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

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

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: <u>www.stpgov.org</u>. The livestream will begin at 6:00 pm on Wednesday, June 10, 2020.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: 985-276-6398 (if busy dial: 346-248-7799 or 669-900-6833) Meeting ID: 884 3826 8719# Participant ID: # Password: 470061# Please specify the case number you are calling in for.

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

ENTER THE PARISH RIGHT-OF-WAY

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

Parish Council District Representative: Hon. Marty Dean

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

ENTER THE PARISH RIGHT-OF-WAY

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

Debtor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Marty Dean

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

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

RESUBDIVISION REVIEW

2020-1867-MRP

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

2020-1868-MRP

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

PETITIONS/REQUESTS

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2020-1865-PP

Lakeshore Villages, Phase 9 Developer/Owner: D.R. Horton, Inc. - Gulf Coast Engineer/Surveyor: Duplantis Design Group, PC Parish Council District Representative: Hon. Jake Airey General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

<u>2020-1866-PP</u>

Lakeshore Villages, Phase 10 Developer/Owner: D.R. Horton, Inc. - Gulf Coast Engineer/Surveyor: Duplantis Design Group, PC Parish Council District Representative: Hon. Jake Airey General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

FINAL SUBDIVISION REVIEW

2020-1862-FP

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

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

District 1 2020-1863-FP

Coquille, Phase 3-B Developer/Owner: Forest Lake Estates, LLC Engineer/Surveyor: Kelly McHugh & Associates, Inc. Parish Council District Representative: Hon. Michael Lorino General Location: The property is located on the south side of LA Highway 22, east of Perrilloux Road, Madisonville, Louisiana. Ward 1, District 4

2020-1864-FP

Ashton Parc, 5th Filing Developer/Owner: First Horizon, Inc. Engineer/Surveyor: Benchmark Group, LLC Parish Council District Representative: Hon. Chris Canulette General Location: The property is located on the south side of Haas Road, east of U. S. Highway 11, Slidell, Louisiana. Ward 8, District 8

NEW BUSINESS

OLD BUSINESS

Waiver Request

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

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

Parish Council District Representative: Hon. Martha Cazaubon

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

ADJOURNMENT

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

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ST. TAMMANY PARISH MICHAEL B. COOPER PARISH PRESIDENT

June 2, 2020

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

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

Honorable Commissioners,

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

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

Sincerely,

Christopher Ussue

Christopher Tissue, P.E. Lead Development Engineer

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

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

All State Financial Company

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

April 15, 2020

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

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

Dear Jay:

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

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

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

Sincerely,

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

Cc: Helen Lambert Cc: Ross Liner

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO.

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

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

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

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

(DRAFT DATE JUNE 1, 2020)

RESOLUTION P.C. NO.

PAGE NO. 2 OF 3

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

(DRAFT DATE JUNE 1, 2020)

RESOLUTION P.C. NO.

PAGE NO. 3 OF 3

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

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

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

ATTEST:

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

Revised February 16, 2020

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June 2, 2020

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

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

Honorable Commissioners,

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

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

Sincerely,

rissue Christophie

Christopher Tissue, P.E. Lead Development Engineer

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

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

Theodore C. Reynolds

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

Chris,

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

Thanks,

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



Confidentiality Statement:

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

Use of Digital Files:

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

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO.

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

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

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

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

(DRAFT DATE JUNE 1, 2020)

RESOLUTION P.C. NO.

PAGE NO. 2 OF 2

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

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:

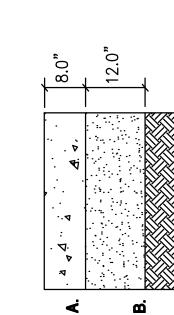
ABSENT:

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

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

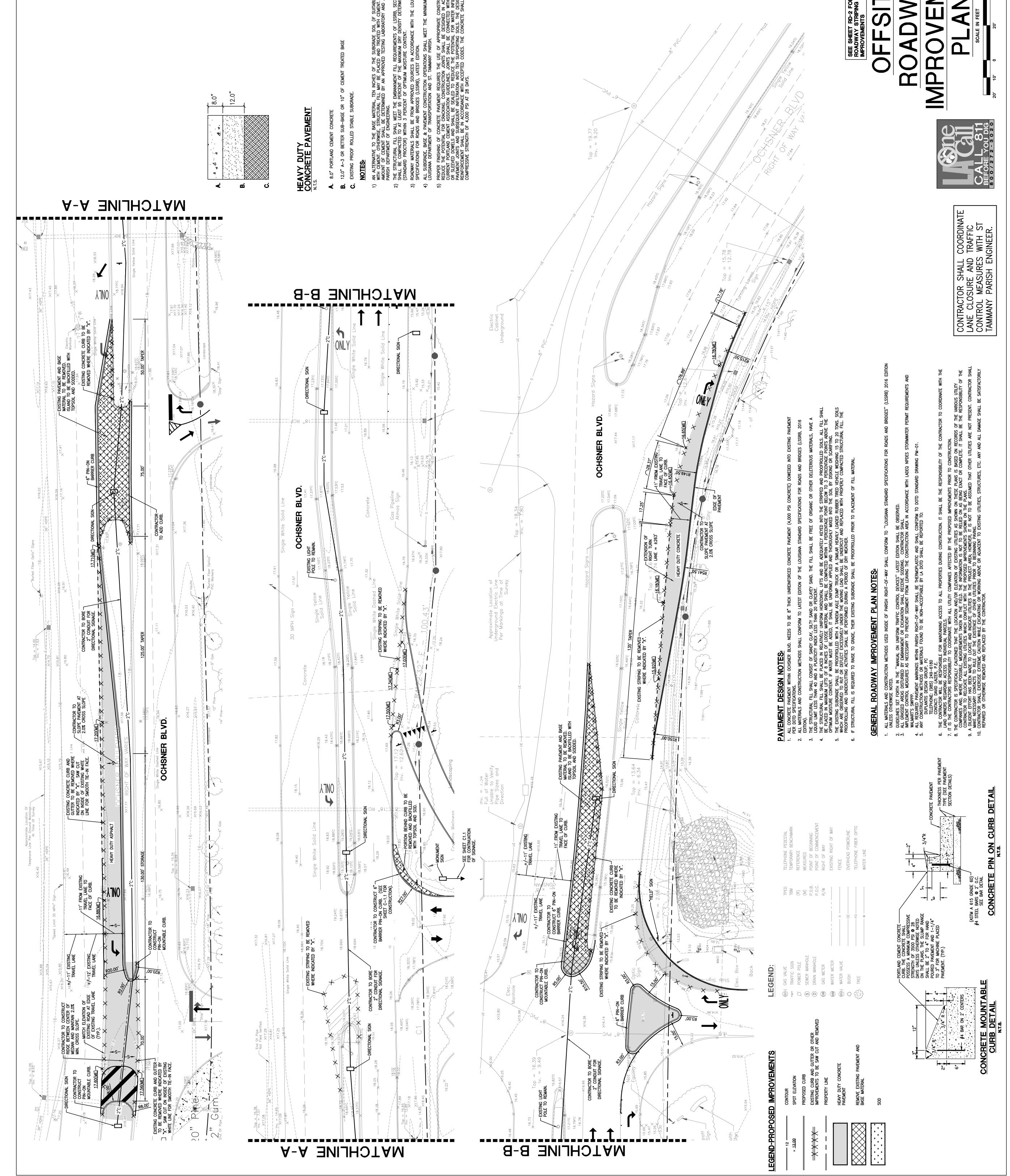
ATTEST:

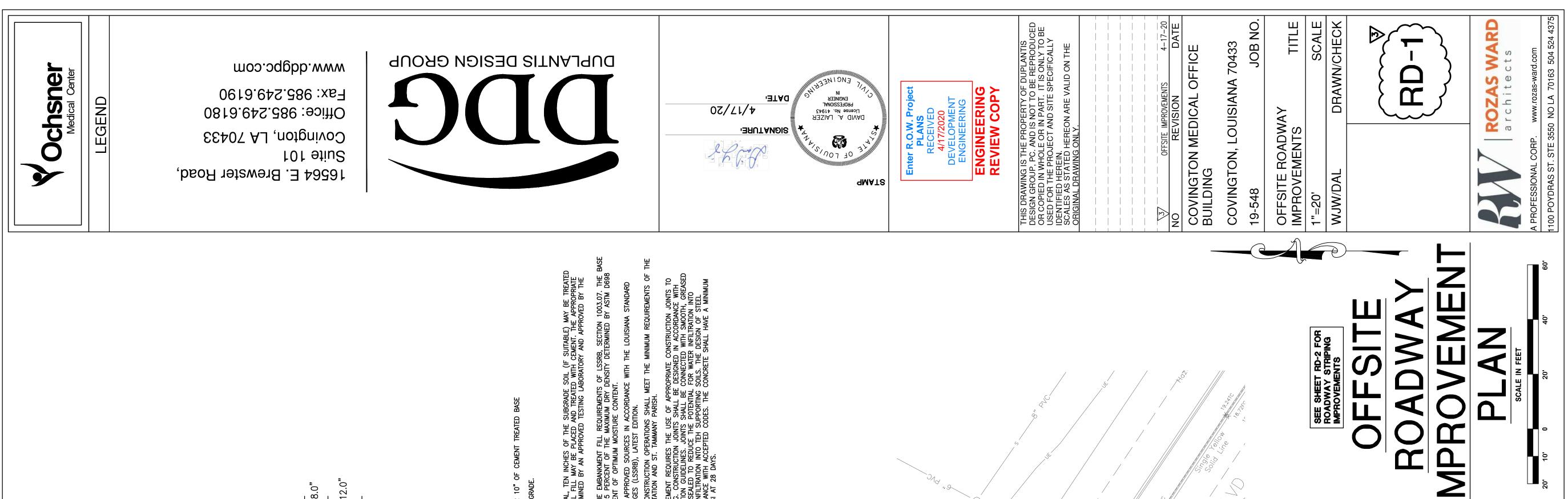


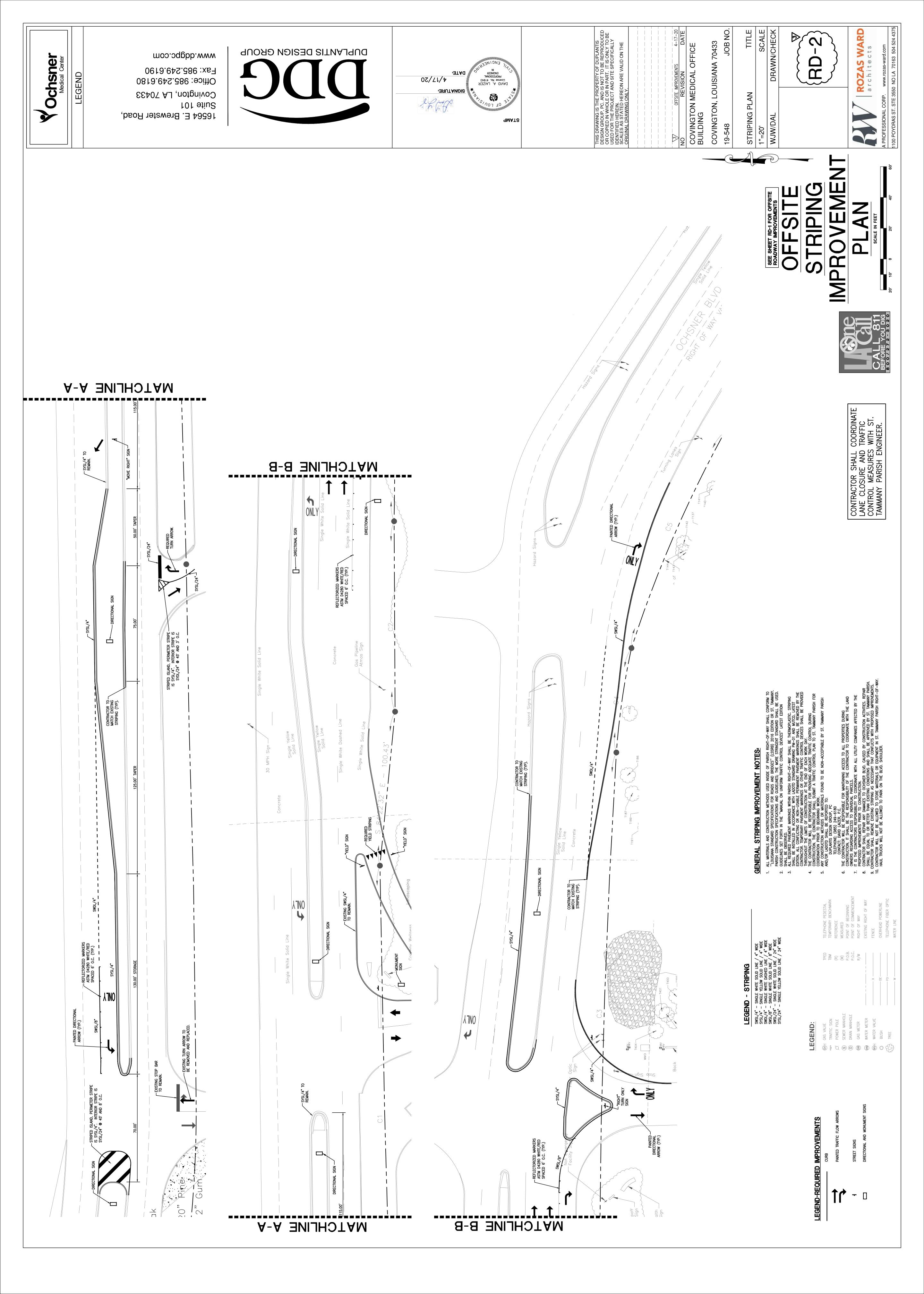




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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT (June 2, 2020)

CASE FILE NO: 2020-1	867-MRP
NAME OF SUBDIVISION:	Johnny F. Smith Memorial Business Park
LOTS BEING DIVIDED:	Resubdivision of lots 6A1, 6A2 and 0.68 acres of Future Phase 2 into Lot 6A3
SECTION:27TOWNSHIP:8 SouthRANGE:14 East	WARD: 9 PARISH COUNCIL DISTRICT: 14
PROPERTY LOCATION:	The properties are located on the northwest corner of J.F. Smith Avenue & Corso Lane, Slidell, Louisiana.

ZONING: I-2 Industrial Zoning District

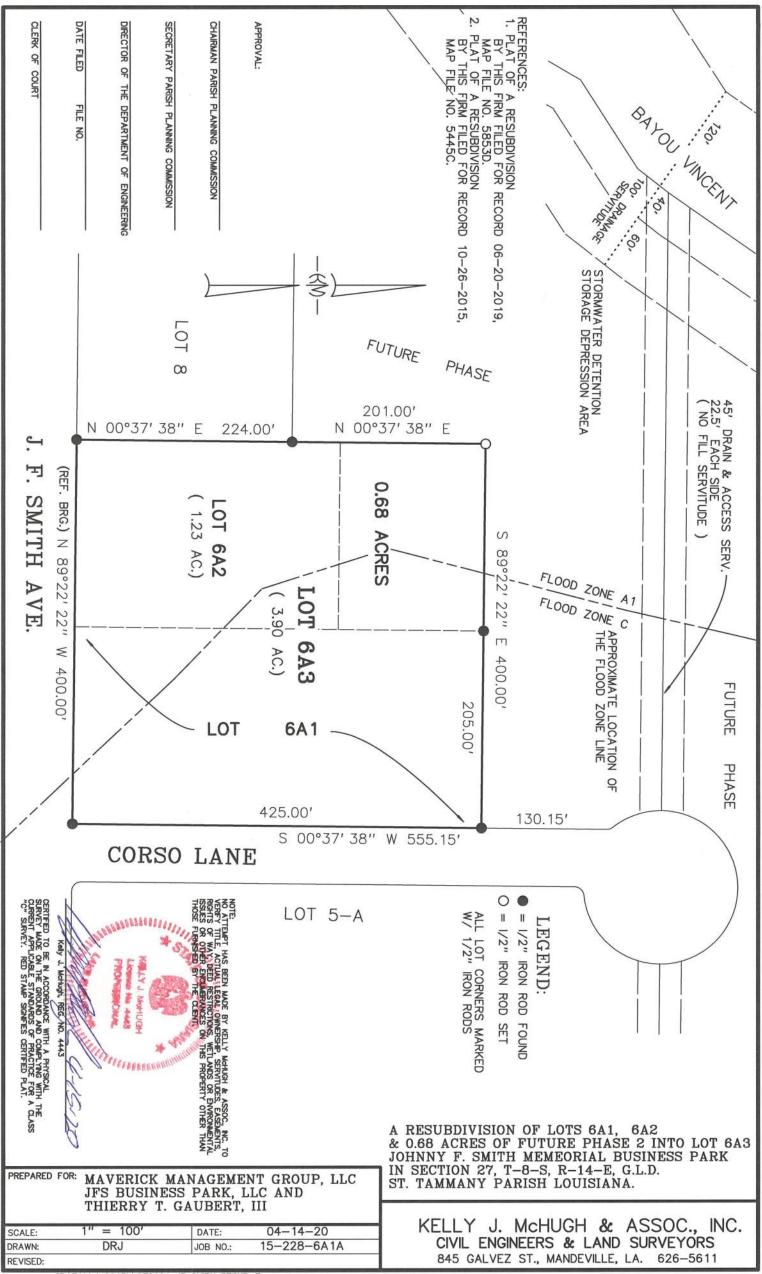
PROPERTY OWNER: JFS Business Park, LLC

STAFF COMMENTARY:

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

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

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



SDATA\lots2015\LOT006A JF SMITH RESUB-7

RESUBDIVISION STAFF ANALYSIS REPORT (June 2, 2020)

CASE FILE NO: 2020-1	1868-MRP
NAME OF SUBDIVISION:	Versailles Business Park, Phase 1
LOT BEING DIVIDED:	Resubdivision of Lot 7 into Lots 7A & 7B
SECTION:15 & 16TOWNSHIP:7 SouthRANGE:11 East	WARD: 3 PARISH COUNCIL DISTRICT: 5
PROPERTY LOCATION:	The properties are located on the west side of Holiday Square Blvd, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: TDG Northshore, LLC

STAFF COMMENTARY:

