

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, MAY 14, 2019**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

**PUBLIC ANNOUNCEMENTS**

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE APRIL 9, 2019 MINUTES**

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

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

**REVOCATION REVIEW**

**MINOR SUBDIVISION REVIEW**

**2019-1454-MSP**

A Minor Subdivision of Parcel B being 23.717 acres into Parcels B-1 & B-2

Owner: Marion Reiling

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the east side of LA Highway 1081, north of Rogers Hill Road, being 77560 LA Highway 1081, Covington, Louisiana.

Ward 2, District 2

**PETITIONS/WAIVER REQUESTS**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**2019-1354-TP**

Bellevue Estates

Developer/Owner: H and I Investments

Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Jacob Groby

General Location: South side of Hoffman Road, east of LA Highway 59, Abita Springs, Ward 4 District 7

**PRELIMINARY SUBDIVISION REVIEW**

**2019-1448-PP**

Lakeshore Villages, Phase 5

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

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

Parish Council District Representative: Hon. Michele Blanchard

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

Ward 9 District 13

**FINAL SUBDIVISION REVIEW**

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

**OLD BUSINESS**

**2018-1106-PP**

Lakeshore Villages, Phase 4A

Waiver request for minimum driveway requirement on Lot #674

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

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

Parish Council District Representative: Hon. Michele Blanchard

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

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, APRIL 9, 2019**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

Absent: Drumm

Staff Present: Watson, Tissue, Reynolds, Lambert, Cook, Couvillon, Riles, Lange, Vorenkamp

**PUBLIC ANNOUNCEMENTS**

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

**Introduction of new Planning Department staff member, Erin Cook, by Helen Lambert**

**INVOCATION** - Randolph presented the Invocation.

**PLEDGE OF ALLEGIANCE** - Lorren presented the Pledge of Allegiance.

**APPROVAL OF THE MARCH 12, 2019 MINUTES**

**Fitzmorris moved to approve, second by Randolph.**

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

**Abstain:** N/A

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

**OLD BUSINESS**

**Resolution No. 17-092 - APPROVED**

Entering Parish Right-of-Way for Roger Drive

Request to enter Parish right-of-way for the purpose of gaining access to property

Debtor: Denty Crawford

Parish Council District Representative: Hon. Gene Bellisario

Ward 8, District 9

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

Opposition: None

**Cazaubon moved to approve, second by Doherty.**

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

**Abstain:** N/A

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE****Enter the Parish R.O.W. - 5th Street between Adams and Jefferson Avenue -APPROVED**

Tammany Hills Subdivision

Request: Entering the Parish R.O.W. for the purpose of installing water, sewer and roadway improvements.

Debtor: Advance Mortgage Company, LLC

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on 5th Street between Adams and Jefferson 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: Paul Mayronne

Opposition: None

**Lorren moved to approve, second by Bagert.**

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

**Abstain:** N/A

**REVOCAION REVIEW****MINOR SUBDIVISION REVIEW****2019-1351-MSP - APPROVED WITH WAIVER**

A minor subdivision of 20.859-acre parcel into Lots A-1, A-2 & A-3

Owner: Crosby Development, LLC

Surveyor: J.V. Burkes & Associates

Parish Council District Representative: Hon. Michael Lorino Jr.

General Location: The property is located on the north side of Lake Pontchartrain, west of Northlake Drive, Mandeville, Louisiana.

Ward 4, District 4

*Postponed one month at the February 12, 2019 Meeting*

*Postponed one month at the March 12, 2019 Meeting*

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

Opposition: None

For: David Lawton, Cove Geiry, Lewis Romine

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

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

**Abstain:** N/A

**2019-1422-MSP - APPROVED WITH WAIVER**

A Minor Subdivision of Parcel C-5 being 14.68 acres, into Parcels C-5A & C-5B

Owner: Jacob & Aimee Schexnayder

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the east side of Plantation Street, north of Shady Lane, being 73338 Plantation Street, 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: Jacob Schexnayder

Opposition: None      Questions: Jason Gardner

**Cazaubon moved to approve with waiver, second by Randolph.**

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

**Abstain:** N/A

#### **2019-1429-MSP - APPROVED WITH WAIVER**

A Minor Subdivision of a 13.89 acre Parcel into Parcels A & B

Owner: Jerry L. & Svetlana Hafner

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Hon. Richard E. Tanner

General Location: The property is located on the west side of LA Highway 1082, south of LA Highway 40, being 82519 Highway 1082, Bush, Louisiana.

Ward 5, District 6

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

Opposition: None

**Doherty moved to approve with waiver, second by Willie.**

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

**Abstain:** N/A

#### **PETITIONS/REQUESTS**

#### **RESUBDIVISION REVIEW**

#### **2019-1402-MRP - APPROVED**

Parcel designated as greenspace to be resubdivided to create lots 7H & 7I, Bushwood Subdivision

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

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Richard E. Tanner

General Location: The property is located on the east side of Kokomo Lane, north of Bushwood Drive, Bush, Louisiana.

Ward 5, District 6

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

Opposition: None      For: Lovell Blich

**Fitzmorris moved to approve, second by Lorren.**

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

**Abstain:** N/A

**2019-1424-MRP - APPROVED**

Parcels designated as Squares 310, 327, 340, 341 & 360 Town of Mandeville-Kingswood Subdivision & portions of Joans, Louvois, Colbert, Nelson, Albert and Armand Streets to be resubdivided to create a 47 lot subdivision, Town of Mandeville - Kingswood Subdivision.

Owner: McINT, LLC - Gregory Intravia

Surveyor: Kelly McHugh & Associates Inc.

Parish Council District Representative: Hon. Jacob B. Groby III

General Location: The property is located west of Joans Street, north of Preval Street & Marigny Trace Subdivision, south of the Woodlands Subdivision, Mandeville, Louisiana.

Ward 4, District 7

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

Opposition: Eric Lewko, Michelle Stanton, Craig Sain, Janis Mayfield, Tracy Kiyea, Adam Zuckerman, Chris Hansen, Mitchell Smith, Casey Rowe

**Cazaubon moved to approve, second by Willie.**

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

**Abstain:** N/A

**2019-1428-MRP - APPROVED**

Parcels designated as Lots 1 to 42 to be resubdivided to create Lots 1A, 2A, 7A, 8A, 11A, 12A, 15A, 16A, 19A, 20A, 23A, 24A, 27A, 28A, 31A, 32A, 35A, 36A, 39A, 40A, Square 15, Tammany Hills

Owner: Advance Mortgage Company, LLC - Bruce Wainer

Surveyor: John Bonneau & Associates Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the east of 5<sup>th</sup> Street, on the west side of 6<sup>th</sup> Street, south of Adams Avenue, north of Jefferson 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: Paul Mayronne

Opposition: None

**Lorren moved to approve, second by Cazaubon.**

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

**Abstain:** N/A

**DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****2019-1423-TP - APPROVED**

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer: Deep South Design Group

Parish Council District Representative: Hon. James A. Thompson

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

Ward 3, District 3

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

Opposition: Aimee Rotts, Dawnya (No last name given)

**Cazaubon moved to approve, second by Willie.**

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

**Abstain:** N/A

**2019-1425-TP - APPROVED WITH WAIVER**

Copper Ridge

Developer/Owner: Shelby LaSalle, Jr., LLC

Engineer: J.V. Burkes and Associates, LLC

Parish Council District Representative: Hon. Jacob B. Groby III

General Location: The property is located at the end of Hazel Drive, north of Montmartre Street, Mandeville, Louisiana.

Ward 4, District 7

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

Opposition: Chris Leche, Tyler Abadie, Susan Hibbs, Janis Mayfield, Jim Sinyate, Lovell Blich

**Doherty moved to approve with waiver, second by Cazaubon.**

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

**Abstain:** N/A

**PRELIMINARY SUBDIVISION REVIEW**

**2018-1315-PP - APPROVED WITH WAIVER**

Whispering Forest

Developer/Owner: Robert Hesson

Engineer: Arrow Engineering & Consulting

Parish Council District Representative: Hon. James A. Thompson

General Location: The property is located on the south side of Joiner-Wymer Road, west of LA Highway 1077, Covington, Louisiana.

