

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, DECEMBER 13, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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, December 13, 2022.

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 NOVEMBER 9, 2022 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

REVOCATION REVIEW

1- REV22-07-008

The revocation of an unopened portion of 8th Street and an unopened portion of 9th Street, located on the south side of LA Highway 36, north of the Tammany Trace, in the Town of New Claiborne Subdivision, Ward 3, District 2.

Applicant: Larry D. Terrell

Parish Council District Representative: Hon. David R. Fitzgerald

2- REV22-12-009

The revocation of an unopened portion of Elberta Street, located south of Lemos Street, north of Rio Street, between Square 14 and Square 24 in the Spanish Trail Highlands Subdivision (as delineated on Map #106B), Ward 9, Council District 12.

Applicant: Luis E. Romero

Parish Council District Representative: Hon. Jerry Binder

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

3- Request to Enter the Parish Right-of-Way of 3rd Ave (The Birg Boulevard Subdivision) for the purpose of installing water and sewer infrastructure.

Debtor: Covington Creek, LLC

Parish Council District Representative: Hon. Rykert Toledano, Jr.

General Location: The property is located on the north side of Helenbirg Road, north of Covington Meadows Subdivision, Covington, Louisiana. Ward 3, District 5

- 4- Request to Enter the Parish Right-of-Way of Pinecrest Drive for the purpose of making roadway improvements.

Debtor: TCE Properties, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the east side of Hwy 21, south of Natchez Trace Subdivision, Covington, Louisiana. Ward 1, District 1

MINOR SUBDIVISION REVIEW

5- 2022-3120-MSP

A minor subdivision of a 100 acre tract & a 270 acre tract into Tracts A, B & C

Owner & Representative: Copart of Louisiana, Inc.

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the east and west sides of Turf Farm Road, south of LA Highway 36, Abita Springs, Louisiana. Ward 4 & 6, District 7

6- 2022-3142-MSP

A minor subdivision of 7.946 acres, 1.367 acres, 2.470 acres identified as Parcel A, 2.470 acres, 2.470 acres identified as Parcel B, 2.470 acres identified as Parcel C, 2.470 acres identified as Parcel D into Parcels A, B, C-1, D-1 & E

Owners: Stephen L. Guidry Jr., Martha F. Peterson Singletary, Charles C. Peterson, Eddie D. Peterson, Randy D. Crowe, Jr.

Representative: Russ Rudolph

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the north and south sides of Ebb Guillot Road, east of LA Highway 41, Pearl River, Louisiana. Ward 6, District 6

7- 2022-3155-MSP

A minor subdivision of 3.847 acre into Lots M1 & M2

Owner & Representative: Ellison Holdings, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the east of LA Highway 21, south of Dummyline Road, Madisonville, Louisiana. Ward 1, District 1

RESUBDIVISION REVIEW

8- 2022-3089-MRP

Resubdivision of Parcel 5 into Parcels 5-A, 5-B, 5-C, 5-D & 5-E, Handsome Meadow Farms Subdivision

Owner & Representative: Succession of Manuel Lloyd – Dustin Lloyd, Administrator

Surveyor: John G. Cummins & Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the south side of Handsome Meadow Lane, west of LA Highway 437, Covington, Louisiana. Ward 2, District 3

9- 2022-3140-MRP

Resubdivision of lots 1 to 250 of Northshore Mobile Home Community into Parcels 1, 2, 3 & 4 Jubilee RV & Camping Park

Owner: Northshore Mobile Home Park Inc. – Gary W. Fordham, President

Representative: Jeffrey Shoen

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

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located on the southwest side of US Highway 190, south of Indian Village Road, Slidell, Louisiana. Ward 8, District 13

TENTATIVE SUBDIVISION REVIEW**10- 2022-3079-TP**

Moore Park Subdivision

Developer/Owner: Moore Park, LLC

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

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of LA Highway 1088, west of Hickory Street, south of Interstate 12, Mandeville, Louisiana. Ward 4, District 5

POSTPONED AT THE OCTOBER 11, 2022 & NOVEMBER 9, 2022 MEETINGS

11- 2022-3148-TP

Lakeshore Villages, Phase 11 - “Resubmitted”

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

12- 2022-3149-TP

Lakeshore Villages, Phase 12 - “Resubmitted”

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

13- 2022-3150-TP

Lakeshore Villages, Phase 13 - “Resubmitted”

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

PRELIMINARY SUBDIVISION REVIEW**14- 2022-2903-PP**

Maison du Village Subdivision

Developer/Owner: MidSouth Developers, LLC

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

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located west of LA Highway 433, south of US Highway 190, Slidell, Louisiana. Ward 9, District 11

POSTPONED AT THE JUNE 14, 2022, THE JULY 12, 2022, THE AUGUST 9, 2022, SEPTEMBER 13, 2022 AND THE OCTOBER 11, 2022 MEETINGS

15- 2022-3081-PP

Rigolets Estates Subdivision, Phase 3A-2

Developer/Owner: Succession of Frederick J. Sigur

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

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located south of LA Highway 433, west of US Highway 90, Slidell, Louisiana. Ward 8, District 13

POSTPONED AT THE OCTOBER 11, 2022 & NOVEMBER 9, 2022 MEETINGS

16- 2022-3154-PP

Nature Walk Subdivision

Developer: Covington Creek, LLC

Engineer: Geoff Wilson Engineering, LLC

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located west of 3rd Avenue, south of Helenbirg Road, north of Interstate-12, Covington, Louisiana. Ward 4, District 5

FINAL SUBDIVISION REVIEW**17- 2022-3144-FP**

Lakeshore Villages, Phase 9-C

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

18- 2022-3145-FP

Bedico Creek Subdivision, Parcel 15

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

NEW BUSINESS**ADJOURNMENT**

MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, NOVEMBER 9, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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, October 11, 2022.

ROLL CALL

Present: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail and Randolph

Absent: Truxillo

Staff: Helen Lambert, Emily Couvillion, Leslie Delatte, Maria Robert and Theodore Reynolds

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 – Crawford

PLEDGE OF ALLEGIANCE – Willie

APPROVAL OF THE NOVEMBER 9, 2022 MEETING MINUTES

Fitzmorris moved to approve, second by Crawford

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford and Smail,

Nay: N/A

Abstain:

REQUEST FOR POSTPONEMENTS

1- 2022-3021-MRP

Resubdivision of Plots 13, 15 & 18 of Lancaster Subdivision, a portion of the dedicated Road Right of Way, 3.12 acres and 1.44 acres into Plots 13A, 13B, 15A, 18A, 18B Lancaster Subdivision.& Parcels D1 & D2,

Owner & Representative: Donald R. Jenkins

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. **Rykert O. Toledano, Jr**

General Location: The property is located on the north side of LA Highway 1088, west of Hickory Street, Mandeville Louisiana. Ward 4, District 5

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

Barcelona moved to postpone to January, second by Willie

Opposition: N/A

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford and Smail,

Nay: N/A

Abstain: N/A

9-2022-3079-TP

Moore Park Subdivision

Developer/Owner: Moore Park, LLC

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

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of LA Highway 1088, west of Hickory Street, south of Interstate 12, Mandeville, Louisiana. Ward 4, District 5

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

Barcelona moved to postpone to December, second by Fitzmorris

Opposition: N/A

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford and Smail,

Nay: N/A

Abstain: N/A

10-2022-3081-PP

Rigolets Estates Subdivision, Phase 3A-2

Developer/Owner: Succession of Frederick J. Sigur

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

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located south of LA Highway 433, west of US Highway 90, Slidell, Louisiana. Ward 8, District 13

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

Fitzmorris moved to postpone to December, second by Barcelona

Opposition: N/A

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford and Smail,

Nay: N/A

Abstain: N/A

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

- 1- Request to Enter the Parish Right-of-Way for 2ND Ave (The Birg Boulevard Subdivision) for the purpose of taking soil borings and gaining access to the property.

Debtor: AEW Salles Development, LLC

Parish Council District Representative: Hon. Rykert Toledano, Jr.

General Location: The property is located east of Slemmer Road, North of Helenbirg Road, Covington, Louisiana. Ward 3, District 5

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

Barcelona moved to approve, second by Randolph

Opposition: N/A

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, and Randolph

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW**2-2022-3092-MSP**

A minor subdivision of Tracts A & A-1 into Tracts A-2, A-3, A-4, A-5 & A-6

Owner & Representative: Coremen Investments, LLC – Jack J. Mendheim and Mark & Kasey, LLC – Mark S. Hosch

Parish Council District Representative: Hon. **David R. Fitzgerald**

General Location: The parcel is located at the end of Mayhaw Drive, west of South Fitzmorris Road, 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: Jack Mendheim

Willie moved to approve with the waivers, second by Barcelona

Opposition: N/A

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail and Randolph

Nay: N/A

Abstain: N/A

3-2022-3093-MSP

A minor subdivision of 19.93 acres into Parcels A, B, C & D

Owner & Representative: Jamie L. Jenkins, Trustee of the Margaret W. Lawrence Testamentary Trust

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

General Location: The parcel is located on the east side of Gottschalk Road, south of Breen Road, Covington, Louisiana. Ward 1, District 3

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

Willie moved to approve with the waivers, second by McInnis

Opposition: N/A

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail and Randolph

Nay: N/A

Abstain: N/A

4-2022-3108-MSP

A minor subdivision of 1.281 acres into Parcels A & B

Owner & Representative: Audrey Wedig, Keith Wedig, Richard Wedig, Robert Wedig, Jr., Daniel Wedig, Patricia Wedig Glass

Parish Council District Representative: Hon. **Michael Lorino, Jr.**

General Location: The parcel is located on the north & south sides of Wallace Road, east of Galatas Road, Madisonville, Louisiana. Ward 1, District 4

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

Fitzmorris moved to approve, second by Barcelona

Opposition: N/A

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail and Randolph

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW**6-2022-3089-MRP**

Resubdivision of Parcel 5 into Parcels 5-A, 5-B, 5-C, 5-D & 5-E, Handsome Meadow Farms Subdivision

Owner & Representative: Succession of Manuel Lloyd – Dustin Lloyd, Administrator

Surveyor: John G. Cummins & Associates

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

General Location: The property is located on the south side of Handsome Meadow Lane, west of LA Highway 437, Covington, Louisiana. Ward 2, District 3

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

Willie moved to postpone for one month, second by Seeger

Opposition: Greg Guidry and Mike Hebert

Yea: Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail and Randolph

Nay: Barcelona

Abstain: N/A

7-2022-3103-MRP

Resubdivision of 8.094 acres comprised of Squares 50, 51, 64, 65, 74 and the North ½ of Square 75 and revoked portion of 6th Avenue, 7th Avenue & “F” Streets into Parcels 50A, 64A & 74A, Square 65, Town of Alexiusville

Owner: Baldwin Motors, INC – John T. Baldwin

Representative: Paul J. Mayronne

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

Parish Council District Representative: **Hon. David R. Fitzgerald**

General Location: The property is located on the east side of US Highway 190, south of Harrison Avenue, Covington, Louisiana. Ward 3, District 2

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

Seeger moved to approve with the waivers, second by Randolph

Opposition: N/A

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail and Randolph

Nay: N/A

Abstain: N/A

OLD BUSINESS**NEW BUSINESS**

ADJOURNMENT Fitzmorris moved to adjourn, second by Crawford

REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT

(As of December 6, 2022)

Meeting Date: December 13, 2022

CASE NO.: REV22-07-008

NAME OF STREET OR ROAD: Unopened portion of 8th Street & 9th Street

NAME OF SUBDIVISION: Town of New Claiborne Subdivision

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located on the south side of Hwy 36, north of the Tammany Trace, in the Town of New Claiborne Subdivision, Ward 3, District 2.

SURROUNDING ZONING: A-4A Single Family Residential & I-1 Industrial

PETITIONER/REPRESENTATIVE: Larry D. Terrell

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is proposing to revoke an unopened portion of 8th and 9th Street. The petitioner desires to assimilate this property into the adjacent properties in order to build a new warehouse for Northlake Moving Storage Inc. However, the Department of Public Works has confirmed that the Parish maintains a drainage ditch within the 9th Street right-of-way that the applicant proposes to revoke.

Recommendation:

The revocation of the subject property should be conditioned upon a satisfactory drainage plan being submitted by the petitioner's Engineering and approved by the Department of Public Works. This plan must include a drainage and access easement.

La. Hwy. 36



8th Street (Not Constructed)

* Revocation Map of a Portion of 8th & 9th Street Town of New Claiborne, St. Tammany Parish, Louisiana

Reference:
1) Survey Map by Thomas Fontcuberta, dated 2-11-1994, #944117
2) Survey Map by John G. Cummings dated 4-19-2005 Job No. 05086

Note:
This is not a boundary survey map

Bearings were derived by magnetic compass

9th Street

S89°55'08"E-50.00'

S89°55'08"E-50.00'

N00°08'16"E-300.29'

Area to be Revoked
15015.35 Sq. Ft.

S00°09'16"W-300.33'

SQ. "28"

N00°06'27"E-300.50'

Area to be Revoked
15025.23 Sq. Ft.

S00°06'27"W-300.51'

SQ. "21"

N89°52'38"W-50.00'

N89°52'38"W-240.16'

N89°54'31"W-50.00'

Tammany Trace

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 NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:138.

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

MAP PREPARED FOR **NORTHLAKE MOVING & STORAGE, INC., et al**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN NEW CLAIBORNE SUBDIVISION, 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.

LAND SURVEYING LLC

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

Revised: 5-27-2022

Bruce M. Butler, III
License No. 489471-2022
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 80'

DATE: 3-21-2022

NUMBER: 20734

REVOCATION STAFF ANALYSIS REPORT

(As of December 6, 2022)

Meeting Date: December 13, 2022

CASE NO.: REV22-12-009

NAME OF STREET OR ROAD: Unopened portion of Elberta Street

NAME OF SUBDIVISION: Spanish Trail Highlands Subdivision

WARD: 9 PARISH COUNCIL DISTRICT: 12

PROPERTY LOCATION: The property is located south of Lemos Street, north of Rio Street, between Square 14 and Square 24 in the Spanish Trail Highlands Subdivision (as delineated on Map #106B), Ward 9, Council District 12.

SURROUNDING ZONING: A-3 Suburban

PETITIONER/REPRESENTATIVE: Luis E. Romero

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Elberta Street, in order to assimilate the property into the adjacent property.

Recommendation:

Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, there is no objections to the revocation request subject to the following:

- The applicant shall provide a finalized survey of the subject property to the Department of Planning & Development
- The applicant shall assimilate the portion of the right-of-way with their adjacent properties through the parish's resubdivision process.

DE SOTO

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STREET

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STREET

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PALM

STREET

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

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UTILITIES ONLY

(Draft Date 11/23/2022)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING KENT DESIGN BUILD, C/O KYLE L. KENT, TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO COVINGTON CREEK, LLC, C/O KYLE L. KENT, 1875 HIGHWAY 59, MANDEVILLE, LA 70448 OR ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF 3RD AVENUE LOCATED WITHIN THE BIRG BOULEVARD SOUTHERN DIVISION SUBDIVISION, FOR THE PURPOSE OF LAYING AND CONNECTING WATER AND SEWER LINES.
WARD 3, DISTRICT 5.**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$46,900 for a period of one (1) year and extended until the project is satisfactorily completed and released at that time.

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.
9. That the petitioner submit as-built drawings certifying that the water and sewer lines are constructed in accordance with the approved drawing(s).
10. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 20____ AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

ROSS P. LINER, AICP, PTP, CFM, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised February 20, 2020



(985) 626-9964
(985) 626-5434



kentdesignbuild.com



1875 Highway 59
Mandeville, LA 70448



Lafayette, LA



Ridgeland, MS

November 9, 2022

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

PRELIMINARY PLANS
RECEIVED
11/10/2022
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

Re: Request to Procure Permission to Enter the Right of Way
3rd Avenue from Helenbirg Road to 1,200' South of
Golden Meadow Drive in
Sections 22 & 23, Township 7 South, Range 11 East
St. Tammany Parish, Louisiana

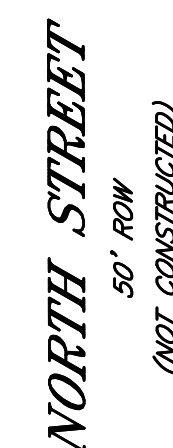
To Whom It May Concern:

In connection with the above, the current Owner and Petitioner, as shown below, hereby request permission to enter the Parish right-of-way of 3rd Avenue between Helenbirg Road and 1,200 feet south of Golden Meadow Drive in order to install water and sewer utilities.

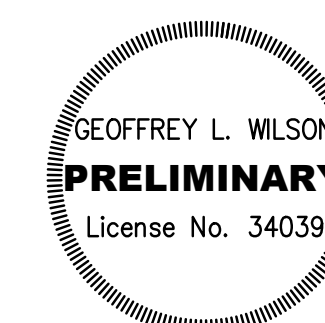
Current Owner/Petitioner:

Kyle L. Kent

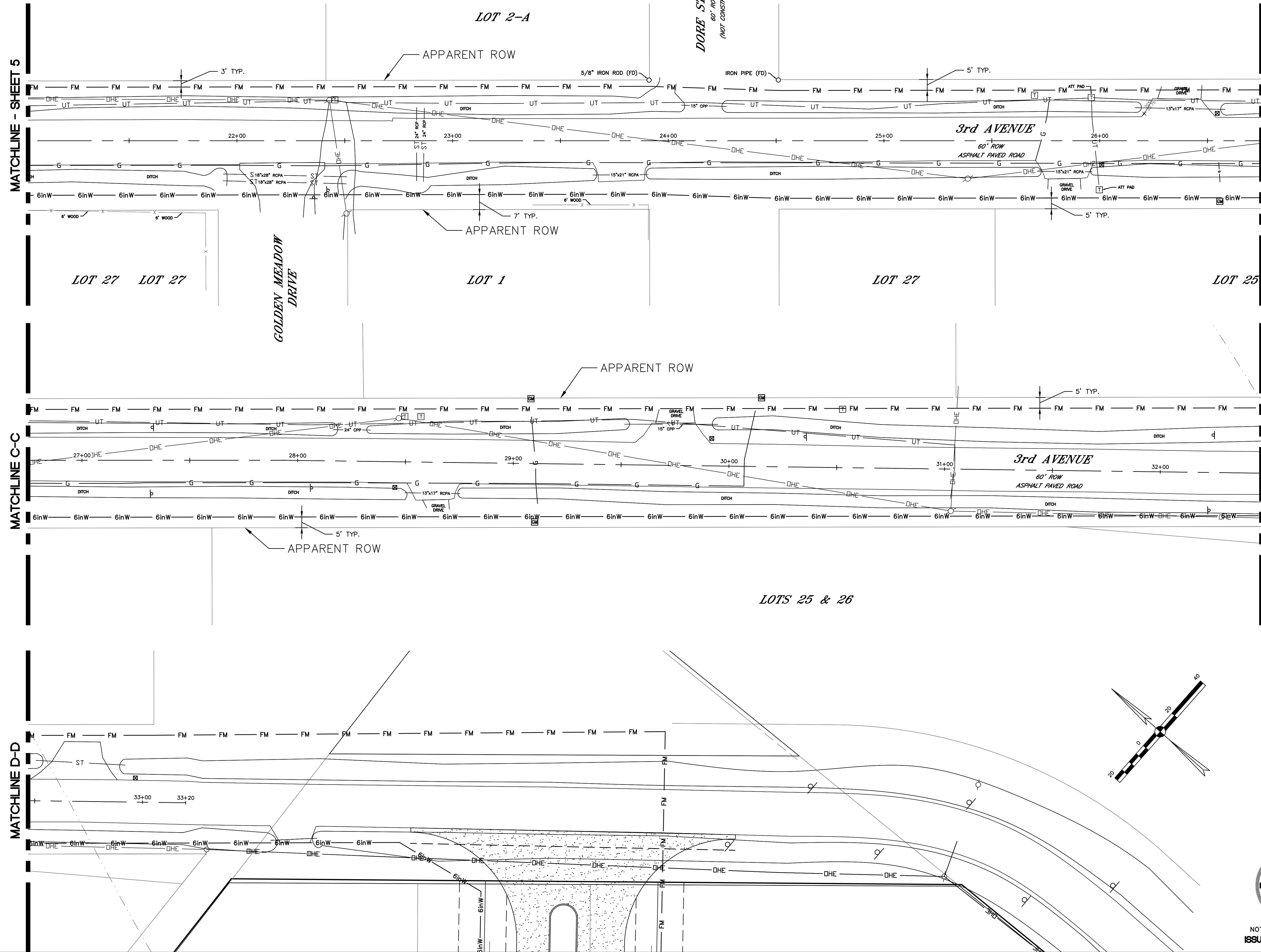




1. THE LOCATIONS OF THE EXISTING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON ARE APPROXIMATE AND IT IS NOT WARRANTED THAT ALL EXISTING UTILITIES ARE SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE OF, AND THE ACTUAL LOCATION OF, SUCH, WHETHER SHOWN HEREON OR NOT, PRIOR TO ANY EXCAVATIONS.
2. CONTRACTOR SHALL CONTACT LA ONE CALL (800-272-3020) AND OTHER APPROPRIATE UTILITY COMPANIES FOR UTILITY LOCATION SERVICES A MINIMUM OF 48 HOURS PRIOR TO CONSTRUCTION IN EACH AREA.
3. THE CONTRACTOR SHALL REGRADE ALL AREAS AFFECTED BY CONSTRUCTION TO PROVIDE POSITIVE DRAINAGE AND PREVENT PONDING. ALL WORK SHALL BE IN A WORKMAN LIKE MANNER ACCEPTABLE TO ST. TAMMANY PARISH AND UTILITIES INC.
4. THE CONTRACTOR SHALL MAINTAIN A SAFE DISTANCE FROM ALL ENERGIZED POWER LINES IN ACCORDANCE WITH OSHA AND NEC REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE MAXIMUM HEIGHT AND REACH ATTAINABLE BY ANY PART OF ANY PIECE OF EQUIPMENT. AFTER COORDINATING WITH THE POWER ENTITY TO DETERMINE THE HEIGHT LOCATION OF THE POWER LINE, THE CONTRACTOR SHALL DETERMINE THE SAFE CLEARANCE WHICH WILL NOT BE VIOLATED. IF THE SAFE CLEARANCE WILL BE VIOLATED, PRIOR TO BEGINNING ANY OPERATIONS IN THE AREA, THE CONTRACTOR SHALL COORDINATE WITH THE ENERGY PROVIDER TO DE-ENERGIZE THE LINE. THE CONTRACTOR SHALL ESTABLISH A COORDINATION PROCEDURE WITH THE POWER ENTITY TO ENSURE THAT THE CONTRACTOR SHALL HAVE SUFFICIENT NOTICE TO ALLOW REMOVAL OF ALL EQUIPMENT WHICH MAY VIOLATE THE SAFE CLEARANCE FROM THE AREA PRIOR TO THE LINE BEING RE-ENERGIZED.
5. EXISTING FENCING AND DRIVEWAY CULVERTS CONFLICTING WITH CONSTRUCTION SHALL BE REMOVED AND REINSTALLED OR REPLACED IN KIND.
6. ALL UNPAVED DISTURBED AREAS SHALL BE SEEDED AND FERTILIZED IN ACCORDANCE WITH SECTION 717 OF THE LADOTD STANDARD SPECIFICATIONS.
7. CONTRACTOR SHALL INSTALL A PLASTIC BONDED 12 GAUGE, COPPER STRANDED LOCATOR WIRE 12" ABOVE TOP OF THE WATER MAIN AND/OR SANITARY SEWER FORCE MAIN. THE WIRE SHALL BE CONTINUOUS ALONG THE ENTIRE LENGTH OF THE PIPE AND GROUNDED TO GATE VALVES, PLUG VALVES, COMBO ARVS, OR FLUSH VALVES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED TESTING INCLUDING TAPPING, TEMPORARY VALVES, RESTRAINTS, ETC. AND ASSOCIATED COSTS.



NOT FOR CONSTRUCTION
ISSUE DATE: 11/09/2022



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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING TCHEDUNCTA CLUB ESTATES, C/O MR. RYAN McCAVITT, TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO TCHEFUNCTA CLUB ESTATES, C/O MR. RYAN McCAVITT, DIRECTOR OF OPERATIONS, #2 PINE CREST DR., COVINGTON, LA, 70433 OR ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY 387 FEET OF WIDENING OF PINECREST DR., TCHEFUNCTA CLUB ESTATES SUBDIVISION, FOR THE PURPOSE OF WIDENING THE EXISTING ROAD.
WARD 1, DISTRICT 1.**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the asphalt road standards as established under the "Subdivision Regulatory Ordinance." Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$15,480 for a period of one (1) year.
8. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$8,510 for a period of two (2) years.
9. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.

10. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
11. That the petitioner submit as-built drawings certifying that road widening is constructed within the Parish right of way.
12. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 20_____, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

ROSS P. LINER, AICP, PTP, CFM, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



November 7, 2022

St Tammany Planning Commission
21454 Koop Drive
Covington, LA 70433

Re: Tchefuncta Club Estates – Pinecrest Drive

To Whom It May Concern,

Please accept this letter as formal request from Tchefuncta Club Estates to the St Tammany Parish Planning Commission.

Tchefuncta Club Estates is requesting permission to enter the right of way for the purposed of expanding our existing resident's entrance lane.

Please find enclosed the plans & maps provided to us by J.V. Burkes associate John Bordelon.

Should you have any questions regarding this matter, please contact Celeste Kurucar at 985-892-4739.

Sincerely,

Charles Barnett
Tchefuncta Club Estates

Enter R.O.W. Project
PLANS
RECEIVED
11/9/2022
DEVELOPMENT
ENGINEERING

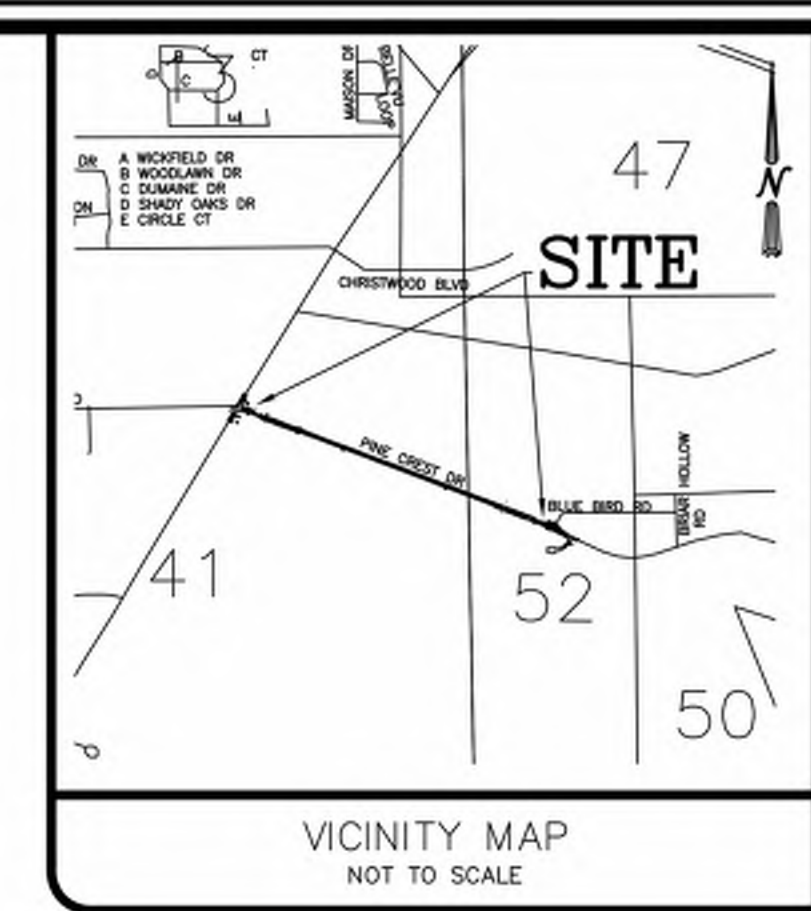
**ENGINEERING
REVIEW COPY**

GENERAL NOTES

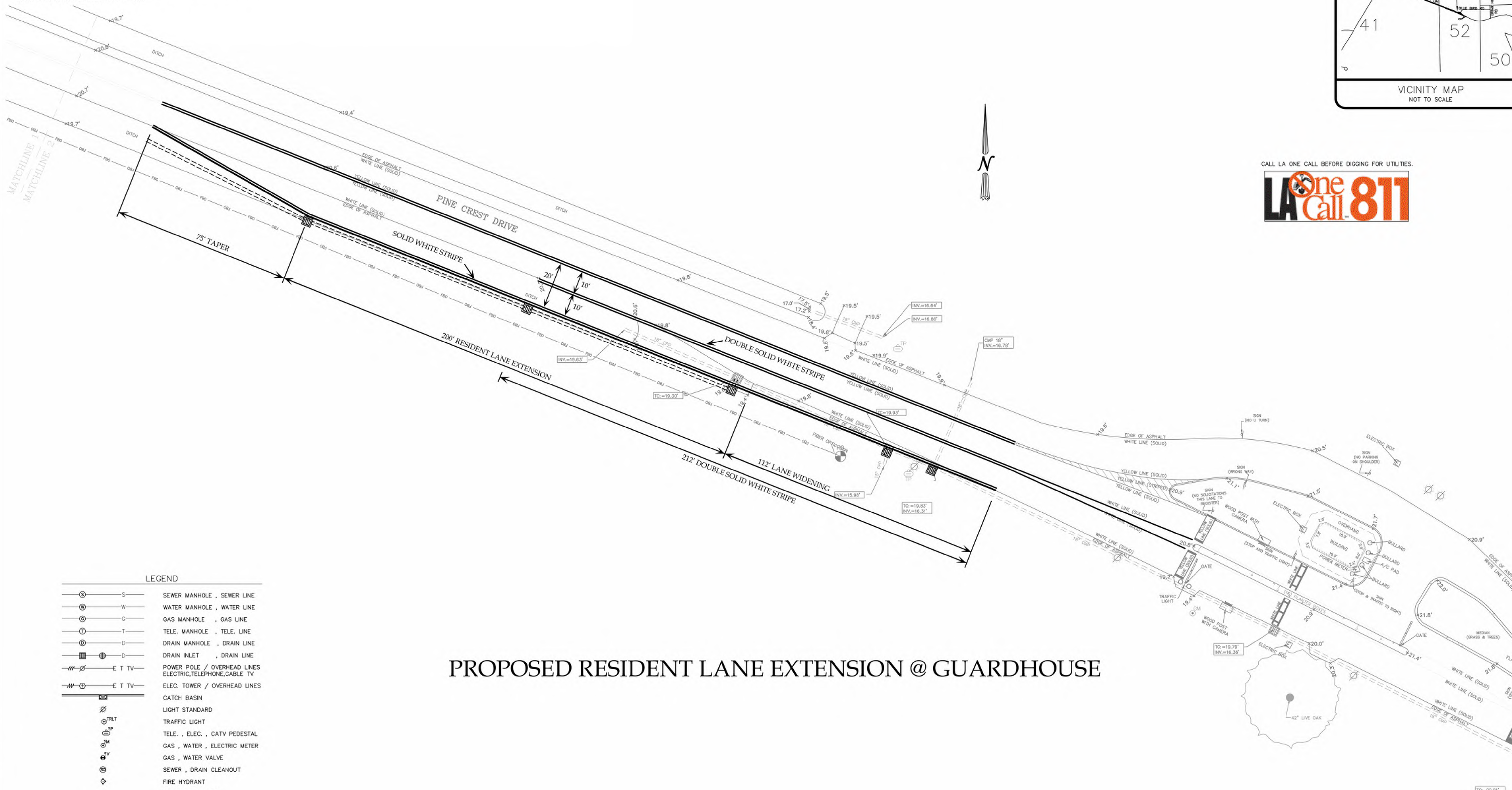
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0220 C; DATED: 04/02/1991 FLOOD ZONE: C & B; BASE FLOOD ELEVATION: N/A.

TBM IS A MAG NAIL SET ON NORTH SIDE OF PINE CREST DRIVE IN FRONT OF LOUISIANA HIGHWAY 21 ELEVATION = 19.8'.



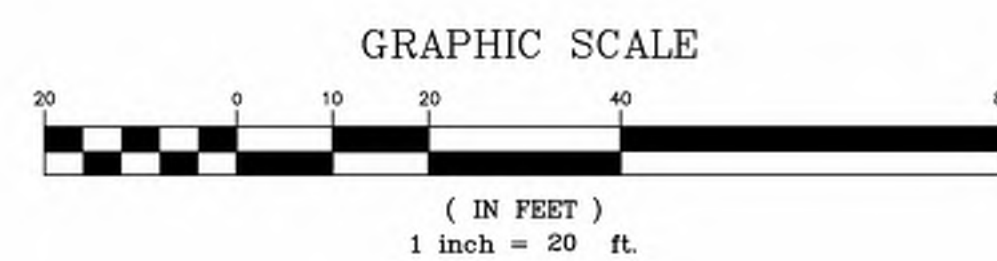
CALL LA ONE CALL BEFORE DIGGING FOR UTILITIES.



