

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

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, December 13, 2022.

**ROLL CALL**

**PUBLIC ANNOUNCEMENTS**

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

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE NOVEMBER 9, 2022 MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

**REVOCATION REVIEW**

**1- REV22-07-008**

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

Applicant: Larry D. Terrell

Parish Council District Representative: Hon. David R. Fitzgerald

**2- REV22-12-009**

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

Applicant: Luis E. Romero

Parish Council District Representative: Hon. Jerry Binder

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

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

Debtor: Covington Creek, LLC

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

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

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

Debtor: TCE Properties, LLC

Parish Council District Representative: Hon. Marty Dean

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

### **MINOR SUBDIVISION REVIEW**

#### **5- 2022-3120-MSP**

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

Owner & Representative: Copart of Louisiana, Inc.

Parish Council District Representative: Hon. James J. Davis

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

#### **6- 2022-3142-MSP**

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

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

Representative: Russ Rudolph

Parish Council District Representative: Hon. Cheryl Tanner

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

#### **7- 2022-3155-MSP**

A minor subdivision of 3.847 acre into Lots M1 & M2

Owner & Representative: Ellison Holdings, LLC

Parish Council District Representative: Hon. Marty Dean

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

### **RESUBDIVISION REVIEW**

#### **8- 2022-3089-MRP**

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

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

Surveyor: John G. Cummins & Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

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

**9- 2022-3140-MRP**

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

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

Representative: Jeffrey Shoen

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

Parish Council District Representative: Hon. Jake A. Airey

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

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

Moore Park Subdivision

Developer/Owner: Moore Park, LLC

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

Parish Council District Representative: Hon. Rykert Toledano

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

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

**11- 2022-3148-TP**

Lakeshore Villages, Phase 11 - “Resubmitted”

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

**12- 2022-3149-TP**

Lakeshore Villages, Phase 12 - “Resubmitted”

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

**13- 2022-3150-TP**

Lakeshore Villages, Phase 13 - “Resubmitted”

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

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

Maison du Village Subdivision

Developer/Owner: MidSouth Developers, LLC

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

Parish Council District Representative: Hon. Kirk Drumm

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

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

**15- 2022-3081-PP**

Rigolets Estates Subdivision, Phase 3A-2

Developer/Owner: Succession of Frederick J. Sigur

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

Parish Council District Representative: Hon. Jake Airey

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

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

**16- 2022-3154-PP**

Nature Walk Subdivision

Developer: Covington Creek, LLC

Engineer: Geoff Wilson Engineering, LLC

Parish Council District Representative: Hon. Rykert Toledano

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

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

Lakeshore Villages, Phase 9-C

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

**18- 2022-3145-FP**

Bedico Creek Subdivision, Parcel 15

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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

**NEW BUSINESS****ADJOURNMENT**

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

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**ROLL CALL**

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

Absent: Truxillo

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

**PUBLIC ANNOUNCEMENTS**

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

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**INVOCATION – Crawford**

**PLEDGE OF ALLEGIANCE – Willie**

**APPROVAL OF THE NOVEMBER 9, 2022 MEETING MINUTES**

**Fitzmorris moved to approve, second by Crawford**

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

**Nay:** N/A

**Abstain:**

**REQUEST FOR POSTPONEMENTS**

**1- 2022-3021-MRP**

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

Owner & Representative: Donald R. Jenkins

Surveyor: Randall W. Brown & Associates, Inc.

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

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

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

**Barcelona moved to postpone to January, second by Willie**

Opposition: N/A

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

**Nay:** N/A

**Abstain:** N/A

**9-2022-3079-TP**

Moore Park Subdivision

Developer/Owner: Moore Park, LLC

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

Parish Council District Representative: Hon. Rykert Toledano

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

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

**Barcelona moved to postpone to December, second by Fitzmorris**

Opposition: N/A

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

**Nay:** N/A

**Abstain:** N/A

**10-2022-3081-PP**

Rigolets Estates Subdivision, Phase 3A-2

Developer/Owner: Succession of Frederick J. Sigur

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

Parish Council District Representative: Hon. Jake Airey

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

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

**Fitzmorris moved to postpone to December, second by Barcelona**

Opposition: N/A

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

**Nay:** N/A

**Abstain:** N/A

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

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

Debtor: AEW Salles Development, LLC

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

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

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

**Barcelona moved to approve, second by Randolph**

Opposition: N/A

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

**Nay:** N/A

**Abstain:** N/A

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

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

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

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

General Location: The parcel is located at the end of Mayhaw Drive, west of South Fitzmorris Road, Covington, Louisiana. Ward 3, District 2

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

**Willie moved to approve with the waivers, second by Barcelona**

Opposition: N/A

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

**Nay:** N/A

**Abstain:** N/A

**3-2022-3093-MSP**

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

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

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

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

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

**Willie moved to approve with the waivers, second by McInnis**

Opposition: N/A

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

**Nay:** N/A

**Abstain:** N/A

**4-2022-3108-MSP**

A minor subdivision of 1.281 acres into Parcels A & B

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

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

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

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

**Fitzmorris moved to approve, second by Barcelona**

Opposition: N/A

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

**Nay:** N/A

**Abstain:** N/A

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

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

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

Surveyor: John G. Cummins & Associates

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

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

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

**Willie moved to postpone for one month, second by Seeger**

Opposition: Greg Guidry and Mike Hebert

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

**Nay:** Barcelona

**Abstain:** N/A

**7-2022-3103-MRP**

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

Owner: Baldwin Motors, INC – John T. Baldwin

Representative: Paul J. Mayronne

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

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

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

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

**Seeger moved to approve with the waivers, second by Randolph**

Opposition: N/A

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

**Nay:** N/A

**Abstain:** N/A

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

**ADJOURNMENT** Fitzmorris moved to adjourn, second by Crawford

# **REVOCATIONS**

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**REVOCACTION STAFF ANALYSIS REPORT**

*(As of December 6, 2022)*

*Meeting Date: December 13, 2022*

CASE NO.: REV22-07-008

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

NAME OF SUBDIVISION: Town of New Claiborne Subdivision

WARD: 3 PARISH COUNCIL DISTRICT: 2

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

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

PETITIONER/REPRESENTATIVE: Larry D. Terrell

**STAFF COMMENTARY:**

**Department of Planning & Development Comments:**

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

**Recommendation:**

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

La. Hwy. 36



8th Street (Not Constructed)

9th Street

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

Reference:

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

Note:

This is not a boundary survey map

Bearings were derived by magnetic compass

S89°55'08"E-50.00'

S89°55'08"E-50.00'

N00°08'16"E-300.29'

Area to be Revoked  
15015.35 Sq. Ft.

S00°09'16"W-300.33'

SQ. "28"

N00°06'27"E-300.50'

Area to be Revoked  
15025.23 Sq. Ft.

S00°06'27"W-300.51'

SQ. "21"

N89°52'38"W-50.00'

N89°52'38"W-240.16'

N89°54'31"W-50.00'

Tammany Trace

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

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

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

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

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN NEW CLAIBORNE SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA

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

**LAND SURVEYING LLC**

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

Revised: 5-27-2022



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

SCALE: 1" = 80'

DATE: 3-21-2022

NUMBER: 20734

**REVOCAION STAFF ANALYSIS REPORT**

*(As of December 6, 2022)*

*Meeting Date: December 13, 2022*

CASE NO.: REV22-12-009

NAME OF STREET OR ROAD: Unopened portion of Elberta Street

NAME OF SUBDIVISION: Spanish Trail Highlands Subdivision

WARD: 9 PARISH COUNCIL DISTRICT: 12

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

SURROUNDING ZONING: A-3 Suburban

PETITIONER/REPRESENTATIVE: Luis E. Romero

**STAFF COMMENTARY:**

**Department of Planning & Development Comments:**

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

**Recommendation:**

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

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

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ELBERTA

ALMONASTER

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

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# UTILITIES ONLY

(Draft Date 11/23/2022)

ST. TAMMANY PARISH PLANNING COMMISSION

## RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

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

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

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

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

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

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

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

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

ATTEST:

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

*Revised February 20, 2020*



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



kentdesignbuild.com



1875 Highway 59  
Mandeville, LA 70448



Lafayette, LA



Ridgeland, MS

November 9, 2022

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

PRELIMINARY PLANS  
RECEIVED  
11/10/2022  
DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY**

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

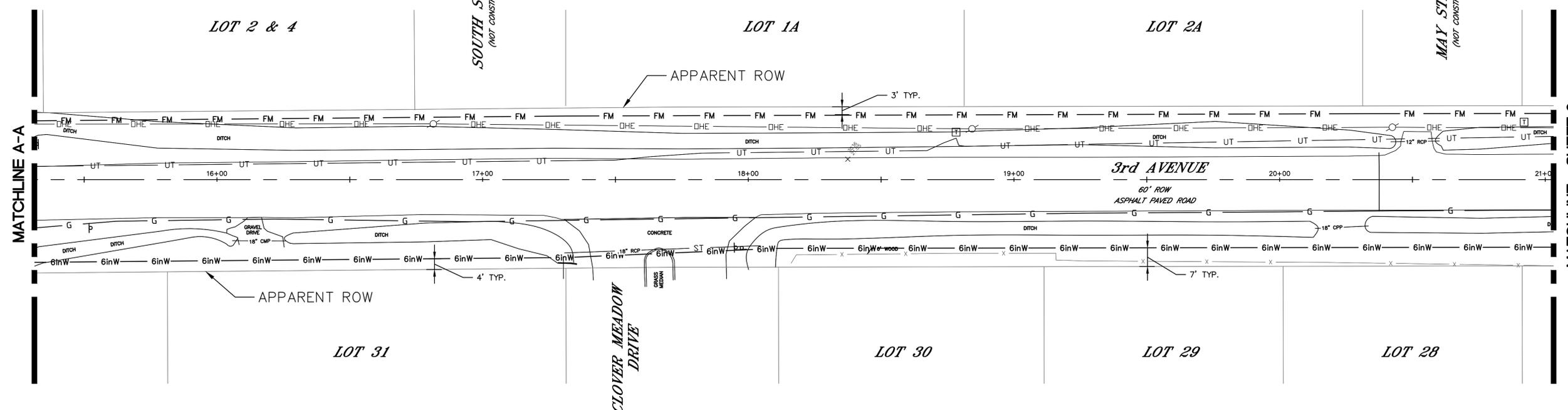
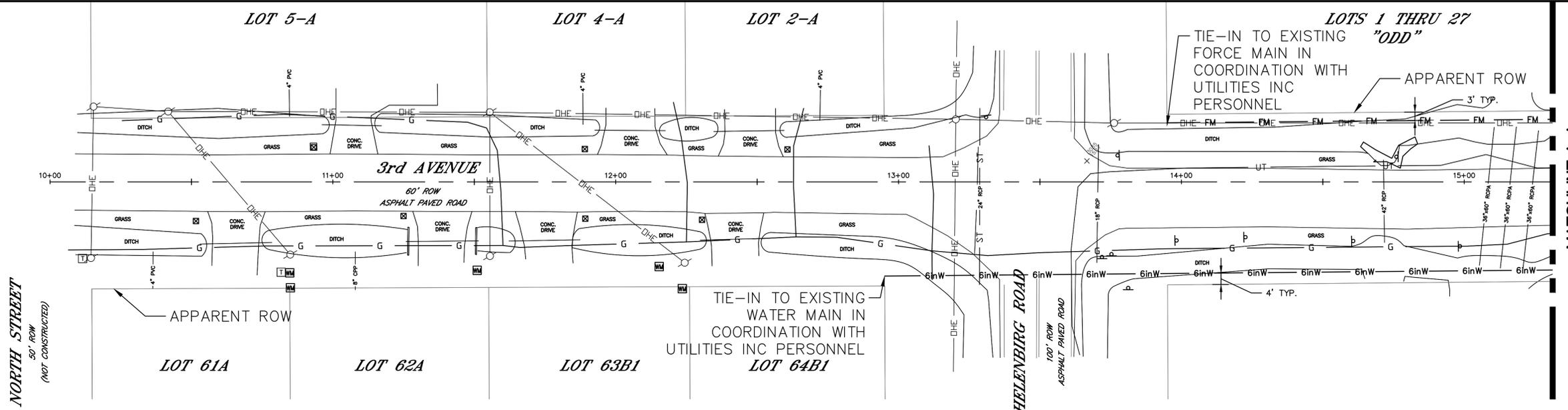
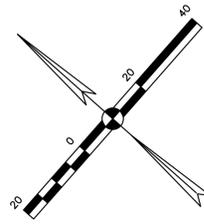
To Whom It May Concern:

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

Current Owner/Petitioner:

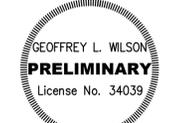
Kyle L. Kent





**NOTES (APPLIES TO SHEETS 5 AND 6):**

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



NOT FOR CONSTRUCTION  
ISSUE DATE: 11/09/2022

SHEET NO.	5
SHEET NAME	3RD AVE. UTILITY PLAN

NATURE WALK SUBDIVISION  
A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT  
LOCATED IN ST. TAMMANY PARISH

NO.	DATE	REVISIONS

**GEOFF WILSON ENGINEERING, LLC**  
2297 FORT HUDSON-PRIDE ROAD, ZACHARY, LA 70791 / Phone: 225-205-8869  
C:\Firm Documents\Kyle\_Ven\Nature Walk\Subdivision\Parish\DWG\Sheet5.dwg (Sheet 5) / No. 03 / 2022 / 2:03pm

MATCHLINE - SHEET 5

MATCHLINE C-C

MATCHLINE D-D

MATCHLINE C-C

MATCHLINE D-D

LOT 2-A

DORE STREET  
60' ROW  
(NOT CONSTRUCTED)

APPARENT ROW

3rd AVENUE  
60' ROW  
ASPHALT PAVED ROAD

LOT 27 LOT 27

GOLDEN MEADOW  
DRIVE

LOT 1

LOT 27

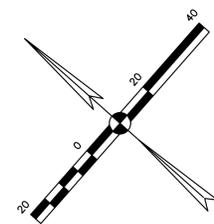
LOT 25

APPARENT ROW

3rd AVENUE  
60' ROW  
ASPHALT PAVED ROAD

APPARENT ROW

LOTS 25 & 26



GEOFFREY L. WILSON  
**PRELIMINARY**  
License No. 34039

NOT FOR CONSTRUCTION  
ISSUE DATE: 11/09/2022

**GEOFF WILSON ENGINEERING, LLC**

2297 FORT HUDSON-PRIDE ROAD, ZACHARY, LA 70791 / Phone: 225-205-0869  
C:\Firm\Documents\Kyle\_Vent\Nature Walk\CD\Final\Construction\Plan\Sheet6.dwg (Sheet 6) / No. 03 / 2022 / 2:03pm

NATURE WALK SUBDIVISION  
A SINGLE-FAMILY RESIDENTIAL DEVELOPMENT  
LOCATED IN ST. TAMMANY PARISH

SHEET NAME  
3RD AVE. UTILITY PLAN

SHEET NO.  
6

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

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

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

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

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

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

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

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

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

ATTEST:

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



November 7, 2022

St Tammany Planning Commission  
21454 Koop Drive  
Covington, LA 70433

Re: Tchefuncta Club Estates – Pinecrest Drive

To Whom It May Concern,

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

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

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

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

Sincerely,

Charles Barnett  
Tchefuncta Club Estates

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

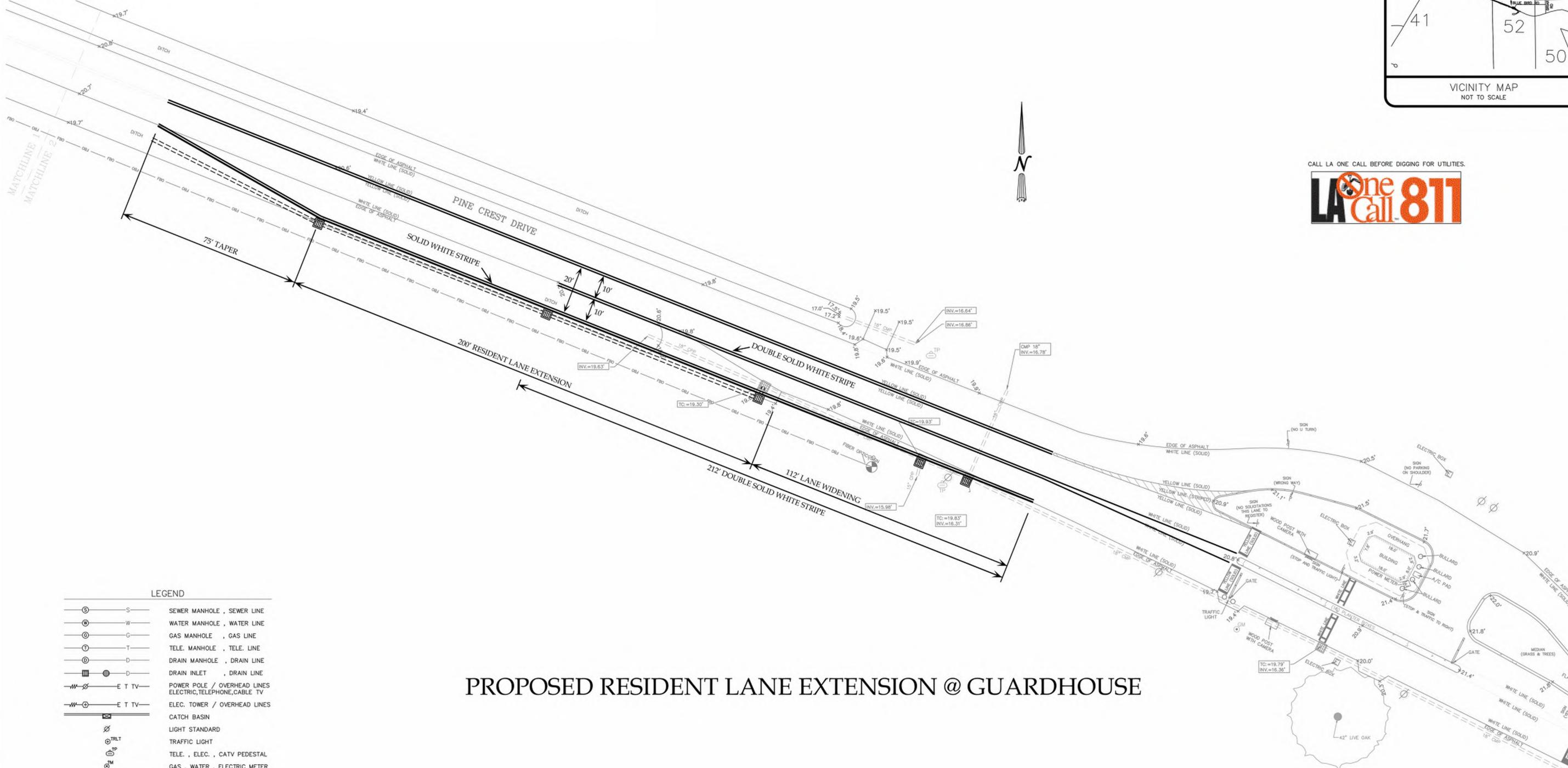
**ENGINEERING  
REVIEW COPY**

**GENERAL NOTES**

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

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

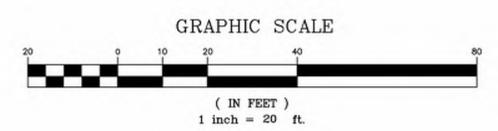
TBM IS A MAG NAIL SET ON NORTH SIDE OF PINE CREST DRIVE IN FRONT OF LOUISIANA HIGHWAY 21 ELEVATION = 19.8'.



**LEGEND**

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

**PROPOSED RESIDENT LANE EXTENSION @ GUARDHOUSE**



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

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

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

**DANIEL J. POCHÉ**  
LA REG. No. 5066

NO.	DATE	BY	REVISIONS

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

DECLARATION IS MADE BY THE SURVEYOR THAT THIS SURVEY WAS MADE IN ACCORDANCE WITH THE PROVISIONS OF THE PROFESSIONAL INSTITUTIONS OR SUBSEQUENT CHAPTERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

TCE PROPERTIES, LLC.

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

# **MINOR SUBDIVISIONS**

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**PLANNING STAFF REPORT**  
2022-3120-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

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

**Ward 4 & 6 Council District:** 7

**Posted:** 11/30/22

**Owner & Representative:** Copart of Louisiana, Inc

**Engineer/Surveyor:** Alvin Fairburn & Associates, LLC

**Commission Hearing:** December 13, 2022

**Size:** 370 acres

**Determination:** Approved, Denied, Postponed

**Type of Development:** Industrial

**Current Zoning**

I-2 Industrial District

**Total Acres**

370 acres

**# of Lots/Parcels**

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

**Surrounding Land Uses:**

Undeveloped

**Flood Zone:**

X



**Staff Commentary:**

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

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



**PLANNING STAFF REPORT**  
2022-3120-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

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

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



**PLANNING STAFF REPORT**  
2022-3120-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

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

2022-3120-MSP

3

2

10

11

36

BIRD FARM

GATED RD

T7 - R12E

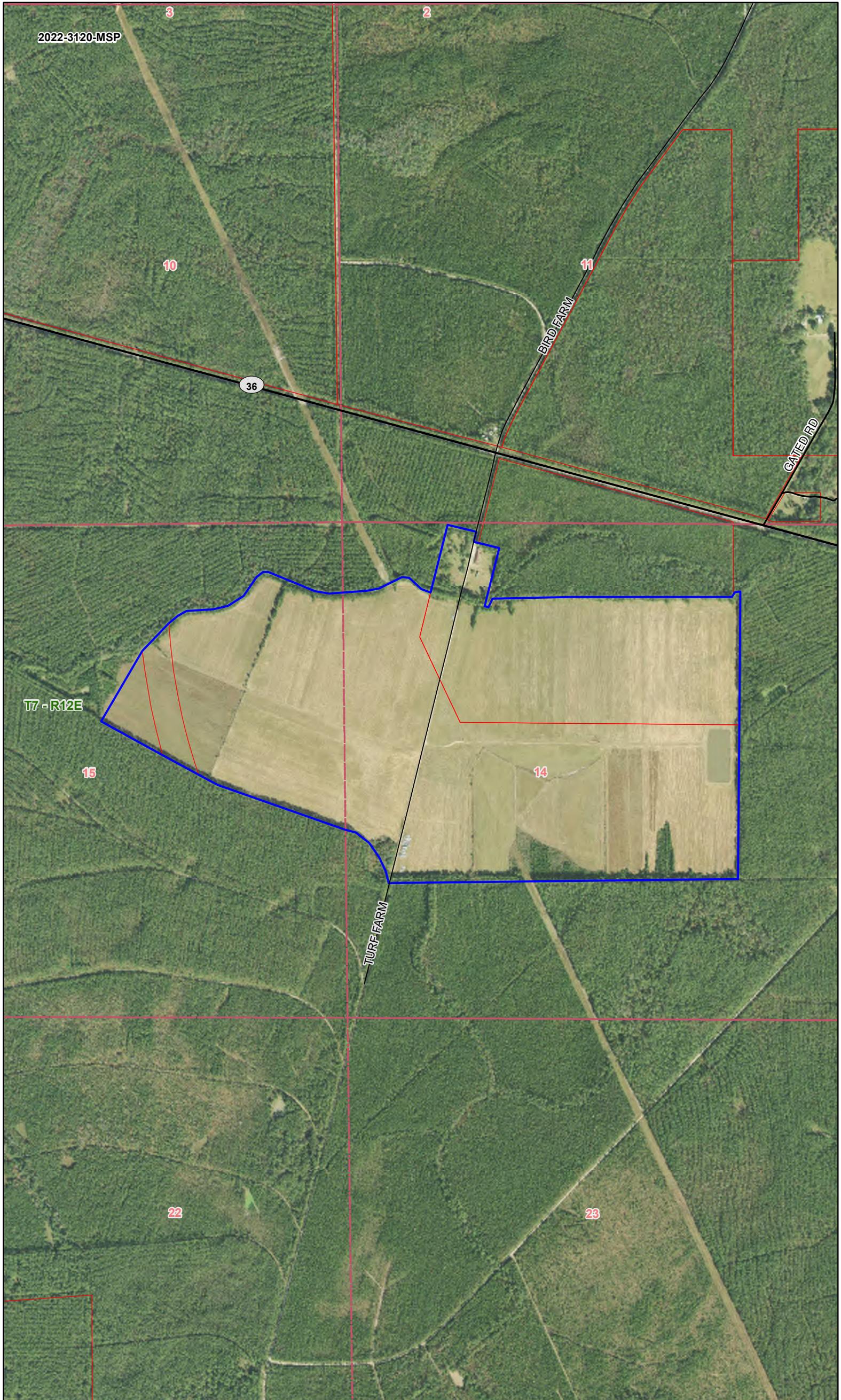
15

14

TURF FARM

22

23



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

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

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

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

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

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

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

Toby J. Lowe Tract A  
 500 Farm LLC Tract B  
 MEMBER  
 OWNER/REPRESENTATIVE OF TRACTS A & B DATE 10-10-22  
 OWNER/REPRESENTATIVE OF TRACT C DATE 10/18/22

APPROVED:  
 ST. TAMMANY PARISH

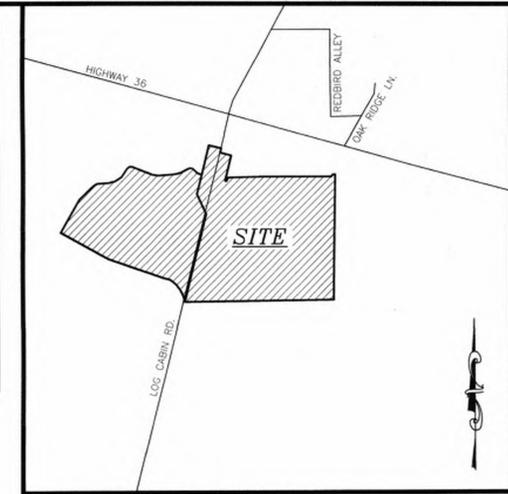
PLANNING COMMISSION CHAIRMAN \_\_\_\_\_ DATED \_\_\_\_\_

DEPARTMENT OF ENGINEERING DIRECTOR \_\_\_\_\_ DATED \_\_\_\_\_

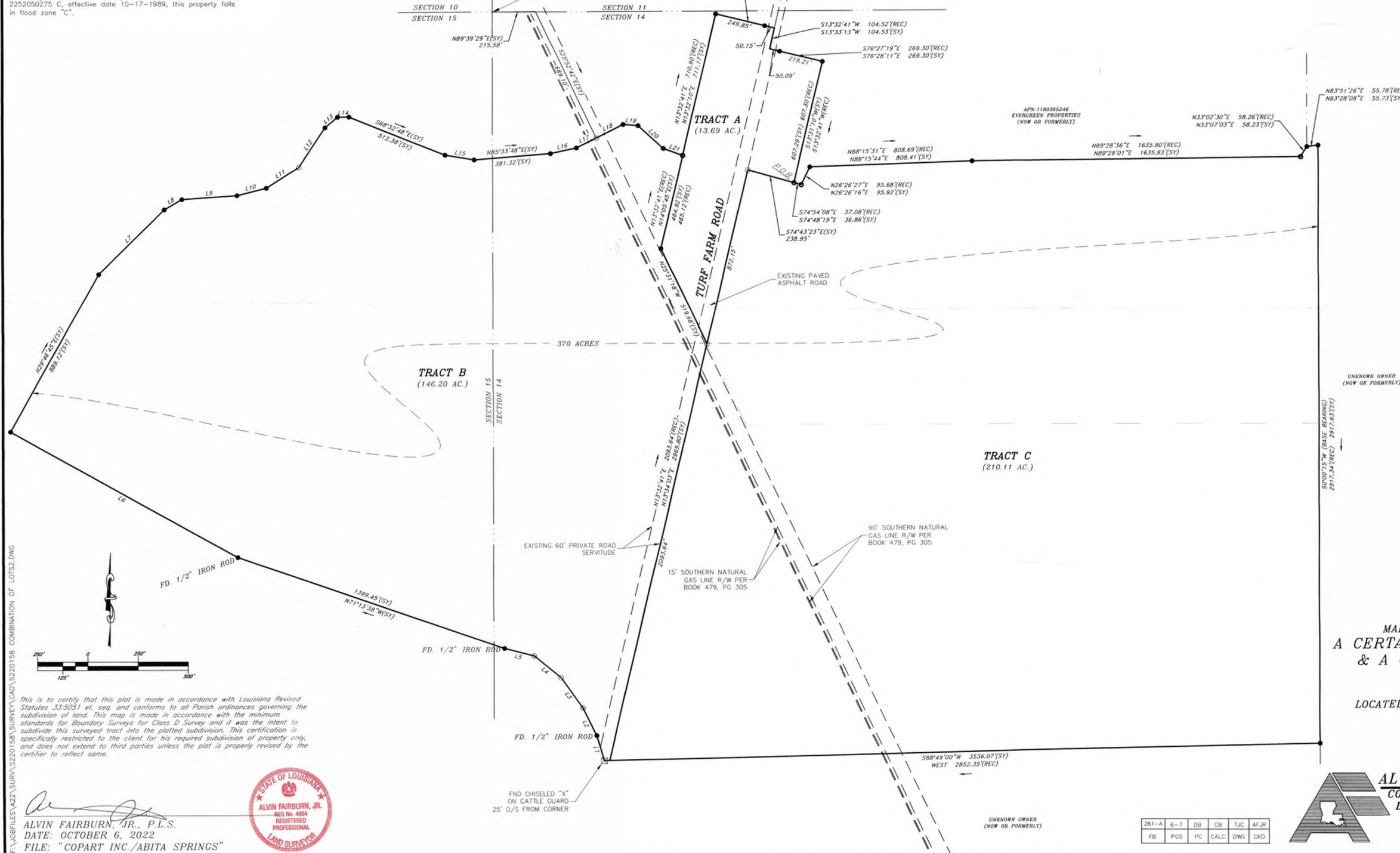
PLANNING COMMISSION SECRETARY \_\_\_\_\_ DATED \_\_\_\_\_

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

DATE FILED \_\_\_\_\_ FILE# \_\_\_\_\_



VICINITY MAP  
 1" = 2000'



**Parcel Line Table**

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

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

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

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

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

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



261-A	6-7	DB	CB	TJC	AFJR
FB	PGS	PC	CALC.	DWG	CKD

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**PLANNING STAFF REPORT**  
2022-3142-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

