#### **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: <a href="www.stpgov.org">www.stpgov.org</a>. 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

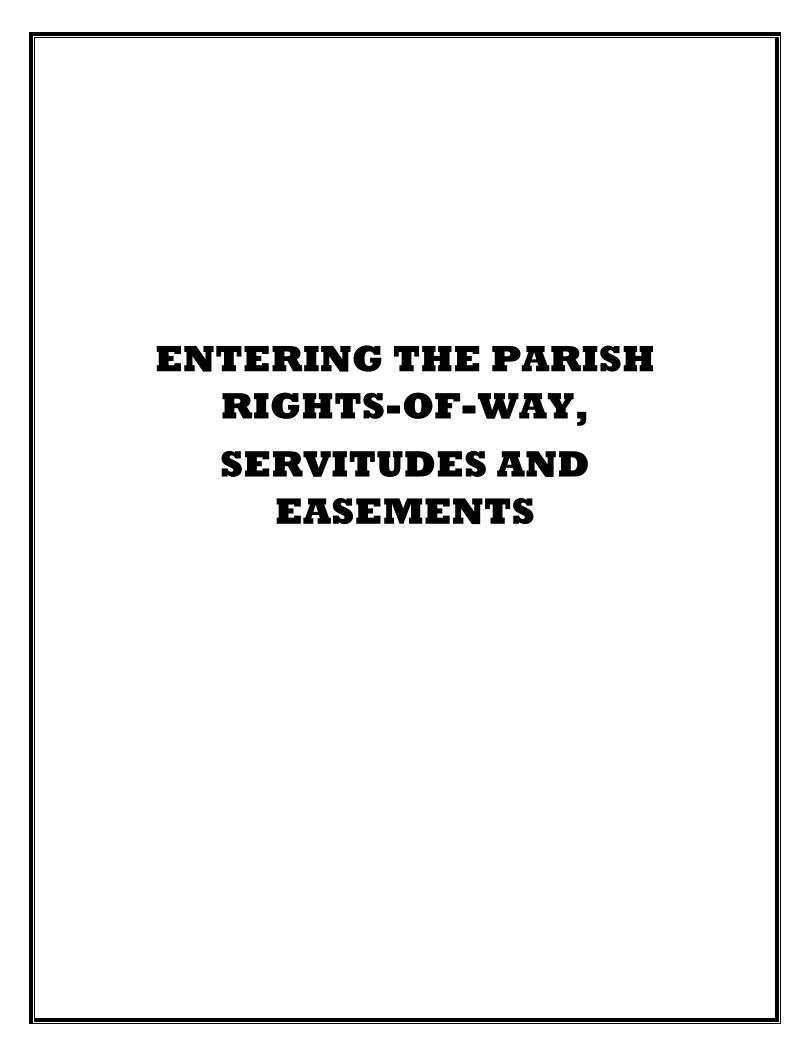
General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway

25, Covington, Louisiana. Ward 3, District 3

#### **ADJOURNMENT**











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,

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**

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 BOULVEARD 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.

DECOL	LUTION	$\mathbf{D}$	NO	
KESUL	JULIUN	P.C.	NO.	

PAGE NO. 2 OF 3

- 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 <u>AS INDICATED ABOVE, WARD 1 DISTRICT 1.</u>
- 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.

PAGE NO. 3 OF 3

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

MOVED FOR ADOPTIO	N BY . SECONDED
BY	N BY, SECONDED, SECONDED; A VOTE THEREON RESULTED IN THE
FOLLOWING:	
YEA:	
NAY:	
ABSTAIN:	
ABSENT:	
JUNE, 2020, AT THE SP	N WAS DECLARED DULY ADOPTED ON THE <u>10TH</u> DAY OF ECIAL RESCHEDULED MEETING OF THE PLANNING E MAY 12, 2020 AGENDA, A QUORUM OF THE MEMBERS
JUNE, 2020, AT THE SP COMMISSION FOR TH	ECIAL RESCHEDULED MEETING OF THE PLANNING
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JUNE, 2020, AT THE SP COMMISSION FOR TH	ECIAL RESCHEDULED MEETING OF THE PLANNING E MAY 12, 2020 AGENDA, A QUORUM OF THE MEMBERS  DAVID DOHERTY, JR., CHAIRMAN
JUNE, 2020, AT THE SP COMMISSION FOR TH BEING PRESENT.	ECIAL RESCHEDULED MEETING OF THE PLANNING E MAY 12, 2020 AGENDA, A QUORUM OF THE MEMBERS  DAVID DOHERTY, JR., CHAIRMAN





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,

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

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.

RESOLUTION P.C. NO.	
KESOLUTION F.C. NO.	

PAGE NO. 2 OF 2

- 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.

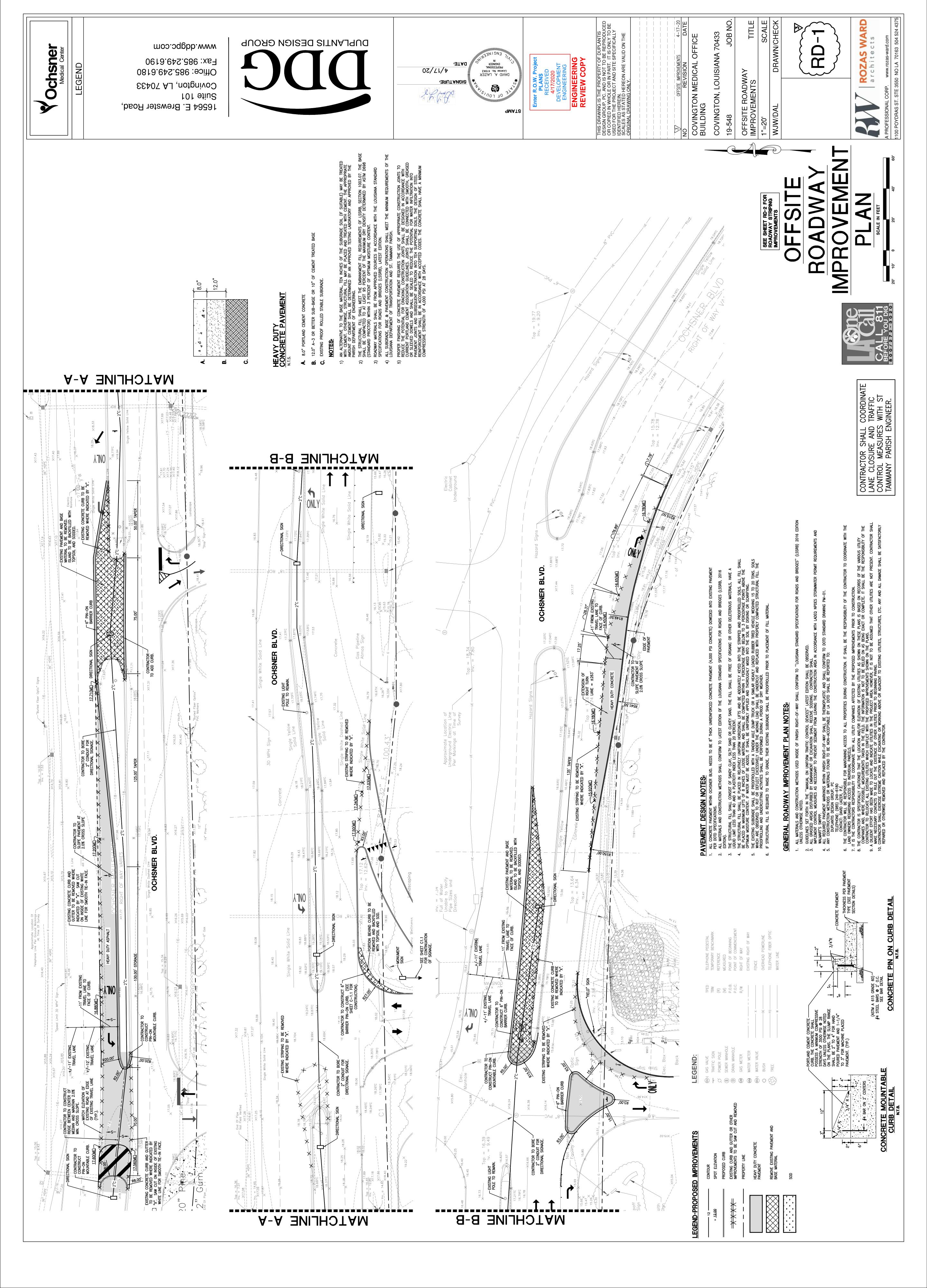
ST. TAMMANY PARISH PLANNING COMMISSION

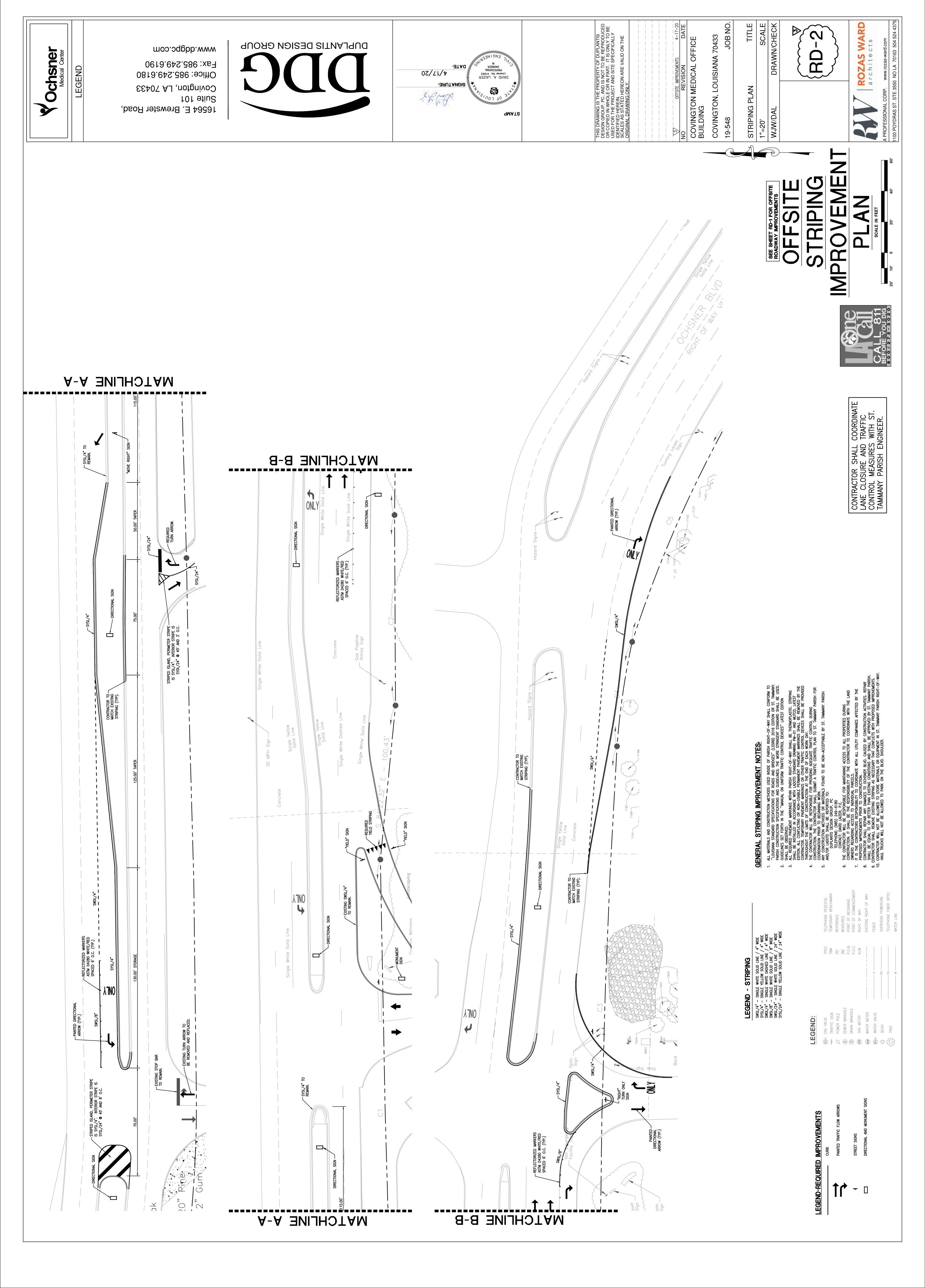
DAVID DOHERTY, JR., CHAIRMAN

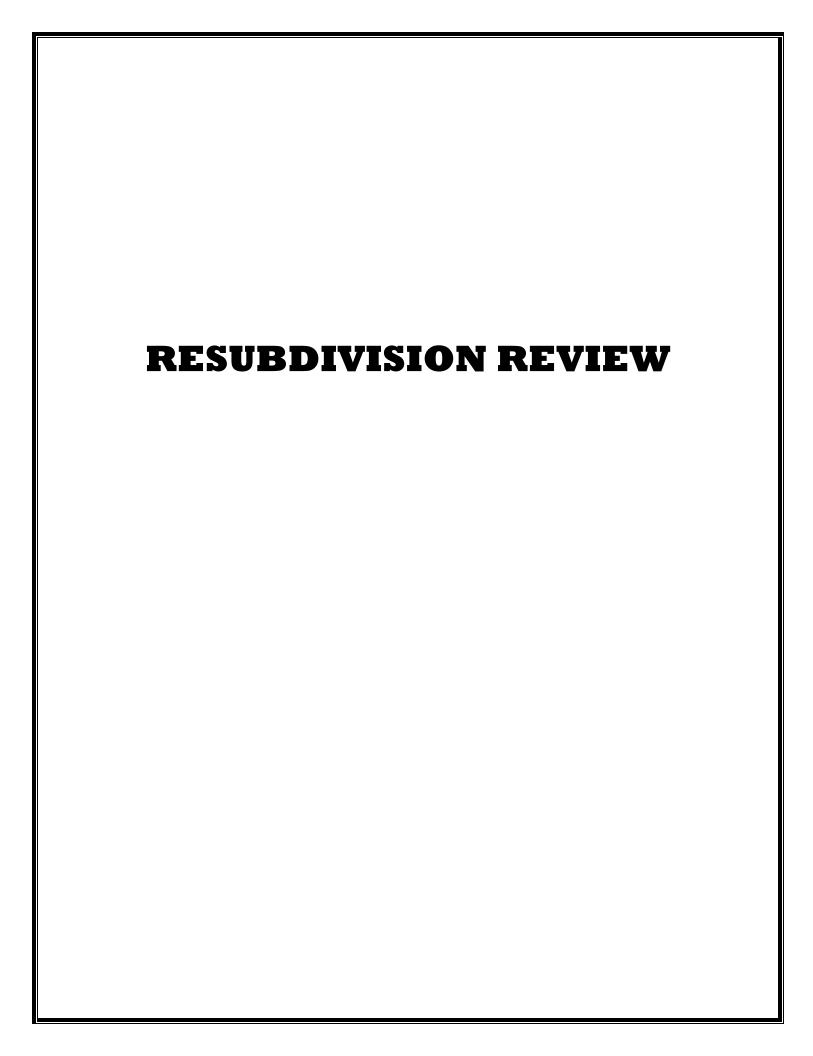
ATTEST:

ROSS P. LINER, SECRETARY

ST. TAMMANY PARISH PLANNING COMMISSION









### 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** 

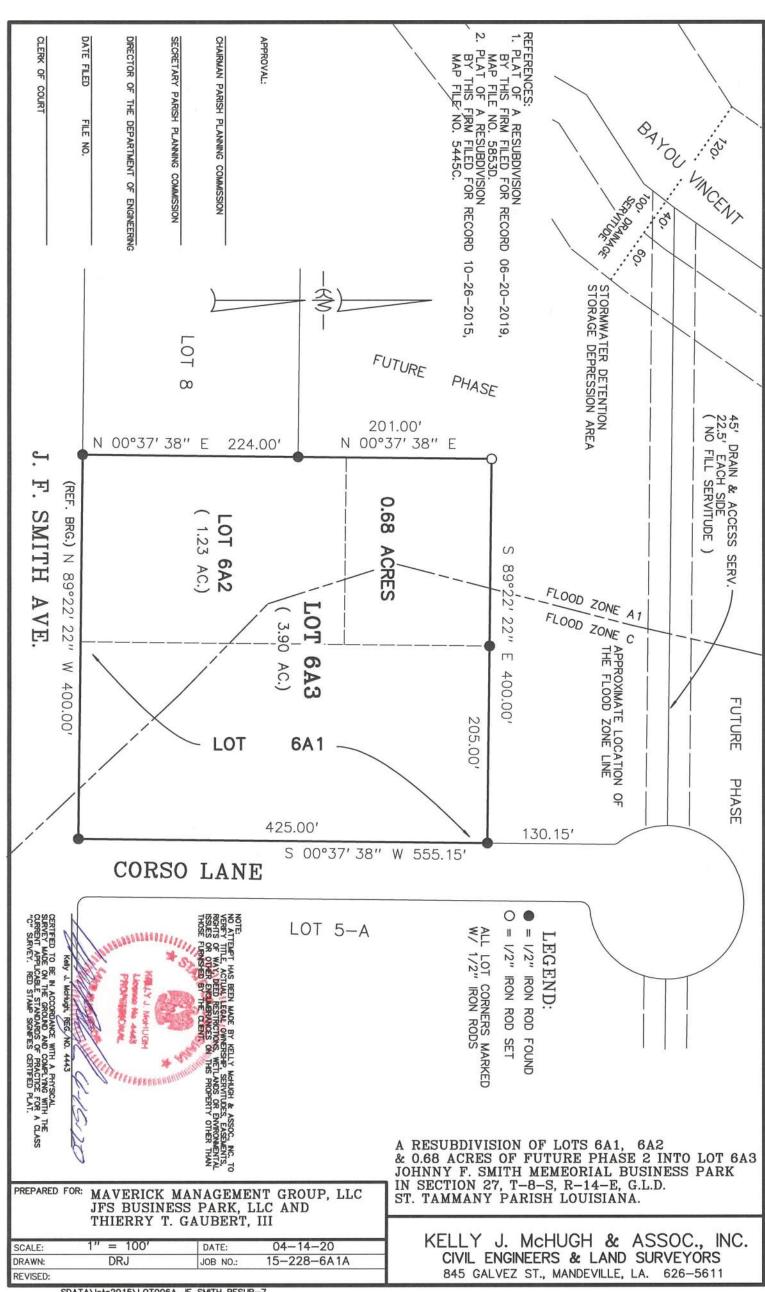
PROPERTY OWNER: JFS Business Park, LLC

#### **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.



## 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 multifamily apartment complex, and into lot 7B to be dedicated as a Parish access road.