LEGEND

	S	SEWER MANHOLE, SEWER LINE
	W	WATER MANHOLE, WATER LINE
	G	GAS MANHOLE, GAS LINE
	T	TELE. MANHOLE, TELE. LINE
	D	DRAIN MANHOLE, DRAIN LINE
	D	DRAIN INLET, DRAIN LINE
	E T TV	POWER POLE / OVERHEAD LINES
	E T TV	ELEC. TOWER / OVERHEAD LINES
		CATCH BASIN
		LIGHT STANDARD
		TRAFFIC LIGHT
		TELE., ELEC., CATV PEDESTAL
		GAS, WATER, ELECTRIC METER
		GAS, WATER VALVE
		SEWER, DRAIN CLEANOUT
		FIRE HYDRANT
		GUY WIRE ANCHOR
		SIGN
		PYLON
		MAILBOX
		TREE
		SHRUB
		FENCE

PROPOSED RESIDENT LANE EXTENSION @ GUARDHOUSE



Enter R.O.W. Project
PLANS
RECEIVED
11/7/2022
DEVELOPMENT
ENGINEERING
**ENGINEERING
REVIEW COPY**

A TOPOGRAPHIC PLAT OF A PORTION OF
LOUISIANA HIGHWAY 21, PINE CREST DRIVE &
THE GUARD HOUSE OF TOFFUNCUTE COUNTRY CLUB
IN SECTION 41, T-7-S, R-10-E, GLD,
ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE BY THE SURVEYOR THAT THE SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE
SUBSEQUENT OWNERS' SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR

TCE PROPERTIES, LLC.

SCALE:	1" = 20'
DATE:	03/30/2022
DRAWN BY:	VLL
CHECKED BY:	DJP
DWG. NO.	20210782
SHEET	2 OF 3

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

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

DANIEL J. POCHÉ
LA REG. No. 5066

MINOR SUBDIVISIONS

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PLANNING STAFF REPORT
2022-3120-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: The parcel is located on the east and west sides of Turf Farm Road, south of LA Highway 36, Abita Springs, Louisiana; S14 & 15, T7S, R12E

Ward 4 & 6 Council District: 7

Posted: 11/30/22

Owner & Representative: Copart of Louisiana, Inc

Engineer/Surveyor: Alvin Fairburn & Associates, LLC

Commission Hearing: December 13, 2022

Size: 370 acres

Determination: Approved, Denied, Postponed

Type of Development: Industrial



Current Zoning

I-2 Industrial District

Total Acres

370 acres

of Lots/Parcels

100 acre Tract & 270 acre Tract into
Tracts A, B & C

Surrounding Land Uses:

Undeveloped

Flood Zone:

X

Staff Commentary:

The applicant is requesting to create three (3) Tracts from a 100 acre Tract and a 270 acre Tract. The minor subdivision request requires a public hearing due to:

- The property is proposed to be subdivided into 3 tracts, accessed from an existing 60-foot private road servitude.
- Requesting to allow for the existing 60-foot private road servitude to be approved as the access road to Tracts A, B & C and requesting a waiver of the minimum construction standards for a private road from the Planning Commission.



PLANNING STAFF REPORT
2022-3120-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

1. Identify on the survey the 100 acre and the 270 acre parcels with leader lines or identify/show as a 270 acre parcel to be subdivided into Tracts A, B & C.
2. Provide additional information regarding the note listed on the plan, in regards to the Public Dedication of the Right of Ways and servitude and confirm that it has been reviewed and approved by the Department of Public Works.
3. Confirm that the calculation for the area of Tracts A, B & C is exclusive of the proposed private access drive/right of way.
4. Should the Planning Commission not be in favor of granting the variance for the maintenance of the existing 60-foot private road servitude, the private drive shall be subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - i. Perpetual servitude of access with a minimum width of 35 feet.
 - ii. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - iii. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - iv. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
 - v. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
 - vi. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - vii. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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



PLANNING STAFF REPORT
2022-3120-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Manufacturing and Logistics: Areas that provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high capacity transportation corridors.

2022-3120-MSP

3

2

10

11

36

BIRD FARM

GATED RD

T7 - R12E

15

14

TURF FARM

22

23

SITE DATA:
TOTAL AREA BEING RESUBDIVIDED 370.00 AC.
TOTAL NO. LOTS 21
STREETS 3
SEWER 1
STATE HIGHWAY 36
PUBLIC

GENERAL NOTES:
1. The original drawing of this work is the property of Alvin Fairburn & Assoc., LLC. Reproduction of this print is prohibited except by permission of this firm. Additional information is often added in a continuous updating process. Check for latest revision data before acting on data shown. This firm is not responsible for actions or projects based upon obsolete drawings for which this firm was not specifically consulted.
2. This survey was based on information supplied by the client, no abstract was obtained to verify ownership of this property.
3. Property restrictions, servitudes, improvements, and/or rights-of-way other than those shown may exist on this property and owners or potential buyers should be aware that abstracting the title to this property to show all encumbrances was not within the scope of this survey.
4. Bearings shown are based on reference no. 1.
5. * Indicates taken from reference and not surveyed.
6. Wetland determination was not requested, and was not included in this survey.
7. (REC) indicates information taken from reference, not field verified this survey.
8. (SY) indicates information actually surveyed on the ground.
9. Zoning: I-2 (Industrial)

FLOOD CERTIFICATION:
According to F.I.R.M. Community Panel No. 225205 & Map No. 2252050275 C, effective date 10-17-1989, this property falls in flood zone "C".

REFERENCE:
1. "Survey of a 370.00 Acre Tract..." dated 05/17/1984, by S.K. Landry (Inst# 873236)
2. "Survey of a 361.093 Acre Parcel of Land..." dated 05/28/1999, by John E. Bonneau (Inst# 1151950)
3. "Survey of a 100.00 Acre Tract..." dated 10/17/05, by John E. Bonneau (Inst# 1534122)

The undersigned is the legal owner of this property on the date signed.

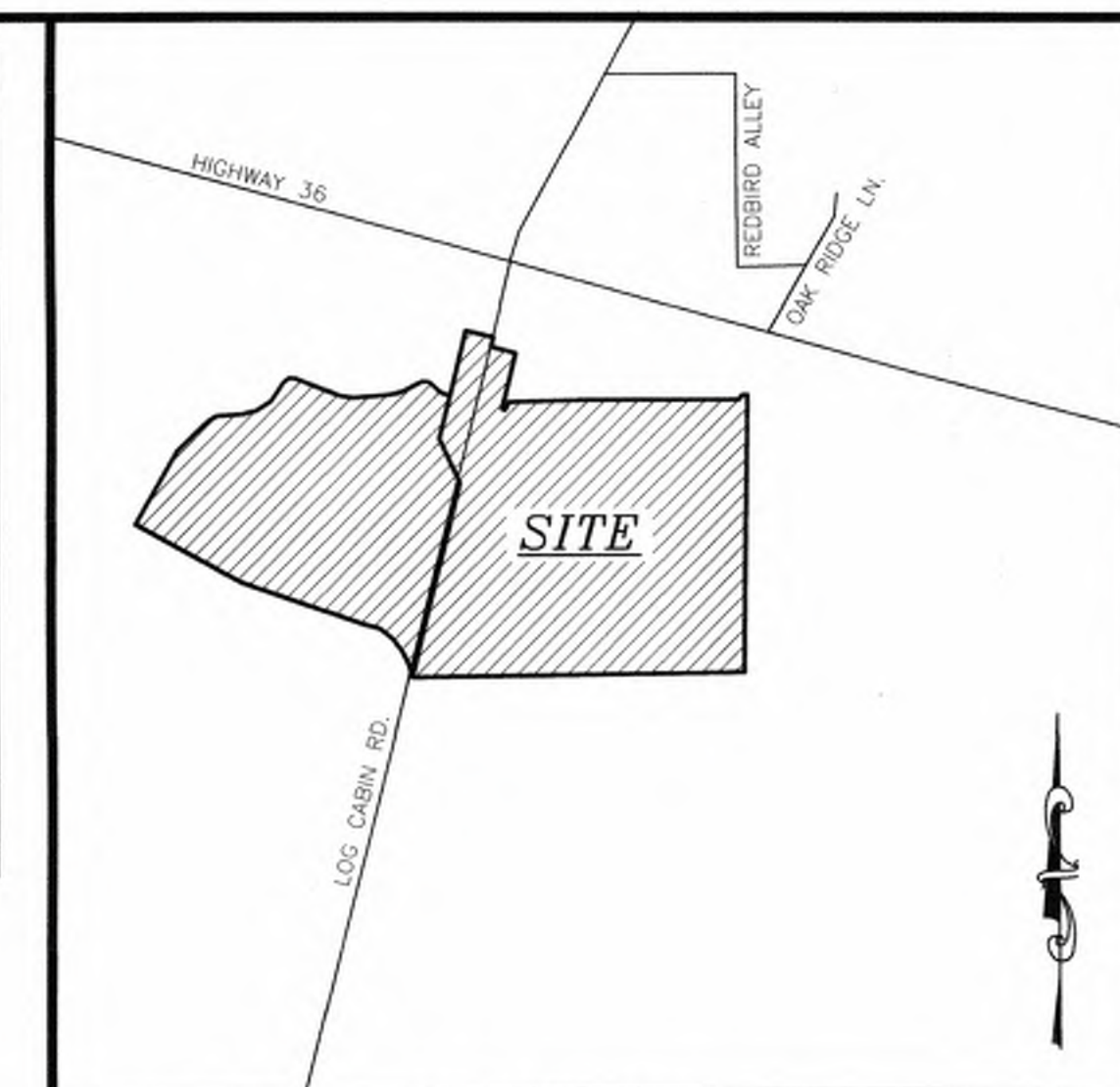
SEWERAGE:
No person shall provide or install a method of sewage disposal other than connection to an approved sanitary sewer system, until the method of sewage treatment and disposal has been approved by the Health Unit of St. Tammany Parish.

PUBLIC DEDICATION:
The Servitudes and Rights-of-Way shown herein if not previously dedicated are hereby dedicated to the perpetual use of the public. All areas shown as servitudes are granted to the public for use of utilities, drainage, sewage removal or other proper purposes for the general use of the public. No building structure, or fence shall be constructed, nor shrubbery planted within the limits of any servitude so as to prevent or unreasonably interfere with any purpose for which the servitude is granted.

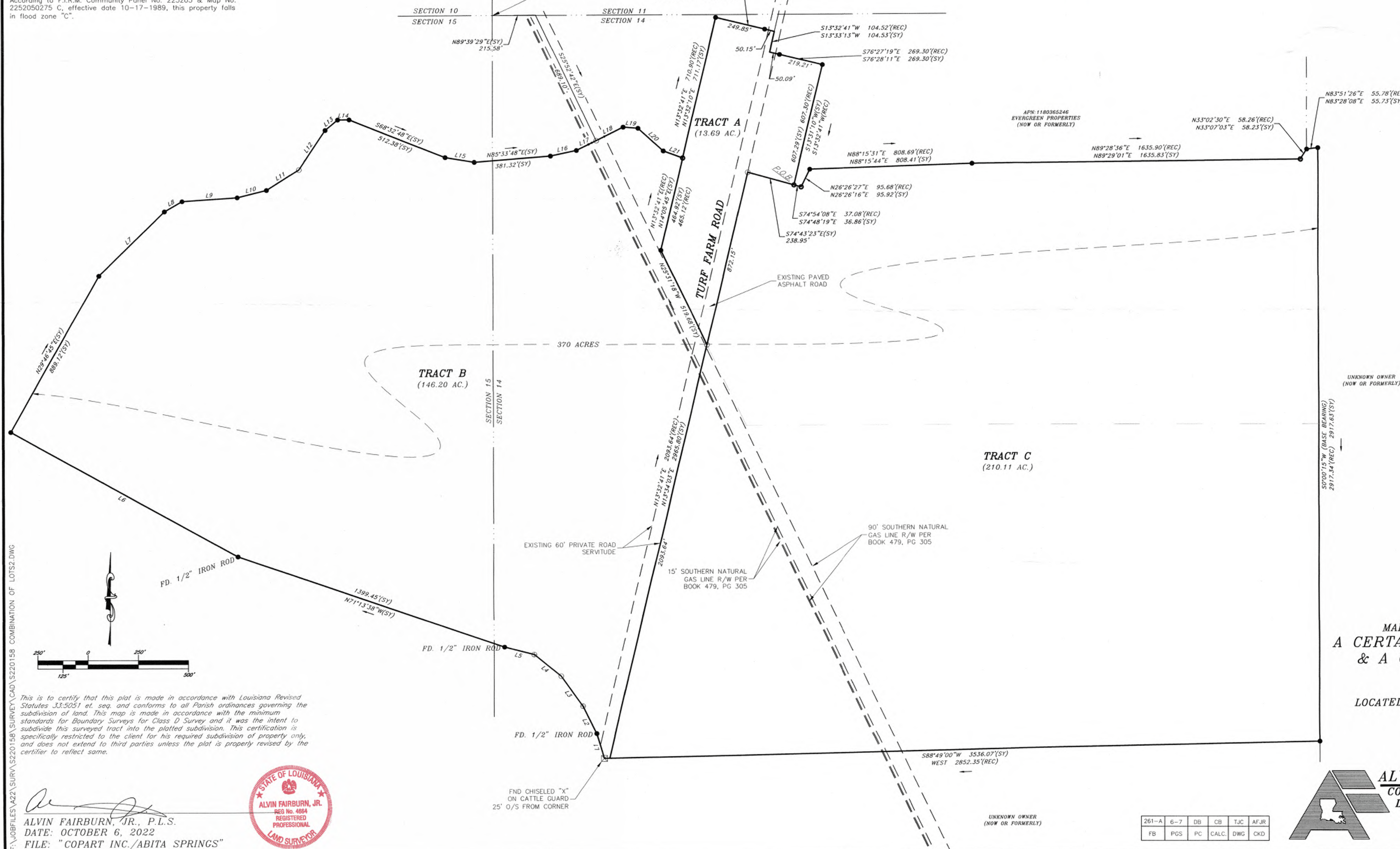
Toby J. Lowe TRACT A
500 FARM U.S. TRACT B
MEMBER
OWNER/REPRESENTATIVE OF TRACTS A & B
DATE 10-10-22

OWNER/REPRESENTATIVE OF TRACT C
DATE 10/18/22

APPROVED:	
ST. TAMMANY PARISH	
PLANNING COMMISSION CHAIRMAN	DATED
DEPARTMENT OF ENGINEERING DIRECTOR	DATED
PLANNING COMMISSION SECRETARY	DATED
CLERK OF COURT	DATED
DATE FILED	FILE#



VICINITY MAP
1" = 2000'



Parcel Line Table		
Line #	Direction	Length
L1	N16°44'54"W	128.77'
L2	N26°22'01"W	151.03'
L3	N36°16'11"W	182.56'
L4	N51°33'19"W	171.53'
L5	N75°43'32"W	152.45'
L6	N61°34'24"W	1283.69'
L7	N46°06'46"E	453.72'
L8	N60°04'21"E	101.01'
L9	N86°05'13"E	274.46'
L10	N76°20'41"E	150.82'
L11	N57°51'25"E	189.66'
L12	N34°07'26"E	233.64'
L13	N50°45'00"E	80.91'
L14	N89°50'15"E	57.51'
L15	S80°40'15"E	147.28'
L16	N78°17'01"E	131.80'
L17	N64°04'25"E	109.65'
L18	N63°43'42"E	150.30'
L19	S85°22'54"E	74.21'
L20	S47°52'25"E	167.27'
L21	S70°11'08"E	102.45'

LEGEND:	
●	FD. 5/8" IRON ROD
○	FD. 1/2" IRON PIPE
⊗	FD. CHISELED "X"
○	SET 1/2" IRON ROD
⊕	FD. 3/4" IRON PIPE

MAP SHOWING RESUBDIVISION BETWEEN
A CERTAIN 100.00 ACRE TRACT OF LAND
& A CERTAIN 270.00 ACRE TRACT
INTO
TRACTS A, B, & C
LOCATED IN SECTION 14 & 15, T7S-R12E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA
FOR
COPART, INC.

ALVIN FAIRBURN & ASSOCIATES, LLC.
CONSULTING ENGINEERS ~ ARCHITECTS
LAND SURVEYORS ~ DESIGNERS
LAND DEVELOPMENT CONSULTANTS
1289 DEL ESTE AVENUE
DENHAM SPRINGS, LOUISIANA 70727-1173 (225) 665-1515
JOB NO. S220158-3A

This is to certify that this plot is made in accordance with Louisiana Revised Statutes 33:5051 et seq. and conforms to all Parish ordinances governing the subdivision of land. This map is made in accordance with the minimum standards for Boundary Surveys for Class D Survey and it was the intent to subdivide this surveyed tract into the plotted subdivision. This certification is specifically restricted to the client for his required subdivision of property only, and does not extend to third parties unless the plot is properly revised by the certifier to reflect same.

ALVIN FAIRBURN, JR., P.L.S.
DATE: OCTOBER 6, 2022
FILE: "COPART INC./ABITA SPRINGS"



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PLANNING STAFF REPORT
2022-3142-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: The parcel is located on the north and south sides of Ebb Guillot Road, east of LA Highway 41, Pearl River, Louisiana; S39, T7A, R14E

Ward 6 Council District: 6

Posted: 11/30/22

Owners: Stephen L. Guidry Jr., Martha F. Peterson Singletary, Charles C. Peterson, Eddie D. Peterson, Randy D. Crowe, Jr.

Representative: Russ Rudolph

Engineer/Surveyor: John G. Cummings & Associates

Commission Hearing: December 13, 2022

Size: 11.783 acres

Determination: Approved, Denied, Postponed

Type of Development: Rural/Residential



Current Zoning

A-2 Suburban District

Total Acres

11.783 acres

of Lots/Parcels

7.946 acres, 1.367 acres, 2.470 acres
identified as Parcel A, 2.470 acres, 2.470
acres identified as Parcel B, 2.470 acres
identified as Parcel C, 2.470 acres
identified as Parcel D into Parcels A, B,
C-1, D-1 & E

Surrounding Land Uses:
Residential & Undeveloped

Flood Zone:

AE

Staff Commentary:

The applicant is requesting to create five (5) parcels from 7.946 acres, 1.367 acres, 2.470 acres identified as Parcel A, 2.470 acres, 2.470 acres identified as Parcel B, 2.470 acres identified as Parcel C, 2.470 acres identified as Parcel D. The minor subdivision request requires a public hearing due to:

- The property is proposed to be subdivided into 5 parcels, 3 of the parcels are proposed to be accessed from a 20 foot private roadway servitude.



PLANNING STAFF REPORT
2022-3142-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- Requesting a waiver to construct the private roadway servitude and the required drainage prior to building permit being issued on Parcels A & B instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PARCELS A & B UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.

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

1. Revise the survey and include Parcels A & B.
2. Confirm that the calculation for the area of Tracts A, B & D-1 is exclusive of the proposed private access drive/right of way.
3. Submit plans of proposed private drive to the Department of Engineering for review and approval.
4. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - a. Section 125-189 - Minimum construction standards for a private drive (listed below):
 1. Perpetual servitude of access with a minimum width of 35 feet.
 2. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 3. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 4. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
 5. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
 6. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 7. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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

New Directions 2040



PLANNING STAFF REPORT
2022-3142-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Rural & Agriculture: Areas that include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

4

LOCK NO 1

PROVOST

JASPER JONES

T7 - R14E

39

EBB GUILLOT

PICHON

41

JOHN PROVOST

9

APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

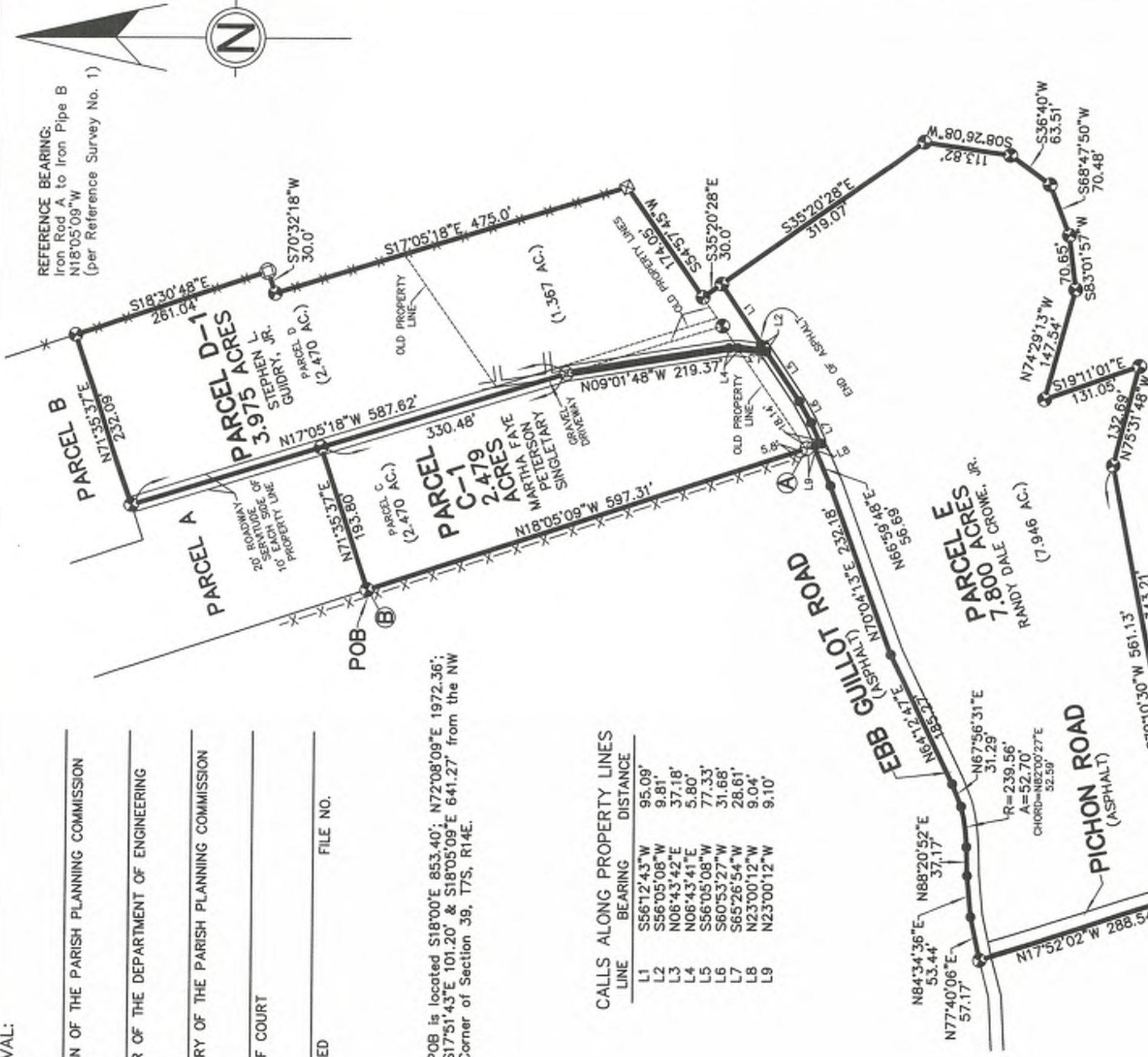
CLERK OF COURT

DATE FILED FILE NO.

POB is located S18°00'E 853.40'; N72°08'09"E 1972.36'; S17°51'43"E 101.20' & S18°05'09"E 641.27' from the NW Corner of Section 39, T7S, R14E.

CALLS ALONG PROPERTY LINES

LINE	BEARING	DISTANCE
L1	S56°12'43"W	95.09'
L2	S56°05'08"W	9.81'
L3	N06°43'42"E	37.18'
L4	N06°43'41"E	5.80'
L5	S56°05'08"W	77.33'
L6	S60°53'27"W	31.68'
L7	S65°26'54"W	28.61'
L8	N23°00'12"W	9.04'
L9	N23°00'12"W	9.10'



- LEGEND**
- ☒ = 3/4" STEEL BAR FOUND
 - = 1-1/4" IRON PIPE FOUND
 - ⊙ = 5/8" IRON ROD FOUND
 - ⊗ = 1/2" IRON ROD FOUND
 - X- = FENCE

NOTES:

- This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0300 C, dated October 17, 1989.
- Building Setback Lines must be determined by St. Tammany Parish Planning Department.

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

REFERENCE SURVEYS:

- Survey for Martha F. Peterson Singletary, et al by John G. Cummings, Surveyor, dated March 19, 2015, Job No. 15086-A.
- Survey for Randy Dale Crowe by John G. Cummings, Surveyor, dated July 27, 2021, Job No. 96-31-C2.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **Martha Faye Peterson Singletary, Stephen L Guidry, Jr., & Randy Dale Crowe, Jr.**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 7.946 ACRES, 1.367 ACRES, PARCEL C BEING 2.470 ACRES, & PARCEL D BEING 2.470 ACRES INTO PARCELS C-1, D-1, & E, LOCATED IN SECTION 39, TOWNSHIP 7 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

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



SCALE: 1" = 150'

JOB NO. 15086-B1

DATE: 11-11-2022

REVISED:

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PLANNING STAFF REPORT
2022-3155-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: The parcel is located on the east side of LA Highway 21, south of Dummyline Road, Madisonville, Louisiana; S41, T7S, R10E

Ward 1 Council District: 1

Posted: 11/30/22

Owner: Ellison Holdings, LLC

Representative: Jeff Shoen

Engineer/Surveyor: Randall W. Brown & Associates, Inc.

Commission Hearing: December 13, 2022

Size: 3.847 acres

Determination: Approved, Denied, Postpone

Type of Development: Commercial



Current Zoning

NC-4 Neighborhood Institutional District

Total Acres

3.847 acres

of Lots/Parcels

3.847 acres into Lots M1 & M2

Surrounding Land Uses:

Commercial, Residential & Undeveloped

Flood Zone:

AE

Staff Commentary:

The applicant is requesting to create two (2) lots from 3.847 acres. The minor subdivision request requires a public hearing due to:

- Lot M-2 is proposed to be accessed from a 24 foot access servitude requiring approval from the Planning Commission.

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

1. As per 911 Communication District remove "222 HWY 21" and replace with "HWY 21".



PLANNING STAFF REPORT
2022-3155-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Commercial: Areas that are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

Coastal Conservation: Areas that are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land uses - namely, highly dispersed residences, though low-impact agricultural, commercial, and public and institutional uses, such as recreation, tourism, research, and education may be appropriate.

2022-3155-MSP

CURROW

DUMMY LINE

44

41

1077

21

BRADY ISLAND

WOODS

BRAVENDER

T7-R10E



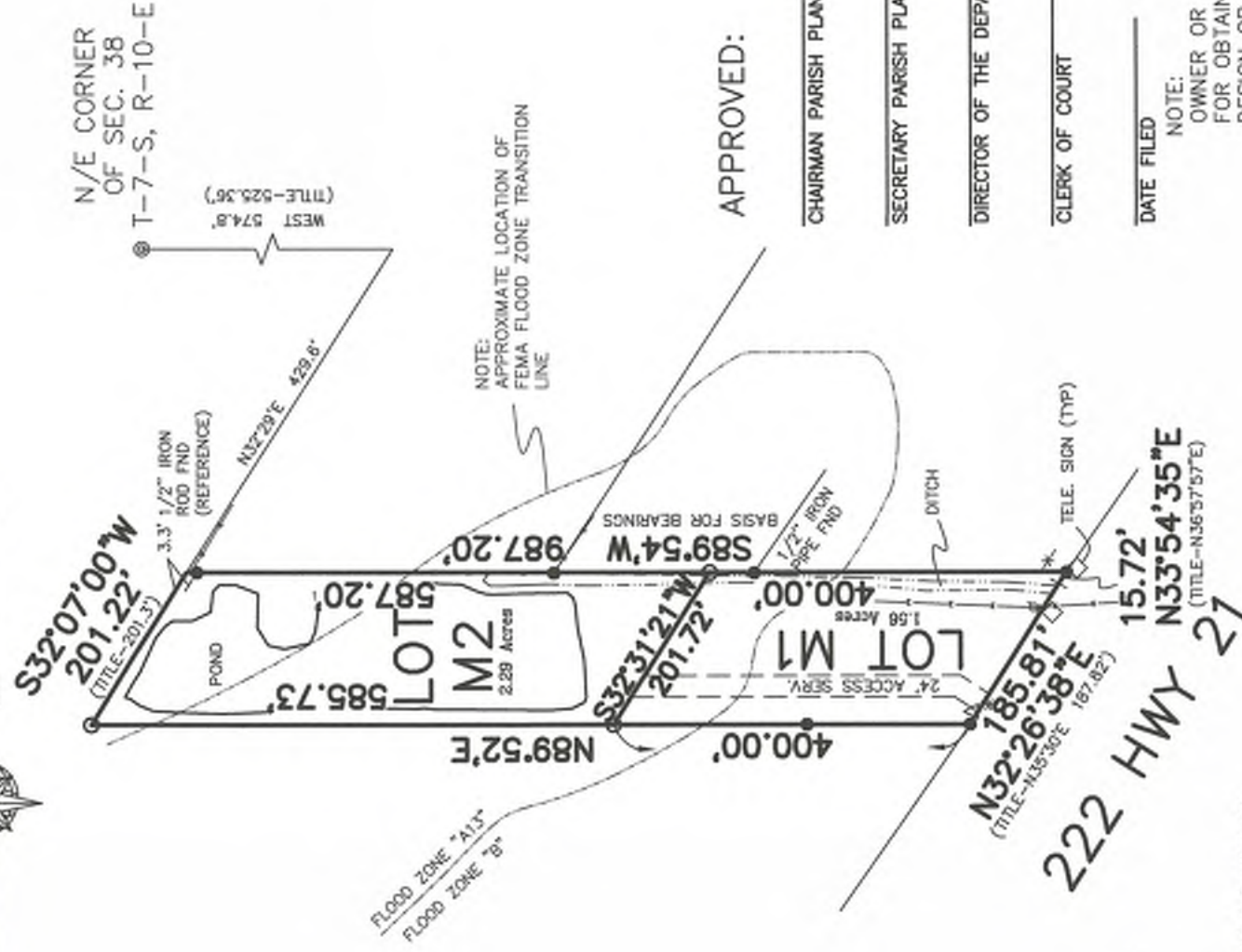
RODNEY

MOTICHECK

38

EQUIPTABLE EQUIPMENT

CEMETERY ENTRANCE



RESUBDIVISION OF
A 3.847 ACRE PARCEL SITUATED IN
SECTION 41, T-7-S, R-10-E
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS M1 & M2

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
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) 624-5389
info@brownsurveys.com

Date: JUNE 8, 2022
Survey No. 21673
Project No. (CRS) A21673.TXT
Scale: 1" = 200' ±
Drawn By: RUB
Revised:

RESUBDIVISION REVIEW

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PLANNING STAFF REPORT
2022-3089-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: The parcel is located on the south side of Handsome Meadow Lane, west of LA Highway 437, Covington, Louisiana, S5, T5S, R11E

Ward 2 Council District: 23

Posted: 11/30/22

Owner & Representative: Succession of Manuel Lloyd – Dustin Lloyd Administrator

Engineer/Surveyor: John G. Cumming & Associates

Commission Hearing: December 13, 2022

Size: 37.345 acres

Determination: Approved, Denied, Postponed

Type of Development: Residential



Current Zoning

A-1 Suburban District

Total Acres

37.345 acres

of Lots/Parcels

Parcel 5 into Parcels 5-A, 5-B, 5-C, 5-D
& 5-E - Handsome Meadow Farms

Surrounding Land Uses:

Residential and Undeveloped

Flood Zone:

A

Staff Commentary:

The applicant is requesting to create a total of five (5) parcels from Parcel 5. The resubdivision request requires a public hearing due to:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.
- Parcel 5-D does not meet the minimum lot width of the 300 feet required under the A-1 Suburban Zoning District and requiring a waiver from the Planning Commission.



PLANNING STAFF REPORT
2022-3089-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

The request shall be subject to the below comments:

1. Add signature line for the Chairman of the Planning Commission.
2. As 911 Communication District, survey should be amended as follow: SHOULD SHOW 'HANDSOME MEADOW ROAD LANE'

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.

