

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY AUGUST 11, 2020
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, August 11, 2020.

Public comments regarding items on this agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: 985-276-6398 (if busy, dial: 346-248-7799 or 669-900-6833) Meeting ID: 872 5876 2955# Participant ID: # Password: 8040541#. Please specify the case number you are calling in for.

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE JULY 13, 2020 MEETING MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

ENTERING THE PARISH RIGHT-OF WAY

Request to Enter the Parish Right-of-Way of South Street for the purpose of constructing a roadway and drainage improvements (Helenbirg Lots and Farms Subdivision).

Debtor: Berners Construction Co., Inc. - Mr. Edward Berner

Parish Council District Rep.: Hon. Rykert Toledano

General Location: The property is located south of Helenbirg Boulevard, west of 5th Avenue, Covington, Louisiana. Ward 3, District 5

ENTERING THE PARISH RIGHT-OF WAY

Request to Enter the Parish Right-of-Way of Oak Harbor Boulevard, Lakeshore Boulevard and East Howze Beach Road for the purpose of traffic improvements (Lakeshore Villages Subdivision).

Debtor: D.R. Horton, Inc. - Gulf Coast

Parish Council District Rep.: Hon. Jerry Binder and Hon. Jake Airey

General Location: The property is located west of LA Highway 433, east of Interstate 10, Slidell, Louisiana. Ward 9, District 12 & 13

REVOCATION REVIEW**REV20-07-006**

The revocation of a portion of East West Road, located east of Westshore Dr., north of Pinnacle Pkwy, Colonial Pinnacle Nord Du Lac Subdivision, Covington, Louisiana, Ward 1, Council District 1.

Applicant: Watercross Development, LLC

Parish Council Representative: Hon. Marty Dean

MINOR SUBDIVISION REVIEW**2020-1943-MSP**

A minor subdivision of 6.39 acres into Lots A, B & C

Owner & Representative: Mr. Barry G. & Ms. Julie Ann Vincent Matte

Surveyor: Southern Geomatics, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of Lowe Davis Road, west of Lenel Road, Covington, Ward 10, District 6

2020-1975-MSP

A minor subdivision of 15.79 acres into lots 1, 2, 3, 4 & 5

Owner & Representative: Darling Design Homes, Inc. - Mr. Buddy Coate

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of LA Highway 1077 and proposed Desaire Drive, south of Post Oak Drive, north of Galatas Road Madisonville, Ward 1, District 1

2020-1979-MSP

A minor subdivision of 20.68 acres into Parcel A, B-1 & B-2

Owner & Representative: Mr. Justin & Ms. Tara C. Motichuk and Mr. Kyle & Ms. Shaylene Matthews

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of Adrienne Street, and along Memory Lane, Madisonville, Ward 1, District 1

2020-1981-MSP

A minor subdivision of 1.072 acres being Lot 11 into Lots 11-A & 11-B

Owner & Representative: Mr. Byron R. & Ms. Melissa K. Burkhardt and The Division of Administration, The Department of Culture and Tourism, and The Office of State Parks, State of Louisiana

Surveyor: Land Surveying, LLC

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

General Location: The property is located on the north side of Burkhardt Lane, east of Fairview Riverside Drive, Madisonville, Ward 4, District 4

RESUBDIVISION REVIEW**2020-1941-MRP**

Resubdivision of Lots 5A, 6A, 7A, 8A, 9A & 10A into Lots 5A1, 6A1, 7A1, 8A1, 9A1 & 10A1, Square 12, Birg Boulevard

Owner & Representative: Berners Construction Co., Inc. - Mr. Edward Berner

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Rykert Toledano

General Location: The properties are located along Payton Court, south of Helenbirg Boulevard, Covington, Louisiana. Ward 3, District 5

2020-1963-MRP

Resubdivision of Lots 1 - 12 into Lots 3A, 4A, 7A, 8A, 11A & 12A, Square 65, South Abita Springs

Owner & Representative: Habitat for Humanity, STW - Mr. Jeffery S. St. Romain

Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The properties are located on the east side of 4th Street, on the west side of 5th Street, and on the north side of Washington Avenue, Covington, Louisiana. Ward 3, District 2

2020-1982-MRP

Resubdivision of Parcels 22A-1, 22A-2 & 22A-3 into Parcels 22B-1, 22B-2, 22B-3 & 22B-4, Handsome Meadow Farms

Owner & Representative: Mr. Woodruff L. & Ms. Carol V. Camus, Jr.

Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

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

PETITIONS/WAIVER REQUESTS**PET-2020-001**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the east side of Partridge Street, south of Dove Park Road, being lot 16, Square 1, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

Postponed at the Special Rescheduled April 14, 2020 meeting

Postponed at the July 13, 2020 meeting

PET-2020-002

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 38, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

Postponed at the Special Rescheduled April 14, 2020 meeting

Postponed at the July 13, 2020 meeting

PET-2020-003

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 39, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5

Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

Postponed at the Special Rescheduled April 14, 2020 meeting

Postponed at the July 13, 2020 meeting

DORMANT SUBDIVISION REVIEW**TENTATIVE SUBDIVISION REVIEW****2020-1951-TP**

Lakeshore Villages, Phase 6

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

2020-1952-TP

Lakeshore Villages, Phase 11

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

PRELIMINARY SUBDIVISION REVIEW**2020-1971-PP**

Terra Bella, Phase 1A-11

Developer/Owner: Terra Bella Group, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean and Hon. Martha Cazaubon

General Location: The property is located on the north side of LA Hwy 1085, west of Bricker Road, Covington, Louisiana. Ward 1, District 1 & 3

2020-1972-PP

Tchefuncte Club Estates, Phase 3

Developer/Owner: TCE Properties, LLC

Engineer/Surveyor: McLin Taylor, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located south of Pine Crest Drive, east of LA Highway 21, south of Interstate 12. Ward 1, District 1

2020-1974-PP

Lakeshore Villages, Phase 8

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

FINAL SUBDIVISION REVIEW**2020-1970-FP**

River Club Estates, Phase 2-A

Developer/Owner: River Club Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located south of River Chase Drive & Brewster Road, west of and adjoining the Tchefuncte River; Covington, Louisiana. Ward 1, District 1

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**AMENDMENT TO DEVELOPMENTAL AGREEMENT****OLD BUSINESS****2020-1777-FP**

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. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9 District 13

Waiver request for Restrictive Covenant #9 "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 right-of-way intersect." The proposed driveway is 59.35' from the intersection.

ENTER THE PARISH RIGHT-OF-WAY

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

Debtor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Marty Dean

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

Change in Petitioner for Resolution No. 20-047

NEW BUSINESS

ADJOURNMENT

MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - MONDAY, JULY 13, 2020
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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

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Public comments regarding items on this Agenda were submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: 985-276-6398 (if busy dial: 929-205-6099, 301-715-8592, 669-900-6833 or 253-215-8782) Meeting ID: 823 7636 6334 # Participant ID: # Password: 754614#.

ROLL CALL

Present: Ress, McInnis, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm

Absent: Seeger, Willie, Randolph

Staff Present: Liner, Tissue, Lambert, Reynolds, Couvillon, Mayfield

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION - Crawford presented the Invocation

PLEDGE OF ALLEGIANCE - Doherty presented the Pledge of Allegiance

APPROVAL OF THE SPECIAL RESCHEDULED APRIL 14, 2020 MEETING MINUTES, THE SPECIAL RESCHEDULED MAY 12, 2020 MEETING MINUTES, AND THE SPECIAL RESCHEDULED JUNE 9, 2020 MEETING MINUTES

Fitzmorris moved to approve, second by Crawford.

Yea: Ress, McInnis, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm

Nay: N/A

Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS**PETITIONS/WAIVER REQUESTS****PET-2020-001 - POSTPONED**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the east side of Partridge Street, south of Dove Park Road, being lot 16, Square 1, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5
Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

Postponed at the Special Rescheduled April 14, 2020 meeting

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

Opposition: None

Crawford moved to postpone for one month, second by Drumm

Yea: Ress, McInnis, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm

Nay: N/A

Abstain: N/A

PET-2020-002 - POSTPONED

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 38, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5
Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

Postponed at the Special Rescheduled April 14, 2020 meeting

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

Opposition: None

Fitzmorris moved to postpone for one month, second by Drumm.

Yea: Ress, McInnis, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm

Nay: N/A

Abstain: N/A

PET-2020-003 - POSTPONED

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the west side of Partridge Street, south of Dove Park Road, being lot 39, Square 2, Dove Park Subdivision, Covington, Louisiana. Ward 4, District 5
Petitioner/Owner: DSLD Homes, LLC

Parish Council District Representative: Hon. Rykert Toledano

Postponed at the Special Rescheduled April 14, 2020 meeting

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

Opposition: None

Fitzmorris moved to postpone for one month, second by Drumm.

Yea: Ress, McInnis, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm

Nay: N/A

Abstain: N/A

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

Request to Enter the Parish Right-of-Way of “H” Street for the purpose of constructing a roadway and drainage improvements.

Debtor: DMM Construction, LLC - Mr. Michael Martin

Parish Council District Rep.: Hon. David Fitzgerald

General Location: The property is located north of Crestwood Boulevard, east of U.S. Hwy. 190, Covington, Louisiana. Ward 3, District 2

Postponed at the Special Rescheduled June 9, 2020 meeting

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

Opposition: None

Fitzmorris moved to approve, second by Crawford.

Yea: Ress, McInnis, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm

Nay: N/A

Abstain: N/A

ENTERING THE PARISH RIGHT-OF WAY - APPROVED

Request to Enter the Parish Right-of-Way of “8th” Avenue for the purpose of performing roadway, drainage and sewer/water improvements.

Debtor: JSB Three Rivers, LLC - Mr. John Bowers, III

Parish Council District Rep.: Hon. Rykert Toledano

General Location: The property is located west of Echo Street, north of Three Rivers Road, west of US Highway 190, Covington, Louisiana. Ward 3, District 5

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

Opposition: None

Fitzmorris moved to approve, second by Crawford.

Yea: Ress, McInnis, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm

Nay: N/A

Abstain: N/A

REVOCATION REVIEW**REV20-06-005 - APPROVED**

The revocation of an unopened portion of 7th Ave E., as delineated on the Town of Alexiusville Subdivision Plat (Map #171B) located east of North Highway 190 between Squares 64 and 75 and Squares 65 and 74 of the Town of Alexiusville Subdivision, south of Covington, Louisiana, Ward 3, Council District 2.

Applicant: Baldwin Motors, Inc.

Parish Council Representative: Hon. David R. Fitzgerald

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

Opposition: None

Fitzmorris moved to approve, second by Drumm.

Yea: Ress, McInnis, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW

2020-1834-MSP - APPROVED

A minor subdivision of a 2.066 acre tract into a 1.205 acre tract & a 0.861 acre tract

Owner: Pierce Commercial Laundry Distributors, LLC - George B. Pierce

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the south side of Marshall Road, west of General Patton Blvd, Mandeville. Ward 4, District 5

Postponed at the Special Rescheduled April 14, 2020 meeting

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

Opposition: None

Barcelona moved to approve with the waiver, second by Fitzmorris.

Yea: Ress, McInnis, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm

Nay: N/A

Abstain: N/A

2020-1895-MSP - APPROVED

A minor subdivision of 14.144 acres into Parcels B-1 & B-2

Owner & Representative: Ms. Peggy G. Brewster

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of LA Highway 1085, west of Red Fox Run, Madisonville, Ward 1, District 1.

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

Opposition: None

Crawford moved to approve with the waivers, second by Fitzmorris.

Yea: Ress, McInnis, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm

Nay: N/A

Abstain: N/A

2020-1897-MSP - APPROVED

A minor subdivision of 22.16 acres into Parcels A-1, B-1 & C

Owners & Representative: Mr. Steven K. & Inez B. Jenkins and Mr. Michael & Angela Williams

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the south side of Cowart Road, west of Sticker Road, Bush, Louisiana. Ward 5, District 6

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

Opposition: None

Barcelona moved to approve with the waiver, second by Fitzmorris.

Yea: Ress, McInnis, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

2020-1921-MRP - APPROVED

Resubdivision of Lots 8, 9 & 10 into Lots 8-A, 10-A and an addition to a future access servitude, Fairview Oaks Business Park

Owner: Favret Investments, LLC - Mr. Uncas B. Favret Jr.

Representative: Paul J. Mayronne

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location: The properties are located on the north and east sides of Fairview Oaks Drive and on the south side of LA Highway 22, Madisonville, Louisiana. Ward 4, District 4

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

Opposition: None

Fitzmorris moved to approve with the waiver, second by Crawford.

Yea: Ress, McInnis, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm

Nay: N/A

Abstain: N/A

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

AMENDMENT TO DEVELOPMENTAL AGREEMENT

OLD BUSINESS**2020-1808-PP - APPROVED**

Tribute at Tamanend

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Steve Stefancik

The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana. Ward 7, District 11

Developer is requesting a waiver to Chapter 125-214 "Driveways on corner lots shall not be located any closer than 60 feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect" for Lot #350.

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

Opposition: None

Richard moved to approve, second by Fitzmorris.

Yea: Ressa, McInnis, Richard, Doherty, Barcelona, Fitzmorris, Crawford, Drumm

Nay: N/A

Abstain: N/A

NEW BUSINESS**ADJOURNMENT**

Mr. David Doherty
Chairman

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

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

August 4, 2020

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

Re: Enter the Parish R.O.W. - South Street - For the purpose of constructing a roadway and drainage improvements (Helenbirg Lots and Farms Subdivision)

Honorable Commissioners,

This office is in receipt of Mr. Edward Berner's request to enter the Parish right-of-way for the purpose of constructing a roadway and drainage improvements in order to access his property.

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

Sincerely,

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

Christopher Tissue, P.E.
Lead Development Engineer

*Attachments: DRAFT Enter the Parish R.O.W. Resolution dated August 4, 2020
Request to Enter the Parish Right-of-Way from Mr. Berner dated July 13, 2020
Resubdivision Map No. 5075A dated July 3, 2012
"Sketch of Proposed Street Lots 42A, 46A Block 10" from Kelly McHugh & Associates, Inc.
dated July 13, 2020*

xc: Honorable Rykert Toledano
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Theodore Reynolds, P.E.
Mr. Edward Berner, Berners Construction Co., Inc.
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING BERNERS CONSTRUCTION CO., INC., TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO BERNERS CONSTRUCTION CO., INC., C/O MR. EDWARD BERNER, 20134 5TH AVENUE, COVINGTON, LA 70433 OR ASSIGNEES; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 120 FEET OF SOUTH STREET, WEST OF 5TH AVENUE, HELENBIRG LOTS AND FARMS SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 5.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner posts a Performance Obligation in the amount of \$4,800.00 for a period of one (1) year.
9. That the petitioner agrees to post a Warranty Obligation upon completion of the project in the amount of \$2,600.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter (if applicable).
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3, DISTRICT 5.
19. That the petitioner submits as-built drawings certifying that road is constructed within the Parish right of way.
20. That the petitioner submits all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

(DRAFT DATE AUGUST 4, 2020)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 11TH DAY OF AUGUST, 2020, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

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

Revised February 16, 2020

Enter the Right-of-Way
Plans
RECEIVED
7/14/2020 - 12:00 P.M.
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

July 13, 2020

St. Tammany Parish
Department of Engineering
P.O. Box 628
Covington, La. 70434

Re: Request to enter the Right of Way.
South Street

Sirs

I would like to request permission to enter the Right of Way of South Street
300' West of 5th Ave. going Westerly a distance of approximately 120 ft to construct
a street to access my property in Square 10 North of said Right of Way..
Thank you and let us know if there is anything needed to process this request.

Sincerley



Edward Berner
Berners Construction Co., Inc.
20134 5th Ave.
Covington, La. 70433

This property is located in Flood Zone C, as per FEMA FIRM, Comm. Panel No. 225205 0230 C, map dated 10-17-1989

Building setback lines should be determined by owner or contractor prior to any construction

Helenbirg Boulevard

240.0' to 5th Avenue



Reference Survey:
Survey prepared by Land Surveying, Inc. dated Nov. 23, 2009 Survey No. 14122

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 MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Enter the Right-of-Way Plans
RECEIVED
7/14/2020 - 12:00 P.M.
DEVELOPMENT
ENGINEERING

- Legend:
- 1/2" Rebar Set
 - 1/2" Rebar Found
 - 5/8" Rebar Found

RESUBDIVISION MAP OF LOTS 42, 44, 46, 48, 50 & 52 INTO LOTS 42A, 46A & 50A, BLOCK 10 THE BIRG BOULEVARD (SOUTHERN DIVISION), ST. TAMMANY PARISH, LOUISIANA FOR CITIZENS BANK & TRUS

FINAL APPROVAL

John W. Butler
DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.
FILED FOR RECORD

Melissa Henry
CLERK OF COURT

7-3-12 5075A
DATE FILE NO.

BOCE M. BUTLER, III
License No. 4894
PROFESSIONAL
Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6271 office (985) 898-0355 fax

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

August 4, 2020

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

Re: Enter the Parish R.O.W. - Oak Harbor Boulevard/Lakeshore Boulevard and East Howze Beach Road - For the purpose of performing traffic improvements (Lakeshore Villages Subdivision)

Honorable Commissioners,

This office is in receipt of Tommy Buckel, P.E.'s request, on behalf of D.R. Horton, Inc. - Gulf Coast, to enter the Parish right-of-way for the purpose of performing required traffic improvements in accordance with Lakeshore Villages Subdivision Traffic Impact Analysis (TIA).

This office has reviewed the request from Mr. Buckel, P.E. and has no objection.

Sincerely,

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

Christopher Tissue, P.E.
Lead Development Engineer

*Attachments: DRAFT Enter the Parish R.O.W. Resolution dated August 4, 2020
Request to Enter the Parish Right-of-Way from Mr. Buckel, P.E. dated July 14, 2020
Oak Harbor Boulevard at East End Boulevard Signal Concept by Sain Associates, Inc. dated July 14, 2020
Oak Harbor Boulevard at Lakeshore Villages Boulevard Conceptual Traffic Signal Layout Option A - 2 Pole Configuration by Sain Associates, Inc.
Lakeshore Villages Offsite Roundabout Plan (Roundabout Area 1) by Duplantis Design Group, PC dated August 8, 2019*

xc: Honorable Jerry Binder
Honorable Jake Airey
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Theodore Reynolds, P.E.
Mr. Adam Kurz, D.R. Horton, Inc. - Gulf Coast
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING D.R. HORTON, INC. - GULF COAST, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO D.R. HORTON, INC. - GULF COAST C/O MR. ADAM KURZ, 7696 VINCENT ROAD, DENHAM SPRINGS, LA 70726 OR ASSIGNEES; TO ENTER PARISH RIGHT-OF-WAY FOR A ROUNDABOUT AT THE INTERSECTION OF OAK HARBOR BOULEVARD / LAKESHORE BOULEVARD EAST AND EAST HOWZE BEACH ROAD, A TRAFFIC SIGNAL AT THE LAKESHORE BOULEVARD & OAK HARBOR BOULEVARD AND A TRAFFIC SIGNAL AT THE INTERSECTION OF EAST END BOULEVARD AND LAKESHORE BOULEVARD FOR THE PURPOSE OF TRAFFIC IMPROVEMENTS. WARD 9, DISTRICT 12 & 13.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner posts a Performance Obligation in the amount of \$1,500,000.00 for a period of one (1) year.
8. That the petitioner agrees to post a Warranty Obligation upon completion of the project it in the amount of \$150,000.00 for a period of two (2) years.
9. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.

RESOLUTION P.C. NO. _____

PAGE NO. 2 OF 2

10. That the petitioner and any assignees agree to provide maintenance for this project at his/her own expense until such time as the Parish agrees to accept the project into the Parish's Selective Road Maintenance System.
11. That the petitioner submits as-built drawings certifying that the project is constructed in accordance with the approved plans.
12. That the petitioner submits all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.
13. Petitioner shall submit to St. Tammany Parish Government a Letter of No Objection from the Owner(s) of Oak Harbor Boulevard and East End Boulevard for the proposed traffic improvements at the intersection of Oak Harbor Boulevard and East End Boulevard in accordance with the Sain Associates, Inc. drawing dated July 14, 2020 and Lakeshore Villages Subdivision Traffic Impact Analysis (TIA) required improvements.
14. Petitioner shall submit to St. Tammany Parish Government a Maintenance Agreement from the Owner(s) of Oak Harbor Boulevard and East End Boulevard for the proposed traffic improvements at the intersection of Oak Harbor Boulevard and East End Boulevard.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 11TH DAY OF AUGUST, 2020, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

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

From: Thomas Buckel <TBuckel@ddgpc.com>
Sent: Tuesday, July 14, 2020 10:29 AM
To: Christopher P. Tissue
Cc: Jay Watson; Theodore C. Reynolds; Paul Whittington; Elizabeth Songy; Matt Fontenot; Doyle Christopher Roussel, Jr.; Adam Kurz; Jeff Schoen (jds@jonesfussell.com)
Subject: Enter the ROW request for Oak Harbor Blvd / Lakeshore Blvd East Roadway Improvements (3 intersections)
Attachments: OAK AT LAKESHORE SIGNAL CONCEPT A.pdf; 19-280 Howze Beach RAB Without Quantities Exhibit-EX-5.pdf; OAK AT EAST END SIGNAL CONCEPT 7-142020.pdf

Chris

Please allow this email to serve as our request to be placed on the August agenda for the "Enter the ROW" for the proposed Oak Harbor Blvd / Lakeshore Blvd East Roadway improvements on the East Side of I-12 associated with the Lakeshore Villages Development. The improvements as identified in the approved Traffic Study consists of a 1) RAB at the intersection of Oak Harbor Blvd / Lakeshore Blvd East and E. Howze Beach RD and 2) a traffic signal at the Lakeshore Blvd & Oak Harbor Blvd, and 3) a traffic signal at the intersection of East End Blvd and Lakeshore Blvd. Please let us know if you need anything further to be placed on the Agenda.

Thanks

Thomas Buckel P.E.

Duplantis Design Group, PC
16564 E. Brewster Road, Suite 101
Covington, LA 70433
Phone: (985)249-6180
Fax: (985)249-6190

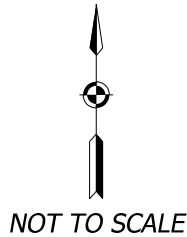


Confidentiality Statement:

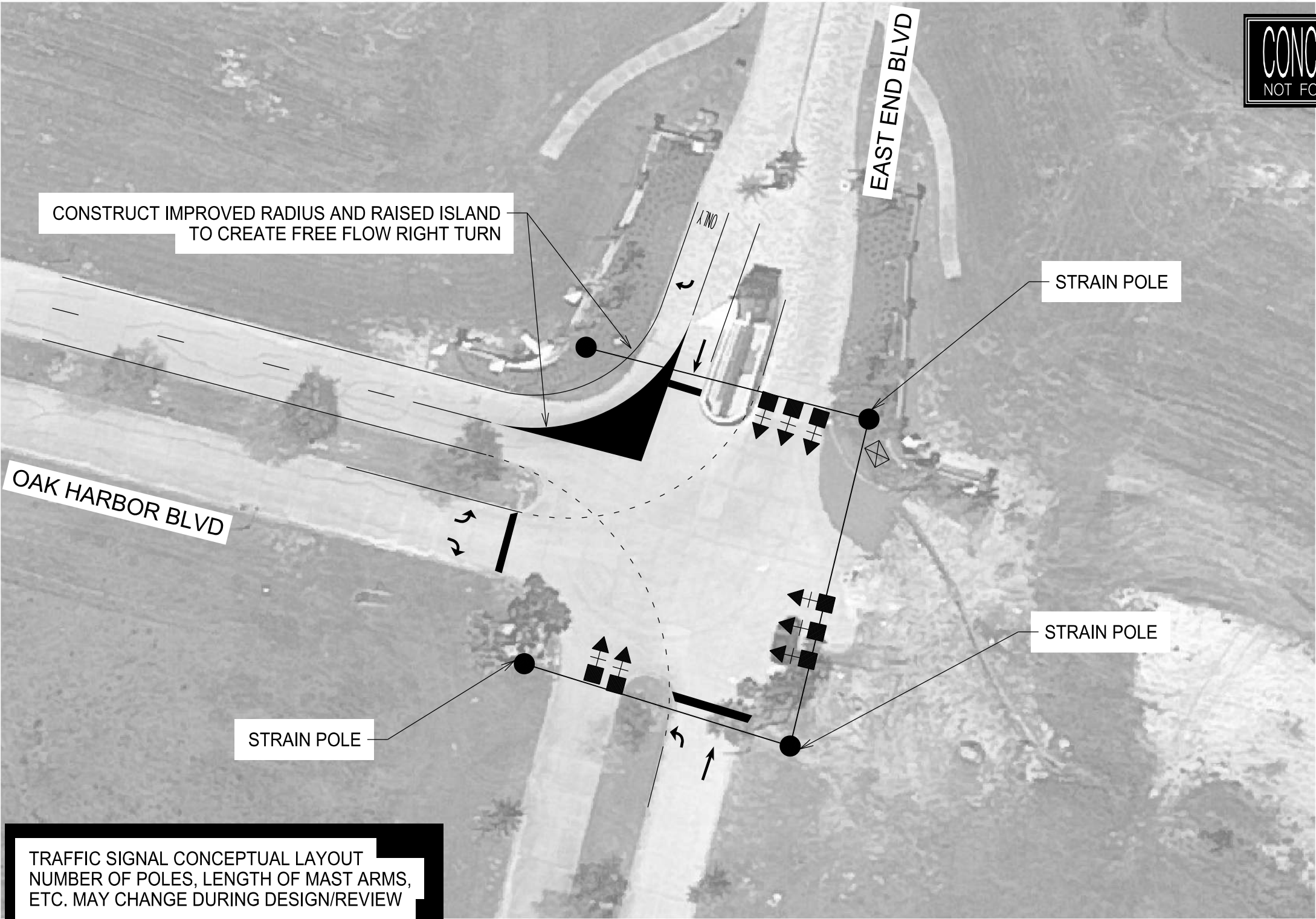
The information in and attached to this e-mail may contain proprietary, confidential, and/or privileged information. This information is intended only for the use of the individual(s) or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is

LAKESHORE VILLAGES
OAK HARBOR BLVD AT EAST END BLVD
CONCEPTUAL TRAFFIC SIGNAL LAYOUT

SPANWIRE CONFIGURATION
JULY 14, 2020



CONCEPTUAL ONLY
NOT FOR CONSTRUCTION



OAK HARBOR BLVD @ EAST END BLVD SIGNAL CONCEPT

LAKESHORE VILLAGES
SLIDELL, LA

Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243
Phone: (205) 940-6420
Website: www.sain.com

SAIN
ASSOCIATES



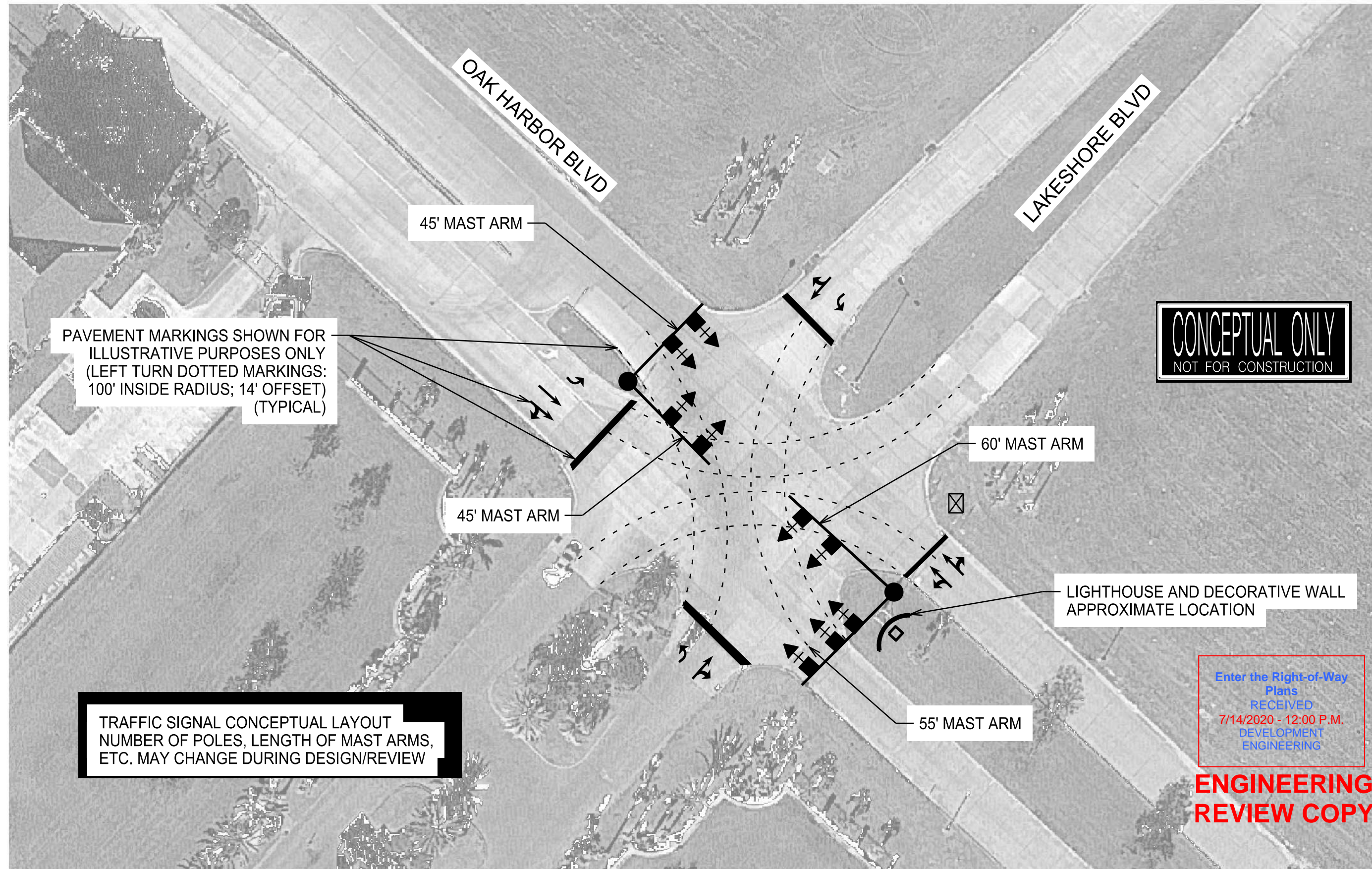
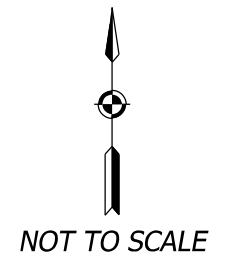
Enter the Right-of-Way
Plans
RECEIVED
7/14/2020 - 12:00 P.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

DRN. BY	JOB NO.
CHKD. BY	SCALE
PROJ. MGR.	DATE
SHEET NO.	