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

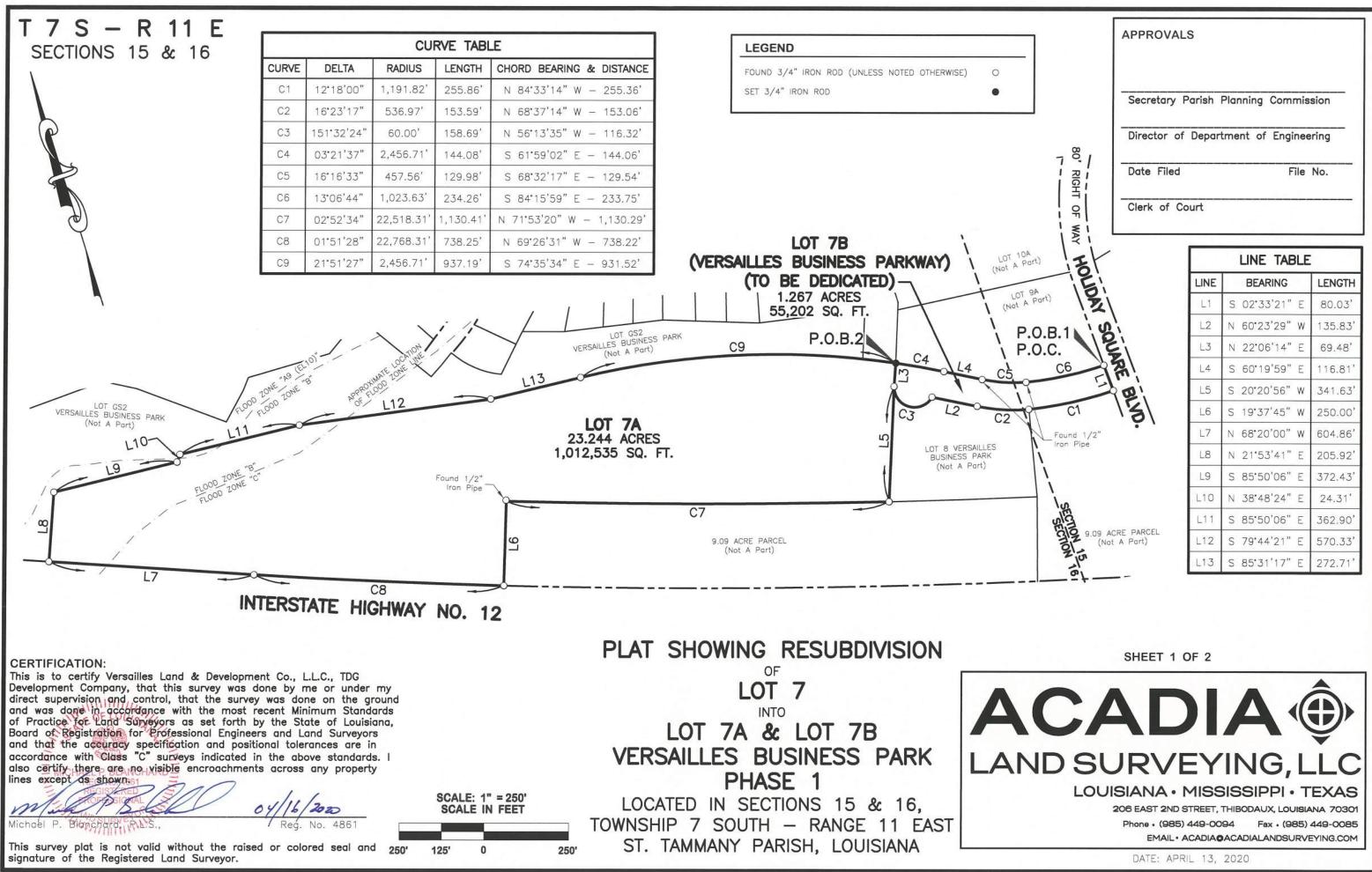
The reasons for the public hearing requirement are that the proposal involves:

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

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

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

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



	LINE TABLE	
LINE	BEARING	LENGTH
L1	S 02*33'21" E	80.03'
L2	N 60°23'29" W	135.83'
L3	N 22.06'14" E	69.48'
L4	S 60'19'59" E	116.81'
L5	S 20°20'56" W	341.63'
L6	S 19'37'45" W	250.00'
L7	N 68°20'00" W	604.86'
L8	N 21°53'41" E	205.92'
L9	S 85'50'06" E	372.43'
L10	N 38'48'24" E	24.31'
L11	S 85'50'06" E	362.90'
L12	S 79°44'21" E	570.33'
L13	S 85'31'17" E	272.71'

ALS FILE: 2016/16-330B/16-330s RS

PRELIMINARY SUBDIVISION REVIEW

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

CASE NO.: 2020-1865-PP

SUBDIVISION NAME: Lakeshore Villages, Phase 9

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

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

SECTION: 25, 26 & 35 TOWNSHIP: 9 South RANGE: 14 East WARD: 9 PARISH COUNCIL DISTRICT: 13

TYPE OF DEVELOPMENT:

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

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

TOTAL ACRES IN DEVELOPMENT: 81.157

NUMBER OF LOTS: 271

AVERAGE LOT SIZE: 9,062.29

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "AH-EL 1.0"

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

STAFF COMMENTARY:

Department of Planning and Development

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

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

General Comments:

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

Paving & Drainage Plan:

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

Sewer & Water Plan:

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

Informational Items:

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

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

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

No funded **Maintenance Obligation** is required since this a Community Development District owned and maintained subdivision.

No Mandatory Developmental fee is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since a public hearing was held prior to January 1, 2005.

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



April 29, 2020

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

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

Theodore,

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

I have enclosed exhibits and further details pertaining to waiver requests

Sincerely, Duplantis Design Group, PC

Elizabeth Songry

Elizabeth H. Songy, EI

Enclosures: Driveway Waiver Description and Justification Driveway Waiver Exhibit



ENGINEERING REVIEW COPY

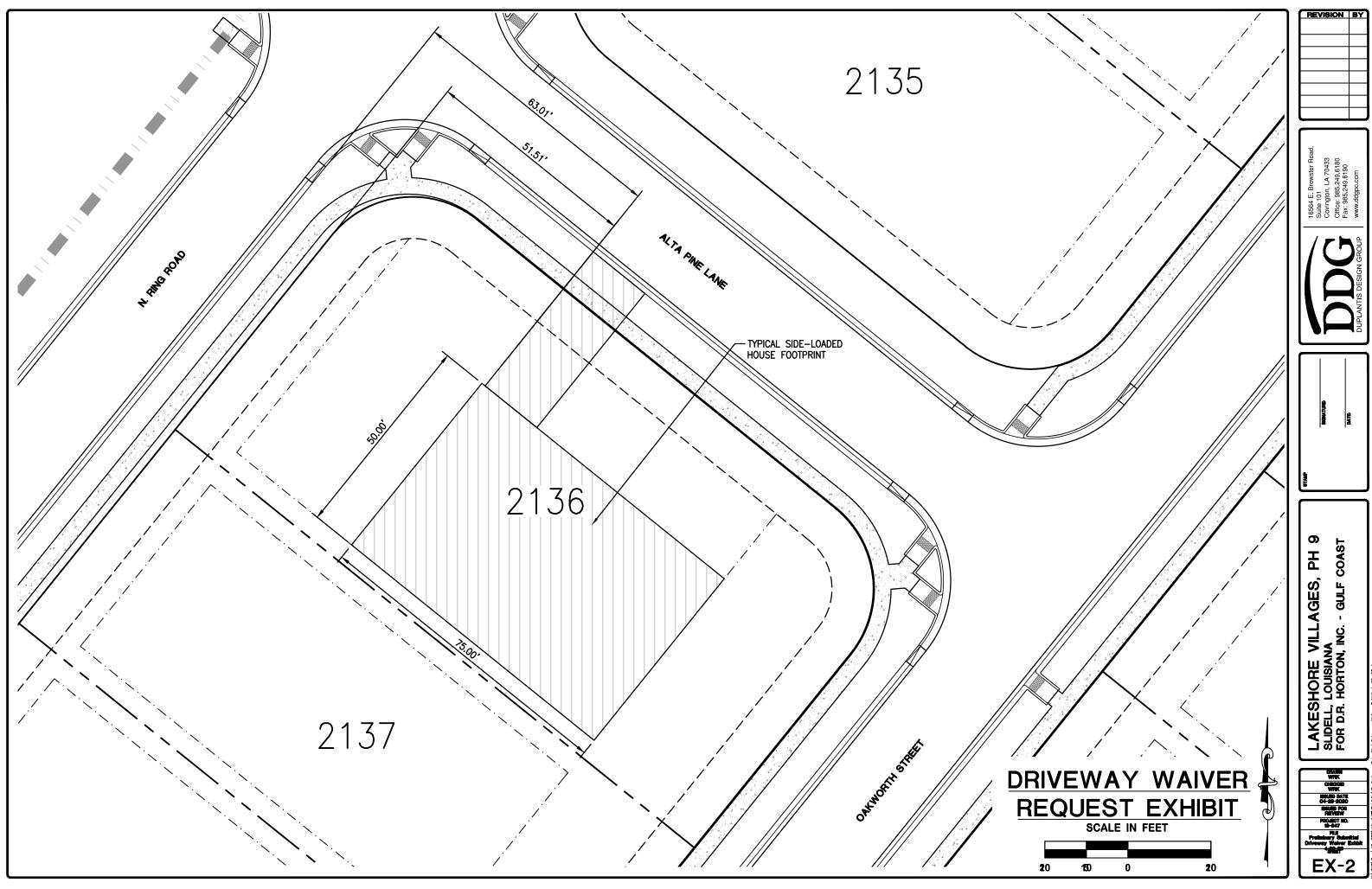
DUPLANTIS DESIGN GROUP, PC

THIBODAUX COVINGTON BATON ROUGE LAFAYETTE

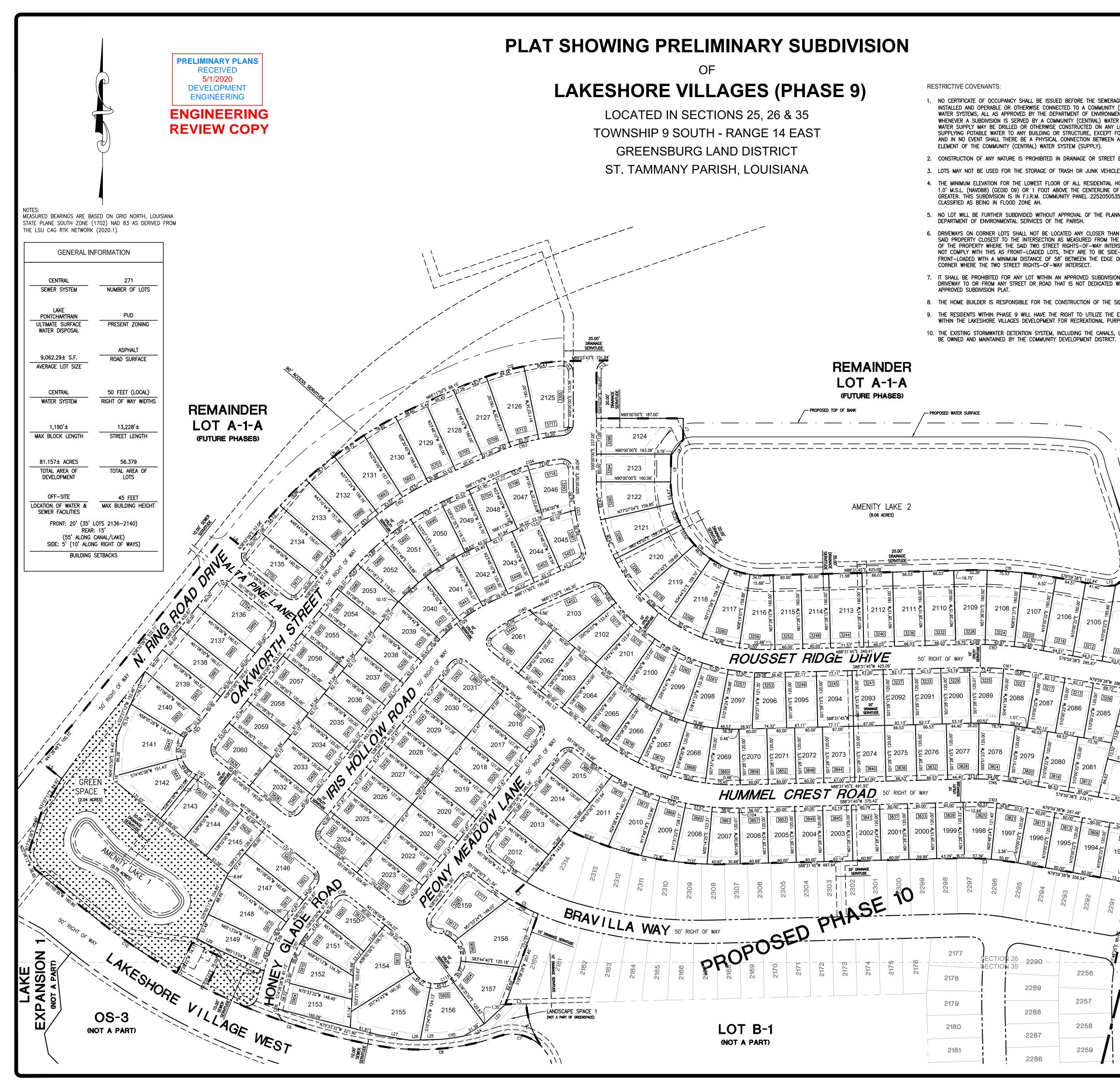
Driveway Waiver Description and Justification

The Subdivision Regulations Chapter 125 Section 214 states, "Driveways on corner lots shall not be located any closer than sixty (60') feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect." The developer is requesting a waiver to reduce the distance between the right-of-way intersection and driveway to 50' for Lot 2136. If any of the remaining corner lots do not meet the 60' clearance from the adjacent intersecting rights-of-way to the driveway, then those lots will be side-loaded.

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

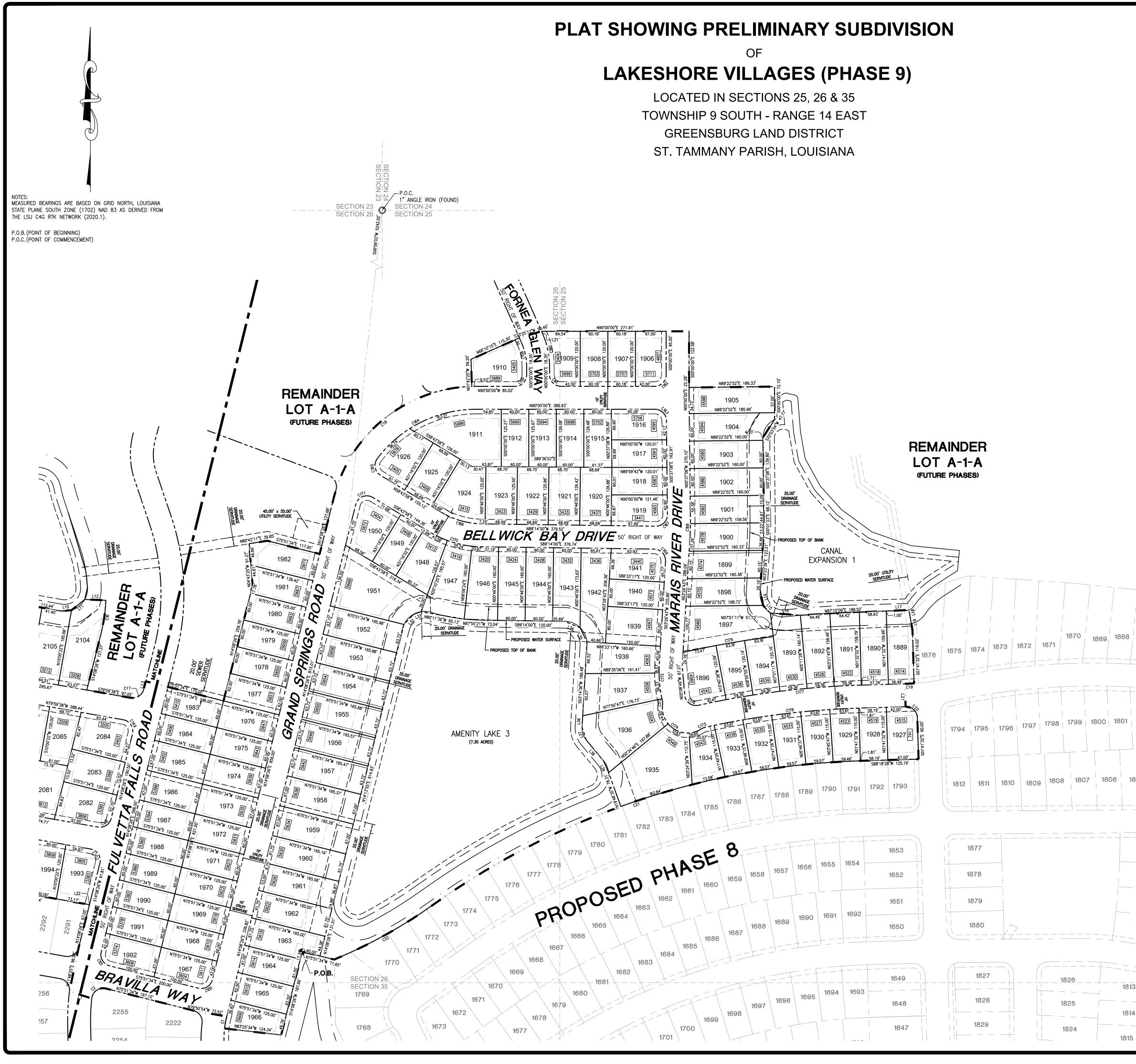


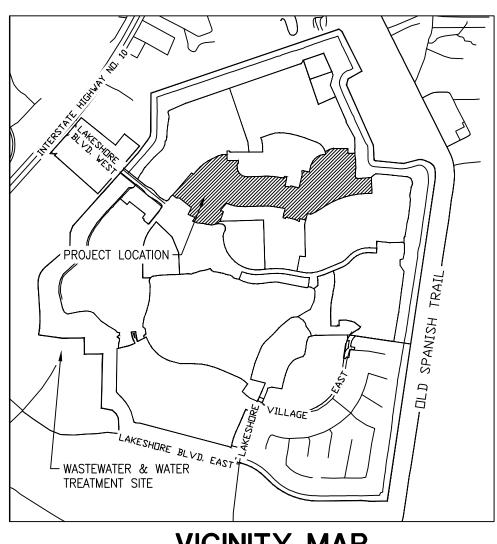
4D/Dwg/19-000/19-647/Exhibits/Preliminary Submittal Driveway Waiver Exhbit 4-29-20.dw