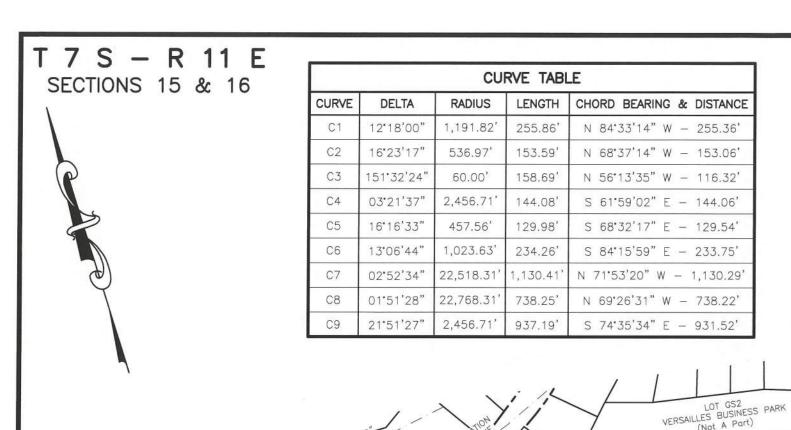
The reasons for the public hearing requirement are that the proposal involves:

- 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.



**LEGEND** FOUND 3/4" IRON ROD (UNLESS NOTED OTHERWISE) SET 3/4" IRON ROD

LOT 7B (VERSAILLES BUSINESS PARKWAY)

> (TO BE DEDICATED) 1.267 ACRES 55,202 SQ. FT.

> > P.O.B.2

**APPROVALS** Secretary Parish Planning Commission Director of Department of Engineering Date Filed

Clerk of Court

RIGHT

유

Found 1/2"

9.09 ACRE PARCEL

(Not A Part)

P.O.B.

P.O.C.

LOT 8 VERSAILLES

BUSINESS PARK (Not A Part)

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.

signature of the Registered Land Surveyor.

LOT GS2 VERSAILLES BUSINESS PARK

(Not A Part)

INTERSTATE HIGHWAY NO. 12

SCALE: 1" = 250' SCALE IN FEET This survey plat is not valid without the raised or colored seal and 250' 250' 125'

PLAT SHOWING RESUBDIVISION

9.09 ACRE PARCEL

(Not A Part)

C9

C7

LOT 7A

23.244 ACRES

1,012,535 SQ. FT.

LOT 7

LOT 7A & LOT 7B VERSAILLES BUSINESS PARK PHASE 1

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

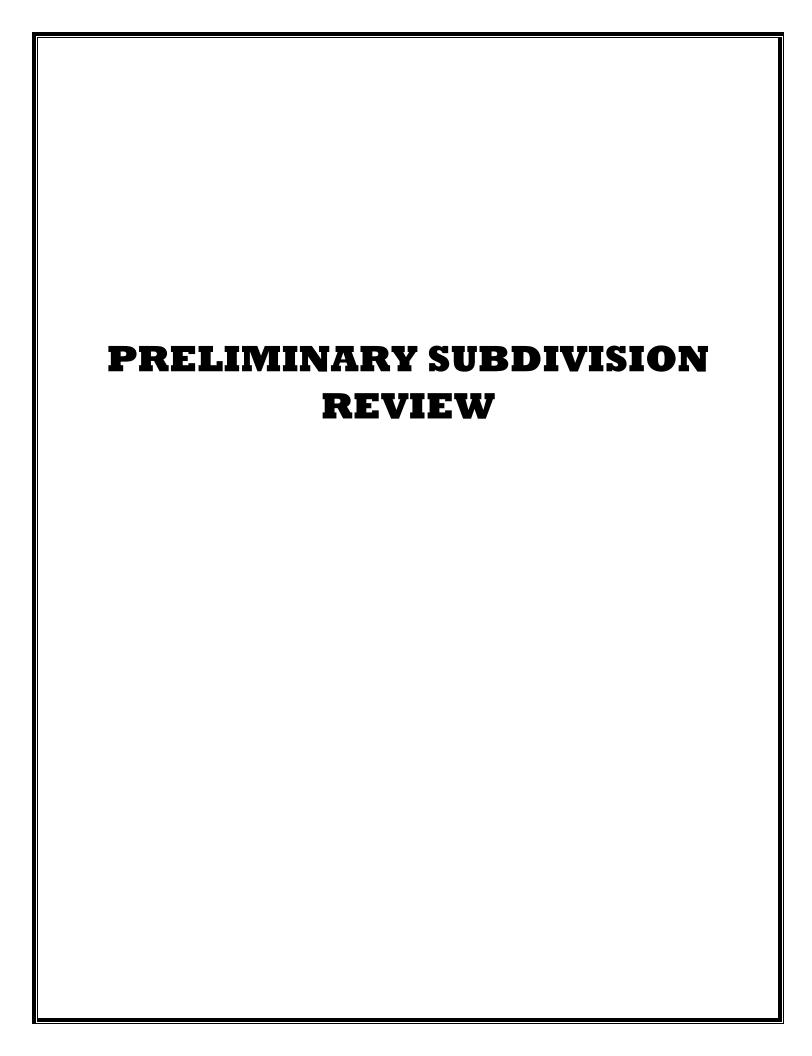
SHEET 1 OF 2



LOUISIANA · MISSISSIPPI · TEXAS

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

DATE: APRIL 13, 2020





# 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 WARD: 9

TOWNSHIP: 9 South PARISH COUNCIL DISTRICT: 13

RANGE: 14 East

TYPE OF DEVELOPMENT: URBAN (Residential lots less than 1 acre)

SUBURBAN (Residential lots between 1-5 acres)

RURAL (Residential Farm Tract lots 5 acres plus)

X OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located north of Oak Harbor Blvd., west of LA Highway 433,

east of 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

Elizabeth H. Songy, EI

**Enclosures:** 

Driveway Waiver Description and Justification

Elizabeth Sonogy

Driveway Waiver Exhibit

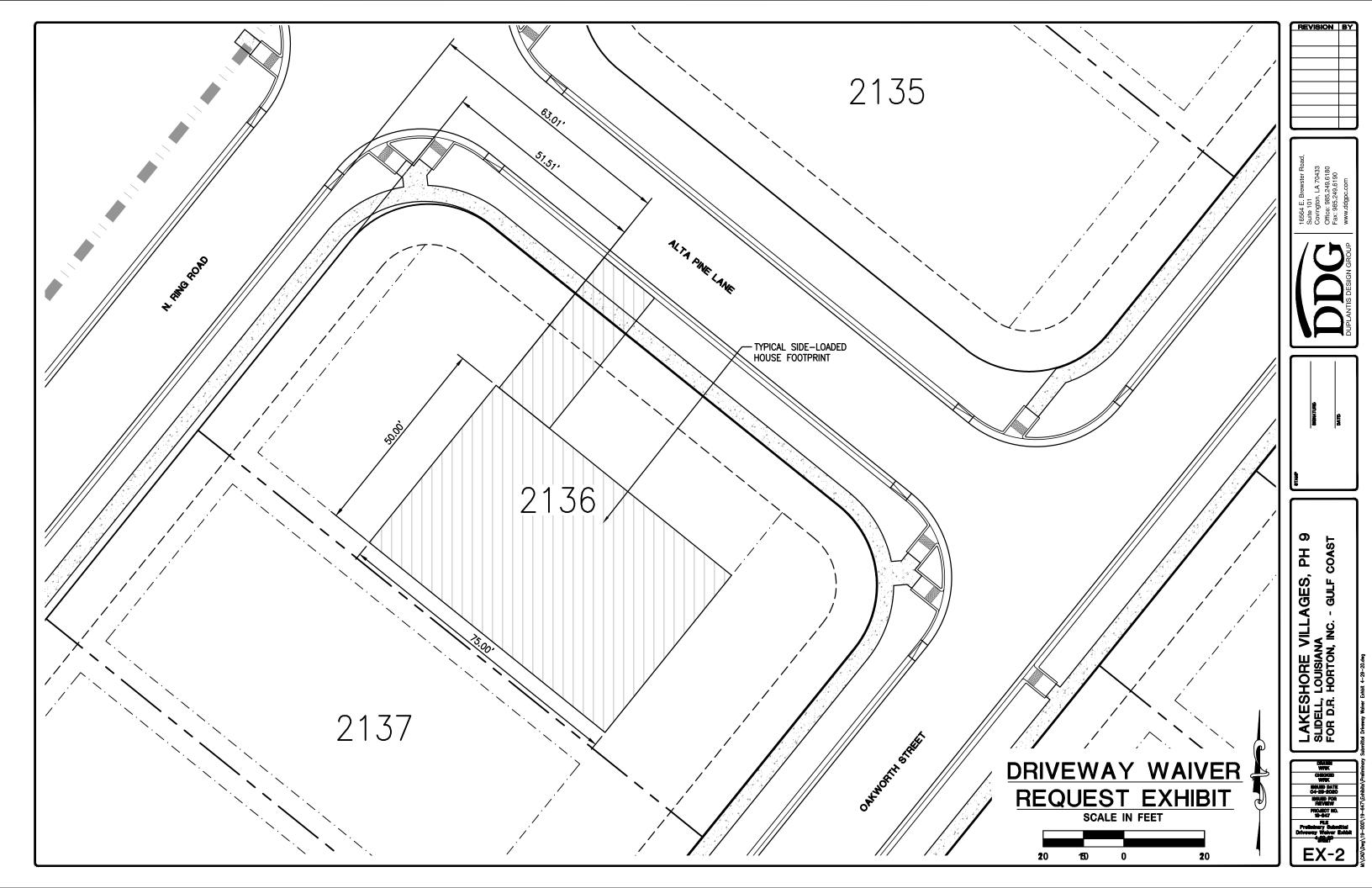
PRELIMINARY PLANS
RECEIVED
5/1/2020
DEVELOPMENT
ENGINEERING

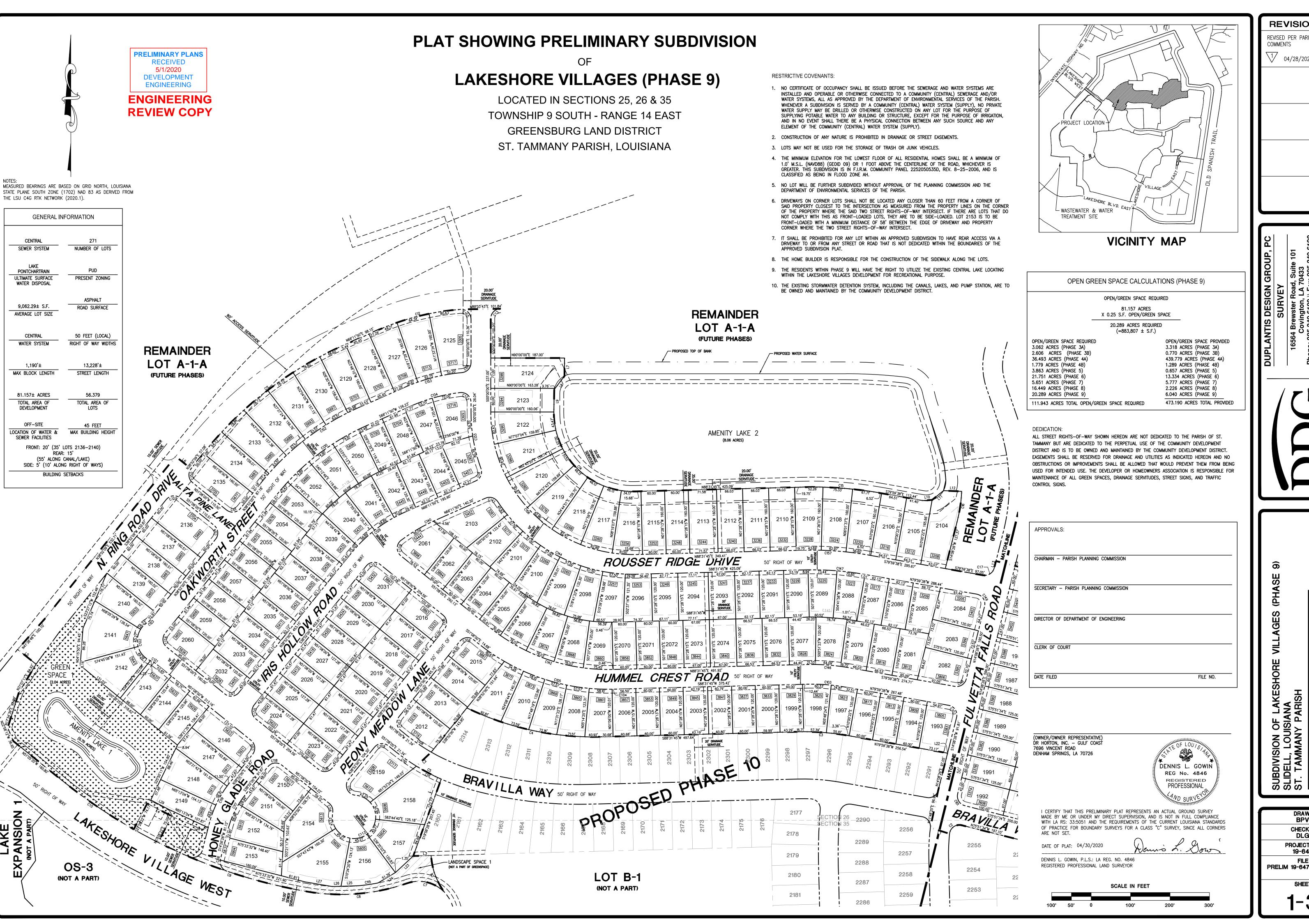
ENGINEERING REVIEW COPY

#### 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.

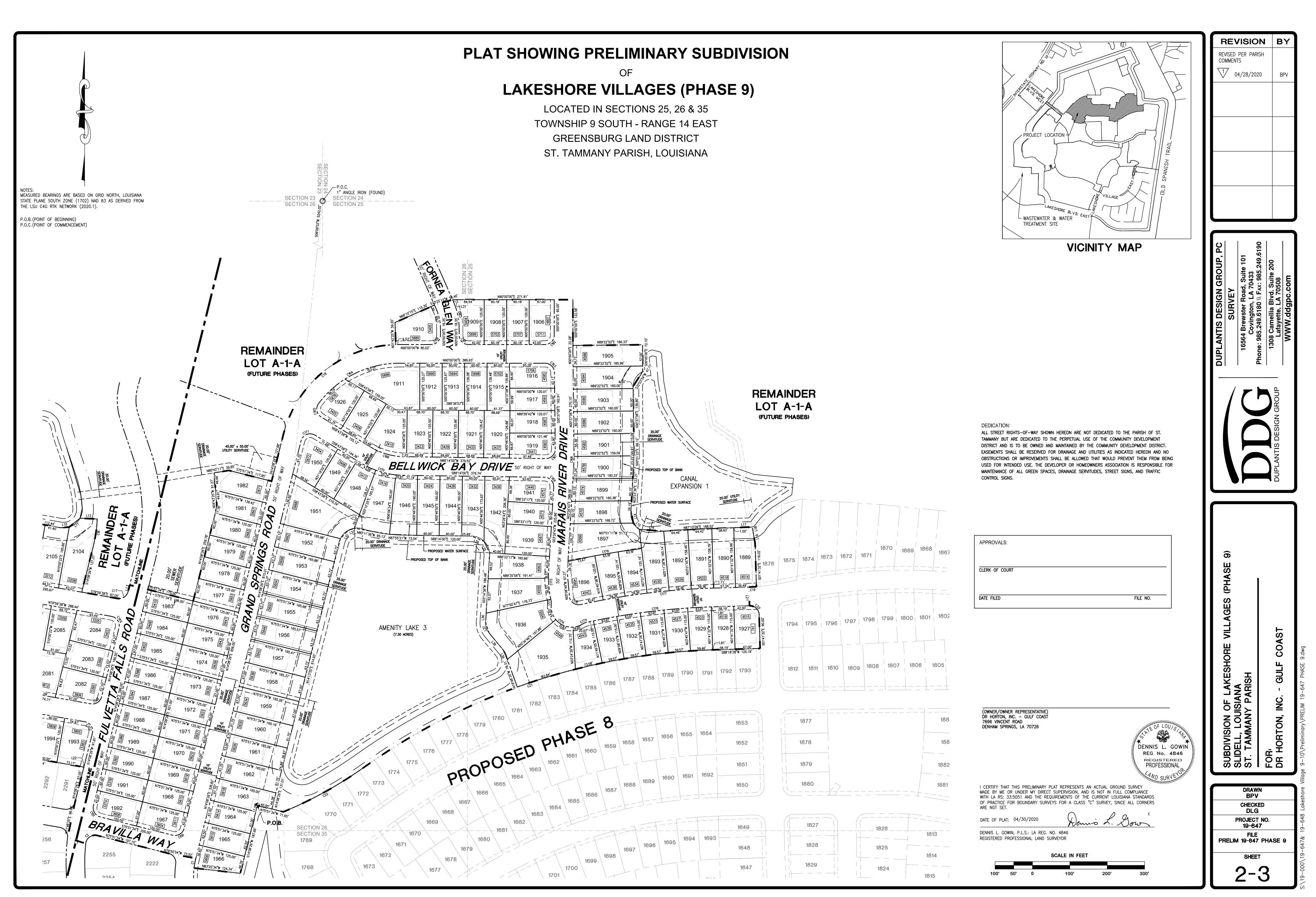
In the following enclosure, you will see the lot layout of the intersection where Lot 2136 is located. The closest the driveway shall be located in relation to the adjacent intersecting right-of-way is 51.5'. With the driveway being restricted to 51.5' from the intersecting rights-of-way, the distance 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 COMMENTS 04/28/2020

