

**AGENDA**  
**SPECIAL RESCHEDULED MEETING OF THE**  
**ST. TAMMANY PARISH PLANNING COMMISSION FOR THE MAY 12, 2020 AGENDA**  
**6:00 PM - WEDNESDAY, JUNE 10, 2020**  
**PELICAN PARK'S CASTINE CENTER**  
**63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448**

**NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear face mask or coverings and will be required to submit to a temperature check before entering the Castine Center.**

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](http://www.stpgov.org). The livestream will begin at 6:00 pm on Wednesday, June 10, 2020.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. The phone number, meeting ID and password will be posted to the Parish website 24 hours prior to the meeting.

**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**

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

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

**ENTER THE PARISH RIGHT-OF-WAY**

Request to Enter the Parish Right-of-Way on the southern portion of the Ochsner Boulevard roundabout for the purpose of installing water/sewer and drainage, as well as performing roadway improvements.

Debtor: Allstate Financial Company

Parish Council District Representative: Hon. Marty Dean

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

**ENTER THE PARISH RIGHT-OF-WAY**

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

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE MAY 12, 2020 AGENDA**

**RESUBDIVISION REVIEW**

**2020-1867-MRP**

Lots 6A1, 6A2 and 0.68 acres of Future Phase 2 into Lot 6A3, Johnny F. Smith Memorial Business Park  
Owner: JFS Business Park, LLC  
Surveyor: Kelly J. McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Thomas Smith  
General Location: The property is located on the northwest corner of J.F. Smith Avenue & Corso Lane, Slidell, Louisiana. Ward 9, District 14

**2020-1868-MRP**

Lot 7 into Lots 7A & 7B, Versailles Business Park, Phase 1  
Owner: TDG Northshore, LLC  
Surveyor: Acadia Land Surveying, Inc.  
Parish Council District Representative: Hon. Rykert Toledano  
General Location: The property is located on the west side of Holiday Square Blvd, Louisiana. Ward 3, District 5

**PETITIONS/REQUESTS**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**2020-1865-PP**

Lakeshore Villages, Phase 9  
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

**2020-1866-PP**

Lakeshore Villages, Phase 10  
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

**FINAL SUBDIVISION REVIEW**

**2020-1862-FP**

Arundel  
Developer/Owner: Wing 21, LLC  
Engineer/Surveyor: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean  
General Location: The property is located on the south side of Brewster Road, east of Dummyline Road, west of LA Highway 1077, south of Interstate-12, Madisonville, Louisiana. Ward 1, District 1

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE MAY 12, 2020 AGENDA**

**2020-1863-FP**

Coquille, Phase 3-B

Developer/Owner: Forest Lake Estates, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located on the south side of LA Highway 22, east of Perrilloux Road, Madisonville, Louisiana. Ward 1, District 4

**2020-1864-FP**

Ashton Parc, 5th Filing

Developer/Owner: First Horizon, Inc.

Engineer/Surveyor: Benchmark Group, LLC

Parish Council District Representative: Hon. Chris Canulette

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

**NEW BUSINESS**

**OLD BUSINESS**

**Waiver Request**

Waiver to Restrictive Covenant #10 on the Recorded Plat for River Park Estates, Phase 1 for Lot 1, Block 4 (requirement for driveway to be 60 feet from property corner on a corner lot)

Petitioner: D.R. Horton - Mr. Adam Kurz

Parish Council District Representative: Hon. Martha Cazaubon

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

**ADJOURNMENT**

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

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

June 2, 2020

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

Re: Enter the Parish R.O.W. – South extension from Ochsner Boulevard Roundabout  
For the purpose of installing water/sewer, drainage and performing roadway improvements

Honorable Commissioners,

This office is in receipt of Mr. Josh Wainer's request to enter the Parish right-of-way for the purpose of installing water/sewer, drainage and performing roadway improvements at the Ochsner Boulevard roundabout.

This office has reviewed the request from Mr. Wainer and has no objection.

Sincerely,

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

Christopher Tissue, P.E.  
Lead Development Engineer

*Attached: DRAFT Enter the Parish R.O.W. Resolution dated June 1, 2020  
Request to Enter the Parish Right-of-Way from Mr. Wainer dated April 15, 2020*

xc: Honorable Marty Dean  
Mr. Ross Liner, AIPC, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, P.E.  
Mr. Josh Wainer, All State Financial Company

# **All State Financial Company**

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**321 VETERANS BLVD., SUITE 201  
METAIRIE, LOUISIANA 70005  
TELEPHONE (504) 834.5511  
FAX (504) 834.6624**

April 15, 2020

Mr. Jay Watson, P.E.  
St. Tammany Parish  
Department of Public Works  
P.O. Box 628  
Covington, LA 70434

RE: Enter Parish Right-Of-Way for Ochsner Southern Portion of Ochsner Blvd. Roundabout

Dear Jay:

All State Financial Company and its assignees hereby request to enter said right-of-way for the purposes of accessing All State's property and to install water, sewer, drainage and roadway improvements.

Accordingly, I would appreciate you placing this request on the upcoming planning commission agenda.

Should you have any question or require additional information, please let me hear from you.

Sincerely,

Joshua Wainer  
321 Veterans Blvd., Suite 201  
Metairie, LA 70005  
(504) 834-5511 (Office)  
(504) 432-0160 (Cell)

Cc: Helen Lambert  
Cc: Ross Liner

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING ALLSTATE FINANCIAL COMPANY, LLC, TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO ALLSTATE FINANCIAL COMPANY C/O MR. JOSHUA WAINER OR ASSIGNEES; 321 VETERANS BLVD., SUITE 201, METAIRIE, LOUISIANA 70005, TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF OCHSNER BOULEVARD TO THE SOUTH OF THE OCHSNER BOULEVARD ROUNDABOUT, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 1, DISTRICT 1.**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the CONCRETE road standards as established under the "Subdivision Regulatory Ordinance." The Parish Engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$24,000.00 for a period of one (1) year.
8. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$10,000.00 for a period of two (2) years.

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

(DRAFT DATE JUNE 1, 2020)

RESOLUTION P.C. NO. \_\_\_\_\_

PAGE NO. 3 OF 3

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF JUNE, 2020, AT THE SPECIAL RESCHEDULED MEETING OF THE PLANNING COMMISSION FOR THE MAY 12, 2020 AGENDA, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

\_\_\_\_\_  
ROSS P. LINER, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION

*Revised February 16, 2020*

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

June 2, 2020

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

Re: Enter the Parish R.O.W. - Ochsner Boulevard for the purpose of performing roadway improvements

Honorable Commissioners,

This office is in receipt of Mr. David Laizer's request to enter the Parish right-of-way for the purpose of performing roadway improvements in conjunction with the construction of the Ochsner Medical Building and Campus expansion.

This office has reviewed the request from Mr. Laizer and has no objection.

Sincerely,

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

Christopher Tissue, P.E.  
Lead Development Engineer

*Attached: DRAFT Enter the Parish R.O.W. Resolution dated June 1, 2020  
Request to Enter the Parish Right-of-Way from Mr. Laizer dated April 15, 2020  
Offsite Roadway Improvement Plan from Duplantis Design Group dated April 17, 2020*

xc: Honorable Marty Dean  
Mr. Ross Liner, AIPC, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, P.E.  
Mr. David Laizer, P.E., Duplantis Design Group, PC  
Mr. Thomas Buckel, P.E., Duplantis Design Group, PC

## Theodore C. Reynolds

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**From:** David Laizer <dlaizer@ddgpc.com>  
**Sent:** Wednesday, April 15, 2020 3:26 PM  
**To:** Christopher P. Tissue  
**Cc:** Thomas Buckel; Theodore C. Reynolds  
**Subject:** (DDG #19-657 Covington Medical Office Building) Enter the ROW request for Ochsner Blvd. improvements

Chris,

Please allow this email to serve as our request to be placed on the May agenda for the Enter the ROW for the proposed Ochsner Blvd. improvements west of Hwy 21 associated with the proposed Ochsner Medical Office Building and campus expansion.

Thanks,  
David Laizer, PE  
Duplantis Design Group, PC  
16564 East Brewster Road – Suite 101  
Covington, LA 70433  
Phone: 985-249-6180  
Fax: 985-249-6190



### Confidentiality Statement:

The information in and attached to this e-mail may contain proprietary, confidential, and/or privileged information. This information is intended only for the use of the individual(s) or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this E-Mail transmission in error, please immediately notify us by return e-mail or telephone 985.447.0090 to arrange for return of its contents including any and all documents.

### Use of Digital Files:

Any digital files attached to this transmission have been provided for your convenience. Duplantis Design Group, P.C. makes no express or implied warranties as to its suitability of the attached electronic files for any specific purpose. Although we believe the attached files to be accurate and safe at the time of transfer these files can be easily changed or corrupted. Therefore, it is the user's responsibility to examine these electronic files for corruption or virus contamination prior to use. Coordination for updates is the responsibility of the recipient. We are also not responsible to the recipient or any other users allowed by the recipient to employ this data for updating the files or for compatibility with the user's hardware and/or software.

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING DUPLANTIS DESIGN GROUP, PC, TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO DUPLANTIS DESIGN GROUP, PC, C/O MR. DAVID LAZIER OR ASSIGNEES; 16564 EAST BREWSTER ROAD, SUITE 101, COVINGTON, LA 70433, TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY TO CONSTRUCT ROADWAY AND DRAINAGE IMPROVEMENTS TO OCHSNER BOULEVARD. WARD 1, DISTRICT 1.**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design must meet the CONCRETE road standards as established under the "Subdivision Regulatory Ordinance." The Parish Engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$84,000.00 for a period of one (1) year.
8. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$35,000.00 for a period of two (2) years.

9. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual(s) until the time that the Parish releases the Warranty Obligation.
10. That the petitioner and any assignees agrees to provide maintenance for this project at his/her own expense until such time as the Parish releases the Warranty Obligation.
11. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage on the public right of way he/she seeks permission to enter.
12. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way and in accordance with the approved construction plans.
13. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

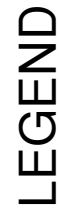
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF JUNE, 2020, AT THE SPECIAL RESCHEDULED MEETING OF THE PLANNING COMMISSION FOR THE MAY 12, 2020 AGENDA, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

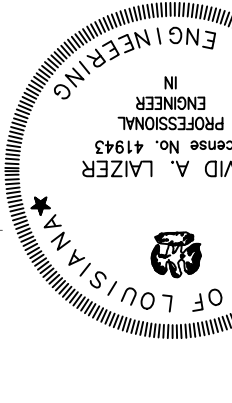
\_\_\_\_\_  
ROSS P. LINER, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION





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

DATE: 4/17/20



Enter R.O.W. Project  
PLANS  
RECEIVED  
4/17/2020  
DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY**

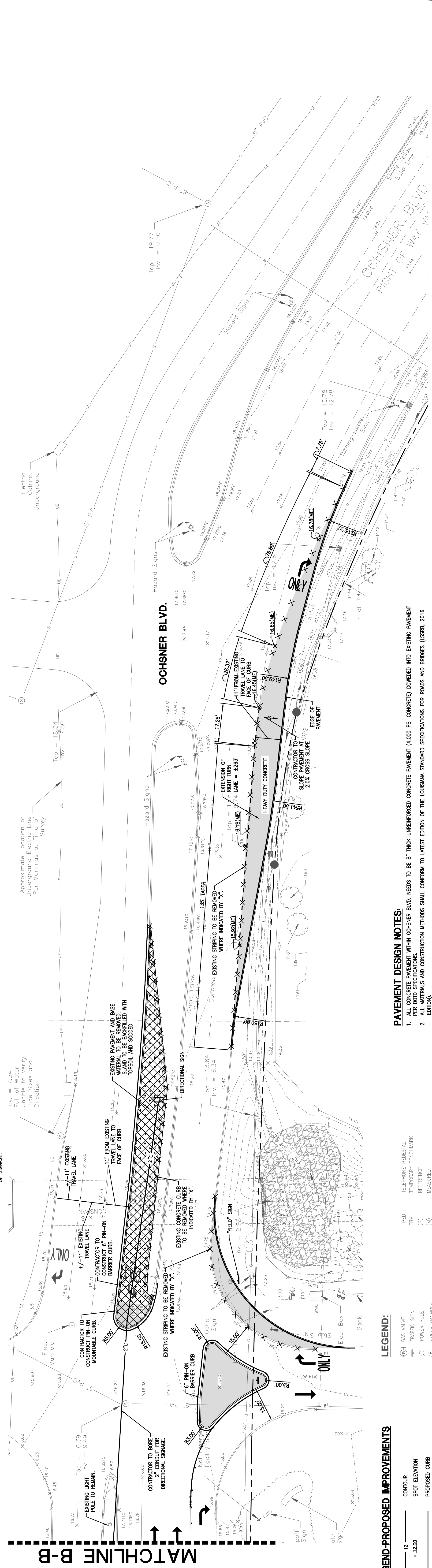
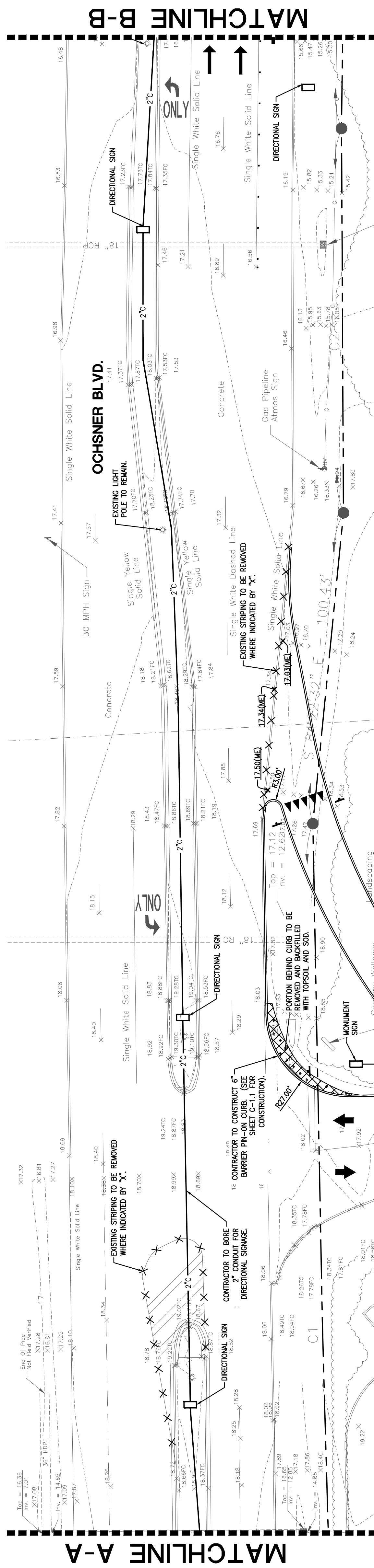
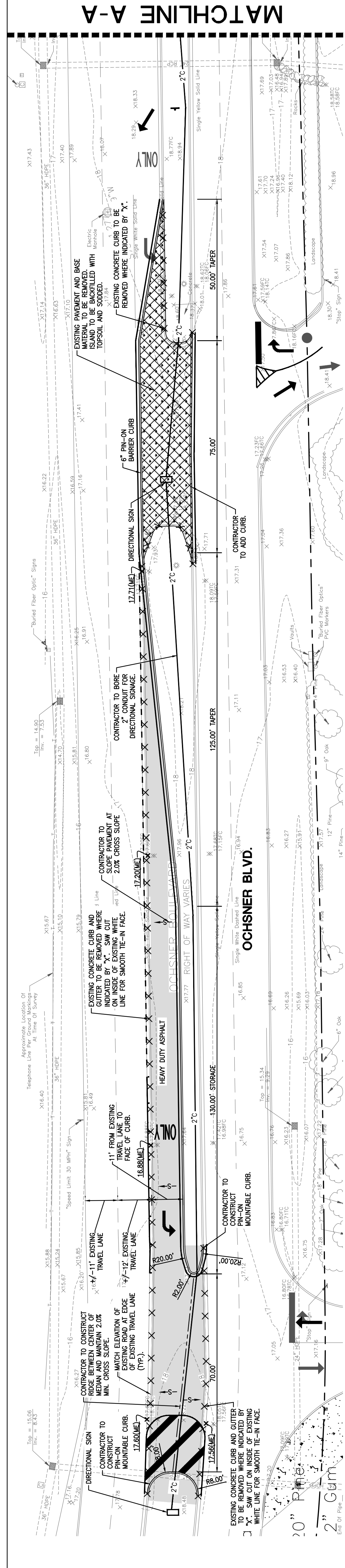
THIS DRAWING IS THE PROPERTY OF DUPLANTIS  
DESIGN GROUP, PC, AND IS NOT TO BE REPRODUCED  
OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE  
USED FOR THE PROJECT AND SITE SPECIFICALLY  
IDENTIFIED HEREIN.  
SCALES AS STATED HEREON ARE VALID ON THE  
ORIGINAL DRAWING ONLY.