SE AND WATER SYSTEMS ARE (CENTRAL) SEWERAGE AND/OR NTAL SERVICES OF THE PARISH. & SYSTEM (SUPPLY), NO PRIVATE LOT FOR THE PURPOSE OF OR THE PURPOSE OF IRRIGATION, ANY SUCH SOURCE AND ANY EASEMENTS. ES. IOMES SHALL BE A MINIMUM OF F THE ROAD, WHICHEVER IS 5D, REV. 8–25–2006, AND IS NING COMMISSION AND THE N 60 FEET FROM A CORNER OF E PROPERTY LINES ON THE CORNER SECT. IF THERE ARE LOTS THAT DO -LOADED. LOT 2153 IS TO BE OF DRIVEWAY AND PROPERTY	PROJECT LOCATION PROJECT LOCATION HASTEWATER & WATER TREATMENT SITE	REVISION I REVISED PER PARISH COMMENTS 04/28/2020 04/28/2020 04/28/2020	BPV
N TO HAVE REAR ACCESS VIA A VITHIN THE BOUNDARIES OF THE	VICINITY MAP	UP, PC • 101 249.6190 200	
IDEWALK ALONG THE LOTS. EXISTING CENTRAL LAKE LOCATING POSE.	OPEN GREEN SPACE CALCULATIONS (PHASE 9)	SIGN GROUF RVEY rr Road, Suite 10 n, LA 70433 80 \\ Fax: 985.249 Blvd. Suite 200	.com
	OPEN/GREEN SPACE REQUIRED 11:57 ACRES X 0.25 S.F. OPEN/GREEN SPACE 20:289 ACRES REQUIRED 0PEN/GREEN SPACE REQUIRED 20:606 ACRES (PHASE 3A) 3.318 ACRES (PHASE 3A) 3.606 ACRES (PHASE 4A) 4.39.779 ACRES (PHASE 4A) 3.633 ACRES (PHASE 4A) 1.779 ACRES (PHASE 4B) 3.863 ACRES (PHASE 5) 0.657 ACRES (PHASE 4A) 3.863 ACRES (PHASE 5) 1.779 ACRES (PHASE 5) 1.779 ACRES (PHASE 5) 2.0561 ACRES (PHASE 6) 1.771 ACRES (PHASE 7) 5.651 ACRES (PHASE 8) 2.0289 ACRES (PHASE 8) 2.0289 ACRES (PHASE 9) 6.040 ACRES (PHASE 9) 11.943 ACRES TOTAL OPEN/GREEN SPACE REQUIRED 4.13.190 ACRES TOTAL PROVIDED	DUPLANTIS DESIGN O BUPLANTIS DESIGN O SURVEY 16564 Brewster Road Covington, LA 7 Phone: 985.249.6180 \\ Fax 1308 Camellia Blvd. S	
2104 V = V = V = V = V = V = V = V = V = V =	APPROVALS: CHAIRMAN - PARISH PLANNING COMMISSION SECRETARY - PARISH PLANNING COMMISSION DIRECTOR OF DEPARTMENT OF ENGINEERING CLERK OF COURT DATE FILED FILE NO.	LAKESHO NA ARISH	IUN, ING GULF CUASI
$\begin{array}{c ccccccccccccccccccccccccccccccccccc$	DENHAM SPRINGS, LA 70726 DENNIS L. GOWIN REG No. 4846 REGISTERED PROFESSIONAL	SUBDIVIS SLIDELL, ST. TAM FOR:	r O
BRA VI 100.00 NT551'34'E 200.00 NT551'34'Y 105	I CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS	DRAWN BPV	
200.00 2255 2255 2254 2254 22	WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET. DATE OF PLAT: 04/30/2020 DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846 REGISTERED PROFESSIONAL LAND SURVEYOR	CHECKED DLG PROJECT NO. 19-647 FILE PRELIM 19-647 PHASE	E 9
2253	SCALE IN FEET	SHEET 1-3	
•	100 00 0 100 200 300"		

19-000\19-647& 19-648 Lakeshore Village 9-10\Preliminary\PRELIM 19-647 PHASE





REVISION BY

REVISED PER PARISH COMMENTS

04/28/2020

DESIGN GROUP, PC

DUPLANTIS

16564

VICINITY MAP

DEDICATION:

188

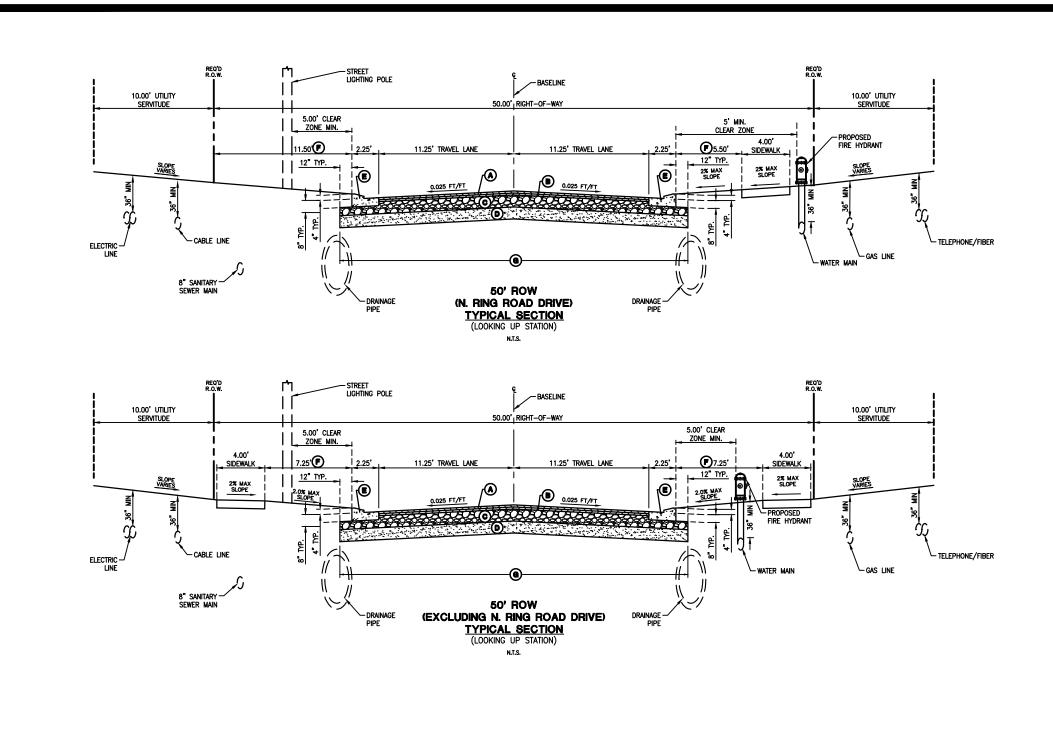
188

1882

1881

ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. RE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT 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 JSED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

APPROVALS: CLERK OF COURT DATE FILED FILE NO. (OWNER/OWNER REPRESENTATIVE) DR HORTON, NC GULF COAST	ISION OF LAKESHORE VILLAGES (PHASE 9) -, LOUISIANA MANY PARISH RTON, INC GULF COAST
7696 VINCENT ROAD DENHAM SPRINGS, LA 70726 DENNIS L. GOWIN REG No. 4846 REGISTERED PROFESSIONAL MOSURVENTION 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	SUBDIVISION OF SLIDELL, LOUISIA ST. TAMMANY P/ ST. TAMMANY P/ FOR: DR HORTON, INC.
AND SURVEY THAT THE OPEN MUMBY OLAT DEDDESENTE AN ADTIMU OPENING SURVEY	
WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS	DRAWN BPV
OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.	CHECKED DLG
DATE OF PLAT: 04/30/2020 Dennis L. Your	PROJECT NO. 19-647
DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846 REGISTERED PROFESSIONAL LAND SURVEYOR	FILE PRELIM 19-647 PHASE 9
SCALE IN FEET	SHEET



NOTES:

- CHAPTER 125 SPECIFICATIONS; THE MORE STRINGENT STANDARD SHALL BE USED.
- LEAST 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698.
- THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES AND PLOTS ABOVE THE "A-LINE" ON THE PLASTICITY CHART: LIQUID LIMIT: 40 MAXIMUM PLASTICITY INDEX: 20 MAXIMUM
 - INERT MATERIAL (NON-EXPANSIVE) FREE OF ORGANICS
 - MAXIMUM PARTICLE SIZE: 2-INCHES

EACH LIFT SHALL BE PLACED IN MAXIMUM LIFTS OF 8" OF LOOSE MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698. THIS MATERIAL MUST BE CERTIFIED AND APPROVED BY THE OWNER'S INDEPENDENT TESTING LABORATORY AND/OR THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO ITS USE.

		PARCEL	. CURVE	DATA			PARCE	L CURVE	DATA			PARCEL	_ CURVE	DATA
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	007 ' 34'00"	200.00'	26.41'	N10°21'26"E – 26.39'	C118	090°00'00"	25.00'	39.27'	N83°52'00"E – 35.36'	C158	023 ° 49'45"	125.00'	51.99'	S11
C2	098 • 09'36"	25.00'	42.83'	S55'03'38"W - 37.78'	C119	024°25'32"	275.00'	117.23'	N26°39'14"E - 116.35'	C159	090'00'00"	25.00'	39.27'	S45
C3	011•28'38"	645.00'	129.20'	N85°43'57"W - 128.99'	C120	090.00,00	25.00'	39.27'	S06°08'00"E – 35.36'	C160	023 ' 49'45"	175.00'	72.78'	N11
C4	027•16'01"	737.55'	351.00'	N77*50'15"W - 347.70'	C121	019•55'07"	25.00'	8.69'	S61°05'34"E - 8.65'	C161	090.00,00	25.00'	39.27'	N45
C5	007•33'47"	538.07'	71.03'	S62°19'19"E – 70.97'	C122	130°16'58"	55.00'	125.06'	N05°54'38"W - 99.81'	C162	090.00,00	25.00'	39.27'	S45
C6	033•06'55"	175.00'	101.14'	S20°05'42"E – 99.74'	C123	020 ° 21'51"	25.00'	8.89'	S49°02'55"W - 8.84'	C163	089•22'52"	25.00'	39.00'	S45
C7	065 ° 56'31"	90.00'	103.58'	N76°13'09"W - 97.96'	C124	090°00'00"	25.00'	39.27'	S06°08'00"E – 35.36'	C164	053'02'35"	270.00'	249.96'	N63*
C8	029•12'50"	510.01'	260.04'	S85°25'00"W - 257.23'	C125	089*59'51"	25.00'	39.27'	N83°52'05"E – 35.35'	C165	095•41'23"	25.00'	41.75'	N10
C9	016•45'31"	1355.00'	396.33'	N71°39'49"W - 394.92'	C126	090'00'00"	25.00'	39.27'	N06°08'00"W - 35.36'	C166	030'30'02"	175.00'	93.16'	N73'
C10	009•13'50"	1355.00'	218.30'	N55°42'31"W - 218.06'	C127	090'00'00"	25.00'	39.27 '	S83°52'00"W - 35.36'	C167	091°23'08"	25.00'	39.87'	S45'
C11	027•19'41"	935.00'	445.96'	N52°32'00"E – 441.75'	C128	024•26'46"	490.38'	209.23'	S53°54'11"W - 207.65'	C169	092*40'43"	25.00 '	40.44'	S42
C12	019•37'00"	625.00'	213.98'	N76°00'20"E – 212.94'	C129	027•19'50"	365.00'	174.11'	N52°31'55"E – 172.46'	C170	030'30'02"	225.00'	119.78'	S73*
C13	090'00'00"	25.00'	39.27'	S45'00'00"W - 35.36'	C130	027•19'50"	605.00'	288.59'	S52°31'55"W - 285.86'	C171	107°07'36"	25.00'	46.74'	N67
C14	091°02'34"	200.00'	317.80'	S45°56'58"E – 285.41'	C131	086•25'23"	25.00'	37.71'	S22*59'09"W - 34.23'	C172	016'30'51"	275.00'	79.26'	S04
C15	011•28'38"	975.00'	195.31'	S85°43'57"E – 194.98'	C132	096 ° 26'53"	25.00'	42.08'	S48°13'27"E – 37.29'	C173	020'06'38"	25.00'	8.77'	S03
C16	011•49'11"	355.00'	73.23'	S08°13'50"W - 73.10'	C133	020°13'33"	410.00'	144.73'	N10°06'47"W - 143.98'	C174	130°18'05"	55.00'	125.08'	S58
C17	085•51'56"	25.00'	37.47'	N57 ° 04'24"E – 34.06'	C134	017•21'16"	415.00'	125.70'	S74*52'28"W - 125.22'	C175	020•48'23"	25.00'	9.08'	N67
C18	074°09'09"	320.00'	414.15'	N51°13'00"E – 385.84'	C135	090°00'00"	25.00'	39.27 '	N06°08'00"W - 35.36'	C176	010•42'14"	1810.00'	338.14'	N82*
C19	002•22'15"	475.00'	19.66'	S87°20'08"W - 19.65'	C136	090'00'00"	25.00'	39.27'	S83°52'00"W - 35.36'	C179	005•47'00"	1980.00'	199.85'	S80*
C20	090'00'00"	25.00'	39.27'	S46°41'32"E – 35.36'	C137	090'00'00"	25.00'	39.27'	N83°52'00"E – 35.36'					
C21	033°48'08"	1695.00'	999.98'	S71°24'24"W – 985.54'	C138	090'00'00"	25.00'	39.27'	S06°08'00"E – 35.36'					
C22	013•06'26"	1080.00'	247.07'	S61'03'33"W - 246.53'	C139	104°12'44"	25.00'	45.47'	N00°58'22"E – 39.46'					
C100	090'00'00"	25.00'	39.27'	S59'08'26"W - 35.36'	C140	013•07'06"	435.00'	99.60'	S59°38'17"W - 99.38'					
C101	090.00,00,	25.00'	39.27'	N30°51'34"W - 35.36'	C141	080°21'28"	25.00'	35.06'	S73°37'26"E – 32.26'					
C102	094°08'04"	25.00'	41.07'	S32°55'36"E – 36.61'	C142	040°20'15"	475.00'	334.41'	S71°18'08"E – 327.55'					
C103	011•28'38"	475.00'	95.15'	N85°43'57"W - 94.99'	C143	040°20'15"	355.00'	249.93'	S71°18'08"E – 244.80'					
C104	000°22'16"	525.00'	3.40'	N88°42'52"E – 3.40'	C144	058'01'33"	410.00'	415.22'	N62°27'29"W - 397.71'					
C105	040°20'15"	525.00'	369.61'	N71°18'08"W - 362.03'	C145	011*28'38"	645.00'	129.20'	N85°43'57"W - 128.99'					
C106	090'00'00"	25.00'	39.27 '	N83°52'00"E – 35.36'	C146	011*28'38"	525.00'	105.16'	S85'43'57"E - 104.99'					
C107	090'00'00"	25.00 '	39.27'	N06°08'00"W - 35.36'	C147	010•48'26"	765.00'	144.30'	N85°23'51"W - 144.08'					
C108	008•55'16"	475.00'	73.96'	N55°35'38"W - 73.88'	C148	085•51'56"	25.00'	37.47'	S57°04'24"W - 34.06'					
C109	090'00'00"	25.00'	39.27'	N83°52'00"E – 35.36'	C149	094•08'04"	25.00'	41.07'	S32°55'36"E – 36.61'					
C110	007•07'25"	538.07'	66.90'	S54°58'43"E – 66.85'	C150	090'00'09"	25.00'	39.27'	N06°07'55"W - 35.36'					
C111	007•33'47"	538.07'	71.03'	S62°19'19"E – 70.97'	C151	090°00'00"	25.00'	39.27'	S83°52'00"W - 35.36'					
C112	124•47'27"	25.00'	54.45'	N23*31'44"W - 44.31'	C152	027•19'50"	655.00'	312.44'	N52°31'55"E – 309.49'					
C113	047'09'23"	55.00'	45.27'	S76*59'39"W - 44.00'	C153	018'40'28"	465.00'	151.56'	N75'32'04"E – 150.89'					
C114	061°55'04"	25.00'	27.02'	S20°10'28"E – 25.72'	C154	084*52'18"	25.00'	37.03'	S42°26'09"W - 33.74'					
C115	005•51'38"	490.01'	50.12'	S81'53'27"W - 50.10'	C155	094•11'10"	25.00'	41.10'	S47'05'35"E - 36.62'					
C116	085'43'00"	25.00'	37.40'	N28°25'02"W - 34.01'	C156	013'10'34"	360.73'	82.96'	S48'38'13"E - 82.77'					
		_0.00												

50' ROW

BROW DETAIL N.T.S.

- _50' ROW__ TYPICAL CUL-DE-SAC DETAIL N.T.S.

R47.0

PLAT SHOWING PRELIMINARY SUBDIVISION

OF

LAKESHORE VILLAGES (PHASE 9)

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

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

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

BINDER COURSE \bigcirc 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698.

(D) 12" COMPACTED SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT

TO 95% STANDARD PROCTOR PER ASTM D-698.

(E) 4" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 15" MOUNTABLE CURB.

