

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, JUNE 11, 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 MAY 14, 2019 MINUTES**

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

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

**Entering the Tammany Trace**

Request: Entering the Tammany Trace - Construction and Drainage Improvements for Bellevue Estates Subdivision

Developer/Owner: H & I Investments

Engineer: Kelly McHugh & Associates

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

General Location: The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs. Ward 4 District 7

**REVOCATION REVIEW**

**MINOR SUBDIVISION REVIEW**

**2019-1485-MSP**

A minor subdivision of 10 acres into Parcels A, B & C

Owners: James & Melinda J. Meier      Surveyor: Land Surveying, LLC.

Parish Council District Representative: Hon. Richard E. Tanner

General Location: The property is located on the east side of LA Highway 1083, north of Sanders Road, Covington, Louisiana. Ward 10, District 6

**2019-1487-MSP**

A minor subdivision of 18.971 acres being Parcel D1A-4-A into Parcels D1A-4-B & D1A-4-C

Owner: 3Z'S Building Company, LLC/Rosario Zuppardo Surveyor: Randal W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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

**2019-1489-MSP**

A minor subdivision of 30.1484 acres into Parcels A1 & B1

Owners: Claude Mauberret, Lee Mauberret, Barbara Diane Mauberret, Catherine Mauberret & Meghan Catherine Mauberret-Lavie Trust Surveyor: KLS Group Inc.

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

General Location: The property is located on the east side of Fish Hatchery Road, across from Oak Cove Drive, Lacombe, Louisiana. Ward 7, District 7

**2019-1497-MSP**

A minor subdivision of 3 acres into Parcels A & B

Owners: Frederick & Jonell Badon Jr. Surveyor: Land Surveying, LLC.

Parish Council District Representative: Hon. Michael Lorino Jr.

General Location: The property is located at the northwest corner of Galatas Cemetery Road, east of Galatas Road, Madisonville, Louisiana. Ward 1, District 4

**RESUBDIVISION REVIEW****2019-1496-MRP**

Parcel designated as Part of Lot 26 to be resubdivided to create lots 26A & 26B, Calongeville Subdivision

Owner: Michael & Mary Landry

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Richard E. Tanner

General Location: The property is located on the east side of Oak Street, north of Burvant Street, Abita Springs, Louisiana. Ward 10, District 6

**PETITIONS/WAIVER REQUESTS****DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****2019-1491-TP**

Lakeshore Villages, Phase 7

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

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

Parish Council District Representative: Hon. 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

**2019-1492-TP**

Lakeshore Villages, Phase 6

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

**PRELIMINARY SUBDIVISION REVIEW**

**2019-1494-PP**

Bellevue Estates

Developer/Owner: H & I Investments

Engineer: Kelly McHugh & Associates

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

General Location: The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs. Ward 4 District 7

**FINAL SUBDIVISION REVIEW**

**2019-1493-FP**

Lakeshore Villages, Phase 3-A-2

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

**2019-1495-FP**

Simpson Farms, Phase 1

Developer/Owner: Pruden Creek Partners, LLC

Engineer/Surveyor: Kelly McHugh and Associates, Inc.

Parish Council District Representative: Hon. James A. Thompson

General Location: The property is located on the north side of Penn Mill Road, across from Pruden Road, Covington. Ward 3 District 3

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

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**MINUTES**  
**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**

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

Absent: N/A

Staff Present: Tissue, Reynolds, Lambert, 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

**INVOCATION** - Randolph presented the Invocation.

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

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

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

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

**Nay:** N/A

**Abstain:** N/A

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

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

**REVOCATION REVIEW**

**MINOR SUBDIVISION REVIEW**

**2019-1454-MSP - APPROVED WITH WAIVER**

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

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

Opposition: None

**Doherty moved to approve with a waiver, second by Fitzmorris.**

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

**Nay:** N/A

**Abstain:** N/A

### **PETITIONS/WAIVER REQUESTS**

#### **RESUBDIVISION REVIEW**

#### **DORMANT SUBDIVISION REVIEW**

#### **TENTATIVE SUBDIVISION REVIEW**

##### **2019-1354-TP - APPROVED WITH WAIVER**

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

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      Concerns: Vicki Vaughn

**Bagert moved to approve with a waiver, second by Randolph.**

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

**Nay:** N/A

**Abstain:** N/A

#### **PRELIMINARY SUBDIVISION REVIEW**

##### **2019-1448-PP - APPROVED**

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

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 Randolph.**

**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**

**OLD BUSINESS**

**2018-1106-PP - APPROVED WITH WAIVER**

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

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

**Randolph moved to approve the waiver, second by Doherty.**

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

**Nay:** N/A

**Abstain:** N/A

**NEW BUSINESS**

Jimmie Davis announced his resignation effective immediately. He will be running for District 7, Parish Council.

**ADJOURNMENT**

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**ENTERING THE PARISH  
TRACE**

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**ENTERING THE TAMMANY TRACE STAFF ANALYSIS REPORT**  
*(As of June 4, 2019)*

CASE NO.: TRC19-05-001

REQUEST AND PURPOSE: The petitioner is requesting to enter the Tammany Trace for the purpose of construction and drainage improvements in conjunction with the development of the Bellevue Estates subdivision.

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

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

WARD: 4 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located on the south side of Hoffman Road, east of LA Hwy 59, in the vicinity of Abita Springs.

**STAFF COMMENTARY:**

The specific improvements are:

1. Construction of a 2' by 12' wide swale; 80' long from the southeast corner of Bellevue Estates to the western ditch along Tammany Trace.
2. Lower and regrade the western Tammany Trace ditch a maximum of 1.2' deep for a distance of 1350 feet south to a large box culvert that crosses the Tammany Trace.

**COMMENTS:**

**Department of Planning and Development**

1. The applicant shall procure written approval from the Director of the Tammany Trace prior to commencing any construction and shall provide said director with a daily work schedule.
2. The Tammany Trace shall not be closed or obstructed due to construction activity for more than one hour at any time unless it is approved by the Director of the Tammany Trace.
3. Only rubber tire excavating equipment is to be used on the trace.
4. All construction activities on the Tammany Trace shall be limited to daylight hours, Monday through Friday only (no weekends).
5. The Tammany Trace must be kept clean and free of construction material and debris at all times.

6. All excavated material must be hauled off from site.
7. A land clearing permit must be acquired prior to work order and a pre-land clearing site visit will be conducted to ensure proper fencing or staking is in place to ensure no adverse effects on trees or Trace Right-of-Way.
8. The applicant shall provide the parish with a hold harmless agreement in favor of the parish subject to review and approval by the parish's legal department.
9. Provide subsurface drainage in lieu of open ditch for the 80' long portion of drainage improvement that extends from the southeast corner of Bellevue Estates to the western ditch of the Tammany Trace.
10. The applicant shall meet any and all requirements and stipulations pursuant to the Tammany Trace Ordinance.

**INFORMATIONAL ITEMS:**

A Performance Obligation is required in the amount of \$10.00 per linear foot x 1,350 linear feet = \$13,500 for a period of one (1) year.

If the Planning Commission approves this request, an Ordinance must be drafted for approval by the St. Tammany Parish Council.

Revised drawings will not be accepted for review or placement in the packet prior to the June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



**Kelly McHugh**  
&  
Associates, Inc.

May 17, 2019  
Revised May 30, 2019

St. Tammany Parish  
Department of Planning & Development  
Attn: Carl Cleland  
PO Box 628  
Covington, LA 70434

RE: Entering Tammany Trace in conjunction with  
Bellevue Estates Subdivision

Carl,

On behalf of H&I Investments, LLC, (Bobby Hurley-13406 Seymour Myers Drive, Covington, LA 70433), we request permission to enter onto Tammany Trace for the purpose of construction & drainage improvements in conjunction with the development of Bellevue Estates.

The specific improvements are:

- 1) Construction of a 2' by 12' wide swale; 80' long from the southeast corner of Bellevue Estates to the western ditch along Tammany Trace.
- 2) Lower and regrade the western Tammany Trace ditch a maximum of 1.2' deep for 1350' south to a large box culvert.

Attached is the drainage plan showing these improvements and a Vicinity Map.

The natural topography and existing drainage patterns in the area dictate that the runoff can only flow in this direction, "downhill".

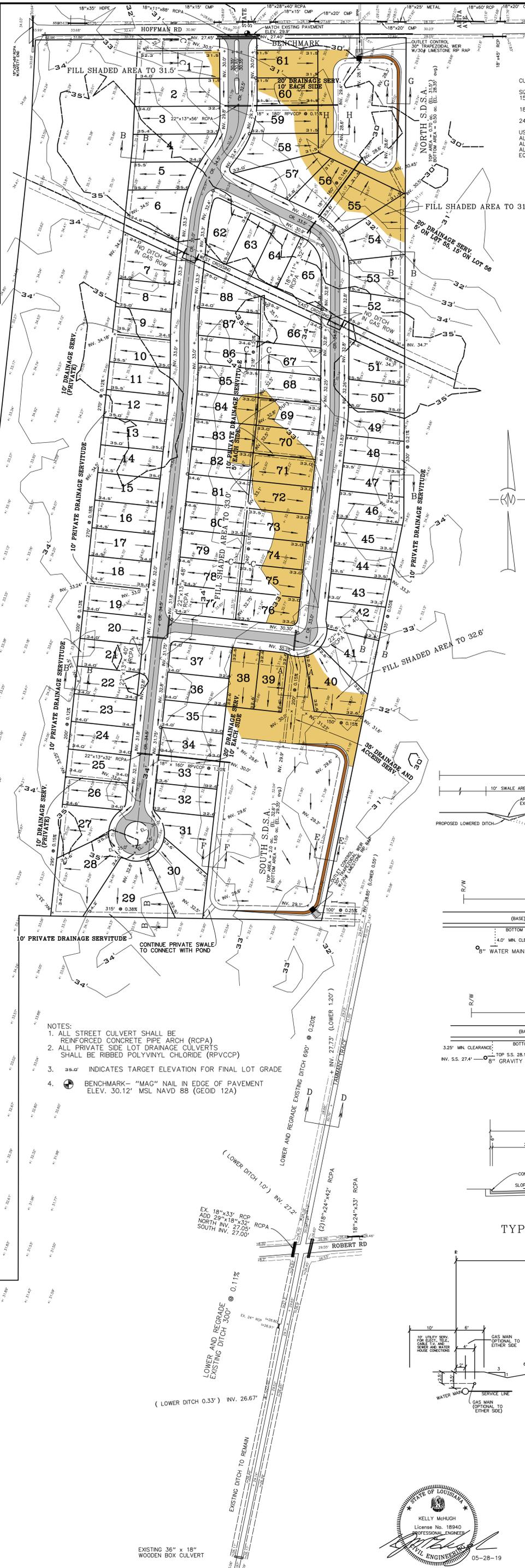
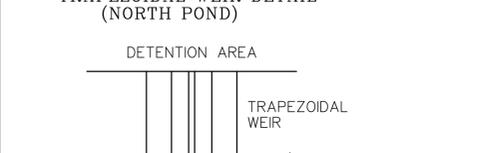
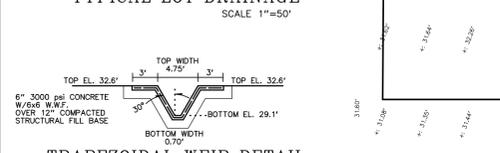
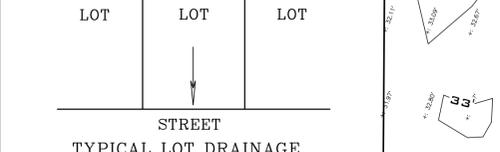
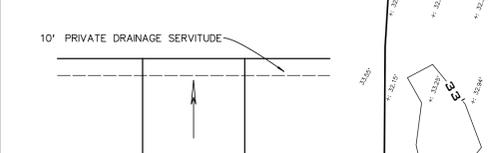
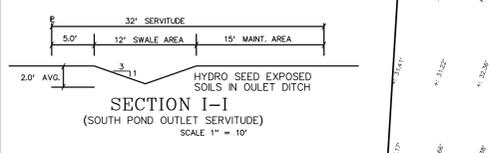
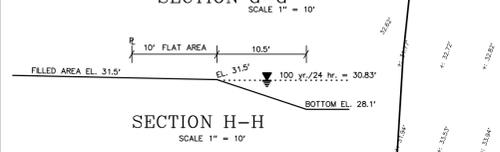
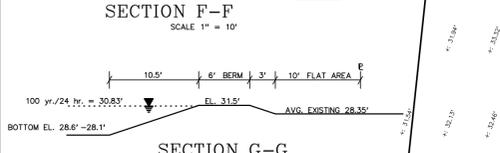
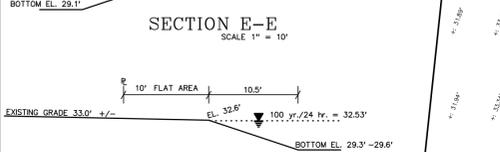
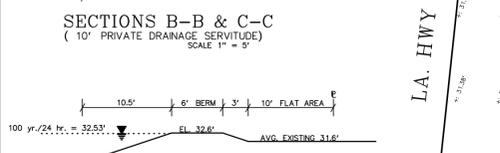
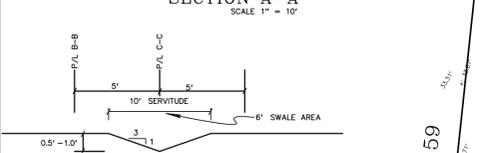
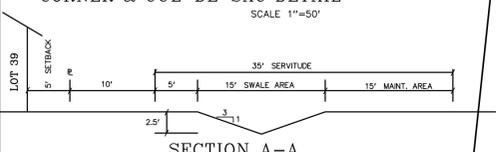
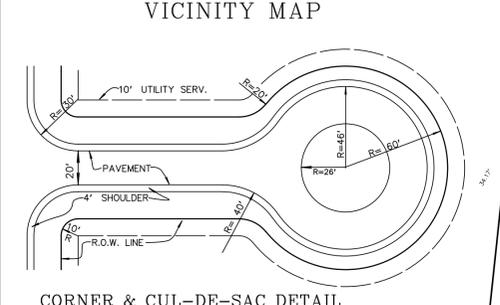
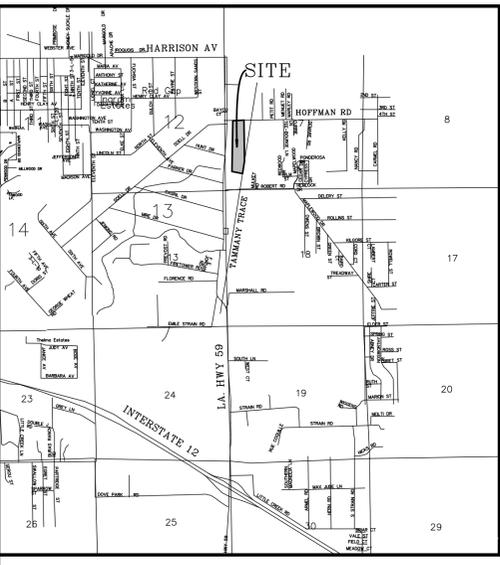
Bellevue Estates will construct a stormwater detention facility so the runoff leaving this site will be reduced by 25% from its natural condition.

Your kind attention to review this matter is greatly appreciated.

Sincerely,

Kelly McHugh, PE, PLS

Cc://Paul Mayronne, Bobby Hurley, Brian Intravia  
845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611



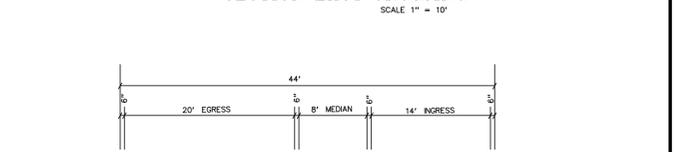
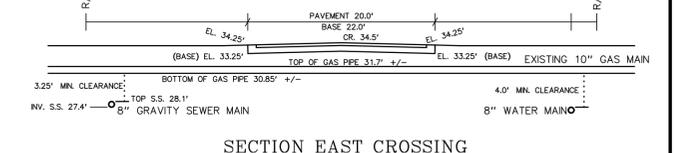
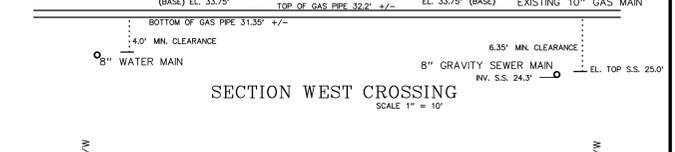
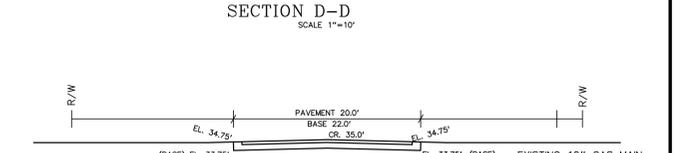
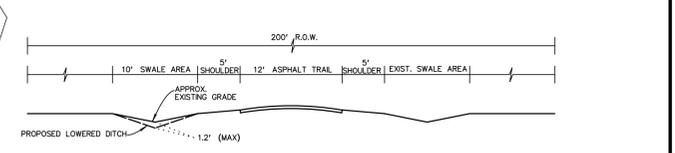
**CULVERT SCHEDULE**

| SIZE | LOT NUMBERS                                  |
|------|--|
| 12"  | 1-14, 21-36, 37 @ FRONT STREET, 44-73, 82-88 |
| 18"  | 15-20, 40-43, 74-81                          |
| 24"  | 37 @ SIDE STREET, 28, 39                     |

USE ARCH CULVERT WHEN DITCH DEPTH DOES NOT ALLOW ADEQUATE COVER FOR PIPE  
 ALL DRIVEWAY CULVERTS SHALL BE BCCSP, BCCSPA, RPVCCP, RCP OR RCPA  
 ALL CULVERTS IN THIS SUBDIVISION SHALL CONFORM TO THE LATEST DOTD STANDARDS  
 ALL METAL CULVERTS SHALL BE "ULTRA FLO" OR "HEL-COR-CL" OR ENGINEER APPROVED EQUAL.

