

AGENDA
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE APRIL 14, 2020 AGENDA
6:00 PM - TUESDAY, JUNE 9, 2020
PELICAN PARK'S CASTINE CENTER
63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448

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

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 pm on Tuesday, June 9, 2020.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: 985-276-6398 (if busy dial: 346-248-7799 or 669-900-6833) Meeting ID: 837 6524 9600# Participant ID: # Password: 048938#

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE MARCH 10, 2020 MINUTES

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 for Partridge Street, Dove Park Subdivision for the purpose of extending the street and installing drainage features.

Debtor: MCCALMAN, LLC - McCalman S. Camp

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located to the south of Sparrow Street, south of Dove Park Road, east of Egret Street, Mandeville, Louisiana. Ward 4, District 5

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING
COMMISSION FOR THE APRIL 14, 2020 AGENDA**

MINOR SUBDIVISION REVIEW

2020-1790-MSP

A minor subdivision of 1.681 acres into Parcels A & B
Owner & Representative: CDJ Construction, LLC - James E. Duffy
Surveyor: Land Surveying LLC
Parish Council District Representative: Hon. James Davis
General Location: The property is located on the east side of Garon Drive, south of LA Highway 1088, Mandeville. Ward 4, District 7

2020-1781-MSP

A minor subdivision of Lots 2, 3, E, F & G into Lots 2A, 3A, E1, E2 & E3
Owner: Richard L. & Julie P. Elliott II and Charles N. & Allison D. Montgomery and Gregory Michael Verges
Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Michael Lorino
General Location: The properties are located on the east and west sides of Bigner Road, south of LA Highway 22, Mandeville. Ward 4, District 4

2020-1826-MSP

A minor subdivision of Parcel C1-A into Parcels C1-A1, C1-A2, C1-A3, C1-A4
Owner: Charlotte Ann Carollo
Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. James Davis
General Location: The property is located on the east side of Berry Todd Road & LA Highway 434, Lacombe. Ward 7, District 7

2020-1834-MSP

A minor subdivision of a 2.066 acre tract into a 1.205 acre tract & a 0.861 acre tract
Owner: Pierce Commercial Laundry Distributors, LLC - George B. Pierce
Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano
General Location: The property is located on the south side of Marshall Road, west of General Patton Blvd, Mandeville. Ward 4, District 5

2020-1836-MSP

A minor subdivision of Parcel 9-A into Parcels 9-A-1, 9-A-2, 9-A-3 (Preserved Area), 9-A-4 (Christwood Ditch and CLECO Easement)
Owner: Maurmont Properties LLC - James E. Maurin
Surveyor: Acadia Land Surveying, LLC
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the south side of East Brewster Road, across from Sterling Blvd, Covington. Ward 1, District 1

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING
COMMISSION FOR THE APRIL 14, 2020 AGENDA**

RESUBDIVISION REVIEW

2020-1835-MRP

Lots 109 & 110 into Lots 109-A & 110-A, Alexander Ridge – Phase 3B
Owner: DSLD Homes, LLC and Marvin & Rachelle Gilliard
Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. David Fitzgerald
General Location: The properties are located on the north side of Terrace Lake Drive, Covington, Louisiana. Ward 3, District 2

2020-1845-MRP

Lot 343A into Lots 343B & 344B, Phase 6, Money Hill Plantation
Owner: Mary H. Ankesheiln
Surveyor: Edward J. Murphy
Parish Council District Representative: Hon. Richard Tanner
General Location: The properties are located on the north side of Bald Eagle Drive, west of Steeple Chase Drive, Abita Springs, Louisiana. Ward 6, District 6

2020-1848-MRP

Lots 730-B & Greenspace 2 into lots 730-B-1 thru 730-B-10, Greenspace 2-A & Alley, Phase 1A-8, Terra Bella
Owner: Terra Bella Group, LLC
Surveyor: Kelly J. McHugh & Associates, Inc.
Parish Council District Representative: Hon. Martha Cazaubon
General Location: The properties are located on the north side of Bricker Road, south of Arlington Avenue, Covington, Louisiana. Ward 3, District 1

PETITIONS/REQUESTS

PET-2020-001

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the east side of Partridge Street, south of Dove Park Road, being lot 16, Square 1, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5
Petitioner/Owner: DSLD Homes, LLC
Parish Council District Representative: Hon. Rykert Toledano

PET-2020-002

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 38, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5
Petitioner/Owner: DSLD Homes, LLC
Parish Council District Representative: Hon. Rykert Toledano

PET-2020-003

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 39, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5
Petitioner/Owner: DSLD Homes, LLC
Parish Council District Representative: Hon. Rykert Toledano

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING
COMMISSION FOR THE APRIL 14, 2020 AGENDA**

PET-2020-004

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of U.S. Highway 11, Slidell, Louisiana. Ward 9, District 13

Petitioner/Owner: Paul T. Kaufmann

Parish Council District Representative: Hon. Jake Airey

PET-2020-005 –Withdrawn

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located at the southwest corner of Formosa Street, south of LA Highway 36, Covington, Louisiana. Ward 3, District 2

Petitioner/Owner: SMB Construction LLC - Stephen M. Blanc, Jr.

Parish Council District Representative: Hon. David Fitzgerald

TENTATIVE SUBDIVISION REVIEW

2020-1839-TP

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

2020-1840-TP

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

2020-1842-TP

The Refuge (formerly Creekstone)

Developer/Owner: Yar Construction Co.

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

General Location: The property is located on the east of LA Highway 1129 (Lee Rd.), north of Shortcut Road, across from Highland Crest Drive, Covington, Louisiana. Ward 2, District 6

FINAL SUBDIVISION REVIEW

2020-1841-FP

Lakeshore Villages, Phase 3-B

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

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

Parish Council District Representative: Hon. Jake Airey

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

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING
COMMISSION FOR THE APRIL 14, 2020 AGENDA**

2020-1843-FP

Alexander Ridge, Phase 3D

Developer/Owner: Savannahs Community, LLC

Engineer/Surveyor: Kyle Associates, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the east side of LA Highway 1081 (Stafford Rd.), north of Thibodeaux Rd, Covington, Louisiana. Ward 3, District 2

NEW BUSINESS

OLD BUSINESS

ADJOURNMENT

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, MARCH 10, 2020
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph

Absent: N/A

Staff Present: Liner, Tissue, Lambert, Reynolds, Cleland, Riles, Lange, Cook

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION - Randolph presented the Invocation

PLEDGE OF ALLEGIANCE - Willie presented the Pledge of Allegiance

APPROVAL OF THE FEBRUARY 11, 2020 MINUTES

Randolph moved to approve, second by Fitzmorris.

Yea: Seeger, Ress, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: McInnis

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2020-1790-MSP - POSTPONED

A minor subdivision of 1.681 acres into Parcels A & B

Owner & Representative: CDJ Construction, LLC - James E. Duffy

Surveyor: Land Surveying LLC

Parish Council District Representative: Hon. James Davis

General Location: The property is located on the east side of Garon Drive, south of LA Highway 1088, Mandeville, Ward 4, District 7.

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

Opposition: None

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

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

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

REVOCATION REVIEW

REV20-02-001 - APPROVED

The revocation of an unopened portion of Adams Boulevard and Dexter Drive, as delineated on the Berryville Farm Lots Subdivision Plat (Map #3C) located on the north side of Hwy 36, east of Hwy 434 in the Berryville Farm Lots Subdivision, Lacombe, Louisiana, Ward 6, Council District 6

Applicant: C & W Brigade, LLC

Parish Council Representative: Hon. Richard E. Tanner

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

Opposition: None

Drumm moved to approve, second by Crawford.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

REV20-02-002 - APPROVED

The revocation of an unopened portion of "F" Street, as delineated on the Town of Alexiusville Subdivision Plat (Map #171B) located on the south side of 9th Avenue, west of N. US Hwy 190 between Square 98 and Square 99 of the Town of Alexiusville Subdivision, south of Covington, Louisiana, Ward 3, Council District 2.

Applicant: Three Rivers Holdings, LLC

Parish Council Representative: Hon. David R. Fitzgerald

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

Opposition: None

Seeger moved to approve, second by Randolph.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Randolph

Nay: Drumm

Abstain: N/A

MINOR SUBDIVISION REVIEW**2020-1815-MSP - APPROVED**

A minor subdivision of Parcels 7A1-AC1 & 7A1-AD into Parcels 7A1-AD1 & 7A1-AD2

Owners: All State Financial Company /Bruce Wainer

Representative: Jones Fussell LLP - Paul J Mayronne

Surveyor: John E. Bonneau & Associates Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of Ochsner Blvd, west of LA Highway 21, south of LA Highway 1085, Covington, Louisiana. Ward 1, District 1

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

Opposition: Nancy Wagner (Other/Questions regarding Wetlands Permit)

Fitzmorris moved to approve, second by Seeger.

Yea: Seeger, Ress, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: McInnis

RESUBDIVISION REVIEW**2020-1792-MRP - APPROVED**

Parcels designated as lot 8 & recreation area into Lots 8-A, 8-B & the remaining recreation area, Bushwood Estates.

Owner: Secret Cove, LLC - Robert M. & Deborah Hogan III

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Richard E. Tanner

General Location: The properties are located on the east side of Kokomo Lane, north of Bushwood Drive, Bush, Louisiana. Ward 5, District 6

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

Opposition: None

Willie moved to approve with a waiver, second by Crawford.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

PETITIONS/WAIVER REQUESTS**DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW****2020-1804-PP - APPROVED**

Tantella Lakes (formerly the Preserve at Goodbee Lakes)

Developer/Owner: Tantella Lakes, LLC

Engineer/Surveyor: Quality Engineering & Surveying, LLC

Parish Council District Representative: Hon. Martha Cazaubon

The property is located on the east sides of LA Highway 1077, Cozy Lane & Tantella Ranch Road, north of US Highway 190, Covington. Ward 1, District 3

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

Opposition: John Martin

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

McInnis moves to postpone. Receives no second motion.

Yea: Seeger, Ress, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph

Nay: McInnis

Abstain: N/A

2020-1805-PP - APPROVED

Covington Place Cottages, Phase 2

Developer/Owner: Tidal Group, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. David Fitzgerald

The property is located on the north side of 10th Street, east of Ruby Street, Covington. Ward 3, District 2

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

Opposition: None

Willie moved to approve with a waiver.

Seeger moved to second Willie's approval with waiver.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

2020-1806-PP - APPROVED

Lakeshore Villages, Phase 7

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

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

Parish Council District Representative: Hon. Jake Airey

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

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

Opposition: None

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

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

2020-1807-PP - APPROVED

Traditions at Tamanend

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Steve Stefancik

The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana. Ward 7, District 11

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

Opposition: None

Drumm moved to approve with a waiver.

Ress moved to deny, no second.

Jeff Schoen requested to remove the waiver.

Drumm amended motion to approve without waiver.

Willie moved to second Drumm's motion to approve without the waiver.

Yea: Seeger, Willie, Richard, Doherty, Fitzmorris, Drumm, Randolph

Nay: Ress, McInnis, Crawford

Abstain: N/A

2020-1808-PP - APPROVED

Tribute at Tamanend

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Steve Stefancik

The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana. Ward 7, District 11

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

Opposition: None

Jeff Schoen requested to remove the waiver.

Willie moved to approve without waiver, second by Fitzmorris.

Yea: Seeger, Ress, Willie, Richard, Doherty, Fitzmorris, Drumm, Randolph

Nay: McInnis, Crawford

Abstain: N/A

FINAL SUBDIVISION REVIEW**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS****AMENDMENT TO DEVELOPMENTAL AGREEMENT****Notice of Intention to Consider Adoption of Developmental Agreement - APPROVED**

A public hearing will be held by the St. Tammany Parish Planning Commission to consider adoption of a Developmental Agreement between St. Tammany Parish Government and J/MAC Development for Oaklawn Trace Subdivision to donate a combination of in-kind services and cash totaling \$160,000.00. \$79,704.71 worth of in-kind services shall be performed for construction of drainage improvements, \$295.29 shall be paid at execution, and \$80,000 shall be payable at \$500 per lot as each phase receives final subdivision approval and prior to recordation of plat.

Debtor: J/MAC Development, LLC

Parish Council District: Hon. Steve Stefancik

General Location: The property is located on south side of U.S. Hwy. 190 near intersection with Bird World Rd., Lacombe, Louisiana. Ward 7, District 11

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

Opposition: None

Amendment #1 - Jeff Schoen requests for the Impact Fees for the first 80 lots, at \$500 per lot, be waived due to "work-in-kind" already preformed. The remaining 80 lots would require Impact Fees of \$1000 per lot.

Amendment #2 - Jeff Schoen also requests that they have approval to apply for building permits prior to Council Ordinance Adoption regarding the VDA approval at the June meeting. No occupancy would be granted until the Ordinance was approved.

Riles agreed with Amendment #1 and denied Amendment #2 due to needing to research.

Schoen requests for Amendment #2 be removed.

Crawford moved to approve with Amendment #1, second by Seeger.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

OLD BUSINESS**Entering Parish R.O.W. Resolution No. 16-020 - H Street/Alexiusville Subdivision - APPROVED**

Request: Extension of time to complete the project

Debtor: DMM Construction, LLC - Mr. Mike Martin

Parish Council District Rep.: Hon. David Fitzgerald

General Location: The property is located east of U.S. Hwy. 190, north of 9th Avenue, Covington, Louisiana. Ward 3, District 2

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

Opposition: None

Fitzmorris moved to approve, second by Willie.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

Entering Parish R.O.W. Resolution No. 18-090 - Warner Lane - APPROVED

Request: Relocation of Monument Sign

Debtor: P&W Industries, LLC/Parish Concrete, LLC

Parish Council District Rep.: Hon. Rykert Toledano

General Location: The property is located north of Interstate-12, east of LA Highway 59, Mandeville, Louisiana. Ward 4, District 5

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

Opposition: None

Fitzmorris moved to approve, second by Randolph.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

Waiver Request - APPROVED

Waiver to Restrictive Covenant #13 on the Recorded Plat for Audubon Trail for Lot #67 (requirement for driveway to be 60 feet from property corner on a corner lot)

Petitioner: DSLD Homes, LLC - Mr. Bobby Cowsar

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located east of U.S. Highway 190, south of Andrews Drive, west of Andrews Street, Covington, Louisiana. Ward 3, District 5

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

Opposition: None

Seeger moved to approve, second by Fitzmorris.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

NEW BUSINESS**ADJOURNMENT**

Mr. David Doherty
Chairman

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

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

April 7, 2020

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

Re: Enter the Parish R.O.W. - Partridge Street, Dove Park Subdivision
For the purpose of extending the street and installing drainage features

Honorable Commissioners,

This office is in receipt of Mr. McCalman S. Camp's request to enter the Parish right-of-way for the purpose of extending the street and installing drainage features.

This office has reviewed the request from Mr. Camp, as well as, the drawing provided by Kelly McHugh & Associates, Inc. This extension of Partridge Street will provide access to lots located in the Dove Park Area of Special Concern, which is subject to specific fill restrictions in accordance with Ordinance Section 115-3(8) & 115-3(9).

Sincerely,

P.P. 

Christopher Tissue, P.E.
Lead Development Engineer

*Attached: DRAFT Enter the Parish R.O.W. Resolution dated April 7, 2020
Request to Enter the Parish Right-of-Way from Mr. Camp dated March 11, 2020
Sketch from Kelly McHugh & Associates, Inc. dated March 13, 2020*

xc: Honorable Rykert Toledano
Mr. Ross Liner, AIPC, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Theodore Reynolds, P.E.
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

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

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MCCALMAN, LLC; C/O MR. McCALMAN “SAM” CAMP OR ASSIGNEES; 139 BODET LANE; COVINGTON, LOUISIANA 70433, TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF PARTRIDGE STREET, SOUTH OF SPARROW STREET, EAST OF EGRET STREET, DOVE PARK SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 4, DISTRICT 5.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT 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. Any developer/applicant proposing to develop lots within a “dormant subdivision” or “subdivision of record” must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,”. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII “Parish Fees,” Division 3 “Development,” Subdivision V “Mandatory Impact Fees” and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the “Drainage Impact Fee Escrow Account” by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. 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.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. 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.
8. That the petitioner post a Performance Obligation in the amount of \$22,400.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$12,300.00 for a period of two (2) years.
10. 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.
11. 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.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter, if applicable.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. 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.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4 DISTRICT 5.
19. 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.
20. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 9TH DAY OF JUNE, 2020, AT THE SPECIAL RESCHEDULED MEETING OF THE PLANNING COMMISSION FOR THE APRIL 14, 2020 AGENDA, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

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

March 11, 2020

St. Tammany Parish
Department of Engineering
P.O. Box 628
Covington, La. 70434

Re: Request to enter the Right of Way
Partridge Street

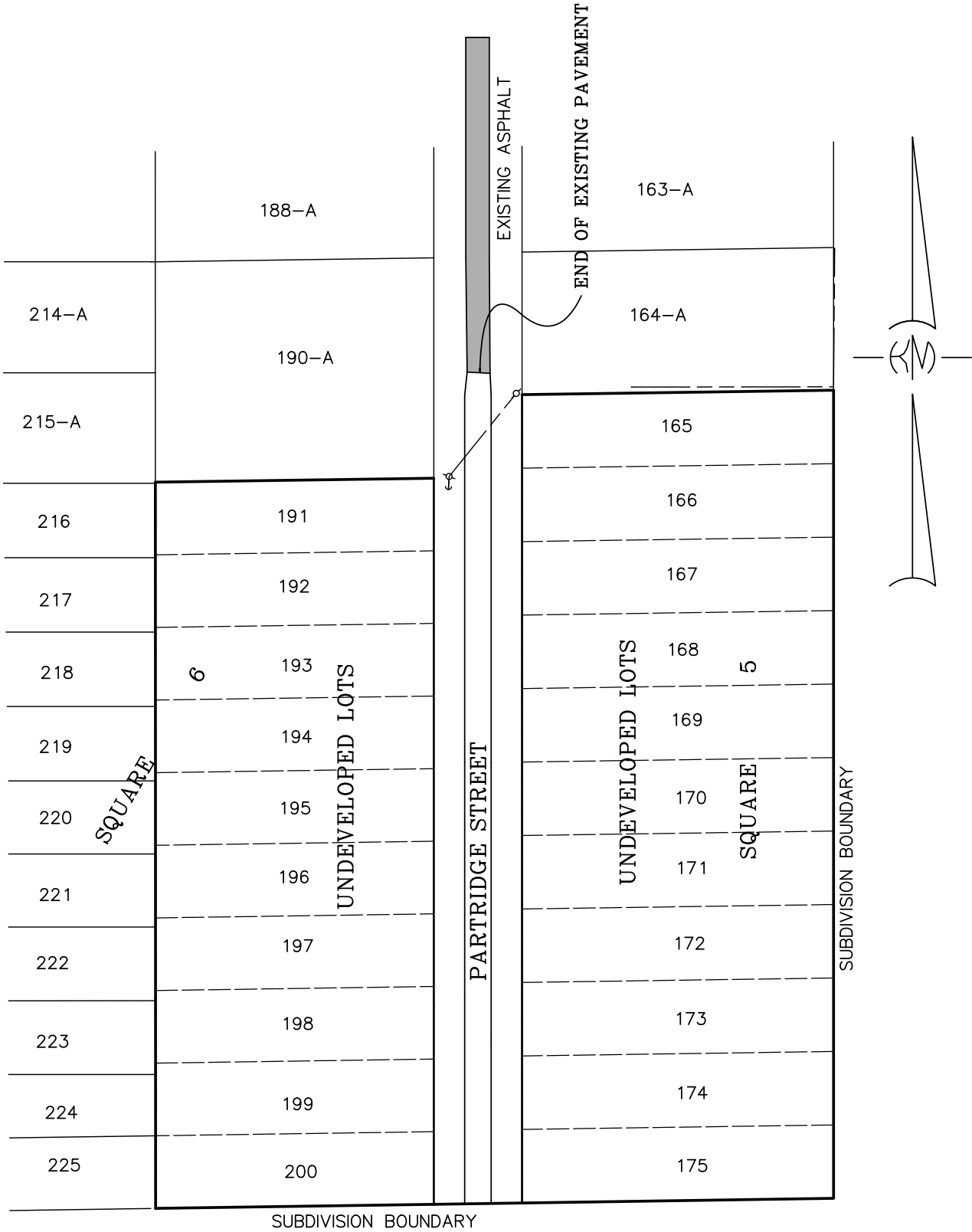
Sirs

I am requesting permission to enter the Right of Way of Partridge Street
From the end of existing pavement southward to the end, approximately 560'
Thank you and let us know if there is anything needed to process this request.