(F) HYDROSEED WITH STRAW OR SOD DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN (WITHIN LIMITS OF CONSTRUCTION). G GENERAL EXCAVATION

ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOTD STANDARD SPECIFICATIONS 2006 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION 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 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

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

BEARING & DISTANCE
•54'53"E – 51.61'
'00'00"W - 35.36'
•54'53"W - 72.26'
°00'00"W - 35.36'
°00'00"W - 35.36'
5°18'34"E – 35.16'
28'42"E – 241.13'
*53'17 " W - 37.07'
*58'59"W - 92.06'
°04'26"W - 35.78'
°53'38"E – 36.17'
58'59"E – 118.37'
"42'14"E – 40.23'
*48'42"E – 78.99'
3°00'48"E – 8.73'
°06'32"E – 99.82'
7°08'37"E – 9.03'
'53'55"E – 337.65'
05'19"W - 199.77'

	LINE TABL	E
LINE	BEARING	LENGTH
L1	N72°18'58"W	50.96'
L2	S46°35'38"W	51.73 '
L3	N88°31'45"E	45.28'
L4	N62°31'38"W	70.00'
L5	N51°17'03"W	59.99'
L6	S51°08'09"E	50.00'
L7	S00°00'00"E	45.60'
L8	S37°04'30"W	43.11'
L9	S00°57'33"W	60.01'
L10	N86°14'29"E	23.79'
L11	N50°36'45"E	37.24'
L12	S87°40'45"E	46.16'
L13	N14°08'26"E	17.98'
L14	S10°30'20"E	34.39'
L15	S43°16'10"E	22.91'
L16	S85°49'33"E	65.71'
L17	N88°16'33"E	48.62'
L18	S10°00'27"E	11.63'
L19	S10°00'27"E	32.49'
L21	S01°17'34"E	50.00'
L22	S14°08'26"W	1.63'
L23	S46*59'11"W	60.49'
L24	S58*58'23"W	52.73'
L25	S88°14'58"W	44.04'
L26	S88°14'58"W	22.17'
L27	N80°12'10"W	70.20'
L28	S14°26'28"W	10.81'
L29	N62°31'30"W	53.78'
L30	S23°49'45"E	12.86'
L31	N23°49'45"W	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	N03°14'36"E	186.48'
L37	N18°06'45"W	29.40'
L38	N39°40'14"W	59.10'
L39	N23°22'15"W	28.07 '

DESCRIPTION PHASE 9:

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKESHORE VILLAGES, PHASE 9, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTIONS 26 AND 35, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" ANGLE IRON FOUND AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, SAID TOWNSHIP 9 SOUTH, RANGE 14 EAST; THENCE SO6'09'03"W A DISTANCE OF 5242.02 FEET FOR A POINT OF BEGINNING, SAID POINT OF BEGINNING BEING COMMON WITH THAT OF LAKESHORE VILLAGES PHASE 8; THENCE S14'08'26" W A DISTANCE OF 187.66 FEET TO A POINT; THENCE N83'25'34"W A DISTANCE OF 124.34 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 26.41 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD WITH A BEARING OF N10°21'26"E AND A LENGTH 26.39 FEET; THENCE N79'50'54"W A DISTANCE OF 73.52 FEET TO A POINT: THENCE N75'51'34"W A DISTANCE OF 197.10 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 42.83 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF S55'03'38"W AND A LENGTH OF 37.78 FEET TO A POINT; THENCE N72*18'58"W A DISTANCE OF 50.96 FEET TO A POINT; THENCE N11*48'25"E A DISTANCE OF 96.98 FEET TO A POINT; THENCE N14'08'26"E A DISTANCE OF 97.05 FEET TO A POINT; THENCE N79°59'38"W A DISTANCE OF 256.54 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 129.20 FEET, SAID CURVE HAVING A RADIUS OF 645.00 FEET, AND A CHORD WITH A BEARING OF N85'43'57"W AND A LENGTH OF 128.99 FEET TO A POINT; THENCE S88'31'45"W A DISTANCE OF 497.64 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 351.00 FEET, SAID CURVE HAVING A RADIUS OF 737.55 FEET, AND A CHORD WITH A BEARING OF N77'50'15"W AND A LENGTH OF 347.70 FEET TO A POINT: THENCE S38'52'00"W A DISTANCE OF 143.95 FEET TO A POINT: THENCE S46'35'38"W A DISTANCE OF 51.73 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 71.30 FEET, SAID CURVE HAVING A RADIUS OF 538.07 FEET, AND A CHORD WITH A BEARING OF S62'19'19"E AND A LENGTH OF 70.97 FEET TO A POINT; THENCE S19'5'28"W A DISTANCE OF 207.45 FEET TO A POINT; THENCE N 88'31'45"E A DISTANCE OF 45.28 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 101.14 FEET, SAID CURVE HAVING A RADIUS OF 175.00 FEET, AND A CHORD WITH A BEARING OF S20'05'42"E AND A LENGTH OF 99.74 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 103.58 FEET, SAID CURVE HAVING A RADIUS OF 90.00 FEET, AND A CHORD WITH A BEARING OF N76'13'09" AND A LENGTH OF 97.96 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 260.04 FEET, SAID CURVE HAVING A RADIUS OF 510.01 FEET, AND A CHORD WITH A BEARING OF S85'25'00" W AND A LENGTH OF 257.23 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 396.33 FEET, SAID CURVE HAVING A RADIUS OF 1355.00 FEET. AND A CHORD WITH A BEARING OF N71'39'49"W AND A LENGTH OF 394.92 FEET TO A POINT: THENCE N27*28'22"E A DISTANCE OF 75.05 FEET TO A POINT; THENCE N62*31'38"W A DISTANCE OF 70.00 FEET TO A POINT: THENCE S27'28'22"W A DISTANCE OF 74.17 FEET TO A POINT: THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 218.30 FEET, SAID CURVE HAVING A RADIUS OF 1355.00 FEET, AND A CHORD WITH A BEARING OF N55*42'31"W AND A LENGTH OF 218.06 FEET; THENCE N51*05'35"W A DISTANCE OF 160.80 FEET TO A POINT; THENCE N22'58'12" A DISTANCE OF 36.65 FEET TO A POINT; THENCE N17'34'39" E A DISTANCE OF 92.99 FEET TO A POINT; THENCE N31'07'17"E A DISTANCE OF 84.92 FEET TO A POINT; THENCE N51°17'03"W A DISTANCE OF 59.99 FEET TO A POINT; THENCE N41°38'48"E A DISTANCE OF 100.10 FEET TO A POINT; THENCE N38'52'09"E A DISTANCE OF 532.71 FEET TO A POINT; THENCE S51'08'09"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE N38'52'09"E A DISTANCE OF 57.08 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 445.96 FEET, SAID CURVE HAVING A RADIUS OF 935.00 FEET, AND A CHORD WITH A BEARING OF N52*32'00"E AND A LENGTH OF 441.75 FEET; THENCE N66*11'50"E A DISTANCE OF 98.15 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 213.98 FEET, SAID CURVE HAVING A RADIUS OF 625.00 FEET, AND A CHORD WITH A BEARING OF N76"00'20"E AND A LENGTH OF 212.94 FEET TO A POINT: THENCE N89'03'43"E A DISTANCE OF 101.84 FEET TO A POINT: THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF S45'00'00"W A LENGTH OF 35.36 FEET; THENCE SOUTH A DISTANCE OF 100.00 FEET TO A POINT; THENCE EAST A DISTANCE OF 187.00 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 45.60 FEET TO A POINT; THENCE S37'04'30"W A DISTANCE OF 43.11 FEET TO A POINT; THENCE S00'57'33" A DISTANCE OF 60.01 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 317.80 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD WITH A BEARING OF S45'56'58"E AND A LENGTH OF 285.41 FEET; THENCE N88'31'45"E A DISTANCE OF 425.09 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 195.31 FEET, SAID CURVE HAVING A RADIUS OF 975.00 FEET, AND A CHORD WITH A BEARING OF S85'43'57"E AND A LENGTH OF 194.98 FEET; THENCE S79'59'38"E A DISTANCE OF 112.44 FEET TO A POINT; THENCE N86'14'29"E A DISTANCE OF 23.79 FEET TO A POINT; THENCE N50°36'45"E A DISTANCE OF 37.24 FEET TO A POINT; THENCE S87°40'45"E A DISTANCE OF 46.16 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 73.23 FEET, SAID CURVE HAVING A RADIUS OF 355.00 FEET, AND A CHORD WITH A BEARING OF S08°13'50"W AND A LENGTH OF 73.10 FEET; THENCE S14'08'26"W A DISTANCE OF 127.37 FEET TO A POINT; THENCE S79°59'38"E A DISTANCE OF 97.05 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 37.47 FEET SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF N57°04'24"E AND A LENGTH OF 34.06 FEET; THENCE N14°08'26"E A DISTANCE OF 17.98 FEET TO A POINT; THENCE S75'51'34"E A DISTANCE OF 175.00 FEET TO A POINT; THENCE N14'08'26"E A DISTANCE OF 259.78 FEET TO A POINT; THENCE N04'43'25" W A DISTANCE OF 91.27 FEET TO A POINT; THENCE N80'42'11" A DISTANCE OF 39.85 FEET TO A POINT; THENCE S75'51'34"E A DISTANCE OF 117.95 FEET TO A POINT; THENCE N14'08'26"E A DISTANCE OF 127.68 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 414.15 FEET, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND A CHORD WITH A BEARING OF N51'13'00"E AND A LENGTH OF 385.84 FEET TO A POINT; THENCE N01'42'25"W A DISTANCE OF 59.20 FEET TO A POINT; THENCE N66"10'15" A DISTANCE OF 115.30 FEET TO A POINT; THENCE N73'25'12"E A DISTANCE OF 50.40 FEET TO A POINT; THENCE EAST A DISTANCE OF 321.91 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 122.58 FEET TO A POINT; THENCE N89'22'52"E A DISTANCE OF 186.33 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 72.10 FEET TO A POINT; THENCE S32'03'54'W A DISTANCE OF 47.77 FEET TO A POINT; THENCE S00'37'08" E A DISTANCE OF 139.80 FEET TO A POINT; THENCE SO0'01'23"E A DISTANCE OF 68.12 FEET TO A POINT; THENCE SO3'23'39"W A DISTANCE OF 123.21 FEET TO A POINT; THENCE S10'30'20"E A DISTANCE OF 34.39 FEET TO A POINT; THENCE S43'16'10"E A DISTANCE OF 22.91 FEET TO A POINT; THENCE S85'49'33"E A DISTANCE OF 65.71 FEET TO A POINT; THENCE N87°10'09"E A DISTANCE OF 188.52 FEET TO A POINT; THENCE N88°16'33"E A DISTANCE OF 48.62 FEET TO A POINT; THENCE S10'00'27"E A DISTANCE OF 44.12 FEET TO A POINT; THENCE S01'41'32"E A DISTANCE OF 116.03 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 19.66 FEET, SAID CURVE HAVING A RADIUS OF 475.00 FEET, AND A CHORD WITH A BEARING OF S87'20'08" WAND A LENGTH OF 19.65 FEET TO A POINT; THENCE S01°17'34"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF S46'41'32"E AND A LENGTH OF 35.36 FEET; THENCE S01'41'32"E A DISTANCE OF 90.00 FEET TO A POINT; THENCE S88"18'28"W A DISTANCE OF 125.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 999.98 FEET SAID CURVE HAVING A RADIUS OF 1695.00 FEET, AND A CHORD WITH A BEARING OF S71'24'24"W AND A LENGTH OF 985.54 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 247.07 FEET, SAID CURVE HAVING A RADIUS OF 1080.00 FEET, AND A CHORD WITH A BEARING OF S61'03'33" AND A LENGTH OF 246.53 FEET TO A POINT; THENCE N75°51'34"W A DISTANCE OF 71.65 FEET TO THE POINT OF BEGINNING.

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

NOTES:

1) ZONING:

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

2) PLATTED BUILDING SETBACKS: FRONT: 20'

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

REFERENCES:

A) PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 8), PREPARED BY ACADIA LAND SURVEYING, LLC, DATED AUGUST 27, 20019.

B) PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 4-A-3) PREPARED BY ACADIA LAND SURVEYING, LLC, DATED FEBRUARY 18, 2020, FILED MARCH 3, 2020 IN FILE NO.

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

4) FLOOD ZONE NOTE:

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

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

MAP REVISED: APRIL 2, 1991

NOTES:

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

WETLANDS:

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

LANDFILL

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

GREENSPACES:

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

UTILITY LOCATIONS:

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

9) TITLE:

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

DEDICATION:

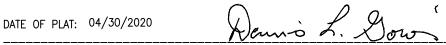
ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED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

APPROVALS: CLERK OF COURT DATE FILED

FILE NO.

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

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



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



DUPLANTIS DESIGN GROUP, PC	SURVEY	16564 Brewster Road, Suite 101 Covington, LA 70433	Phone: 985.249.6180 \\ FAX: 985.249.6190	WWW.ddgpc.com	
			りつ	DUPLANTIS DESIGN GROUP	
	SUBDIVISION OF LAKESHORE VILLAGES (PHASE 9)	SLIDELL, LOUISIANA ST. TAMMANY PARISH		DR HORTON, INC GULF COAST	

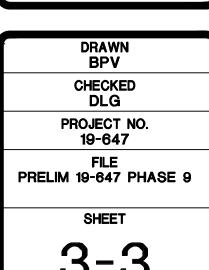
REVISION | BY

REVISED PER PARISH

04/28/2020

BPV

COMMENTS



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

CASE NO.: 2020-1866-PP

SUBDIVISION NAME: Lakeshore Villages, Phase 10

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

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

SECTION: 26 & 35 TOWNSHIP: 9 South RANGE: 14 East WARD: 9 PARISH COUNCIL DISTRICT: 13

TYPE OF DEVELOPMENT:

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

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

TOTAL ACRES IN DEVELOPMENT: 34.723 Acres

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

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "AH - EL 1.0"

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

STAFF COMMENTARY:

Department of Planning and Development

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

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

Paving & Drainage Plan:

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

Sewer & Water Plan:

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

Informational Items:

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

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

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

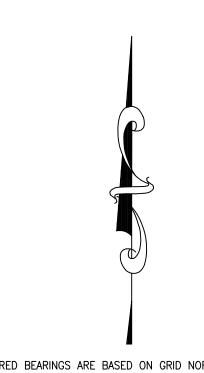
Lakeshore Vista Boulevard must be recorded prior to final approval of Lots #2315- #2336 fronting on Lakeshore Vista Boulevard.

No funded **Maintenance Obligation** is required since this a Community Development District owned and maintained subdivision.

No Mandatory Developmental fee is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since a public hearing was held prior to January 1, 2005.

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

- RESTRICTIVE COVENANTS: NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- S MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENTIAL HOMES SHALL A MINIMUM OF 1.0' M.S.L. (NAVD88) (GEOID 09) OR 1 FOOT ABOVE THE CENTERLINE OF THE ROAD, WHICHEVER IS GREATER. THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 2252050535D. REV. 8-25-2006. AND IS 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.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED. LOT 2198 IS TO BE FRONT-LOADED WITH A MINIMUM DISTANCE OF 53' BETWEEN THE EDGE OF DRIVEWAY AND PROPERTY CORNER WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
- THE RESIDENTS WITHIN PHASE 10 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



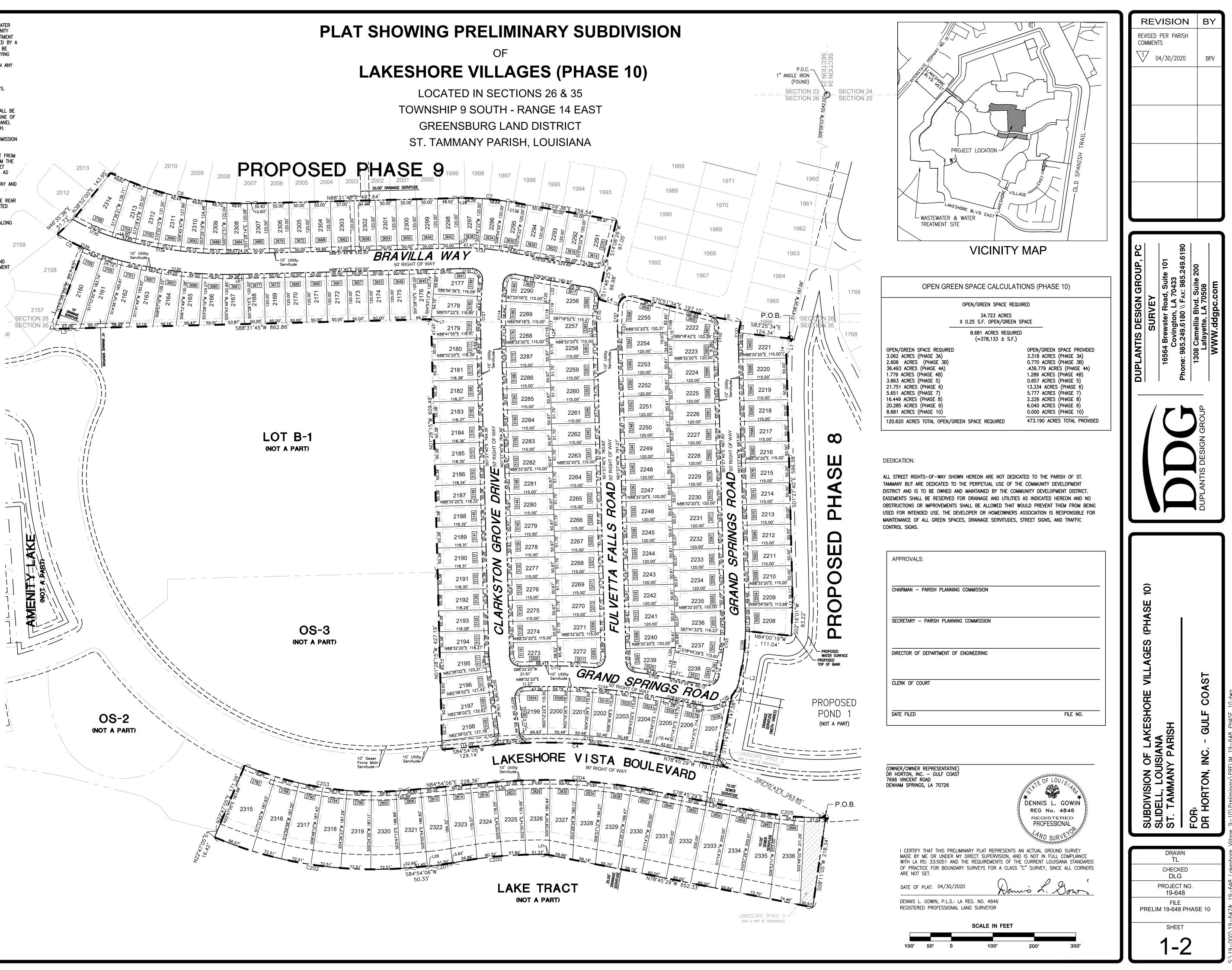
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2020.1). P.O.B. (POINT OF BEGINNING) P.O.C. (POINT OF COMMENCEMENT)