**TARGET ELEVATIONS FOR DRIVEWAY CULVERTS**

| LOT # | LOCATION   | UPSTREAM | DOWNSTREAM |
|-------|------------|----------|------------|
| 001   |            | 30.00'   | 29.90'     |
| 002   |            | 29.90'   | 29.80'     |
| 003   |            | 30.60'   | 29.80'     |
| 004   |            | 31.30'   | 30.60'     |
| 005   |            | 32.00'   | 31.30'     |
| 006   |            | 33.00'   | 32.00'     |
| 007   |            | 33.30'   | 33.21'     |
| 008   |            | 33.21'   | 33.11'     |
| 009   |            | 33.11'   | 33.01'     |
| 010   |            | 33.01'   | 32.89'     |
| 011   |            | 32.89'   | 32.78'     |
| 012   |            | 32.78'   | 32.67'     |
| 013   |            | 32.67'   | 32.56'     |
| 014   |            | 32.56'   | 32.44'     |
| 015   |            | 32.44'   | 32.33'     |
| 016   |            | 32.33'   | 32.22'     |
| 017   |            | 32.22'   | 32.11'     |
| 018   |            | 32.11'   | 32.00'     |
| 019   |            | 32.00'   | 31.85'     |
| 020   | NORTH HALF | 31.85'   | 31.80'     |
| 021   | SOUTH HALF | 32.80'   | 32.30'     |
| 022   |            | 32.80'   | 32.47'     |
| 023   |            | 32.47'   | 32.14'     |
| 024   |            | 32.14'   | 31.90'     |
| 025   |            | 32.10'   | 31.90'     |
| 026   |            | 32.40'   | 32.70'     |
| 027   |            | 32.55'   | 32.40'     |
| 028   |            | 32.70'   | 32.70'     |
| 029   | WEST HALF  | 32.80'   | 32.80'     |
| 030   | EAST HALF  | 32.70'   | 32.70'     |
| 031   |            | 32.55'   | 32.40'     |
| 032   |            | 32.40'   | 32.10'     |
| 033   |            | 32.10'   | 32.00'     |
| 034   |            | 32.15'   | 31.75'     |
| 035   |            | 32.15'   | 32.15'     |
| 036   |            | 32.80'   | 32.80'     |
| 037   | FRONT SIDE | 31.50'   | 31.00'     |
| 038   |            | 30.63'   | 30.63'     |
| 039   |            | 30.40'   | 30.26'     |
| 040   |            | 31.54'   | 30.54'     |
| 041   |            | 30.76'   | 30.54'     |
| 042   |            | 30.97'   | 30.76'     |
| 043   |            | 31.19'   | 30.97'     |
| 044   |            | 31.82'   | 31.82'     |
| 045   |            | 31.83'   | 31.83'     |
| 046   |            | 32.05'   | 31.83'     |
| 047   |            | 32.26'   | 32.05'     |
| 048   |            | 32.48'   | 32.26'     |
| 049   |            | 32.80'   | 32.48'     |
| 050   |            | 32.80'   | 32.80'     |
| 051   |            | 32.80'   | 32.48'     |
| 052   |            | 32.80'   | 31.70'     |
| 053   |            | 31.70'   | 31.15'     |
| 054   |            | 31.15'   | 30.80'     |
| 055   |            | 31.50'   | 30.60'     |
| 056   |            | 32.00'   | 31.50'     |
| 057   |            | 32.00'   | 32.00'     |
| 058   |            | 30.60'   | 29.70'     |
| 059   |            | 29.85'   | 29.70'     |
| 060   |            | 30.00'   | 29.85'     |
| 061   | FRONT SIDE | 32.40'   | 31.72'     |
| 062   |            | 33.30'   | 32.40'     |
| 063   |            | 31.72'   | 31.51'     |
| 064   |            | 31.51'   | 30.90'     |
| 065   |            | 32.80'   | 31.00'     |
| 066   |            | 32.80'   | 32.65'     |
| 067   |            | 32.65'   | 32.25'     |
| 068   |            | 32.25'   | 32.25'     |
| 069   |            | 32.25'   | 32.08'     |
| 070   |            | 32.08'   | 31.90'     |
| 071   |            | 31.90'   | 31.64'     |
| 072   |            | 31.64'   | 31.38'     |
| 073   |            | 31.38'   | 31.12'     |
| 074   |            | 31.12'   | 30.86'     |
| 075   |            | 30.86'   | 30.60'     |
| 076   | FRONT SIDE | 30.60'   | 30.40'     |
| 077   | FRONT SIDE | 31.00'   | 30.50'     |
| 078   |            | 31.84'   | 31.85'     |
| 079   |            | 31.60'   | 31.00'     |
| 080   |            | 32.18'   | 32.08'     |
| 081   |            | 32.30'   | 32.18'     |
| 082   |            | 32.42'   | 32.30'     |
| 083   |            | 32.54'   | 32.42'     |
| 084   |            | 32.79'   | 32.67'     |
| 085   |            | 32.91'   | 32.79'     |
| 086   |            | 33.05'   | 32.91'     |
| 087   |            | 33.15'   | 33.05'     |
| 088   |            | 33.30'   | 33.15'     |



- NOTES:**
1. ALL STREET CULVERT SHALL BE REINFORCED CONCRETE PIPE ARCH (RCPA)
  2. ALL PRIVATE SIDE LOT DRAINAGE CULVERTS SHALL BE RIBBED POLYVINYL CHLORIDE (RPVCCP)
  3. 35.0' INDICATES TARGET ELEVATION FOR FINAL LOT GRADE
  4. BENCHMARK - "MAG" NAIL IN EDGE OF PAVEMENT ELEV. 50.12' MSL NAVD 88 (GEOID 12A)



**PAVING AND DRAINAGE PLAN**

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

| REVISIONS | DATE | DATE |
|-----------|------|------|
| 05-23-19  |      |      |
| 05-28-19  |      |      |

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

SCALE: 1" = 100' DATE: 05-14-19  
 DRAWN: DRJ JOB NO: 13-042  
 CHECKED: KJM DWG. NO:

# **MINOR SUBDIVISIONS**

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A Minor Subdivision of a 10.0 Acre Parcel of Land, into Parcels A, B & C, Section 9, T-6-S, R-12-E, St. Tammany Parish, Louisiana

Reference: A Survey Map by John Cummings, Dated 9-20-2007, #07015, (Based Bearings)

The P.O.B. is described as being N89°06'09"E-135.03'; N00°53'51"W-19.86'; N45°46'29"W-114.27'; N01°28'23"W-67.58'; S88°31'37"W-15.0'; N00°57'11"W-461.92'; N00°39'16"W-43.67' from the Section Corner common to Sections 8, 9, 16 & 17, T-6-S, R-12-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

CHAIRMAN OF PLANNING COMM.

DIR. DEPT. OF ENGINEERING

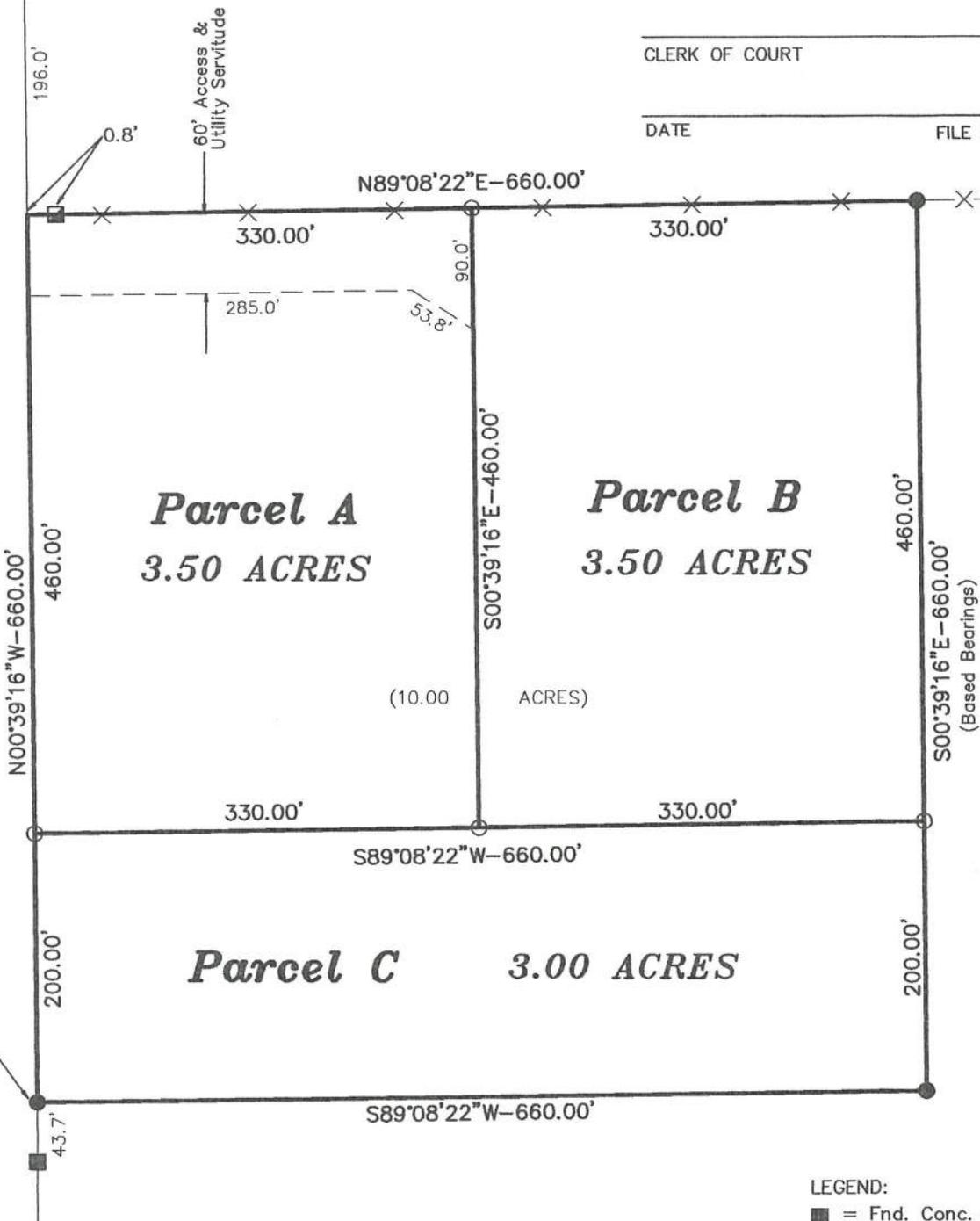
SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

**La. Hwy. #1083**



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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LX1.

LEGEND:

- = Fnd. Conc. Hwy. Mon
- = Fnd. 1/2" Iron Rod
- ▣ = Fnd. 1 1/4" Iron Pipe
- = Set 1/2" Iron Rod

—X— = Fence

Building Setback Lines must be verified prior to any construction

MAP PREPARED FOR **MELINDA JENKINS MEIER & JAMES G. MEIER**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 9, T-6-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

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

**LAND SURVEYING LLC**

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

CERTIFIED CORRECT

*Bruce M. Butler, III*  
BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 125'

DATE: 4-29-2019

NUMBER: 19321

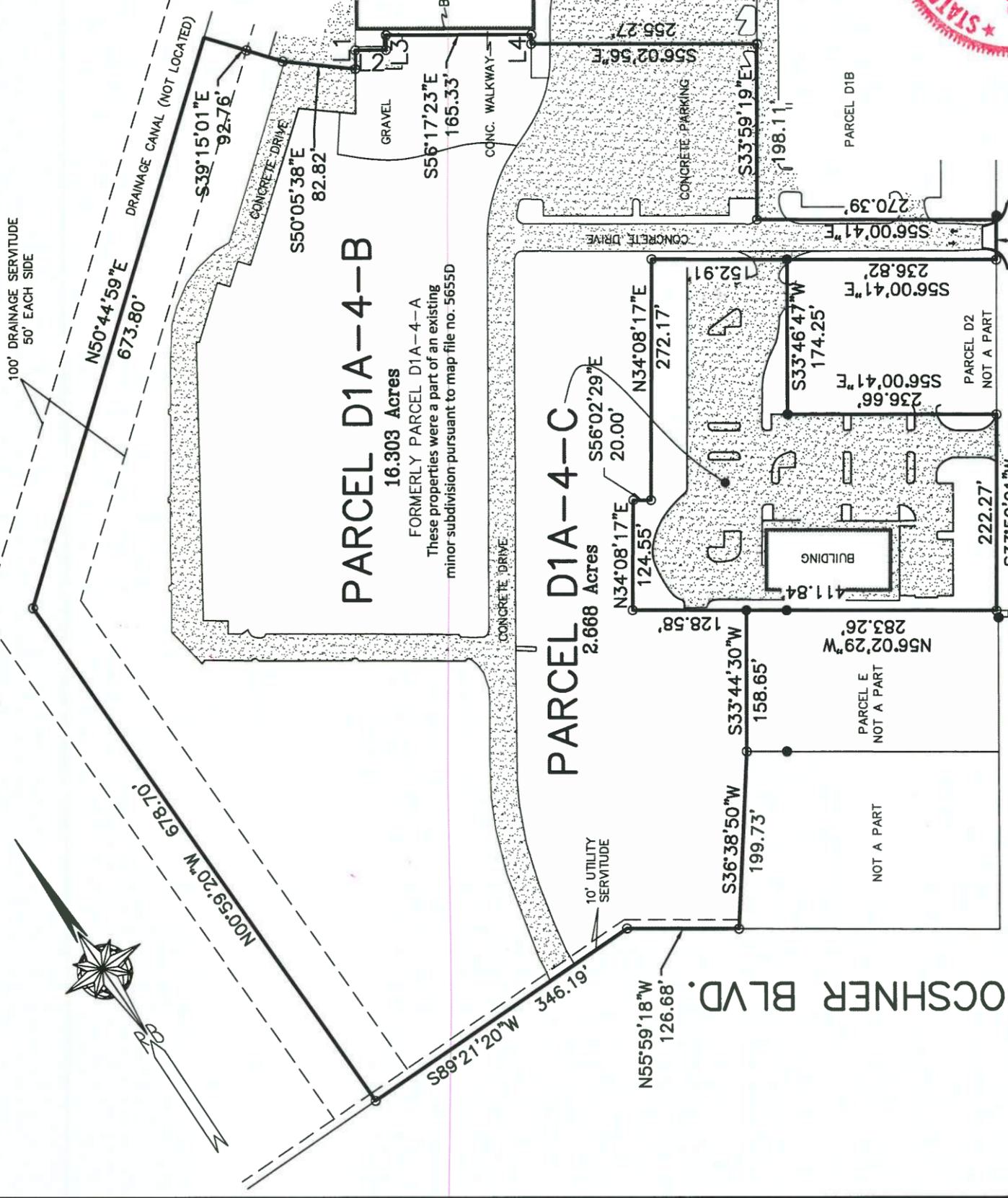


100' DRAINAGE SERVITUDE  
50' EACH SIDE

A Minor Subdivision of

**PARCEL D1A-4-A \* ZUPPARDO RETAIL SITES  
SEC. 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA**

**PARCEL D1A-4-B & PARCEL D1A-4-C  
INTO**



LINE TABLE

| LINE | BEARING     | DISTANCE |
|------|-------------|----------|
| L1   | N33°38'18"E | 21.20'   |
| L2   | S56°26'40"E | 34.94'   |
| L3   | N33°38'18"E | 16.74'   |
| L4   | S33°49'53"W | 10.54'   |

NOTE:  
ALL SERVITUDES NOT  
SHOWN HEREON

REFERENCE:  
1) A Minor Subdivision of parcel D1A  
Map File #: 5636A, Date Filed: 4-24-2017

- DENOTES 1/2" IRON ROD END UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON PIPE OR CROSS CUT TO BE SET

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

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

**Randall W. Brown & Associates, Inc.**  
Professional Land Surveyors  
Geodetic • Forensic • Consultants  
228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309  
E-MAIL: info@brownsurveys.com

Date: APRIL 25, 2019  
Survey No. 19235  
Project No. B12243

Scale: 1"=150'±  
Drawn By: RJB  
Revised:



APPROVED:

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

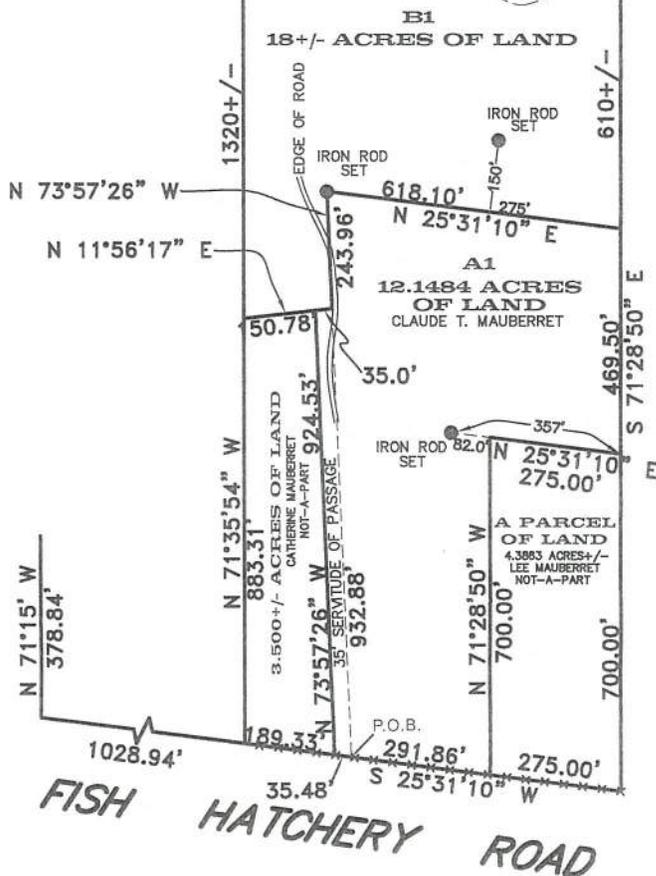
SURVEYED IN ACCORDANCE WITH THE LOUISIANA  
"APPLICABLE STANDARDS FOR PROPERTY BOUNDARY  
SURVEYS" FOR A CLASS C SURVEY.



