

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, MAY 11, 2021
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

NOTE: This meeting will be open to the public. Seating may be restricted due to possible COVID19 capacity guidelines.

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, May 11, 2021.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call: 985-276-6398 If busy 346-248-7799 , or 669-900-6833 Meeting ID: 824 4196 3236 # Participant ID: # Passcode: 406863 #

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE APRIL 7, 2021 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

REV21-05-002

The revocation of an unopened portion of Bazer Road, located on the north side of Tchefuncte Drive, south of Wildwood Drive between Lot 23 and 24 in the River Forest Country Club Subdivision, Covington, Louisiana, Ward 1, District 3.

Applicant: John Knight

Parish Council District Representative: Hon. Martha J. Cazaubon.

MINOR SUBDIVISION REVIEW

2021-2317-MSP

A minor subdivision of Parcel A into Parcels A1, A2 & A3

Owners & Representatives: Merle M. Mulkey

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the northwest corner of Robert Road & Mulkey Road, Mandeville, Louisiana. Ward 4, District 7

2021-2324-MSP

A minor subdivision of Lot 3A into Lots N1, N2 & N3

Owners & Representatives: Karen Kaye Navarre

Parish Council District Representative: Hon. Steve Stefancik

General Location: The parcel is located on the west side of Dixie Ranch Road, south of Goodman Road, Slidell, Louisiana. Ward 9, District 11

2021-2326-MSP

A minor subdivision of Parcels A & C into Parcels A-1 & C-1

Owners & Representatives: Michael W. Wittich & Kathryn Gayle Wittich

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the east side of LA Highway 25, north of Airport Road, south of Wylie Jenkins Road, Covington, Louisiana. Ward 3, District 2

2021-2328-MSP

A minor subdivision of Parcels 2 & 3 into Parcels 2A & 3A

Owners & Representatives: Siless Construction LLC - Greg Siless

Parish Council District Representative: Hon. Steve Stefancik

General Location: The parcel is located on the north side of Dummyline Road, west of LA Highway 41, Pearl River, Louisiana. Ward 6, District 11

2021-2345-MSP

A minor subdivision of Parcel 1A into Parcels 1A1 & 1A2

Owners & Representatives: Richard Stevens, Sr.

Parish Council District Representative: Hon. Jake A. Airey

General Location: The parcel is located on the east side of E. Howze Beach Road, north of Lakeshore Village Drive, Slidell, Louisiana. Ward 9, District 13

2021-2352-MSP

A minor subdivision of Parcel B into Parcels B1 & B2

Owners & Representatives: United Assets, LLC - Randy Varuso

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the west side of LA Highway 1077, south of Northpointe Court, Covington, Louisiana. Ward 1, District 3

RESUBDIVISION REVIEW**2021-2346-MRP**

Resubdivision of 2.07-acre parcel, a gap parcel and a greenspace parcel into Parcel S-1, Northpointe Business Park, Phase 3

Owners & Representatives: St. Tammany Parish Government

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property at the northwest corner of LA Highway 1085 & Winward Drive, Covington, Louisiana. Ward 1, District 3

2020-2358-MRP

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

Owner & Representative: Mr. Woodruff L. & Ms. Carol V. Camus Jr. and Joshua M & Francis F Mcdowell

Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

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

2020-2359-MRP

Resubdivision of Lots 89 & 90 into Lot 89-A, River Club, Phase 1

Owner & Representative: William & Cher Nungesser

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The properties are located on the south side of Ox Bow Lane, Covington, Louisiana. Ward 1, District 1

PETITIONS/REQUESTS**TENTATIVE SUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW****FINAL SUBDIVISION REVIEW****2021-2361-FP**

Bedico Creek, Parcel 14

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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

2021-2362-FP

Lakeshore Villages, Phase 9A

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

OLD BUSINESS**NEW BUSINESS****ADJOURNMENT**

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - WEDNESDAY, APRIL 7, 2021
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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

A livestream was available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream began at 6:00 PM on Wednesday, April 7, 2021.

Public comments regarding items on this Agenda were submitted during the meeting by calling in to an Audio Bridge Conference Call. Local #: 985-276-6398, If busy, 346-248-7799, or 669-900-6833, Meeting ID: 833 0136 7355 #, Participant ID: #, Passcode: 646470#.

ROLL CALL

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

Absent: Willie, Barcelona

Staff Present: Liner, Lambert, Tissue, Couvillon, Cleland, Dugas, Lucio

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION - Randolph presented the Invocation

PLEDGE OF ALLEGIANCE - Drumm presented the Pledge of Allegiance

APPROVAL OF THE MARCH 16, 2021 MEETING MINUTES

Fitzmorris moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

REQUEST FOR POSTPONEMENTS

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

Request to Enter the Parish Right of Way for portions of Seventh Avenue, Eighth Avenue and Seventh Street for the purpose of extending the street and installing drainage features (Pailet First Subdivision). -

APPROVED

Debtor: HMM Development, LLC

Parish Council District: Hon. Cheryl Tanner

General Location: The property is located on Seventh Avenue, Eighth Avenue and Seventh Street, east of Sixth Street, south of Highway 435, Abita Springs, Louisiana. Ward 10, District 6

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

Opposition: None

Question: Ms. Jeanne Mosset

Seeger moved to approve with waiver, second by Randolph.

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

Nay: N/A

Abstain: N/A

Request to Enter the Parish Right of Way for a portion of Lamarque Street for the purpose of extending the street and installing drainage features (Town of Mandeville Subdivision). - **APPROVED**

Debtor: Legacy South Development, LLC

Parish Council District: Hon. James J. Davis

General Location: The property is located on Lamarque Street, north of Destin Street, south of Labarre Street, east of LA Highway 59, Mandeville, Louisiana. Ward 4, District 7

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

Opposition: Mr. Patrick Graham

Seeger moved to approve, second by Crawford.

Yea: Seeger, McInnis, Doherty, Fitzmorris, Crawford, Drumm, Randolph

Nay: Ress

Abstain: N/A

REVOCATION REVIEW

REV21-04-001 - APPROVED

The revocation of an unopened portion of Dupre Street, located on the south side of Dupard Street, north of McNamara Street between Square 209 and Square 210 in the Town of Mandeville Subdivision, Mandeville, Louisiana, Ward 4, District 7.

Applicant: Ms. Yaritza Garcia

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

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

Opposition: None

Crawford moved to approve, second by Ress.

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

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW

2021-2276-MSP - APPROVED

A minor subdivision of Parcels D & E into Parcels D-1 & E-1

Owner & Representative: The Wildwood Trust, REIMS, Inc, Mt. Auburn Corporation, Uptown Retail Development Corporation

Parish Council District Representative: Hon. Steve Stefancik

General Location: The parcel on the west side of LA Highway 434, north of Krentel Road, Lacombe, Louisiana. Ward 6, District 11

Postponed from March 16, 2021 Meeting

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

Opposition: None

Question: Mr. John Malinski

Fitzmorris moved to approve with original survey, second by Randolph.

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

Nay: N/A

Abstain: N/A

2021-2281-MSP - APPROVED

A minor subdivision of Parcel B into Parcels B-1 & B-2

Owner & Representative: Mr. Thomas & Ms. Laura Guidroz

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the south side of Stanga Road, Covington, Louisiana.

Ward 1, District 3

Postponed from March 16, 2021 Meeting

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

Opposition: None

Fitzmorris moved to approve with waiver, second by Randolph.

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

Nay: N/A

Abstain: N/A

2021-2292-MSP - APPROVED

A minor subdivision of 2 acres into Parcels A & B

Owners & Representatives: Mr. Clayton & Ms. Charlotte Miller

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the south side of Brewster Road, west of Hebert Lane, east of Grand Oaks Drive, Madisonville, Louisiana. Ward 1, District 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. Clayton & Ms. Charlotte Miller

Opposition: None

Seeger moved to approve with waiver, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

2021-2299-MSP - APPROVED

A minor subdivision of 4.05 acres into Parcels A & B

Owner & Representative: Enid Shawn Poole Gorringer

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the north side of Poole Drive, west of Columbia Street, Covington, Louisiana. Ward 3, District 3

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

Opposition: None

Crawford moved to approve with waiver, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

2021-2318-MSP - APPROVED

A minor subdivision of Parcels 3, A & B into Parcels A1 & B1

Owners & Representatives: Anne Plauche & Robert Martyn Callender and Fitzjackel Partnership in Commendam & Fitzjackel LLC.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Johnsen Road and on the east side of LA Highway 437, Covington, Louisiana. Ward 3, District 2

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

Opposition: None

Fitzmorris moved to approve with waiver, second by Seeger.

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

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

2021-2301-MRP - APPROVED

Resubdivision of Lot 109 Simalusa Estates & 40.47 acres into Lots 109A & 109B, Simalusa Estates

Owners & Representatives: Mr. Lowell K. & Ms. Lori O. Oliver Roger

Surveyor: John Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of Warrior Trace, east of Highway 1129 (Lee Road), Covington, Louisiana. Ward 2, District 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. Lowell K. & Ms. Lori O. Oliver Roger, Mr. Nick Roger

Opposition: Mr. Dwayne Fabian

Fitzmorris moved to approve with waiver, second by Seeger.

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

Nay: N/A

Abstain: N/A

2021-2305-MRP - APPROVED

Resubdivision of Lot 15A into Lots 14A1 & 15A1, Phase 1A-1, Lakeshore Estates

Owners & Representatives: Mr. Antoine & Ms. Tyisha Banks

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

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located on the south side of Lakeshore Blvd, Slidell, Louisiana. Ward 9, District 13

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

Opposition: None

Randolph moved to approve without the waiver, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

2021-2306-MRP - APPROVED

Resubdivision of Lots 86 & 87 into Lot 86A, Phase 1, Lake Ramsey

Owners & Representatives: Mr. William B. & Ms. Janet Sofge

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the east side of South Lakeshore Drive, south of Riverlake Drive, Covington, Louisiana. Ward 3, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. William B. and Ms. Rene Sofge

Opposition: None

Seeger moved to approve, second by McInnis.

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

Nay: N/A

Abstain: N/A

2021-2308-MRP - APPROVED

Resubdivision of Lot 234 into Lot 234-A, Phase 4, Natchez Trace

Owner & Representative: Rockwell Builders, LLC - Mr. Robert Rockwell

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of Natchez Court, east of LA Highway 21, Covington, Louisiana. Ward 1, District 1

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

Opposition: None

Fitzmorris moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

PETITIONS/REQUESTS

PET-2021-001 - APPROVED

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the southwest side of Gitz Lane, Lacombe, Louisiana. Ward 7, District 7

Owner: Josephine Brown

Petitioner/Representative: Mr. Thomas & Ms. Beth Kimball

Parish Council District Representative: Hon. James J. Davis

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

Opposition: None

Question/Concern: Mr. Ulysses Aupied Jr.

Crawford moved to approve, second by Seeger.

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

Nay: N/A

Abstain: N/A

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2021-2303-PP - APPROVED

River Club, Phase 4-B

Developer/Owner: River Club Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located along Ox Bow Court, north of Delta Lane, south of Brewster Road, west of the Tchefuncte River; Covington, Louisiana. Ward 1, District 1

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

Opposition: None

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

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

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW

2021-2309-FP - APPROVED

Maison du Lac, Phase 3D

Developer/Owner: WBB Realty, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located south of Rue Maison du Lac Blvd, east of Rue Marcelle, west of Bootlegger Road, north of LA Highway 21, Covington, Louisiana. Ward 1 District 1

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

Opposition: None

Seeger moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT
(As of May 4, 2021)

CASE NO.: REV21-05-002

NAME OF STREET OR ROAD: Unopened portion of Bazer Road

NAME OF SUBDIVISION: River Forest Country Club Subdivision

WARD: 1 PARISH COUNCIL DISTRICT: 3

PROPERTY LOCATION: The property is located on north side of Tchefuncte Drive, south of Wildwood Drive between Lot 23 and 24 in the River Forest Country Club Subdivision, Covington, Louisiana, Ward 1, District 3.

SURROUNDING ZONING: A-1 Suburban District

PETITIONER/REPRESENTATIVE: John Knight

STAFF COMMENTARY:

Department of Planning & Development Comments:

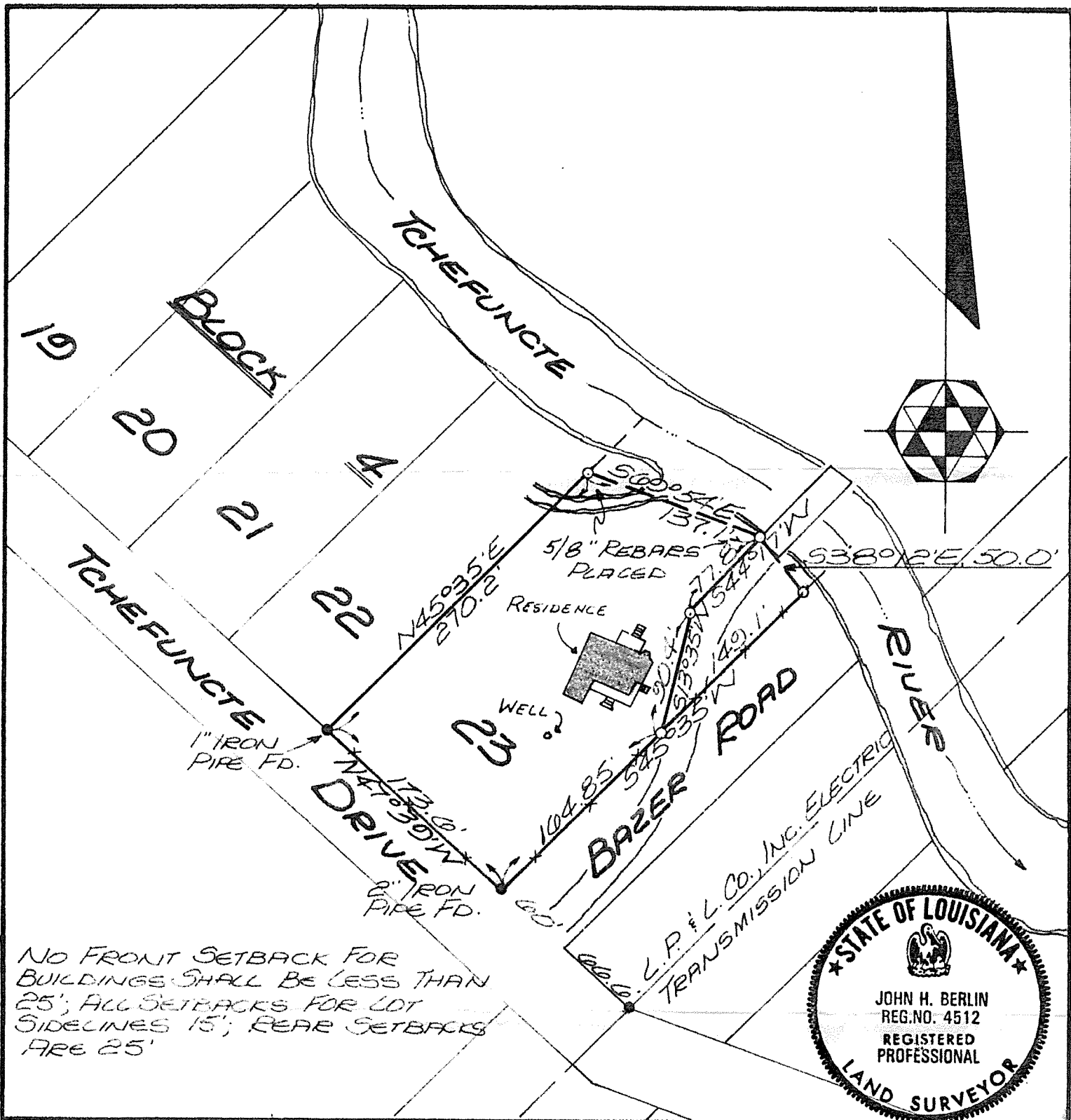
The applicant is requesting to revoke an unopened portion of Bazer Road, to assimilate this property into an adjacent residential property, upon which he resides.

Recommendation:

The subject property is an unopened portion right-of-way designated as Bazer Road on the River Forest Country Club Subdivision Plat, originally filed on November 17, 1961. The original plan was for Bazer Road to serve as a vehicular\pedestrian connection to the eastern portion of the subdivision. The Bazer Road right-of-way is no longer needed to serve in this capacity.

However, St. Tammany Parish Public Works Department determined that the 60 ft. Bazer Road right-of-way will be needed by the Parish in the future to access the Tchefuncte River. In that regard, the right-of-way still serves a public need, therefore, the subject property should not be revoked at this time.