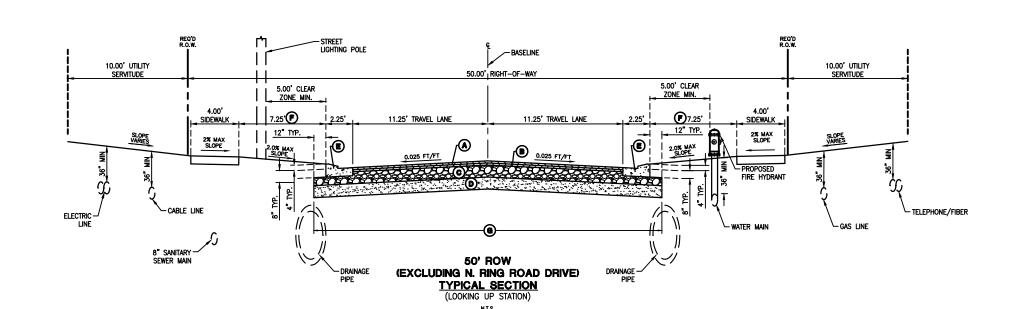
PROJECT NO. 19-647 PRELIM 19-647 PHASE 9



OF

# **LAKESHORE VILLAGES (PHASE 9)**

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



50' ROW\_

TYPICAL CUL-DE-SAC DETAIL

C103 | 011°28'38" | 475.00' | 95.15'

C104 | 000°22'16" | 525.00' | 3.40'

C105 | 040°20'15" | 525.00' | 369.61' |

C106 | 090°00'00" | 25.00' | 39.27' |

C107 | 090°00'00" | 25.00' | 39.27' |

C108 | 008°55'16" | 475.00' | 73.96' |

C109 | 090'00'00" | 25.00' | 39.27' |

C110 | 007°07'25" | 538.07' | 66.90' |

C111 | 007°33'47" | 538.07' | 71.03' |

C112 | 124°47'27" | 25.00' | 54.45' |

C113 | 047'09'23" | 55.00' | 45.27' |

C114 | 061°55'04" | 25.00' | 27.02' |

C115 | 005°51'38" | 490.01' | 50.12' |

C116 | 085'43'00" | 25.00' | 37.40' |

C117 | 024·25'32" | 225.00' | 95.92' | S26·39'14"W - 95.19'

N88°42'52"E – 3.40'

N71°18'08"W - 362.03'

N83°52'00"E - 35.36'

N06°08'00"W - 35.36'

N55°35'38"W - 73.88'

N83**°**52'00"E – 35.36'

S54°58'43"E - 66.85'

S62°19'19"E - 70.97'

N23°31'44"W - 44.31'

S76°59'39"W - 44.00'

S20\*10'28"E - 25.72'

S81'53'27"W - 50.10'

N28°25'02"W - 34.01'

50.00' RIGHT-OF-WAY

(N. RING ROAD DRIVE)

TYPICAL SECTION

12" TYP.

(A) 1.5" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE

B 1.5" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE

© 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698.

D 12" COMPACTED SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT TO 95% STANDARD PROCTOR PER ASTM D-698.

E 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).

(G) GENERAL EXCAVATION



2% MAX SLOPE

ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOTD STANDARD SPECIFICATIONS 2006 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION CHAPTER 125 SPECIFICATIONS; THE MORE STRINGENT STANDARD SHALL BE USED.

2. CONTRACTOR MAY UTILIZE 12" A-4 SUB-BASE IN LIEU OF SOIL CEMENT 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.

3. 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.