Ward 1, District 3

***Postponed two months at the February 12, 2019 Meeting***

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Darrell Fussell, Bob Hesson

Opposition: John Martin

**Cazaubon moved to approve with waiver, second by Willie.**

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

**Abstain:** N/A

**2019-1395-PP - APPROVED WITH WAIVER**

The Preserve at Goodbee Lakes

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

Engineer: Quality Engineering & Surveying

Parish Council District Representative: Hon. James A. Thompson

General Location: The property is located on the northeast side of LA Highway 1077, east of Tantela Ranch Road, north of US Highway 190, Covington, Louisiana.

Ward 1 District 3

*Postponed one month at the March 12, 2019 Meeting*

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

Opposition: John Martin, Matthew Allen

**Fitzmorris moved to approve with waiver, second by Willie.**

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

**Abstain:** N/A

**2019-1426-PP - APPROVED**

Lakeshore Villages, Phase 3B

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

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

Parish Council District Representative: Hon. S. Michele Blanchard

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

Ward 9 District 13

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

Opposition: None

**Fitzmorris moved to approve, second by Doherty.**

**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph

**Nay:** N/A

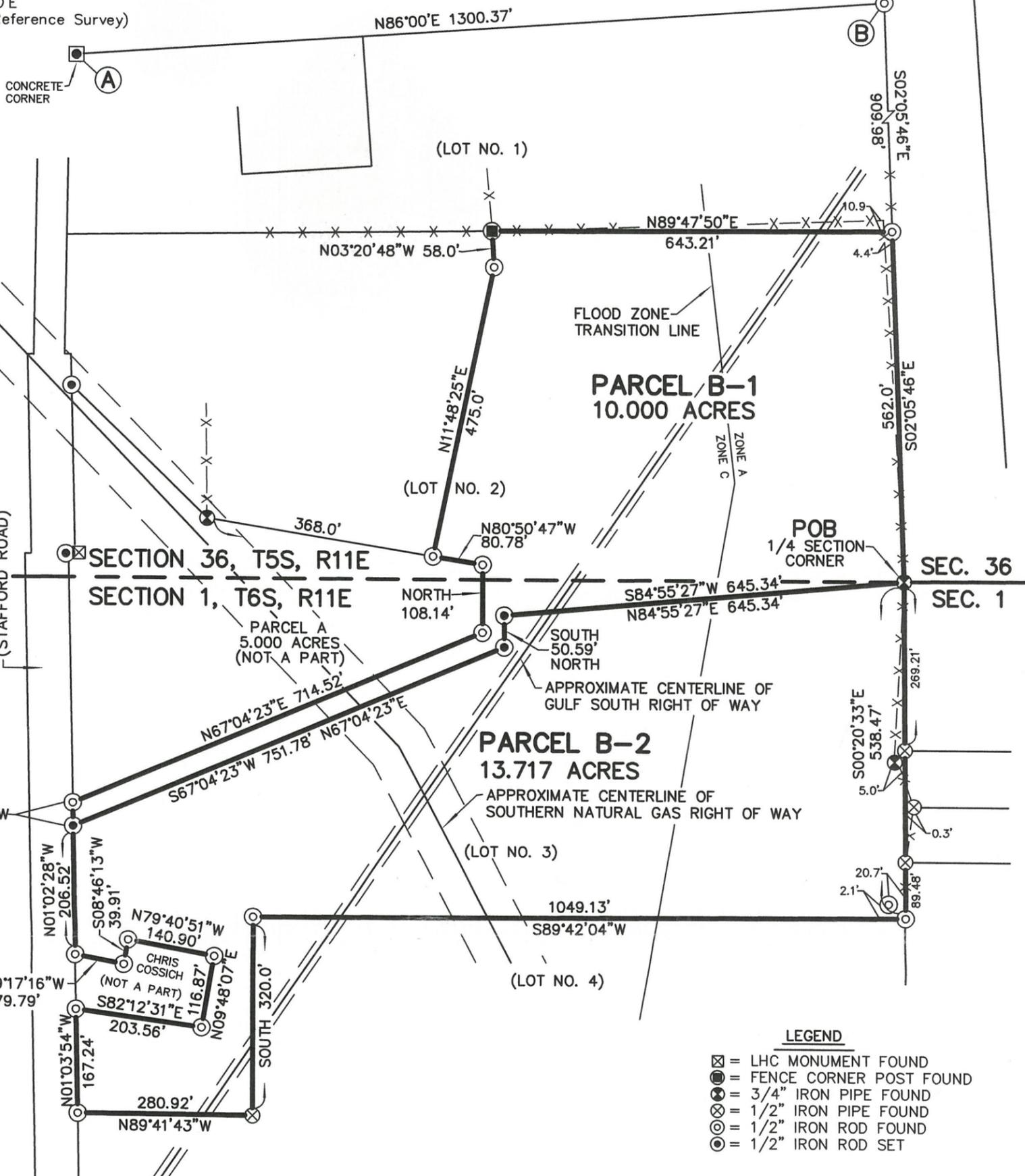
**Abstain:** N/A

**FINAL SUBDIVISION REVIEW****AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS****NEW BUSINESS****ADJOURNMENT**

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REFERENCE BEARING:  
Concrete Corner A to Iron Rod B  
N86°00'E  
(per Reference Survey)



- LEGEND**
- ⊗ = LHC MONUMENT FOUND
  - ⊙ = FENCE CORNER POST FOUND
  - ⊗ = 3/4" IRON PIPE FOUND
  - ⊗ = 1/2" IRON PIPE FOUND
  - ⊙ = 1/2" IRON ROD FOUND
  - ⊙ = 1/2" IRON ROD SET

**NOTE:**  
This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.

**REFERENCE SURVEY:**  
Survey for Marion Reiling by John G. Cummings, Surveyor, dated March 7, 2011, filed St. Tammany Parish Clerk of Court Map File No. 4973D.

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

**APPROVAL:**

\_\_\_\_\_  
CHAIRMAN PARISH PLANNING DEPARTMENT

\_\_\_\_\_  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

\_\_\_\_\_  
SECRETARY OF THE PARISH PLANNING DEPARTMENT

\_\_\_\_\_  
CLERK OF COURT

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_  
PHONE (985) 892-1549  
FAX (985) 892-9250

503 N. JEFFERSON AVENUE  
COVINGTON, LA 70433

**JOHN G. CUMMINGS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

PLAT PREPARED FOR: **Marion Reiling**

SHOWING A SURVEY OF: **AN AMENDED MINOR SUBDIVISION OF 23.717 ACRES BEING PARCEL B INTO PARCELS B-1 & B-2, LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH, RANGE 11 EAST & SECTION 1, TOWNSHIP 6 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 CONFORMS TO THE MINIMUM STANDARD FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'      JOB NO. 11039-B      DATE: 1/15/2019      REVISED:

**TENTATIVE SUBDIVISION  
REVIEW**

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**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of May 7, 2019)*

CASE NO.: 2019-1354-TP

PROPOSED SUBDIVISION NAME: Bellevue Estates (Resubmitted)

DEVELOPER: H and I Investments  
13406 Seymour Myers Boulevard  
Covington, LA 70433

ENGINEER/SURVEYOR: Kelly McHugh and Associates  
845 Galvez Street  
Mandeville, LA 70448

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

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

GENERAL LOCATION:        The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs.

SURROUNDING LAND USES:    North - Residential  
                                     South - Commercial  
                                     East - Residential  
                                     West - Commercial/Industrial

TOTAL ACRES IN DEVELOPMENT: 27.09

NUMBER OF LOTS: 88            TYPICAL LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A4-A

FLOOD ZONE DESIGNATION: C

**STAFF COMMENTARY:**

**Department of Planning and Development**

The Tentative plan has been reviewed by this office and an inspection was made of the site on April 30, 2019.