LAKESHORE VILLAGES OAK HARBOR BLVD AT LAKESHORE BLVD CONCEPTUAL TRAFFIC SIGNAL LAYOUT

OPTION A - 2 POLE CONFIGURATION



OAK HARBOR BLVD @ LAKESHORE BLVD SIGNAL CONCEPT A

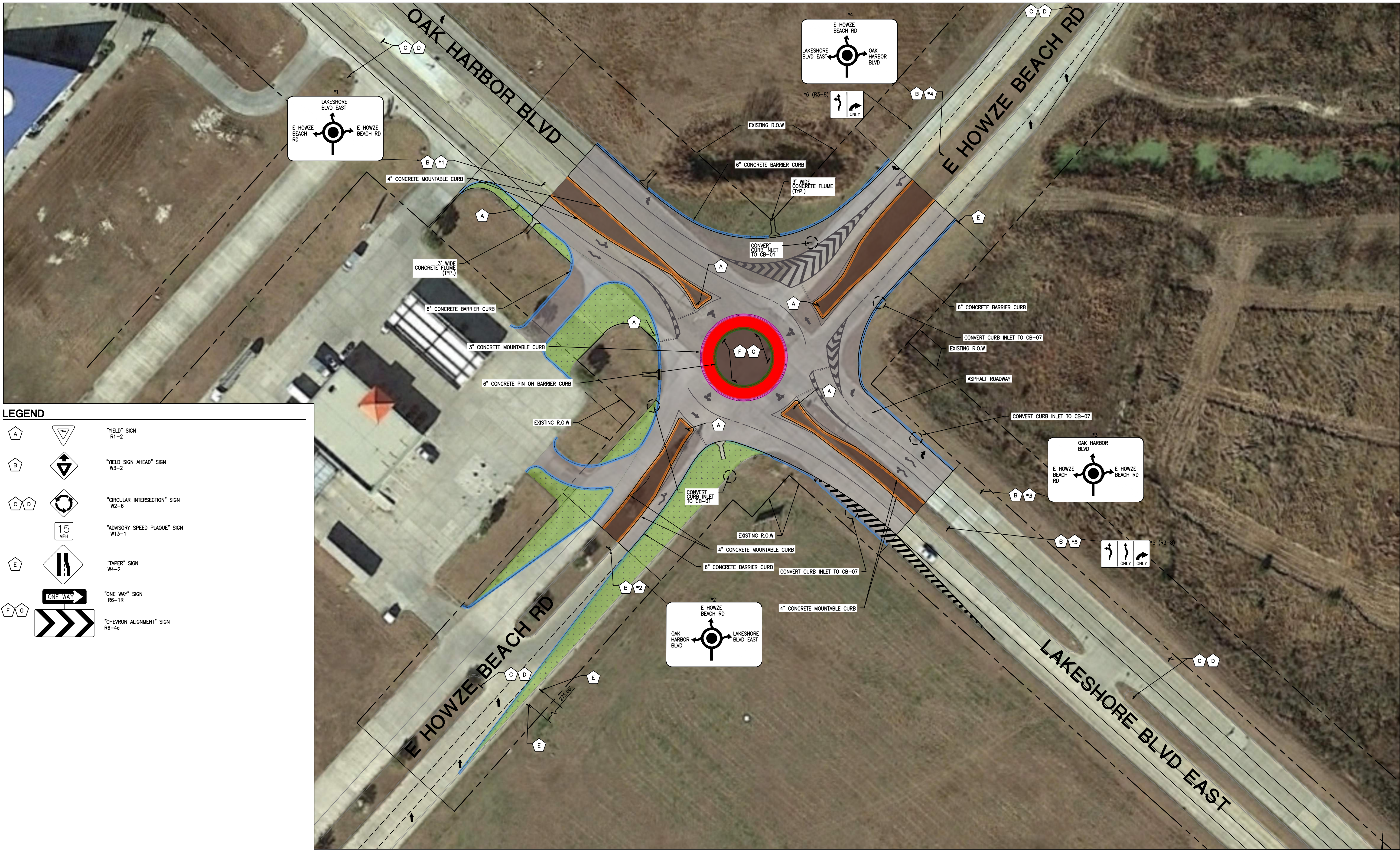
LAKESHORE VILLAGES
SLIDELL, LA

Two Perimeter Park South
Suite 500 East
Birmingham, Alabama 35243
Phone: (205) 940-6420
Website: www.sain.com

SAIN
ASSOCIATES



DRN. BY	JOB NO.
CKD. BY	SCALE
PROJ. MGR.	DATE
SHEET NO.	



LEGEND

- A

"YIELD" SIGN
R1-2
- B

"YIELD SIGN AHEAD" SIGN
W3-2
- C D

"CIRCULAR INTERSECTION" SIGN
W2-6
- "ADVISORY SPEED PLAQUE" SIGN
W13-1
- E

"TAPER" SIGN
W4-2
- "ONE WAY" SIGN
R6-1R
- F G

"CHEVRON ALIGNMENT" SIGN
R6-4a

ROUNDAABOUT GEOMETRY INFORMATION

INSCRIBED CIRCLE: 150' ϕ
TRAVEL LANE IN RAB: 18'
EXIT RADII: 400'
ENTRY RADII: 90'

*ROUNDAABOUT GEOMETRY SHOWN IS NOT FINAL. FINAL
ROUNDAABOUT GEOMETRY AND LAYOUT TO BE DETERMINED ONCE
SURVEY IS RECEIVED.

LEGEND

- BACKFILL OVER EXISTING CONCRETE

6" CONCRETE BARRIER CURB
- ASPHALT ROADWAY

6" CONCRETE PIN ON BARRIER CURB
- HYDROSEED AND MAT

3" CONCRETE MOUNTABLE CURB W/12" GUTTER
- RAB STAMPED & STAINED CONCRETE
TRUCK APRON

4" CONCRETE MOUNTABLE CURB
- EXISTING R.O.W.

Enter the Right-of-Way
Plans
RECEIVED
7/14/2020 - 12:00 P.M.
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

Not For Construction

**ROUNDAABOUT
AREA 1**

SCALE IN FEET

40' 20' 0 40' 80' 120'

REVISION	BY

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

STAMP

PROGRESS SET - FOR REVIEW ONLY

Issued **3/19/2020**

These documents are for Design Review and not
intended for Construction, Bidding, Recordation, Conveyance,
Sales, or as the basis for the issuance of a Permit.
They were prepared by, or under the supervision of:

Thomas H. Buckel P.E. #31022
Duplantie Design Group, P.C.

LAKESHORE VILLAGES OFFSITE RAB
SLIDELL, LA
ST. TAMMANY PARISH
D.R. HORTON, INC.

DRAWN
CMR

CHECKED
THB

ISSUED DATE
08-08-19

ISSUED FOR

PROJECT NO.
19-280

FILE
19-280 Howze Beach RAB
Without Quantities Exhibit

SHEET

EX-5

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REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT
(As of August 4, 2020)

CASE NO.: REV20-07-006

NAME OF STREET OR ROAD: A portion of East-West Road

NAME OF SUBDIVISION: Colonial Pinnacle Nord Du Lac Subdivision

WARD: 1 PARISH COUNCIL DISTRICT: 1

PROPERTY LOCATION: The property is located east of Westshore Dr., north of Pinnacle Pkwy in the Colonial Pinnacle Nord Du Lac Subdivision, Covington, Louisiana.

SURROUNDING ZONING: HC-3 Highway Commercial

PETITIONER/REPRESENTATIVE: Watercross Development, LLC

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is proposing to revoke a portion of East-West Road. Watercross Development, LLC owns all abutting properties. It should be noted that the subject property is part of a constructed public road that is currently in use.

The .05 acre property proposed for revocation is a portion of a larger tract of land acquired by the Parish through an Act of Dedication & Donation in 2018 for use as a public road.

The future development plan for the surrounding properties has changed since the roadway was first constructed. Watercross Development, LLC is seeking the revocation to accommodate the roadway expansion and realignment plan that they are proposing.

Recommendation:

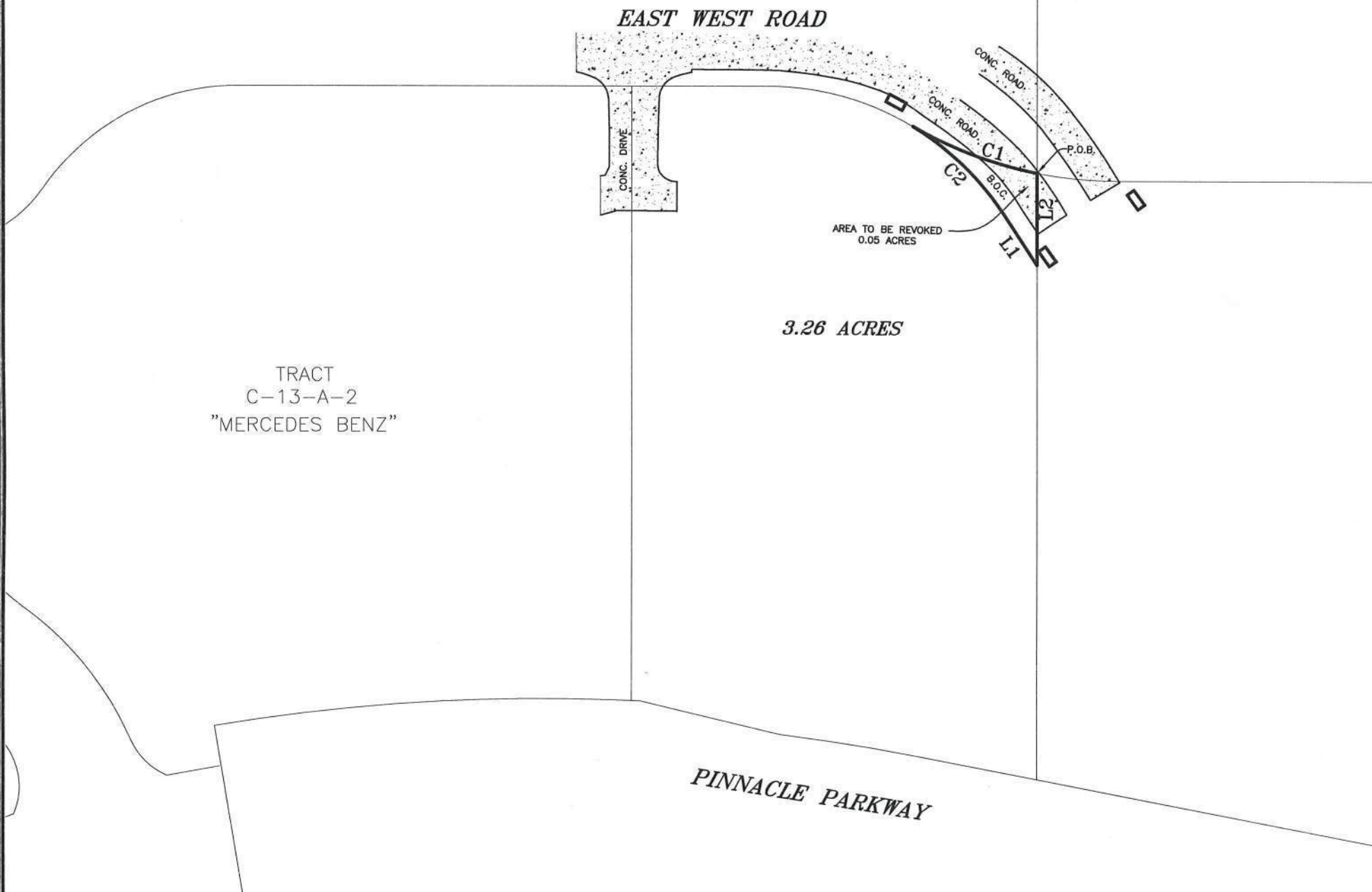
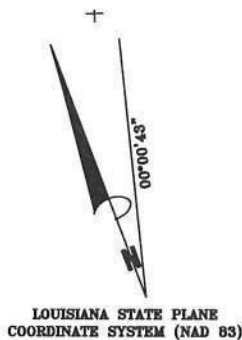
The Staff has no objections to the proposed revocation. However, the revocation of the subject property should be conditioned upon a satisfactory roadway realignment plan being submitted by the petitioner's engineer and approved by the Department of Public Works and the Department of Planning & Development.

CURVE TABLE				
NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	CH = S48°26'28"E	R = 301.45'	A = 99.65'	CL = 99.20'
C2	CH = N24°56'01"W	R = 210.50'	A = 95.60'	CL = 94.78'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L1	N11°55'26"W	45.54'
L2	S21°01'30"W	69.30'



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JOHN E. BONNEAU & ASSOCIATES, INC.



ST. TAMMANY PARISH COUNCIL CHAIRMAN

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

DATE FILED MAP FILE No.

ST. TAMMANY PARISH CLERK OF COURT

(OWNER)

A CERTAIN PIECE OR PORTION OF LAND BEING 0.05 ACRES AND IS SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE CORNER COMMON TO SECTIONS 12, 13 & 46 TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 700.84' TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 21; THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY OF INTERSTATE 12 SOUTH 48 DEGREES 43 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 326.61 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 45 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 243.47 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES 51 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 368.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 353.09 FEET, AND AN ARC LENGTH OF 448.26 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 52 MINUTES 00 SECONDS EAST AND A CHORD LENGTH OF 418.76 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 86 DEGREES 14 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 451.09 FEET, AND AN ARC LENGTH OF 522.22 FEET, A CHORD BEARING OF NORTH 30 DEGREES 01 MINUTES 18 SECONDS WEST AND A CHORD LENGTH OF 493.54 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 65 DEGREES 54 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 91.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 360.00 FEET, AND AN ARC LENGTH OF 228.33 FEET, A CHORD BEARING OF NORTH 47 DEGREES 44 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 224.52 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 63.58 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 34 DEGREES 02 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 11.19 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 68.57 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 37.75 FEET, A CHORD BEARING OF SOUTH 32 DEGREES 37 MINUTES 59 SECONDS EAST AND A CHORD LENGTH OF 37.73 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 2228.44 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 288.34 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 03 MINUTES 50 SECONDS EAST FOR A DISTANCE OF 129.53 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 2372.21 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTE 30 SECONDS WEST FOR A DISTANCE OF 498.03 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE SOUTH 21 DEGREES 01 MINUTE 30 SECONDS WEST FOR A DISTANCE OF 69.30 FEET TO A POINT; THENCE RUN NORTH 11 DEGREES 55 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 45.54 FEET TO A POINT ON A CURVE TO THE LEFT (TANGENT & COUNTERCLOCKWISE); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 210.50 FEET, AN ARC LENGTH OF 95.60 FEET, A CHORD BEARING OF NORTH 24 DEGREES 56 MINUTES 01 SECOND WEST AND A CHORD LENGTH OF 94.78 FEET TO A POINT ON A CURVE TO THE LEFT (NON-TANGENT & COUNTERCLOCKWISE); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 301.45 FEET, AN ARC LENGTH OF 99.65 FEET, A CHORD BEARING OF SOUTH 48 DEGREES 26 MINUTES 28 SECONDS EAST AND A CHORD LENGTH OF 99.20 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.05 ACRES (2,118.89 SQ. FT.) MORE OR LESS.

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

REFERENCE SURVEY: A survey by this firm with job no. 2014 025 J dated June 07, 2018.

BASIS FOR BEARINGS: The Reference Survey.

A REVOCATION PLAT OF
A 0.05 ACRE PARCEL OF LAND
situated in
SECTION 47, T-7-S, R-11-E
St. Tammany Parish, Louisiana

for
REGENT LANDS, INC. & ADVANCE MORTGAGE COMPANY, L.L.C.

Survey No. 2014 025 K
Date: FEBRUARY 26, 2020

Drawn by: SPH
Revised:

Scale: 1" = 100'

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

1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

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

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

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

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(August 4, 2020)

Meeting date: August 11, 2020

CASE NO.: 2020-1943-MSP

OWNER/DEVELOPER: Barry G. & Julie Ann Vincent Matte
ENGINEER/SURVEYOR: Southern Geomatics, Inc.

SECTION: 20 TOWNSHIP: 6 South RANGE: 12 East

WARD: 10 PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: North side of Lowe Davis Road, west of Lenel Road, Covington, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 6.39 acres

NUMBER OF LOTS/PARCELS: 3: 6.39 acres in a 1.79 acre parcel identified as A, a 2.8 acre parcel identified as B and a 1.8 acre parcel identified as C

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create three (3) parcels from a 6.39 acre parcel. Note that the proposed lots A, B & C meet the maximum allowable density of 1 unit per acre under the A-2 Suburban Zoning District. The minor subdivision request requires a public hearing due to:

- Parcel C requested to be created, does not meet the minimum lot width of 150 feet required under the A-2 Suburban District, requiring a waiver of the regulations by the Planning Commission.

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

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission.

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

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 4, 2020)

Meeting Date: August 11, 2020

CASE NO.: 2020-1975-MSP

OWNER/DEVELOPER: Darling Design Homes, Inc. - Mr. Buddy Coate

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 14

TOWNSHIP: 7 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: west side of LA Highway 1077 and proposed Desaire Drive, south of Post Oak Drive, north of Galatas Road Madisonville, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 15.79 acres

NUMBER OF LOTS/PARCELS: 5: 15.79 acres into a 1.417 acre lot identified as lot 1, a 1.136 acre lot identified as lot 2, 1.136 acre lot identified as lot 3, 1.136 acre lot identified as lot 4 & 10.965 acre lot identified as lot 5

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create five (5) lots from a 15.79 acre parcel. Note that the proposed lots 1 to 5 meet the maximum allowable density of 1 unit per acre under the A-2 Suburban Zoning District. The minor subdivision request requires a public hearing due to:

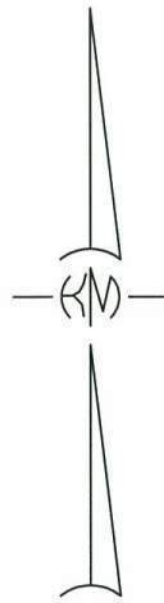
- Lot 1 not having public road frontage and being accessed via a 35' access servitude.

The request shall be subject to the below comments:

1. The survey should show "POST OAK LN".
2. The proposed name of the access depicted on the survey plat, shall be granted approval by the Planning Commission. As per St. Tammany Parish Communication District, the proposed name "DESAIRE DRIVE" causes issues. New access name "LOST BAYOU DRIVE" has been submitted and approved by St. Tammany Parish Communication District. Provide amended survey showing the new access name.
3. The survey should indicate: "A minor subdivision of 15.79 acres into lots 1, 2, 3, 4 & 5".

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

THIS POINT IS DESCRIBED AS BEING
S 01°11'32" W 132' THENCE N 75°20' E 545.31'
THENCE N 89°59'03" W 61.93' FROM THE QUARTER
(1/4) SECTION CORNER COMMON TO SECTIONS 14 & 15,
T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA



MYRTLE GROVE SUBD.
PINK MYRTLE DR.
POST OAK LANDING

APPROX. BANKS OF
BAYOU DeZAIRE

FLOOD ZONE A
FLOOD ZONE C

IRON SET • OFFSET
ON TOP BANK OF BAYOU

APPROXIMATE LOCATION OF THE
FLOOD ZONE LINE

(SHADED AREA DENOTES WETLANDS)

LOT 5
10.965 acres

1752.59'
S 89°59'03" W 2132.13'
(REF. BRG.)

APPARENT NORTH LINE
OF GALATAS SUBDIVISION

GALATAS SUBDIVISION

POST OAK

LOT 1
1.417 acres

LOT 2
1.136 acres

LOT 3
1.136 acres

LOT 4
1.136 acres

OLD RESIDENCE
(NOT LOCATED AT
CLIENTS REQUEST)

LA. HWY. 1077

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

LEGEND:

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = LDH MONUMENT FOUND
- ▲ = ANGLE IRON FOUND

THIS PROPERTY IS LOCATED IN
FLOOD ZONES A & C, B.F.E. UNDETERMINED
RE: FIRM PANEL NO. 225205 0210 C
REVISED 10-17-1989

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



CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

07-17-20

PREPARED FOR: DARLING DESIGN HOMES, INC.,

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

15.79 ACRES IN SECTION 14,
TOWNSHIP-7-SOUTH, RANGE-10-EAST,
G.L.D., ST. TAMMANY PARISH, LA.

REFERENCE:
PLAT OF A SURVEY BY JOHN E. BONNEAU
FILED AS MAP FILE NO. 3421, FILED
05-07-2004, FROM WHICH BASIS OF BEARINGS
AND SECTION CORNER TIE WERE TAKEN.

SCALE: 1" = 200'
DRAWN: DRJ
REVISED: 07-17-20
DATE: 07-13-20
JOB NO.: 20-101

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 4, 2020)

Meeting Date: August 11, 2020

CASE NO.: 2020-1979-MSP

OWNER/DEVELOPER: Mr. Justin & Ms. Tara C. Motichek and Mr. Kyle & Ms. Shaylene Matthews

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 14

TOWNSHIP: 7 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: North side of Adrienne Street, and along Memory Lane, Madisonville, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 20.68 acres

NUMBER OF LOTS/PARCELS: 3: 20.68 acres into 15.15 acres identified as Parcel A, 5 acres identified as B-1 & 0.52 acre identified as B-2

ZONING: A-3 & A-2 Suburban Districts

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create three (3) lots from a 20.68 acre parcel. Note that proposed parcels A & B-1 meet the maximum allowable density of 1 unit per acre under the A-2 Suburban Zoning District and the proposed parcel B-2 meet the maximum allowable density of 1 unit per half acre under the A-3 Suburban Zoning District. The minor subdivision request requires a public hearing due to:

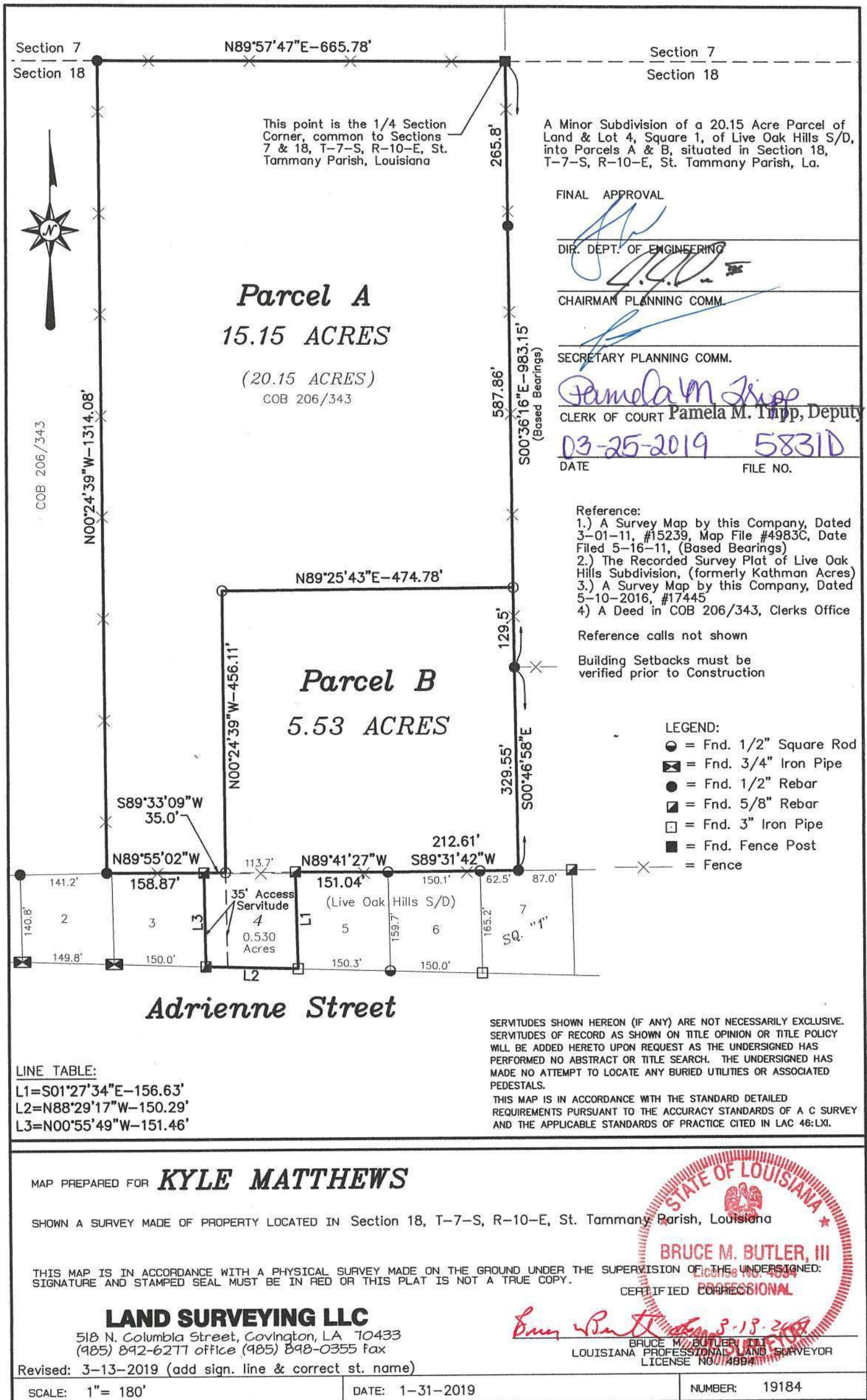
- Parcels A & B were a part of minor subdivision approved in March 2019 (2019-1384-MSP).
- Lot B-2– 0.52 acres is less than 1 acre in size, requiring a waiver of the regulations by the Planning Commission.
- Parcels A & B-1 do not having public road frontage and being accessed via a 35' right of way identified as Memory Lane. Said Lane must be constructed to a minimum parish standard in accordance to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance.
- Requesting a waiver to construct the 35' access servitude and the required drainage prior to occupancy being granted instead of prior to plats being recorded.