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

	DAROCI	OLID) (E	DATA			DADOE		- 5474			DAROEL	OLID) (E	DATA
		PARCEL CURVE DATA			PARCEL CURVE DATA								
DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
007'34'00"	200.00'	26.41	N10°21'26"E - 26.39'	C118	090'00'00"	25.00'	39.27	N83*52'00"E - 35.36'	C158	023'49'45"	125.00'	51.99'	S11°54'53"E - 51.61'
098'09'36"	25.00'	42.83	S55'03'38"W - 37.78'	C119	024*25'32"	275.00'	117.23	N26°39'14"E - 116.35'	C159	090'00'00"	25.00'	39.27	S45*00'00"W - 35.36'
011'28'38"	645.00'	129.20'	N85°43'57"W - 128.99'	C120	090'00'00"	25.00'	39.27	S06'08'00"E - 35.36'	C160	023'49'45"	175.00'	72.78'	N11°54'53"W - 72.26'
027'16'01"	737.55	351.00'	N77*50'15"W - 347.70'	C121	019*55'07"	25.00'	8.69'	S61°05'34"E - 8.65'	C161	090'00'00"	25.00'	39.27	N45*00'00"W - 35.36'
007'33'47"	538.07	71.03	S62*19'19"E - 70.97'	C122	130°16'58"	55.00'	125.06'	N05°54'38"W - 99.81'	C162	090'00'00"	25.00'	39.27	S45*00'00"W - 35.36'
033'06'55"	175.00'	101.14	S20*05'42"E - 99.74'	C123	020'21'51"	25.00'	8.89'	S49°02'55"W - 8.84'	C163	089'22'52"	25.00'	39.00'	S45°18'34"E - 35.16'
065'56'31"	90.00'	103.58	N76*13'09"W - 97.96'	C124	090'00'00"	25.00'	39.27	S06'08'00"E - 35.36'	C164	053'02'35"	270.00'	249.96	N63°28'42"E - 241.13'
029'12'50"	510.01	260.04	S85°25'00"W - 257.23'	C125	089*59'51"	25.00'	39.27	N83*52'05"E - 35.35'	C165	095'41'23"	25.00'	41.75	N10*53'17"W - 37.07'
016'45'31"	1355.00'	396.33	N71°39'49"W - 394.92'	C126	090'00'00"	25.00'	39.27	N06°08'00"W - 35.36'	C166	030'30'02"	175.00'	93.16'	N73*58'59"W - 92.06'
009'13'50"	1355.00'	218.30'	N55*42'31"W - 218.06'	C127	090'00'00"	25.00'	39.27	S83°52'00"W - 35.36'	C167	091'23'08"	25.00'	39.87	S45*04'26"W - 35.78'
027'19'41"	935.00'	445.96	N52*32'00"E - 441.75'	C128	024'26'46"	490.38'	209.23'	S53*54'11"W - 207.65'	C169	092'40'43"	25.00'	40.44	S42*53'38"E - 36.17'
019'37'00"	625.00'	213.98'	N76°00'20"E - 212.94'	C129	027'19'50"	365.00'	174.11	N52°31'55"E - 172.46'	C170	030'30'02"	225.00'	119.78	S73*58'59"E - 118.37'
090'00'00"	25.00'	39.27	S45°00'00"W - 35.36'	C130	027'19'50"	605.00'	288.59'	S52*31'55"W - 285.86'	C171	107°07'36"	25.00'	46.74	N67*42'14"E - 40.23'
091'02'34"	200.00'	317.80'	S45*56'58"E - 285.41'	C131	086*25'23"	25.00'	37.71	S22*59'09"W - 34.23'	C172	016'30'51"	275.00'	79.26	S04°48'42"E - 78.99'
011'28'38"	975.00'	195.31'	S85*43'57"E - 194.98'	C132	096'26'53"	25.00'	42.08'	S48*13'27"E - 37.29'	C173	020'06'38"	25.00'	8.77'	S03°00'48"E - 8.73'
011'49'11"	355.00'	73.23'	S08*13'50"W - 73.10'	C133	020'13'33"	410.00'	144.73'	N10°06'47"W - 143.98'	C174	130°18'05"	55.00'	125.08'	S58*06'32"E - 99.82'
085'51'56"	25.00'	37.47	N57*04'24"E - 34.06'	C134	017'21'16"	415.00'	125.70'	S74*52'28"W - 125.22'	C175	020'48'23"	25.00'	9.08'	N67*08'37"E - 9.03'
074'09'09"	320.00'	414.15	N51°13'00"E - 385.84'	C135	090,00,00	25.00'	39.27	N06°08'00"W - 35.36'	C176	010'42'14"	1810.00'	338.14	N82*53'55"E - 337.65'
002'22'15"	475.00'	19.66'	S87*20'08"W - 19.65'	C136	090'00'00"	25.00'	39.27	S83*52'00"W - 35.36'	C179	005'47'00"	1980.00'	199.85	S80°05'19"W - 199.77'
090'00'00"	25.00'	39.27	S46*41'32"E - 35.36'	C137	090'00'00"	25.00'	39.27	N83*52'00"E - 35.36'			•		
033'48'08"	1695.00'	999.98'	S71°24'24"W - 985.54'	C138	090'00'00"	25.00'	39.27	S06'08'00"E - 35.36'					
013'06'26"	1080.00'	247.07	S61°03'33"W - 246.53'	C139	104'12'44"	25.00'	45.47	N00°58'22"E - 39.46'					
090'00'00"	25.00'	39.27	S59°08'26"W - 35.36'	C140	013'07'06"	435.00'	99.60'	S59*38'17"W - 99.38'					
090'00'00"	25.00'	39.27	N30°51'34"W - 35.36'	C141	080'21'28"	25.00'	35.06'	S73°37'26"E - 32.26'					
094'08'04"	25.00'	41.07'	S32*55'36"E - 36.61'	C142	040'20'15"	475.00'	334.41	S71°18'08"E - 327.55'					
	007'34'00" 098'09'36" 011'28'38" 027'16'01" 007'33'47" 033'06'55" 065'56'31" 029'12'50" 016'45'31" 009'13'50" 027'19'41" 019'37'00" 090'00'00" 091'02'34" 011'28'38" 011'49'11" 085'51'56" 074'09'09" 002'22'15" 090'00'00"	DELTA         RADIUS           007'34'00"         200.00'           098'09'36"         25.00'           011'28'38"         645.00'           027'16'01"         737.55'           007'33'47"         538.07'           033'06'55"         175.00'           065'56'31"         90.00'           029'12'50"         510.01'           016'45'31"         1355.00'           027'19'41"         935.00'           091'37'00"         625.00'           090'00'00"         25.00'           091'02'34"         200.00'           011'49'11"         355.00'           074'09'09"         320.00'           074'09'09"         320.00'           090'00'00"         25.00'           033'48'08"         1695.00'           013'06'26"         1080.00'           090'00'00"         25.00'	DELTA         RADIUS         LENGTH           007'34'00"         200.00'         26.41'           098'09'36"         25.00'         42.83'           011'28'38"         645.00'         129.20'           027'16'01"         737.55'         351.00'           007'33'47"         538.07'         71.03'           033'06'55"         175.00'         101.14'           065'56'31"         90.00'         103.58'           029'12'50"         510.01'         260.04'           016'45'31"         1355.00'         396.33'           009'13'50"         1355.00'         218.30'           027'19'41"         935.00'         445.96'           019'37'00"         625.00'         213.98'           090'00'00"         25.00'         39.27'           091'02'34"         200.00'         317.80'           011'28'38"         975.00'         195.31'           011'49'11"         355.00'         37.47'           074'09'09"         320.00'         414.15'           090'00'00"         25.00'         39.27'           033'48'08"         1695.00'         999.98'           013'06'26"         1080.00'         247.07' <td< td=""><td>007'34'00"         200.00'         26.41'         N10'21'26"E - 26.39'           098'09'36"         25.00'         42.83'         \$55'03'38"W - 37.78'           011'28'38"         645.00'         129.20'         N85'43'57"W - 128.99'           027'16'01"         737.55'         351.00'         N77'50'15"W - 347.70'           007'33'47"         538.07'         71.03'         \$62'19'19"E - 70.97'           033'06'55"         175.00'         101.14'         \$20'05'42"E - 99.74'           065'56'31"         90.00'         103.58'         N76'13'09"W - 97.96'           029'12'50"         510.01'         260.04'         \$85'25'00"W - 257.23'           016'45'31"         1355.00'         218.30'         N71'39'49"W - 394.92'           009'13'50"         1355.00'         218.30'         N55'42'31"W - 218.06'           027'19'41"         935.00'         445.96'         N52'32'00"E - 441.75'           019'37'00"         625.00'         213.98'         N76'00'20"E - 212.94'           090'00'00"         25.00'         39.27'         \$45'00'00"W - 35.36'           091'02'34"         200.00'         317.80'         \$45'56'58"E - 285.41'           011'28'38"         975.00'         195.31'         \$85'43'57"E - 194.98'</td><td>DELTA         RADIUS         LENGTH         CHORD BEARING &amp; DISTANCE         CURVE           007'34'00"         200.00'         26.41'         N10'21'26"E - 26.39'         C118           098'09'36"         25.00'         42.83'         S55'03'38"W - 37.78'         C119           011'28'38"         645.00'         129.20'         N85'43'57"W - 128.99'         C120           027'16'01"         737.55'         351.00'         N77'50'15"W - 347.70'         C121           007'33'47"         538.07'         71.03'         S62'19'19"E - 70.97'         C122           033'06'55"         175.00'         101.14'         S20'05'42"E - 99.74'         C123           065'56'31"         90.00'         103.58'         N76'13'09"W - 97.96'         C124           029'12'50"         510.01'         260.04'         S85'25'00'W - 257.23'         C125           016'45'31"         1355.00'         396.33'         N71'39'49"W - 394.92'         C126           009'13'50"         1355.00'         218.30'         N55'42'31"W - 218.06'         C127           027'19'41"         935.00'         445.96'         N52'32'00"E - 441.75'         C128           019'37'00"         625.00'         213.98'         N76'00'20"E - 212.94'         C129</td><td>DELTA         RADIUS         LENGTH         CHORD BEARING &amp; DISTANCE         CURVE         DELTA           007'34'00"         200.00'         26.41'         N10'21'26"E - 26.39'         C118         090'00'00"           098'09'36"         25.00'         42.83'         \$55'03'38"W - 37.78'         C119         024'25'32"           011'28'38"         645.00'         129.20'         N85'43'57"W - 128.99'         C120         090'00'00"           027'16'01"         737.55'         351.00'         N77'50'15"W - 347.70'         C121         019'55'07"           007'33'47"         538.07'         71.03'         \$62'19'19"E - 70.97'         C122         130'16'58"           033'06'55"         175.00'         101.14'         \$20'05'42"E - 99.74'         C123         020'21'51"           065'56'31"         90.00'         103.58'         N76'13'09"W - 97.96'         C124         090'00'00"           029'12'50"         510.01'         260.04'         \$85'25'00"W - 257.23'         C125         089'59'51"           016'45'31"         1355.00'         396.33'         N71'39'49"W - 394.92'         C126         090'00'00"           027'19'41"         935.00'         445.96'         N52'32'00"E - 441.75'         C128         024'26'46"</td><td>DELTA         RADIUS         LENGTH         CHORD BEARING &amp; DISTANCE         CURVE         DELTA         RADIUS           007'34'00"         200.00'         26.41'         N10'21'26"E - 26.39'         C118         090'00'00"         25.00'           098'09'36'         25.00'         42.83'         S55'03'38"W - 37.78'         C119         024'25'32"         275.00'           011'28'38"         645.00'         129.20'         N85'43'57"W - 128.99'         C120         090'00'00"         25.00'           027'16'01"         737.55'         351.00'         N77'50'15"W - 347.70'         C121         019'55'07"         25.00'           033'06'55'         175.00'         101.14'         S20'05'42"E - 99.74'         C123         020'21'51"         25.00'           065'56'31"         90.00'         103.58'         N76'13'09"W - 97.96'         C124         090'00'00"         25.00'           029'12'50"         510.01'         260.04'         S85'25'00"W - 257.23'         C125         089'59'51"         25.00'           029'13'50"         1355.00'         218.30'         N55'42'31"W - 218.06'         C127         090'00'00"         25.00'           027'19'41"         935.00'         445.96'         N52'32'00"E - 441.75'         128         024'26'46</td><td>  DELTA   RADIUS   LENGTH   CHORD BEARING &amp; DISTANCE   OURVE   DELTA   RADIUS   LENGTH   O07'34'00"   200.00'   26.41'   N10'21'26"E   26.39'   C118   090'00'00"   25.00'   39.27'   O98'09'36"   25.00'   42.83'   S55'03'38"W   37.78'   C119   024'25'32"   275.00'   117.23'   O11'28'36"   645.00'   129.20'   N85'43'57"W   128.99'   C120   090'00'00"   25.00'   39.27'   O27'16'01"   737.55'   351.00'   N77'50'15"W   347.70'   C121   019'55'07"   25.00'   8.69'   O07'33'47"   538.07'   71.03'   S62'19'19"E   70.97'   C122   130'16'58"   55.00'   125.06'   O33'06'55"   175.00'   101.14'   S20'05'42"E   99.74'   C123   O20'21'51"   25.00'   8.89'   O65'56'31"   90.00'   103.58'   N76'13'09"W   97.96'   C124   090'00'00"   25.00'   39.27'   O29'12'50"   510.01'   260.04'   S85'25'00"W   257.23'   C125   O89'59'51"   25.00'   39.27'   O29'13'50"   1355.00'   218.30'   N55'42'31"W   218.06'   C127   O90'00'00"   25.00'   39.27'   O27'19'41"   935.00'   445.96'   N52'32'00"E   441.75'   C128   O24'26'46"   490.38'   209.23'   O90'00'00"   25.00'   39.27'   S45'00'00"W   35.36'   C130   O27'19'50"   605.00'   218.95'   O91'02'34"   200.00'   317.80'   S45'56'58"E   285.41'   C131   O86'25'23"   25.00'   37.71'   O11'28'38"   975.00'   39.27'   S46'41'32"E   34.06'   C132   O90'00'00"   25.00'   39.27'   O27'21'5"   475.00'   414.15'   N51'13'00"E   385.84'   C132   O90'00'00"   25.00'   39.27'   O27'22'15"   475.00'   414.15'   N51'13'00"E   385.84'   C135   O90'00'00"   25.00'   39.27'   O33'48'08"   1695.00'   999.98'   S71'24'24"W   985.54'   C136   O90'00'00"   25.00'   39.27'   O33'48'08"   1695.00'   999.98'   S71'24'24"W   985.54'   C136   O90'00'00"   25.00'   39.27'   O33'48'08"   1695.00'   39.27'   S61'03'33"W   246.53'   C140   O13'07'06"   435.00'   99.60'   O90'00'00"   25.00'   39.27'   S99'08'26"W   35.36'   C140   O13'07'06"   435.00'   99.60'   O90'00'00"   25.00'   39.27'   S99'08'26"W   35.36'   C140   O13'07'06"   435.00'   99.60'   O90'00'00"   25.00'   39.27'   O33'48'08"   1695.00'   39.27'   S99'</td><td>  DELTA   RADIUS   LENGTH   CHORD BEARING &amp; DISTANCE    </td><td>  DELTA   RADIUS   LENGTH   CHORD BEARING &amp; DISTANCE   CURVE   DELTA   RADIUS   LENGTH   CHORD BEARING &amp; DISTANCE   COTS    </td><td>  DELTA   RADIUS   LENGTH   CHORD BEARING &amp; DISTANCE   CURVE   DELTA   RADIUS   LENGTH   CHORD BEARING &amp; DISTANCE   CUTVE   DELTA   COPY34'00"   200.00"   26.41"   N10'21'26"E = 26.39"   C118   O90'00'00"   25.00"   39.27"   N83'52'00"E = 35.36"   C158   O22'49'45"   O98'09'36"   25.00"   42.83"   S55'03'38"W = 37.78"   C119   O24'25'32"   275.00"   117.23"   N26'39'14"E = 116.35"   C159   O90'00'0"   O90'00'0"   25.00"   39.27"   S06'08'00"E = 35.36"   C160   O22'49'45"   O22'16'01"   371.55"   351.00"   N77'50'15"W = 347.70"   C121   O19'55'07"   25.00"   8.69"   S61'05'34"E = 8.65"   C161   O90'00'0"   O33'06'55"   175.00"   101.14"   S20'05'42"E = 99.44"   C122   O90'00'0"   25.00"   39.27"   S06'08'00"E = 35.36"   C162   O90'00'0"   O90'00'0"   O90'00'13'50"   135.50"   S85'25'00"W = 75.74"   C124   O90'00'0"   25.00"   39.27"   S06'08'00"E = 35.36"   C164   O39'03'35"   O90'013'50"   1355.00"   39.63"   N71'13'9'W = 79.99"   C124   O90'00'0"   25.00"   39.27"   N06'08'00"W = 35.36"   C164   O39'03'00"   O90'13'50"   1355.00"   39.63"   N71'13'9'W = 39.49'2"   C125   O90'00'0"   25.00"   39.27"   N06'08'00"W = 35.36"   C164   O39'03'00"   O90'13'50"   1355.00"   445.96"   N52'32'00"E = 441.75"   C129   O27'19'50"   O90'23'   S53'54'11'W = 207.65"   C169   O92'40'43"   O90'00'0"   25.00"   39.27"   S45'00'0'W = 35.36"   C134   O90'00'0"   25.00"   39.27"   S85'52'00'W = 34.23"   C174   O90'00'0"   O90'00"   25.00"   39.27"   S85'52'00'W = 35.36"   C169   O92'40'43"   O90'00'0"   25.00"   39.27"   S66'00'W = 35.36"   C174   O90'00'0"   O90'00"   O</td><td>  DELTA   RADIUS   LENGTH   CHORD BEARING &amp; DISTANCE   CURVE   DELTA   RADIUS   LENGTH   CHORD BEARING &amp; DISTANCE   COPY   DELTA   RADIUS   COPY   COP</td><td>  DELTA   RADIUS   LENGTH   CHORD BEARING &amp; DISTANCE   CURVE   DELTA   RADIUS   LENGTH   CHORD BEARING &amp; DISTANCE   CURVE   DELTA   RADIUS   LENGTH   CHORD BEARING &amp; DISTANCE   CURVE   DELTA   RADIUS   CURVE   CURVE</td></td<>	007'34'00"         200.00'         26.41'         N10'21'26"E - 26.39'           098'09'36"         25.00'         42.83'         \$55'03'38"W - 37.78'           011'28'38"         645.00'         129.20'         N85'43'57"W - 128.99'           027'16'01"         737.55'         351.00'         N77'50'15"W - 347.70'           007'33'47"         538.07'         71.03'         \$62'19'19"E - 70.97'           033'06'55"         175.00'         101.14'         \$20'05'42"E - 99.74'           065'56'31"         90.00'         103.58'         N76'13'09"W - 97.96'           029'12'50"         510.01'         260.04'         \$85'25'00"W - 257.23'           016'45'31"         1355.00'         218.30'         N71'39'49"W - 394.92'           009'13'50"         1355.00'         218.30'         N55'42'31"W - 218.06'           027'19'41"         935.00'         445.96'         N52'32'00"E - 441.75'           019'37'00"         625.00'         213.98'         N76'00'20"E - 212.94'           090'00'00"         25.00'         39.27'         \$45'00'00"W - 35.36'           091'02'34"         200.00'         317.80'         \$45'56'58"E - 285.41'           011'28'38"         975.00'         195.31'         \$85'43'57"E - 194.98'	DELTA         RADIUS         LENGTH         CHORD BEARING & DISTANCE         CURVE           007'34'00"         200.00'         26.41'         N10'21'26"E - 26.39'         C118           098'09'36"         25.00'         42.83'         S55'03'38"W - 37.78'         C119           011'28'38"         645.00'         129.20'         N85'43'57"W - 128.99'         C120           027'16'01"         737.55'         351.00'         N77'50'15"W - 347.70'         C121           007'33'47"         538.07'         71.03'         S62'19'19"E - 70.97'         C122           033'06'55"         175.00'         101.14'         S20'05'42"E - 99.74'         C123           065'56'31"         90.00'         103.58'         N76'13'09"W - 97.96'         C124           029'12'50"         510.01'         260.04'         S85'25'00'W - 257.23'         C125           016'45'31"         1355.00'         396.33'         N71'39'49"W - 394.92'         C126           009'13'50"         1355.00'         218.30'         N55'42'31"W - 218.06'         C127           027'19'41"         935.00'         445.96'         N52'32'00"E - 441.75'         C128           019'37'00"         625.00'         213.98'         N76'00'20"E - 212.94'         C129	DELTA         RADIUS         LENGTH         CHORD BEARING & DISTANCE         CURVE         DELTA           007'34'00"         200.00'         26.41'         N10'21'26"E - 26.39'         C118         090'00'00"           098'09'36"         25.00'         42.83'         \$55'03'38"W - 37.78'         C119         024'25'32"           011'28'38"         645.00'         129.20'         N85'43'57"W - 128.99'         C120         090'00'00"           027'16'01"         737.55'         351.00'         N77'50'15"W - 347.70'         C121         019'55'07"           007'33'47"         538.07'         71.03'         \$62'19'19"E - 70.97'         C122         130'16'58"           033'06'55"         175.00'         101.14'         \$20'05'42"E - 99.74'         C123         020'21'51"           065'56'31"         90.00'         103.58'         N76'13'09"W - 97.96'         C124         090'00'00"           029'12'50"         510.01'         260.04'         \$85'25'00"W - 257.23'         C125         089'59'51"           016'45'31"         1355.00'         396.33'         N71'39'49"W - 394.92'         C126         090'00'00"           027'19'41"         935.00'         445.96'         N52'32'00"E - 441.75'         C128         024'26'46"	DELTA         RADIUS         LENGTH         CHORD BEARING & DISTANCE         CURVE         DELTA         RADIUS           007'34'00"         200.00'         26.41'         N10'21'26"E - 26.39'         C118         090'00'00"         25.00'           098'09'36'         25.00'         42.83'         S55'03'38"W - 37.78'         C119         024'25'32"         275.00'           011'28'38"         645.00'         129.20'         N85'43'57"W - 128.99'         C120         090'00'00"         25.00'           027'16'01"         737.55'         351.00'         N77'50'15"W - 347.70'         C121         019'55'07"         25.00'           033'06'55'         175.00'         101.14'         S20'05'42"E - 99.74'         C123         020'21'51"         25.00'           065'56'31"         90.00'         103.58'         N76'13'09"W - 97.96'         C124         090'00'00"         25.00'           029'12'50"         510.01'         260.04'         S85'25'00"W - 257.23'         C125         089'59'51"         25.00'           029'13'50"         1355.00'         218.30'         N55'42'31"W - 218.06'         C127         090'00'00"         25.00'           027'19'41"         935.00'         445.96'         N52'32'00"E - 441.75'         128         024'26'46	DELTA   RADIUS   LENGTH   CHORD BEARING & DISTANCE   OURVE   DELTA   RADIUS   LENGTH   O07'34'00"   200.00'   26.41'   N10'21'26"E   26.39'   C118   090'00'00"   25.00'   39.27'   O98'09'36"   25.00'   42.83'   S55'03'38"W   37.78'   C119   024'25'32"   275.00'   117.23'   O11'28'36"   645.00'   129.20'   N85'43'57"W   128.99'   C120   090'00'00"   25.00'   39.27'   O27'16'01"   737.55'   351.00'   N77'50'15"W   347.70'   C121   019'55'07"   25.00'   8.69'   O07'33'47"   538.07'   71.03'   S62'19'19"E   70.97'   C122   130'16'58"   55.00'   125.06'   O33'06'55"   175.00'   101.14'   S20'05'42"E   99.74'   C123   O20'21'51"   25.00'   8.89'   O65'56'31"   90.00'   103.58'   N76'13'09"W   97.96'   C124   090'00'00"   25.00'   39.27'   O29'12'50"   510.01'   260.04'   S85'25'00"W   257.23'   C125   O89'59'51"   25.00'   39.27'   O29'13'50"   1355.00'   218.30'   N55'42'31"W   218.06'   C127   O90'00'00"   25.00'   39.27'   O27'19'41"   935.00'   445.96'   N52'32'00"E   441.75'   C128   O24'26'46"   490.38'   209.23'   O90'00'00"   25.00'   39.27'   S45'00'00"W   35.36'   C130   O27'19'50"   605.00'   218.95'   O91'02'34"   200.00'   317.80'   S45'56'58"E   285.41'   C131   O86'25'23"   25.00'   37.71'   O11'28'38"   975.00'   39.27'   S46'41'32"E   34.06'   C132   O90'00'00"   25.00'   39.27'   O27'21'5"   475.00'   414.15'   N51'13'00"E   385.84'   C132   O90'00'00"   25.00'   39.27'   O27'22'15"   475.00'   414.15'   N51'13'00"E   385.84'   C135   O90'00'00"   25.00'   39.27'   O33'48'08"   1695.00'   999.98'   S71'24'24"W   985.54'   C136   O90'00'00"   25.00'   39.27'   O33'48'08"   1695.00'   999.98'   S71'24'24"W   985.54'   C136   O90'00'00"   25.00'   39.27'   O33'48'08"   1695.00'   39.27'   S61'03'33"W   246.53'   C140   O13'07'06"   435.00'   99.60'   O90'00'00"   25.00'   39.27'   S99'08'26"W   35.36'   C140   O13'07'06"   435.00'   99.60'   O90'00'00"   25.00'   39.27'   S99'08'26"W   35.36'   C140   O13'07'06"   435.00'   99.60'   O90'00'00"   25.00'   39.27'   O33'48'08"   1695.00'   39.27'   S99'	DELTA   RADIUS   LENGTH   CHORD BEARING & DISTANCE	DELTA   RADIUS   LENGTH   CHORD BEARING & DISTANCE   CURVE   DELTA   RADIUS   LENGTH   CHORD BEARING & DISTANCE   COTS	DELTA   RADIUS   LENGTH   CHORD BEARING & DISTANCE   CURVE   DELTA   RADIUS   LENGTH   CHORD BEARING & DISTANCE   CUTVE   DELTA   COPY34'00"   200.00"   26.41"   N10'21'26"E = 26.39"   C118   O90'00'00"   25.00"   39.27"   N83'52'00"E = 35.36"   C158   O22'49'45"   O98'09'36"   25.00"   42.83"   S55'03'38"W = 37.78"   C119   O24'25'32"   275.00"   117.23"   N26'39'14"E = 116.35"   C159   O90'00'0"   O90'00'0"   25.00"   39.27"   S06'08'00"E = 35.36"   C160   O22'49'45"   O22'16'01"   371.55"   351.00"   N77'50'15"W = 347.70"   C121   O19'55'07"   25.00"   8.69"   S61'05'34"E = 8.65"   C161   O90'00'0"   O33'06'55"   175.00"   101.14"   S20'05'42"E = 99.44"   C122   O90'00'0"   25.00"   39.27"   S06'08'00"E = 35.36"   C162   O90'00'0"   O90'00'0"   O90'00'13'50"   135.50"   S85'25'00"W = 75.74"   C124   O90'00'0"   25.00"   39.27"   S06'08'00"E = 35.36"   C164   O39'03'35"   O90'013'50"   1355.00"   39.63"   N71'13'9'W = 79.99"   C124   O90'00'0"   25.00"   39.27"   N06'08'00"W = 35.36"   C164   O39'03'00"   O90'13'50"   1355.00"   39.63"   N71'13'9'W = 39.49'2"   C125   O90'00'0"   25.00"   39.27"   N06'08'00"W = 35.36"   C164   O39'03'00"   O90'13'50"   1355.00"   445.96"   N52'32'00"E = 441.75"   C129   O27'19'50"   O90'23'   S53'54'11'W = 207.65"   C169   O92'40'43"   O90'00'0"   25.00"   39.27"   S45'00'0'W = 35.36"   C134   O90'00'0"   25.00"   39.27"   S85'52'00'W = 34.23"   C174   O90'00'0"   O90'00"   25.00"   39.27"   S85'52'00'W = 35.36"   C169   O92'40'43"   O90'00'0"   25.00"   39.27"   S66'00'W = 35.36"   C174   O90'00'0"   O90'00"   O	DELTA   RADIUS   LENGTH   CHORD BEARING & DISTANCE   CURVE   DELTA   RADIUS   LENGTH   CHORD BEARING & DISTANCE   COPY   DELTA   RADIUS   COPY   COP	DELTA   RADIUS   LENGTH   CHORD BEARING & DISTANCE   CURVE   DELTA   RADIUS   LENGTH   CHORD BEARING & DISTANCE   CURVE   DELTA   RADIUS   LENGTH   CHORD BEARING & DISTANCE   CURVE   DELTA   RADIUS   CURVE   CURVE

| 040°20′15" | 355.00' | 249.93' | S71°18'08"E - 244.80'

| 011°28'38" | 645.00' | 129.20' | N85°43'57"W - 128.99'

C144 | 058°01'33" | 410.00' | 415.22' | N62°27'29"W - 397.71'

C146 | O11'28'38" | 525.00' | 105.16' | S85'43'57"E - 104.99'

C147 | O10°48'26" | 765.00' | 144.30' | N85°23'51"W - 144.08'

C148 | 085\*51'56" | 25.00' | 37.47' | S57\*04'24"W - 34.06'

C149 | 094'08'04" | 25.00' | 41.07' | S32'55'36"E - 36.61'

| C150 | 090°00'09" | 25.00' | 39.27' | N06°07'55"W - 35.36'

| C151 | 090°00'00" | 25.00' | 39.27' | S83°52'00"W - 35.36'

| C152 | 027\*19'50" | 655.00' | 312.44' | N52\*31'55"E - 309.49'

C153 | 018'40'28" | 465.00' | 151.56' | N75'32'04"E - 150.89'

| C154 | 084'52'18" | 25.00' | 37.03' | S42'26'09"W - 33.74'

C155 | 094'11'10" | 25.00' | 41.10' | S47'05'35"E - 36.62'

C157 | O11'28'38" | 815.00' | 163.26' | S85'43'57"E - 162.98'

