seconds, a radius of 1191.82 feet, an arc length of 255.86 feet, a chord bearing of North 84 degrees 33 minutes 14 seconds West and a chord distance of 255.36 feet to a point;
Then, along a curve to the right, having a delta of 16 degrees 23 minutes 17 seconds, a radius of 536.97 feet, an arc length of 153.59 feet, a chord bearing of North 68 degrees 37 minutes 14 seconds West and a chord distance of 153.06 feet to a point;
Then, North 60 degrees 23 minutes 29 seconds West a distance of 135.83 feet to a point;
Then, along a curve to the right, having a delta of 151 degrees 32 minutes 24 seconds, a radius of 60.00 feet, an arc length of 158.89 feet, a chord bearing of North 56 degrees 13 minutes 35 seconds West and a chord distance of 116.32 feet to a point;
Then, South 20 degrees 20 minutes 56 seconds West a distance of 341.63 feet to a point;
Then, along a curve to the right, having a delta of 02 degrees 52 minutes 34 seconds, a radius of 22,518.31 feet, an arc length of 1,130.41 feet, a chord bearing of North 71 degrees 53 minutes 20 seconds West and a chord distance of 1,130.29 feet to a point;
Then, South 19 degrees 37 minutes 45 seconds West a distance of 250.00 feet to a point on the northerly right of way line of Interstate Highway No. 12;
Then, along said right of way line along a curve to the right having a delta of 01 degrees 51 minutes 28 seconds, a radius of 22,768.31 feet, an arc length of 738.25 feet, a chord bearing of North 89 degrees 26 minutes 31 seconds West and a chord distance of 738.22 feet to a point;

Then, North 68 degrees 20 minutes 00 seconds West a distance of 604.86 feet to a point;
Then, North 21 degrees 53 minutes 41 seconds East a distance of 205.92 feet to a point;
Then, South 85 degrees 50 minutes 06 seconds East a distance of 372.43 feet to a point;
Then, North 38 degrees 48 minutes 24 seconds East a distance of 24.31 feet to a point;
Then, South 85 degrees 50 minutes 06 seconds East a distance of 362.90 feet to a point;
Then, South 79 degrees 44 minutes 21 seconds East a distance of 570.33 feet to a point;
Then, South 85 degrees 31 minutes 17 seconds East a distance of 272.71 feet to a point;
Then, along a curve to the right, having a delta of 25 degrees 13 minutes 03 seconds, a radius of 2,456.71 feet, an arc length of 1,081.27 feet, a chord bearing of South 72 degrees 54 minutes 45 seconds East and a chord distance of 1,072.57 feet to a point;
Then, along a curve to the left, having a delta of 16 degrees 16 minutes 33 seconds, a radius of 457.56 feet, an arc length of 129.98 feet, a chord bearing of South 68 degrees 32 minutes 17 seconds East and a chord distance of 129.54 feet to a point;
Then, along a curve to the left, having a delta of 13 degrees 06 minutes 44 seconds, a radius of 1,023.63 feet, an arc length of 234.26 feet, a chord bearing of South 84 degrees 15 minutes 59 seconds East and a chord distance of 233.75 feet to the "POINT OF BEGINNING".



RESTRICTIVE COVENANTS: PROVIDED BY OTHERS

- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water systems, all as approved by Department of Environmental Services of St. Tammany Parish.
- Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
- Construction of any nature, including fences, is prohibited in parish drainage easements or street right of way.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may or may not become an annoyance or nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
- Flood Note: The property hereon is located in Flood Zone "B", Flood Zone "C" and Flood Zone "A9 (EL 10) in accordance with FEMA Flood Insurance Rate Map Panel Number 225205 0240 E, dated August 16, 1995, for St. Tammany Parish, Louisiana. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- No lot will be further subdivided without approval of the St. Tammany Planning commission.
- The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat. (amended per Ord. No. 88-916, adopted February 18, 1988)
- Each residence or establishment within the subdivision shall subscribe and be subject to the water, sewerage, and sanitation (garbage and refuse disposal) services provided.
- The developer and/or association of property owners shall be responsible for the maintenance of all green space and detention ponds. The parish is not responsible for operation and maintenance of the detention ponds.