Sincerley

McCalman Samuel Camp dotloop verified
03/12/20 9:10 PM CDT
RjXT-GYDX-HEPH-VZ7B

Sam Camp



PROPOSED ENTER THE RIGHT OF WAY
PARTRIDGE STREET, DOVE PARK SUBD.
ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 100'	DATE: 03-13-20
DRAWN: DRJ	JOB NO.: 12-101
REVISED:	

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

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(June 2, 2020)

CASE NO.: 2020-1790-MSP

OWNER/DEVELOPER: CDJ Construction, LLC - James E. Duffy

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 12

TOWNSHIP: 8 South

RANGE: 11 East

WARD: 4

PARISH COUNCIL DISTRICT: 7

TYPE OF DEVELOPMENT:

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

GENERAL LOCATION: The property is located on the east side of Byron Drive, south of LA Highway 1088, Mandeville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 1.681 acres

NUMBER OF LOTS/PARCELS: 2 Parcels; A – 0.740 acre, B – 0.941 acre

ZONING: A-4 Single Family Residential District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 1.681 acre parcel, which is currently accessed via a privately owned section of Byron Drive. The minor subdivision request requires a public hearing due to:

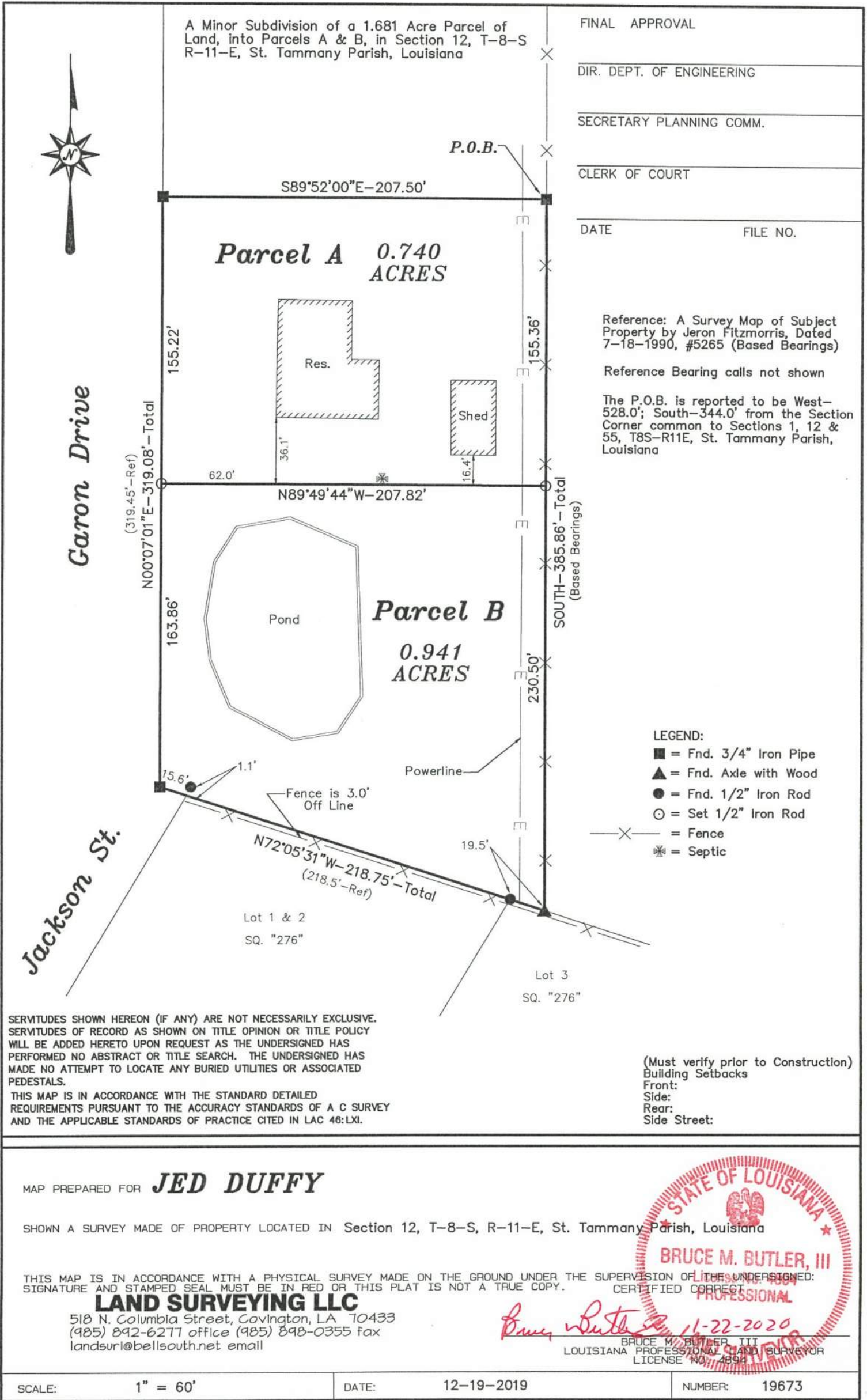
- Parcels A & B do not meet the minimum lot size of 1 acre required under the Subdivision Regulation Section Sec. 125-188. 2 e. or requiring a waiver of the regulations by the Planning Commission.
- Front parcel A does not have Parish Road Frontage and is proposed to be accessed via a private drive, requiring a waiver of the regulations by the Planning Commission.
- Parcels A & B are proposed to be accessed via a private drive, requiring a waiver Section 125-189 - Minimum construction standards for a private drive (listed below), by the Planning Commission:
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.

- f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.
- Note that the owner of the private drive/servitude of passage submitted an agreement allowing the applicant to request to subdivide the property along the private section of Garon Drive.

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

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission.
2. Should the waivers listed above not be approved, the plat will be required to include a notation that the Private Drive must be constructed prior to the issuance of any building permit.
3. Identify Garon Drive as private road on the survey.

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.



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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 2, 2020)

CASE NO.: 2020-1781-MSP

OWNER/DEVELOPER: Richard L. & Julie P. Elliot II and Charles N. & Allison D. Montgomery and Gregory Michael Verges

ENGINEER/SURVEYOR: John E. Bonneau & Associates, INC.

SECTION: 54

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 4

PARISH COUNCIL DISTRICT: 4

TYPE OF DEVELOPMENT:

 X SUBURBAN (Residential acreage between 1-5 acres)

 RURAL (Low density residential 5 acres or more)

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

GENERAL LOCATION: The parcels are located on the east & west sides of Bigner Road, south of LA Highway 22, Mandeville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 6.27 acres

NUMBER OF LOTS/PARCELS: 5 lots; 2A – 0.95 acre, 3A – 1.45, E1 – 1.94 acres, E2 – 0.94 acres, E3 - 0.99 acres

ZONING: A-4 Single Family Residential District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create three (3) parcels from a 3.87 acre parcel to be accessed via a 35' foot accessed servitude, proposed to be named Elliot Creek Drive. The minor subdivision also includes lots 2 & 3, which are requested to be reduced in size, and renamed to 2A & 3A, to provide Parish road frontage to lot E1. The minor subdivision request requires a public hearing due to:

1. Lots 2A – 0.95 acre, E2 – 0.94 acres, & E3 -0.99 acres are less than 1 acre in size, requiring a waiver of the regulations by the Planning Commission.
2. More than one of the parcels are being accessed by a private drive, said drive must be constructed to a minimum parish standard in accordance to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance.
3. Lots 2 & 3 were part of a minor subdivisions approved in November 2017 (see attached).
4. Requesting a waiver to construct the 35' access servitude and the required drainage prior to building permit being issued instead of prior to plats being recorded.

Note that the applicant has submitted a maintenance agreement for the proposed 35-foot access servitude.

The request shall be subject to the below comments:

1. The proposed name of the private drive, depicted on the survey plat, as “Elliott Creek Drive”, has been reviewed and approved by 911 Communication District. However, readdressing will be required since the number of lots has been reduced. Street name sign shall be installed after completion of the construction of the access.

2. The Minor Subdivision shall conform to the subdivision drainage requirements including an engineering prepared drainage plan, hydraulic analysis, and onsite detention pond(s).
3. The 35 foot access servitude shall be constructed according to Section 125-189 - Minimum construction standards for a private drive (listed below), by the Planning Commission:
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the department of engineering for review and approval prior to the initiation of work.
 - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - g. Once the private drive has been constructed and all drainage improvements completed and approved by the department of engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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.



NOTE: BUILDING PERMITS CANNOT BE FILED FOR BY ANY INDIVIDUAL LOT OWNER UNLESS AND UNTIL THE DRAINAGE ON THE INDIVIDUAL LOT AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE AND THE OWNER HAS DISCLOSED THIS FACT TO THE ST TAMMANY PARISH DEPARTMENT OF PERMITS WHEN FILING FOR SAID PERMIT.



APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

CHAIRMAN - ST TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

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

NOTE: The P.O.B. is reported to be S22°15'W - 180.7'; N68°45'W - 11,134.3'; S09°55'W - 804.1'; S07°30'E - 109.1'; S31°15'W - 647.2'; S02°35'E - 268.2'; N59°07'31"W - 297.0' from the NW corner of Section 38, T-7-S, R-11-E, St. Tammany Parish, Louisiana.

REFERENCE SURVEY: A survey by Land Surveying, Inc. with drawing number 5988B, dated 01-22-1993.
BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "B" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0220 C; Revised: APRIL 02, 1991

A RESUBDIVISION MAP OF
LOTS 2, 3, E, F AND G
situated in
SECTION 54, T-7-S, R-11-E
into
LOTS 2A, 3A, E1, E2 & E3
St. Tammany Parish, Louisiana
for
RICHARD ELLIOTT

Survey No. 2019 240 A Drawn by: SPH/JCW Scale: 1" = 80'
Date: MAY 21, 2019 Revised: 09/25/19(OFFICE); 03/03/20(OFFICE)

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

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

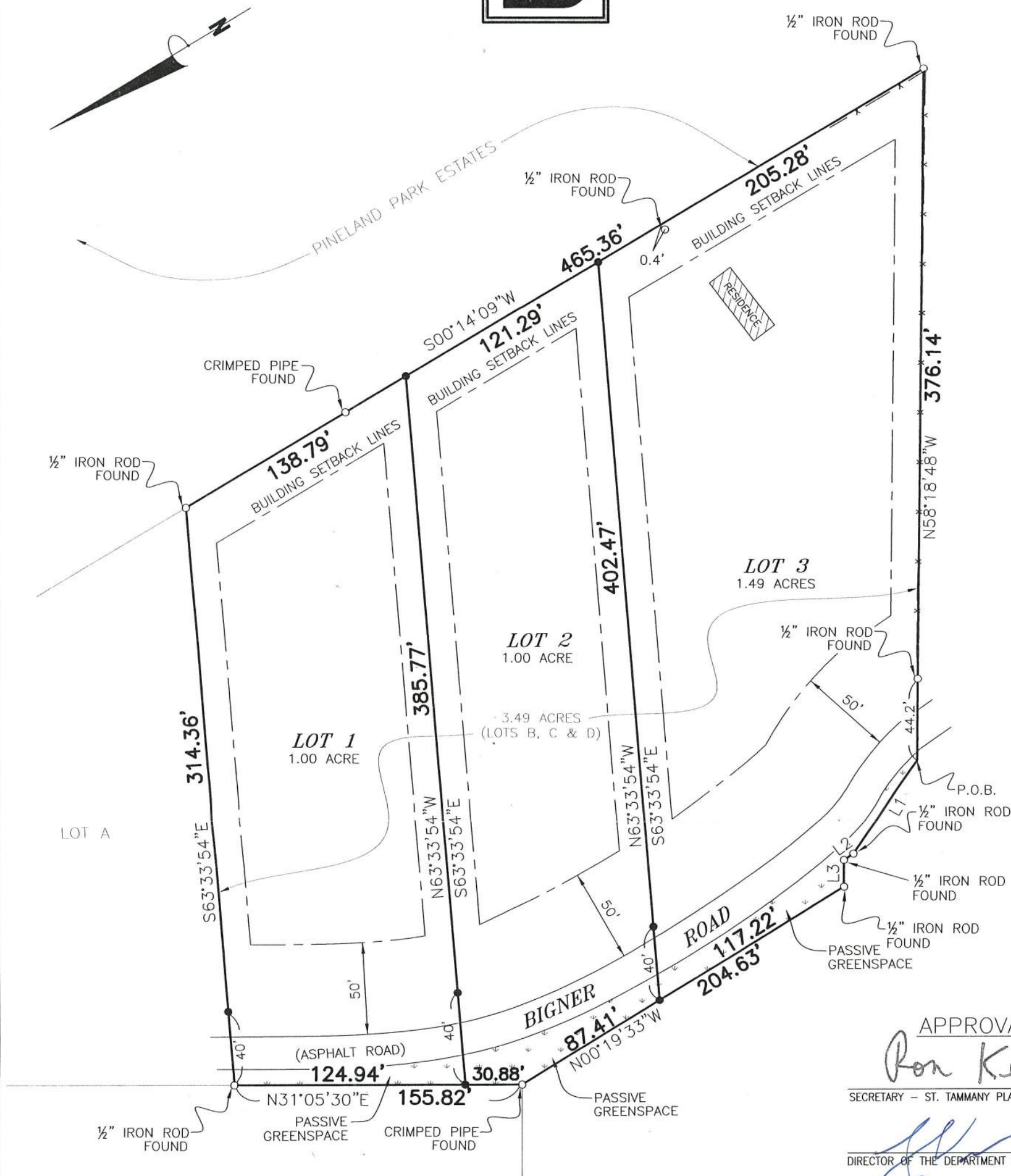
NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

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

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

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL LAND SURVEYOR
John E. Bonneau
Professional Land Surveyor
Registration No. 4423



LINE TABLE:

L1	N24°50'03"W	61.72'
L2	N03°06'19"W	6.14'
L3	N59°05'36"W	14.63'

BUILDING SETBACKS:

FRONT	50' (FROM EDGE OF ROAD)
SIDE	15'
REAR	25'

● = 1/2" IRON ROD SET

Revised: 10/06/17(OFFICE)
Revised: 10/04/17(OFFICE)

APPROVALS:

Ron Keller
SECRETARY - ST. TAMMANY PLANNING COMMISSION

Shana Hess
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
CLERK OF COURT
Shana Hess, Deputy Clerk

11-02-2017 5684A
DATE FILED MAP FILE NO.

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

NOTE: The P.O.B. is reported to be S22°15'W - 180.7'; N68°45'W - 11,134.3'; S09°55'W - 804.1'; S07°30'E - 109.1'; S31°15'W - 647.2'; S02°35'E - 268.2' from the NW corner of Section 38, T-7-S, R-11-E, St. Tammany Parish, Louisiana.

REFERENCE SURVEY: A survey by Land Surveying, LLC with drawing number 17038, dated 07-23-15.

BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "B" with a Base Flood Elevation of N/A in accordance with Community Panel: No. 225205 0220 C; Revised: APRIL 02, 1991

A RESUBDIVISION MAP OF
A 3.49 ACRE PARCEL OF LAND BEING LOTS B, C & D
into
LOTS 1, 2 & 3
situated in SECTION 54, T-7-S, R-11-E
St. Tammany Parish, Louisiana
for
TOWN NORTH HOMES

Survey No. 2017 288 A Drawn by: SPH Scale: 1" = 60'
Date: AUGUST 02, 2017 Revised: 08/31/17(RESUB); 09/21/17(OFFICE)

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

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

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

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

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

STATE OF LOUISIANA
This Survey is Certified True and Correct By
JOHN E. BONNEAU
License No. 2423
Professional Land Surveyor
Registration No. 4423

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

CASE NO.: 2020-1826-MSP

OWNER/DEVELOPER: Charlette Ann Carollo
ENGINEER/SURVEYOR: John G. Cummings and Associates

SECTION: 19 TOWNSHIP: 8 South RANGE: 13 East

WARD: 7 PARISH COUNCIL DISTRICT: 7

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

GENERAL LOCATION: East side of Berry Todd Road & LA Highway 434, Lacombe

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 2.451 acres

NUMBER OF LOTS/PARCELS: 4: 2.451 acres into Parcels C1-A1, C1-A2, C1-A3, C1-A4

ZONING: A-4 Single Family Residential District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

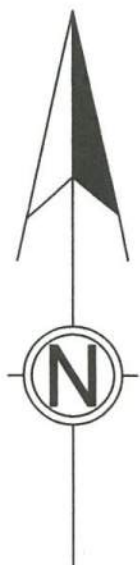
The applicant is requesting to create four (4) parcels from a 2.451 acre parcel. Note that the proposed four (4) parcels meet the minimum lot width of 90 feet & the maximum allowable density, required under the A-4 Single Family Residential Zoning District. The minor subdivision request requires a public hearing due to:

- The four (4) parcels requested to be created, are less than 1 acre in size, requiring a waiver of the regulations by the Planning Commission.

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

REFERENCE BEARING:
Iron Pipe A to Iron Rod B
S25°46'45"E
(per Reference Survey)

POB is reported to be N89°45'W 1326.65'; South
2650.73'; S89°13'W 681.14'; S10°41'W 440.23';
S10°48'W 101.27'; S10°30'W 538.77' & S25°46'45"E
15.40' from the Section Corner common to Sections
17, 18, 19, & 20, T8S, R13E.



LOUISIANA HIGHWAY NO. 434

(RS=N25°46'45"W 15.40')
N25°39'17"W
15.13' (RS=S88°10'29"E 248.26')
S88°10'40"E

POB

PARCEL C1-A1
0.613 ACRE

S87°47'48"W 240.0'
N87°47'48"E 240.0'

PARCEL C1-A2
0.613 ACRE

S87°47'48"W 240.0'
N87°47'48"E 240.0'

PARCEL C1-A3
0.588 ACRE

S83°27'10"W 117.37'
N83°27'10"E

PARCEL
C1-A4
0.637
ACRE

S87°47'48"W
(RS=S87°47'01"W)

LEGEND

- ☒ = LDH MONUMENT FOUND
- = FENCE CORNER POST FOUND
- ⊙ = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- X- = FENCE
- RS = REFERENCE SURVEY

NOTES:

1. This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0385 C, dated
October 17, 1989.

2. Building Setback Lines must be determined
by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Survey for First Baptist Church of Lacombe, et al by
Bruce M. Butler, III, Surveyor, dated June 11, 2016,
filed St. Tammany Parish Clerk of Court Map File No.
5543C.

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

APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

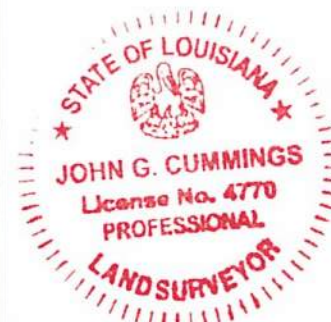
COVINGTON, LA 70433

PLAT PREPARED FOR: **Matt Ladner**

SHOWING A SURVEY OF: AN AMENDED MINOR SUBDIVISION OF PARCEL C1-A
INTO PARCELS C1-A1, C1-A2, C1-A3, & C1-A4,
LOCATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE
13 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE:

1" = 100'

JOB NO.

20023

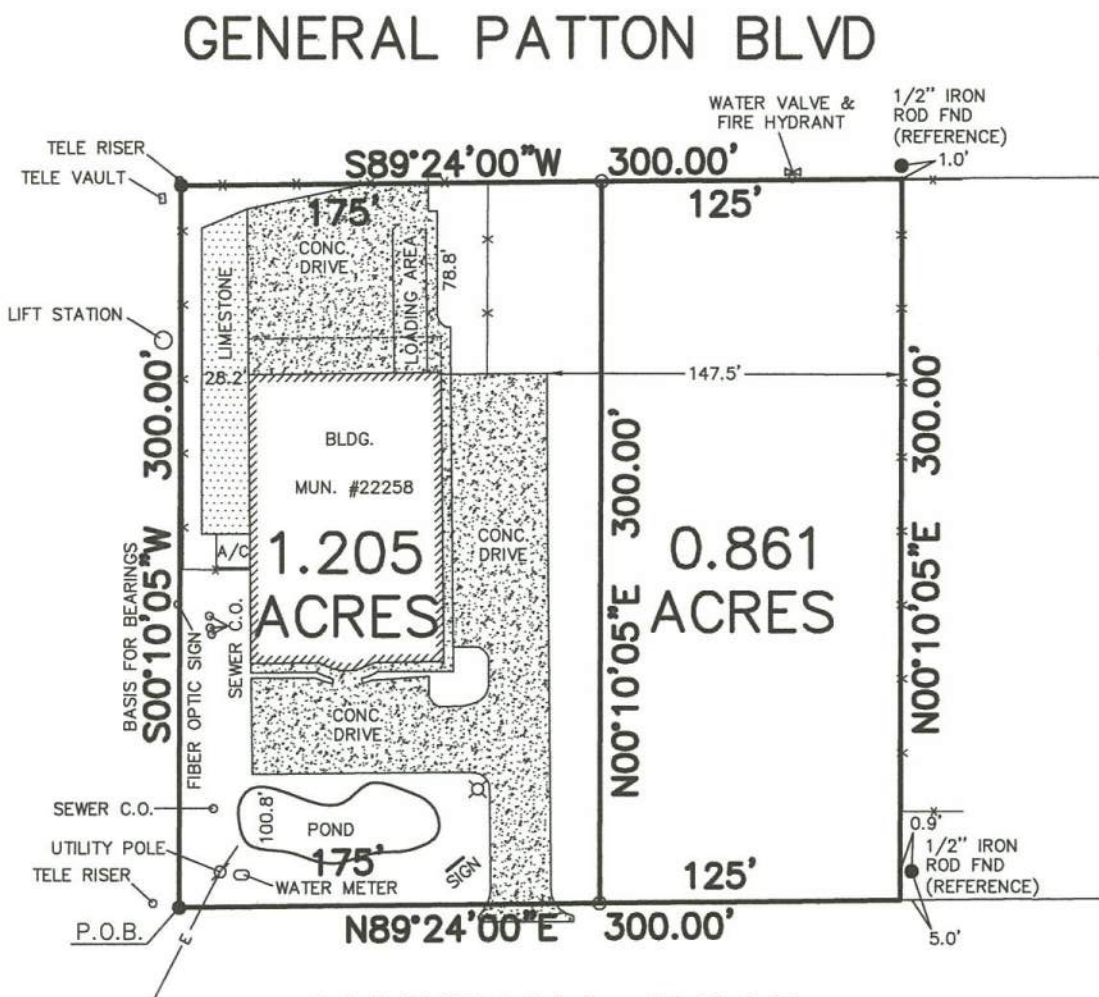
DATE:

2/5/2020

REVISED:

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

GENERAL PATTON BLVD



P.O.B. NOTE:

THIS P.O.B. IS LOCATED N00°04'59"E,
1332.73' AND S89°24'00"W, 370.08'
FROM THE QUARTER SECTION CORNER
COMMON TO SECTIONS 18 AND 19,
T7S-R12E, ST. TAMMANY PARISH, LA.

NOTE:

OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
CONSTRUCTION BEGINS.

○ DENOTES 1/2" IRON PIPE TO BE SET

● DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

REFERENCE:

SURVEY BY THOMAS J. FONTCUBERTA

INST. No.: 1558755

Dated: 5-19-2006

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described IS located in a special flood hazard area,
it is located in Flood Zone A3.

FIRM Panel# 2252050245C Rev. 10-17-89

APPROVED:

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

Resubdivision of
A 2.066 ACRE PARCEL SITUATED IN
SEC. 18, T-7-S, R-12-E
ST. TAMMANY PARISH, LOUISIANA
INTO
A 1.205 ACRE TRACT & A 0.861 ACRE TRACT

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

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE
STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS C SURVEY.

RANDALL W. BROWN
REG. NO. 04586

REGISTERED
PROFESSIONAL

Randall W. Brown & Associates, Inc.

Professional Land Surveyors
Geodetic • Forensic • Consultants

228 W. Causeway Approach, Mandeville, LA 70448

(985) 624-5368 FAX (985) 624-5309

E-MAIL: info@brownsurveys.com

Date: MAY 20, 2019
Survey No. 19263
Project No. (CR5) D19263

Scale: 1" = 80' ±
Drawn By: RJB
Revised:

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

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

CASE NO.: 2020-1836-MSP

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

SECTION: 47 TOWNSHIP: 7 South RANGE: 11 East

WARD: 1 PARISH COUNCIL DISTRICT: 1

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

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

SURROUNDING LAND USES: Commercial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 13.306 acres

NUMBER OF LOTS/PARCELS: 4 Parcels; Parcel 9-A into Parcels 9-A-1, 9-A-2, 9-A-3 & 9-A-4
(Christwood Ditch & CLECO Easement)

ZONING: NC-5 Retail and Service District, HC-1 & HC-2A Highway Commercial Districts

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create four (4) parcels from a 13.306-acre parcel. The minor subdivision request requires a public hearing due to:

- Parcel 9-A was a part of minor subdivision approved in April 2016 (see attached survey - 2016-236-MSA).

The four (4) proposed parcels meet the minimum requirements of Section 125-188 Minor Subdivision Review and the minimum lot size and lot width for each commercial zoning districts.

The request shall be subject to the following:

1. Survey is amended to include the prior minor subdivision reference number: 2016-236-MSA.
2. The plat must be amended to include a signature line for the Chairman of the Planning Commission.