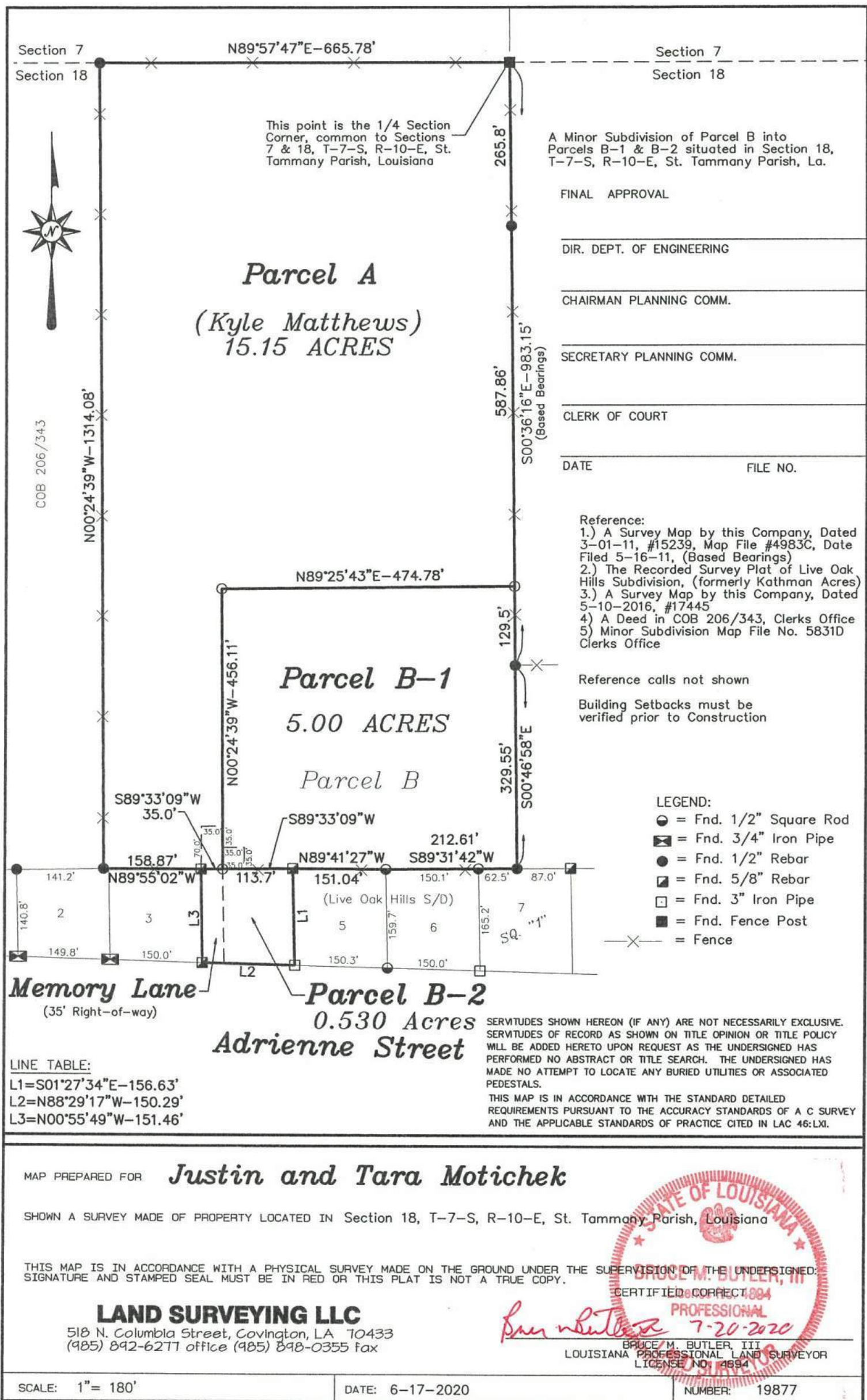
Note that the applicant has submitted a maintenance agreement for the proposed 35-foot access servitude.

The request shall be subject to the below comments:

1. The survey should show: leader lines for original Parcel B to identify that Lot B-2 (previously Lot 4) was part of original Parcel B.
2. The survey should indicate: "A minor subdivision of Parcels A & B into Parcels A, B-1 & B-2" instead of "A minor subdivision of Parcel B into Parcels A, B-1 & B-2".
3. The Minor Subdivision shall conform to the subdivision drainage requirements including an engineering prepared drainage plan, hydraulic analysis, and onsite detention pond(s).
4. The 35 foot access servitude shall be constructed according to Section 125-189 - Minimum construction standards for a private drive (listed below), by the Planning Commission:
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the department of engineering for review and approval prior to the initiation of work.
 - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - g. Once the private drive has been constructed and all drainage improvements completed and approved by the department of engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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





MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 4, 2020)

Meeting Date: August 11, 2020

CASE NO.: 2020-1981-MSP

OWNER/DEVELOPER: Byron R. & Melissa K. Burkhardt and The Division of Administration,
The Department of Culture and Tourism, and The Office of State Parks,
State of Louisiana

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 54

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 4

PARISH COUNCIL DISTRICT: 4

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

GENERAL LOCATION: North side of Burkhardt Lane, east of Fairview Riverside Drive,
Madisonville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 1.072 acres

NUMBER OF LOTS/PARCELS: 2 lots; 1.072 acres being Lot 11 into Lots 11-A & 11-B

ZONING: A-4 Single Family Residential District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) lots from a 1.072 parcel, which is currently accessed via a privately owned road identified as Burkhardt Lane. The minor subdivision request requires a public hearing due to:

- Lots 11-A & 11-B do not meet the minimum lot size of 1 acre required under the Subdivision Regulation Section Sec. 125-188. 2 e. or requiring a waiver of the regulations by the Planning Commission.
- Lots 11-A & 11-B do not have Parish Road Frontage and are proposed to be accessed via a private road, requiring a waiver of the regulations by the Planning Commission.
- Parcels 11-A & 11-B are proposed to be accessed via a private drive, requiring a waiver Section 125-189 - Minimum construction standards for a private drive (listed below), by the Planning Commission:
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.

- d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
 - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.
- Note that the owner of the private drive/servitude of passage submitted an agreement allowing the applicant to request to subdivide the property along the private section of Burkhardt Lane.

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

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission.
2. Should the waivers listed above not be approved, the plat will be required to include a notation that the Private Drive must be constructed prior to the issuance of any building permit.
3. Identify Burkhardt Lane as private road on the survey.
4. The plat must be amended as follow: "A minor subdivision of Lot 11 into Lots 11-A & 11-B" instead of "A minor subdivision of Part of Lot 11 into Lots 11-A & 11-B"

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

A Minor Subdivision of Part of Lot 11, into
Lots 11-A & 11-B, in Section 54, T-7-S,
R-11-E, St. Tammany Parish, Louisiana

Reference: A Survey Map of Subject Property
by Jeron Fitzmorris, Dated 7-27-1998, revised
8-9-2001, #7306-A (Based Bearings)

Reference calls not shown

The P.O.B. is reported to be North-845.81';
N68°37'07"E-351.54' from the 1/4 Corner
on the 5th Mile between T7S-R10E & T7S-
R11E (as per reference)

FINAL APPROVAL

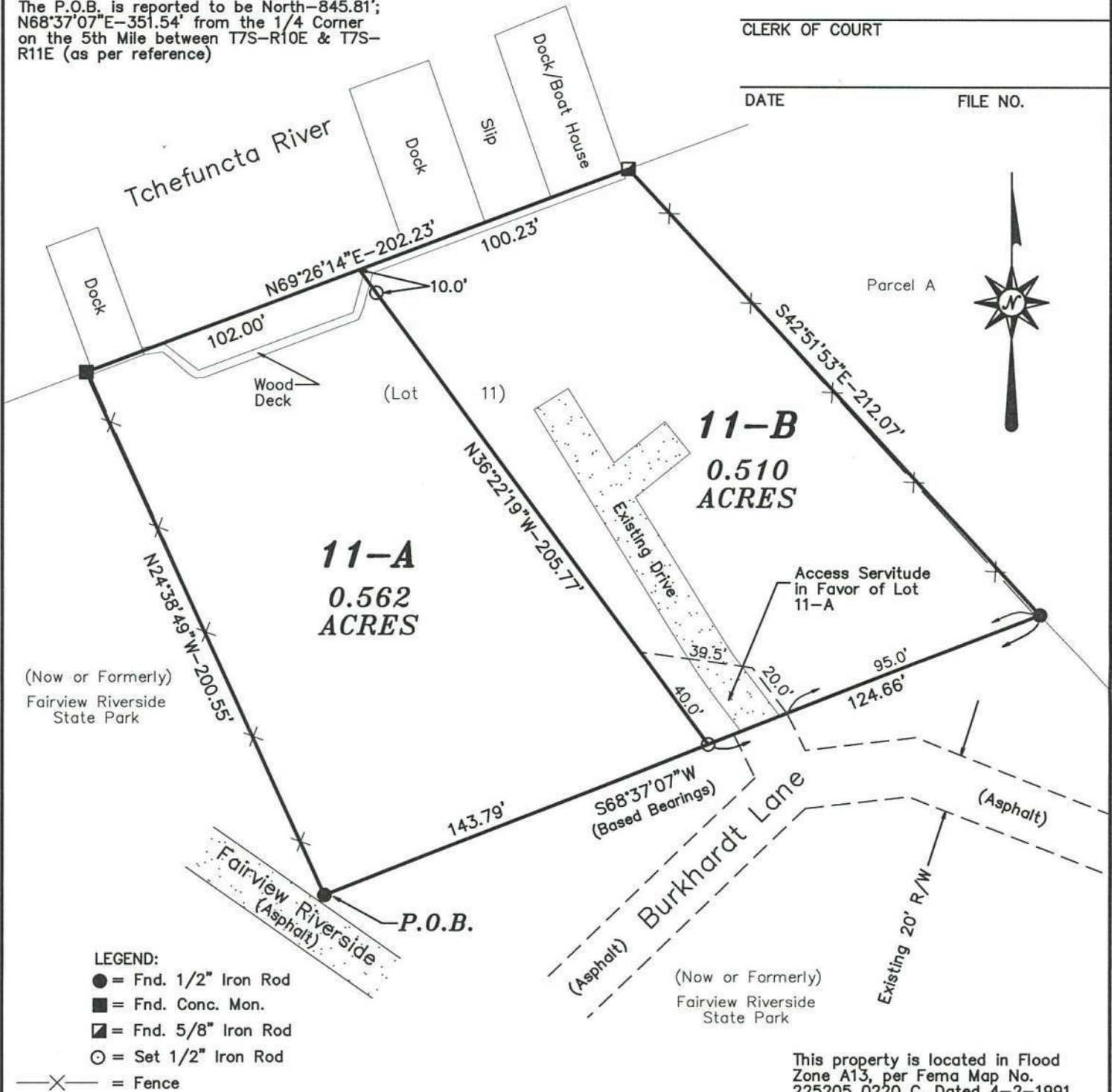
DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.



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 C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

This property is located in Flood
Zone A13, per Fema Map No.
225205 0220 C, Dated 4-2-1991
(Must verify the Base Flood Elevation
prior to construction with the Local
Governing Body)

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

MAP PREPARED FOR

BYRON & MELISSA BURKHARDT

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN PART OF LOT 11, SECTION 54, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.

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
(905) 892-6271 office (905) 898-0355 fax
landsurveyingllc@gmail.com

STATE OF LOUISIANA
BRUCE M. BUTLER, III
PROFESSIONAL

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

SCALE:

1" = 50'

DATE:

7-13-2020

NUMBER:

19918

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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of August 4, 2020)

Meeting Date: August 11, 2020

CASE FILE NO: 2020-1941-MRP

NAME OF SUBDIVISION: Birg Boulevard

LOTS BEING DIVIDED: Resubdivision of Lots 5A, 6A, 7A, 8A, 9A & 10A into Lots 5A1, 6A1, 7A1, 8A1, 9A1 & 10A1, Square 12.

SECTION: 14

WARD: 3

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 11 East

PROPERTY LOCATION: The properties are located along Payton Court, south of Helenbirg Boulevard, Covington, Louisiana.

ZONING: A-3 Suburban District

PROPERTY OWNER: Berners Construction Co., Inc. - Mr. Edward Berner

STAFF COMMENTARY:

The owner is requesting to resubdivide Lots 5A, 6A, 7A, 8A, 9A & 10A into Lots 5A1, 6A1, 7A1, 8A1, 9A1 & 10A1,

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

- The creation/adjustment of lots within a subdivision that requires approval of the Planning Commission.
- The proposal involves the creation/adjustment of more than five (5) lots.

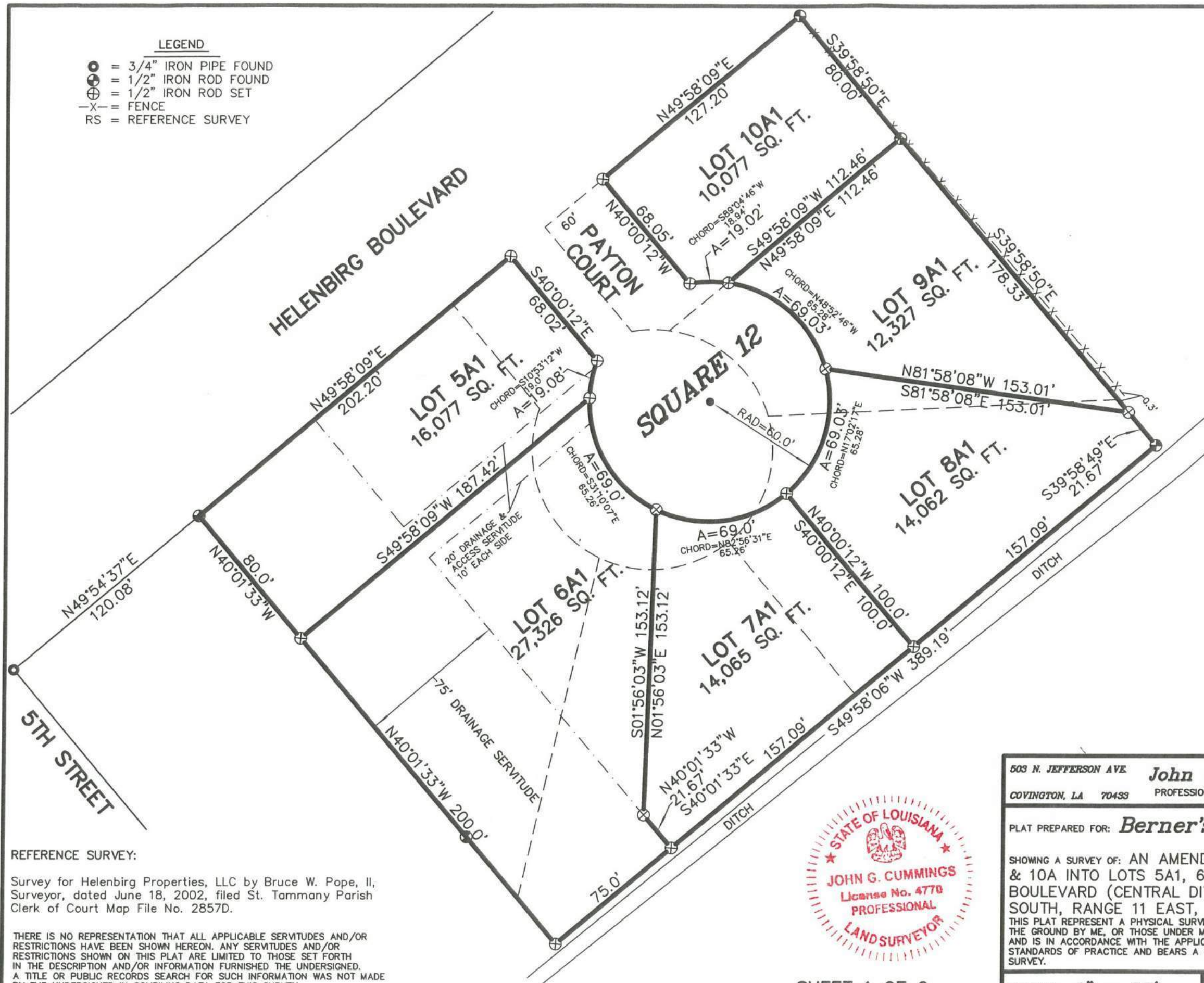
The request shall be subject to the above & below comments:

1. Survey is amended as follow: "HELENBIRG BOULEVARD" should be "HELENBIRG RD".
2. The proposed name of the access depicted on the survey plat, shall be granted approval by the Planning Commission. As per St. Tammany Parish Communication District, the name of the access "PAYTON CT" causes duplication issue. New access name "EASTERN COURT" has been submitted and approved by St. Tammany Parish Communication District. Provide amended survey showing the new access name.
3. Provide/show on the survey a 15-foot access and drainage easement in rear of lots 7A1 & 8A1.
4. Add the following language, on the 2nd page, under Dedication: "The 75 foot drainage servitude and the 20 foot and 15 foot drainage & access servitudes are dedicated to St. Tammany Parish".

LEGEND

- = 3/4" IRON PIPE FOUND
- ⊕ = 1/2" IRON ROD FOUND
- ⊕ = 1/2" IRON ROD SET
- X- = FENCE
- RS = REFERENCE SURVEY

REFERENCE BEARING:
Along the Rear Boundary Lines
of Lots 12A & 13A, Square 11
N40°00'W
(per Reference Survey)



REFERENCE SURVEY:

Survey for Helenbirt Properties, LLC by Bruce W. Pope, II,
Surveyor, dated June 18, 2002, filed St. Tammany Parish
Clerk of Court Map File No. 2857D.

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 RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE
BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

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.

503 N. JEFFERSON AVE

John G. Cummings & Associates

Phone (985) 882-1549

COVINGTON, LA 70433

PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI

Fax (985) 882-9250

PLAT PREPARED FOR: **Berner's Construction Co., Inc.**

SHOWING A SURVEY OF: AN AMENDED RESUBDIVISION OF LOTS 5A, 6A, 7A, 8A, 9A,
& 10A INTO LOTS 5A1, 6A1, 7A1, 8A1, 9A1, & 10A1, SQUARE 12, BIRG
BOULEVARD (CENTRAL DIVISION), LOCATED IN SECTION 14, TOWNSHIP 7
SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENT 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



SHEET 1 OF 2

SCALE: 1" = 50'

DATE: 6/16/2020

JOB NO. 17025-PCR

RESTRICTIVE COVENANTS:

- 1. EACH LOT WILL NOT HAVE MORE THAN ONE (1) SINGLE FAMILY DWELLING.
- 2. 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. WHENEVER A SUBDIVISION IS SERVICED 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).
- 3. BUILDING SETBACK LINES MUST BE ACQUIRED BY PROPERTY OWNERS AND/OR CONTRACTOR FROM THE ST. TAMMANY PARISH PLANNING DEPARTMENT.
- 4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE SERVITUDES OR STREET SERVITUDES RIGHT OF WAYS.
- 5. NO MOBILE HOMES WILL BE PERMITTED TO OCCUPY LOTS IN THE SUBDIVISION EITHER TEMPORARY OF PERMANENTLY.
- 6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD. PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- 7. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- 8. LOTS ARE SUBJECT TO A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL STREETS.
- 9. THIS PROPERTY IS LOCATED IN FLOOD ZONE C, PER F.E.M.A. MAP NO. 225205 0230 C, DATED OCTOBER 17, 1989.
- 10. BUILDING SLABS SHALL BE A MINIMUM OF TWELVE (12") INCHES ABOVE THE CENTERLINE OF THE STREET AND CONFORM TO THE REQUIREMENTS OF THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD INSURANCE RATE MAPS.

NOTES:

- 1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.
- 2. 1/2" IRON RODS TO BE SET UPON APPROVAL.

APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

REFERENCE SURVEY:

Survey for Helenbirg Properties, LLC by Bruce W. Pope, II, Surveyor, dated June 18, 2002, filed St. Tammany Parish Clerk of Court Map File No. 2857D.

DEDICATION:

ALL STREET RIGHT OF WAYS AS SHOWN HEREON ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS AND SERVITUDES 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 THEIR INTENDED PURPOSE.

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 RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.



503 N. JEFFERSON AVE COVINGTON, LA 70433		John G. Cummings & Associates PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI		Phone (985) 892-1549 Fax (985) 892-9260
PLAT PREPARED FOR: Berner's Construction Co., Inc.				
SHOWING A SURVEY OF: AN AMENDED RESUBDIVISION OF LOTS 5A, 6A, 7A, 8A, 9A, & 10A INTO LOTS 5A1, 6A1, 7A1, 8A1, 9A1, & 10A1, SQUARE 12, BIRG BOULEVARD (CENTRAL DIVISION), LOCATED IN SECTION 14, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.				
THIS PLAT REPRESENT A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.				
PROFESSIONAL LAND SURVEYOR				
SCALE:	N/A	DATE:	6/16/2020	JOB NO. 17025-PCR

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of August 4, 2020)

Meeting Date: August 11, 2020

CASE FILE NO: 2020-1963-MRP

NAME OF SUBDIVISION: South Abita Springs

LOTS BEING DIVIDED: Resubdivision of Lots 1 - 12 into Lots 3A, 4A, 7A, 8A, 11A & 12A, Square 65.

SECTION: 11

WARD: 3

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

PROPERTY LOCATION: The properties are located on the east side of 4th Street, on the west side of 5th Street, and on the north side of Washington Avenue, Covington, Louisiana.

ZONING: A-4 Single Family Residential District

PROPERTY OWNER: Habitat for Humanity, STW - Jeffery S. St. Romain

STAFF COMMENTARY:

The owner is requesting to resubdivide Lots 1 - 12 into Lots 3A, 4A, 7A, 8A, 11A & 12A.

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

- The proposal involves the creation/adjustment of more than five (5) lots.

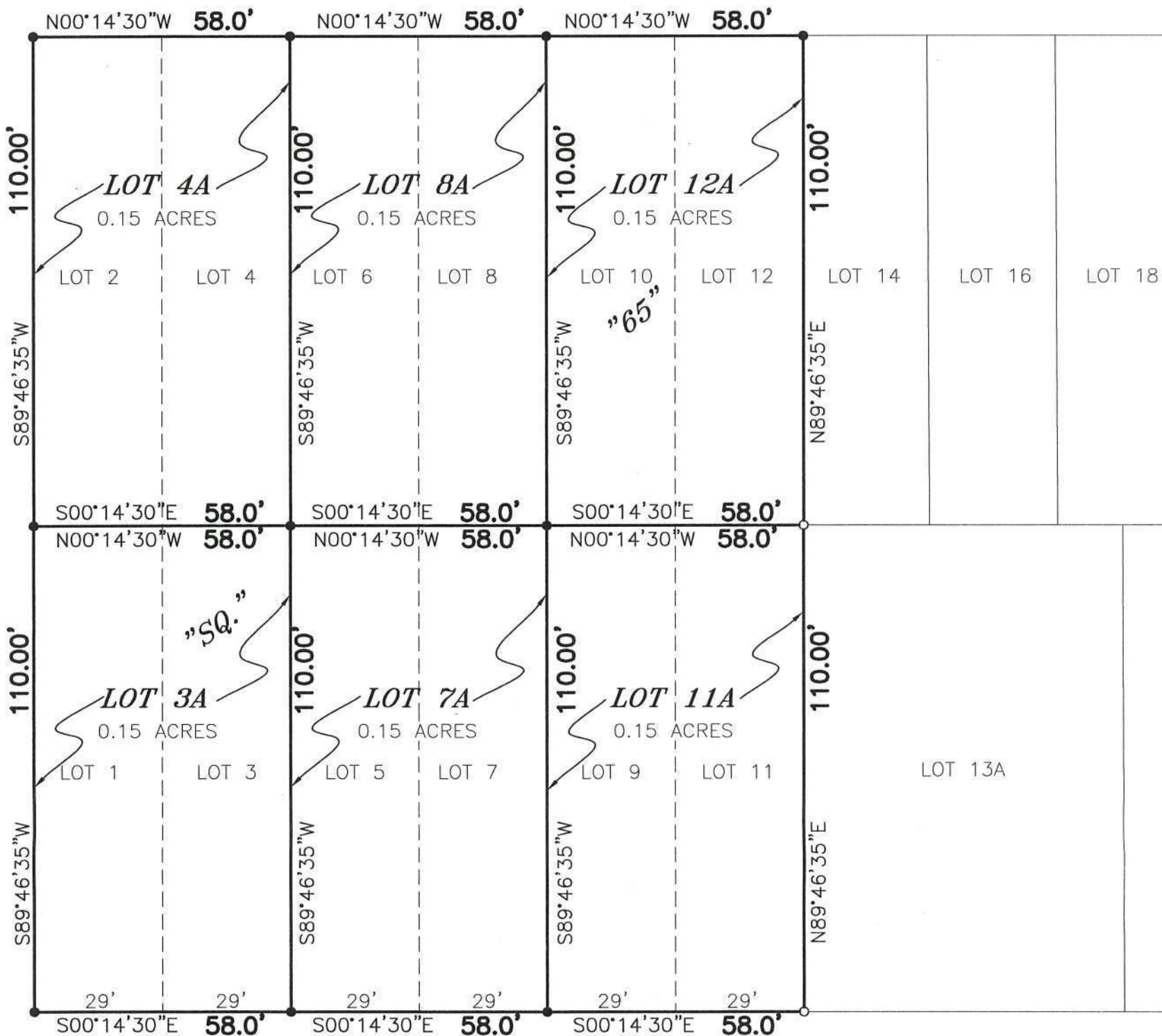
The request shall be subject to the below comments:

1. Survey is amended as follow: show 4TH STREET & WASHINGTON AV. as "NOT CONSTRUCTED".
2. The plat must be amended to include a signature line for the Chairman of the Planning Commission.



4TH STREET

WASHINGTON AVENUE



APPROVALS:

5TH STREET

SECRETARY – ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

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

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JOHN E. BONNEAU & ASSOCIATES, INC.

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

REFERENCE SURVEY: A Resubdivision map by this firm dated December 02, 2015; having survey no. 2015 604.

BASIS FOR BEARINGS/ANGLES: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0230 C; Revised: APRIL 2, 1991

A RESUBDIVISION MAP OF
LOTS 1–12, SQUARE 65, SOUTH ABITA SPRINGS
into
LOTS 3A, 4A, 7A, 8A, 11A, & 12A,
SQUARE 65, SOUTH ABITA SPRINGS
situated in Section 11, Township 7 South, Range 11 East,
St. Tammany Parish, Louisiana
for
HABITAT FOR HUMANITY, STW

Survey No. 2020 1082
Date: FEBRUARY 26, 2020

Drawn by: JWS
Revised:

Scale: 1" = 30'

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

This Survey is Certified
True and Correct By

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

1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

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

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

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

RESUBDIVISION STAFF ANALYSIS REPORT

(As of August 4, 2020)

Meeting Date: August 11, 2020

CASE FILE NO: 2020-1982-MRP

NAME OF SUBDIVISION: Handsome Meadow Farms

LOTS BEING DIVIDED: Resubdivision of Parcels 22A-1, 22A-2 & 22A-3 into Parcels 22B-1, 22B-2, 22B-3 & 22B-4.

SECTION: 32

WARD: 2

TOWNSHIP: 4 South

PARISH COUNCIL DISTRICT: 3

RANGE: 11 East

PROPERTY LOCATION: The properties are located on the north and east sides of Camus Lane, west of Handsome Meadow Lane, Covington, Louisiana

ZONING: A-1 Suburban District

PROPERTY OWNER: Woodruff L. & Carol V. Camus Jr.

STAFF COMMENTARY:

The owner is requesting to resubdivide Parcels 22A-1, 22A-2 & 22A-3 into Parcels 22B-1, 22B-2, 22B-3 & 22B-4.