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

**Ward 6 Council District:** 6

**Posted:** 11/30/22

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

**Representative:** Russ Rudolph

**Engineer/Surveyor:** John G. Cummings & Associates

**Commission Hearing:** December 13, 2022

**Size:** 11.783 acres

**Determination:** Approved, Denied, Postponed

**Type of Development:** Rural/Residential



**Current Zoning**

A-2 Suburban District

**Total Acres**

11.783 acres

**# of Lots/Parcels**

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

**Surrounding Land Uses:**  
Residential & Undeveloped

**Flood Zone:**

AE

*Staff Commentary:*

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

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



**PLANNING STAFF REPORT**  
2022-3142-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

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

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

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

*New Directions 2040*



**PLANNING STAFF REPORT**  
2022-3142-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

4

LOCK NO 1

PROVOST

JASPER TONEY

T7 - R14E

39

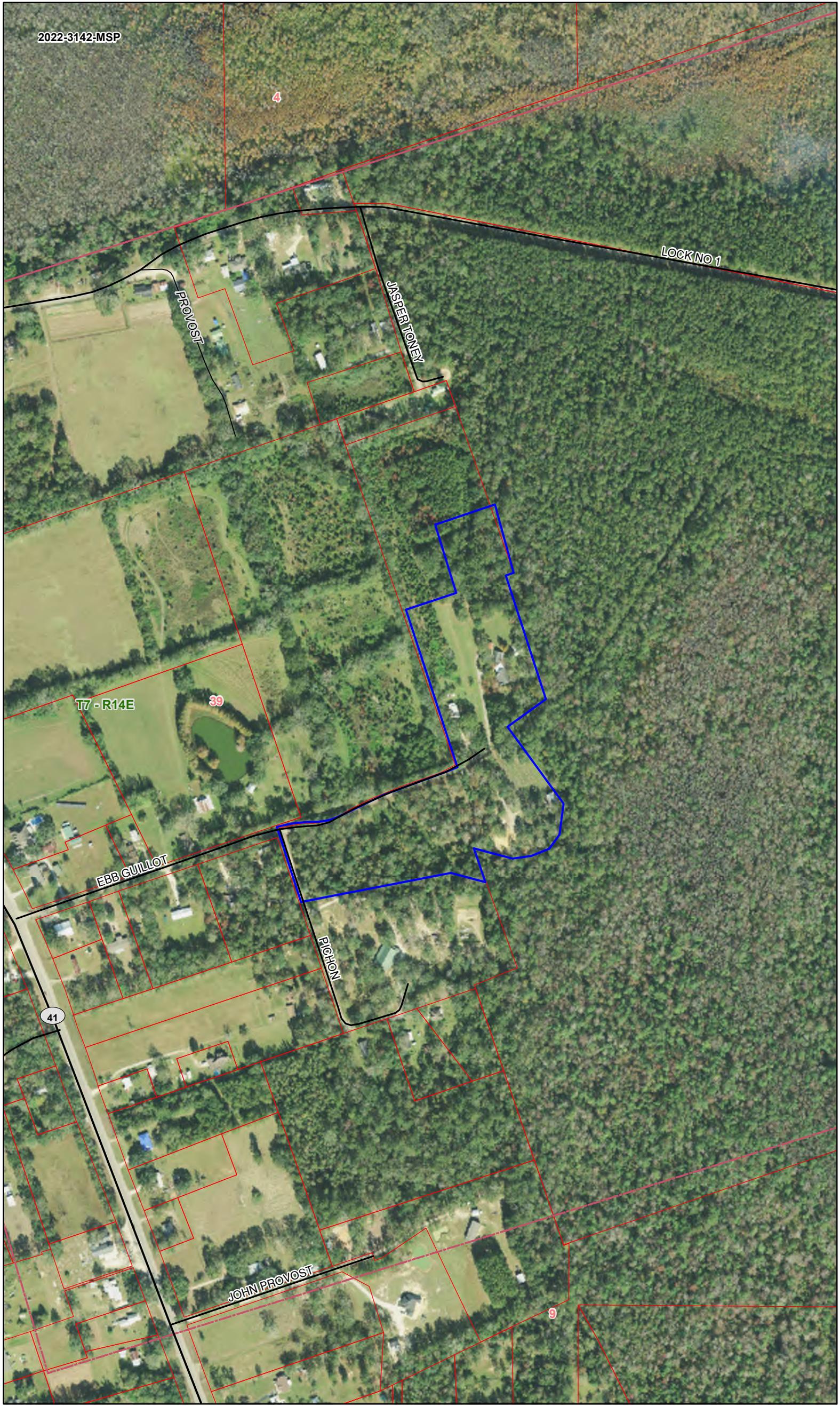
EBB GUILLOT

FICHON

41

JOHN PROVOST

9



APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

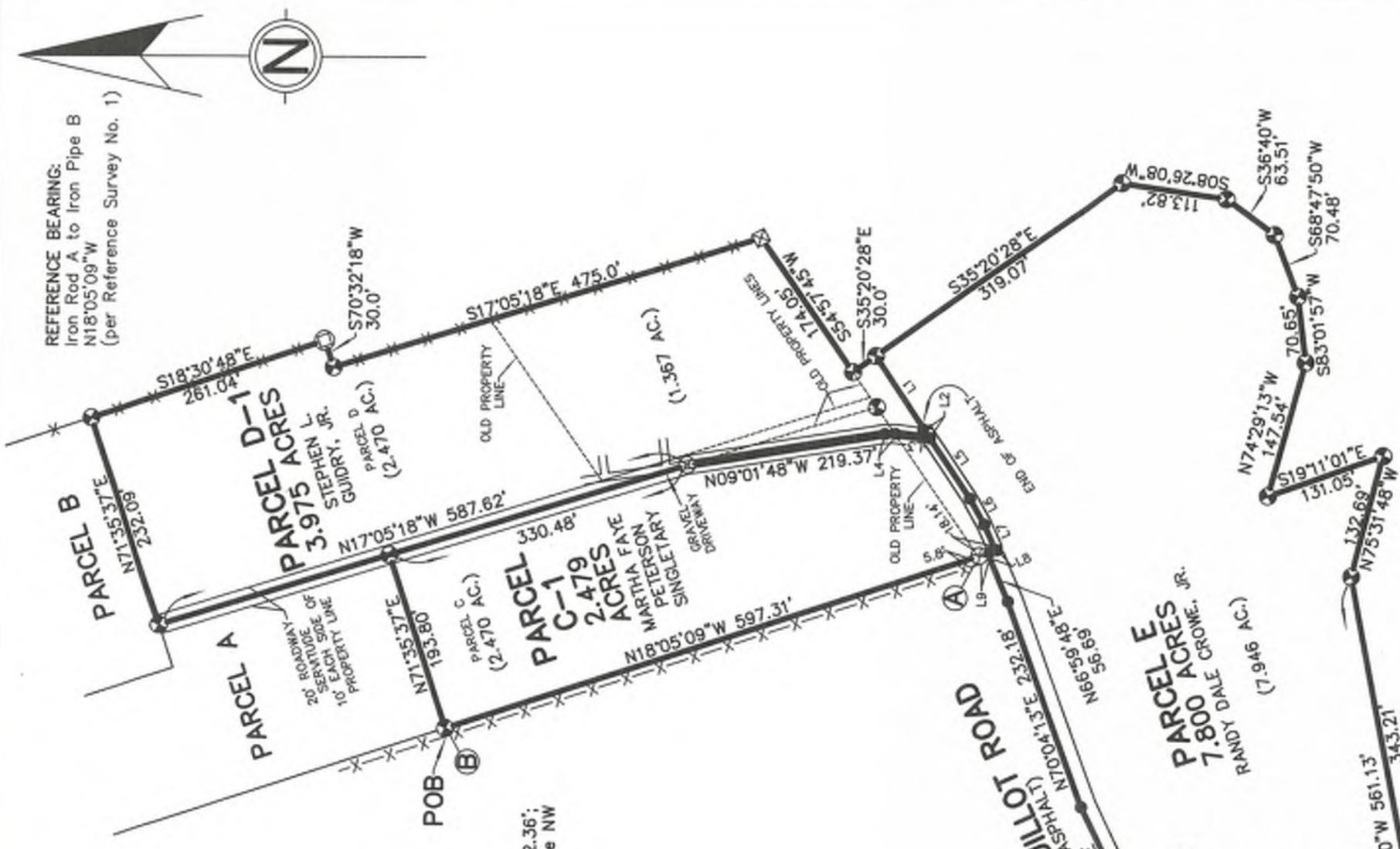
CLERK OF COURT

DATE FILED FILE NO.

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

CALLS ALONG PROPERTY LINES

LINE	BEARING	DISTANCE
L1	S56°12'43"W	95.09'
L2	S56°05'08"W	9.81'
L3	N06°43'42"E	37.18'
L4	N06°43'41"E	5.80'
L5	S56°05'08"W	77.33'
L6	S60°53'27"W	31.66'
L7	S65°26'54"W	28.61'
L8	N23°00'12"W	9.04'
L9	N23°00'12"W	9.10'



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

NOTES:

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

REFERENCE SURVEYS:

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

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

503 N. JEFFERSON AVENUE  
COVINGTON, LA 70433  
**JOHN G. CUMMINGS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
PHONE (985) 892-1549  
FAX (985) 892-9250

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

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



*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR

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

SCALE: 1" = 150'	JOB NO. 15086-B1	DATE: 11-11-2022	REVISED:
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**PLANNING STAFF REPORT**  
2022-3155-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

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

**Ward 1 Council District:** 1

**Posted:** 11/30/22

**Owner:** Ellison Holdings, LLC

**Representative:** Jeff Shoen

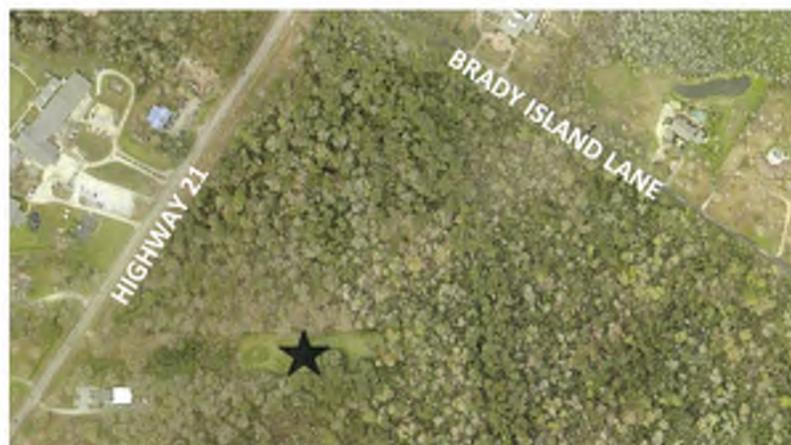
**Engineer/Surveyor:** Randall W. Brown & Associates, Inc.

**Commission Hearing:** December 13, 2022

**Size:** 3.847 acres

**Determination:** Approved, Denied, Postpone

**Type of Development:** Commercial



**Current Zoning**

NC-4 Neighborhood Institutional District

**Total Acres**

3.847 acres

**# of Lots/Parcels**

3.847 acres into Lots M1 & M2

**Surrounding Land Uses:**

Commercial, Residential & Undeveloped

**Flood Zone:**

AE

**Staff Commentary:**

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

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

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

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



**PLANNING STAFF REPORT**  
2022-3155-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

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

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

2022-3155-MSP

CURROW

DUMMY LINE

44

41

1077

21

BRADY ISLAND

WOODS

BRAVENDER

T7-R10E



RODNEY

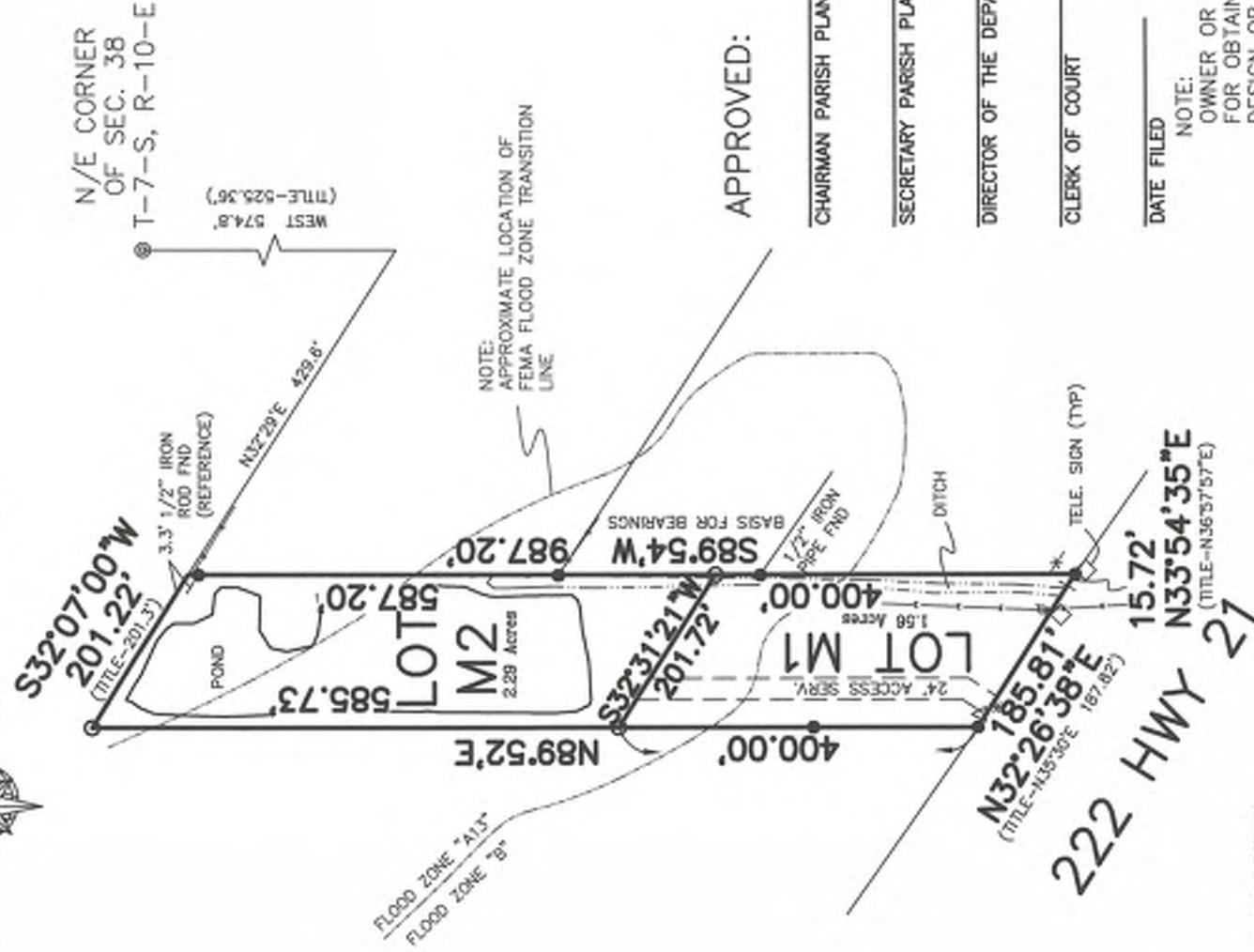
MOTICHECK

38

EQUIPTABLE EQUIPMENT

CEMETERY ENTRANCE





REFERENCE:  
 Survey By: LAND SURVEYING INC.  
 Survey No.: 1112  
 Dated: 6-29-1977

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone B & A13.

FORM Plat# 2252050220C Rev. 4-2-1991

APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

NOTE:  
 OWNER OR BUILDER RESPONSIBLE FOR OBTAINING SETBACKS BEFORE DESIGN OR CONSTRUCTION BEGINS.