S48°38'13"E - 82.77'

| C156 | 013°10'34" | 360.73' | 82.96' |

LINE BEARING LENG  L1 N72*18'58"W 50.9  L2 S46'35'38"W 51.7  L3 N88'31'45"E 45.2  L4 N62'31'38"W 70.0  L5 N51*17'03"W 59.9  L6 S51*08'09"E 50.0  L7 S00*00'00"E 45.6  L8 S37*04'30"W 43.1  L9 S00*57'33"W 60.0  L10 N86*14'29"E 23.76	6' 3' 8' 0' 9'
L2 S46'35'38"W 51.73 L3 N88'31'45"E 45.23 L4 N62'31'38"W 70.00 L5 N51'17'03"W 59.99 L6 S51'08'09"E 50.00 L7 S00'00'00"E 45.60 L8 S37'04'30"W 43.1 L9 S00'57'33"W 60.0 L10 N86'14'29"E 23.76	3' 8' 0' 9'
L3 N88'31'45"E 45.21 L4 N62'31'38"W 70.00 L5 N51'17'03"W 59.99 L6 S51'08'09"E 50.00 L7 S00'00'00"E 45.60 L8 S37'04'30"W 43.1 L9 S00'57'33"W 60.00 L10 N86'14'29"E 23.76	8' 0' 9' 0'
L4       N62*31'38"W       70.00         L5       N51*17'03"W       59.99         L6       S51*08'09"E       50.00         L7       S00*00'00"E       45.60         L8       S37*04'30"W       43.1         L9       S00*57'33"W       60.0         L10       N86*14'29"E       23.79	0' 9' 0'
L5 N51*17'03"W 59.99 L6 S51*08'09"E 50.00 L7 S00*00'00"E 45.60 L8 S37*04'30"W 43.1 L9 S00*57'33"W 60.0 L10 N86*14'29"E 23.76	9' 0'
L6       S51*08'09"E       50.00         L7       S00*00'00"E       45.60         L8       S37*04'30"W       43.1         L9       S00*57'33"W       60.0         L10       N86*14'29"E       23.76	0'
L7 S00°00'00"E 45.60 L8 S37°04'30"W 43.1 L9 S00°57'33"W 60.0 L10 N86°14'29"E 23.76	0'
L8 S37*04'30"W 43.1 L9 S00*57'33"W 60.0 L10 N86*14'29"E 23.7	
L9 S00°57′33″W 60.0 L10 N86°14′29″E 23.7	1'
L10 N86°14'29"E 23.7°	
	1'
1.11 NEO*70'45"E 77.0	9'
L11 N50°36'45"E 37.2	4'
L12 S87°40'45"E 46.1	6'
L13 N14°08'26"E 17.98	3'
L14 S10°30′20″E 34.39	9'
L15 S43°16'10"E 22.9	1'
L16 S85°49'33"E 65.7	1'
L17 N88°16'33"E 48.6	2'
L18 S10°00'27"E 11.6	3'
L19 S10°00'27"E 32.4	9'
L21 S01°17'34"E 50.0	0,
L22 S14°08'26"W 1.63	;
L23 S46°59'11"W 60.49	9'
L24 S58*58'23"W 52.7	3'
L25 S88*14'58"W 44.0	4'
L26 S88*14'58"W 22.1	7'
L27 N80°12'10"W 70.2	0,
L28 S14°26'28"W 10.8	1'
L29 N62*31'30"W 53.7	8'
L30 S23°49'45"E 12.80	6'
L31 N23°49'45"W 6.50	)'
L32 S43*02'15"W 30.1	1'
L33 S70°53'37"W 17.93	3'
L34 N67°34'08"W 36.9	2'
L35 N25°52'54"W 34.2	4'
L36 N03°14'36"E 186.4	8'
L37 N18°06'45"W 29.4	0,
L38 N39°40'14"W 59.1	0,
L39 N23*22'15"W 28.0	7'

LINE TABLE

## DESCRIPTION PHASE 9:

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKESHORE VILLAGES, PHASE 9, 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

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 FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING COMMON WITH THAT OF LAKESHORE VILLAGES PHASE 8; THENCE S14°08'26" W A DISTANCE OF 187.66 FEET TO A POINT; THENCE N83°25'34"W A DISTANCE OF 124.34 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 26.41 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD WITH A BEARING OF N10°21'26"E AND A LENGTH 26.39 FEET; THENCE N79°50'54"W A DISTANCE OF 73.52 FEET TO A POINT: THENCE N75°51'34"W A DISTANCE OF 197.10 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 42.83 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF S55'03'38"W AND A LENGTH OF 37.78 FEET TO A POINT; THENCE N72'18'58"W A DISTANCE OF 50.96 FEET TO A POINT; THENCE N11'48'25"E A DISTANCE OF 96.98 FEET TO A POINT; THENCE N14°08'26"E A DISTANCE OF 97.05 FEET TO A POINT; THENCE N79°59'38"W A DISTANCE OF 256.54 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 129.20 FEET. SAID CURVE HAVING A RADIUS OF 645.00 FEET. AND A CHORD WITH A BEARING OF N85'43'57"W AND A LENGTH OF 128.99 FEET TO A POINT; THENCE S88'31'45"W A DISTANCE OF 497.64 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 351.00 FEET, SAID CURVE HAVING A RADIUS OF 737.55 FEET, AND A CHORD WITH A BEARING OF N77\*50'15"W AND A LENGTH OF 347.70 FEET TO A POINT; THENCE S38'52'00"W A DISTANCE OF 143.95 FEET TO A POINT; THENCE S46'35'38"W A DISTANCE OF 51.73 FFFT TO A POINT: THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 71.30 FEET. SAID CURVE HAVING A RADIUS OF 538.07 FEET. AND A CHORD WITH A BEARING OF S62\*19'19"E AND A LENGTH OF 70.97 FEET TO A POINT; THENCE S19'5'28"W A DISTANCE OF 207.45 FEET TO A POINT; THENCE N 88'31'45"E A DISTANCE OF 45.28 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 101.14 FEET, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AND A CHORD WITH A BEARING OF \$20°05'42"E AND A LENGTH OF 99.74 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 103.58 FEET, SAID CURVE HAVING A RADIUS OF 90.00 FEET, AND A CHORD WITH A BEARING OF N76"13'09"W AND A LENGTH OF 97.96 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 260.04 FEET, SAID CURVE HAVING A RADIUS OF 510.01 FEET, AND A CHORD WITH A BEARING OF S85'25'00"W AND A LENGTH OF 257.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 396.33 FEET, SAID CURVE HAVING A RADIUS OF 1355.00 FEET. AND A CHORD WITH A BEARING OF N71°39'49"W AND A LENGTH OF 394.92 FEET TO A POINT: THENCE N27°28'22"E A DISTANCE OF 75.05 FEET TO A POINT; THENCE N62°31'38"W A DISTANCE OF 70.00 FEET TO A POINT; THENCE S27\*28'22"W A DISTANCE OF 74.17 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 218.30 FEET, SAID CURVE HAVING A RADIUS OF 1355.00 FEET, AND A CHORD WITH A BEARING OF N55'42'31"W AND A LENGTH OF 218.06 FEET; THENCE N51'05'35"W A DISTANCE OF 160.80 FEET TO A POINT; THENCE N22'58'12"W A DISTANCE OF 36.65 FEET TO A POINT; THENCE N17'34'39"E A DISTANCE OF 92.99 FEET TO A POINT; THENCE N31°07'17"E A DISTANCE OF 84.92 FEET TO A POINT; THENCE N51°17'03"W A DISTANCE OF 59.99 FEET TO A POINT; THENCE N41°38'48"E A DISTANCE OF 100.10 FEET TO A POINT: THENCE N38'52'09"E A DISTANCE OF 532.71 FEET TO A POINT: THENCE S51'08'09"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE N38\*52'09"E A DISTANCE OF 57.08 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 445.96 FEET, SAID CURVE HAVING A RADIUS OF 935.00 FEET, AND A CHORD WITH A BEARING OF N52'32'00"E AND A LENGTH OF 441.75 FEET; THENCE N66'11'50"E A DISTANCE OF 98.15 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 213.98 FEET. SAID CURVE HAVING A RADIUS OF 625.00 FEET. AND A CHORD WITH A BEARING OF N76°00'20"E AND A LENGTH OF 212.94 FEET TO A POINT; THENCE N89'03'43"E A DISTANCE OF 101.84 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF S45°00'00"W A LENGTH OF 35.36 FEET; THENCE SOUTH A DISTANCE OF 100.00 FEET TO A POINT; THENCE EAST A DISTANCE OF 187.00 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 45.60 FEET TO A POINT; THENCE S37"04'30"W A DISTANCE OF 43.11 FEET TO A POINT; THENCE SO0°57'33"W A DISTANCE OF 60.01 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 317.80 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD WITH A BEARING OF S45'56'58"E AND A LENGTH OF 285.41 FEET; THENCE N88'31'45"E A DISTANCE OF 425.09 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 195.31 FEET, SAID CURVE HAVING A RADIUS OF 975.00 FEET, AND A CHORD WITH A BEARING OF S85'43'57"E AND A LENGTH OF 194.98 FEET; THENCE S79'59'38"E A DISTANCE OF 112.44 FEET TO A POINT; THENCE N86'14'29"E A DISTANCE OF 23.79 FEET TO A POINT; THENCE N50'36'45"E A DISTANCE OF 37.24 FEET TO A POINT; THENCE S87'40'45"E A DISTANCE OF 46.16 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 73.23 FEET, SAID CURVE HAVING A RADIUS OF 355.00 FEET, AND A CHORD WITH A BEARING OF S08\*13'50"W AND A LENGTH OF 73.10 FEET; THENCE S14\*08'26"W A DISTANCE OF 127.37 FEET TO A POINT; THENCE S79'59'38"E A DISTANCE OF 97.05 FEET TO A POINT: THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 37.47 FEET SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF N57°04'24"E AND A LENGTH OF 34.06 FEET; THENCE N14'08'26"E A DISTANCE OF 17.98 FEET TO A POINT; THENCE S75'51'34"E A DISTANCE OF 175.00 FEET TO A POINT; THENCE N14'08'26"E A DISTANCE OF 259.78 FEET TO A POINT; THENCE N04'43'25"W A DISTANCE OF 91.27 FEET TO A POINT; THENCE N80'42'11"E A DISTANCE OF 39.85 FEET TO A POINT; THENCE S75\*51'34"E A DISTANCE OF 117.95 FEET TO A POINT; THENCE N14'08'26"E A DISTANCE OF 127.68 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 414.15 FEET, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND A CHORD WITH A BEARING OF N51\*13'00"E AND A LENGTH OF 385.84 FEET TO A POINT; THENCE N01\*42'25"W A DISTANCE OF 59.20 FEET TO A POINT; THENCE N66°10'15"E A DISTANCE OF 115.30 FEET TO A POINT; THENCE N73°25'12"E A DISTANCE OF 50.40 FEET TO A POINT; THENCE EAST A DISTANCE OF 321.91 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 122.58 FEET TO A POINT; THENCE N89°22'52"E A DISTANCE OF 186.33 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 72.10 FEET TO A POINT; THENCE S32°03'54"W A DISTANCE OF 47.77 FEET TO A POINT; THENCE S00°37'08" E A DISTANCE OF 139.80 FEET TO A POINT; THENCE S00°01'23"E A DISTANCE OF 68.12 FEET TO A POINT; THENCE S03°23'39"W A DISTANCE OF 123.21 FEET TO A POINT; THENCE S10°30'20"E A DISTANCE OF 34.39 FEET TO A POINT; THENCE S43°16'10"E A DISTANCE OF 22.91 FEET TO A POINT; THENCE S85'49'33"E A DISTANCE OF 65.71 FEET TO A POINT; THENCE N87°10'09"E A DISTANCE OF 188.52 FEET TO A POINT; THENCE N88°16'33"E A DISTANCE OF 48.62 FEET TO A POINT; THENCE S10°00'27"E A DISTANCE OF 44.12 FEET TO A POINT; THENCE S01°41'32"E A DISTANCE OF 116.03 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 19.66 FEET, SAID CURVE HAVING A RADIUS OF 475.00 FEET, AND A CHORD WITH A BEARING OF S87°20'08"W AND A LENGTH OF 19.65 FEET TO A POINT: THENCE S01'17'34"E A DISTANCE OF 50.00 FEET TO A POINT: THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF S46'41'32"E AND A LENGTH OF 35.36 FEET; THENCE S01'41'32"E A DISTANCE OF 90.00 FEET TO A POINT; THENCE S88'18'28"W A DISTANCE OF 125.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 999.98 FEET SAID CURVE HAVING A RADIUS OF 1695.00 FEET, AND A CHORD WITH A BEARING OF \$71"24'24"W AND A LENGTH OF 985.54 FEET TO A POINT: THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 247.07 FEET, SAID CURVE HAVING A RADIUS OF 1080.00 FEET, AND A CHORD WITH A BEARING OF S61°03'33"W AND A LENGTH OF 246.53 FEET TO A POINT; THENCE N75°51'34"W A DISTANCE OF 71.65 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 81.15 ACRES, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

#### NOTES:

1) ZONING:

FRONT: 20'

THE SUBJECT PROPERTY IS PART OF LAKESHORE VILLAGE PUD "V" (PLANNED UNIT DEVELOPMENT), USE AREA LV-3 (SINGLE AND MULTI-FAMILY RESIDENTIAL).

2) PLATTED BUILDING SETBACKS:

REAR: 15' (55' ALONG LAKES)
SIDE: 5' (10' ALONG STREET RIGHTS OF WAY)

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.

C) PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 4-A-4) PREPARED BY ACADIA LAND SURVEYING, LLC, DATED NOVEMBER 13, 2019.

4) FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA: FLOOD ZONE: AH

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. 03-06-2879R, DATED AUGUST 25, 2006.

CONTACT ST. TAMMANY PARISH FOR ANY ADDITIONAL ELEVATION REQUIREMENTS.

5) WETLANI

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

6) LANDFILI

SURVEYOR HAS NO KNOWLEDGE OF OR HAS OBSERVED ANY LANDFILLS ON THE SUBJECT

7) GREENSPACES

GREEN SPACES SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

8) UTILITY LOCA

UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES, NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

9) TITLE:

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

DEDICATION:

ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST.

TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT
DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.

EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO
OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING
USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR
MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC
CONTROL SIGNS

APPROVALS:	
CLERK OF COURT	
DATE FILED	FILE NO.

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

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

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

DATE OF PLAT: 04/30/2020 Denno L. Sow



REVISION

REVISED PER PARISH
COMMENTS

1 04/28/2020

BPV

SURVEY

54 Brewster Road, Suite 101
Covington, LA 70433
85.249.6180 \\ FAX: 985.249.61
8 Camellia Blvd. Suite 200
I afavette I A 70508

16564 Brewste
Covingto
Phone: 985.249.618
1308 Camellia
1308 Lafayette,



AGES (PHASE 9)

- GULF COAST

SUBDIVISION OF LAK SLIDELL, LOUISIANA ST. TAMMANY PARIS FOR: DR HORTON, INC. - (

DRAWN
BPV
CHECKED
DLG
PROJECT NO.

19-647
FILE
PRELIM 19-647 PHASE 9

1 19-647 PHAS

SHEET

3-3

# PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT (As of May 6, 2020)

CASE NO.: 2020-1866-PP

SUBDIVISION NAME: Lakeshore Villages, Phase 10

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: 26 & 35 WARD: 9

TOWNSHIP: 9 South PARISH COUNCIL DISTRICT: 13

RANGE: 14 East

TYPE OF DEVELOPMENT: URBAN (Residential lots less than 1 acre)

SUBURBAN (Residential lots between 1-5 acres)

RURAL (Residential Farm Tract lots 5 acres plus)

V OTHER (Multi family, commercial or industrial) (PUD

\_\_\_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: 34.723 Acres

NUMBER OF LOTS: 177 AVERAGE LOT SIZE: 6,686 Square Feet

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:

#### 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.

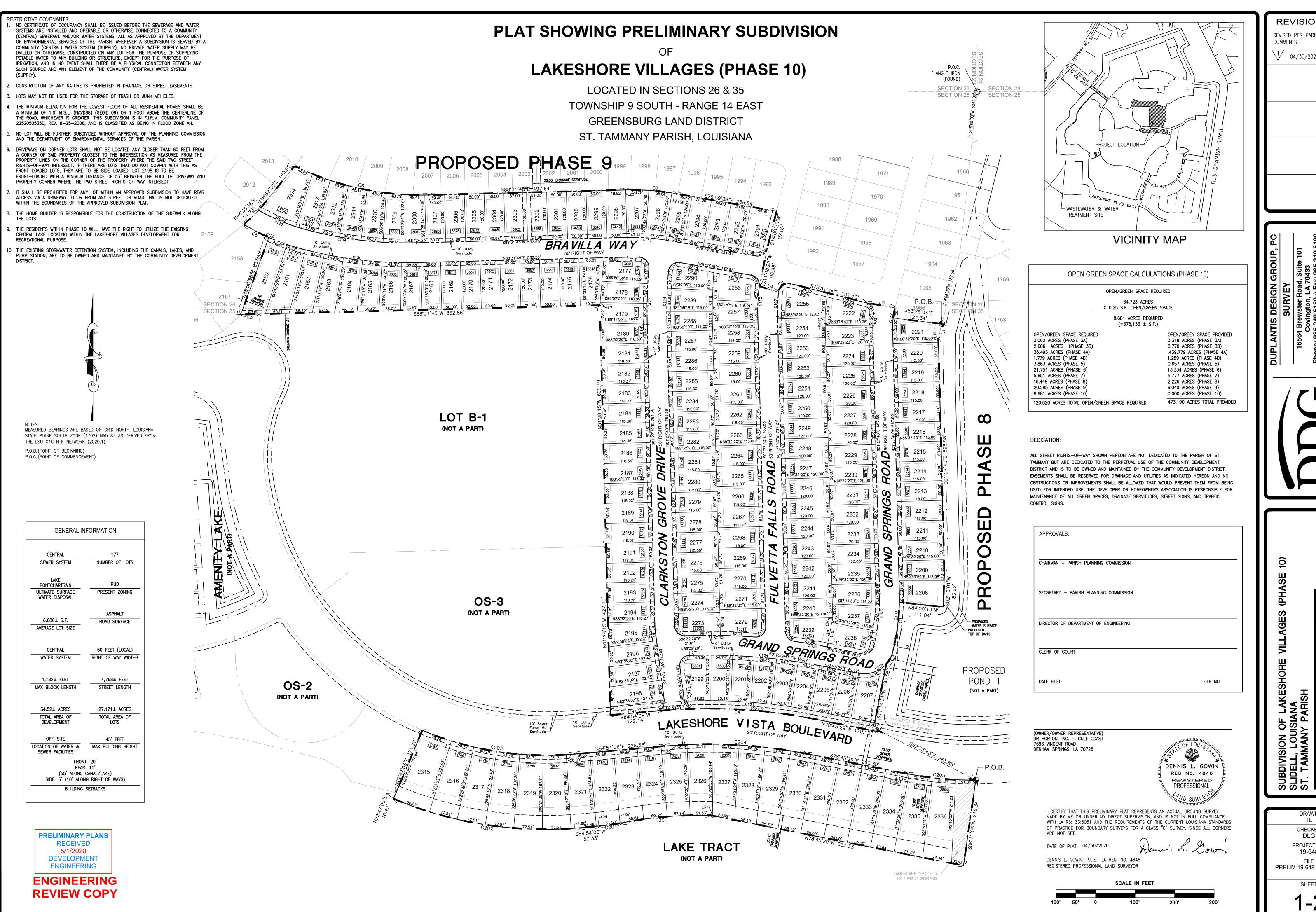
Louisiana Department of Health (LDH) Approval for this phase of Lakeshore Villages is required.