LINE TABLE				
LINE	BEARING	LENGTH	LINE	BEARING
L1	N 65°47'55" W	680.77'	L14	S 89°02'13" W
L2	N 65°47'55" W	1344.40'	L15	S 55°00'00" W
L3	S 65°47'55" E	1010.35'	L16	S 00°58'37" E
L4	S 26°05'27" W	125.07'	L17	S 36°12'06" W
L5	N 65°47'54" W	333.41'	L18	S 18°57'14" E
L6	N 65°47'54" W	395.77'	L19	S 00°44'54" E
L7	N 63°11'50" E	232.28'	L20	N 89°01'38" E
L8	S 26°41'37" E	122.79'	L21	N 00°58'22" W
L9	S 00°58'37" E	115.04'	L22	N 89°01'38" E
L10	S 24°00'00" W	100.97'	L23	S 77°09'19" E
L11	N 63°11'51" E	28.66'	L24	S 26°05'18" W
L12	N 89°01'38" E	240.61'	L25	N 65°47'54" W
L13	S 00°56'57" E	191.30'		

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	47°45'47"	615.00'	512.88'	N 87°04'45" E - 497.96'
C2	13°40'28"	614.91'	146.76'	N 70°02'02" E - 146.41'
C3	25°49'46"	515.00'	232.17'	N 76°06'45" E - 230.21'
C4	13°49'04"	515.00'	124.20'	S 84°03'51" E - 123.90'

PLAT SHOWING
MINOR SUBDIVISION

OF
PARCEL 9-A
INTO
OF MAURMONT PROPERTIES, LLC

PROPOSED PARCELS 9-A-1, 9-A-2, 9-A-3
(PRESERVED AREA) AND 9-A-4 (CHRISTWOOD
DITCH AND CLECO EASEMENT)
OF MAURMONT PROPERTIES, LLC

LOCATED IN SECTION 47,
TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

FOR

STIRLING PROPERTIES

SCALE: 1" = 100'
SCALE IN FEET



ACADIA

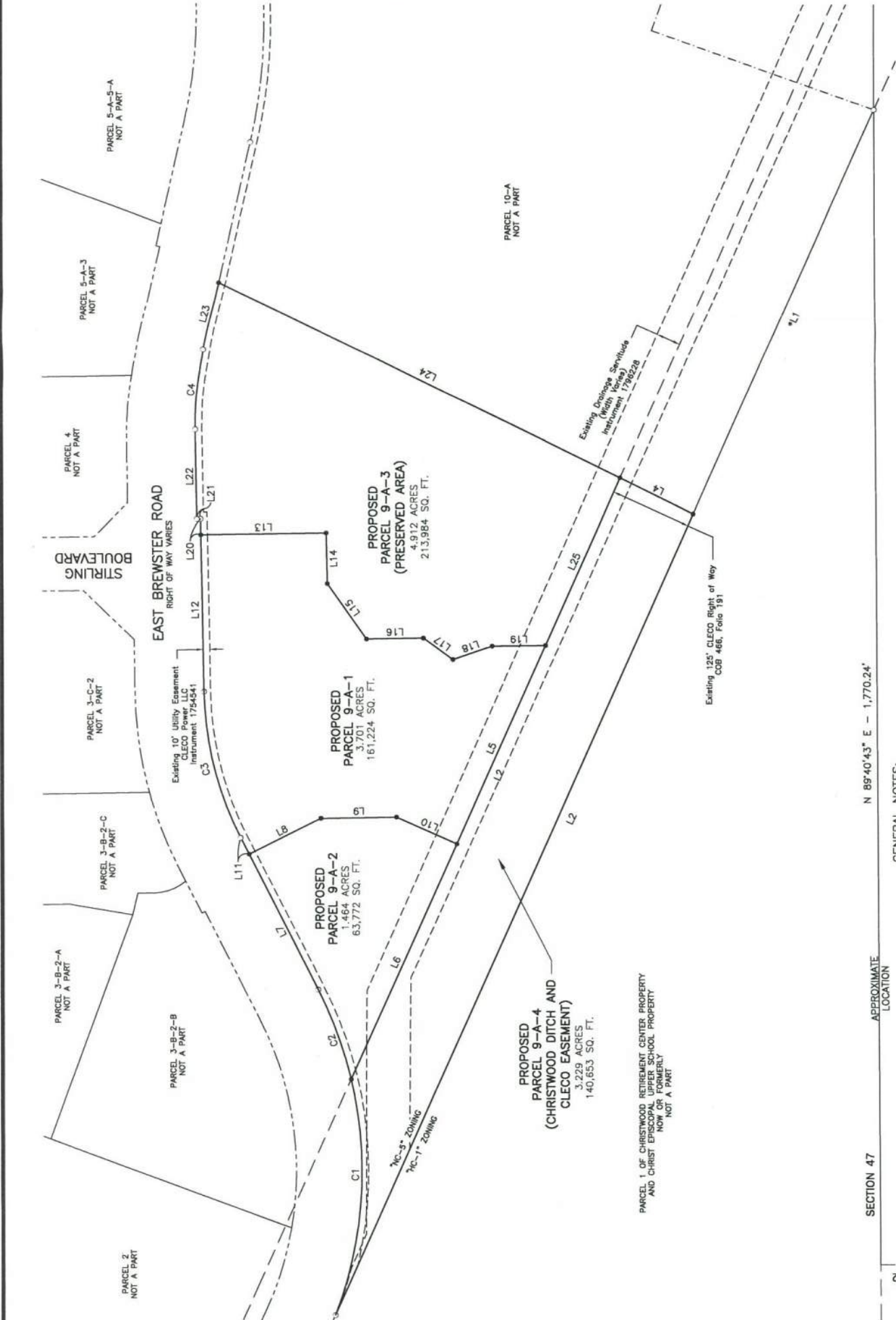
LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE		REVISION DESCRIPTION	
DRAWN BY: CMH	CHECKED BY: MPB	APPROVED BY: MPB	INT.
DATED: AUGUST 20, 2019		ALS FILE: 2019/19-01-390/19-01-390_RSI.dwg	



APPROVALS

Secretary Parish Planning Commission

Director of Department of Engineering

Date Filed File Number

Clerk of Court

Chairman of Planning Commission

GENERAL NOTES:

- 1.) Zoning: NC-2 and NC-5
Zoning information accessed on March 9, 2016 and acquired from <http://www.stpgov.org/departments/planning>.
Setback lines shall be verified by the owner, developer and or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
- 2.) Reference Maps:
A.) Brewster Road Extension, Interstate 12 Interchange, LADOTD plan.
B.) Plat Showing As Built Survey of River Chase Drive located in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana for Stirling Properties.
C.) Plat showing minor subdivision of the southerly remainder of Mourmont Property into Parcels 9 thru 13 of Mourmont Properties, LLC, located in Section 47, Township 7 South, Range 11 East, Covington, St. Tammany Parish, Louisiana.
D.) Plat showing minor subdivision - lot line adjustment to Parcels 9 and 10 of Mourmont Property, LLC recorded at file number 54110, St. Tammany Clerk of Court into Parcels 9-A and 10-A of Mourmont Properties, LLC, located in Section 47, Township 7 South, Range 11 East, Covington, St. Tammany Parish, Louisiana.
E.) Basis of Bearing: (*L1 = N 65°48'10" W) represents the Basis of Bearings obtained from Reference Map "D".
Distances shown are US Survey feet.
- 3.) Flood Note: In accordance with FEMA Flood Insurance Rate Map panel number 225205 0210 C, dated October 17, 1989, for St. Tammany Parish, Louisiana; The property hereon is located in Flood Zone "C". Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- 4.) The owner/developer is responsible for contacting "LA One Call" 48 hours prior to any construction.
- 5.) No attempt has been made by Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 6.) Acadia Land Surveying, LLC has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, LLC did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
- 7.) The words "Certify," "certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

SECTION 47

APPROXIMATE
LOCATION

SECTION 52

LEGEND

- FOUND 3/4" IRON ROD
- 3/4" IRON ROD TO BE SET AFTER PLAT APPROVAL

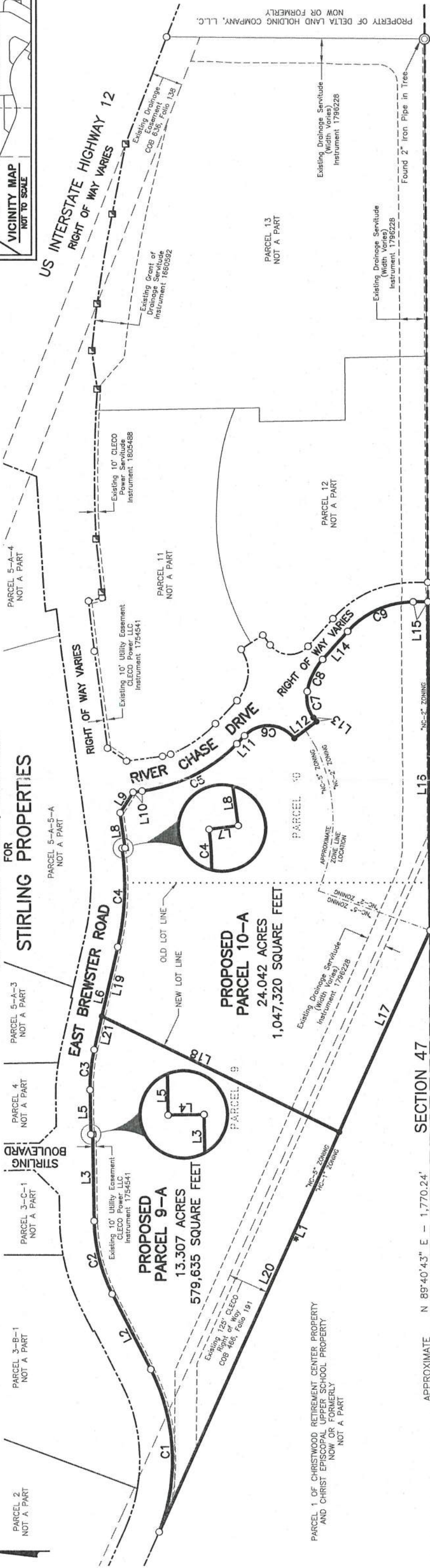
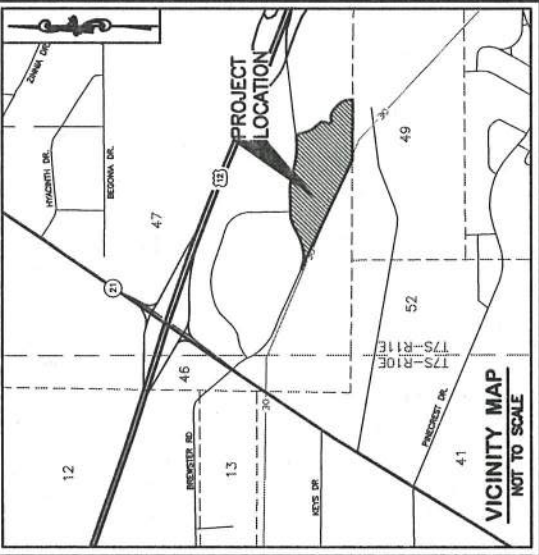
CERTIFICATION: I, Michael P. Blanchard, P.L.S., do hereby certify that this survey was done by me or under my supervision, that the survey was done on the ground and was done in accordance with the Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are, in accordance with Class "C" surveys indicated in the above standards.

Michael P. Blanchard, P.L.S.,
Reg. No. 4861
02/20/2020

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BEARING & DISTANCE
C1	47°45'47"	615.00'	N 87°04'29" E - 497.96'
C2	25°49'47"	515.00'	N 76°06'29" E - 230.21'
C3	13°49'04"	515.00'	S 84°04'05" E - 123.90'
C4	20°33'16"	850.00'	S 87°26'11" E - 303.30'
C5	38°53'41"	490.00'	S 27°11'19" E - 326.28'
C6	99°20'53"	100.00'	S 03°02'17" W - 152.48'
C7	47°28'24"	100.00'	N 76°26'55" E - 80.51'
C8	31°32'08"	200.00'	S 64°18'05" E - 108.70'
C9	48°11'05"	270.00'	S 24°26'29" E - 220.43'

LINE TABLE			
LINE	BEARING	LENGTH	BEARING
*L1	N 65°48'10" W	2,025.17'	S 37°17'17" E
L2	N 63°11'35" E	260.34'	L12 N 52°42'43" E
L3	N 89°01'23" E	264.73'	L13 S 48°32'02" E
L4	N 07°58'37" W	5.50'	L14 S 07°20'57" E
L5	N 89°01'23" E	136.51'	L15 S 89°40'43" W
L6	S 77°09'34" E	325.76'	L16 N 65°48'10" W
L7	S 07°42'49" E	9.00'	L17 N 26°05'05" E
L8	N 82°17'11" E	110.92'	L18 S 77°09'34" E
L9	S 57°34'52" E	74.53'	L19 N 65°48'10" W
L10	S 07°44'29" E	27.55'	L20 S 77°09'34" E
L11	S 46°38'10" E	34.08'	L21 S 77°09'34" E

MINOR SUBDIVISION - LOT LINE ADJUSTMENT
TO
PARCELS 9 AND 10
OF MAURMONT PROPERTIES, LLC
RECORDED AT FILE NUMBER 5411D,
ST. TAMMANY CLERK OF COURT
INTO
PROPOSED PARCELS 9-A AND 10-A
OF MAURMONT PROPERTIES, LLC
LOCATED IN SECTION 47,
TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
STIRLING PROPERTIES



SECTION 52
APPROXIMATE LOCATION
SECTION 49
APPROXIMATE LOCATION
SECTION 47
APPROXIMATE N 89°40'43" E - 1,770.24'

GENERAL NOTES:
1.) Zoning: NC-2 and NC-5
Zoning information accessed on March 9, 2016 and acquired from <http://www.stpgov.org/departments/planning>
Setback lines shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.

2.) Reference Maps:
A.) Survey for Stirling Mandeville, LLC, property 188.521 Acres, located in Section 47, T7S-R11E, St. Tammany, Louisiana
Prepared By: John E. Bonneau & Associates, Inc. Dated: June 13, 2005
B.) Brewster Road Extension, Interstate 12 Interchange, LADOTD plan.
Prepared By: John E. Bonneau & Associates, Inc. Dated: August 2008
C.) Plat Showing As Built Survey of River Chase Drive located in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana for Stirling Properties
Prepared By: Acadia Land Surveying, LLC Dated: April 28, 2014
D.) Plat showing minor subdivision of the southerly remainder of Mourmont Property into Parcels 9 thru 13 of Mourmont Properties, LLC, located in Section 47, Township 7 South, Range 11 East, Covington, St. Tammany Parish, Louisiana
Prepared By: Acadia Land Surveying, LLC Dated: July 23, 2015 Date Filed: August 17, 2015 Recorded File Number 5411D

3.) Basis of Bearing: (*L1 = N 65°48'10" W) represents the Basis of Bearings obtained from Reference Map "D."
Distances shown are US Survey feet.

4.) Flood Note: In accordance with FEMA Flood Insurance Rate Map panel number 225205 0210 C, dated October 17, 1989, for St. Tammany Parish, Louisiana; The property hereon is located in Flood Zone "C". Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

5.) Utilities: Acadia Land Surveying, LLC made no attempt to locate visible or buried utilities as part of this survey.
The owner/developer is responsible for contacting "LA One Call" 48 hours prior to any construction.

6.) No attempt has been made by Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

7.) Acadia Land Surveying, LLC has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, LLC did not receive nor research the location of wetland areas as delineated by the appropriate authorities.

8.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

- LEGEND
- FOUND 2" IRON PIPE IN TREE
 - FOUND 3/4" IRON ROD
 - FOUND RIGHT OF WAY MARKER
 - 3/4" IRON ROD TO BE SET AFTER PLAT APPROVAL

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

Daniel J. Poche 3/23/16
Daniel J. Poche, P.L.S.,
Reg. No. 5066

APPROVALS

Ron Kodan
Secretary Parish Planning Commission
[Signature]
Director of Department of Engineering
04-07-2016 5516A
Date Filed File Number
[Signature]
Clerk of Court

ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0084 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	CHECKED BY: DJP	APPROVED BY: XXX	INT.
DRAWN BY: DAT	REVISION DESCRIPTION	DATED: MARCH XXX, 2016	ALS FILE: 2015/15-2105/15-210RS.DWG

SCALE: 1" = 300'
SCALE IN FEET



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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(June 2, 2020)

CASE FILE NO: 2020-1835-MRP

NAME OF SUBDIVISION: Alexander Ridge – Phase 3B

LOTS BEING DIVIDED: Lots 109 & 110 to be resubdivided to create Lots 109-A & 110-B

SECTION: 14

WARD: 3

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

PROPERTY LOCATION: The properties are located on the north side of Terrace Lake Drive, Covington, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: DSLD Homes, LLC and Marvin & Rachelle Gillard

STAFF COMMENTARY:

The owner is requesting to amend the location of the interior property line between lots 109 & 110, resulting in the creation of lots 109-A & 110-A. Note that the resubdivision is being requested after obtaining approval from the Board of Adjustment (2020-1765-BOA) to reduce the required setback from 5 feet to 3 feet, as shown on the attached survey.

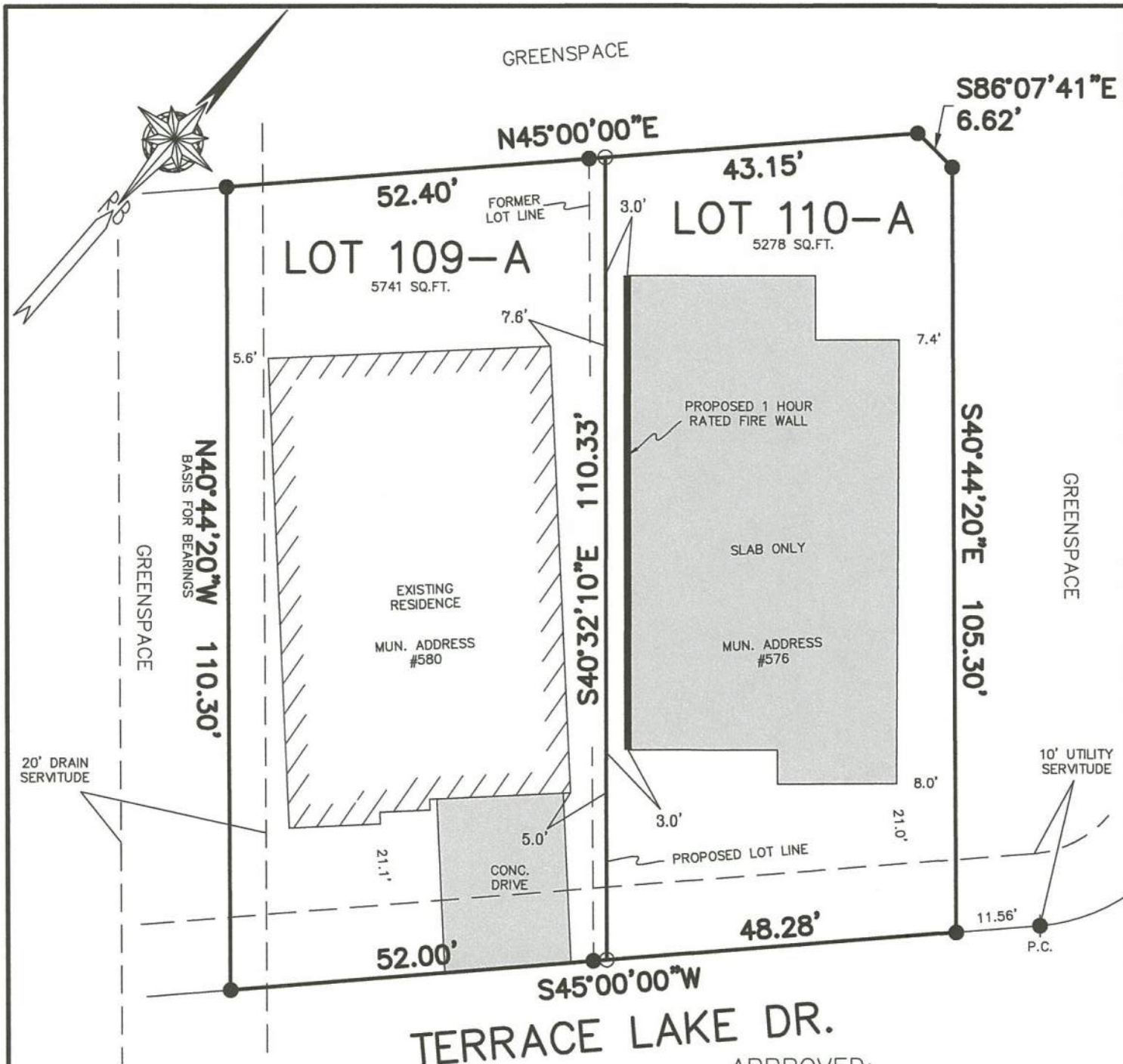
The public hearing is required considering that:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

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

1. Survey is amended to include a signature line for the Chairman of the Planning Commission.

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



O DENOTES 1/2" IRON PIPE TO BE SET

● DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

REFERENCE 1:
ALEXANDER RIDGE PH. 3B & 3C PLAT
Map File No.: 5844
Date Filed: 5-23-2019

REFERENCE 2:
VARIANCE GRANTED 2/04/2020
BOA CASE No. 2020-1765-BOA

PROPOSED MINIMUM SETBACKS

LOT 109-A	LOT 110-A
FRONT - 20'	FRONT - 20'
SIDE - 5'	RIGHT SIDE - 5'
REAR - 5'	LEFT SIDE - 3'
	REAR - 5'

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

RESUBDIVISION OF
LOTS 109 & 110 * ALEXANDER RIDGE * PHASE 3B
ST. TAMMANY PARISH, LOUISIANA
INTO
LOT 109-A AND 110-A

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

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

RANDALL W. BROWN
REG. NO. 04586
REGISTERED PROFESSIONAL
Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
• Consultants •
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5366 FAX (985) 624-5309
E-MAIL: info@brownsurveys.com

Date: DECEMBER 12, 2019
Survey No. 19686
Project No. (CR5)
Scale: 1" = 30' ±
Drawn By: RJB
Revised:

RESUBDIVISION STAFF ANALYSIS REPORT

(June 2, 2020)

CASE FILE NO: 2020-1845-MRP

NAME OF SUBDIVISION: Money Hill Plantation, Phase 6

LOTS BEING DIVIDED: Lot 343A into Lots 343B & 344B

SECTION: 12

WARD: 6

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

PROPERTY LOCATION: The property is located on the north side of Bald Eagle Drive, west of Steeple Chase Drive, Abita Springs, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Mary H. Ankesheiln

STAFF COMMENTARY:

The owner is requesting to create two (2) lots – lot 343B & 344B. The public hearing is required considering that:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

The request shall be subject to the below comment:

- The lot numbers shall be change to lot 343A-1 & lot 343A-2 to retain the parent lot reference number.

This map is in accordance with the standard detail requirements Pursuant to the accuracy standards of a C survey and the applicable Standards of practice cited in LAC 46:XXI.

This map is in accordance with a physical survey made on the ground under the supervision of the undersigned.