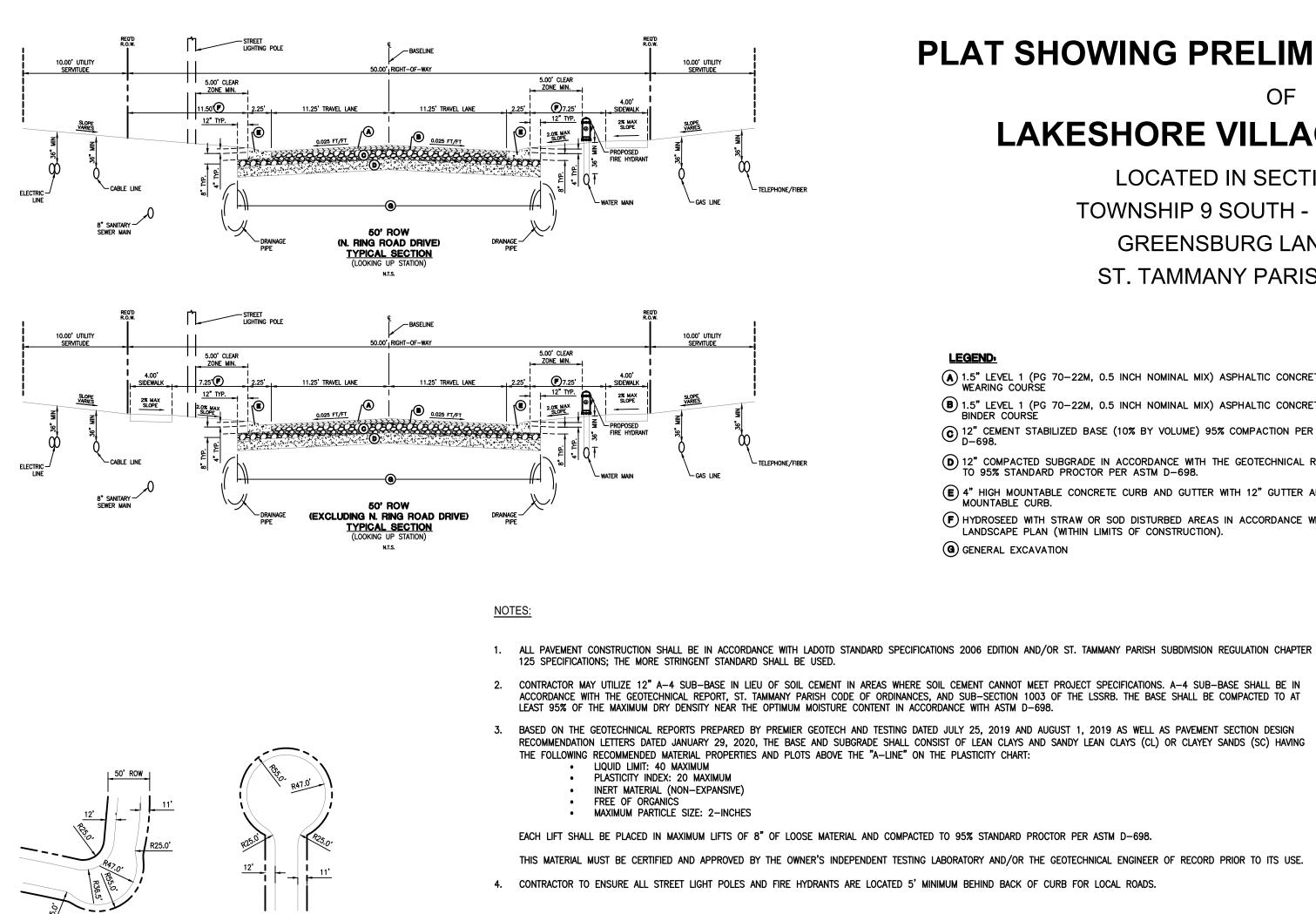
NOTES:

GENERAL INFORMATION						
CENTRAL	177					
SEWER SYSTEM	NUMBER OF LOTS					
	NUMBER OF LOTS					
LAKE PONTCHARTRAIN	PUD					
ULTIMATE SURFACE	PRESENT ZONING					
WATER DISPOSAL	FRESENT ZUNING					
	ASPHALT					
6,686± S.F.	ROAD SURFACE					
AVERAGE LOT SIZE						
CENTRAL	50 FEET (LOCAL)					
WATER SYSTEM	RIGHT OF WAY WIDTHS					
1,182± FEET MAX BLOCK LENGTH	4,768± FEET STREET LENGTH					
34.52± ACRES	27.171± ACRES					
TOTAL AREA OF	TOTAL AREA OF					
DEVELOPMENT	LOTS					
OFF-SITE	45' FEET					
LOCATION OF WATER & SEWER FACILITIES	MAX BUILDING HEIGHT					
FRONT: 20' REAR: 15' (55' ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHT OF WAYS)						
BUILDING SETBACKS						

PRELIMINARY PLANS RECEIVED 5/1/2020 DEVELOPMENT ENGINEERING

ENGINEERING REVIEW COPY





	CURVE TABLE										
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING &	& DISTANCE	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING 8	[±] DISTANCE
C1	010°10'27"	525.00'	93.23'	S06°09'17"W	93.10'	C130	17°17'30"	1025.00'	309.34'	S82°49'30"E	308.17'
C2	29°55'35"	75.00'	39.17'	S26°12'18"W	38.73'	C131	3°37'45"	475.00'	30.09'	S89°39'23"E	30.08'
C3	90°00'00"	25.00'	39.27'	S33°45'29"E	35.36'	C132	85°51'56"	25.00'	37.47'	S57°04'24"W	34.06'
C4	12°48'21"	1355.00'	386.45'	N86°55'42"W	385.13'	C133	11°28'38"	525.00'	105.16'	N85°43'57"W	104.99'
C5	07°33'47"	538.07'	71.03'	N62°19'19"W	70.97'	C134	17°17'30"	975.00'	294.25'	N82°49'30"W	293.14'
C6	27°16'01"	737.55'	351.00'	S77°50'15"E	347.70'	C135	14°07'30"	475.00'	117.10'	N67°07'00"W	116.80'
C7	11°28'38"	645.00'	129.20'	S85°43'57"E	128.99'	C136	1°05'27"	645.00'	12.28'	S80°32'22"E	12.28'
C8	98°09'36"	25.00'	42.83'	N55°03'38"E	37.78'	C137	15°36'05"	200.00'	54.46'	N06°20'23"E	54.29 '
C9	07°34'00"	200.00'	26.41'	S10°21'26"W	26.39'	C138	5°54'18"	75.00'	7.73'	S04°24'49"E	7.73'
C100	10°24'20"	525.00'	95.35'	N03°44'30"E	95.22'	C200	12°14'05"	1060.00'	226.35'	S85°03'36"W	225.92'
C101	83°42'47"	25.00'	36.53'	S34°00'11"E	33.36'	C201	5°57'32"	530.00'	55.12'	S81°55'20"W	55.10'
C102	9°18'53"	250.00'	40.64'	S03°11'46"W	40.60'	C202	27°52'59"	990.00'	481.79'	N81°09'25"W	477.05'
C103	12°42'10"	475.00'	105.31'	S04°53'25"W	105.10'	C203	27°51'16"	808.81'	393.20'	S81°07'32"E	389.34'
C104	90°00'00"	25.00'	39.27'	S56°14'31"W	35.36'	C204	16°20'25"	1265.00'	360.77'	S86°55'42"E	359.55'
C105	3°11'59"	1540.00'	86.00'	N80°21'29"W	85.99'	C205	11°55'40"	835.00'	173.83'	S84°43'19"E	173.52'
C106	80°29'49"	25.00'	35.12'	N41°42'34"W	32.31'						
C107	7°26'30"	475.00'	61.69'	N02°15'35"E	61.65'						
C108	12°02'04"	370.00'	77.71'	N04°33'22"E	77.57'						
C109	87°06'09"	25.00'	38.01'	S36°26'33"E	34.45'						
C110	8°34'11"	525.00'	78.52'	S02°49'26"W	78.45'						
C111	95°48'31"	25.00'	41.80'	S46°26'36"W	37.10'						
C112	5°48'31"	1540.00'	156.12'	N88°33'24"W	156.06'						
C113	90°00'00"	25.00'	39.27'	N46°27'40"W	35.36'						
C114	6°03'20"	1255.00'	132.64'	N01°34'00"E	132.58'						
C115	95°24'42"	25.00'	41.63'	N52°18'01"E	36.98'						
C116	1°26'57"	1140.00'	28.84'	N00°44'11"W	28.84'						
C117	2°54'09"	1140.00'	57.75'	N00°00'35"W	57.74'						
C118	2°40'37"	1140.00'	53.26'	N01°19'36"E	53.26'						
C119	1°34'29"	1140.00'	31.33'	N02°13'43"E	31.33'						
C120	0°21'03"		6.98'	N02°50'26"E	6.98'						
C121	13°49'29"	1375.00	331.77	N85°40'14"W	330.97'						
C122	84°11'53"	25.00'	36.74'	N49°27'54"W	33.52'						
C123	95°54'18"	25.00'	41.85'	N40°35'11"E	37.13'						
C124	12°42'11"	1490.00'	330.35'	S85°06'34"E	329.67'						
C125	60°04'25"		78.64'	N71°12'18"E	75.08'						
C126	92°39'43"	25.00'	40.43'	S41°30'39"E	36.17'						
C127	6°16'52"		143.06'	S01°40'46"W	142.99'						
C128	92°16'04"	25.00'	40.26'	S38°46'04"W	36.05'						
C129	15°45'09"		144.19'	S66°18'11"E	143.77						

50' ROW

TYPICAL CUL-DE-SAC DETAIL

N.T.S.

BROW DETAIL

N.T.S.

PLAT SHOWING PRELIMINARY SUBDIVISION

OF LAKESHORE VILLAGES (PHASE 10)

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

LEGEND.

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

G GENERAL EXCAVATION

DESCRIPTION PHASE 10 (LOTS 2160 THRU 2314

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS THE NORTHERN PORTION OF LAKESHORE VILLAGES, PHASE 10, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTIONS 26 AND 35, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" ANGLE IRON FOUND AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, SAID TOWNSHIP 9 SOUTH, RANGE 14 EAST; THENCE SO6'09'03"W A DISTANCE OF 5242.02 FEET TO A POINT, SAID POINT BEING COMMON WITH THE POINT OF BEGINNING FOR PHASE 8 OF SAID LAKESHORE VILLAGES; THENCE S14'08'26"W A DISTANCE OF 187.66 FEET FOR A POINT OF BEGINNING; THENCE S14'08'26"W A DISTANCE OF 37.49 FEET TO A POINT; THENCE S01'27'40"E A DISTANCE OF 596.58 FEET TO A POINT; THENCE SO2'16'01"W A DISTANCE OF 83.22 FEET TO A POINT; THENCE N84'00'19"W A DISTANCE OF 111.04 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 93.23 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, AND A CHORD WITH A BEARING OF S06'09'17" AND A LENGTH OF 93.10 FEET; THENCE S11'14'31"W A DISTANCE OF 28.61 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 39.17 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, AND A CHORD WITH A BEARING OF S26'12'18"W AND A LENGTH OF 38.73 FEET; THENCE S11'14'31"W A DISTANCE OF 147.58 FEET TO A POINT; THENCE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF S33'45'29"E AND A LENGTH OF 35.36 FEET; THENCE N78'45'29"W A DISTANCE OF 179.12 FEET TO A POINT, THENCE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 386.45 FEET, SAID CURVE HAVING A RADIUS OF 1355.00 FEET, AND A CHORD WITH A BEARING OF N86°55'42"W AND A LENGTH OF 385.13 FEET; THENCE S84°54'06"W A DISTANCE OF 129.14 FEET TO A POINT; THENCE NO1°28'15" A DISTANCE OF 1036.68 FEET TO A POINT; THENCE S88°31'45" A DISTANCE OF 862.86 FEET TO A POINT; THENCE S88'31'45"W A DISTANCE OF 45.28 FEET TO A POINT; THENCE N19'58'28"E A DISTANCE OF 207.45 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 71.03 FEET, SAID CURVE HAVING A RADIUS OF 538.07 FEET, AND A CHORD WITH A BEARING OF N62'19'19"W AND A LENGTH OF 70.97 FEET; THENCE N46'35'38"E A DISTANCE OF 51.73 FEET TO A POINT; THENCE N38'52'00"E A DISTANCE OF 143.95 FEET TO A POINT; THENCE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 351.00 SAID CURVE HAVING A RADIUS OF 737.55 FEET, AND A CHORD WITH A BEARING OF S77'50'15"E AND A LENGTH OF 347.70 FEET; THENCE N88'31'45"E A DISTANCE OF 497.64 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 129.20 FEET, SAID CURVE HAVING A RADIUS OF 645.00 FEET, AND A CHORD WITH A BEARING OF S85°43'57"E AND A LENGTH OF 128.99 FEET THENCE S79'59'38"E A DISTANCE OF 256.54 FEET TO A POINT; THENCE S14'08'26"W A DISTANCE OF 97.05 FEET TO A POINT; THENCE S11'48'25"W A DISTANCE OF 96.98 FEET TO A POINT; THENCE S72'18'58"E A DISTANCE OF 50.96 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 42.83 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF N55'03'38"E AND A LENGTH OF 37.78 FEET. THENCE S75'51'34"E A DISTANCE OF 197.10 FEET TO A POINT; THENCE S79'50'54"E A DISTANCE OF 73.52 FEET TO A POINT; THENCE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 26.41 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD WITH A BEARING OF S10°21'26" WAND A LENGTH OF 26.39 FEET; THENCE S83'25'34"E A DISTANCE OF 124.34 FEET TO THE POINT OF BEGINNING.

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

DESCRIPTION PHASE 10 (LOTS 2315 THRU 2336):

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS THE SOUTHERN PORTION OF LAKESHORE VILLAGES. PHASE 10, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTIONS 26 AND 35, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1"ANGLE IRON FOUND AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, SAID TOWNSHIP 9 SOUTH, RANGE 14 EAST; THENCE SO6'09'03"W A DISTANCE OF 5242.02 FEET TO A POINT, SAID POINT BEING COMMON WITH THE POINT OF BEGINNING FOR PHASE 8 OF SAID LAKESHORE VILLAGES; THENCE S14'08'26"W A DISTANCE OF 187.66 FEET TO A POINT; THENCE S14'08'26"W A DISTANCE OF 37.49 FEET TO A POINT; THENCE S01°27'40" E A DISTANCE OF 596.58 FEET TO A POINT; THENCE S02°16'01"W A DISTANCE OF 83.22 FEET TO A POINT; THENCE N84'00'19" A DISTANCE OF 111.04 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 93.23 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 525.00 FEET, AND A CHORD WITH A BEARING OF S06'09'17"W AND A LENGTH OF 93.10 FEET; THENCE S11'14'31"W A DISTANCE OF 28.61 FEET TO A POINT; THENCE ON A CURVE TO THE RIGHT AN ARC DISTANCE OF 39.17 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 75.00 FEET, AND A CHORD WITH A BEARING OF S26*12'18"W AND A LENGTH OF 38.73 FEET: THENCE S11'14'31"W A DISTANCE OF 147.58 FEET TO A POINT: THENCE ON A CURVE TO THE LEFT AN ARC DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF S33'45'29"E AND A LENGTH OF 35.36 FEET; THENCE S62'55'43"E A DISTANCE OF 263.85 FEET FOR A POINT OF BEGINNING; THENCE SO8"11'05"W A DISTANCE OF 218.34 FEET TO A POINT; THENCE N78'45'29"W A DISTANCE OF 652.33 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 226.35 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1060.00 FEET, AND A CHORD WITH A BEARING OF S85'03'36"W AND A LENGTH OF 225.92 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 55.12 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 530.00 FEET, AND A CHORD WITH A BEARING OF S81'55'20"W AND A LENGTH OF 55.10 FEET; THENCE S84'54'06"W A DISTANCE OF 50.33 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 481.79 FEET TO A POINT; SAID CURVE HAVING A RADIUS OF 990.00 FEET, AND A CHORD WITH A BEARING OF N81'09'25" WAND A LENGTH OF 477.05 FEET; THENCE N22'47'05"E A DISTANCE OF 187.68 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 393.20 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 808.81 FEET, AND A CHORD WITH A BEARING OF S81'07'32"E AND A LENGTH OF 389.34 FEET; THENCE N84'54'06"E A DISTANCE OF 228.36 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 360.77 FEET TO A POINT, SAID CURVE HAVING A RADIUS OF 1265.00 FEET, AND A CHORD WITH A BEARING OF S86'55'42"E AND A LENGTH OF 359.55 FEET: THENCE S78'45'29"E A DISTANCE OF 260.39 FEET TO A POINT: THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 173.83 FEET TO THE POINT OF BEGINNING, SAID CURVE HAVING A RADIUS OF 835.00 FEET, AND A CHORD WITH A BEARING OF S84*43'19"E AND A LENGTH OF 173.52 FEET.