FOR
VERSAILLES LAND & DEVELOPMENT CO., LLC
Developer

KEVIN KRAMER
Managing Partner

GENERAL INFORMATION

24.512± ACRES	1
AREA	NUMBER OF LOTS
PUD	ASPHALT
PRESENT ZONING	ROAD SURFACE
24 FEET	620± FEET
STREET WIDTH	STREET LENGTH

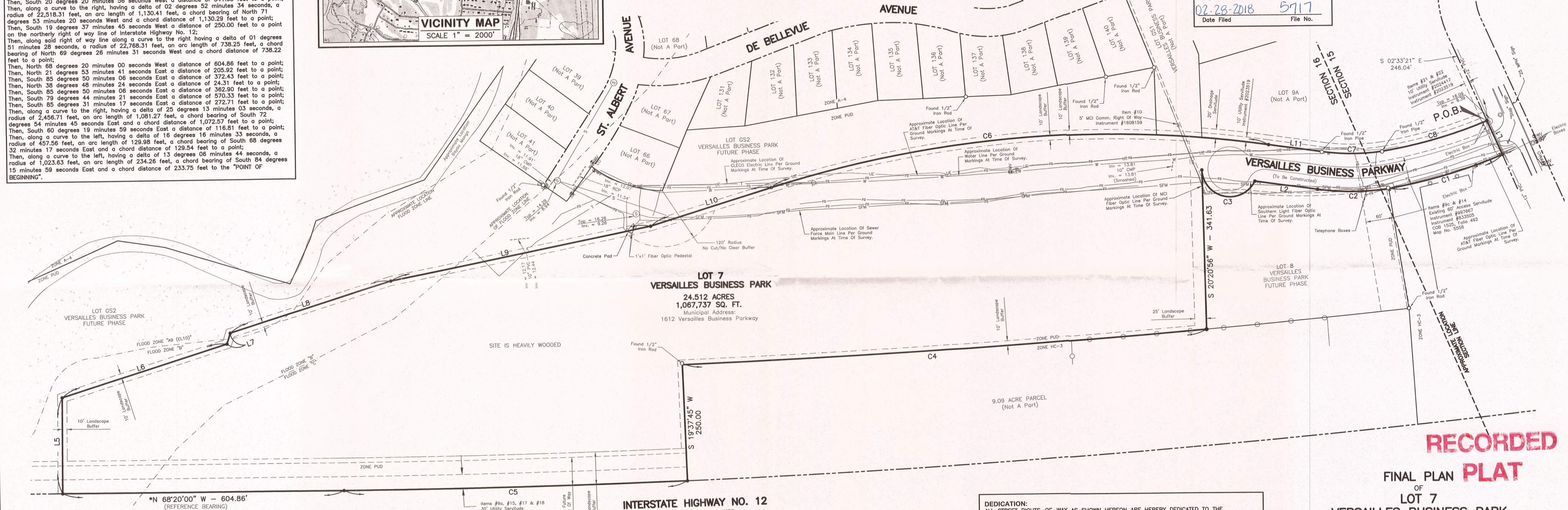
T 7 S - R 11 E
SECTIONS 15 & 16

BUILDING SETBACKS

SETBACKS AND LANDSCAPE BUFFERS
FRONT - 25'
SIDE - 10'
REAR - 10'
MAXIMUM HEIGHT - 100'

APPROVALS

Chairman Parish Planning Commission
Secretary Parish Planning Commission
Director of Department of Engineering
Clerk of Court Shana Hess, Deputy Clerk
02-28-2018 5717
Date Filed File No.



NOTES:

- Zoning: PUD - Planned Unit Development
Zoning information acquired from gispub.stpgov.org accessed on January 13, 2017.
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
- Reference Maps:
A) Final Plan of Versailles Business Park - Phase 1, Sections 15 & 16, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana
Prepared by: Randall W. Brown & Associates, Inc. Dated: July 26, 2016
- Basis of Bearings:
Bearings are based on Reference Map "A" (*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- Flood Note: The property hereon is located in Flood Zone "B", Flood Zone "C" and Flood Zone "A9 (EL 10) in accordance with FEMA Flood Insurance Rate Map Panel Number 225205 0240 E, dated August 16, 1995, for St. Tammany Parish, Louisiana. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- Utilities: The underground utilities shown have been located from visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/ structures.
- No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 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.
- The surveyor has no knowledge or observed any evidence of the site used as a solid waste dump, sump or sanitary landfill.
- The surveyor has no knowledge or observed any evidence of current earth moving work, building construction or building additions.
- The surveyor has no knowledge or observed any evidence of proposed changes in street right of ways.