If the Planning Commission recommends approval, it should be with the stipulation that the applicant assimilate the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.



NO FRONT SETBACK FOR BUILDINGS SHALL BE LESS THAN 25'; ALL SETBACKS FOR LOT SIDELINES 15'; REAR SETBACKS ARE 25'



MAP PREPARED FOR **JOHN KNIGHT**
 SHOWING A SURVEY MADE OF PROPERTY LOCATED IN LOT 23, BLOCK 4, RIVER FOREST COUNTRY CLUB SUBDIVISION, ST. TAMMANY PARISH, LA.
 THIS MAP IS CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

REVISED: SEPT. 26, 1985 LA. REGISTERED LAND SURVEYOR

SCALE: 1"=100' DATE: OCTOBER 24, 1984 NUMBER: C-11

BERLIN LAND SURVEY COVINGTON, LA.

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 4, 2021)

Meeting Date: May 11, 2021

CASE NO.: 2021-2317-MSP

OWNER/DEVELOPER: Merle M. Mulkey

ENGINEER/SURVEYOR: Randall W. Brown & Associates, Inc.

SECTION: 7

TOWNSHIP: 7 South

RANGE: 12 East

WARD: 4

PARISH COUNCIL DISTRICT: 7

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

GENERAL LOCATION: Located on the northwest corner of Robert Road & Mulkey Road, Mandeville, Louisiana.

SURROUNDING LAND USES: Residential & undeveloped

TOTAL ACRES IN DEVELOPMENT: 3 acres

NUMBER OF LOTS/PARCELS: Parcel A into Parcels A1, A2, and A3

ZONING: A-4 Single-Family Residential District

STAFF COMMENTARY:

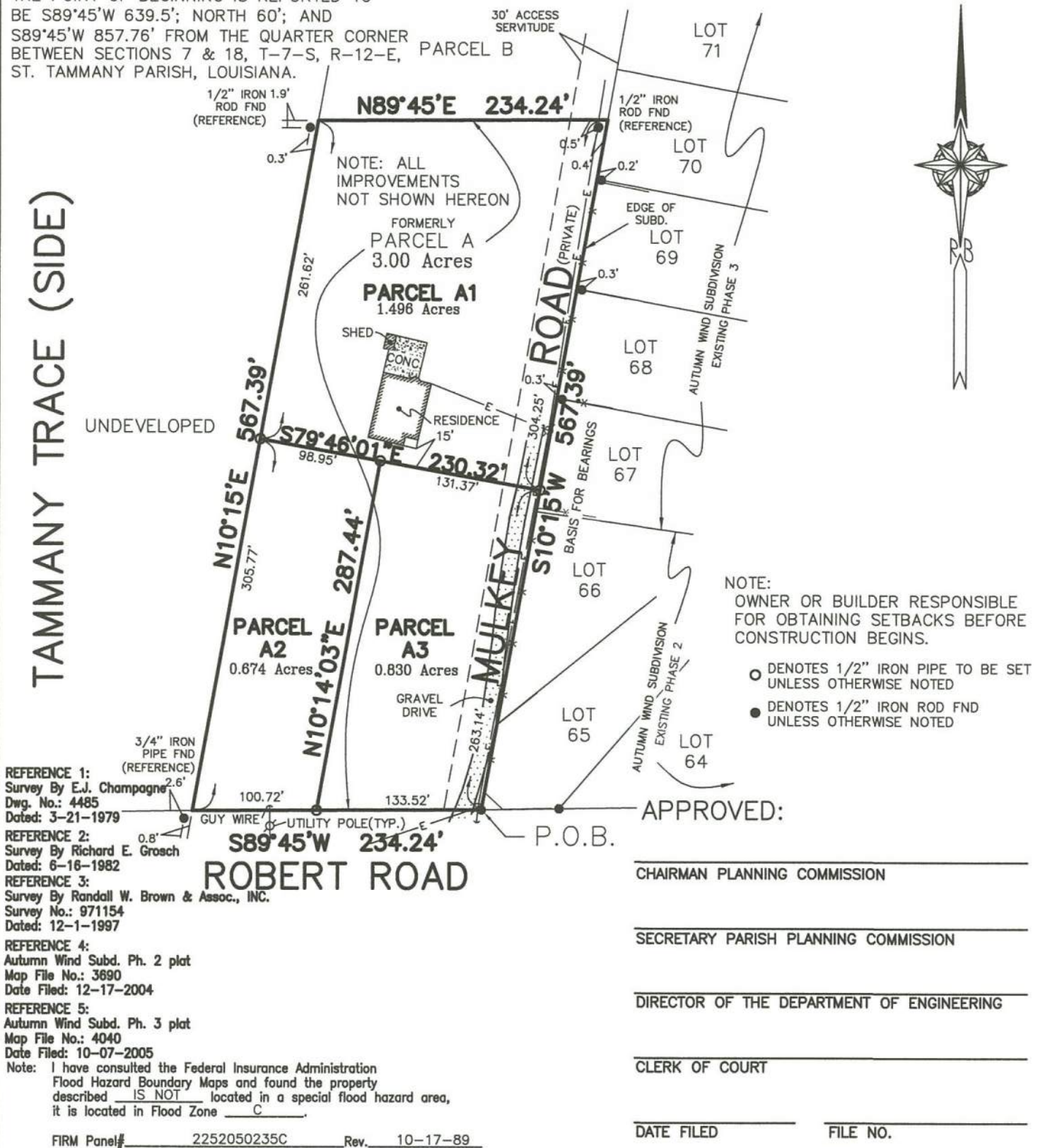
Department of Development – Planning & Engineering

The applicant is requesting to create three (3) parcels from parcel A. The minor subdivision request requires a public hearing due to:

- Lots A2 & A3 do not meet the minimum lot size of 1 acre required under Chapter 125 Subdivision regulations – Section 125-188, requiring a waiver from the Planning Commission.
- Parcel A1 is proposed to be accessed from a servitude of passage identified as Mulkey Road. Note that a maintenance agreement has been submitted as required.

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.

TAMMANY TRACE (SIDE)



Minor Resubdivision Plat of
PARCEL A
SECTION 7, T-7-S, R-12-E
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCELS A1, A2, & A3

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

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

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

Randall W. Brown
& Associates, Inc.

Professional Land Surveyors

228 W. Causeway Approach, Mandeville, LA 70448

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

info@brownsurveys.com

Date: AUGUST 10, 2020
Survey No. 20184
Project No. (CR5).

Scale: 1" = 110' ±
 Drawn By: J.E.D.
 Revised:

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 4, 2021)

Meeting Date: May 11, 2021

CASE NO.: 2021-2324-MSP

OWNER/DEVELOPER: Karen Kaye Navarre

ENGINEER/SURVEYOR: Gandolfo Kuhn, L.L.C.

SECTION: 36

TOWNSHIP: 8 South

RANGE: 13 East

WARD: 9

PARISH COUNCIL DISTRICT: 11

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

GENERAL LOCATION: Located on the west side of Dixie Ranch Road, south of Goodman Road, Slidell, Louisiana.

SURROUNDING LAND USES: Residential, undeveloped

TOTAL ACRES IN DEVELOPMENT: 4.2 acres

NUMBER OF LOTS/PARCELS: Parcel 3A into Parcels N1, N2, N3

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create three (3) lots from lot 3A. The minor subdivision request requires a public hearing due to:

- Lot 3A was previously part of a minor subdivision approved in February 2018 (2018-938-MSA).
- Lot N3 does not meet the minimum lot width of 150 feet required under the A-2 Suburban District along the front, requiring a waiver from the Planning Commission.
- Lots N1, N2 & N3 do not meet the minimum lot width of 150 feet required under the A-2 Suburban District along the rear, requiring a waiver from the Planning Commission.

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

1. Provide 10 original copies of survey to scale on 11" X 17" sized paper.
2. Amend survey as follow: ~~Resubdivision~~ **Minor Subdivision** of lot 3A into Lots ~~N1, N2 and N3~~ **3A-1, 3A-2 & 3A-3.**
3. Amend survey as follow: ~~Idlewood~~ **Idlewild** Pines Road (side).
4. Provide previously approved minor subdivision on plat: 2018-938-MSA.
5. Provide signature line for Chairman of the Planning Commission.

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.

ST TAMMANY PARISH, LA
SECTION 36
T8S-R13E
Greensburg Land Dist.



P.O.B.
N89°06'35E
264.31
N.T.S.

GOODMAN ROAD

DIXIE RANCH ROAD

APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.

TOTAL AREA: 184,759 S.F. OR 4.2415 ACRES

REFERENCE PLAN OF RESUBDIVISION MADE BY THE OFFICE OF J.V. BURKES & ASSOCIATES DATED MAY 9, 2017 AND APPROVED FEBRUARY 15, 2018.

CERTAIN FEATURES (E. FENCES, WALLS, ETC.) MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATIONS.

THE PERMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED BY THE SURVEYOR.

THE SERVITUDES SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE RECORD DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

NOT A PART
LOT 3B
8.85 Acres.

N00°38'57"E
117.60'
303.47'

LOT N1
1.2465 ACRES
54,297 S.F.

LOT N2
1.4935 ACRES
65,059 S.F.

LOT N3
1.5015 ACRES
65,404 S.F.

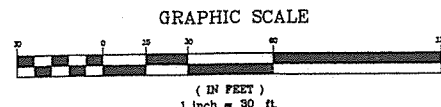
NOT A PART
LOT 3C
4.2 Acres.

NOT A PART
LOT 3D
4.2 Acres

Resubdivision of Lot 3A into Lots N1, N2 and N3 at the request of Ms. Karen Williams Navarre. New Orleans, La. March 10, 2021

I certify that this plot is a delineation of a survey made on the ground, under my supervision, and meets the requirements of a Class C survey as defined in the "Standards of Practice for Property Boundary Surveys in the State of Louisiana." New Orleans, La. March 10, 2021.

WALTER J. STONE
Professional Land Surveyor
La. License No. 4699



IDLEWOOD PINES ROAD (SIDE)

GANDOLFO KUHN, L.L.C.
PROFESSIONAL LAND SURVEYOR
2328 SEVEN AVE.
METairie, LA 70001
survey@gandolfokuhn.com
504.818.2910

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 4, 2021)

Meeting Date: May 11, 2021

CASE NO.: 2021-2326-MSP

OWNER/DEVELOPER: Michael W. Wittich & Kathryn Gayle Wittich

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 20

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 2

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

GENERAL LOCATION: Located on the east side of LA Highway 25, north of Airport Road, south of Wylie Jenkins Road, Covington, Louisiana

SURROUNDING LAND USES: Commercial, undeveloped

TOTAL ACRES IN DEVELOPMENT: 4.34 acres

NUMBER OF LOTS/PARCELS: Parcels A & C into Parcels A-1 & C-1

ZONING: HC-2 Highway Commercial Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from parcels A & C. The minor subdivision request requires a public hearing due to:

- Parcels A & C were previously part of a minor subdivision approved in August 2018 (2018-1113-MSP).

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

1. Identify/provide recordation information for the servitude of passage through Parcel B to Parcel A-1.

A Minor Subdivision of Parcel A and C
into Parcel A-1 and C-1 in Section 20,
T-6-S, R-11-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

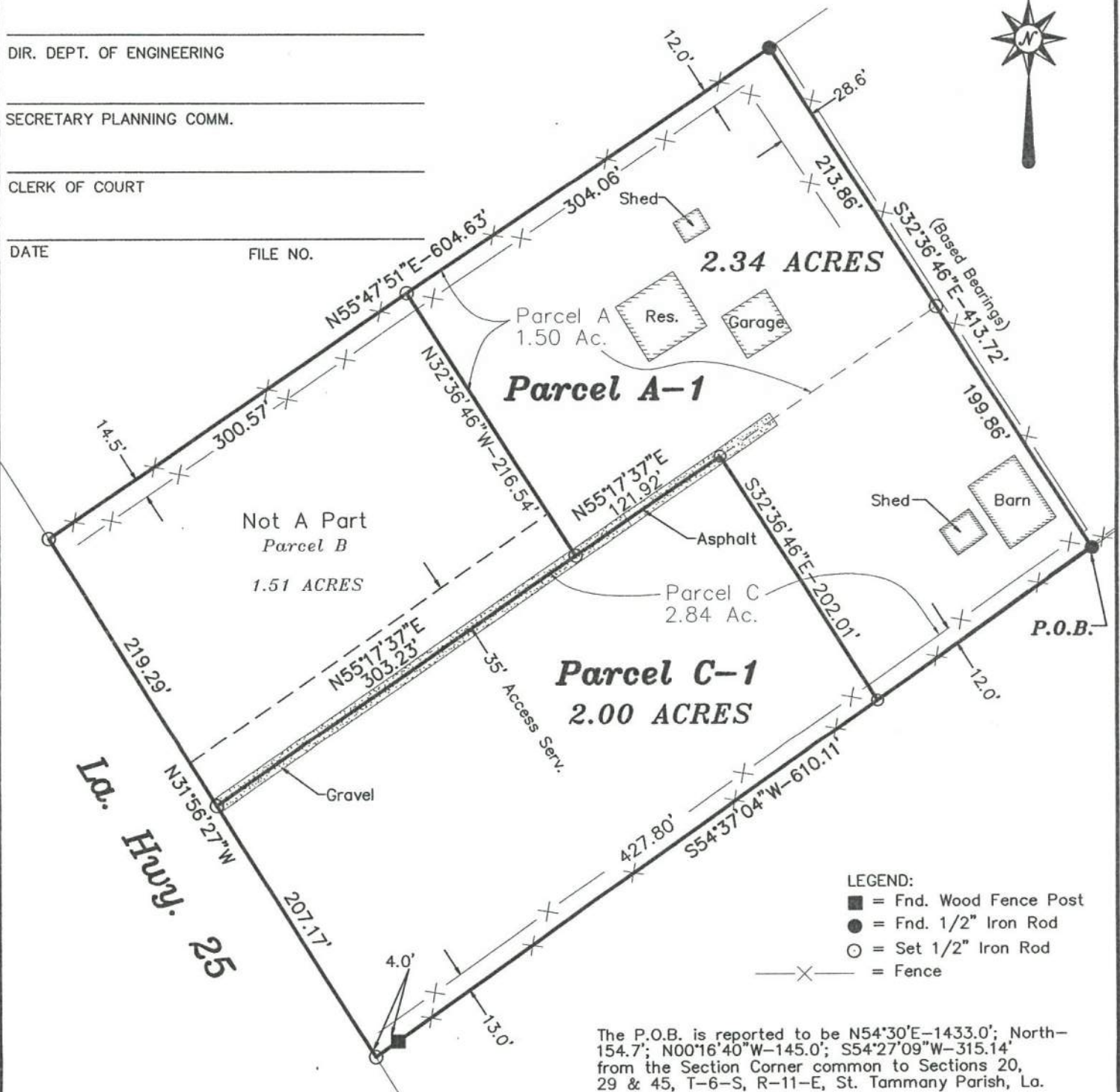
FILE NO.

Reference:

1. Survey Map prepared by Land Surveying,
Inc. dated 6-27-2000, Survey No. 8914B
(Based Bearings)

2. Survey Map prepared by Land Surveying,
LLC Map File No. 5774F, Clerk of Court
office, St. Tammany Parish, Louisiana

Reference calls not shown



LEGEND:

- = Fnd. Wood Fence Post
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- X— = Fence

The P.O.B. is reported to be N54°30'E-1433.0'; North-
154.7'; N00°16'40"W-145.0'; S54°27'09"W-315.14'
from the Section Corner common to Sections 20,
29 & 45, T-6-S, R-11-E, St. Tammany Parish, La.

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:XXI.

(Must verify prior to Construction)
Building Setbacks
Front: **
Side: **
Rear: **
Side Street: **

MAP PREPARED FOR **BRIAN YANIGA**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 20, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com

Revised: 8-15-2018 (Servitude)

SCALE: 1" = 100'

DATE: 2-25-2021

NUMBER: 20245



FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

Pamela M. Tripp Deputy Clerk

DATE

FILE NO.