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

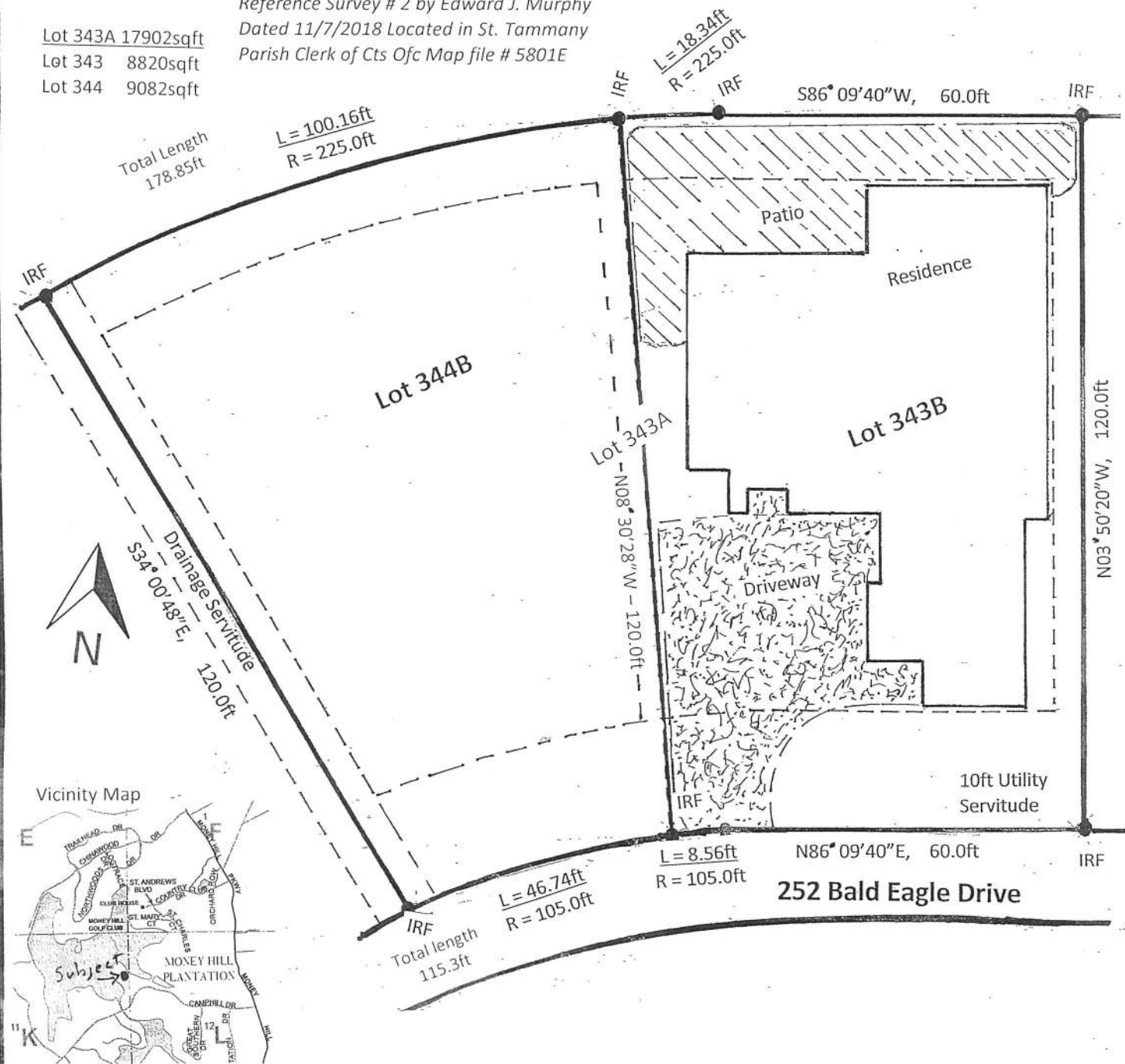
Legend IRF 1/2" Rebar

Reference Survey #1 Plat Map of Phase 6 by Land Surveying, Inc. dated 12/6/2007 in the St Tammany Parish Clerk of Courts Office. Map File No. 4587

Re-Subdivision of Lots 343A into Lot 343B & 344B in Phase 6 Money Hill Plantation Subdivision

Lot 343A 17902sqft
Lot 343 8820sqft
Lot 344 9082sqft

Reference Survey # 2 by Edward J. Murphy
Dated 11/7/2018 Located in St. Tammany
Parish Clerk of Cts Ofc Map file # 5801E



Approvals:

Director, St. Tammany Parish Department of Engineering

Date Filed / Map file Number


St. Tammany Parish Clerk of Court

Secretary – St. Tammany Planning Commission

Note: Owner/ Contractor to verify Flood Zone and Base Flood Elevation with local governing body prior to construction

Setbacks: front – 20'
Side – 10'
Rear – 5'

EDWARD J. MURPHY, P.E. #12571 & P.L.S. #4246
306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493

SURVEY PREPARED FOR: <i>Mary H. Ankesheilm</i>		
PROPERTY SURVEYED: <i>Re-Subdivision of Lot 343A into Lots 343B & 344B, Phase 6</i>		
<i>Money Hill Plantation S/D Located in Sec. 12, T6S, R12E, St. Tammany Parish, LA</i>		
FLOOD ZONE: <i>"C" FEMA Panel No. 225205 0745C map date 10-17-1989</i>		
DATE: <i>11 March 2020</i>	SCALE: <i>1 inch = 30 feet</i>	
MUNICIPAL NUMBER: <i>252 Bald Eagle Dr (Lot 343B)</i>		<i>11 March 2020</i>

RESUBDIVISION STAFF ANALYSIS REPORT
(June 2, 2020)

CASE FILE NO: 2020-1848-MRP

NAME OF SUBDIVISION: Terra Bella

LOTS BEING DIVIDED: Resubdivision of lot 730-B & Greenspace 2, into Lots 730-B-1 thru 730-B-10

SECTION: 46

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 3

RANGE: 11 East

PROPERTY LOCATION: The parcels are located on the north side of Bricker Road and on the south of Arlington Avenue, Covington, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Terra Bella Group, LLC

STAFF COMMENTARY:

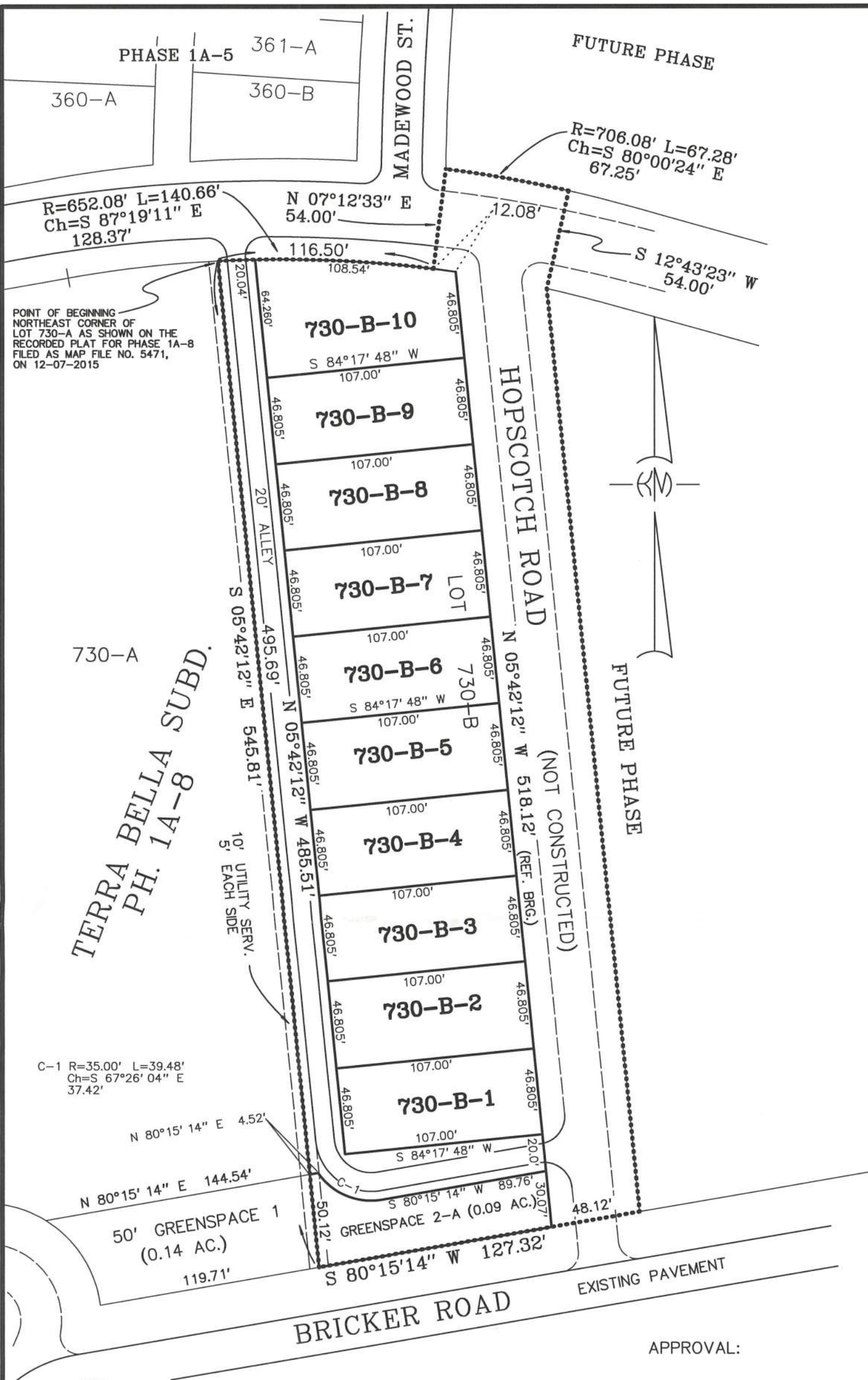
The owner is requesting to resubdivide one (1) lot and some greenspace into ten (10) buildable residential sites with rear loading access and facing Hopscotch Road.

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.
- The creation of more than five (5) lots.

The request shall be subject to the below comment:

1. The survey must be amended to show the current location of Greenspace 2.



C-1 R=35.00' L=39.48'
Ch=S 67°26' 04" E
37.42'

50' GREENSPACE 1
(0.14 AC.)
119.71'

GREENSPACE 2-A (0.09 AC.)
30.07'

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



[Signature] 3-13-20
Kelly J. McHugh, REG. NO. 4443

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

A RESUBDIVISION OF LOT 730-B &
GREENSPACE 2, INTO LOTS 730-B-1
THRU 730-B-10, GREENSPACE 2-A & ALLEY,
ALL IN PHASE 1A-8, TERRA BELLA.
SECTION 46, T-7-S, R-11-E,
ST. TAMMANY PARISH, LOUISIANA.

SCALE:	1" = 60'	DATE:	03-12-20
DRAWN:	DRJ	JOB NO.:	15-120
REVISED:			

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

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

PETITIONS AND REQUEST

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**SUBSTANDARD LOT OF RECORD
STAFF ANALYSIS REPORT
(June 2, 2020)**

CASE FILE NO: PET-2020-001

PROPERTY DESCRIPTION: Parcel located on the east side of Partridge Street, south of Dove Park Road, being lot 16, Square 1, Dove Park Subdivision, Covington, Louisiana.

SECTION: 5 TOWNSHIP: 6 South RANGE: 12 East

WARD: 4 PARISH COUNCIL DISTRICT: 5

LOT SIZE: 50' X 205'

ZONING: A-4 Single Family Residential District

PROPERTY OWNER: DSLD Homes, LLC

REASON FOR PUBLIC HEARING:

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations.

Per section 125-84 – Contiguous Lot Rule, Lots within Dove Park Subdivision are required to have a minimum lot frontage of 70'. The Planning Commission is responsible for reviewing requests for building on a buildable substandard lot of record.

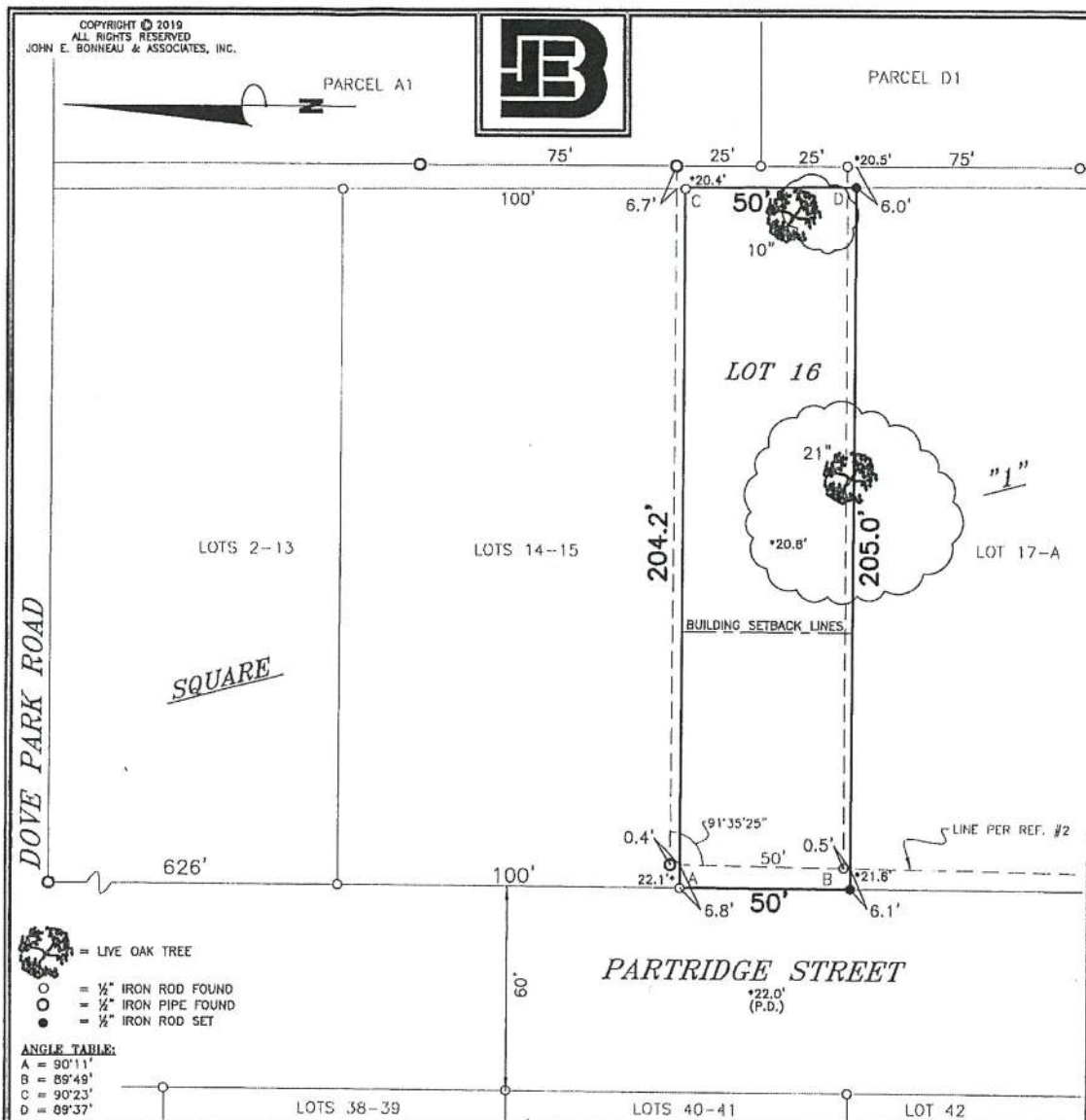
In order for the Planning Commission to approve a request for building on a buildable substandard lot of record, the petitioner must provide proof that they do not currently own, and has not sold, nor has any predecessor in deed or title, sold any contiguous lots during the period following the initial adoption of the contiguous lot rule ordinance on January 20, 1994.

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The petitioner is requesting to build on a 50' x 205' Lot within Dove Park S/D.

Staff does not have any objection to the request as the petitioner had the opportunity to purchase Lot 16 without the option to acquire any adjacent property and based on the facts that the petitioner has satisfied the requisite requirements of proof as referenced to above. Note that the applicant shall comply with the Parish building setback requirements relative to a "buildable substandard" lot of record.



BUILDING SETBACKS:
FRONT: 75'
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

REFERENCE MAPS:
1.) The Recorded Subdivision Map.
2.) A survey by H.G. Sanders & Associates, Inc. job no. ST-83-51 dated 2-17-83.
3.) A survey by J.V. Burkes & Associates, Inc. with dwg. no. 20170391 dated 10/10/16.
PAID FOR REVISIONS:
The Recorded Subdivision Map.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E; Revised: AUGUST 16, 1995

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

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

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

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

SURVEY MAP OF LOT 16, SQUARE 1, DOVE PARK SUBDIVISION

in
St. Tammany Parish, Louisiana
for
BLACK OAK HOLDINGS, LLC

Survey No. 2019 525
Date: NOVEMBER 21, 2019

Drawn by: SPH
Revised:

Scale: 1" = 40'

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

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

This Survey is Certified
True and Correct By
JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL
SURVEYOR
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

**SUBSTANDARD LOT OF RECORD
STAFF ANALYSIS REPORT
(June 2, 2020)**

CASE FILE NO: PET-2020-002

PROPERTY DESCRIPTION: Parcel located on the west side of Partridge Street, south of Dove Park Road, being lot 38, Square 2, Dove Park Subdivision, Covington, Louisiana.

SECTION: 26 TOWNSHIP: 7 South RANGE: 11 East

WARD: 4 PARISH COUNCIL DISTRICT: 5

LOT SIZE: 50' x 205'

ZONING: A-4 Single Family Residential District

PROPERTY OWNER: DSLD Homes, LLC

REASON FOR PUBLIC HEARING:

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations.

Per section 125-84 – Contiguous Lot Rule, Lots within Dove Park Subdivision are required to have a minimum lot frontage of 70'. The planning commission is responsible for reviewing requests for building on a buildable substandard lot of record.

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The petitioner is requesting to build on a 50' x 205' Lot within Dove Park S/D. Per section 125-84 – Contiguous Lot Rule, Lots within Dove Park Subdivision are required to have a minimum lot frontage of 70'.

Staff does not recommend approval of the request as the petitioner purchased Lot 38, and also own the adjacent property lot 39.

**SUBSTANDARD LOT OF RECORD
STAFF ANALYSIS REPORT
(June 2, 2020)**

CASE FILE NO: PET-2020-003

PROPERTY DESCRIPTION: Parcel located on the west side of Partridge Street, south of Dove Park Road, being lot 39, Square 2, Dove Park Subdivision, Covington, Louisiana.

SECTION: 26 TOWNSHIP: 7 South RANGE: 11 East

WARD: 4 PARISH COUNCIL DISTRICT: 5

LOT SIZE: 50' x 205'

ZONING: A-4 Single Family Residential District

PROPERTY OWNER: DSLD Homes, LLC

REASON FOR PUBLIC HEARING:

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations.

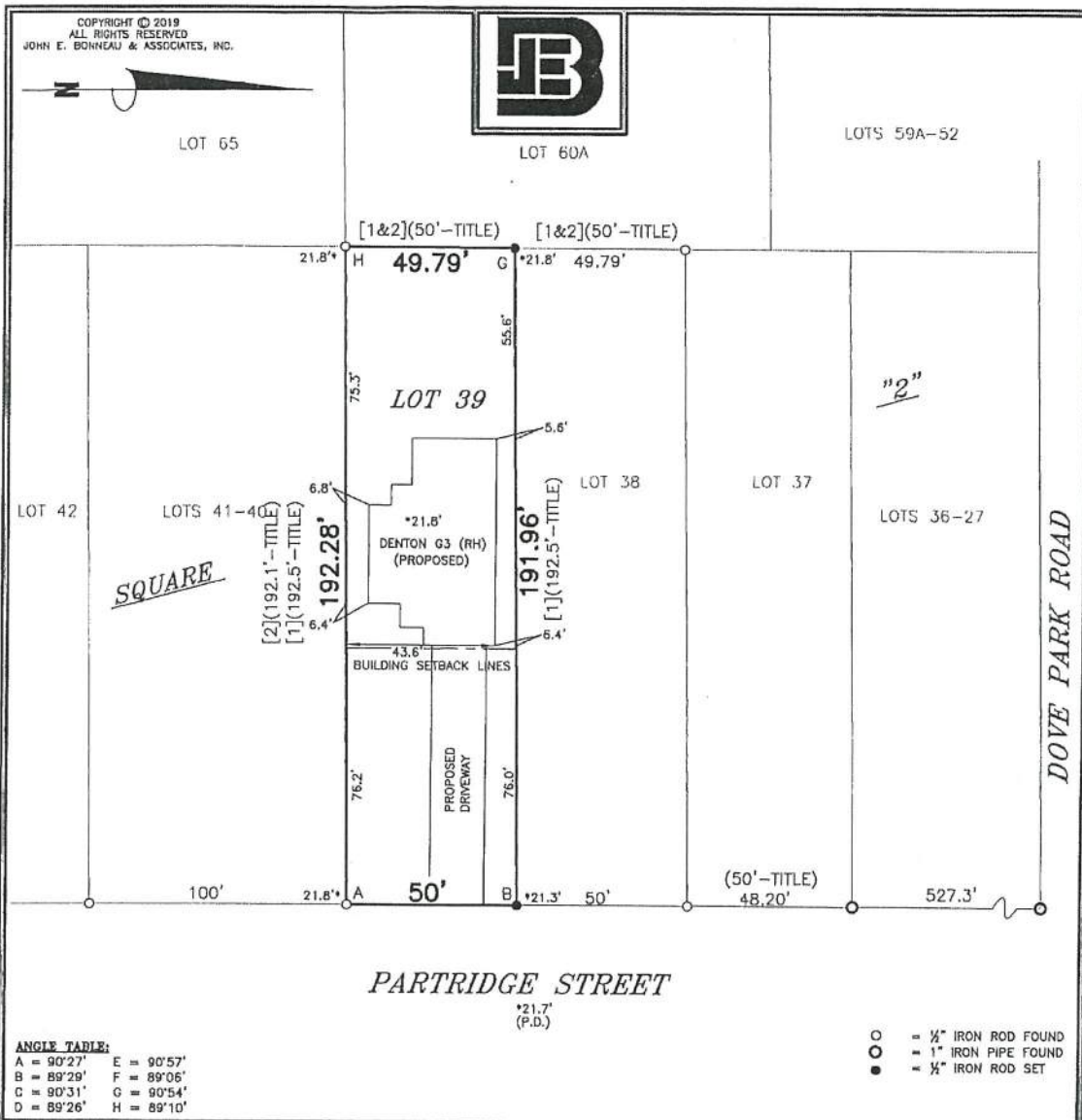
Per section 125-84 – Contiguous Lot Rule, Lots within Dove Park Subdivision are required to have a minimum lot frontage of 70'. The planning commission is responsible for reviewing requests for building on a buildable substandard lot of record.

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The petitioner is requesting to build on a 50' x 205' Lot within Dove Park S/D. Per section 125-84 – Contiguous Lot Rule, Lots within Dove Park Subdivision are required to have a minimum lot frontage of 70'.

Staff does not recommend approval of the request as the petitioner purchased Lot 38, and also own the adjacent property lot 39.