NO	OFFICE IMPROVEMENTS	4-17-20
	REVISION	DATE
COVINGTON MEDICAL OFFICE BUILDING		
COVINGTON, LOUISIANA 70433		
19-548	JOB NO.	
OFFSITE ROADWAY IMPROVEMENTS		TITLE
1"=20'	SCALE	
JWJ/DAL	DRAWN/CHECK	

RD-1

**ROZAS WARD**  
architects

A PROFESSIONAL CORP. [www.rozas-ward.com](http://www.rozas-ward.com)  
100 POYDRAS ST. STE 3550 NO LA 70163 504 524 4375

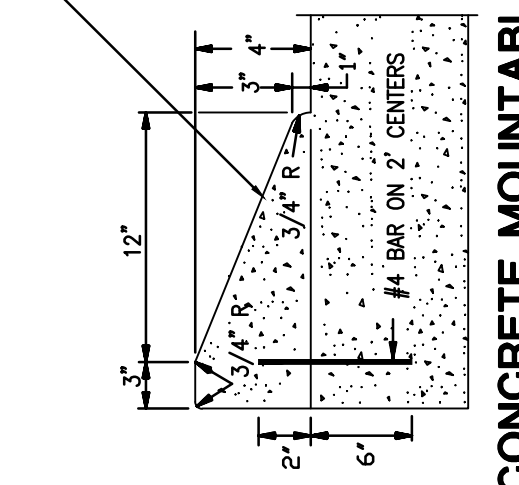


**PAVEMENT DESIGN NOTES:**

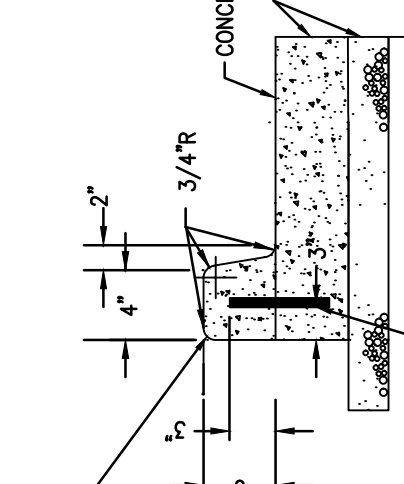
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### GENERAL ROADWAY IMPROVEMENT PLAN NOTES:

- [illegible]



**CONCRETE MOUNTABLE CURB DETAIL**



### CONCRETE PIN ON CURB DETAIL

CONTRACTOR SHALL COORDINATE WITH THE CITY ENGINEER AND TRAFFIC ENGINEER TO DEVELOP A TRAFFIC CONTROL MEASURES WITH STAMMAY PARISH ENGINEER.





# **RESUBDIVISION REVIEW**

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**RESUBDIVISION STAFF ANALYSIS REPORT**  
*(June 2, 2020)*

CASE FILE NO: 2020-1867-MRP

NAME OF SUBDIVISION: Johnny F. Smith Memorial Business Park

LOTS BEING DIVIDED: Resubdivision of lots 6A1, 6A2 and 0.68 acres of Future Phase 2 into Lot 6A3

SECTION: 27

WARD: 9

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 14

RANGE: 14 East

PROPERTY LOCATION: The properties are located on the northwest corner of J.F. Smith Avenue & Corso Lane, Slidell, Louisiana.

ZONING: I-2 Industrial Zoning District

PROPERTY OWNER: JFS Business Park, LLC

**STAFF COMMENTARY:**

The owner is requesting to resubdivide two (2) lots and a portion of future phase 2 into one (1) buildable industrial site.

The reason for the public hearing requirement is that the proposal involves:

- The creation/adjustment of lots within a subdivision that requires approval of the Planning Commission.

- REFERENCES:
1. PLAT OF A RESUBDIVISION BY THIS FIRM FILED FOR RECORD 06-20-2019, MAP FILE NO. 5853D.
  2. PLAT OF A RESUBDIVISION BY THIS FIRM FILED FOR RECORD 10-26-2015, MAP FILE NO. 5445C.

APPROVAL:

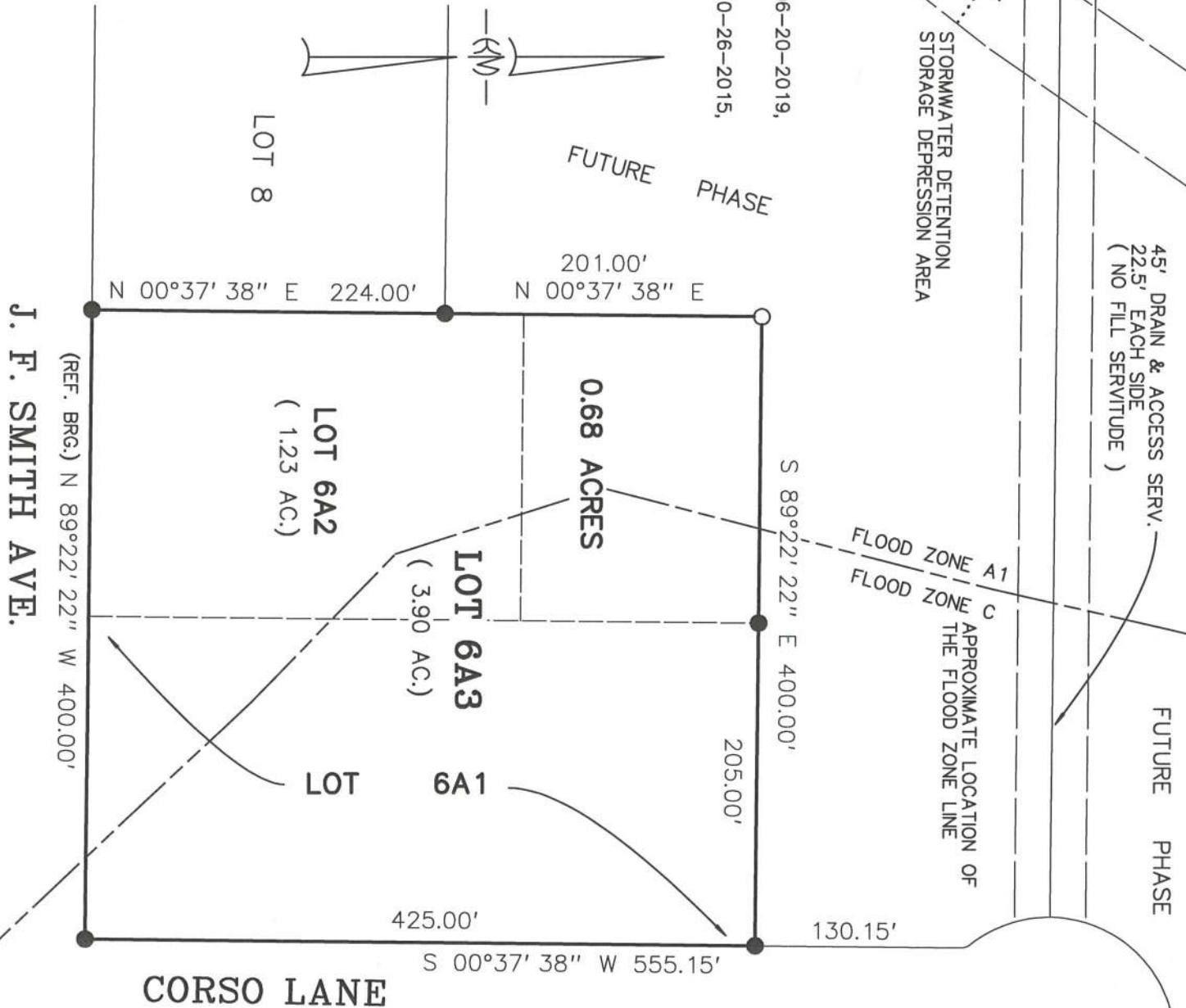
CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT



LEGEND:

- = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET
- ALL LOT CORNERS MARKED W/ 1/2" IRON RODS

A RESUBDIVISION OF LOTS 6A1, 6A2 & 0.68 ACRES OF FUTURE PHASE 2 INTO LOT 6A3 JOHNNY F. SMITH MEMORIAL BUSINESS PARK IN SECTION 27, T-8-S, R-14-E, G.L.D. ST. TAMMANY PARISH LOUISIANA.

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

PREPARED FOR: MAVERICK MANAGEMENT GROUP, LLC  
JFS BUSINESS PARK, LLC AND  
THIERRY T. GAUBERT, III

SCALE: 1" = 100'  
DATE: 04-14-20  
DRAWN: DRJ  
JOB NO.: 15-228-6A1A  
REVISED:

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.

Kelly J. McHugh, REG. NO. 4443

4-15-20

**RESUBDIVISION STAFF ANALYSIS REPORT**  
*(June 2, 2020)*

CASE FILE NO: 2020-1868-MRP

NAME OF SUBDIVISION: Versailles Business Park, Phase 1

LOT BEING DIVIDED: Resubdivision of Lot 7 into Lots 7A & 7B

SECTION: 15 & 16

WARD: 3

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 11 East

PROPERTY LOCATION: The properties are located on the west side of Holiday Square Blvd, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: TDG Northshore, LLC

**STAFF COMMENTARY:**

The owner is requesting to resubdivide one (1) lot into lot 7A, currently being developed with a multi-family apartment complex, and into lot 7B to be dedicated as a Parish access road.

The reasons for the public hearing requirement are that the proposal involves:

- The creation/adjustment of lots within a subdivision that requires approval of the Planning Commission.
- Lot 7A does not have Parish Road frontage, requiring a waiver of the regulations by the Planning Commission.
- Proposed access road name “Versailles Business Parkway”, as shown on attached survey, requires approval by the Planning Commission. Note that 911 Communication District approved the proposed access road name and confirmed that it does not cause any duplication errors, could not potentially cause a delay in 911 call-taking, and meets the criteria for an appropriate road name for use within St. Tammany Parish.

The request shall be subject to the above & below comments:

1. The plats must be amended to include a signature line for the Chairman of the Planning Commission.
2. Update Reference Maps on sheet 2 to include a reference to the Versailles Business Park Subdivision, Phase 1 Plat with recordation information.

In order to approve the waivers 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.



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

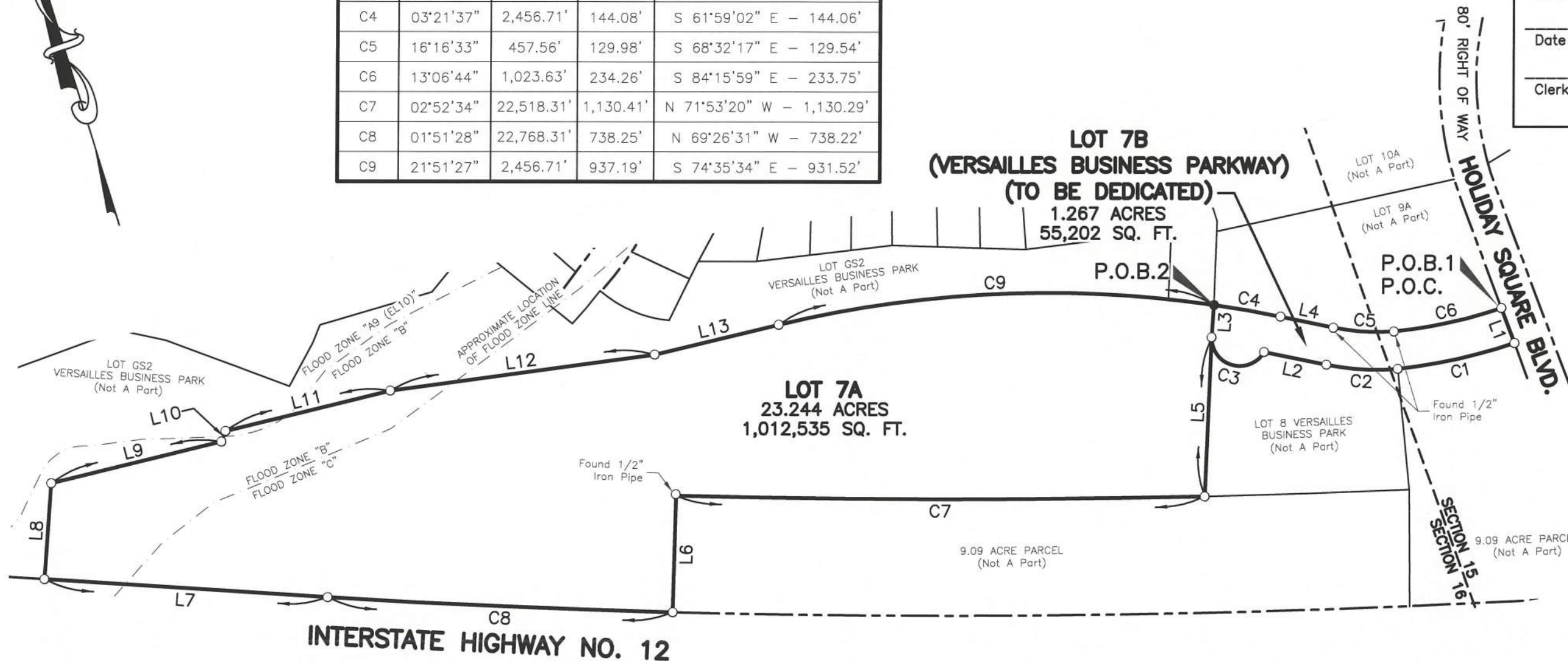
Date Filed

File No.