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.

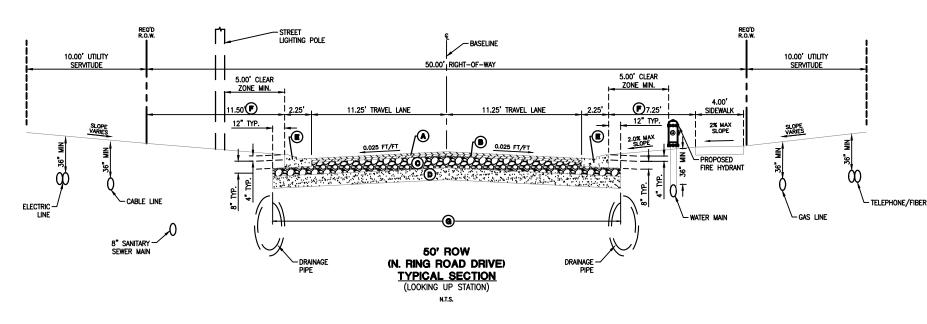


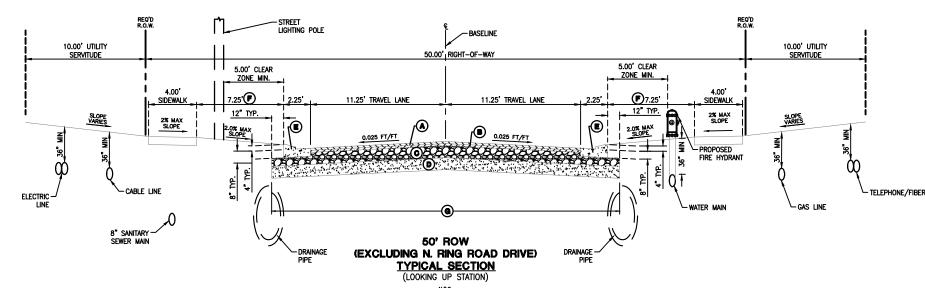
REVISION REVISED PER PARISH COMMENTS 04/30/2020

> 19-648 PRELIM 19-648 PHASE 10 SHEET

DLG

PROJECT NO.





# PLAT SHOWING PRELIMINARY SUBDIVISION

# **LAKESHORE VILLAGES (PHASE 10)**

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

1.5" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE

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

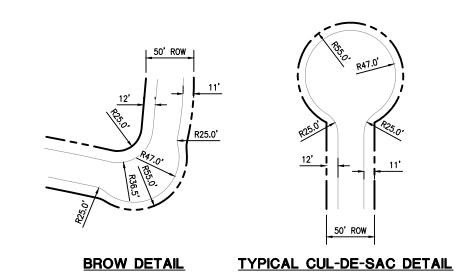
### NOTES:

- 1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOTD STANDARD SPECIFICATIONS 2006 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION CHAPTER 125 SPECIFICATIONS; THE MORE STRINGENT STANDARD SHALL BE USED.
- 2. CONTRACTOR MAY UTILIZE 12" A-4 SUB-BASE IN LIEU OF SOIL CEMENT 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.
- 3. 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.

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



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING 8	DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING &	DISTANCE
C1	010°10'27"	525.00	93.23	S06°09'17"W		C130	17°17'30"	1025.00	309.34	S82°49'30"E	
C2	29°55'35"	75.00	39.17 <sup>°</sup>	S26°12'18"W	93.10' 38.73'	C131	3°37'45"	475.00	30.09		308.17' 30.08'
C3	90°00'00"	25.00°	39.17	S33°45'29"E	35.36'	C132	85°51'56"	25.00	37.47	S57°04'24"W	34.06
C4		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
	07 01 00	200.00	20.11	310 21 20 11	20.00		33110	70.00	7.70	30121132	
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	9°18'53"	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	393.20	S81°07'32"E	389.34
C104	90°00'00"	25.00	39.27	S56°14'31"W	35.36	C204		1265.00	360.77	S86°55'42"E	359.55
C105	3°11'59"	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"		28.84	N00°44'11"W	28.84'						
C117	2°54'09"		57.75 <b>'</b>	N00°00'35"W	57.74						
C118	2°40'37"		53.26	N01°19'36"E	53.26						
C119	1°34'29"		31.33	N02°13'43"E	31.33						
C120	0°21'03"		6.98'	N02°50'26"E	6.98'						
C121	13°49'29"		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"		41.85	N40°35'11"E	37.13'						
C124	12°42′11″		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	1	36.17						
C127		1305.00	143.06'	S01°40'46"W	142.99						
C128	92°16′04″	25.00'	40.26	S38°46'04"W	<u>36.05'</u>						
C129	15°45'09"	538.07	144.19	S66°18'11"E	143.77						

CURVE TABLE

LINE TABLE						
LINE	BEARING	LENGTH				
L1	S14°08'26"W	37.49				
L2	S11°14'31"W	28.61				
L3	S88°31'45"W	45.28				
L4	S72°18'58"E	50.96				
L5	S79°50'54"E	73.52				
L6	N88°31'45"E	9.86				
L7	N04°53'13"E	6.74				
L8	S01°27'40"E	12.33				
L9	S07°21'58"E	28.26				
L10	S07°21'58"E	0.38				
L11	N01°28'15"W	20.96				
L12	S84°54'06"W	15.11				
L13	S02°16'01"W	16.33				
L14	S01°27'40"E	10.48				
L15	N01°27'40"W	4.70				
L16	N11°11'09"E	11.07				
L17	S11°14'31"W	28.61				
L18	N11°11'09"E	63.00'				
L19	S11°11'09"W	74.07				
L20	S01°27'40"E	1.10				
L21	N01°27'40"W	5.58				
L22	N03°00'58"E	48.09				
L23	S01°27'40"E	12.31				
L24	N01°27'40"W	0.88				
L25	S01°27'40"E	18.76				
L26	N01°27'40"W	18.76				
L27	S88°31'45"W	0.24				
L28	N88°31'45"E	0.24				
L29	S84°54'06"W	8.88				
L30	N84°54'06"E	8.64				
L31	N78°45'29"W	5.33				
L32	S78°45'29"E	24.67				

### 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 FOR 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 SO2'16'01"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 \$26°12'18"W AND A LENGTH OF 38.73 FEET; THENCE \$11°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 NO1'28'15"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 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 N88'31'45"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 S79°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 S11'48'25"W A DISTANCE OF 96.98 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 S75'51'34"E A DISTANCE OF 197.10 FEET TO A POINT; THENCE S79'50'54"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 \$10°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 2336):

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 SO6'09'03"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 SO6"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 SO8'11'05"W A DISTANCE OF 218.34 FEET TO A POINT; THENCE N78'45'29"W A DISTANCE OF 652.33 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 A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 55.12 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, AND A CHORD WITH A BEARING OF S81°55'20"W AND A LENGTH OF 55.10 FEET: 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 187.68 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 393.20 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 260.39 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

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

THE SUBJECT PROPERTY IS PART OF LAKESHORE VILLAGE PUD "V" (PLANNED UNIT DEVELOPMENT), USE AREA LV-3 (SINGLE AND MULTI-FAMILY RESIDENTIAL).

2) PLATTED BUILDING SETBACKS:

FRONT: 20' 15' (55' ALONG LAKES) 5' (10' ALONG STREET RIGHTS OF WAY)

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.

C) PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 4-A-4) PREPARED BY ACADIA LAND SURVEYING, LLC, DATED NOVEMBER 13, 2019.

### 4) FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA: FLOOD ZONE: AH

BASE FLOOD ELEVATION: 1' COMMUNITY PANEL NO. 225205 0535 D

MAP REVISED: APRIL 2, 1991

FLOOD ZONE AND BASE FLOOD ELEVATION SHOWN ARE FROM LETTER OF MAP REVISION, CASE NO. 03-06-2879R, DATED AUGUST 25, 2006. CONTACT ST. TAMMANY PARISH FOR ANY ADDITIONAL ELEVATION REQUIREMENTS.

# WETLANDS HAVE BEEN PERMITTED BY PERMIT NO. MVN 2002-1717, DATED MAY 7, 2004,

MODIFIED JUNE 27, 2005 AND FEBRUARY 3, 2011.

# SURVEYOR HAS NO KNOWLEDGE OF OR HAS OBSERVED ANY LANDFILLS ON THE SUBJECT

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

8) UTILITY LOCATIONS: UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES, NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

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

## **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

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

DATE OF PLAT: 04/30/2020

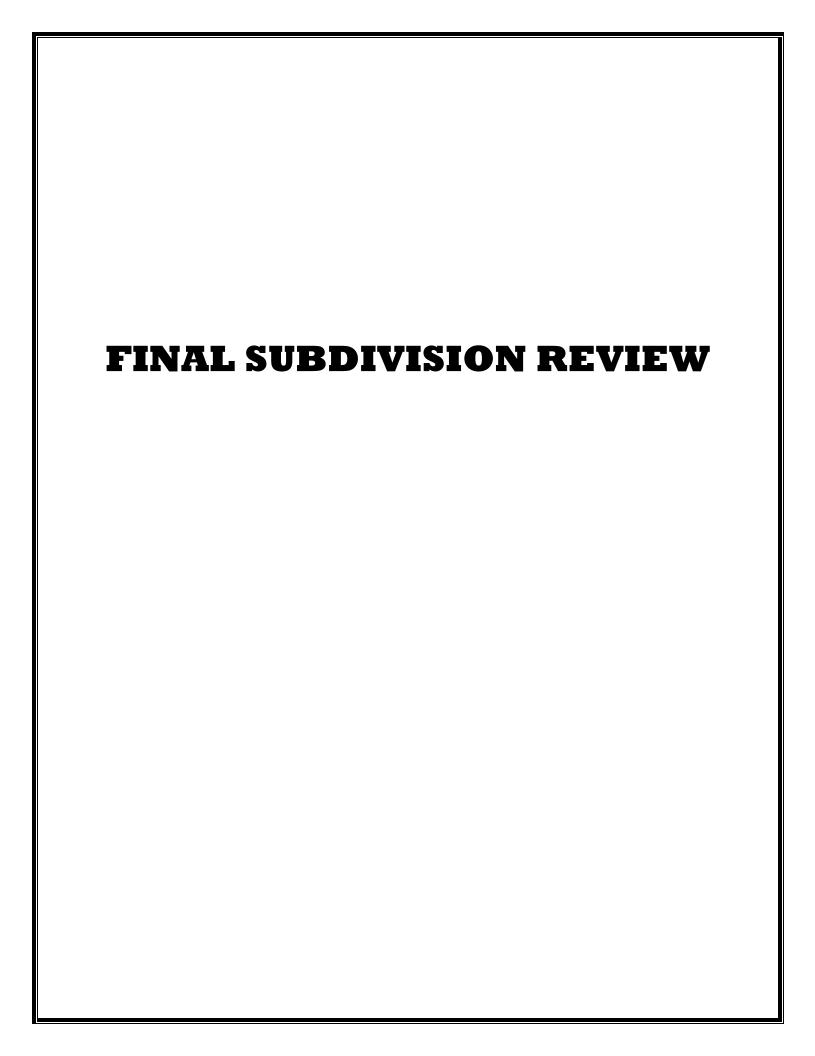
DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846 REGISTERED PROFESSIONAL LAND SURVEYOR



REVISION REVISED PER PARISH COMMENTS 04/30/2020



CHECKED PROJECT NO. 19-648 PRELIM 19-648 PHASE 10





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

CASE NO.: 2020-1862-FI	
SUBDIVISION NAME: A	Arundel
	LLC uncte Parc Drive lle, 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	<ul> <li>Σ URBAN (Residential lots less than 1 acre)</li> <li>SUBURBAN (Residential lots between 1-5 acres)</li> <li>RURAL (Residential Farm Tract lots 5 acres plus)</li> <li>OTHER (Multi family, commercial or industrial)(PUD)</li> </ul>
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 DEVEL	LOPMENT: 16.57 Acres
NUMBER OF LOTS: 25	AVERAGE LOT SIZE: Varies
SEWER AND WATER SY	STEMS: Central
ZONING: A4	
FLOOD ZONE DESIGNAT	TION: "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:

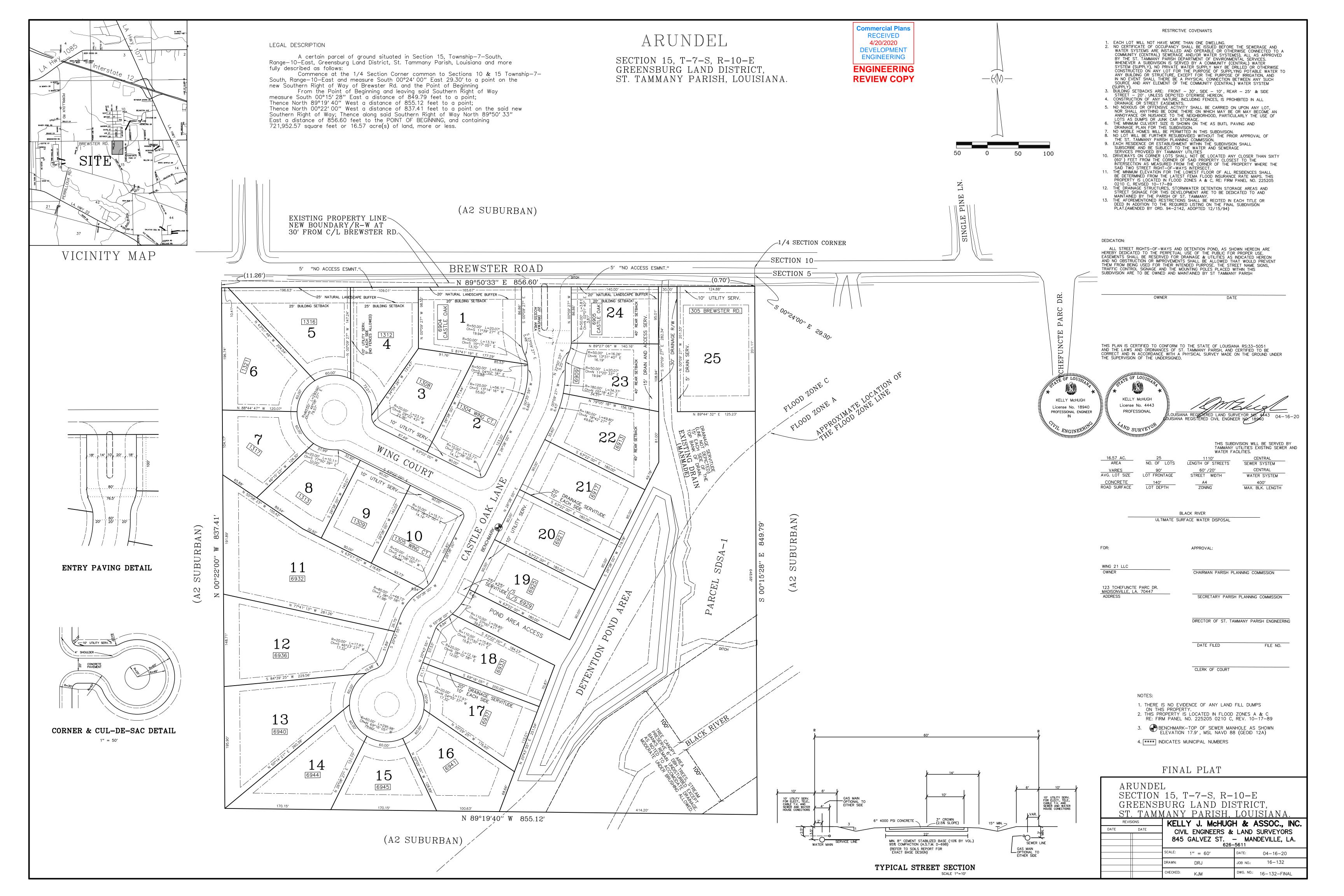
Road Impact Fee = \$1,077.00 per lot x 25 lots = \$26,925.00

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.