ANGLE TABLE:

A = 90°27' E = 90°57'
B = 89°29' F = 89°06'
C = 90°31' G = 90°54'
D = 89°26' H = 89°10'

○ = 1/2" IRON ROD FOUND
○ = 1" IRON PIPE FOUND
● = 1/2" IRON ROD SET

BUILDING SETBACKS:

FRONT: 75'
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

REFERENCE SURVEYS:

1.) The Recorded Subdivision Map.
2.) A survey by Ned R. Wilson with job no. 1366 dated 12-30-92.
3.) A survey by Randall W. Brown & Associates, Inc. survey no. 88057 dated 08-14-98

DATA FOR REARINGS:
The Recorded Subdivision Map.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E; Revised: AUGUST 16, 1995

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

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

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

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

SURVEY MAP OF
LOT 39, SQUARE 2, DOVE PARK SUBDIVISION

in
St. Tammany Parish, Louisiana
for
BLACK OAK HOLDINGS, LLC

Survey No. 2019 526 39
Date: NOVEMBER 21, 2019

Drawn by: SPH
Revised: 12/02/19(OFFICE)

Scale: 1" = 40'

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This Survey is Certified

True and Correct By
JOHN E. BONNEAU
LICENSE NO. 4423
STATE OF LOUISIANA

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

**SUBSTANDARD LOT OF RECORD
STAFF ANALYSIS REPORT
(June 2, 2020)**

CASE FILE NO: PET-2020-005

PROPERTY DESCRIPTION: Parcels located on the west side of U.S. Highway 11, being three (3) substantial lots of record, Slidell, Louisiana.

SECTION: 29 & 44

TOWNSHIP: 9 South

RANGE: 14 East

WARD: 9

PARISH COUNCIL DISTRICT: 13

LOT SIZE: three (3) lots: one (1) lot of 40' X 75', and two (2) lots of 30' X 75' to create two (2) lots of 50' X 75': TA-1 & PK-1.

ZONING: A-4 Single Family Residential District

PROPERTY OWNER: Paul T. Kaufmann

REASON FOR PUBLIC HEARING:

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations.

Per section 125-84 – Contiguous Lot Rule, any residential lot located south of Urban Growth Boundary line as defined in article 2 of the Unified Development Code is required to have a minimum lot frontage of 50 feet and a minimum of 5000 square feet in area. The planning commission is responsible for reviewing requests for building on a buildable substandard lot of record.

In order for the Planning Commission to approve a request for building on a buildable substandard lot of record, the petitioner must provide proof that they do not currently own, and has not sold, nor has any predecessor in deed or title, sold any contiguous lots during the period following the initial adoption of the contiguous lot rule ordinance on July 28, 1967.

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The petitioner is requesting to build on a 50' x 75' Lot which is less than 5000 square feet.

The owner acquired a 30' X 75' lot in 2010 and subsequently acquired a 40' X 75' lot in 2018, with the objective to build on a 50' X 75' lot and sell a 20' portion of the 40' X 75' to the adjacent neighbor. The request would allow the creation of two (2) 50' X 75' lots **and allow to create additional space/wider setback between the existing and proposed residences.**

Staff is not in favor of the request considering that it is possible for the owner to create a lot meeting the required minimum lot size and lot width for a buildable standard lot of record **and also sell a portion of the 40' X 75' to the adjacent neighbor.**

SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE BEARING:
BASED ON REFERENCE SURVEYS LISTED.

REFERENCE:
SURVEY PT SECTION 44, T9S, R14E, INST#890534, BY JOHN E. BONNEAU DATED JAN. 5, 1994. SURVEY PT SECTION 44, T9S, R14E BY LAMAR P. HARRISON C.E. DATED DEC. 14, 1967. SURVEY PT SECTION 29, T9S, R14E BY ALBERT A. LOVELL (UNDATED). SURVEY PT SECTION 44, T9S, R14E BY JOHN E. BONNEAU DATED OCT. 21, 1997 INST# 1077655.

PER FIRM: UNINCORPORATED ST. TAMMANY PARISH, 225205, 0535 D, DATED APRIL 2, 1991, THIS PROPERTY IS IN ZONE A10, EL. 12 NGVD29.

NOTE: MANY PILINGS AND BROKEN SUPPORT STRUCTURES AROUND THE CAMP RUINS WERE NOT LOCATED.

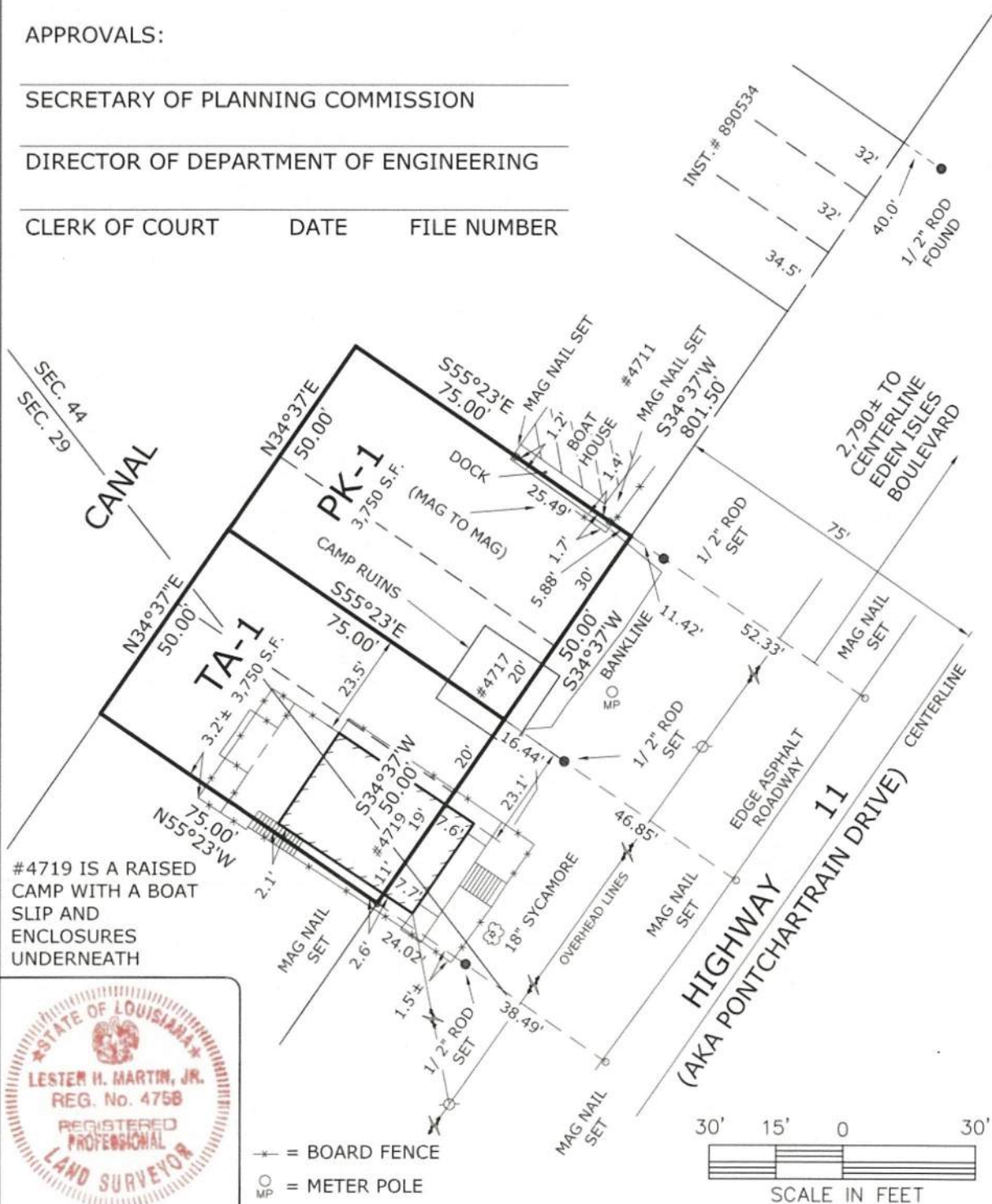
N

APPROVALS:

SECRETARY OF PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

CLERK OF COURT DATE FILE NUMBER



#4719 IS A RAISED CAMP WITH A BOAT SLIP AND ENCLOSURES UNDERNEATH



— = BOARD FENCE
○ = METER POLE



SURVEYOR'S CERTIFICATE
STATE OF LOUISIANA
PARISH OF ST. TAMMANY



I, LESTER H. MARTIN JR., PROFESSIONAL SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED, COMPUTED AND PLOTTED THE PROPERTY SHOWN HEREON LOCATED IN SECTIONS 29 & 44, T9S, R14E, ST. TAMMANY PARISH, LA. SURVEYED AT THE REQUEST OF PAUL KAUFMANN & THOMAS ALBERS.

ADMINISTRATIVE RESUBDIVISION OF
3 LOTS IN
PART OF SECTIONS 29 & 44, T9S, R14E
INTO LOTS PK-1 & TA-1
ST. TAMMANY PARISH, LA

DATE: 02/13/2020

SCALE: 1"=30'

DWG. BY: LMJ

TENTATIVE SUBDIVISION REVIEW

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of April 7, 2020)

CASE NO.: 2020-1839-TP

PROPOSED SUBDIVISION NAME: Lakeshore Villages, Phase 9

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

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

SECTION: 25, 26 & 35
TOWNSHIP: 9 South
RANGE: 14 East

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

SURROUNDING LAND USES: North - Single Family Residential
 South - Single Family Residential
 East - Single Family Residential
 West - Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 81.139 Acres

NUMBER OF LOTS: 271 TYPICAL LOT SIZE: 9,062.29 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: "AH - EL 1.0"

STAFF COMMENTARY:

Department of Planning and Development

General Comments:

1. A waiver of the minimum driveway requirement is being requested for lot #2153 to reduce the required distance of sixty (60) feet to fifty-eight (58) feet. In order to approve this waiver request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

Tentative Plat:

2. The addresses provided on the tentative plat will need to be revised as several lots contain incorrect addresses. More specifically lots #1906, 1941, 1977, 1989, 2015 and 2069.

Informational Items:

Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

Revised drawings will not be accepted for review or placement in the packet prior to the Special Rescheduled April 14, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



April 2, 2020

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

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

Theodore,

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

I have enclosed exhibits and further details pertaining to waiver requests

Sincerely,
Duplantis Design Group, PC

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

Elizabeth H. Songy, EI

Enclosures:
Driveway Waiver Description and Justification
Driveway Waiver Exhibit

**TENTATIVE S/D PLANS
RECEIVED
4/2/2020
DEVELOPMENT
ENGINEERING**

**ENGINEERING
REVIEW COPY**

DUPLANTIS DESIGN GROUP, PC

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

THIBODAUX
COVINGTON

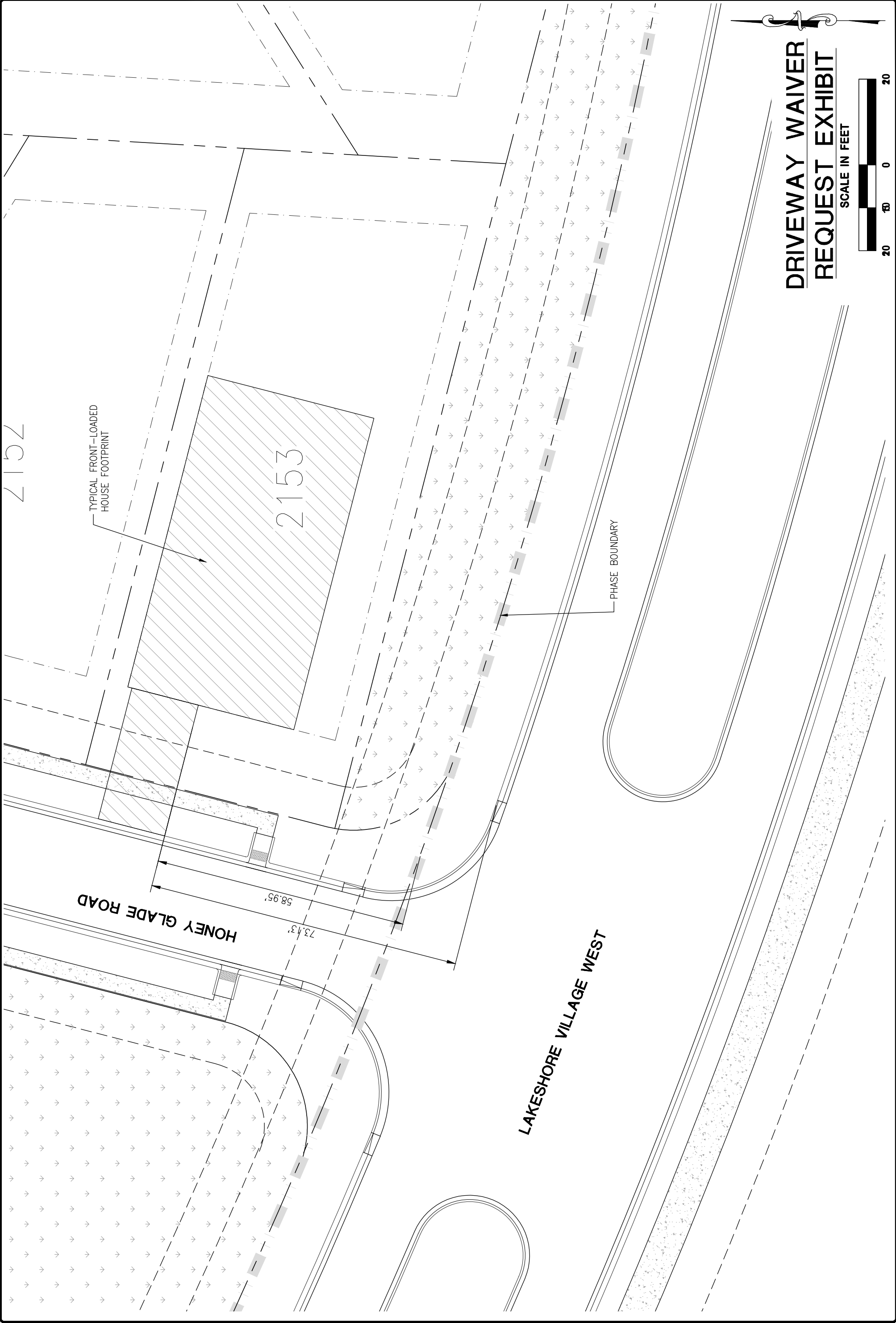
BATON ROUGE
LAFAYETTE

NEW ORLEANS
HOUSTON

Driveway Waiver Description and Justification

The Subdivision Regulations Chapter 125 Section 214 states, “Driveways on corner lots shall not be located any closer than sixty (60') feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect.” The developer is requesting a waiver to reduce the distance between the right-of-way intersection and driveway to 58' for Lot 2153. 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 2153 is located. The closest the driveway shall be located in relation to the adjacent intersecting right-of-way is 58'. With the driveway being restricted to 58' from the intersecting rights-of-way, the distance between the driveway and the back of curb exceed 70'. 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

1654 E. Brewster Road,
Suite 101
Covington, LA 70433
Office: 985.249.6180
Fax: 985.249.6190
www.ddgpc.com

BDG

DUPONTIS DESIGN GROUP

STAMP

SIGNATURE

DATE

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

DESIGNED
CHECKED
DATE

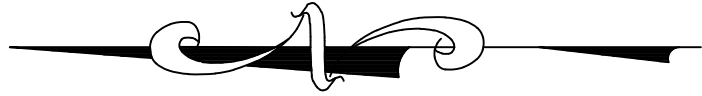
ISSUED DATE
04-03-2020

ISSUED FOR
PROJECT

PROJECT NO.
19-047

FILE
Tentative Submittal
Driveway Waiver Exhibit
Sheet

EX-1



TENTATIVE S/D PLANS
RECEIVED
4/2/2020
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

PLAT SHOWING TENTATIVE SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 9)
LOCATED IN SECTIONS 25, 26 & 35
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

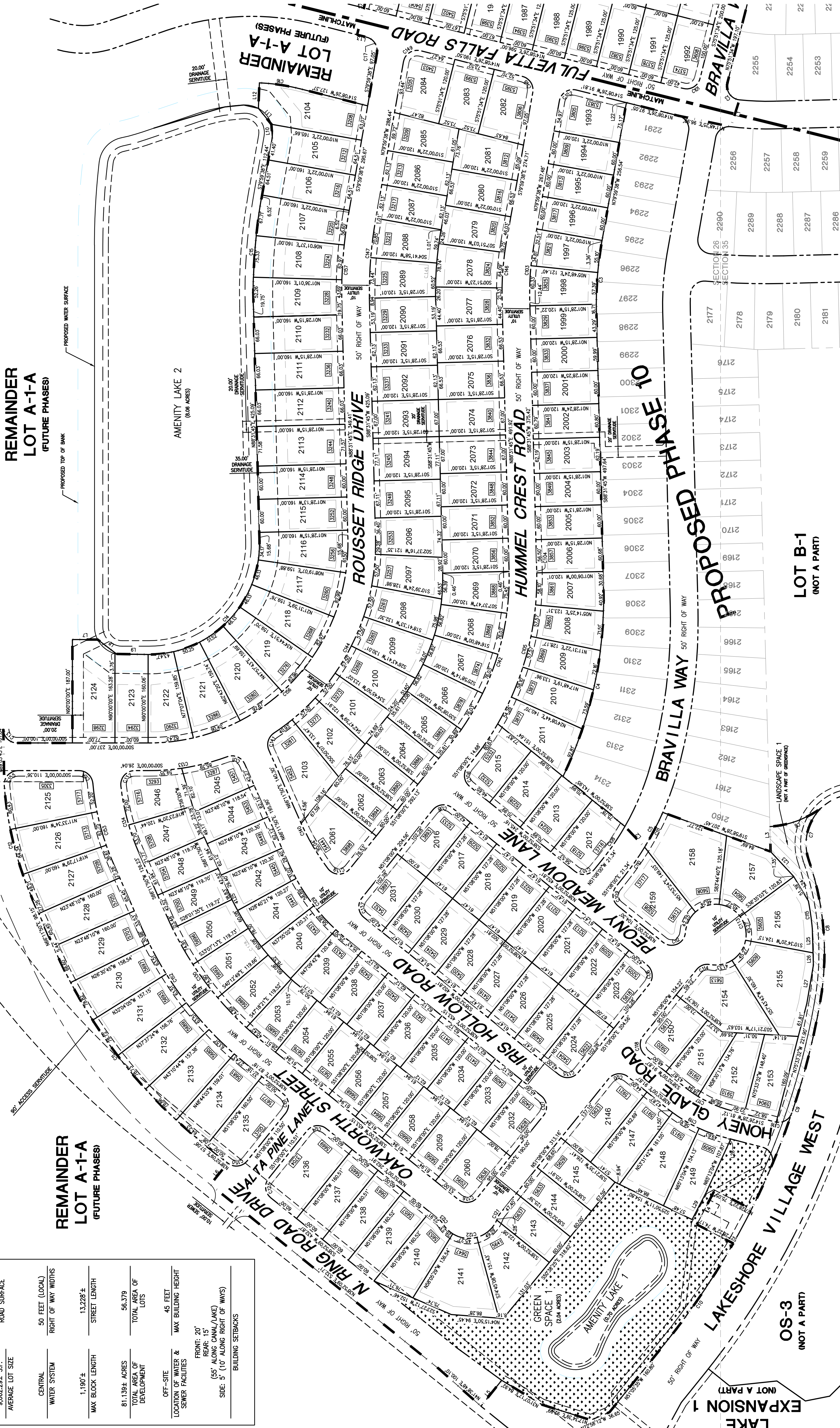
NOTES:
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA
NAD 83. DISTANCES ARE IN FEET AND DECIMALS THEREOF.
THE LSU C&G RTR NETWORK (2020.1).

GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	271 NUMBER OF LOTS
LAKE POND/CATCHMENT ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
9,082,294 S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1.190'± MAX BLOCK LENGTH	13,228'± STREET LENGTH
81,139± ACRES TOTAL AREA OF DEVELOPMENT	56,379 TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
FRONT: 20' REAR: 15' (SEE PLANNING COMMISSION SIDE 5' (10' ALONG RIGHT OF WAYS))	BUILDING SETBACKS

- RESTRICTIVE COVENANTS:
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHERE SUCH SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM, THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE WATER SYSTEMS, INCLUDING THE SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
 - CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
 - LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
 - THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENTIAL HOMES SHALL BE A MINIMUM OF 15' MSL (14'00088) (GROUND SURFACE) OF 1' FOOT ABOVE THE CENTERLINE OF THE ROAD, WHICHEVER IS GREATER. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL COMMERCIAL BUILDINGS SHALL BE CLASSIFIED AS BEING IN FLOOD ZONE AH.
 - NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
 - PROTECTIONS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED. LOT 2153 IS TO BE CLASSIFIED AS BEING IN FLOOD ZONE AH. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENTIAL HOMES SHALL BE A MINIMUM OF 15' MSL (14'00088) (GROUND SURFACE) OF 1' FOOT ABOVE THE CENTERLINE OF THE ROAD, WHICHEVER IS GREATER. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL COMMERCIAL BUILDINGS SHALL BE CLASSIFIED AS BEING IN FLOOD ZONE AH.
 - IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY OR ALLEYWAY TO A STREET OR ROAD THAT IS NOT DECATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
 - THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
 - THE RESIDENTS WITHIN PHASE 9 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATING WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
 - THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.