08-28-2018

5774F

LEGEND:

■ = Fnd. Wood Fence Post

● = Fnd. 1/2" Iron Rod

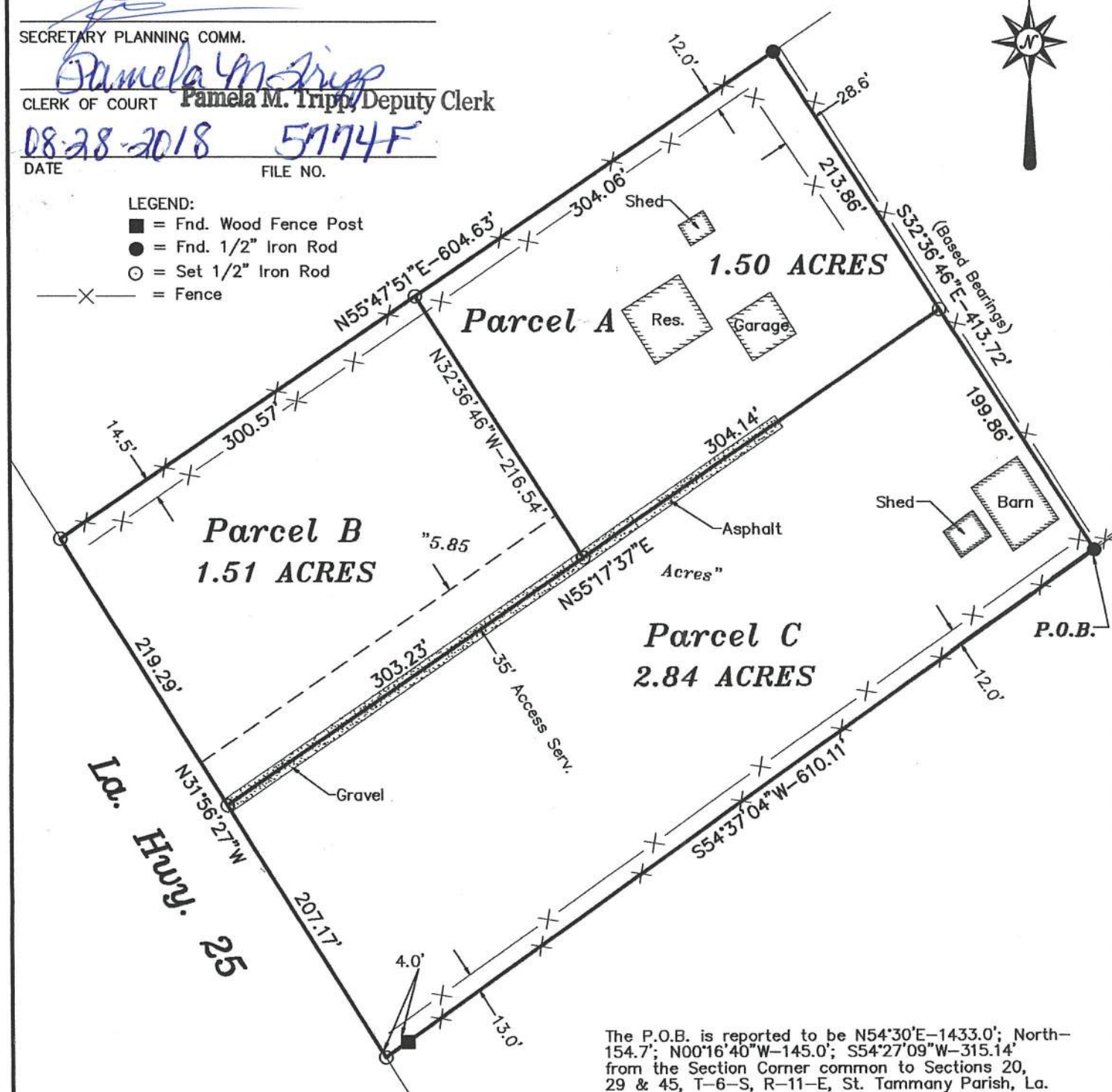
○ = Set 1/2" Iron Rod

—X— = Fence

A Minor Subdivision of a 5.85 Acre Parcel of Land, into Parcels A, B & C, Section 20, T-6-S, R-11-E, St. Tammany Parish, Louisiana

Reference: A Survey Map by Jeron Fitzmorris, Dated 6-27-2000, #8914B, (Based Bearings)

Reference calls not shown



The P.O.B. is reported to be N54°30'E-1433.0'; North-154.7'; N00°16'40"W-145.0'; S54°27'09"W-315.14' from the Section Corner common to Sections 20, 29 & 45, T-6-S, R-11-E, St. Tammany Parish, La.

(Must verify prior to Construction)

Building Setbacks

Front:**

Side:**

Rear:**

Side Street:**

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:XXI.

MAP PREPARED FOR

BRIAN YANIGA

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 20, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING LLC

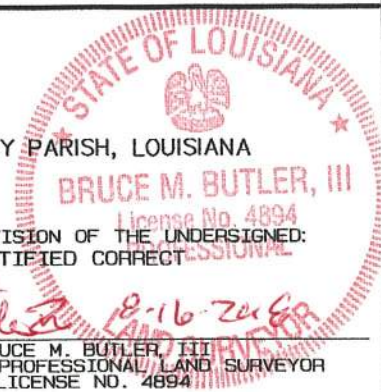
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsur@bellsouth.net email

Revised: 8-15-2018 (Servitude)

SCALE: 1" = 100'

DATE: 5-20-2018

NUMBER: 18771



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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 4, 2021)

Meeting Date: May 11, 2021

CASE NO.: 2021-2328-MSP

OWNER/DEVELOPER: Siless Construction LLC - Greg Siless

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

SECTION: 38

TOWNSHIP: 7 South

RANGE: 14 East

WARD: 6

PARISH COUNCIL DISTRICT: 11

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

GENERAL LOCATION: Located on the north side of Dummyline Road, west of LA Highway 41, Pearl River, Louisiana

SURROUNDING LAND USES: Residential and Commercial, undeveloped

TOTAL ACRES IN DEVELOPMENT: 3.2 acres

NUMBER OF LOTS/PARCELS: Parcels 2 & 3 into Parcels 2A & 3A

ZONING: HC-2 Highway Commercial District, A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from parcels 2 & 3. The minor subdivision request requires a public hearing due to:

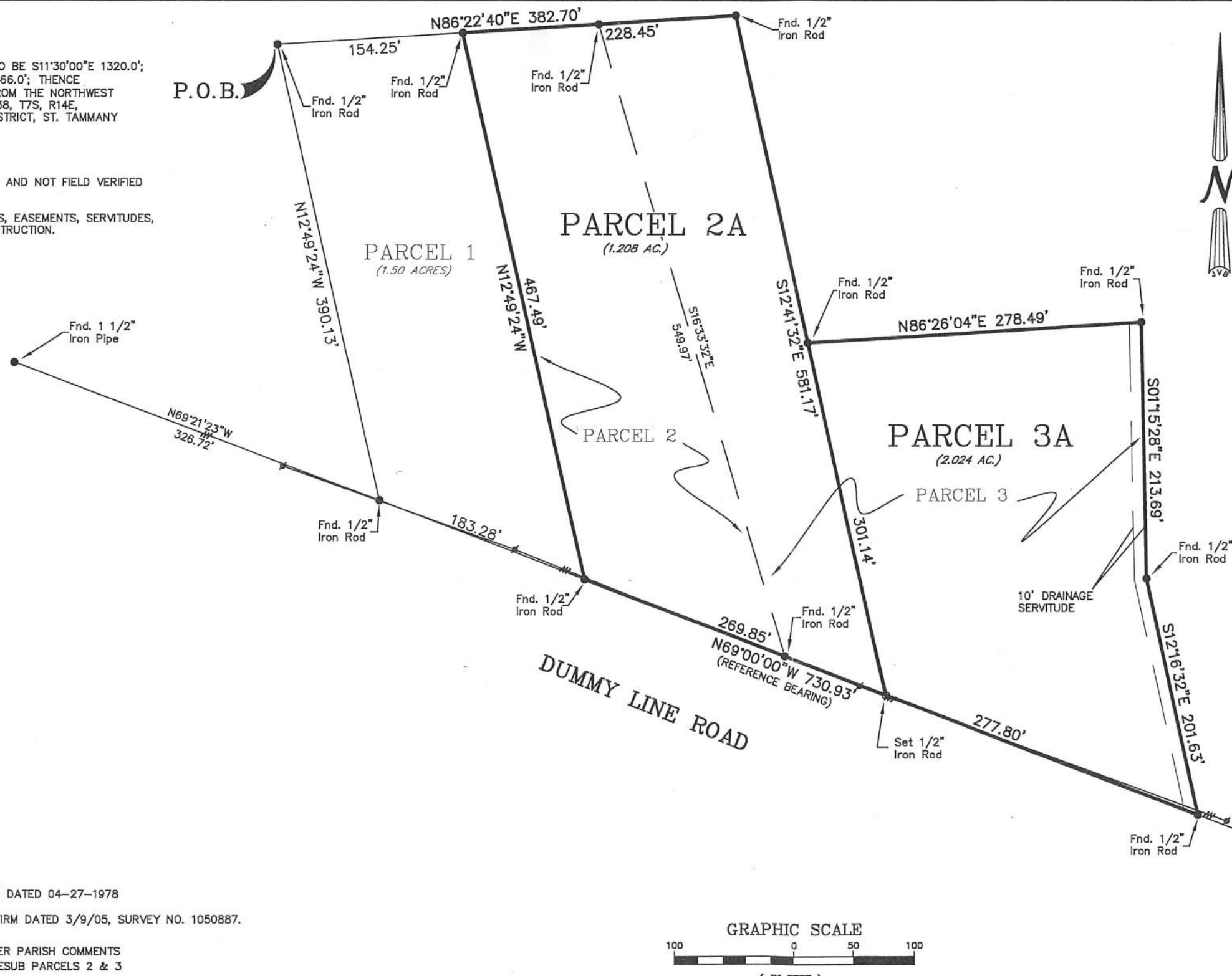
- Parcels 2 & 3 were previously part of a minor subdivision approved September 2020 (2020-1933-MSA).

PATHFILE: Q:\SURVEYING\2020\BOUNDARY SURVEY\107-R14\SEC. 38\20200259, 38-7-14, SILESS\20200259.dwg

P.O.B. IS REPORTED TO BE S11°30'00"E 1320.0';
THENCE S12°45'00"E 466.0'; THENCE
N86°20'00"E 276.5' FROM THE NORTHWEST
CORNER OF SECTION 38, T7S, R14E,
GREENSBURG LAND DISTRICT, ST. TAMMANY
PARISH, LA.

NOTES:

1. P.O.B. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.
2. VERIFY SETBACKS, EASEMENTS, SERVITUDES, ETC. PRIOR TO CONSTRUCTION.



REFERENCE SURVEYS:

1. SURVEY NO. 15446 DATED 04-27-1978 BY IVAN M. BORGES.
2. SURVEY BY THIS FIRM DATED 3/9/05, SURVEY NO. 1050887.

REVISED: 7/21/20 PER PARISH COMMENTS
REVISED: 3/22/21 RESUB PARCELS 2 & 3

SCALE:
1" = 100'

DATE:
6/1/20

DRAWN BY: JDL
CHECKED BY: SMB

DWG. NO:
20200259

SHEET
1 OF 1

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

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

F.I.R.M.: 225205 0300 C
DATE: 10/17/89
ZONE: C
B.F.E. = N/A

* Verify prior to construction with local governing body.

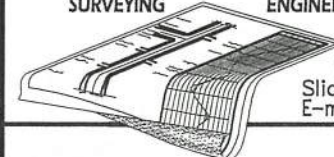
**A MINOR SUBDIVISION MAP OF A PARCELS
2 & 3 INTO PARCEL 2A AND PARCEL 3A
IN SECTION 38, T-7-S, R-14-E, GLD,
ST. TAMMANY PARISH, LOUISIANA**

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

GREGORY SILESSI

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



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

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

APPROVED:

CHAIRMAN OF PLANNING COMMISSION DATE

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 140,786 SQ. FT. OR 3.232 ACRES

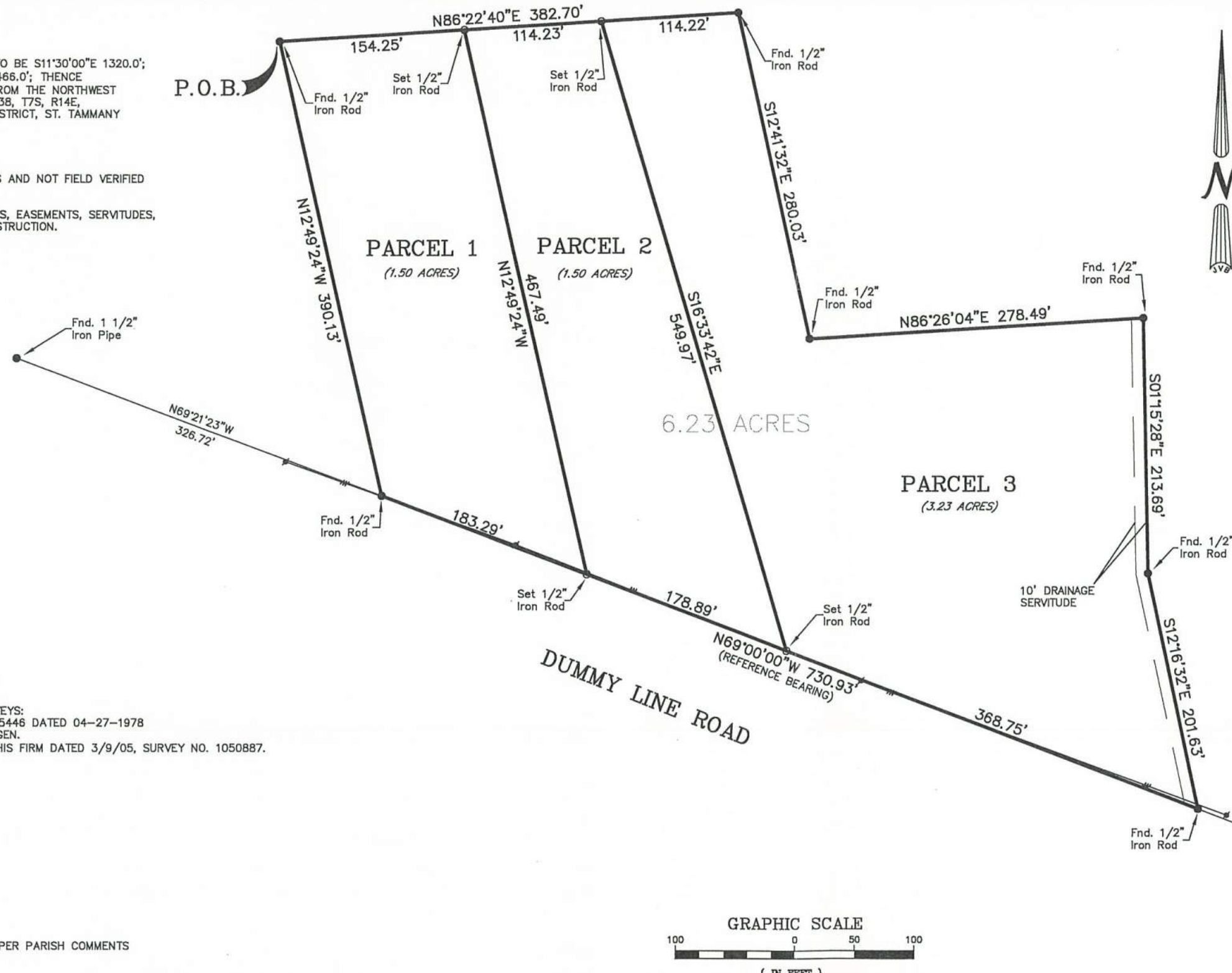
U.S. HWY 41 (THIS SIDE)



P.O.B. IS REPORTED TO BE S11°30'00"E 1320.0';
THENCE S12°45'00"E 466.0'; THENCE
N86°20'00"E 276.5' FROM THE NORTHWEST
CORNER OF SECTION 38, T7S, R14E,
GREENSBURG LAND DISTRICT, ST. TAMMANY
PARISH, LA.

NOTES:

1. P.O.B. BY OTHERS AND NOT FIELD VERIFIED
BY THIS FIRM.
2. VERIFY SETBACKS, EASEMENTS, SERVITUDES,
ETC. PRIOR TO CONSTRUCTION.



REFERENCE SURVEYS:
1. SURVEY NO. 15446 DATED 04-27-1978
BY IVAN M. BORGES.
2. SURVEY BY THIS FIRM DATED 3/9/05, SURVEY NO. 1050887.

REVISED: 7/218/20 PER PARISH COMMENTS

SCALE:
1" = 100'

DATE:
6/1/20

DRAWN BY: JDL
CHECKED BY: SMB

DWG. NO:
20200259

SHEET
1 OF 1

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

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

F.I.R.M.: 225205 0300 C
DATE: 10/17/89
ZONE: C
B.F.E. = N/A

* Verify prior to construction with local governing body.