SECTION 38, TOWNSHIP 8 SOUTH, RANGE 12 EAST.  
 A PARCEL OF LAND CONTAINING 6.5024 ACRES  
 IN ST TAMMANY PARISH, LA



**MINOR RESUBDIVISION OF  
 30+/- ACRES OF LAND  
 INTO PARCELS A1 AND B1**



APPROVAL:

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

**BOUNDARY SURVEY OF:**

LOTS: A1 AND B1  
 SECTION 38, TOWNSHIP 8 SOUTH,  
 RANGE 12 EAST  
 PARISH, LA: ST. TAMMANY

**ELEVATION NOTE:**

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE  
 FOLLOWING FLOOD ZONE, PER:  
 FIRM MAP DATED: 4/30/08  
 FLOOD ZONE: X  
 BASE FLOOD ELEVATION: N/A

**GENERAL NOTES**

NOTE: ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY  
 NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER  
 THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES  
 ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1  
 REFERENCE PLAN #1: A PLAN OF SURVEY BY J.V. BURKES & ASSOCIATES  
 DATED MAY 16, 1994.

THE SERVITUDES SHOWN ON THIS SURVEY 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 SURVEY.

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

THIS IS TO CERTIFY THAT THE PROPERTY  
 BOUNDARY SURVEY RECORDED HEREON WAS  
 MADE ON THE GROUND UNDER MY DIRECT  
 SUPERVISION, AND IS IN ACCORDANCE WITH  
 APPLICABLE STANDARDS OF PRACTICE FOR  
 PROFESSIONAL LAND SURVEYORS AS  
 STIPULATED IN LOUISIANA ADMINISTRATIVE  
 CODE TITLE: 46:LXI, CHAPTER 25 FOR A  
 CLASS "c" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF CLAUDE MAUBERRET

BY:

*C. Randall Dixon*



**KLS Group Inc.**

3D SCANNING & MODELING - ELEVATION CERTIFICATES  
 3313 Jurgens St. Metairie, LA 70002  
 P: 504-302-0991 F: 504-539-3712  
 INFO@KREBSLAYOUT.COM

Certified Worksheet

DATE: NOVEMBER 26, 2018

DRAWN BY: JWK

SCALE: 1" = 400'

CHECKED BY: CRD

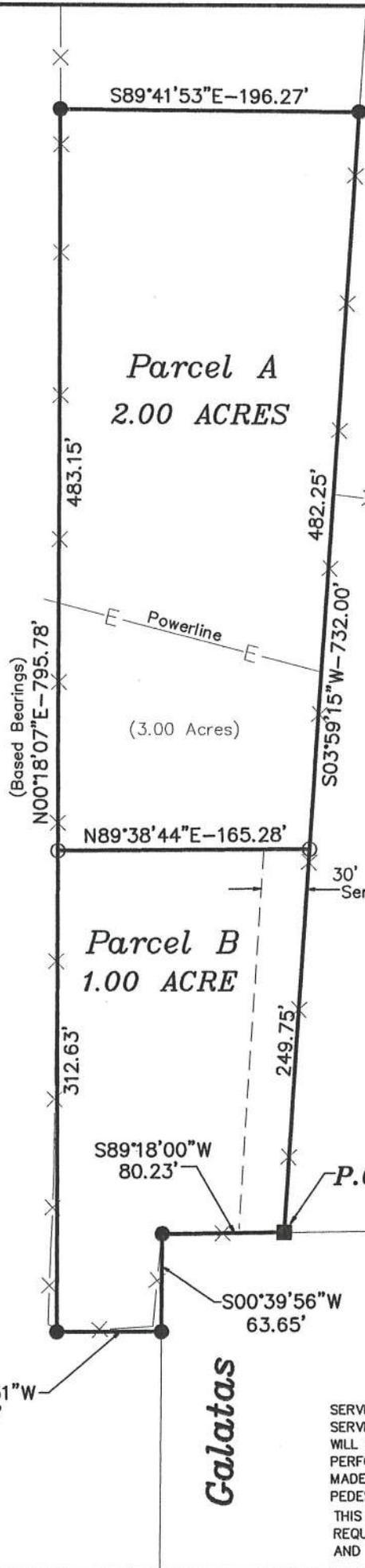
JOB #: 4484-18

SHEET #1 OF 1





(Acadian Country S/D)



FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

CHAIRMAN PLANNING COMM.

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of a 3.00 Acre Parcel of Land, into Parcels A & B, in Section 44, T-7-S, R-10-E, St. Tammany Parish, Louisiana

Reference: A Survey Map of Subject Property by Thomas Fontcuberta, Dated 8-5-2014, #514710, (Based Bearings)

Reference calls not shown

The P.O.B. is reported to be N89°19'E-1100.88'; South-3348.18'; S86°00'E-107.58'; N00°30'W-470.58'; N89°00'E-79.86' from the SW Corner of Section 14, T-7-S, R-10-E, St. Tammany Parish, Louisiana

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 1 1/4" Iron Pipe
- = Set 1/2" Iron Rod
- X— = Fence

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

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

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

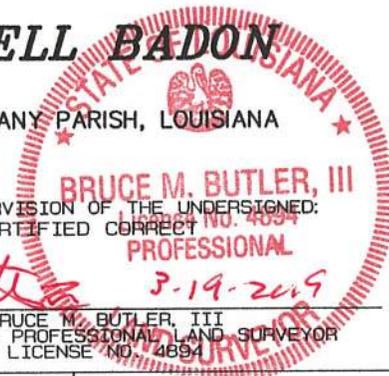
MAP PREPARED FOR **FREDERICK BADON, JR. & JONELL BADON**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 44, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

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

**LAND SURVEYING LLC**

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



*Bruce M. Butler, III*  
BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1" = 100'

DATE: 2-25-2019

NUMBER: 19242

# **RESUBDIVISION REVIEW**

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ORANGE STREET

15.48' CENTER OF SECTION 32 N88°39'22"W 348.82'

PEAR STREET (NOT CONSTRUCTED)

(A)

OAK STREET (ASPHALT)

LOT 26-A 0.671 ACRE  
LOT 26-B 0.547 ACRE

EXISTING 15' ACCESS EASEMENT

MOBILE HOME

POB

(B)

20' NORTH STREET (NOT CONSTRUCTED) 15' ORANGE STREET (NOT CONSTRUCTED)

307.0'

108.59'

N88°39'21"W

15.56'

S14°08'20"E

N88°39'22"W 1902.75'

PEACH STREET (NOT CONSTRUCTED)

REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
S88°39'21"E  
Astronomic North determined  
by Solar Observations.

SEC. 32  
SEC. 33



- LEGEND**
- ⊠ = FENCE CORNER POST FOUND
  - = 2" IRON PIPE FOUND
  - = 1/2" IRON PIPE FOUND
  - ⊙ = 1/2" IRON ROD FOUND
  - ⊗ = 1/2" IRON ROD SET
  - X- = FENCE

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.

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 COMPLYING DATA FOR THIS SURVEY.



PLAT PREPARED FOR:

Mary Landry

SCALE

1" = 100'

DATE:

5/10/2019

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.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR

A RESUBDIVISION OF A PORTION OF LOT 26 INTO LOTS 26-A & 26-B, CALOGNEVILLE SUBDIVISION, LOCATED IN SECTION 32, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS

503 N. JEFFERSON AVE.  
(985) 892-1549

COVINGTON, LA 70433

JOB NO.  
0055-A

**TENTATIVE SUBDIVISION  
REVIEW**

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**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 4, 2019)*

CASE NO.: 2019-1491-TP

PROPOSED SUBDIVISION NAME: Lakeshore Villages, Phase 7

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

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

SECTION: 35      WARD: 9  
TOWNSHIP: 9 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)  
    OTHER (PUD, Multi-family, commercial or industrial)

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

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

TOTAL ACRES IN DEVELOPMENT: 22.604

NUMBER OF LOTS: 111      TYPICAL LOT SIZE: 4,731 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: AH-EL. 1.0'

**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 May 29, 2019.

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

**General Comments:**

1. An updated Traffic Impact Analysis including Phase 7 of this development must be submitted and approved by St. Tammany Parish and LADOTD.
2. The request for inclusion of parking along Lakeshore Village South is currently under review and will require additional discussion between St. Tammany Parish and the Developer's Engineer.

**Tentative Plat:**

3. A restrictive covenant regarding the placement of driveways in proximity of street right-of-way intersections needs to be added to the Tentative Plat. Upon review of the revised plat, it appears that nine of the corner lots do not meet the St. Tammany Parish requirement for, "driveways on corners 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. As such, a waiver of the minimum driveway requirement needs to be granted for phase 7 of this development. In order to approve this waiver request 2/3rds majority vote of the full membership of commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

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*).

Revised drawings will not be accepted for review or placement in the packet prior to the June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

**RESTRICTIVE COVENANTS:**

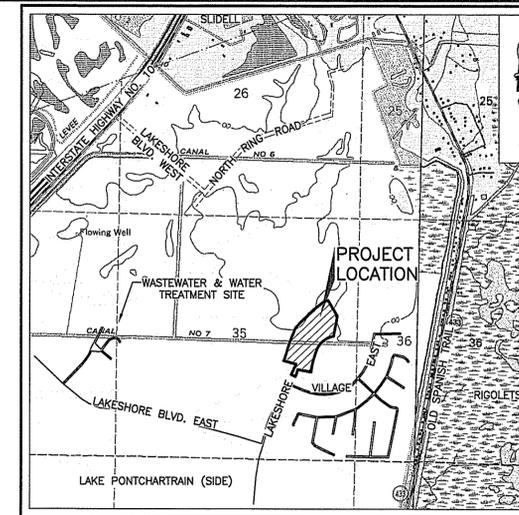
- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Department of Environmental Services of St. Tammany Parish. Whenever a subdivision is 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, including fences, is prohibited in all drainage easements/servitudes.
- 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.L.R.M. community panel 22520505350, 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.
- Vehicle access is only allowed to the dedicated private right of way parcel along the rear of all lots. No Driveway is to be allowed in front portion of lots and no driveway is to be allowed to directly connect to Lakeshore Village South Boulevard.
- The Community Development District will own and maintain all levees and pumps, lakes, subsurface drainage, road right of ways, and drainage servitudes.
- Only one dwelling unit per lot will be allowed.

**PLAT SHOWING TENTATIVE SUBDIVISION OF LAKESHORE VILLAGES (PHASE 7) LOCATED IN SECTION 35, TOWNSHIP 9 SOUTH - RANGE 14 EAST SLIDELL, ST. TAMMANY PARISH, LOUISIANA**

SECTION CORNER  
23 24  
26 25

(Owner/Owner Representative) Date  
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.



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

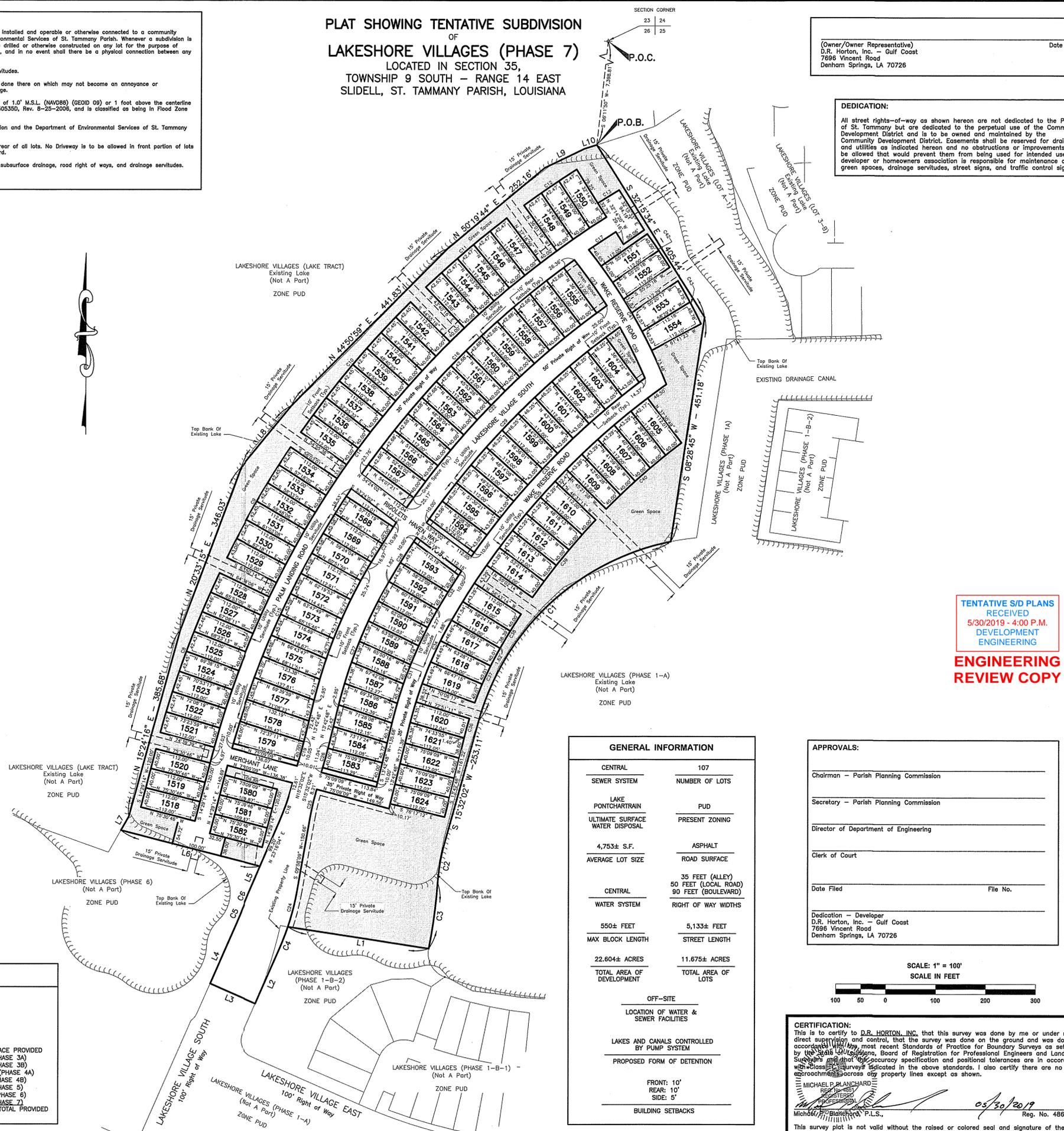
| CURVE | DELTA     | RADIUS    | LENGTH    | CHORD BEARING & DISTANCE  |
|-------|-----------|-----------|-----------|---------------------------|
| C1    | 63°04'08" | 500.00'   | 550.38'   | S 47°04'06" W - 523.01'   |
| C2    | 11°30'15" | 405.00'   | 81.32'    | S 09°46'54" W - 81.18'    |
| C3    | 07°00'55" | 1,095.00' | 134.07'   | S 07°32'14" W - 133.99'   |
| C4    | 05°18'24" | 500.00'   | 46.31'    | S 21°05'16" W - 46.29'    |
| C5    | 03°00'44" | 850.00'   | 44.69'    | N 22°14'06" E - 44.68'    |
| C6    | 02°32'20" | 500.00'   | 22.16'    | N 21°59'54" E - 22.15'    |
| C7    | 00°34'38" | 1,929.50' | 19.44'    | N 14°46'33" E - 19.44'    |
| C8    | 10°05'04" | 1,929.50' | 339.60'   | N 20°22'53" E - 339.17'   |
| C9    | 07°34'44" | 1,929.50' | 255.23'   | N 30°12'35" E - 255.04'   |
| C10   | 10°05'00" | 1,929.50' | 339.56'   | N 40°06'18" E - 339.13'   |
| C11   | 06°18'35" | 1,929.50' | 212.49'   | N 49°33'43" E - 212.38'   |
| C12   | 03°46'59" | 1,929.50' | 127.40'   | N 55°52'10" E - 127.37'   |
| C13   | 01°32'53" | 1,850.25' | 49.99'    | N 58°32'06" E - 49.99'    |
| C14   | 44°32'06" | 1,817.50' | 1,412.71' | N 36°45'17" E - 1,377.41' |
| C15   | 18°24'28" | 1,782.50' | 572.68'   | N 24°47'03" E - 570.22'   |
| C16   | 19°26'49" | 1,782.50' | 605.00'   | N 44°50'14" E - 602.10'   |
| C17   | 02°04'22" | 1,782.50' | 64.49'    | N 56°43'28" E - 64.49'    |
| C18   | 07°44'22" | 500.00'   | 67.49'    | N 19°24'03" E - 67.44'    |
| C19   | 03°31'46" | 975.00'   | 60.06'    | N 15°28'41" E - 60.05'    |
| C20   | 16°16'02" | 1,000'    | 283.92'   | N 21°50'49" E - 282.97'   |
| C21   | 03°49'56" | 1,670.50' | 111.73'   | N 31°53'48" E - 111.71'   |
| C22   | 18°31'36" | 1,670.50' | 540.16'   | N 44°47'31" E - 537.81'   |
| C23   | 06°14'55" | 1,027.50' | 112.06'   | S 35°35'21" E - 112.00'   |
| C24   | 08°27'55" | 500.00'   | 73.87'    | N 14°12'06" E - 73.81'    |
| C25   | 05°33'53" | 500.00'   | 48.56'    | N 12°45'05" E - 48.54'    |
| C26   | 03°24'45" | 1,025.00' | 61.05'    | N 15°25'11" E - 61.04'    |
| C27   | 16°16'02" | 950.00'   | 269.72'   | N 21°50'49" E - 268.82'   |
| C28   | 03°44'46" | 1,620.50' | 105.95'   | N 31°51'13" E - 105.93'   |
| C29   | 01°28'14" | 1,620.50' | 550.69'   | N 44°42'02" E - 548.04'   |
| C30   | 06°20'01" | 1,027.50' | 113.58'   | S 26°30'05" E - 113.52'   |
| C31   | 16°16'02" | 838.00'   | 237.92'   | N 21°50'49" E - 237.13'   |
| C32   | 03°31'57" | 1,508.50' | 93.01'    | N 31°44'49" E - 92.99'    |
| C33   | 18°54'46" | 1,508.50' | 497.94'   | N 44°18'01" E - 495.68'   |
| C34   | 16°16'02" | 803.00'   | 227.99'   | N 21°50'49" E - 227.22'   |
| C35   | 23°02'05" | 1,473.50' | 592.40'   | N 41°29'53" E - 588.42'   |
| C36   | 03°28'01" | 691.00'   | 41.41'    | N 15°25'49" E - 41.40'    |
| C37   | 10°05'07" | 691.00'   | 121.63'   | N 24°56'17" E - 121.48'   |
| C38   | 03°17'56" | 1,361.50' | 78.39'    | N 31°37'48" E - 78.38'    |
| C39   | 08°25'01" | 1,361.50' | 200.01'   | N 39°10'17" E - 199.83'   |
| C40   | 08°25'01" | 1,361.50' | 200.01'   | N 48°51'02" E - 199.83'   |
| C41   | 16°46'30" | 1,062.50' | 311.08'   | S 30°11'57" E - 309.97'   |
| C42   | 03°54'09" | 1,174.50' | 80.00'    | S 34°16'12" E - 79.98'    |
| C43   | 04°45'29" | 1,174.50' | 97.53'    | N 28°23'43" E - 97.51'    |

| LINE | BEARING       | LENGTH  |
|------|---------------|---------|
| L1   | N 81°16'28" W | 285.10' |
| L2   | S 23°44'28" W | 120.55' |
| L3   | N 66°15'32" W | 100.00' |
| L4   | N 23°44'28" E | 128.04' |
| L5   | N 16°00'25" E | 60.19'  |
| L6   | N 75°30'46" W | 288.73' |
| L7   | N 29°41'08" E | 31.21'  |
| L8   | N 39°27'20" E | 158.84' |
| L9   | N 64°21'30" E | 86.67'  |
| L10  | N 72°22'03" E | 26.84'  |