Clerk of Court

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.

SCALE: 1" = 250'  
SCALE IN FEET



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

# **PRELIMINARY SUBDIVISION REVIEW**

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**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of May 5, 2020)*

CASE NO.: 2020-1865-PP

SUBDIVISION NAME: Lakeshore Villages, Phase 9

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

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

SECTION: 25, 26 & 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: 81.157

NUMBER OF LOTS: 271 AVERAGE LOT SIZE: 9,062.29

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "AH-EL 1.0"

TENTATIVE APPROVAL GRANTED: June 9, 2020 (Special Rescheduled Meeting of the April 14,  
2020 Planning Commission Meeting)

**STAFF COMMENTARY:**

**Department of Planning and Development**

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on May 26, 2020.

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

**General Comments:**

1. A waiver of the minimum driveway spacing distance of sixty (60') feet to fifty (50') feet is being requested for Lot #2136 of this development. Staff has no objection to this waiver request. Should the Planning Commission wish to approve this waiver a 2/3rds majority vote of the full membership of commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

**Paving & Drainage Plan:**

2. A minimum required pond depth of five (5) feet is required on all wet ponds/lakes. Revise the design of Amenity Lake #1 to satisfy this requirement.

**Sewer & Water Plan:**

3. Provide written approval from the utility company for the provided water and sewer plans for this phase of Lakeshore Villages.
4. Provide a capacity letter from the utility company stating that the existing water and sewer system this development is connecting to have sufficient capacity to service 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 special rescheduled June 10, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





April 29, 2020

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

RE: Lakeshore Villages Phase 9  
Slidell, LA  
DDG Job #19-647

Theodore,

The developer would like to request a waiver pertaining to Lakeshore Villages, Phase 9.

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  
5/1/2020  
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

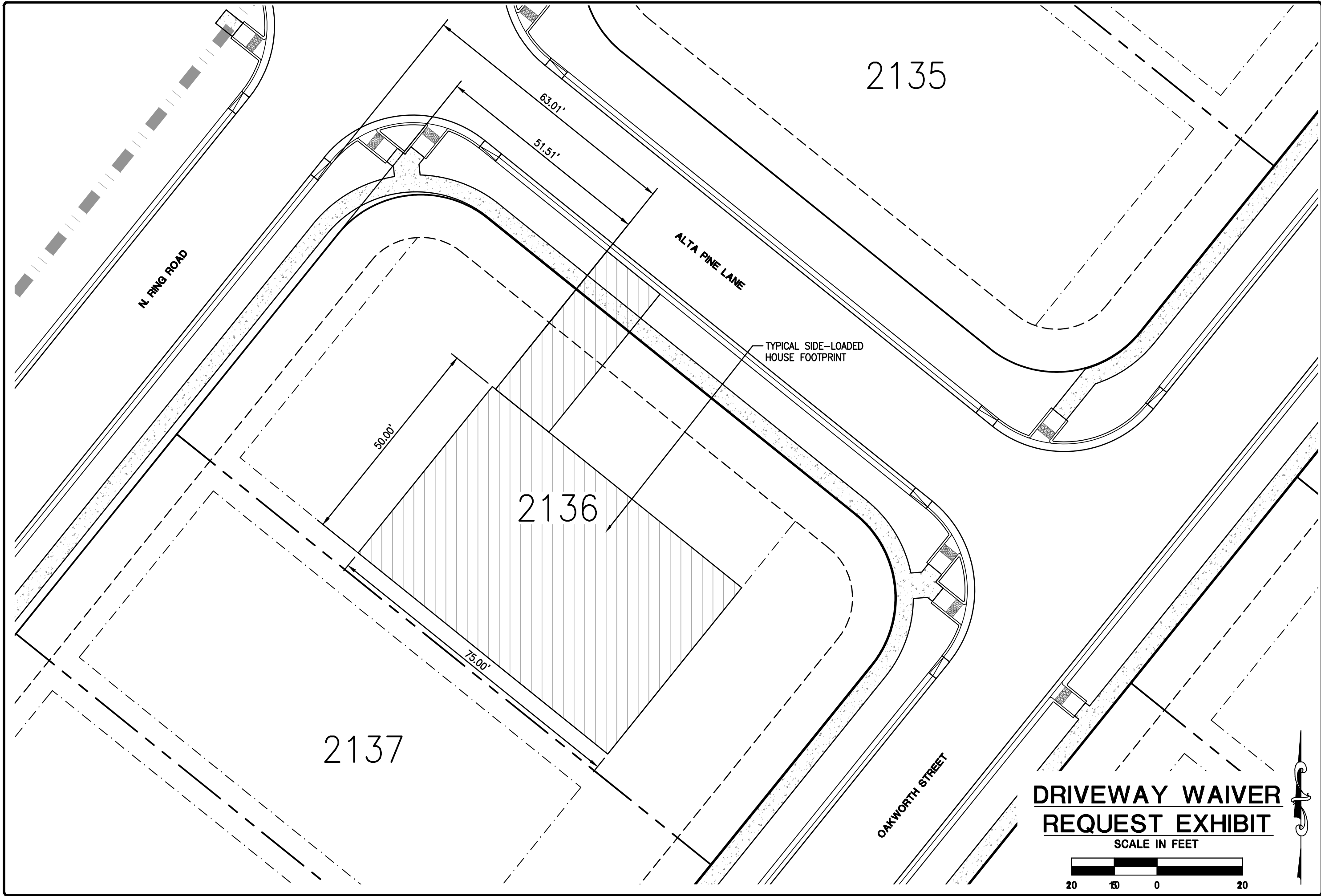
BATON ROUGE  
LAFAYETTE

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 to 50' for Lot 2136. 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 of the intersection where Lot 2136 is located. The closest the driveway shall be located in relation to the adjacent intersecting right-of-way is 51.5'. With the driveway being restricted to 51.5' from the intersecting rights-of-way, the distance between the driveway and the back of curb exceeds 60'. The goal of the developer is to construct the driveways as far from the intersection possible and to exceed the waiver request if possible.



REVISION	BY

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



STAMP
SIGNATURE
DATE

LAKESHORE VILLAGES, PH 9  
SLIDELL, LOUISIANA  
FOR D.R. HORTON, INC. - GULF COAST

ISSUED WORK
CREATED WORK
ISSUED DATE 04-28-2020
ISSUED FOR REVIEW
PROJECT NO. 19-047
FILE Preliminary Submittal Driveway Waiver Exhibit
EX-2




## OF

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

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. WHERE A SUBDIVISION 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. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENTIAL HOMES SHALL BE A MINIMUM OF 1.0' M.S.L. (NAVD83) (GEOD 09) OR 1 FOOT ABOVE THE CENTERLINE OF THE ROAD, WHICHEVER IS GREATER. THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 22520500353D, REV. 8-25-2006, AND IS CLASSIFIED AS BEING IN FLOOD ZONE AH.
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 SAID PROPERTY. IF A DRIVEWAY IS LOCATED CLOSER THAN 60 FEET FROM A CORNER OF SAID LOT, IT DOES NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED. LOT 2153 IS TO BE FRONT-LOADED WITH A MINIMUM DISTANCE OF 58' BETWEEN THE EDGE OF DRIVEWAY AND PROPERTY CORNER WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
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 BUYER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
9. THE RESIDENTS WITHIN PHASE 9 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.



REVISION	BY
REVISED PER PARISH COMMENTS	
 04/28/2020	BPV

**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](http://WWW.ddgpc.com)**



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  
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: 04/30/2020

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

SCALE IN FEET



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 9)

**FOR:**  
**DR HORTON, INC. - GULF COAST**

**SLIDELL, LOUISIANA  
ST. TAMMANY PARISH**

DRAWN BPV
CHECKED DLG
PROJECT NO. 19-647
FILE M 19-647 PHASE 9

SHEET  
1-3

S:\19-000\19-647& 19-648 Lakeshore Village 9-10\ Preliminary\PRELIM 19-647 PHASE 9.dwg

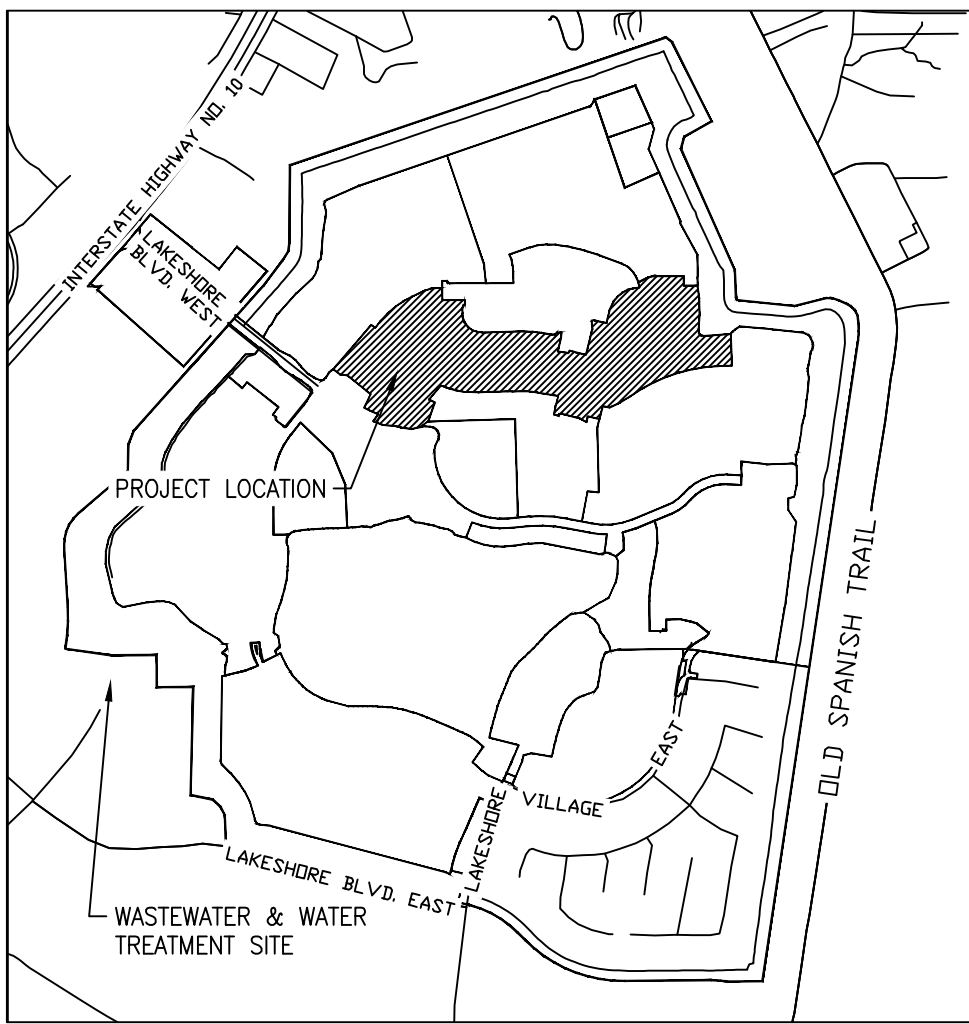


PLAT SHOWING PRELIMINARY SUBDIVISION  
OF  
LAKESHORE VILLAGES (PHASE 9)

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

NOTES:  
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA  
STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED FROM  
THE LSU C4G RTK NETWORK (2020.1).

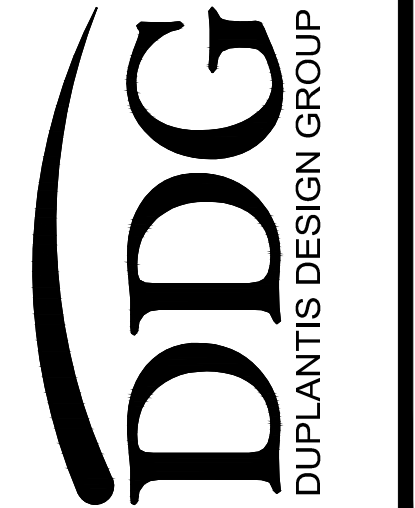
P.O.B. (POINT OF BEGINNING)  
P.O.C. (POINT OF COMMENCEMENT)



VICINITY MAP

REVISION	BY
REVISED PER PARISH COMMENTS	
04/28/2020	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



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

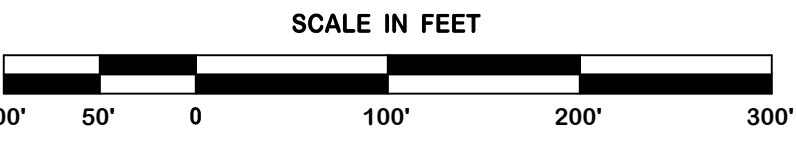
FILE NO.

(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: 04/30/2020  
Dennis L. Gowin  
DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846  
REGISTERED PROFESSIONAL LAND SURVEYOR



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 9)  
SLIDELL, LOUISIANA  
ST. TAMMANY PARISH  
FOR:  
DR. HORTON, INC. - GULF COAST

DRAWN  
BPV  
CHECKED  
DLG  
PROJECT NO.  
19-647  
FILE  
PRELIM 19-647 PHASE 9  
SHEET  
2-3







**Paving & Drainage Plan:**

1. On sheet C-3.10 revised the pipe label for Structure 737 to state “Storm Structure 737”.

**Sewer & Water Plan:**

2. Provide written approval from the utility company for the provided water and sewer plans for this phase of Lakeshore Villages.
3. Provide a capacity letter from the utility company stating that the existing water and sewer system this development is connecting to have sufficient capacity to service this phase 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.