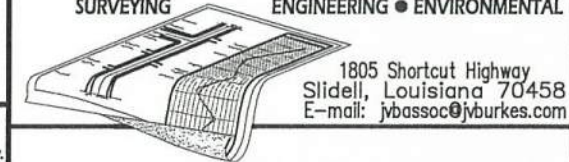
A MINOR SUBDIVISION MAP OF A
6.23 AC. TRACT INTO PARCELS 1, 2 & 3 IN
SECTION 38, T-7-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

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

GREGORY SILESSI

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154



APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT **Pamela M. Tripp, Deputy Clerk** DATE

09-01-2020 5952C
DATE FILED FILE NO.

TOTAL AREA: 271,379 SQ. FT. OR 6.23 ACRES

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 4, 2021)

Meeting Date: May 11, 2021

CASE NO.: 2021-2345-MSP

OWNER/DEVELOPER: Richard Stevens, Sr.

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

SECTION: 26

TOWNSHIP: 9 South

RANGE: 14 East

WARD: 9

PARISH COUNCIL DISTRICT: 13

TYPE OF DEVELOPMENT:

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

GENERAL LOCATION: Located on the east side of E. Howze Beach Road, north of Lakeshore Village Drive, Slidell, Louisiana

SURROUNDING LAND USES: Residential, Commercial, Industrial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 5.9 acres

NUMBER OF LOTS/PARCELS: Parcel 1A into Parcels 1A1 & 1A2

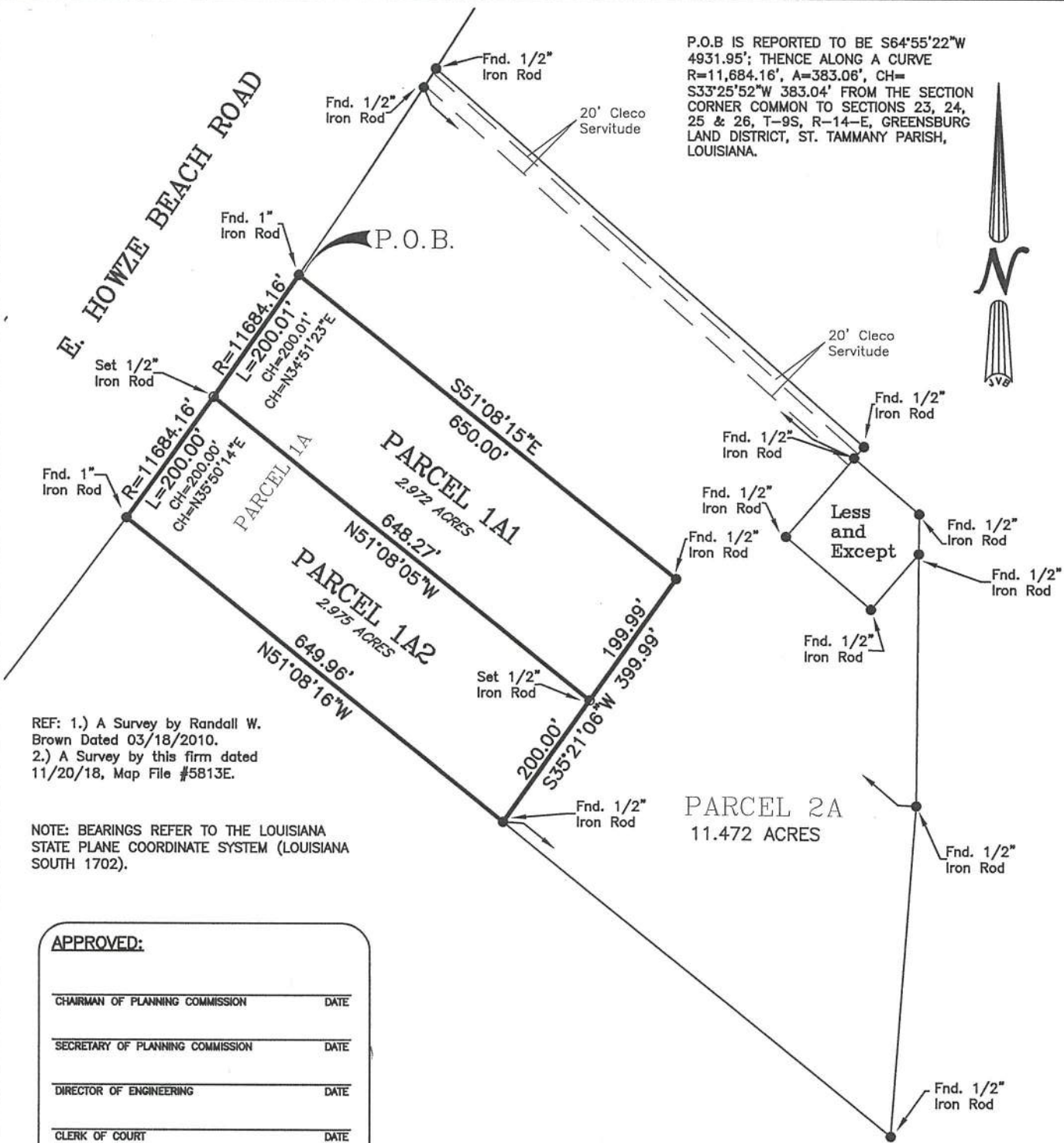
ZONING: PUD Planned Unit Development Overlay

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from parcel 1A. The minor subdivision request requires a public hearing due to:

- Parcel 1A was previously part of a minor subdivision approved in December 2018 (2018-1336-MSA).



APPROVED:

CHAIRMAN OF PLANNING COMMISSION	DATE
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.

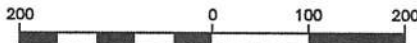
TOTAL AREA: 259,043 SQ. FT. OR 5.947 ACRES

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

ADDRESS: E. HOWZE BEACH ROAD

GRAPHIC SCALE



(IN FEET)

1 INCH = 200 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

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

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

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

F.I.R.M. No. 225205 0535 D
F.I.R.M. Date 04/02/1991
ZN: AE B.F.E. 9'
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20180773

DATE:
11/20/2018

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL

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

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

DRAWN BY:
VLL

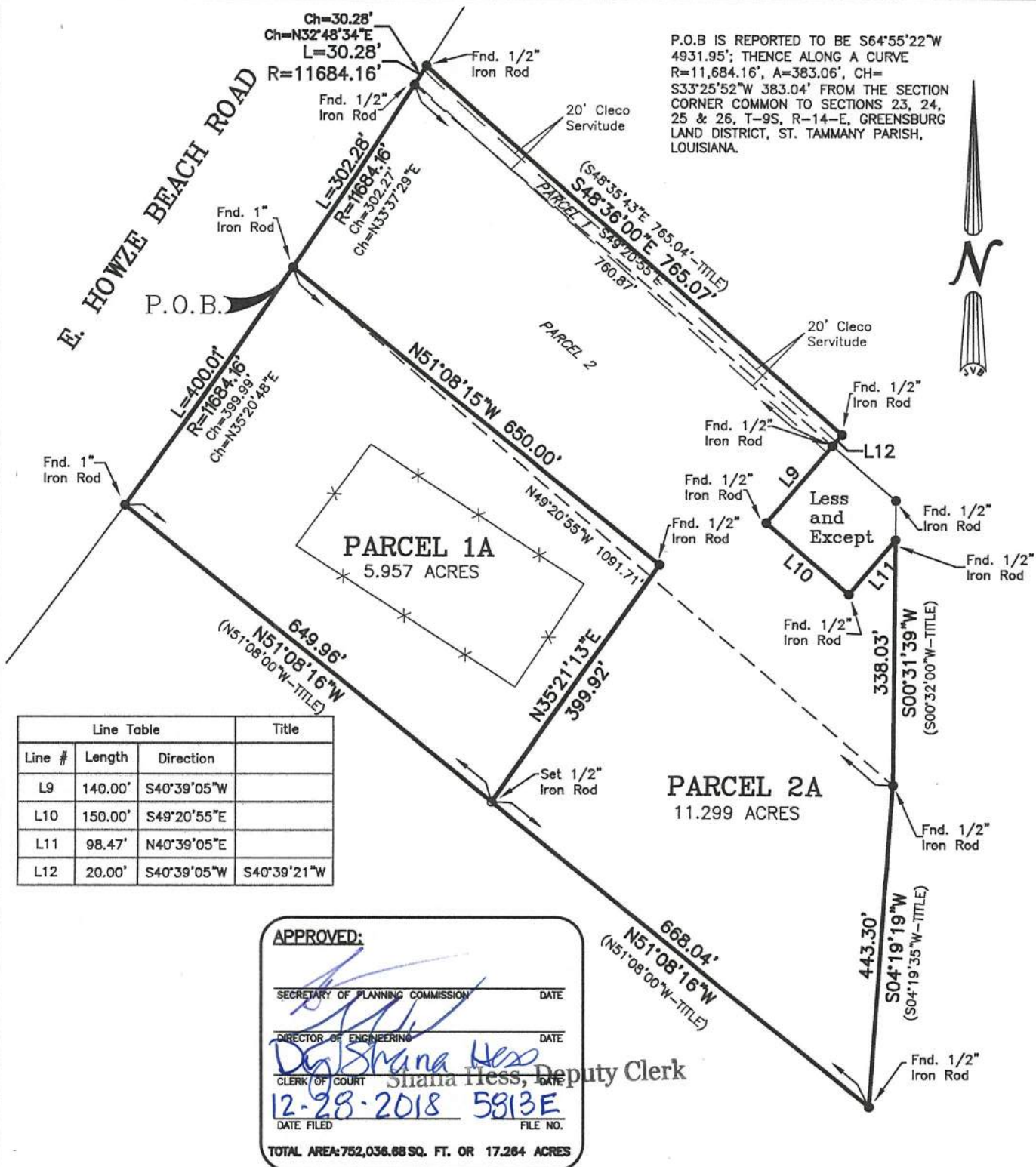
CHECKED BY:
JDL

SCALE:
1" = 200'

**A RESUBDIVISION MAP OF
PARCEL 1A INTO PARCELS 1A1 & 1A2
IN SECTION 26, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: RICHARD STEVENS





NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

REF: A Survey by Randall W. Brown Dated 03/18/2010.

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

ADDRESS: E. HOWZE BEACH ROAD

1 INCH = 200 FEET

GRAPHIC SCALE

200 0 100 200

(IN FEET)

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

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

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

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

F.I.R.M. No. 225205 0535 D

F.I.R.M. Date 04/02/1991

ZN: AE B.F.E. 9'

* Verify prior to construction with Local Governing Body.

DRAWING NO. 20180773	J.V. Burkes & Associates, Inc. SURVEYING ENGINEERING • ENVIRONMENTAL 1805 Shortcut Highway Slidell, Louisiana 70458 E-mail: jvbassoc@jvburkes.com Phone: 985-649-0075 Fax: 985-649-0154	DRAWN BY: VLL	CHECKED BY: JDL
DATE: 11/20/2018		SCALE: 1" = 200'	

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

A MINOR SUBDIVISION MAP OF PARCELS 1, 2 & A 10.505 ACRE PARCEL INTO PARCEL 1A & PARCEL 2A IN SECTION 26, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: RICHARD STEVENS

SEAN M. BURKES
REGISTERED
LA REG. No. 4785

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 4, 2021)

Meeting Date: May 11, 2021

CASE NO.: 2021-2352-MSP

OWNER/DEVELOPER: United Assets, LLC - Randy Varuso

ENGINEER/SURVEYOR: Randall W. Brown & Associates, Inc.

SECTION: 3

TOWNSHIP: 7 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: Located on the west side of LA Highway 1077, south of Northpointe Court, Covington, Louisiana

SURROUNDING LAND USES: Commercial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 5.1 acres

NUMBER OF LOTS/PARCELS: Parcel B into Parcels B1 & B2

ZONING: HC-2 Highway Commercial District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

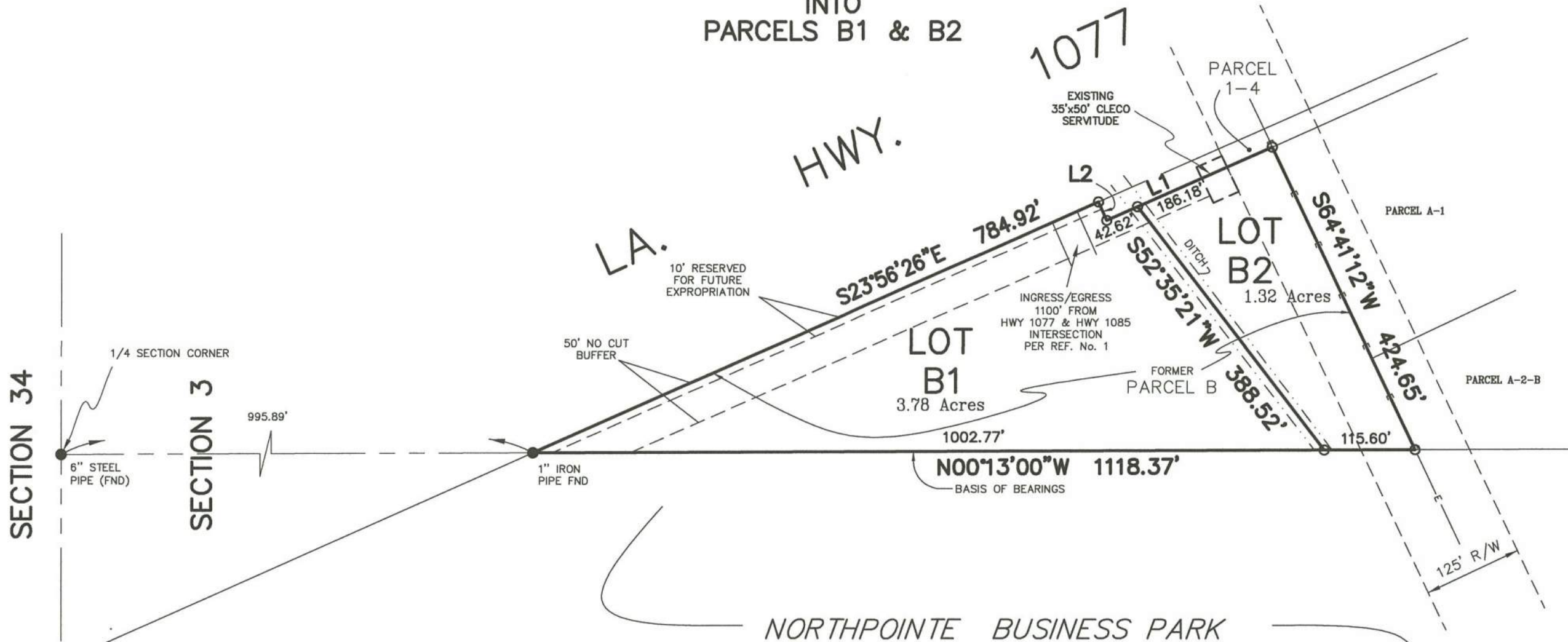
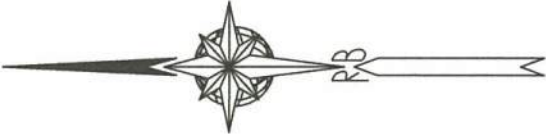
The applicant is requesting to create two (2) parcels from parcel B. The minor subdivision request requires a public hearing due to:

- Parcel B was previously part of a minor subdivision approved in 2006 (MS06-07-046).

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

1. Identify public road access to Lot B2.

A Minor Subdivision of
PARCEL B SITUATED IN
SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCELS B1 & B2



APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

DATE FILED FILE NO.