**OPEN/GREEN SPACE CALCULATIONS (PHASE 7)**

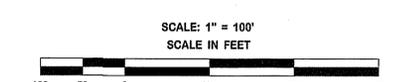
OPEN/GREEN SPACE REQUIRED  
87,004 ACRES  
X 0.25 S.F. OPEN/GREENSPACE  
21,751 ACRES REQUIRED  
(= 947,484 ± S.F.)

| OPEN/GREEN SPACE REQUIRED                    | OPEN/GREEN SPACE PROVIDED    |
|--|------------------------------|
| 3,062 ACRES (PHASE 3A)                       | 3,318 ACRES (PHASE 3A)       |
| 2,806 ACRES (PHASE 3B)                       | 0,770 ACRES (PHASE 3B)       |
| 38,493 ACRES (PHASE 4A)                      | 439,779 ACRES (PHASE 4A)     |
| 1,779 ACRES (PHASE 4B)                       | 1,289 ACRES (PHASE 4B)       |
| 3,863 ACRES (PHASE 5)                        | 0,857 ACRES (PHASE 5)        |
| 21,751 ACRES (PHASE 6)                       | 13,334 ACRES (PHASE 6)       |
| 5,651 ACRES (PHASE 7)                        | 5,905 ACRES (PHASE 7)        |
| 77,205 ACRES TOTAL OPEN/GREEN SPACE REQUIRED | 465,052 ACRES TOTAL PROVIDED |



| GENERAL INFORMATION                        |  |
|--|--|
| CENTRAL SEWER SYSTEM                       | 107 NUMBER OF LOTS   |
| LAKE PONCHARTRAIN                          | PUD  |
| ULTIMATE SURFACE WATER DISPOSAL            | PRESENT ZONING   |
| 4,753± S.F.                                | ASPHALT ROAD SURFACE   |
| AVERAGE LOT SIZE                           | 35 FEET (ALLEY)<br>50 FEET (LOCAL ROAD)<br>90 FEET (BOULEVARD) |
| CENTRAL WATER SYSTEM                       | RIGHT OF WAY WIDTHS  |
| 550± FEET                                  | 5,133± FEET  |
| MAX BLOCK LENGTH                           | STREET LENGTH  |
| 22,804± ACRES                              | 11,675± 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: 10'                                 |  |
| REAR: 10'                                  |  |
| SIDE: 5'                                   |  |
| BUILDING SETBACKS                          |  |

| APPROVALS:  |          |
|---|----------|
| Chairman - Parish Planning Commission   |          |
| Secretary - Parish Planning Commission  |          |
| Director of Department of Engineering   |          |
| Clerk of Court  |          |
| Date Filed  | File No. |
| Dedication - Developer<br>D.R. Horton, Inc. - Gulf Coast<br>7696 Vincent Road<br>Denham Springs, LA 70726 |          |



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

MICHAEL P. BLANCHARD  
Registered Professional Engineer  
No. 4861  
05/30/2019  
Reg. No. 4861

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

- NOTES:**
- Zoning: (PUD Planned Unit Development) Zoning information acquired from <http://slp.gov.org/departments/planning> accessed on August 1, 2017. Setback lines and zoning information shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
  - 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 C4GNRTM 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 22520505350 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 MWN 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.
  - The community Development District will own and maintain all green spaces, street lights, traffic control signs, and bench posts.
  - Site T.B.M.'s (Temporary Bench Marks): #1 - (T.B.M. #5-Control Exhibit) 3/4" Iron Rod @ 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 @ 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 1 OF 2**  
(SEE SHEET 2 FOR TYPICAL SECTIONS & 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            | REVISION DESCRIPTION         | INT.                                    |
|-----------------|------------------------------|---|
| DRAWN BY: APR   | CHECKED BY: APR              | APPROVED BY: MPB                        |
| FIELD BOOK: 350 | FIELD WORK COMPLETED ON: TBD | ALS FILE: 2017/17-184s/17-184sP7 TP.dwg |

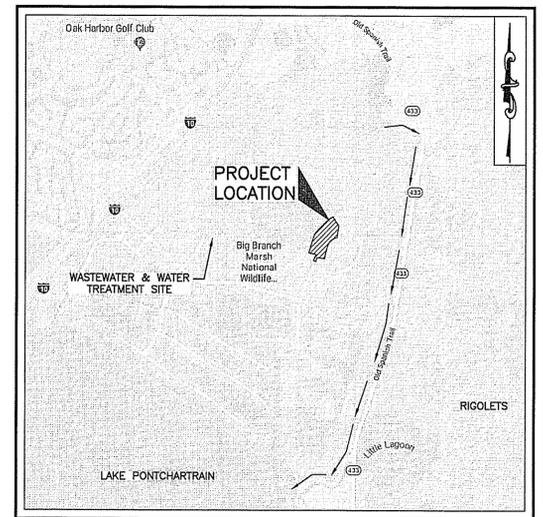
PLAT SHOWING TENTATIVE SUBDIVISION  
OF  
**LAKESHORE VILLAGES (PHASE 7)**  
LOCATED IN SECTION 35,  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
SLIDELL, ST. TAMMANY PARISH, LOUISIANA

(Owner/Owner Representative)  
D.R. Horton, Inc. - Gulf Coast  
7896 Vincant Road  
Denham Springs, LA 70726

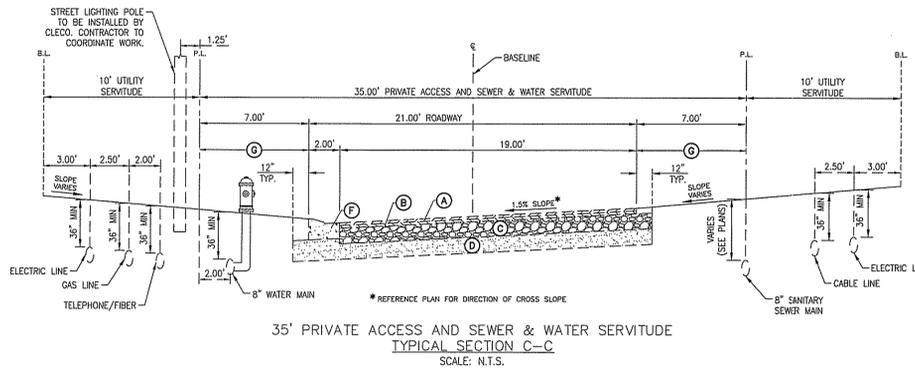
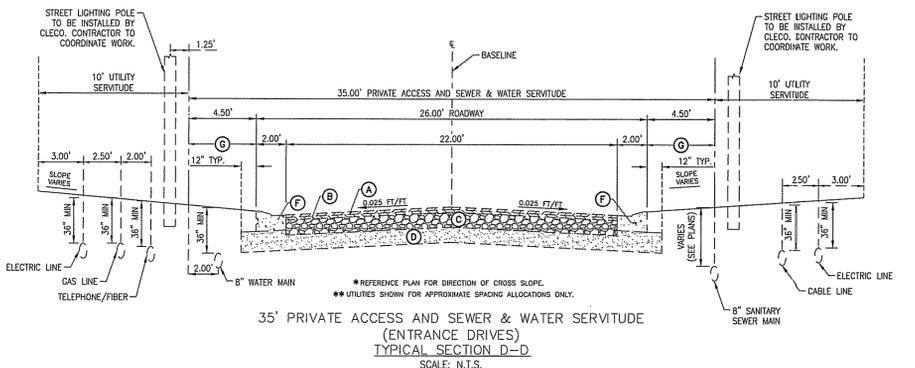
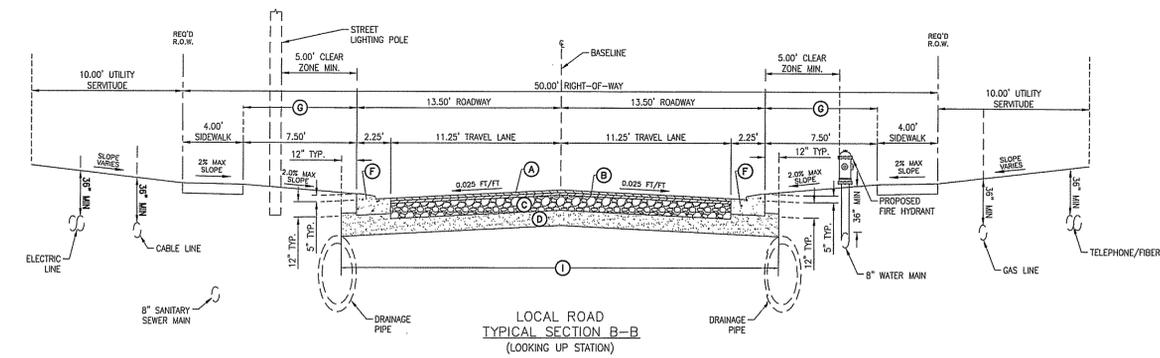
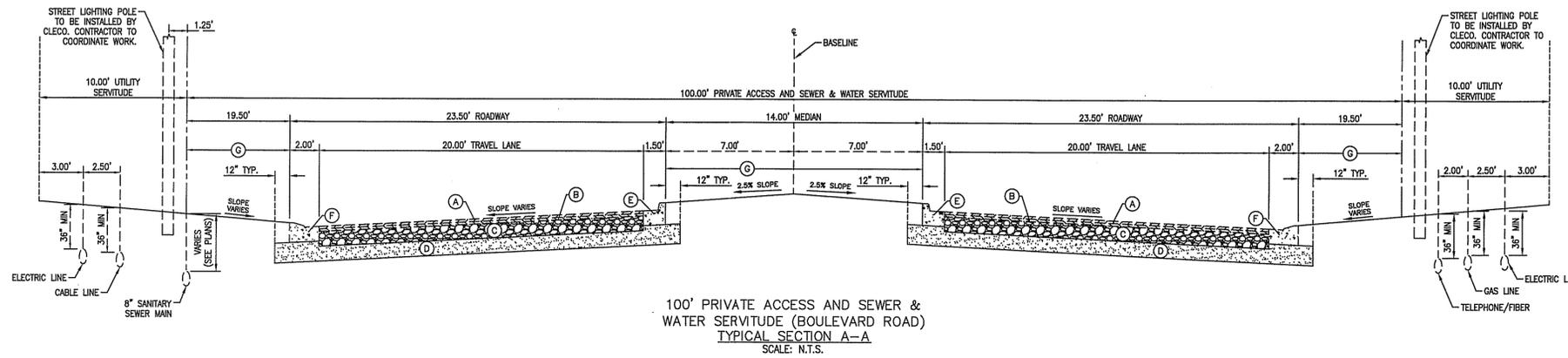
Date \_\_\_\_\_

**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



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

**LEGEND:**

- (A) 2" ASPHALTIC CONCRETE WEARING COURSE
- (B) 2" ASPHALTIC CONCRETE BINDER COURSE
- (C) 12" CEMENT STABILIZED BASE (10% BY VOLUME)  
95% COMPACTION PER ASTM D-698 (REF. NOTE 2)
- (D) COMPACTED AND PROOF ROLLED SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT TO 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698. (REF. NOTE 3)
- (E) CONCRETE BARRIER CURB AND GUTTER (REF. DETAILS)
- (F) CONCRETE MOUNTABLE CURB AND GUTTER (REF. DETAILS)
- (G) HYDROSEED WITH STRAW OR SOD DISTURBED AREAS (WITHIN LIMITS OF CONSTRUCTION)

**NOTES:**

1. 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.
  2. CONTRACTOR MAY UTILIZE 12" A-4 SUB-BASE IN LIEU OF SOIL CEMENT IN AREAS WHERE SOIL CEMENT CANNOT MEET PROJECT SPECIFICATIONS. A-4 SUB-BASE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, ST. TAMMANY PARISH CODE OF ORDINANCES, AND SUB-SECTION 1003 OF THE LSSRB. THE BASE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698.
  3. BASED ON THE GEOTECHNICAL REPORT PREPARED BY SOUTHERN EARTH SCIENCES DATED JULY 26, 2018, 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.

**APPROVALS:**

|   |                |
|---|----------------|
| Chairman - Parish Planning Commission   | _____          |
| Secretary - Parish Planning Commission  | _____          |
| Director of Department of Engineering   | _____          |
| Clerk of Court  | _____          |
| Date Filed  | File No. _____ |
| Dedication - Developer<br>D.R. Horton, Inc. - Gulf Coast<br>7896 Vincant Road<br>Denham Springs, LA 70726 |                |

**LEGAL DESCRIPTION - LAKESHORE VILLAGES (PHASE 7)**

A certain tract or parcel of land designated as the LAKESHORE VILLAGES (PHASE 7) containing 22.604 Acres or 984,830 sq. ft. located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

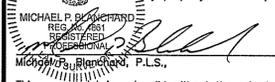
Commencing at a point being the intersection common to Sections 23, 24, 25 & 26, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C.," Then, South 06 degrees 11 minutes 50 seconds West a distance of 7,398.81 feet to a point, said point being the "POINT OF BEGINNING" and labeled "P.O.B.,"

Then, South 32 degrees 15 minutes 34 seconds East a distance of 405.44 feet to a point;  
Then, South 08 degrees 28 minutes 45 seconds West a distance of 451.18 feet to a point;  
Then, along a curve to the left having a delta of 63 degrees 04 minutes 08 seconds, a radius of 500.00 feet, an arc length of 550.38 feet and a chord bearing of South 47 degrees 04 minutes 05 seconds West a distance of 523.01 feet to a point;  
Then, South 15 degrees 32 minutes 02 seconds West a distance of 253.11 feet to a point;  
Then, along a curve to the left having a delta of 11 degrees 30 minutes 15 seconds, a radius of 405.00 feet, an arc length of 81.32 feet and a chord bearing of South 09 degrees 46 minutes 54 seconds West a distance of 81.18 feet to a point;  
Then, along a curve to the right having a delta of 07 degrees 00 minutes 55 seconds, a radius of 1,095.00 feet, an arc length of 134.07 feet and a chord bearing of South 07 degrees 32 minutes 14 seconds West a distance of 133.99 feet to a point;  
Then, North 81 degrees 16 minutes 28 seconds West a distance of 285.10 feet to a point;  
Then, along a curve to the right having a delta of 05 degrees 18 minutes 24 seconds, a radius of 500.00 feet, an arc length of 46.31 feet and a chord bearing of South 21 degrees 05 minutes 16 seconds West a distance of 46.29 feet to a point;  
Then, South 23 degrees 44 minutes 28 seconds West a distance of 120.55 feet to a point;  
Then, North 66 degrees 15 minutes 32 seconds East a distance of 100.00 feet to a point;  
Then, North 23 degrees 44 minutes 28 seconds East a distance of 128.04 feet to a point;  
Then, along a curve to the left having a delta of 03 degrees 00 minutes 44 seconds, a radius of 850.00 feet, an arc length of 44.69 feet and a chord bearing of North 22 degrees 14 minutes 06 seconds East a distance of 44.68 feet to a point;  
Then, along a curve to the right having a delta of 02 degrees 32 minutes 20 seconds, a radius of 500.00 feet, an arc length of 22.15 feet and a chord bearing of North 21 degrees 59 minutes 54 seconds East a distance of 22.15 feet to a point;  
Then, North 16 degrees 00 minutes 25 seconds East a distance of 60.19 feet to a point;  
Then, North 75 degrees 30 minutes 46 seconds West a distance of 288.73 feet to a point;  
Then, North 29 degrees 41 minutes 08 seconds East a distance of 31.21 feet to a point;  
Then, North 15 degrees 24 minutes 16 seconds East a distance of 395.68 feet to a point;  
Then, North 20 degrees 33 minutes 15 seconds East a distance of 346.03 feet to a point;  
Then, North 39 degrees 27 minutes 20 seconds East a distance of 158.84 feet to a point;  
Then, North 44 degrees 50 minutes 59 seconds East a distance of 441.83 feet to a point;  
Then, North 50 degrees 19 minutes 44 seconds East a distance of 252.16 feet to a point;  
Then, North 84 degrees 21 minutes 30 seconds East a distance of 86.57 feet to a point;  
Then, North 72 degrees 22 minutes 03 seconds East a distance of 26.84 feet to the "POINT OF BEGINNING".

**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 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 the standards indicated in the above standards. I also certify there are no visible encroachments or other property lines except as shown.

  
MICHAEL P. DUPLANTIS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
Michael P. Duplantis, P.L.S., Reg. No. 4861

05/30/2017

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

| DATE            | REVISION DESCRIPTION         | INT.                                   |
|-----------------|------------------------------|--|
| DRAWN BY: APR   | CHECKED BY: APR              | APPROVED BY: MPB                       |
| FIELD BOOK: 350 | FIELD WORK COMPLETED ON: T80 | ALS FILE: 2017/17-184/17-1645P7 TP.dwg |

**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 4, 2019)*

CASE NO.: 2019-1492-TP

PROPOSED SUBDIVISION NAME: Lakeshore Villages, Phase 6

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

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

SECTION: 35      WARD: 9  
TOWNSHIP: 9 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)  
    OTHER (PUD, Multi-family, commercial or industrial)

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

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

TOTAL ACRES IN DEVELOPMENT: 87.004

NUMBER OF LOTS: 354      TYPICAL LOT SIZE: 7,134 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: AH-EL. 1.0'

**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 May 29, 2019.

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

**General Comments:**

1. An updated Traffic Impact Analysis including Phase 6 of this development must be submitted and approved by St. Tammany Parish and LADOTD.