Lakeshore Vista Boulevard must be recorded prior to final approval of Lots #2315- #2336 fronting on Lakeshore Vista Boulevard.

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 special rescheduled June 10, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



- 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).
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  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. LOT 2198 IS TO BE FRONT-LOADED WITH A MINIMUM DISTANCE OF 5.3' BETWEEN THE EDGE OF DRIVEWAY AND PROPERTY CORNER WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
  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 10 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.

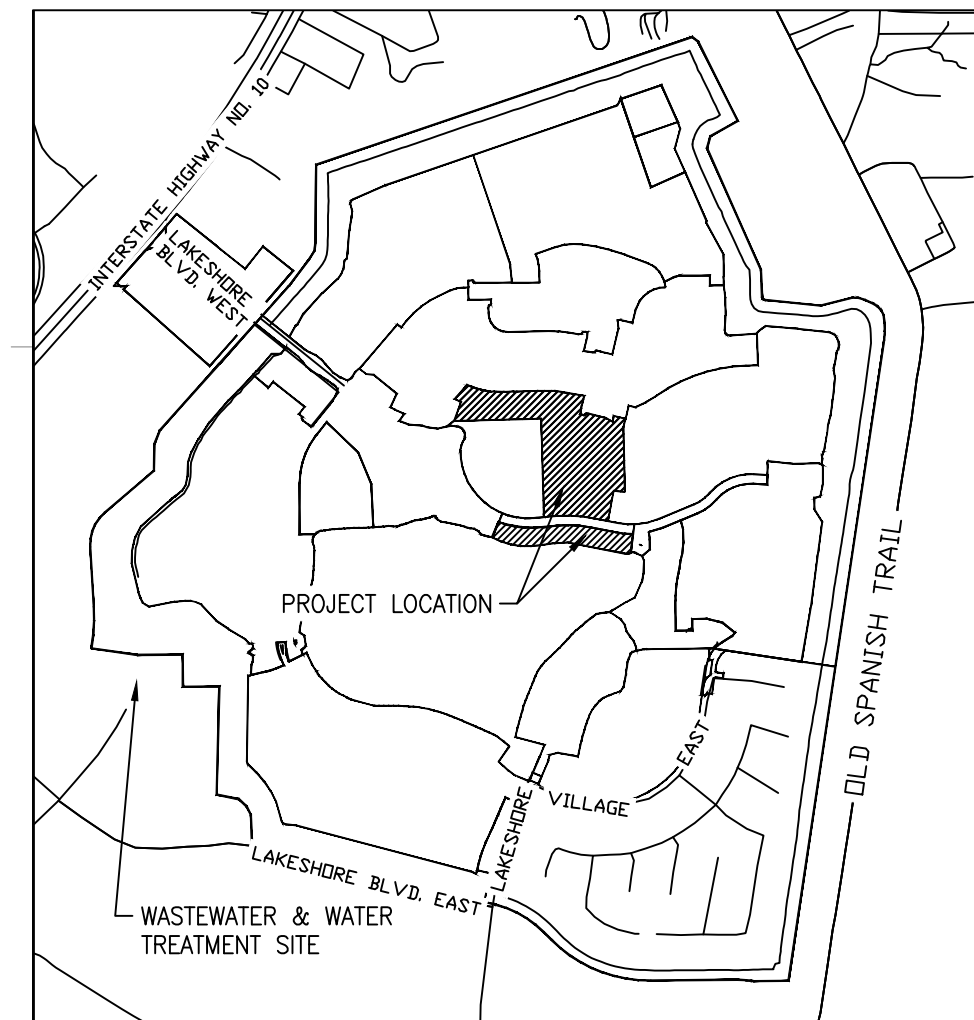
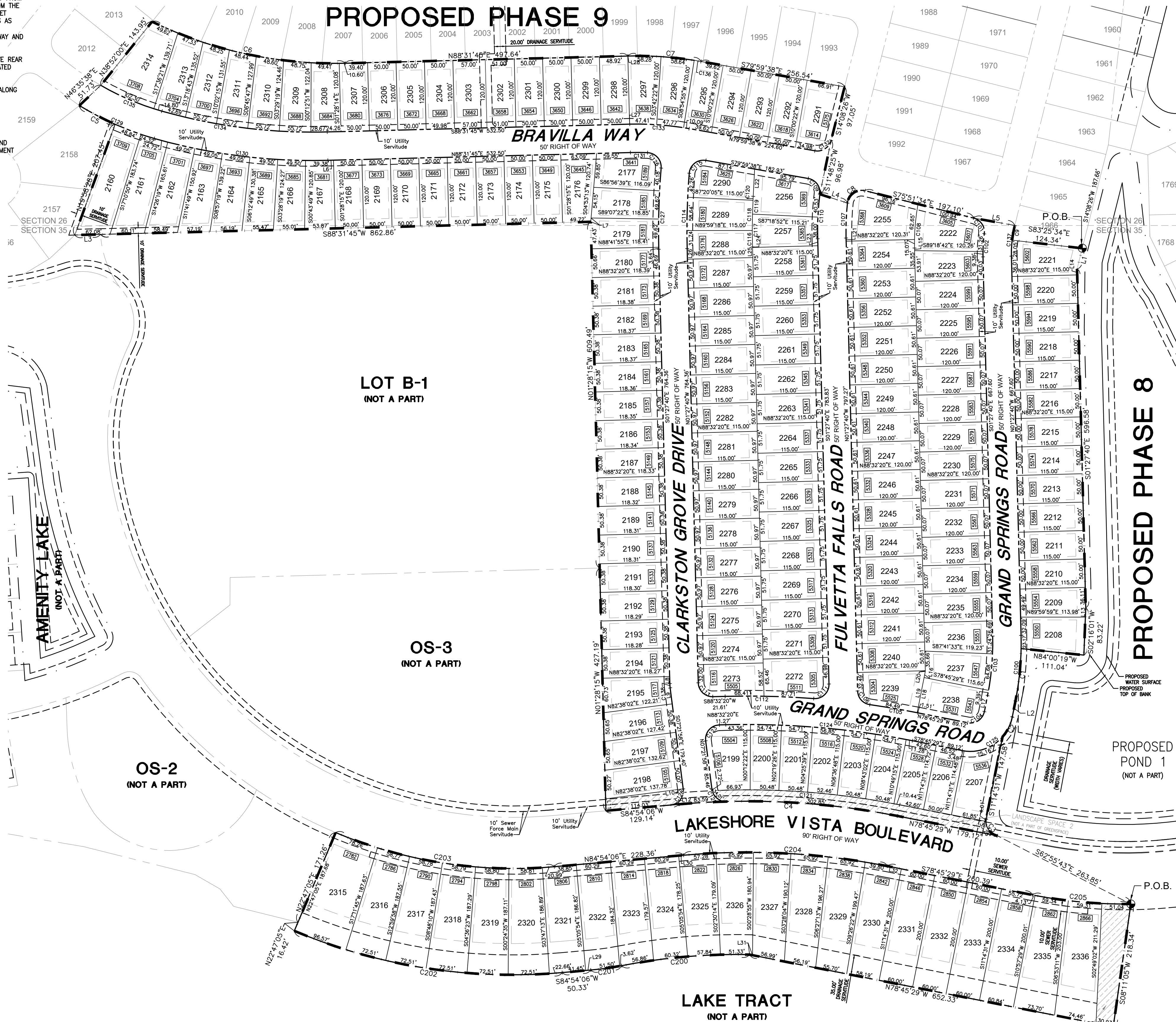
NOTES:  
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA  
STATE PLANE SOUTH ZONE (1702) AND 83 AS DERIVED FROM  
THE LSU C46 RTK NETWORK (2020.1).  
P.O.B.(POINT OF BEGINNING)  
P.O.C.(POINT OF COMMENCEMENT)

GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	177 NUMBER OF LOTS
LAKE POND/CHARITRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
6,686± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1,182± FEET MAX BLOCK LENGTH	4,768± FEET STREET LENGTH
34.52± ACRES TOTAL AREA OF DEVELOPMENT	27,171± 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: 5' (10' ALONG RIGHT OF WAYS) BUILDING SETBACKS	

PRELIMINARY PLANS  
RECEIVED  
5/1/2020  
DEVELOPMENT  
ENGINEERING

ENGINEERING  
REVIEW COPY

PLAT SHOWING PRELIMINARY SUBDIVISION  
OF  
LAKESHORE VILLAGES (PHASE 10)  
LOCATED IN SECTIONS 26 & 35  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 10)

OPEN/GREEN SPACE REQUIRED	
34.723 ACRES X 0.25 S.F. OPEN/GREEN SPACE	
8.681 ACRES REQUIRED (=378,133 ± 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)
21,751 ACRES (PHASE 6)	13,334 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)
8,681 ACRES (PHASE 10)	0,000 ACRES (PHASE 10)
120,620 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	473,190 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  
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: 04/30/2020

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

SCALE IN FEET



REVISION	BY
REVISED PER PARISH COMMENTS	
04/30/2020	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.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 10)  
SLIDELL, LOUISIANA  
ST. TAMMANY PARISH

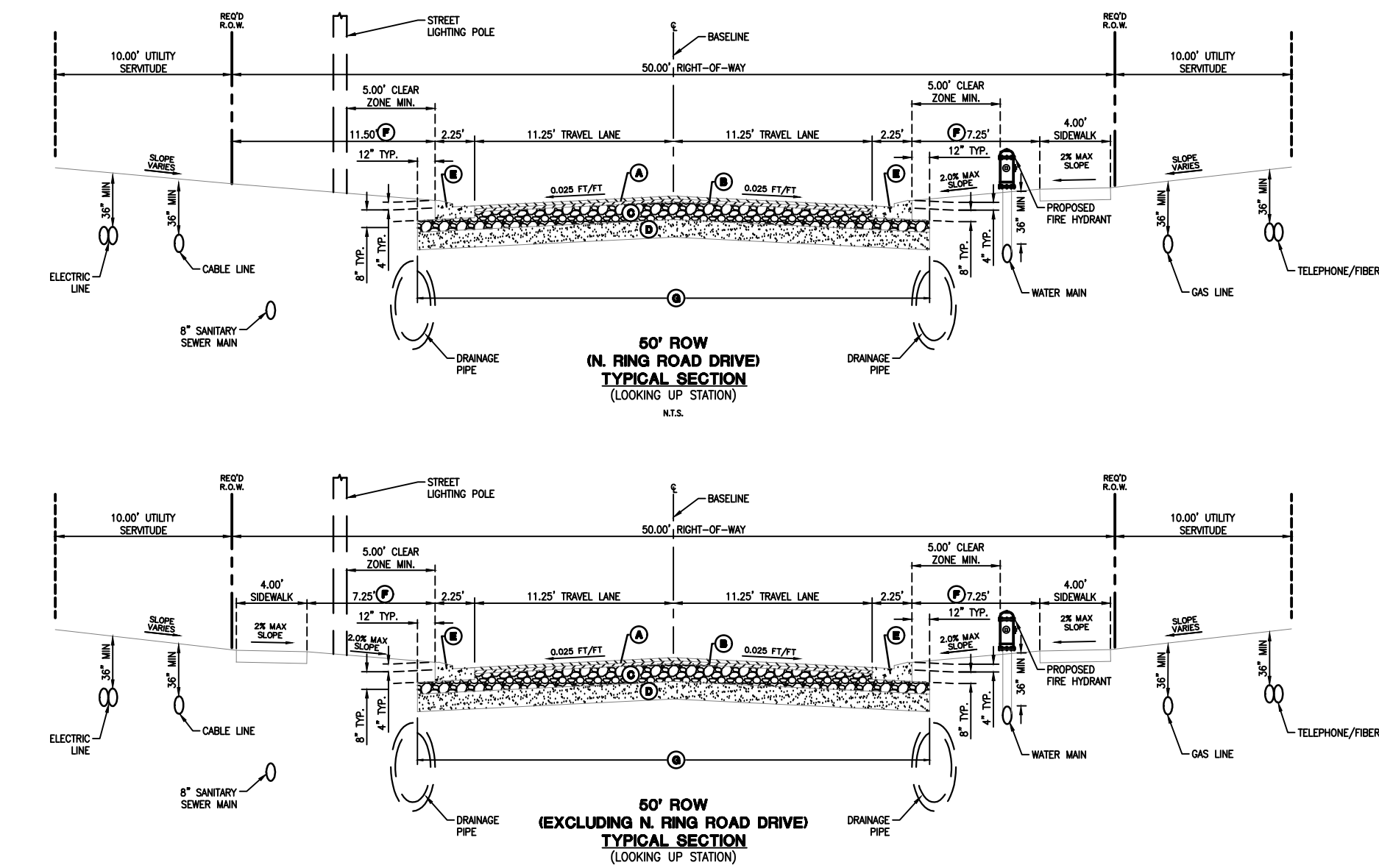
FOR:  
DR. HORTON, INC. - GULF COAST

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TL  
CHECKED  
DLG  
PROJECT NO.  
19-648  
FILE  
PRELIM 19-648 PHASE 10

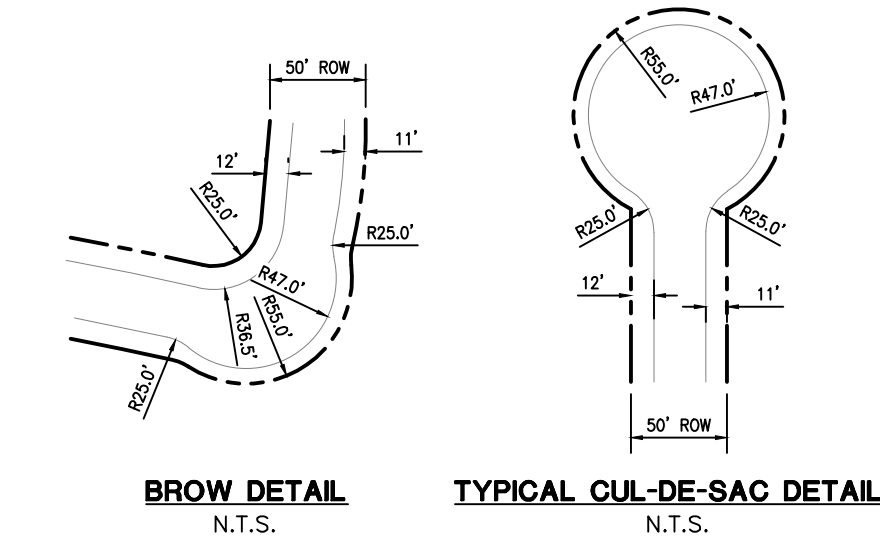
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1-2





- NOTES:
- ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOT STANDARD SPECIFICATIONS 2006 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 GEOTECHNICAL REPORTS PREPARED BY PREMIER GEOTECH AND TESTING DATED JULY 25, 2019 AND AUGUST 1, 2019 AS WELL AS PAVEMENT SECTION DESIGN RECOMMENDATION LETTERS 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.