New Directions 2040

Rural & Agriculture: Areas that include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

2022-3089-MRP

T4 - R11E

32

437

HANDSOME MEADOW

CAMUS

2022-3089-MRP

T5 - R11E

5



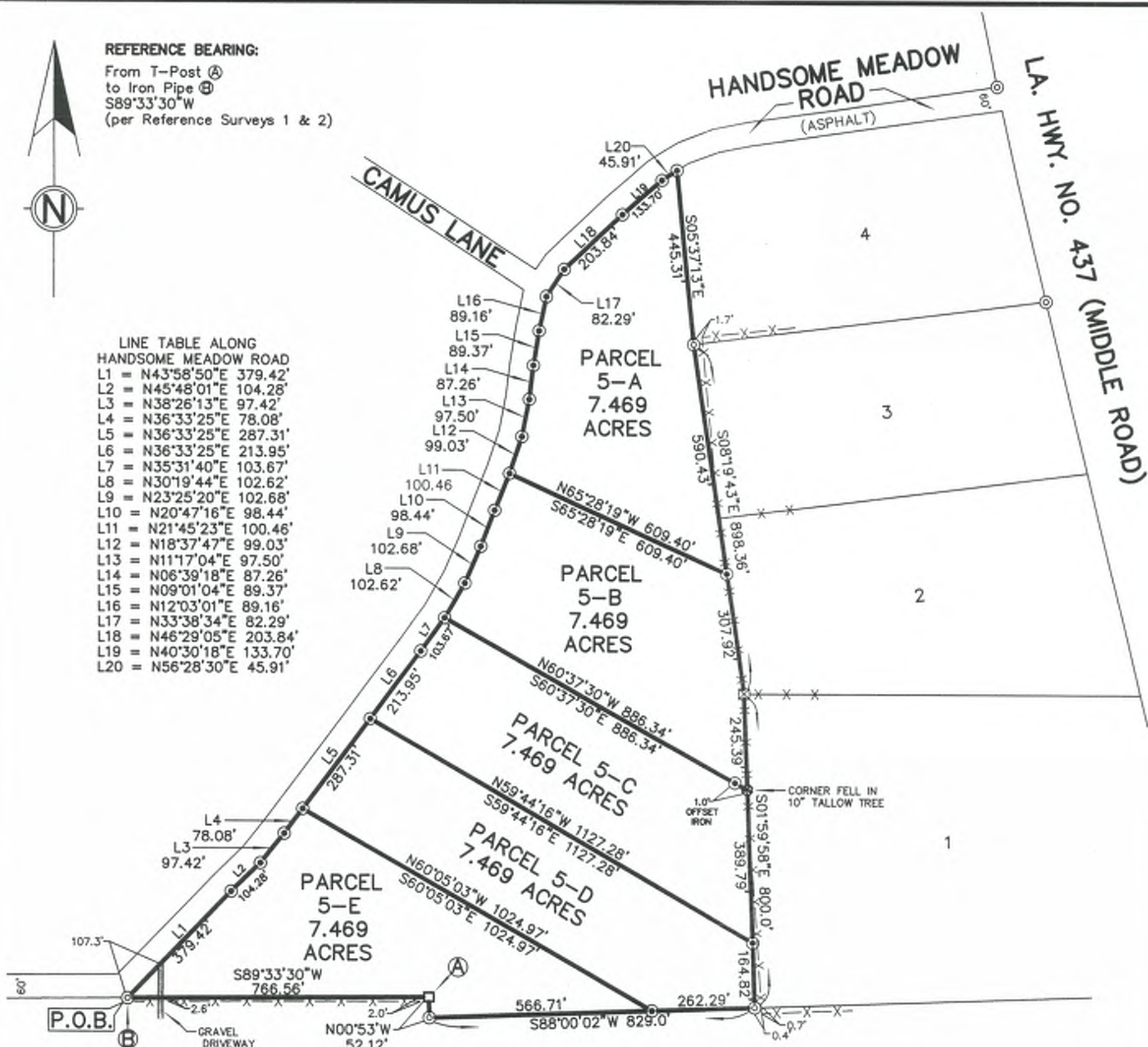


REFERENCE BEARING:

From T-Post (A)
to Iron Pipe (B)
S89°33'30"W
(per Reference Surveys 1 & 2)

LINE TABLE ALONG
HANDSOME MEADOW ROAD

L1 = N43°58'50"E 379.42'
L2 = N45°48'01"E 104.28'
L3 = N38°26'13"E 97.42'
L4 = N36°33'25"E 78.08'
L5 = N36°33'25"E 287.31'
L6 = N36°33'25"E 213.95'
L7 = N35°31'40"E 103.67'
L8 = N30°19'44"E 102.62'
L9 = N23°25'20"E 102.68'
L10 = N20°47'16"E 98.44'
L11 = N21°45'23"E 100.46'
L12 = N18°37'47"E 99.03'
L13 = N11°17'04"E 97.50'
L14 = N06°39'18"E 87.26'
L15 = N09°01'04"E 89.37'
L16 = N12°03'01"E 89.16'
L17 = N33°38'34"E 82.29'
L18 = N46°29'05"E 203.84'
L19 = N40°30'18"E 133.70'
L20 = N56°28'30"E 45.91'



LEGEND

- ⊙ = 1/2" IRON PIPE FOUND
□ = T-POST FOUND
⊗ = FENCE CORNER POST FOUND
⊙ = 1/2" IRON ROD SET
-X- = FENCE

P.O.B. is reported to be S00°20'11"W 2431.41';
N89°22'39"E 1314.26'; N87°17'37"E 680.58';
N89°33'30"E 583.38'; from the Northwest Corner
of Section 5, T5S, R11E.

NOTES:

- This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0050 C,
dated October 17, 1989.
- Building Setback Lines must be determined by
the St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

- Survey for Manuel A. Lloyd by John E. Bonneau,
Surveyor, dated May 12, 1993.
- Plot of Handsome Meadow Farms Subdivision by
John E. Bonneau, Surveyor, dated March 8, 1994,
filed in the St. Tammany Parish Clerk of Court
Map File No. 1245.

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

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **HEIRS OF MANUEL A. LLOYD**

SHOWING A SURVEY OF: **RESUBDIVISION OF PARCEL 5 INTO PARCELS 5-A, 5-B, 5-C,
5-D & 5-E, HANDSOME MEADOW FARMS SUBDIVISION,
LOCATED IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 11
EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 300'

JOB NO. 22155

DATE: 08/25/2022

REVISED:



PLANNING STAFF REPORT
2022-3140-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Location: The parcel is located on the southwest side of US Highway 190, south of Indian Village Road, Slidell, Louisiana; S20 & 21, T9S, R15E;

Ward: 8 **Council District:** 13

Posted: 11/30/22

Owner & Representative: Northshore Mobile Home Park, Inc.

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

Planning Commission Hearing: December 13, 2022

Size: 51.46 acres

Determination: Approved, Denied, Postponed

Type of Development: Residential



Current Zoning

NC-6 Public, Cultural and
Recreational District

Total Acres

51.46 acres

of Lots/Parcels

Lots 1-250 into Parcels 1, 2, 3 & 4,
Northshore Mobile Home Community

Surrounding Land Uses:

Residential and Undeveloped

Flood Zone:

AE

Staff Commentary:

The applicant is requesting to create four (4) Parcels from Lots 1 – 250 Northshore Mobile Home Community. The resubdivision request requires a public hearing due to:

- The property is proposed to be subdivided into 4 parcels and Parcels 2, 3 & 4 do not have public road frontage and requiring a waiver from the Planning Commission.



PLANNING STAFF REPORT
2022-3140-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

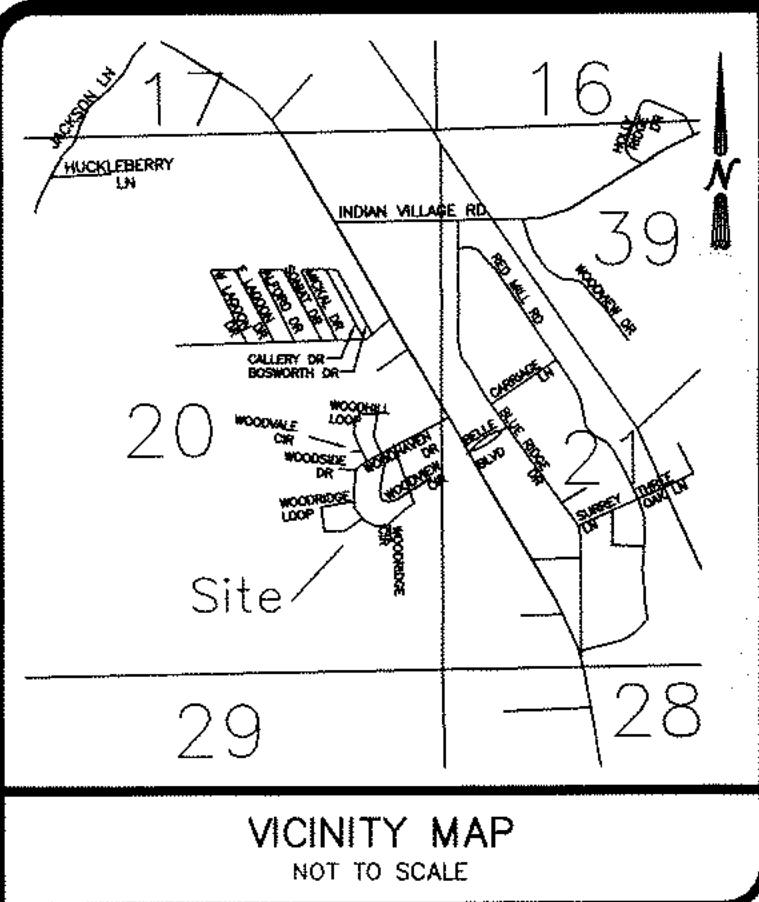
1. Add signature line for the Chairman of the Planning Commission.
2. As per 911 Communication District: Should show 'HWY 190 E'.
3. As per 911 Communication District: Remove addresses from lots. Note that road names can remain as shown on the original resub survey and site address will be assigned to each lot based on the entire park's main address.

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.

New Directions 2040

Residential – Low-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.





Planned Unit
Development District
(Undeveloped)
PUD

PUD Planned Unit
Development District
(Undeveloped)

NOTE: P.O.B. BY
OTHERS AND NOT
FIELD VERIFIED BY
THIS FIRM.

FROM THE QUARTER CORNER COMMON TO
SECTIONS 20 & 21 IN SAID TOWNSHIP
AND RANGE, THENCE NORTH 89 DEGREES,
00 MINUTES, 49 SECONDS WEST 92.30
FEET, THENCE SOUTH 89 DEGREES, 55
MINUTES, 28 SECONDS WEST 215.93 FEET
TO THE POINT OF BEGINNING.

C2
Highway
Commercial
District
(Undeveloped)

C2
Highway
Commercial
District
(Undeveloped)

C2
Highway
Commercial
District
(Undeveloped)

C2
Highway
Commercial
District
(Undeveloped)

A3
Suburban District
(Undeveloped)

A3
Suburban District
(Undeveloped)

SA
Suburban
Agricultural
District
(Undeveloped)

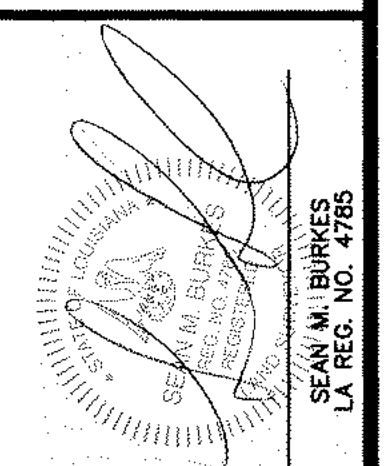
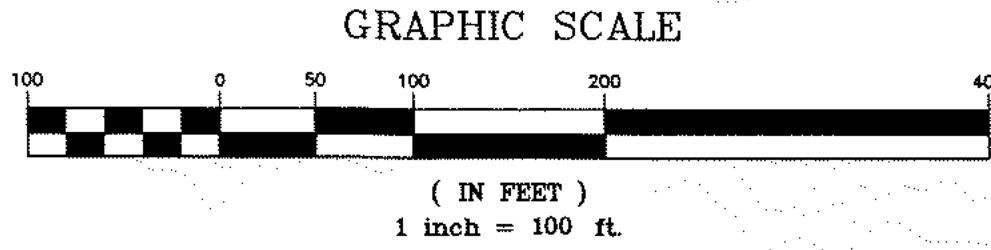
SA
Suburban
Agricultural
District
(Undeveloped)

SA
Suburban Agricultural District
(Undeveloped)

**Resubdivision Map of Lots 1 - 250,
Northshore Mobile Home Community in
Sections 20 & 21, Township 9 South,
Range 15 East, Greensburg Land District,
St. Tammany Parish, Louisiana
into
Parcels 1, 2, 3 & 4,
Jubilee RV & Camping Park**

APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 000,000 SQ. FT. OR 00,000 ACRES	



J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 HWY. 190 EAST
Slidell, Louisiana 70458
E-mail: jvb@jvburkes.com
Phone: 882-649-0075 Fax: 882-649-0154
Mississippi Phone: 228-435-5800

RESUBDIVISION MAP OF LOTS 1-250, NORTHSORE
MOBILE HOME COMMUNITY IN SECT. 20 & 21,
T-9-S, R-15-E, GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA INTO
PARCELS 1, 2, 3 & 4, JUBILEE RV & CAMPING PARK
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY, IF IT IS NOT TRANSFERRED TO ANOTHER INSTITUTION OR
SUCCESSION OF OWNERS, THAT THE SURVEY IS THE PROPERTY OF THE ENGINEER AND SHALL REMAIN IN HIS OR HER POSSESSION.

SCALE: 1" = 100'
DATE: 11.09.2022
DRAWN BY: RMK CHECKED BY: SMB
DWG. NO. 20220326
SHEET 1 OF 2

TENTATIVE SUBDIVISION REVIEW

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of December 5, 2022)

CASE NO.: 2022-3079-TP

PROPOSED SUBDIVISION NAME: Moore Park Subdivision

DEVELOPER: Moore 59, LLC
2900 East Causeway Approach
Mandeville, LA 70448

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.
1805 Shortcut Highway
Slidell, LA 70458

SECTION: 32 WARD: 4
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 5
RANGE: 12 East

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

GENERAL LOCATION: The property is located on the north side of LA Highway 1088, west of
Hickory Street, south of Interstate 12, Mandeville, Louisiana

SURROUNDING LAND USES: North - Professional Office
 South - Neighborhood Institutional
 East - Residential
 West - Residential

TOTAL ACRES IN DEVELOPMENT: 21.69 Acres

NUMBER OF LOTS: 10 Lots TYPICAL LOT SIZE: 1.68 Acres

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: NC-4 Neighborhood Institutional

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Planning and Development

The developer for this project requested that this case be postponed on December 1, 2022. This case was previously postponed at the October 11, 2022 and November 9, 2022 Planning Commission meetings.

General Comments:

1. A Traffic Impact Analysis (T.I.A.) is required for this development in accordance with STP Ordinance Section 125-160 and was received by this office on Nov. 28, 2022 and is currently under review.
2. Provide “will serve” letters from Tammany Utilities regarding water and sewer services for the proposed development.
3. A Board of Adjustment (B.O.A.) variance is required for the setbacks to the existing utility tower and associated buildings/structures in accordance with Section 130-2213(41)(a)(2)(iii)(B) “towers shall be set back from the property line a distance equal to the height of the tower or shall conform with the setbacks established from the underlying zoning district, whichever is greater”, as well as Section 130-2213(41)(a)(2)(iii)(D) “all buildings and other structures to be located on the same property as a tower shall conform with the setbacks established for the underlying zoning district”.

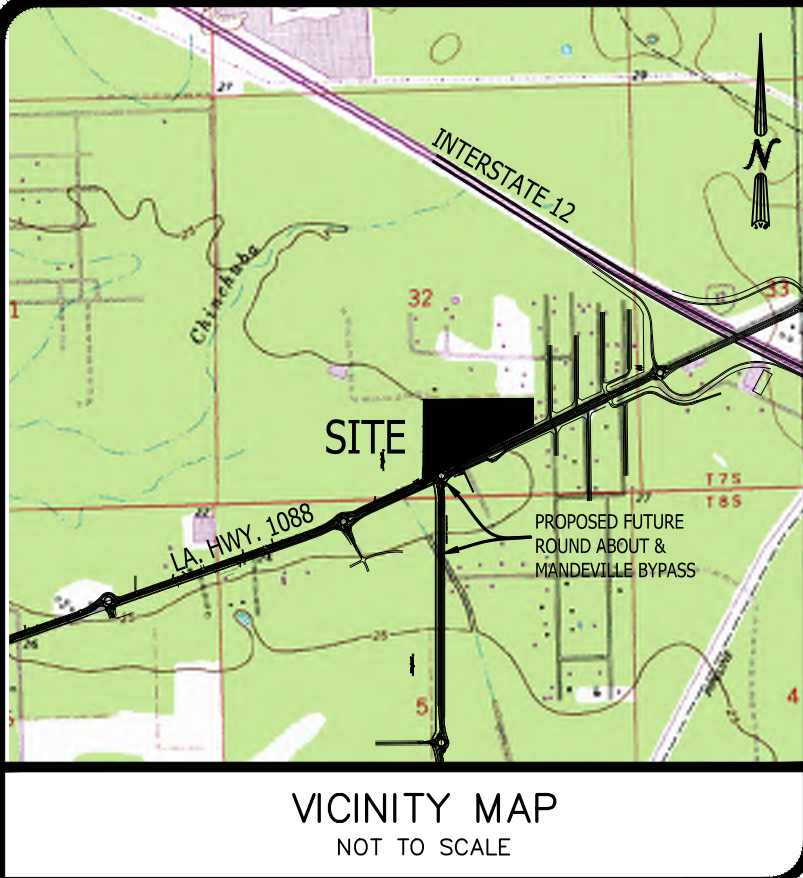
Informational Items

The developer is responsible for contacting the USPS Regional Growth management Coordinator to verify the appropriate street names, addresses and mail delivery location for this development.

This development is proposing to connect to a future parish roadway “The Mandeville Bypass Road” which is currently being designed as a “Three-Leg” round-about at the intersection of Hwy 1088, any modifications to this design or the addition of the northern leg “Fourth-Leg” would be the responsibility of Moore 59, LLC to receive approvals/permits from LADOTD. The project and associated state road connections are being permitted with LADOTD currently and are roughly at the 80% competition. The Parish’s intention is to bid this project out in the first quarter of 2023.

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

Revised drawings will not be accepted for review or placement in the packet prior to the December 13, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

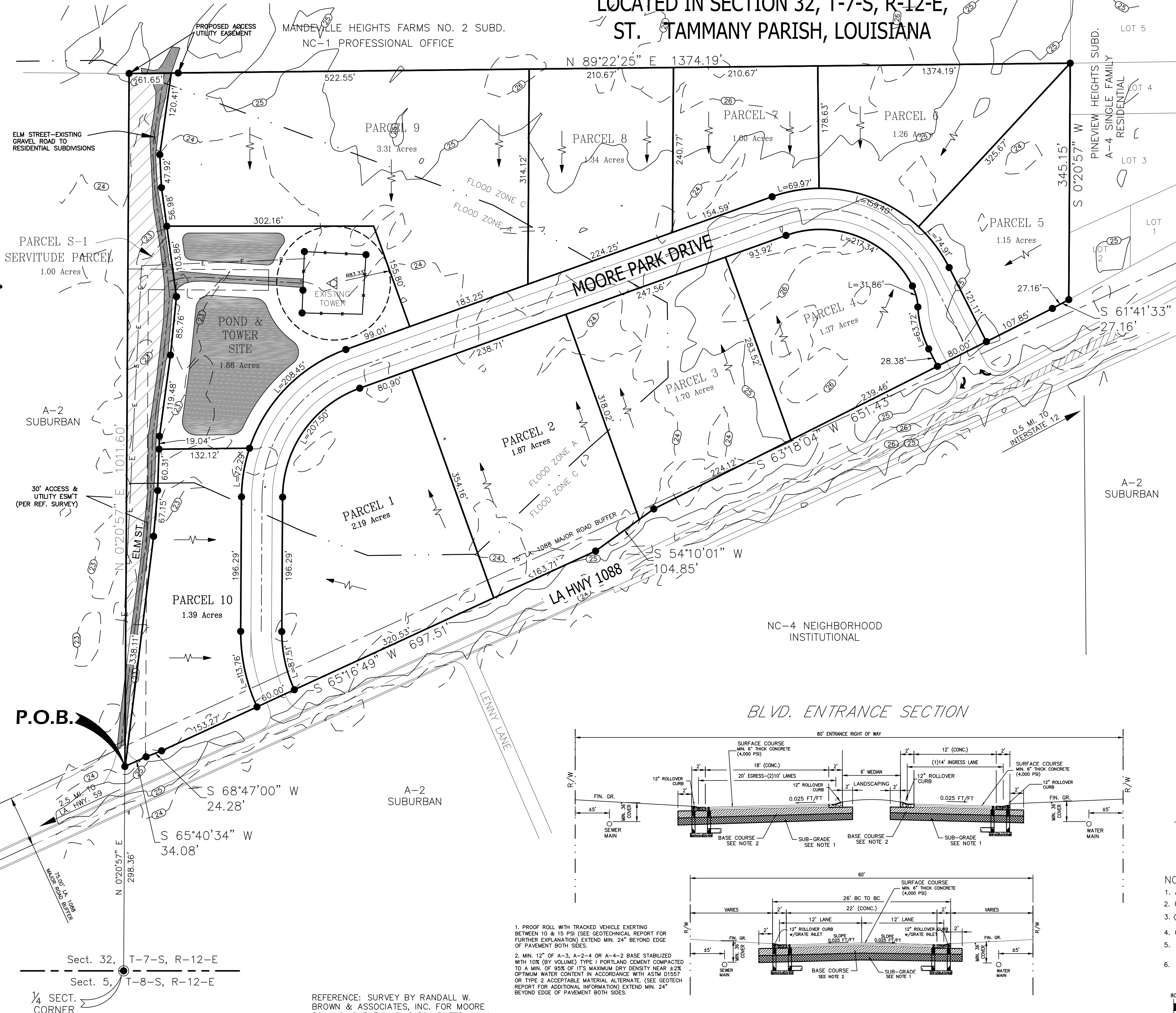


TENTATIVE S/D PLANS
RECEIVED
11/28/2022 - 4:00 P.M.
DEVELOPMENT
ENGINEERING
ENGINEERING
REVIEW COPY

TENTATIVE PLAN OF MOORE PARK

(BEFORE ROUND-ABOUT)

A 21.69 ACRE TRACT OF LAND
LOCATED IN SECTION 32, T-7-S, R-12-E,
ST. TAMMANY PARISH, LOUISIANA



BOUNDARY DESCRIPTION

A certain piece or portion of ground situated in Section 32, Township 7 South, Range 12 East, Greensburg Land District, St. Tammany Parish, Louisiana and being more fully described as follows:

From the Quarter Section corner common to Section 32, Township 7 South, Range 12 East and Section 5, Township 8 South, Range 12 East, go North 00 degrees 20 minutes 57 seconds East a distance of 345.15 feet to a point; Thence South 61 degrees 41 minutes 33 seconds West a distance of 27.16 feet to a point; Thence South 63 degrees 18 minutes 04 seconds West a distance of 651.43 feet to a point; Thence South 54 degrees 10 minutes 01 seconds West a distance of 104.85 feet to a point; Thence South 65 degrees 16 minutes 49 seconds West a distance of 697.51 feet to a point; Thence South 68 degrees 47 minutes 00 seconds West a distance of 24.28 feet to a point; Thence South 65 degrees 40 minutes 34 seconds East a distance of 34.08 feet back to the POINT OF BEGINNING.

From the POINT OF BEGINNING, Thence North 00 degrees 20 minutes 57 seconds East a distance of 1011.60 feet to a point; Thence, North 89 degrees 22 minutes 25 seconds East a distance of 1374.19 feet to a point Thence South 00 degrees 20 minutes 57 seconds West a distance of 345.15 feet to a point; Thence South 61 degrees 41 minutes 33 seconds West a distance of 27.16 feet to a point; Thence South 63 degrees 18 minutes 04 seconds West a distance of 651.43 feet to a point; Thence South 54 degrees 10 minutes 01 seconds West a distance of 104.85 feet to a point; Thence South 65 degrees 16 minutes 49 seconds West a distance of 697.51 feet to a point; Thence South 68 degrees 47 minutes 00 seconds West a distance of 24.28 feet to a point; Thence South 65 degrees 40 minutes 34 seconds East a distance of 34.08 feet back to the POINT OF BEGINNING.

Said portion of ground contains 21.69 acres more or less.

REFERENCE: SURVEY BY RANDALL W. BROWN & ASSOCIATES, INC. FOR MOORE 59, LLC, SURVEY NO. 21364 DATED JULY 26, 2021.

RESTRICTIVE COVENANTS

- MAXIMUM BUILDING SIZE SHALL BE 12,500 SQUARE FEET FOOTPRINT WITH NO MORE THAN 20 PERCENT ADDITIONAL UPSTAIRS MEZZANINE SPACE FOR STORAGE.
- MINIMUM LOT AREA SHALL NOT BE LESS THAN 20,000 SQUARE FEET IN AREA AS PER ZONING REQUIREMENTS. MINIMUM LOT AREA IN THIS DEVELOPMENT IS 1.20 ACRES.
- THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE AS PER THE LATEST FEMA FLOOD MAP BFE +1'. MAXIMUM BUILDING HEIGHT TO BE 35' ABOVE FINISHED FLOOR ELEVATION.
- 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 PLAN.
- NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- STREET PLANTING AREAS SHALL COMPLY WITH THE STANDARDS OF SECTION 130-1976. SIDE AND REAR PLANTING AREAS SHALL COMPLY WITH SECTION 130-1977 OF THE ST. TAMMANY PARISH CODE OF ORDINANCES, CHAPTER 130, ARTICLE VI, DIVISION 2.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE AND STREET EASEMENTS.
- NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED UPON ANY UNIT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF UNITS AS DUMPS OR JUNK CAR STORAGE.
- DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SUBSURFACE DRAINAGE. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAN 60 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT OF WAY INTERSECT.
- MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
- ADDITIONAL COVENANTS RECORDED IN C.O.B. _____, FOLIO _____, AND C.O.B. _____, FOLIO _____.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. 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).
- THE DETENTION POND AND STRUCTURE WILL BE MAINTAINED BY ST. TAMMANY PARISH.
- UNDERGROUND UTILITIES SHALL BE PROVIDED.

CERTIFICATION
THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE UNDERSIGNED.

SEAN M. BURKES - LA P.L.S. No. 4785

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA LAW RS:33:5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

SEAN M. BURKES - LA P.E. No. 27642

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MOORE PARK

THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

OWNER	DATE
APPROVAL	
PARISH PLANNING COMMISSION CHAIRMAN	DIRECTOR OF PARISH ENGINEERING
PARISH PLANNING COMMISSION SECRETARY	CLERK OF COURT
DATE FILED	FILE NUMBER

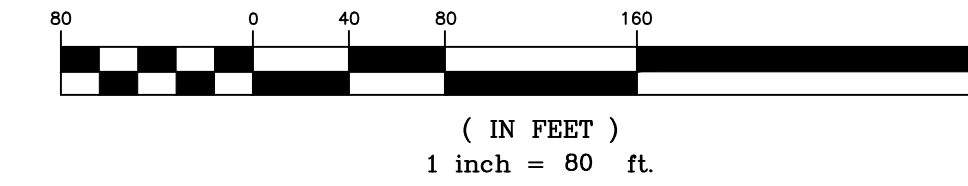
21.69 ACRES	10	1,635 L.F.
AREA	NO. OF LOTS	LGTH. OF STREETS
1.64 ACRES	60' ROW	NC-4 NEIGHBORHOOD INSTITUTIONAL DISTRICT ZONING
AVG. LOT SIZE	STREET WIDTH	
CONCRETE	CENTRAL	CENTRAL
ROAD SURFACING	SEWAGE SYSTEM	WATER SYSTEM

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225202E 0245 G, DATED: 10/17/89. FLOOD ZONES: A & C; BASE FLOOD ELEVATION: T.B.D. & N/A.

- NOTES:
- ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.
 - ULTIMATE DISPOSAL OF WATER IS BAYOU CHINCHUBA TO LAKE PONTCHARTRAIN.
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GRAPHIC SCALE

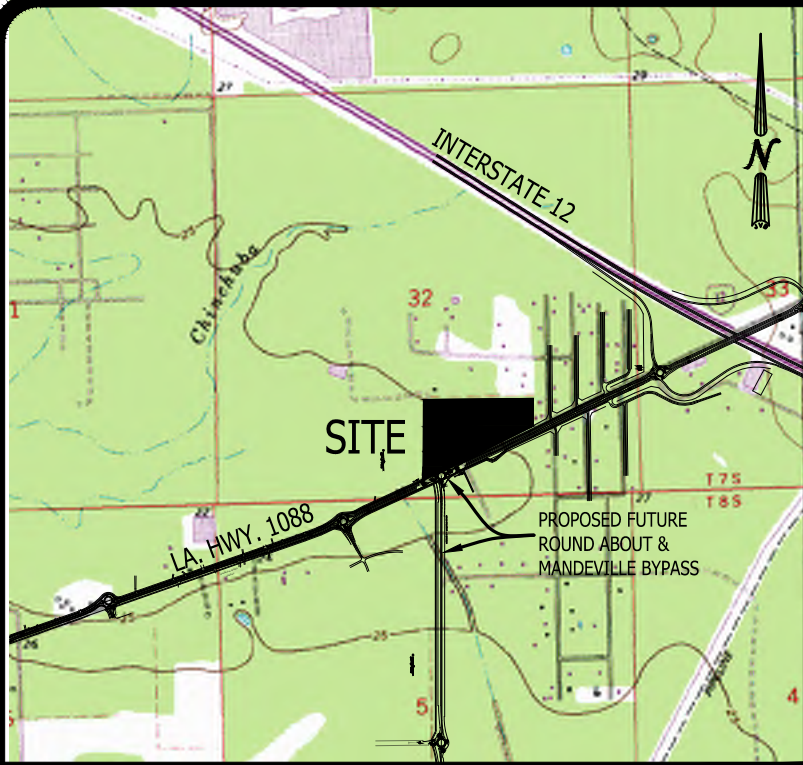


J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Shreveport, Louisiana 70505
E-mail: jvb@jvbassoc.com
Phone: 855-649-0075 Fax: 855-649-0151

TENTATIVE SUBDIVISION PLAN OF
MOORE PARK, A 21.69 ACRE TRACT OF LAND
SITUATED IN SECTION 32, T7S, R12E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 80'
DATE: 11.18.2022
DRAWN BY: RMK
CHECKED BY: SMB
DWG. NO. 20220470
SHEET 1 OF 2

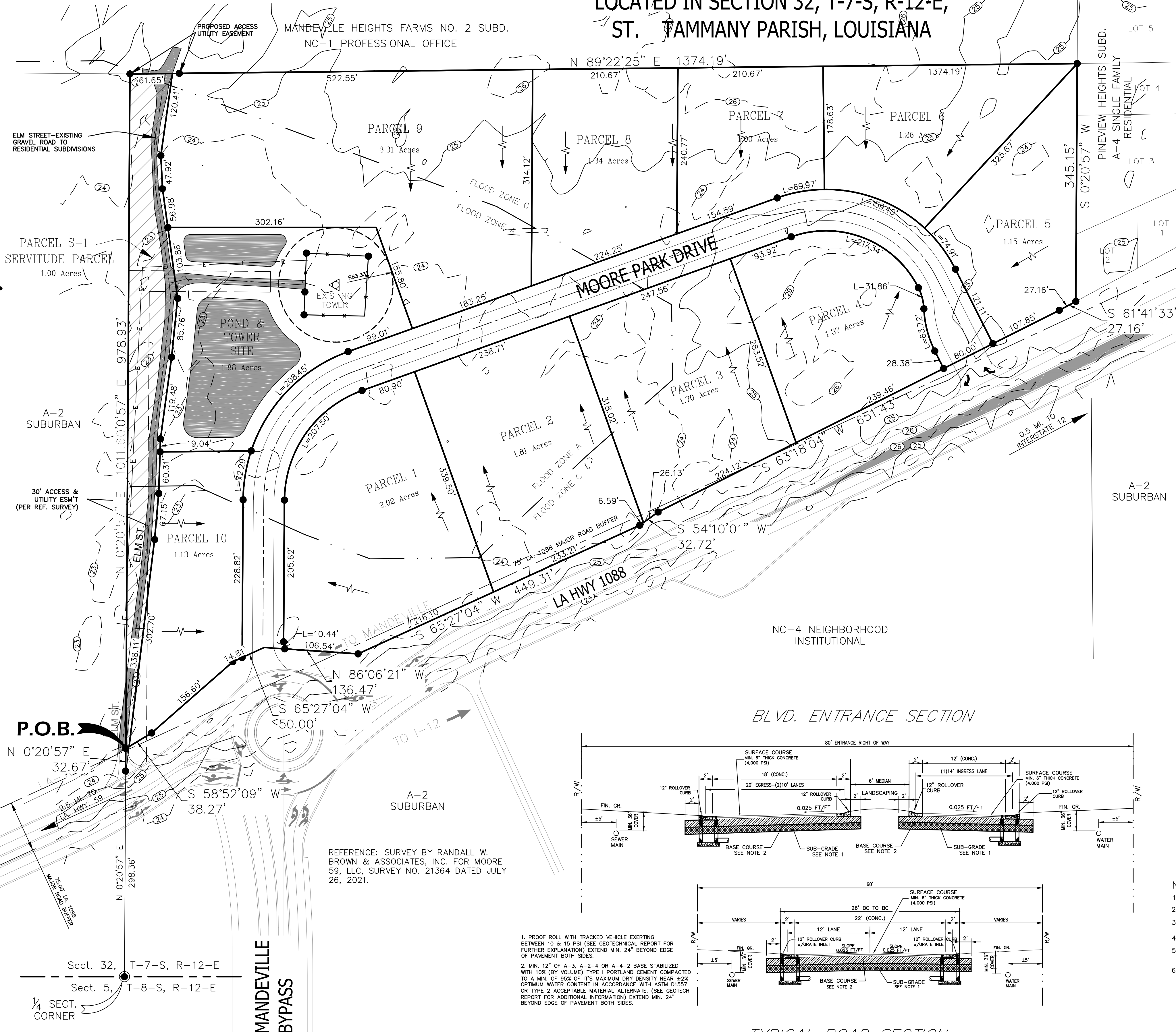


VICINITY MAP
NOT TO SCALE

TENTATIVE PLAN OF MOORE PARK

(AFTER ROUND-ABOUT)