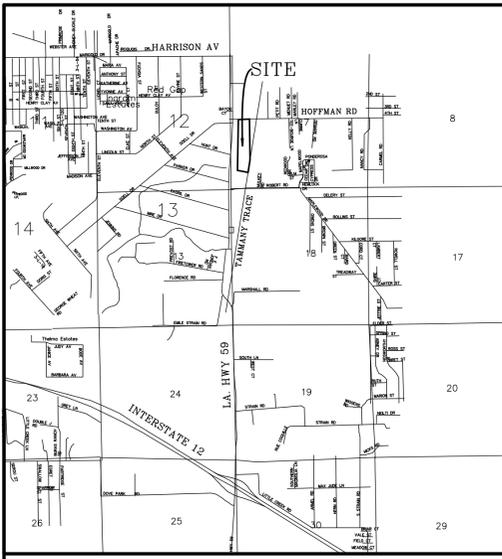
It is recommended that the Tentative submittal be approved subject to the following:

**General Comments:**

1. A complete revised Traffic Impact Analysis needs to be provided showing the increase in the number of lots.
2. Written approval from the owner of the gas line right-of-way allowing the roadway to cross will be required when submitting for preliminary approval.
3. A waiver of the minimum lot frontage requirement is required for lots #40 and # 41 which must be granted or the lot configuration revised to meet the minimum requirements. In order to approve the waiver request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

**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 (*for informational purposes*).



VICINITY MAP

RESTRICTIVE COVENANTS

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- 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. 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).
- BUILDING SETBACKS ARE: FRONT -30', SIDE -7.5', REAR -25' & SIDE STREET -10'.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM CULVERT SIZE IS SHOWN ON THE AS-BUILT PAVING AND DRAINAGE PLAN.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY UTILITIES.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT. LOT NUMBERS 37, 62, 76, & 77 SHALL BE ACCESSED FROM THE SIDE STREET.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12 IN. ABOVE THE CROWN OF THE STREET.
- THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

DEDICATION:  
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.  
STREET NAMES, TRAFFIC CONTROL SIGNAGE, THE MOUNTING POLES AND THE GREENSPACE AREAS FOR THIS SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION

OWNER \_\_\_\_\_ DATE \_\_\_\_\_

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

LOUISIANA REGISTERED LAND SURVEYOR NO. 4443  
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

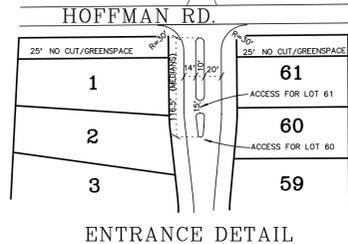
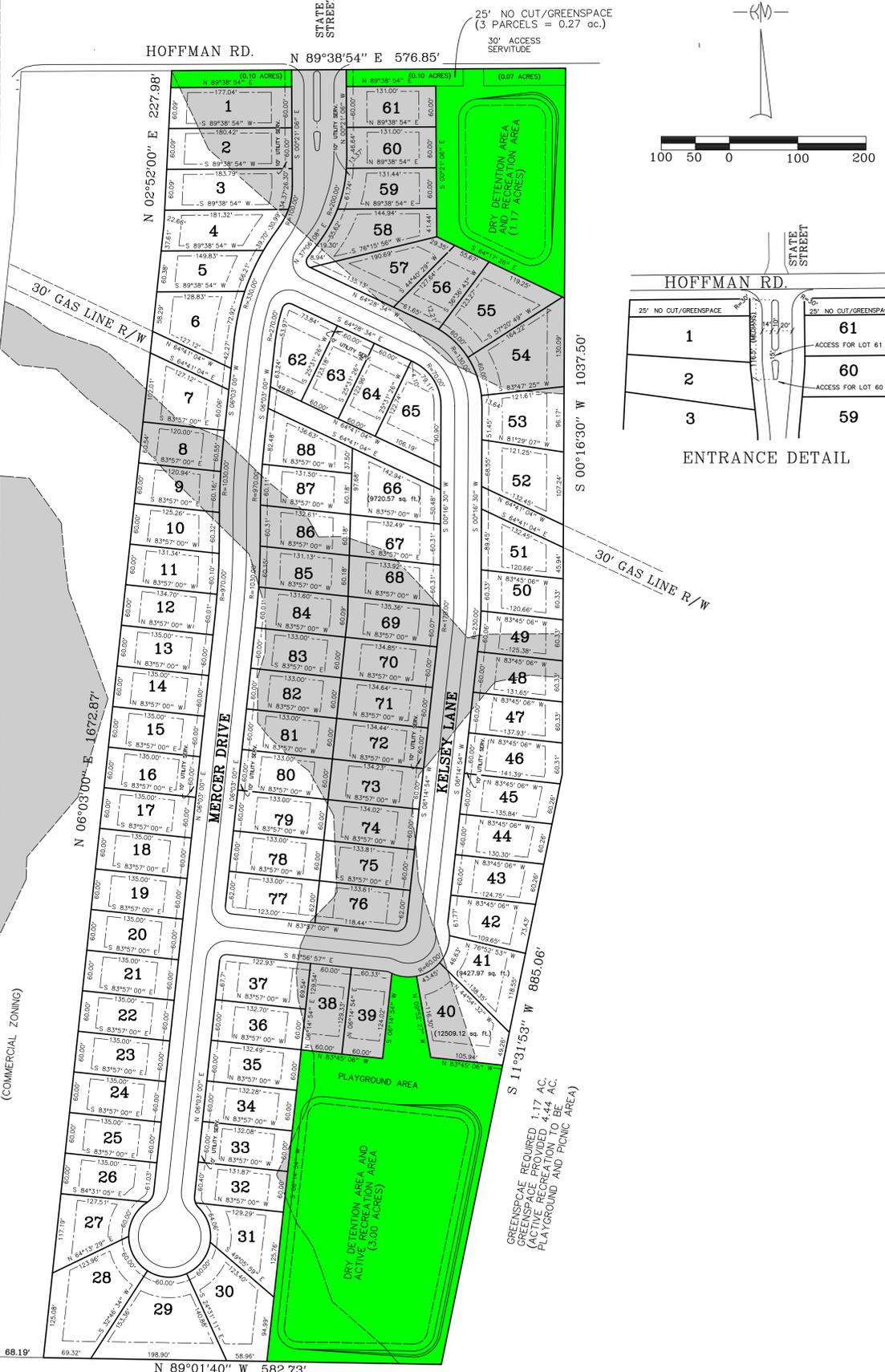
NOTES:

- ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS.
- \*\*\*\* = MUNICIPAL ADDRESS (TYP.)
- = BENCHMARK
- THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT PAVING AND DRAINAGE PLAN.
- THIS PROPERTY IS LOCATED IN FLOOD ZONE C RE: F.I.R.M. PANEL NO. 225205 0235 C REV. 10-17-89
- WETLAND AREAS
- THERE ARE NOT ANY KNOWN LANDFILLS LOCATED ON THIS PROPERTY
- GREENSPACE REQUIRED @ 580 sq. ft./lot = 1.16 ac.  
GREENSPACE PROVIDED = 4.44 ac.

Legal Description

A certain parcel of ground situated in Section 7 Township-7-South, Range-12-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:  
From the Section Corner common to Sections 12 & 13 Township-7-South, Range-11-East, and Sections 7 & 18 Township-7-South, Range-12-East, measure North 00°07'00" East a distance of 786.93 feet; Thence North 89°01'40" East a distance of 68.19 feet to the POINT OF BEGINNING  
From the POINT OF BEGINNING measure  
Thence North 09°03'00" East a distance of 1,672.87 feet to a point;  
Thence North 02°52'00" East a distance of 227.98 feet to a point;  
Thence North 89°38'54" East a distance of 576.85 feet to a point;  
Thence South 00°16'30" West a distance of 1,037.50 feet to a point;  
Thence South 11°31'53" West a distance of 885.06 feet to a point;  
Thence North 89°01'40" West a distance of 582.73 feet to the POINT OF BEGINNING, and containing 1,179,955.56 square feet or 27.09 acre(s) of land, more or less.