# 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 WARD: 1 TOWNSHIP: 7 SOUTH PARISH COUNCIL DISTRICT: 4 RANGE: 10 EAST TYPE OF DEVELOPMENT: URBAN (Residential lots less than 1 acre) SUBURBAN (Residential lots between 1-5 acres) RURAL (Residential Farm Tract lots 5 acres plus) X OTHER (Multi family, commercial or industrial)(PUD) **GENERAL LOCATION:** The property is located 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:

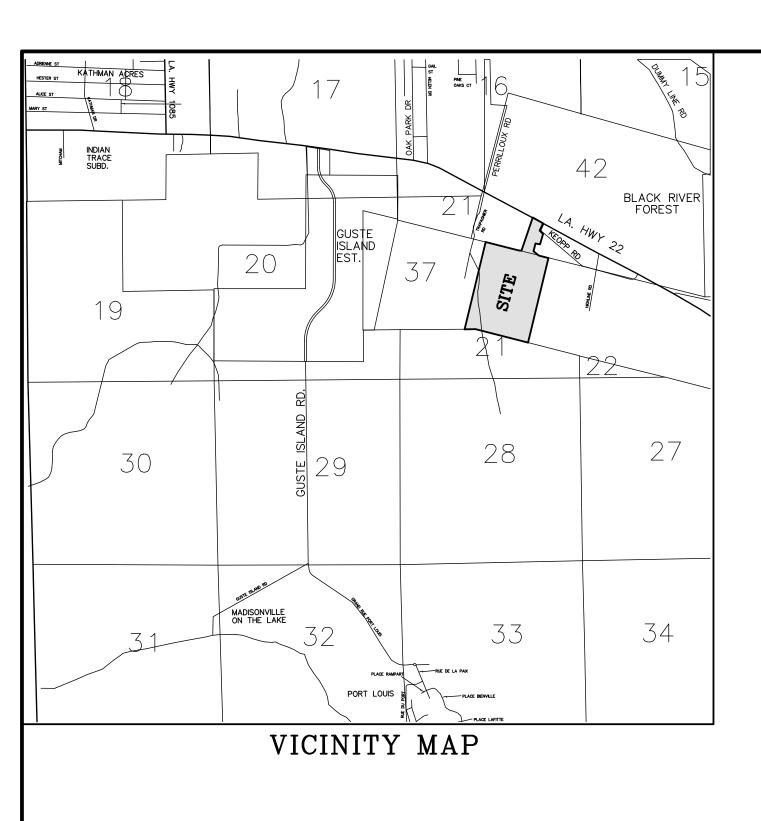
Road Impact Fee = \$1077.00 per lot x 12 lots = \$12,924.00

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.



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.

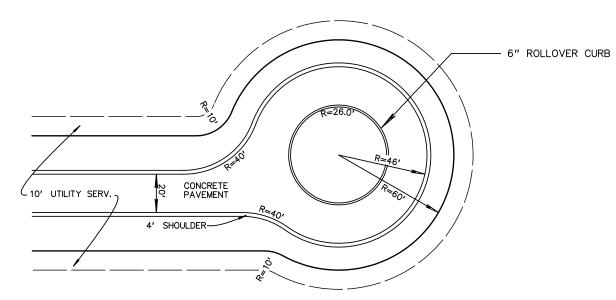
described as follows.

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 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.

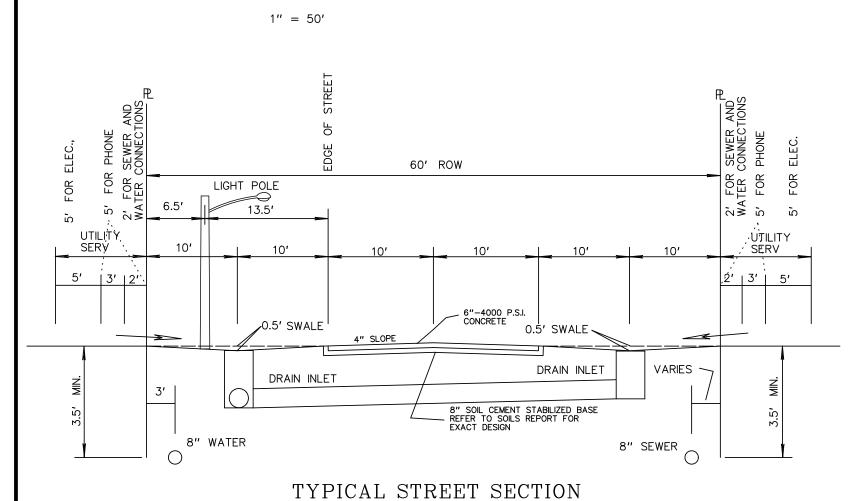
From the POINT OF BEGINNING continue

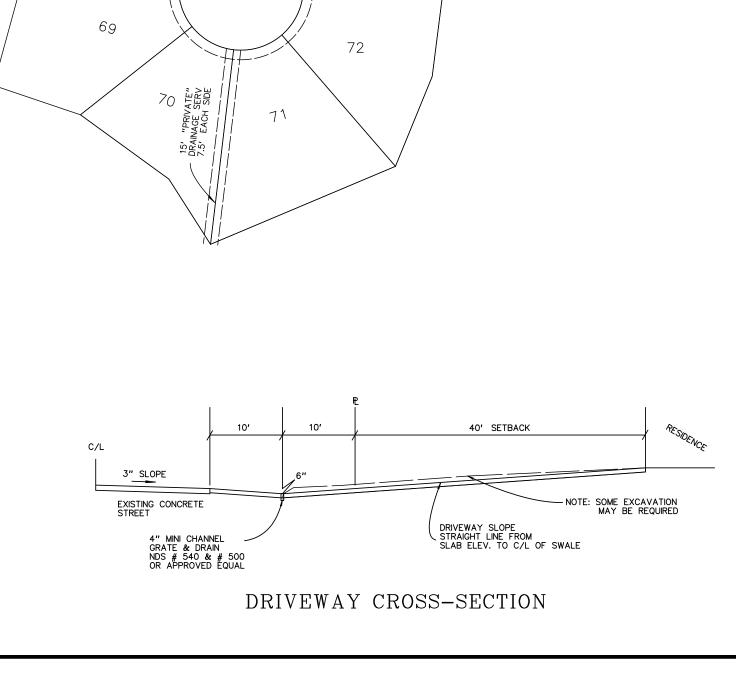
South 74 degrees 23 minutes 22 seconds East a distance of 550.00 feet to a point; Thence North 79 degrees 38 minutes 25 seconds East a distance of 64.98 feet to a point; Thence South 74 degrees 23 minutes 25 seconds East a distance of 114.28 feet to a point; Thence North 37 degrees 12 minutes 15 seconds 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,

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 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 295.86 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





COQUILLE, PHASE 3-B SECTION 37, T-7-S, R-10-E, GREENSBURG LAND DISTRICT, 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 ST. TAMMANY PARISH, LOUISÍANA. 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 2. BUILDING SETBACKS ARE: FRONT - 40', SIDE - 10', REAR -30' & SIDE 3. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.

4. 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. KRISTIAN CT. 5. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL
BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS OR
12 in. (1.0 ft.) ABOVE THE CENTERLINE OF THE STREEET WHICHEVER IS
GREATER THIS PROPERTY LOCATED IN FLOOD ZONE C
RE: FIRM PANEL 225205 0215 C LAST REVISED 04-02-1991
6. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE 47  $EXI_{STING}^{'}P_{HASE_{_{}}^{'}}$ 2 PARCEL GS-1 49 PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES
OF ST. TAMMANY PARISH.

7. THE MINIMUM CULVERT SIZE IS SHOWN ON IN THE ATTACHED CHART
AND ON THE FINAL AS BUILT PAVING AND DRAINAGE PLAN

8. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY
(60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE
INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE
SAID TWO STREET RIGHT—OF—WAYS INTERSECT.

9. 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 POLINDADIES OF THE ADDROVED SURDIVISION GREENSPACE) `P.O.B. 53 THE BOUNDARIES OF THE APPROVED SUBDIVISION.

12. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94–2142, ADOPTED 12/15/94) 57 PARCEL GS-3B103 (4.04 ac. GREENSPACE) R=10.00' L=14.53' Ch=S 18°26'44'' E 58  $P_{HASE}$  3-B 101 THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT R = 230.00'  $Ch = 8.19^{\circ}05'18''$  32.79'INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA OR THE PUBLIC IN GENERAL OF STREETS AND ROADWAYS; THE AREA 100 10' UTILITY SERV. SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION. THE STREET 59 NAME SIGNS, TRAFFIC CONTROL SIGNAGE AND THE MOUNTING POLES PLACED WITHIN  $\nearrow$  BOXELDER CT.  $\stackrel{R=10.00'}{CH=N} \stackrel{L=13.24'}{67^{\circ}06'} \stackrel{L=13.24'}{38''} \stackrel{E}{E}$ THIS SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION THE DRAINAGE SERVITUDES AND GREEENSPACE 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. N 85°46' 00" E 221.74' S 68°54'34" W 60 **9**2 , 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. 61 62 KELLY McHUGH EXISTING PHASE 3-A License No. 4443 PROFESSIONAL 63  $\mathit{ELISE}\ \mathit{LN}_{.}$ 84  $\gtrsim$ 9.43 AC. V AREA RIST**VARIES** 65 AVG. LOT SIZE CONCRETE ROAD SURFACE 66 75 83 67 FLOOD ZONE "C" FLOOD ZONE "A10" FUTURE PHASE (B.F.E. 11.0') GREENSPACE FOR: APPROXIMATE LOCATION OF THE FLOOD ZONE TAKEN FROM FOREST LAKE ESTATES, L.L.C. (PETE PALISI) OWNER 13433 SEYMOUR MYERS BLVD. COVINGTON, LA. 70433 ADDRESS FINAL PLANS RECEIVED 4/16/2020 DEVELOPMENT **ENGINEERING ENGINEERING** 

**REVIEW COPY** 

KELLY McHUGH

License No. 18940 PROFESSIONAL ENGINEER

12

NO. OF LOTS

**VARIES** 

LOT FRONTAGE

LOT DEPTH

VARIES

520**′** 

LENGTH OF STREETS

STREET WIDTH

P.U.D.

ZONING

APPROVAL:

DATE FILED

CLERK OF COURT

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

FILE NO.

LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL CENTRAL

SEWER SYSTEM

CENTRAL

WATER SYSTEM

MAX. BLK. LENGTH

520'

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

FINAL PLAT

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

KELLY J. McHUGH & ASSOC., INC. DATE CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 09-03-19 626-5611 09-09-19 DATE: 04-12-19 1'' = 100'04-15-20 JOB NO.: 14-101 MDM DWG. NO.: 14-101-3B

### 1. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS 2. THERE IS A 10' UTILITY SERV. ADJACENT TO AND ON THE OUTSIDE OF ALL R.O.W. LINES.

- 3. THIS PROPERTY IS LOCATED IN FLOOD ZONES C FIRM PANEL NO. 225205 0215 C; REV. 04-02-91

4. \*\*\* INDICATES MUNICIPAL ADDRESS

- 5. BENCHMARK-TOP OF SEWER MANHOLE AT THE S.W. CORNER OF LOT 103, ELEV. 14.43 MSL NAVD 88 (GEOID 12A)
- 6. THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR FILLING AND GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS BUILT DRAINAGE PLAN.

#### 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 WARD: 8 TOWNSHIP: 8 SOUTH PARISH COUNCIL DISTRICT: 8 RANGE: 14 EAST TYPE OF DEVELOPMENT: URBAN (Residential lots less than 1 acre) SUBURBAN (Residential lots between 1-5 acres) RURAL (Residential Farm Tract lots 5 acres plus) X OTHER (Multi family, commercial or industrial)(PUD) GENERAL LOCATION: The property is located on the south side of Haas Road, east of U. S. Highway 11, Slidell, Louisiana. TOTAL ACRES IN DEVELOPMENT: 26.24 Acres AVERAGE LOT SIZE: Varies NUMBER OF LOTS: 102 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

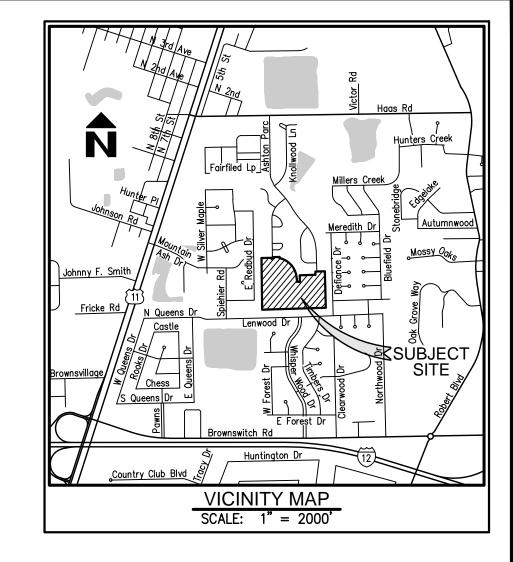
Fees are due before subdivision plats can be signed.

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.

### **FINAL PLAT ASHTON PARC 5TH FILING** LOCATED IN SECTION 26, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, SLIDELL, LOUISIANA, WARD 8, DISTRICT 9 BEING A SUBDIVISION OF THE REMAINDER OF PARCEL 1-A-1 OF THE HARTLEY-VEY PROPERTY, PREPARED BY BENCHMARK GROUP, L.L.C., DATED MARCH 2, 2017 FIRST HORIZON, INC. WHISP'ER WO'OD ESTATES 169 170 153 154 155 EX. 20' DRAIN. & UTIL. SERV.-EX. 20' DRAIN. & UTIL. SERV. 55.00' 20' DRAINAGE SERV. -DETENTION-/ POND 7,633 SF 15' B/L 373 <sup>∠</sup>20' DRAIN. SERV. L=15.03'<sup>∠</sup> 812 RÍDGEFIELD DR S89°25'51"W \_\_\_\_\_ 299 ASHTON PARC —N8<del>8°20</del>'39<mark>"Е</mark> — S<del>89°2</del>5'5<del>1"W</del> 9,094 SF 588 CLAIBORNE − <del>N88\*20'</del>39<del>"E</del> - S<del>89°2</del>5'5<del>1"W-</del> 291 ASHTON PARC \596 CLAIBORNE TRAILS DR <del>S</del>89<del>\*25'5</del>1"₩— <del>−N8</del>9°2<del>5′51″</del>E −−− 393 8,150 SF 600 CLAIBORNE TRAILS DR <del>S8</del>9<del>\*25'51</del>"W—— ─N8<del>8°20</del>′39<del>″E</del> \_\_\_\_15<del>0.98</del>' -608 CLAIBORNE TRAILS DR 8,489 SF 0 10 HAASWOOD LANE (2) N88'20'19"E 297 612 CLAIBORNE TRAILS DR 62.16 — <del>S8</del>9**°25'51**"W— 613 CLAIBORNE TRAILS DR 279 ASHTON PARC <del>S8</del>9**°25'51**"W—— -- N8<del>8'20'</del>39<del>"E</del>--15' B/L 10'x10' SEWER SERV. 7,500 SF (S) 616 CLAIBORNE TRAILS DR <del>S8</del>9°<del>25'51</del>"W—— ──N8<del>9°25'</del>51<del>"E</del>── 617 CLAIBORNE TRAILS DR 785 RIDGEFIELD DR <del>\_\_\_S8</del>9\*<del>25'51</del>"W—— 275 ASHTON PARC <del>-N88</del>\*20<del>'19"</del>E ─N8<del>8\*20</del>\*39<del>"E</del> 7,500 SF 620 CLAIBORNE TRAILS DR 345 7,953 SF 781 RIDGEFIELD DR —N8<del>9°25'</del>51<del>"E</del>— — 621 CLAIBORNE TRAILS DR <del>\_\_\_S8</del>9\*<del>25'51</del>"W\_\_\_\_ 8,196 SF 271 ASHTON PARC 7,500 SF 624 CLAIBORNE TRAILS DR 776 RIDGEFIELD DR −N8<del>8'20'</del>39<del>"E</del>− N88°20'19"E 326.00 <del>- S8</del>9\*<del>25'51</del>"W----66,00' W 20' DRAIN. SERV. N8<del>9°25'</del>51<del>"E</del> 8,207 SF 267 ASHTON PARC 6,332 SF 772 RIDGEFIELD DR 628 CLAIBORNE TRAILS DR -EX. 15' DRAIN. SERV. EXISTING -DETENTION-POND EX. 10' DRAIN. SERV. \$<del>89</del>\*2<del>5</del>'<del>51"</del>W — <del>11</del>4.2<del>8</del> 8,250 SF 629 CLAIBORNE TRAILS DR POA-17 8,250 SF 633 CLAIBORNE TRAILS DR <del>S8</del>9'<del>25'51</del>"W—— 218 POA-14 219 FD. W. J.R. 220 8,346 SF 637 CLAIBORNE TRAILS DR —S8<del>9°25</del>'51<del>"W</del>— R=450.00' L=546.72' Δ=69°36'36"-CH=513.71' \S36°27'59"E 10,501 SF 744 RIDGEFIELD DR 1/16 -SECTION 223 11,522 SF 740 RIDGEFIELD DR POA-16 EXISTING -DETENTION-POND N89°25'51"E 204.34' POA-15 56.13 SEC. 25 SEC. 26 224 SCALE IN FEET 107 EX. 15' UTIL. SERV. HAAS ROAD

**FINAL PLANS** RECEIVED 4/17/2020 **DEVELOPMENT ENGINEERING ENGINEERING REVIEW COPY** 



### PUBLIC DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF ASHTON PARC, THIRD FILING.

EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSE.