LINE	BEARING	DISTANCE
L1	N23°59'52"W	228.80'
L2	N66°03'34"E	25.62'

- REFERENCE 1:
RESUB. By Randall W. Brown & Assoc., INC.
Map File No.: 4260B
Date Filed: 7-18-2006
- REFERENCE 2:
RIGHT OF WAY MAP By Kelly McHugh & Assoc.
State Project No.: H.009341
Dated: 9-12-2013
- DENOTES 1/2" IRON PIPE TO BE SET UNLESS OTHERWISE NOTED
 - DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

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

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

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

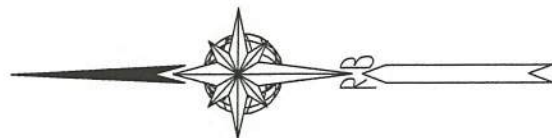
FIRM Panel# 2252050210C Rev. 10-17-1989



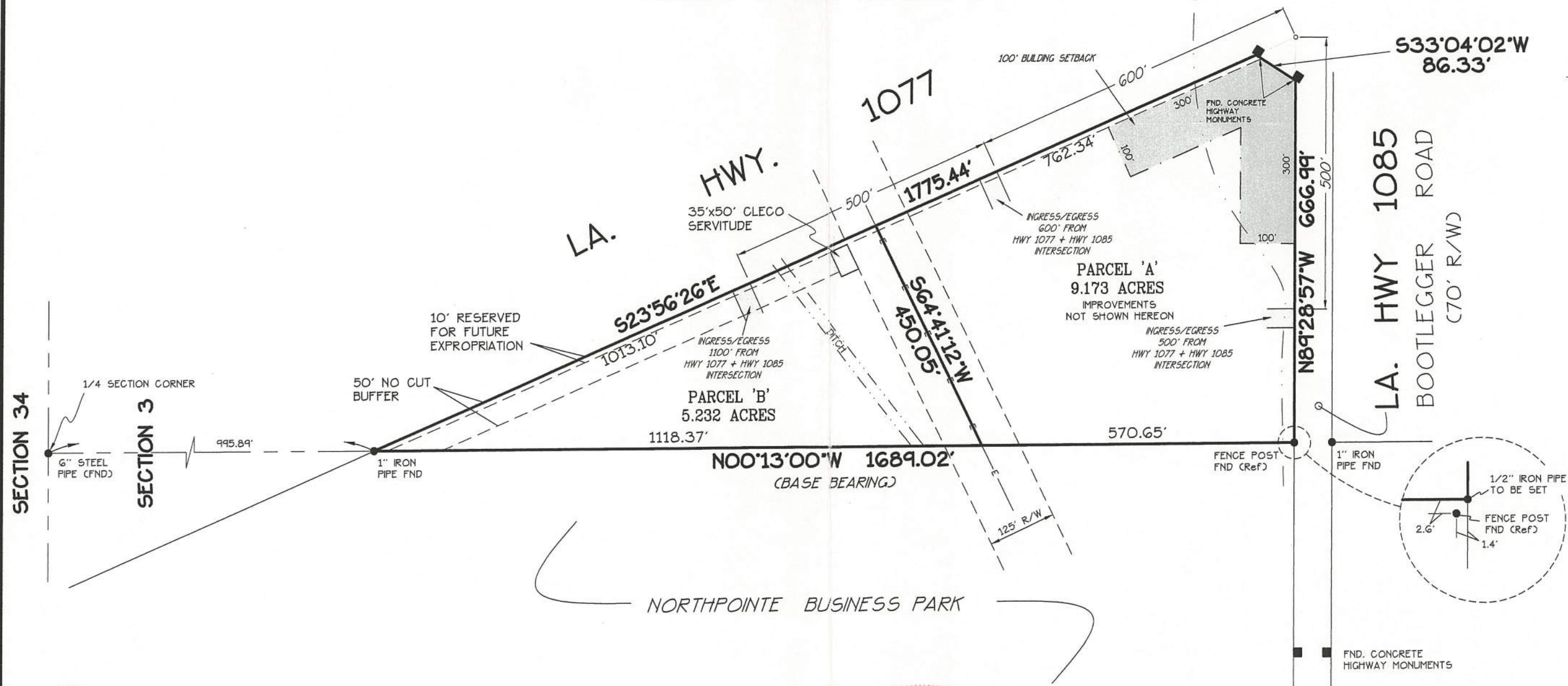
Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

Date: MARCH 23, 2021
Survey No. 21186
Project No. .
Scale: 1"=150'±
Drawn By: J.E.D.
Revised:



Resubdivision Plat of
A 14.406 ACRE PARCEL OF GROUND SITUATED IN
SECTION 3, TOWNSHIP 7 SOUTH - RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCEL 'A' AND PARCEL 'B'



APPROVED:

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

DATE FILED

FILE NO.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone A & C.
FIRM Panel# 225205 0210 C Rev. 10-17-89

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

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

Randall W. Brown & Associates, Inc.

Professional Land Surveyors
Planners · Consultants

228 W. Causeway App. Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309

Date: JANUARY 24, 2006
Survey No. 06120

Scale: 1"=200'±
Drawn By: M.F.H.
Revised: 5-22-06/MFH

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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of May 4, 2021)

Meeting Date: May 11, 2021

CASE FILE NO: 2021-2346-MRP

NAME OF SUBDIVISION: Northpointe Business Park, Phase 3

LOTS BEING DIVIDED: A 2.07-acre parcel, a gap parcel, and a greenspace parcel into Parcel S-1

SECTION: 3

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

PROPERTY LOCATION: The property is located at the northwest corner of LA Highway 1085 & Windward Drive, Covington, Louisiana

ZONING: I-2 Industrial District

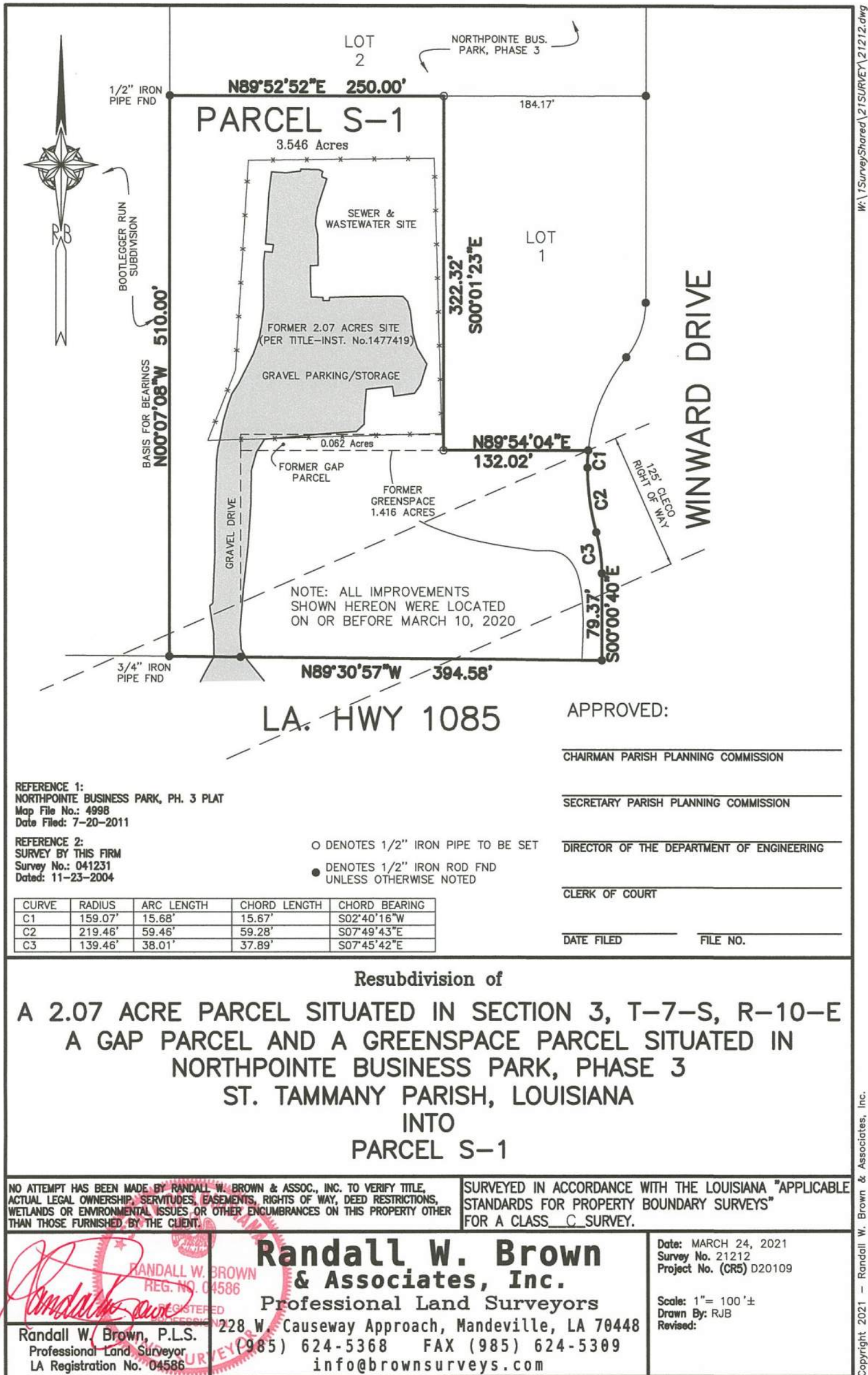
PROPERTY OWNER: St. Tammany Parish Government

STAFF COMMENTARY:

The owner is requesting to create one (1) Parcel – S-1. The objective of the request is to create a larger site to accommodate an addition to the existing sewer & wastewater plant.

The public hearing is required considering that:

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



MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 4, 2021)

Meeting Date: May 11, 2021

CASE NO.: 2021-2352-MSP

OWNER/DEVELOPER: United Assets, LLC - Randy Varuso

ENGINEER/SURVEYOR: Randall W. Brown

SECTION: 3

TOWNSHIP: 7 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: Located on the west side of LA Highway 1077, south of Northpointe Court, Covington, Louisiana

SURROUNDING LAND USES: Commercial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 5.1 acres

NUMBER OF LOTS/PARCELS: Parcel B into Parcels B1 & B2

ZONING: HC-2 Highway Commercial District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from parcel B. The minor subdivision request requires a public hearing due to:

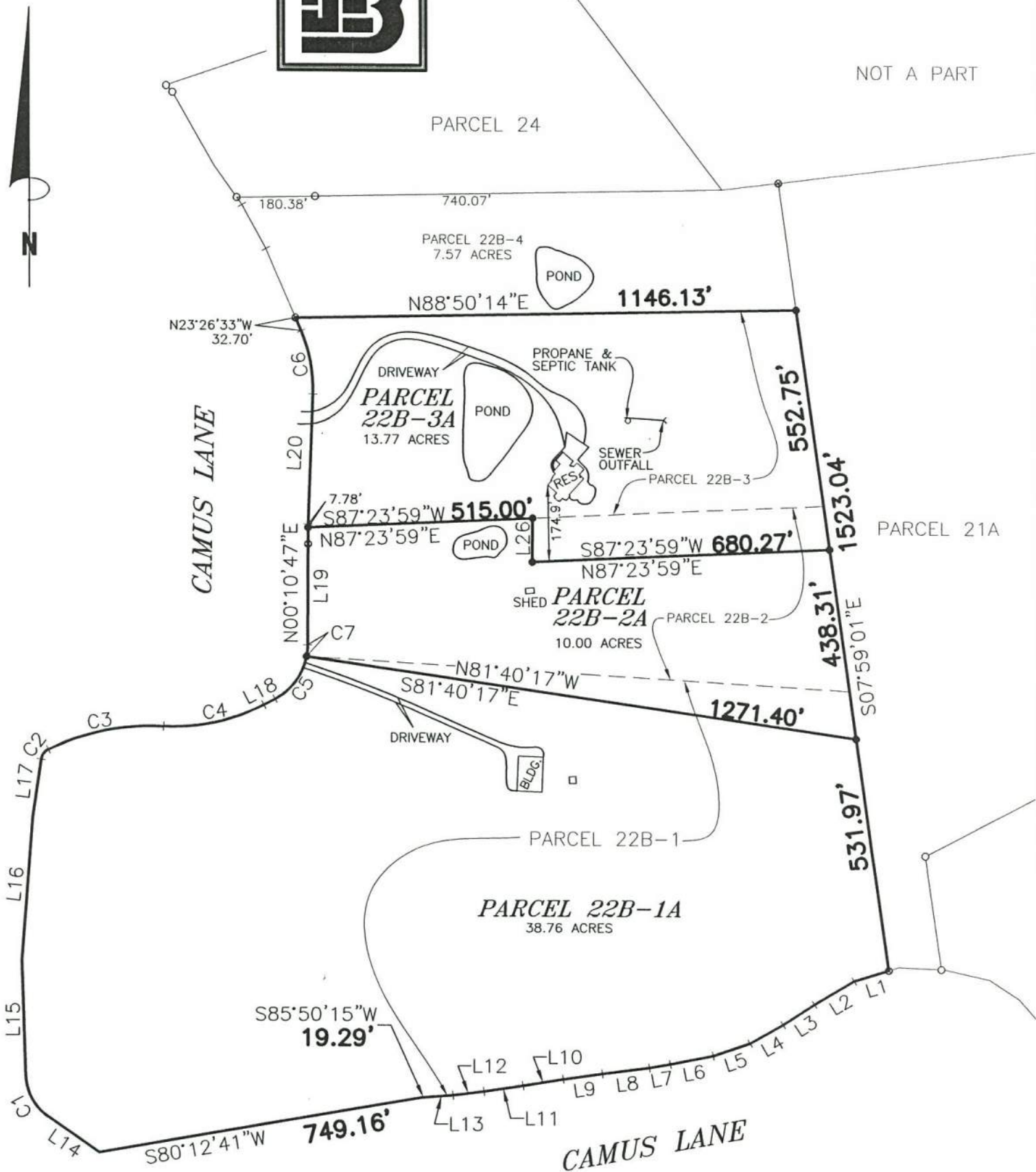
- Parcel B was previously part of a minor subdivision approved in 2006 (MS06-07-046).

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

1. Identify public road access to Lot B2.



Line Table		
Line #	Direction	Length
L1	S72°31'34"W	83.12
L2	S59°19'04"W	105.68
L3	S56°34'36"W	86.40
L4	S60°05'47"W	87.23
L5	S71°07'37"W	89.59
L6	S78°42'14"W	99.54
L7	S79°51'26"W	48.77
L8	S82°34'36"W	108.32
L9	S81°55'55"W	90.19
L10	S80°31'28"W	92.89
L11	S81°25'37"W	90.71
L12	S82°46'53"W	71.60
L13	S85°50'15"W	53.59
L14	N55°18'10"W	141.40
L15	N01°53'17"W	267.26
L16	N04°28'19"E	325.95
L17	N08°22'07"E	131.49
L18	N62°12'14"E	29.43
L19	N00°10'47"E	269.68
L20	N02°07'58"E	297.12'
L21	N23°26'33"W	203.65
L24	S87°09'56"E	337.24
L25	S02°50'04"W	171.22
L26	S00°10'47"W N00°10'47"E	100.12



Curve Table				
Curve #	Radius	Length	Bearing	Chord
C1	120.00	111.87	N28°35'45"W	107.86
C2	30.00	28.95	N36°02'33"E	27.84
C3	529.59	272.90	N78°26'22"E	269.89
C4	439.69	237.88	N77°42'10"E	234.99
C5	140.04	125.29	N36°33'31"E	121.15
C6	330.00	147.30	N10°39'18"W	146.08
C7	140.04	26.27	N05°33'15"E	26.23

- 1/2" IRON ROD SET
- 1/2" IRON PIPE FOUND
- 1/2" IRON ROD FOUND

APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

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JOHN E. BONNEAU & ASSOCIATES, INC.

REVISED: 04/06/2021(OFFICE)

DATE FILED

MAP FILE NO.

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

REFERENCE SURVEY: The Recorded Subdivision Map.

BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s)"A&C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0050 C; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF
PARCELS 22B-1, 22B-2 & 22B-3, HANDSOME MEADOW FARMS
into
PARCELS 22B-1A, 22B-2A, & 22B-3A
HANDSOME MEADOW FARMS
Section 32, T-4-S, R-11-E
St. Tammany Parish, Louisiana
for
WOODRUFF and CAROL CAMUS

Survey No. 2019 449
Date: OCTOBER 18, 2019

Drawn by: SPH/JWS
Revised: 07/06/20(RESUB); 08/17/20(OFFICE)

Scale: 1" = 300'

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

633 NORTH LOTUS DRIVE • MANDEVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

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

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

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

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

RESUBDIVISION STAFF ANALYSIS REPORT

(As of May 4, 2021)

Meeting Date: May 11, 2021

CASE FILE NO: 2021-2359-MRP

NAME OF SUBDIVISION: River Club, Phase 1

LOTS BEING DIVIDED: Parcels 89 & 90 into Parcel 89-A

SECTION: 49

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: Properties are located on the south side of Ox Bow Lane, Covington, Louisiana

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: William & Cher Nungesser

STAFF COMMENTARY:

The owner is requesting to create one (1) lot – Lots 89 & 90 into lot 89-A.