LINE	BEARING	LENGTH
L1	S 02°33'21" E	80.04'
L2	N 60°23'29" W	135.83'
L3	S 20°20'56" W	341.63'
L4	S 19°37'45" W	250.00'
L5	N 21°53'41" E	205.92'
L6	S 85°50'06" E	372.43'
L7	N 38°48'24" E	24.31'
L8	S 85°50'06" E	362.90'
L9	S 79°44'21" E	570.33'
L10	S 85°31'17" E	272.71'
L11	S 60°19'59" E	116.81'

LEGEND

- FOUND PROPERTY CORNER (AS NOTED) ○
SET 3/4" IRON ROD (UNLESS NOTED) ●
EXISTING CHAIN LINK LINE —○—
EXISTING WOOD FENCE LINE —□—

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	12°18'00"	1,191.82'	255.86'	N 84°33'14" W - 255.36'
C2	16°23'17"	536.97'	153.59'	N 68°37'14" W - 153.06'
C3	151°32'24"	60.00'	158.69'	N 56°13'35" W - 116.32'
C4	02°52'34"	22,518.31'	1,130.41'	N 71°53'20" W - 1,130.29'
C5	01°51'28"	22,768.31'	738.25'	N 69°26'31" W - 738.22'
C6	25°13'03"	2,456.71'	1,081.27'	S 72°54'45" E - 1,072.57'
C7	16°16'33"	457.56'	129.98'	S 68°32'17" E - 129.54'
C8	13°06'44"	1,023.63'	234.26'	S 84°15'59" W - 233.75'

DEDICATION:

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

OWNER DATE

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

CERTIFICATION:

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

Michael P. Blanchard, P.L.S., Reg. No. 4881

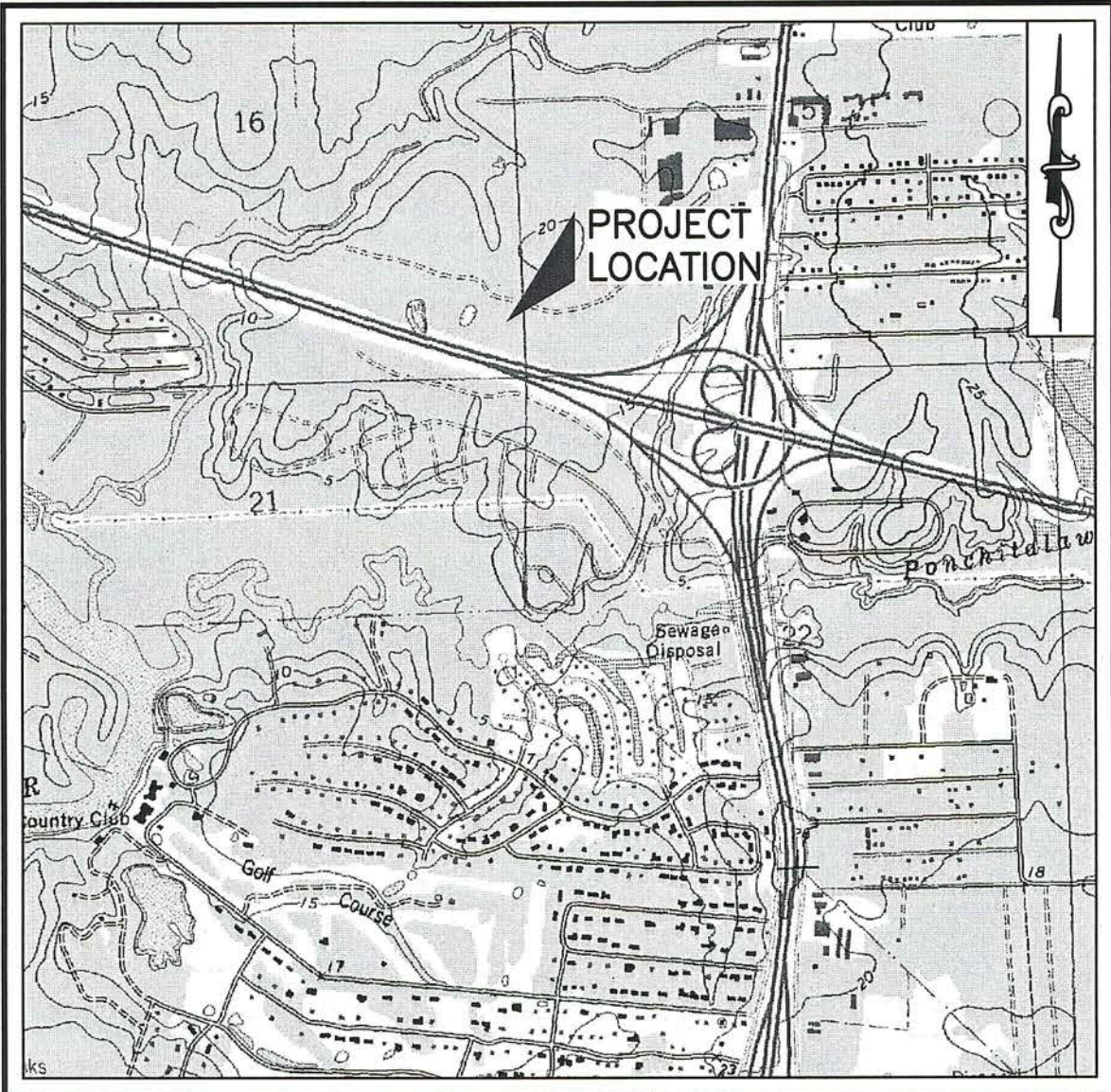
RECORDED
FINAL PLAN PLAT

OF
LOT 7
VERSAILLES BUSINESS PARK
PHASE 2
LOCATED IN SECTIONS 15 & 16,
TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 100'
SCALE IN FEET