- △ GAS SIGN
- ∠ UTILITY POLE
- ↓ GUY WIRE

- DENOTES 1/2" IRON ROD TO BE SET
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

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

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

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

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

**Randall W. Brown**  
**& Associates, Inc.**  
 Professional Land Surveyors  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5389  
 info@brownssurveys.com

Date: JUNE 8, 2022  
 Survey No. 21673  
 Project No. (CRS) A21673.TXT

Scale: 1" = 200' ±  
 Drawn By: RJB  
 Revised:

# **RESUBDIVISION REVIEW**

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**PLANNING STAFF REPORT**  
2022-3089-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

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

**Ward 2 Council District:** 23

**Posted:** 11/30/22

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

**Engineer/Surveyor:** John G. Cumming & Associates

**Commission Hearing:** December 13, 2022

**Size:** 37.345 acres

**Determination:** Approved, Denied, Postponed

**Type of Development:** Residential



**Current Zoning**

A-1 Suburban District

**Total Acres**

37.345 acres

**# of Lots/Parcels**

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

**Surrounding Land Uses:**

Residential and Undeveloped

**Flood Zone:**

A

**Staff Commentary:**

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

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



**PLANNING STAFF REPORT**  
2022-3089-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

The request shall be subject to the below comments:

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

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

*New Directions 2040*

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

2022-3089-MRP

T4 - R11E

32

437

HANDSOME MEADOW

CAMUS

2022-3089-MRP

T5 - R11E

5

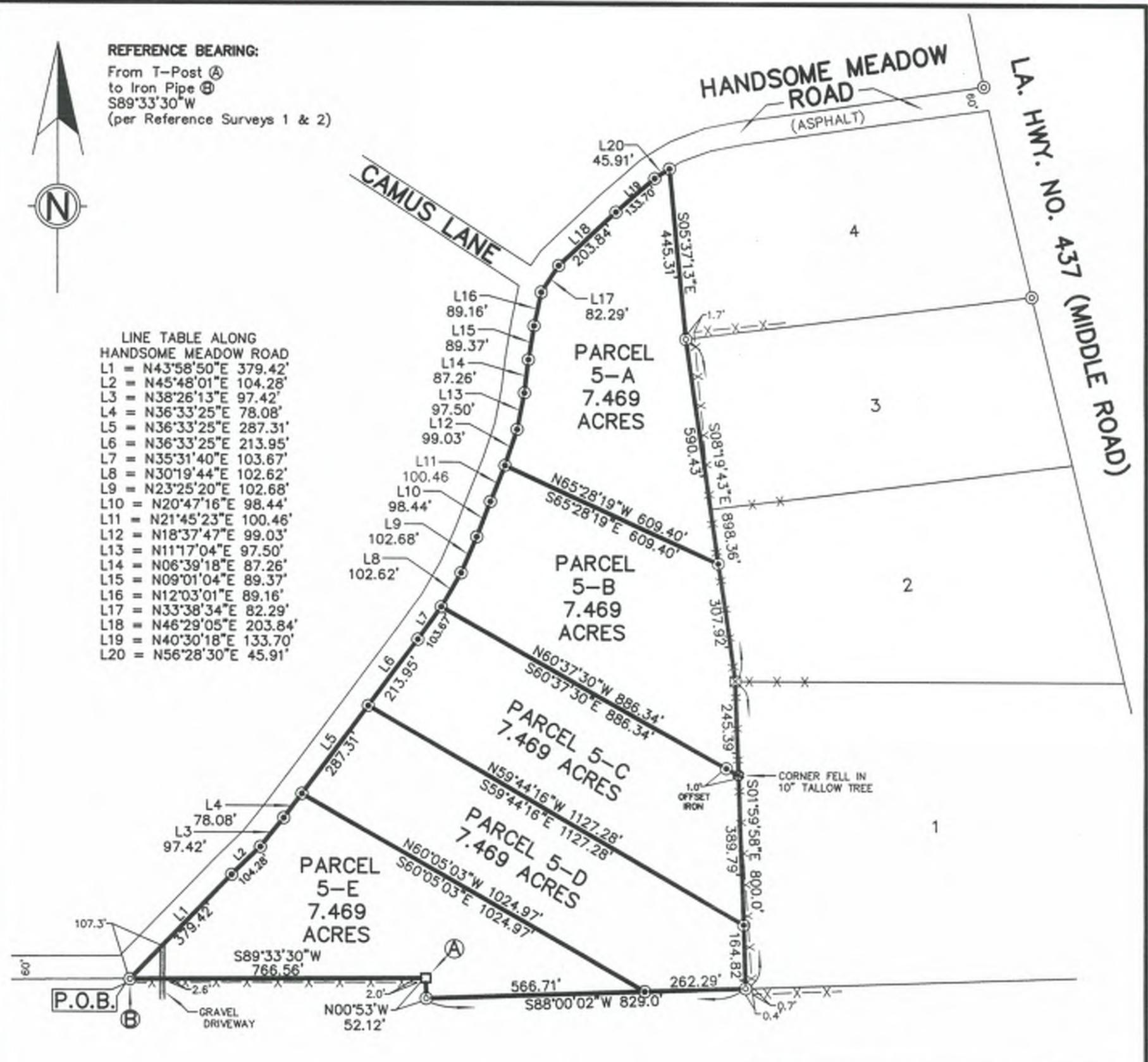




**REFERENCE BEARING:**  
 From T-Post (A)  
 to Iron Pipe (B)  
 S89°33'30"W  
 (per Reference Surveys 1 & 2)

**LINE TABLE ALONG HANDSOME MEADOW ROAD**

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



**LEGEND**

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

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

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

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

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

**APPROVAL:**

\_\_\_\_\_  
 DIRECTOR/DEPARTMENT OF ENGINEERING

\_\_\_\_\_  
 SECRETARY/PARISH PLANNING COMMISSION

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

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

503 N. JEFFERSON AVENUE  
 COVINGTON, LA 70433

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

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

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

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



*John G. Cummings*  
 PROFESSIONAL LAND SURVEYOR

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

SCALE: 1" = 300'      JOB NO. 22155      DATE: 08/25/2022      REVISED:



**PLANNING STAFF REPORT**  
2022-3140-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

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

**Ward:** 8 **Council District:** 13

**Posted:** 11/30/22

**Owner & Representative:** Northshore Mobile Home Park, Inc.

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

**Planning Commission Hearing:** December 13, 2022

**Size:** 51.46 acres

**Determination:** Approved, Denied, Postponed

**Type of Development:** Residential



**Current Zoning**

NC-6 Public, Cultural and  
Recreational District

**Total Acres**

51.46 acres

**# of Lots/Parcels**

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

**Surrounding Land Uses:**

Residential and Undeveloped

**Flood Zone:**

AE

**Staff Commentary:**

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

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



PLANNING STAFF REPORT  
2022-3140-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

PLANNING & DEVELOPMENT  
Ross Liner  
Director

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

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

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

*New Directions 2040*

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



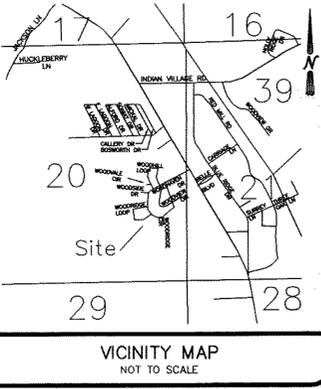
20

T9-R15E

21

29

28



Planned Unit Development District (Undeveloped) PUD

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

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

U.S. HIGHWAY 190

1313.00' N00°53'00"E

**PARCEL 1**  
22.53 ACRES

476.30' S61°12'00"W

125.82' SOUTH

528.48'46"E 299.52'

61°11'32"E 726.85'

727.30' S61°12'00"W

C2 Highway Commercial District (Undeveloped)

C2 Highway Commercial District (Undeveloped)

C2 Highway Commercial District (Undeveloped)

A3 Suburban District (Undeveloped)

C2 Highway Commercial District (Undeveloped)

A3 Suburban District (Undeveloped)

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

Suburban District (Undeveloped)

A3

S89°44'50"E 498.54'

SA Suburban Agricultural District (Undeveloped)

SA

682.12' N00°01'22"W

**PARCEL 3**  
15.07 ACRES

**PARCEL 2**  
13.02 ACRES

SA Suburban Agricultural District (Undeveloped)

SA Suburban Agricultural District (Undeveloped)

SA Suburban Agricultural District (Undeveloped)

SA

100.60'

**PARCEL 4**  
0.84 ACRES

SA Suburban Agricultural District (Undeveloped)

SA Suburban Agricultural District (Undeveloped)

1338.16' S89°58'42"W

441.99' S00°02'20"E

APPROVED:

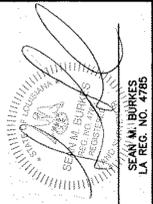
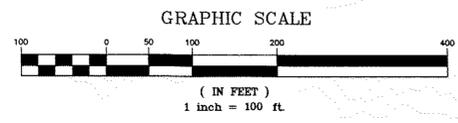
SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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

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

TOTAL AREA: 000,000 SQ. FT. OR 00,000 ACRES



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

1805 HWY. 190 EAST  
Sibley, Louisiana 70458  
E-mail: jburkes@jburkes.com  
Phone: 855-649-0075 Fax: 855-649-0154  
Mississippi Phone: 228-435-5800

RESUBDIVISION MAP OF LOTS 1-250, NORTHSORE MOBILE HOME COMMUNITY IN SECT. 20 & 21, T-9-S, R-15-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA INTO PARCELS 1, 2, 3 & 4, JUBILEE RV & CAMPING PARK

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. FILE IS NOT TRANSFERABLE TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS. SURVEY IS FOR PARTIAL ORIGINAL RECORD. SCALE OF SURVEY: WHITESTONE MANAGEMENT LLC #1

SCALE: 1" = 100'

DATE: 11.09.2022

DRAWN BY: RMK CHECKED BY: SMB

DWG. NO. 20220326

SHEET 1 OF 2

**TENTATIVE SUBDIVISION  
REVIEW**

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**STAFF COMMENTARY:**

**Department of Planning and Development**

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

**General Comments:**

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

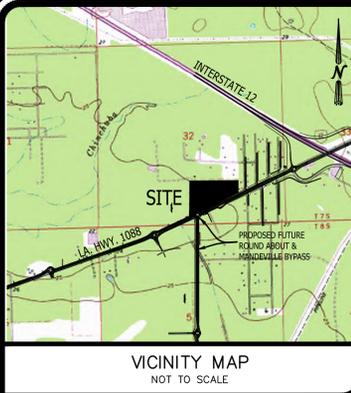
**Informational Items**

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

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

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

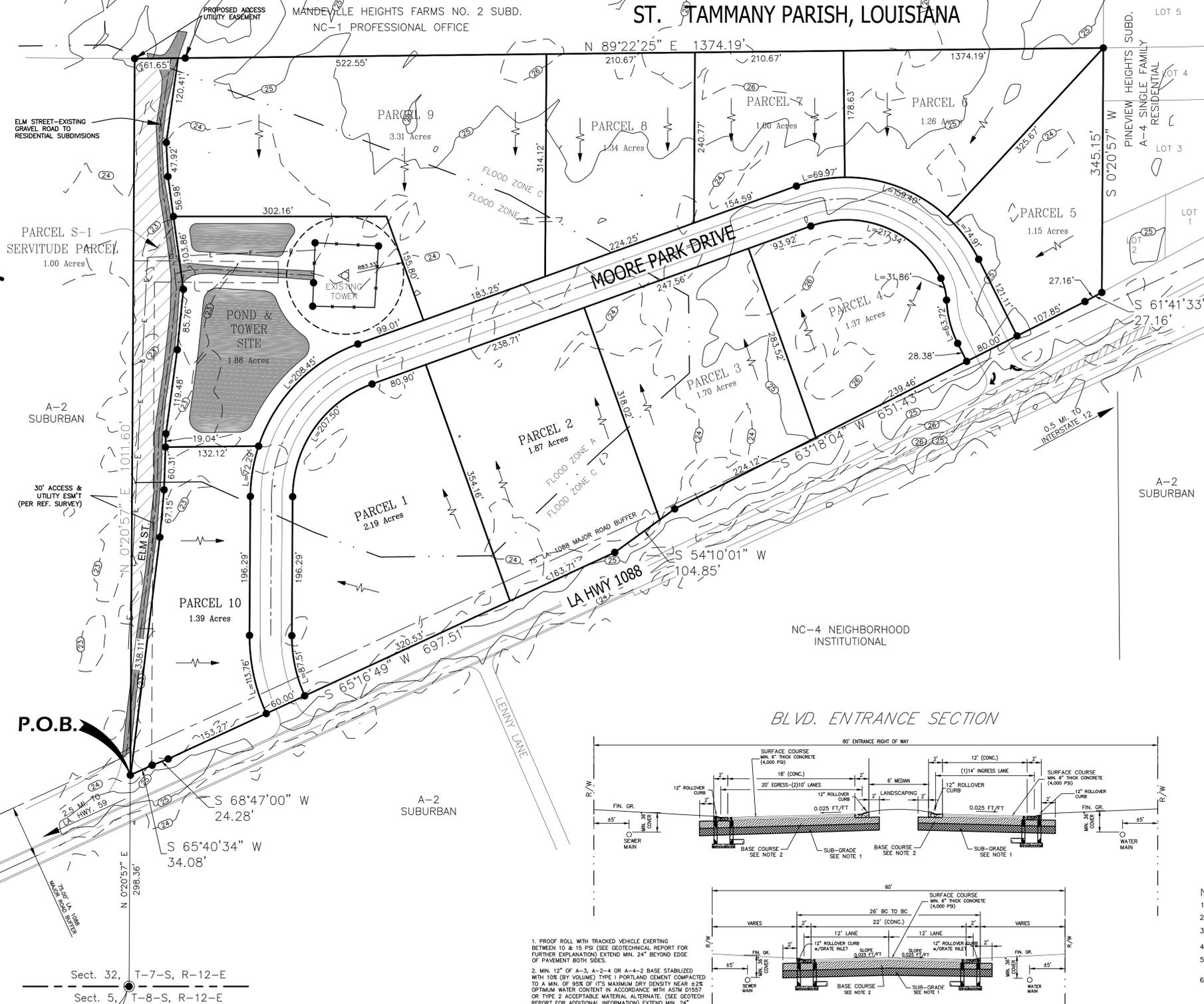
Revised drawings will not be accepted for review or placement in the packet prior to the December 13, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



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

# TENTATIVE PLAN OF MOORE PARK

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



### BOUNDARY DESCRIPTION

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

From the Quarter Section corner common to Section 32, Township 7 South, Range 12 East and Section 5, Township 8 South, Range 12 East, go North 00 degrees 20 minutes 57 seconds East a distance of 298.36 feet to the POINT OF BEGINNING.

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

Said portion of ground contains 21.69 acres more or less.

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

### RESTRICTIVE COVENANTS

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

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

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

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

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

**DEDICATION**  
BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE MAP OF:

### MOORE PARK

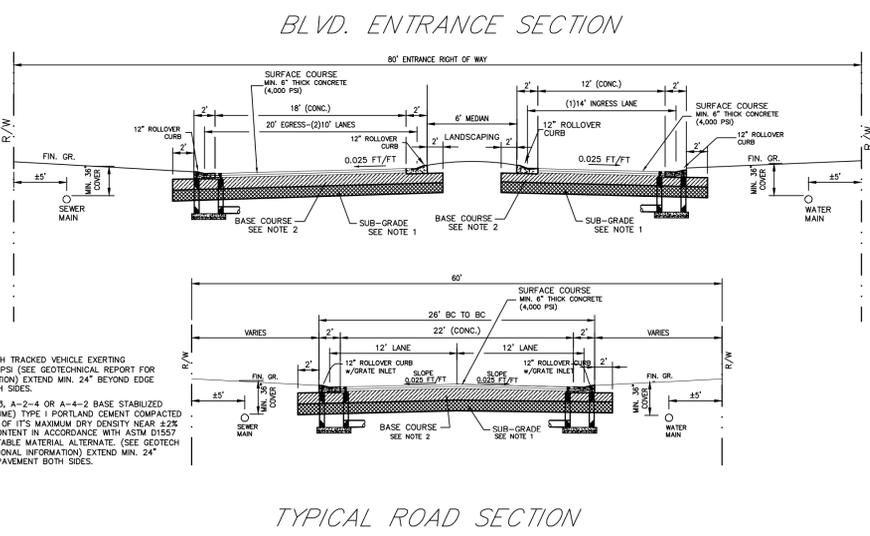
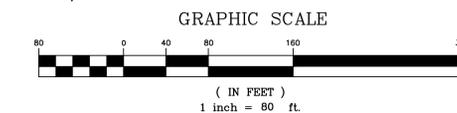
THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR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

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

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

**FLOOD ZONE NOTE**  
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225202B 0248 C, DATED: 10/17/89. FLOOD ZONES: A & C; BASE FLOOD ELEVATION: T.B.D. & N/A.