CURVE TABLE									
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	01°10'27"	525.00'	93.23'	S06°09'17"W 93.10'	C130	17°17'30"	1025.00'	309.34'	S82°49'30"E 308.17'
C2	29°55'35"	75.00'	39.17'	S26°12'18"W 38.73'	C131	3°37'45"	475.00'	30.09'	S89°39'23"E 30.08'
C3	90°00'00"	25.00'	39.27'	S33°45'29"E 35.36'	C132	85°51'56"	25.00'	37.47'	S57°04'24"W 34.06'
C4	12°48'21"	1355.00'	386.45'	N86°55'42"W 385.13'	C133	11°28'38"	525.00'	105.16'	N85°43'57"W 104.99'
C5	07°33'47"	538.07'	71.03'	N62°19'19"W 70.97'	C134	17°17'30"	975.00'	294.25'	N82°49'30"W 293.14'
C6	27°16'01"	737.55'	351.00'	S77°50'15"E 347.70'	C135	14°07'30"	475.00'	117.10'	N67°07'00"W 116.80'
C7	11°28'38"	645.00'	129.20'	S85°43'57"E 128.99'	C136	1°05'27"	645.00'	12.28'	S80°32'22"E 12.28'
C8	98°09'36"	25.00'	42.83'	N55°03'38"E 37.78'	C137	15°36'05"	200.00'	54.46'	N06°20'23"E 54.29'
C9	07°34'00"	200.00'	26.41'	S10°21'26"W 26.39'	C138	5°54'18"	75.00'	7.73'	S04°24'49"E 7.73'
C100	10°24'20"	525.00'	95.35'	N03°44'30"E 95.22'	C200	12°14'05"	1060.00'	226.35'	S85°03'36"W 225.92'
C101	83°42'47"	25.00'	36.53'	S34°00'11"E 33.36'	C201	5°57'32"	530.00'	55.12'	S81°55'20"W 55.10'
C102	91°8'53"	250.00'	40.64'	S03°11'46"W 40.60'	C202	27°52'59"	990.00'	481.79'	N81°09'25"W 477.05'
C103	12°42'10"	475.00'	105.31'	S04°53'25"W 105.10'	C203	27°51'16"	808.81'	383.20'	S81°07'32"E 389.34'
C104	90°00'00"	25.00'	39.27'	S56°14'31"W 35.36'	C204	16°20'25"	1265.00'	360.77'	S86°55'42"E 359.55'
C105	31°1'59"	1540.00'	86.00'	N80°21'29"W 85.99'	C205	11°55'40"	835.00'	173.83'	S84°43'19"E 173.52'
C106	80°29'49"	25.00'	35.12'	N41°42'34"W 32.31'					
C107	7°26'30"	475.00'	61.69'	N02°15'35"E 61.65'					
C108	12°02'04"	370.00'	77.71'	N04°33'22"E 77.57'					
C109	87°06'09"	25.00'	38.01'	S36°26'33"E 34.45'					
C110	8°34'11"	525.00'	78.52'	S02°49'26"W 78.45'					
C111	95°48'31"	25.00'	41.80'	S46°26'36"W 37.10'					
C112	5°48'31"	1540.00'	156.12'	N88°33'24"W 156.06'					
C113	90°00'00"	25.00'	39.27'	N46°27'40"W 35.36'					
C114	6°03'20"	1255.00'	132.64'	N01°34'00"E 132.58'					
C115	95°24'42"	25.00'	41.63'	N52°18'01"E 36.98'					
C116	1°26'57"	1140.00'	28.84'	N00°44'11"W 28.84'					
C117	2°54'09"	1140.00'	57.75'	N00°00'35"W 57.74'					
C118	2°40'37"	1140.00'	53.26'	N01°19'36"E 53.26'					
C119	1°34'29"	1140.00'	31.33'	N02°13'43"E 31.33'					
C120	0°21'03"	1140.00'	6.98'	N02°50'26"E 6.98'					
C121	13°49'29"	1375.00'	331.77'	N85°40'14"W 330.97'					
C122	84°11'53"	25.00'	36.74'	N49°27'54"W 33.52'					
C123	95°54'18"	25.00'	41.85'	N40°35'11"E 37.13'					
C124	12°42'11"	1490.00'	330.35'	S85°06'34"E 329.67'					
C125	60°04'25"	75.00'	78.64'	N71°12'18"E 75.08'					
C126	92°39'43"	25.00'	40.43'	S41°30'39"E 36.17'					
C127	61°6'52"	1305.00'	143.06'	S01°40'46"W 142.99'					
C128	9°16'04"	25.00'	40.26'	S38°46'04"W 36.05'					
C129	15°45'09"	538.07'	144.19'	S66°18'11"E 143.77'					

# PLAT SHOWING PRELIMINARY SUBDIVISION

## OF

### LAKESHORE VILLAGES (PHASE 10)

LOCATED IN SECTIONS 26 & 35  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

#### LEGEND:

- 1.5" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
- 1.5" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
- 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698.
- 12" COMPACTED SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT TO 95% STANDARD PROCTOR PER ASTM D-698.
- 4" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 15" MOUNTABLE CURB.
- HYDROSEED WITH STRAW OR SOD DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN (WITHIN LIMITS OF CONSTRUCTION).
- GENERAL EXCAVATION

#### DESCRIPTION PHASE 10 (LOTS 2160 THRU 2314):

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS THE NORTHERN PORTION OF LAKESHORE VILLAGES, PHASE 10, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTIONS 26 AND 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 S06°09'03"W A DISTANCE OF 5242.02 FEET TO A POINT, SAID POINT BEING COMMON WITH THE POINT OF BEGINNING FOR PHASE 8 OF SAID LAKESHORE VILLAGES; THENCE S14°08'26"W A DISTANCE OF 187.66 FEET TO A POINT OF BEGINNING; THENCE S14°08'26"W A DISTANCE OF 37.49 FEET TO A POINT; THENCE S01°27'40"E A DISTANCE OF 596.58 FEET TO A POINT; THENCE S02°16'01"W A DISTANCE OF 83.22 FEET TO A POINT; THENCE N84°00'19"W A DISTANCE OF 111.04 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 93.23 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, AND A CHORD WITH A BEARING OF S06°09'17"W AND A LENGTH OF 93.10 FEET; THENCE S11°14'31"W A DISTANCE OF 28.61 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 39.17 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, AND A CHORD WITH A BEARING OF S26°12'18"W AND A LENGTH OF 38.73 FEET; THENCE S11°14'31"W A DISTANCE OF 147.58 FEET TO A POINT; THENCE ON 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 A BEARING OF S33°45'29"E AND A LENGTH OF 35.36 FEET; THENCE N78°45'29"W A DISTANCE OF 179.12 FEET TO A POINT, THENCE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 386.45 FEET, SAID CURVE HAVING A RADIUS OF 1355.00 FEET, AND A CHORD WITH A BEARING OF N86°55'42"W AND A LENGTH OF 385.13 FEET; THENCE S84°54'06"W A DISTANCE OF 129.14 FEET TO A POINT; THENCE N01°28'15"W A DISTANCE OF 1036.68 FEET TO A POINT; THENCE S88°31'45"W A DISTANCE OF 862.86 FEET TO A POINT; THENCE S88°31'45"W A DISTANCE OF 45.28 FEET TO A POINT; THENCE N19°58'28"E A DISTANCE OF 207.45 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 71.03 FEET, SAID CURVE HAVING A RADIUS OF 538.07 FEET, AND A CHORD WITH A BEARING OF N62°19'19"W AND A LENGTH OF 70.97 FEET; THENCE N46°35'38"E A DISTANCE OF 51.73 FEET TO A POINT; THENCE N38°52'00"E A DISTANCE OF 143.95 FEET TO A POINT; THENCE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 351.00 FEET, SAID CURVE HAVING A RADIUS OF 737.55 FEET, AND A CHORD WITH A BEARING OF S77°50'15"E AND A LENGTH OF 347.70 FEET; THENCE N85°14'45"E A DISTANCE OF 497.64 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 129.20 FEET, SAID CURVE HAVING A RADIUS OF 645.00 FEET, AND A CHORD WITH A BEARING OF S85°43'57"E AND A LENGTH OF 128.99 FEET; THENCE S78°59'38"E A DISTANCE OF 256.54 FEET TO A POINT; THENCE S14°08'26"W A DISTANCE OF 97.05 FEET TO A POINT; THENCE S11°14'31"W A DISTANCE OF 86.98 FEET TO A POINT; THENCE S72°18'58"E A DISTANCE OF 50.96 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 42.83 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF N55°03'38"E AND A LENGTH OF 37.78 FEET; THENCE S78°51'34"E A DISTANCE OF 197.10 FEET TO A POINT; THENCE S78°50'54"E A DISTANCE OF 73.52 FEET TO A POINT; THENCE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 26.41 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD WITH A BEARING OF S10°21'26"W AND A LENGTH OF 26.39 FEET; THENCE S83°25'34"E A DISTANCE OF 124.34 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 28.19 ACRES AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

#### DESCRIPTION PHASE 10 (LOTS 2315 THRU 2338):

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS THE SOUTHERN PORTION OF LAKESHORE VILLAGES, PHASE 10, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTIONS 26 AND 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 S06°09'03"W A DISTANCE OF 5242.02 FEET TO A POINT, SAID POINT BEING COMMON WITH THE POINT OF BEGINNING FOR PHASE 8 OF SAID LAKESHORE VILLAGES; THENCE S14°08'26"W A DISTANCE OF 187.66 FEET TO A POINT; THENCE S14°08'26"W A DISTANCE OF 37.49 FEET TO A POINT; THENCE S01°27'40"E A DISTANCE OF 596.58 FEET TO A POINT; THENCE S02°16'01"W A DISTANCE OF 83.22 FEET TO A POINT; THENCE N84°00'19"W A DISTANCE OF 111.04 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 93.23 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, AND A CHORD WITH A BEARING OF S06°09'17"W AND A LENGTH OF 93.10 FEET; THENCE S11°14'31"W A DISTANCE OF 28.61 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 39.17 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, AND A CHORD WITH A BEARING OF S26°12'18"W AND A LENGTH OF 38.73 FEET; THENCE S11°14'31"W A DISTANCE OF 147.58 FEET TO A POINT; THENCE ON 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 A BEARING OF S33°45'29"E AND A LENGTH OF 35.36 FEET; THENCE S62°55'43"E A DISTANCE OF 263.85 FEET FOR A POINT OF BEGINNING; THENCE S08°11'05"W A DISTANCE OF 218.34 FEET TO A POINT; THENCE N78°45'29"W A DISTANCE OF 852.33 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 226.35 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1060.00 FEET, AND A CHORD WITH A BEARING OF S85°03'36"W AND A LENGTH OF 225.92 FEET TO THE RIGHT AN ARC DISTANCE OF 55.12 FEET TO A POINT; THENCE S84°54'06"W A DISTANCE OF 50.33 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 481.79 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 990.00 FEET, AND A CHORD WITH A BEARING OF N81°09'25"W AND A LENGTH OF 477.05 FEET; THENCE N22°47'05"E A DISTANCE OF 187.88 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 383.20 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 808.81 FEET, AND A CHORD WITH A BEARING OF S81°07'32"E AND A LENGTH OF 389.34 FEET; THENCE N84°54'06"E A DISTANCE OF 228.36 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 360.77 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1265.00 FEET, AND A CHORD WITH A BEARING OF S86°55'42"E AND A LENGTH OF 359.55 FEET; THENCE S78°45'29"E A DISTANCE OF 260.50 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 173.83 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 835.00 FEET, AND A CHORD WITH A BEARING OF S84°43'19"E AND A LENGTH OF 173.52 FEET.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.33 ACRES AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

#### NOTES:

- ZONING:  
THE SUBJECT PROPERTY IS PART OF LAKESHORE VILLAGE PUD "V" (PLANNED UNIT DEVELOPMENT), USE AREA LV-3 (SINGLE AND MULTI-FAMILY RESIDENTIAL).
- PLATTED BUILDING SETBACKS:  
FRONT: 20'  
REAR: 15' (55' ALONG LAKES)  
SIDE: 5' (10' ALONG STREET RIGHTS OF WAY)
- REFERENCES:  
A) PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 8), PREPARED BY ACADIA LAND SURVEYING, LLC, DATED AUGUST 27, 20019.  
B) PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 4-A-3) PREPARED BY ACADIA LAND SURVEYING, LLC, DATED FEBRUARY 18, 2020, FILED MARCH 3, 2020 IN FILE NO. 5920.  
C) PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 4-A-4) PREPARED BY ACADIA LAND SURVEYING, LLC, DATED NOVEMBER 13, 2019.

- 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  
BASE FLOOD ELEVATION: 1'  
COMMUNITY PANEL NO. 225205 0535 D  
MAP REVISED: APRIL 2, 1991  
NOTES:  
FLOOD ZONE AND BASE FLOOD ELEVATION SHOWN ARE FROM LETTER OF MAP REVISION, CASE NO. 03-08-2879R, DATED AUGUST 25, 2006.  
CONTACT ST. TAMMANY PARISH FOR ANY ADDITIONAL ELEVATION REQUIREMENTS.

- WETLANDS:  
WETLANDS HAVE BEEN PERMITTED BY PERMIT NO. MVN 2002-1717, DATED MAY 7, 2004, MODIFIED JUNE 27, 2005 AND FEBRUARY 3, 2011.

- LANDFILL:  
SURVEYOR HAS NO KNOWLEDGE OF OR HAS OBSERVED ANY LANDFILLS ON THE SUBJECT PROPERTY.

- GREENSPACES:  
GREEN SPACES SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

- 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.