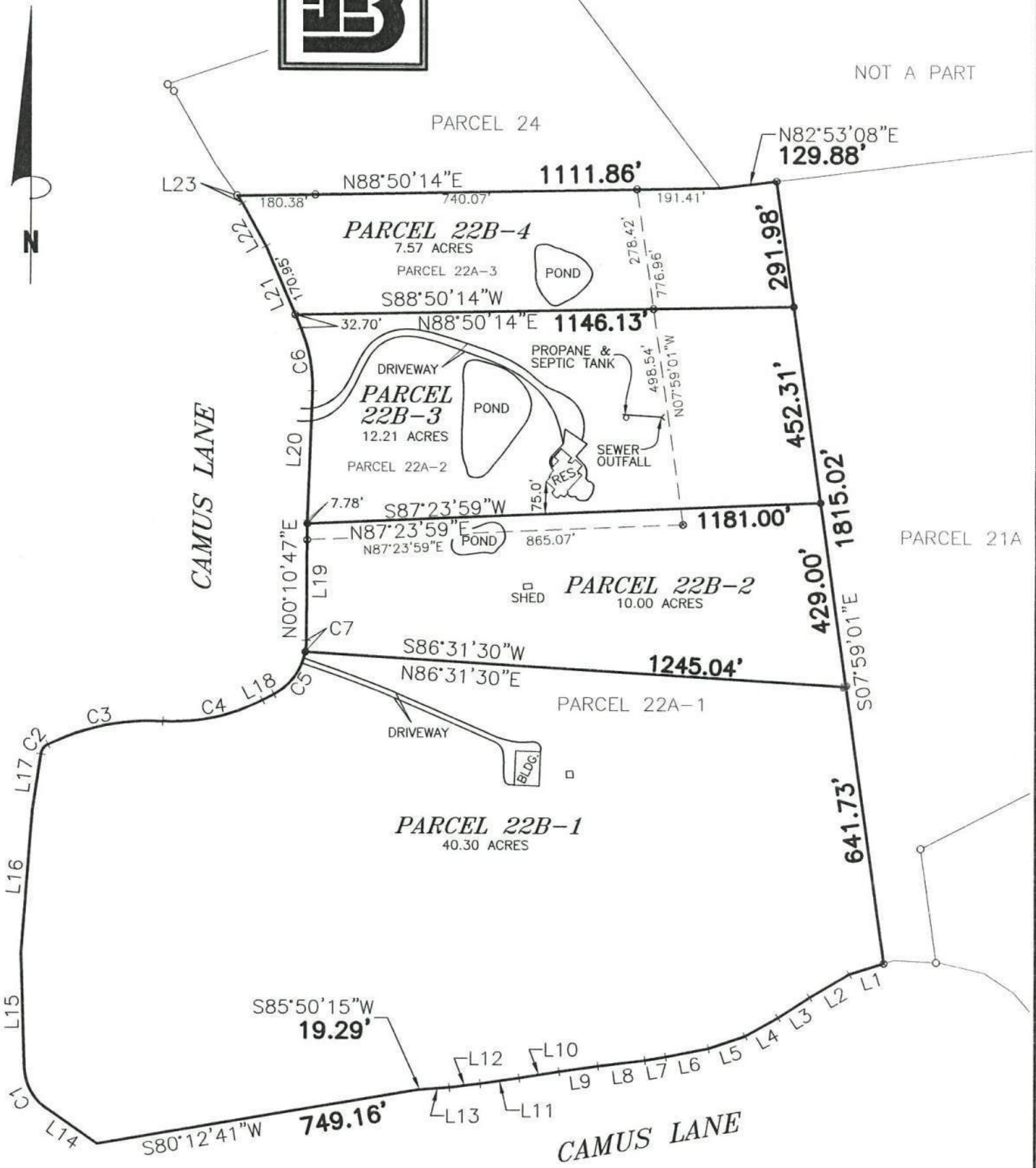
The reasons for the public hearing requirement are that the proposal involves:

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

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

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission.

Line Table		
Line #	Direction	Length
L1	S72°31'34"W	83.12
L2	S59°19'04"W	105.68
L3	S56°34'36"W	86.40
L4	S60°05'47"W	87.23
L5	S71°07'37"W	89.59
L6	S78°42'14"W	99.54
L7	S79°51'26"W	48.77
L8	S82°34'36"W	108.32
L9	S81°55'55"W	90.19
L10	S80°31'28"W	92.89
L11	S81°25'37"W	90.71
L12	S82°46'53"W	71.60
L13	S85°50'15"W	53.59
L14	N55°18'10"W	141.40
L15	N01°53'17"W	267.26
L16	N04°28'19"E	325.95
L17	N08°22'07"E	131.49
L18	N62°12'14"E	29.43
L19	N00°10'47"E	269.68
L20	N02°07'58"E	297.12
L21	N23°26'33"W	203.65
L22	N28°48'55"W	113.91
L23	N35°36'51"W	21.05
L24	S87°09'56"E	337.24
L25	S02°50'04"W	171.22



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

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

APPROVALS:

SECRETARY – ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

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

REFERENCE SURVEY: The Recorded Subdivision Map.

BASIS FOR BEARINGS: The Reference Survey.

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

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

Survey No. 2019 449 Drawn by: SPH/JWS Scale: 1" = 300'
Date: OCTOBER 18, 2019 Revised: 07/06/20 (RESUB)

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
633 NORTH LOTUS DRIVE • MANDEVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

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

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

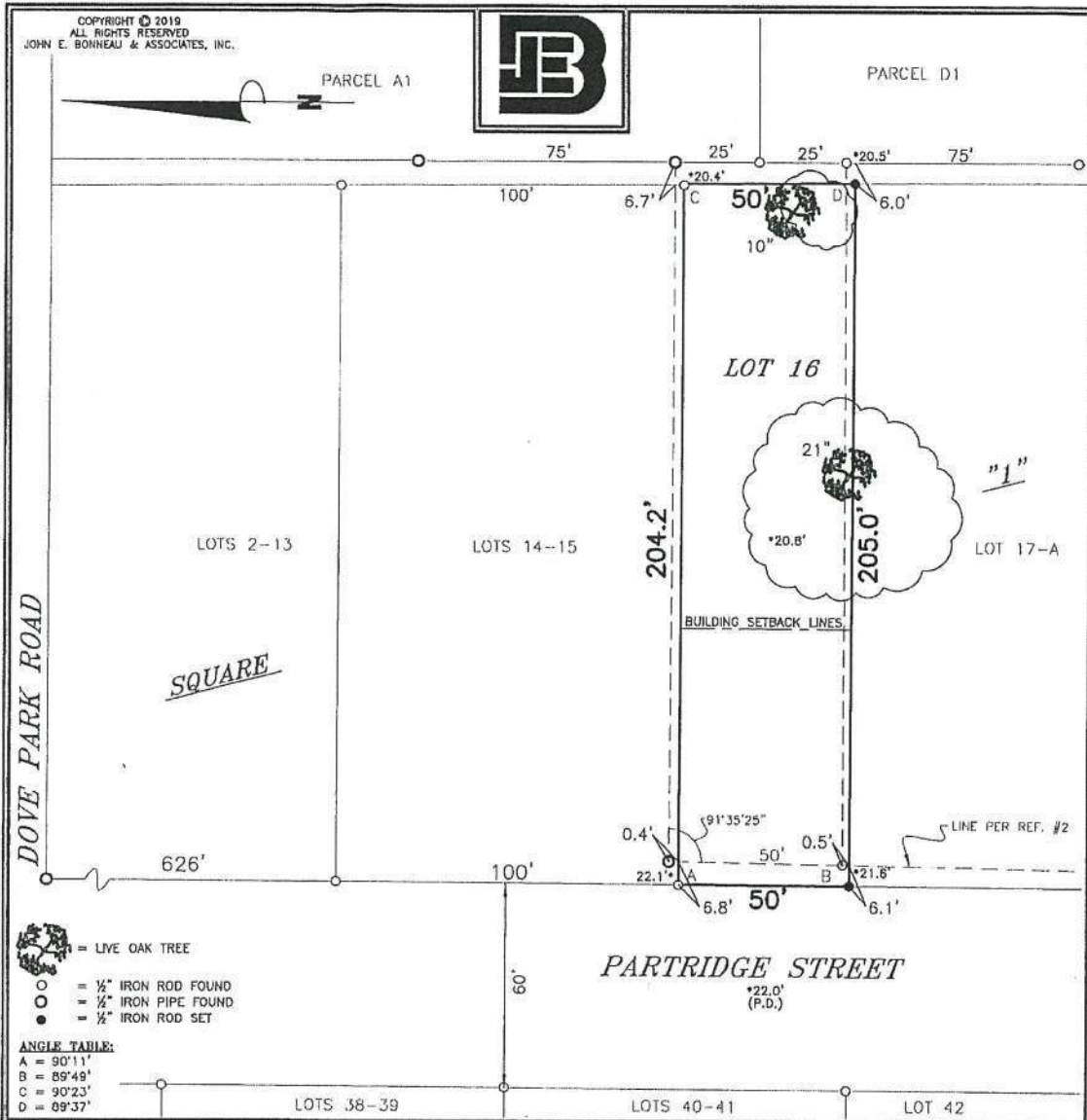
Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified True and Correct By
JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

PETITIONS AND REQUEST

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Staff does not have any objection to the request as the petitioner had the opportunity to purchase Lot 16 without the option to acquire any adjacent property and based on the facts that the petitioner has satisfied the requisite requirements of proof as referenced to above. Note that the applicant shall comply with the Parish building setback requirements relative to a “buildable substandard” lot of record.



BUILDING SETBACKS:
FRONT: 75'
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

REFERENCE MAPS:
1.) The Recorded Subdivision Map.
2.) A survey by H.G. Sanders & Associates, Inc. Job no. ST-83-51 dated 2-17-83.
3.) A survey by J.V. Burke & Associates, Inc. with dwg. no. 20170391 dated 10/10/16.

NOTE FOR READING:
The Recorded Subdivision Map.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E; Revised: AUGUST 16, 1995

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

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

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

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

SURVEY MAP OF LOT 16, SQUARE 1, DOVE PARK SUBDIVISION

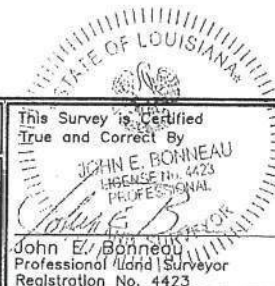
in
St. Tammany Parish, Louisiana
for
BLACK OAK HOLDINGS, LLC

Survey No. 2019 525
Date: NOVEMBER 21, 2019

Drawn by: SPH
Revised:

Scale: 1" = 40'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471
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www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com



**SUBSTANDARD LOT OF RECORD
STAFF ANALYSIS REPORT
(August 4, 2020)**

CASE FILE NO: PET-2020-002

PROPERTY DESCRIPTION: Parcel located on the west side of Partridge Street, south of Dove Park Road, being lot 38, Square 2, Dove Park Subdivision, Covington, Louisiana.

SECTION: 26 TOWNSHIP: 7 South RANGE: 11 East

WARD: 4 PARISH COUNCIL DISTRICT: 5

LOT SIZE: 50' x 205'

ZONING: A-4 Single Family Residential District

PROPERTY OWNER: DSLD Homes, LLC

REASON FOR PUBLIC HEARING:

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations.

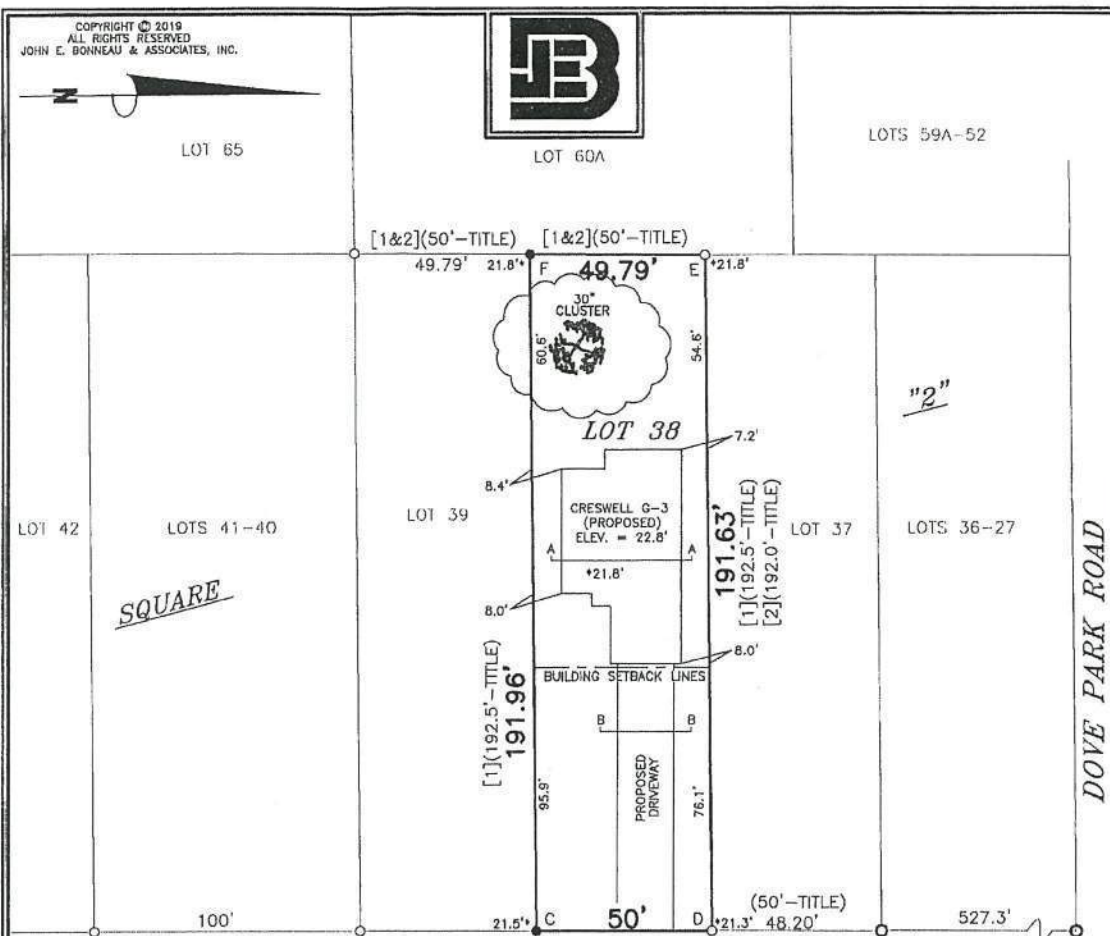
Per section 125-84 – Contiguous Lot Rule, Lots within Dove Park Subdivision are required to have a minimum lot frontage of 70'. The planning commission is responsible for reviewing requests for building on a buildable substandard lot of record.

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The petitioner is requesting to build on a 50' x 205' Lot within Dove Park S/D. Per section 125-84 – Contiguous Lot Rule, Lots within Dove Park Subdivision are required to have a minimum lot frontage of 70'.

Staff does not recommend approval of the request as the petitioner purchased Lot 38, and also own the adjacent property lot 39.



PARTRIDGE STREET

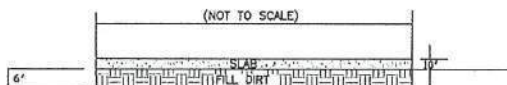
*21.7'
(P.D.)

ANGLE TABLE:

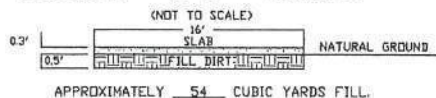
A = 90°27'	E = 90°57'
B = 89°29'	F = 89°06'
C = 90°31'	G = 90°54'
D = 89°26'	H = 89°10'

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

SECTION A-A (HOUSE & DRIVE)



SECTION B-B (DRIVE)



APPROXIMATELY 54 CUBIC YARDS FILL.

A RESIDENTIAL LOT FILL PLAN OF LOT 38, SQUARE 2, DOVE PARK SUBDIVISION

in

St. Tammany Parish, Louisiana

for

BLACK OAK HOLDINGS, LLC

Survey No. 2019 526 38 FP
Date: NOVEMBER 21, 2019

Drawn by: SPH
Revised: 01/27/20(FILL PLAN)

Scale: 1" = 40'

This Survey is Certified
True and Correct By

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors • Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

JOHN E. BONNEAU
LICENSE NO. 4423
Professional Land Surveyor
Registration No. 4423

**SUBSTANDARD LOT OF RECORD
STAFF ANALYSIS REPORT
(August 4, 2020)**

CASE FILE NO: PET-2020-003

PROPERTY DESCRIPTION: Parcel located on the west side of Partridge Street, south of Dove Park Road, being lot 39, Square 2, Dove Park Subdivision, Covington, Louisiana.

SECTION: 26 TOWNSHIP: 7 South RANGE: 11 East

WARD: 4 PARISH COUNCIL DISTRICT: 5

LOT SIZE: 50' x 205'

ZONING: A-4 Single Family Residential District

PROPERTY OWNER: DSLD Homes, LLC

REASON FOR PUBLIC HEARING:

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations.

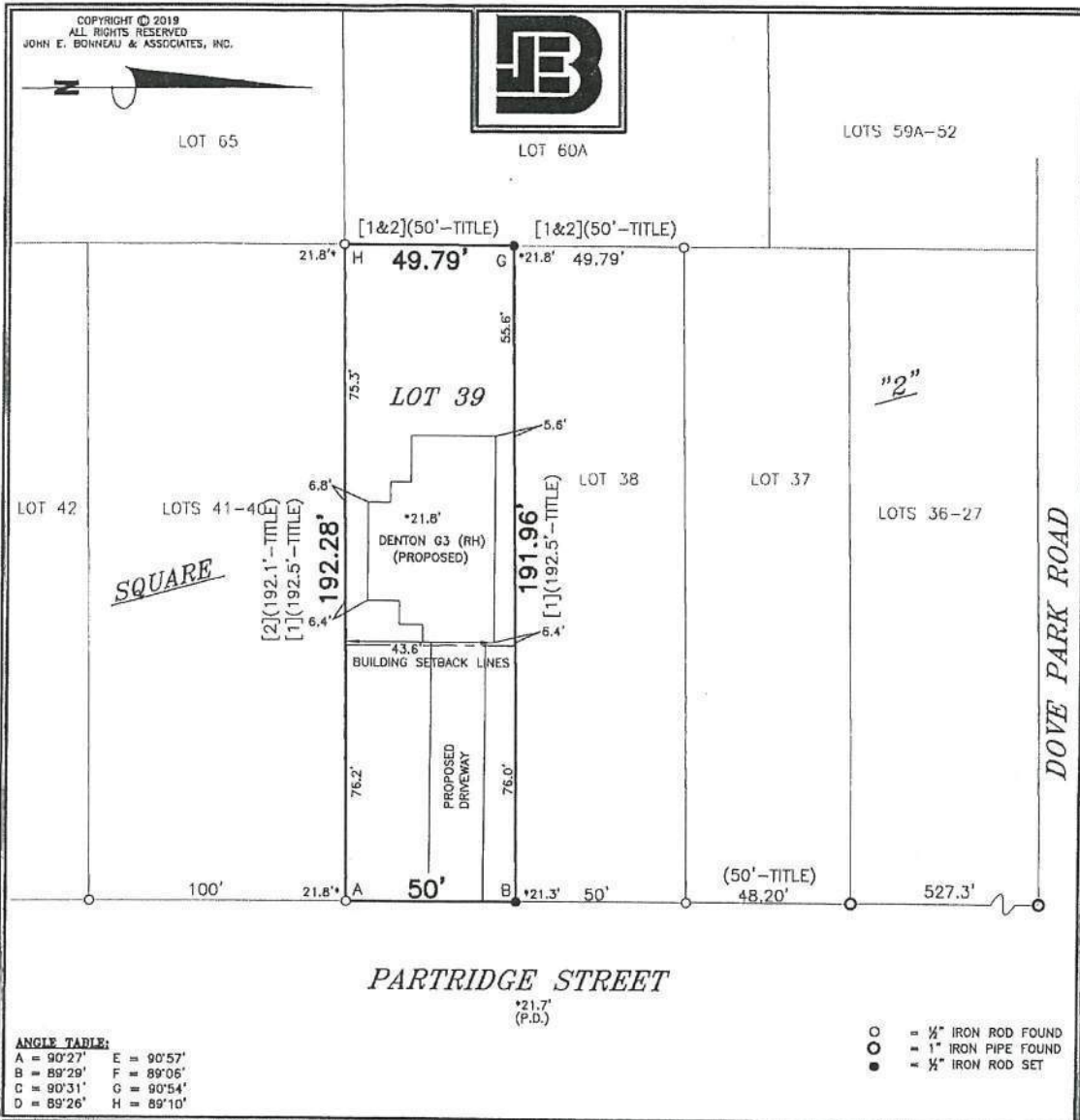
Per section 125-84 – Contiguous Lot Rule, Lots within Dove Park Subdivision are required to have a minimum lot frontage of 70'. The planning commission is responsible for reviewing requests for building on a buildable substandard lot of record.

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The petitioner is requesting to build on a 50' x 205' Lot within Dove Park S/D. Per section 125-84 – Contiguous Lot Rule, Lots within Dove Park Subdivision are required to have a minimum lot frontage of 70'.

Staff does not recommend approval of the request as the petitioner purchased Lot 38, and also own the adjacent property lot 39.



BUILDING SETBACKS:
FRONT: 75'
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E; Revised: AUGUST 16, 1995

REFERENCE SURVEYS:
1.) The Recorded Subdivision Map.
2.) A survey by Ned R. Wilson with job no. 1366 dated 12-30-92.
3.) A survey by Randall W. Brown & Associates, Inc. survey no. 88657 dated 08-14-96

DATA FOR REARINGS:
The Recorded Subdivision Map.

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

SURVEY MAP OF
LOT 39, SQUARE 2, DOVE PARK SUBDIVISION
in
St. Tammany Parish, Louisiana
for
BLACK OAK HOLDINGS, LLC

Survey No. 2019 526 39 Drawn by: SPH Scale: 1" = 40'
Date: NOVEMBER 21, 2019 Revised: 12/02/19(OFFICE)

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

This Survey is Certified True and Correct By
JOHN E. BONNEAU
LICENSE NO. 4423
STATE OF LOUISIANA
Professional Land Surveyor
Registration No. 4423

TENTATIVE SUBDIVISION REVIEW

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of August 4, 2020)

CASE NO.: 2020-1951-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
16564 East Brewster Road
Covington, LA 70433

SECTION: 35
TOWNSHIP: 9 South
RANGE: 14 East

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

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

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

TOTAL ACRES IN DEVELOPMENT: 88.983

NUMBER OF LOTS: 383 TYPICAL LOT SIZE: 7,535.70 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: "AH - EL 1.0"

STAFF COMMENTARY:

Department of Planning and Development

General Comments:

1. The developer needs to contact the 911 Addressing office regarding this phase of Lakeshore Village to get road names verified and lot addresses issued.
2. Provide the Flood Zone Letter of Map Revision information referenced in Note #4.

Tentative Plat:

3. Add a restrictive covenant #11 to the plat stating, “The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat.”
4. Show adjacent phase numbers on the plat. (Typical along all boundaries of this phase)
5. Revise the “Open Green Space Calculations” on the plat to reflect Phase 6.

Informational Items

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

Revised drawings will not be accepted for review or placement in the packet prior to the August 11, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

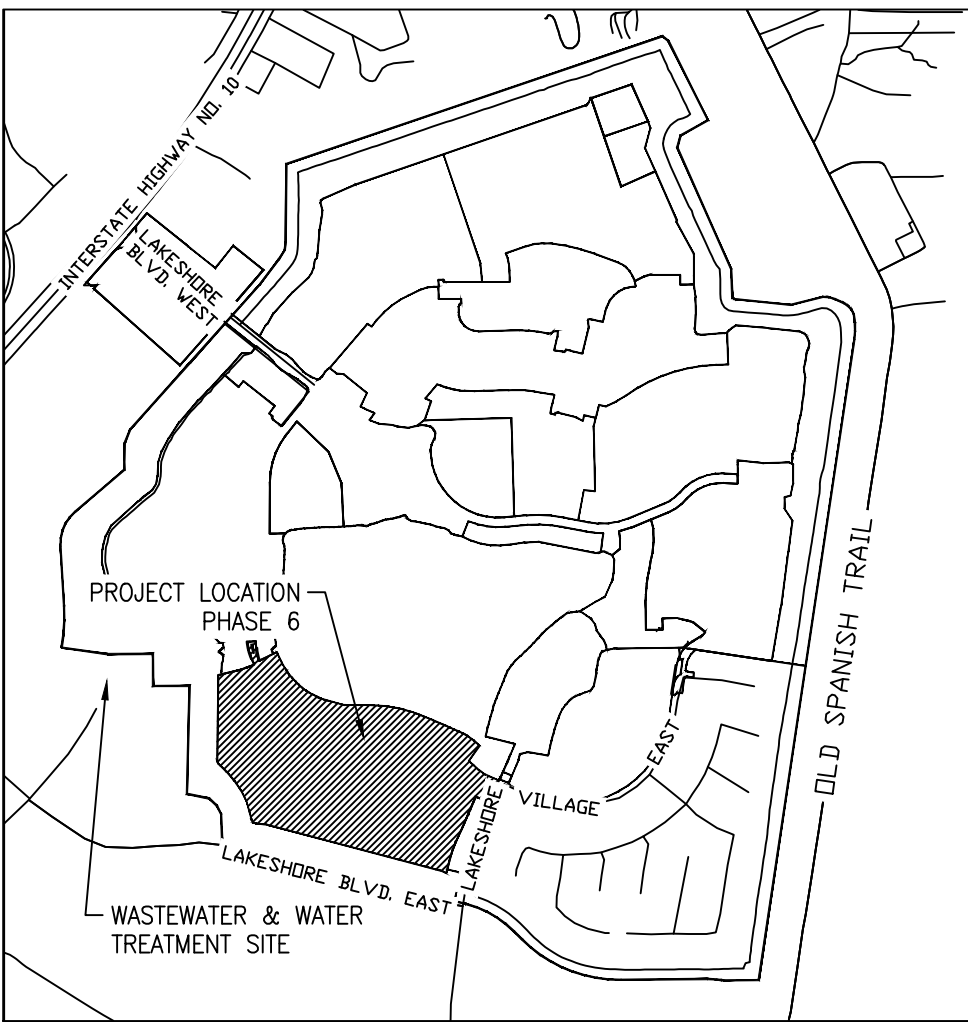
PLAT SHOWING TENTATIVE SUBDIVISION

OF
LAKESHORE VILLAGES (PHASE 6)

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

Tentative S/D PLANS
RECEIVED
7/17/2020 - 9:30 A.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 9)

OPEN/GREEN SPACE REQUIRED	
88.983 ACRES	
X 0.25 S.F. OPEN/GREEN SPACE	
22,246 ACRES REQUIRED	
(=869,035± S.F.)	
OPEN/GREEN SPACE PROVIDED	
3,318 ACRES (PHASE 3A)	0.770 ACRES (PHASE 3B)
2,606 ACRES (PHASE 3B)	39.779 ACRES (PHASE 4A)
36,493 ACRES (PHASE 4A)	1,289 ACRES (PHASE 4B)
1,779 ACRES (PHASE 4B)	0.657 ACRES (PHASE 5)
3,863 ACRES (PHASE 5)	3,309 ACRES (PHASE 6)
22,246 ACRES (PHASE 6)	5,777 ACRES (PHASE 7)
5,651 ACRES (PHASE 7)	2,226 ACRES (PHASE 8)
16,449 ACRES (PHASE 8)	6,040 ACRES (PHASE 9)
20,285 ACRES (PHASE 9)	0.000 ACRES (PHASE 10)
8,681 ACRES (PHASE 10)	
121,115 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	463,165 ACRES TOTAL PROVIDED

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

RESTRICTIVE COVENANTS:

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- THIS SUBDIVISION IS LOCATED IN FLOOD ZONES AH AND ZONE X (SHADED) PER LETTER OF MAP REVISION, CASE NO. 19-06-0865P, EFFECTIVE DATE APRIL 16, 2020. THE MINIMUM FINISHED FLOOR ELEVATION OF ALL RESIDENTIAL HOMES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW DFIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1) FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION.
- THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
- THE RESIDENTS WITHIN PHASE 6 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATING WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
- THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.