THE POND(S) AND DRAINAGE SERVITUDES ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

"POA" AREAS (COMMON AREAS) ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

STREETS ARE NOT DEDICATED TO THE PUBLIC BUT ARE PRIVATE STREETS. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY THE ASHTON PARC PROPERTY OWNERS ASSOCIATION, INC. OR ITS SUCCESSORS AND ASSIGNS. THESE STREETS CANNOT BE ACCEPTED INTO THE PARISH OF ST. TAMMANY ROAD MAINTENANCE SYSTEM UNTIL THEY MEET THE REQUIRED STREET ROAD SPECIFICATIONS AS FOUND IN THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT MANUAL AS AMENDED OR SUBSEQUENT EDITIONS THERETO.

STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

LEE	FOSTER,	AGENT
FIRS	T HORIZO	ON, INC.

### **CERTIFICATION:**

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

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

# **CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND

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

PROPERTY LINE CURVE DATA



TATE OF LOUISI.

RUSSELL J. ROME

License No. 31589

PROFESSIONAL ENGINEER

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
1	19.77'	250.00'	9.89'	4°31'50"	19.76'	S13°31'48"E
2	20.48'	200.00'	10.25	5*52'00"	20.47	S12°51'43"E
3	32.18'	250.00'	16.11'	7*22'28"	32.15'	N85°44'37"E
10	201.49'	55.00'	205.96	209*54'10"	106.28'	N46°21'05"E
11	68.46'	87.00'	36.11	45°05'17"	66.71'	S69°07'03"E
12	107.81'	137.00'	56.87	45°05'17"	105.05'	S69°07'03"E
13	196.72'	245.00'	104.01'	46°00'16"	191.48'	S23°34'16"E
14	236.86'	295.00'	125.23	46°00'16"	230.55'	S23'34'16"E
15	89.33'	110.00'	47.29'	46*31'46"	86.90'	S22°41'44"W
16	129.93'	160.00'	68.79'	46*31'46"	126.39'	S22°41'44"W
17	98.20'	250.00'	49.74	22*30'19"	97.57'	S27°02'52"E
18	193.65'	200.00'	105.17	55°28'34"	186.17'	S43°32'00"E
19	93.78'	250.00'	47.45	21°29'33"	93.23'	S60°31'30"E
20	339.35'	275.00'	195.08	70°42'08"	318.22'	N35°55'13"W
21	401.05'	325.00'	230.55	70°42'08"	376.08'	N35°55'13"W
22	357.30'	445.00'	188.91'	46°00'16"	347.78	S23'34'16"E

PROVED:	
NIRMAN PARISH PLANNING COMMISSION	
RETARY PARISH PLANNING COMMISSION	
ECTOR OF THE DEPARTMENT OF ENGINEERING	
E FILED FILE NO.	
RK OF COURT	_

# FINAL PLAT OF ASHTON PARC, 5TH FILING (1 OF 2)



267 (5' OFF LOT 267)

# BENCHMARK GROUP, L.L.C. LAND SURVEYING • CIVIL ENGINEERING

LAND PLANNING • LANDSCAPE ARCHITECTURI 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

# **FINAL PLAT**

# **ASHTON PARC 5TH FILING**

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

FIRST HORIZON, INC.

Country Club Blvc VICINITY MAP SCALE: 1" = 2000°

LEGAL DESCRIPTION - ASHTON PARC, 5TH FILING:

A CERTAIN PARCEL OF LAND SITUATED IN AND BEING A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA, ALSO BEING A SUBDIVISION OF THE REMAINDER OF PARCEL 1-A-1 OF THE HARTLEY-VEY PROPERTY, BEING A PORTION OF PARCEL 1 OF A DIVISION OF LAND PREPARED BY J.V. BURKES & ASSOCIATES, INC. DATED JULY 10, 2006, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25, & 26, TOWNSHIP 8 SOUTH, RANGE 14 EAST, LOCATED IN HAAS ROAD, AND HAVING LOUISIANA SOUTH STATE PLANE COORDINATES OF X=3,778,940.90 FEET AND Y=668,487.11 FEET; THEN SOUTH 00 DEGREES 53 MINUTES 30 SECONDS EAST A DISTANCE OF 1,341.281 FEET TO THE SIXTEENTH (1/16) SECTION LINE, THEN SOUTH 00 DEGREES 53 MINUTES 30 SECONDS EAST A DISTANCE OF 621.40 FEET, THEN SOUTH 02 DEGREES 11 MINUTES 05 SECONDS WEST, THEN SOUTH 01 DEGREES 28 MINUTES 27 SECONDS EAST A DISTANCE OF 573.70 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01 DEGREES 28 MINUTES 27 SECONDS EAST A DISTANCE OF 756.27 FEET;

THENCE SOUTH 88 DEGREES 20 MINUTES 19 SECONDS WEST A DISTANCE OF 1,320.62 FEET;

THENCE NORTH 01 DEGREES 06 MINUTES 39 SECONDS WEST A DISTANCE OF 30.80 FEET;

THENCE NORTH OO DEGREES 34 MINUTES 09 SECONDS WEST A DISTANCE OF 1,041.20 FEET;

THENCE NORTH 89 DEGREES 25 MINUTES 51 SECONDS EAST A DISTANCE OF 204.34 FEET TO THE WESTERN RIGHT-OF-WAY OF RIDGEFIELD

THENCE ALONG THE WESTERN RIGHT-OF-WAY OF RIDGEFIELD DRIVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 19.77 FEET, AND A CHORD WHICH BEARS SOUTH 13 DEGREES 31 MINUTES 48 SECONDS EAST FOR 19.76

THENCE NORTH 74 DEGREES 12 MINUTES 17 SECONDS EAST A DISTANCE OF 50.00 FEET TO THE EASTERN RIGHT-OF-WAY OF RIDGEFIELD

THENCE ALONG THE EASTERN RIGHT-OF-WAY OF RIDGEFIELD DRIVE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 20.48 FEET, AND A CHORD WHICH BEARS NORTH 12 DEGREES 51 MINUTES 43 SECONDS WEST FOR

THENCE 89 DEGREES 25 MINUTES 51 SECONDS EAST A DISTANCE OF 87.49 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 32.18 FEET, AND A CHORD WHICH BEARS NORTH 85 DEGREES 44 MINUTES 37 SECONDS EAST FOR 32.15 FEET;

THENCE SOUTH OO DEGREES 34 MINUTES 09 SECONDS EAST A DISTANCE OF 21.78 FEET;

THENCE SOUTH 71 DEGREES 16 MINUTES 17 SECONDS EAST A DISTANCE OF 56.13 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 546.72 FEET, AND A CHORD WHICH BEARS SOUTH 36 DEGREES 27 MINUTES 59 SECONDS EAST FOR 513.71 FEET;

THENCE SOUTH 01 DEGREES 39 MINUTES 41 SECONDS EAST A DISTANCE OF 63.51 FEET TO THE NORTHERN RIGHT-OF-WAY OF HAASWOOD

THENCE NORTH 88 DEGREES 20 MINUTES 19 SECONDS EAST A DISTANCE OF 62.16 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF HAASWOOD LANE;

THENCE NORTH 01 DEGREES 39 MINUTES 41 SECONDS WEST A DISTANCE OF 136.00 FEET;

THENCE NORTH 88 DEGREES 20 MINUTES 19 SECONDS EAST A DISTANCE OF 326.00 FEET TO THE WESTERN RIGHT-OF-WAY OF ASHTON

THENCE NORTH 01 DEGREES 38 MINUTES 39 SECONDS WEST A DISTANCE OF 66.29 FEET ALONG THE WESTERN RIGHT-OF-WAY OF ASHTON

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

**GENERAL NOTES:** 

LAND USAGE: SINGLE FAMILY RESIDENTIAL NO. OF LOTS: LOT SIZE:

VARIES ZONING: PUD ACREAGE: 26.24 ACRES± FLOOD ZONE: STREET WIDTH: 26-FT.-WIDE

LENGTH OF STREETS: 3,728-FT. STREET SURFACE: P.C. CONCRETE SEWERAGE SYSTEM: CENTRAL

WATER SYSTEM: TYP. SETBACKS: SEE RESTRICTIVE COVENANTS NO. 11 THROUGH PREVIOUSLY CONSTRUCTED

& APPROVED DETENTION FACILITY

BASIS OF BEARINGS:

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

## **BENCHMARK:**

DISCHARGE:

ELEVATIONS WERE ESTABLISHED BY G.P.S. OBSERVATION USING GEOID 09, NAVD88. TO ADJUST TO BENCHMARK 52V078 NAVD ADJUSTED DATA ADD (+)0.57-FEET.

PROJECT BENCHMARK: PK NAIL IN CENTER OF ASHTON PARC APPROXIMATELY 190-FT. SOUTH OF HAAS ROAD. ELEVATION: 23.23-FT. NAVD (NORTH 668,283 SOUTH 3,777,820 - STATE PLANE COORDINATES)

## REFERENCE MAPS:

1) "SURVEY OF 196.4 ACRES, SECTIONS 25 & 26...", BY: J.V. BURKES & ASSOCIATES, INC., DATED:

2) "A PROPOSED DIVISION OF LAND LOCATED IN SECTION 25 & 26-8-14...", BY: J.V. BURKES & ASSOCIATES, INC., DATED: 7-10-2006.

3) "FINAL PLAT OF SUBDIVISION, ASHTON PARC - FILING 1 - PART 1...", BY: L. LYLES BUDDEN, P.L.S., DATED: 6-26-2008.

4) "MAP SHOWING SUBDIVISION OF PARCEL 1-A, HARTLEY-VEY PROPERTY INTO PARCEL 1-A-1, 1-A-2,

& 1-A-4, ...", BY DAVID B. FAZEKAS, P.L.S., DATED 3-02-2017. 5) "FINAL PLAT OF ASHTON PARC, 3RD FILING, ...", BY DAVID B. FAZEKAS, P.L.S., DATED 9-24-2018.

6) "FINAL PLAT OF ASHTON PARC, 4TH FILING, ...", BY DAVID B. FAZEKAS, P.L.S., DATED 9-30/2019.

WAIVERS APPROVED:

SECTION 125-214(7): DRIVEWAYS ON CORNER LOTS (LOT 335 ONLY)

1) THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING.

2) THE ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM AND REPRESENTS EXISTING CONDITIONS PRIOR TO CONSTRUCTION; HOWEVER, DETAIL AND ACCURACY OF SAME IS NOT SUFFICIENT FOR MORE DETAILED DESIGN. LOT OWNERS AND/OR PURCHASERS SHOULD SECURE A MORE DETAILED TOPOGRAPHIC SURVEY AND SHOULD NOT RELY ON THE INFORMATION SHOWN HEREON.

3) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF FLOOD ZONE "C" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 225205 0410 D, LAST REVISED APRIL 21, 1999.

4) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON PIPES UNLESS OTHERWISE

5) NO ATTEMPT HAS BEEN MADE BY BENCHMARK GROUP, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SÉRVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE OWNER OR HIS

6) ALL BUILDING LINES AND SERVITUDES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS SHOWN HÉREON AND THE CURRENT ST. TAMMANY PARISH SUBDIVISION REGULATIONS.

7) LOTS 352, 362, AND 363 ARE REQUIRED TO HAVE ITS DRIVEWAY LOCATED ON ASHTON PARC.

8) LOT 346 IS REQUIRED TO HAVE ITS DRIVEWAY LOCATED ON HAASWOOD LANE.

9) LOTS 353 AND 372 ARE REQUIRED TO HAVE ITS DRIVEWAY LOCATED ON RIDGEFIELD DRIVE.

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

# RESTRICTIVE COVENANTS:

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

2) CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE SERVITUDE OR STREET EASEMENT.

3) NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED OUT UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE.

4) LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.

5) MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.

6) THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED SHALL BE DETERMINED BY THE ST. TAMMANY PARISH FLOOD PLAIN ADMINISTRATOR AND SHALL BE NO LOWER THAN 12 INCHES ABOVE THE CROWN OF THE ADJACENT ROAD.

7) NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION. 8) DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE THE SUBDIVISION HAS SUBSURFACE DRAINAGE.

10) THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LIŚTING ON THE FINAL SUBDIVISION PLAT.

9) DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE PROPERTY

11) BUILDING SETBACKS: FRONT:

CORNER WHERE TWO STREETS INTERSECT.

CUL-DE-SAC FRONT: 15' CORNER STREET SIDE: REAR YARD ADJACENT TO BUFFER: 10'

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

UTILITY SERVICE SERVITUDE:

WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.

### PUBLIC DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF ASHTON PARC. THIRD FILING.

EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSE.

THE POND(S) AND DRAINAGE SERVITUDES ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

"POA" AREAS (COMMON AREAS) ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

STREETS ARE NOT DEDICATED TO THE PUBLIC BUT ARE PRIVATE STREETS. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY THE ASHTON PARC PROPERTY OWNERS ASSOCIATION, INC. OR ITS SUCCESSORS AND ASSIGNS. THESE STREETS CANNOT BE ACCEPTED INTO THE PARISH OF ST. TAMMANY ROAD MAINTENANCE SYSTEM UNTIL THEY MEET THE REQUIRED STREET ROAD SPECIFICATIONS AS FOUND IN THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT MANUAL AS AMENDED OR SUBSEQUENT EDITIONS THERETO.

STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

LEE FOSTER, AGENT

## **CERTIFICATION:**

FIRST HORIZON, INC.

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

STATE OF LOUISING. RUSSELL J. ROME License No. 31589 PROFESSIONAL ENGINEER IN

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

Y ENGINEER!

# **CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS -FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS ESTABLISHED BY 🖹 🖈 THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.



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

# FINAL PLAT OF ASHTON PARC, 5TH FILING (2 OF 2)



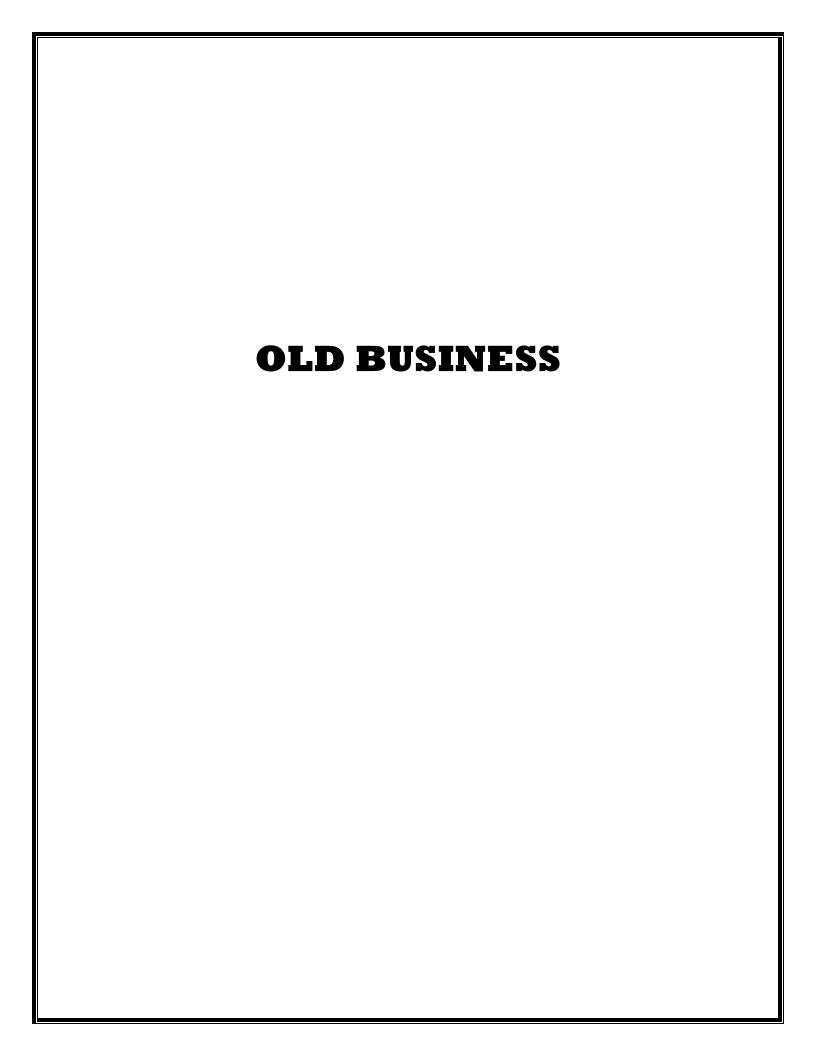
# BENCHMARK GROUP, L.L.C. LAND SURVEYING • CIVIL ENGINEERING

LAND PLANNING • LANDSCAPE ARCHITECTURE 11328 PENNYWOOD AVENUE, BATON ROUGE, LOUISIANA 70809 PHONE: 225.368.2475 - FAX: 225.368.2476 - WWW.BENCHMARKGROUPLLC.COM

PROJECT NO.: 16-085A | FILE NAME: 16085A\_5TH\_FPLAT

DRAWN BY: RJR DATE: 04/14/20 DWG. NO:









### 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,

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

Sent: Thursday, April 16, 2020 5:07 PM

To: Helen Lambert (hlambert@stpgov.org) <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>

Sent: Thursday, April 16, 2020 3:41 PM

To: 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 puruchased 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

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