REMAINDER
LOT A-1-A
(FUTURE PHASES)

AMENITY LAKE 2
(6.08 ACRES)



OS-3
(NOT A PART)

LOT B-1
(NOT A PART)

LAKE
EXPANSION 1
(NOT A PART)

LANDSCAPE SPACE 1
(part of rear of adjacent)

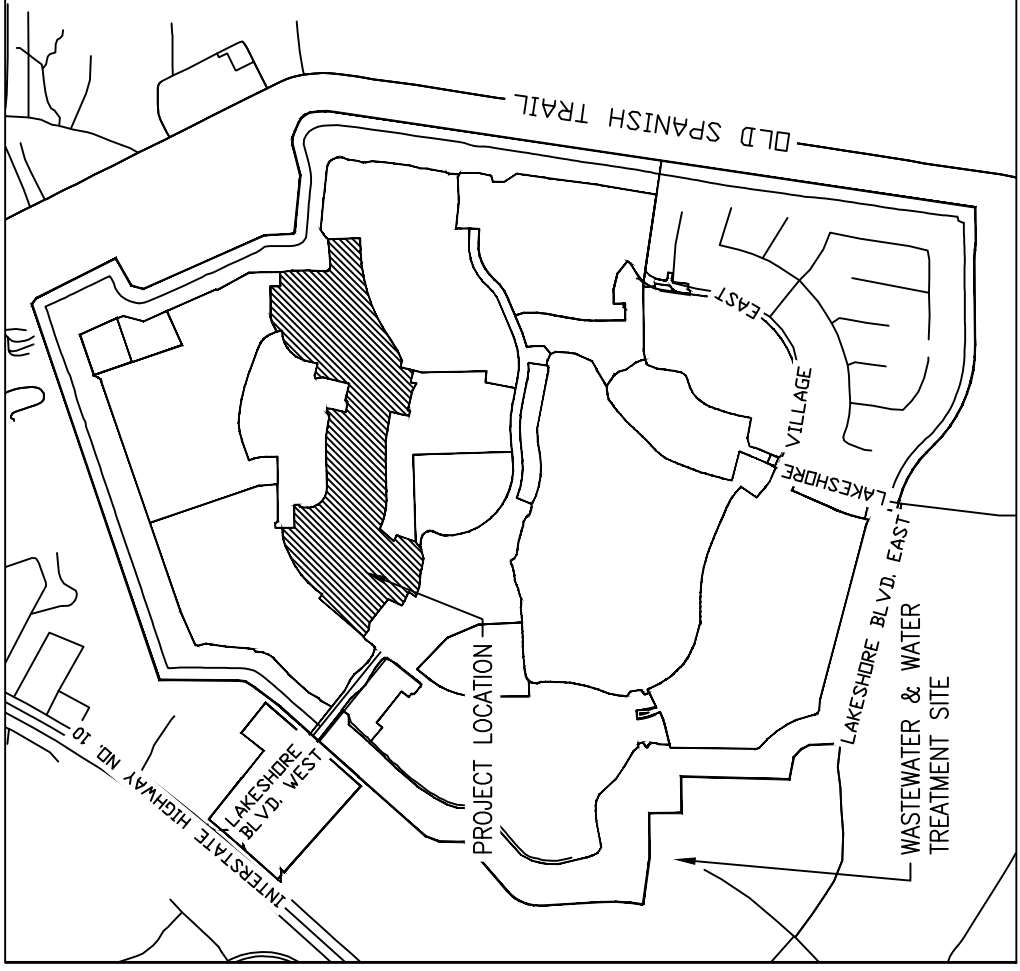
PROPOSED PHASE 10

2177	SECTION 26	2290																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																		
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NOTES:
1. MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA
2. DISTANCES ARE IN FEET AND DECIMALS THEREOF
3. THE LSU C&G RTR NETWORK (2020.1)
P.O.B. (POINT OF BEGINNING)
P.O.C. (POINT OF COMMENCEMENT)

PLAT SHOWING TENTATIVE SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 9)
LOCATED IN SECTIONS 25, 26 & 35
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



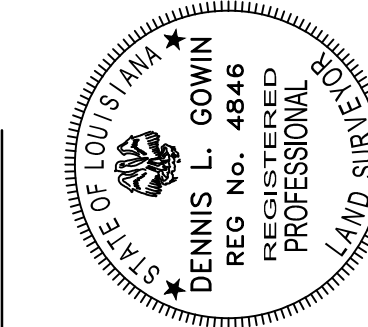
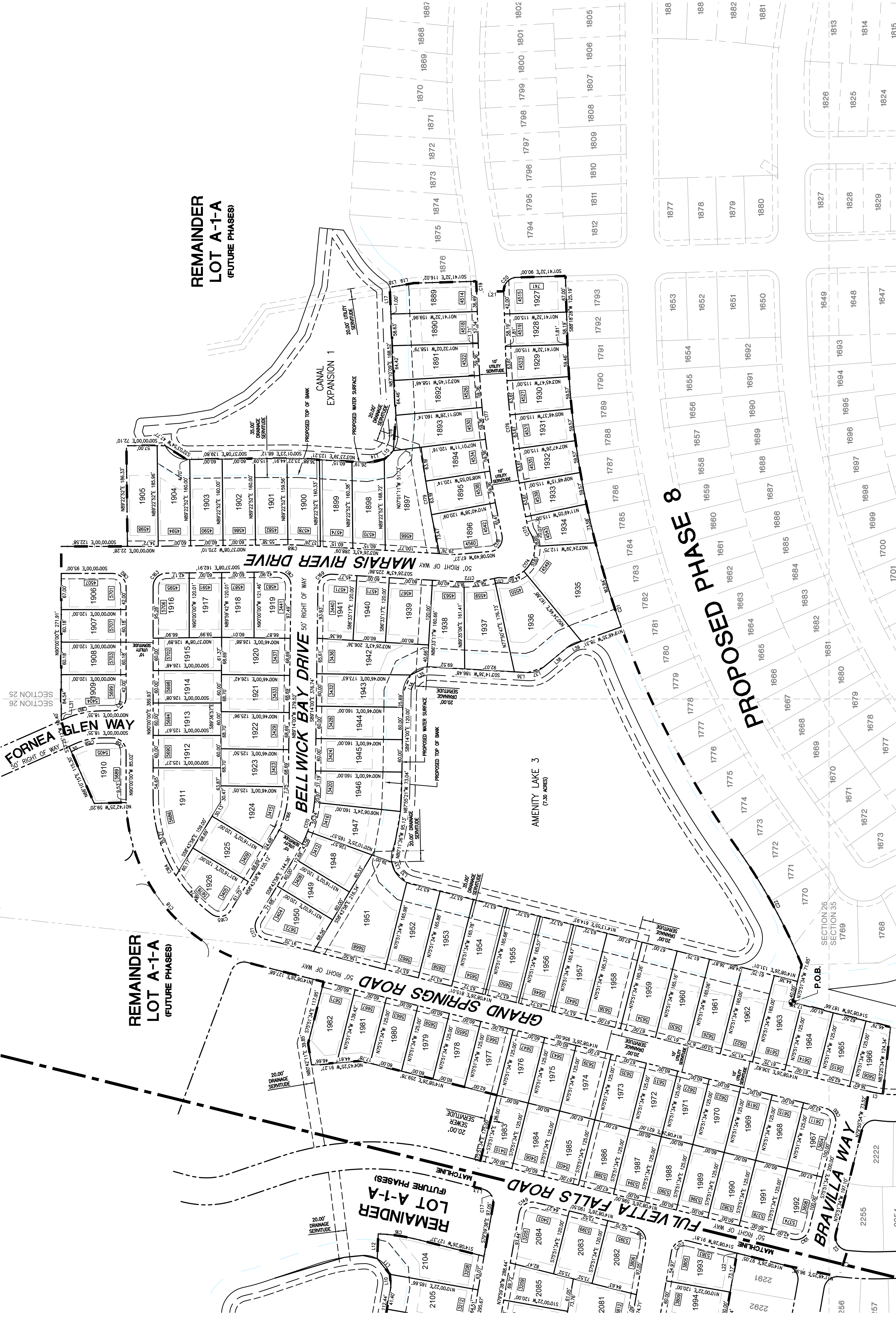
VICINITY MAP

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



DEDICATION:
THE INTERESTS OF ANY SHOWN HEREON ARE NOT DEDEDICATED TO THE PARISH OF ST. TAMMANY, LOUISIANA, NOR TO THE STATE OF LOUISIANA, NOR TO 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.



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 THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT, AS THE SAME ARE NOT SET.

DATE OF PLAT: 04/02/2020
DENNIS L. COWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR



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

REVISION	BY
REVISED PER PARISH COMMENTS	BRV
04/02/2020	BRV

DRAWN BRV
CHECKED DLG
PROJECT NO. 19-647
FILE LOT 19-647 PHASE 9
SHEET 2-3

PLAT SHOWING TENTATIVE SUBDIVISION

OF

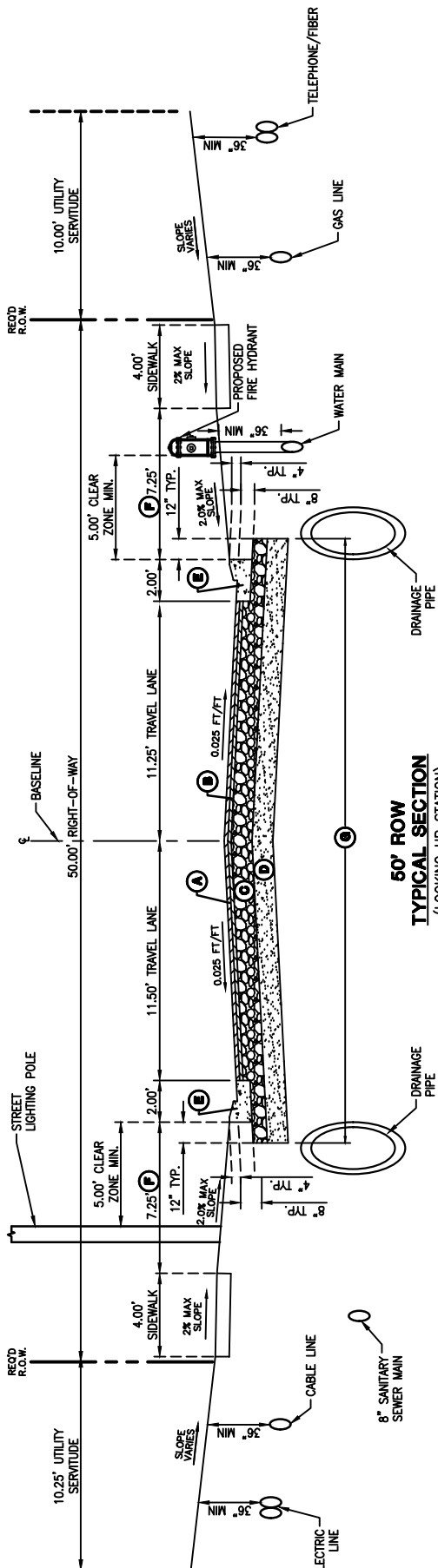
LAKESHORE VILLAGES (PHASE 9)

LOCATED IN SECTIONS 25, 26 & 35

TOWNSHIP 9 SOUTH - RANGE 14 EAST

GREENSBURG LAND DISTRICT

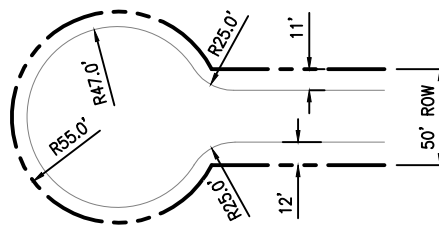
ST. TAMMANY PARISH, LOUISIANA



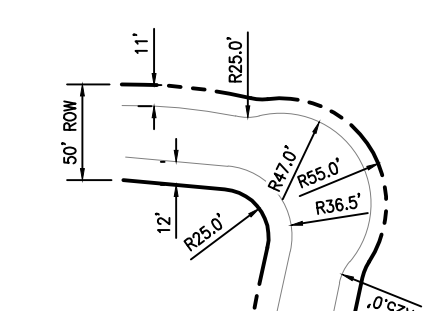
NOTES:

1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LAOUID STANDARD SPECIFICATIONS 2008 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
4. 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.

TYPICAL CUL-DE-SAC DETAIL



BROW DETAIL



PARCEL CURVE DATA				PARCEL CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	00734.00"	200.00'	26.41'	C18	08000.00"	25.00'	39.27'
C2	08080.36"	25.00'	42.83'	C19	024729.32'	275.00'	117.23'
C3	01129.38"	645.00'	129.20'	C20	08000.00"	25.00'	39.27'
C4	02716.01"	737.55'	351.00'	C21	01955.07"	25.00'	8.66'
C5	00713.50"	1355.00'	218.30'	C22	130716.58"	55.00'	125.06'
C6	03306.55"	175.00'	101.14'	C23	00271.51"	25.00'	8.89'
C7	08056.31"	910.01'	103.98'	C24	08000.00"	25.00'	39.27'
C8	02912.50"	510.01'	260.04'	C25	085959.51"	25.00'	39.27'
C9	01845.31"	1355.00'	386.33'	C26	08000.00"	25.00'	39.27'
C10	00971.50"	1355.00'	218.30'	C27	083920.00"	25.00'	39.27'
C11	02719.14"	935.00'	445.96'	C28	024726.46'	480.38'	209.23'
C12	01937.00"	625.00'	213.88'	C29	02719.50"	365.00'	174.11'
C13	08000.00"	25.00'	39.27'	C30	02719.50"	665.00'	288.59'
C14	09102.34"	200.00'	317.80'	C31	086229.23'	25.00'	37.71'
C15	01128.38"	975.00'	195.31'	C32	08626.53"	25.00'	42.08'
C16	01149.11"	355.00'	73.23'	C33	020133.33'	410.00'	144.73'
C17	08551.56"	25.00'	37.47'	C34	01721.16"	415.00'	125.70'
C18	07409.09"	320.00'	414.15'	C35	08000.00"	25.00'	39.27'
C19	00222.15"	475.00'	19.66'	C36	08000.00"	25.00'	39.27'
C20	08000.00"	25.00'	39.27'	C37	08000.00"	25.00'	39.27'
C21	03748.08"	1695.00'	899.98'	C38	08000.00"	25.00'	39.27'
C22	01306.26"	1060.00'	247.07'	C39	10412.44"	25.00'	45.47'
C23	08000.00"	25.00'	39.27'	C40	01307.06"	435.00'	99.60'
C24	08000.00"	25.00'	39.27'	C41	08021.28"	25.00'	35.06'
C25	08408.04"	25.00'	41.07'	C42	04020.15'	475.00'	134.41'
C26	01128.38"	475.00'	95.15'	C43	04020.15'	355.00'	249.83'
C27	08000.00"	25.00'	39.27'	C44	05871.33'	3.40'	415.22'
C28	04020.15'	525.00'	369.61'	C45	01128.38"	645.00'	129.20'
C29	08000.00"	25.00'	39.27'	C46	01128.38"	525.00'	105.16'
C30	08000.00"	25.00'	39.27'	C47	01048.26"	765.00'	144.30'
C31	08000.00"	25.00'	39.27'	C48	08551.56"	25.00'	37.47'
C32	08000.00"	25.00'	39.27'	C49	08000.00"	25.00'	41.07'
C33	08000.00"	25.00'	39.27'	C50	08000.00"	25.00'	39.27'
C34	08000.00"	25.00'	39.27'	C51	08000.00"	25.00'	39.27'
C35	08000.00"	25.00'	39.27'	C52	02719.50"	665.00'	312.44'
C36	08000.00"	25.00'	39.27'	C53	01840.28"	465.00'	151.56'
C37	08000.00"	25.00'	39.27'	C54	08452.18"	25.00'	37.03'
C38	08000.00"	25.00'	39.27'	C55	08452.18"	25.00'	37.03'
C39	08000.00"	25.00'	39.27'	C56	08452.18"	25.00'	37.03'
C40	08000.00"	25.00'	39.27'	C57	08452.18"	25.00'	37.03'
C41	08000.00"	25.00'	39.27'	C58	08452.18"	25.00'	37.03'
C42	08000.00"	25.00'	39.27'	C59	08452.18"	25.00'	37.03'
C43	08000.00"	25.00'	39.27'	C60	08452.18"	25.00'	37.03'
C44	08000.00"	25.00'	39.27'	C61	08452.18"	25.00'	37.03'
C45	08000.00"	25.00'	39.27'	C62	08452.18"	25.00'	37.03'
C46	08000.00"	25.00'	39.27'	C63	08452.18"	25.00'	37.03'
C47	08000.00"	25.00'	39.27'	C64	08452.18"	25.00'	37.03'
C48	08000.00"	25.00'	39.27'	C65	08452.18"	25.00'	37.03'
C49	08000.00"	25.00'	39.27'	C66	08452.18"	25.00'	37.03'
C50	08000.00"	25.00'	39.27'	C67	08452.18"	25.00'	37.03'
C51	08000.00"	25.00'	39.27'	C68	08452.18"	25.00'	37.03'
C52	08000.00"	25.00'	39.27'	C69	08452.18"	25.00'	37.03'
C53	08000.00"	25.00'	39.27'	C70	08452.18"	25.00'	37.03'
C54	08000.00"	25.00'	39.27'	C71	08452.18"	25.00'	37.03'
C55	08000.00"	25.00'	39.27'	C72	08452.18"	25.00'	37.03'
C56	08000.00"	25.00'	39.27'	C73	08452.18"	25.00'	37.03'
C57	08000.00"	25.00'	39.27'	C74	08452.18"	25.00'	37.03'
C58	08000.00"	25.00'	39.27'	C75	08452.18"	25.00'	37.03'
C59	08000.00"	25.00'	39.27'	C76	08452.18"	25.00'	37.03'
C60	08000.00"	25.00'	39.27'	C77	08452.18"	25.00'	37.03'
C61	08000.00"	25.00'	39.27'	C78	08452.18"	25.00'	37.03'
C62	08000.00"	25.00'	39.27'	C79	08452.18"	25.00'	37.03'
C63	08000.00"	25.00'	39.27'	C80	08452.18"	25.00'	37.03'
C64	08000.00"	25.00'	39.27'	C81	08452.18"	25.00'	37.03'
C65	08000.00"	25.00'	39.27'	C82	08452.18"	25.00'	37.03'
C66	08000.00"	25.00'	39.27'	C83	08452.18"	25.00'	37.03'
C67	08000.00"	25.00'	39.27'	C84	08452.18"	25.00'	37.03'
C68	08000.00"	25.00'	39.27'	C85	08452.18"	25.00'	37.03'
C69	08000.00"	25.00'	39.27'	C86	08452.18"	25.00'	37.03'
C70	08000.00"	25.00'	39.27'	C87	08452.18"	25.00'	37.03'
C71	08000.00"	25.00'	39.27'	C88	08452.18"	25.00'	37.03'
C72	08000.00"	25.00'	39.27'	C89	08452.18"	25.00'	37.03'
C73	08000.00"	25.00'	39.27'	C90	08452.18"	25.00'	37.03'
C74	08000.00"	25.00'	39.27'	C91	08452.18"	25.00'	37.03'
C75	08000.00"	25.00'	39.27'	C92	08452.18"	25.00'	37.03'
C76	08000.00"	25.00'	39.27'	C93	08452.18"	25.00'	37.03'
C77	08000.00"	25.00'	39.27'	C94	08452.18"	25.00'	37.03'
C78	08000.00"	25.00'	39.27'	C95	08452.18"	25.00'	37.03'
C79	08000.00"	25.00'	39.27'	C96	08452.18"	25.00'	37.03'
C80	08000.00"	25.00'	39.27'	C97	08452.18"	25.00'	37.03'
C81	08000.00"	25.00'	39.27'	C98	08452.18"	25.00'	37.03'
C82	08000.00"	25.00'	39.27'	C99	08452.18"	25.00'	37.03'
C83	08000.00"	25.00'	39.27'	C100	08452.18"	25.00'	37.03'
C84	08000.00"	25.00'	39.27'	C101	08452.18"	25.00'	37.03'
C85	08000.00"	25.00'	39.27'	C102	08452.18"	25.00'	37.03'
C86	08000.00"	25.00'	39.27'	C103	08452.18"	25.00'	37.03'
C87	08000.00"	25.00'	39.27'	C104	08452.18"	25.00'	37.03'
C88	08000.00"	25.00'	39.27'	C105	08452.18"	25.00'	37.03'
C89	08000.00"	25.00'	39.27'	C106	08452.18"	25.00'	37.03'
C90	08000.00"	25.00'	39.27'	C107	08452.18"	25.00'	37.03'
C91	08000.00"	25.00'	39.27'	C108	08452.18"	25.00'	37.03'
C92	08000.00"	25.00'	39.27'	C109	08452.18"	25.00'	37.03'
C93	08000.00"	25.00'	39.27'	C110	08452.18"	25.00'	37.03'
C94	08000.00"	25.00'	39.27'	C111	08452.18"	25.00'	37.03'
C95	08000.00"	25.00'	39.27'	C112	08452.18"	25.00'	37.03'
C96	08000.00"	25.00'	39.27'	C113	08452.18"	25.00'	37.03'
C97	08000.00"	25.00'	39.27'	C114	08452.18"	25.00'	37.03'
C98	08000.00"	25.00'	39.27'	C115	08452.18"	25.00'	37.03'
C99	08000.00"	25.00'	39.27'	C116	08452.18"	25.00'	37.03'
C100	08000.00"	25.00'	39.27'	C117	08452.18"	25.00'	37.03'

LINE TABLE			
LINE	BEARING	LENGTH	
L1	N72°18'58"W	50.96'	
L2	N14°08'28"E	12.30'	
L3	N86°31'45"E	45.28'	
L4	N62°31'38"W	70.00'	
L5	N51°07'03"W	59.99'	
L6	S51°08'09"E	50.00'	
L7	S00°00'00"E	45.60'	
L8	S37°04'30"W	43.11'	
L9	S00°57'33"W	60.01'	
L10	N6°14'29"E	23.79'	
L11	N50°36'45"E	37.94'	
L12	S87°40'45"E	46.16'	
L13	N14°08'28"E	17.98'	
L14	S10°30'20"E	34.99'	
L15	S42°16'10"E	22.81'	
L16	S85°49'33"E	65.71'	
L17	N88°16'33"E	48.92'	
L18	S10°00'27"E	11.63'	
L19	S10°00'27"E	32.49'	
L20	S01°17'34"E	50.00'	
L21	S14°08'28"E	1.63'	
L22	S14°08'28"E	60.49'	
L23	S45°58'23"W	52.73'	
L24	S88°14'58"W	44.04'	
L25	S88°14'58"W	22.17'	
L26	N80°12'10"W	70.20'	
L27	S14°08'28"E	10.81'	
L28	S14°08'28"E	53.78'	
L29	N62°31'30"W	53.78'	
L30	N23°49'45"E	12.86'	
L31	N23°49'45"E	6.50'	
L32	S43°02'15"W	30.11'	
L33	S70°53'37"W	17.93'	
L34	N67°34'08"W	36.92'	
L35	N25°52'54"W	34.24'	
L36	N25°52'54"W	186.48'	
L37	N18°06'45"W	29.40'	
L38	N39°40'14"W	59.10'	
L39	N23°22'15"W	28.07'	

PARCEL CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH
C158	023°49'45"	125.00'	51.99'
C159	080°00'00"	25.00'	39.27'
C160	023°49'45"	125.00'	72.78'
C161	080°00'00"	25.00'	39.27'
C162	080°00'00"	25.00'	39.27'
C163	089°22'52"	25.00'	39.00'
C164	053°02'35"	270.00'	249.98'
C165	085°41'23"	25.00'	41.75'
C166	030°30'02"	175.00'	93.16'
C167	081°33'08"	25.00'	39.87'
C168	082°40'43"	25.00'	40.44'
C169	082°40'43"	25.00'	40.44'
C170	030°30'02"	225.00'	119.78'
C171	107°07'36"	25.00'	46.74'
C172	016°09'51"	275.00'	79.26'
C173	020°06'38"	25.00'	8.77'
C174	130°18'05"	55.00'	120.08'
C175	020°48'23"	25.00'	9.08'
C176	010°42'14"	180.00'	339.44'
C177	005°47'00"	1980.00'	199.95'

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of April 7, 2020)

CASE NO.: 2020-1840-TP

PROPOSED 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
TOWNSHIP: 9 South
RANGE: 14 East

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

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

SURROUNDING LAND USES: North - Single Family Residential
 South - Single Family Residential
 East - Single Family Residential
 West - Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 34.723 Acres

NUMBER OF LOTS: 177 TYPICAL LOT SIZE: 6,737 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: "AH - EL 1.0"

STAFF COMMENTARY:

Department of Planning and Development

General Comments:

1. A waiver of the minimum driveway requirement is being requested for lot #2198 to reduce the required distance of sixty (60) feet to fifty-three (53) feet. In order to approve this waiver request 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.

Tentative Plat:

2. The address for lot #2239 needs to be revised.
3. The label for Lakeshore Vista Blvd is spelled wrong and needs to be corrected.
4. Revise the subdivision footprint for this phase to exclude the pond being constructed in Lakeshore Villages, Phase 8.

Informational Items:

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

Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

Revised drawings will not be accepted for review or placement in the packet prior to the Special Rescheduled April 14, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



April 2, 2020

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

RE: Lakeshore Villages Phase 10
Slidell, LA
DDG Job #19-648

Theodore,

The developer would like to request a waiver pertaining to Lakeshore Villages, Phase 10.