BELLEVUE ESTATES  
SECTION 7, T-7-S, R-12-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA.



NET DENSITY	= 3 LOTS/ACRE
GREENSPACE AREA	= 4.44 ACRES
AREA	88
NO. OF LOTS	3150'
LENGTH OF STREETS	CENTRAL
AVG. LOT SIZE	60' / 20'
LOT FRONTAGE	STREET WIDTH
CONCRETE	120' (MIN.)
ROAD SURFACE	LOT DEPTH
	A4-a
	ZONING

FOR: H & I INVESTMENTS, LLC CORPORATION  
BOBBY HURLEY OFFICER  
13406 SEYMOUR MYERS, COVINGTON LA. 70433  
ADDRESS

APPROVAL: CHAIRMAN PARISH PLANNING COMMISSION  
SECRETARY PARISH PLANNING COMMISSION  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_  
CLERK OF COURT

Tentative S/D PLANS  
RECEIVED  
4/29/2019 - 9:30 A.M.  
DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY**

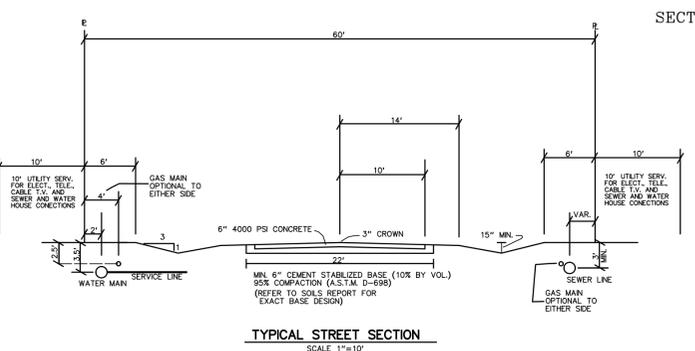
TENTATIVE PLAN

BELLEVUE ESTATES  
SECTION 7, T-7-S, R-12-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA.

REVISIONS	DATE	DATE

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

SCALE: 1" = 100'  
DATE: 04-11-19  
DRAWN: DRJ  
JOB NO.: 13-042  
CHECKED: KJM  
DWG. NO.: 13-042-TP



TYPICAL STREET SECTION  
SCALE 1"=10'

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**PRELIMINARY SUBDIVISION  
REVIEW**

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**Water and Sewer Plan:**

1. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.

**Striping and Signage Plan:**

2. Remove stop sign for the eastbound traffic at the intersection of Banks View Street and Cascade Cross Ct.

**Erosion Control Plan:**

3. Provide completed and signed St. Tammany Parish stormwater agreement for this development.

**INFORMATIONAL ITEMS:**

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

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

Revised drawings will not be accepted for review or placement in the packet prior to the May 14, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

**RESTRICTIVE COVENANTS:**

- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water systems, all as approved by the Department of Environmental Services of 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, including fences, is prohibited in drainage or street easements.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may not become an annoyance or nuisance to the neighborhood, particularly the use of lots as trash or junk vehicle storage.
- The minimum elevation for the lowest floor of all residential homes shall be a minimum of 1.0' M.S.L. (NAVD88) (GEOD 09) or 1 foot above the centerline of the road, whichever is greater. This subdivision is in F.J.R.M. community panel 2252050535D, Rev. 8-25-2006, and is classified as being in Flood Zone AH.
- No lot will be further subdivided without approval of the St. Tammany Planning Commission and the Department of Environmental Services of St. Tammany Parish.
- 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 plot. (Amended per Ord.12-2711, adopted April 5, 2012).
- The existing stormwater detention system, including the canals, lakes, and pump station, are to be owned and maintained by the Community Development District.
- The residents within Phase 5 will have the right to utilize the existing lake centrally located within Lakeshore Villages development for recreational purposes.
- Driveways for all corner lots are to maintain a minimum distance of 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. If there are lots that do not comply with this as front-loaded lots, they are to be side-loaded. Lot 1142 is to be side-loaded with a minimum distance of 52' between the driveway edge and property corner where the two street rights-of-way intersect.

**PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 5) LOCATED IN SECTION 35, TOWNSHIP 9 SOUTH - RANGE 14 EAST SLIDELL, ST. TAMMANY PARISH, LOUISIANA**

**APPROVALS:**

Chairman - Parish Planning Commission

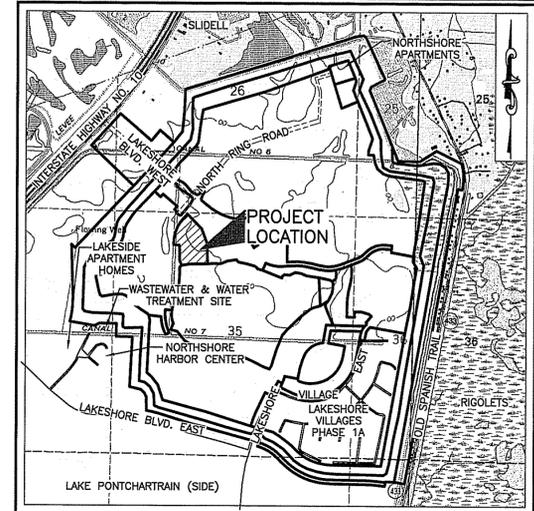
Secretary - Parish Planning Commission

Director of Department of Engineering

Clerk of Court

Date Filed \_\_\_\_\_ File No. \_\_\_\_\_

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



**VICINITY MAP**  
SCALE 1" = 2000'

**DEDICATION:**

All street rights-of-way as 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.

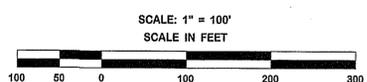
- NOTES:**
- Zoning: (PUD Planned Unit Development)  
Building Setbacks:  
Front = 20'  
Rear = 15' (20' along lake)  
Side = 5' (10' along right of ways)
  - Reference Maps:  
A.) Survey Map Of Portions Of Sections 1, 2, 3 & 4, T10S-R14E And Portions Of Sections 25, 26, 27, 34 & 36, T9S-R14E, And All Of Sections 35, T9S-R14E, St. Tammany Parish, Louisiana, Prepared By: J.J. Krebs & Sons, Inc. Dated: February 1, 1994 Map No. E2287 - St. Tammany Parish Clerk Of Court.  
B.) Final Subdivision Plan Phase 1A, Lakeshore Villages, Sections 35 & 36, T9S-R14E and Sections 1 & 2, T10S-R14E, District 13, Ward 9, St. Tammany Parish, Louisiana Prepared By: Krebs, LaSalle, LeMieux Consultants, Inc. Dated: December 12, 2006 Job No. 406-0039
  - Basis of Bearings:  
Bearings are based on Reference Map "A"  
(\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
  - Basis of Elevations:  
The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12a) using GPS C46net-RTN System accessed on September 14, 2016.
  - Flood Note: The property hereon is located in Flood Zone "AH-EL 1" per FEMA LOMR dated August 25, 2006, for Map Community Panel Number 2252050535D for St. Tammany Parish, Louisiana dated April 2, 1991. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
  - Utilities: The underground utilities shown have been located from visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further 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 progress of this survey to locate buried utilities/structures.
  - No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
  - All wetlands have been permitted through MVN 2002-1717 dated May 7, 2004, which was most recently modified on February 3, 2011, and June 27, 2005.
  - The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
  - The surveyor has no knowledge or observed any evidence of the site used as a solid waste dump, sump or sanitary landfill.
  - Required green spaces are to be maintained by the Homeowner's Association.
  - Site T.B.M.'s (Temporary Bench Marks):  
#1 - (T.B.M. #5-Control Exhibit) 3/4" Iron Rod @ E Levee Crown (Southeast of Lot 3-A)  
Elevation = 16.82' feet N.A.V.D.88; N:3.780.034.90' E:632.786.17'  
#2 - (T.B.M. #4-Control Exhibit) 3/4" Iron Rod @ E Levee Crown (Southwest of Phase 1-A)  
Elevation = 16.46' feet N.A.V.D.88; N:3.780.034.90' E:632.786.17'  
#3 - (T.B.M. #6-Control Exhibit) Brass Cap (LSE-01) @ Pump Station (Northeastern Lot A)  
Elevation = 1.43' feet N.A.V.D.88; N:3.780.034.90' E:632.786.17'