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*).

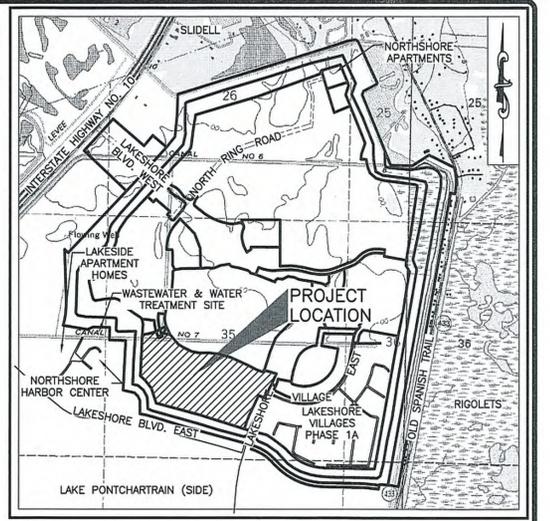
Revised drawings will not be accepted for review or placement in the packet prior to the June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

TENTATIVE PLANS  
RECEIVED  
5/30/2019 - 10:00 A.M.  
DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY**

**PLAT SHOWING TENTATIVE SUBDIVISION  
OF  
LAKESHORE VILLAGES (PHASE 6)**  
LOCATED IN SECTION 35,  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
SLIDELL, 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(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, 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 on which may not become an annoyance or nuisance to the neighborhood, particularly the use of lots as dumps 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) (GEOID 08) or 1 foot above the centerline of the road, whichever is greater. This subdivision is in F.I.R.M. community panel 225-0000000, Rev. 8-05-2006, 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 plat. (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 6 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.
  - Home builder is responsible for the construction of the sidewalk along the lots.

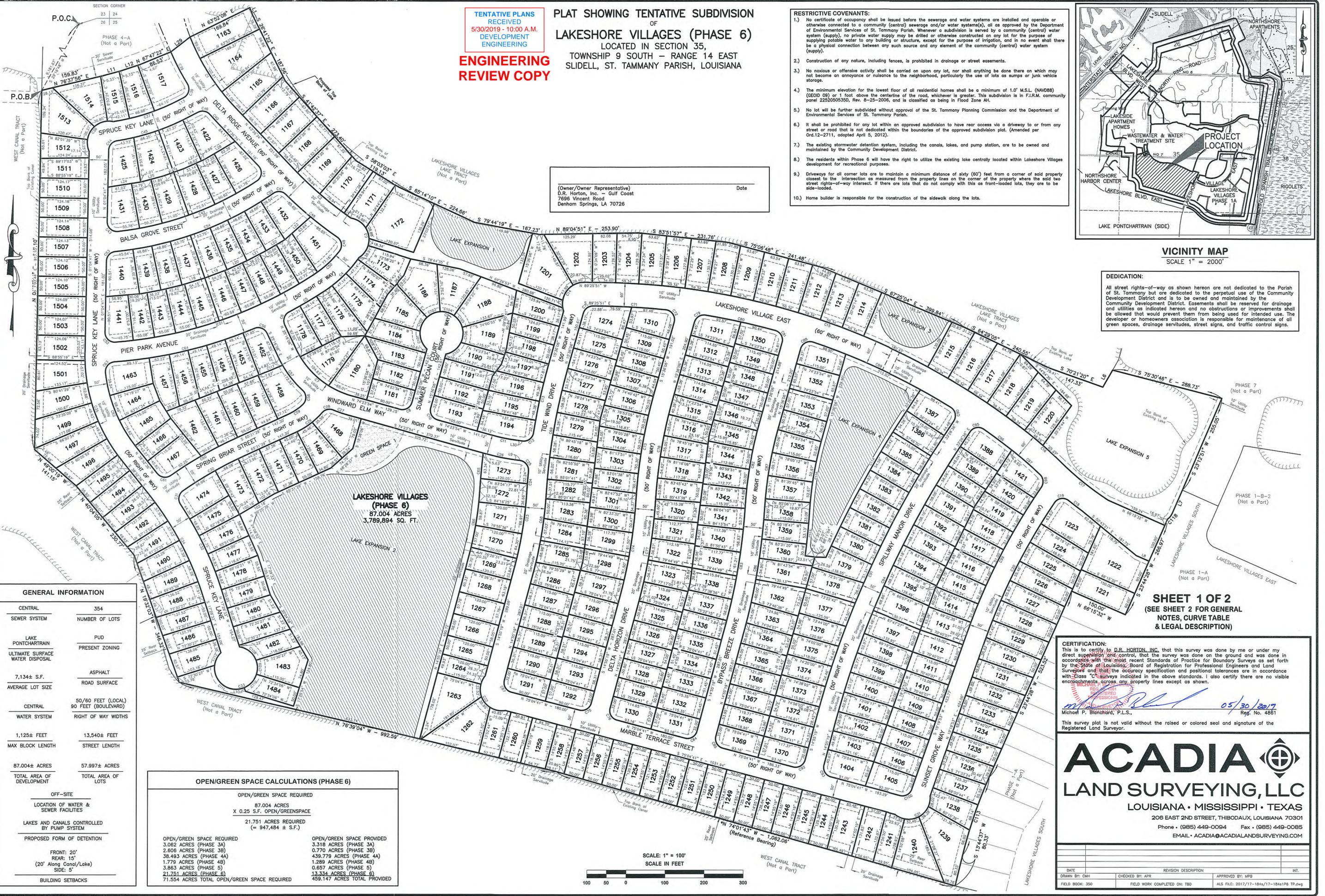


(Owner/Owner Representative)  
D.R. Horton, Inc. - Gulf Coast  
7695 Vincent Road  
Denham Springs, LA 70726

Date \_\_\_\_\_

**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.



**GENERAL INFORMATION**

|                                 |                     |
|---------------------------------|---------------------|
| CENTRAL                         | 354                 |
| SEWER SYSTEM                    | NUMBER OF LOTS      |
| LAKE PONTCHARTRAIN              | PUD                 |
| ULTIMATE SURFACE WATER DISPOSAL | PRESENT ZONING      |
| 7.134± S.F.                     | ASPHALT             |
| AVERAGE LOT SIZE                | ROAD SURFACE        |
| CENTRAL                         | 50/60 FEET (LOCAL)  |
| WATER SYSTEM                    | 90 FEET (BOULEVARD) |
|                                 | RIGHT OF WAY WIDTHS |
| 1.125± FEET                     | 13,540± FEET        |
| MAX BLOCK LENGTH                | STREET LENGTH       |
| 87.004± ACRES                   | 57.997± 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 Canal/Lake)  
SIDE: 5'

BUILDING SETBACKS

**OPEN/GREEN SPACE CALCULATIONS (PHASE 6)**

|                             |                    |
|-----------------------------|--------------------|
| OPEN/GREEN SPACE REQUIRED   | 87.004 ACRES       |
| X 0.25 S.F. OPEN/GREENSPACE |                    |
| 21.751 ACRES REQUIRED       | (= 947,484 ± S.F.) |

|  |                              |
|--|------------------------------|
| OPEN/GREEN SPACE PROVIDED                    | 3.062 ACRES (PHASE 3A)       |
|  | 2.606 ACRES (PHASE 3B)       |
|  | 38.493 ACRES (PHASE 4A)      |
|  | 1.779 ACRES (PHASE 4B)       |
|  | 3.863 ACRES (PHASE 5)        |
|  | 21.781 ACRES (PHASE 6)       |
| 71.584 ACRES TOTAL OPEN/GREEN SPACE REQUIRED | 459.147 ACRES TOTAL PROVIDED |

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

**CERTIFICATION:**

This is to certify to D.E. 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 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*  
Michael P. Blanchard, P.L.S., Reg. No. 4681  
05/30/2019

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

**ACADIA**

**LAND SURVEYING, LLC**

LOUISIANA • MISSISSIPPI • TEXAS

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

|                 |                              |  |
|-----------------|------------------------------|--|
| DATE            | REVISION DESCRIPTION         | INT.                                     |
| DRAWN BY: CMH   | CHECKED BY: APR              | APPROVED BY: MPB                         |
| FIELD BOOK: 350 | FIELD WORK COMPLETED ON: TBD | ALS FILE: 2017/17-184s/17-184s1P8 TP.dwg |

**PLAT SHOWING TENTATIVE SUBDIVISION  
OF  
LAKESHORE VILLAGES (PHASE 6)  
LOCATED IN SECTION 35,  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
SLIDELL, ST. TAMMANY PARISH, LOUISIANA**

**NOTE:**

\* CONTRACTOR MAY UTILIZE ALTERNATIVE LADTD APPROVED CLASS II BASE COURSE 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 LSSRB (2006 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 INVESTIGATION AND TESTING PERFORMED BY PREMIER GEOTECH AND TESTING, 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.

**NOTES:**

1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADTD 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.

**LEGEND LOCAL ROAD SECTION:**

- (A) 2" TYPE III ASPHALTIC CONCRETE WEARING COURSE (LEVEL 2)
- (B) 2" TYPE III ASPHALTIC CONCRETE BINDER COURSE (LEVEL 2)
- (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) 8" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 15" WIDE MOUNTABLE CURB.
- (F) 6" HIGH BARRIER CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 6" WIDE BARRIER CURB.
- (G) HYDROSEED WITH STRAW OR SOD DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN (WITHIN LIMITS OF CONSTRUCTION).
- (H) GENERAL EXCAVATION

**LEGEND BOULEVARD ROAD SECTION:**

- (A) 2" TYPE III ASPHALTIC CONCRETE WEARING COURSE
- (B) 3" 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) 6" HIGH BARRIER CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 6" BARRIER CURB.
- (F) 6" HIGH BARRIER CONCRETE CURB AND GUTTER WITH 21" GUTTER AND 6" BARRIER CURB.
- (G) HYDROSEED WITH STRAW OR SOD DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN (WITHIN LIMITS OF CONSTRUCTION).
- (H) GENERAL EXCAVATION

**LEGAL DESCRIPTION - LAKESHORE VILLAGES (PHASE 6)**

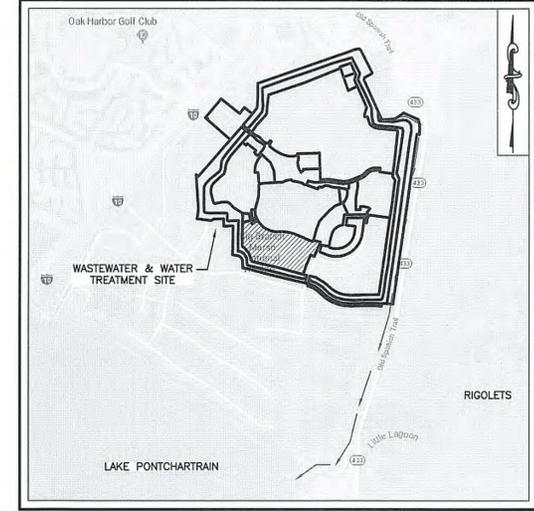
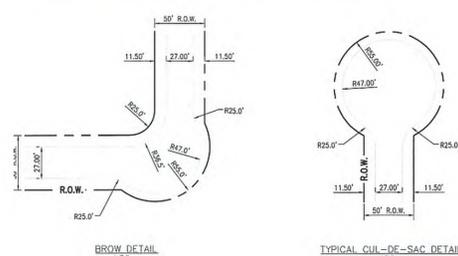
A certain tract or parcel of land designated as the LAKESHORE VILLAGES (PHASE 6) Containing 87,004 Acres or 3,789,894 sq. ft. located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

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 29 degrees 16 minutes 48 seconds West a distance of 9,181.67 feet to a point; said point being the "POINT OF BEGINNING" and labeled "P.O.B.,"

Then, North 76 degrees 37 minutes 58 seconds East a distance of 159.83 feet to a point;  
Then, North 74 degrees 54 minutes 38 seconds East a distance of 49.44 feet to a point;  
Then, North 71 degrees 36 minutes 48 seconds East a distance of 48.95 feet to a point;  
Then, North 67 degrees 47 minutes 22 seconds East a distance of 86.53 feet to a point;  
Then, North 52 degrees 25 minutes 04 seconds East a distance of 62.02 feet to a point;  
Then, North 63 degrees 52 minutes 08 seconds East a distance of 169.84 feet to a point;  
Then, South 20 degrees 51 minutes 51 seconds East a distance of 20.16 feet to a point;  
Then, South 26 degrees 41 minutes 22 seconds East a distance of 187.56 feet to a point;  
Then, South 41 degrees 42 minutes 37 seconds East a distance of 273.40 feet to a point;  
Then, South 38 degrees 03 minutes 03 seconds East a distance of 119.33 feet to a point;  
Then, South 65 degrees 14 minutes 10 seconds East a distance of 224.66 feet to a point;  
Then, South 79 degrees 44 minutes 19 seconds East a distance of 187.23 feet to a point;  
Then, North 89 degrees 04 minutes 51 seconds East a distance of 253.90 feet to a point;  
Then, South 58 degrees 03 minutes 03 seconds East a distance of 231.76 feet to a point;  
Then, South 73 degrees 06 minutes 48 seconds East a distance of 241.48 feet to a point;  
Then, South 67 degrees 25 minutes 04 seconds East a distance of 399.84 feet to a point;  
Then, South 64 degrees 29 minutes 05 seconds East a distance of 240.55 feet to a point;  
Then, South 70 degrees 21 minutes 20 seconds East a distance of 147.33 feet to a point;  
Then, North 29 degrees 41 minutes 08 seconds East a distance of 50.51 feet to a point;  
Then, South 75 degrees 30 minutes 46 seconds East a distance of 288.73 feet to a point;  
Then, South 23 degrees 12 minutes 51 seconds West a distance of 255.05 feet to a point;  
Then, South 76 degrees 21 minutes 20 seconds West a distance of 75.43 feet to a point;  
Then, along a curve to the left having a delta of 30 degrees 59 minutes 33 seconds, a radius of 35.01 feet, an arc length of 18.94 feet and a chord bearing of South 39 degrees 14 minutes 33 seconds West a distance of 18.71 feet to a point;  
Then, South 23 degrees 44 minutes 28 seconds West a distance of 266.97 feet to a point;  
Then, North 66 degrees 15 minutes 32 seconds West a distance of 150.00 feet to a point;  
Then, South 23 degrees 44 minutes 28 seconds West a distance of 523.52 feet to a point;  
Then, along a curve to the left having a delta of 09 degrees 59 minutes 47 seconds, a radius of 1210.15 feet, an arc length of 211.13 feet and a chord bearing of South 18 degrees 44 minutes 32 seconds West a distance of 210.86 feet to a point;  
Then, South 13 degrees 44 minutes 37 seconds West a distance of 80.33 feet to a point;  
Then, North 74 degrees 01 minutes 43 seconds West a distance of 1,062.06 feet to a point;  
Then, North 76 degrees 39 minutes 04 seconds West a distance of 992.59 feet to a point;  
Then, North 19 degrees 32 minutes 03 seconds West a distance of 346.32 feet to a point;  
Then, North 40 degrees 04 minutes 05 seconds West a distance of 346.32 feet to a point;  
Then, North 49 degrees 00 minutes 19 seconds West a distance of 141.15 feet to a point;  
Then, North 01 degrees 03 minutes 44 seconds East a distance of 917.10 feet to the "POINT OF BEGINNING".

**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**

**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, LeMeux 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, 2006, for Map Community Panel Number 2250205035D 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 MWN 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, pump 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 52  
(SEE SHEET 1 FOR SURVEY PLAT & RESTRICTIVE COVENANTS)**

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

**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 the Standards of Practice for Boundary Surveys as set forth above. I also certify there are no visible encroachments across any property lines except as shown.