- NOTES:**
- ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.
  - ULTIMATE DISPOSAL OF WATER IS BAYOU CHINCHUBA TO LAKE PONTCHARTRAIN.
  - (216) DENOTES MUNICIPAL NUMBER.
  - CENTRALIZED SEWER AND WATER WILL BE PROVIDED BY TAMMANY UTILITIES.
  - CONTOURS SHOWN WERE TAKEN FROM LIDAR DATA AND ARE NOT FIELD VERIFIED. FOR CONCEPTUAL DESIGN ONLY.
  - TYPICAL LOT DRAINAGE FLOW DIRECTION.

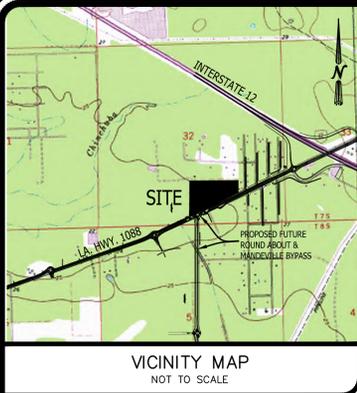


**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
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E-mail: jburkes@jvburkes.com  
Phone: 985-649-0075 Fax: 985-649-0154  
SEAN M. BURKES  
LA REG. NO. 4785

TENTATIVE SUBDIVISION PLAN OF  
MOORE PARK, A 21.69 ACRE TRACT OF LAND  
SITUATED IN SECTION 32, T7S, R12E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA  
DEDICATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR  
SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

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

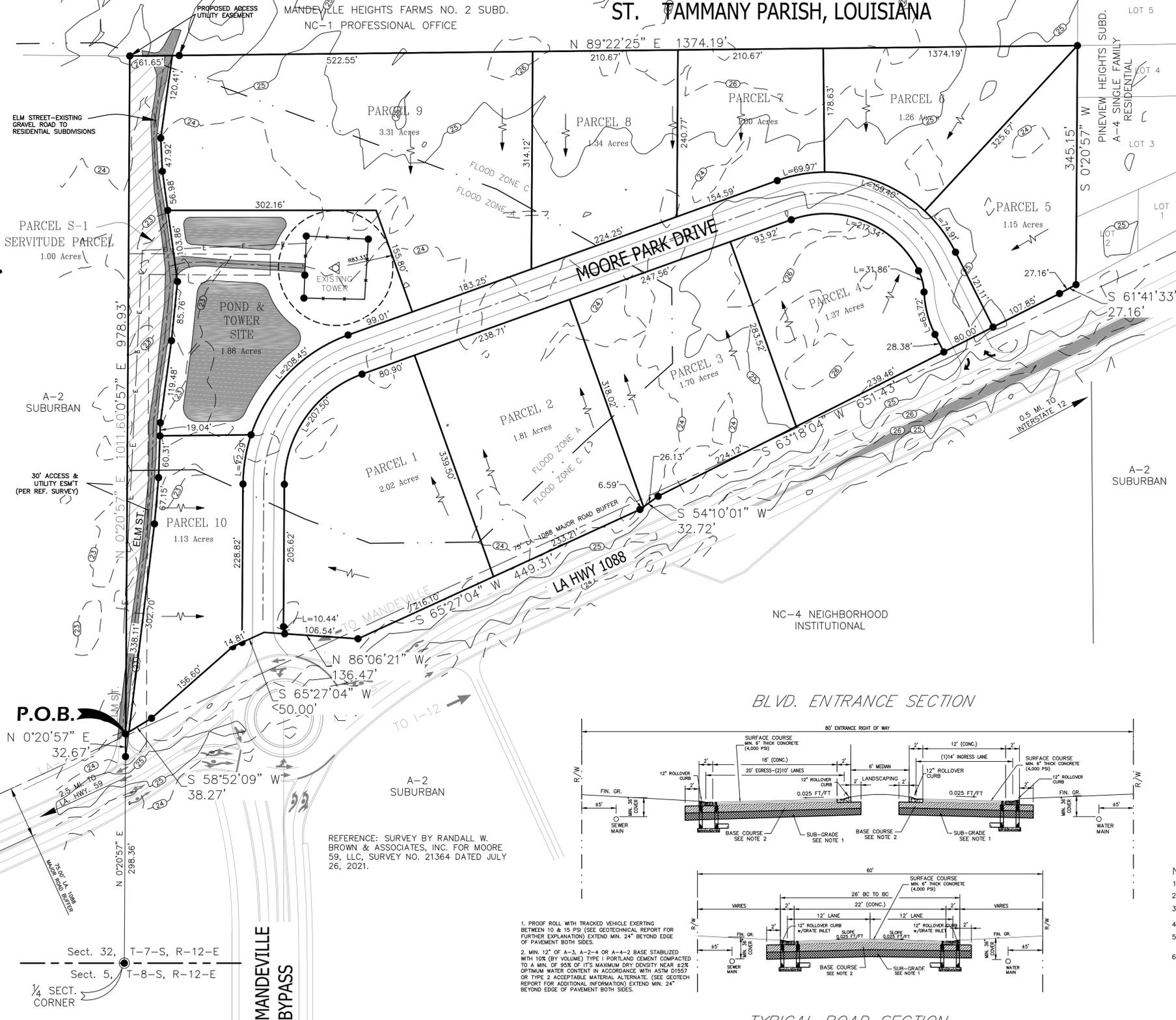
PLOT DATE: November 28, 2022  
PATHFILE: C:\ENGINEERING\2022\20220470-Moore 59 - LIC\TENTATIVE PLAN rev5.dwg



VICINITY MAP  
NOT TO SCALE

# TENTATIVE PLAN OF MOORE PARK (AFTER ROUND-ABOUT)

A 21.09 ACRE TRACT OF LAND  
LOCATED IN SECTION 32, T-7-S, R-12-E,  
ST. TAMMANY PARISH, LOUISIANA



### BOUNDARY DESCRIPTION

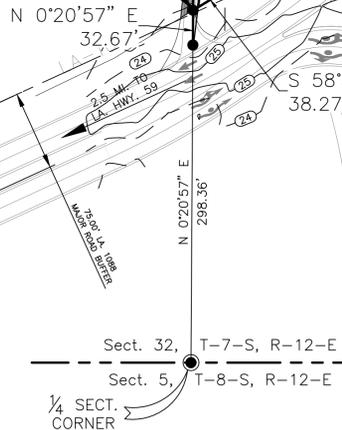
A certain piece or portion of ground situated in Section 32, Township 7 South, Range 12 East, Greensburg Land District, St. Tammany Parish, Louisiana and being more fully described as follows:

From the Quarter Section corner common to Section 32, Township 7 South, Range 12 East and Section 5, Township 8 South, Range 12 East, go North 00 degrees 20 minutes 57 seconds West a distance of 331.03 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, Thence North 00 degrees 20 minutes 57 seconds East a distance of 978.93 feet to a point; Thence, North 89degrees 22minutes 25seconds East a distance of 1374.19 feet to a point Thence South 00 degrees 20 minutes 57 seconds West a distance of 345.15 feet to a point; Thence South 61 degrees 41 minutes 33 seconds West a distance of 27.16 feet to a point; Thence South 65 degrees 18 minutes 04 seconds West a distance of 651.43 feet to a point; Thence South 54 degrees 10 minutes 01 seconds West a distance of 32.72 feet to a point; Thence South 65 degrees 27 minutes 04 seconds West a distance of 449.31 feet to a point; Thence North 86 degrees 06 minutes 21 seconds West a distance of 136.47 feet to a point; Thence South 65 degrees 27 minutes 04 seconds West a distance of 50.00 feet to a point; Thence South 48 degrees 45 minutes 07 seconds West a distance of 156.60 feet to a point; Thence South 58 degrees 52 minutes 09 seconds West a distance of 43.78 feet back to the POINT OF BEGINNING.

Said portion of ground contains 21.09 acres more or less.

### P.O.B.



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

### RESTRICTIVE COVENANTS

- MAXIMUM BUILDING SIZE SHALL BE 12,500 SQUARE FEET FOOTPRINT WITH NO MORE THAN 20 PERCENT ADDITIONAL UPSTAIRS MEZZANINE SPACE FOR STORAGE.
- MINIMUM LOT AREA SHALL NOT BE LESS THAN 20,000 SQUARE FEET IN AREA AS PER ZONING REQUIREMENTS. MINIMUM LOT AREA IN THIS DEVELOPMENT IS 1.20 ACRES.
- THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE AS PER THE LATEST FEMA FLOOD MAP BFE +1'. MAXIMUM BUILDING HEIGHT TO BE 35' ABOVE FINISHED FLOOR ELEVATION.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAN.
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- MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
- ADDITIONAL COVENANTS RECORDED IN C.O.B. \_\_\_\_\_ FOLIO \_\_\_\_\_ AND C.O.B. \_\_\_\_\_ FOLIO \_\_\_\_\_
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE AND OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. PARISH, WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
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- UNDERGROUND UTILITIES SHALL BE PROVIDED.

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

SEAN M. BURKES - LA P.L.S. No. 4785  
THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA LAW RS:33:5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

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

**DEDICATION**  
BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE MAP OF:

### MOORE PARK

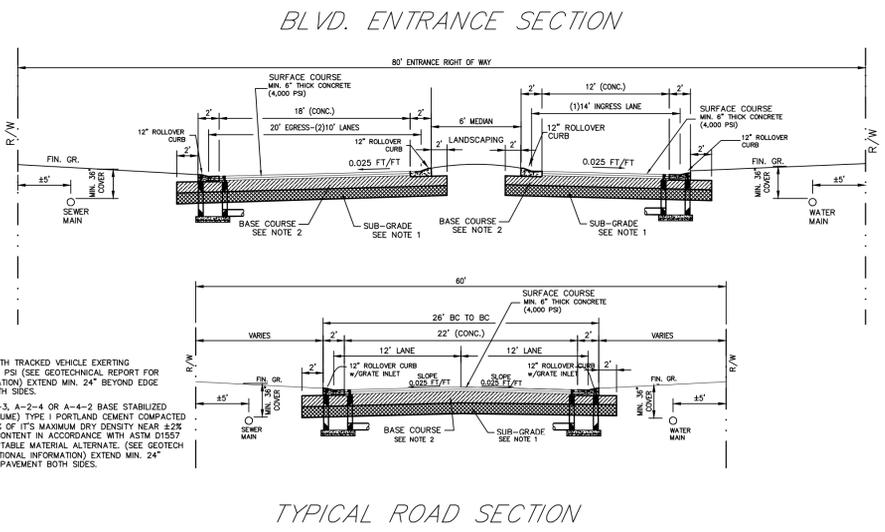
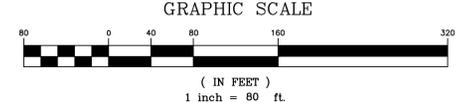
THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR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

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

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

**FLOOD ZONE NOTE**  
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0248 C, DATED: 10/17/89. FLOOD ZONES: A & C; BASE FLOOD ELEVATION: T.B.D. & N/A.

- NOTES:
- ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.
  - ULTIMATE DISPOSAL OF WATER IS BAYOU CHINCHUBA TO LAKE PONTCHARTRAIN.
  - (216) DENOTES MUNICIPAL NUMBER.
  - CENTRALIZED SEWER AND WATER WILL BE PROVIDED BY TAMMANY UTILITIES.
  - CONTOURS SHOWN WERE TAKEN FROM LIDAR DATA AND ARE NOT FIELD VERIFIED. FOR CONCEPTUAL DESIGN ONLY.
  - TYPICAL LOT DRAINAGE FLOW DIRECTION.



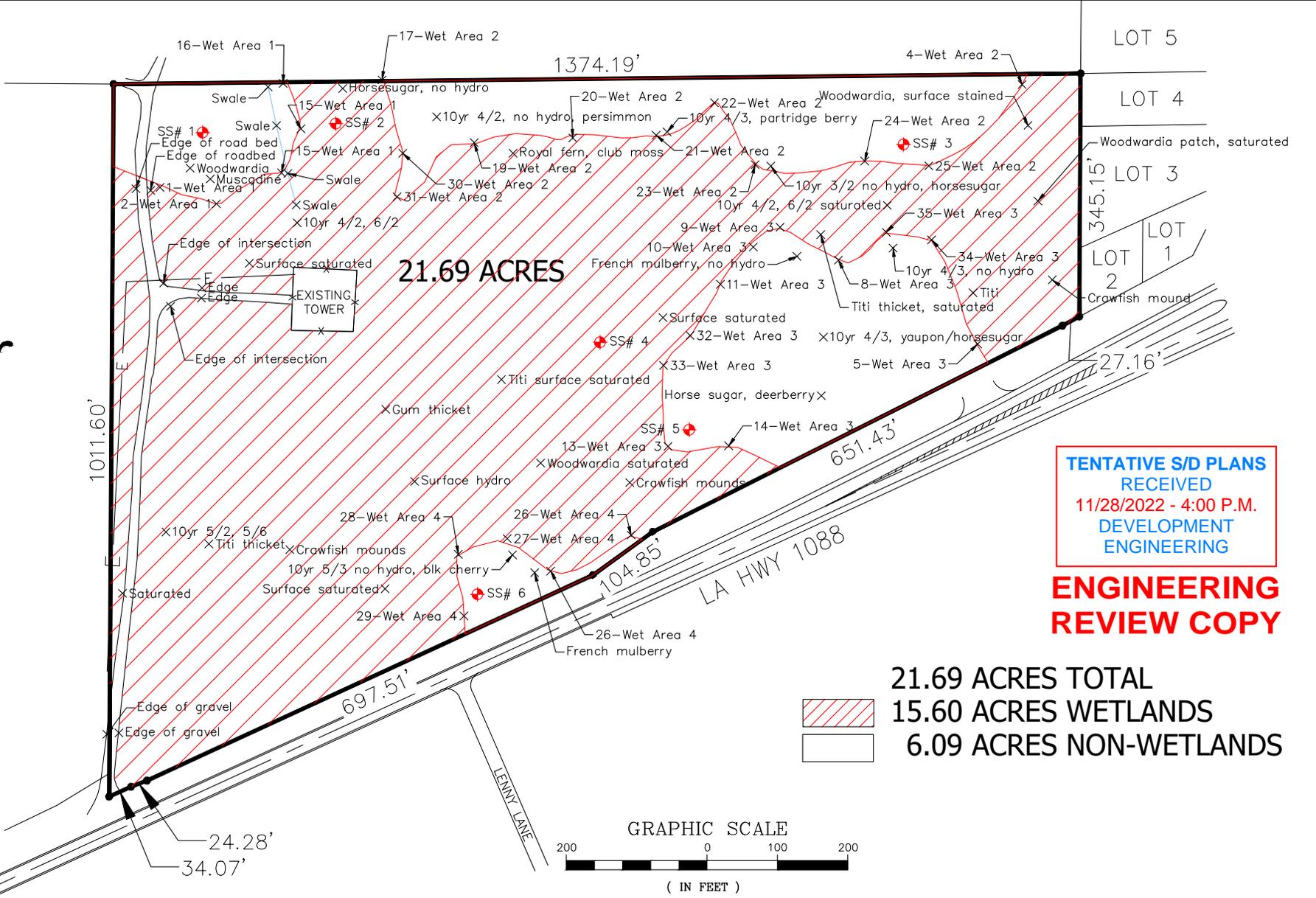
- PROOF ROLL WITH TRACKED VEHICLE EXERTING BETWEEN 10 & 15 PSI (SEE GEOTECHNICAL REPORT FOR FURTHER EXPLANATION) EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT BOTH SIDES.
- MIN. 12" OF A-3, A-2-4 OR A-4-2 BASE STABILIZED WITH 10% (BY VOLUME) TYPE I PORTLAND CEMENT COMPACTED TO A MIN. OF 95% OF ITS MAXIMUM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