APPROVALS:

CHAIRMAN - PARISH PLANNING COMMISSION

SECRETARY - PARISH PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

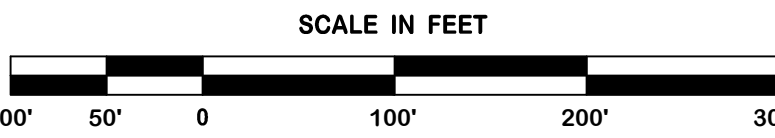
(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. - GULF COAST
7686 VINCENT ROAD
DENHAM SPRINGS, LA 70726



I CERTIFY THAT THIS TENTATIVE PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS: 33:505.1 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.

DATE OF PLAT: 07/16/2020

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



REVISION BY

DUPLANTIS DESIGN GROUP, PC
SURVEY

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



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 6)

SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR HORTON, INC. - GULF COAST

DRAWN
BPV
CHECKED
DLG
PROJECT NO.
20-396
FILE
20-396 PHASE 6 TENTATIVE

SHEET
1-3

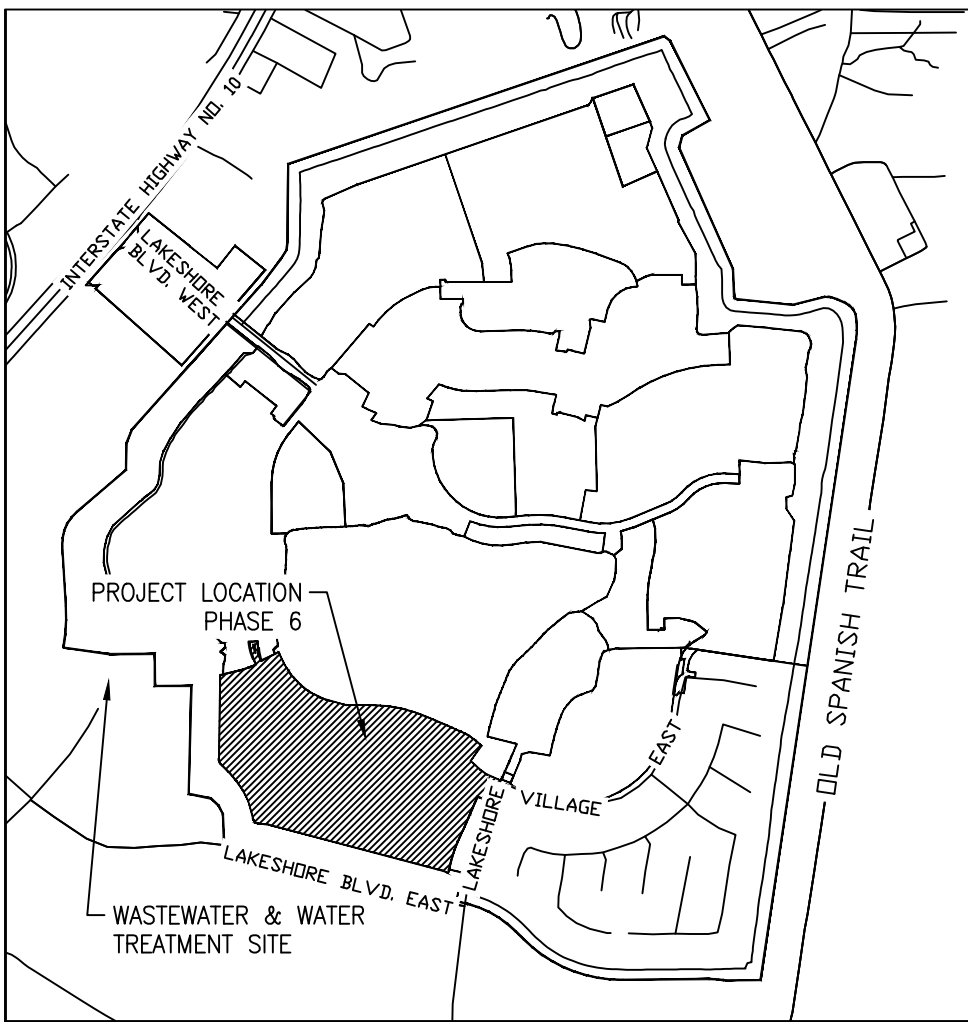


NOTES:
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA
STATE PLANE SOUTH ZONE (1703) NAD 83 AS DERIVED FROM
THE LSU C4G RTK NETWORK (2020.5).

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

PLAT SHOWING TENTATIVE SUBDIVISION

OF
LAKE SHORE VILLAGES (PHASE 6)
LOCATED IN SECTION 35
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP

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

APPROVALS:

CLERK OF COURT

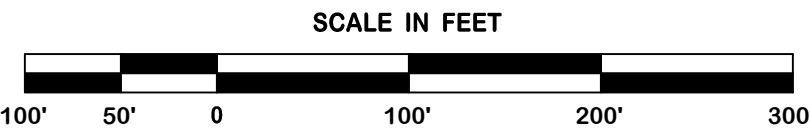
DATE FILED

FILE NO.

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



I CERTIFY THAT THIS TENTATIVE PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS. 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.
DATE OF PLAT: 07/16/2020
Dennis L. Gowin
DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR



REVISION	BY

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



SUBDIVISION OF LAKE SHORE VILLAGES (PHASE 6)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR:
DR. HORTON, INC. - GULF COAST

DRAWN
BY
CHECKED
DLG
PROJECT NO.
20-396
FILE
20-396 PHASE 6 TENTATIVE

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of August 4, 2020)

CASE NO.: 2020-1952-TP

PROPOSED SUBDIVISION NAME: Lakeshore Villages, Phase 11

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

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

SECTION: 26
TOWNSHIP: 9 South
RANGE: 14 East

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

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

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

TOTAL ACRES IN DEVELOPMENT: 29.60

NUMBER OF LOTS: 93 TYPICAL LOT SIZE: 7,831.55 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: "AH - EL 1.0"

STAFF COMMENTARY:

Department of Planning and Development

General Comments:

1. The developer needs to contact the 911 Addressing office regarding this phase of Lakeshore Village to get road names verified and lot addresses issued.
2. The Traffic Impact Analysis for the Lakeshore Villages Development needs to be updated to include phase 11 and approved by STP and LADOTD.

Tentative Plat:

3. Revise the plat to remove Lot #2153 from restrictive covenant #6 since this lot is not applicable for this restrictive covenant.
4. Add a restrictive covenant #11 to the plat stating, "The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat."
5. Revise the plat to show the referenced shaded area for Flood Zone "X".
6. Lot #2155 does not have full roadway frontage as shown. Remove the lot from this phase or revise the phase boundary to include the full roadway frontage for this lot.
7. Revise the "Open Green Space Calculations" on the plat to reflect Phase 11.
8. Update the plat to show the required drainage servitude around the perimeter of Amenity Lake #2.
9. Verify that the "Proposed Top of Bank" call-out for Amenity Lake #2 is correctly calling-out the top of bank and not the proposed drainage servitude.

Informational Items

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

Revised drawings will not be accepted for review or placement in the packet prior to the August 11, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



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

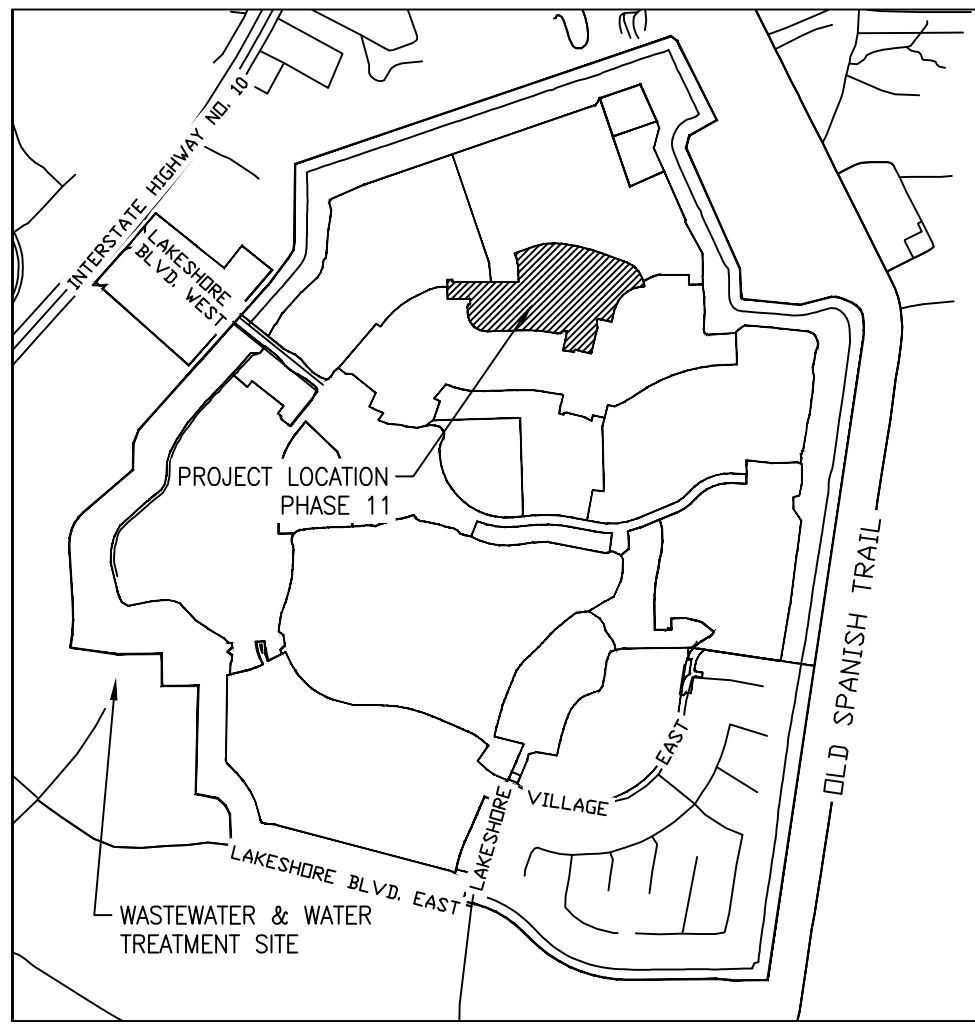
P.O.B. (POINT OF BEGINNING)
P.O.C. (POINT OF COMMENCEMENT)

PLAT SHOWING TENTATIVE SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)

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

Tentative S/D PLANS
RECEIVED
7/17/2020 - 9:30 A.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 9)

OPEN/GREEN SPACE REQUIRED	
29.598 ACRES	
X 0.25 S.F. OPEN/GREEN SPACE	
7.399 ACRES REQUIRED (=322,300± S.F.)	
OPEN/GREEN SPACE REQUIRED	OPEN/GREEN SPACE PROVIDED
3.082 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.606 ACRES (PHASE 3B)	0.770 ACRES (PHASE 3B)
36.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.289 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)	0.857 ACRES (PHASE 5)
22.246 ACRES (PHASE 6)	3.309 ACRES (PHASE 6)
5.651 ACRES (PHASE 7)	5.777 ACRES (PHASE 7)
16.449 ACRES (PHASE 8)	2.226 ACRES (PHASE 8)
20.285 ACRES (PHASE 9)	6.040 ACRES (PHASE 9)
8.681 ACRES (PHASE 10)	0.000 ACRES (PHASE 10)
7.399 ACRES (PHASE 11)	5.335 ACRES (PHASE 11)
128.514 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	468.500 ACRES TOTAL PROVIDED

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APPROVALS:

CHAIRMAN - PARISH PLANNING COMMISSION

SECRETARY - PARISH PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

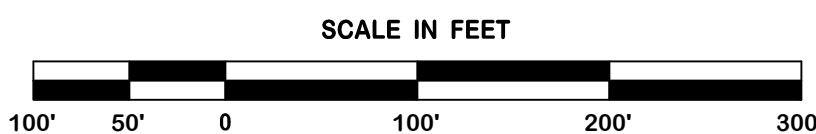
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7695 VINCENT ROAD
DENHAM SPRINGS, LA 70726



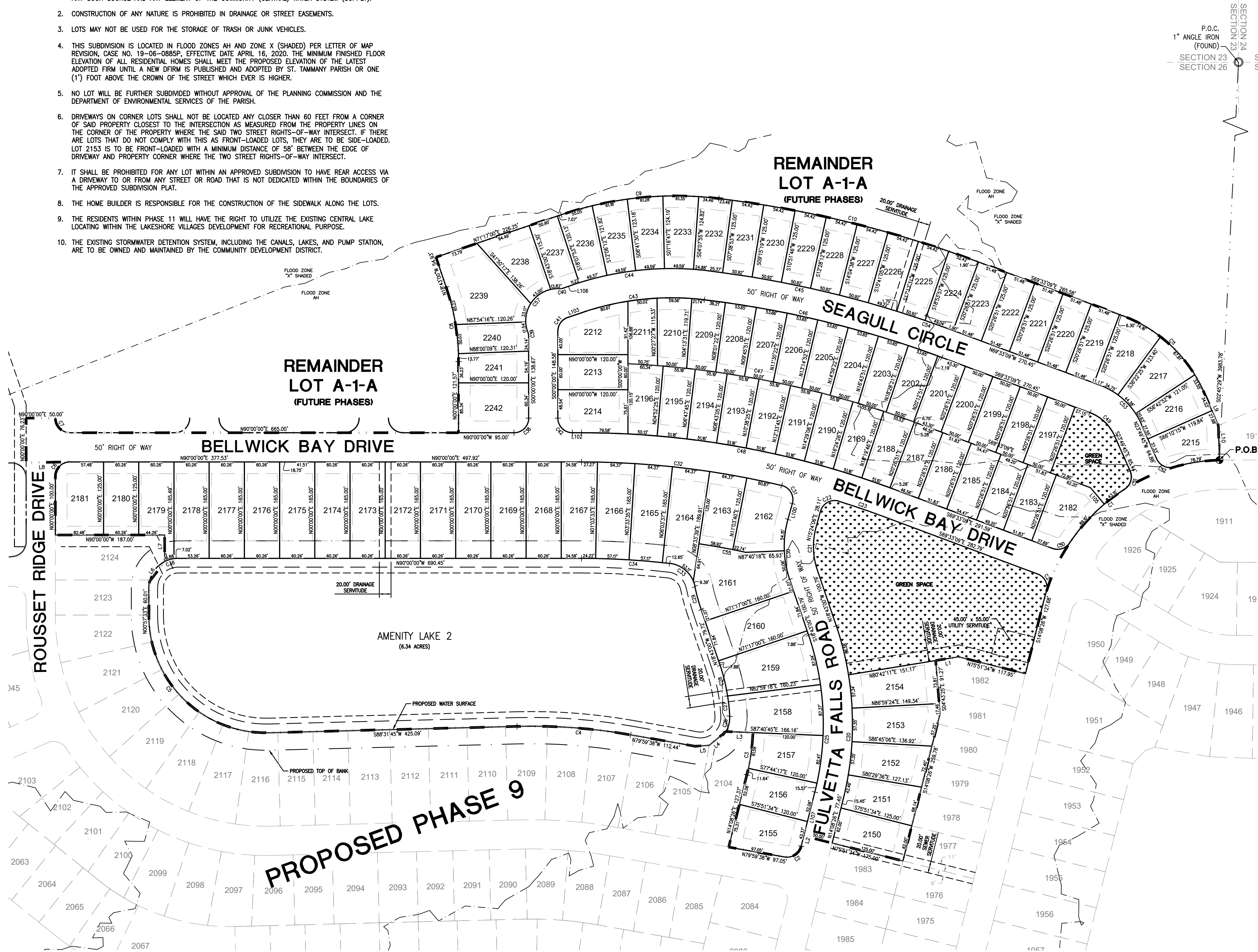
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DATE OF PLAT: 07/15/2020

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



GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	93 NUMBER OF LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
7,831.55± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1,190± MAX BLOCK LENGTH	3,765± STREET LENGTH
29.60± ACRES TOTAL AREA OF DEVELOPMENT	16.72 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
FRONT: 20' REAR: 15' (55' ALONG CANAL/LAKE) SIDE: 4' (10' ALONG RIGHT OF WAYS)	
BUILDING SETBACKS	



REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY

16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
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SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR HORTON, INC. - GULF COAST

DRAWN
BPV
CHECKED
DLG

PROJECT NO.
20-397
FILE
20-397 PHASE 11 TENTATIVE

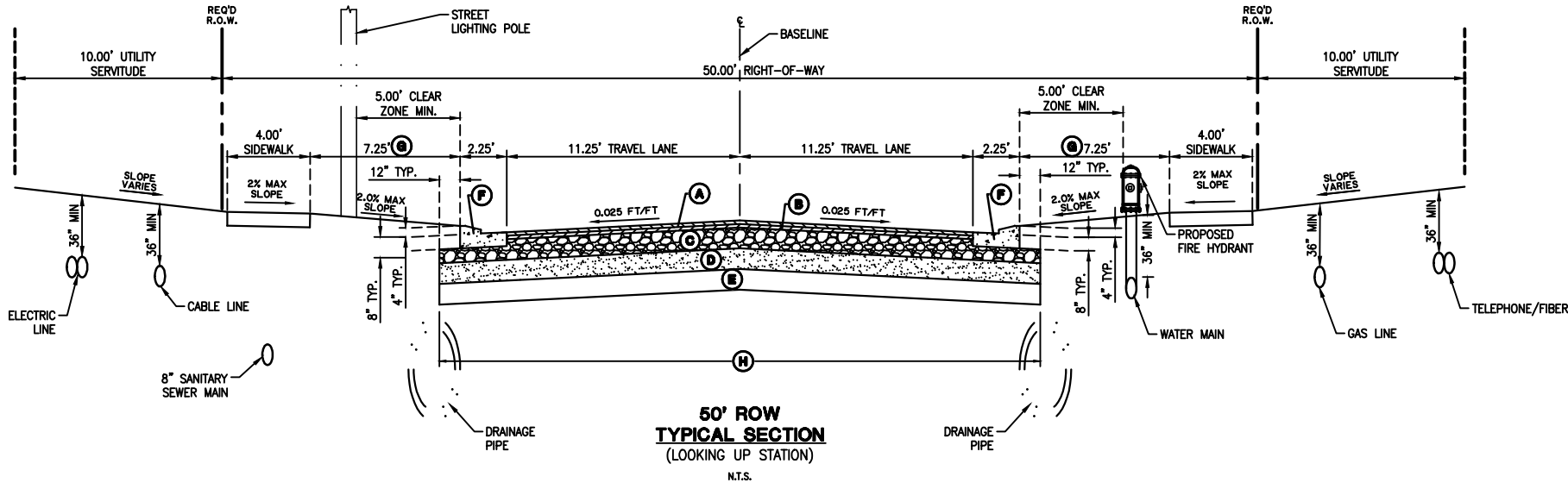
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PLAT SHOWING TENTATIVE SUBDIVISION

OF
LAKESHORE VILLAGES (PHASE 11)

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



LEGEND:

- (A) 1-1/2" ASPHALTIC CONCRETE WEARING COURSE (TYPE III)
(B) 1-1/2" ASPHALTIC CONCRETE BINDER COURSE (TYPE III)
(C) 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698 (REF. NOTE 2)
(D) 12" COMPACTED STRUCTURAL FILL SUBBASE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SUBBASE IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698. (REF. NOTE 3)
(E) PROOF ROLLED AND STABLE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
(F) CONCRETE MOUNTABLE CURB AND GUTTER (REF. DETAILS)
(G) HYDROSEED WITH STRAW OR SOD DISTURBED AREAS (WITHIN LIMITS OF CONSTRUCTION)
(H) GENERAL EXCAVATION

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 PAVEMENT SECTION DESIGN RECOMMENDATION LETTERS PREPARED BY PREMIER GEOTECH AND TESTING DATED JANUARY 29, 2020, THE BASE AND SUBGRADE SHALL CONSIST OF LEAN CLAYS AND SANDY LEAN CLAYS (CL) OR CLAYEY SANDS (SC) HAVING THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES AND PLOTS ABOVE THE "A-LINE" ON THE PLASTICITY CHART:
• LIQUID LIMIT: 40 MAXIMUM
• PLASTICITY INDEX: 20 MAXIMUM
• INERT MATERIAL (NON-EXPANSIVE)
• FREE OF ORGANICS
• MAXIMUM PARTICLE SIZE: 2-INCHES

EACH LIFT SHALL BE PLACED IN MAXIMUM LIFTS OF 8" OF LOOSE MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698.

THIS MATERIAL MUST BE CERTIFIED AND APPROVED BY THE OWNER'S INDEPENDENT TESTING LABORATORY AND/OR THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO ITS USE.

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

DESCRIPTION PHASE 11:

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKESHORE VILLAGES, PHASE 11, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTION 26, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" ANGLE IRON FOUND AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, SAID TOWNSHIP 9 SOUTH, RANGE 14 EAST, THENCE S02°45'29"W A DISTANCE OF 3983.78 FEET FOR A POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 414.15 FEET, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND A CHORD WITH BEARING OF S51°13'00"W AND A LENGTH OF 385.84 FEET; THENCE S14°08'26"W A DISTANCE OF 127.68 FEET TO A POINT; THENCE N75°51'34"W A DISTANCE OF 117.95 FEET TO A POINT; THENCE S80°42'11"W A DISTANCE OF 39.85 FEET TO A POINT; THENCE S04°43'25"E A DISTANCE OF 91.27 FEET TO A POINT; THENCE S14°08'26"W A DISTANCE OF 259.78 FEET TO A POINT; THENCE N75°51'34"W A DISTANCE OF 175.00 FEET TO A POINT; THENCE S14°08'26"W A DISTANCE OF 17.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 37.47 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH BEARING OF S57°04'24"W AND A LENGTH OF 34.06 FEET; THENCE N79°59'38"W A DISTANCE OF 97.05 FEET TO A POINT; THENCE N14°08'26"E A DISTANCE OF 127.37 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 73.23 FEET, SAID CURVE HAVING A RADIUS OF 355.00 FEET, AND A CHORD WITH BEARING OF N08°13'50"E AND A LENGTH OF 73.10 FEET; THENCE N87°40'45"W A DISTANCE OF 46.16 FEET TO A POINT; THENCE S50°36'45"W A DISTANCE OF 37.24 FEET TO A POINT; THENCE S86°14'29"W A DISTANCE OF 23.79 FEET TO A POINT; THENCE N79°59'38"W A DISTANCE OF 112.44 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 195.31 FEET, SAID CURVE HAVING A RADIUS OF 975.00 FEET, AND A CHORD WITH BEARING OF N85°43'57"W AND A LENGTH OF 194.98 FEET; THENCE S86°31'45"W A DISTANCE OF 425.09 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 317.80 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD WITH BEARING OF N45°56'58"W AND A LENGTH OF 285.41 FEET; THENCE N00°57'33"E A DISTANCE OF 60.01 FEET TO A POINT; THENCE N37°04'30"E A DISTANCE OF 43.11 FEET TO A POINT; THENCE N02°00'00"E A DISTANCE OF 45.60 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 187.00 FEET TO A POINT; THENCE N02°00'00"E A DISTANCE OF 100.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH BEARING OF N45°00'00"E AND A LENGTH OF 35.36 FEET; THENCE S89°03'43"W A DISTANCE OF 75.01 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 76.23 FEET TO A POINT; THENCE N80°00'00"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH BEARING OF S45°00'00"E AND A LENGTH OF 35.36 FEET; THENCE N90°00'00"E A DISTANCE OF 665.00 FEET TO A POINT; THENCE N02°00'00"E A DISTANCE OF 121.57 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 129.03 FEET, SAID CURVE HAVING A RADIUS OF 395.00 FEET, AND A CHORD WITH BEARING OF N09°21'30"W AND A LENGTH OF 128.46 FEET; THENCE N18°43'00"W A DISTANCE OF 54.93 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 226.25 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 273.32 FEET, SAID CURVE HAVING A RADIUS OF 610.00 FEET, AND A CHORD WITH BEARING OF N84°07'09"E AND A LENGTH OF 271.04 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 456.84 FEET, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, AND A CHORD WITH BEARING OF S76°17'55"E AND A LENGTH OF 455.78 FEET; THENCE S89°33'09"E A DISTANCE OF 285.58 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 195.52 FEET, SAID CURVE HAVING A RADIUS OF 245.00 FEET, AND A CHORD WITH BEARING OF S46°41'27"E AND A LENGTH OF 190.37 FEET; THENCE S23°33'22"E A DISTANCE OF 62.21 FEET; THENCE S01°42'25"E A DISTANCE OF 59.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 29.59 ACRES, AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OF RECORD.

NOTES:

- 1) ZONING:
THE SUBJECT PROPERTY IS PART OF LAKESHORE VILLAGE PUD "V" (PLANNED UNIT DEVELOPMENT), USE AREA LV-3 (SINGLE AND MULTI-FAMILY RESIDENTIAL).
2) PLATTED BUILDING SETBACKS:
FRONT: 20'
REAR: 15' (55' ALONG LAKES)
SIDE: 4' (10' ALONG STREET RIGHTS OF WAY)
3) REFERENCES:
A) PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 9) LOCATED IN SECTIONS 25, 26, & 35, TOWNSHIP 9 SOUTH-RANGE 14 EAST GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA.
4) FLOOD ZONE NOTE:
SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA:
FLOOD ZONE: AH & "X" (SHADED)
BASE FLOOD ELEVATION: -3'
COMMUNITY PANEL NO. 225205 0535 D
MAP REVISED: APRIL 16, 2020
NOTES:
MAP REVISION IS FROM LETTER OF MAP REVISION, CASE NO. 19-06-185P, EFFECTIVE DATE APRIL 16, 2020.
CONTACT ST. TAMMANY PARISH FOR ANY ADDITIONAL ELEVATION REQUIREMENTS.
5) WETLANDS:
WETLANDS HAVE BEEN PERMITTED BY PERMIT NO. MWN 2020-1717, DATED MAY 7, 2004, MODIFIED JUNE 27, 2005 AND FEBRUARY 3, 2011.
6) LANDFILL:
SURVEYOR HAS NO KNOWLEDGE OF OR HAS OBSERVED ANY LANDFILLS ON THE SUBJECT PROPERTY.
7) GREENSPACES:
GREEN SPACES SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
8) UTILITY LOCATIONS:
UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
9) TITLE:
THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

DEDICATION:

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

APPROVALS:

CLERK OF COURT

DATE FILED

FILE NO.

(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. - GULF COAST
7896 VINCENT ROAD
DENHAM SPRINGS, LA 70726

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

DATE OF PLAT: 07/15/2020

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



REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.245.6180 \ FAX: 985.249.6190
1308 Camellia Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)

SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR HORTON, INC. - GULF COAST

DRAWN BPV
CHECKED DLG
PROJECT NO. 20-397
FILE 20-397 PHASE 11 TENTATIVE
SHEET 2-2

PRELIMINARY SUBDIVISION REVIEW

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1

General Comments:

1. The developer will have to name the private alleyway between Butler Greenwood Drive and Chretien Point Ave. because the inner lots front on a green space area. These lots will receive addresses on the named alleyway.
2. The previously approved Traffic Impact Analysis for the Terra Bella Development needs to be updated to reflect the latest amendments to this PUD. The developer and staff are currently in discussion regarding this comment and the requirements.
3. The previously approved Drainage Impact Analysis for the Terra Bella Development needs to be updated to reflect the latest amendments to this PUD. The developer and staff are currently in discussion regarding this comment and the requirements.
4. Public Works approval is required for the proposed trench drain design within the existing Bricker Road Right-of-Way.

Preliminary Plat:

5. Update the plat to include the municipal address for each lot.
6. Revise Note #3 on the plat to show what is indicating the municipal address.
7. Update the plat to show the required lift station utility servitude within parcel GS-11A4.

Paving & Drainage Plan:

8. Provide profile drawings showing all centerline street grades and subsurface drainage invert elevations.

Water & Sewer Plan:

9. Provide written approval from the utility company for the provided water and sewer plans for this phase of Terra Bella.