**GENERAL INFORMATION**

CENTRAL	65
SEWER SYSTEM	NUMBER OF LOTS
LAKE PONTCHARTRAIN	PUD
ULTIMATE SURFACE WATER DISPOSAL	PRESENT ZONING
7,833± S.F.	ASPHALT
AVERAGE LOT SIZE	ROAD SURFACE
CENTRAL	50 FEET (LOCAL)
WATER SYSTEM	90 FEET (BOULEVARD)
1,182± FEET	2,740± FEET
MAX BLOCK LENGTH	STREET LENGTH
15.453± ACRES	11,689± ACRES
TOTAL AREA OF DEVELOPMENT	TOTAL AREA OF LOTS
OFF-SITE	
LOCATION OF WATER & SEWER FACILITIES	
LAKES AND CANALS CONTROLLED BY PUMP SYSTEM	
PROPOSED FORM OF DETENTION	
FRONT: 20'	
REAR: 15' (20' ALONG LAKE)	
SIDE: 5' (10' ALONG R.O.W.)	
BUILDING SETBACKS	

**PRELIMINARY PLANS RECEIVED**  
4/29/2019 - 11:00 A.M.  
DEVELOPMENT ENGINEERING

**ENGINEERING REVIEW COPY**



**CERTIFICATION:**

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

Michael P. Blanchard, P.L.S., Reg. No. 881

Date: 04/29/2019

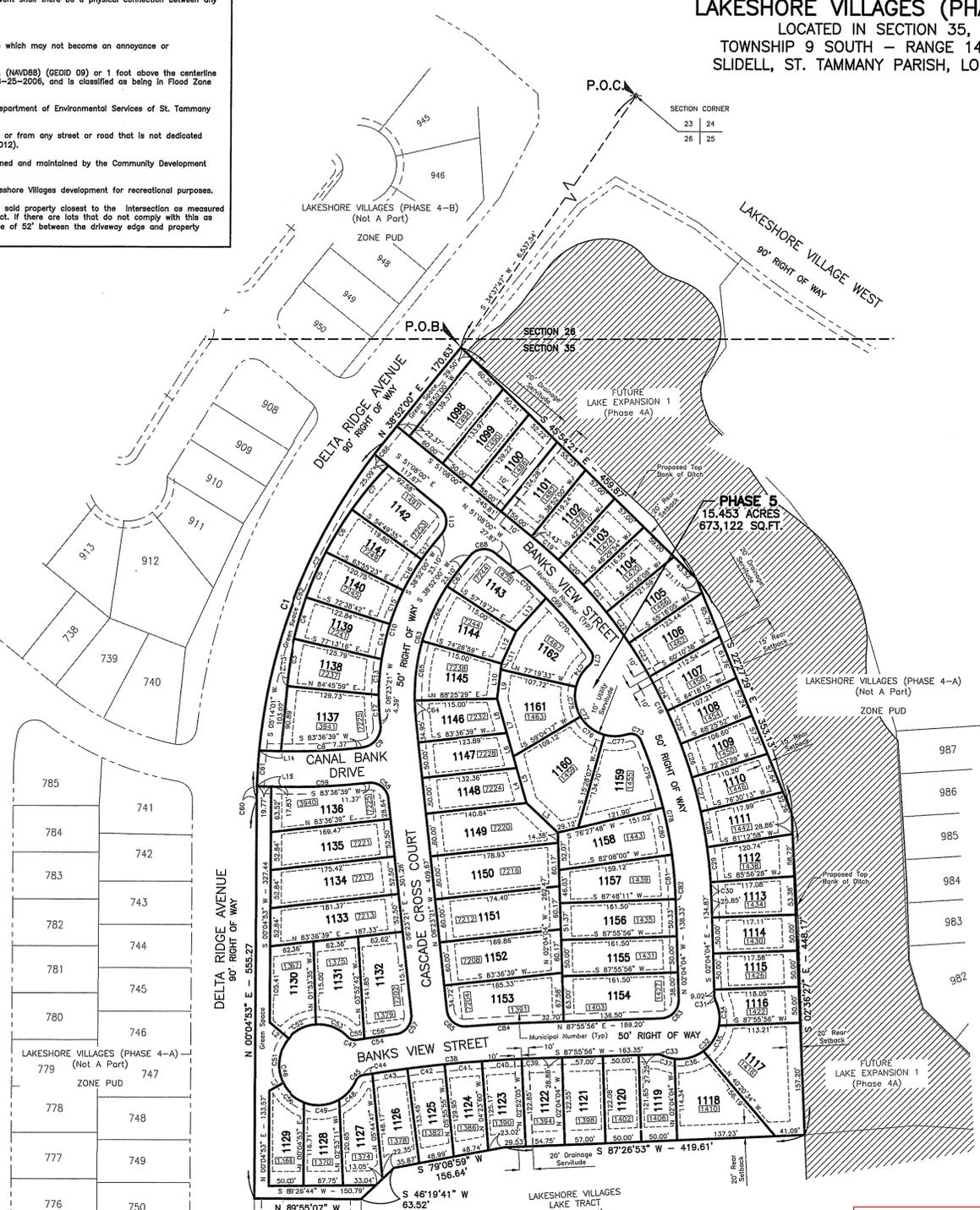
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

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

Date \_\_\_\_\_

**OPEN/GREEN SPACE CALCULATIONS (PHASE 5)**

OPEN/GREEN SPACE REQUIRED	15.453 ACRES
X 0.25 S.F. OPEN/GREENSPACE	3,863 ACRES REQUIRED (= 168,283 ± S.F.)
15.453 ACRES (PHASE 5)	3,062 ACRES (PHASE 3A)
38,783 ACRES (PHASE 4A)	57,308 ACRES TOTAL
OPEN/GREEN SPACE PROVIDED	0.657 ACRES (PHASE 5)
3,318 ACRES (PHASE 3A)	439,779 ACRES (PHASE 4A)
443,754 ACRES TOTAL	



775	751
776	750
777	749
778	748
779	747
780	746
781	745
782	744
783	743
784	742
785	741

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

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

DATE	PARISH COMMENTS	CHK
04/29/2019		
DATE	REVISION DESCRIPTION	INT.
DRAWN BY: APR	CHECKED BY: APR	APPROVED BY: MPB
FIELD BOOK: 350	FIELD WORK COMPLETED ON: TBD	ALS FILE: 2017/17-1844/17-1844235 Prelim.dwg

**PLAT SHOWING PRELIMINARY SUBDIVISION  
OF  
LAKESHORE VILLAGES (PHASE 5)  
LOCATED IN SECTION 35,  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
SLIDELL, ST. TAMMANY PARISH, LOUISIANA**

**APPROVALS:**

Chairman - Parish Planning Commission

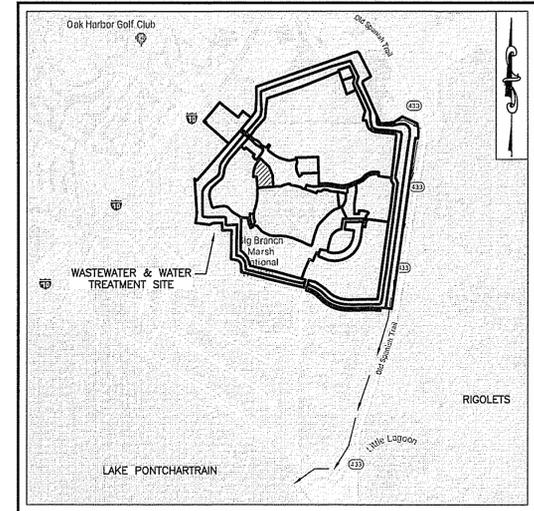
Secretary - Parish Planning Commission

Director of Department of Engineering

Clerk of Court

Date Filed \_\_\_\_\_ File No. \_\_\_\_\_

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



**DEDICATION:**

All street rights-of-way as 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.