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Shelbi, Louisiana 70065  
E-mail: jburkes@jvburkes.com  
Phone: 985-649-0075 Fax: 985-649-0154  
LA REG. NO. 27642

DATE	BY	DATE	BY

TENTATIVE SUBDIVISION PLAN OF  
MOORE PARK, A 21.09 ACRE TRACT OF LAND  
SITUATED IN SECTION 32, T7S, R12E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA  
DEDICATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR  
SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

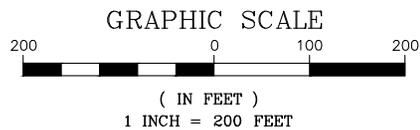
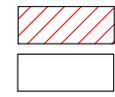
PLOT DATE: November 28, 2022  
PATHFILE: C:\ENGINEERING\2022\20220470-Moore 59 - LIC\TENTATIVE PLAN rev5.dwg



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

**ENGINEERING  
REVIEW COPY**

**21.69 ACRES TOTAL**  
**15.60 ACRES WETLANDS**  
**6.09 ACRES NON-WETLANDS**



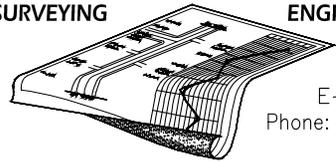
**DATE:**  
10.27.2022  
  
**SCALE:**  
1" = 200'

**DRAWING NO.:**  
20220470  
  
**DRAWN BY:**  
RMK  
  
**CHECKED BY:**  
BBZ

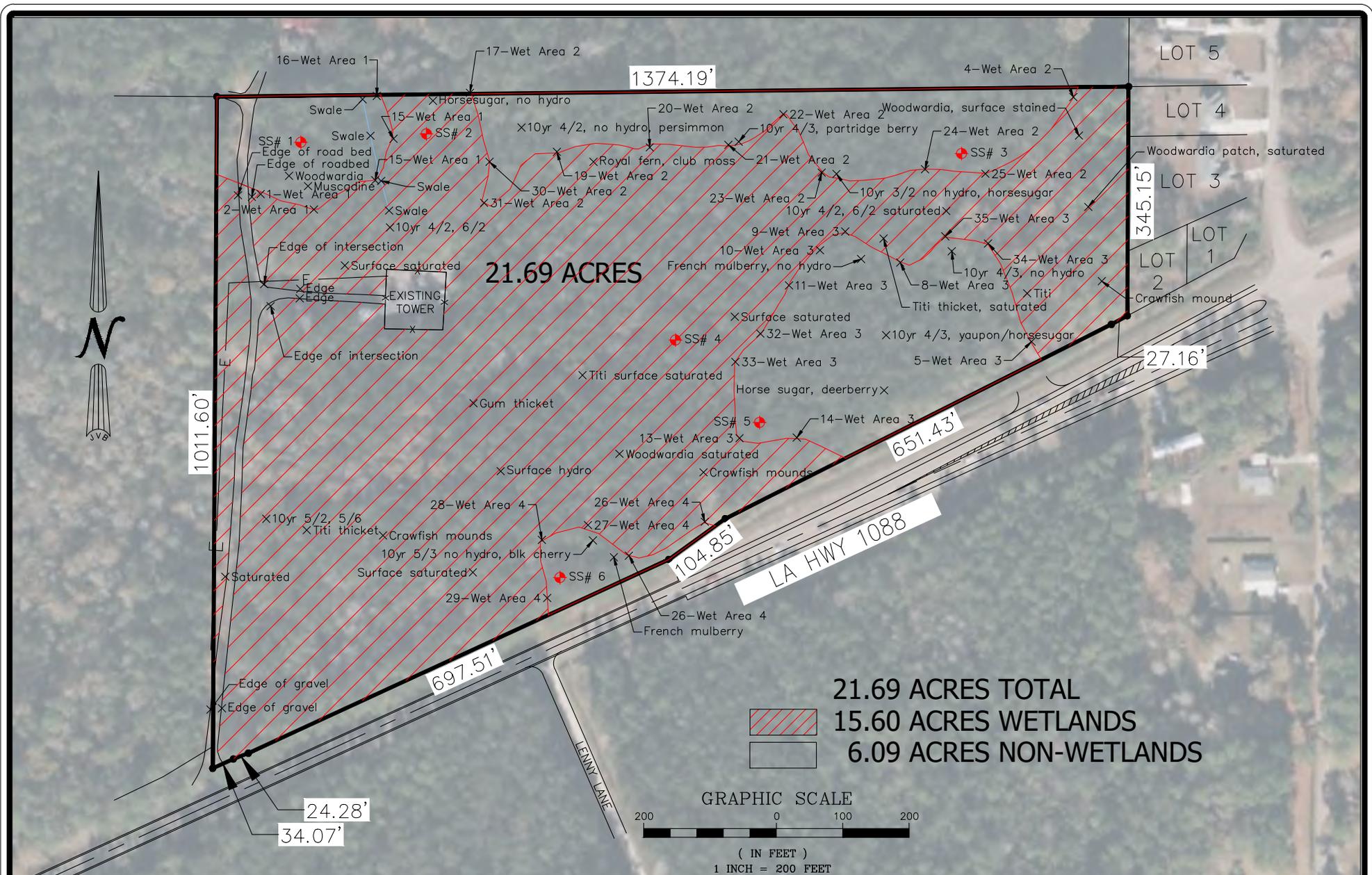
**J.V. Burkes & Associates, Inc.**

SURVEYING      ENGINEERING      ENVIRONMENTAL

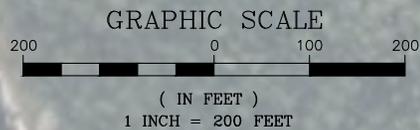
1805 Shortcut Highway  
 Slidell, Louisiana 70458  
 E-mail: jvbassoc@jvburkes.com  
 Phone: 985-649-0075      Fax: 985-649-0154



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



21.69 ACRES TOTAL  
 15.60 ACRES WETLANDS  
 6.09 ACRES NON-WETLANDS



DATE:  
10.27.2022

SCALE:  
1" = 200'

DRAWING NO.:  
20220470

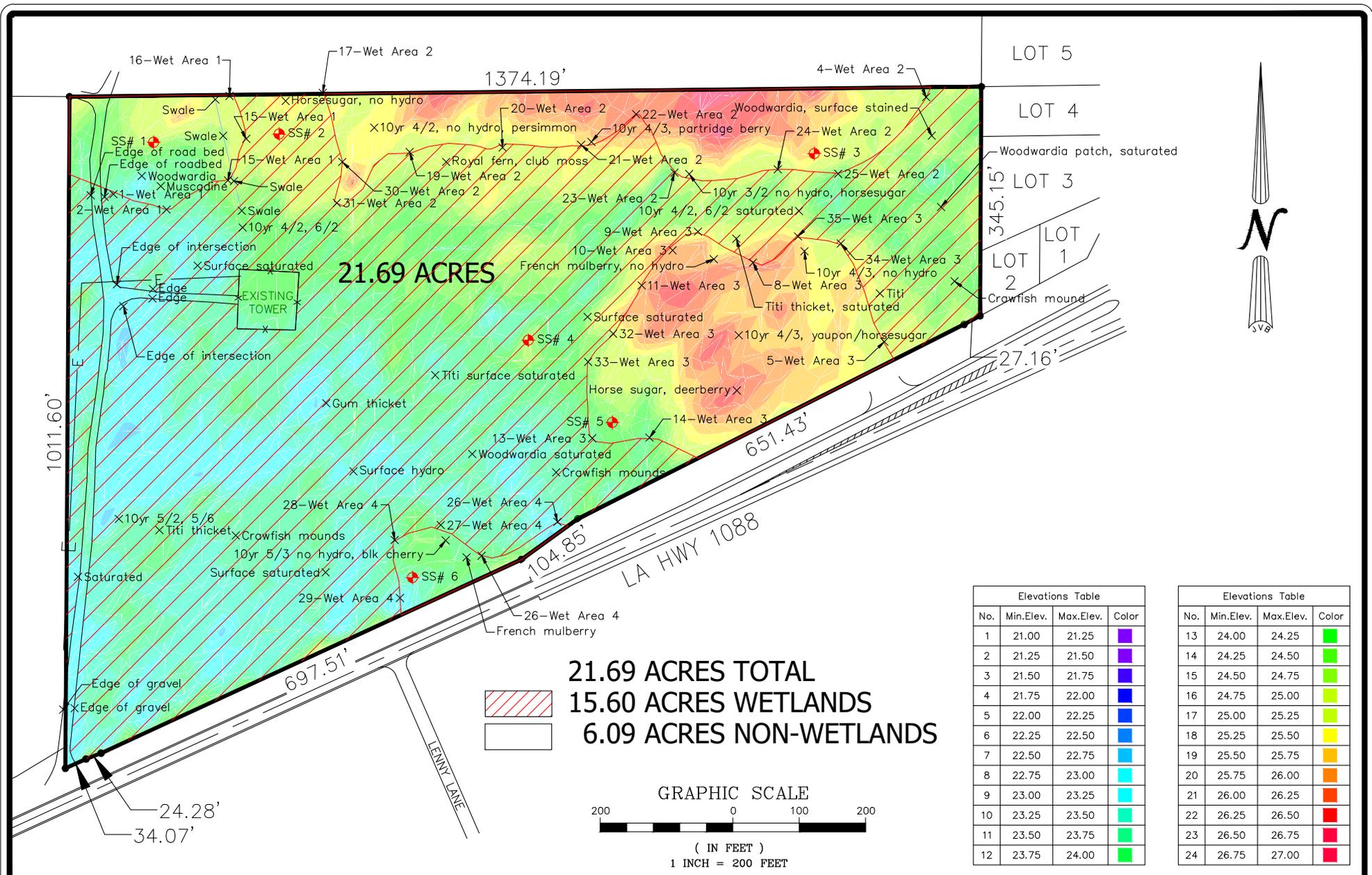
DRAWN BY:  
RMK

CHECKED BY:  
BBZ

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

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

WETLAND DELINEATION ON  
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 SECTION 32, TOWNSHIP 7 SOUTH, RANGE 12 EAST,  
 ST. TAMMANY PARISH, LOUISIANA  
 FOR  
 MOORE PARK, L.L.C.



Elevations Table			
No.	Min.Elev.	Max.Elev.	Color
1	21.00	21.25	Blue
2	21.25	21.50	Blue
3	21.50	21.75	Blue
4	21.75	22.00	Blue
5	22.00	22.25	Blue
6	22.25	22.50	Blue
7	22.50	22.75	Blue
8	22.75	23.00	Blue
9	23.00	23.25	Blue
10	23.25	23.50	Blue
11	23.50	23.75	Blue
12	23.75	24.00	Blue

Elevations Table			
No.	Min.Elev.	Max.Elev.	Color
13	24.00	24.25	Green
14	24.25	24.50	Green
15	24.50	24.75	Green
16	24.75	25.00	Green
17	25.00	25.25	Green
18	25.25	25.50	Green
19	25.50	25.75	Green
20	25.75	26.00	Green
21	26.00	26.25	Green
22	26.25	26.50	Green
23	26.50	26.75	Green
24	26.75	27.00	Green

DATE:  
10.27.2022

SCALE:  
1" = 200'

DRAWING NO.:  
20220470

DRAWN BY:  
RMK

CHECKED BY:  
BBZ

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

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

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

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**Department of Planning and Development**

**General Comments:**

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

**Informational Items**

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

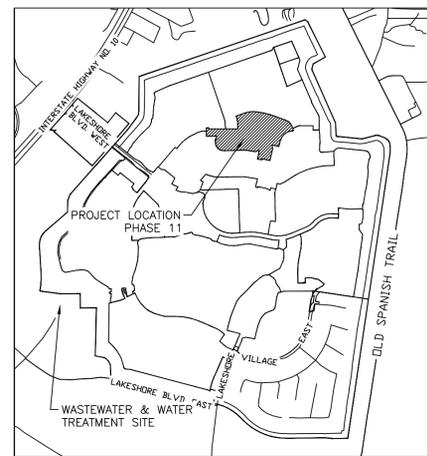
Revised drawings will not be accepted for review or placement in the packet prior to the December 13, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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

ENGINEERING  
REVIEW COPY

# PLAT SHOWING TENTATIVE SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)

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



VICINITY MAP

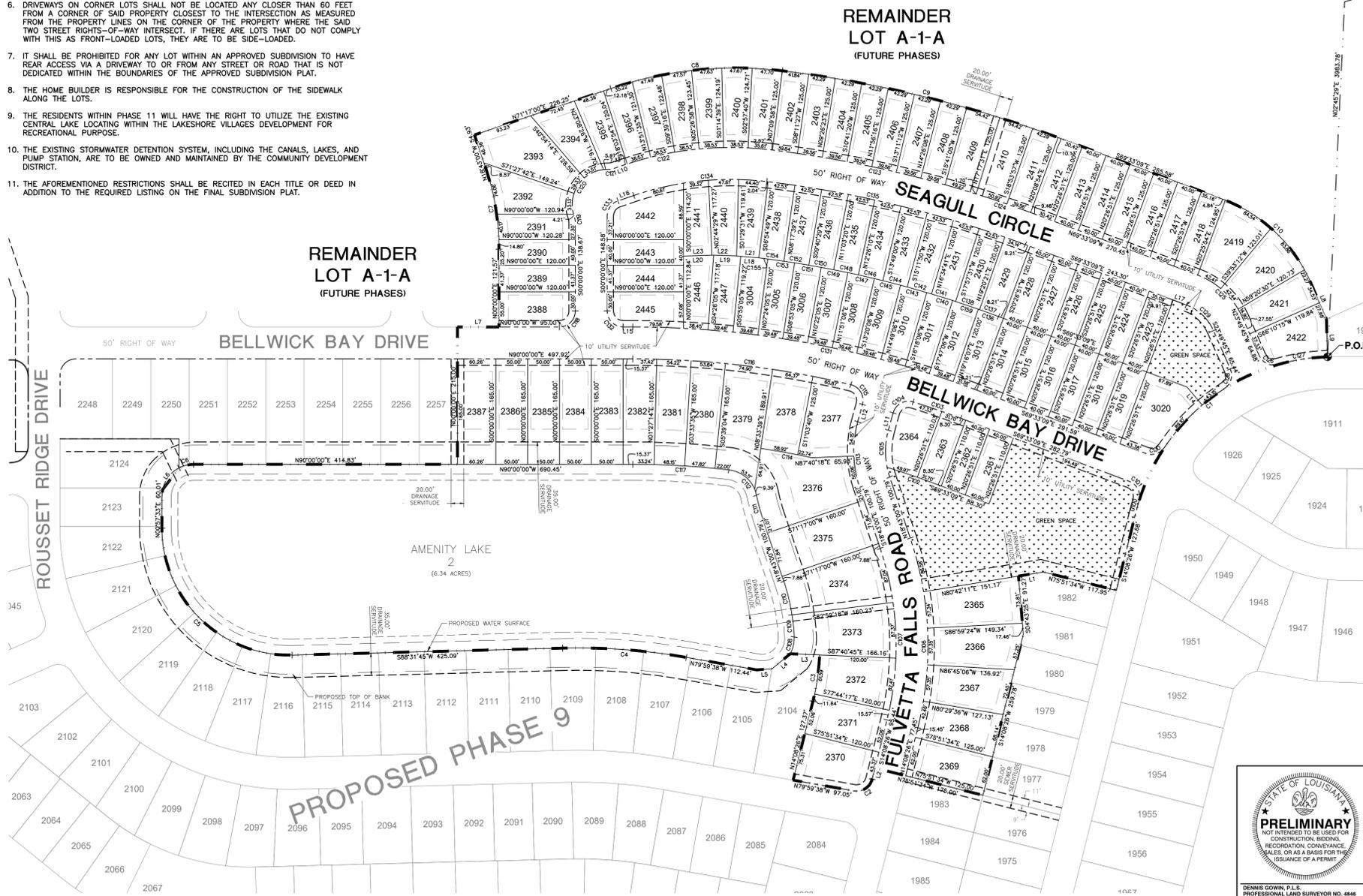
NOTES:  
MEASURED BEARINGS ARE BASED ON GRID NORTH,  
LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD  
83 AS DERIVED FROM THE LSU C4G RTK NETWORK  
(2020.5).