- 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  
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: 04/30/2020

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



REVISION	BY
REVISED PER PARISH COMMENTS 04/30/2020	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 10)  
SLIDELL, LOUISIANA  
ST. TAMMANY PARISH

FOR:  
DR HORTON, INC. - GULF COAST

DRAWN TL
CHECKED DLG
PROJECT NO. 19-648
FILE PRELIM 19-648 PHASE 10
SHEET 2-2

# **FINAL SUBDIVISION REVIEW**

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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of June 2, 2020)**

CASE NO.: 2020-1862-FP

SUBDIVISION NAME: Arundel

DEVELOPER: Wing 21, LLC  
123 Tchefuncte Parc Drive  
Madisonville, LA 70447

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

SECTION: 15  
TOWNSHIP: 7 SOUTH  
RANGE: 10 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 on the south side of Brewster Road, east of  
   Dummyline Road, west of LA Highway 1077, south of Interstate-12,  
   Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 16.57 Acres

NUMBER OF LOTS: 25                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: A4

FLOOD ZONE DESIGNATION: "A" & "C"

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on May 26, 2020. The inspection disclosed that all of the concrete roads and roadside ditches are constructed.

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

**General Comments:**

1. Roadside shoulders need to be established to the same elevation as the roadway edge and vegetated.
2. Ditches need to be regraded to provide positive flow and vegetated.
3. The cross-culvert under Castle Oak Lane, north of the intersection with Wing Court is filled with silt and needs to be cleaned.
4. The roadside ditch along Brewster Road needs to be excavated, cleaned and lowered in conformance with the approved plans so positive drainage can be obtained from the Arundel entrance culvert to the existing ditch to the east.
5. Remove concrete and metal debris from road shoulder and ditch along the west side of Castle Oak Lane cul-de-sac.
6. Vegetate the pond banks and side slopes.
7. Contech recommends that A-2000 pipe exposed to UV for a period longer than two years should be covered or coated. Numerous sections of drainpipe were not installed to these manufacturer's recommendations and will become brittle over time due to UV exposure.
8. The last pipe section on the east end of the subsurface drainpipe between Lots #20 and #21 is not connected to the rest of the drain line. Connect pipe section using the correct joint type.
9. Remove fill material and debris from the existing ditch on the east side of the swale behind Lots #22 - #24.
10. Stabilize erosion on downstream side of pond outfall pipe and extend rip-rap as needed to properly stabilize the downstream discharge area.
11. Concrete test sample #4 of lot #5 compressive strength is less than the required 4000psi at 28 days.
12. The required 28 day compressive strength is not provided for concrete test samples #3 and #4 for lot #7.
13. The drainage swale connecting to the northern side of the detention pond area needs to be fine graded and vegetated.

**Final Plat:**

14. Add a note on the Final Plat stating that “the individual home builders are responsible for grading the lots to drain in accordance with the as-built drainage plan”.

**Paving & Drainage Plan:**

15. Provide as-built ditch elevations indicating that the ditch was relocated along Brewster Road as needed per the previously approved plans.
16. Provide as-built elevations for the swale behind Lots #22 - #24 to confirm the swale has positive flow.
17. Add a cross-section extending from Lot #23 to the east side of Lot #25.
18. Provide top of bank and bottom of pond as-built elevations to verify the pond was constructed in accordance with the previously approved plans.

**Sewer & Water Plan:**

19. Provide as-built invert information for the sewer lift station.
20. Provide verification that the water service for lot #25 is installed as shown.
21. Provide waterline pipe size information on the as-built water plan.
22. Provide a Letter of Acceptance for the water and sewer systems for this subdivision from the utility provider.
23. Provide written verification from the utility provider that the existing water and sewer systems this development is connecting to have sufficient capacity to service this development.
24. Provide a negative bacteriological report relative to the construction of the project’s water system.

**Informational Items:**

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 1,110 linear feet x \$25.00 per linear foot = \$27,750.00 for a period of two (2) years

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 25 lots = \$26,925.00

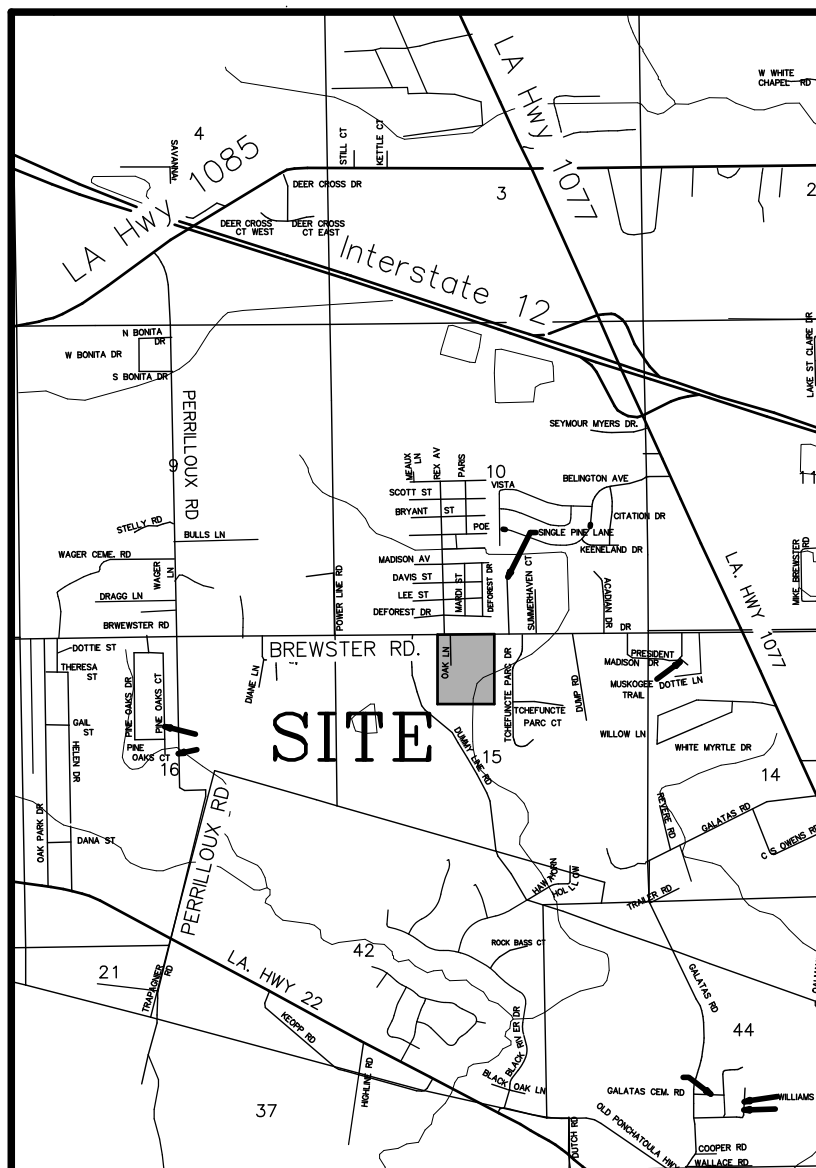
Drainage Impact Fee = \$1,114.00 per lot x 25 lots = \$27,850.00

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 special rescheduled June 10, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



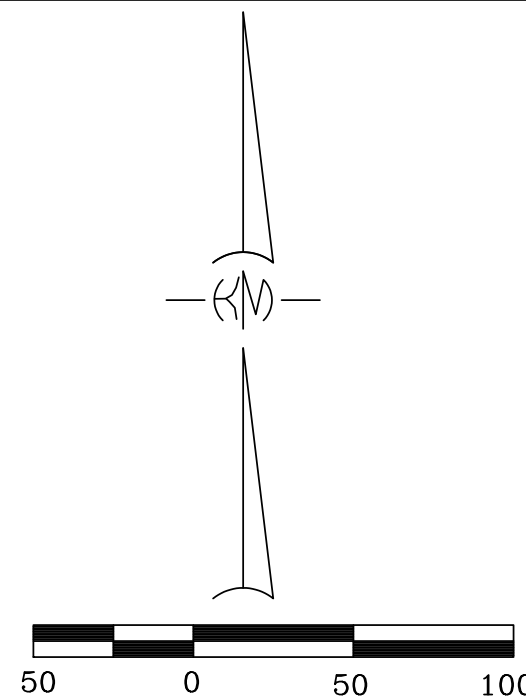


LEGAL DESCRIPTION

## ARUNDEL

**Commercial Plans  
RECEIVED  
4/20/2020  
DEVELOPMENT  
ENGINEERING**

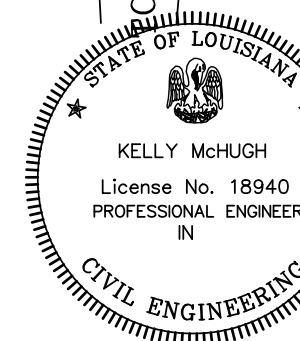
**ENGINEERING  
REVIEW COPY**



## RESTRICTIVE COVENANTS

DEDICATION:

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



LOUISIANA REGISTERED LAND SURVEYOR NO. 4443  
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940 04-16-20

THIS SUBDIVISION WILL BE SERVED BY  
TAMMANY UTILITIES EXISTING SEWER AND  
WATER FACILITIES.

16.57 AC.	25	1110'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIABLES	90'	60' /20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	140'	A4	400'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

BLACK RIVER  
ULTIMATE SURFACE WATER DISPOSAL

FOR: \_\_\_\_\_ APPROVAL: \_\_\_\_\_

123 TCHFUNCTE PARC DR.  
MADISONVILLE, LA. 70447  
ADDRESS

SECRETARY PARISH PLANNING COMMISSION

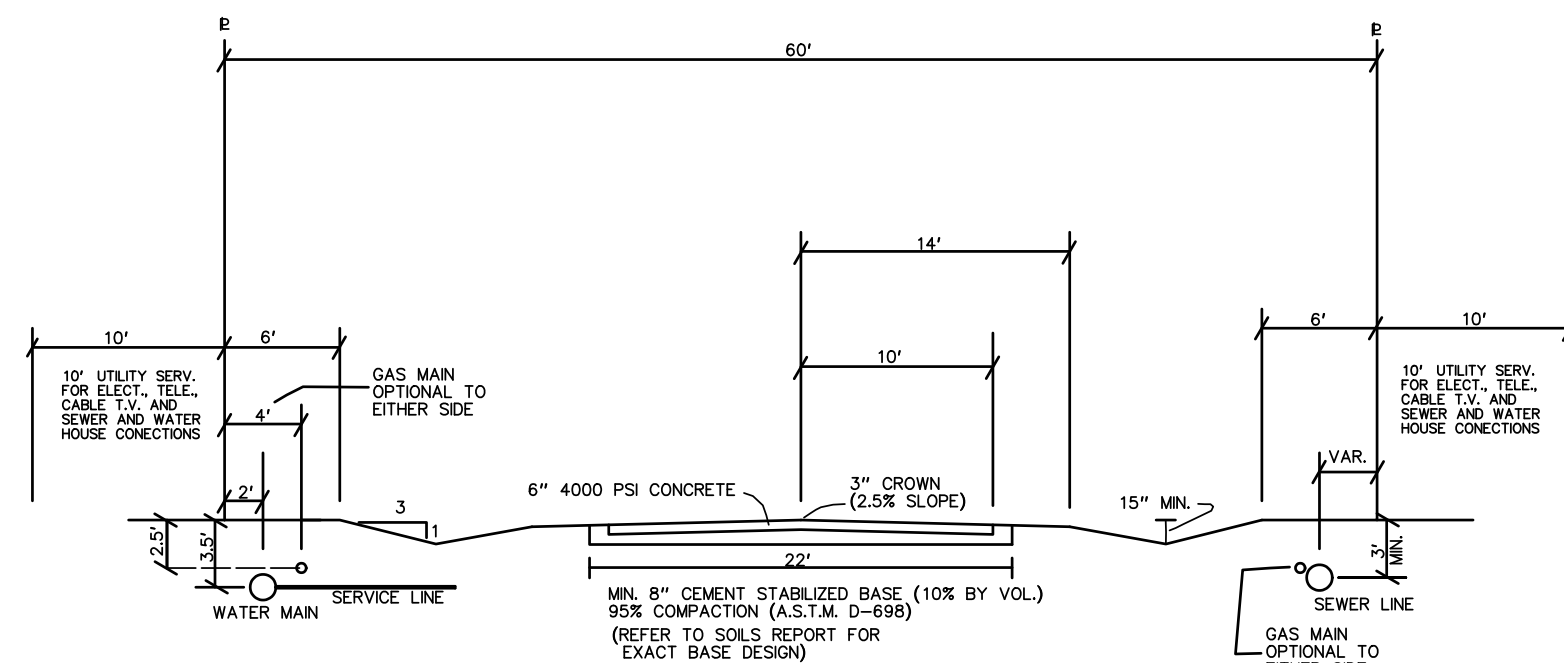
DATE FILED	FILE NO.
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CLERK OF COURT

## NOTES

## FINAL PLAT

REVISIONS		<b>KELLY J. McHUGH &amp; ASSOC., INC.</b> <b>CIVIL ENGINEERS &amp; LAND SURVEYORS</b> <b>845 GALVEZ ST. — MANDEVILLE, LA.</b> <b>626-5611</b>	
DATE	DATE		
		SCALE: 1" = 60'	DATE: 04-16-20
		DRAWN: DRJ	JOB NO.: 16-132
		CHECKED: KJM	DWG. NO.: 16-132-FINAL



**TYPICAL STREET SECTION**  
SCALE: 1"=10'



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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of May 5, 2020)**

CASE NO.: 2020-1863-FP

SUBDIVISION NAME: Coquille, Phase 3-B

DEVELOPER: Forest Lake Estates, LLC  
13433 Seymour Myers Boulevard  
Covington, LA 70433

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

SECTION: 37  
TOWNSHIP: 7 SOUTH  
RANGE: 10 EAST

WARD: 1  
PARISH COUNCIL DISTRICT: 4

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

GENERAL LOCATION: The property is located on the south side of LA Highway 22, east of  
Perrilloux Road, Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 9.43 Acres

NUMBER OF LOTS: 12                    AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on May 26, 2020. The inspection disclosed that all of the concrete roads and subsurface drainage are constructed.

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 stop sign at the northeast corner of the intersection of Boxelder Court and Kristian Court is leaning over and needs to be straightened.
2. The erosion control measures for the catch basins in front of Lots #95 and #100 need to be maintained as they are adversely impacting the drainage flow along Boxelder Court.
3. Concrete panels on the north side of the Boxelder Court cul-de-sac needs to be repaired/replaced due to the numerous cracks in the panel.

**Final Plat:**

4. Revise restrictive covenant #3 to state “private drainage or street easements”.
5. Add a restrictive covenant concerning the admittance or omission of mobile homes in this phase of Coquille.
6. Revise restrictive covenant #7 to reflect that 4” mini channel grate and drain is specified for this phase of the Coquille subdivision in lieu of driveway culverts.