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

DATE	REVISION DESCRIPTION	APPROVED BY: MPB	INT.
DRAWN BY: APR	CHECKED BY: APR	APPROVED BY: MPB	
FIELD BOOK: 313, PG 74	FIELD WORK COMPLETED ON: NOVEMBER 8, 2016	ALS FILE: 2016/16-330a/16-330a1 plat1.dwg	



VICINITY MAP
SCALE 1" = 2000'

NOTES:

- 1.) Zoning: PUD - Planned Unit Development
Zoning information acquired from gispub.stpgov.org accessed on January 13, 2017.
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.) Basis of Elevations:
The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12a) using GPS C4Gnet-RTN System accessed on March 13, 2019.
- 3.) Flood Note: The property hereon is located in Flood Zone "C" in accordance with FEMA Flood Insurance Rate Map Panel Number 225205 0240 E, dated August 16, 1995, for St. Tammany Parish, Louisiana. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- 4.) Utilities: The utilities shown have been located from visible utility features, evidence of buried utilities, and previous construction drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. Furthermore, the surveyor does not warrant that the utilities shown are in the exact location indicated. No excavations were made during the progress of this survey to locate buried utilities/structures.
- 5.) 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.
- 6.) 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.
- 7.) The words "Certify," "Certifies" or "Certification" as used hereon 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.

As-Built Plans
RECEIVED
9/25/2019 - 8:05 A.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

PLAT SHOWING ROADWAY IMPROVEMENTS
OF
VERSAILES BUSINESS PARKWAY
LOCATED ON A PORTION OF
VERSAILES BUSINESS PARK
LOT 7
LOCATED IN SECTIONS 15,
TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 30'

SCALE IN FEET



CERTIFICATION:

This topographic survey is not valid without the raised or colored seal and signature of the Registered Land Surveyor. This topographic survey also does not purport to be a boundary survey and does not meet the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors.

MICHAEL P. BLANCHARD
REG. NO. 4861
REGISTERED
PROFESSIONAL
ENGINEER
Michael P. Blanchard, P.L.S.,
09/25/2019
Reg. No. 4861

ACADIA
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Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	REVISION DESCRIPTION	INT.
09/25/2019	PARRISH COMMENTS	CMH
DRAWN BY: CMH	CHECKED BY: MPB	APPROVED BY: MPB
	FIELD WORK COMPLETED ON: AUGUST 19, 2019	ALS FILE: 2018/16-329a/ROADWAY.dwg

LEGEND		
EXISTING PARKING LOT LIGHT		ELEVATION OF TOP OF STRUCTURE TOP = 18.00
EXISTING GUY ANCHOR		ELEVATION OF BOTTOM OF STRUCTURE INV. = 15.00
EXISTING ELECTRIC PEDESTAL		EXISTING SPOT ELEVATION X 10.63
EXISTING UNDERGROUND POWER LINE		ELEVATION OF TOP OF CURB 18.50 TC
EXISTING TELEPHONE PEDESTAL		ELEVATION OF FACE OF CURB 18.00 FC
EXISTING TELEPHONE LINE		EXISTING GROUND CONTOUR LINE ---S---
EXISTING GAS METER		EXISTING SEWER MANHOLE C
EXISTING GAS VALVE		EXISTING SEWER CLEANOUT C.O.
EXISTING GAS LINE		EXISTING GRAVITY SEWER LINE S
EXISTING FIRE HYDRANT		EXISTING SEWER FORCE MAIN SFM
EXISTING WATER METER		EXISTING DRAINAGE MANHOLE @
EXISTING WATER VALVE		EXISTING SUBSURFACE DRAINAGE =====
EXISTING WATER LINE		EXISTING REINFORCED CONCRETE PIPE 18" RCP
EXISTING HIGH DENSITY POLYETHYLENE PIPE		EXISTING CORRUGATED METAL PIPE 24" CMP
EXISTING EDGE OF ROADWAY		EXISTING POLYVINYL CHLORIDE PIPE 12" PVC