Signage Plan:

10. Update the signage plan to show a street name sign at both of the intersections of Arlington Ave. and the private alley that will need to be named for Lots #417 - #427.

Informational Items:

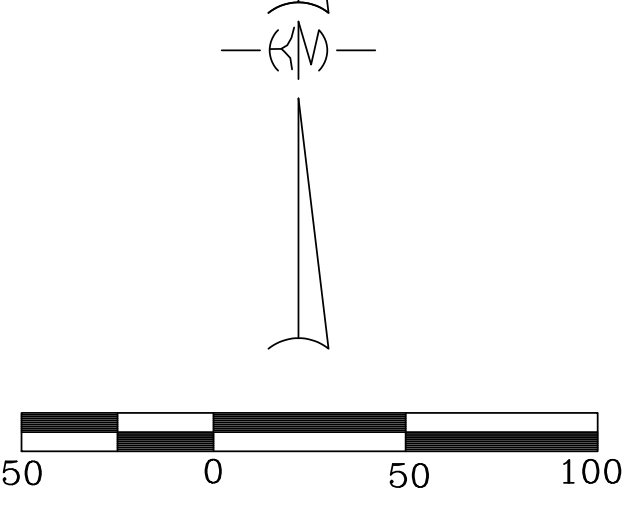
The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Terra Bella, Phase 1A-8 infrastructure has not been constructed and is still under a performance obligation. Lots #397 - #411 of Phase 1A-11 cannot be recorded until Hopscotch Road and associated improvements are constructed and have a warranty obligation established.

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

No Mandatory Development Fees are required at this time since the developer has entered into a Voluntary Developmental Agreement and has paid all current fees.

Revised drawings will not be accepted for review or placement in the packet prior to the August 11, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



TERRA BELLA PHASE 1A-11
SECTION 46, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT.
ST. TAMMANY PARISH, LA.

DEDICATION OF TERRA BELLA PHASE 1A-11

CENTRAL
SEWER SYSTEM

CENTRAL
WATER SYSTEM

- 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 SEWERAGE AND WATER SERVICES DEPARTMENT. THE SEWERAGE AND WATER SERVICE (SUBDIVISION) IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT, UNLESS THE PLUMBING INSPECTOR HAS REVIEWED THE PROPOSED WATER SUPPLY 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.
2. BUILDING SETBACKS SHALL BE AS SET FORTH ON THIS PLAT
3. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRIVE, ANY CUL-DE-SAC, OR STREET.
4. 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 OBSTACLE OR DRAINAGE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
5. NO DRAINWAY CULVERTS ARE REQUIRED (SUBSURFACED DRAINAGE)
6. ANY DRAINAGE DITCHES SHALL BE PERMITTED.
7. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
8. DRAINWAYS SHALL BE LOCATED ALONG THE DRAINWAY IS TO BE ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSIONS OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN FIVE (5) FEET FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE CORNER OF THE STREET RIGHTS-OF-WAY INTERSECT. IN CASES WHERE A DRAINWAY ON A CORNER LOT IS ESTABLISHED ALONG THE DEPTH OR LARGER DIMENSION OF A LOT LINE, THE SETBACK SHALL BE AT LEAST 10 FEET FROM THE CORNER OF SAID SETBACK CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
9. EACH RESIDENT OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL BE RESPONSIBLE AND BE SUBJECT TO THE WATER AND SEWERAGE
10. EACH ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE SEWERAGE, WATER AND SANITATION (GARBAGE AND REUSE DISPOSAL) SERVICE PROVIDED.
11. THE ABOVEMENTIONED RESTRICTIONS SHALL BE REQUITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
12. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL GREENSPACE AND DETENTION PONDS. ST. TAMMANY PARISH IS NOT RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE DETENTION PONDS.
13. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 2.5' (30 INCHES) ABOVE TOP OF STREET CURB UNLESS OTHERWISE APPROVED BY THE TERRA BELLA DEVELOPMENT REVIEW BOARD.
14. HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL "PRIVATE DRAIN SERVICES".

LOTS 417-427 (INCLUSIVE)
BUILDING SETBACKS (MRI)

FRONT				
LEFT				
RIGHT				
REAR	ⓧ	ALLEY	ⓧ	BACKOUT PARKING (OPTION A)
REAR	ⓧ	ALLEY	ⓧ	BACKOUT PARKING (OPTION B)
REAR	ⓧ	ALLEY	ⓧ	ALL OTHER STRUCTURES
REAR	ⓧ	NON ALLEY		

- 7.5' MANDATORY (BTL)
5' MINIMUM
5' MINIMUM
5' OR 15'
20'
5' MANDATORY (BTL)
10' MINIMUM

- BUILDING SETBACKS (MRL)
- | | | | | | |
|-------|---|-----------|---|--------|--|
| FRONT | | | | | |
| LEFT | | | | | |
| RIGHT | | | | | |
| REAR | @ | ALLEY | @ | BACKOU | |
| REAR | @ | ALLEY | @ | BACKOU | |
| REAR | @ | ALLEY | @ | ALL OT | |
| REAR | @ | NON ALLEY | | | |

- 10' MANDATORY (BTL)
5' MINIMUM
5' MINIMUM
5' OR 15'
20'
5' MANDATORY (BTL)
10' MINIMUM

- BUILDING SETBACKS (NCII)
FRONT
LEFT
RIGHT
REAR @ ALLEY @ BACKOUL
REAR @ ALLEY @ BACKOUL
REAR @ ALLEY @ ALL OT
REAR @ NON ALLEY

- 5' MANDATORY (BTL)
0' MANDATORY (BTL)
0' MANDATORY (BTL)
5' OR 15'
20'
5' MANDATORY (BTL)
10' MINIMUM

Seamus M. Loman

AVENUE (48' R/W)



SECRETARY PARISH PLANNING COMMISSION

TERRA BELLA GROUP, L.L.C.
CORPORATION
111 TERRA BELLA BLVD
COVINGTON, LA. 70433
ADDRESS

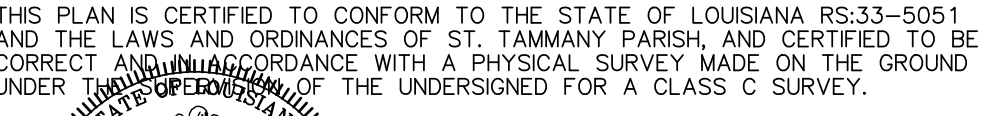
CLERK OF COURT

TERRA BELLA PHASE 1A-11
SECTION 46, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT.
ST. TAMMANY PARISH, LA.

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

SCALE: 1" = 50'	DATE: 07-14-20
DRAWN: DRJ	JOB NO.: 20-057
CHECKED: KJM	DWG. NO.: 20-057-PREL.

**ENGINEERING
REVIEW COPY**

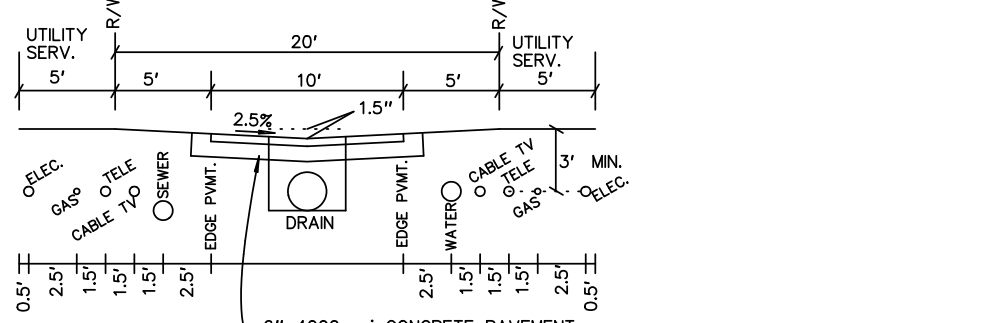


THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33-5051
AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE
CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND
UNDER THE SUPERVISION OF THE UNDERSIGNED FOR A CLASS C SURVEY.


 KELLY McHUGH
 License No. 18940
 PROFESSIONAL ENGINEER
 IN
 CIVIL ENGINEERING


 07-29-20

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



VALLEY SECTION

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

General Comments:

1. The Traffic Impact Analysis for Tchefuncta Club Estates, Phase 3 was received with this submittal and is currently under review.
2. The developer has requested a waiver of the regulations for the on-site detention requirements in accordance with Ordinance Sec. 125-197(e). A hydrologic analysis was submitted demonstrating the pre-development and post-development conditions, the location of the development within the drainage basin, and the analysis assuring no negative effect within this basin. Staff has no objection to the proposed waiver. Should the Planning Commission wish to approve this waiver a 2/3rds majority vote of the full membership of commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

Should the Planning Commission approve the waiver, the Department of Development has calculated a drainage fee in lieu of detention as follows:

221.172 acres x \$1,500.00/acre = \$331,758.00 (this calculation includes the entire footprint of Phase 3)

However, the developer has submitted a letter requesting that the fee be based on 137.56 acres, which is the acreage to be impacted by the development and excludes approximately 83.612 acres within the subdivision phase boundary that will be left undeveloped.

Should the Planning Commission grant the request for the fee to be based on the impacted area instead of the total footprint of the phase, then the following calculation shall be used: 137.56 acres x \$1,500.00/acre = \$206,340.00.

The drainage fee in lieu of detention shall be due prior to the issuance of any work orders by the Parish.

Preliminary Plat:

3. Update the plat to include the municipal address for each lot.
4. Show building setback lines on all lots.
5. Update the plat to call-out the 20' drainage servitude between Lots #55 & #65.
6. Revise the "Typical Lot Layout #1 & #2" to reflect a 60' Right-of-Way.

Paving & Drainage Plan:

7. Update sheet C-1 to show the required subsurface pipe and drainage servitude between Lots #55 & #65.
8. Update sheet C-1 to show drainage flow arrows on all lots. (Typical)

9. The drainage design along Thunderbird Drive, Calla Court, and Bright Leaf Avenue needs to be update to show ditches on both sides of the proposed roadway.

Water & Sewer Plan:

10. The location of the proposed fire hydrants need to be revised to ensure that the maximum allowable spacing of 500' is not exceeded. (Typical)

Informational Items:

Prior to the recordation of any part of Tchefuncta Club Estates, Phase 3 a dedicated Right-of-Way needs to be established from the existing Pinecrest Drive Right-of-Way to the Phase 3 boundary.

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

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

Louisiana Department of Health (LDH) Approval for this phase of Tchefuncta Club Estates is required.

No funded **Maintenance Obligation** is required since this is an extension of a PRIVATE 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 August 11, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

Attachment(s): Letter requesting Fee in lieu of Detention from William L. Taylor, P.E. dated 7/30/2020

BASE BEARING: *GPS-C46NET-RTN (LOUISIANA SOUTH ZONE - NAD 83)*
FLOOD ZONE: "A13", "B" & "C" BASE FLOOD ELEVATION: 9.0' MSL
F.E.M.A. F.I.R.M. PANEL NO. 225205 0220 C DATE: 4/02/91

DRAWN BY: KAS
CROW CHIEF: KAS
TECHNICIAN: PLV
CHECKED BY:

RESTRICTIVE COVENANTS

- 1.) EACH NUMBERED LOT SHALL NOT HAVE MORE THAN ONE (1) SINGLE-FAMILY DWELLING, OR STREET RIGHTS-OF-WAY.
- 2.) 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 DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. THEREAFTER 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).
- 3.) MINIMUM BUILDING SETBACKS SHALL AS NOTED ON FINAL PLAT OR WITHIN THE RESTRICTIVE COVENANTS FOR TCHEFUNCTA ESTATES SUBDIVISION FILED WITH THE CLERK OF COURT FOR ST. TAMMANY PARISH:
LOTS 1-30, 34, 41-55, 40' FRONT
57-76, 97-117 30' REAR
(SEE TYP. LAYOUT 1) 25' SIDE
LOTS 31-33, 35-40, 56, 35' FRONT
58-65, 77-86, 118-133 30' REAR
(SEE TYP. LAYOUT 2) 15' SIDE
- 4.) CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PRIVATE DRAINAGE EASEMENTS, OR STREET RIGHTS-OF-WAY.
- 5.) NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMP OR JUNK CAR STORAGE.
- 6.) THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FLOOD INSURANCE RATE MAPS. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE AT MINIMUM 1' ABOVE THE CROWN OF THE ROAD IN FRONT OF THE LOT.
- 7.) THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 225205 0220 C AND IS CLASSIFIED AS BEING IN FLOOD ZONE "A13", "B" & "C".
- 8.) NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- 9.) NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF ST. TAMMANY PARISH.
- 10.) THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL GREENSPACE.
- 11.) THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
- 12.) DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED BETWEEN THE PROPERTY LINES ON THE CORNER LOTS. THE PROPERTY LINES ON THE CORNER LOTS MAY VARY.
- 13.) IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. 108,000, 108,001, 108,002, 108,003, 108,004, 108,005, 108,006, 108,007, 108,008, 108,009, 108,010, 108,011, 108,012, 108,013, 108,014, 108,015, 108,016, 108,017, 108,018, 108,019, 108,020, 108,021, 108,022, 108,023, 108,024, 108,025, 108,026, 108,027, 108,028, 108,029, 108,030, 108,031, 108,032, 108,033, 108,034, 108,035, 108,036, 108,037, 108,038, 108,039, 108,040, 108,041, 108,042, 108,043, 108,044, 108,045, 108,046, 108,047, 108,048, 108,049, 108,050, 108,051, 108,052, 108,053, 108,054, 108,055, 108,056, 108,057, 108,058, 108,059, 108,060, 108,061, 108,062, 108,063, 108,064, 108,065, 108,066, 108,067, 108,068, 108,069, 108,070, 108,071, 108,072, 108,073, 108,074, 108,075, 108,076, 108,077, 108,078, 108,079, 108,080, 108,081, 108,082, 108,083, 108,084, 108,085, 108,086, 108,087, 108,088, 108,089, 108,090, 108,091, 108,092, 108,093, 108,094, 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109,205, 109,206, 109,207, 109,208, 109,209, 109,210, 109,211, 109,212, 109,213, 109,214, 109,215, 109,216, 109,217, 109,218, 109,219, 109,220, 109,221, 109,222, 109,223, 109,224, 109,225, 109,226, 109,227, 109,228, 109,229, 109,230, 109,231, 109,232, 109,233, 109,234, 109,235, 109,236, 109,237, 109,238, 109,239, 109,240, 109,241, 109,242, 109,243, 109,244, 109,245, 109,2



McLin Taylor, Inc.

Engineering and Land Surveying

Lester A. McLin, Jr., P.L.S.
William L. "Billy" Taylor, II, P.E., P.L.S.

July 30, 2020

Mr. Jay Watson, PE
St. Tammany Parish Development Department
P.O. Box 628
Covington, LA 70434

PRELIMINARY PLANS
RECEIVED
7/30/2020
DEVELOPMENT
ENGINEERING

**Re: Request for – Fee In-Lieu of Detention
Tchfuncta Club Estates Phase 3**

**ENGINEERING
REVIEW COPY**

Dear Mr. Watson:

We respectfully request a fee in lieu of detention for Tchfuncta Club Estates Phase 3. Tchfuncta Club Estates will pay a fee in the amount of \$1,500 per acre which is consistent with A-1 and A-2 zoned property according to Ordinance Section 125-197(e)(3). At a total of 137.56 developed acres, the total in-lieu fee shall be \$206,340.00.

We have come to a professional conclusion through our extensive drainage evaluation that the site's increase in storm water runoff will not negatively affect the surrounding watersheds. The site is located within the bottom 1/3 of its drainage basin and the runoff from the proposed development drains through swamp land and wetlands before unimpededly reaching Tchfuncta River. Furthermore, Tchfuncta River is surrounded by thousands of acres stretching from the proposed development to the mouth of the river at Lake Ponchartrain.

Please do not hesitate to contact us should you have any questions.

Kindest regards,

William L. Taylor, II, P.E., P.L.S.
McLin Taylor, Inc.

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Staff has no objection to the approval of this Preliminary submittal, as there are no comments to be addressed at this time.

Informational Items:

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

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

Revised drawings will not be accepted for review or placement in the packet prior to the August 11, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

RESTRICTIVE COVENANTS:

- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water 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 drainage or street easements.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may not become an annoyance or nuisance to the neighborhood, particularly the use of lots as trash or junk vehicle storage.
- The minimum elevation for the lowest floor of all residential homes shall be a minimum of 1.0' M.S.L. (NAVD88) (GEOD 09) or 1 foot above the centerline of the road, whichever is greater. This subdivision is in F.I.R.M. community panel 22520503350, Rev. 8-25-2006, and is classified as being in Flood Zone AH.
- No lot will be further subdivided without approval of the St. Tammany Planning Commission and the Department of Environmental Services of St. Tammany Parish.
- It shall be prohibited for any lot within an approved subdivision to have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision 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 8 will have the right to utilize the existing lake centrally located within Lakeshore Villages development for recreational purposes.
- Driveways for all corner lots are to maintain a minimum distance of sixty (60') feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect. If there are lots that do not comply with this as front-loaded lots, they are to be side-loaded. Lot 1827 is to be side-loaded with a minimum distance of 48' between driveway edge and property corner where the two street rights-of-way intersect.
- Home builder is responsible for the construction of the sidewalk along the lots.

PRELIMINARY PLANS
RECEIVED
07/29/2020 - 10:00 A.M.
DEVELOPMENT
ENGINEERING

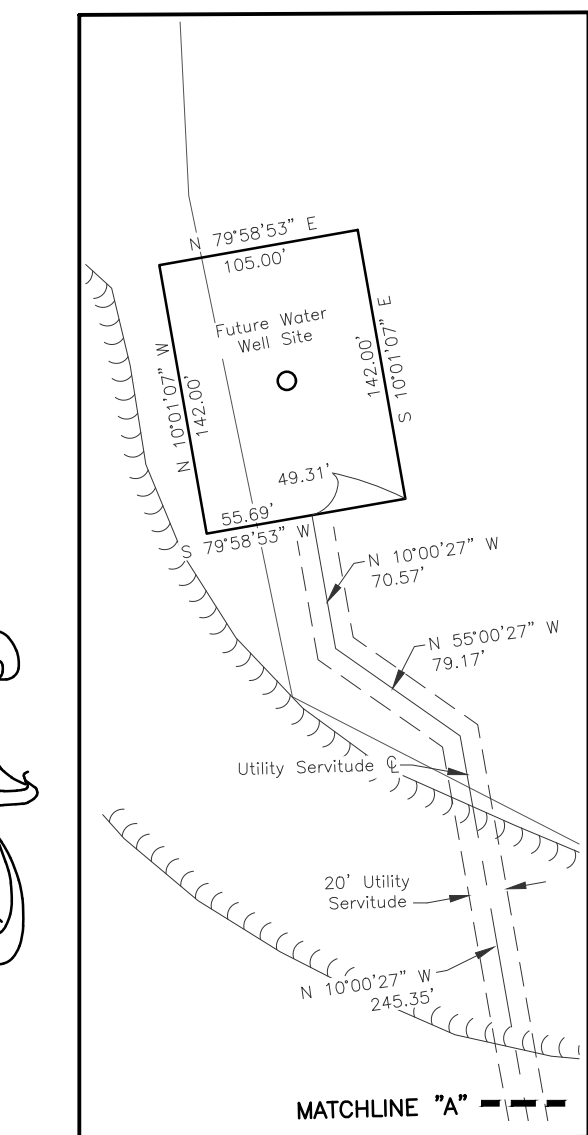
ENGINEERING
REVIEW COPY

PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 8) LOCATED IN SECTIONS 25, 26, 35, & 36 TOWNSHIP 9 SOUTH - RANGE 14 EAST SLIDELL, ST. TAMMANY PARISH, LOUISIANA

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.

PHASE 8
65.783 ACRES
2,865,510 SQ. FT.



VICINITY MAP
SCALE 1" = 2000'

OPEN/GREEN SPACE CALCULATIONS (PHASE 8)

OPEN/GREEN SPACE REQUIRED

65.783 ACRES
X 0.25 S.F. OPEN/GREEN SPACE
16,445 ACRES REQUIRED
(= 716,562 ± S.F.)

OPEN/GREEN SPACE REQUIRED
3.063 ACRES (PHASE 3A)
2.606 ACRES (PHASE 3B)
38.493 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)
21.751 ACRES (PHASE 6)
5.651 ACRES (PHASE 7)
16.445 ACRES (PHASE 8)
93.655 ACRES TOTAL OPEN/GREEN SPACE REQUIRED

OPEN/GREEN SPACE PROVIDED
3.318 ACRES (PHASE 3A)
0.770 ACRES (PHASE 3B)
439.779 ACRES (PHASE 4A)
1.289 ACRES (PHASE 4B)
0.657 ACRES (PHASE 5)
13.334 ACRES (PHASE 6)
5.905 ACRES (PHASE 7)
9.253 ACRES (PHASE 8)
474.305 ACRES TOTAL PROVIDED

APPROVALS:

Chairman - Parish Planning Commission

Secretary - Parish Planning Commission

Director of Department of Engineering

Clerk of Court

Date Filed

File No.

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

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

Date

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

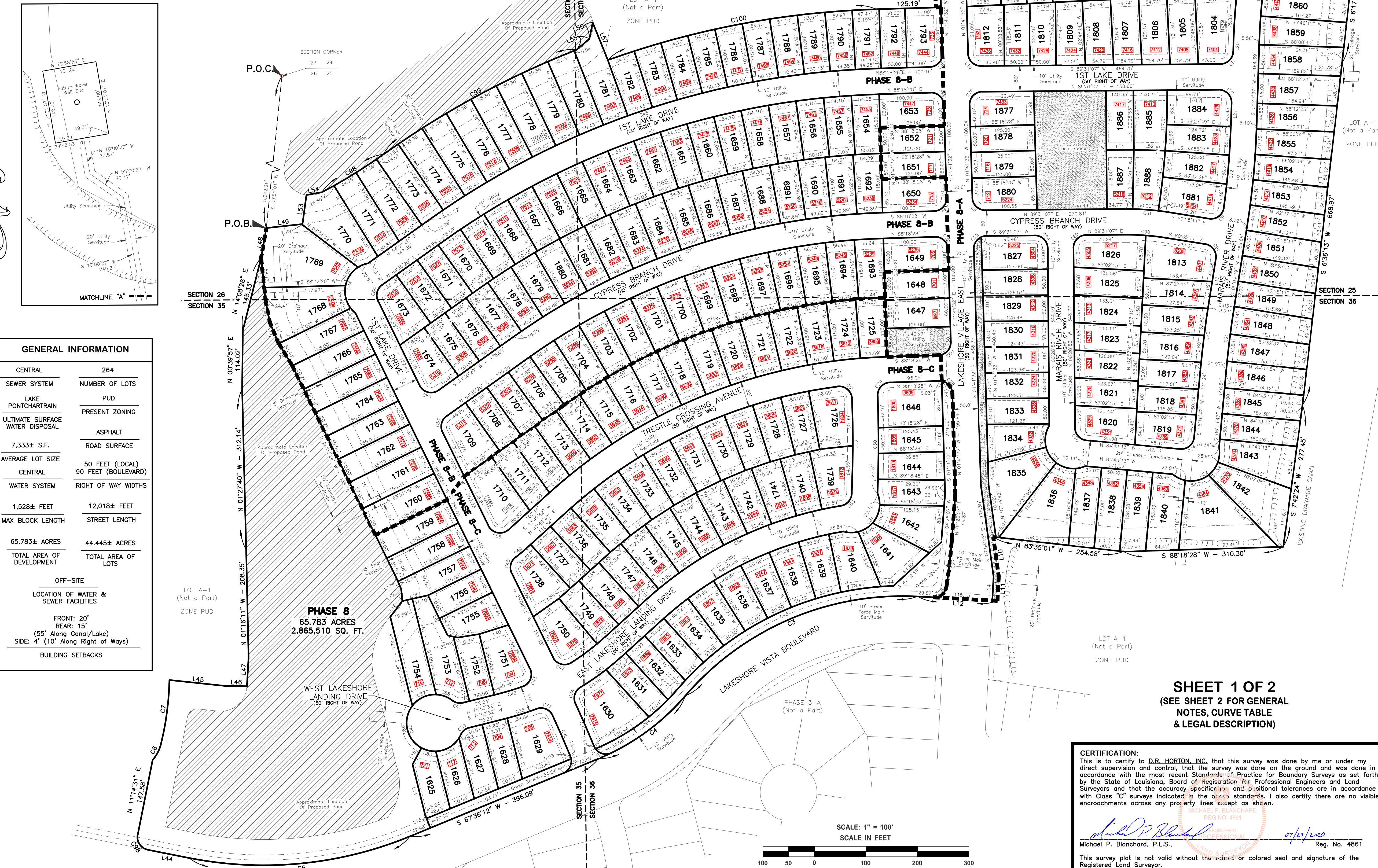
CERTIFICATION:

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 Standard 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 specifications 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.,
This survey plat is not valid without the printed or colored seal and signature of the Registered Land Surveyor.