**ULTIMATE DISPOSAL  
NOT TO SCALE**

**NOTE:**

CONTRACTOR MAY UTILIZE ALTERNATIVE LADOTT APPROVED CLASS II BASE COARSE IN LIEU OF SOIL CEMENT IN AREAS WHERE SOIL CEMENT CANNOT MEET PROJECT SPECIFICATIONS. CLASS II BASE COURSE SHALL BE IN ACCORDANCE WITH SECTION 1003.03 OF LSS98 (2008 EDITION) COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY ASTM D-698 (STANDARD PROCTOR) WITHIN 3% OF OPTIMUM MOISTURE CONTENT.

BASED ON THE GEOTECHNICAL REPORT PREPARED BY SOUTHERN EARTH SCIENCES DATED AUGUST 9, 2016 REV. 01 THE SUBGRADE SHALL CONSIST OF NON-ORGANIC STRUCTURAL FILL AND A MINIMUM OF 12" THICK. EACH LIFT SHALL BE PLACED IN 8" MAXIMUM LOOSE LIFT AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698. STRUCTURAL FILL SHALL CONSIST OF LEAN CLAYS AND SANDY LEAN CLAYS (CL) OR CLAYEY SANDS (SC) HAVING THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES:

- LIQUID LIMIT: 40 MAXIMUM
- PLASTICITY INDEX: 10-25 MAXIMUM
- INERT MATERIAL (NON-EXPANSIVE)
- FREE OF ORGANICS
- MAXIMUM PARTICLE SIZE: 2-IN.

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.

**LEGEND:**

(A) 2" TYPE III ASPHALTIC CONCRETE WEARING COURSE

(B) 2" TYPE III 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) 5" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 8" GUTTER AND 15" MOUNTABLE CURB.

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

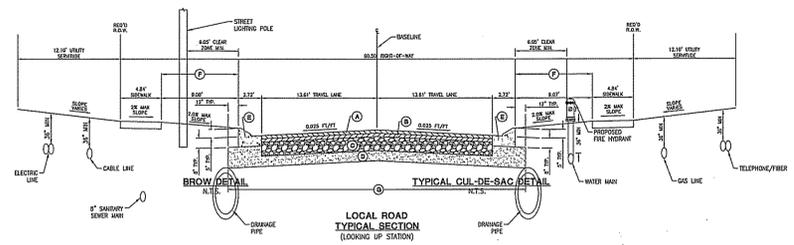
(G) GENERAL EXCAVATION

**NOTES:**

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

2. CONTRACTOR TO ENSURE ALL STREET LIGHT POLES AND FIRE HYDRANTS ARE LOCATED 6' MIN. BEHIND THE BACK OF CURB ALONG THE COLLECTOR ROAD AND 5' MIN BEHIND BACK OF CURB FOR LOCAL ROADS.

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



LINE	BEARING	LENGTH
L1	N 60°20'12" E	22.49'
L2	S 49°52'04" E	34.95'
L3	N 47°01'06" W	60.17'
L4	N 16°00'25" W	50.71'
L5	N 16°00'25" W	67.45'
L6	N 16°00'25" W	50.71'
L7	N 16°00'25" W	83.70'
L8	N 16°00'25" W	49.73'
L9	N 06°59'15" E	40.81'
L10	N 06°59'15" E	49.13'
L11	N 06°59'15" E	8.32'
L12	N 24°06'47" E	49.13'
L13	N 41°44'20" E	62.45'
L14	N 88°50'56" W	35.75'
L15	S 88°50'56" E	37.60'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	38°47'10"	795.00'	538.17'	N 19°28'28" E - 527.95'
C2	37°34'24"	506.06'	331.86'	N 25°23'34" E - 325.95'
C3	06°10'22"	506.06'	54.52'	N 09°41'33" E - 54.49'
C4	06°46'54"	506.06'	59.90'	N 16°10'11" E - 59.86'
C5	07°46'46"	506.06'	68.71'	N 23°27'06" E - 68.66'
C6	07°49'57"	506.06'	69.18'	N 31°15'27" W - 69.12'
C7	09°00'21"	506.06'	79.54'	N 39°40'35" E - 79.46'
C8	07°32'25"	775.00'	101.99'	N 87°22'52" E - 101.92'
C9	90°00'00"	29.00'	45.55'	N 38°36'39" E - 41.01'
C10	45°17'59"	329.98'	260.89'	S 16°13'06" W - 254.15'
C11	90°00'00"	25.00'	39.27'	N 06°08'00" W - 35.36'
C12	06°25'13"	329.98'	36.98'	S 03°13'16" E - 36.96'
C13	08°40'52"	329.98'	50.00'	S 04°19'46" W - 49.95'
C14	08°41'01"	329.98'	50.01'	S 13°00'42" W - 49.96'
C15	08°42'29"	329.98'	50.15'	S 21°42'32" W - 50.10'
C16	08°41'53"	329.98'	50.09'	S 30°24'43" W - 50.04'
C17	04°06'27"	329.98'	23.66'	S 36°48'53" W - 23.65'
C18	49°03'56"	675.00'	578.04'	S 26°36'02" E - 560.54'
C19	03°55'38"	675.00'	46.27'	S 49°10'11" E - 46.26'
C20	04°07'44"	675.00'	48.64'	S 45°33'58" E - 48.63'
C21	04°16'14"	675.00'	50.31'	S 40°56'31" E - 50.30'
C22	04°31'57"	675.00'	53.40'	S 36°32'25" E - 53.38'
C23	04°38'56"	675.00'	54.77'	S 31°56'59" E - 54.75'
C24	04°32'57"	675.00'	53.59'	S 27°21'02" E - 53.58'
C25	04°12'20"	675.00'	49.55'	S 22°58'24" E - 49.53'
C26	04°12'05"	675.00'	49.50'	S 18°46'11" E - 49.49'
C27	04°11'28"	675.00'	49.37'	S 14°34'24" E - 49.36'
C28	04°16'36"	675.00'	50.38'	S 10°20'22" E - 50.37'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C29	04°08'33"	675.00'	48.80'	S 06°07'48" E - 48.79'
C30	01°59'27"	675.00'	23.45'	S 03°03'48" E - 23.45'
C31	24°53'12"	13.50'	5.86'	S 14°30'40" E - 5.82'
C32	14°40'01"	56.50'	139.70'	S 43°52'45" W - 106.74'
C33	24°43'16"	13.52'	5.83'	N 77°32'32" W - 5.79'
C34	36°39'21"	56.50'	36.15'	N 08°37'36" W - 35.53'
C35	43°31'38"	56.50'	42.92'	N 31°27'54" E - 41.90'
C36	43°09'51"	56.50'	42.56'	N 74°48'38" E - 41.57'
C37	18°19'12"	56.50'	18.07'	N 74°26'51" W - 17.99'
C38	07°19'47"	1,955.94'	250.21'	S 84°18'40" W - 250.04'
C39	00°48'29"	1,955.94'	27.58'	S 87°34'19" W - 27.58'
C40	01°37'52"	1,955.94'	55.68'	S 86°21'08" W - 55.68'
C41	01°31'16"	1,955.94'	51.93'	S 84°46'34" W - 51.93'
C42	01°32'04"	1,955.94'	52.39'	S 83°14'54" W - 52.39'
C43	01°26'50"	1,955.94'	49.41'	S 81°45'26" W - 49.41'
C44	00°23'14"	1,955.94'	13.22'	S 80°50'24" W - 13.22'
C45	57°29'27"	13.50'	13.55'	S 51°54'09" W - 12.98'
C46	29°15'27"	56.50'	289.18'	N 10°12'51" W - 62.16'
C47	55°47'58"	13.50'	13.15'	S 71°29'06" E - 12.63'
C48	36°33'13"	56.50'	36.05'	S 41°26'02" W - 35.44'
C49	51°06'06"	56.50'	50.39'	S 85°15'42" W - 48.74'
C50	42°34'04"	56.50'	41.98'	N 47°54'13" W - 41.02'
C51	66°45'07"	56.50'	65.82'	N 06°45'22" E - 62.16'
C52	45°48'36"	56.50'	45.17'	N 63°02'14" E - 43.98'
C53	50°28'21"	56.50'	49.77'	S 68°49'17" E - 48.18'
C54	01°35'05"	2,005.68'	55.48'	N 81°24'27" E - 55.48'
C55	00°18'52"	2,005.68'	11.00'	N 80°46'20" E - 11.00'
C56	01°16'12"	2,005.68'	44.48'	N 81°33'53" E - 44.47'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C57	88°35'21"	25.00'	38.65'	N 37°54'19" E - 34.92'
C58	90°00'00"	25.00'	39.27'	N 51°23'21" W - 35.36'
C59	07°32'25"	825.00'	108.57'	S 87°22'52" W - 108.50'
C60	01°23'17"	795.00'	19.26'	N 00°46'32" E - 19.26'
C61	03°36'24"	795.00'	50.04'	N 03°16'22" E - 50.03'
C62	33°47'29"	795.00'	468.87'	N 21°58'19" E - 462.10'
C63	45°17'59"	280.02'	221.39'	N 16°12'53" E - 215.67'
C64	04°51'41"	280.02'	23.76'	N 04°00'16" W - 23.75'
C65	17°07'25"	280.02'	83.69'	N 06°59'20" E - 83.38'
C66	17°07'05"	280.02'	83.69'	N 24°06'47" E - 83.38'
C67	06°11'21"	208.02'	30.25'	N 35°46'09" E - 30.24'
C68	90°00'00"	25.00'	39.27'	N 83°52'00" E - 35.36'
C69	15°06'36"	625.00'	164.82'	S 43°34'42" E - 164.35'
C70	06°04'57"	625.00'	66.35'	S 48°05'31" E - 66.32'
C71	82°11'30"	14.25'	20.44'	S 08°10'30" W - 18.73'
C72	159°04'09"	56.25'	156.17'	S 29°38'35" E - 110.63'
C73	82°44'45"	14.25'	20.58'	S 67°11'03" E - 18.84'
C74	37°13'03"	56.25'	36.54'	S 31°16'59" W - 35.90'
C75	43°36'10"	56.25'	42.81'	S 09°07'38" E - 41.78'
C76	43°36'10"	56.25'	42.81'	S 52°43'48" E - 41.78'
C77	34°38'46"	56.25'	34.01'	N 88°08'44" E - 33.50'
C78	21°10'21"	625.00'	230.96'	S 12°39'15" E - 229.64'
C79	09°14'43"	625.00'	100.85'	S 18°37'03" E - 100.74'
C80	06°07'42"	625.00'	66.85'	S 10°55'51" E - 66.82'
C81	05°40'11"	625.00'	61.85'	S 05°01'55" E - 61.82'
C82	00°07'45"	625.00'	1.41'	S 02°07'57" E - 1.41'
C83	90°00'00"	25.00'	39.27'	S 42°55'56" W - 35.36'
C84	02°57'13"	2,005.68'	103.39'	S 86°29'55" W - 103.38'
C85	88°35'21"	25.00'	38.65'	N 50°41'01" W - 34.92'
C86	01°29'53"	795.00'	20.79'	N 38°07'06" E - 20.79'