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

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

		REVISIO REVISED PER PAR	
		COMMENTS	20 BPV
	NOTES: 1) ZONING:		
	THE SUBJECT PROPERTY IS PART OF LAKESHORE VILLAGE PUD "V" (PLANNED UNIT DEVELOPMENT), USE AREA LV-3 (SINGLE AND MULTI-FAMILY RESIDENTIAL).		
	 2) PLATTED BUILDING SETBACKS: FRONT: 20' REAR: 15' (55' ALONG LAKES) SIDE: 5' (10' ALONG STREET RIGHTS OF WAY) 		
	 REFERENCES: A) PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 8), PREPARED BY ACADIA LAND SURVEYING, LLC, DATED AUGUST 27, 20019. 		
	B) PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 4–A–3) PREPARED BY ACADIA LAND SURVEYING, LLC, DATED FEBRUARY 18, 2020, FILED MARCH 3, 2020 IN FILE NO. 5920.		
	C) PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 4-A-4) PREPARED BY ACADIA LAND SURVEYING, LLC, DATED NOVEMBER 13, 2019.		
	 FLOOD ZONE NOTE: SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA: FLOOD ZONE: AH BASE FLOOD ELEVATION: 1' COMMUNITY PANEL NO. 225205 0535 D MAP REVISED: APRIL 2, 1991 	UP, P	985.249.6190 lite 200 8 M
	NOTES: FLOOD ZONE AND BASE FLOOD ELEVATION SHOWN ARE FROM LETTER OF MAP REVISION, CASE NO. 03-06-2879R, DATED AUGUST 25, 2006. CONTACT ST. TAMMANY PARISH FOR ANY ADDITIONAL ELEVATION REQUIREMENTS.	SN 0 E √ P 70	80 \\ FAX: 989 a Blvd. Suite 2 , LA 70508 gpc.com
	5) WETLANDS: WETLANDS HAVE BEEN PERMITTED BY PERMIT NO. MVN 2002-1717, DATED MAY 7, 2004, MODIFIED JUNE 27, 2005 AND FEBRUARY 3, 2011.	LIS Brev	985.249.618 08 Camellia Lafayette, WWW.dd
	6) LANDFILL: SURVEYOR HAS NO KNOWLEDGE OF OR HAS OBSERVED ANY LANDFILLS ON THE SUBJECT PROPERTY.	DUPLAN 16564	Рполе: 98 1308 L W
	 7) GREENSPACES: GREEN SPACES SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. 8) UTILITY LOCATIONS: 		<u> </u>
	UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES, NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.		DESIGN GROUP
	9) TITLE: THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.		DUPLANTIS DE
	DEDICATION:	\square	
	ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.	ES (PHASE 10)	
	APPROVALS:	RE VILLAGES	COAST
	DATE FILED FILE NO.	OF LAKESHORE ISIANA 1 PARIS	GULF (
	(OWNER/OWNER REPRESENTATIVE) DR HORTON, INC. – GULF COAST	SUBDIVISION OF LAI SLIDELL, LOUISIANA ST. TAMMANY PARI	For: Dr Horton, Inc
	7696 VINCENT ROAD DENHAM SPRINGS, LA 70726	DRAW	N
MADE BY ME OF WITH LA RS: 33 OF PRACTICE FC	THIS PRELIMINARY PLAT REPRESENTS AN ACTUAL GROUND SURVEY UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE 55551 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS IR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS REG No. 4846	CHECK DLG PROJECT 19-64	ED NO.
ARE NOT SET.	DR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS REG No. 4846 REGISTERED PROFESSIONAL REG No. 4846 REGISTERED PROFESSIONAL	FILE PRELIM 19-648	
	N, P.L.S.: LA REG. NO. 4846 DFESSIONAL LAND SURVEYOR	SHEE	τ

FINAL SUBDIVISION REVIEW

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

CASE NO.: 2020-1862-FP

SUBDIVISION NAME: Arundel

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

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

SECTION: 15 TOWNSHIP: 7 SOUTH RANGE: 10 EAST	WARD: 1 PARISH COUNCIL DISTRICT: 1
TYPE OF DEVELOPMENT:	X 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)
Du	e property is located on the south side of Brewster Road, east of ammyline Road, west of LA Highway 1077, south of Interstate-12, adisonville, Louisiana.
TOTAL ACRES IN DEVELOP	MENT: 16.57 Acres
NUMBER OF LOTS: 25	AVERAGE LOT SIZE: Varies
SEWER AND WATER SYSTE	MS: Central
ZONING: A4	
FLOOD ZONE DESIGNATION	V: "A" & "C"

STAFF COMMENTARY:

Department of Planning and Development

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

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

General Comments:

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

Final Plat:

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

Paving & Drainage Plan:

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

Sewer & Water Plan:

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

Informational Items:

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

Mandatory Developmental Fees are required as follows:

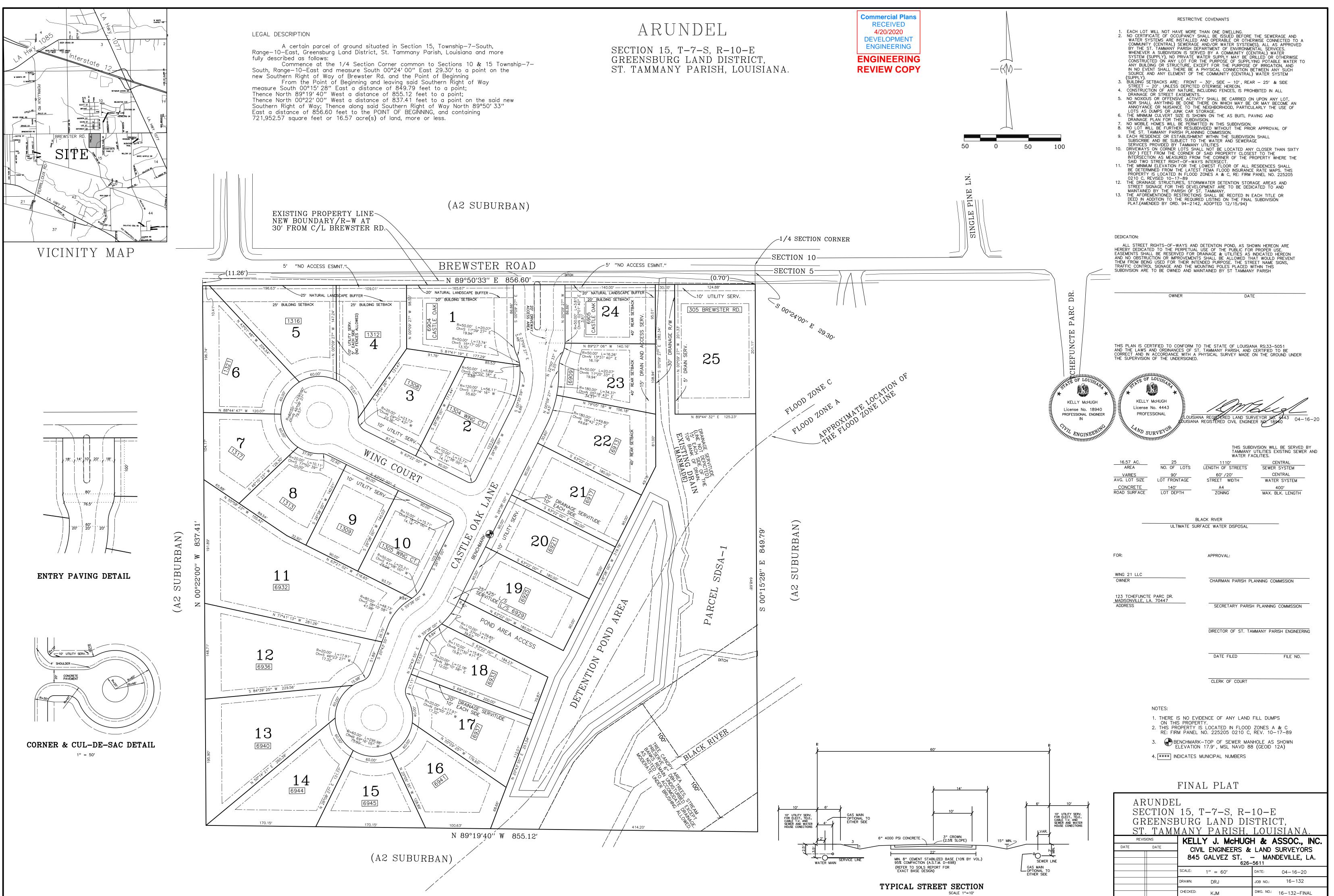
Road Impact Fee = \$1,077.00 per lot x 25 lots = \$26,925.00

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

Fees are due before subdivision plats can be signed.

This subdivision is within the Urban Growth Boundary Line.

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





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

CASE NO.: 2020-1863-FP

SUBDIVISION NAME: Coquille, Phase 3-B

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

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

SECTION: 37 WARD: 1 TOWNSHIP: 7 SOUTH PARISH COUNCIL DISTRICT: 4 RANGE: 10 EAST **TYPE OF DEVELOPMENT:** URBAN (Residential lots less than 1 acre) SUBURBAN (Residential lots between 1-5 acres) RURAL (Residential Farm Tract lots 5 acres plus) X OTHER (Multi family, commercial or industrial)(PUD) **GENERAL LOCATION:** The property is located on the south side of LA Highway 22, east of Perrilloux Road, Madisonville, Louisiana. TOTAL ACRES IN DEVELOPMENT: 9.43 Acres NUMBER OF LOTS: 12 AVERAGE LOT SIZE: Varies SEWER AND WATER SYSTEMS: Central ZONING: PUD FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

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

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

General Comments:

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

<u>Final Plat:</u>

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

Paving & Drainage Plan:

7. Revise the "Driveway Cross-Section" to reflect a 40' setback to be in conformance with the Final Plat.

Sewer & Water Plan:

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

Informational Items:

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

Mandatory Developmental Fees are required as follows:

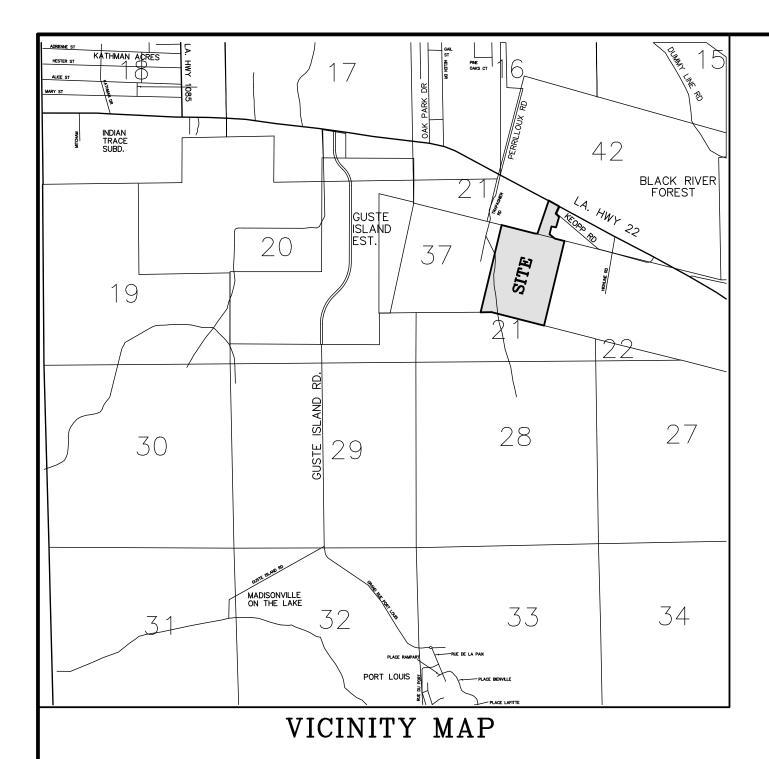
Road Impact Fee = \$1077.00 per lot x 12 lots = \$12,924.00

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

Fees are due before subdivision plats can be signed.

This subdivision is within the Urban Growth Boundary Line.

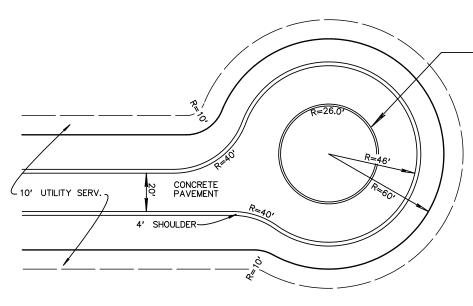
Revised drawings will not be accepted for review or placement in the packet prior to the special rescheduled June 10, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

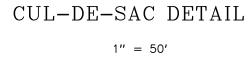


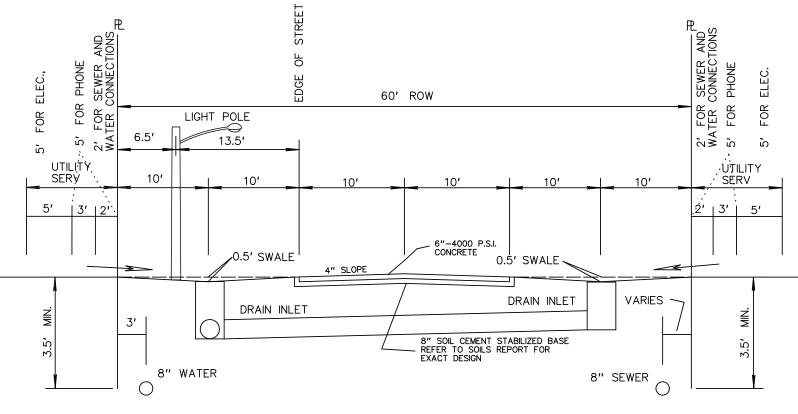
LEGAL DESCRIPTION COQUILLE PHASE 3-B

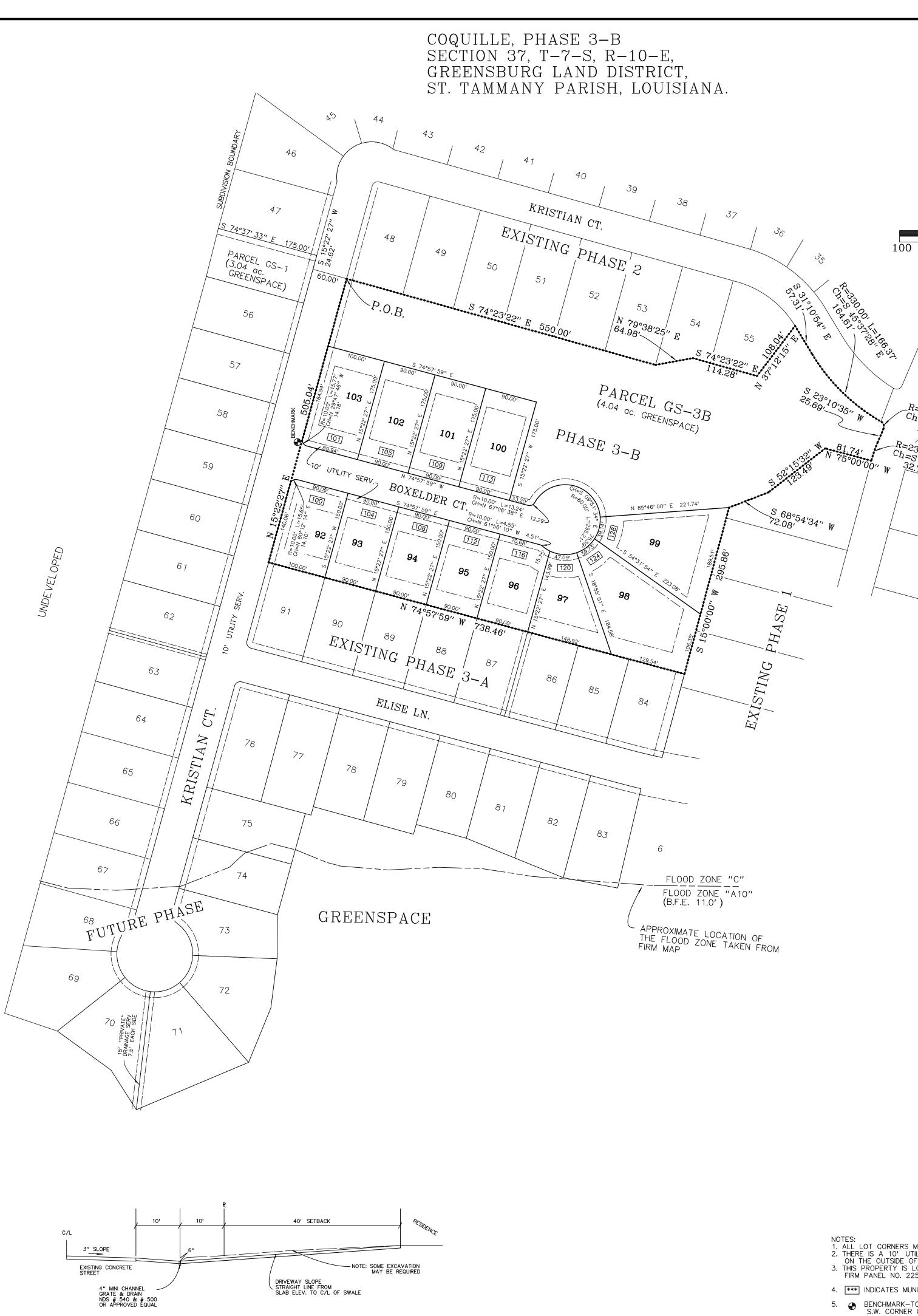
A certain parcel of land situated in Section 37, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows.