GENERAL INFORMATION

CENTRAL	264
SEWER SYSTEM	NUMBER OF LOTS
LAKE	PUD
PONTCHARTRAIN	PRESENT ZONING
ULTIMATE SURFACE WATER DISPOSAL	ASPHALT
7,333± S.F.	ROAD SURFACE
AVERAGE LOT SIZE	50 FEET (LOCAL)
CENTRAL	90 FEET (BOULEVARD)
WATER SYSTEM	RIGHT OF WAY WIDTHS
1,528± FEET	12,018± FEET
MAX BLOCK LENGTH	STREET LENGTH
65.783± ACRES	44.445± ACRES
TOTAL AREA OF DEVELOPMENT	TOTAL AREA OF LOTS
OFF-SITE	
LOCATION OF WATER & SEWER FACILITIES	
FRONT: 20'	
REAR: 15'	
(55' Along Canal/Lake)	
SIDE: 4' (10' Along Right of Ways)	
BUILDING SETBACKS	



SCALE: 1" = 100'
SCALE IN FEET



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	& DISTANCE
C1	30°48'55"	85.00'	45.72'	N 74°06'40" E	= 45.17'
C2	106°59'21"	65.00'	121.38'	N 11°42'05" W	= 104.49'
C3	52°29'03"	555.00'	508.39'	S 66°50'49" W	= 490.80'
C4	26°59'54"	445.00'	209.69'	S 54°06'15" W	= 207.75'
C5	33°38'19"	745.00'	437.39'	S 84°25'21" W	= 431.14'
C6	29°55'35"	75.00'	39.17'	N 26°12'18" E	= 38.73'
C7	12°13'49"	570.87'	121.86'	N 07°21'00" E	= 121.63'
C8	88°47'21"	25.00'	38.74'	S 46°05'12" E	= 34.98'
C9	9°10'41"2"	25.00'	39.74'	N 53°32'43" E	= 35.68'
C10	88°47'21"	25.00'	38.74'	N 46°05'12" W	= 34.98'
C11	87°43'30"	25.00'	38.28'	S 45°39'22" W	= 34.65'
C12	08°40'19"	1,225.00'	185.41'	S 06°07'47" W	= 185.23'
C13	93°25'23"	25.00'	40.76'	S 36°14'45" E	= 36.40'
C14	19°19'14"	1,490.00'	502.44'	S 87°22'57" E	= 500.06'
C15	79°24'51"	25.00'	34.65'	N 38°00'54" E	= 31.94'
C16	10°42'28"	475.00'	88.77'	S 83°10'02" W	= 86.64'
C17	19°22'03"	1,540.00'	520.56'	S 87°29'50" W	= 518.08'
C18	175°14'57"	55.00'	168.23'	S 33°07'29" E	= 109.91'
C19	08°27'06"	1,175.00'	173.32'	S 06°01'10" W	= 173.16'
C20	07°17'12"	1,525.00'	193.94'	S 05°26'13" W	= 193.81'
C21	03°48'02"	1,975.00'	131.01'	S 07°10'48" W	= 130.98'
C22	140°35'44"	55.00'	134.96'	S 60°04'44" W	= 103.56'
C23	144°58'00"	55.00'	139.16'	N 41°34'53" W	= 104.90'
C24	90°00'00"	25.00'	39.27'	N 45°28'53" W	= 35.36'
C25	9°11'23'39"	25.00'	39.80'	S 43°54'48" W	= 35.73'
C26	84°09'53"	25.00'	36.72'	N 51°00'24" E	= 33.51'
C27	04°44'27"	1,088.63'	90.08'	N 06°33'14" E	= 90.05'
C28	90°00'00"	25.00'	39.27'	N 46°41'32" W	= 35.36'
C29	90°20'52"	25.00'	39.42'	S 43°08'02" W	= 35.46'
C30	04°17'58"	2,525.00'	189.47'	S 00°06'35" W	= 189.43'
C31	128°33'11"	55.00'	123.40'	S 41°45'33" W	= 99.10'
C32	32°37'39"	690.00'	392.93'	S 64°10'02" W	= 387.64'
C33	10°51'52"	525.00'	99.55'	S 53°15'38" W	= 99.40'
C34	83°31'42"	25.00'	36.45'	S 16°55'43" W	= 33.30'
C35	93°33'52"	25.00'	40.83'	S 69°10'44" E	= 36.44'
C36	90°00'00"	25.00'	39.27'	N 22°36'12" E	= 35.36'
C37	86°06'05"	25.00'	37.57'	N 67°49'19" W	= 34.13'
C38	06°51'54"	525.00'	62.90'	S 72°33'35" W	= 62.87'
C39	51°19'04"	25.00'	22.39'	S 50°20'00" W	= 21.65'
C40	282°38'08"	55.00'	271.31'	N 14°00'28" W	= 68.75'
C41	51°19'04"	25.00'	22.39'	S 78°20'56" E	= 21.65'
C42	05°45'37"	475.00'	47.76'	N 73°06'44" E	= 47.74'
C43	96°22'46"	25.00'	42.05'	N 22°02'33" E	= 37.27'
C44	129°53'35"	55.00'	124.69'	N 14°10'45" E	= 99.65'
C45	33°48'08"	1,580.00'	932.14'	N 71°24'24" E	= 918.68'
C46	90°00'00"	25.00'	39.27'	N 43°18'28" E	= 35.36'
C47	96°22'46"	25.00'	42.05'	N 74°20'14" W	= 37.27'
C48	79°19'41"	25.00'	34.61'	N 13°31'00" E	= 31.91'
C49	05°21'08"	245.00'	22.89'	N 50°30'16" E	= 22.88'
C50	34°43'13"	970.00'	587.80'	N 65°11'18" E	= 578.85'
C51	95°30'32"	25.00'	41.67'	S 49°41'49" E	= 37.01'
C52	04°03'49"	2,475.00'	175.54'	S 00°05'21" W	= 175.50'
C53	78°37'00"	25.00'	34.30'	S 41°25'46" W	= 31.67'
C54	32°54'34"	740.00'	425.04'	S 64°16'59" W	= 419.22'
C55	09°38'41"	475.00'	79.96'	S 52°39'03" W	= 79.86'
C56	106°01'27"	25.00'	46.26'	N 79°09'34" W	= 39.94'
C57	80°39'11"	25.00'	35.19'	N 14°10'45" E	= 32.36'
C58	33°48'08"	1,250.00'	737.64'	N 71°24'40" E	= 726.99'
C59	90°00'00"	25.00'	39.27'	S 46°41'32" E	= 35.36'
C60	90°00'00"	25.00'	39.27'	S 43°18'28" W	= 35.36'
C61	09°33'42"	525.00'	87.61'	S 85°42'02" E	= 87.51'
C62	40°30'36"	1,020.00'	721.17'	S 68°03'49" W	= 706.25'
C63	99°20'49"	25.00'	43.35'	N 75°49'15" W	= 38.12'
C64	80°39'11"	25.00'	35.19'	N 14°10'45" E	= 32.36'
C65	33°48'34"	1,530.00'	902.83'	N 71°24'37" E	= 889.79'
C66	90°00'00"	25.00'	39.27'	S 46°41'32" E	= 35.36'
C67	90°00'00"	25.00'	39.27'	S 43°18'28" W	= 35.36'
C68	33°48'36"	1,415.00'	834.99'	N 71°24'36" E	= 822.92'
C69	33°48'43"	1,135.00'	669.80'	N 71°24'42" E	= 660.12'
C70	9°11'23'39"	25.00'	39.80'	N 43°54'48" E	= 35.73'
C71	92°16'30"	25.00'	40.26'	S 44°20'38" E	= 36.05'
C72	06°13'00"	1,475.00'	160.04'	S 04°54'07" W	= 159.96'
C73	03°48'02"	2,025.00'	134.32'	S 07°10'48" W	= 134.30'
C74	90°00'00"	25.00'	39.27'	S 50°16'47" W	= 35.36'
C75	08°57'34"	1,503.35'	235.08'	S 04°13'36" W	= 234.84'
C76	81°01'59"	25.00'	35.36'	N 40°59'52" W	= 32.48'
C77	33°48'38"	1,300.00'	767.14'	S 71°24'40" W	= 756.06'
C78	34°22'00"	55.00'	32.99'	S 45°01'16" W	= 32.50'
C79	52°35'58"	55.00'	50.49'	S 88°30'15" W	= 48.74'
C80	106°59'21"	55.00'	102.70'	N 11°42'05" W	= 88.42'
C81	68°04'23"	55.00'	65.35'	N 75°49'47" E	= 61.57'
C82	24°43'24"	55.00'	23.73'	S 57°46'19" E	= 23.55'
C83	07°30'49"	55.00'	7.21'	N 28°25'53" E	= 7.21'
C84	56°19'13"	55.00'	54.06'	N 60°20'54" E	= 51.91'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	& DISTANCE
C85	30°02'02"	55.00'	28.83'	S 76°28'28" E	= 28.50'
C86	98°37'36"	55.00'	94.67'	S 12°08'39" E	= 83.41'
C87	55°12'47"	55.00'	53.00'	S 64°46'32" W	= 50.97'
C88	34°55'40"	55.00'	33.53'	N 70°09'14" W	= 33.01'
C89	90°00'00"	25.00'	39.27'	N 44°31'07" E	= 35.36'
C90	09°33'42"	475.00'	79.27'	S 85°42'02" E	= 79.18'
C91	90°00'00"	25.00'	39.27'	S 35°55'11" E	= 35.36'
C92	90°00'00"	25.00'	39.27'	N 46°41'32" W	= 35.36'
C93	47°41'57"	575.00'	478.69'	S 64°27'16" W	= 464.99'
C94	26°45'22"	425.00'	198.47'	S 53°58'59" W	= 196.67'
C95	02°26'20"	2,025.00'	86.19'	N 23°36'58" W	= 86.19'
C96	02°22'28"	1,975.00'	81.85'	S 23°35'02" E	= 81.84'
C97	90°00'00"	25.00'	39.27'	N 33°45'29" W	= 35.36'
C98	07°43'58"	1,040.00'	140.36'	N 58°22'19" E	= 140.26'
C99	14°07'08"	1,735.00'	427.54'	N 61°33'54" E	= 426.46'
C100	18°01'15"	1,695.00'	533.12'	N 79°17'51" E	= 530.92'

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 02°12'34" W	95.00'	L32	S 57°04'04" W	51.39'
L2	N 56°47'46" W	17.48'	L33	S 53°37'23" W	51.39'
L3	N 01°10'25" W	70.00'	L34	S 50°10'42" W	51.39'
L4	N 87°00'03" E	19.57'	L35	S 47°55'39" W	29.69'
L5	N 01°41'32" W	105.90'	L36	S 47°49'42" W	52.30'
L6	N 4°35'44" E	95.26'	L37	S 48°08'13" W	51.91'
L7	N 73°25'36" E	63.32'	L38	S 54°48'26" W	61.43'
L8	S 68°35'49" E	84.02'	L39	S 02°07'16" W	8.27'
L9	S 02°10'33" W	106.91'	L40	S 72°29'50" W	59.47'
L10	S 07°54'42" E	77.55'	L41	S 81°04'04" W	42.27'
L11	S 03°05'21" W	47.37'	L42	N 78°28'12" W	20.00'
L12	N 86°54'39" W	155.00'	L43	S 09°04'49" W	83.77'
L13	N 22°23'48" W	25.84'	L44	N 78°45'29" W	81.26'
L14	N 14°02'54" W	102.56'	L45	S 84°00'19" E	111.04'
L15	N 28°32'33" E	26.55'	L46	S 89°26'22" E	40.08'
L16	N 37°22'44" E	38.55'	L47	N 03°16'24" E	56.48'

NOTES:

- Zoning: (PUD Planned Unit Development)

Building Setbacks:

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

Reference Maps:

- 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

- 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

Basin of Bearings:

Bearings are based on Reference Map "A"

(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.

Basin of Elevations:

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

- Flood Note: The property herein is located in Flood Zone "AH-EL-1" per FEMA LOMR dated August 25, 2006, for Map Community Panel Number 2252050535D for St. Tammany Parish, Louisiana dated April 2, 1991. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.

- Utilities: The underground utilities shown have been located from visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/ structures.

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

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

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

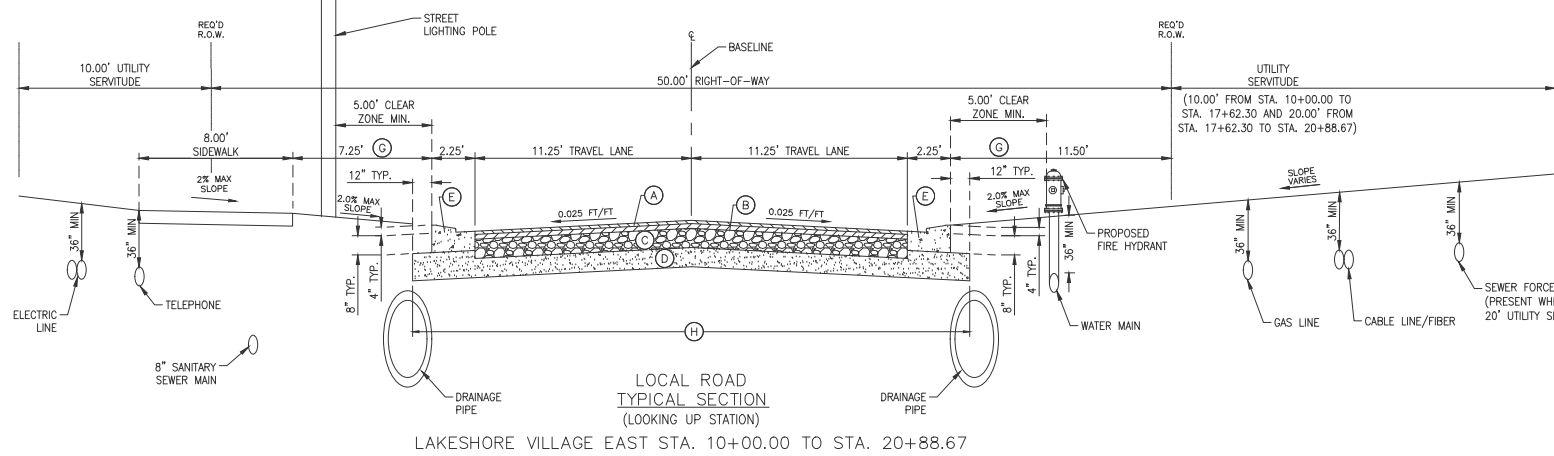
- The surveyor has no knowledge or observed any evidence of the site used as a solid waste dump, sump or sanitary landfill.

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

- Site T.B.M.'s (Temporary Bench Marks):
 - (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'
 - (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'
 - (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'

PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 8) LOCATED IN SECTIONS 25, 26, 35, & 36 TOWNSHIP 9 SOUTH - RANGE 14 EAST SLIDELL, ST. TAMMANY PARISH, LOUISIANA

LINE TABLE					
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L17	N 05°26'00" W	23.51'	L48	N 10°03'48" E	58.75'
L18	S 77°20'16" W	50.98'	L49	N 83°41'08" E	70.54'
L19	N 23°33'26" W	26.62'	L50	N 10°00'27" W	32.49'
L20	N 01°47'37" E	20.36'	L51	S 89°48'28" W	53.33'
L21	S 01°47'37" W	43.95'	L52	S 88°28'30" E	60.75'
L22	N 22°23'48" W	3.59'	L53	N 07°44'50" E	57.02'
L23	S 22°23'48" E	4.41'	L54	N 79°59'34" E	30.49'
L24	S 03°05'21" W	46.40'	L55	N 49°35'41" E	32.61'
L25	S 84°00'18" W	60.61'	L56	N 11°44'49" E	32.26'
L26	S 77°44'08" W	51.39'	L57	S 21°54'18" E	78.36'
L27	S 74°17'27" W	51.39'	L58	N 31°17'53" W	53.61'
L28	S 70°50'46" W	51.39'	L59	N 22°15'29" W	41.19'
L29	S 67°24'06" W	51.39'	L60	N 11°17'00" W	41.19'
L30	S 63°57'25" W	51.39'	L61	N 06°05'06" W	85.53'
L31	S 60°30'44" W	51.39'	L62	N 26°08'51" W	86.79'



FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As August 4, 2020)

CASE NO.: 2020-1970-FP

SUBDIVISION NAME: River Club, Phase 2-A

DEVELOPER: River Club Development, LLC
P.O. Box 1811
Covington, LA 70434

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

SECTION: 49
TOWNSHIP: 7 SOUTH
RANGE: 11 EAST

WARD: 1
PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: The property is located south of River Chase Drive & Brewster Road,
west of and adjoining the Tchefuncte River; Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 19.70

NUMBER OF LOTS: 24 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A9", "B" & "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 July 31, 2020. The inspection disclosed that all of the concrete roads and road shoulders are constructed, but the road shoulders and roadside ditches need to be vegetated.

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

General Comments:

1. The developer needs to contact the 911 Addressing office regarding this phase of River Club to have road name verified and addresses finalized.
2. Provide a general location for where the concrete testing samples were taken. (Typical)
3. Rip-rap and crushed stone splash pads need to be installed for this phase of River Club in accordance with the previously approved plans.
4. All drainage ditches, roadside ditches and swales need to be properly vegetated for this phase of River Club.
5. Temporary "End of Roadway" signage needs to be installed at the stub out of River Club Loop off River Club Drive.
6. The wooden bridge and walking trail need to be completed in accordance with the previously approved plans.
7. The concrete pipe in the large ditch that runs between Lots #179 & #180 needs to be removed. This was not on any of the previously approved plans. Any proposed changes to use concrete pipe in this ditch at this location need to be submitted for review and approval.
8. The relocated ditch within the 40' drainage servitude needs to be completed and regraded in accordance with the previously approved plans.

Final Plat:

9. Revise or remove restrictive covenant #5.

Paving & Drainage Plan:

10. Provide as-built information for the pedestrian wooden bridge and walking trail once constructed.
11. Provide as-built elevations for all drain inlets and drain manholes within this phase of River Club.
12. Show existing elevations at all lot corners in accordance with the signed fill and grading statement for this phase of River Club.
13. Show the 20' Cleco servitude between Lots # 178 & #179, and Lots #180 & #181.
14. Revise pipe slopes to reflect as-built conditions.
15. Provide as-built elevations for the 40' drainage servitude between Lots #179 & #180.

Water & Sewer Plan:

16. Provide clear water tests for the new water lines installed in association with this phase of River Club.
17. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from the utility provider.

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 1,436 linear feet x \$25.00 per linear foot = \$35,900.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

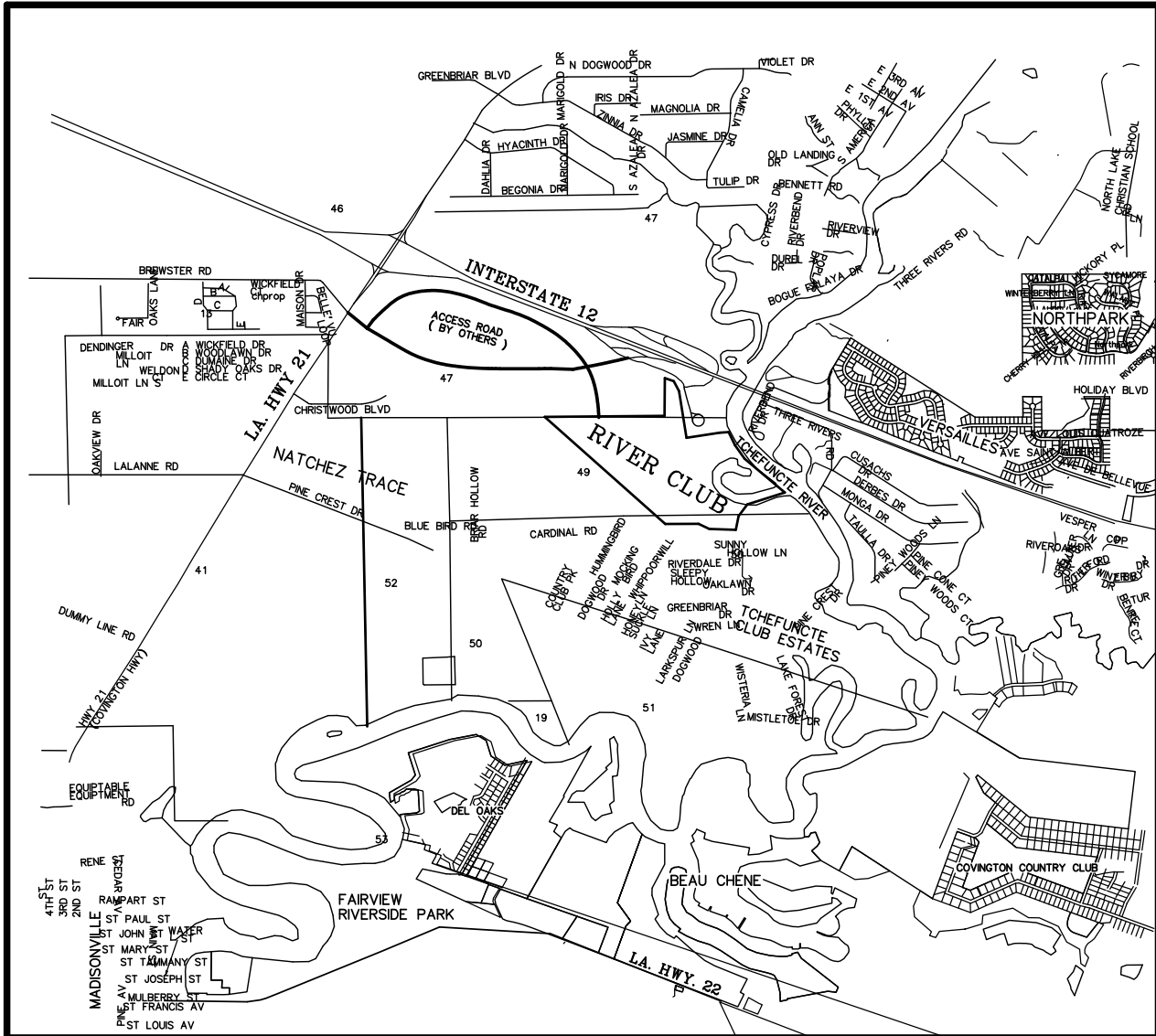
Road Impact Fee = \$1,077.00 per lot x 24 lots = \$25,848.00

Drainage Impact Fee = \$1,114.00 per lot x 24 lots = \$26,736.00

Fees are due before subdivision plats can be signed.

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

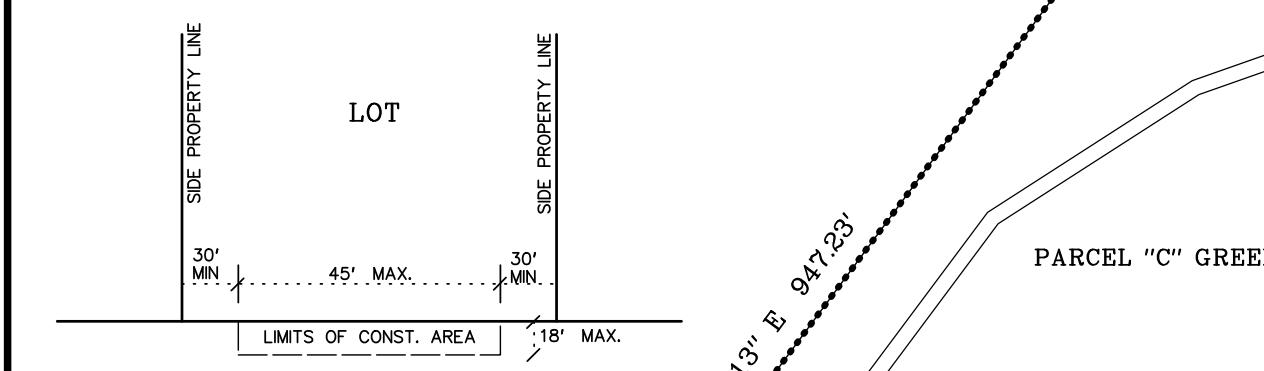
Revised drawings will not be accepted for review or placement in the packet prior to the August 11, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



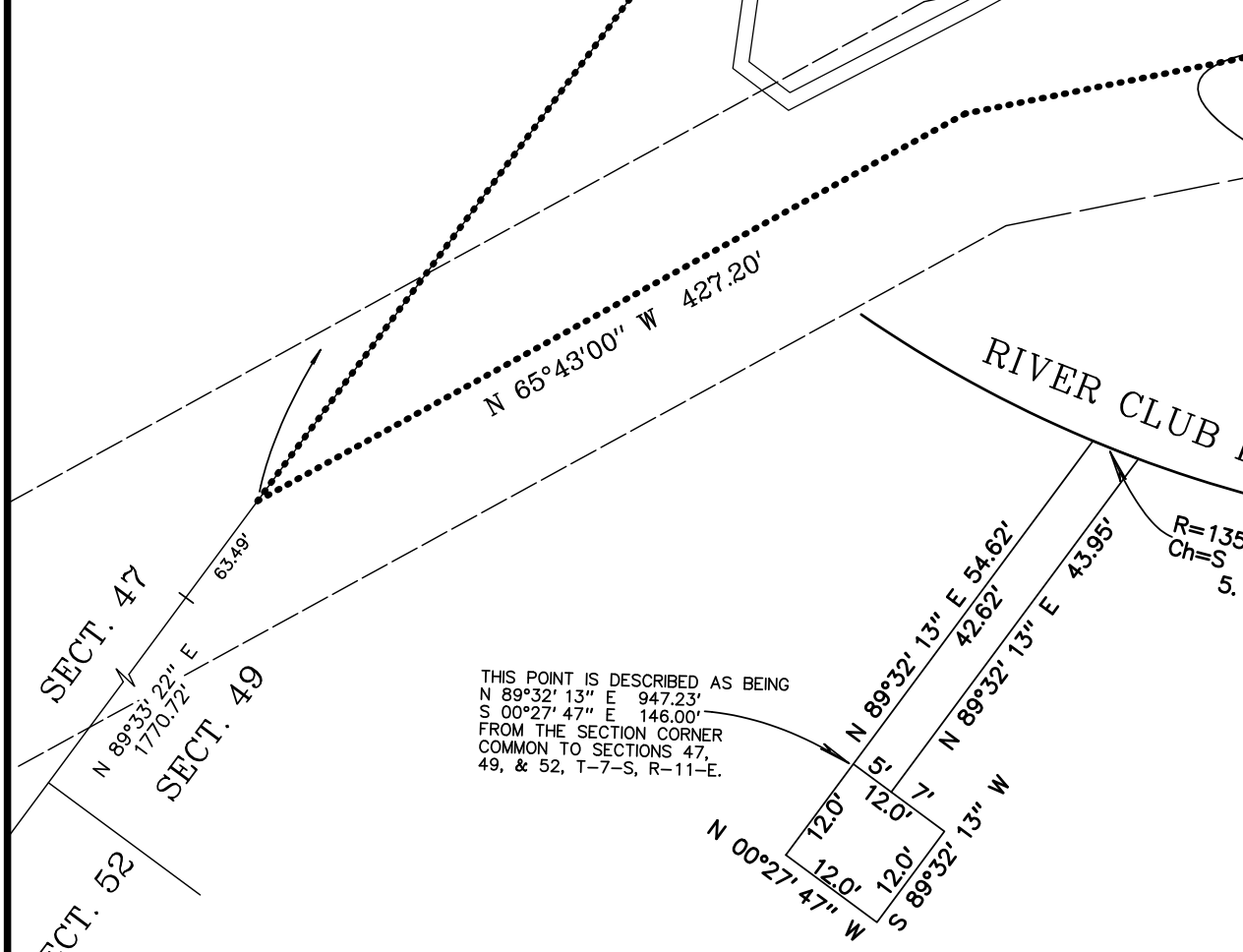
VICINITY MAP
(N.T.S.)

Legal Description
River Club Phase 2-A
A certain parcel of land situated in Section 49,
Township-7-South Range-11-East, St. Tammany Parish,
Greensburg Land District, Louisiana, and more fully described as follows:
Commence at the Section Corner common to Sections 47, 49, & 52
Township-7-South Range-11-East and measure North 89 degrees 33 minutes 22
seconds East a distance of 1770.72 feet Thence North 89 degrees 33 minutes 22
minutes 13 seconds East a distance of 1010.72 feet to the POINT OF BEGINNING;
From the POINT OF BEGINNING measure
South 13 degrees 54 minutes 32 seconds West a distance of 47.96 feet to a point on a curve;
Thence along a curve to the left having a radius of 135.00 feet, a delta of 56 degrees 44 minutes
44 seconds, an arc length of 133.70 feet, and a chord which bears South 01 degrees 03 minutes 10
seconds West having a chord distance of 128.31 feet to a point on a line;
Thence South 27 degrees 10 minutes 38 seconds East a distance of 346.95 feet to a point;
Thence South 27 degrees 10 minutes 38 seconds East a distance of 301.92 feet to a point;
Thence North 60 degrees 39 minutes 27 seconds East a distance of 1.98 feet to a point of curve;
Thence along a curve to the left having a radius of 25.00 feet, a delta of 21 degrees 10 minutes 07
seconds, an arc length of 9.24 feet, and a chord which bears South 37 degrees 45 minutes 42 seconds
East having a chord distance of 9.18 feet to a point of tangency;
Thence South 48 degrees 20 minutes 46 seconds East a distance of 290.78 feet to a point;
Thence North 41 degrees 39 minutes 14 seconds East a distance of 150.00 feet to a point;
Thence South 48 degrees 20 minutes 46 seconds East a distance of 301.92 feet to a point;
Thence South 48 degrees 20 minutes 46 seconds East a distance of 281.98 feet to a point;
Thence South 72 degrees 22 minutes 32 seconds East a distance of 63.64 feet to a point;
Thence South 87 degrees 19 minutes 30 seconds East a distance of 99.64 feet to a point;
Thence South 06 degrees 37 minutes 37 seconds East a distance of 228.90 feet to a point;
Thence North 83 degrees 22 minutes 23 seconds East a distance of 173.22 feet to a point;
Thence South 06 degrees 37 minutes 37 seconds East a distance of 50.00 feet to a point on a curve;
Thence along a curve to the left having a radius of 15.00 feet, a delta of 90 degrees 00 minutes 00
seconds, an arc length of 23.56 feet, and a chord which bears South 38 degrees 22 minutes 23 seconds
West having a chord distance of 21.21 feet to a point on a line;
Thence South 83 degrees 22 minutes 23 seconds West a distance of 50.00 feet to a point on a curve;
Thence along a curve to the left having a radius of 15.00 feet, a delta of 90 degrees 00 minutes 00
seconds, an arc length of 23.56 feet, and a chord which bears North 51 degrees 57 minutes 37 seconds
West having a chord distance of 21.21 feet to a point of tangency;
Thence South 83 degrees 22 minutes 23 seconds West a distance of 95.00 feet to a point;
Thence South 06 degrees 37 minutes 37 seconds East a distance of 199.20 feet to a point;
Thence South 83 degrees 22 minutes 23 seconds West a distance of 322.34 feet to a point;
Thence North 48 degrees 20 minutes 46 seconds West a distance of 1,900.87 feet to a point;
Thence North 45 degrees 10 minutes 13 seconds West a distance of 1,900.87 feet to a point;
Thence North 89 degrees 33 minutes 22 seconds East a distance of 427.20 feet to the POINT OF BEGINNING,
and containing 19.70 acre(s) of land, more or less.