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

GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	104 NUMBER OF LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
6286.20± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1.190'± MAX BLOCK LENGTH	3.785'± STREET LENGTH
26.59± ACRES TOTAL AREA OF DEVELOPMENT	14.92 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
FRONT: 20' REAR: 15' (55' ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHT OF WAY) BUILDING SETBACKS	

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. 19-06-0885P, EFFECTIVE DATE APRIL 16, 2020. THE MINIMUM FINISHED FLOOR ELEVATION OF ALL RESIDENTIAL HOMES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW 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 PLAT.
- THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
- THE RESIDENTS WITHIN PHASE 11 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.
- THE FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.



REMAINDER  
LOT A-1-A  
(FUTURE PHASES)

REMAINDER  
LOT A-1-A  
(FUTURE PHASES)

OPEN GREEN SPACE CALCULATIONS (PHASE 11)	
OPEN/GREEN SPACE REQUIRED	26.59 ACRES
X 0.25 S.F. OPEN/GREEN SPACE	
6.648 ACRES REQUIRED	(=289,565± S.F.)
OPEN/GREEN SPACE PROVIDED	3.318 ACRES (PHASE 3A)
3.062 ACRES (PHASE 3A)	0.770 ACRES (PHASE 3B)
2.606 ACRES (PHASE 3B)	36.493 ACRES (PHASE 4A)
36.493 ACRES (PHASE 4A)	1.289 ACRES (PHASE 4B)
1.289 ACRES (PHASE 4B)	3.653 ACRES (PHASE 5)
3.653 ACRES (PHASE 5)	22.246 ACRES (PHASE 6)
22.246 ACRES (PHASE 6)	5.651 ACRES (PHASE 7)
5.651 ACRES (PHASE 7)	16.449 ACRES (PHASE 8)
16.449 ACRES (PHASE 8)	20.285 ACRES (PHASE 9)
20.285 ACRES (PHASE 9)	8.681 ACRES (PHASE 10)
8.681 ACRES (PHASE 10)	6.648 ACRES (PHASE 11)
6.648 ACRES (PHASE 11)	127.763 ACRES TOTAL
127.763 ACRES TOTAL	466.563 ACRES TOTAL PROVIDED

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

APPROVALS:

CHAIRMAN - PARISH PLANNING COMMISSION \_\_\_\_\_

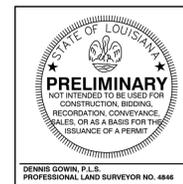
SECRETARY - PARISH PLANNING COMMISSION \_\_\_\_\_

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

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

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

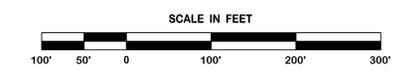
(OWNER/OWNER REPRESENTATIVE)  
DR HORTON, INC. - GULF COAST  
7696 VINCENT ROAD  
DENHAM SPRINGS, LA 70726



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

DATE OF PLAT: 11/11/2022

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



REVISION	BY

DUPLANTIS DESIGN GROUP, PC  
SURVEY

16564 Brewster Road, Suite 101  
Covington, LA 70433  
Phone: 985.249.6180 \ FAX: 985.249.6190

1308 Camellia Blvd., Suite 200  
Lafayette, LA 70508  
WWW.ddgpc.com

SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)  
SLIDELL, LOUISIANA  
ST. TAMMANY PARISH

FOR:  
DR HORTON, INC. - GULF COAST

DRAWN BPV
CHECKED DLG
PROJECT NO. 20-397
FILE 20-397 PHASE 11 TENTATIVE
SHEET 1-2





**Department of Planning and Development**

**General Comments:**

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

**Informational Items**

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TENTATIVE S/D PLANS  
RECEIVED  
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ENGINEERING

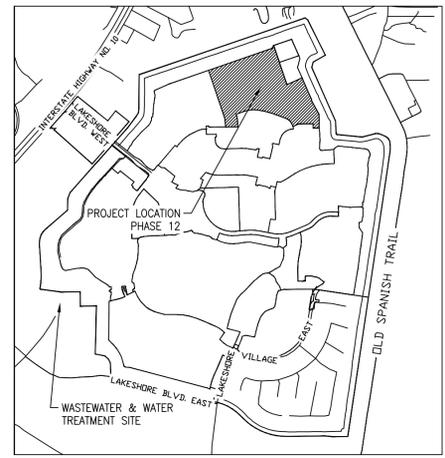
ENGINEERING  
REVIEW COPY

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

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

# PLAT SHOWING TENTATIVE SUBDIVISION OF LAKESHORE VILLAGES (PHASE 12)

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



VICINITY MAP

### OPEN GREEN SPACE CALCULATIONS (PHASE 12)

OPEN/GREEN SPACE REQUIRED	
67.70 ACRES	X 0.25 S.F. OPEN/GREEN SPACE
16.925 ACRES REQUIRED (=737,253± S.F.)	
OPEN/GREEN SPACE PROVIDED	
3.062 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.606 ACRES (PHASE 3B)	0.770 ACRES (PHASE 3B)
36.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.289 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)	0.637 ACRES (PHASE 5)
22.246 ACRES (PHASE 6)	1.847 ACRES (PHASE 6)
5.851 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)
6.648 ACRES (PHASE 11)	4.860 ACRES (PHASE 11)
6.351 ACRES (PHASE 12)	6.351 ACRES (PHASE 12)
144.688 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	472.914 ACRES TOTAL PROVIDED

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

### APPROVALS:

CHAIRMAN - PARISH PLANNING COMMISSION

SECRETARY - PARISH PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

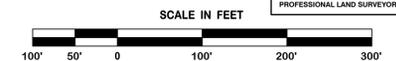
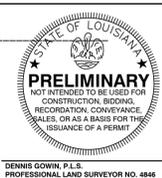
FILE NO.

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

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

### DATE OF PLAT:

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



GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	350 NUMBER OF LOTS
LAKE PONCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
5719.79± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
870± MAX BLOCK LENGTH	11,632± STREET LENGTH
67.70± ACRES TOTAL AREA OF DEVELOPMENT	46.27 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
BUILDING SETBACKS	
FRONT: 20'	
REAR: 15'	
(VARIES ALONG CANAL/LAKE)	
SIDE: 5' (10' ALONG RIGHTS OF WAY)	

### BUILDING SETBACKS

FRONT: 20'  
REAR: 15'  
(VARIES ALONG CANAL/LAKE)  
SIDE: 5' (10' ALONG RIGHTS OF WAY)

### GENERAL INFORMATION

CENTRAL SEWER SYSTEM: 350 NUMBER OF LOTS

LAKE PONCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL: PUD PRESENT ZONING

5719.79± S.F. AVERAGE LOT SIZE: ASPHALT ROAD SURFACE

CENTRAL WATER SYSTEM: 50 FEET (LOCAL) RIGHT OF WAY WIDTHS

870± MAX BLOCK LENGTH: 11,632± STREET LENGTH

67.70± ACRES TOTAL AREA OF DEVELOPMENT: 46.27 ACRES TOTAL AREA OF LOTS

OFF-SITE LOCATION OF WATER & SEWER FACILITIES: 45 FEET MAX BUILDING HEIGHT

BUILDING SETBACKS: FRONT: 20', REAR: 15', (VARIES ALONG CANAL/LAKE), SIDE: 5' (10' ALONG RIGHTS OF WAY)

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 12)  
SLIDELL, LOUISIANA  
ST. TAMMANY PARISH

FOR:  
DR HORTON, INC. - GULF COAST

DRAWN BY: BPV  
CHECKED BY: DLG

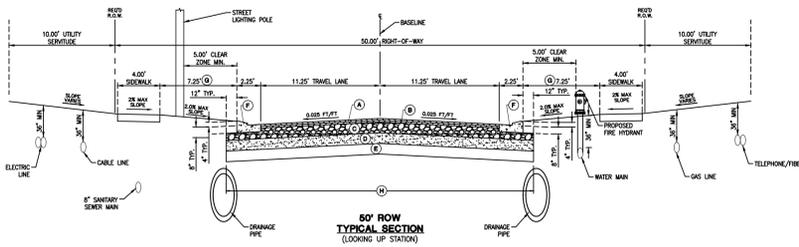
PROJECT NO. 20-398  
FILE 20-398 PHASE 12 TENTATIVE

SHEET 1-2

# PLAT SHOWING TENTATIVE SUBDIVISION

## OF LAKESHORE VILLAGES (PHASE 12)

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



- LEGEND:**
- (A) 1-1/2" LEVEL 1 (PC-22M, 0.5" NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
  - (B) 1-1/2" LEVEL 1 (PC-22M, 0.5" NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
  - (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) 4" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 15" MOUNTABLE CURB
  - (G) HYDROSEED WITH STRAW OR SOO DISTURBED AREAS (WITHIN LIMITS OF CONSTRUCTION)
  - (H) GENERAL EXCAVATION

**NOTES:**

1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOT 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 AN ALTERNATIVE CLASS 1 BASE COURSE IN LIEU OF SOIL CEMENT IN AREAS WHERE SOIL CEMENT CANNOT MEET PROJECT SPECIFICATIONS. A-4 SUB-BASE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, ST. TAMMANY PARISH CODES OF ORDINANCES, AND SUB-SECTION 1003 OF THE LSSSRB. 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, 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
4. EACH LIFT SHALL BE PLACED IN MAXIMUM LIFTS OF 8" OF LOOSE MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698.
5. 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.
6. CONTRACTOR TO ENSURE ALL STREET LIGHT POLES AND FIRE HYDRANTS ARE LOCATED 5' MINIMUM BEHIND BACK OF CURB FOR LOCAL ROADS.



**BROW DETAIL**  
N.T.S.

**DESCRIPTION PHASE 12:**

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKESHORE VILLAGES, PHASE 12, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTIONS 25 & 26, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" ANGLE IRON FOUND AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, SAID TOWNSHIP 9 SOUTH, RANGE 14 EAST; THENCE S00°29'36"E A DISTANCE OF 2780.43 FEET FOR A POINT OF BEGINNING; THENCE S24°45'24"E A DISTANCE OF 557.68 FEET TO A POINT; THENCE S28°53'02"E A DISTANCE OF 81.53 FEET TO A POINT; THENCE S22°41'49"E A DISTANCE OF 45.01 FEET TO A POINT; THENCE N66°22'48"E A DISTANCE OF 29.98 FEET TO A POINT; THENCE S23°37'12"E A DISTANCE OF 14.00 FEET TO A POINT; THENCE S66°22'48"W A DISTANCE OF 30.14 FEET TO A POINT; THENCE S22°42'59"E A DISTANCE OF 90.01 FEET TO A POINT; THENCE S27°58'43"E A DISTANCE OF 201.64 FEET TO A POINT; THENCE S25°58'40"W A DISTANCE OF 134.30 FEET TO A POINT; THENCE S00°00'00"E A DISTANCE OF 135.00 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 150.00 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 84.52 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 321.91 FEET TO A POINT; THENCE S73°25'12"W A DISTANCE OF 50.40 FEET TO A POINT; THENCE S66°10'15"W A DISTANCE OF 115.30 FEET TO A POINT; THENCE N23°33'22"W A DISTANCE OF 62.21 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 195.52 FEET, SAID CURVE HAVING A RADIUS OF 245.00 FEET, AND A CHORD WITH A BEARING OF N44°12'27"W AND A LENGTH OF 190.37 FEET TO A POINT; THENCE N69°33'09"W A DISTANCE OF 265.58 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 456.84 FEET, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, AND A CHORD WITH A BEARING OF N76°17'55"W AND A LENGTH OF 455.78 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 273.32 FEET, SAID CURVE HAVING A RADIUS OF 610.00 FEET, AND A CHORD WITH A BEARING OF S84°07'09"W AND A LENGTH OF 271.04 FEET TO A POINT; THENCE S71°17'00"W A DISTANCE OF 228.25 FEET TO A POINT; THENCE S18°43'00"E A DISTANCE OF 54.93 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 128.03 FEET, SAID CURVE HAVING A RADIUS OF 395.00 FEET, AND A CHORD WITH A BEARING OF S09°21'50"E AND A LENGTH OF 128.46 FEET TO A POINT; THENCE S00°00'00"E A DISTANCE OF 121.57 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 65.17 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 215.00 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 414.83 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 23.90 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, AND A CHORD WITH A BEARING OF S76°18'23"W AND A LENGTH OF 23.67 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 45.80 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 187.00 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 112.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 20.42 FEET, SAID CURVE HAVING A RADIUS OF 13.00 FEET, AND A CHORD WITH A BEARING OF N45°00'00"E AND A LENGTH OF 18.38 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 44.20 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 18.80 FEET, SAID CURVE HAVING A RADIUS OF 625.00 FEET, AND A CHORD WITH A BEARING OF S89°08'17"W AND A LENGTH OF 18.80 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 63.28 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 50.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 20.42 FEET, SAID CURVE HAVING A RADIUS OF 13.00 FEET, AND A CHORD WITH A BEARING OF S44°59'59"E AND A LENGTH OF 18.38 FEET TO A POINT; THENCE N90°00'00"E A DISTANCE OF 204.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 20.42 FEET, SAID CURVE HAVING A RADIUS OF 13.00 FEET, AND A CHORD WITH A BEARING OF S00°00'00"E A DISTANCE OF 109.53 FEET TO A POINT; THENCE N00°00'00"W A DISTANCE OF 151.88 FEET TO A POINT; THENCE S00°00'00"E A DISTANCE OF 105.82 FEET TO A POINT; THENCE S18°43'00"E A DISTANCE OF 50.00 FEET TO A POINT; THENCE S71°17'00"W A DISTANCE OF 10.10 FEET TO A POINT; THENCE N18°43'00"W A DISTANCE OF 162.00 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 135.00 FEET TO A POINT; THENCE N66°22'44"E A DISTANCE OF 149.53 FEET TO A POINT; THENCE N18°45'15"W A DISTANCE OF 22.20 FEET TO A POINT; THENCE N71°16'55"E A DISTANCE OF 14.01 FEET TO A POINT; THENCE S18°43'00"E A DISTANCE OF 21.61 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 34.83 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 14.00 FEET TO A POINT; THENCE S18°43'00"E A DISTANCE OF 34.86 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 14.00 FEET TO A POINT; THENCE N18°43'08"W A DISTANCE OF 31.19 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 14.00 FEET TO A POINT; THENCE S18°43'08"W A DISTANCE OF 31.19 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 90.00 FEET TO A POINT; THENCE N66°22'48"W A DISTANCE OF 18.11 FEET TO A POINT; THENCE N50°15'09"E A DISTANCE OF 48.21 FEET TO A POINT; THENCE N30°49'51"E A DISTANCE OF 59.14 FEET TO A POINT; THENCE N32°56'20"E A DISTANCE OF 20.09 FEET TO A POINT; THENCE S18°43'00"E A DISTANCE OF 972.00 FEET TO A POINT; THENCE N66°10'15"E A DISTANCE OF 389.91 FEET TO A POINT OF BEGINNING.