**Paving & Drainage Plan:**

7. Revise the “Driveway Cross-Section” to reflect a 40’ setback to be in conformance with the Final Plat.

**Sewer & Water Plan:**

8. The fire hydrants in this phase were not constructed in accordance with the previously approved plans resulting in the fire hydrants beings spaced further than the maximum allowed spacing of 500’. A waiver of Ordinance Section 125-86(d)(3) will need to be granted or the fire hydrant will need to be relocated to meet the required spacing.

**Informational Items:**

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 520 linear feet x \$25.00 per linear foot = \$13,000.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077.00 per lot x 12 lots = \$12,924.00

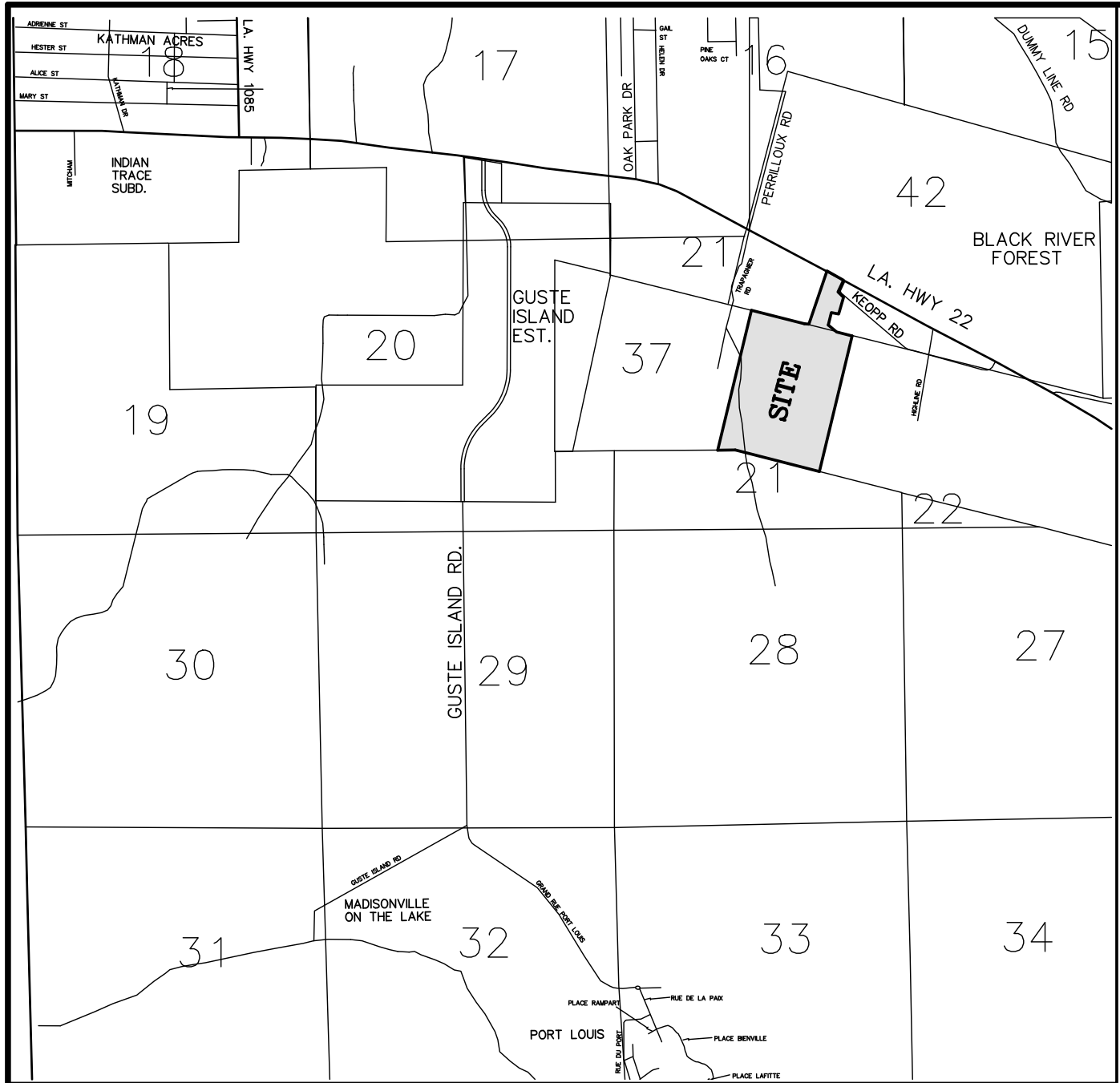
Drainage Impact Fee = \$1114.00 per lot x 12 lots = \$13,368.00

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 special rescheduled June 10, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





VICINITY MAP

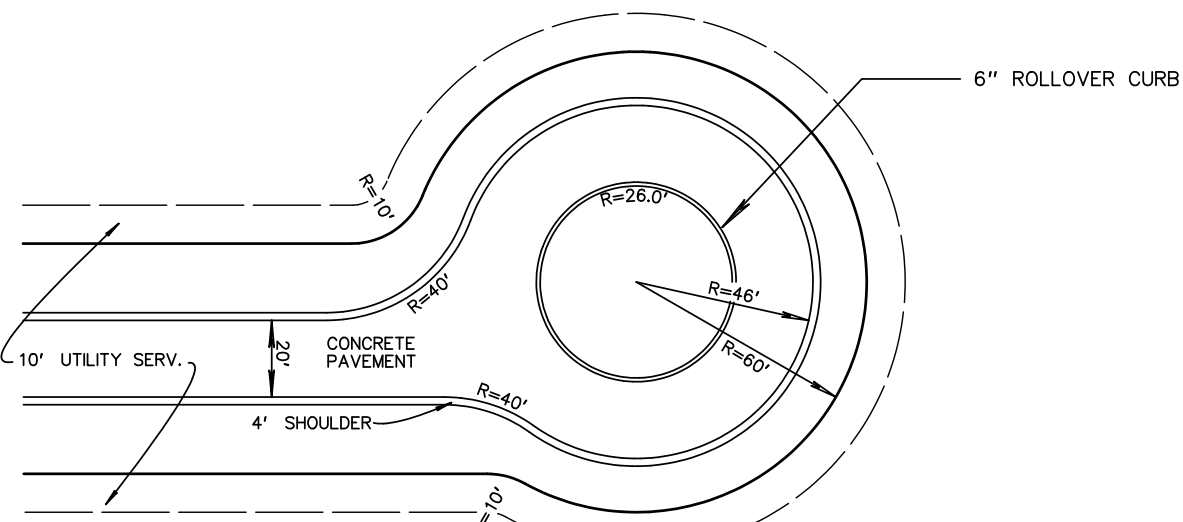
LEGAL DESCRIPTION  
COQUILLE PHASE 3-B

A certain parcel of land situated in Section 37, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section Corner common to Sections 21, 42 and 37, Township 7 South, Range 10 East and measure South 74 degrees 39 minutes 23 seconds East a distance of 370.10 feet to a point; Thence South 15 degrees 22 minutes 27 seconds West a distance of 416.10 feet to a point; Thence South 74 degrees 37 minutes 33 seconds East a distance of 175.00 feet to a point; Thence South 15 degrees 22 minutes 27 seconds West a distance of 24.62 feet to a point; Thence South 74 degrees 23 minutes 22 seconds East a distance of 60.00 feet to the POINT OF BEGINNING.

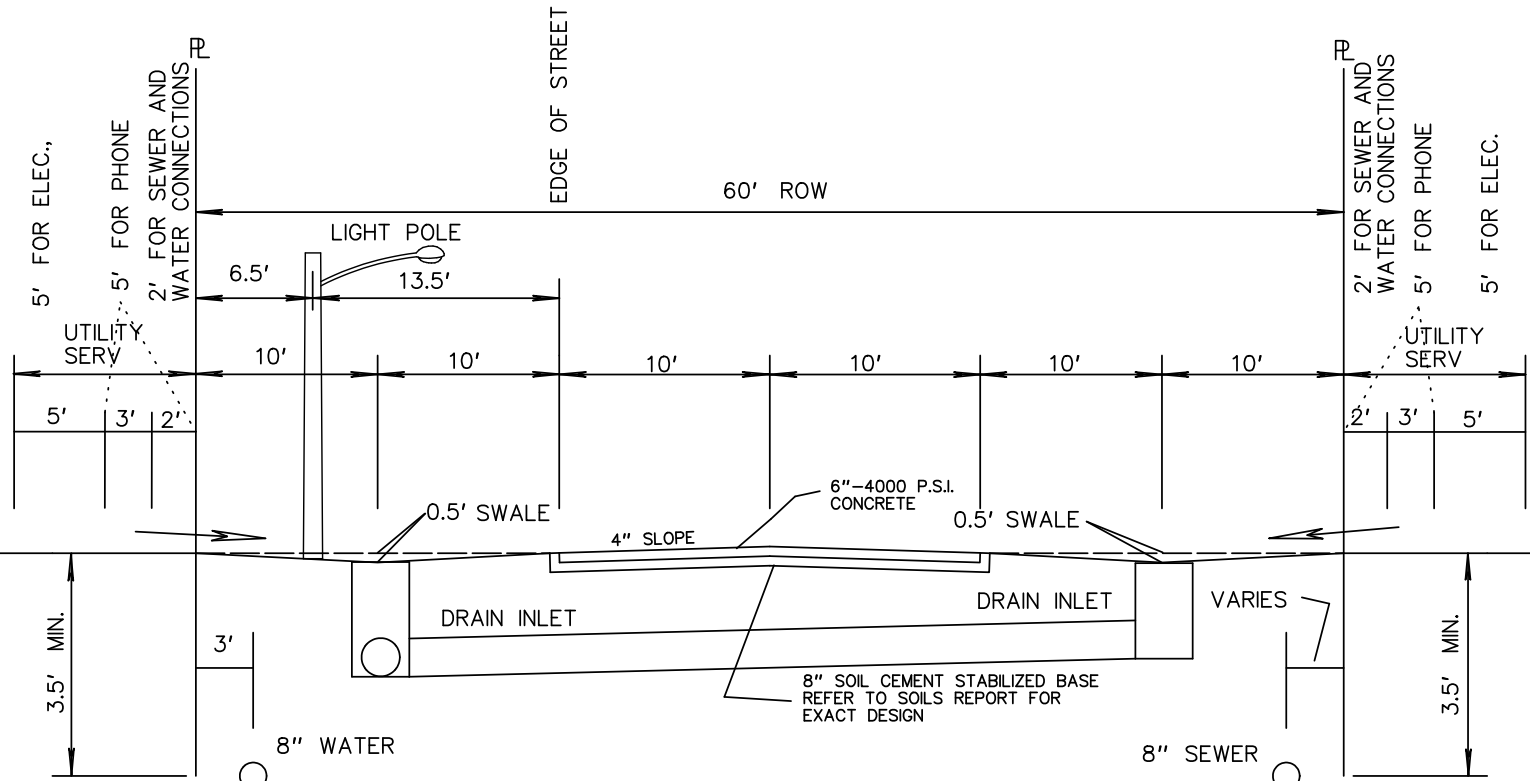
From the POINT OF BEGINNING continue

South 74 degrees 23 minutes 22 seconds East a distance of 550.00 feet to a point; Thence North 79 degrees 38 minutes 25 seconds East a distance of 64.98 feet to a point; Thence South 74 degrees 23 minutes 22 seconds East a distance of 114.28 feet to a point; Thence North 37 degrees 12 minutes 15 seconds East a distance of 108.04 feet to a point; Thence South 31 degrees 10 minutes 54 seconds East a distance of 57.31 feet to a point of curve; Thence along a curve to the left having a radius of 330.00 feet, a delta of 28 degrees 53 minutes 08 seconds, an arc length of 166.37 feet, and a chord which bears South 45 degrees 37 minutes 28 seconds East having a chord distance of 164.61 feet to a point of reverse curve; Thence along a curve to the right having a radius of 10.00 feet, a delta of 83 degrees 14 minutes 37 seconds, an arc length of 14.53 feet, and a chord which bears South 18 degrees 26 minutes 44 seconds East having a chord distance of 13.28 feet to a point of tangency; Thence South 23 degrees 10 minutes 35 seconds West a distance of 25.69 feet to a point of curve; Thence along a curve to the left having a radius of 230.00 feet, a delta of 08 degrees 10 minutes 34 seconds, an arc length of 32.82 feet, and a chord which bears South 19 degrees 05 minutes 18 seconds West having a chord distance of 32.79 feet to a point on a line; Thence North 75 degrees 00 minutes 00 seconds West a distance of 81.74 feet to a point; Thence South 52 degrees 15 minutes 32 seconds West a distance of 123.49 feet to a point; Thence South 68 degrees 54 minutes 34 seconds West a distance of 72.08 feet to a point; Thence South 15 degrees 00 minutes 00 seconds West a distance of 225.20 feet to a point; Thence North 74 degrees 57 minutes 59 seconds West a distance of 738.46 feet to a point; Thence North 15 degrees 22 minutes 27 seconds East a distance of 505.04 feet to the POINT OF BEGINNING, and containing 9.43 acre(s) of land, more or less.