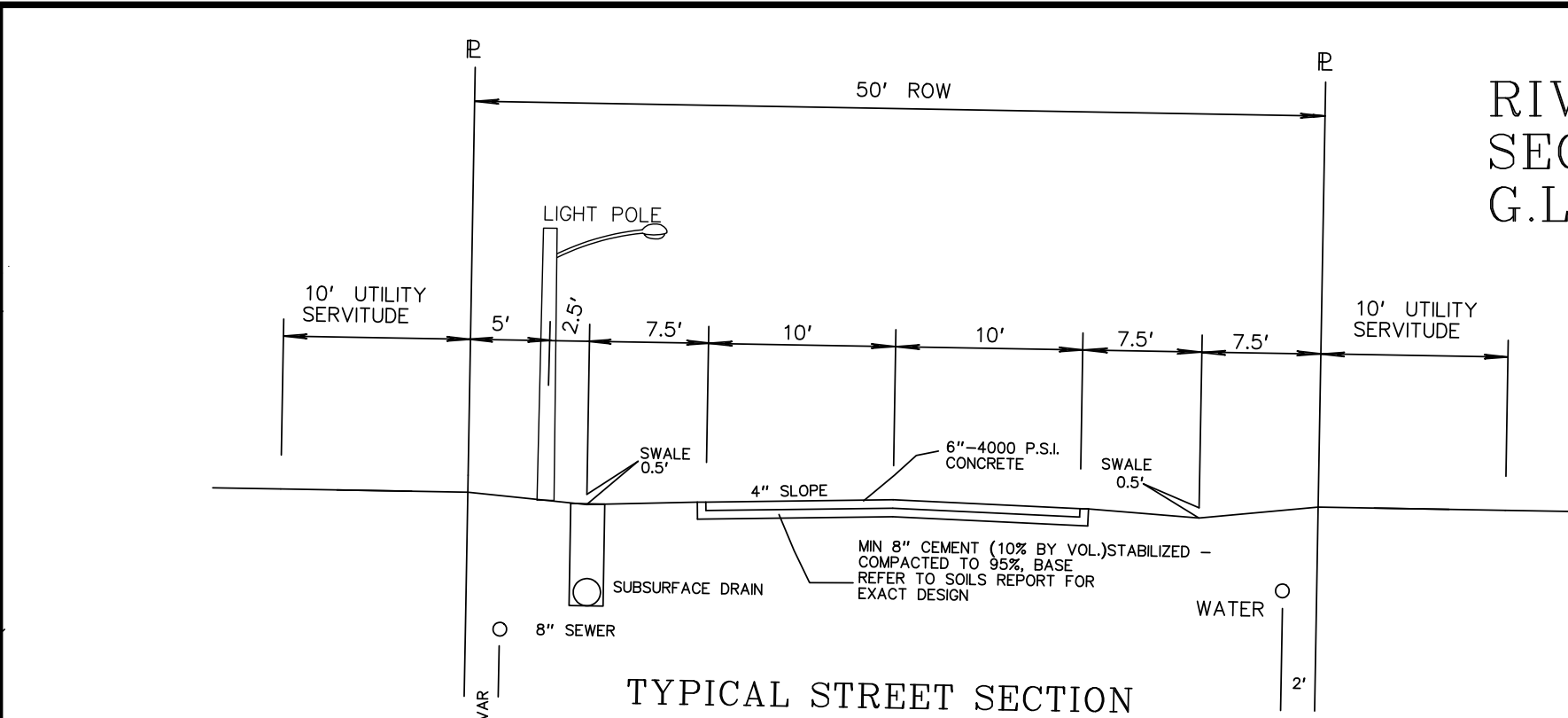
PRIVATE BOAT HOUSES AND PIERS/DOCKS ARE
ALLOWED ON THE RIVER CLUB BAYOU. ANY STRUCTURES
MUST MEET THE REQUIREMENTS OF ST. TAMMANY PARISH
REGULATIONS, RIVER CLUB COVENANTS AND ANY
APPLICABLE PERMITS FROM OTHER STATE AND FEDERAL
ORGANIZATIONS (USACE, COASTAL ZONE, SENIC RIVERS, ETC.).



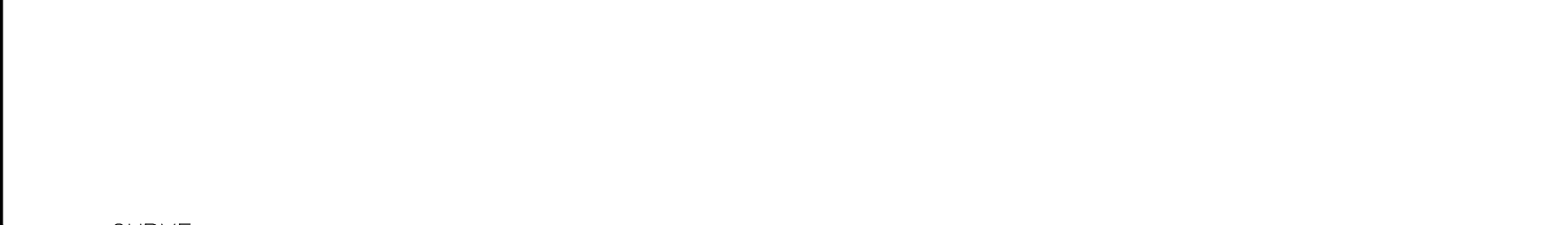
DETAIL OF ALLOWED
CONSTRUCTION IN
WATERWAY



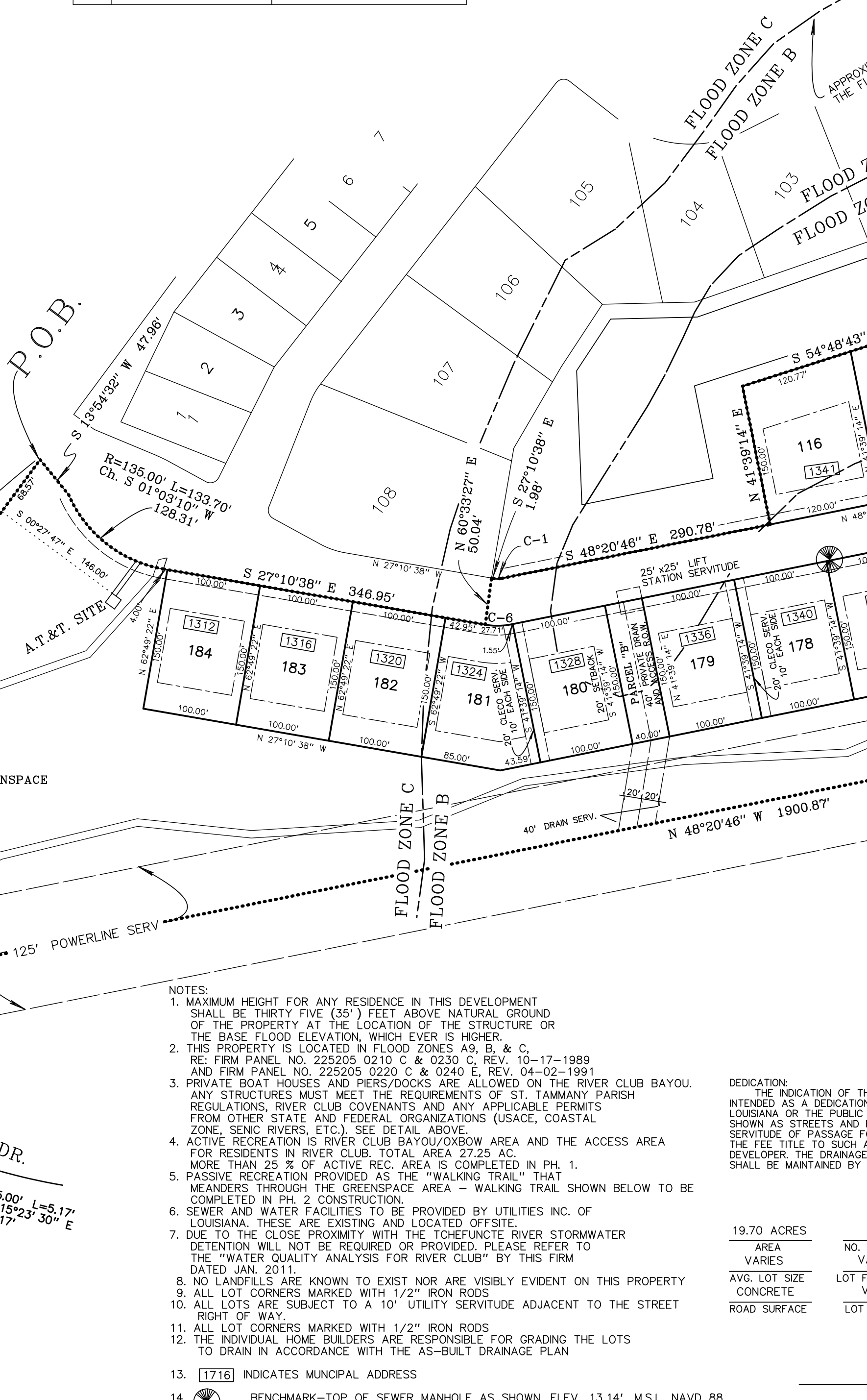
A.T. & T. SITE DETAIL



TYPICAL STREET SECTION



CURVE NUMBER	RADIUS-LENGTH	CHORD BEARING-DISTANCE
C-1	R=25.00' L=9.24'	S 37°45' 42" E 9.18'
C-2	R=175.00' L=147.47'	S 72°29' 12" E 143.14'
C-3	R=15.00' L=23.56'	S 38°22' 23" E 21.21'
C-4	R=15.00' L=23.56'	N 51°37' 37" E 21.21'
C-5	R=225.00' L=189.60'	N 72°29' 12" E 184.04'
C-6	R=75.00' L=27.71'	N 37°45' 42" E 27.55'

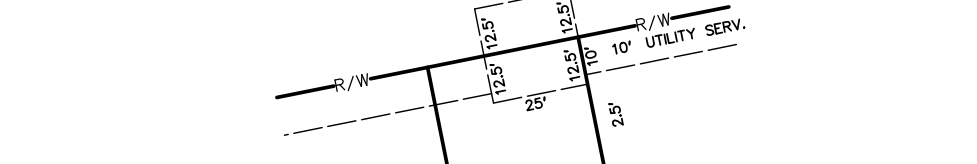


NOTES:
1. MAXIMUM HEIGHT FOR ANY RESIDENCE IN THIS DEVELOPMENT SHALL BE THIRTY FIVE (35') FEET ABOVE NATURAL GROUND OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE OR THE BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONES A9, B, & C. RE: FIRM PANEL NO. 225205 0210 C & 0230 C, REV. 10-17-1989 AND FIRM PANEL NO. 225205 0220 C & 0240 E, REV. 04-02-1991
3. PRIVATE BOAT HOUSES AND PIERS/DOCKS ARE ALLOWED ON THE RIVER CLUB BAYOU. ANY STRUCTURES MUST MEET THE REQUIREMENTS OF ST. TAMMANY PARISH REGULATIONS, RIVER CLUB COVENANTS AND ANY APPLICABLE PERMITS FROM OTHER STATE AND FEDERAL ORGANIZATIONS (USACE, COASTAL ZONE, SENIC RIVERS, ETC.). SEE DETAIL ABOVE.
4. ACTIVE RECREATION IS RIVER CLUB BAYOU/ONBOW AREA AND THE ACCESS AREA FOR RESIDENTS IN RIVER CLUB. TOTAL AREA 27.25 AC. MORE THAN 25 % OF ACTIVE REC. AREA IS COMPLETED IN PH. 1.
5. PASSIVE RECREATION PROVIDED AS THE "WALKING TRAIL" THAT MEANDERS THROUGH THE GREENSPACE AREA - WALKING TRAIL SHOWN BELOW TO BE COMPLETED IN PH. 2 CONSTRUCTION.
6. SEWER AND WATER FACILITIES TO BE PROVIDED BY UTILITIES INC. OF LOUISIANA. THESE ARE EXISTING AND LOCATED OFFSITE.
7. DUE TO THE CLOSE PROXIMITY WITH THE TCHOUFONCTE RIVER, STORMWATER DETENTION WILL NOT BE REQUIRED OR PROVIDED. PLEASE REFER TO THE "WATER QUALITY ANALYSIS FOR RIVER CLUB" BY THIS FIRM DATED JAN. 2011.
8. NO LANDFILLS ARE KNOWN TO EXIST NOR ARE VISIBLY EVIDENT ON THIS PROPERTY.
9. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
10. ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVITUDE ADJACENT TO THE STREET RIGHT OF WAY.
11. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
12. THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT DRAINAGE PLAN.
13. [1716] INDICATES MUNICIPAL ADDRESS
14. BENCHMARK-TOP OF SEWER MANHOLE AS SHOWN, ELEV. 13.14' M.S.L. NAVD 88, (GEOID 12A)

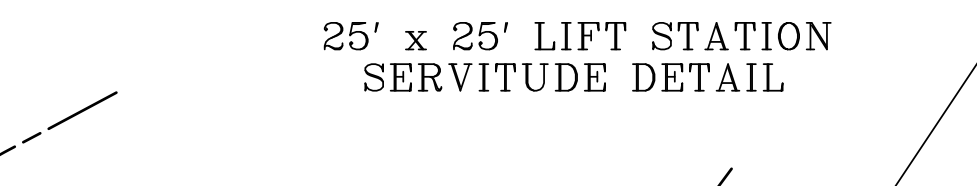
RIVER CLUB, PHASE 2-A,
SECTION 49, T-7-S, R-11-E,
G.L.D., ST. TAMMANY PARISH, LA.

FINAL PLANS
RECEIVED
07/17/2020 - 10:00 A.M.
DEVELOPMENT
ENGINEERING

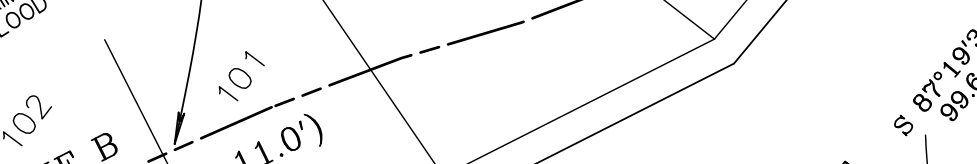
ENGINEERING
REVIEW COPY



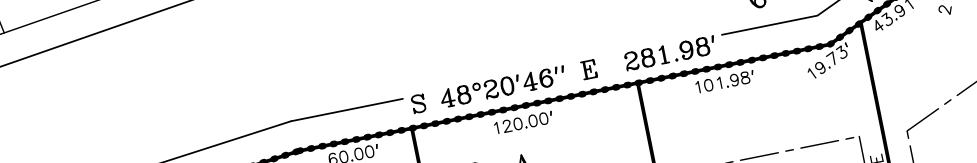
25' x 25' LIFT STATION
SERVITUDE DETAIL



TYPICAL STREET SECTION



25' x 25' LIFT STATION
SERVITUDE DETAIL



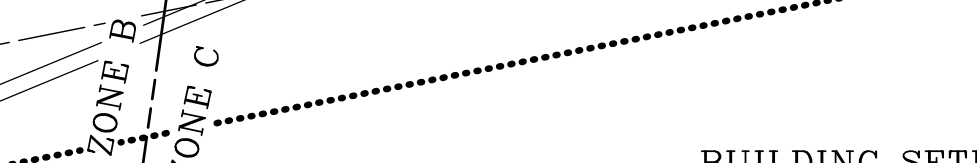
TYPICAL STREET SECTION



25' x 25' LIFT STATION
SERVITUDE DETAIL



TYPICAL STREET SECTION



25' x 25' LIFT STATION
SERVITUDE DETAIL



TYPICAL STREET SECTION



25' x 25' LIFT STATION
SERVITUDE DETAIL



TYPICAL STREET SECTION



25' x 25' LIFT STATION
SERVITUDE DETAIL



APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

FINAL PLAT

RIVER CLUB, PHASE 2-A,
SECTION 49, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.

2. 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 ENVIRONMENTAL SERVICES DEPARTMENT 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).

3. BUILDING SETBACKS ARE AS SHOWN IN THE ATTACHED CHART

4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.

5. 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.

6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF RESIDENCES ADJACENT TO THE WATERWAY SHALL BE 12.0' MSL WHICH IS 1.0' ABOVE THE BASE FLOOD ELEVATION OR 1.0' ABOVE THE CROWN OF THE STREET WHICHEVER IS GREATER

7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.

8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION

9. 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 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.

11. MAINTENANCE OF THE "GREENSPACE" & WALKING TRAIL SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

12. NO FILLING, EXCAVATION OR CONSTRUCTION OF FENCES, POOLS, OR STRUCTURES WILL BE ALLOWED IN THE CONSERVATION SERVITUDE.

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33-505.1 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.

KELLY McHUGH
License No. 18940
PROFESSIONAL ENGINEER
IN
CIVIL ENGINEERING

KELLY McHUGH
License No. 4443
PROFESSIONAL
LAND SURVEYOR

07-17-20

REVISIONS

MARK	DATE

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

SCALE: 1" = 100'

DATE: 07-17-20

DRAWN: MDM

JOB NO.: 15-253

CHECKED: KJM

DWG. NO.: 15-253 SP2-A

OLD BUSINESS

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

August 4, 2020

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

OLD BUSINESS
August 11, 2020 Agenda

Re: Lakeshore Villages, Phase 5
Waiver - Driveway requirement for Lot #1098

Honorable Commissioners,

The engineer for Lakeshore Villages, Phase 5, Duplantis Design Group, PC, on behalf of the developer, D.R. Horton - Gulf Coast, Inc., is requesting a waiver to Restrictive Covenant #9 for Lot # 1098. The Restrictive Covenant states "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 right-of-way intersect."

The proposed driveway is 59.35' from the intersection of Banks View Street and Delta Ridge Avenue.

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

Sincerely,

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

Christopher Tissue, P.E.
Lead Development Engineer

*Enclosures: Waiver Request from Mr. Matt Fontenot, E.I., Duplantis Design Group, PC
Waiver Exhibit for Lakeshore Villages, Phase 5 from Duplantis Design Group, PC dated July 17, 2020*

xc: Honorable Jake Airey
Mr. Ross P. Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Theodore Reynolds, P.E.
Mr. Adam Kurz, D.R. Horton - Gulf Coast, Inc.
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC
Mr. Matt Fontenot, E.I., Duplantis Design Group, PC



July 17, 2020

Mr. Chris Tissue
St. Tammany Parish
Department of Planning & Development
21454 Koop Drive
Mandeville, LA 70471

FINAL PLANS
RECEIVED
7/17/2020 - 8:00 A.M.
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

Re: Lakeshore Villages Phase 5, Waiver Request
Slidell, LA
DDG Project No. 18-690

Dear Mr. Tissue,

The developer would like to request a waiver pertaining to the Lakeshore Villages Phase 5 development. The Subdivision Regulations Chapter 125 Section 214 states, "Driveways on corner lots shall not be located any closer than sixty (60') 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 right-of-ways intersect."

The developer is requesting a waiver to reduce the distance between the right-of-way intersection and driveway from 60' to 59.35' for Lot 1098. That distance still allows for a 60' clearance between the driveway and where the back of curb would be. If any of the remaining corner lots do not meet the 60' clearance from the adjacent intersecting right-of-ways to the driveway, then those lots will be side-loaded.

Sincerely,
Duplantis Design Group, PC

Matt Fontenot, EI

Enclosures:
LSV Phase 5 Waiver Exhibit

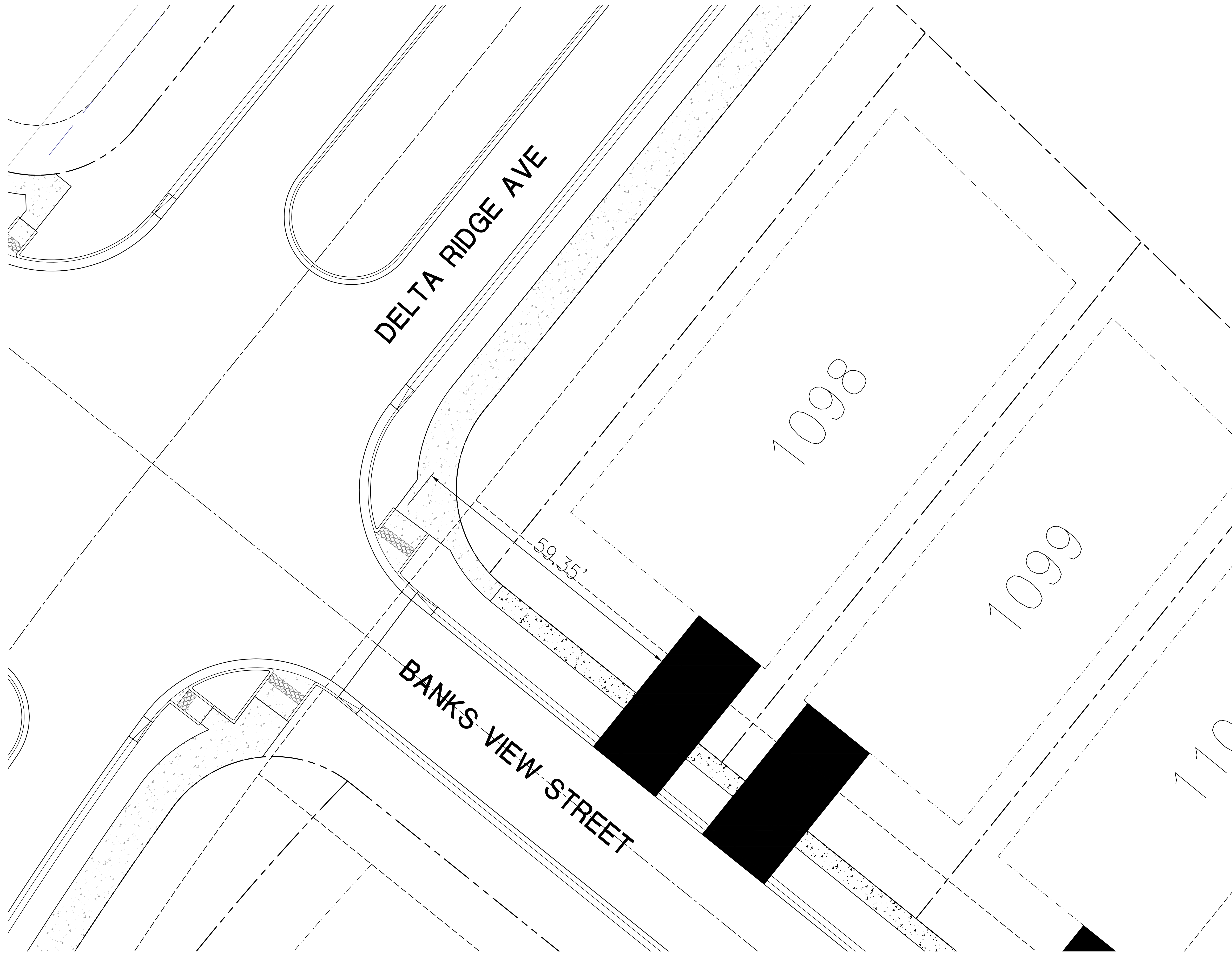
DUPLANTIS DESIGN GROUP, PC

16564 East Brewster Road, Suite 101, Covington, LA 70433
(O) 985.249.6180 (F) 985.249.6190

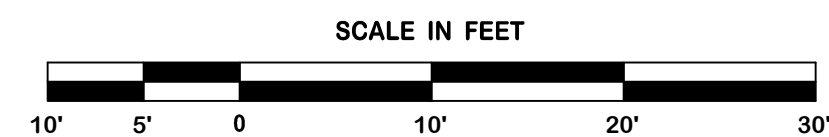
THIBODAUX

BATON ROUGE
LAFAYETTE


COVINGTON
HOUSTON



**PHASE 5
WAIVER EXHIBIT**

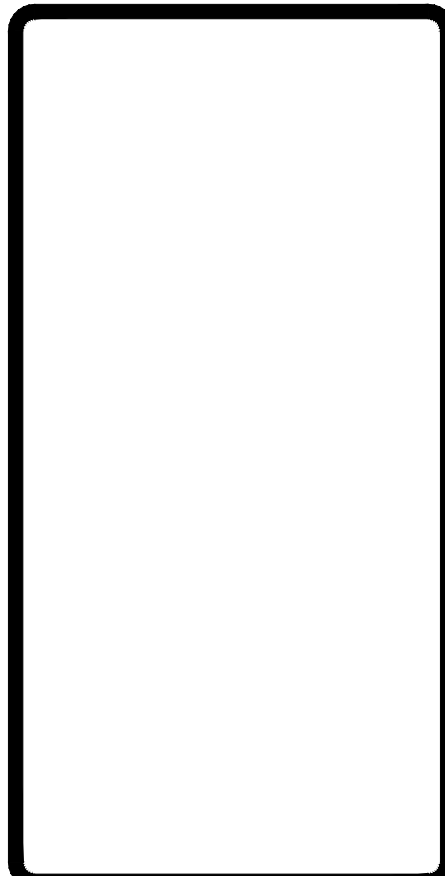


REVISION	BY



DUPLANTIS DESIGN GROUP, PC
16564 E. Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
WWW.DDGPC.COM

THIBODAUX \ COVINGTON
HOUSTON \ BATON ROUGE



LAKESHORE VILLAGES, PHASE 5
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR D.R. HORTON, INC. - GULF COAST
DENHAM SPRINGS, LOUISIANA

DRAWN NJL
CHECKED THB
ISSUED DATE 07-17-2020
ISSUED FOR TENT, WAIVER PREQ.
PROJECT NO. 18-690
FILE 18-690 Lot Swing Exhibit Phase 5
SHEET EX-1

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

August 4, 2020

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

OLD BUSINESS
August 11, 2020

Re: Enter the Parish R.O.W. Resolution No. 20-047
Ochsner Boulevard - Cancer Care Center
Change in Petitioner for Resolution

Honorable Commissioners,

The original resolution for this project was approved with "Duplantis Design Group, PC, c/o Mr. David Lazier or Assignees" as the petitioner. It has come to our attention that the original resolution should have been approved with the following petitioners "Ochsner Clinic Foundation, 1450 Poydras Avenue; Suite 300, New Orleans, LA 70112; Duplantis Design Group, PC, 16564 East Brewster Road, Suite 101, Covington, LA 70433; AND/OR The Lemoine Company, LLC, 300 Lafayette Street; Suite 100, New Orleans, LA 70130, Or Assignees".

The new petitioners need to be approved by the Planning Commission.

Therefore, it is recommended that action be taken to approve the new petitioner(s) and for the new petitioner(s) to be responsible for furnishing all documentation required in Resolution No. 20-047.

Sincerely,

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

Christopher Tissue, P.E.
Lead Development Engineer

Attached: Enter the Parish R.O.W. Resolution No. 20-047

xc: Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Chris Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Mr. Tommy Buckel, P.E., Duplantis Design Group, PC
Ochsner Clinic Foundation
The Lemoine Company, LLC

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 20-047

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

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

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

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

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

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

MOVED FOR ADOPTION BY MR. PATRICK FITZMORRIS, SECONDED BY MR. THOMAS SEEGER; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA: MR. THOMAS SEEGER, MR. KENNETH RESS, MS. NELWYN MCINNIS,
MR. RAY BERNIE WILLIE, MR. TODD RICHARD, MR. DAVID DOHERTY, JR.,
MR. PAUL BARCELONA, MR. PATRICK FITZMORRIS,
MR. WELDON CRAWFORD, MR. KIRK DRUMM, MR. RONALD RANDOLPH

NAY: N/A

ABSTAIN: N/A

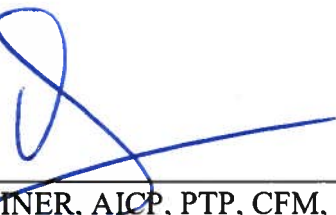
ABSENT: N/A

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



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

ATTEST:



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

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