The public hearing is required considering that:

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

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



CLERK OF COURT

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



BUILDING SETBACKS
FRONT 40'
SIDE 12.5'
REAR 50'

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

A RESUBDIVISION OF LOTS 89 & 90
INTO LOT 89-A, RIVER CLUB, PHASE 1,
SECTIONS 47 & 49 T-7-S. R-11-E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA

SCALE:	1" = 50'	DATE:	02-23-21
DRAWN:	DRJ	JOB NO.:	18-278
REVISED:			

FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As May 4, 2021)

CASE NO.: 2021-2361-FP

SUBDIVISION NAME: Bedico Creek, Parcel 14

DEVELOPER: Bedico Creek Preserve, LLC
3520 Holiday Drive, Suite 100
New Orleans, LA 70114

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

SECTION: 31 and 6
TOWNSHIP: 6 South and 7 South
RANGE: 10 East and 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: The property is located on the northwest side of LA Highway 1085,
South of I-12, Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 21 Acres

NUMBER OF LOTS: 61 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Engineering:

Periodic inspections were made by this office during construction and the final inspection was made on April 20, 2021. The final inspection disclosed that all of the concrete roads are constructed, and the roadside ditches are silted in. The roadside ditches need to be regraded and vegetated.

Staff recommends postponement of this submittal due to the following numerous and substantial uncompleted items that existed at the time of the final inspection and review. If the Planning Commission approves this submittal, it shall be subject to the following items being completed before the plats are signed.

General Comments:

1. Regrade the roadside ditches throughout this parcel to provide positive flow. (Typical Comment)
2. Regrade the outfall ditch from behind Lot 872 that drains through Greenspace GS13-1 to the existing lake including cleaning the relocated cross culverts under Audubon Parkway. The significant siltation is prohibiting this phase of Bedico Creek from draining in accordance with the As-Built Plan.
3. Bring all roadside shoulders to grade and vegetate. Install and maintain proper erosion control measures until vegetation is established. (Typical Comment)
4. The roadside shoulder and ditch rutting within Scotts Bayou Lane right-of-way near Lot #900 need to be corrected to ensure the ditches function as designed.
5. Blue reflectors need to be installed in the vicinity of all fire hydrants. (Typical Comment)
6. Vegetate all greenspace parcels within this phase of Bedico Creek. (Typical Comment)
7. All cross-culverts and subsurface drainage pipes need to be blown out and cleared of all debris and siltation. (Typical Comment)
8. Clear construction debris and reestablish the roadside shoulder between Scotts Bayou and the turnaround near Lot #882.
9. Rotate the water line flushing valve so that the valve will discharge into the roadside ditch.
10. Install required end of roadway signage at the turnaround near Lot #882 in accordance with the As-Built Signage Plan.
11. Straighten the leaning Stop Sign and Street Name Sign at the intersection of Kelly Lake Lane and Scotts Bayou Lane.
12. Provide 28-day concrete test results for this phase of Bedico Creek.
13. Provide utility trench bedding test results.
14. Provide utility trench backfill test results.
15. Update all As-Built plans to reflect Scotts Bayou Drive in accordance with the Final Plat.
16. Rip-rap needs to be reinstalled at all cross-culverts and subsurface pipes in accordance with the Paving & Drainage Plan. (Typical Comment)

Paving & Drainage Plan:

17. Provide additional roadside ditch elevations once the ditches have been regraded along Scotts Bayou Lane, Kelly Lake Lane and Audubon Parkway to verify positive flow is being provided.

Informational Items:

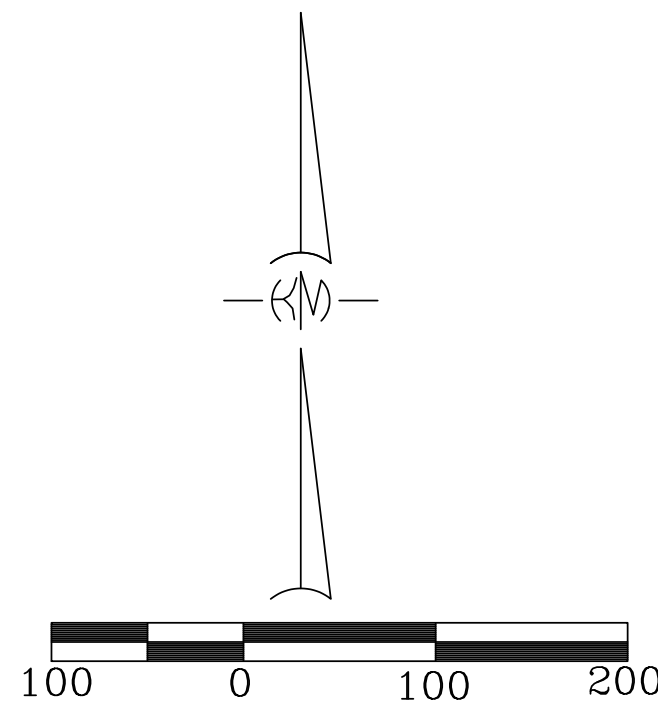
The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,995 linear feet x \$25.00 per linear foot = \$74,875.00 for a period of two (2) years.

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

This subdivision is within the Urban Growth Boundary Line.

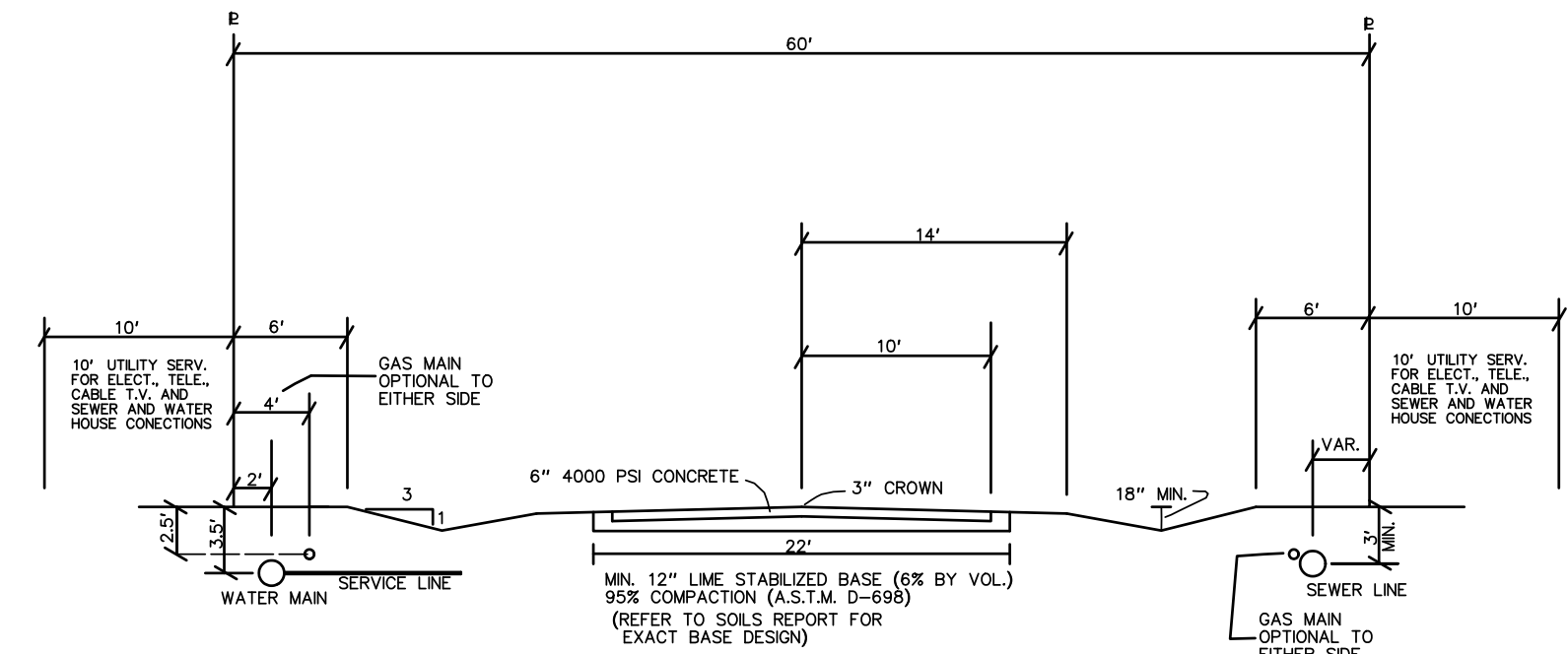
Revised drawings will not be accepted for review or placement in the packet prior to the May 11, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



Legal Description

BLEDICO CORNER PARCEL 14
 A certain parcel of ground situated in Section 6, Township--South,
 Range--East, Township--North, containing 16.85 acres, more or less, of the Land District, St. Tammany Parish, Louisiana and more fully described as follows:
 Commence at the Section Corner common to Sections 5, 6, 7, & 8 Township--
 South, Range--East, Township--North 41 degrees 11 minutes 08 seconds West
 a distance of 6470.20 feet Thence North 24 degrees 11 minutes 08 seconds West
 a distance of 60.00 feet to the Point of Beginning
 From the Point of Beginning measure
 Thence along a curve to the right having a radius of 170.00 feet, a delta of 29 degrees 21 minutes
 53 seconds, an arc length of 87.13 feet, and a chord which bears North 80 degrees 29 minutes 49
 seconds East a distance of 100.00 feet to the Point of Beginning
 Thence North 84 degrees 49 minutes 15 seconds West a distance of 7.07 feet to a point of curve;
 Thence along a curve to the right having a radius of 10.00 feet, a delta of 89 degrees 46 minutes
 58 seconds, an arc length of 14.11 feet, a chord which bears North 89 degrees 56 minutes 08
 seconds West having a chord distance of 14.11 feet to a point on a line;
 Thence North 84 degrees 44 minutes 49 seconds West a distance of 60.00 feet to a point on a curve;
 Thence North 84 degrees 44 minutes 49 seconds West a distance of 1.00 feet to a point on a curve;
 58 seconds, an arc length of 97.05 feet, and a chord which bears North 07 degrees 44 minutes 31
 seconds East having a chord distance of 97.01 feet to a point on a line;
 Thence North 84 degrees 44 minutes 49 seconds West a distance of 307.69 feet to a point;
 Thence North 77 degrees 33 minutes 04 seconds West a distance of 57.35 feet to a point;
 Thence North 89 degrees 06 minutes 10 seconds West a distance of 54.70 feet to a point;
 Thence North 89 degrees 06 minutes 10 seconds West a distance of 54.70 feet to a point;
 Thence South 83 degrees 27 minutes 07 seconds West a distance of 19.21 feet to a point;
 Thence North 87 degrees 59 minutes 59 seconds West a distance of 132.19 feet to a point;
 Thence North 87 degrees 59 minutes 59 seconds West a distance of 132.19 feet to a point;
 Thence North 27 degrees 07 minutes 14 seconds West a distance of 409.96 feet to a point;
 Thence North 05 degrees 01 minutes 48 seconds West a distance of 121.87 feet to a point;
 Thence North 18 degrees 39 minutes 45 seconds East a distance of 307.68 feet to a point;
 Thence North 18 degrees 39 minutes 45 seconds East a distance of 70.40 feet to a point;
 Thence North 04 degrees 14 minutes 42 seconds East a distance of 85.44 feet to a point;
 Thence North 04 degrees 14 minutes 42 seconds East a distance of 85.44 feet to a point;
 Thence North 65 degrees 11 minutes 44 seconds West a distance of 73.90 feet to a point;
 Thence North 65 degrees 11 minutes 44 seconds West a distance of 73.90 feet to a point;
 Thence North 24 degrees 48 minutes 16 seconds East a distance of 60.00 feet to a point;
 Thence South 24 degrees 48 minutes 16 seconds East a distance of 60.00 feet to a point;
 Thence North 24 degrees 48 minutes 16 seconds East a distance of 150.38 feet to a point;
 Thence South 71 degrees 57 minutes 33 seconds East a distance of 70.49 feet to a point;
 Thence South 71 degrees 57 minutes 33 seconds East a distance of 70.49 feet to a point;
 Thence South 65 degrees 11 minutes 44 seconds East a distance of 416.80 feet to a point;
 Thence South 24 degrees 48 minutes 16 seconds West a distance of 60.00 feet to a point;
 Thence South 24 degrees 48 minutes 16 seconds West a distance of 60.00 feet to a point;
 Thence along a curve to the left having a radius of 10.00 feet, a delta of 101 degrees 03 minutes 45
 seconds, an arc length of 17.71 feet, and a chord which bears North 14 degrees 03 minutes 45
 seconds North 13 degrees 19 minutes 13 seconds East a distance of 17.76 feet to a point of curve;
 Thence along a curve to the left having a radius of 63.00 feet, a delta of 101 degrees 30 minutes
 45 seconds, an arc length of 129.90 feet, and a chord which bears North 04 degrees 03 minutes
 seconds West having a chord distance of 129.90 feet to a point of compound curve;
 Thence along a curve to the left having a radius of 2753.02 feet, a delta of 00 degrees 41 minutes
 29 seconds East having a chord distance of 33.03 feet to a point on a line;
 Thence South 53 degrees 53 minutes 53 seconds East a distance of 95.50 feet to a point;
 Thence South 08 degrees 32 minutes 40 seconds East a distance of 95.50 feet to a point;
 Thence North 81 degrees 27 minutes 20 seconds East a distance of 25.00 feet to a point;
 Thence North 81 degrees 27 minutes 20 seconds West a distance of 25.00 feet to a point;
 Thence North 89 degrees 06 minutes 10 seconds East a distance of 25.37 feet to a point;
 Thence South 03 degrees 28 minutes 42 seconds West a distance of 132.66 feet;
 Thence South 04 degrees 28 minutes 17 seconds East a distance of 284.95 feet to a point;
 Thence South 04 degrees 28 minutes 17 seconds East a distance of 284.95 feet to a point;
 Thence South 24 degrees 22 minutes 07 seconds West a distance of 227.98 feet to a point;
 Thence South 24 degrees 22 minutes 07 seconds West a distance of 227.98 feet to a point;
 Thence along a curve to the right having a radius of 170.00 feet, a delta of 21 degrees 42 minutes
 33 seconds, an arc length of 64.41 feet, and a chord which bears South 54 degrees 57 minutes 35
 seconds East a distance of 64.00 feet to the POINT OF BEGINNING, and containing
 21.0013 acre(s) of land, more or less.

SECTION 6, T-7-S, R-10-E



TYPICAL STREET SECTION
SCALE 1"=10'

CURVE TABLE

C1	R=1700.0" L=87.13"	CH+S 80229.49" W 86.18"
C2	R=1000.0" L=15.67"	CH+S 39569.09" W 14.11"
C3	R=1002.02" L=19.77"	CH+S 07744.31" E 97.01"
C4	R=1000.0" L=97.05"	CH+S 64043.45" E 15.49"
C5	R=633.97" L=193.65"	CH+S 04344.11" W 192.90"
C6	R=2753.02" L=33.03"	CH+S 30431.29" S 30.03"
C7	R=1700.0" L=64.41"	CH+S 54457.35" W 64.03"
C8	R=175.18" L=89.59"	CH+S 04008.04" W 88.62"
C9	R=1300.0" L=13.74"	CH+S 10337.20" W 36.92"
C10	R=1000.0" L=57.44"	CH+S 46402.41" W 13.95"
C11	R=800.0" L=5.52"	CH+S 88755.11" W 5.52"
C12	R=1300.02" L=115.26"	CH+S 01365.51" W 111.52"
C13	R=700.0" L=21.97"	CH+S 14747.43" E 21.88"
C14	R=1300.0" L=4.91"	CH+S 15198.16" E 42.91"
C15	R=1000.0" L=17.18"	CH+S 20111.44" W 14.14"
C16	R=2000.0" L=1.37"	CH+S 88955.11" W 1.38"
C17	R=700.0" L=62.22"	CH+S 56588.43" W 68.92"
C18	R=700.0" L=73.66"	CH+S 01365.51" W 73.66"
C19	R=3000.0" L=40.80"	CH+S 14477.43" E 40.83"
C20	R=700.0" L=23.21"	CH+S 15198.16" E 23.11"
C21	R=1000.0" L=15.71"	CH+S 69448.16" E 14.14"
C22	R=1000.0" L=13.70"	CH+S 25566.15" E 12.86"
C23	R=3300.0" L=90.88"	CH+S 05255.50" W 90.60"
C24	R=1000.0" L=15.98"	CH+S 4319.19" W 14.33"
C25	R=1000.0" L=17.00"	CH+S 6201.16" W 15.03"
C26	R=2700.0" L=74.36"	CH+S 05255.50" E 74.12"
C27	R=700.0" L=13.81"	CH+S 08706.38" W 13.79"
C28	R=235.18" L=120.27"	CH+S 04008.04" W 118.97"
C29	R=942.02" L=1.54"	CH+S 07433.59" E 91.50"