**LEGAL DESCRIPTION - LAKESHORE VILLAGES (PHASE 5)**

A certain tract or parcel of land designated as the LAKESHORE VILLAGES (PHASE 5) Containing 15.453 Acres or 673,122 sq. ft. located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at a point being the intersection common to Sections 23, 24, 25 & 26, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.,"

Then, South 34 degrees 37 minutes 47 seconds West a distance of 6,537.54 feet to a point; said point being the "POINT OF BEGINNING" and labeled "P.O.B.,"

Then, South 45 degrees 54 minutes 21 seconds East a distance of 459.87 feet to a point;

Then, South 22 degrees 27 minutes 29 seconds East a distance of 353.13 feet to a point;

Then, South 02 degrees 36 minutes 27 seconds East a distance of 448.17 feet to a point;

Then, South 87 degrees 26 minutes 53 seconds West a distance of 419.61 feet to a point;

Then, South 79 degrees 08 minutes 59 seconds West a distance of 156.64 feet to a point;

Then, South 46 degrees 19 minutes 41 seconds West a distance of 63.52 feet to a point;

Then, North 89 degrees 55 minutes 07 seconds West a distance of 150.48 feet to a point;

Then, North 00 degrees 04 minutes 53 seconds East a distance of 555.27 feet to a point;

Then, along a curve to the right having a delta of 38 degrees 47 minutes 10 seconds, a radius of 795.00 feet, an arc length of 538.17 feet and a chord bearing of North 19 degrees 28 minutes 28 seconds East a distance of 527.95 feet to a point;

Then, North 38 degrees 52 minutes 00 seconds East a distance of 170.63 feet to the "POINT OF BEGINNING".

**NOTES:**

1.) Zoning: (PUD Planned Unit Development)

Building Setbacks:  
Front = 20'  
Rear = 15' (20' along lake)  
Side = 5' (10' along right of ways)

2.) Reference Maps:  
A.) Survey Map of Portions of Sections 1, 2, 3 & 4, T10S-R14E And Portions Of Sections 25, 26, 27, 34 & 36, T9S-R14E, And All Of Sections 35, T9S-R14E, St. Tammany Parish, Louisiana. Prepared By: J.J. Krebs & Sons, Inc. Dated: February 1, 1994 Map No. E2287 - St. Tammany Parish Clerk Of Court

B.) Final Subdivision Plan Phase 1A, Lakeshore Villages, Sections 35 & 36, T9S-R14E and Sections 1 & 2, T10S-R14E, District 13, Ward 9, St. Tammany Parish, Louisiana Prepared By: Krebs, LaSalle, LeMieux Consultants, Inc. Dated: December 12, 2006 Job No. 406-0039

3.) Basis of Bearings:  
Bearings are based on Reference Map "A"  
(\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

4.) Basis of Elevations:  
The elevations shown hereon are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12a) using GPS C4Gnet-RTN System accessed on September 14, 2016.

5.) Flood Note: The property hereon is located in Flood Zone "AH-EL 1" per FEMA LOMR dated August 25, 2008, for Map Community Panel Number 222050535D for St. Tammany Parish, Louisiana dated April 2, 1991. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

6.) Utilities: The underground utilities shown have been located from visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further 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 progress of this survey to locate buried utilities/ structures.

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

8.) All wetlands have been permitted through M/N 2002-1717 dated May 7, 2004, which was most recently modified on February 3, 2011, and June 27, 2005.

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

10.) The surveyor has no knowledge or observed any evidence of the site used as a solid waste dump, sump or sanitary landfill.

11.) Required green spaces are to be maintained by the Homeowner's Association.