A 21.09 ACRE TRACT OF LAND
LOCATED IN SECTION 32, T-7-S, R-12-E,
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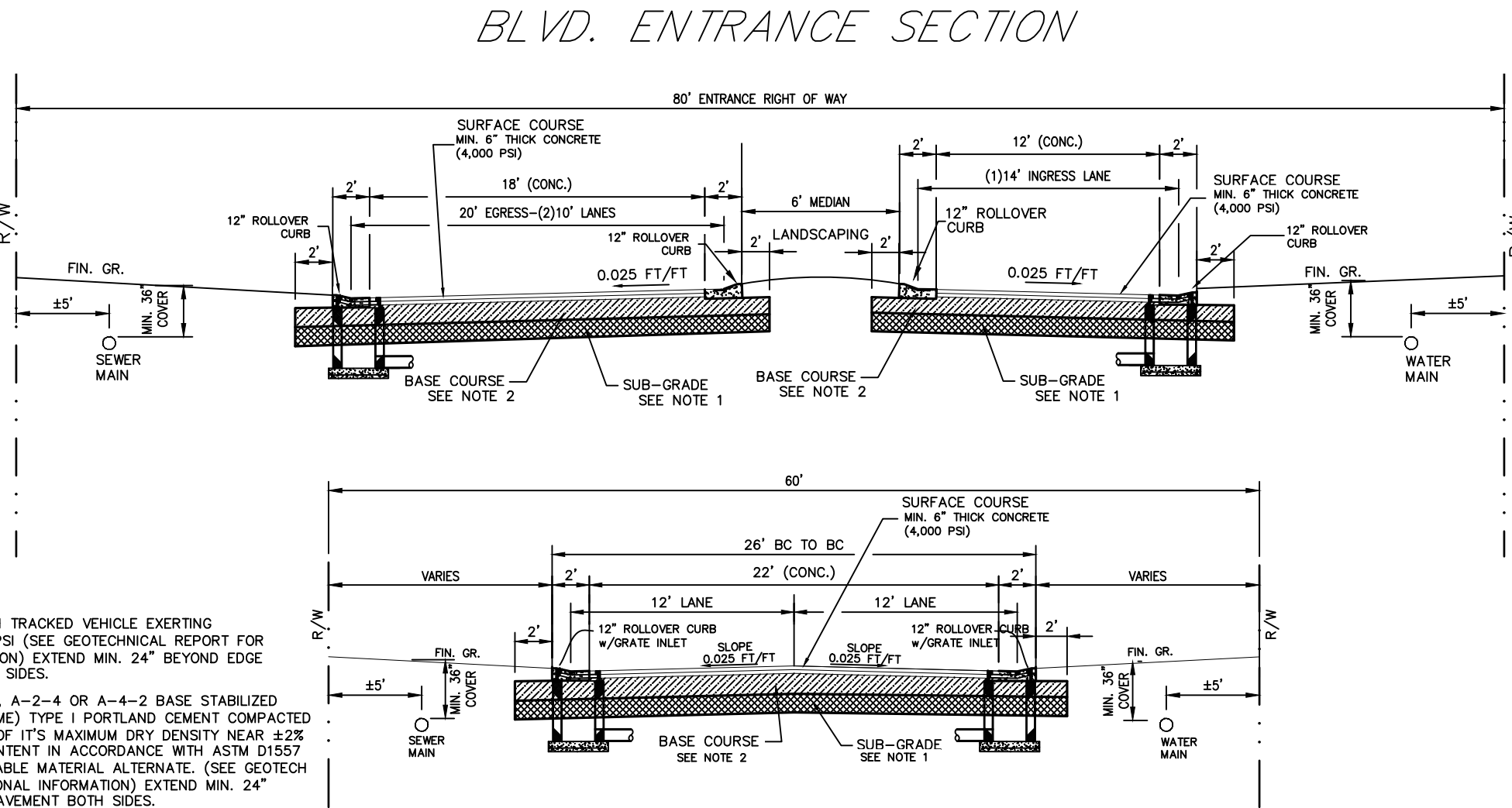
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- PROOF ROLL WITH TRACKED VEHICLE EXERTING BETWEEN 10 & 15 PSI (SEE GEOTECHNICAL REPORT FOR FURTHER EXPLANATION) EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT BOTH SIDES.
- MIN. 12" OF A-3, A-2-4 OR A-4-2 BASE STABILIZED WITH 10% (BY VOLUME) TYPE I PORTLAND CEMENT COMPACTED TO A MIN. OF 95% OF ITS MAXIMUM DRY DENSITY NEAR ±2% OPTIMUM WATER CONTENT IN ACCORDANCE WITH ASTM D1557 OR TYPE 2 ACCEPTABLE MATERIAL ALTERNATE. (SEE GEOTECH REPORT FOR ADDITIONAL INFORMATION) EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT BOTH SIDES.



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AVG. LOT SIZE	STREET WIDTH	NC-4 NEIGHBORHOOD INSTITUTIONAL DISTRICT ZONING
CONCRETE	CENTRAL	CENTRAL
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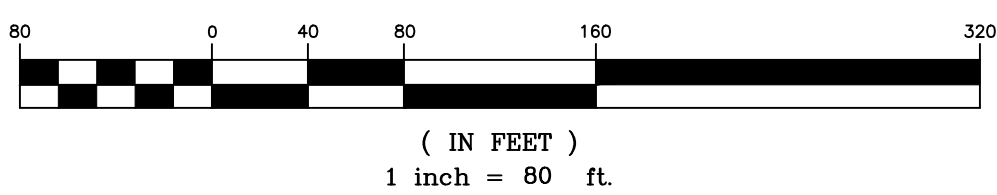
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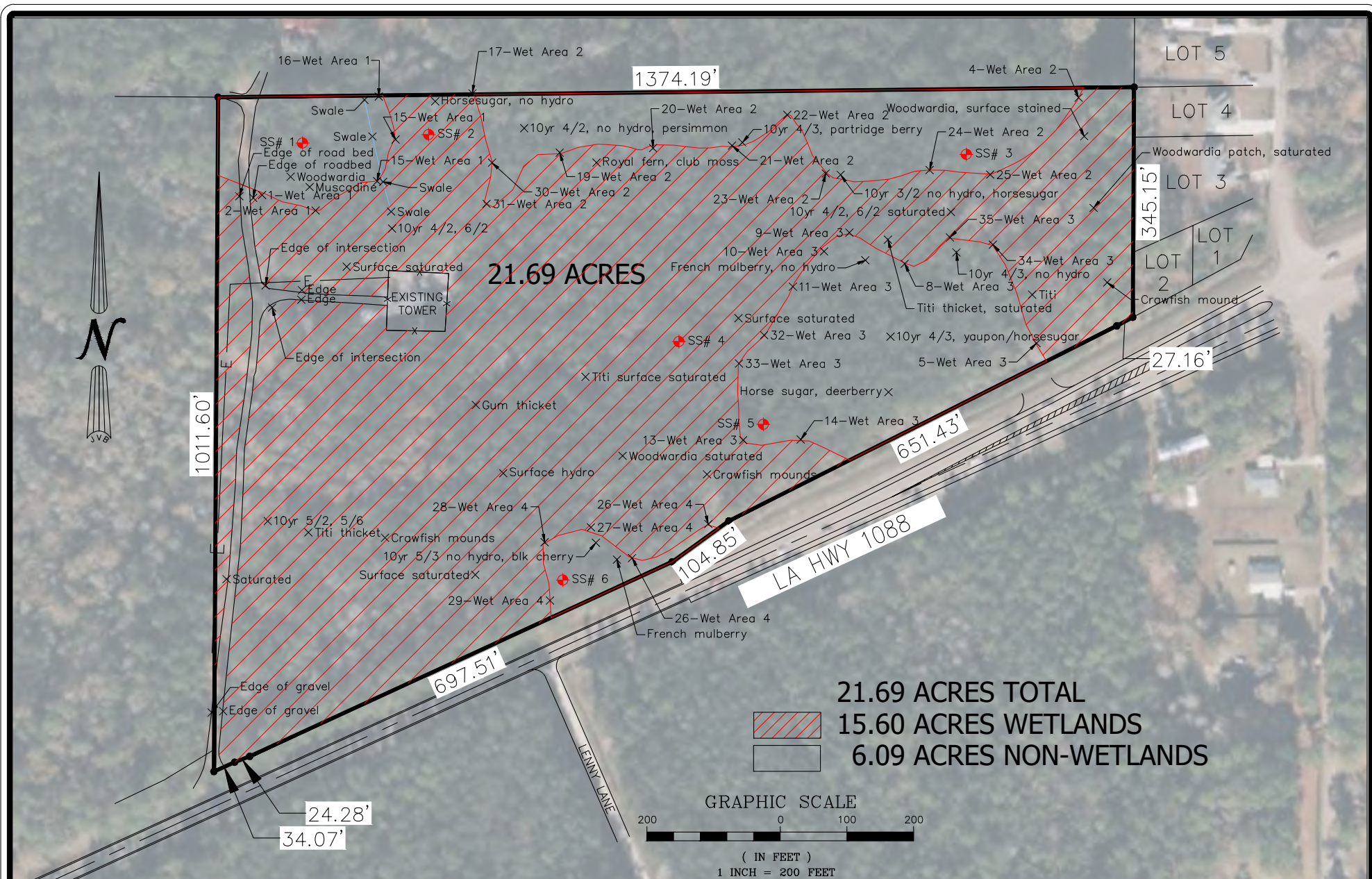
J.V. Burkes & Associates, Inc.

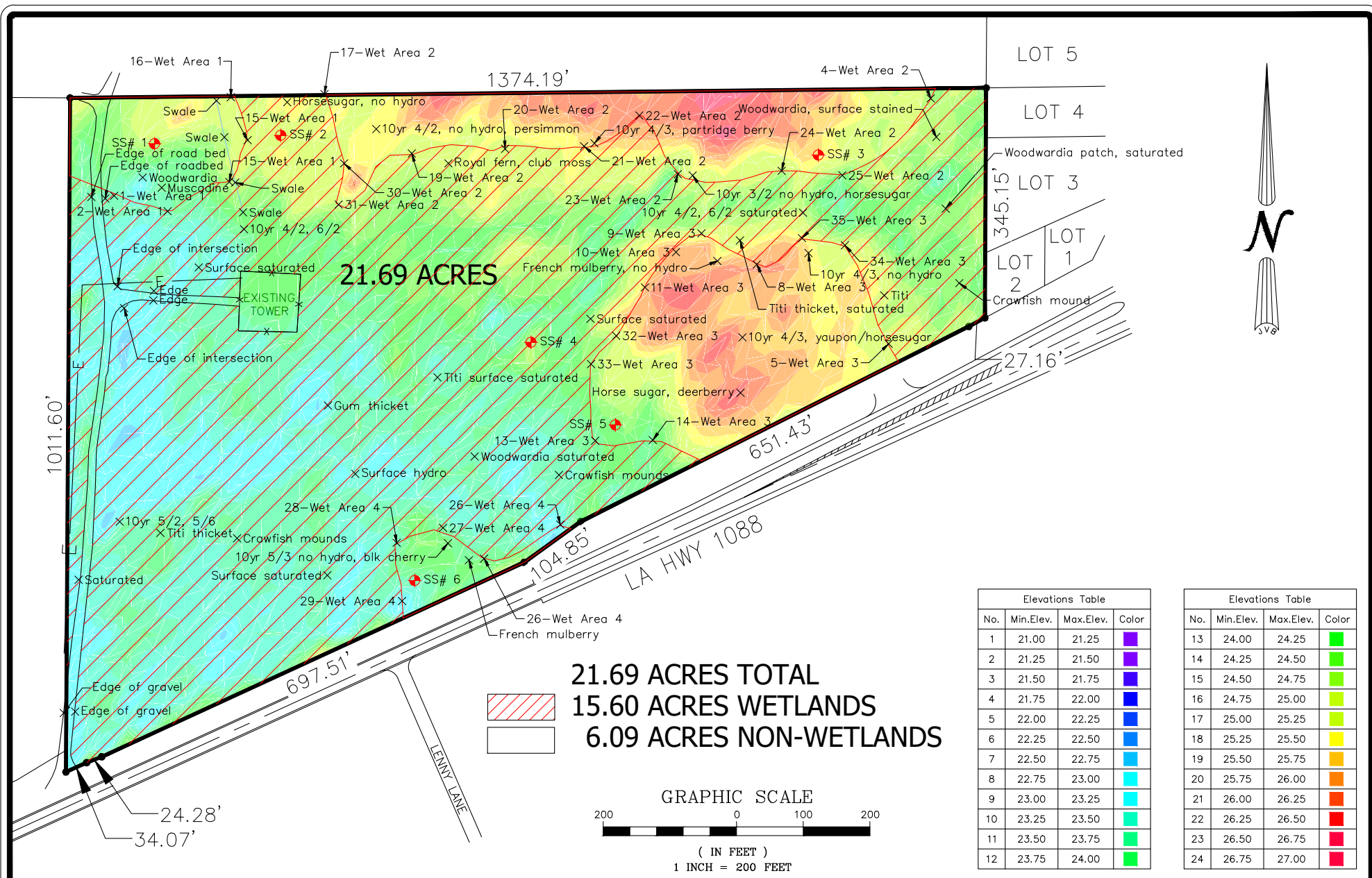
1805 Shortcut Highway
Shreveport, Louisiana 70555
E-mail: jvb@jvbassoc.com
Phone: 855-649-0075 Fax: 855-649-0151

TENTATIVE SUBDIVISION PLAN OF
MOORE PARK, A 21.09 ACRE TRACT OF LAND
SITUATED IN SECTION 32, T-7S, R12E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

MOORE 59, LLC

SCALE: 1" = 80'
DATE: 11.18.2022
DRAWN BY: RMK
CHECKED BY: SMB
DWG. NO. 20220470
SHEET 2 OF 2





DATE:
10.27.2022

SCALE:
1" = 200'

DRAWING NO.:
20220470

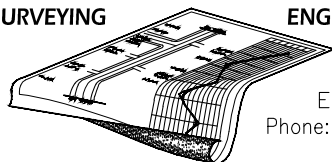
DRAWN BY:
RMK

CHECKED BY:
BBZ

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

WETLAND DELINEATION ON
 A 21.69 ACRE TRACT OF LAND SITUATED IN
 SECTION 32, TOWNSHIP 7 SOUTH, RANGE 12 EAST,
 ST. TAMMANY PARISH, LOUISIANA
 FOR
 MOORE PARK, L.L.C.

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of December 5, 2022)

CASE NO.: 2022-3148-TP

PROPOSED SUBDIVISION NAME: Lakeshore Villages, Phase 11 (Resubmitted)

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: 26
TOWNSHIP: 9 South
RANGE: 14 East

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

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

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

TOTAL ACRES IN DEVELOPMENT: 29.60

NUMBER OF LOTS: 104 TYPICAL LOT SIZE: 7,831.55 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: "AH - EL 1.0"

STAFF COMMENTARY:

Department of Planning and Development

General Comments:

1. The developer needs to contact the 911 Addressing office regarding this phase of Lakeshore Village to get lot addresses issued and added to the plat.
2. The Traffic Impact Analysis for the Lakeshore Villages Development needs to be updated to evaluate the increased number of lots.
3. Provide an updated water & sewer capacity letter from Oak Harbor East Utilities to account for the additional lots proposed for this phase of Lakeshore Villages connecting to the existing water & sewer systems.

Informational Items

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

Revised drawings will not be accepted for review or placement in the packet prior to the December 13, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

TENTATIVE S/D PLANS
RECEIVED
11/14/2022
DEPARTMENT OF
ENGINEERING

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REVIEW COPY

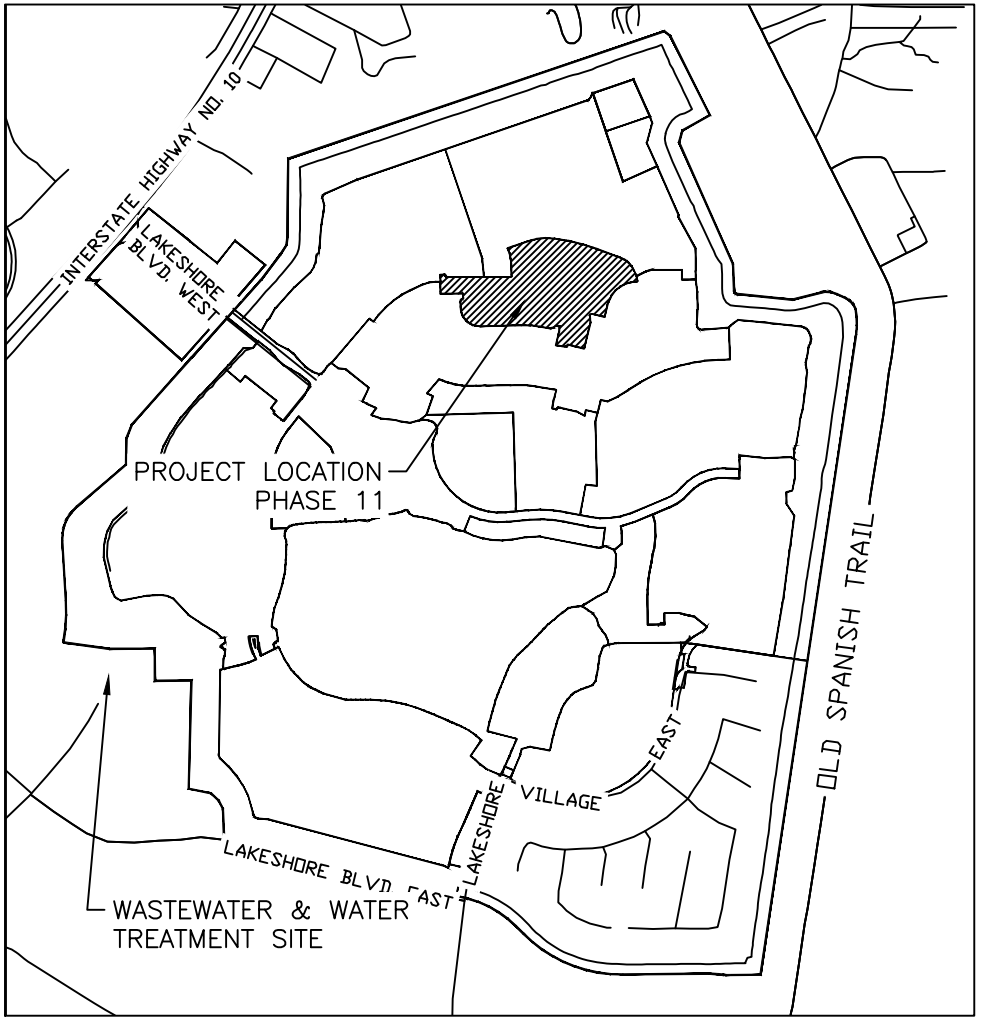
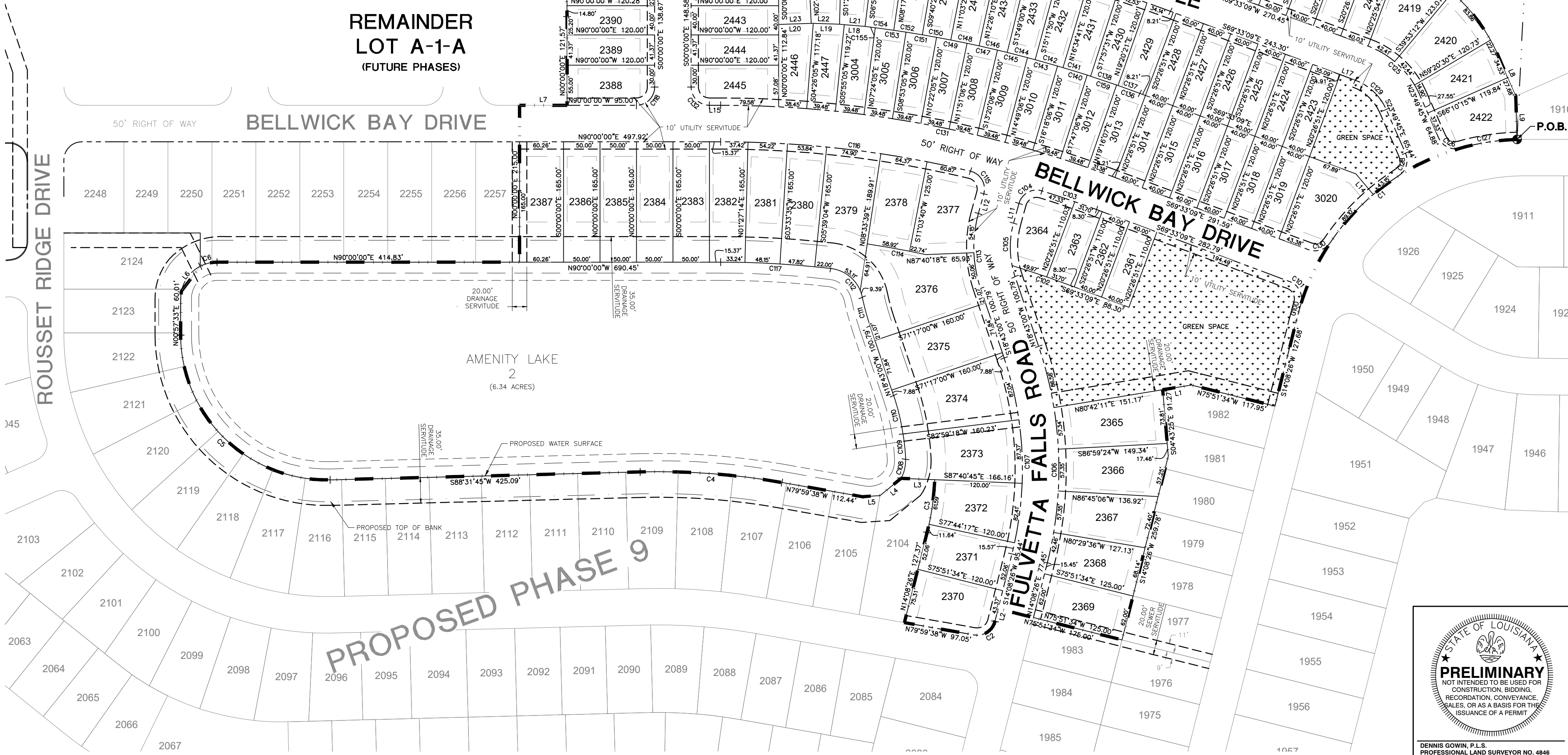
NOTES:
MEASURED BEARINGS ARE BASED ON GRID NORTH,
LOUISIANA STATE PLANE, SOUTH ZONE (1702) NAD
83 AS DERIVED FROM THE LSU C4G RTK NETWORK
(2020.5).

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

GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	104 NUMBER OF LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
6286.20± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1,190'± MAX BLOCK LENGTH	3,765'± STREET LENGTH
26.59± ACRES TOTAL AREA OF DEVELOPMENT	14.92 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
FRONT: 20' REAR: 15' (55' ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHT OF WAYS) BUILDING SETBACKS	

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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. THIS SUBDIVISION IS LOCATED IN FLOOD ZONES AH AND ZONE X (SHADED) PER LETTER OF MAP REVISION, CASE NO. 19-06-0885P, EFFECTIVE DATE APRIL 16, 2020. THE MINIMUM FINISHED FLOOR ELEVATION OF ALL RESIDENTIAL HOMES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW FIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1') FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
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.
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 11 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.
11. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.



VICINITY MAP

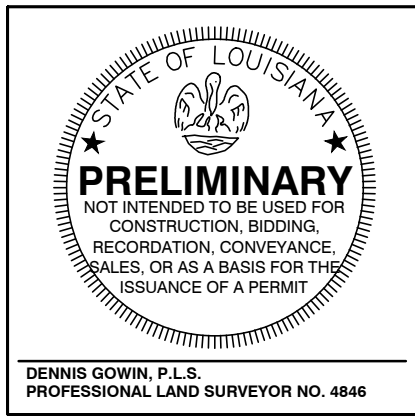
OPEN GREEN SPACE CALCULATIONS (PHASE 11)

OPEN/GREEN SPACE REQUIRED	
26.59 ACRES X 0.25 S.F. OPEN/GREEN SPACE	
6.648 ACRES REQUIRED (=289,565± S.F.)	
OPEN/GREEN SPACE PROVIDED	OPEN/GREEN SPACE REQUIRED
3.062 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.606 ACRES (PHASE 3B)	0.770 ACRES (PHASE 3B)
36.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.289 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)	0.657 ACRES (PHASE 5)
22.246 ACRES (PHASE 6)	1.847 ACRES (PHASE 6)
5.651 ACRES (PHASE 7)	5.777 ACRES (PHASE 7)
16.449 ACRES (PHASE 8)	2.228 ACRES (PHASE 8)
20.285 ACRES (PHASE 9)	6.040 ACRES (PHASE 9)
8.681 ACRES (PHASE 10)	0.000 ACRES (PHASE 10)
6.648 ACRES (PHASE 11)	4.860 ACRES (PHASE 11)
127.763 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	466.563 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.

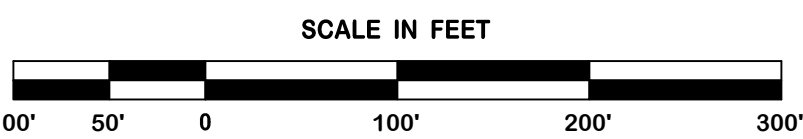
(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. — GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LA 70726



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

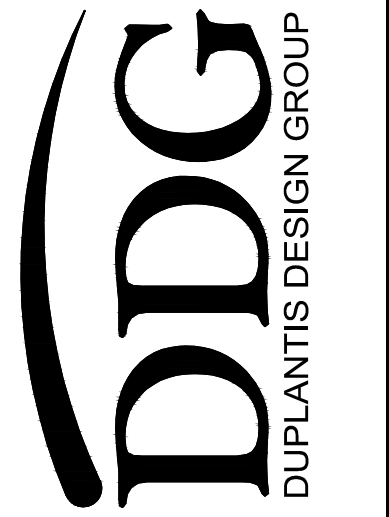
DATE OF PLAT: 11/11/2022

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



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.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR:
DR HORTON, INC. - GULF COAST

DRAWN
BPV
CHECKED
DLG
PROJECT NO.
20-397
FILE
20-397 PHASE 11 TENTATIVE

SHEET
1-2

LAKESHORE VILLAGES (PHASE 11)

LOTS 2361 - 2447 & 3004 - 3020
LOCATED IN SECTION 26
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

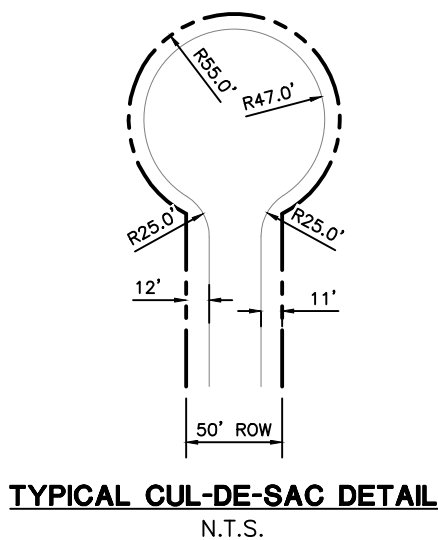
ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED 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.

STATE OF LOUISIANA

PRELIMINARY

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

DENNIS GOWIN, P.L.S.
PROFESSIONAL LAND SURVEYOR NO. 4846



1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH IAGOD STANDARD SPECIFICATIONS 2006 EDITION AND/OR CT. TMMAMMY PARK SUBDIVISION REGULATION CHAPTER 125 SPECIFICATIONS. THE MORE STRINGENT STANDARD SHALL BE USED.

2. CONTRACTOR MAY UTILIZE 12" A-A SUB-BASE IN LEVEL OF SOIL, CLAY, IN AREAS WHERE SOIL CANNOT MEET PROJECT SPECIFICATIONS. A-A SUB-BASE SHALL BE COMPACTED WITH THE GEOTECHNICAL REPORT, ST. TAMMAMMY PARK SUBDIVISION, AND SUB-SECTION 1003 OF THE IAGOD. THE A-A SUB-BASE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY NER THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698.

3. BASED ON THE GEOTECHNICAL REPORTS 19-0143 PREPARED BY PREMIER GEOTECH AND TESTING DATED OCTOBER 11, 2019 AS WELL AS THE CONSTRUCTION DESIGN REPORT DATED JANUARY 29, 2020, THE BASE AND SUBGRADE OF SANDY LOAM AND SANDY LOAM CLAY (CL) OR CLAYEY SANDS (SC) HAVING THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES AND PLOTS ABOVE THE "A-LINE" ON THE PLASTICITY CHART:

- 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 USE.

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

LINE TABLE		
LINE	BEARING	LENGTH
L12	S15°24'06"W	28.11'
L14	S40°12'24"E	36.91'
L15	N90°00'00"W	15.45'
L16	N71°17'00"E	26.24'
L17	S69°33'09"E	27.15'
L18	S85°03'16"E	28.59'
L19	S88°05'50"E	36.09'
L20	N87°57'16"E	44.68'
L21	S85°03'16"E	35.09'
L22	S88°05'50"E	38.87'
L23	N87°57'16"E	44.68'

REVISION	BY



DDG
DUPLANTIS DESIGN GROUP

FOR:
DR HORTON, INC. - GULF COAST

2-2

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of December 5, 2022)

CASE NO.: 2022-3149-TP

PROPOSED SUBDIVISION NAME: Lakeshore Villages, Phase 12 (Resubmitted)

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: 26
TOWNSHIP: 9 South
RANGE: 14 East

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

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

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

TOTAL ACRES IN DEVELOPMENT: 29.60

NUMBER OF LOTS: 350 TYPICAL LOT SIZE: 7,831.55 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: "AH - EL 1.0"

STAFF COMMENTARY:

Department of Planning and Development

General Comments:

1. The developer needs to contact the 911 Addressing office regarding this phase of Lakeshore Village to get lot addresses issued and added to the plat.
2. The Traffic Impact Analysis for the Lakeshore Villages Development needs to be updated to evaluate the increased number of lots.
3. Provide an updated water & sewer capacity letter from Oak Harbor East Utilities to account for the additional lots proposed for this phase of Lakeshore Villages connecting to the existing water & sewer systems.