MICHAEL P. BIANCHARD  
REGISTERED PROFESSIONAL LAND SURVEYOR  
05/30/2019  
Reg. No. 4861

|                 |                              |   |      |
|-----------------|------------------------------|---|------|
| DATE            | REVISION DESCRIPTION         | APPROVED BY: MPB                        | INT. |
| DRAWN BY: CMH   | CHECKED BY: APR              | APPROVED BY: MPB                        |      |
| FIELD BOOK: 350 | FIELD WORK COMPLETED ON: T80 | ALS FILE: 2017/17-1846/17-18461P 16.dwg |      |

| CURVE TABLE |            |           |         |                          |       |            |           |         |                          |       |           |           |         |                          |
|-------------|------------|-----------|---------|--------------------------|-------|------------|-----------|---------|--------------------------|-------|-----------|-----------|---------|--------------------------|
| CURVE       | DELTA      | RADIUS    | LENGTH  | CHORD BEARING & DISTANCE | CURVE | DELTA      | RADIUS    | LENGTH  | CHORD BEARING & DISTANCE | CURVE | DELTA     | RADIUS    | LENGTH  | CHORD BEARING & DISTANCE |
| C1          | 21°26'34"  | 570.00'   | 213.32' | N 32°53'16" W - 212.08'  | C36   | 125°39'15" | 55.00'    | 120.62' | S 39°17'07" W - 97.86'   | C71   | 05°25'59" | 1,730.00' | 164.05' | S 86°42'51" E - 163.99'  |
| C2          | 11°51'19"  | 920.00'   | 190.36' | N 49°32'13" W - 190.02'  | C37   | 18°54'21"  | 525.00'   | 173.23' | S 71°58'49" W - 172.45'  | C72   | 99°35'57" | 25.00'    | 4.346'  | S 34°11'53" E - 38.19'   |
| C3          | 138°20'58" | 55.00'    | 132.81' | N 11°36'51" W - 102.81'  | C38   | 94°31'42"  | 25.00'    | 41.25'  | S 15°15'48" W - 36.72'   | C73   | 12°01'48" | 1,305.00' | 274.00' | S 09°35'12" W - 273.50'  |
| C4          | 21°57'52"  | 325.00'   | 124.59' | N 46°01'38" E - 123.83'  | C39   | 8°20'06"   | 630.00'   | 91.65'  | S 27°50'00" E - 91.57'   | C74   | 11°21'01" | 1,255.00' | 248.61' | S 09°14'49" W - 248.21'  |
| C5          | 05°15'06"  | 1,135.00' | 104.03' | N 59°38'07" E - 103.99'  | C40   | 02°44'39"  | 630.00'   | 30.17'  | S 42°14'14" E - 30.17'   | C75   | 90°00'00" | 25.00'    | 39.27'  | S 59°55'19" W - 35.36'   |
| C6          | 87°31'47"  | 25.00'    | 38.19'  | N 18°29'47" E - 34.58'   | C41   | 100°00'08" | 25.00'    | 43.63'  | S 6°23'31" W - 38.30'    | C76   | 90°00'00" | 25.00'    | 39.27'  | N 30°04'41" W - 35.36'   |
| C7          | 49°07'48"  | 225.00'   | 192.93' | N 49°50'00" W - 187.08'  | C42   | 27°08'21"  | 805.00'   | 381.30' | S 69°57'45" W - 377.75'  | C77   | 11°21'01" | 1,305.00' | 258.52' | N 09°14'49" E - 258.10'  |
| C8          | 90°00'00"  | 25.00'    | 39.27'  | S 60°36'06" W - 35.36'   | C43   | 97°32'46"  | 25.00'    | 42.56'  | N 47°41'42" W - 37.61'   | C78   | 12°01'48" | 1,255.00' | 263.50' | N 09°35'12" E - 263.02'  |
| C9          | 305°55'43" | 55.00'    | 293.67' | N 74°23'54" W - 50.00'   | C44   | 80°10'13"  | 25.00'    | 34.98'  | N 41°09'48" E - 32.20'   | C79   | 83°47'38" | 25.00'    | 36.56'  | N 57°29'55" E - 33.39'   |
| C10         | 90°00'00"  | 25.00'    | 39.27'  | N 29°23'54" W - 35.36'   | C45   | 18°43'16"  | 575.00'   | 187.88' | S 71°53'17" E - 187.04'  | C80   | 06°03'39" | 1,730.00' | 183.01' | S 77°34'26" E - 182.92'  |
| C11         | 08°15'37"  | 475.00'   | 68.48'  | N 78°31'43" W - 68.42'   | C46   | 76°36'27"  | 25.00'    | 33.43'  | S 79°10'08" E - 30.99'   | C81   | 90°08'43" | 25.00'    | 39.33'  | S 29°28'15" E - 35.40'   |
| C12         | 88°13'13"  | 25.00'    | 38.49'  | S 53°13'52" W - 34.80'   | C47   | 80°34'48"  | 25.00'    | 35.16'  | S 85°39'38" E - 32.33'   | C82   | 12°01'48" | 1,025.00' | 215.21' | S 09°35'12" W - 214.82'  |
| C13         | 06°28'50"  | 1,585.00' | 179.28' | S 12°21'41" W - 179.18'  | C48   | 10°00'52"  | 980.00'   | 171.29' | S 50°22'40" E - 171.07'  | C83   | 11°21'01" | 1,535.00' | 304.08' | S 09°14'49" W - 303.58'  |
| C14         | 110°03'52" | 55.00'    | 105.65' | S 35°32'13" W - 90.14'   | C49   | 93°44'31"  | 25.00'    | 40.90'  | S 8°30'50" E - 36.49'    | C84   | 90°00'00" | 25.00'    | 39.27'  | S 59°55'19" W - 35.36'   |
| C15         | 37°48'09"  | 1,790.00' | 118.00' | N 70°31'47" W - 1159.69' | C50   | 18°39'09"  | 275.00'   | 89.53'  | S 47°41'00" W - 89.13'   | C85   | 90°00'00" | 25.00'    | 39.27'  | N 30°04'41" W - 35.36'   |
| C16         | 06°04'41"  | 1,030.00' | 109.26' | N 48°35'22" W - 109.21'  | C51   | 28°31'23"  | 1,085.00' | 540.14' | S 71°16'16" W - 534.58'  | C86   | 11°21'01" | 1,585.00' | 313.99' | N 09°14'49" E - 313.47'  |
| C17         | 11°27'52"  | 770.00'   | 154.07' | N 51°16'57" W - 153.81'  | C52   | 95°32'43"  | 25.00'    | 41.89'  | N 46°41'41" W - 37.02'   | C87   | 12°01'48" | 975.00'   | 204.71' | N 09°35'12" E - 204.34'  |
| C18         | 02°48'52"  | 830.00'   | 40.77'  | S 52°40'20" E - 40.77'   | C53   | 83°18'56"  | 25.00'    | 36.35'  | N 42°44'09" E - 33.23'   | C88   | 93°13'01" | 25.00'    | 40.67'  | N 62°12'37" E - 36.33'   |
| C19         | 94°41'09"  | 25.00'    | 41.31'  | N 81°23'31" E - 36.77'   | C54   | 28°24'24"  | 855.00'   | 423.90' | N 70°11'26" E - 419.57'  | C89   | 12°56'39" | 1,730.00' | 390.84' | S 64°42'33" E - 390.01'  |
| C20         | 14°43'03"  | 1,538.79' | 395.27' | N 26°41'25" E - 394.18'  | C55   | 01°56'15"  | 325.00'   | 10.99'  | N 55°01'06" E - 10.99'   | C90   | 91°48'50" | 25.00'    | 40.00'  | S 12°23'49" E - 35.87'   |
| C21         | 134°49'49" | 55.00'    | 129.43' | N 62°07'36" E - 101.56'  | C56   | 87°31'47"  | 25.00'    | 38.19'  | N 18°29'47" E - 34.58'   | C91   | 18°31'17" | 2,425.00' | 783.91' | S 24°10'58" W - 780.50'  |
| C22         | 139°14'24" | 55.00'    | 133.66' | S 30°04'41" E - 103.11'  | C57   | 22°09'15"  | 275.00'   | 106.33' | S 36°20'44" E - 105.67'  | C92   | 90°00'00" | 25.00'    | 39.27'  | S 59°55'19" W - 35.36'   |
| C23         | 11°21'01"  | 975.00'   | 193.15' | S 09°14'49" W - 192.83'  | C58   | 95°11'09"  | 25.00'    | 41.53'  | S 00°10'13" W - 36.92'   | C93   | 90°00'00" | 25.00'    | 39.27'  | N 30°04'41" W - 35.36'   |
| C24         | 01°59'24"  | 1,585.00' | 55.05'  | S 04°34'00" W - 55.05'   | C59   | 17°45'41"  | 150.00'   | 46.50'  | S 56°38'38" W - 46.31'   | C94   | 18°31'17" | 2,375.00' | 767.74' | N 24°10'58" E - 764.41'  |
| C25         | 08°13'13"  | 25.00'    | 38.49'  | S 38°32'55" E - 34.80'   | C60   | 10°36'40"  | 1,025.00' | 189.83' | S 60°13'09" W - 189.56'  | C95   | 91°40'50" | 25.00'    | 40.00'  | N 79°17'01" E - 35.87'   |
| C26         | 08°15'37"  | 525.00'   | 75.69'  | S 78°31'43" W - 75.62'   | C61   | 86°12'35"  | 25.00'    | 37.62'  | N 81°58'54" W - 34.17'   | C96   | 03°14'52" | 1,730.00' | 98.06'  | S 53°15'08" E - 98.05'   |
| C27         | 07°25'02"  | 275.00'   | 35.60'  | S 70°41'23" E - 35.57'   | C62   | 32°17'53"  | 375.00'   | 211.39' | N 22°43'40" W - 208.60'  | C97   | 05°07'40" | 970.00'   | 86.81'  | S 49°03'52" E - 86.78'   |
| C28         | 71°58'21"  | 25.00'    | 31.40'  | N 77°01'57" E - 29.38'   | C63   | 92°26'10"  | 25.00'    | 40.33'  | N 39°38'21" E - 36.10'   | C98   | 81°02'34" | 25.00'    | 35.36'  | S 05°58'45" E - 32.49'   |
| C29         | 24°28'42"  | 200.00'   | 85.45'  | N 53°17'08" E - 84.80'   | C64   | 18°39'19"  | 1,135.00' | 369.55' | N 78°31'47" E - 367.92'  | C99   | 15°12'39" | 1,588.79' | 421.79' | S 26°56'13" W - 420.55'  |
| C30         | 10°24'03"  | 975.00'   | 176.99' | N 60°19'27" E - 176.75'  | C65   | 03°08'23"  | 1,705.00' | 93.43'  | N 05°08'30" E - 93.42'   | C100  | 85°35'26" | 25.00'    | 37.35'  | S 62°07'36" W - 33.97'   |
| C31         | 89°07'50"  | 25.00'    | 38.89'  | N 10°33'31" E - 35.09'   | C66   | 11°21'01"  | 855.00'   | 169.37' | N 09°14'49" E - 169.10'  | C101  | 52°54'33" | 55.00'    | 50.79'  | S 2                      |

**PRELIMINARY SUBDIVISION  
REVIEW**

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**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 4, 2019)*

CASE NO.: 2019-1494-PP

SUBDIVISION NAME: Bellevue Estates

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:             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.

TOTAL ACRES IN DEVELOPMENT: 27.09

NUMBER OF LOTS: 88                      AVERAGE LOT SIZE: 7,200 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: A4-A

FLOOD ZONE DESIGNATION: C

TENTATIVE GRANTED: May 14, 2019

**STAFF COMMENTARY:**

**Department of Planning and Development**

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on May 30, 2019.

It is recommended that this Preliminary submittal be postponed in order to adequately address the outstanding comments below:

**General Comments:**

1. Approval for crossing the gas line right-of-way with a roadway has not been received from the gas line company.
2. A revised Traffic Impact Analysis for this development has not been received and approved by St. Tammany Parish.
3. Approval from Gravity Drainage District #5 is required.

**Preliminary Plat:**

4. The dedication statement for Bellevue Estates calls for parish maintained drainage. All drainage servitudes need to meet St. Tammany Parish Public Works standards. Revise all servitudes and update plans.
5. Sewer lift station servitude shown needs to be relocated out of the road right-of-way to avoid conflicts with the required roadside ditches.

**Paving & Drainage Plan:**

6. The inverts shown for the proposed culvert along Hoffman Road will require modifications to the existing ditch. Include proposed modifications to the ditch or clarify.
7. Provide cross-section showing minimum ditch size required between Lots #68 and #69.
8. Existing ground elevations at southeast corner of Lot 40 are lower to the south and to the east than the proposed ditch invert to the west. Additionally, the provided section for this swale specifies 0.5' to 1.0' depth but this turn near the lower end of this swale is only 0.3' deep. Revise proposed inverts or provide detail showing how water from swale along east property line will be directed into pond and not into property to the east.
9. Existing ground elevations at southwest corner of Lot 28 are lower to the south and to the west than the proposed swale invert. Revise proposed invert(s) or provide detail showing how water will be directed into pond and not into property to the west.
10. Provide cross-sections of the proposed Tammany Trace improvements every 300' starting at south pond outfall extending to limits of work.
11. Even though the rate of runoff from the overall parcel will be reduced, it will be collected and discharged at a point location in lieu of a distributed area flow. Confirm the existing ditch and culverts have capacity to handle the discharge from the pond outfall in addition to the existing drainage requirements. Also, add dimension and material of existing drainage structure.

**Water & Sewer Plan:**

12. Proposed elevations for the east gas line crossing conflict with the required minimum clearance. Revise.

13. Provide written approval from Tammany Utilities for the proposed water and sewer plans.
14. Provide written verification from Tammany Utilities that water and sewer capacity is available for this development through the existing water and sewer systems.
15. Provide written verification from Tammany Utilities that the existing 8" line and sewer lift station can accept the additional capacity from the 4" sewer force main.

**Ultimate Disposal Plan:**

16. Ultimate Disposal Map shows north pond draining through cross culvert at outfall and into a ditch north to the Abita River; however, this ditch appears to drain towards the roadside ditch and not continue to the Abita River. Provide elevations showing direction of drainage flow and verification that this ditch extends to the Abita River as indicated on the submitted Ultimate Disposal Map.

**Drainage Impact Study:**

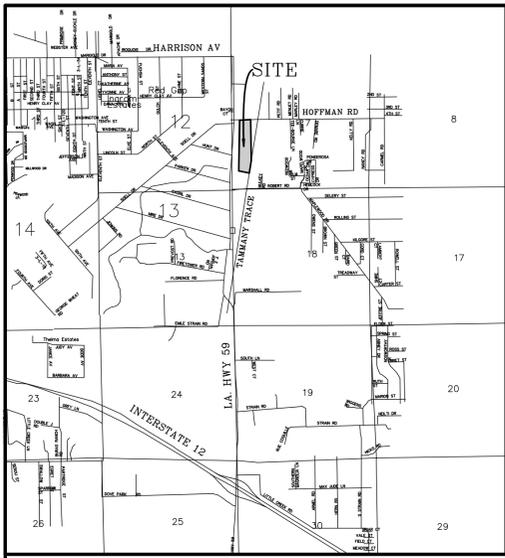
17. Clarify how the post development sheet flow is 220' and the pre-development sheet flow is only 100' for the south sub-catchment.
18. Clarify how the post development sheet flow is 170' and the pre-development sheet flow is only 100' for the north sub-catchment.
19. Pre-development conditions on this site appear to be dense woods instead of light underbrush woods. Revise or clarify.

**Informational Items:**

A funded **Maintenance Obligation** in the amount of **\$10,000** 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 June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



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 - 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 PLAN. (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. DRAINAGE EASEMENTS OR SERVICITUDES LABELED "PRIVATE" SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
STREET NAME SIGNS, 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.



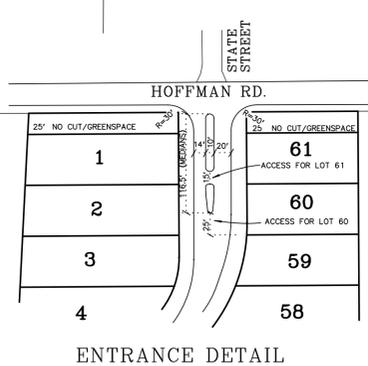
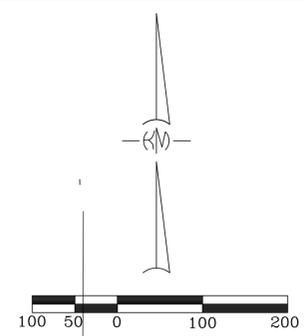
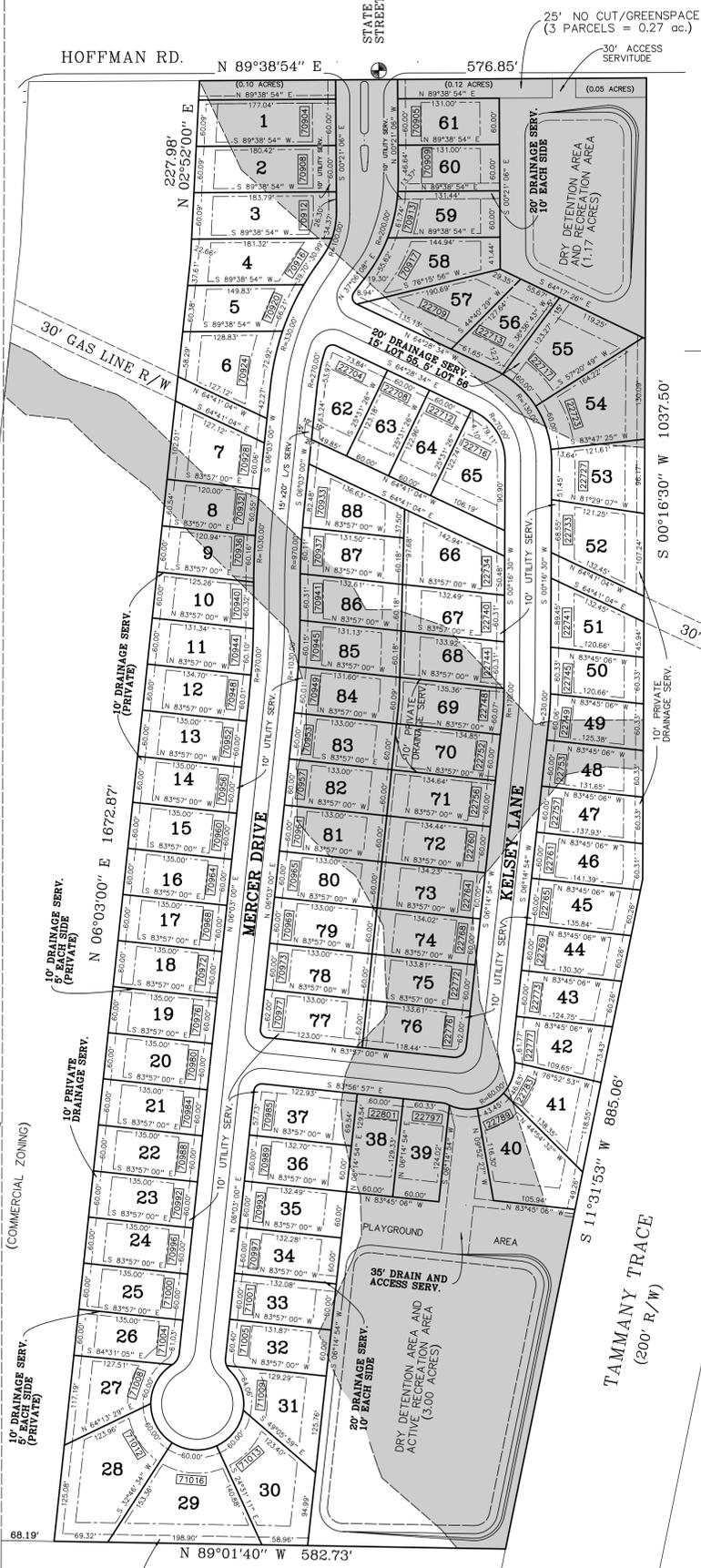
LOUISIANA REGISTERED LAND SURVEYOR NO. 4443  
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

- NOTES:
- ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS.
  - MUNICIPAL ADDRESS (TYP.)
  - ⊕ = BENCHMARK - "MAG" NAIL IN EDGE OF PAVEMENT ELEV. 30.12' MSL NAVD 88 (GEOD 12A)
  - 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 = 1.17 ac. GREENSPACE PROVIDED = 4.44 ac.