LINE TABLE

L1	N 84°49' 15" W	7.007
L2	S 84°44' 49" E	6.701
L3	S 77°33' 04" E	57.75
L4	S 89°06' 10" W	54.30
L5	S 76°28' 09" W	62.68
L6	S 83°27' 07" W	91.21
L7	N 18°39' 45" E	75.40
L8	N 04°14' 42" E	80.44
L9	N 00°12' 28" W	72.24
L10	S 65°11' 44" W	77.90
L11	N 24°48' 16" E	60.00
L12	S 65°11' 44" E	8.90
L13	S 71°57' 33" E	70.49
L14	S 61°11' 44" E	26.01
L15	S 13°19' 13" W	77.65
L16	S 70°15' 53" E	53.51
L17	S 08°32' 40" W	95.50
L18	S 81°27' 20" W	25.00
L19	S 08°32' 40" E	39.52
L20	S 68°16' 42" E	25.97
L21	N 02°27' 33" W	69.69
L22	N 02°27' 33" W	7.95
L23	N 89°06' 10" E	23.61
L24	N 05°48' 16" E	69.18
L25	N 24°48' 16" E	88.31
L26	S 89°06' 10" W	71.73
L27	N 05°48' 16" E	69.18
L28	N 24°48' 16" E	44.03
L29	N 18°30' 35" W	55.82

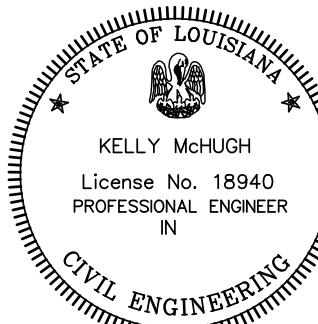
RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELING.
 2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER DEPARTMENT HAS BEEN ADVISED BY THE SUBDIVISION ENGINEER OF THE CONNECTION TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES, WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY SEWERAGE AND/OR WATER SUPPLY.
 3. 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 WHERE THE SUBDIVISION ENGINEER OF THE WATER SUPPLY SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE SUBDIVISION.
 4. BUILDING SETBACKS ARE: FRONT - 20', SIDE - 5', REAR - 20', SIDE STREET 10'
 5. NO PERMANENT STRUCTURES (INCLUDING DRIVEWAYS) SHALL BE CONSTRUCTED ON THE TOP BANK OF ANY WATERWAY.
 6. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
 7. NO OBSTRUCTIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF TRUCKS, DUMPS OR PLANK CULVERTS.
 8. THE MINIMUM CULVERT SIZE IS SHOWN ON THE AS BUILT PAVING AND DRAINAGE PLANS.
 9. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 10. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF TAMMANY PARISH.
 11. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY PARISH.
 12. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS SHOWN FROM THE CORNER OF THE ADJACENT PROPERTY TO THE RIGHT-OF-WAYS INTERSECT.
 13. THE MINIMUM ELEVATION FOR THE LOWEST FLOOD OF ALL RESIDENCES SHALL BE DETERMINED BY THE FLOOD INSURANCE RATE MAP. THIS PROPERTY LOCATED IN FLOOD ZONE C-A: RE-FIRM PLAN NO. 225205 0205 C, DATED 10-17-89. MINIMUM FIRST FLOOR FINISH FLOOR ELEVATION SHALL BE DETERMINED BY THE STREET OR THE ADJACENT BASE FLOOD ELEVATION WHICHEVER IS GREATER.
 14. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECIPIED IN EACH SUBDIVISION OR DEED.
 15. THIS DEED IS REQUIRED TO BE RECORDED IN THE SUBDIVISION PLAT.
- (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

DEDICATION:

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

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



[Signature] 04-15-21

21.00 ACRES	61	2995'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIABLES	VARIABLES	60' /20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARIABLES	PUD	1440'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

BEDICO CREEK
SURFACE WATER DISPOSAL

FOR:

APPROVAL:

BEDICO CREEK PRESERVE, LLC
OWNER

3520 HOLIDAY BLVD. SUITE 100,
NEW ORLEANS, LA. 70114
ADDRESS

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

DATE FILED	FILE NO.
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CLERK OF COURT

FINAL PLAT

BEDICO CREEK PARCEL 14,
SECTION 31, T-6-S, R-10-E
& SECTION 6, T-7-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.



REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. — MANDEVILLE, LA. 626-5611	
MARK	DATE		
		SCALE: 1" = 100'	DATE: 04-15-21
		DRAWN: MDM	JOB NO.: 18-288
		CHECKED: KJM	DWG. NO.: 18-288 SUBD.

**FINAL PLANS
RECEIVED
4/16/2020 - 10:00 A.M.
DEPARTMENT OF
ENGINEERING**

**ENGINEERING
REVIEW COPY**



Call before you dig.
1-800-272-3020

- NOTES:
1. ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS.
 2.  = MUNICIPAL ADDRESS (TYP.)
 3.  = BENCHMARK #557 TOP OF SEWER MANHOLE ELEV. 23.86'
#602 TOP OF SEWER MANHOLE ELEV. 23.60'
RE: MSL NAVD 88 (GEOD 12A)
 4. THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT PAVING AND DRAINAGE PLAN.
 5. THIS PROPERTY IS LOCATED IN FLOOD ZONE A
RE: F.I.R.M. PLAN NO. 225205 0205 C REV. 10-17-89
BASE FLOOD ELEV. 25.00'
(PROVIDED BY ST. TAMMANY PARISH FLOOD PLAIN ADMINISTRATOR)

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of April 29, 2021)

CASE NO.: 2021-2362-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 9-A

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

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

SECTION: 25, 26, 35 & 36
TOWNSHIP: 9 SOUTH
RANGE: 14 EAST

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

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

TOTAL ACRES IN DEVELOPMENT: 36.96 Acres

NUMBER OF LOTS: 128 AVERAGE LOT SIZE: 9,062 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AH- EL 1.0"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections were made by this office during construction and the final inspection was made on April 21, 2021. The final inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

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

General Comments:

1. The streets throughout this phase of Lakeshore Villages need to be cleaned so a meaningful inspection can be made.
2. Blue reflectors need to be installed in the vicinity of all fire hydrants.
3. A Stop Sign and All-Way Plaques need to be installed at the intersection of Oakworth Street and Rousset Ridge Drive. The As-Built Signage Plan shall be updated accordingly.
4. The roadway turn-out radius at the intersection of Bellwick Bay Drive and Alta Pine Lane needs to be repaired.
5. The pond banks around Amenity Lake #1 needs to be reestablished, the rutting corrected, and the slopes vegetated. (Typical Comment)
6. Vegetate the Greenspace Parcel to the south of Lot #2149.
7. Update all plan sheets to reflect Phase 9-A. (Typical Comment)

Final Plat:

8. The Final Plat needs to be signed and sealed by a licensed LA Professional Land Surveyor.
9. Show 911 municipal lot addresses on all lots.
10. Update the vicinity map to include the Amenity Lake #1 area.
11. The 90' Access Servitude along Bellwick Bay Drive appears to encumber the rear of Lots #2132-2140, revise plat to eliminate conflict.

Water & Sewer Plan:

12. Provide a water and sewer Letter of Capacity for this development from Oak Harbor East Utilities.
13. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from Oak Harbor East Utilities.
14. Provide a clear water test for this phase of Lakeshore Villages.

Informational Items:

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

Should the Planning Commission approve the request for Final Approval, a Warranty Obligation will be required for the infrastructure in the amount of 5,457 linear feet x \$22.00 per linear foot = \$120,054.00 for a period of two (2) years.

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

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

Revised drawings will not be accepted for review or placement in the packet prior to the May 11, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



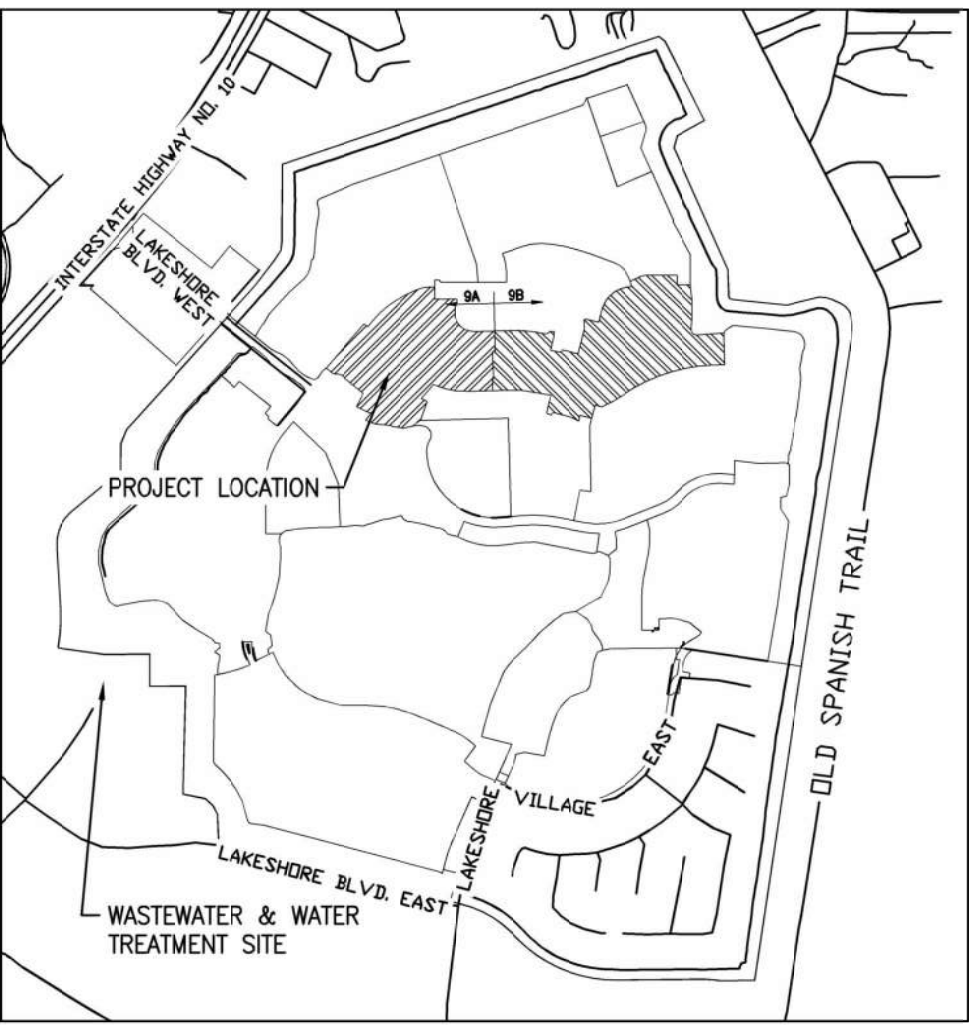
NOTES:
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA
STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED FROM
THE LSU C4G RTK NETWORK (2020.1).

PLAT SHOWING FINAL SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 9A)

LOTS 2003-2073, 2094-2103, & 2113-2159
LOCATED IN SECTIONS 26 & 35
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

RESTRICTIVE COVENANTS:

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
4. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENTIAL HOMES SHALL BE A MINIMUM OF 1.0' M.S.L. (NAVD83) (GEOD 09) OR 1 FOOT ABOVE THE CENTERLINE OF THE ROAD, WHICHEVER IS GREATER. THIS SUBDIVISION IS IN FIRM COMMUNITY PANEL 22520505350, REV. 8-25-2006, AND IS CLASSIFIED AS BEING IN FLOOD ZONE AH.
5. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
6. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED. LOT 2153 IS TO BE FRONT-LOADED WITH A MINIMUM DISTANCE OF 58' BETWEEN THE EDGE OF DRIVEWAY AND PROPERTY CORNER WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
7. IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
8. THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
9. THE RESIDENTS WITHIN PHASE 9 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATING WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
10. THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 9)

OPEN/GREEN SPACE REQUIRED
79.88 ACRES
X 0.25 S.F. OPEN/GREEN SPACE
19,969 ACRES REQUIRED
(=869,849 ± S.F.)

OPEN/GREEN SPACE PROVIDED
3,318 ACRES (PHASE 3A)
2,606 ACRES (PHASE 3B)
36,493 ACRES (PHASE 4A)
1,779 ACRES (PHASE 4B)
3,863 ACRES (PHASE 5)
21,751 ACRES (PHASE 6)
5,651 ACRES (PHASE 7)
16,449 ACRES (PHASE 8)
19,969 ACRES (PHASE 9)
111,623 ACRES TOTAL OPEN/GREEN SPACE REQUIRED

OPEN/GREEN SPACE PROVIDED
3,318 ACRES (PHASE 3A)
2,606 ACRES (PHASE 3B)
39,779 ACRES (PHASE 4A)
1,289 ACRES (PHASE 4B)
0,657 ACRES (PHASE 5)
13,334 ACRES (PHASE 6)
5,777 ACRES (PHASE 7)
2,226 ACRES (PHASE 8)
6,040 ACRES (PHASE 9)
473,190 ACRES TOTAL PROVIDED

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

APPROVALS:

CHAIRMAN - PARISH PLANNING COMMISSION

SECRETARY - PARISH PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

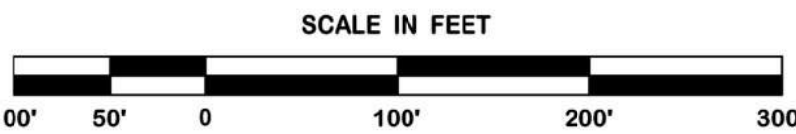
FILE NO.

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

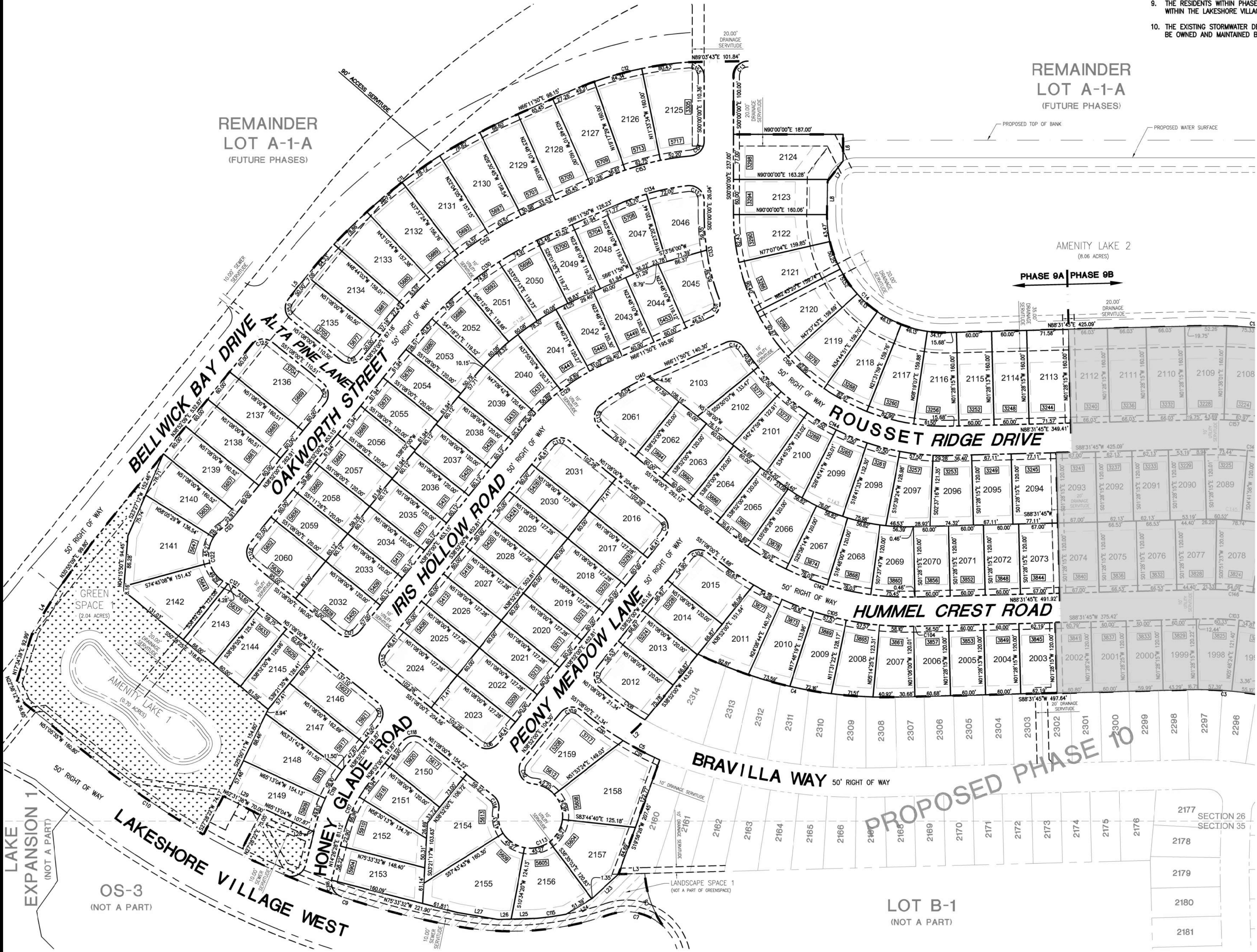
I CERTIFY THAT THIS FINAL PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.