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
Driveway Waiver Exhibit

**TENTATIVE S/D PLANS
RECEIVED
4/2/2020
DEVELOPMENT
ENGINEERING**

**ENGINEERING
REVIEW COPY**

DUPLANTIS DESIGN GROUP, PC

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

THIBODAUX
COVINGTON

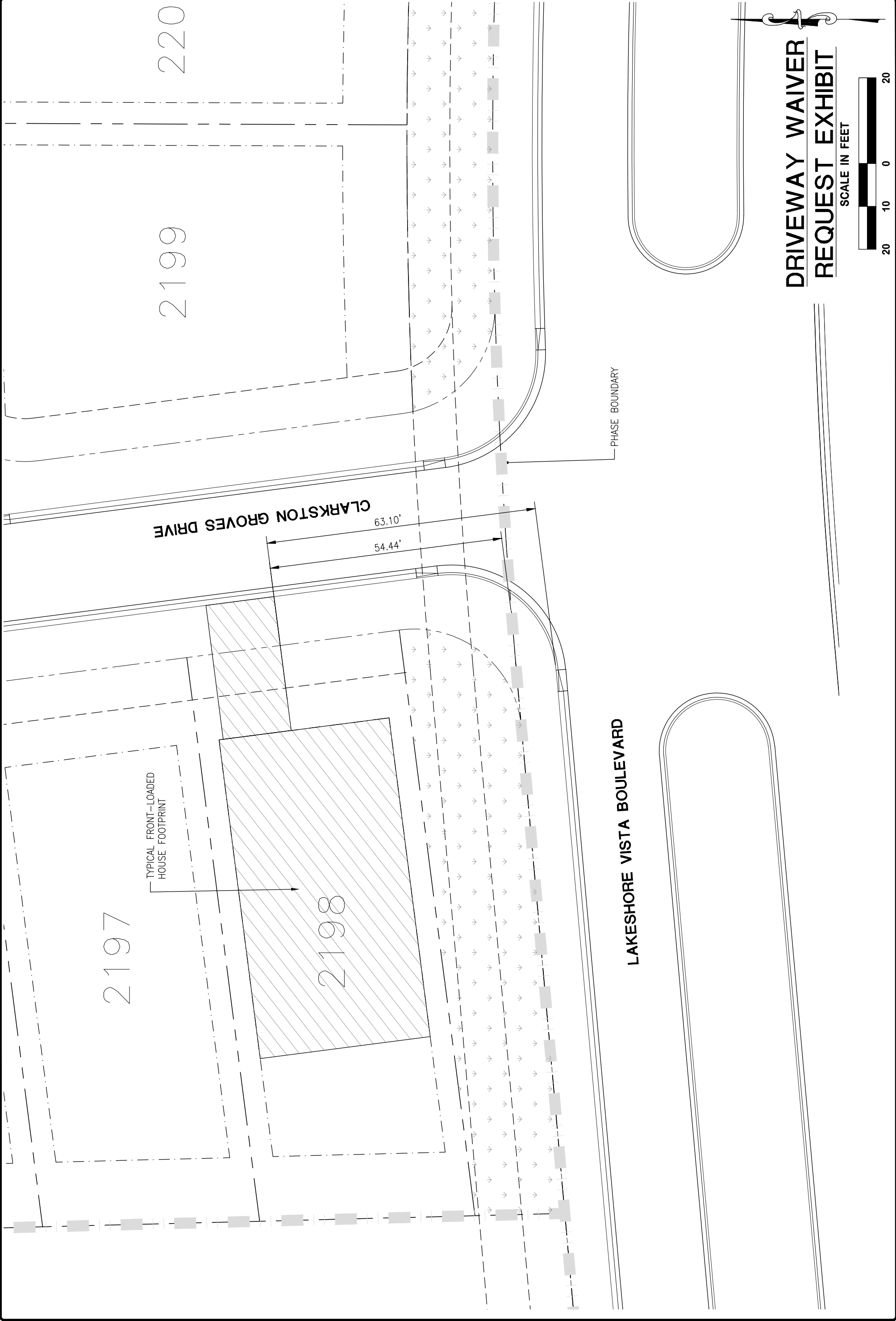
BATON ROUGE
LAFAYETTE

NEW ORLEANS
HOUSTON

Driveway Waiver Description and Justification

The Subdivision Regulations Chapter 125 Section 214 states, "Driveways on corner lots shall not be located any closer than sixty (60') feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect." The developer is requesting a waiver to reduce the distance between the right-of-way intersection and driveway to 53' for Lot 2198. 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 2198 is located. The closest the driveway shall be located in relation to the adjacent intersecting right-of-way is 53'. With the driveway being restricted to 53' from the intersecting rights-of-way, the distance between the driveway and the back of curb exceed 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.



DRIVEWAY WAIVER
REQUEST EXHIBIT

SCALE IN FEET



20 10 0 20

FILE
Tentative Submittal
Driveaway Waiver Exhibit
Sheet

EX-1

REVISION
DATE
BY
CHECKED
DATE
ISSUED FOR
04-03-2040
TEXT: WAIVER REQUEST
PROJECT NO.
19-047

LAKESHORE VILLAGES, PH 10
SLIDELL, LOUISIANA
FOR D.R. HORTON, INC. - GULF COAST

STAMP
SIGNATURE
DATE

BDG
DUPLANTIS DESIGN GROUP

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

REVISION	BY

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of April 7, 2020)

CASE NO.: 2020-1842-TP

PROPOSED SUBDIVISION NAME: The Refuge (Formerly Creekstone)

DEVELOPER: Yar Construction Co.
P.O. Box 609
Covington, LA 70434

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

SECTION: 1 & 2
TOWNSHIP: 5 South
RANGE: 11 East

WARD: 2
PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: The property is located on the east of LA Highway 1129 (Lee Rd.),
north of Shortcut Road, across from Highland Crest Drive, Covington,
Louisiana

SURROUNDING LAND USES: North - Single Family Residential
 South - Single Family Residential
 East - Single Family Residential
 West - Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 301.73 Acres

NUMBER OF LOTS: 49 TYPICAL LOT SIZE: 5 Acres

SEWER AND WATER SYSTEMS: Individual

PROPOSED ZONING: A-1 Suburban

FLOOD ZONE DESIGNATION: "A & C"

STAFF COMMENTARY:

Department of Planning and Development

General Comments:

1. A waiver of the maximum allowable block length of 1,500' is being requested for this development. In order to approve this waiver request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.
2. A waiver of the maximum allowable street length of 700' terminated by a cul-de-sac is being requested for this development. In order to approve this waiver request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 – Subdivision Regulations

Tentative Plat:

3. The road names displayed on the Tentative Plat are not the road names previously approved by 911 addressing. The road name Safe Haven Drive is not valid and causes a duplication issue. Also, this part of the roadway should be one name (Arcata Drive) as it is a continuous roadway and should be named as such. Addresses will need to be added to the plat moving forward. The developer will need to contact 911 addressing to have these addresses provided.
4. Clarify who the two (2) 60 ft. wide Access Servitudes that extend from Highway 1129 to the proposed Lot 35 are in favor of, how the servitudes impact Lots 35, 41, and 42, and that the existing servitudes overlap as shown on the plat.

Informational Items:

The roadway, Arcata Drive, is required to provide a dedicated turn-around at the end of the roadway. The developer is requesting to install a “temporary turn-around” at this time in lieu of a permanent turn-around. This request will be further reviewed at the Preliminary Submittal, and if approved will require an additional Performance Obligation for the proposed “temporary turn-around”.

Revised drawings will not be accepted for review or placement in the packet prior to the Special Rescheduled April 14, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As April 7, 2020)

CASE NO.: 2020-1841-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 3-B

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

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

SECTION: 35 & 36
TOWNSHIP: 9 SOUTH
RANGE: 14 EAST

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

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

TOTAL ACRES IN DEVELOPMENT: 14.753 Acres

NUMBER OF LOTS: 52 AVERAGE LOT SIZE: 833 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AH-EL 1.0"

STAFF COMMENTARY:

Department of Planning and Development

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

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

General Comments:

1. The street sign at the intersection of Lakeshore Vista Blvd and Providence Bay Rd. has been knocked down and needs to be re-installed.
2. Blue reflectors need to be installed in the vicinity of all Fire Hydrants.

Water & Sewer Plan:

3. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from the utility provider.

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,259 linear feet x \$22.00 per linear foot = \$49,698.00 for a period of two (2) years.

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

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

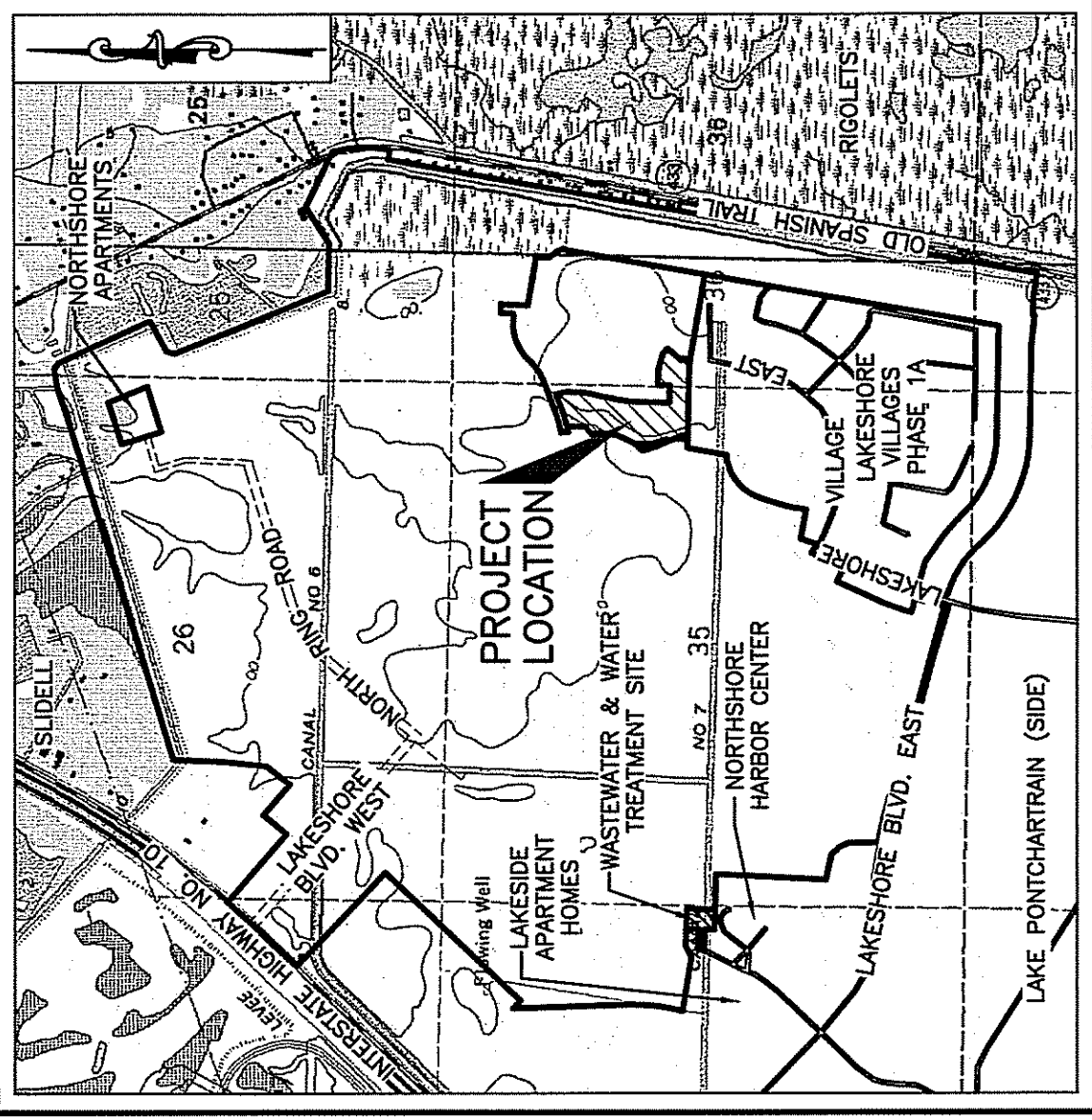
This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the Special Rescheduled April 14, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

PLAT SHOWING FINAL SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 3-B)
LOCATED IN SECTION 35 & 36,
TOWNSHIP 9 SOUTH - RANGE 14 EAST
SLIDEELL, ST. TAMMANY PARISH, LOUISIANA

- 1). No certificate of occupancy shall be issued before the sewerage and water systems are installed and operating, or otherwise connected to a community. The sewerage and water systems shall be installed and operating in accordance with the Sanitary Code of St. Tammany Parish. Whenever a subdivision is served by a community (control) 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 water source and any element of the community (control) water system (supply).
- 2). Construction of any nature, including fences, is prohibited in drainage and street easements.
- 3). No nuisance or offensive activity shall be carried on upon any lot, nor shall anything be done there which may not become an annoyance or nuisance to the neighborhood, particularly the use of lots as a train or junk vehicle storage.
- 4). The minimum elevation for the lowest floor of all residential homes shall be a minimum of 1.0' M.S.L. (NAVD83) (SEOP 09) or 1' foot above the centerline of the road, whichever is greater. This subdivision is in F.I.S.M. community plan 2225050533SD, New 8-25-2002, and is classified as being in Flood Zone A.
- 5). No lot will be further subdivided without approval of the St. Tammany Planning Commission and the Department of Environmental Services of St. Tammany Parish.
- 6). It shall be prohibited for any lot within an approved subdivision to have any access to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat. (amended per Ord12-2711, adopted April 5, 2012).
- 7). The existing drainage detention system, including the canals, lakes, and pump station, are to be owned and maintained by the Community Development District.
- 8). The residents within Phase 3-5 will have the right to utilize the existing lake centrally located within Lakechara Village development for recreational purposes. Driveways on corner lots shall not be located any closer than 60 feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street right-of-ways intersect.

GENERAL INFORMATION		PUD	
CENTRAL	SEWER SYSTEM	NUMBER OF LOTS	PRESENT ZONING
LAKE	PONTOCHARTRAIN	ASPHALT	8.659+/- S.F.
ULTIMATE SURFACE	WATER DISPOSAL	ROAD SURFACE	AVERAGE LOT SIZE
CENTRAL	WATER SYSTEM	50 FEET (LOCAL)	2.259+/- FEET
833+/- FEET	MAX BLOCK LENGTH	RIGHT OF WAY WIDTH	STREET LENGTH
14.753+/- ACRES	TOTAL AREA OF DEVELOPMENT	10.575+/- ACRES	14.753+/- ACRES
OFF-SITE	LOCATION OF WATER & SEWER FACILITIES	LAKES AND CANALS CONTROLLED BY PUMP SYSTEM	TOTAL AREA OF DEVELOPMENT
45'	MAXIMUM BUILDING HEIGHT	PROPOSED FORM OF DETENTION	FRONT: 20'
			REAR: 15', 35', & 55' (AS SHOWN)
			SIDE: 5' (10' ALONG R.O.M.)
			BUILDING SETBACKS



VICINITY MAP
SCALE 1" = 2000'

**PHASE 3-B
OPEN/GREEN SPACE CALCULATIONS**

14,753 ACRES (59 LOTS)
X 0.235 S.F. OPEN/GREEN SPACE

160,649 S.F. REQUIRED
(= 3.688 ± ACRES)

3,318 ± ACRES (PHASE 3A)
4,397 ± ACRES (PHASE 3B)
439,778 ± ACRES (PHASE 4A)
+ 1,489 ± ACRES (PHASE 4B)

445,386 ± ACRES (OPEN/GREEN SPACE PROVIDED)

DEDICATION:

APPROVALS:

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

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




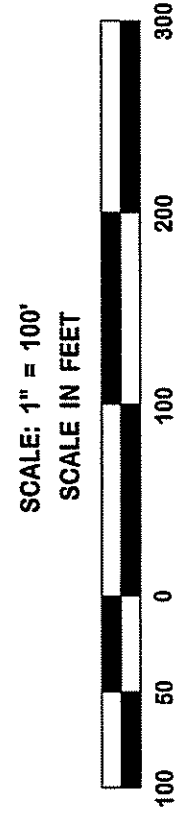
LAND SURVEYING, LLC

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

[illegible]

CERTIFICATION:
This is to certify to D.B. HORTON, INC. that this survey was done by me or under my direct supervision and that the survey was done in accordance with the standards and procedures of the American Society of Professional Surveyors. I also certify that the survey was done in accordance with the most recent Standards of Practice for Boundary Surveys set forth by the National Board of Standards and Practices for Professional Engineers and Land Surveyors of the State of Mississippi, Board of Registration for Professional Engineers and Land Surveyors, and that the accuracy specification and positional tolerances are in accordance with the current standards set forth in the above standards. I also certify there are no Valuable Easements, Encroachments or other property lines except as shown.

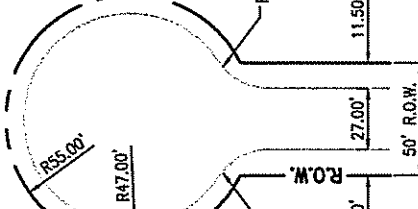
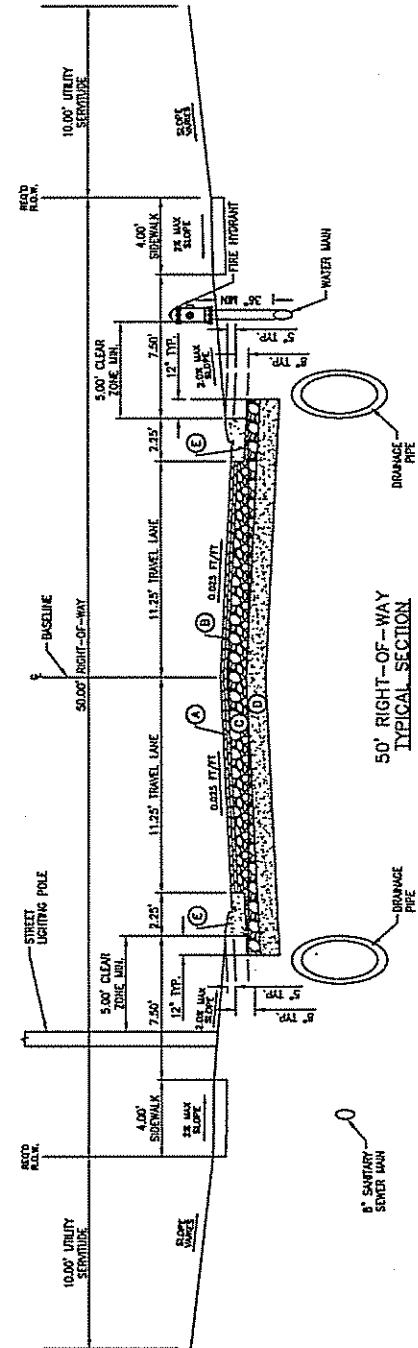

 REG. BOARD
 REG. OFFICE
 PROFESSIONAL
 LAND SURVEYOR
 STATE OF TEXAS
 Michael P. Borchardt, P.L.S.,
 / Reg. No. 4861
 04/13/2020



FINAL PLANS
RECEIVED
4/9/2020
DEVELOPMENT
ENGINEERING

PLAT SHOWING FINAL SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 3-B)
LOCATED IN SECTION 35 & 36,
TOWNSHIP 9 SOUTH - RANGE 14 EAST
SUDELL, ST. TAMMANY PARISH, LOUISIANA

***Typical Cross Sections & Details Provided By Duplantis Design Group, P.C.**



TYPICAL CUL-DE-SAC DETAIL
N.T.S.