Legal Description

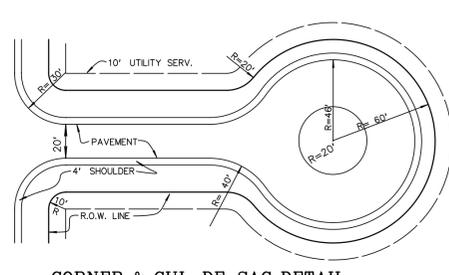
A certain parcel of ground situated in Section 7 Township-7-South, Range-12-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:  
From the Section Corner common to Sections 12 & 13 Township-7-South, Range-11-East, Sections 12 & 19 Township-7-South, Range-12-East, 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 06°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.



NOT A PART  
(COMMERCIAL ZONING)

R-11-E  
R-12-E  
ROBERT RD.



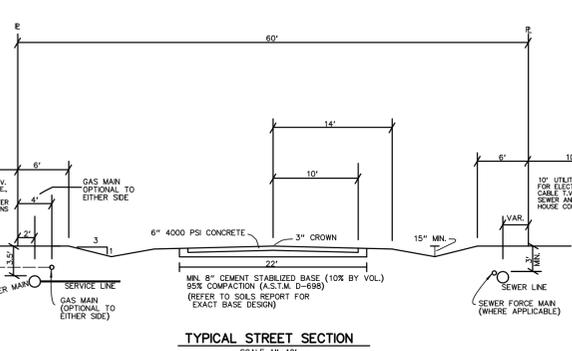
CORNER & CUL-DE-SAC DETAIL  
1"=50'

PRELIMINARY PLANS  
RECEIVED  
5/29/2019 - 2:40 P.M.  
DEVELOPMENT  
ENGINEERING  
ENGINEERING  
REVIEW COPY

|                           |                              |               |         |
|---------------------------|------------------------------|---------------|---------|
| NET DENSITY = 3 LOTS/ACRE | GREENSPACE AREA = 4.44 ACRES | 3150'         | CENTRAL |
| 27.09 ACRES               | 88                           | 60' (TYPICAL) | CENTRAL |
| 7200 sq. ft. (MN.)        | 60' (TYPICAL)                | 120' (MN.)    | A4-A    |
| AVG. LOT SIZE             | LOT FRONTAGE                 | LOT DEPTH     | ZONING  |

|   |   |
|---|---|
| ABITA RIVER AND PONCHITOLAWA CREEK<br>ULTIMATE SURFACE WATER DISPOSAL |   |
| FOR:  | APPROVAL:                                 |
| H & I INVESTMENTS, LLC<br>CORPORATION                                 | CHAIRMAN PARISH PLANNING COMMISSION       |
| BOBBY HURLEY<br>OFFICER   | SECRETARY PARISH PLANNING COMMISSION      |
| 13406 SEYMOUR MYERS,<br>COVINGTON LA. 70433                           | DIRECTOR OF THE DEPARTMENT OF ENGINEERING |
| ADDRESS   | DATE FILED FILE NO.                       |
|   | CLERK OF COURT                            |

TYPICAL BOULEVARD SECTION



TYPICAL STREET SECTION  
SCALE 1"=10'

PRELIMINARY PLAT

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

|          |      |   |          |           |           |           |
|----------|------|---|----------|-----------|-----------|-----------|
| DATE     | DATE | <b>KELLY J. McHUGH &amp; ASSOC., INC.</b><br>CIVIL ENGINEERS & LAND SURVEYORS<br>845 GALVEZ ST. - MANDEVILLE, LA.<br>70150-2611 | DATE:    | 04-11-19  |           |           |
| 05-16-19 |      |   | SCALE:   | 1" = 100' |           |           |
| 05-20-19 |      |   | DRAWN:   | DRJ       | JOB NO.:  | 13-042    |
| 05-28-19 |      |   | CHECKED: | KJM       | DWG. NO.: | 13-042-TP |

**FINAL SUBDIVISION REVIEW**

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**General Information:**

1. Provide asphalt core test results for Oak Haven Court and Cat Island Court.
2. Update lab testing report #1821 to provide the location of where the testing was performed.
3. Provide proctor dry density test results for Cat Island Court.
4. Provide utility trench and backfill test results.
5. Blue reflectors need to be installed in the proximity of all fire hydrants.

**Final Plat:**

6. Lot #532's address needs to be corrected to read 635 instead of 365.
7. Revise the greenspace calculations to reflect Phase 3-A-2 instead of all of Phase 3-A.
8. Add a signature line for the Clerk of Court on both pages of the Final Plat.
9. Remove "Future Phase 3-A-2" call-outs from this plat.
10. Revise Restrictive Covenant #6 to state "Lakeshore Village East" not "Lakeshore Village North".
11. Revise the subdivision boundaries and legal description to include the greenspace parcel located to the south of Lot # 517.

**Paving & Drainage Plan:**

12. Provide as-built elevations for all newly constructed roadways within Phase 3-A-2.
13. Drainage structure 5 to structure 7 elevations do not provide positive flow. Verify invert elevations are correct for these structures.
14. Drainage structure 19 to structure 23 elevations do not provide positive flow. Verify invert elevations are correct for these structures.
15. Drainage structure 56 to structure 58 elevations do not provide positive flow. Verify invert elevations are correct for these structures.
16. A stub out of Cypress Shrub Road within Phase 3-A-2 needs to be paved and the as-built elevations need to be provided for the drainage structures.

**Water & Sewer Plan:**

17. Provide a water and sewer system capacity letter verifying that the existing system has capacity to service this phase of Lakeshore Villages.

18. Provide a written update on when the sewer force main and water line improvements along Lakeshore Village East to the Oak Harbor East Utility site approved under Phase 3 of this development are scheduled to be completed.
19. The gravity sewer line between sewer manhole #5 and manhole #7 does not meet the recommended minimum slope. Verify the constructed slope is sufficient to achieve a clearing velocity of 5 ft/s.

**Striping & Signage Plan:**

20. The previously approved preliminary plans called for cross walk striping and yield to pedestrian signage that is not reflected on the as-built plans or constructed in the field. Install all signage and striping in accordance with the approved plans and update the as-built plans to reflect these improvements.
21. The street name sign at the intersection of Lakeshore Village East and Cypress Shrub Road needs to be installed.
22. The street name sign at the intersection of Lakeshore Village East and Oak Haven Court needs to be installed.
23. The speed limit sign to the south of the Lakeshore Village East and Oak Have Court intersection needs to be installed.

**Informational Items:**

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,146 linear feet x \$ 22.00 per linear foot = \$47,200.00 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 June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

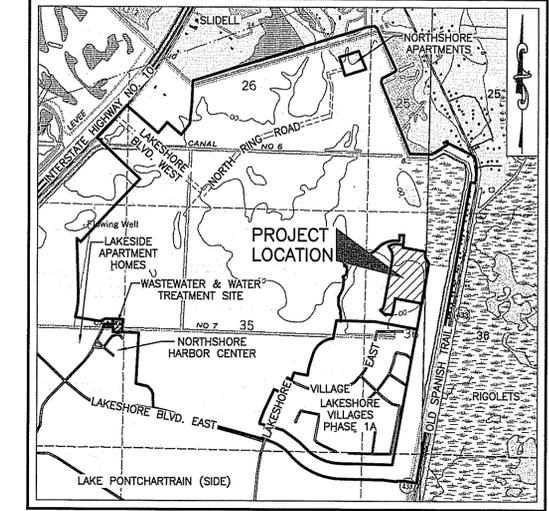
RESTRICTIVE COVENANTS:

- 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 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).

FINAL PLANS RECEIVED 5/17/2019 - 10:00 A.M. DEVELOPMENT ENGINEERING ENGINEERING REVIEW COPY

PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 3-A-2) LOCATED IN SECTION 36, 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 Date Filed File No. Dedication - Developer D.R. Horton, Inc. - Gulf Coast 7896 Vincent Road Denham Springs, LA 70728



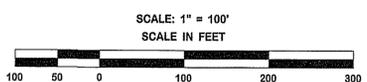
DEDICATION: All street rights-of-way as shown hereon are not dedicated to the Parish of St. Tammany but are dedicated to the perpetual use of the Community Development District and is to be owned and maintained by the Community Development District. Easements shall be reserved for drainage and utilities as indicated hereon and no obstructions or improvements shall be allowed that would prevent them from being used for intended use.

PHASE 3-A OPEN/GREEN SPACE CALCULATIONS table with columns for 101 LOTS, 58,580 S.F. OPEN/GREENSPACE, 1.618 ± ACRES (LAKE), 1.450 ± ACRES (SIDEWALK), 0.250 ± ACRES (GREENSPACE), 3.318 ± ACRES (OPEN/GREENSPACE PROVIDED)

GENERAL INFORMATION table with columns for CENTRAL, SEWER SYSTEM, LAKE PONTCHARTRAIN, ULTIMATE SURFACE WATER DISPOSAL, 7,300± S.F., AVERAGE LOT SIZE, CENTRAL, WATER SYSTEM, 480± FEET, MAX BLOCK LENGTH, 22.877± ACRES, TOTAL AREA OF DEVELOPMENT, OFF-SITE, LOCATION OF WATER & SEWER FACILITIES, LAKES AND CANALS CONTROLLED BY PUMP SYSTEM, PROPOSED FORM OF DETENTION, FRONT: 20', REAR: 15' (20' & 25' ALONG CANAL), SIDE: 5' (10' ALONG R.O.W.), BUILDING SETBACKS

- NOTES: 1.) Zoning: (PUD Planned Unit Development) Building Setbacks: Front = 20' Rear = 15' (20' & 25' along canal) Side = 5' (10' along right of way) Setback lines and zoning information shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.

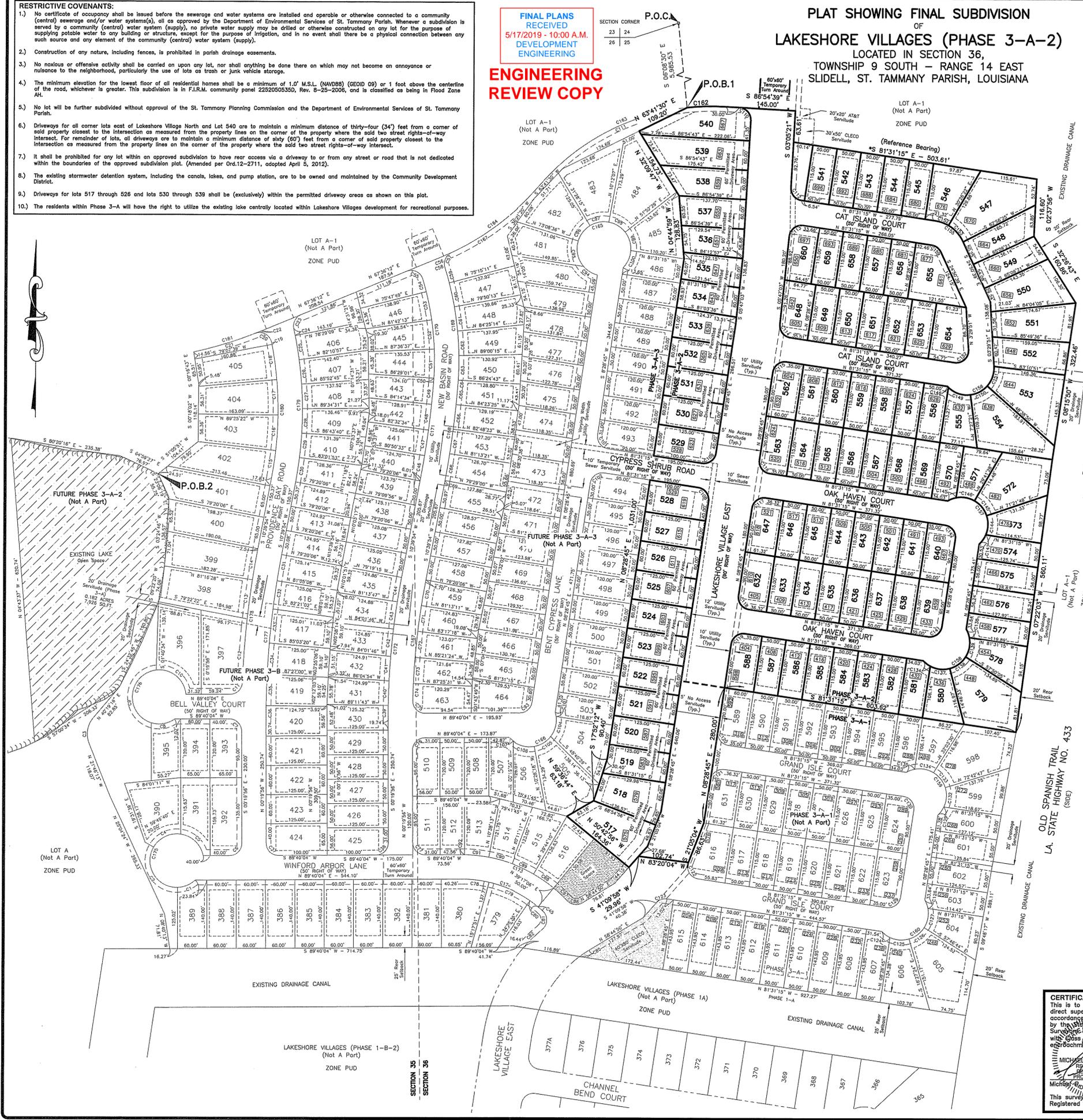
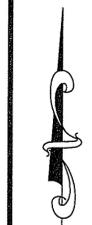
SHEET 1 OF 2 (SEE SHEET 2 FOR CURVE TABLE & LEGAL DESCRIPTION)



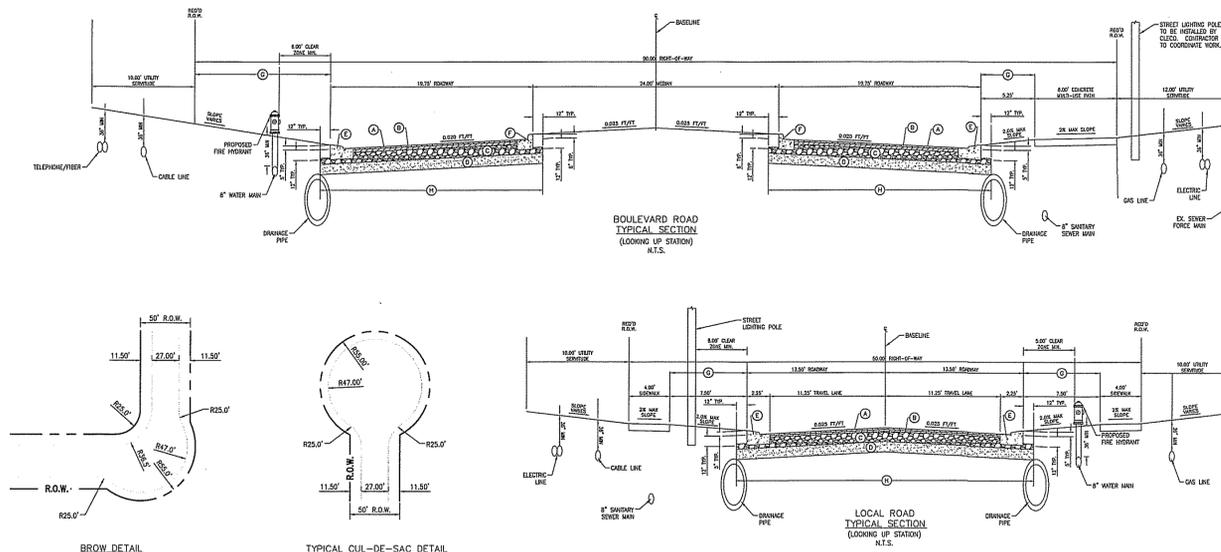
CERTIFICATION: This is to certify to D.R. HORTON, INC. that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys set forth by the State of Louisiana, Board 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 across any property lines except as shown.

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

Table with columns: DATE, DRAWN BY: APR, CHECKED BY: APR, FIELD BOOK: 350, REVISION DESCRIPTION, FIELD WORK COMPLETED ON: TBD, APPROVED BY: MPB, INT.



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



CURVE TABLE

Table with 5 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING & DISTANCE. Contains curve data for curves C1 through C67.

CURVE TABLE

Table with 5 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING & DISTANCE. Contains curve data for curves C68 through C134.

CURVE TABLE

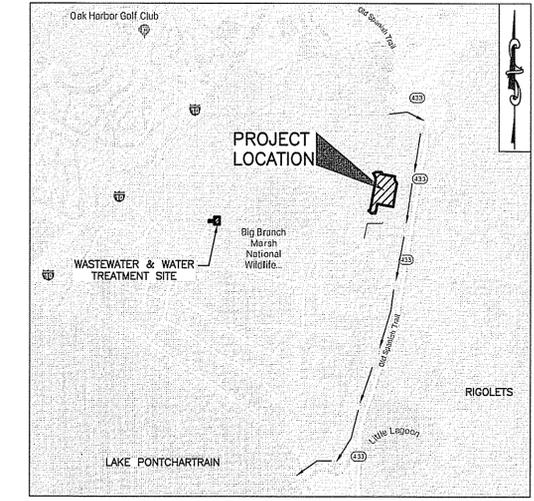
Table with 5 columns: CURVE, DELTA, RADIUS, LENGTH, CHORD BEARING & DISTANCE. Contains curve data for curves C135 through C181.

LEGEND: 1. 2" TYPE II ASPHALTIC CONCRETE WEARING COURSE (LEVEL 2) 2. 2" TYPE II ASPHALTIC CONCRETE BINDER COURSE (LEVEL 2) 3. 12" CONCRETE STABILIZED BASE (90% BY VOLUME) BASE COMPACTION PER ASTM... NOTE: CONTRACTOR MAY STRIKE 12" CLASS II BASE COURSE WITH GEOTEXTILE FABRIC IN LIEU OF SOIL... LOCAL ROAD TYPICAL SECTION (LOOKING UP STATION) N.T.S.

LEGAL DESCRIPTION - LAKESHORE VILLAGES (PHASE 3-A-2) A certain tract or parcel of land designated as the LAKESHORE VILLAGES (PHASE 3-A-2) containing 22,877 Acres or 986,852 sq. ft. located in Sections 35 and 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows: Commencing at a point being the intersection common to Sections 23, 24, 25 & 26, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C."...