Informational Items

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

Revised drawings will not be accepted for review or placement in the packet prior to the December 13, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

TENTATIVE S/D PLANS
RECEIVED
11/14/2022
DEPARTMENT OF
ENGINEERING

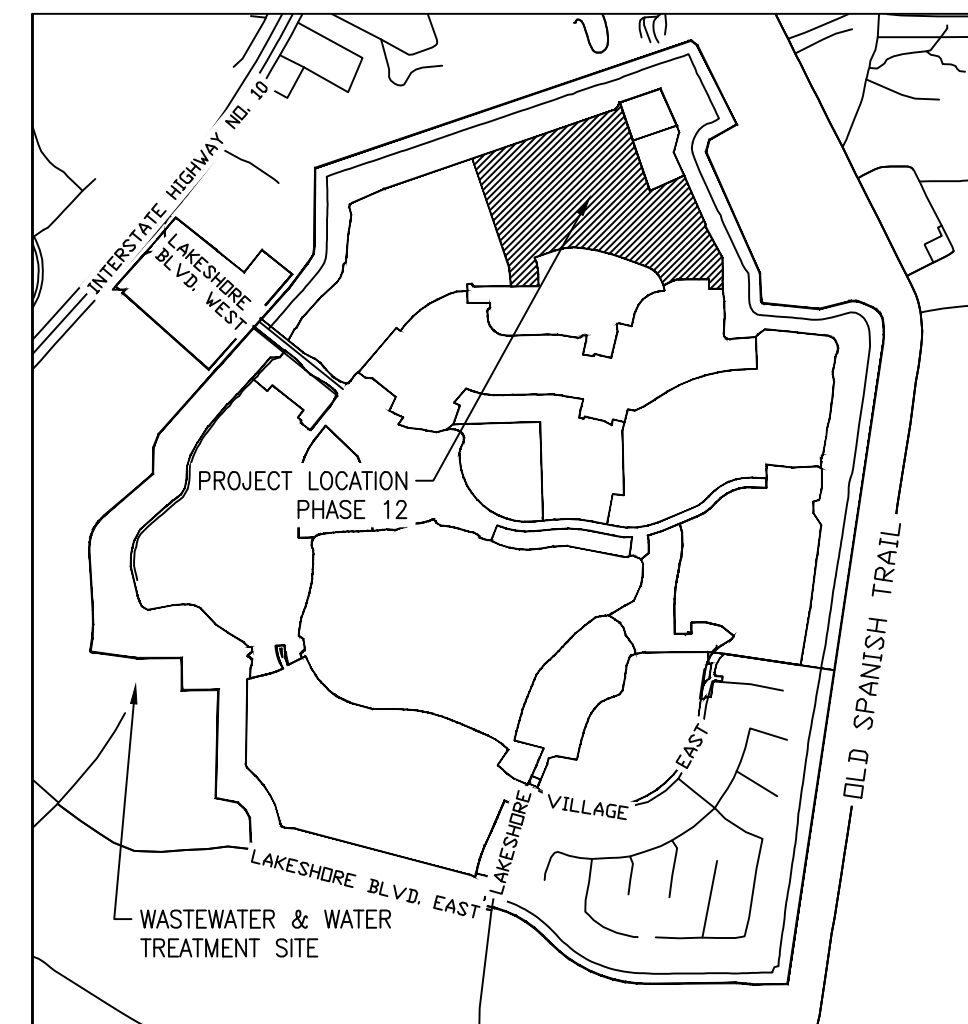
ENGINEERING
REVIEW COPY

NOTES:
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA
STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED FROM
THE LSU CAG RTK NETWORK (2020.7).

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

PLAT SHOWING TENTATIVE SUBDIVISION OF LAKESHORE VILLAGES (PHASE 12)

LOTS 2448 - 2758 & 3021 - 3059
LOCATED IN SECTIONS 25 & 26
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 12)

OPEN/GREEN SPACE REQUIRED

67.70 ACRES

X 0.25 S.F. OPEN/GREEN SPACE

16.925 ACRES REQUIRED

(=137,253± S.F.)

OPEN/GREEN SPACE REQUIRED

3.062 ACRES (PHASE 3A)

2.606 ACRES (PHASE 3B)

36.493 ACRES (PHASE 4A)

1.779 ACRES (PHASE 4B)

3.863 ACRES (PHASE 5)

22.246 ACRES (PHASE 6)

5.851 ACRES (PHASE 7)

16.449 ACRES (PHASE 8)

20.285 ACRES (PHASE 9)

8.681 ACRES (PHASE 10)

6.648 ACRES (PHASE 11)

16.925 ACRES (PHASE 12)

144.688 ACRES TOTAL OPEN/GREEN SPACE REQUIRED

OPEN/GREEN SPACE PROVIDED

3.318 ACRES (PHASE 3A)

0.770 ACRES (PHASE 3B)

439.779 ACRES (PHASE 4A)

1.289 ACRES (PHASE 4B)

0.657 ACRES (PHASE 5)

1.847 ACRES (PHASE 6)

5.777 ACRES (PHASE 7)

2.226 ACRES (PHASE 8)

6.040 ACRES (PHASE 9)

0.000 ACRES (PHASE 10)

4.860 ACRES (PHASE 11)

6.351 ACRES (PHASE 12)

472.914 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

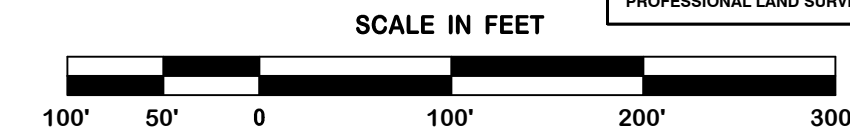
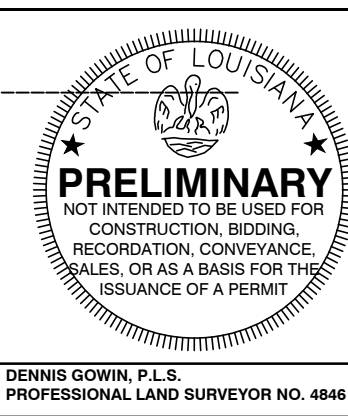
7695 VINCENT ROAD

DENHAM SPRINGS, LA 70726

DATE OF PLAT:

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846

REGISTERED PROFESSIONAL LAND SURVEYOR



REVISION	BY

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



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 12)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR. HORTON, INC. - GULF COAST

DRAWN
BPV
CHECKED
DLG
PROJECT NO.
20-398
FILE
20-398 PHASE 12 TENTATIVE

SHEET
1-2

S:\20-000\20-398 Phase 12 Lakeshore\TENTATIVE\20-398 PHASE 12 TENTATIVE.dwg

PLAT SHOWING TENTATIVE SUBDIVISION

OF

LAKE SHORE VILLAGES (PHASE 12)

LOTS 2448 - 2758 & 3021 - 3059

LOCATED IN SECTIONS 25 & 26

TOWNSHIP 9 SOUTH - RANGE 14 EAST

GREENSBURG LAND DISTRICT

ST. TAMMANY PARISH, LOUISIANA

LEGEND:

- 1-1/2" LEVEL 1 (PC-22M, 0.5" NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
- 1-1/2" LEVEL 1 (PC-22M, 0.5" NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
- 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698 (REF. NOTE 2)
- 12" COMPACTED STRUCTURAL FILL SUBBASE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SUBBASE IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698. (REF. NOTE 3)
- PROOF ROLLED AND STABLE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 4" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 15" MOUNTABLE CURB
- HYDROSEED WITH STRAW OR SOO DISTURBED AREAS (WITHIN LIMITS OF CONSTRUCTION)
- GENERAL EXCAVATION

NOTES:

- ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOTD STANDARD SPECIFICATIONS 2016 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION CHAPTER 125 SPECIFICATIONS; THE MORE STRINGENT STANDARD SHALL BE USED.
- CONTRACTOR MAY UTILIZE AN ALTERNATIVE CLASS 1 BASE COURSE 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 TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
- BASED ON THE PAVEMENT SECTION DESIGN RECOMMENDATION LETTERS PREPARED BY PREMIER GEOTECH AND TESTING, THE BASE AND SUBGRADE SHALL CONSIST OF LEAN CLAYS AND SANDY LEAN CLAYS (CL) OR CLAYEY SANDS (SC) HAVING THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES AND PLOTS ABOVE THE "A-LINE" ON THE PLASTICITY CHART:
 - LIQUID LIMIT: 40 MAXIMUM
 - PLASTICITY INDEX: 20 MAXIMUM
 - INERT MATERIAL (NON-EXPANSIVE)
 - FREE OF ORGANICS
 - MAXIMUM PARTICLE SIZE: 2-INCHES
- EACH LIFT SHALL BE PLACED IN MAXIMUM LIFTS OF 8" OF LOOSE MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698.
- THIS MATERIAL MUST BE CERTIFIED AND APPROVED BY THE OWNER'S INDEPENDENT TESTING LABORATORY AND/OR THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO ITS USE.
- CONTRACTOR TO ENSURE ALL STREET LIGHT POLES AND FIRE HYDRANTS ARE LOCATED 5' MINIMUM BEHIND BACK OF CURB FOR LOCAL ROADS.

BROW DETAIL
N.T.S.

DESCRIPTION PHASE 12:

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKE SHORE VILLAGES, PHASE 12, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTIONS 25 & 26, 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 S00°29'36"E A DISTANCE OF 2780.43 FEET FOR A POINT OF BEGINNING; THENCE S24°45'24"E A DISTANCE OF 557.68 FEET TO A POINT; THENCE S28°53'02"E A DISTANCE OF 81.53 FEET TO A POINT; THENCE S22°41'49"E A DISTANCE OF 45.01 FEET TO A POINT; THENCE N66°22'48"E A DISTANCE OF 29.98 FEET TO A POINT; THENCE S23°37'12"E A DISTANCE OF 14.00 FEET TO A POINT; THENCE S66°22'48"W A DISTANCE OF 30.14 FEET TO A POINT; THENCE S22°42'59"E A DISTANCE OF 90.01 FEET TO A POINT; THENCE S27°58'43"E A DISTANCE OF 201.64 FEET TO A POINT; THENCE S25°58'40"W A DISTANCE OF 134.30 FEET TO A POINT; THENCE S30°00'00"E A DISTANCE OF 135.00 FEET TO A POINT; THENCE N00°00'00"W A DISTANCE OF 150.00 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 84.52 FEET TO A POINT; THENCE N00°00'00"W A DISTANCE OF 321.91 FEET TO A POINT; THENCE S73°25'12"W A DISTANCE OF 50.40 FEET TO A POINT; THENCE S66°10'15"W A DISTANCE OF 115.30 FEET TO A POINT; THENCE N23°33'22"W A DISTANCE OF 62.21 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 195.52 FEET, SAID CURVE HAVING A RADIUS OF 245.00 FEET, AND A CHORD WITH A BEARING OF N46°41'27"W AND A LENGTH OF 190.37 FEET TO A POINT; THENCE N69°33'09"W A DISTANCE OF 265.58 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 456.84 FEET, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, AND A CHORD WITH A BEARING OF N76°17'55"W AND A LENGTH OF 455.78 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 273.32 FEET, SAID CURVE HAVING A RADIUS OF 610.00 FEET, AND A CHORD WITH A BEARING OF S84°07'09"W AND A LENGTH OF 271.04 FEET TO A POINT; THENCE S71°17'00"W A DISTANCE OF 228.25 FEET TO A POINT; THENCE S18°43'00"E A DISTANCE OF 54.93 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 129.03 FEET, SAID CURVE HAVING A RADIUS OF 395.00 FEET, AND A CHORD WITH A BEARING OF S09°21'30"E AND A LENGTH OF 128.46 FEET TO A POINT; THENCE S00°00'00"E A DISTANCE OF 121.57 FEET TO A POINT; THENCE N00°00'00"W A DISTANCE OF 65.17 FEET TO A POINT; THENCE S00°00'00"E A DISTANCE OF 215.00 FEET TO A POINT; THENCE N00°00'00"W A DISTANCE OF 414.83 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 23.90 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, AND A CHORD WITH A BEARING OF S76°18'23"W AND A LENGTH OF 23.67 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 45.60 FEET TO A POINT; THENCE N00°00'00"W A DISTANCE OF 187.00 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 112.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 20.42 FEET, SAID CURVE HAVING A RADIUS OF 13.00 FEET, AND A CHORD WITH A BEARING OF N45°00'00"E AND A LENGTH OF 18.38 FEET TO A POINT; THENCE N00°00'00"W A DISTANCE OF 44.20 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 18.80 FEET, SAID CURVE HAVING A RADIUS OF 625.00 FEET, AND A CHORD WITH A BEARING OF S89°08'17"W AND A LENGTH OF 18.80 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 63.28 FEET TO A POINT; THENCE S00°00'00"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 20.42 FEET, SAID CURVE HAVING A RADIUS OF 13.00 FEET, AND A CHORD WITH A BEARING OF S44°59'59"E AND A LENGTH OF 18.38 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 204.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 20.42 FEET, SAID CURVE HAVING A RADIUS OF 13.00 FEET, AND A CHORD WITH A BEARING OF N45°00'00"E AND A LENGTH OF 18.38 FEET TO A POINT; THENCE N00°00'00"W A DISTANCE OF 105.82 FEET TO A POINT; THENCE S18°43'00"E A DISTANCE OF 34.83 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 14.00 FEET TO A POINT; THENCE S18°43'00"E A DISTANCE OF 34.86 FEET TO A POINT; THENCE N71°37'49"E A DISTANCE OF 315.01 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 232.00 FEET TO A POINT; THENCE N18°43'06"W A DISTANCE OF 31.19 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 14.00 FEET TO A POINT; THENCE S18°43'06"W A DISTANCE OF 31.19 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 90.00 FEET TO A POINT; THENCE N69°47'15"E A DISTANCE OF 180.17 FEET TO A POINT; THENCE N50°15'09"E A DISTANCE OF 48.21 FEET TO A POINT; THENCE N30°49'51"E A DISTANCE OF 59.14 FEET TO A POINT; THENCE N32°56'20"E A DISTANCE OF 20.09 FEET TO A POINT; THENCE S18°43'00"E A DISTANCE OF 972.00 FEET TO A POINT; THENCE N66°10'15"E A DISTANCE OF 389.91 FEET TO A POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 67.703 ACRES AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OR RECORD.

RESTRICTIVE COVENANTS:

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL RESIDENTIAL HOMES SHALL MEET THE LATEST ADOPTED F.I.R.M. MAP OR 1 FOOT ABOVE THE CENTERLINE OF THE ROAD, WHICHEVER IS GREATER.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE LOADED. LOT 2426 IS TO BE FRONT LOADED WITH A MINIMUM DISTANCE OF 47 FEET BETWEEN THE EDGE OF DRIVEWAY AND PROPERTY CORNER WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
- THE RESIDENTS WITHIN PHASE 12 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATED WITHIN THE LAKE SHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
- THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
- THE FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

NOTES:

- ZONING:
THE SUBJECT PROPERTY IS PART OF LAKE SHORE VILLAGE PUD "V" (PLANNED UNIT DEVELOPMENT), USE AREA LV-3 (SINGLE AND MULTI-FAMILY RESIDENTIAL).
- PLATTED BUILDING SETBACKS:
FRONT: 20'
REAR: 15' (VARIES ALONG CANAL/LAKE)
SIDE: 5' (10' ALONG STREET RIGHTS OF WAY)
- REFERENCES:
A) PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKE SHORE VILLAGES (PHASE 9) LOCATED IN SECTIONS 25, 26, & 35, TOWNSHIP 9 SOUTH-RANGE 14 EAST GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA.
B) PLAT SHOWING TENTATIVE SUBDIVISION OF LAKE SHORE VILLAGES (PHASE 11) LOCATED IN SECTIONS 28, TOWNSHIP 9 SOUTH-RANGE 14 EAST GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA.
C) FLOOD ZONE NOTE:
SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA: FLOOD ZONE: AH & "X" (SHADED)
BASE FLOOD ELEVATION: -3'
COMMUNITY PANEL NO. 225205 0535 D
MAP REVISED: APRIL 16, 2020
D) WETLANDS:
WETLANDS HAVE BEEN PERMITTED BY PERMIT NO. MWN 2002-1717, DATED MAY 7, 2004, MODIFIED JUNE 27, 2005 AND FEBRUARY 3, 2011.
E) LANDFILL:
SURVEYOR HAS NO KNOWLEDGE OF OR HAS OBSERVED ANY LANDFILLS ON THE SUBJECT PROPERTY.
F) GREENSPACES:
GREEN SPACES SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

- UTILITY LOCATIONS:
UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- TITLE:
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

DEDICATION:

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

APPROVALS:

CLERK OF COURT

DATE FILED

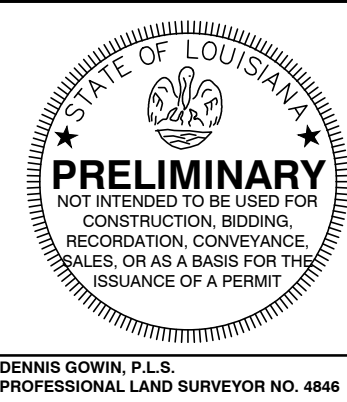
FILE NO.

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

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

DATE OF PLAT:

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



REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.243.6180 \ FAX: 985.249.6190
1308 Camella Blvd, Suite 200
Lafayette, LA 70508
WWW.DDGP.COM



SUBDIVISION OF LAKE SHORE VILLAGES (PHASE 12)
(TENTATIVE)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR:
DR. HORTON, INC. - GULF COAST

DRAWN
BY
CHECKED
DLG
PROJECT NO.
20-398
FILE
20-398 PHASE 12 TENTATIVE
SHEET
2-2

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of December 5, 2022)

CASE NO.: 2022-3150-TP

PROPOSED SUBDIVISION NAME: Lakeshore Villages, Phase 13 (Resubmitted)

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: 26
TOWNSHIP: 9 South
RANGE: 14 East

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

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

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

TOTAL ACRES IN DEVELOPMENT: 29.60

NUMBER OF LOTS: 299 TYPICAL LOT SIZE: 7,831.55 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: "AH - EL 1.0"

STAFF COMMENTARY:

Department of Planning and Development

General Comments:

1. The developer needs to contact the 911 Addressing office regarding this phase of Lakeshore Village to get lot addresses issued and added to the plat.
2. The Traffic Impact Analysis for the Lakeshore Villages Development needs to be updated to evaluate the increased number of lots.
3. Provide an updated water & sewer capacity letter from Oak Harbor East Utilities to account for the additional lots proposed for this phase of Lakeshore Villages connecting to the existing water & sewer systems.

Informational Items

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

Revised drawings will not be accepted for review or placement in the packet prior to the December 13, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



TENTATIVE S/D PLANS
RECEIVED
11/14/2022
DEPARTMENT OF
ENGINEERING
**ENGINEERING
REVIEW COPY**

NOTES:
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA
STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED FROM
THE LSU C46 RTK NETWORK (2020.7).

PARCEL CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	090°00'00"	13.00'	20.42'	N45°00'00"W - 18.38'
C2	090°00'00"	13.00'	20.42'	S45°00'00"W - 18.38'
C3	090°00'02"	13.00'	20.42'	N44°59'59"W - 18.38'
C4	019°37'00"	625.00'	213.98'	S76°00'20"W - 212.94'
C5	027°19'41"	935.00'	445.96'	S52°32'00"W - 441.75'
C6	090°00'00"	13.00'	20.42'	N26°17'00"E - 18.38'
C6	027°04'35"	221.17'	104.52'	N10°02'07"E - 103.55'
C7	015°56'20"	220.98'	61.47'	N24°54'34"E - 61.28'
C8	051°44'48"	20.00'	18.06'	N28°06'26"E - 17.46'
C9	017°07'03"	350.00'	104.56'	N10°09'29"W - 104.18'
C11	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C13	018°43'00"	505.00'	164.97'	S09°21'30"E - 164.23'
C15	033°07'05"	20.00'	11.56'	N16°29'48"E - 11.40'
C17	090°00'00"	13.00'	20.42'	N26°17'00"E - 18.38'
C20	020°21'51"	25.00'	8.89'	N51°40'16"E - 8.84'
C33	090°00'00"	13.00'	20.42'	N26°17'00"E - 18.38'
C34	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C35	090°00'00"	13.00'	20.42'	S26°17'00"W - 18.38'
C36	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'
C78	035°40'48"	125.00'	77.84'	S89°07'24"W - 76.59'
C79	144°19'11"	36.25'	91.31'	N00°52'36"W - 69.01'
C80	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C81	090°00'00"	13.00'	20.42'	S26°17'00"W - 18.38'
C91	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C92	051°04'27"	50.68'	45.18'	N47°02'58"W - 43.70'
C94	077°47'47"	50.37'	68.39'	N20°35'16"E - 63.25'
C97	084°54'50"	13.00'	19.27'	S23°44'25"W - 17.55'
C101	078°56'30"	52.65'	72.53'	N86°59'11"E - 66.93'
C104	080°40'08"	13.00'	18.30'	S88°31'56"W - 16.83'
C107	028°57'18"	25.00'	12.63'	N36°39'21"W - 12.50'
C114	028°57'18"	25.00'	12.63'	S02°29'09"W - 12.50'
C115	024°31'33"	325.00'	139.12'	S29°13'34"W - 138.06'
C132	041°24'35"	25.00'	18.07'	S71°50'17"E - 17.68'
C133	041°24'35"	25.00'	18.07'	S30°25'43"E - 17.68'
C140	028°57'18"	25.00'	12.63'	N30°41'16"E - 12.50'
C141	087°22'40"	13.00'	19.83'	N85°10'40"E - 17.96'
C145	089°59'51"	13.00'	20.42'	S83°52'05"W - 18.38'
C147	089°58'09"	13.00'	20.41'	N06°08'55"W - 18.38'
C148	027°19'41"	985.00'	469.81'	S52°32'00"W - 465.37'
C152	027°21'41"	1120.00'	534.85'	N52°31'00"E - 529.78'
C178	050°05'10"	810.00'	71.90'	N68°44'25"E - 71.88'
C179	013°13'14"	675.00'	155.75'	S72°48'27"W - 155.40'
C192	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'
C194	016°41'53"	300.00'	87.43'	S10°22'03"E - 87.12'
C195	002°01'07"	300.00'	10.57'	S01°00'33"E - 10.57'
C197	087°21'03"	13.00'	19.82'	S43°40'32"W - 17.95'
C202	090°00'09"	13.00'	20.42'	N06°07'55"W - 18.39'
C203	154°03'58"	55.00'	147.89'	N86°45'24"W - 107.19'
C204	154°23'46"	55.00'	148.21'	N15°20'42"W - 107.27'
C206	169°48'48"	55.00'	163.01'	N72°54'54"E - 109.57'
C207	017°59'58"	1170.00'	367.56'	N57°11'51"E - 366.05'
C208	035°40'48"	175.00'	108.98'	S89°07'24"W - 107.23'
C210	144°19'12"	75.00'	188.91'	N00°52'36"W - 142.79'
C212	083°42'05"	25.00'	36.52'	S87°00'57"W - 33.36'
C213	092°37'20"	25.00'	40.41'	N04°49'20"W - 36.16'
C214	087°22'40"	13.00'	19.83'	N85°10'40"E - 17.96'
C215	096°17'55"	13.00'	21.85'	S02°59'03"E - 19.37'
C216	087°22'40"	13.00'	19.83'	S85°10'40"W - 17.96'
C217	092°37'20"	13.00'	21.02'	N04°49'20"W - 18.80'
C218	087°22'40"	13.00'	19.83'	N85°10'40"E - 17.96'
C219	092°37'20"	13.00'	21.02'	S04°49'20"E - 18.80'
C222	111°54'12"	25.00'	48.83'	N72°54'54"E - 41.43'
C230	095°37'05"	13.00'	21.70'	S03°19'28"E - 19.26'
C234	090°01'51"	13.00'	20.43'	S83°51'05"W - 18.39'
C244	092°37'20"	13.00'	21.02'	N04°49'20"W - 18.80'
C247	005°38'55"	1170.00'	115.35'	N41°39'37"E - 115.30'
C248	024°31'33"	375.00'	160.52'	S29°13'34"W - 159.30'

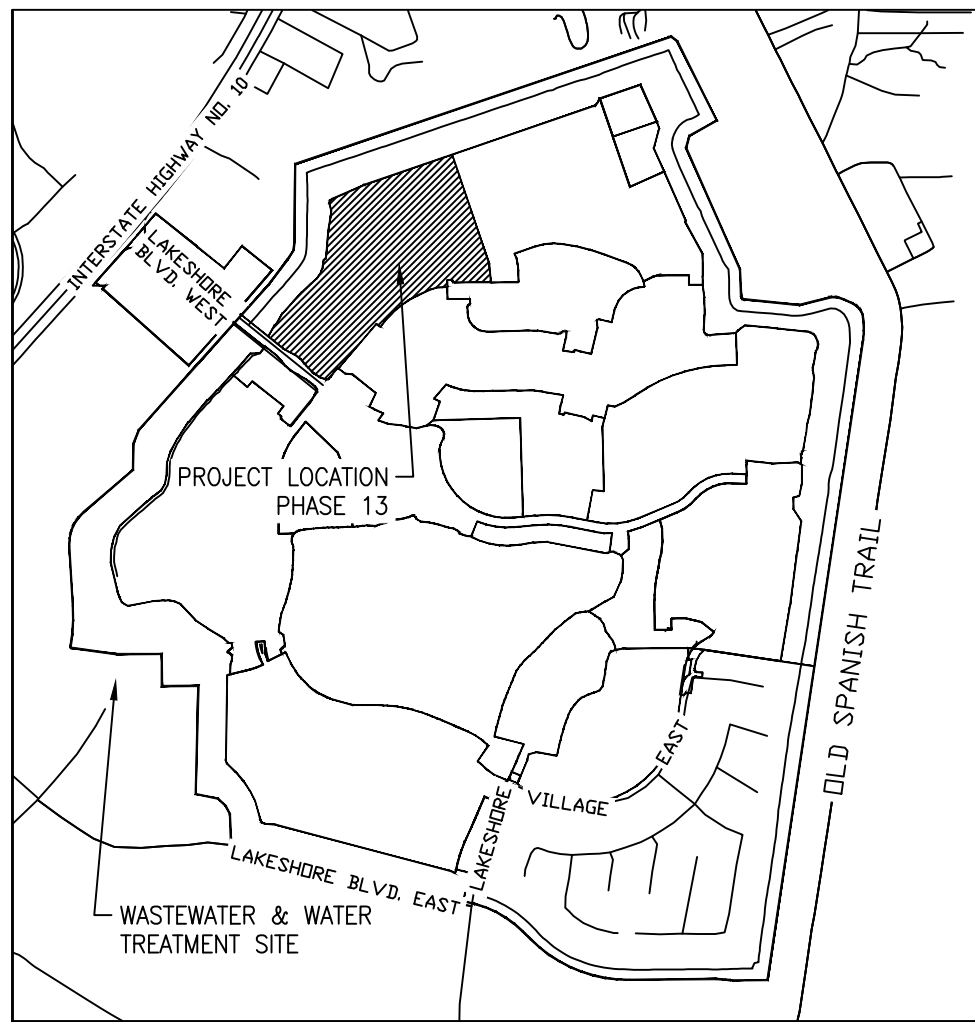
LINE TABLE

LINE	BEARING	LENGTH
L1	N71°17'00"E	10.10'
L2	N90°00'00"W	50.00'
L3	N90°00'00"W	50.00'
L4	S00°00'00"E	63.28'
L5	N51°07'51"W	50.00'
L6	N26°17'00"E	12.00'
L7	N30°08'57"E	37.59'
L8	N39°33'39"E	42.37'
L9	N58°30'19"E	13.50'
L10	N39°55'20"E	49.39'
L11	N32°32'20"E	11.33'
L12	N34°48'01"E	32.85'
L13	N02°14'02"E	15.62'
L16	S00°00'00"E	52.62'
L17	S00°00'00"E	52.62'
L18	S00°32'35"E	13.75'
L19	S00°32'35"E	6.88'
L20	S00°32'35"E	2.38'
L21	S00°32'35"E	9.26'
L22	S05°04'06"E	22.55'
L23	S05°04'06"E	40.14'
L24	S05°04'06"E	17.59'
L25	S09°17'11"E	21.22'
L26	S09°17'11"E	16.85'
L27	S09°17'11"E	37.17'
L28	S09°17'11"E	0.91'
L29	S16°21'28"E	21.98'
L30	S16°21'28"E	13.19'
L31	S16°21'28"E	32.13'
L32	S16°21'28"E	23.35'
L36	S00°00'00"E	45.80'
L37	N00°00'00"E	45.80'
L38	N00°00'00"E	33.44'
L39	N40°24'53"W	21.16'
L40	N74°55'20"W	36.42'
L41	S86°51'58"W	51.91'
L42	N83°35'48"W	14.30'
L43	S16°57'07"W	37.65'
L44	S52°09'19"W	71.17'
L45	N68°34'34"W	52.14'
L47	S51°08'00"E	11.51'
L48	N45°29'43"W	9.82'
L49	S42°43'26"E	10.64'
L50	S56°58'31"E	10.66'
L51	S70°46'11"E	10.21'
L52	S81°00'28"E	7.11'
L53	S88°56'15"E	7.55'
L54	N79°57'12"E	9.34'
L55	N66°55'23"E	6.25'
L56	N56°42'57"E	13.72'
L57	N12°02'53"E	41.50'
L59	S00°00'00"E	34.17'
L60	S18°43'00"E	11.41'
L61	S16°57'48"W	22.93'
L62	N41°29'20"E	19.04'
L63	N16°57'48"E	17.26'

PLAT SHOWING TENTATIVE SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 13)
LOTS 2759 - 3002 & 3060 - 3114
LOCATED IN SECTION 26
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

RESTRICTIVE COVENANTS:

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- THE MINIMUM FINISHED FLOOR ELEVATION FOR ALL RESIDENTIAL HOMES SHALL MEET THE LATEST ADOPTED F.I.R.M. MAP OR 1 FOOT ABOVE THE CENTERLINE OF THE ROAD, WHICHEVER IS GREATER.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
- THE RESIDENTS WITHIN PHASE 13 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATED WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
- THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
- THE FOREMENTIONED RESTRICTIONS SHALL BE REITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 13)

OPEN/GREEN SPACE REQUIRED	
60.362 ACRES	
X 0.25 S.F. OPEN/GREEN SPACE	
15.090 ACRES REQUIRED (=657,320± S.F.)	
OPEN/GREEN SPACE REQUIRED	OPEN/GREEN SPACE PROVIDED
3.062 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.608 ACRES (PHASE 3B)	0.770 ACRES (PHASE 3B)
36.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.289 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)	0.657 ACRES (PHASE 5)
22.246 ACRES (PHASE 6)	1.847 ACRES (PHASE 6)
5.651 ACRES (PHASE 7)	5.777 ACRES (PHASE 7)
16.449 ACRES (PHASE 8)	2.228 ACRES (PHASE 8)
20.285 ACRES (PHASE 9)	6.040 ACRES (PHASE 9)
8.681 ACRES (PHASE 10)	0.000 ACRES (PHASE 10)
6.650 ACRES (PHASE 11)	4.792 ACRES (PHASE 11)
16.912 ACRES (PHASE 12)	5.715 ACRES (PHASE 12)
15.090 ACRES (PHASE 13)	2.646 ACRES (PHASE 13)
159.767 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	474.856 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

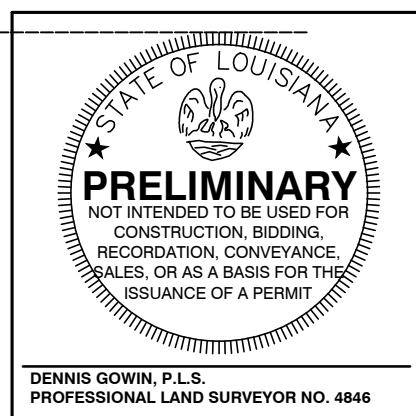
FILE NO.

(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. - GULF COAST
7695 VINCENT ROAD
DENHAM SPRINGS, LA 70726

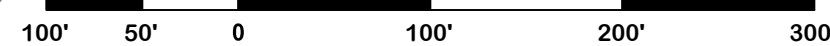
I CERTIFY THAT THIS TENTATIVE PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS. 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT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

DATE OF PLAT:

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



SCALE IN FEET



REVISION	BY

DUPLANTIS DESIGN GROUP, P.C.

SURVEY

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



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 13)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR HORTON, INC. - GULF COAST

DRAWN
BPV
CHECKED
DLG
PROJECT NO.
20-399
FILE
20-399 PHASE 13 TENTATIVE

SHEET

1-2

PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of December 5, 2022)

CASE NO.: 2022-2903-PP

SUBDIVISION NAME: Maison du Village

DEVELOPER: MidSouth Developers, LLC
2160 E. Gause Boulevard; Suite 100
Slidell, LA 70461

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.
1805 Shortcut Highway
Slidell, LA 70458

SECTION: 40 & 37

WARD: 9

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 11

RANGE: 13 East

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

GENERAL LOCATION: The property is located west of LA Highway 433, south of US Highway 190, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 39.22 Acres

NUMBER OF LOTS: 85 Lots

AVERAGE LOT SIZE: 70' x 125'

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: February 2, 2006

STAFF COMMENTARY:

Department of Planning and Development

The engineer of record for this project requested that this case be postponed on November 18, 2022. This case was previously postponed at the June 14, 2022, the July 12, 2022, the August 9, 2022, September 13, 2022 and the November 9, 2022 Planning Commission meetings.

General Comments:

1. The Preliminary Plans and supporting documentation need to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on May 27, 2022.