12.) Site T.B.M.'s (Temporary Bench Marks):  
#1 - (T.B.M. #5-Control Exhibit) 3/4" Iron Rod @ E Levee Crown (Southeast of Lot 3-A)  
Elevation = 16.82' feet N.A.V.D.88; N:3,780,034.90' E:632,786.17'  
#2 - (T.B.M. #4-Control Exhibit) 3/4" Iron Rod @ E Levee Crown (Southwest of Phase 1-A)  
Elevation = 16.46' feet N.A.V.D.88; N:3,780,034.90' E:632,786.17'  
#3 - (T.B.M. #6-Control Exhibit) Brass Cap (LSE-01) @ Pump Station (Northeastern Lot A)  
Elevation = 1.43' feet N.A.V.D.88; N:3,780,034.90' E:632,786.17'

**SHEET 2 OF 2  
(SEE SHEET 1 FOR SURVEY PLAT,  
RESTRICTIVE COVENANTS, &  
GENERAL NOTES)**

**ACADIA**

**LAND SURVEYING, LLC**

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone • (985) 449-0094 Fax • (985) 449-0085

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

**CERTIFICATION:**

This is a true and correct copy of the original survey as shown on the ground and was done in accordance with the latest Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with the standards indicated in the above standards. I also certify there are no visible encroachments or other property lines except as shown.

*Michael P. Blanchard, P.L.S.* 04/29/2019  
Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

DATE	REVISION DESCRIPTION	INT.
DATE: APR	CHECKED BY: APR	APPROVED BY: MPB
FIELD BOOK: 350	FIELD WORK COMPLETED ON: TBD	ALS FILE: 2017/11-1846/17-18463PS Prelim.dwg

# **OLD BUSINESS**

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## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

May 6, 2019

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

OLD BUSINESS  
*May 14, 2019 Agenda*

Re: Lakeshore Villages Subdivision, Phase 4A  
Waiver - Driveway requirement on Lot #674

Honorable Commissioners,

The developer has requested a waiver of regulations of Section 125-214 of Parish Code which states "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."

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

Sincerely,

A handwritten signature in blue ink that reads "Christopher Tissue".

Christopher Tissue, P.E.  
Lead Development Engineer

*Enclosures: Letter from Ms. Elizabeth Songy, E.I., Duplantis Design Group, PC  
Lakeshore Villages Phase 4A Waiver Exhibit - Lot #674*

xc: Honorable Michele Blanchard  
Mr. Sidney Fontenot  
Mr. Jay Watson, P.E.  
Ms. Erin Stair  
Ms. Helen Lambert  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, P.E.  
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC  
Ms. Elizabeth Songy, E.I., Duplantis Design Group, PC  
Mr. Jeff Schoen, Jones Fussell, LLP

**ENGINEERING  
REVIEW COPY**

April 12, 2019

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

RE: Lakeshore Villages Phase 4A  
Slidell, LA  
DDG Job #17-201

Chris,

The developer would like to request a waiver pertaining to Lot 674 that is located in Lakeshore Villages Phase 4A. This phase has already gone through the preliminary subdivision approval process, an unlimited work order has been issued, and is currently under construction. Therefore, we are requesting for this waiver to be heard at the next Planning Commission meeting.

The Subdivision Regulations Chapter 125 Section 214 states, "Driveways on corner lots shall not be located any closer than sixty (60') feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect." The developer is requesting a waiver to reduce the distance between the right-of-way intersection and driveway to 57' for Lot 674.

In the following enclosure, you will see the lot layout showing this specific intersection. As you will see, the closest the driveway will be located in relation to the adjacent right-of-way is approximately 58' and approximately 71' from the adjacent back of curb.

Sincerely,  
Duplantis Design Group, PC

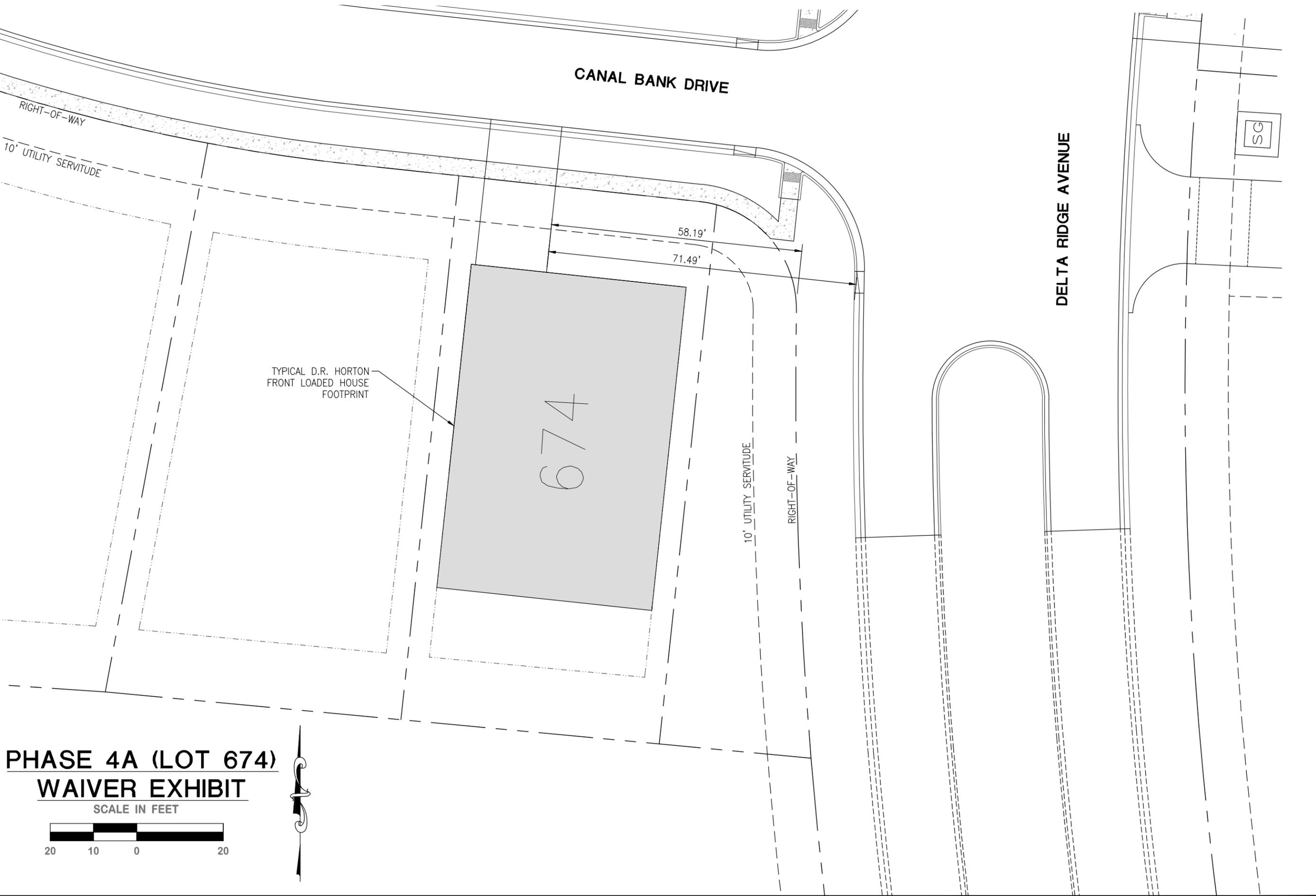


Elizabeth Songy, E.I.

Enclosures:  
Driveway Waiver Exhibit

**PHASE 4A (LOT 674)  
WAIVER EXHIBIT**

SCALE IN FEET



REVISION	BY

**DDG**  
WWW.DDGPC.COM

DUPLANTIS DESIGN GROUP, PC  
16564 E. Brewster Road, Suite 101  
Covington, LA 70433  
Phone: 985.249.6180 | FAX: 985.249.6190  
THIBODAUX | COVINGTON | HOUSTON  
BATON ROUGE | LAFAYETTE

STAMP

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**LAKESHORE VILLAGES, PH 4A**  
SLIDELL, LOUISIANA  
FOR D.R. HORTON, INC - GULF COAST

DRAWN BY: MTF  
CHECKED BY: EMB  
ISSUED DATE: 4-11-16  
ISSUED FOR: DRIVEWAY WAIVER REQ.  
PROJECT NO.: 17-201  
FILE: 17-201 Phase 4A Lot 674 Waiver Request  
SHEET: **EX-1**

M:\CADD\DWG\17-201\DWG\Phase 4\Misc\To Others\STP\17-201 Phase 4A Lot 674 Waiver Request.dwg