APPROVALS: Chairman - Parish Planning Commission Secretary - Parish Planning Commission Director of Department of Engineering Date Filed File No. PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 3-A-2) LOCATED IN SECTION 36, TOWNSHIP 9 SOUTH - RANGE 14 EAST SLIDELL, ST. TAMMANY PARISH, LOUISIANA SHEET 2 OF 2 (SEE SHEET 1 FOR SURVEY PLAT, RESTRICTIVE COVENANTS, & GENERAL NOTES)

CERTIFICATION: This is to certify to D.B. 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 of the positional tolerances are in accordance with Class "C" surveying standards. I also certify there are no viable encroachments across any property lines except as shown. Michael P. Blanchard, P.L.S., Registered Professional Land Surveyor, No. 4861



ULTIMATE DISPOSAL NOT TO SCALE

LEGAL DESCRIPTION - LAKESHORE VILLAGES (PHASE 3-A-1) A certain tract or parcel of land designated as the LAKESHORE VILLAGES (PHASE 3-A-1) containing 3,235 Acres or 140,934 sq. ft. located in Sections 35 and 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows: Commencing at a point being the intersection common to Sections 23, 24, 25 & 26, said point being the "POINT OF COMMENCEMENT" and labeled "P.O.C."...

LEGAL DESCRIPTION - LAKESHORE VILLAGES (PHASE 3-A-1) A certain tract or parcel of land designated as the LAKESHORE VILLAGES (PHASE 3-A-1) containing 9,279 Acres or 404,195 sq. ft. located in Sections 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."...

DEDICATION: All street rights-of-way as shown herein 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 herein 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 drainage servitudes, street signs, and traffic control signs.

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

Table with 4 columns: DATE, DRAWN BY: APR, CHECKED BY: APR, REVISION DESCRIPTION, APPROVED BY: MPB, INT. Includes field notes: FIELD BOOK: 350, FIELD WORK COMPLETED ON: TBD, ALS FILE: 2017/17-1844/17-1844SP302 Final.dwg

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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As June 4, 2019)*

CASE NO.: 2019-1495-FP

SUBDIVISION NAME: Simpson Farms, Phase 1

DEVELOPER: Pruden Creek Partners, LLC  
2901 Ridgelake Drive; Suite 213  
Metairie, LA 70002

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

SECTION: 24

WARD: 3

TOWNSHIP: 6 SOUTH

PARISH COUNCIL DISTRICT: 3

RANGE: 10 EAST

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

GENERAL LOCATION: The property is located on the north side of Penn Mill Road, across from Pruden Road, Covington.

TOTAL ACRES IN DEVELOPMENT: 32.88

NUMBER OF LOTS: 62                    AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A, B and C

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on May 30, 2019. The inspection disclosed that all of the asphalt roads, shoulders, and roadside ditches are constructed and functioning.

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

**General Information:**

1. The culvert at the wastewater treatment plant access road is damaged and needs to be replaced.
2. All roadway cross culverts need to be cleaned and removed of silt.
3. Provide asphalt core test results for Sod Way.
4. Provide utility trench and backfill test results.
5. Title blocks for all as-built sheets need to be updated to reflect “Simpson Farms, Ph. 1”.

**Final Plat:**

6. Delineate future phases vs. phase 1 with darker line-weights. Typical for all sheets.
7. The Final Plat for phase 1 includes a section of road right-of-way that has not been constructed. Revise the phase 1 boundary and legal description to remove the section of road right-of-way that has not been completed.

**Paving & Drainage Plan:**

8. Provide as-built information for the south pond including top of bank shots and bottom of pond elevations.
9. Provide existing information for the north pond including top of bank shots and bottom of pond elevations.
10. The as-built paving and drainage plan indicates that the cross drain pipe at the intersection of Turf Dr. and Grassy Ln. failed to meet the southern design invert elevation. The invert of the pipe is shown as 28.9’, but was designed to be 29.25’, which means the pipe invert is 0.35’ (4.2”) below the design invert elevation. This will result in standing water in the ditch along the east side of Turf Dr., south of Grassy Ln. Public Works will require the Developer to have their engineer submit a proposal to address this issue. Failure to correct this issue could have an impact on whether Public Works would be willing to take this asset into our inventory upon expiration of the warranty obligation.”
11. Provide as-built invert elevations for the subdivision driveway culvert.
12. Provide pipe size information of the temporary outfall pipe for the north pond.
13. Provide as-built elevations for the centerline of the northern roadside ditch along Penn Mill Road were the southern pond discharges to.
14. Top of bank elevation shown on as-built plan for north pond is below peak water elevation for north pond. Revise conflict.

**Drainage Impact Study:**

15. Temporary outfall pipe for north pond invert elevation used in model conflicts with invert elevation shown on as-built drainage plan. Revise conflict.

**Water & Sewer Plan:**

16. Revise sewer system note #24 to list the correct DEQ ID # for this sewer system.
17. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.
18. Provide a negative bacteriological report relative to the construction of the project's water system issued by the LDH/OPH.
19. Provide a letter verifying that the newly constructed wastewater treatment plant is completed and functioning.
20. Provide an as-built plan for the water line connection between Pruden Creek subdivision and Simpson Farms subdivision.

**Striping & Signage Plan:**

21. The boulevard entrance pavement markings need to be revised to include a left turn arrow and be installed at the subdivision entrance.
22. Revise the provided signage plan to state "As-Built Striping & Signage Plan".
23. The as-built signage plan needs to have an updated stamp, signature and date applied to it.

**Informational Items:**

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,306 linear feet x \$22.00 per linear foot = \$72,700.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

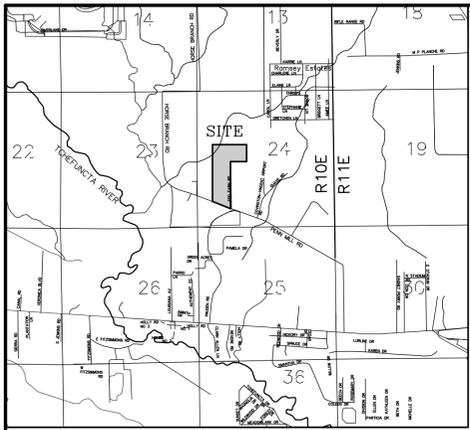
Road Impact Fee = \$1,077.00 per lot x 62 lots = \$66,774.00

Drainage Impact Fee = \$1,114.00 per lot x 62 lots = \$69,068.00

Fees are due before subdivision plats can be signed.

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

Revised drawings will not be accepted for review or placement in the packet prior to the June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP

# SIMPSON FARMS, PHASE 1 SECTION 24, T-6-S, R-10-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

Legal Description  
SIMPSON FARMS, PHASE 1

A certain parcel of land in Section 24, Township-6-South, Range-10-East, St. Tammany Parish, Louisiana. And more fully described as follows:  
Commence at the Section Corner common to sections 13, 14, 23, & 24 Township-6-South, Range-10-East and measure South a distance of 1966.77 feet  
Thence South 89°59'04" East a distance of 427.13 feet  
Thence South 00°04'07" East 462.96' to the POINT OF BEGINNING  
From the POINT OF BEGINNING measure:  
Thence South 89°55'53" East a distance of 91.52 feet to a point;  
Thence North 77°53'10" East a distance of 33.67 feet to a point;  
Thence South 82°31'11" East a distance of 52.36 feet to a point;  
Thence North 72°05'53" East a distance of 251.84 feet to a point;  
Thence North 73°35'16" East a distance of 72.00 feet to a point;  
Thence North 63°41'09" East a distance of 65.35 feet to a point;  
Thence North 00°00'16" East a distance of 16.06 feet to a point;  
Thence South 89°59'44" East a distance of 490.00 feet to a point;  
Thence South 00°00'16" West a distance of 16.06 feet to a point;  
Thence South 89°55'06" East a distance of 62.67 feet to a point;  
Thence South 83°38'36" East a distance of 71.63 feet to a point;  
Thence North 74°40'26" East a distance of 70.53 feet to a point;  
Thence North 53°36'37" East a distance of 70.53 feet to a point;  
Thence South 89°13'42" West a distance of 223.76 feet to a point;  
Thence South 00°01'04" West a distance of 384.90 feet to a point;  
Thence South 89°56'18" West a distance of 662.49 feet to a point;  
Thence South 00°00'09" East a distance of 130.00 feet to a point;  
Thence South 87°55'42" West a distance of 78.25 feet to a point;  
Thence South 89°59'51" West a distance of 139.25 feet to a point;  
Thence South 00°00'09" East a distance of 130.00 feet to a point;  
Thence North 89°59'51" East a distance of 417.75 feet to a point;  
Thence South 00°04'07" West a distance of 495.92 feet to a point;  
Thence North 89°54'18" East a distance of 200.02 feet to a point of curve;  
Thence along a curve to the left having a radius of 10.00 feet, a delta of 90°00'00", on an arc length of 15.71 feet, and a chord which bears North 44°54'18" East having a chord distance of 14.14 feet to a point;  
Thence North 89°54'18" East a distance of 60.00 feet to a point;  
Thence South 00°05'42" East a distance of 3.15 feet to a point;  
Thence North 89°54'18" East a distance of 130.25 feet to a point;  
Thence South 00°05'22" East a distance of 1,035.69 feet to a point;  
Thence South 89°54'18" West a distance of 205.15 feet to a point;  
Thence North 00°05'42" East a distance of 161.76 feet to a point;  
Thence North 69°14'52" West a distance of 554.13 feet to a point;  
Thence North 00°04'07" East a distance of 1,860.81 feet to the POINT OF BEGINNING, and containing 1,432,19.63 square feet or 32.8782 acre(s) of land, more or less.

This point is described as being South a distance of 1966.77 feet Thence South 89°59'04" East a distance of 427.13 feet from the Section Corner common to sections 13, 14, 23, & 24 Township-6-South, Range-10-East

UNDEVELOPED

FUTURE PHASE

BAHIA COURT

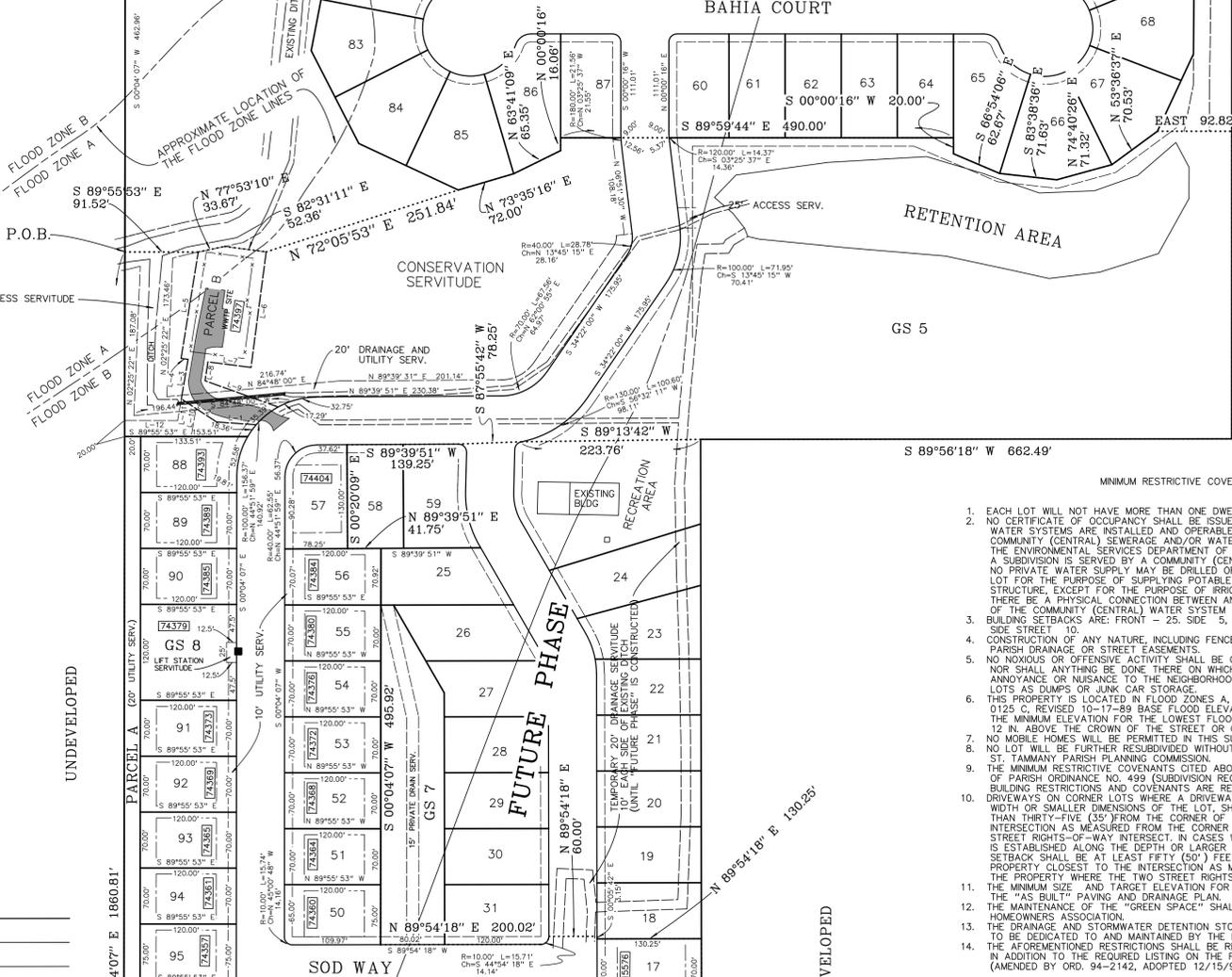
RETENTION AREA

CONSERVATION SERVITUDE

GS 5

LINE DATA TABLE

|      |               |         |
|------|---------------|---------|
| L-1  | N 86°02'39" W | 49.54'  |
| L-2  | N 56°40'44" W | 52.64'  |
| L-3  | N 09°35'53" E | 50.23'  |
| L-4  | N 82°40'44" W | 8.81'   |
| L-5  | N 09°08'31" E | 134.82' |
| L-6  | 07°28'49" W   | 145.81' |
| L-7  | 82°40'14" W   | 54.18'  |
| L-8  | 08°42'27" W   | 23.90'  |
| L-9  | 70°11'47" E   | 96.89'  |
| L-10 | S 09°35'53" W | 35.68'  |
| L-11 | S 09°35'53" W | 27.55'  |
| L-12 | S 89°55'53" E | 66.12'  |



MINIMUM 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 SYSTEMS, ALL AS APPROVED BY THE ENVIRONMENTAL DEPARTMENT OF ST. TAMMANY PARISH. IN ADDITION, IF 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 OBTAINING 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 - 25, SIDE 5, REAR 20 AND
- 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.
- THIS PROPERTY IS LOCATED IN FLOOD ZONES A, B, & C RE: FIRM PANEL NO 225205 0125 C, REVISED 10-17-89 BASE FLOOD ELEVATION IS 31.0'. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL BUILDINGS SHALL BE 12" IN ABOVE THE CROWN OF THE STREET OR CURRENT B.F.E. WHICHEVER IS HIGHER.
- 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.
- THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 499 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN C.O.B. FOLIO DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSIONS OF THE LOT, SHALL NOT BE LOCATED AN CLOSER THAN THIRTY-FIVE (35') FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT. 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 THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
- THE MINIMUM SIZE AND TARGET ELEVATION FOR DRIVEWAY CULVERTS IS SHOWN ON THE "AS BUILT" PAVING AND DRAINAGE PLAN.
- THE MAINTENANCE OF THE "GREEN SPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- THE DRAINAGE AND STORMWATER DETENTION STORAGE AREAS SHOWN HEREON ARE TO BE DEDICATED TO AND MAINTAINED BY THE PARISH OF ST. TAMMANY.
- THE AFOREMENTIONED RESTRICTIONS SHALL BE REITED 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, THE DRAINAGE AND STORMWATER DETENTION STORAGE AREAS SHOWN HEREON ARE TO BE DEDICATED TO AND MAINTAINED BY THE PARISH OF ST. TAMMANY. 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.

| 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 ACCURATE BY A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION AND SIGNATURE OF:

**KELLY McHUGH**  
License No. 18940  
PROFESSIONAL ENGINEER

**KELLY McHUGH**  
License No. 4443  
PROFESSIONAL LAND SURVEYOR

05-16-19

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

|               |              |                   |                  |
|---------------|--------------|-------------------|------------------|
| 32.88 AC.     | 62           | 3250' +/-         | CENTRAL          |
| VARIES        | NO. OF LOTS  | LENGTH OF STREETS | SEWER SYSTEM     |
| VARIES        | VARIES       | 60' / 20'         | CENTRAL          |
| AVG. LOT SIZE | LOT FRONTAGE | STREET WIDTH      | WATER SYSTEM     |
| ASPHALT       | VARIES       | PUD               | 700' +/-         |
| ROAD SURFACE  | LOT DEPTH    | ZONING            | MAX. BLK. LENGTH |

FOR: PRUDEN CREEK PARTNERS, LLC CORPORATION  
DAVID WEBBER OFFICER

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

2901 RIDGE LAKE DRIVE SUITE 213, METAIRIE, LA. 70002

DATE FILED FILE NO.

CLERK OF COURT

**FINAL PLANS RECEIVED 5/17/2019 - 8:00 A.M. DEVELOPMENT ENGINEERING**

**ENGINEERING REVIEW COPY**

FINAL PLAT

SIMPSON FARMS, PHASE 1  
SECTION 24, T-6-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

| MARK | REVISIONS | DATE     |
|------|-----------|----------|
|      |           | 05-16-19 |

**KELLY J. McHUGH & ASSOC., INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 70150  
626-5611

SCALE: 1" = 100'  
DATE: 04-08-19  
DRAWN: DRJ  
JOB NO.: 14-033  
CHECKED:  

- NOTES:
- THIS PROPERTY IS LOCATED IN FLOOD ZONES A, B, & C RE: FIRM PANEL NO 225205 0125 C, REVISED 10-17-89 BASE FLOOD ELEVATION IS 31.0'.
  - ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
  - [74305] - INDICATES MUNICIPAL ADDRESS

ENTRANCE DETAIL

CURVE DATA TABLE

|     |           |          |                |         |        |
|-----|-----------|----------|----------------|---------|--------|
| C-1 | R=300.00' | L=36.65' | CH=N 07°59'58" | MINIMUM | 36.63' |
| C-2 | R=200.00' | L=39.90' | CH=N 05°47'02" | MINIMUM | 39.83' |
| C-3 | R=100.00' | L=17.00' | CH=S 00°22'14" | MINIMUM | 16.98' |
| C-4 | R=200.00' | L=18.53' | CH=S 02°35'09" | MINIMUM | 18.53' |