Informational Items:

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

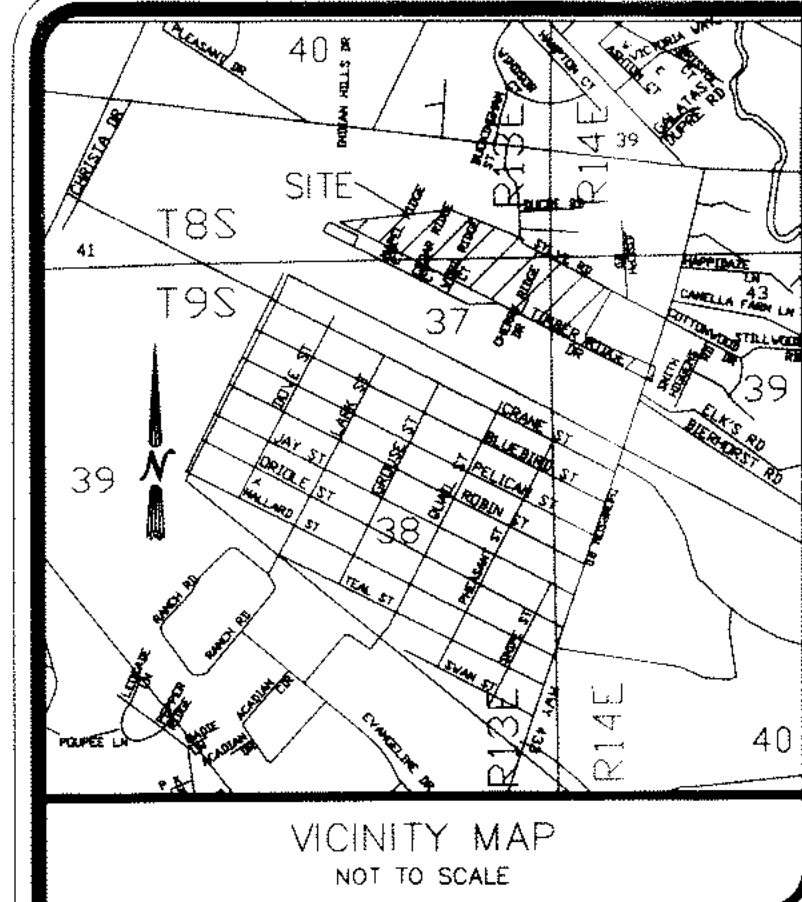
A D.E.S. Letter of No Objection will be required for this project regarding the water and sewer lines and systems associated with this project.

A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

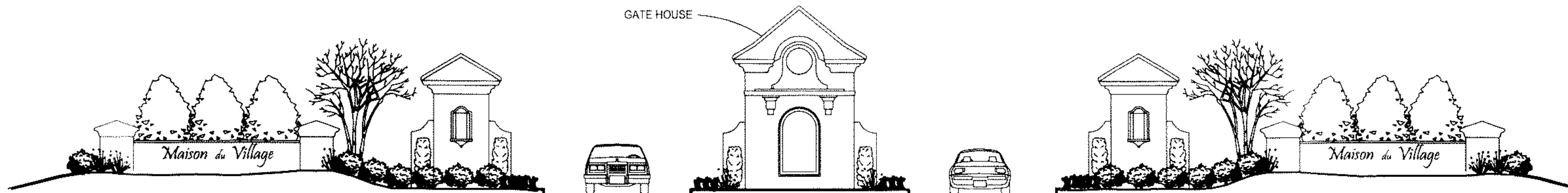
A funded **Maintenance Obligation** in the amount of **\$10,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

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

Revised drawings will not be accepted for review or placement in the packet prior to the December 13, 2022 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



PRELIMINARY PLANS
RECEIVED
05/06/2022
DEVELOPMENT
ENGINEERING
**ENGINEERING
REVIEW COPY**

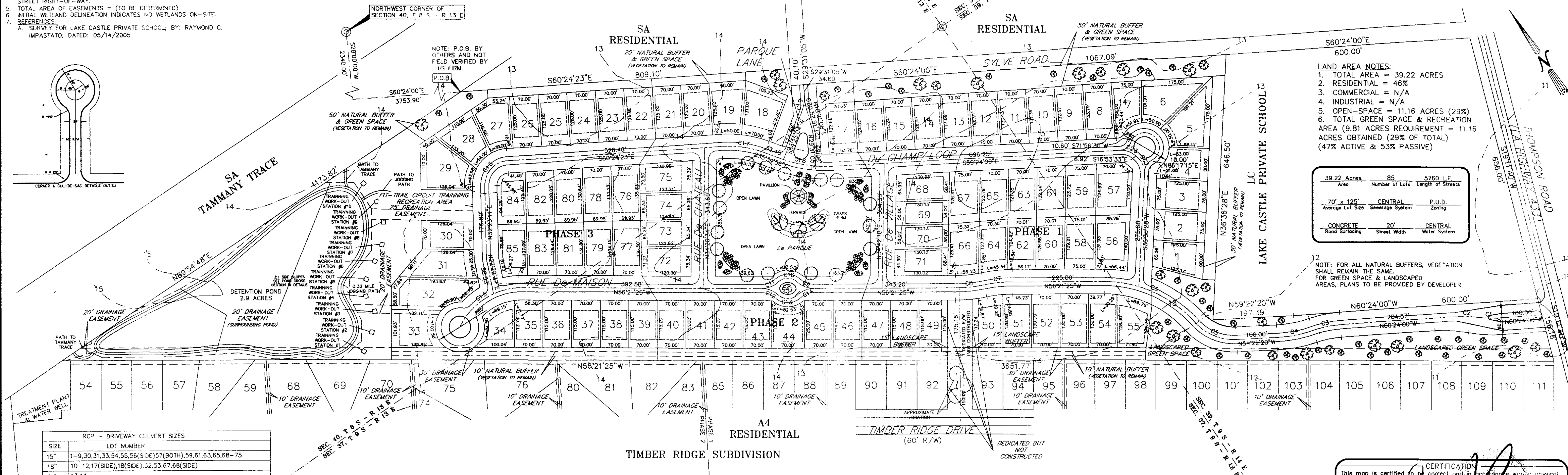


Maison du Village

SECTION 40, T8S-R13E, SECTION 37, T9S-R13E
SECTION 39, T9S-R14E, ST. TAMMANY PARISH, LOUISIANA

GENERAL NOTES

- I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIRM COMMUNITY MAP NO. 225205-0415-C, DATED: 04/02/1991. ELEVATION: C, BASE FLOOD ELEVATION: N/A.
- BENCHMARK = 52 V 073 @ EL. 37.96' N.G.V.D. 1929 DATUM.
- SEWERAGE AND WATER UTILITIES TO BE TIED-IN TO FACILITIES USED BY TIMBER RIDGE SUBDIVISION.
- ALL PROPERTY IS SUBJECT TO A 10' UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAY.
- TOTAL AREA OF EASEMENTS = TO BE DETERMINED.
- INITIAL WETLAND DELINEATION INDICATES NO WETLANDS ON-SITE.
- REFERENCES:
A. SURVEY FOR LAKE CASTLE PRIVATE SCHOOL; BY: RAYMOND C. IMPASTATO, DATED: 05/14/2005.



LAND AREA NOTES:

1. TOTAL AREA = 39.22 ACRES
2. RESIDENTIAL = 46%
3. COMMERCIAL = N/A
4. INDUSTRIAL = N/A
5. OPEN-SPACE = 11.16 ACRES (29%)
6. TOTAL GREEN SPACE & RECREATION AREA (9.81 ACRES REQUIREMENT = 11.16 ACRES OBTAINED (29% OF TOTAL) (47% ACTIVE & 53% PASSIVE)

39.22 Acres	85	5760 L.F.
Area	Number of Lots	Length of Streets
70' x 125'	CENTRAL	P.U.D.
Average Lot Size	Severance System	Zoning
CONCRETE	20'	CENTRAL
Road Surfacing	Street Width	Water System

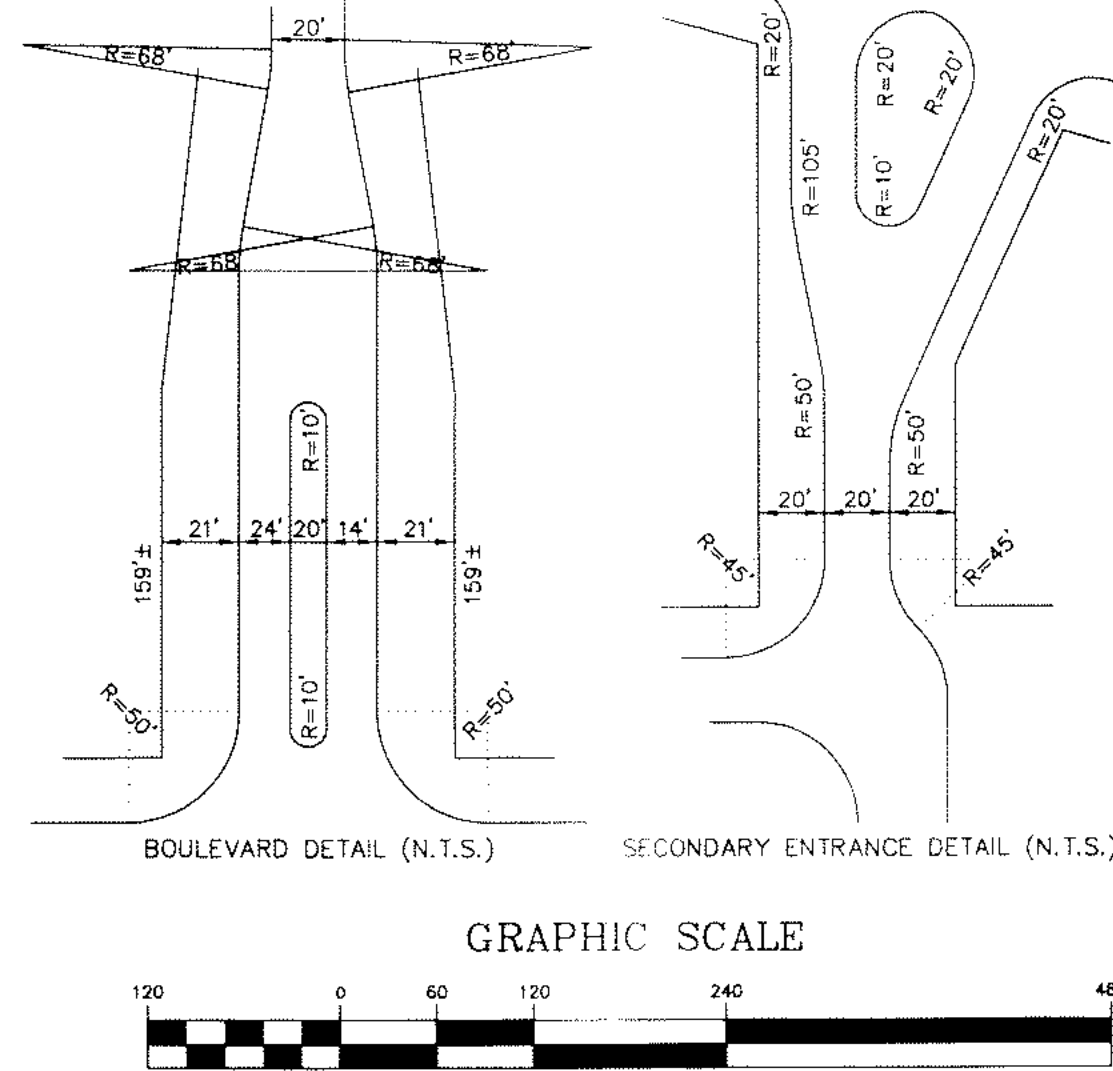
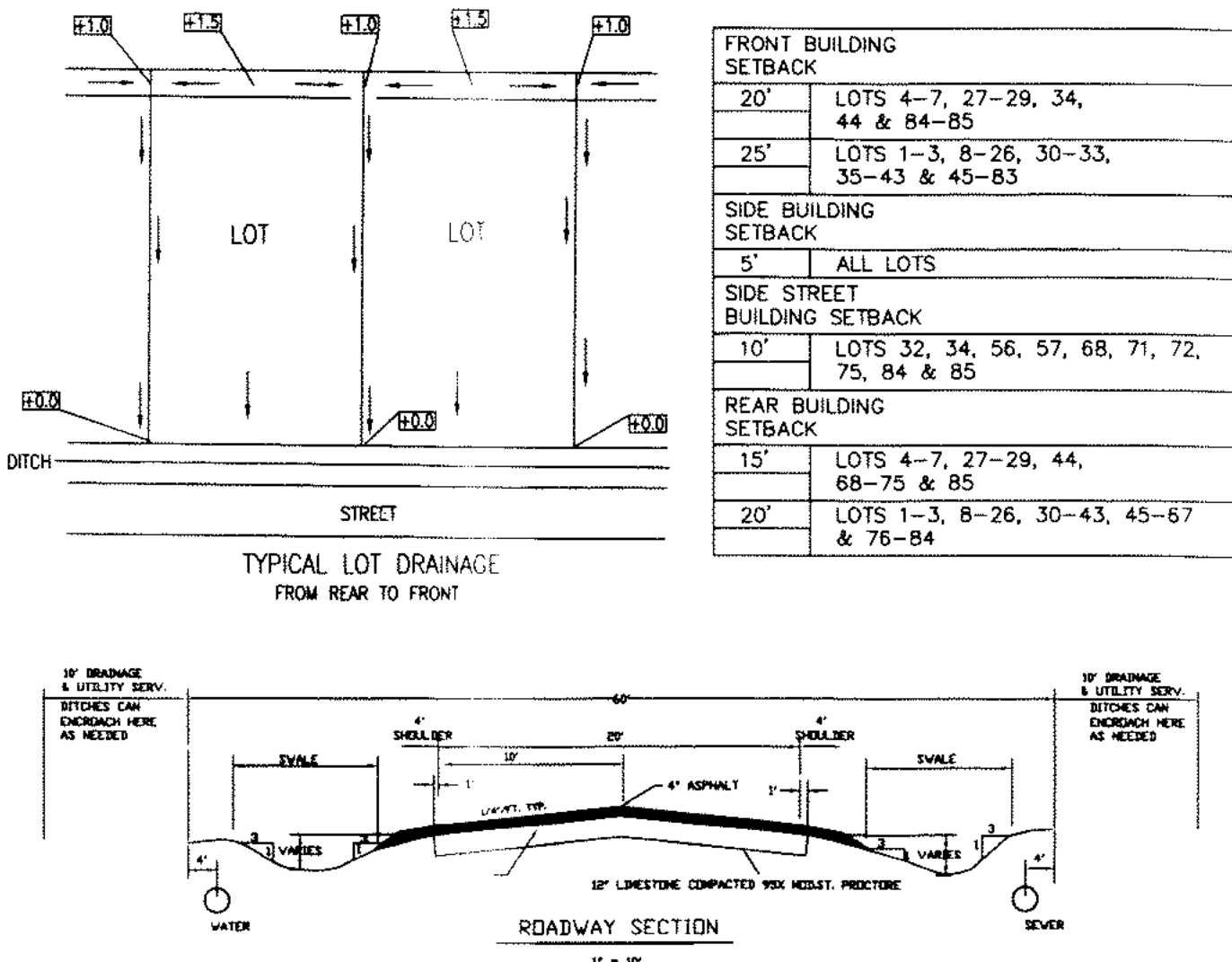
NOTE: FOR ALL NATURAL BUFFERS, VEGETATION SHALL REMAIN THE SAME. FOR GREEN SPACE & LANDSCAPED AREAS, PLANS TO BE PROVIDED BY DEVELOPER.

RCP - DRIVEWAY CULVERT SIZES

SIZE	LOT NUMBER
15"	1-9, 30, 31, 33, 54, 55, 56, 57, 58, 59, 61, 63, 65, 68-75
18"	10-12, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111
21"	13, 14
18x28"	15-17, 46-51, 56, 58, 60, 62, 64, 66, 71, 75, 76, 78, 80
22x36"	18-25, 36-45, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111
27x44"	26-29, 34, 35, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111
31x51"	32

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	300.00	54.85	27.50	102°31'31"	S55°09'44"E	54.77
C2	300.00	54.85	27.50	102°31'31"	N55°09'44"W	54.77
C3	270.00	68.64	34.51	143°40'01"	N67°41'00"W	68.46
C4	330.00	89.82	45.19	153°35'41"	S67°10'10"E	89.54
C5	330.00	114.28	61.13	50°22'00"	S34°11'20"E	113.63
C6	300.00	247.93	131.54	47°21'05"	N32°40'52"W	240.94
C7	330.00	70.49	35.38	121°4'20"	N62°28'35"W	70.36
C8	330.00	70.49	35.38	121°4'20"	S62°28'35"E	70.36
C9	50.00	42.29	22.50	48°27'45"	S32°07'32"E	41.04
C10	50.00	42.29	22.50	48°27'45"	N80°35'18"W	41.04
C11	39.05	66.06	44.08	98°55'31"	N56°21'25"W	58.46
C12	39.05	66.06	44.08	98°55'31"	S56°21'25"E	58.46
C13	50.00	42.29	22.50	48°27'45"	S80°35'18"E	41.04
C14	50.00	42.29	22.50	48°27'45"	N32°07'32"W	41.04
C15	172.49	180.63	99.59	60°00'00"	N89°46'31"W	172.49
C16	60.00	91.32	57.14	87°12'26"	S75°59'24"W	82.76
C17	250.00	108.32	55.02	24°49'27"	N47°59'39"W	107.47
C18	336.06	146.05	74.18	24°53'59"	S48°01'55"E	144.90
C19	100.00	43.46	22.08	24°53'59"	N41°58'05"E	43.12
C20	100.00	19.49	9.77	110°59'57"	N23°56'07"W	19.46
C21	100.00	19.49	9.77	110°59'57"	N23°56'07"E	19.46
C22	50.00	46.87	25.32	53°42'45"	S86°15'22"E	45.18
C23	50.00	37.09	19.45	42°30'27"	N38°08'47"W	36.25
C24	40.00	136.12	304.19	194°58'53"	N15°37'16"W	79.32
C25	50.00	46.89	25.20	53°30'01"	N09°51'27"E	45.01
C26	50.00	43.35	23.15	49°40'47"	S61°26'51"W	42.01



BOUNDARY DESCRIPTION

A certain parcel of land, lying and situated in Section 40 Township 8 South - Range 13 East, Section 37 Township 9 South - Range 13 East and Section 39 Township 9 South - Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows:

COMMENCE from the northwest section corner of Section 40, Township 8 South - Range 13 East; thence go S. 28°00'00"W - 2340.0 feet and S. 60°24'00"E - 3753.90 feet, to a point on the southern r/w line of TAMMANY TRACE and the Point of Beginning; thence

South 60 Degrees 24 minutes 23 seconds East - 809.10 feet to a point on the northwestern r/w line of Sylve Road; thence

South 29 Degrees 31 minutes 05 seconds West - 40.10 feet along said r/w line to intersection with the southwestern r/w line of said road; thence

South 60 Degrees 24 minutes 00 seconds East - 1067.09 feet along said r/w line to a point of departure; thence

South 60 Degrees 24 minutes 00 seconds East - 600.00 feet along the southwestern property line of Lake Castle to the westerly r/w line of Thompson Road (Hwy. 433); thence

South 19 Degrees 11 minutes 40 seconds West - 156.16 feet along said r/w line to the northeast corner of Lake Castle Private School; thence

North 56 Degrees 21 minutes 25 seconds West - 3651.77 feet along the northern property line of Timber Ridge S/D to a point on the southern r/w line of TAMMANY TRACE; thence

North 89 Degrees 54 minutes 48 seconds East - 1173.82 feet along said r/w line to the Point of Beginning.

Containing 39.22 acres, said parcel is lying and situated in Section 40 Township 8 South - Range 13 East, Section 37 Township 9 South - Range 13 East and Section 39 Township 9 South - Range 14 East, Saint Tammany Parish, Louisiana.

CERTIFICATION

This map is certified to be correct and in accordance with a physical survey made on this ground under supervision of the undersigned.

This plan is certified to conform to the provisions of the State of Louisiana law RS-33:505 and laws and ordinances of the Parish of St. Tammany with which the undersigned is duly versed.

Be it resolved, by the undersigned owner of the land as shown and described herein, that he does declare this to be a true and accurate map of:

MAISON DU VILLAGE

All street rights-of-way as shown herein are hereby dedicated to the perpetual use of the public for proper use. Easements shall be reserved for drainage and utilities as indicated herein and no obstruction or improvement shall be allowed that would prevent them from being used for their intended purposes.

Owner	FOR	Date
	MIDSOUTH DEVELOPERS, LLC	
Parish Planning Commission Chairman	Parish Engineer	APPROVAL
Parish Planning Commission Secretary	Clerk of Court	
Date Filed	File Number	

RESTRICTIVE COVENANTS

- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Department of Environmental Services of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
- Construction of any nature is prohibited in Parish drainage or street easement.
- No noxious or offensive action shall be carried upon any lot, nor shall anything be done thereon which may or may not become an annoyance or nuisance.
- Lots may not be used for the storage of trash or junk vehicles.
- Mobile homes are not permitted to occupy lots as a residence in this subdivision.
- The minimum finished floor elevation required shall comply with the latest FEMA standards.
- No lot will be further subdivided without approval of the St. Tammany Planning Commission.
- The minimum driveway culverts are RCP Concrete and as shown on chart and shall conform to D010 standards and shall be Reinforced Concrete Pipe. Roadside ditches must remain and subsurface drainage will not be allowed any time in the future.
- Driveways on corner lots where a driveway is to be established along the width or smaller dimension of the lot, shall not be located any closer than the thirty-five (35) feet from the corner of the property closest to the intersection as measured from the corner of the property where the street right-of-way intersects. In cases where a driveway on a corner lot is established along the depth or larger dimension of a lot line, the setback shall be at least fifty (50) feet from a corner of said property closest to the intersection as measured from the corner of the property where the two street rights-of-way intersect.
- Maximum building height is 35'.
- The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat.
- 4,596 Acres in Easements to be dedicated to Parish is needed.
- The Ultimate Drainage Disposal is Lake Pontchartrain.
- The detention pond is to be maintained by Homeowners Association.
- Green Space to be maintained by Homeowners Association.
- Building Setbacks:
Front - 20' & 25'; Side - 5'; Side Street - 10'; Rear - 15' & 20'
- **This subdivision is exempt from the statute of the Interstate Land Sales Act.

LAND AREA NOTES:

1. TOTAL AREA = 39.22 ACRES
2. RESIDENTIAL = 46%
3. COMMERCIAL = N/A
4. INDUSTRIAL = N/A
5. OPEN-SPACE = 11.16 ACRES (29%)
6. TOTAL GREEN SPACE & RECREATION AREA (9.81 ACRES REQUIREMENT = 11.16 ACRES OBTAINED (29% OF TOTAL) (47% ACTIVE & 53% PASSIVE)

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
2990 East Cause Blvd., Suite B
Slidell, Louisiana 70458
E-mail: JVBurkes@jvburkes.com
Phone: 855-648-0075 Fax: 855-648-0174
Mississippi Phone: 228-435-3900

PRELIMINARY SUBDIVISION PLAT OF MAISON DU VILLAGE
SEC. 39, T 9 S - R 14 E, SEC. 37, T 9 S - R 13 E,
AND SEC. 40, T 8 S - R 13 E
ST. TAMMANY PARISH
LOUISIANA

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. MID-SOUTH DEVELOPERS, LLC

SCALE: 1" = 120'

DATE: 5/31/2006

DRAWN BY: DLT CHECKED BY: SMB

DWG. NO. 1061818

SHEET 1 OF 10

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of December 6, 2022)

CASE NO.: 2022-3081-PP

SUBDIVISION NAME: Rigolets Estates Subdivision, Parcel 3A-2

DEVELOPER: Succession of Frederick J. Sigur
P.O. Box 59
Arabi, LA 70032

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.
1805 Shortcut Highway
Slidell, LA 70458

SECTION: 37

WARD: 8

TOWNSHIP: 10 South

PARISH COUNCIL DISTRICT: 13

RANGE: 14 East

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

GENERAL LOCATION: The property is located south of LA Highway 433, west of US Highway 90, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 54.679 Acres

NUMBER OF LOTS: 80 Lots

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: P.U.D.

FLOOD ZONE DESIGNATION: V15

PUD APPROVAL GRANTED: February 1, 2022

STAFF COMMENTARY:

Department of Planning and Development

This project was previously postponed at the October 11, 2022 and November 9, 2022 Planning Commission meetings.

The Preliminary Plans and Hydrologic Study have been reviewed by this office and an inspection was made of the site on December 1, 2022.

General Comments:

1. Provide written approval that the proposed modifications to the existing water system have satisfactorily addressed the concerns of the Fire Department regarding fire flow rating and fire protection.
2. In accordance with STP Ordinance Section 125-88 all drainage rights-of-way/ servitudes shall not be located within an individual lot. The current lot configuration shows lots encumbered with private drainage servitudes, as such the plan needs to be revised to conform with Section 125-88 or a waiver of this Ordinance Section be granted by a 2/3rds majority affirmative vote of the Planning Commission Membership.
3. Since this project is within tidal range of the rigolets, no detention will be required. The fee in lieu of detention has been calculated in the amount of 54.679 acres x \$2,000/acre = \$109,358.00 (this calculation includes the entire footprint of Phase 3A-2) However, the developer is requesting a waiver of this requirement. See attached letter dated 9/15/2022 outlining the justification for this request. The waiver requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
4. Pursuant to Ordinance Section 125-99(b)(2) all culverts under roadways shall be concrete pipe. The developer is requesting a waiver of this regulation. See attached letter dated 10/14/2022 outlining the justification for this request. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
5. Pursuant to Ordinance Section 125-56(d)(2) the developer is requesting a waiver of the maximum cul-de-sac length of 700'. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.

Paving & Drainage Plan:

6. Revise the invert elevation shown on sheet 3 to match the invert provide in the approved LADOTD Driveway Permit.

Water & Sewer Plan:

7. Provide a plan approval letter for the water and sewer lines in this phase of Rigolets Estates from Magnolia Water.

Informational Items:

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

A D.E.S. Letter of No Objection will be required for this project regarding the water and sewer lines and systems associated with this project.

A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

No funded Maintenance Obligation is required since this subdivision fronts on a state highway.

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

Revised drawings will not be accepted for review or placement in the packet prior to the December 13, 2022 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

J.V. Burkes & Associates, Inc.

1805 Shortcut Highway
Slidell, Louisiana 70458

985.649.0075 office
985.649.0154 fax
www.jvburkes.com



September 15, 2022

Mr. Daniel Hill, PE
Engineering Department
St. Tammany Parish Government
21490 Koop Drive
Mandeville, LA 70471

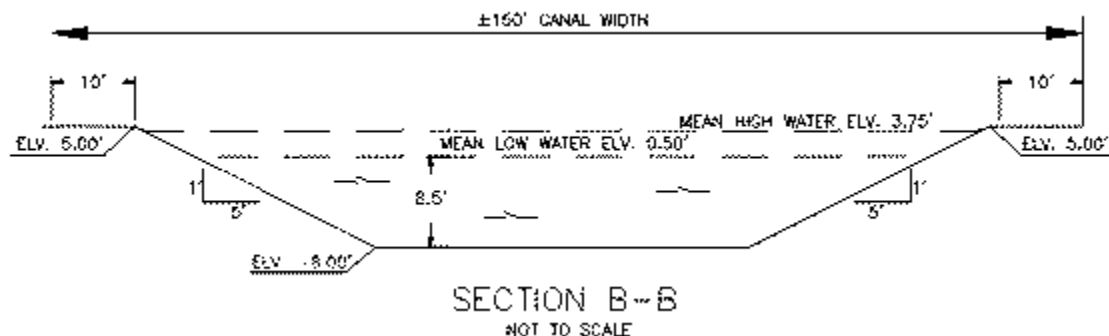
**PRELIMINARY PLANS
RECEIVED
9/15/2022
DEPARTMENT OF
ENGINEERING**

**ENGINEERING
REVIEW COPY**

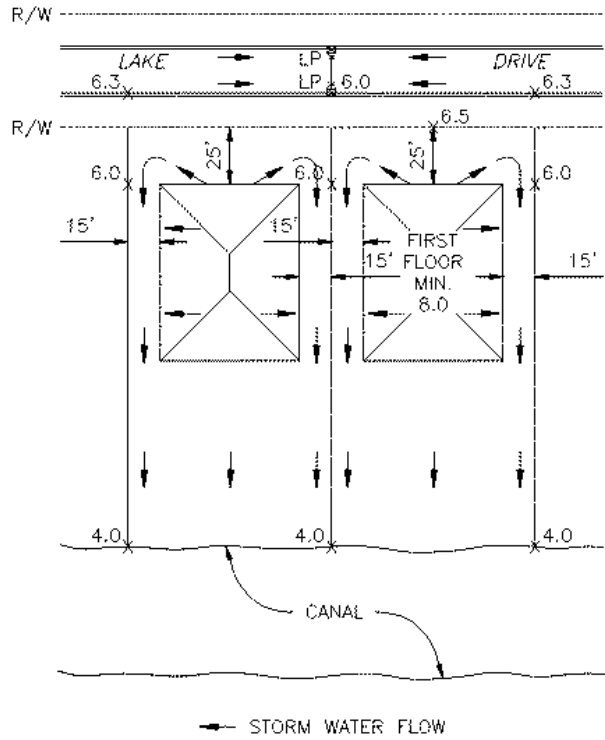
**RE: Rigolets Estates Phase 3A-2
Drainage Impact Study- Fill Letter**

Dear Mr. Hill:

In accordance with the above referenced subdivision. The developer has contacted the utility providers for water, sewer, and electrical so that these lots can get utility service. In regard to retention, this subdivision has created canals that act as direct storage increasing the volume of Lake Pontchartrain. The total canal volume excavated is approximately 230,000 cy for this phase, that is being used as direct water storage for the overall Lake Pontchartrain Basin.



There is a minimal amount of fill that will be used on the lots, since the homes will be raised. Approximately 2ft of fill on an approximate 3000 sf building pad, with slopes will be approx.. 300 cy per house x 80 lots = 24,000 cy total amount of fill. Therefore the no-net fill ordinance is met.



TYPICAL LOT GRADING

Respectfully,

Sean M. Burkes, PE, PLS
J.V. Burkes & Associates, Inc.



SMB/sb

Cc: Mr. Shelby LaSalle
Mr. Frederick J. Sigur, Jr.

J.V. Burkes & Associates, Inc.

1805 Shortcut Highway
Slidell, Louisiana 70458

985.649.0075 office
985.649.0154 fax
www.jvburkes.com



October 14, 2022

Mr. Daniel Hill, PE
Engineering Department
St. Tammany Parish Government
21490 Koop Drive
Mandeville, LA 70471

PRELIMINARY PLANS
RECEIVED
10/14/2022
DEPARTMENT OF
ENGINEERING

**ENGINEERING
REVIEW COPY**

**RE: Rigolets Estates Phase 3A-2
Drainage Waiver Request – St. Tammany Parish Planning Commission
Replacing RCP pipe with CPPPDW pipe**

Dear Mr. Hill,

In accordance with the above referenced subdivision, the developer wishes to use CPPPDW (plastic) pipe in lieu of RCP(concrete) pipe throughout the entire project. Per St. Tammany Parish regulations under

Section 125-99(b)(2)a.

All culverts positioned within the drainage system shall be constructed of concrete, bituminous-coated metal, or plastic in accordance with the latest revision of Louisiana Department of Transportation and Development ("LADOTD") Engineering Directives and Standards Manual ("EDSM") Nos. 11.2.1.1, 11.2.1.6, and 11.2.1.13; the latest revision of LADOTD Standard Specifications for Roads and Bridges; and within standards acceptable to the Department of Engineering.; and also

Section 125-99(b)(2)b.

All culverts may be constructed of durable concrete; however, corrugated metal pipe and plastic pipe may be used for residential driveways and subsurface conveyance where there is no traffic load. Culverts under roadways shall be **concrete** pipe constructed in accordance with the latest version of the LADOTD Standard Specifications for Roads and Bridges.

We respectfully point to the new EDSM II.2.1.1. dated March 18, 2022, and EDSM 11.2.1.13 from Chief Engineer of LaDOTD -

This allows the installation of plastic cross drains – under heavy loads, with a service life of 70 yrs depending upon the application.



St. Tammany Parish Department of Public Works has used this CPPPDW Plastic pipe under cross drains with a heavy load and found success.

We respectfully request St. Tammany Parish to allow the installation of CPPPDW pipe with T2 joints within Rigolets Estates Phase 3A-2.

Respectfully,

A handwritten signature in blue ink, which appears to read "Sean M. Burkes", is positioned above the typed name.

Mr. Sean M. Burkes, PE, PLS
J.V. Burkes & Associates, Inc.