CURVE		CURVE TABLE	
CURVE	DELTA	LENGTH	CHORD BEARING & DISTANCE
C1	41°40'56"	55.00'	N 67°10'02" E = 38.14'
C2	122°09'51"	55.00'	S 30°54'35" E = 96.28'
C3	62°09'43"	75.96'	N 08°16'31" E = 72.20'
C4	68°09'43"	50.00'	N 64°15'12" E = 61.64'
C5	70°28'22"	53.00'	N 48°25'46" W = 53.46'
C6	90°00'00"	39.27'	N 44°04'04" E = 35.36'
C7	90°00'00"	25.00'	N 45°19'56" W = 35.36'
C8	52°24'11"	55.00'	N 80°48'21" E = 48.57'
C9	158°27'49"	55.00'	S 05°12'23" W = 70.69'
C10	91°00'47"	55.00'	S 10°13'16" W = 10.87'
C11	87°32'40"	25.00'	N 45°53'44" E = 34.59'
C12	04°05'00"	1,825.00'	S 04°09'50" W = 130.04'
C13	02°31'07"	1,825.00'	S 07°27'58" W = 80.32'
C14	01°56'22"	1,825.00'	S 09°41'43" W = 61.76'
C15	04°21'46"	725.00'	N 08°23'01" E = 55.19'
C16	05°43'28"	725.00'	N 03°28'23" E = 72.41'
C17	05°43'28"	725.00'	N 02°17'06" W = 72.41'
C18	05°43'28"	725.00'	N 08°00'33" W = 72.41'
C19	01°18'20"	725.00'	N 11°01'30" W = 3.87'
C20	100°12'49"	25.00'	N 61°17'05" W = 38.36'
C21	09°02'28"	835.00'	N 73°07'45" E = 131.62'
C22	01°00'19"	835.00'	N 68°08'21" E = 14.65'
C23	80°11'19"	25.00'	N 27°30'32" E = 32.20'
C24	01°04'16"	775.00'	N 12°02'59" W = 14.49'
C25	01°04'16"	775.00'	N 09°39'57" W = 49.99'
C26	03°41'48"	775.00'	N 05°58'09" W = 49.99'
C27	03°41'48"	775.00'	N 02°18'22" W = 49.99'
C28	03°41'48"	775.00'	N 01°22'26" E = 50.00'
C29	03°41'48"	775.00'	N 05°07'14" E = 49.99'
C30	03°41'47"	775.00'	N 08°40'21" E = 49.99'
C31	01°45'02"	1,775.00'	N 09°49'23" W = 54.23'
C32	01°52'19"	1,775.00'	S 07°58'42" W = 57.99'
C33	02°15'14"	1,775.00'	S 08°54'46" W = 70.00'
C34	02°05'41"	1,755.47'	S 03°44'50" W = 64.17'
C35	02°01'56"	1,784.00'	S 01°41'01" W = 63.27'
C36	00°59'55"	1,779.38'	S 00°10'06" W = 31.01'
C37	90°00'00"	25.00'	S 45°19'56" E = 35.36'
C38	90°00'00"	25.00'	N 44°40'04" E = 35.36'
C39	01°08'13"	1,525.00'	S 00°14'31" W = 30.28'
C40	01°52'43"	1,525.00'	S 01°14'11" W = 30.00'
C41	01°52'43"	1,525.00'	S 03°37'22" W = 50.00'
C42	02°06'15"	1,525.00'	S 05°38'51" W = 56.00'
C43	02°06'15"	1,525.00'	S 07°43'05" W = 56.00'
C44	01°53'41"	1,525.00'	S 09°43'03" W = 50.43'
C45	02°53'28"	250.00'	S 49°16'10" E = 12.61'
C46	01°30'27"	1,775.00'	S 08°15'40" E = 46.70'
C47	01°42'01"	1,775.00'	S 08°19'27" E = 52.67'
C48	01°42'00"	1,775.00'	N 08°38'26" E = 52.67'
C49	01°43'39"	1,775.00'	N 04°53'36" E = 53.52'
C50	00°46'33"	575.00'	N 02°53'46" E = 7.62'
C51	05°54'22"	575.00'	N 09°33'48" E = 39.25'
C52	05°54'24"	575.00'	N 05°20'35" W = 59.25'
C53	05°54'24"	575.00'	N 11°11'59" W = 59.25'
C54	02°38'50"	575.00'	N 13°31'36" W = 26.56'
C55	95°32'47"	25.00'	N 64°37'25" W = 37.02'
C56	02°27'14"	535.00'	N 66°23'34" E = 22.91'
C57	03°37'44"	25.00'	S 32°50'34" W = 26.72'
C58	84°18'17"	25.00'	S 08°36'25" E = 7.95'
C59	03°00'15"	625.00'	N 16°14'56" W = 32.77'
C60	04°35'01"	625.00'	N 12°27'18" W = 49.99'
C61	04°35'01"	625.00'	N 07°52'17" W = 49.99'
C62	04°35'01"	625.00'	N 03°17'16" W = 49.99'
C63	04°35'01"	625.00'	N 01°17'46" E = 49.99'
C64	00°41'15"	625.00'	N 03°55'54" E = 7.95'
C65	01°20'03"	1,825.00'	N 04°58'34" E = 42.50'
C66	01°35'02"	1,825.00'	N 08°24'06" E = 50.45'
C67	01°35'02"	1,825.00'	N 07°59'08" E = 50.45'

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BEARING & DISTANCE
C68	0 144'21"	1,825.00'	55.39' E = 55.39'
C69	00 08'54"	1,825.00'	1 103'52'27" E = 4 73'
C70	0 153'05"	1,475.00'	48.52'
C71	02 04'07"	1,475.00'	53.25' S 07 44'46" W = 53.25'
C72	02 04'07"	1,475.00'	53.25' S 05 40'36" W = 53.25'
C73	02 04'07"	1,475.00'	53.25' S 03 36'32" W = 53.25'
C74	0 121'19"	1,475.00'	34.88' S 01 53'50" W = 34.88'
C75	9 133'06"	25.00'	38.95' S 44 33'23" E = 35.83'
C76	90 00'00"	25.00'	39.27' S 44 40'04" W = 35.36'
C77	90 00'00"	25.00'	38.27' S 45 19'56" E = 35.36'
C78	13 20'13"	250.00'	58.19' S 83 39'48" W = 59.06'
C79	21 28'17"	250.00'	93.69' S 66 15'34" W = 93.14'
C80	04 48'31"	250.00'	20.98' S 53 07'10" E = 20.98'
C81	9 75'54'19"	25.00'	42.72' N 01 07'44" E = 37.71'
C82	08 59'49"	350.00'	54.90' N 45 34'56" E = 54.90'
C83			
C84			
C85	05 39'01"	250.00'	24.65' S 55 52'50" W = 24.64'
C86	7 75'20'28"	25.00'	33.98' S 82 19'56" E = 31.41'
C87	07 18'13"	300.00'	39.24' S 47 03'48" W = 39.22'
C88	09 32'56"	300.00'	50.00' S 25 29'22" W = 49.94'
C89	08 32'58"	300.00'	50.00' S 69 02'19" W = 49.94'
C90	09 32'58"	300.00'	50.00' N 74 35'18" W = 49.94'
C91	09 32'56"	300.00'	50.00' N 84 08'94" W = 49.84'
C92	0 125'13"	300.00'	7.44' N 89 40'19" W = 7.44'
C93	8 11'11"	25.00'	35.43' S 49 04'26" E = 32.53'
C94	35 12'47"	55.00'	33.80' S 59 41'54" W = 33.27'
C95	57 58'54"	55.00'	55.63' S 12 07'03" W = 53.69'
C96	41 40'22"	55.00'	40.00' N 37 41'34" E = 39.13'
C97	41 40'22"	55.00'	40.00' N 59 21'56" E = 39.13'
C98	41 40'22"	55.00'	40.00' S 78 45'42" E = 39.13'
C99	41 40'22"	55.00'	40.00' S 17 17'21" E = 39.13'
C100	40 01'43"	55.00'	38.42' S 23 33'42" W = 37.65'
C101	09 12'06"	55.00'	8.83' S 12 16'59" E = 8.82'
C102	90 00'00"	25.00'	39.27' S 52 28'45" W = 35.36'
C103	09 12'06"	55.00'	8.83' N 12 16'59" W = 8.82'
C104	45 16'07"	55.00'	43.45' S 14 57'08" E = 42.33'
C105	41 56'31"	55.00'	40.29' S 58 34'42" E = 39.40'
C106	43 32'28"	55.00'	47.58' S 75 40'04" E = 46.09'
C107	10 27'26"	55.00'	10.04' S 49 50'07" E = 10.02'
C108	90 00'00"	25.00'	39.27' S 36 31'15" W = 35.36'
C109	90 00'00"	25.00'	39.27' S 52 28'45" E = 35.36'
C110	90 00'00"	25.00'	39.27' S 56 31'15" E = 35.36'
C111	42 59'13"	465.00'	348.74' S 52 08'24" E = 340.82'
C112	84 35'36"	25.00'	36.92' S 59 12'57" W = 33.65'
C113	92 41'42"	25.00'	40.45' S 52 07'54" W = 36.18'
C114	87 18'18"	25.00'	38.09' S 37 52'06" W = 34.51'
C115	90 00'00"	25.00'	39.27' S 52 28'45" E = 35.36'
C116	90 00'00"	25.00'	39.27' S 36 31'15" E = 35.36'
C117	90 00'00"	25.00'	39.27' S 52 28'45" W = 35.36'
C118	90 00'00"	25.00'	39.27' S 56 31'15" E = 35.36'
C119	90 00'00"	25.00'	39.27' S 52 28'45" E = 35.36'
C120	90 00'00"	25.00'	39.27' S 36 31'15" E = 35.36'
C121	90 00'00"	25.00'	39.27' S 52 28'45" E = 35.36'
C122	102 36'19"	25.00'	40.77' S 39 13'05" W = 39.02'
C123	57 18'47"	25.00'	25.01' S 69 49'21" W = 23.98'
C124	21 50'20"	55.00'	20.65' S 52 08'03" W = 20.84'
C125	41 40'11"	55.00'	40.68' N 65 37'19" W = 39.12'
C126	41 40'11"	55.00'	38.67' S 52 52'56" W = 38.11'
C127	42 46'12"	55.00'	41.08' S 20 10'19" W = 40.11'
C128	19 32'40"	55.00'	18.67' S 10 57'10" E = 18.67'
C129	90 00'00"	25.00'	39.27' S 52 28'45" E = 35.36'
C130	90 00'00"	25.00'	39.27' S 56 3

LINE TABLE			LENGTH
LINE	BEARINGS		
L1	S 14°31'21" E		96.98'
L2	S 11°14'31" E		153.21'
L3	S 07°53'37" W		104.78'
L4	S 12°11'18" W		82.41'
L5	S 10°03'17" W		60.00'
L6	S 10°39'54" W		56.16'
L7	S 10°01'51" W		59.32'
L8	S 08°01'21" W		59.10'
L9	S 05°48'14" W		59.10'
L10	S 02°55'06" W		59.10'
L11	S 02°12'03" W		59.10'

LINE TABLE			LENGTH
LINE	BEARING		
L12	S 50°42'56" E		72.44'
L13	N 81°31'15" W		10.44'
L14	N 08°40'13" W		66.00'
L15	N 07°19'16" E		82.85'
L16	N 24°06'13" E		180.26'
L17	N 10°31'14" E		73.39'
L18	N 03°10'45" W		140.22'
L19	N 23°06'19" W		132.50'
L20	N 51°05'51" E		235.59'
L21	N 00°18'02" E		118.14'
L22	N 09°16'43" W		65.51'

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BEARING & DISTANCE
C135	19°05'50"	55.00'	18.35' N 69°27'49"E E = 18.26'
C136	19°08'50"	55.00'	18.35' N 52°30'19"W W = 18.26'
C137	42°42'49"	55.00'	41.00' S 52°25'08"W W = 40.36'
C138	43°03'32"	55.00'	41.00' S 83°41'14"W W = 40.07'
C139	42°42'51"	55.00'	41.00' S 10°48'29"W W = 40.06'
C140	19°32'40"	55.00'	18.76' S 20°19'16"E E = 18.67'
C141	24°00'53"	55.00'	23.05' S 35°02'40"E E = 22.88'
C142	90°00'00"	25.00'	39.27' N 36°31'15"W W = 35.36'
C143	21°35'09"	55.00'	20.72' S 36°19'32"W W = 20.60'
C144	41°14'02'5"	55.00'	40.00' S 02°12'01"W W = 39.13'
C145	41°40'20"	55.00'	40.00' S 39°28'22"E E = 39.13'
C146	40°40'25"	55.00'	39.04' S 60°39'39"E E = 38.23'
C147	19°08'50"	55.00'	18.35' N 80°48'49"E E = 18.26'
C148	02°59'39"	55.00'	2.07' N 44°26'43"W W = 2.87'
C149	51°30'49"	55.00'	49.45' S 71°14'57"W W = 47.80'
C150	41°11'29"	55.00'	39.54' S 16°56'55"W W = 38.69'
C151	44°51'02"	55.00'	43.05' S 18°55'39"W W = 41.96'
C152	101°58'36"	25.00'	44.50' S 07°42'97"E E = 38.85'
C153	34°45'52"	75.00'	45.51' N 42°13'37"W W = 44.31'
C154	21°54'39"	75.00'	28.68' N 70°33'55"W W = 28.51'
C155	56°40'36"	75.00'	74.19' S 53°10'57"W W = 71.20'
C156	41°11'29"	55.00'	39.54' S 16°56'55"W W = 38.69'
C157	16°08'43"	55.00'	16.04' S 36°31'15"W W = 109.31'
C158	16°08'43"	55.00'	16.04' S 53°28'45"W W = 109.31'
C159	16°08'43"	55.00'	16.04' S 36°31'15"E E = 109.31'
C160	16°08'43"	55.00'	16.04' S 53°28'45"W W = 109.31'
C161	56°40'36"	25.00'	24.73' N 53°10'57"W W = 23.73'
C162	09°30'50"	465.00'	77.21' N 86°19'50"E E = 77.12'
C163	52°29'03"	465.00'	425.95' N 66°50'49"E E = 411.21'
C164	26°59'54"	535.00'	252.10' N 54°06'14"E E = 248.77'
C165	29°52'51"	55.00'	28.86' S 73°36'56"W W = 55.10'
C166	15°29'38"	55.00'	15.01' N 61°20'17"E E = 107.68'
C167	09°26'44"	1,475.00'	924.16' S 05°56'32"E E = 242.88'
C168	08°28'22"	1,825.00'	203.52' N 07°26'13"E W = 203.41'
C169	22°01'36"	625.00'	240.27' N 06°44'16"W W = 238.80'
C170	21°07'33"	575.00'	212.01' N 07°26'13"E W = 210.81'
C171	06°23'22"	1,725.00'	179.94' N 07°28'13"E E = 187.84'
C172	10°59'50"	1,325.00'	292.70' S 05°09'59"W W = 292.25'
C173	46°55'14"	300.00'	245.68' N 66°52'19"W W = 238.87'
C174	42°30'30"	250.00'	185.48' N 69°04'41"W W = 181.25'
C175	30°22'55.1"	55.00'	290.38' S 17°33'59"W W = 52.92'
C176	29°52'51"	55.00'	28.86' S 24°30'41"W W = 55.10'
C177	10°59'50"	1,775.00'	340.69' S 05°09'59"W W = 340.16'
C178	08°32'29"	1,825.00'	272.07' S 06°23'39"W W = 271.81'
C179	23°15'01"	775.00'	314.49' N 00°57'37"E W = 312.34'
C180	21°50'34"	725.00'	276.39' N 00°15'23"E W = 274.72'
C181	10°02'47"	835.00'	146.41' N 72°37'38"E E = 146.22'

LEGAL DESCRIPTION - LAKESHORE VILLAGES (PHASE 3-B)

A certain tract or parcel of land designated as the LAKESHORE VILLAGES (PHASE 3-B) containing 14,753 Acres or 642,650 sq. ft, located in Sections 35 and 36, Township 9 South Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

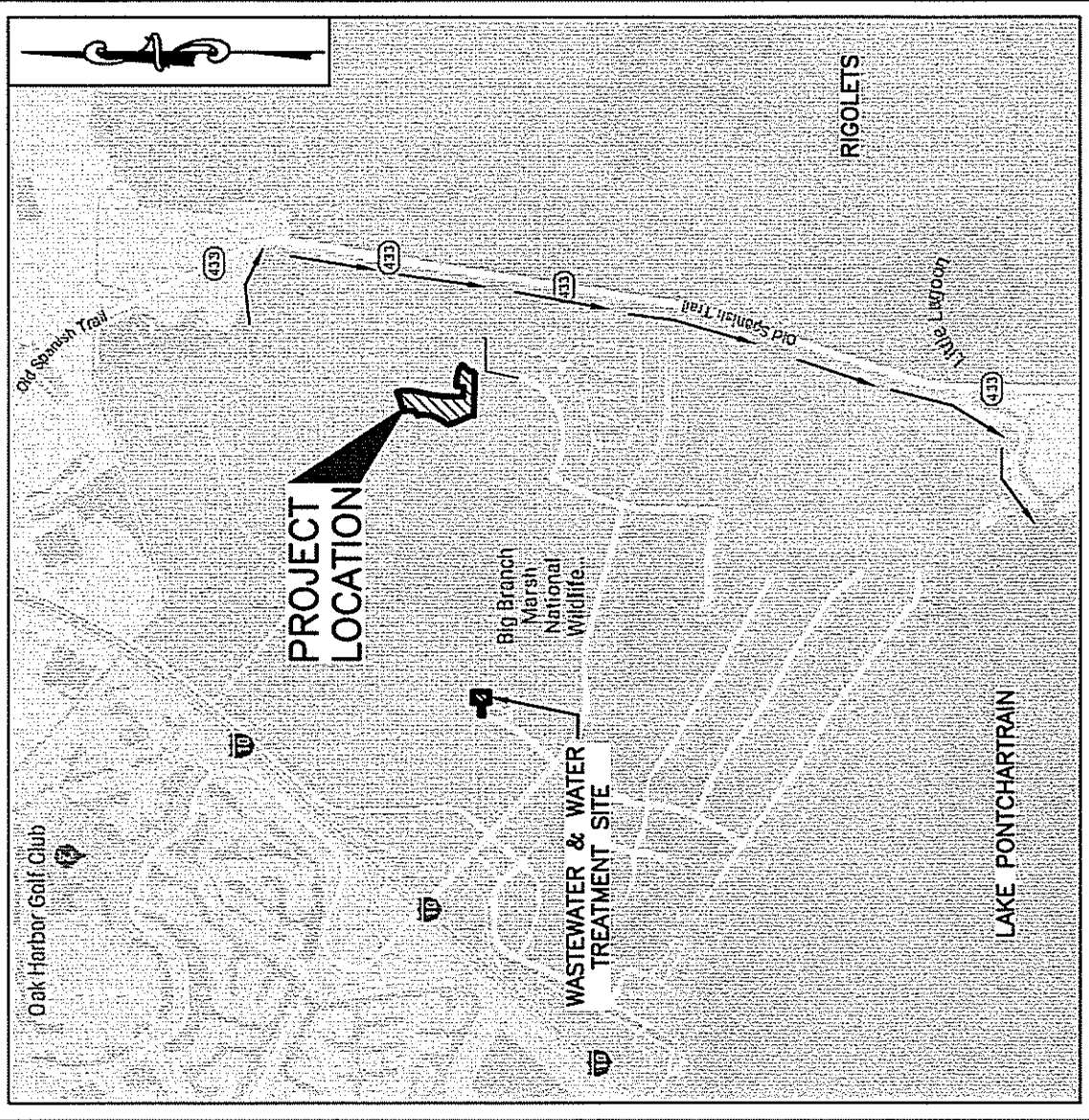
Commencing at a point being the intersection common to Sections 23, 24, 25 & 26, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.," Then, South 03 degrees 10 minutes 01 seconds West a distance of 6,533.79 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.,"

along a curve to the left having a delta of 10 degrees 02 minutes 47 seconds, a radius of 333.00 feet, an arc length of 146.41 feet and a chord bearing of North 72 degrees 36 minutes 12 seconds East a distance of 96.88 feet to a point; Then, North 17 degrees 36 minutes 12 seconds East a distance of 206.54 feet to a point; Then, North 67 degrees 31 minutes 21 seconds East a distance of 96.88 feet to a point; Then, South 01 degrees 14 minutes 31 seconds East a distance of 153.21 feet to a point; Then, South 12 degrees 13 minutes 18 seconds West a distance of 93.41 feet to a point; Then, South 10 degrees 03 minutes 17 seconds West a distance of 80.00 feet to a point; Then, South 10 degrees 39 minutes 54 seconds West a distance of 86.16 feet to a point; Then, South 08 degrees 51 minutes 21 seconds West a distance of 93.10 feet to a point; Then, South 08 degrees 51 minutes 21 seconds West a distance of 93.10 feet to a point; Then, South 03 degrees 58 minutes 14 seconds West a distance of 59.10 feet to a point; Then, South 03 degrees 58 minutes 14 seconds West a distance of 59.10 feet to a point; Then, South 03 degrees 12 minutes 03 seconds West a distance of 399.50 feet to a point; Then, South 03 degrees 12 minutes 03 seconds West a distance of 399.50 feet to a point; Then, North 89 degrees 40 minutes 04 seconds East a distance of 75.00 feet to a point; Then, North 00 degrees 19 minutes 04 seconds West a distance of 175.00 feet to a point; Then, North 99 degrees 40 minutes 04 seconds East a distance of 158.00 feet to a point; Then, North 50 degrees 42 minutes 56 seconds West a distance of 124.44 feet to a point; Then, South 50 degrees 42 minutes 56 seconds West a distance of 124.44 feet to a point; Then, along a curve to the right having a delta of 02 degrees 53 minutes 28 seconds, a

degrees 16 minutes East a distance of 12.61 feet to a point;
Then, North 89 degrees 07 minutes West a distance of 26.00 feet to a point;
Then, along a curve to the right having a delta of 37.71 degrees and a chord bearing of South 01 degrees 07 minutes East a distance of 37.71 feet to a point;
Then, along a curve to the left having a delta of 37.71 degrees and a chord bearing of South 01 degrees 07 minutes East a distance of 37.71 feet to a point;
Then, North 81 degrees 31 minutes East a distance of 10.44 feet to a point;
Then, North 88 degrees 40 minutes East a distance of 73.54 feet to a point;
Then, North 08 degrees 40 minutes West a distance of 85.00 feet to a point;
Then, North 21 degrees 46 minutes West a distance of 118.65 feet to a point;
Then, along a curve to the right having a delta of 82 degrees 05 minutes 28 seconds, a radius of 70.00 feet, an arc length of 7.58 feet and a chord bearing of North 09 degrees 40 minutes East a distance of 82.85 feet to a point;
Then, North 24 degrees 31 minutes East a distance of 180.26 feet to a point;
Then, North 10 degrees 31 minutes East a distance of 73.39 feet to a point;
Then, North 23 degrees 06 minutes West a distance of 37.50 feet to a point;
Then, North 51 degrees 05 minutes East a distance of 35.59 feet to a point;
Then, North 09 degrees 18 minutes East a distance of 118.14 feet to a point;
Then, North 09 degrees 18 minutes East a distance of 85.00 feet to the "POINT OF BEGINNING".

LEGEND:

- A) 2" TYPE III ASPHALTIC CONCRETE WEARING COURSE
- B) 2" TYPE III ASPHALTIC CONCRETE BINDER COURSE
- C) 10% CEMENT STABILIZED BASE (12% 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) 5" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 8" GUTTER AND 15" MOUNTABLE CURB.



ULTIMATE DISPOSAL
NOT TO SCALE

DEDICATION:

APPROVALS:

Clerk of Court

Date Filed	File No.
07-18-2019	16-12345

Date Filed	File No.
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(Owner/Owner Representative)
D.R. Horton, Inc. - Gulf Coast
7696 Vincent Road
Denham Springs, LA 70726

SHEET 2 OF 2

(SEE SHEET 1 FOR SURVEY PLAT,
RESTRICTIVE COVENANTS, & GENERAL NOTES)




ACADIA 

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

01/22/2020	EXTENDED LARGESIDE REAR LOTS	APR	
03/22/19	PASS COMMENTS	APR	
DATE	REVISION DESCRIPTION	CHECKED BY: MPB	APPROVED BY: MPB
		FIELD WORK COMPLETED ON: TBD	ALS FILE: 2017/17--184s/184s P&B Prelim.dwg
		FIELD BOOK: 350	

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


Michael P. Blumenthal, P.L.S.,
Reg. No. 486
04/03/2020
REGISTRATION NUMBER
PROCESSED
PROPERTY TAX
COUNTY OF SHERIDAN

This survey plat is not valid without the raised or colored seal and signature of the

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As April 7, 2020)

CASE NO.: 2020-1843-FP

SUBDIVISION NAME: Alexander Ridge, Phase 3D

DEVELOPER: Savannahs Community, LLC
21056 Smith Road
Covington, LA 70435

ENGINEER/SURVEYOR: Kyle Associates, LLC
638 Village Lane North
Mandeville, LA 70471

SECTION: 14
TOWNSHIP: 6 SOUTH
RANGE: 11 EAST

WARD: 3
PARISH COUNCIL DISTRICT: 2

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

GENERAL LOCATION: The property is located on the east side of LA Highway 1081 (Stafford Rd.), north of Thibodeaux Rd, Covington, Louisiana. Ward 3, District 2

TOTAL ACRES IN DEVELOPMENT: 7.49 Acres

NUMBER OF LOTS: 25 AVERAGE LOT SIZE: 55 Feet x 110 Feet

SEWER AND WATER SYSTEMS: Central - Terra Marie

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 March 31, 2020. The inspection disclosed that all of the concrete roads are constructed, and the subsurface drainage is functioning.

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

Final Plat:

1. Provide a permanent benchmark reference within this phase of Alexander Ridge, and update the final plat accordingly.
2. Revise language in restrictive covenant #13 to be in accordance with Ordinance Section 125-214 (7).
3. Provide a Final Plat that has been signed, sealed and dated by the professional land surveyor of record, with all "Preliminary" references removed.

Water & Sewer Plan:

4. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the newly constructed waste water treatment plant within this phase of Alexander Ridge from the utility provider, as well as all the required documentation regarding this new treatment plant.

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 1,109 linear feet x \$25.00 per linear foot = \$27,725.00 for a period of two years.

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

No Mandatory Development Fees are required at this time since the developer entered into a Voluntary Developmental Agreement in accordance with Ordinance 98-2841.

This subdivision **is not** within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the Special Rescheduled April 14, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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