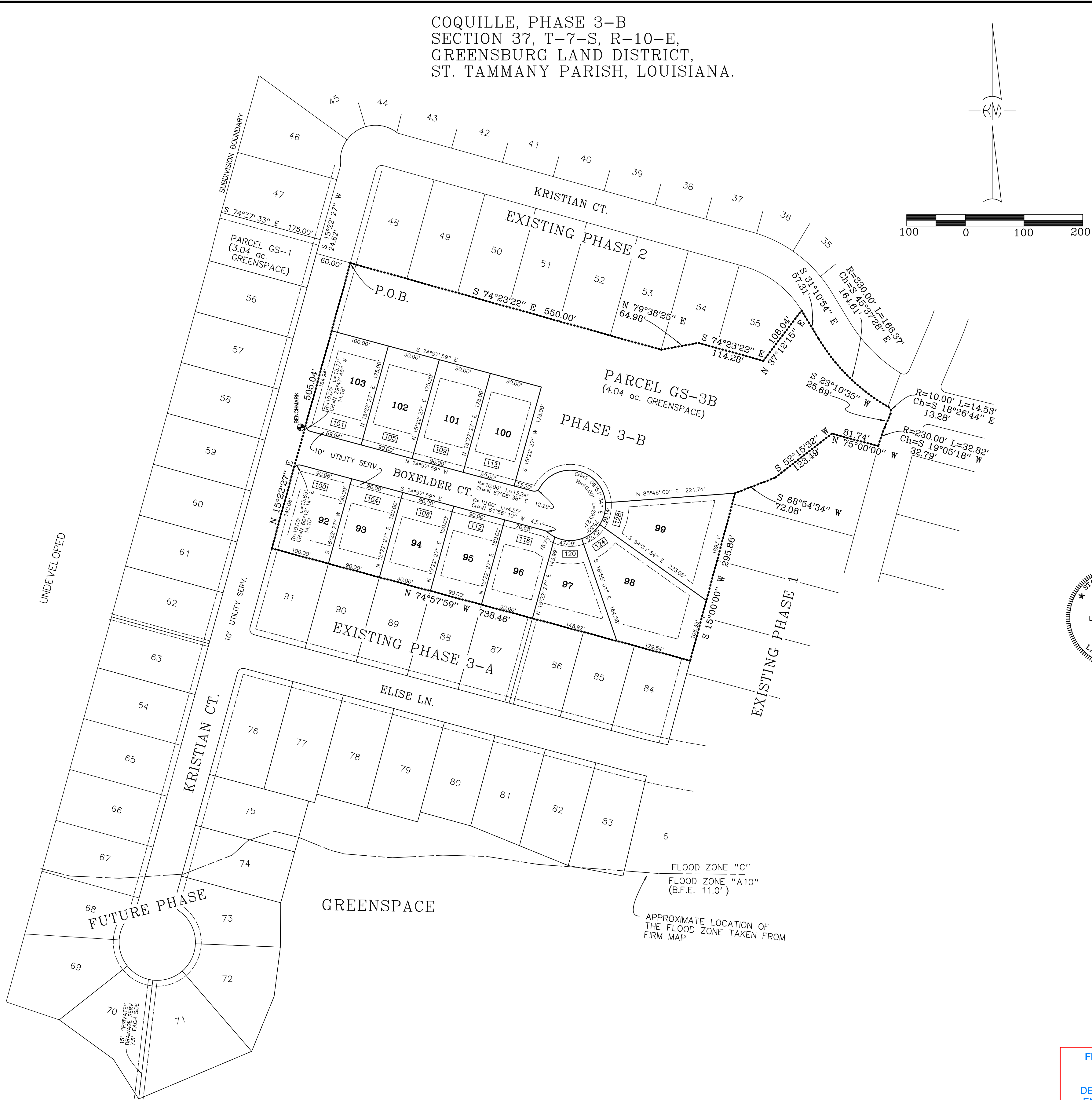
CUL-DE-SAC DETAIL

1" = 50'

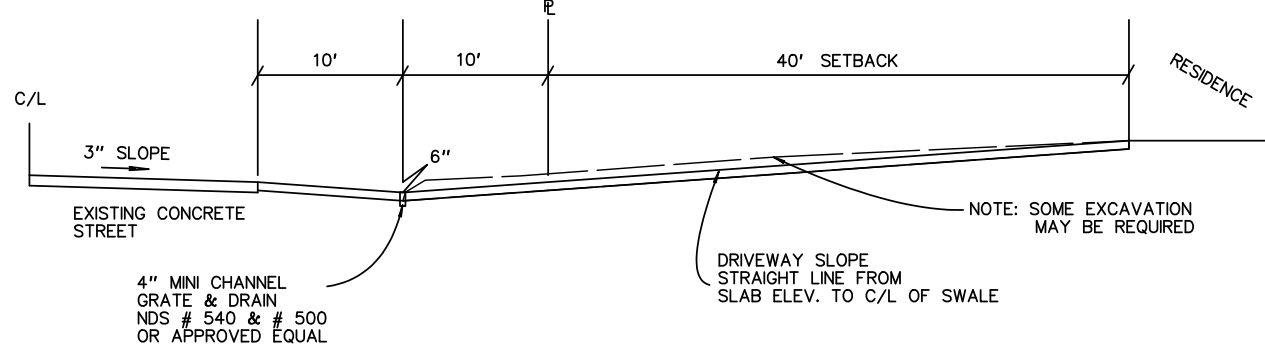


TYPICAL STREET SECTION

UNDEVELOPED



FLOOD ZONE "C"  
FLOOD ZONE "A10"  
(B.F.E. 11.0')  
APPROXIMATE LOCATION OF  
THE FLOOD ZONE TAKEN FROM  
FIRM MAP



DRIVEWAY CROSS-SECTION

- NOTES:
- ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
  - THERE IS A 10' UTILITY SERV. ADJACENT TO AND ON THE OUTSIDE OF ALL R.O.W. LINES.
  - THIS PROPERTY IS LOCATED IN FLOOD ZONES: C FIRM PANEL NO. 225205 0215 C; REV. 04-02-91
  - \*\*\* INDICATES MUNICIPAL ADDRESS
  - BENCHMARK--TOP OF SEWER MANHOLE AT THE S.W. CORNER OF LOT 103, ELEV. 14.43 MSL NAVD 88 (GEOID 12A)
  - THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR FILLING AND GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS BUILT DRAINAGE PLAN.

FINAL PLANS  
RECEIVED  
4/16/2020  
DEVELOPMENT  
ENGINEERING

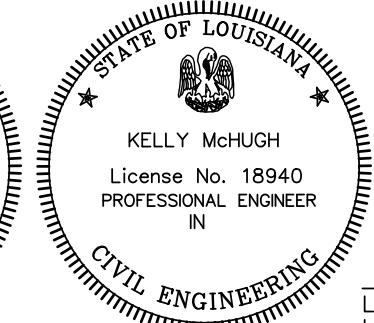
ENGINEERING  
REVIEW COPY

RESTRICTIVE COVENANTS  
(AS PER SEC. 125-214, REVISED MAR. 2020)

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- BUILDING SETBACKS ARE: FRONT - 40', SIDE - 10', REAR - 30' & SIDE STREET - 20'.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS OR 12" (1.0 FT.) ABOVE THE CENTERLINE OF THE STREET/WHICHEVER IS GREATER THIS PROPERTY LOCATED IN FLOOD ZONE C RE: FIRM PANEL 225205 0215 C LAST REVISED 04-02-1991.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH.
- THE MINIMUM CULVERT SIZE IS SHOWN ON IN THE ATTACHED CHART AND ON THE FINAL AS BUILT PAVING AND DRAINAGE PLAN.
- DRIVEWAYS ON CORNERS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
- IT SHALL BE PROHIBITED FOR ANY LOT TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT LOCATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION.
- THE FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 84-2142, 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. THE STREETS AND ROADWAYS SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION. THE STREET NAME SIGNS, TRAFFIC CONTROL, SIGNAGE AND THE MOUNTING POLES PLACED WITHIN THIS SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE DRAINAGE, SEWERAGE AND GREENSPACE AREAS FOR THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE FEE TITLE TO SUCH AREA BELONGING TO THE HOME OWNERS ASSOCIATION OR THE DEVELOPER.

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, FOR A CLASS C SURVEY.



04-15-20  
LOUISIANA REGISTERED LAND SURVEYOR NO. 4443  
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

9.43 AC.	12	520'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIES	VARIES	60'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARIES	P.U.D.	520'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

LAKE PONTCHARTRAIN  
ULTIMATE SURFACE WATER DISPOSAL

FOR: APPROVAL:

FOREST LAKE ESTATES, L.L.C.  
(PETE PALISI)  
OWNER

13433 SEYMOUR MYERS BLVD.  
COVINGTON, LA. 70433  
ADDRESS

DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

FINAL PLAT

COQUILLE, PHASE 3-B  
SECTION 37, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 628-5611	
MARK	DATE		
	07-08-19	SCALE: 1" = 100'	DATE: 04-12-19
	09-03-19		
	09-09-19	DRAWN: MDM	JOB NO.: 14-101
	04-15-20	CHECKED: KJM	DWG. NO.: 14-101-3B

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 2, 2020)*

CASE NO.: 2020-1864-FP

SUBDIVISION NAME: Ashton Parc, 5th Filing

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

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

SECTION: 26  
TOWNSHIP: 8 SOUTH  
RANGE: 14 EAST

WARD: 8  
PARISH COUNCIL DISTRICT: 8

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

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

TOTAL ACRES IN DEVELOPMENT: 26.24 Acres

NUMBER OF LOTS: 102                    AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on May 22, 2020. The inspection disclosed that all of the concrete roads and the subsurface drainage were constructed.

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 drainage servitude on the west side of this development abutting Ashton Oaks Subdivision needs to be cleaned out and regraded to provide positive flow.
2. The drainage servitude on the south side of this development abutting Whisper Wood Estates Subdivision needs to be regraded to provide positive flow and vegetated to avoid erosion and siltation.
3. The drainage servitude on the east side of this development abutting Northwood Village Subdivision needs to be fine graded to provide positive flow and vegetated to avoid erosion and siltation.
4. The detention pond side slopes are eroding and needs to be re-established and vegetated to avoid further erosion.

**Final Plat:**

5. Provide a permanent benchmark location within this phase of Ashton Parc and update the Final Plat accordingly.
6. Revise the dedication statement to reflect Ashton Parc, Fifth Filing.
7. The Final Plat needs to be signed and dated by the Engineer of Record and the Land Surveyor of Record.
8. Update the Final Plat to show the required utility servitude within POA-16.
9. Relabel "POA-18" to state "POA-14" on the Final Plat.

**Paving & Drainage Plan:**

10. Provide as-built elevations for the existing yard drain E71.
11. Provide as-built elevations for the existing catch basin N2.
12. Provide as-built elevations for the drainage pipe N1.
13. Provide pond as-built elevations including the bottom of pond to verify the detention pond is constructed in accordance with the previously approved plans.
14. The outer bank of the detention pond appears to be encroaching on Lots #319 - #325. Provide verification that the as-built locations are accurate and/or regrade the pond bank to eliminate encroachment.



**Sewer & Water Plan:**

15. Provide written verification from the utility provider that the existing water and sewer systems this development is connecting to have sufficient capacity to service this new phase of Ashton Parc.
16. Provide a negative bacteriological report relative to the construction of the project's water system.

**Informational Items:**

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,728 linear feet x \$ 25.00 per linear foot = \$93,200.00 for a period of two (2) years

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077.00 per lot x 102 lots = \$109,854.00

Drainage Impact Fee = \$1114.00 per lot x 102 lots = \$113,628.00

Fees are due before subdivision plats can be signed.

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

Revised drawings will not be accepted for review or placement in the packet prior to the special rescheduled June 10, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.







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



11328 PENNYWOOD AVENUE, BATON ROUGE, LOUISIANA 70809  
PHONE: 225.368.2475 - FAX: 225.368.2476 - WWW.BENCHMARKGROUPLLC.COM

PROJECT NO.: 16-085A	FILE NAME: 16085A_5TH_FPLAT	DRAWN BY: RJR	DATE: 04/14/20	DWG. NO:
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## SECTION 125-214(7): DRIVEWAYS ON CORNER LOTS (LOT 335 ONLY)

10) LOTS 373 AND 386 ARE REQUIRED TO HAVE ITS DRIVEWAY LOCATED ON CLAIBORNE TRAILS DRIVE.

THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.

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

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THENCE NORTH 88 DEGREES 20 MINUTES 39 SECONDS EAST A DISTANCE OF 196.88 FEET TO THE POINT OF BEGINNING.

LEE FOSTER, AGENT  
FIRST HORIZON, INC.

RUSSELL J. ROME, P.E.  
BENCHMARK GROUP, L.L.C.

DAVID B. FAZEKAS, P.L.S.  
BENCHMARK GROUP, L.L.C.



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# **OLD BUSINESS**



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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

May 6, 2020

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

OLD BUSINESS  
*May 12, 2020 Agenda*

Re: River Park Estates Subdivision, Phase 1  
Waiver - Driveway requirement on Lot #1, Block 4

Honorable Commissioners,

The developer, D.R. Horton - Gulf Coast, Inc., of Lot #1, Block 4; River Park Estates Subdivision, Phase 1, has requested a waiver of Restrictive Covenant #10. The Restrictive Covenant states "Driveways on a corner lots shall not be located any closer than sixty (60') feet from the corner of said property closest to the intersection as measured from the corner of the property where the said two street right-of-ways intersect".

The proposed driveway will be located on Joyce Drive, near the intersection with River Park Drive.

This office has reviewed the waiver request and has no objection.

Sincerely,

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

Christopher Tissue, P.E.  
Lead Development Engineer

*Enclosures: Waiver Request from Mr. Adam Kurz  
Recorded Plat No. 5613 for River Park Estates Subdivision, Phase 1*

xc: Honorable Martha Cazaubon  
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. Adam Kurz, D.R. Horton - Gulf Coast, Inc.  
Mr. Jeff Schoen, Jones Fussell, LLP

---

**From:** [jds@jonesfussell.com](mailto:jds@jonesfussell.com)  
**Sent:** Thursday, April 16, 2020 5:07 PM  
**To:** Helen Lambert ([hlambert@stpgov.org](mailto:hlambert@stpgov.org)) <[hlambert@stpgov.org](mailto:hlambert@stpgov.org)>  
**Subject:** FW: River Park Estates

Please review and give me a call to discuss; many thanks. Jeff

---

**From:** George A Kurz <[GAKurz@drhorton.com](mailto:GAKurz@drhorton.com)>  
**Sent:** Thursday, April 16, 2020 3:41 PM  
**To:** [jds@jonesfussell.com](mailto:jds@jonesfussell.com)  
**Subject:** River Park Estates

Jeff,

We have an issue in River Park Estates that I am hoping you can help us with. We purchased lot 1 on block 4 of River Park Estates (plat attached) from Corie Herberger. The side street (River Park Dr.) goes to the next phase, but was not paved far enough for us to build a plan that has a driveway 60ft. from the intersection. Would you be able to help us get a waiver to build a driveway connecting to Joyce Drive on this lot that is less than 60ft. from the River Park Drive intersection. It is the only real option we have since that is the only paved road. Please call my cell phone with questions.

I hope you are doing well in these crazy times.

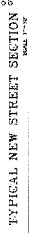
Thanks,



**Adam Kurz**  
Land Manager

D.R. HORTON, Inc. – Gulf Coast  
7696 Vincent Road, Denham Springs, LA 70726  
m: 225.326.4689 f: 817.928.8305  
email: [gakurz@drhorton.com](mailto:gakurz@drhorton.com)

America's #1 Home Builder Since 2002 | [drhorton.com](http://drhorton.com)

[illegible][illegible]

REFERENCE:  
ORIGINAL PLAY ON PAPER PAKG C-111A,  
BY C.R. SCHEER 17 DAVID 5/8/46, RECORDED AS  
MAP FILE NO. 385A.

SEAL F.	1° = 1007	OXAL.	UJ-29-17
UJ-489	ORJ	JOH 107.	NR-474
UJ-489B	WJAB	1000 W.	UJ-474-17

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