SMB/sb

*Cc: Mr. Shelby LaSalle
Mr. Frederick J. Sigur*

THIS PLAN CONFORMS TO THE
MAJOR AMENDMENT APPROVED
AT THE 02.01.2022 HEARING
DATED 11/20/2021

PRELIMINARY PLANS
RECEIVED
11/29/2022
DEVELOPMENT
ENGINEERING
**ENGINEERING
REVIEW COPY**

RIGOLETS ESTATES, PHASE 3A-2, SEASIDE

PORTION OF SECTION 37, T10S-R14E &
SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM
WARD 8
ST. TAMMANY PARISH, LA.



Boundary Description

A certain piece or portion of ground, together with all the building and improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining, situated in the parish of St. Tammany, Rigolets Estates, Section 37, T10S - R14E and Section 37 T10S - R15E, bounded by La. Highway 433, U.S. Highway 90, Rigolets Pass and Chinook Drive, designated as a portion of Rigolets Estates, and more fully described as follows:

Beginning at the intersection of the easterly right of way of Chinook Drive and the southerly right of way line of La. Highway 433; measure along the southerly line of said right of way South 68 Degrees 21 Minutes 20 Seconds East a distance of 1780.00 feet all along the southerly right of way line of La. Hwy. 433 to the point of beginning.

From the point of beginning continue along the southerly right of way line of La. Highway 433 South 68 Degrees 21 Minutes 20 Seconds East a distance of 80.00 feet to a point; Thence leaving the southerly right of way line of La. Hwy. 433, go South 21 Degrees 38 Minutes 39 Seconds West a distance of 192.16 feet to a point; Thence go along a curve to the left having a radius of 125.00 feet and an arc length of 77.36 feet (Chord-South 03 Degrees 54 Minutes West-76.13 feet to a point; Thence go along a curve to the right having a radius of 250.00 feet and an arc length of 92.91 feet (Chord-South 03 Degrees 10 Minutes 06 Seconds West-92.37 feet) to a point; Thence go along a curve to the right having a radius of 4530.00 feet and an arc length of 818.65 feet (Chord-South 74 Degrees 36 Minutes 59 Seconds East-817.54 feet to a point; Thence South 21 Degrees 38 Minutes 39 Seconds West a distance of 92.57 feet to a point; Thence along a curve to the left having a radius of 750.00 feet and an arc length of 210.32 feet (Chord-South 13 Degrees 36 Minutes 38 Seconds West-209.63 feet) to a point; Thence South 05 Degrees 08 Minutes 19 Seconds West a distance of 303.58 feet to a point; Thence along a curve to the right having a radius of 1510.00 feet and an arc length of 574.31 feet (Chord-South 19 Degrees 14 Minutes 19 Seconds West-570.96 feet) to a point on the northerly shoreline of Rigolets Pass; Thence along the northerly shoreline of Thence, North 75 Degrees 44 Minutes 13 Seconds West - a distance of 14.21 feet to a point; Thence North 72 Degrees 46 Minutes 31 Seconds West a distance of 240.72 feet to a point; Thence North 61 Degrees 19 Minutes 31 Seconds West a distance of 125.95 feet to a point; Thence North 73 Degrees 45 Minutes 03 Seconds West a distance of 125.56 feet to a point; Thence North 70 Degrees 56 Minutes 43 Seconds West - a distance of 125.13 feet to a point; Thence North 58 Degrees 32 Minutes 38 Seconds West a distance of 126.86 feet to a point; Thence North 65 Degrees 48 Minutes 09 Seconds West a distance of 125.12 feet to a point; Thence North 76 Degrees 12 Minutes 40 Seconds West a distance of 126.18 feet to a point; Thence North 55 Degrees 09 Minutes 04 Seconds West a distance of 128.39 feet to a point; Thence North 71 Degrees 01 Minutes 22 Seconds West a distance of 125.14 feet to a point; Thence North 62 Degrees 04 Minutes 04 Seconds West a distance of 125.76 feet to a point; Thence North 55 Degrees 57 Minutes 05 Seconds West a distance of 127.99 feet to a point; Thence North 73 Degrees 17 Minutes 25 Seconds West - a distance of 125.46 feet to a point; Thence North 75 Degrees 44 Minutes 49 Seconds West a distance of 126.05 feet to a point; Thence North 76 Degrees 45 Minutes 18 Seconds West a distance of 162.31 feet all along the northerly shoreline of Rigolets Pass to a point on the easterly line of Rigolets Estates, Phase 1; Thence along said easterly line North 11 Degrees 17 Minutes 49 Seconds West a distance of 915.09 feet all along the easterly line of Rigolets Estates, Phase 1 to a point; Thence North 78 Degrees 42 Minutes 11 Seconds East a distance of 456.81 feet to a point; Thence along a curve to the right having a radius of 803.99 feet and an arc length of 667.36 feet (Chord-South 04 Degrees 31 Minutes 04 Seconds East-648.36 feet) to a point; Thence along a curve to the left having a radius of 1423.26 feet and an arc length of 337.57 feet (Chord-South 60 Degrees 32 Minutes 04 Seconds East-336.78 feet) to a point; Thence along a curve to the right having a radius of 300.00 feet and an arc length of 154.57 feet (Chord-North 06 Degrees 53 Minutes 11 Seconds East-152.87 feet) to a point; Thence North 21 Degrees 38 Minutes 39 Seconds East a distance of 187.75 feet to a point located on the southerly right of way line of La. Hwy. 433 and back to the point of beginning.

Said portion of ground contains 54.679 acres more less.

RIGOLETS PASS

TO LAKE PONTCHARTRAIN
AND
GULF OF MEXICO

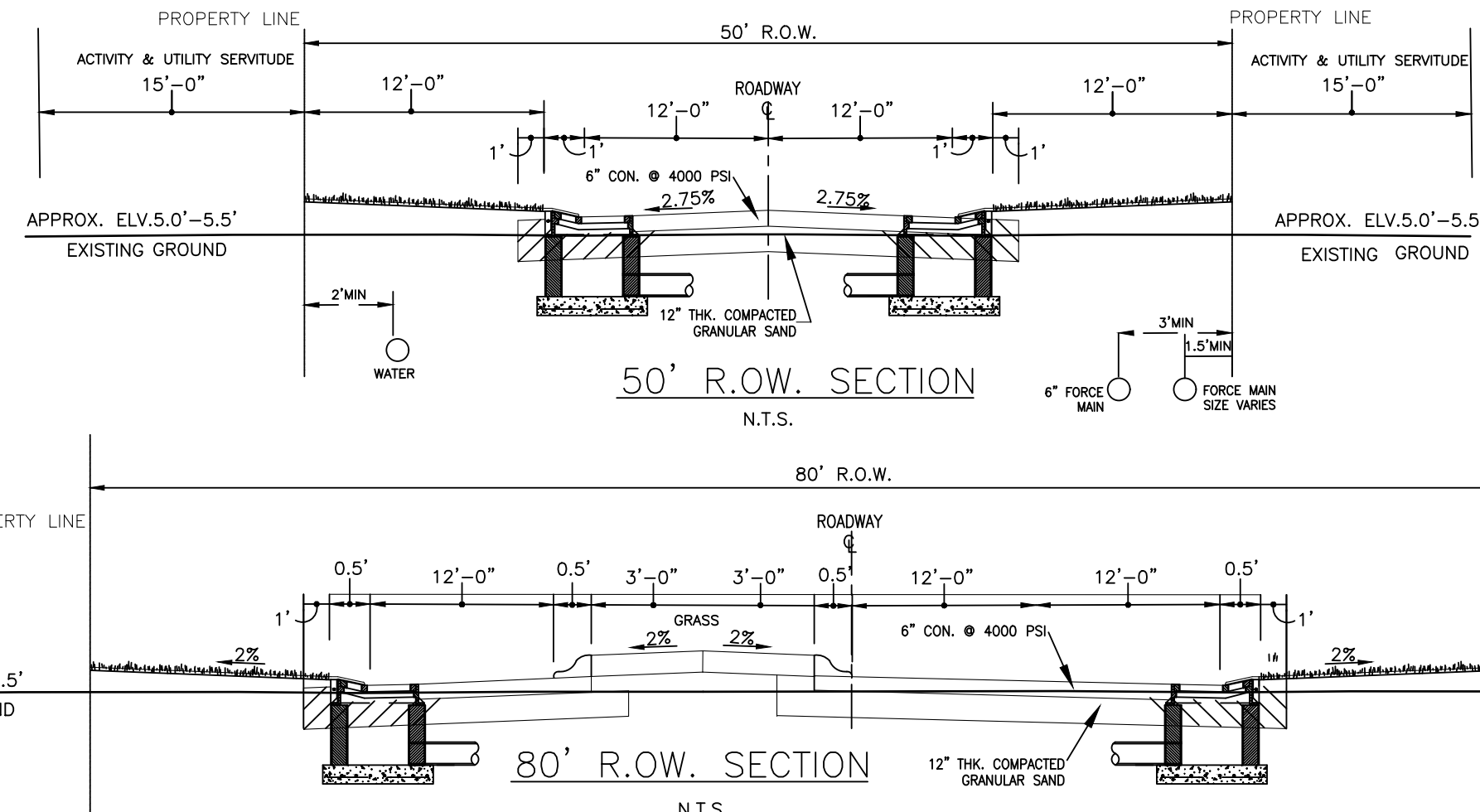
NOTE:

000000 DENOTES MUNICIPAL ADDRESS

INDICATES RECREATION AREA/GREENSPACE.

BENCHMARK: NAIL IN ROADWAY ON THE EAST SIDE OF LA. HWY. 433 AT THE INTERSECTION OF LA. HWY. 433 & SEASIDE AVENUE.
ELEV. = 3.14' NGVD

PERMANENT MARKERS WILL BE 1/2" IRON RODS SET AT ALL PROPERTY CORNERS.
ON WATER SIDE OF LOTS 1/2" IRON RODS SHALL BE SET AT EASEMENT LINES.



RESTRICTIVE COVENANTS

1. EACH UNIT/SITE WILL NOT HAVE MORE THAN ONE DWELLING.
2. BUILDING SETBACKS - FRONT = 25'; SIDE = 15'; REAR = 15'; EXCEPT LOTS 35 THRU 54 SHALL BE 15'.
3. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAYS.
4. NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED UPON ANY UNIT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF UNITS AS DUMPS OR JUNK CAR STORAGE.
5. THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE 18" M.S.L. TO THE BOTTOM OF THE LOWEST HORIZONTAL STRUCTURAL MEMBER. MAXIMUM BUILDING HEIGHT TO BE 45' ABOVE F.F.E. BFE VARIES FROM 14', 15', 16' & 17'. SEE PLAN FOR DELINEATION OF ZONES.
6. DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SUBSURFACE DRAINAGE.
7. MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
8. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED TWS (5) FEET FROM THE NEAREST INTERIOR SIDE & REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET & THE BUILDING HEIGHT DOES NOT EXCEED 20 FEET.
9. 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 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 ELEVATION OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
10. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAN 60 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO TRIGHT RIGHT OF WAY INTERSECT.
11. ALL INFRASTRUCTURE INCLUDING DRAINAGE, CANALS, ROADWAYS, SHALL BE MAINTAINED BY THE H.O.A. AS WELL AS ALL GREENSPACES. THE UTILITIES AND THEIR SERVITUDES SHALL BE MAINTAINED BY THE RESPECTIVE UTILITY COMPANIES.
12. UNDERGROUND UTILITIES SHALL BE PROVIDED. A 10' UTILITY SERVICE ALONG THE FRONT OF ALL LOTS TO ALLOW FOR THE INSTALLATION OF POWER LINES, GAS LINES, TELEPHONE LINES, INTERNET LINES, ETC.
13. 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 DECKED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAN.
14. NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
15. ADDITIONAL COVENANTS RECORDED IN C.O.B. _____, F.O.L.D. _____, AND C.O.B. _____, F.O.L.D. _____.

ADDITIONAL RESTRICTIVE COVENANTS WILL BE IMPOSED ON THE ABOVE PARCELS BY SEPARATE WRITTEN AND RECORDED INSTRUMENT.

CERTIFICATION	
THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH THE PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE (UNDERSIGNED):	
SEAN M. BURKES - LA P.L.S. No. 4786	
THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA LA RS:33:2051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.	
SEAN M. BURKES - LA P.E. No. 27462	
DEDICATION	
BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE MAP OF:	
RIGOLETS ESTATES, PHASE 3A-2, SEASIDE	
THE INDICATION OF STREET RIGHT-OF-WAY INCLUDING STREETS, TRAFFIC SIGNAGE AND POSTS AS SHOWN IN THIS DEVELOPMENT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY OR THE PUBLIC IN GENERAL. ALL STREETS WILL BE PRIVATE. EASEMENTS SHALL BE RESERVED FOR THE UTILITIES AND UTILITIES AS INDICATED HEREON AND NO DESTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.	
OWNER	DATE
FOR SUCCESSION OF	
FREDERICK J. SIGUR	
APPROVAL	
PARISH PLANNING COMMISSION CHAIRMAN	DIRECTOR OF PARISH ENGINEERING
PARISH PLANNING COMMISSION SECRETARY	CLERK OF COURT
DATE FILED	FILE NUMBER

NOTES:

REFERENCE: PLAN OF SUBDIVISION OF RIGOLETS ESTATES BY J.J. KREBS & SONS, INC. DATED OCT. 19, 1983.

ULTIMATE DISPOSAL OF SURFACE DRAINAGE IS LAKE PONTCHARTRAIN

NOTE: THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE 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 PLAN.

THIS PERMITTER PLAN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND MAKES NO CLAIMS ACCORDING TO THE INFORMATION PROVIDED BY THE SURVEYOR.

THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE V15 PER F.I.R.M. COMMUNITY 225205 PANEL 05750, DATED APRIL 2, 1991

BASE FLOOD ELEV. 14', 15', 16' & 17' NGVD (N.G.V.D./M.S.L.)

PERMITTED USES FOR A-1 & A-2 AMENITY AREA A-1 (0.81 AC.) MAY INCLUDE: COMMUNITY POOL, SLIDE OR CABANA 2-3 YEAR OLD PLAY AREA FITNESS STATIONS MULTI PURPOSE PLAYWAY

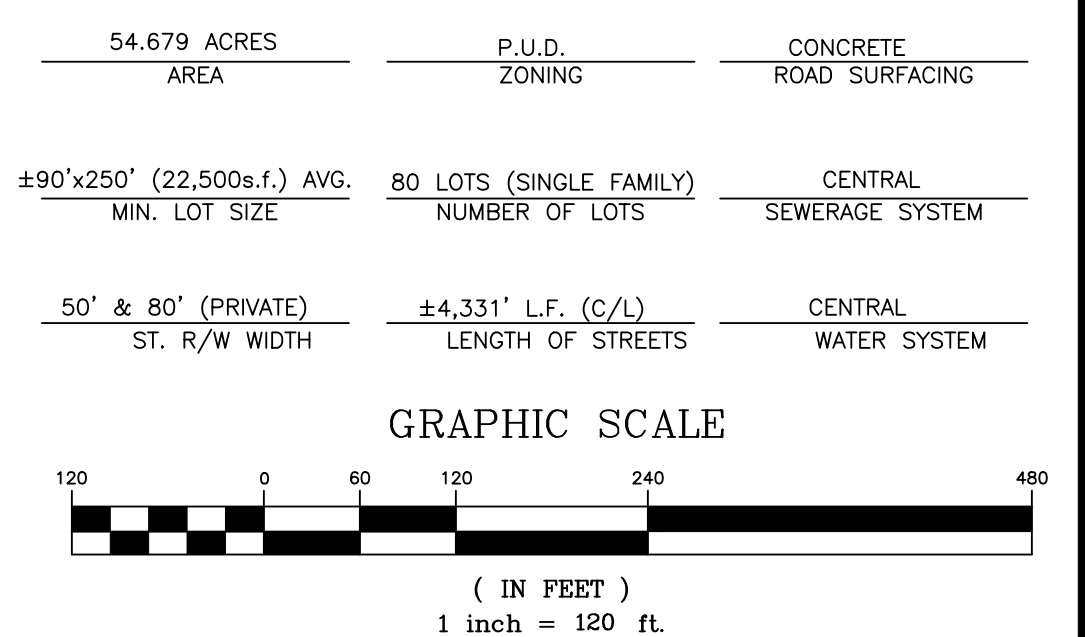
AMENITY AREA A-2 (0.39 AC.) MAY INCLUDE: PROMENADE DECK AND VIEWING PLATFORM RESTROOMS UTILITY BUILDING GOLF CART PARKING MULTI PURPOSE PLAYWAY

NOTE:

PASSIVE & ACTIVE AMENITIES

ACTIVE AMENITY AREAS (A-1 & A-2) WHICH HAVE ACCESS TO THE INTERNAL WATERWAYS WHICH ARE OPEN TO LAKE PONTCHARTRAIN, AND THE PROPOSED MARINA AREA (IN FUTURE PHASE OF RIGOLETS ESTATES) AS DEVELOPMENT PROCEEDS WITH THE MARINA COMMERCIAL, THE WATER FRONT MULTI-UNIT RESIDENTIAL AND THE LAKEFRONT VILLA HOMES. ADDITIONAL SITE REQUIREMENTS MAY BE IMPOSED ON THESE AREAS TO PROVIDE ADDITIONAL ACTIVE AND PASSIVE AMENITIES.

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



J.V. Burkis & Associates, Inc.
SURVEYING • ENGINEERING • ENVIRONMENTAL
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Shreveport, Louisiana 70555
E-mail: jburkis@jvburkis.com
Phone: 855-649-0075 Fax: 855-649-0151

REVISIONS	DATE	BY	CHKD
1	08/01/2022	RAM/SMB	
2	08/01/2022	RAM/SMB	
3	08/01/2022	RAM/SMB	
4	08/01/2022	RAM/SMB	
5	08/01/2022	RAM/SMB	

SUBDIVISION PLAT OF
RIGOLETS ESTATES, PH. 3A-2, SEASIDE
PORTION OF SECT. 37, T10S, R14E & SECT. 37,
T10S, R15E, J.S. DUFFOSAT CLAIM, WARD 8,
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.
SUCCESSION OF FREDERICK J. SIGUR

SCALE: 1"=120'
DATE: 08/01/2022
DRAWN BY: RMK
CHECKED BY: SMB
DWG. NO. 20210507
SHEET 2 OF 19

General Comments:

1. The Preliminary Plans and supporting documentation need to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on November 21, 2022.

Informational Items:

The developer is responsible for contacting 911 Addressing and the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

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

A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

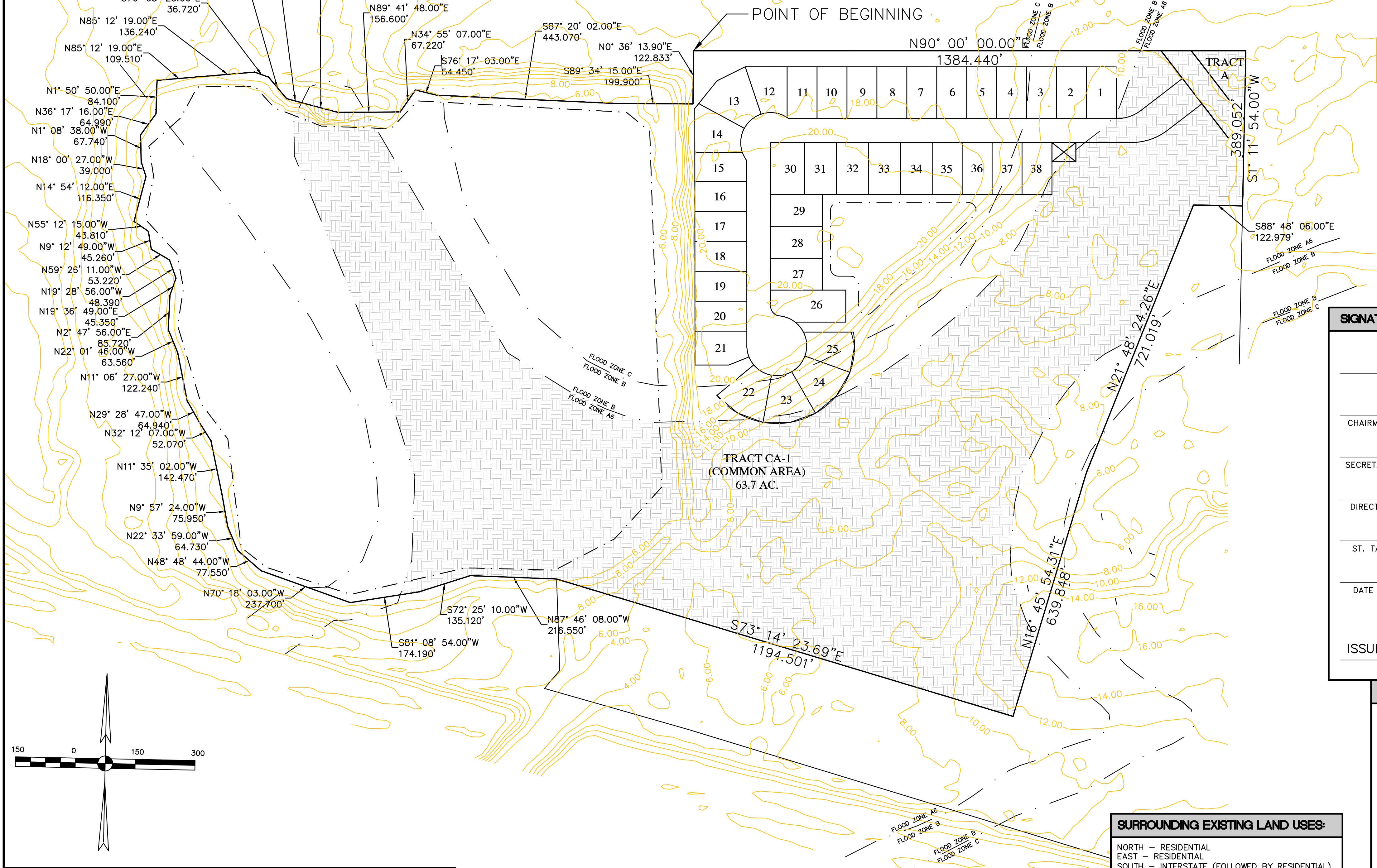
A funded **Maintenance Obligation** in the amount of **\$10,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

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

Revised drawings will not be accepted for review or placement in the packet prior to the December 13, 2022 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

PRELIMINARY PLAT OF
NATURE WALK SUBDIVISION

SECTIONS 22 & 23, T-7-S, R-11-E



LEGAL DESCRIPTION:

A CERTAIN PIECE OR PORTION OF LAND BEING SITUATED IN SECTIONS 22 & 23, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22, & 23, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND RUN EAST FOR A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING MEASURE EAST FOR A DISTANCE OF 1384.44 FEET TO A POINT; THENCE SOUTH 01 DEGREES 11 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 389.05 FEET TO A POINT; THENCE NORTH 88 DEGREES 48 MINUTES 6 SECONDS WEST FOR A DISTANCE OF 122.98 FEET TO A POINT; THENCE SOUTH 21 DEGREES 48 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 721.02 FEET TO A POINT; THENCE SOUTH 16 DEGREES 45 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 639.85 FEET; THENCE NORTH 73 DEGREES 14 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 1194.50 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 8 SECONDS WEST A DISTANCE OF 216.55 FEET TO A POINT; THENCE SOUTH 72 DEGREES 25 MINUTES 10 SECONDS WEST A DISTANCE OF 135.12 FEET TO A POINT; THENCE NORTH 81 DEGREES 8 MINUTES 54 SECONDS WEST A DISTANCE OF 174.19 FEET TO A POINT; THENCE NORTH 70 DEGREES 18 MINUTES 3 SECONDS WEST A DISTANCE OF 237.70 FEET TO A POINT; THENCE NORTH 48 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 77.55 FEET TO A POINT; THENCE NORTH 22 DEGREES 33 MINUTES 59 SECONDS WEST A DISTANCE OF 64.73 FEET TO A POINT; THENCE NORTH 9 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 75.95 FEET TO A POINT; THENCE NORTH 11 DEGREES 35 MINUTES 2 SECONDS WEST A DISTANCE OF 142.27 FEET TO A POINT; THENCE NORTH 32 DEGREES 12 MINUTES 7 SECONDS WEST A DISTANCE OF 52.07 FEET TO A POINT; THENCE NORTH 29 DEGREES 28 MINUTES 47 SECONDS WEST A DISTANCE OF 64.94 FEET TO A POINT; THENCE NORTH 11 DEGREES 6 MINUTES 27 SECONDS WEST A DISTANCE OF 122.24 FEET TO A POINT; THENCE NORTH 22 DEGREES 1 MINUTES 48 SECONDS WEST A DISTANCE OF 63.56 FEET TO A POINT; THENCE NORTH 2 DEGREES 47 MINUTES 56 SECONDS WEST A DISTANCE OF 85.72 FEET TO A POINT; THENCE NORTH 19 DEGREES 36 MINUTES 49 SECONDS WEST A DISTANCE OF 45.35 FEET TO A POINT; THENCE NORTH 19 DEGREES 28 MINUTES 56 SECONDS WEST A DISTANCE OF 48.39 FEET TO A POINT; THENCE NORTH 59 DEGREES 26 MINUTES 11 SECONDS WEST A DISTANCE OF 53.22 FEET TO A POINT; THENCE NORTH 9 DEGREES 12 MINUTES 49 SECONDS WEST A DISTANCE OF 45.28 FEET TO A POINT; THENCE NORTH 55 DEGREES 12 MINUTES 15 SECONDS WEST A DISTANCE OF 43.81 FEET TO A POINT; THENCE NORTH 14 DEGREES 54 MINUTES 12 SECONDS EAST A DISTANCE OF 116.35 FEET TO A POINT; THENCE NORTH 18 DEGREES 00 MINUTES 27 SECONDS WEST A DISTANCE OF 39.00 FEET TO A POINT; THENCE NORTH 1 DEGREES 8 MINUTES 38 SECONDS WEST A DISTANCE OF 67.74 FEET TO A POINT; THENCE NORTH 36 DEGREES 17 MINUTES 16 SECONDS EAST A DISTANCE OF 64.99 FEET TO A POINT; THENCE NORTH 1 DEGREE 50 MINUTES 50 SECONDS EAST A DISTANCE OF 84.10 FEET TO A POINT; THENCE NORTH 85 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 109.51 FEET TO A POINT; THENCE NORTH 85 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 136.24 FEET TO A POINT; THENCE SOUTH 70 DEGREES 5 MINUTES 25 SECONDS EAST A DISTANCE OF 36.72 FEET TO A POINT; THENCE SOUTH 39 DEGREES 56 MINUTES 6 SECONDS EAST A DISTANCE OF 70.17 FEET TO A POINT; THENCE SOUTH 74 DEGREES 50 MINUTES 8 SECONDS EAST A DISTANCE OF 45.31 FEET TO A POINT; THENCE SOUTH 74 DEGREES 59 MINUTES 55 SECONDS EAST A DISTANCE OF 87.35 FEET TO A POINT; THENCE NORTH 89 DEGREES 41 MINUTES 48 SECONDS EAST A DISTANCE OF 156.60 FEET TO A POINT; THENCE NORTH 34 DEGREES 55 MINUTES 7 SECONDS EAST A DISTANCE OF 67.22 FEET TO A POINT; THENCE SOUTH 76 DEGREES 17 MINUTES 3 SECONDS EAST A DISTANCE OF 54.45 FEET TO A POINT; THENCE SOUTH 87 DEGREES 20 MINUTES 2 SECONDS EAST A DISTANCE OF 443.07 FEET TO A POINT; THENCE SOUTH 89 DEGREES 34 MINUTES 15 SECONDS EAST A DISTANCE OF 199.90 FEET TO A POINT; THENCE NORTH 0 DEGREES 36 MINUTES 14 SECONDS A DISTANCE OF 122.83 FEET BACK TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 76.0 ACRES MORE OR LESS.

SIGNATURES:

KENT DESIGN BUILD, LLC

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

DIRECTOR, DEPARTMENT OF ENGINEERING

ST. TAMMANY PARISH CLERK OF COURT

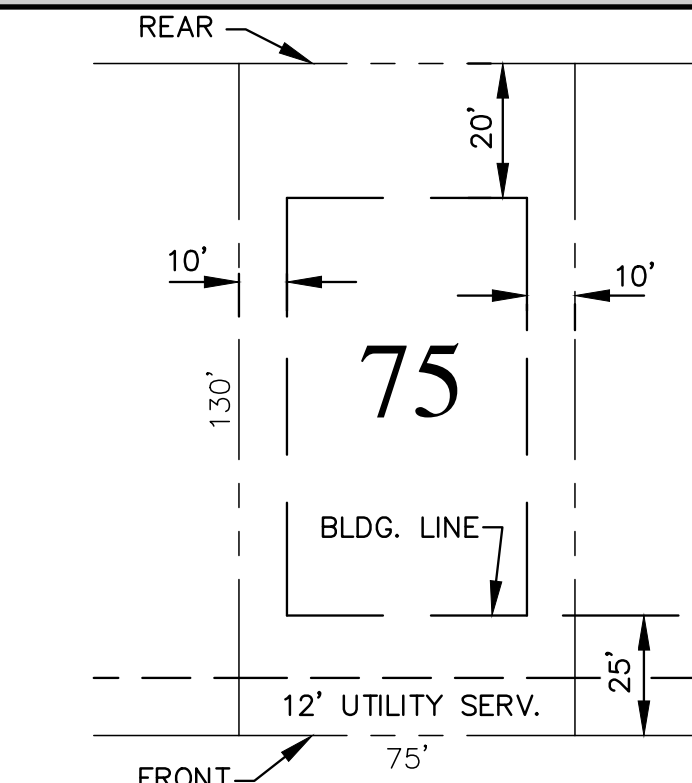
DATE FILED FILING NUMBER

PREPARED BY

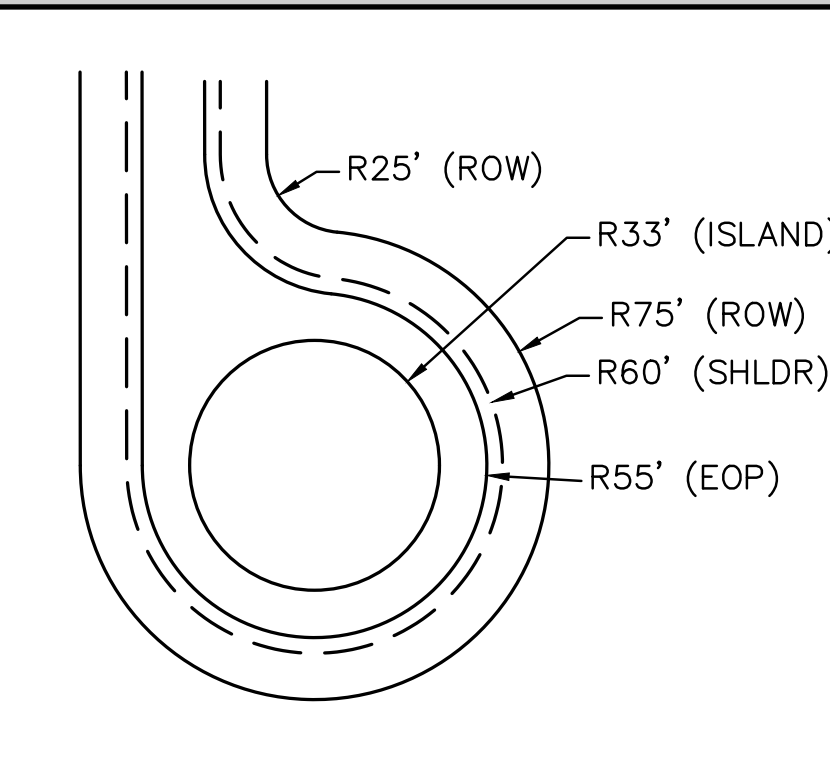
ISSUE DATE: NOV. 9, 2022

GEORFFREY L. WILSON, P.E.