PRELIMINARY - NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

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



GENERAL INFORMATION PHASE 9	
CENTRAL SEWER SYSTEM	128 NUMBER OF LOTS
LAKE PONCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
9,062.29± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1,190'± MAX BLOCK LENGTH	5457'± STREET LENGTH
36.96± ACRES TOTAL AREA OF DEVELOPMENT	36.964 TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX. BUILDING HEIGHT
FRONT: 20' (35' LOTS 2136-2140) REAR: 15' (55' ALONG CANAL/LAKE) SIDE: 4' (10' ALONG RIGHT OF WAYS)	BUILDING SETBACKS



LOT B-1
(NOT A PART)

Final Plans
RECEIVED
4/16/2021
DEVELOPMENT
ENGINEERING
ENGINEERING
REVIEWING COPY

REVISION	BY

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



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 9A)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR HORTON, INC. - GULF COAST

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

SHEET
1-2

PLAT SHOWING FINAL SUBDIVISION

OF
LAKESHORE VILLAGES (PHASE 9A)

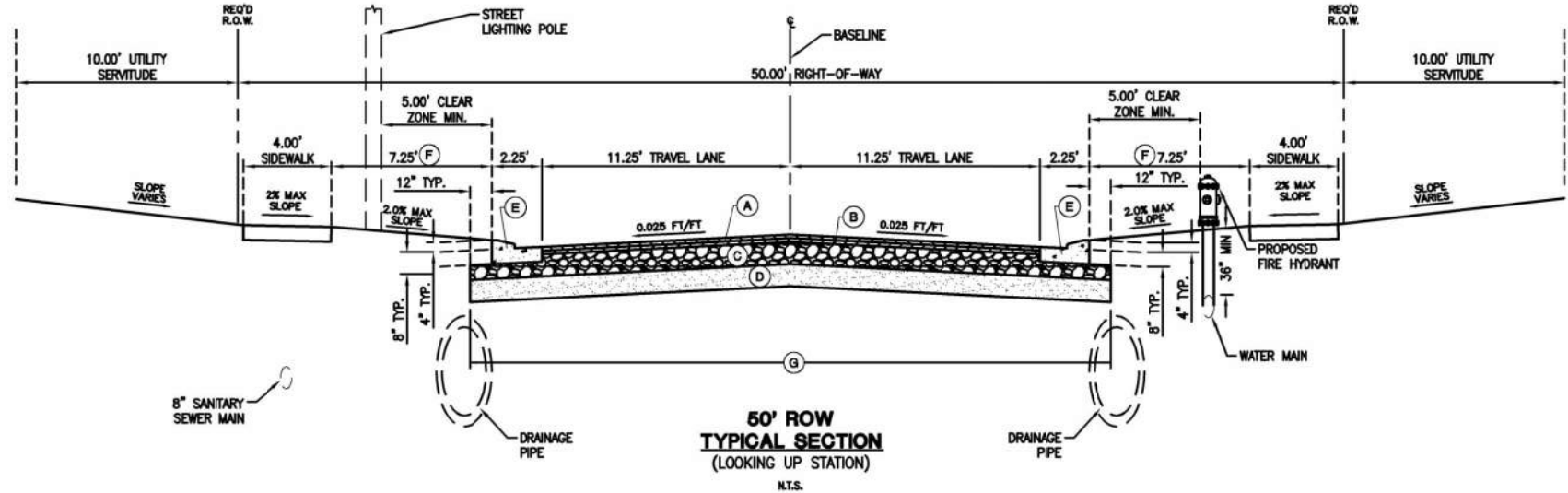
LOTS 2003-2073, 2094-2103, & 2113-2159

LOCATED IN SECTIONS 26 & 35

TOWNSHIP 9 SOUTH - RANGE 14 EAST

GREENSBURG LAND DISTRICT

ST. TAMMANY PARISH, LOUISIANA

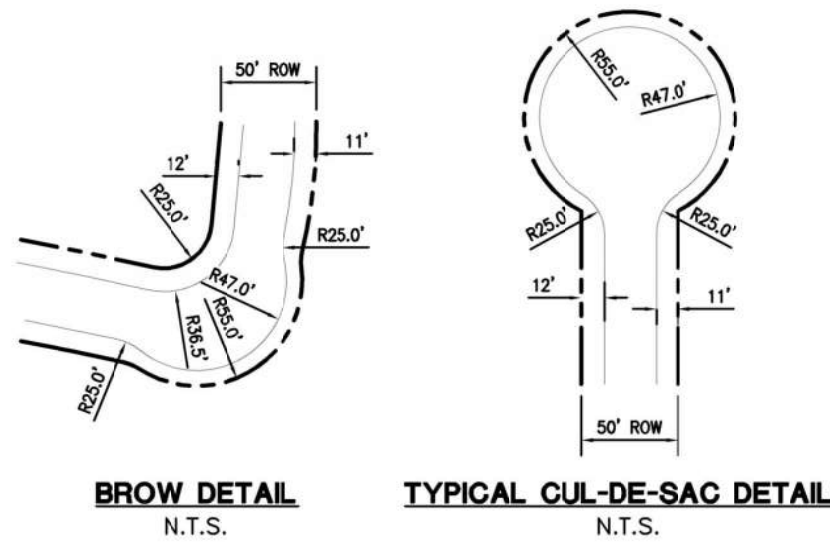


LEGEND:

- (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
- (C) 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

NOTES:

1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LA DOT STANDARD SPECIFICATIONS 2006 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION CHAPTER 125 SPECIFICATIONS; THE MORE STRINGENT STANDARD SHALL BE USED.
2. CONTRACTOR MAY UTILIZE 12" A-4 SUB-BASE IN LIEU OF SOIL CEMENT IN AREAS WHERE SOIL CEMENT CANNOT MEET PROJECT SPECIFICATIONS. A-4 SUB-BASE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, ST. TAMMANY PARISH CODE OF ORDINANCES, AND SUB-SECTION 1003 OF THE LSSRE. THE BASE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698.
3. BASED ON THE GEOTECHNICAL REPORTS PREPARED BY PREMIER GEOTECH AND TESTING DATED JULY 25, 2019 AND AUGUST 1, 2019 AS WELL AS PAVEMENT SECTION DESIGN RECOMMENDATION LETTERS DATED JANUARY 29, 2020, THE BASE AND SUBGRADE SHALL CONSIST OF LEAN CLAYS AND SANDY LEAN CLAYS (CL) OR CLAYEY SANDS (SC) HAVING THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES AND PLOTS ABOVE THE "A-LINE" ON THE PLASTICITY CHART:
- LIQUID LIMIT: 40 MAXIMUM
 - PLASTICITY INDEX: 20 MAXIMUM
 - INERT MATERIAL (NON-EXPANSIVE)
 - FREE OF ORGANICS
 - MAXIMUM PARTICLE SIZE: 2-INCHES
- EACH LIFT SHALL BE PLACED IN MAXIMUM LIFTS OF 8" OF LOOSE MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698.
- THIS MATERIAL MUST BE CERTIFIED AND APPROVED BY THE OWNER'S INDEPENDENT TESTING LABORATORY AND/OR THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO ITS USE.
4. CONTRACTOR TO ENSURE ALL STREET LIGHT POLES AND FIRE HYDRANTS ARE LOCATED 5' MINIMUM BEHIND BACK OF CURB FOR LOCAL ROADS.



PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	007°34'00"	200.00'	26.41'	N10°21'26"E - 26.39'
C2	098°09'36"	25.00'	42.83'	S55°03'38"W - 37.78'
C3	011°28'36"	645.00'	129.20'	N85°43'57"W - 128.99'
C4	027°16'01"	737.55'	351.00'	N77°50'15"W - 347.70'
C5	007°33'47"	538.07'	71.03'	S62°19'19"E - 70.97'
C6	033°06'55"	175.00'	101.14'	S20°05'42"E - 99.74'
C7	065°56'31"	90.00'	103.58'	N76°13'09"W - 97.96'
C8	029°12'50"	510.01'	260.04'	S85°25'00"W - 257.23'
C9	016°45'31"	1355.00'	396.33'	N71°39'49"W - 394.92'
C10	009°13'50"	1355.00'	218.30'	N55°42'31"W - 218.06'
C11	027°19'41"	935.00'	445.96'	N52°32'00"E - 441.75'
C12	019°37'00"	625.00'	213.98'	N76°00'20"E - 212.94'
C13	090°00'00"	25.00'	39.27'	S45°00'00"W - 35.36'
C14	091°02'34"	200.00'	317.80'	S45°58'58"E - 285.41'
C15	011°28'36"	975.00'	195.31'	S85°43'57"E - 194.98'
C16	011°49'11"	355.00'	73.23'	S08°13'50"W - 73.10'
C17	085°51'56"	25.00'	37.47'	N57°04'24"E - 34.06'
C18	074°09'09"	320.00'	414.15'	N51°13'00"E - 385.84'
C19	002°22'15"	475.00'	19.66'	S87°20'08"W - 19.65'
C20	090°00'00"	25.00'	39.27'	S46°41'32"E - 35.36'
C21	018°07'04"	1695.00'	535.98'	S79°14'56"W - 533.75'
C22	014°07'08"	1735.00'	427.54'	S61°33'54"W - 426.46'
C23	007°43'59"	1040.00'	140.37'	S58°22'19"W - 140.26'
C100	090°00'00"	25.00'	39.27'	S59°08'26"W - 35.36'
C101	090°00'00"	25.00'	39.27'	N30°51'34"W - 35.36'
C109	090°00'00"	25.00'	39.27'	N83°52'00"E - 35.36'
C110	007°07'25"	538.07'	66.90'	S54°58'43"E - 66.85'
C111	007°33'47"	538.07'	71.03'	S62°19'19"E - 70.97'
C112	124°47'27"	25.00'	54.45'	N23°31'44"W - 44.31'
C113	047°09'23"	55.00'	45.27'	S76°59'39"W - 44.00'
C114	061°55'04"	25.00'	27.02'	S20°10'28"E - 25.72'
C115	005°51'38"	490.01'	50.12'	S81°53'27"W - 50.10'
C116	085°43'00"	25.00'	37.40'	N28°25'02"W - 34.01'
C117	024°25'32"	225.00'	95.92'	S26°39'14"W - 95.19'
C118	090°00'00"	25.00'	39.27'	N83°52'00"E - 35.36'
C119	024°25'32"	275.00'	117.23'	N26°39'14"E - 116.35'
C120	090°00'00"	25.00'	39.27'	S06°08'00"E - 35.36'
C121	019°55'07"	25.00'	8.69'	S61°05'34"E - 8.65'
C122	130°16'58"	55.00'	125.06'	N05°54'38"W - 99.81'
C123	020°21'51"	25.00'	8.89'	S49°02'55"W - 8.84'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C124	090°00'00"	25.00'	39.27'	S06°08'00"E - 35.36'
C125	089°59'51"	25.00'	39.27'	N83°52'05"E - 35.35'
C126	090°00'00"	25.00'	39.27'	N06°08'00"W - 35.36'
C127	090°00'00"	25.00'	39.27'	S83°52'00"W - 35.36'
C129	027°19'50"	365.00'	174.11'	N52°31'55"E - 172.46'
C130	027°19'50"	605.00'	288.59'	S52°31'55"W - 285.86'
C131	086°25'23"	25.00'	37.71'	S22°59'09"W - 34.23'
C132	096°26'53"	25.00'	42.08'	S48°13'27"E - 37.29'
C133	020°13'33"	410.00'	144.73'	N10°06'47"W - 143.98'
C134	017°21'16"	415.00'	125.70'	S74°52'28"W - 125.22'
C135	090°00'00"	25.00'	39.27'	N06°08'00"W - 35.36'
C136	090°00'00"	25.00'	39.27'	S83°52'00"W - 35.36'
C137	090°00'00"	25.00'	39.27'	N83°52'00"E - 35.36'
C138	090°00'00"	25.00'	39.27'	S06°08'00"E - 35.36'
C139	104°12'44"	25.00'	45.47'	N00°58'22"E - 39.46'
C140	013°07'06"	435.00'	99.60'	S59°38'17"W - 99.38'
C141	080°21'28"	25.00'	35.06'	S73°37'26"E - 32.26'
C142	040°20'15"	475.00'	334.41'	S71°18'08"E - 327.55'
C144	058°01'33"	410.00'	415.22'	N62°27'29"W - 397.71'
C146	011°28'38"	525.00'	105.16'	S85°43'57"E - 104.99'
C147	010°48'26"	765.00'	144.30'	N85°23'51"W - 144.08'
C148	085°51'56"	25.00'	37.47'	S57°04'24"W - 34.06'
C149	094°08'04"	25.00'	41.07'	S32°55'36"E - 36.61'
C150	090°00'09"	25.00'	39.27'	N06°07'55"W - 35.36'
C151	090°00'00"	25.00'	39.27'	S83°52'00"W - 35.36'
C152	027°19'50"	655.00'	312.44'	N52°31'55"E - 309.49'
C153	018°40'28"	465.00'	151.56'	N75°32'04"E - 150.89'
C154	084°52'18"	25.00'	37.03'	S42°26'09"W - 33.74'
C155	094°11'10"	25.00'	41.10'	S47°05'35"E - 36.62'
C156	013°10'34"	360.73'	82.96'	S48°38'13"E - 82.77'
C157	011°28'38"	815.00'	163.26'	S85°43'57"E - 162.98'
C158	023°49'45"	125.00'	51.99'	S11°54'53"E - 51.61'
C159	090°00'00"	25.00'	39.27'	S45°00'00"W - 35.36'
C160	023°49'45"	175.00'	72.78'	N11°54'53"W - 72.26'
C161	090°00'00"	25.00'	39.27'	N45°00'00"W - 35.36'
C162	090°00'00"	25.00'	39.27'	S45°00'00"W - 35.36'
C163	089°22'52"	25.00'	39.00'	S45°18'34"E - 35.16'
C164	053°02'35"	270.00'	249.96'	N63°28'42"E - 241.13'
C165	095°41'23"	25.00'	41.75'	N10°53'17"W - 37.07'
C166	030°30'02"	175.00'	93.16'	N73°58'59"W - 92.06'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C167	091°23'08"	25.00'	39.87'	S45°04'28"W - 35.78'
C169	092°40'43"	25.00'	40.44'	S42°53'38"E - 36.17'
C170	030°30'02"	225.00'	119.78'	S73°58'59"E - 118.37'
C171	107°07'36"	25.00'	46.74'	N67°42'14"E - 40.23'
C172	016°30'51"	275.00'	79.26'	S04°48'42"E - 78.99'
C173	020°06'38"	25.00'	8.77'	S03°00'48"E - 8.73'
C174	130°18'05"	55.00'	125.08'	S58°06'32"E - 99.82'
C175	020°48'23"	25.00'	9.08'	N67°08'37"E - 9.03'
C176	010°42'14"	1810.00'	338.14'	N82°53'55"E - 337.85'
C179	005°47'00"	1980.00'	199.85'	S80°05'19"W - 199.77'

LINE TABLE		
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	N31°07'17"E	84.92'
L5	N38°52'09"E	57.08'
L6	S00°00'00"E	45.60'
L7	S37°04'30"W	43.11'
L8	S00°57'33"W	60.01'
L9	N86°14'29"E	23.79'
L10	N50°36'45"E	37.24'
L11	S87°40'45"E	46.16'
L12	N14°08'26"E	17.98'
L13	S10°30'20"E	34.39'
L14	S43°16'10"E	22.91'
L15	S85°49'33"E	65.71'
L16	N88°16'33"E	48.62'
L17	S10°00'27"E	44.12'
L18	S79°59'34"W	30.49'
L19	S07°44'50"W	57.02'
L20	S83°41'08"W	66.08'
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°21°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 S05°42'57"W A DISTANCE OF 5246.19 FEET FOR A POINT OF BEGINNING; THENCE S14°08'25" W A DISTANCE OF 80.16 FEET TO A POINT; THENCE S14°08'26"W A DISTANCE OF 145.33 FEET TO A POINT; THENCE N83°25'54"W A DISTANCE OF 164.68 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 N79°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 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 N79°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 N10°21'26"E AND A LENGTH 26.39 FEET; 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