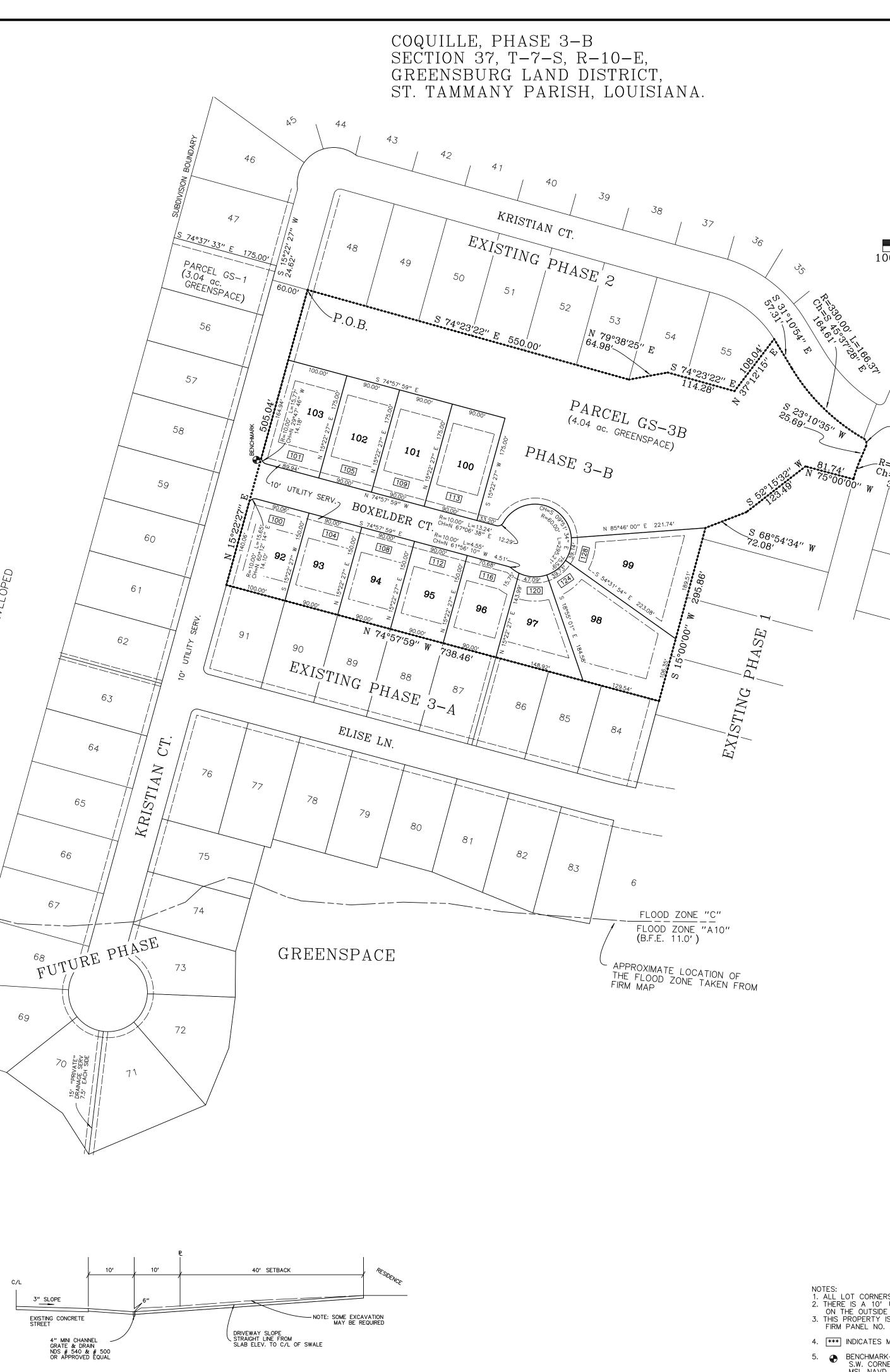
described as follows. Commence at the Section Corner common to Sections 21, 42 and 37, Township 7 South, Range 10 East and measure South 74 degrees 39 minutes 23 seconds East a distance of 370.10 feet to a point; Thence South 15 degrees 22 minutes 27 seconds West a distance of 416.10 feet to a point; Thence South 74 degrees 37 minutes 33 seconds East a distance of 175.00 feet to point; Thence South 15 degrees 22 minutes 27 seconds West a distance of 24.62 feet to a point; Thence South 74 degrees 23 minutes 22 seconds East a distance of 60.00 feet to the POINT OF BEGINNING. From the POINT OF BEGINNING continue South 74 degrees 23 minutes 22 seconds East a distance of 550.00 feet to a point; Thence North 79 degrees 38 minutes 25 seconds East a distance of 64.98 feet to a point; Thence South 74 degrees 23 minutes 22 seconds East a distance of 108.04 feet to a point; Thence South 31 degrees 10 minutes 54 seconds East a distance of 57.31 feet to a point of curve; Thence along a curve to the left having a radius of 330.00 feet, a delta of 28 degrees 53 minutes 08 seconds, an arc length of 166.37 feet, and a chord which bears South 45 degrees 37 minutes 28 seconds East having a curve to the right having a radius of 10.00 feet, a delta of 83 degrees 14 minutes 37 seconds, an arc length of 14.53 feet, and a chord which bears South 18 degrees 26 minutes 44 seconds East having a chord which bears South 18 degrees 26 minutes 44 seconds East having a chord which bears South 18 degrees 26 minutes 44 seconds East having a chord which bears South 18 degrees 26 minutes 44 seconds East having a chord which bears South 18 degrees 26 minutes 44 seconds East having a chord which bears South 18 degrees 26 minutes 44 seconds East having a chord which bears South 18 degrees 26 minutes 44 seconds East having a chord which bears South 18 degrees 26 minutes 44 seconds East having a chord which bears South 18 degrees 26 minutes 44 seconds East having a chord distance of 13.28 feet to a point of tangency; Thenc chord distance of 13.28 feet to a point of tangency; Thence South 23 degrees_10 minutes 35 seconds West a distance of 25.69 feet to a point of curve; Thence along a curve to the left having a radius of 230.00 feet, a curve; Thence along a curve to the left having a radius of 230.00 feet, a delta of 08 degrees 10 minutes 34 seconds, an arc length of 32.82 feet, and a chord which bears South 19 degrees 05 minutes 18 seconds West having a chord distance of 32.79 feet to a point on a line; Thence North 75 degrees 00 minutes 00 seconds West a distance of 81.74 feet to a point; Thence South 52 degrees 15 minutes 32 seconds West a distance of 123.49 feet to a point; Thence South 68 degrees 54 minutes 34 seconds West a distance of 72.08 feet to a point; Thence South 15 degrees 00 minutes 00 seconds West a distance of 295.86 feet to a point; Thence North 74 degrees 57 minutes 59 seconds West a distance of 738.46 Thence North 74 degrees 57 minutes 59 seconds West a distance of 738.46 feet to a point; Thence North 15 degrees 22 minutes 27 seconds East a distance of 505.04 feet to the POINT OF BEGINNING, and containing 9.43 acre(s) of land, more or less.











- 6" ROLLOVER CURB

DRIVEWAY CROSS-SECTION

(1)	WATE COMM BY T WHEN SYST CONS ANY IN NC SOUR (SUPF 2. BUILDII 3. CONST 9. ANNO LOTS 5. THE M BE D 12 in GREA RE: F 6. NO LC PLAN OF S 7. THE M AND 8. DRIVEY (60') INTER SAID 9. IT SHA DRIVE THE 1 12. THE A DEED	ERTIFICATE ER SYSTEM AUNITY (CE HE ST. T/ NEVER A S EM (SUPP STRUCTED BUILDING D EVENT S RCE AND A PLY). ING SETBA CET AND A SHALL AN DYANCE OF SHALL AN DYANCE OF STRUCTION ST TAMMA MINIMUM CL ON THE F WAYS ON FEET FRO RECTION TWO STRI ALL BE PI EWAY TO BOUNDARIE AFOREMENT	AS PER SEC. 125 OF OCCUPANCY MS ARE INSTALLE ENTRAL) SEWERAG AMMANY PARISH I SUBDIVISION IS SE LY), NO PRIVATE ON ANY LOT FOI OR STRUCTURE, E SHALL THERE BE ANY ELEMENT OF CKS ARE: FRON OF ANY NATURE, GE OR STREET E COFFENSIVE ACTI OF ANY NATURE, COR JUNK CAR COFFENSIVE ACTI OF ANY NATURE, CORNER LOTS SOR JUNK CAR INAL AS BUILT P CORNER LOTS SI OM THE CORNER (AS MEASURED FR EET RIGHT-OF-W ROHIBITED FOR AN OR FROM ANY S SOF THE APPRO TIONED RESTRICTION ON TO THE REQU	GE AND/OR WATER SYSTE DEPARTMENT OF ENVIRONA RVED BY A COMMUNITY (WATER SUPPLY MAY BE R THE PURPOSE OF SUPP EXCEPT FOR THE PURPOSI A PHYSICAL CONNECTION THE COMMUNITY (CENTRA T - 40', SIDE - 10', RE INCLUDING FENCES, IS PF ASEMENTS. WITY SHALL BE CARRIED THERE ON WHICH MAY B HE NEIGHBORHOOD, PARTI STORAGE. E LOWEST FLOOR OF ALL EST FEMA FLOOD INSURAN ITED IN FLOOD ZONE C C LAST REVISED 04-02- IVIDED WITHOUT THE PRIO DEPARTMENT OF ENVIRON HOWN ON IN THE ATTACH AVING AND DRAINAGE PLA HALL NOT BE LOCATED A DF SAID PROPERTY CLOSE OM THE CORNER OF THE	RE THE SEWERAGE AND HERWISE CONNECTED TO A EM(S), ALL AS APPROVED MENTAL SERVICES. (CENTRAL) WATER DRILLED OR OTHERWISE DLYING POTABLE WATER TO E OF IRRIGATION, AND I BETWEEN ANY SUCH AL) WATER SYSTEM EAR -30' & SIDE ROHIBITED IN ON UPON ANY LOT, BE OR MAY BECOME AN ICULARLY THE USE OF L RESIDENCES SHALL NCE RATE MAPS OR T WHICHEVER IS -1991 DR APPROVAL OF THE NMENTAL SERVICES HED CHART AN INY CLOSER THAN SIXTY EST TO THE PROPERTY WHERE THE ACCESS VIA A NOT LOCATED WITHIN N EACH TITLE OR AL SUBDIVISION
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KELLY MCH License No. PROFESSION	THE LAWS AND IN ACC SUPERVISION	AND ORDI CORDANCE N OF THE	NANCES OF ST. T WITH A PHYSICA UNDERSIGNED, FO DF LOUISIAN (MCHUGH SIONAL ENGINEER IN NGINEER	TO THE STATE OF LOUIS TAMMANY PARISH, AND CE AL SURVEY MADE ON THE OR A CLASS C SURVEY.	O4-15-20
	9.43 AC AREA VARIES AVG. LOT S CONCRET ROAD SURF	SIZE	12 NO. OF LOTS VARIES LOT FRONTAGE VARIES LOT DEPTH	520' LENGTH OF STREETS 60' STREET WIDTH P.U.D. ZONING	CENTRAL SEWER SYSTEM CENTRAL WATER SYSTEM 520' MAX. BLK. LENGTH
				E PONTCHARTRAIN SURFACE WATER DISPOSAI	L
	FOR: FOREST LA (PETE PALI OWNER		ES, L.L.C.	APPROVAL:	PLANNING COMMISSION
	13433 SEY COVINGTON ADDRESS			SECRETARY PARIS	5H PLANNING COMMISSION
FINAL PL RECEIV 4/16/20 DEVELOPI	/ED)20			DIRECTOR OF ST.	TAMMANY PARISH ENGINEERING FILE NO.
ENGINEE ENGINEE REVIEW	ERING			CLERK OF COUR	T
NOTES: 1. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS 2. THERE IS A 10' UTILITY SERV. ADJACENT TO AND ON THE OUTSIDE OF ALL R.O.W. LINES. 3. THIS PROPERTY IS LOCATED IN FLOOD ZONES C FIRM PANEL NO. 225205 0215 C; REV. 04-02-91		SEC GRI ST.	UILLE, F TION 37, EENSBUR		TRICT, OUISIANA. IUGH & ASSOC., INC.
 4. *** INDICATES MUNICIPAL ADDRESS 5. BENCHMARK-TOP OF SEWER MANHOLE AT THE S.W. CORNER OF LOT 103, ELEV. 14.43 MSL NAVD 88 (GEOID 12A) 6. THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR FILLING AND GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS BUILT DRAINAGE PLAN. 			07-08-19 09-03-19 09-09-19 04-15-20		S & LAND SURVEYORS . – MANDEVILLE, LA. 626–5611 DATE: 04–12–19 JOB NO.: 14–101 DWG. NO.: 14–101–3B

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

CASE NO.: 2020-1864-FP

SUBDIVISION NAME: Ashton Parc, 5th Filing

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

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

SECTION: 26 TOWNSHIP: 8 SOUTH RANGE: 14 EAST

WARD: 8 PARISH COUNCIL DISTRICT: 8

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

 SUBURBAN (Residential lots between 1-5 acres)

 RURAL (Residential Farm Tract lots 5 acres plus)

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

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

TOTAL ACRES IN DEVELOPMENT: 26.24 Acres

NUMBER OF LOTS: 102 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

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

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

General Comments:

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

<u>Final Plat:</u>

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

Paving & Drainage Plan:

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

Sewer & Water Plan:

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

Informational Items:

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

Mandatory Developmental Fees are required as follows:

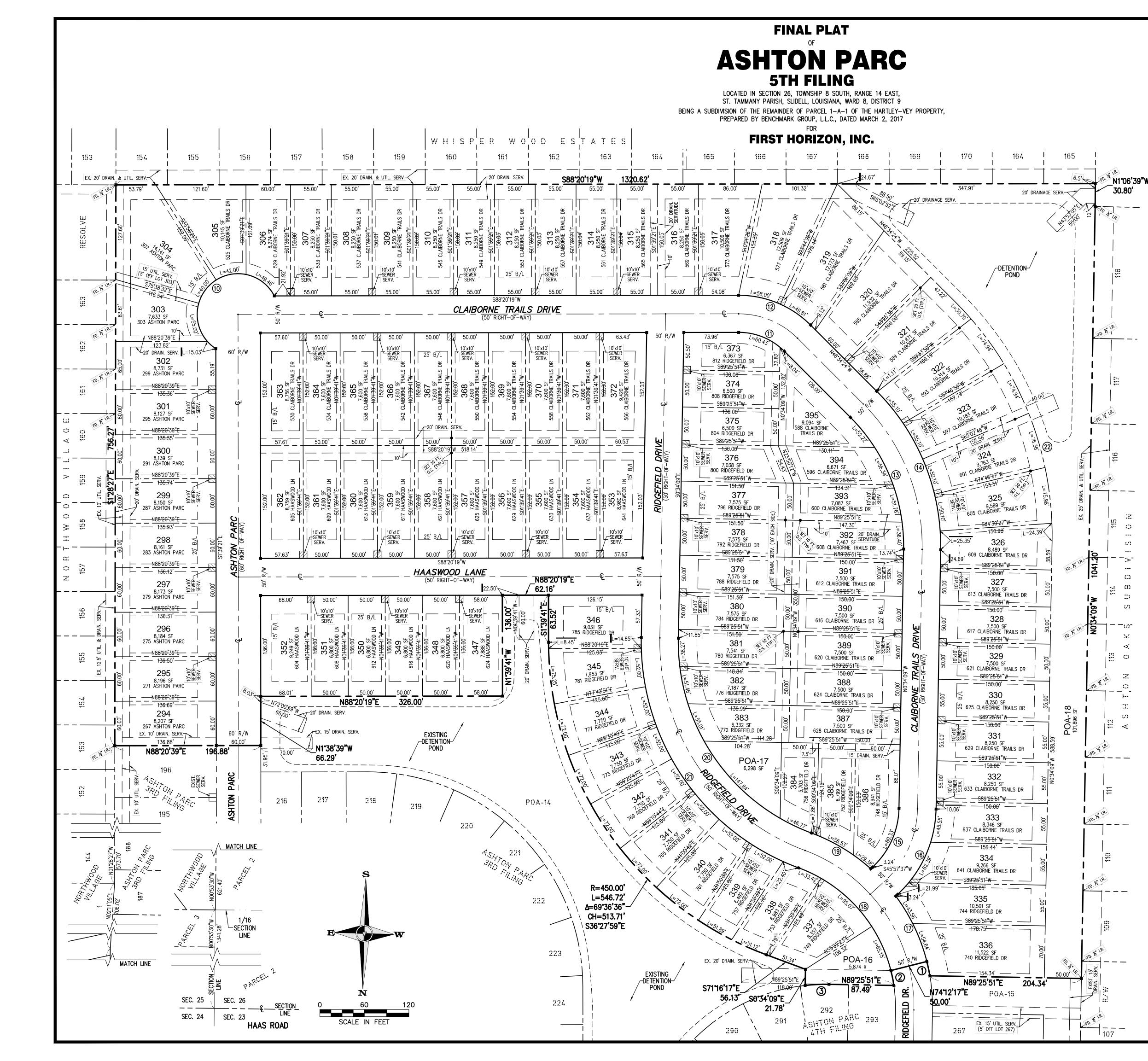
Road Impact Fee = \$1077.00 per lot x 102 lots = \$109,854.00

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

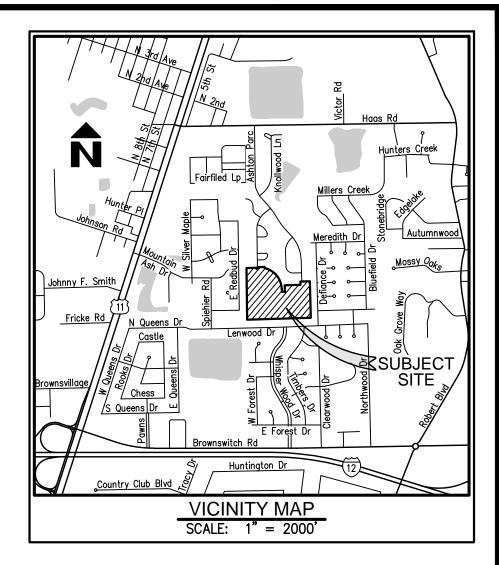
Fees are due before subdivision plats can be signed.

This subdivision is within the Urban Growth Boundary Line.

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







PUBLIC DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF ASHTON PARC, THIRD FILING. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSE.

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

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

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

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

LEE FOSTER, AGENT FIRST HORIZON, INC.

CERTIFICATION:

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

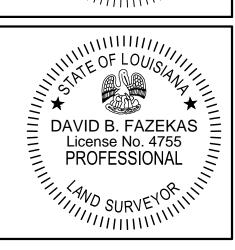
RUSSELL J. ROME, P.E. BENCHMARK GROUP, L.L.C.

CERTIFICATION:

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

DATE

DATE



TATE OF LOUIS

RUSSELL J. ROME

License No. 31589

PROFESSIONAL ENGINEER

IN

ENGINEE

DAVID	B.	FA	ZEKAS,	P.L.S.
BENCH	MA	RK	GROUP,	, L.L.C.