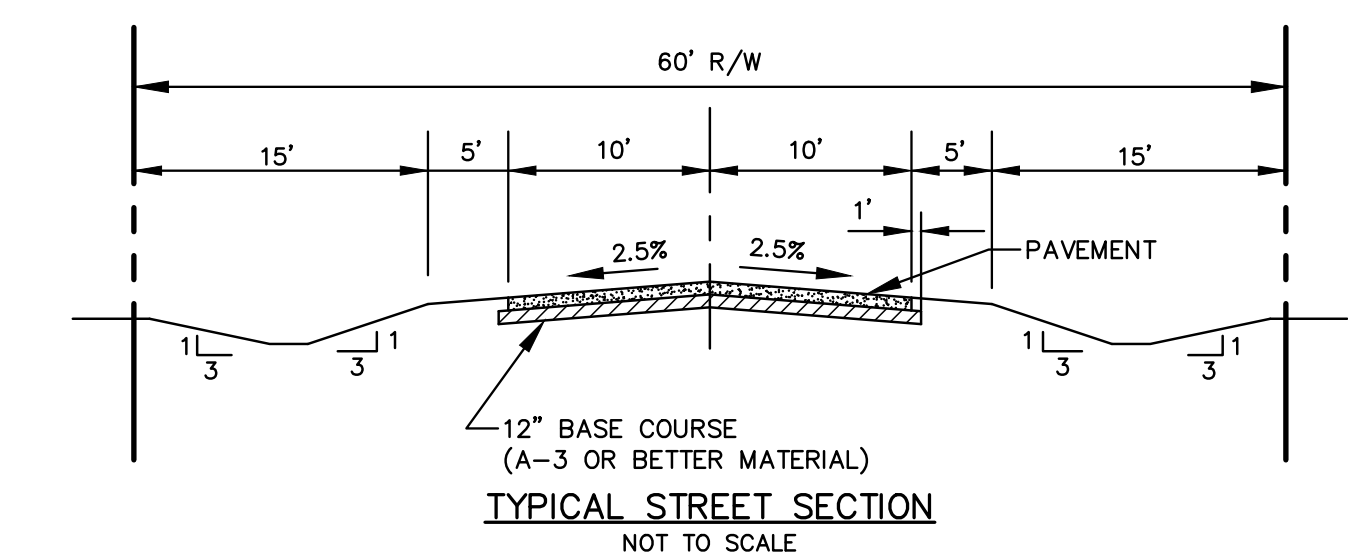
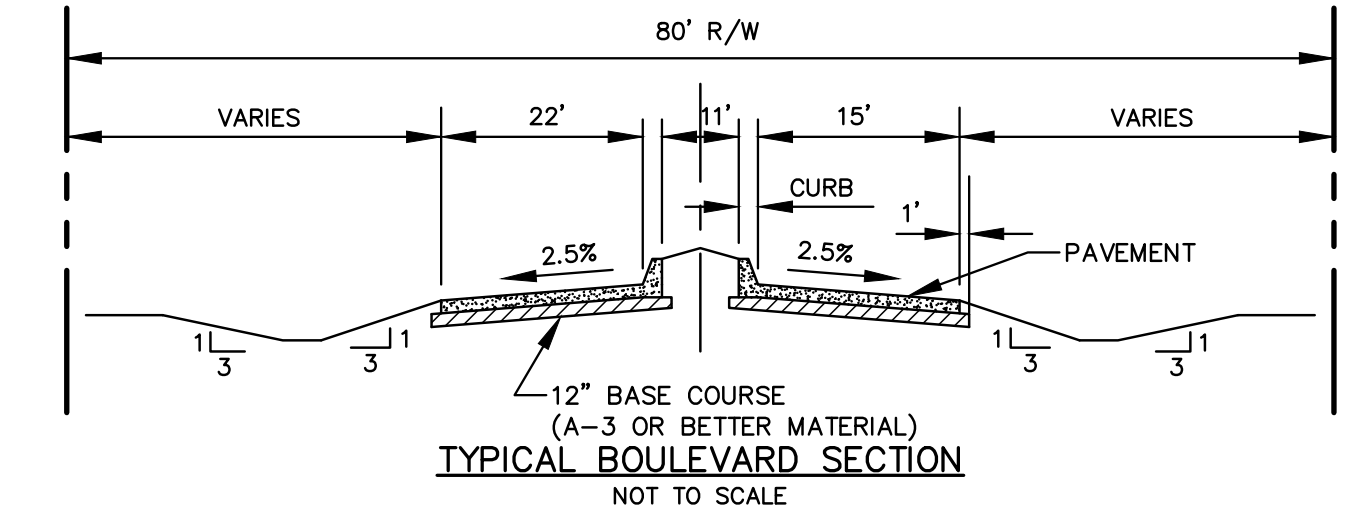
TYPICAL LOT LAYOUT (N.T.S.)



CUL-DE-SAC DETAIL (N.T.S.)



TYPICAL SECTIONS:



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(S), ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY DRAINAGE OR STREET EASEMENT.
3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
4. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH.
5. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. (AMENDED PER ORD. NO. 94-2142, ADOPTED DECEMBER 15, 1994)
6. 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. (AMENDED PER ORD. 12-2711, ADOPTED APRIL 5, 2012)
7. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
8. ALL PLANS SPECIFICATIONS FOR IMPROVEMENTS ON ANY LOT MUST BE REVIEWED AND APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION. IN ADDITION, FURTHER RESTRICTIVE COVENANTS APPLYING TO USE, RULES AND REGULATIONS, CONSTRUCTION AND REQUIREMENTS SHALL BE FOUND IN SEPARATE RECORDED DOCUMENTS FOR ADDITIONAL RESTRICTIONS.
9. MAXIMUM BUILDING HEIGHT IS 35' ABOVE BASE FLOOD ELEVATION.
10. SUBDIVISION LOTS ARE TO BE SINGLE FAMILY RESIDENTIAL USES ONLY.
11. THE MINIMUM FINISHED FLOOR FOR HABITABLE STRUCTURES SHALL BE 12 INCHES ABOVE THE ADJACENT BASE FLOOD ELEVATION OR 12 INCHES ABOVE THE POND 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.

SETBACKS:

SETBACKS FOR RESIDENCES

FRONT SETBACK = 25 FEET
REAR SETBACK = 20 FEET
SIDE SETBACK = 10 FEET

SETBACKS FOR ACCESSORY STRUCTURES

REAR SETBACK = 10 FEET
SIDE SETBACK = 10 FEET

GENERAL NOTES:

1. OTHER THAN AN ON-SITE SEWAGE PUMP STATION, ALL WATER AND SEWER FACILITIES ARE PROVIDED OFF-SITE.
2. 12-FOOT UTILITY EASEMENT IS TO BE PROVIDED ALONG THE FRONT OF EACH LOT.
3. LOT 30 SHALL HAVE A 20-FOOT BUILDING LINE ON THE WEST AND A 25-FOOT FRONT BUILDING LINE ON THE NORTH.
4. SURFACE DRAINAGE SHALL BE CAPTURED IN SUBSURFACE DRAINAGE SYSTEM, DISCHARGED INTO DETENTION POND, WHICH SHALL OUTFALL INTO PONCHITOLAWE CREEK.
5. THE STREETS SHOWN HEREON SHALL BE DEDICATED TO THE PARISH.
6. THE NEW 1.5-ACRE DETENTION POND SHALL BE DEDICATED TO THE PARISH. THE EXISTING 30-ACRE LAKE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. THE NEW 1.5-ACRE DETENTION POND SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL GREENSPACES.

SURROUNDING EXISTING LAND USES:

NORTH - RESIDENTIAL
EAST - RESIDENTIAL
SOUTH - INTERSTATE (FOLLOWED BY RESIDENTIAL)
WEST - COMMERCIAL

LEGEND:

- SPACE ALLOCATION FOR TELECOMMUNICATION CABINET, SEWAGE PUMP STATION, AND COMMUNITY MAIL BOX
- WETLAND DELINEATION (SUBJECT TO CHANGE)

DEVELOPMENT NOTES:

TOTAL ACRES: 76.0 ACRES
TOTAL LOTS: 38 LOTS
TOTAL DETENTION AREA: 1.5 ACRES
TOTAL GREEN SPACE: 63.7 ACRES
UNDERLYING ZONING: A-2

MAX NET DENSITY:
76.0 AC. x 0.75 x 1 LOT/AC. = 57 LOTS

PROVIDED DENSITY:
38 LOTS / 76.0 AC. = 1 LOT / 2 ACRES

REQUIRED OPEN SPACE CALCULATION:
76.0 AC. x 0.25 = 19.0 ACRES

PROVIDED OPEN SPACE CALCULATION:
CA-1 = 63.7 AC. (32.0 AC. OF POND) = 31.7 AC. + 16.0 AC. = 47.7 ACRES
TOTAL PROVIDED = 47.4 AC. (62%)

TOTAL LENGTH OF STREETS: 2,000 FEET
MAXIMUM BLOCK LENGTH: 1,100 FEET
AVERAGE LOT SIZE: 75'x130'=9,750'
SEWAGE DISPOSAL: TAMMANY UTILITIES
WATER SUPPLY: TAMMANY UTILITIES

PROPOSED AMENITIES:

PASSIVE (31.7 AC. / 50% OF COMMON AREA)
PICNIC AREA
LIMESTONE WALKING PATH
UNDISTURBED HABITAT
ACTIVE (32.0 AC. / 50% OF COMMON AREA)
POND FOR FISHING

GENERAL NOTES:

NO ATTEMPT HAS BEEN MADE BY GEOFF WILSON ENGINEERING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

THIS PLAN DOES NOT, NOR IS IT INTENDED TO, REPRESENT AN ON THE GROUND SURVEY BY GEOFF WILSON ENGINEERING, LLC.

THIS PLAN SHALL NOT BE USED FOR THE SALE OR CONVEYANCE OF PROPERTY.

PROPERTY BOUNDARIES, ELEVATIONS, AND OTHER EXISTING INFORMATION SHOWN ON THIS PLAN ARE AS SHOWN ON PRELIMINARY PLAT OF NATURE WALK SUBDIVISION BY JOHN E. BONNEAU & ASSOCIATES, INC. DATED 07/20/05.

ACCORDING TO FEMA FIRM 225050240C, DATED 08/16/1995, THIS PROPERTY IS LOCATED IN FLOOD ZONE B, C, AND A6. BASE FLOOD ELEVATION IS 14.



VICINITY MAP (1"=1,000')

PRELIMINARY PLAT OF
NATURE WALK SUBDIVISION
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
LOCATED IN ST. TAMMANY PARISH

NO.	DATE	DESCRIPTION	REVISIONS

SEE SHEET 16 FOR
LOT LAYOUT
DETAILS

PRELIMINARY PLANS
RECEIVED
11/10/2022
DEVELOPMENT
ENGINEERING
ENGINEERING
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GEORFFREY L. WILSON
PRELIMINARY
License No. 34039

THIS DOCUMENT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, RECORDATION,
CONVEYANCE, SALES OR AS THE BASIS
FOR THE ISSUANCE OF A PERMIT

GEORFFREY L. WILSON ENGINEERING, LLC





**SEE SHEET 15 FOR
PROJECT NOTES +
DETAILS**

PRELIMINARY PLAT OF
NATURE WALK SUBDIVISION
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
LOCATED IN ST. TAMMANY PARISH

GEOFF WILSON ENGINEERING, LLC



22

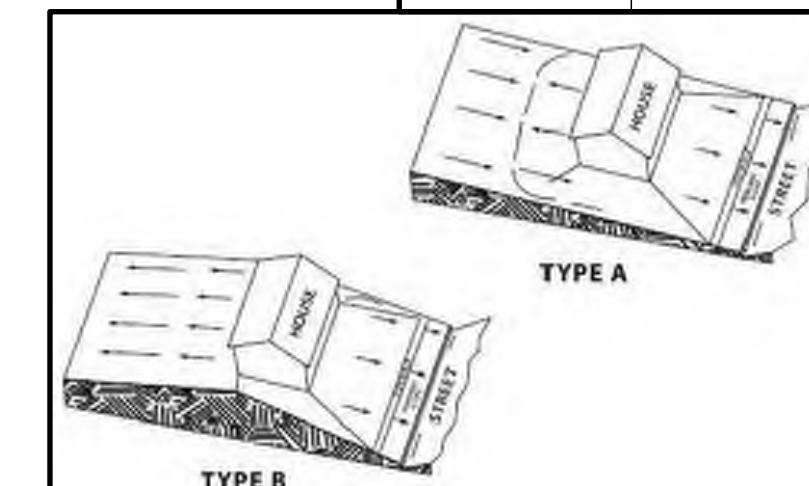
TRACT CA-1
(COMMON AREA)
63.7 AC.

PROPOSED DRY
DETENTION POND

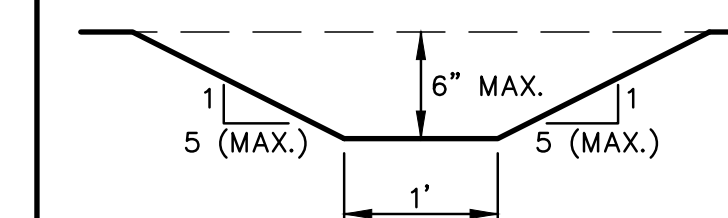
— APPROX. LOCATION OF
PROPOSED LIMESTONE
WALKING PATH

— APPROX. LOCATION OF
PONCHITOLAWA CREEK

LOT GRADING TABLE	
LOT NUMBERS	DETAIL TYPE
1-9	TYPE A
10-38	TYPE B

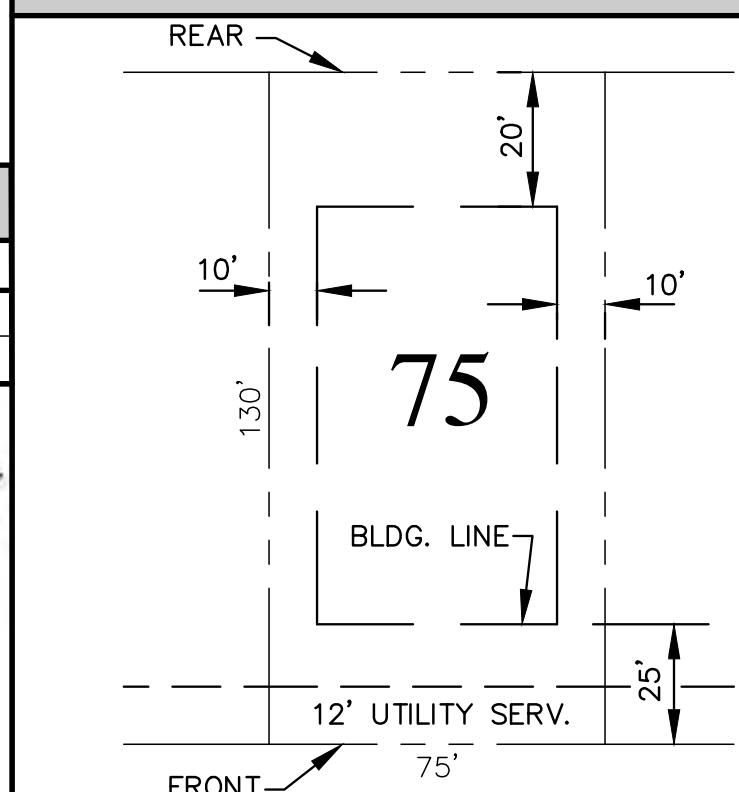


TYPICAL BETWEEN LOTS SWALE:



NOTE: APPLIES TO ALL LOTS WITH TYPE A GRADING. BUILDER IS RESPONSIBLE FOR ENSURING SWALE DRAINS FROM REAR TO FRONT.

TYPICAL LOT LAYOUT (N.T.S.)



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FOR THE ISSUANCE OF A PERMIT
ISSUE DATE: 11/09/2022

FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of December 6, 2022)

CASE NO.: 2022-3144-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 9-C

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: 19.55 Acres

NUMBER OF LOTS: 51 AVERAGE LOT SIZE: 9,286 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 December 1, 2022. 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/replaced in the vicinity of all fire hydrants.
3. Provide concrete test results, base test results and utility trench bedding and backfill test results for this phase of Lakeshore Villages.
4. Drainage manhole structure #672 along Marais River Drive was buried and needs to be uncovered.
5. The pond banks around Amenity Lake #3 behind lots #1936 - #1938 needs to be reestablished, the rutting corrected, and the slopes vegetated. (Typical Comment)
6. The street signs between the round-about and the Alta Pine Lane intersection need to be replaced reflect "Bellwick Bay Drive" in accordance with the approved plat.
7. Provide a final plat (or update the current plat) for the section "Bellwick Bay Drive" that was improved/modify with Lakeshore Village, Phase 9 preliminary plans and reflected on the submitted as-builts.
8. Update all plan sheets to reflect Phase 9-C. (Typical Comment)

Final Plat:

9. The Final Plat needs to be signed and sealed by a licensed LA Professional Land Surveyor.
10. Remove all "proposed" call-outs from the Final Plat. (Typical Comment)
11. Revise R.C. #9 to reflect Phase 9-C.

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 2,479 linear feet x \$22.00 per linear foot = \$54,538.00 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 December 13, 2022 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).

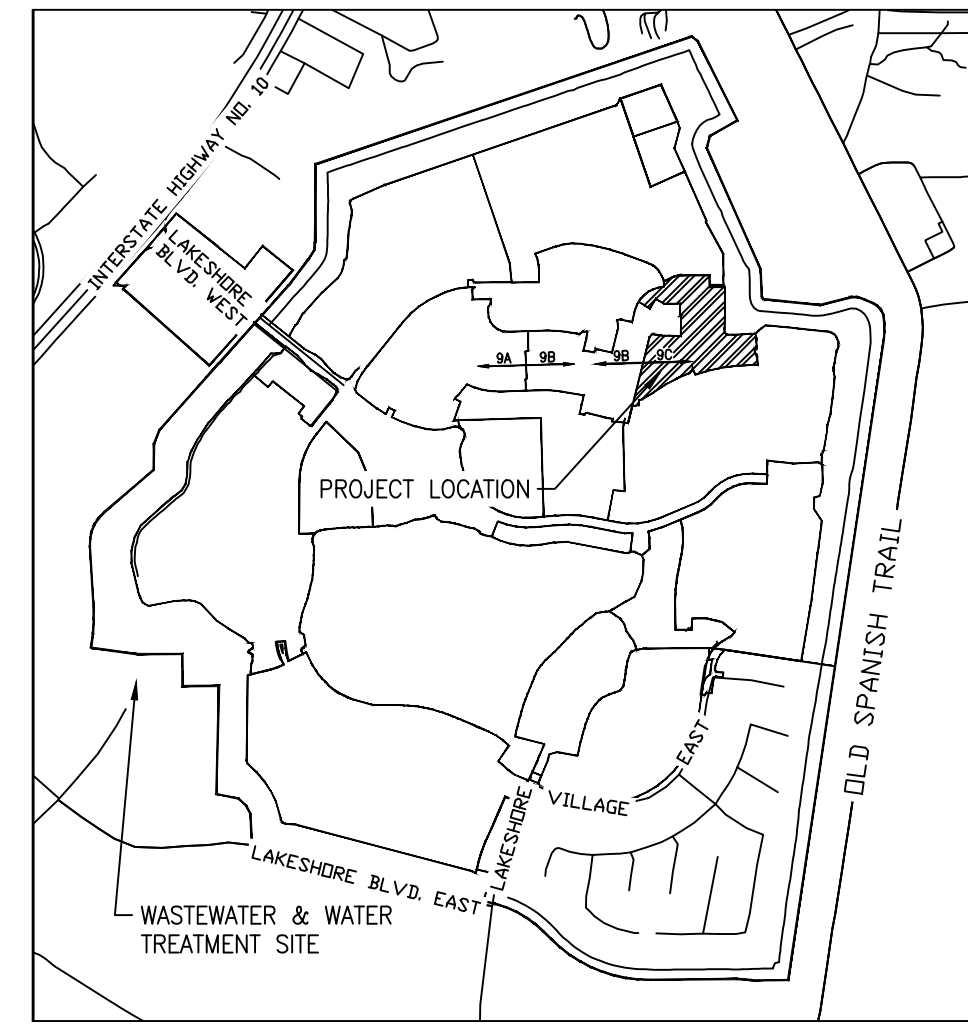
SECTION 23
SECTION 24
SECTION 25
SECTION 26
P.O.C.
1" ANGLE IRON
SECTION 25

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

LOTS 1889-1921 & 1926 -1943
LOCATED IN SECTIONS 25 & 26
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 F.I.R.M. 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.
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.
11. MOBILE HOMES WILL NOT BE PERMITTED ON THE LOTS SHOWN WITHIN THIS PLAT.



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 REQUIRED 3,062 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)	OPEN/GREEN SPACE PROVIDED 3,318 ACRES (PHASE 3A) 0,770 ACRES (PHASE 3B) 439,779 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)
--	---

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
7695 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.

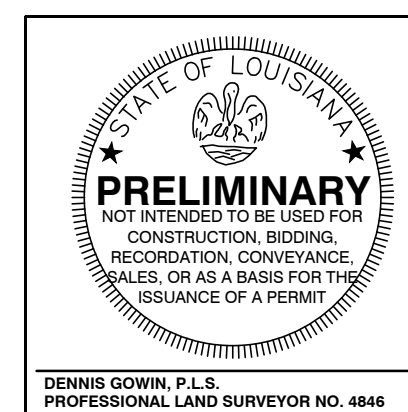
DATE OF PLAT: 10/18/2022

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

SCALE IN FEET
100' 50' 0 100' 200' 300'

GENERAL INFORMATION PHASE 9C	
CENTRAL SEWER SYSTEM	51 NUMBER OF LOTS
LAKE PONTCHARTRAIN	PUD
ULTIMATE SURFACE WATER DISPOSAL	PRESENT ZONING
9,286,82± S.F.	ASPHALT ROAD SURFACE
AVERAGE LOT SIZE	
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1,190±	2159.20±
MAX BLOCK LENGTH	STREET LENGTH
19.55± ACRES	10.91 ACRES
TOTAL AREA OF DEVELOPMENT	TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
FRONT: 20' REAR: 15' (55' ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHT OF WAYS)	
BUILDING SETBACKS	

Commercial Plans
RECEIVED
11/10/2022
DEPARTMENT OF
ENGINEERING
ENGINEERING
REVIEW COPY



REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
15564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
1308 Camella Blvd. Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



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

DRAWN
BPV
CHECKED
DLG
PROJECT NO.
19-647
FILE
FINAL 19-647 PHASE 9C
SHEET
1-2

PLAT SHOWING FINAL SUBDIVISION

OF

LAKESHORE VILLAGES (PHASE 9C)

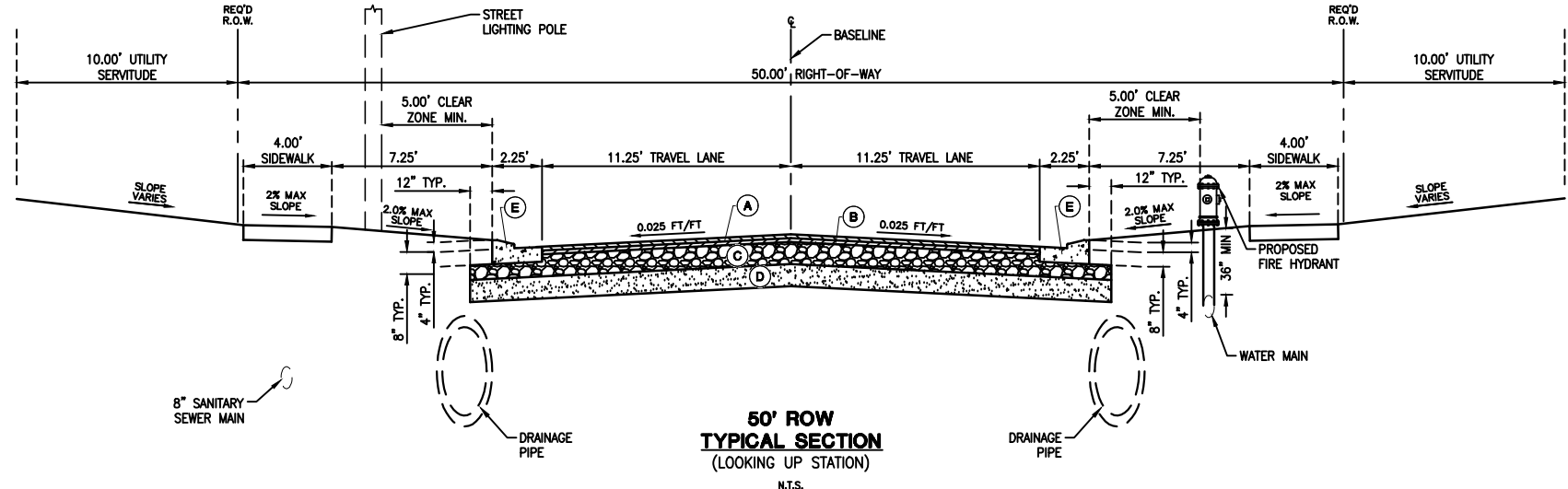
LOTS 1889-1921 & 1926 -1943

LOCATED IN SECTIONS 25 & 26

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.

DESCRIPTION PHASE 9C:

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKESHORE VILLAGES, PHASE 9C, 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; S05°42'57"W A DISTANCE OF 5246.19 FEET FOR A POINT OF BEGINNING;

THENCE N14°08'26"E A DISTANCE OF 129.46 FEET TO A POINT;
THENCE N14°13'55"E A DISTANCE OF 614.93 FEET TO A POINT;
THENCE N43°02'15"E A DISTANCE OF 30.11 FEET TO A POINT;
THENCE N70°53'37"E A DISTANCE OF 17.93 FEET TO A POINT;
THENCE S80°11'35"E A DISTANCE OF 95.13 FEET TO A POINT;
THENCE S87°55'21"E A DISTANCE OF 73.04 FEET TO A POINT;
THENCE S89°14'00"E A DISTANCE OF 120.00 FEET TO A POINT;
THENCE N00°46'00"E A DISTANCE OF 210.00 FEET TO A POINT;
THENCE N89°14'00"W A DISTANCE OF 125.55 FEET TO A POINT;
THENCE N00°46'00"E A DISTANCE OF 125.96 FEET TO A POINT;
THENCE N89°36'57"W A DISTANCE OF 167.86 FEET TO A POINT;
THENCE N58°43'58"W A DISTANCE OF 98.82 FEET TO A POINT;
THENCE S31°16'02"W A DISTANCE OF 120.00 FEET TO A POINT;
THENCE N58°43'58"W A DISTANCE OF 137.85 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 319.20 FEET, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND A CHORD WITH A BEARING OF N59°42'59"E AND A LENGTH OF 306.13 FEET TO A POINT;
THENCE N01°42'25"W A DISTANCE OF 59.20 FEET TO A POINT;
THENCE N86°10'15"E A DISTANCE OF 115.30 FEET TO A POINT;
THENCE N73°25'12"E A DISTANCE OF 50.40 FEET TO A POINT;
THENCE N90°00'00"E A DISTANCE OF 321.91 FEET TO A POINT;
THENCE S00°00'00"E A DISTANCE OF 122.58 FEET TO A POINT;
THENCE N89°22'52"E A DISTANCE OF 159.76 FEET TO A POINT;
THENCE S00°37'08"E A DISTANCE OF 252.09 FEET TO A POINT;
THENCE S00°01'23"E A DISTANCE OF 68.12 FEET TO A POINT;
THENCE S03°23'39"W A DISTANCE OF 123.21 FEET TO A POINT;
THENCE S10°30'20"E A DISTANCE OF 34.39 FEET TO A POINT;
THENCE S43°16'10"E A DISTANCE OF 22.91 FEET TO A POINT;
THENCE S85°49'33"E A DISTANCE OF 65.71 FEET TO A POINT;
THENCE N87°10'09"E A DISTANCE OF 188.52 FEET TO A POINT;
THENCE N88°16'33"E A DISTANCE OF 48.62 FEET TO A POINT;
THENCE S10°00'27"E A DISTANCE OF 44.12 FEET TO A POINT;
THENCE S01°41'32"E A DISTANCE OF 116.02 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 19.66 FEET, SAID CURVE HAVING A RADIUS OF 475.00 FEET, AND A CHORD WITH A BEARING OF S87°20'08"W AND A LENGTH OF 19.65 FEET TO A POINT;
THENCE S01°17'34"E A DISTANCE OF 50.00 FEET TO A POINT;
THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF S48°41'32"E AND A LENGTH OF 35.36 FEET TO A POINT;
THENCE S01°41'32"E A DISTANCE OF 90.00 FEET TO A POINT;
THENCE S88°18'28"W A DISTANCE OF 125.19 FEET TO A POINT;
THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 535.98 FEET, SAID CURVE HAVING A RADIUS OF 1695.00 FEET, AND A CHORD WITH A BEARING OF S79°14'56"W AND A LENGTH OF 533.75 FEET TO A POINT;
THENCE N18°48'35"W A DISTANCE OF 78.31 FEET TO A POINT;
THENCE S11°44'49"W A DISTANCE OF 32.26 FEET TO A POINT;
THENCE S49°35'41"W A DISTANCE OF 32.61 FEET TO A POINT;
THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 427.54 FEET, SAID CURVE HAVING A RADIUS OF 1735.00 FEET, AND A CHORD WITH A BEARING OF S81°33'54"W AND A LENGTH OF 426.46 FEET TO A POINT;
THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 140.37 FEET, SAID CURVE HAVING A RADIUS OF 1040.00 FEET, AND A CHORD WITH A BEARING OF S58°22'19"W AND A LENGTH OF 140.26 FEET TO A POINT;
THENCE S78°59'34"W A DISTANCE OF 30.49 FEET TO A POINT;
THENCE S07°44'50"W A DISTANCE OF 57.02 FEET TO A POINT;
THENCE S83°41'08"W A DISTANCE OF 66.08 FEET TO THE POINT OF BEGINNING.

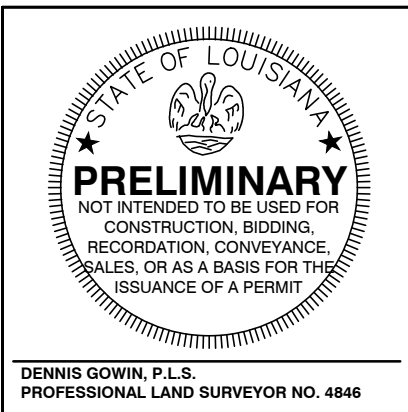
THE ABOVE DESCRIBED PARCEL CONTAINS 19.557 ACRES AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OR RECORD.

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°28'38"	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°56'58"E - 285.41'
C15	011°28'38"	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'	314.15'	N5°13'00"W - 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'
C49	001°42'25"	320.00'	9.53'	S89°08'47"W - 9.53'
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'
C102	094°08'04"	25.00'	41.07'	S32°55'36"E - 36.61'
C103	011°28'38"	475.00'	95.15'	N85°43'57"W - 94.99'
C104	000°22'16"	525.00'	3.40'	N88°42'52"E - 3.40'
C105	040°20'15"	525.00'	369.61'	N71°18'08"W - 362.03'
C106	090°00'00"	25.00'	39.27'	N85°52'00"E - 35.36'
C107	090°00'00"	25.00'	39.27'	N06°08'00"W - 35.36'
C108	008°55'16"	475.00'	73.96'	N55°35'38"W - 73.88'
C109	090°00'00"	25.00'	39.27'	N85°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'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
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'
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°56'22"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'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
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'
C167	091°23'08"	25.00'	39.87'	S45°04'26"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 - 337.65'
C177	010°49'30"	1895.98'	358.21'	S82°56'50"W - 357.68'
C178	089°14'24"	25.00'	38.94'	N57°56'55"W - 35.12'
C179	005°47'00"	1980.00'	199.85'	S80°05'19"W - 199.77'
C180	016°59'58"	320.00'	94.94'	S22°38'25"W - 94.60'
C197	004°03'51"	387.40'	27.48'	N01°24'48"E - 27.47'
C199	057°09'11"	320.00'	319.20'	S59°42'59"W - 306.13'

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	N43°02'15"E	30.11'
L33	N70°53'37"E	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'



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: 33:523 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.

DATE OF PLAT: 10/18/2022

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

NOTES:

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

2) PLATTED BUILDING SETBACKS:
FRONT: 20'
REAR: 15' (55' ALONG LAKES)
SIDE: 5' (10' ALONG STREET RIGHTS OF WAY)

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

B) PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 4-A-3) PREPARED BY ACADIA LAND SURVEYING, LLC, DATED FEBRUARY 18, 2020, FILED MARCH 3, 2020 IN

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As December 6, 2022)

CASE NO.: 2022-3145-FP

SUBDIVISION NAME: Bedico Creek, Parcel 15

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)
_____ X 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: 8.27 Acres

NUMBER OF LOTS: 26 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 December 1, 2022. The final inspection disclosed that all of the concrete roads are constructed, and the roadside ditches were 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. Parcel GS 14-3 needs to have a mature stand of vegetation established.

Final Plat:

2. Update the dedication statement to include the ownership of all greenspaces, traffic signage and street name signage.
3. Remove the “parish” reference from restrictive covenant #4.
4. Update the restrictive covenants to include the following covenant: “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.”
5. Addresses will need to be added to the plat. Where “SCOTTS BAYOU LN” is shown, it should either be a continuation of KELLY LAKE LN or be removed, contact 911 addressing for road name and lot addressing approval.

Paving & Drainage Plan:

6. Provide as-built elevations for the subsurface pipes between lots #570 & #571, and lots #556 & #557.

Water & Sewer Plan:

7. Provide a clear water test for this phase of Bedico Creek.
8. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from Tammany Utilities.

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 1,410 linear feet at \$25.00 per linear foot for a total of \$35,250.00 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 December 13, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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