15 | 89.33' | 110.00'

16 | 129.93' | 160.00'

18 | 193.65' | 200.00'

19 | 93.78' | 250.00'

20 339.35' 275.00'

21 401.05' 325.00'

22 | 357.30' | 445.00' |

BENCHMARK

PROJECT NO.: 16-085A FILE NAME: 16085A_5TH_FPLAT

98.20' 250.00'

11

17

PROPERTY LINE CURVE DATA CURVE | LENGTH | RADIUS | TANGENT | DELTA | CHORD | BEARING 19.77' | 250.00' | 9.89' 4°31'50" | 19.76' | S13°31'48"E 5*52'00" | 20.47' | S12*51'43"E 20.48' 200.00' 10.25' 3 32.18' 250.00' 16.11' 7*****22**'**28 10 | 201.49' | 55.00' 205.96' 209*54'10 87.00' 36.11' 45**°**05'1 68.46' 12 | 107.81' | 137.00' 56.87' 45'05'1 13 | 196.72' | 245.00' 104.01' 46°00'16 14 | 236.86' | 295.00' 125.23' 46'00'16

		20.17	0.05.00	10.20	200.00
	N85 * 44'37"E	32.15'	7 • 22'28"	16.11'	250.00'
	N46°21'05"E	106.28'	209*54'10"	205.96'	55.00'
APPROVED:	S69°07'03"E	66.71'	45°05'17"	36.11'	87.00'
AFFROVED.	S69°07'03"E	105.05'	45°05'17"	56.87'	137.00'
CHAIRMAN PARISH PLANNING COMMISSION	S23 ° 34'16"E	191.48'	46°00'16"	104.01'	245.00'
CHAIRMAN FARISH FLANNING COMMISSION	S23 ° 34'16"E	230.55'	46°00'16"	125.23'	295.00'
	S22*41'44"W	86.90'	46 ° 31'46"	47.29 '	110.00'
SECRETARY PARISH PLANNING COMMISSION	S22*41'44"W	126.39'	46 ° 31'46"	68.79 '	160.00'
	S27°02'52"E	97.57'	22•30'19"	49.74 '	250.00'
DIRECTOR OF THE DEPARTMENT OF ENGINEERING	S43°32'00"E	186.17'	55 ° 28'34"	105.17'	200.00'
	S60 ° 31'30 " E	93.23'	21 ° 29'33"	47.45'	250.00'
DATE FILED FILE NO.	N35*55'13"W	318.22'	70*42'08"	195.08'	275.00'
	N35*55'13"W	376.08'	70*42'08"	230.55'	325.00'
CLERK OF COURT	S23 ° 34'16"E	347.78'	46°00'16"	188.91'	445.00'
PARC, 5TH FILING (1 OF 2)	HTON	F AS		AL PI	FIN
IMARK GROUP, L.L.C.	ENCH	B			

LAND SURVEYING • CIVIL ENGINEERING

LAND PLANNING • LANDSCAPE ARCHITECTURE

11328 PENNYWOOD AVENUE, BATON ROUGE, LOUISIANA 70809

PHONE: 225.368.2475 - FAX: 225.368.2476 - WWW.BENCHMARKGROUPLLC.COM

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

THENCE ALONG THE WESTERN RIGHT-OF-WAY OF RIDGEFIELD DRIVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 19.77 FEET, AND A CHORD WHICH BEARS SOUTH 13 DEGREES 31 MINUTES 48 SECONDS EAST FOR 19.76 FEET: THENCE NORTH 74 DEGREES 12 MINUTES 17 SECONDS EAST A DISTANCE OF 50.00 FEET TO THE EASTERN RIGHT-OF-WAY OF RIDGEFIELD DRIVE THENCE ALONG THE EASTERN RIGHT-OF-WAY OF RIDGEFIELD DRIVE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 20.48 FEET, AND A CHORD WHICH BEARS NORTH 12 DEGREES 51 MINUTES 43 SECONDS WEST FOR 20.47 FEET; THENCE 89 DEGREES 25 MINUTES 51 SECONDS EAST A DISTANCE OF 87.49 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 32.18 FEET, AND A CHORD WHICH BEARS NORTH 85 DEGREES 44 MINUTES 37 SECONDS EAST FOR 32.15 FEET; THENCE SOUTH OD DEGREES 34 MINUTES 09 SECONDS EAST A DISTANCE OF 21.78 FEET; THENCE SOUTH 71 DEGREES 16 MINUTES 17 SECONDS EAST A DISTANCE OF 56.13 FEET; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, AN ARC LENGTH OF 546.72 FEET, AND A CHORD WHICH BEARS SOUTH 36 DEGREES 27 MINUTES 59 SECONDS EAST FOR 513.71 FEET; THENCE SOUTH 01 DEGREES 39 MINUTES 41 SECONDS EAST A DISTANCE OF 63.51 FEET TO THE NORTHERN RIGHT-OF-WAY OF HAASWOOD LANE: THENCE NORTH 88 DEGREES 20 MINUTES 19 SECONDS EAST A DISTANCE OF 62.16 FEET ALONG THE NORTHERN RIGHT-OF-WAY OF HAASWOOD LANE; THENCE NORTH 01 DEGREES 39 MINUTES 41 SECONDS WEST A DISTANCE OF 136.00 FEET; THENCE NORTH 88 DEGREES 20 MINUTES 19 SECONDS EAST A DISTANCE OF 326.00 FEET TO THE WESTERN RIGHT-OF-WAY OF ASHTON THENCE NORTH 01 DEGREES 38 MINUTES 39 SECONDS WEST A DISTANCE OF 66.29 FEET ALONG THE WESTERN RIGHT-OF-WAY OF ASHTON PARC: THENCE NORTH 88 DEGREES 20 MINUTES 39 SECONDS EAST A DISTANCE OF 196.88 FEET TO THE POINT OF BEGINNING.

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

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

THENCE SOUTH 88 DEGREES 20 MINUTES 19 SECONDS WEST A DISTANCE OF 1,320.62 FEET; THENCE NORTH 01 DEGREES 06 MINUTES 39 SECONDS WEST A DISTANCE OF 30.80 FEET;

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

SOUTH 01 DEGREES 28 MINUTES 27 SECONDS EAST A DISTANCE OF 573.70 FEET TO THE POINT OF BEGINNING;

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

LEGAL DESCRIPTION - ASHTON PARC, 5TH FILING: A CERTAIN PARCEL OF LAND SITUATED IN AND BEING A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA, ALSO BEING A SUBDIVISION OF THE REMAINDER OF PARCEL 1-A-1 OF THE HARTLEY-VEY PROPERTY, BEING A PORTION OF PARCEL 1 OF A DIVISION OF LAND PREPARED BY J.V. BURKES & ASSOCIATES, INC. DATED JULY 10, 2006, AND BEING MORE



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



	
	WAIVERS APPROVED: SECTION 125-214(7): DRIVEWAYS ON CORNER LOTS (LOT 335 ONLY)
	[
	NOTES: 1) The base flood elevation shown hereon is subject to change. The cu should be verified with the st. tammany parish department of engineeri
	2) THE ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN PERFORMED BY THIS FIRM AND REPRESENTS EXISTING CONDITIONS PRIOR TO CON ACCURACY OF SAME IS NOT SUFFICIENT FOR MORE DETAILED DESIGN. LOT OWNER SECURE A MORE DETAILED TOPOGRAPHIC SURVEY AND SHOULD NOT RELY ON TH
	3) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF FLOOD ZONE "C" A EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PAN REVISED APRIL 21, 1999.
GENERAL NOTES:	4) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH $1/2$ -NOTED HEREON.
NO. OF LOTS: 102 LOT SIZE: VARIES	5) NO ATTEMPT HAS BEEN MADE BY BENCHMARK GROUP, L.L.C. TO VERIFY TITLE SERVITUDES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, WETLANDS OR EI ENCUMBRANCES THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE FURNIS REPRESENTATIVE.
ACREAGE: 26.24 ACRES± FLOOD ZONE: "C"	6) ALL BUILDING LINES AND SERVITUDES SHOWN HEREON ARE IN ACCORDANCE W HEREON AND THE CURRENT ST. TAMMANY PARISH SUBDIVISION REGULATIONS.
STREET WIDTH: 26-FTWIDE LENGTH OF STREETS: 3728-FT	7) LOTS 352, 362, AND 363 ARE REQUIRED TO HAVE ITS DRIVEWAY LOCATED ON
STREET SURFACE: P.C. CONCRETE	8) LOT 346 IS REQUIRED TO HAVE ITS DRIVEWAY LOCATED ON HAASWOOD LANE.
SEWERAGE SYSTEM: CENTRAL	9) LOTS 353 AND 372 ARE REQUIRED TO HAVE ITS DRIVEWAY LOCATED ON RIDG
TYP. SETBACKS: SEE RESTRICTIVE COVENANTS NO. 11	10) LOTS 373 AND 386 ARE REQUIRED TO HAVE ITS DRIVEWAY LOCATED ON CLA
STORM WATER THROUGH PREVIOUSLY CONSTRUCTED DISCHARGE: & APPROVED DETENTION FACILITY	
	RESTRICTIVE COVENANTS: 1) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AN
BASIS OF BEARINGS: ALL BEARINGS SHOWN HEREON BASED ON STATE PLANE COORDINATES FOR LOUISIANA SOUTH ZONE.	AND OPERABLE OF OCCUPANCT SHALL BE ISSUED BEFORE THE SEWERAGE AN AND OPERABLE OR OTHERWISE CONNECTED TO COMMUNITY (CENTRAL) SEWERAGE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY). NO PRIVATE WA OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABI STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL)
BENCHMARK:	2) CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE SERVITUDE OR S
BENCHMARK 52V078 NAVD ADJUSTED DATA ADD (+)0.57-FEET.	3) NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED OUT UPON ANY LOT, I THEREON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE.
PROJECT BENCHMARK: PK NAIL IN CENTER OF ASHTON PARC APPROXIMATELY 190-FT. SOUTH OF HAAS ROAD. ELEVATION: 23.23-FT. NAVD (NORTH 668,283 SOUTH 3,777,820 - STATE PLANE COORDINATES)	4) LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
	5) MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN TH
REFERENCE MAPS: 1) "SURVEY OF 196.4 ACRES, SECTIONS 25 & 26", BY: J.V. BURKES & ASSOCIATES, INC., DATED:	6) THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED SHALL BE DETERMINED BY PLAIN ADMINISTRATOR AND SHALL BE NO LOWER THAN 12 INCHES ABOVE THE CA
	7) NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMA
2) "A PROPOSED DIVISION OF LAND LOCATED IN SECTION 25 & 26-8-14", BY: J.V. BURKES & ASSOCIATES, INC., DATED: 7-10-2006.	8) DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE THE SUBDIVISION HAS SUB
3) "FINAL PLAT OF SUBDIVISION, ASHTON PARC – FILING 1 – PART 1", BY: L. LYLES BUDDEN, P.L.S., DATED: 6–26–2008.	 9) DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIX CORNER WHERE TWO STREETS INTERSECT. 10) THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DI
4) "MAP SHOWING SUBDIVISION OF PARCEL 1-A, HARTLEY-VEY PROPERTY INTO PARCEL 1-A-1, 1-A-2, & 1-A-4,", BY DAVID B. FAZEKAS, P.L.S., DATED 3-02-2017.	LISTING ON THE FINAL SUBDIVISION PLAT. 11) BUILDING SETBACKS: FRONT: 25' CUL-DE-SAC FRONT:
5) "FINAL PLAT OF ASHTON PARC, 3RD FILING,", BY DAVID B. FAZEKAS, P.L.S., DATED 9–24–2018.	SIDE: 5' CORNER STREET SIDE: REAR: 20' REAR YARD ADJACENT T
6) "FINAL PLAT OF ASHTON PARC, 4TH FILING,", BY DAVID B. FAZEKAS, P.L.S., DATED 9-30/2019.	THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFEREN EACH TITLE.
	LAND USAGE: SINGLE FAMILY RESIDENTIAL. NO. OF LOTS: 102 LOT SZE: VARIES ZONING: PUD ACREAGE: 26.24 ACRESS PLOOD ZONE: 7C STREET WOTH: 26-FT-WDE LENGTH OF STREETS: 3.728-FT. STREET SURFACE: P.C. CONCRETE SEMERAGE SYSTEM: CENTRAL WATER SYSTEM: CENTRAL WATER SYSTEM: CENTRAL TYP. SETBACKS: SEE RESTRICTIVE COVENANTS NO. 11 STORM WATER THROUGH PREVOUSLY CONSTRUCTED DISCHARGE: & APPROVED DETENTION FACILITY BASIS OF BEARINGS: ALL BEARINGS SHOWN HEREON BASED ON STATE PLANE COORDINATES FOR LOUISIANA SOUTH ZONE. BENCHMARK: ELEVATIONS WERE ESTRAUSHED BY G.P.S. OBSERVATION USING GEOD 09, NAVD88. TO ADJUST TO BENCHMARK S2V078 NAVD ADJUSTED DATA ADD (+)0.57-FEET. PROLECT BENCHMARK: PK NUML IN CENTER OF ASHTON PARC APPROXMATELY 190-FT. SOUTH OF HAAS ROAD. LEEVATION: 23.23-FT. NAVD (NORTH 668,283 SOUTH 3,777,820 – STATE PLANE COORDINATES) REFERENCE MAPS: 1) "SURVEY OF 196.4 ACRES, SECTIONS 25 & 26", BY: J.V. BURKES & ASSOCIATES, INC., DATED: 7-7-2005. 2) "A PROPOSED DIVISION OF LAND LOCATED IN SECTION 25 & 26-8-14", BY: J.V. BURKES & ASSOCIATES, INC., DATED: 7-10-2008. 3) "THINAL PLAT OF SUBDIVISION, ASHTON PARC – FILING 1 – PART 1", BY: L. LYLES BUDDEN, PLLS., DATED: 6-26-2008. 4) "MAP SHOWING SUBDIVISION OF PARCEL 1-A. HARTLEY-VEY PROPERTY INTO PARCEL 1-A-1, 1-A-2, & 1-A-4", BY DAVID B. FAZEKAS, PLLS., DATED 3-02-2017. 5) "THNAL PLAT OF ASHTON PARC, 3RD FILING,", BY DAVID B. FAZEKAS, PLLS., DATED 9-24-2018.

DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF ASHTON PARC, THIRD FILING. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSE. THE POND(S) AND DRAINAGE SERVITUDES ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF. "POA" AREAS (COMMON AREAS) ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF. STREETS ARE NOT DEDICATED TO THE PUBLIC BUT ARE PRIVATE STREETS. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY THE ASHTON PARC PROPERTY OWNERS ASSOCIATION, INC. OR ITS SUCCESSORS AND ASSIGNS. THESE STREETS CANNOT BE ACCEPTED INTO THE PARISH OF ST. TAMMANY ROAD MAINTENANCE SYSTEM UNTIL THEY MEET THE REQUIRED STREET ROAD SPECIFICATIONS AS FOUND IN THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT MANUAL AS AMENDED OR SUBSEQUENT EDITIONS THERETO. STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF. LEE FOSTER, AGENT DATE FIRST HORIZON, INC. **CERTIFICATION:** THE OF LOUIS INFRASTRUCTURE IMPROVEMENTS FOR THIS DEVELOPMENT HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF ST. TAMMANY PARISH. * * **RUSSELL J. ROME** License No. 31589 PROFESSIONAL ENGINEER IN RUSSELL J. ROME, P.E. DATE BENCHMARK GROUP, L.L.C. K ENGINEERIN ((1111))**CERTIFICATION:** TH INTE OF LOUISIAN, THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH IAN SIXTY (60') FEET FROM THE PROPERTY ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND TO THE MINIMUM STANDARDS for property boundary surveys for a class "C" survey as established by 🎅 ★ 🗌 - ★ : THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND OR DEED IN ADDITION TO THE REQUIRED DAVID B. FAZEKAS LAND SURVEYORS. License No. 4755 PROFESSIONAL AND SURVEYON DAVID B. FAZEKAS, P.L.S. DATE EFERENCE SHALL BE MADE THERETO IN BENCHMARK GROUP, L.L.C.

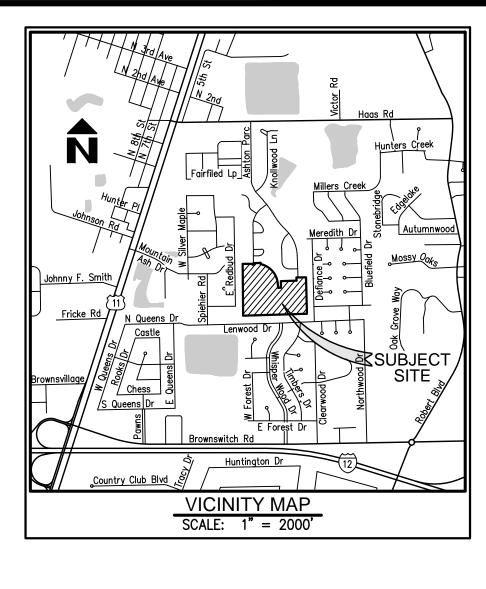
UTILITY SERVICE SERVITUDE:

PUBLIC DEDICATION:

TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.

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

BE IT RESOLVED BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON THAT HE DOES



THE CURRENT BASE FLOOD ELEVATION INEERING.

ON AN ACTUAL TOPOGRAPHIC SURVEY O CONSTRUCTION; HOWEVER, DETAIL AND OWNERS AND/OR PURCHASERS SHOULD ON THE INFORMATION SHOWN HEREON.

"C" ACCORDING TO THE FEDERAL TY PANEL NO. 225205 0410 D, LAST

TH 1/2-INCH IRON PIPES UNLESS OTHERWISE

TITLE, ACTUAL LEGAL OWNERSHIP, OR ENVIRONMENTAL ISSUES OR OTHER FURNISHED BY THE OWNER OR HIS

NCE WITH THE REFERENCE MAPS SHOWN

TED ON ASHTON PARC.

I RIDGEFIELD DRIVE. N CLAIBORNE TRAILS DRIVE.

AGE AND WATER SYSTEMS ARE INSTALLED ERAGE AND/OR WATER SYSTEM(S). ALL AS IMANY PARISH. WHENEVER A SUBDIVISION IS ATE WATER SUPPLY MAY BE DRILLED OR POTABLE WATER TO ANY BUILDING OR SHALL THERE BE A PHYSICAL CONNECTION TRAL) WATER SYSTEM (SYSTEM).

OR STREET EASEMENT. LOT, NOR SHALL ANYTHING BE DONE

IN THIS SUBDIVISION. NED BY THE ST. TAMMANY PARISH FLOOD THE CROWN OF THE ADJACENT ROAD.

TAMMANY PLANNING COMMISSION. S SUBSURFACE DRAINAGE.

ONT: 15' CENT TO BUFFER: 10'



OLD BUSINESS



ST. TAMMANY PARISH MICHAEL B. COOPER PARISH PRESIDENT

May 6, 2020

OLD BUSINESS May 12, 2020 Agenda

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

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

Honorable Commissioners,

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

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

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

Sincerely,

ussue

Christopher Tissue, P.E. Lead Development Engineer

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

xc: Honorable Martha Cazaubon
Mr. Ross P. Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Theodore Reynolds, P.E.
Mr. Adam Kurz, D.R. Horton - Gulf Coast, Inc.
Mr. Jeff Schoen, Jones Fussell, LLP

CHRISTOPHER TISSUE, P.E., LEAD DEVELOPMENT ENGINEER | DEPARTMENT OF PLANNING & DEVELOPMENT P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | CPTISSUE@STPGOV.ORG | 985-809-7448 WWW.STPGOV.ORG From: jds@jonesfussell.com Sent: Thursday, April 16, 2020 5:07 PM To: Helen Lambert (<u>hlambert@stpgov.org</u>) <<u>hlambert@stpgov.org</u>> Subject: FW: River Park Estates

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

From: George A Kurz <<u>GAKurz@drhorton.com</u>> Sent: Thursday, April 16, 2020 3:41 PM To: <u>jds@jonesfussell.com</u> Subject: River Park Estates

Jeff,

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

I hope you are doing well in these crazy times.

Thanks,



Adam Kurz Land Manager

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

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