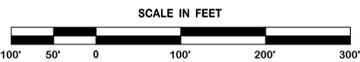
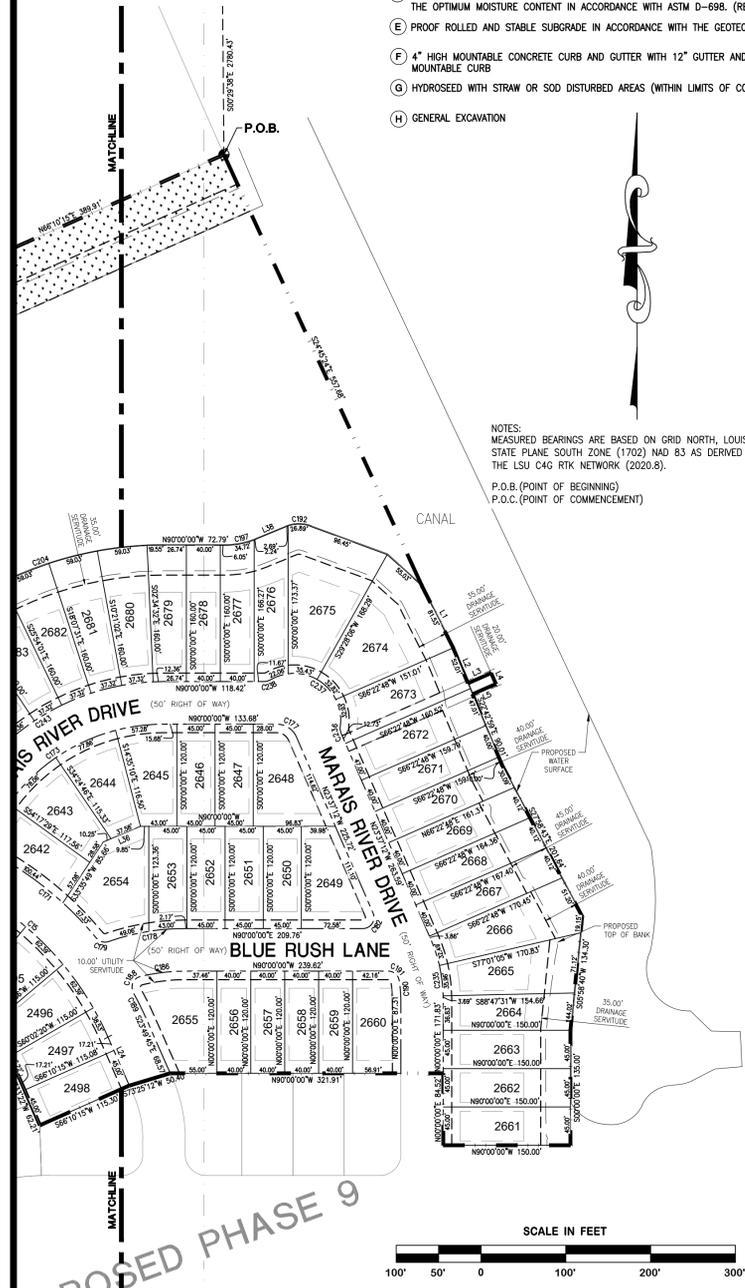
THE ABOVE DESCRIBED PARCEL CONTAINS 67.703 ACRES AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OR RECORD.

**RESTRICTIVE COVENANTS:**

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

PARCEL CURVE DATA				PARCEL CURVE DATA			
CURVE	DELTA	RADIUS	LENGTH	CURVE	DELTA	RADIUS	LENGTH
C1	045°43'24"	245.00'	195.52'	C204	040°30'58"	435.00'	307.60'
C2	013°29'32"	1940.00'	456.84'	C209	060°57'48"	95.00'	101.08'
C3	025°40'19"	610.00'	273.32'	C215	004°58'23"	2265.00'	196.59'
C4	018°43'00"	395.00'	129.03'	C218	055°48'32"	50.00'	48.70'
C5	027°23'14"	50.00'	23.90'	C224	090°00'00"	50.00'	78.54'
C6	090°00'00"	13.00'	20.42'	C225	010°15'26"	395.00'	70.71'
C7	001°43'25"	625.00'	18.80'	C231	011°04'40"	614.86'	118.88'
C8	090°00'02"	13.00'	20.42'	C235	023°37'12"	175.00'	72.14'
C9	090°00'00"	13.00'	20.42'	C236	031°34'51"	15.00'	8.27'
C10	090°00'00"	13.00'	20.42'	C237	128°22'55"	55.00'	123.24'
C11	045°01'03"	360.00'	282.85'	C238	030°25'16"	15.00'	7.96'
C18	013°29'32"	2055.00'	483.92'	C243	066°31'06"	275.00'	319.26'
C24	025°40'19"	725.00'	324.84'	C245	086°57'56"	13.00'	19.73'
C31	090°00'00"	13.00'	20.42'	C255	009°06'06"	2105.00'	334.39'
C42	090°00'00"	13.00'	20.42'	C262	087°10'53"	13.00'	19.78'
C44	018°43'00"	275.00'	89.83'	C263	027°14'37"	365.00'	173.55'
C76	090°00'00"	13.00'	20.42'	C269	090°00'00"	13.00'	20.42'
C77	018°43'00"	275.00'	89.83'	C270	090°00'00"	25.00'	39.27'
C80	090°00'00"	13.00'	20.42'	C273	090°00'00"	25.00'	39.27'
C81	090°00'00"	13.00'	20.42'	C274	092°11'07"	13.00'	20.92'
C82	090°00'00"	13.00'	20.42'	C275	090°00'00"	13.00'	20.42'
C83	090°00'00"	13.00'	20.42'	C276	090°00'00"	13.00'	20.42'
C84	090°00'00"	13.00'	20.42'	C277	002°11'07"	525.00'	20.02'
C85	090°00'00"	13.00'	20.42'	C278	002°11'07"	475.00'	18.12'
C88	011°17'32"	775.00'	152.74'				
C89	087°14'09"	13.00'	19.79'				
C93	014°03'22"	25.00'	6.13'				
C112	090°00'00"	13.00'	20.42'				
C116	090°00'00"	13.00'	20.42'				
C137	013°11'42"	195.00'	44.91'				
C138	007°14'11"	195.00'	24.63'				
C139	010°55'48"	195.00'	37.20'				
C140	010°59'02"	195.00'	37.38'				
C141	006°00'44"	195.00'	20.46'				
C142	002°20'00"	2105.00'	85.72'				
C143	008°51'06"	775.00'	119.73'				
C144	091°12'44"	13.00'	20.70'				
C145	087°14'09"	13.00'	19.79'				
C147	014°03'22"	75.00'	18.40'				
C148	090°00'00"	13.00'	20.42'				
C149	090°00'00"	13.00'	20.42'				
C170	026°47'35"	315.00'	147.30'				
C171	022°02'55"	410.00'	157.78'				
C172	085°12'01"	13.00'	19.33'				
C173	066°30'08"	225.00'	261.15'				
C177	066°22'48"	25.00'	28.96'				
C178	008°57'33"	275.00'	43.00'				
C179	069°31'37"	13.00'	15.78'				
C182	113°37'12"	13.00'	25.78'				
C186	013°34'11"	225.00'	53.29'				
C188	105°15'54"	13.00'	23.88'				
C189	005°00'20"	410.00'	35.82'				
C190	010°07'33"	125.00'	22.09'				
C191	079°52'27"	13.00'	18.12'				
C192	042°22'21"	40.00'	29.58'				
C197	022°17'22"	95.00'	36.96'				

LINE TABLE		LINE TABLE			
LINE BEARING	LENGTH	LINE BEARING	LENGTH		
L1	S26°53'02"E	81.53'	L21	N30°49'51"E	59.14'
L2	S22°41'49"E	45.01'	L22	N32°56'20"E	20.09'
L3	N66°22'48"E	29.98'	L24	S23°49'45"E	62.21'
L4	S23°37'12"E	14.00'	L27	N71°17'00"E	53.25'
L5	S66°22'48"W	30.14'	L28	N04°39'38"W	25.09'
L6	S18°43'00"E	54.93'	L29	N05°27'43"E	22.51'
L7	N00°00'00"E	45.60'	L35	S04°39'38"E	25.09'
L8	N90°00'00"W	44.20'	L36	S67°15'28"W	47.82'
L9	N18°43'00"W	50.00'	L38	S67°42'38"W	38.25'
L10	S71°17'00"W	10.10'	L42	N15°12'33"W	60.57'
L11	N18°45'15"W	22.20'	L43	S50°16'51"E	47.41'
L12	N71°16'55"E	14.01'	L44	S77°30'46"E	33.00'
L13	S18°43'10"E	21.61'	L48	N71°17'00"E	13.66'
L14	N18°43'10"W	34.83'	L52	N69°05'53"E	10.01'
L15	N71°17'00"E	14.00'	L53	S69°05'53"W	16.99'
L16	S18°43'10"E	34.86'	L54	S71°17'00"E	15.76'
L17	N18°43'06"W	31.19'	L56	N71°09'30"E	40.00'
L18	N71°17'00"E	14.00'	L57	N69°05'53"E	76.68'
L20	N50°15'09"E	48.21'			



PROPOSED PHASE 9

**NOTES:**

- 1) ZONING: THE SUBJECT PROPERTY IS PART OF LAKESHORE VILLAGE PUD "Y" (PLANNED UNIT DEVELOPMENT), USE AREA LV-3 (SINGLE AND MULTI-FAMILY RESIDENTIAL).
- 2) PLATTED BUILDING SETBACKS: FRONT: 20' REAR: 15' (VARIES ALONG CANAL/LAKE) SIDE: 5' (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. B) PLAT SHOWING TENTATIVE SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11) LOCATED IN SECTIONS 28, 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 035 D MAP REVISION: APRIL 16, 2020
- 5) WETLANDS: WETLANDS HAVE BEEN PERMITTED BY PERMIT NO. MWN 2002-1717, 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

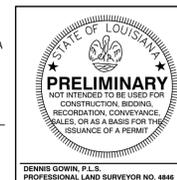
FILE NO.

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

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

DATE OF PLAT:

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





**Department of Planning and Development**

**General Comments:**

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

**Informational Items**

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

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

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

NOTES:  
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA  
STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED FROM  
THE LSU C4G RTK NETWORK (2020.7).

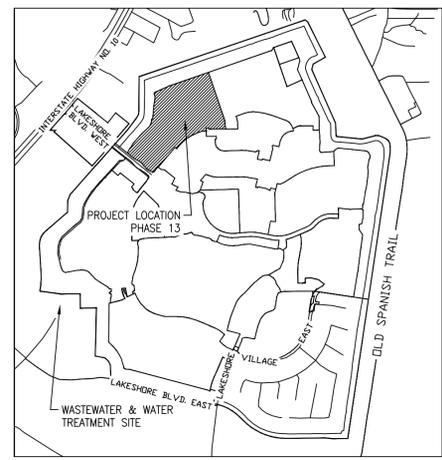
PARCEL CURVE DATA					LINE TABLE		
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	LINE	BEARING	LENGTH
C1	090°00'00"	13.00'	20.42'	N45°00'00"W - 18.38'	L1	N71°17'00"E	10.10'
C2	090°00'00"	13.00'	20.42'	S45°00'00"W - 18.38'	L2	N90°00'00"W	50.00'
C3	090°00'02"	13.00'	20.42'	N44°59'59"W - 18.38'	L3	N90°00'00"W	50.00'
C4	019°37'00"	625.00'	213.98'	S76°00'20"W - 212.94'	L4	S00°00'00"E	63.28'
C5	027°19'41"	935.00'	445.96'	S52°32'00"W - 441.75'	L5	N51°07'51"W	50.00'
C6	090°00'00"	13.00'	20.42'	N26°17'00"E - 18.38'	L6	S38°52'09"W	12.00'
C7	015°56'20"	220.98'	61.47'	N24°54'34"E - 61.28'	L7	N30°08'57"E	37.59'
C8	051°44'48"	20.00'	18.06'	N28°06'26"E - 17.46'	L8	N39°33'39"E	42.37'
C9	017°07'03"	350.00'	104.56'	N10°02'07"E - 103.55'	L9	N58°30'19"E	13.50'
C10	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'	L10	N39°55'20"E	49.39'
C11	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'	L11	N32°32'20"E	11.33'
C12	018°43'00"	505.00'	164.97'	S09°21'30"E - 164.23'	L12	N34°48'01"E	32.85'
C13	033°07'05"	20.00'	11.56'	N16°29'48"E - 11.40'	L13	N02°14'02"E	15.62'
C14	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'	L14	S00°00'00"E	52.62'
C15	020°21'51"	25.00'	8.89'	N51°40'16"E - 8.84'	L15	S00°00'00"E	52.62'
C16	090°00'00"	13.00'	20.42'	N26°17'00"E - 18.38'	L16	S00°32'35"E	13.75'
C17	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'	L17	S00°32'35"E	6.88'
C18	090°00'00"	13.00'	20.42'	S26°17'00"W - 18.38'	L18	S00°32'35"E	2.38'
C19	090°00'00"	13.00'	20.42'	N63°43'00"W - 18.38'	L19	S00°32'35"E	9.26'
C20	035°40'48"	125.00'	77.84'	S89°07'24"W - 76.59'	L20	S05°04'06"E	22.55'
C21	144°19'11"	36.25'	91.31'	N00°52'36"W - 69.01'	L21	S05°04'06"E	40.14'
C22	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'	L22	S05°04'06"E	17.59'
C23	090°00'00"	13.00'	20.42'	S26°17'00"W - 18.38'	L23	S09°17'11"E	21.22'
C24	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'	L24	S09°17'11"E	16.85'
C25	051°04'27"	50.68'	45.18'	N47°02'58"W - 43.70'	L25	S09°17'11"E	37.17'
C26	077°47'47"	50.37'	68.39'	N20°35'16"E - 63.25'	L26	S16°21'28"E	21.98'
C27	084°54'50"	13.00'	19.27'	S23°44'25"W - 17.55'	L27	S16°21'28"E	13.19'
C28	078°56'30"	52.65'	72.53'	N86°59'11"E - 66.93'	L28	S16°21'28"E	32.13'
C29	080°40'08"	13.00'	18.30'	S88°31'56"W - 16.83'	L29	S16°21'28"E	23.35'
C30	028°57'18"	25.00'	12.63'	N36°39'21"W - 12.50'	L30	S00°00'00"E	45.80'
C31	028°57'18"	25.00'	12.63'	S02°29'09"W - 12.50'	L31	S00°00'00"E	45.80'
C32	024°31'33"	325.00'	139.12'	S29°13'34"W - 138.06'	L32	N00°00'00"E	33.44'
C33	041°24'35"	25.00'	18.07'	S71°50'17"E - 17.68'	L33	N40°24'53"W	21.16'
C34	041°24'35"	25.00'	18.07'	S30°25'43"E - 17.68'	L34	N74°55'20"W	36.42'
C35	028°57'18"	25.00'	12.63'	N30°41'16"E - 12.50'	L35	S86°51'58"W	51.91'
C36	087°22'40"	13.00'	19.83'	N85°10'40"E - 17.96'	L36	N83°35'48"W	14.30'
C37	045°09'51"	13.00'	20.42'	S83°52'05"W - 18.38'	L37	S16°57'07"W	37.65'
C38	089°58'09"	13.00'	20.41'	N06°08'55"W - 18.38'	L38	S52°09'19"W	71.17'
C39	027°19'41"	985.00'	469.81'	S52°32'00"W - 465.37'	L39	N68°34'34"W	52.14'
C40	027°21'41"	1120.00'	534.85'	N52°31'00"E - 529.78'	L40	S51°08'00"E	11.51'
C41	005°05'10"	810.00'	71.90'	N68°44'25"E - 71.88'	L41	N45°29'43"W	9.82'
C42	013°13'14"	675.00'	155.75'	S72°48'27"W - 155.40'	L42	S42°43'26"E	10.64'
C43	090°00'00"	13.00'	20.42'	S63°43'00"E - 18.38'	L43	S56°58'31"E	10.66'
C44	016°41'53"	300.00'	87.43'	S10°22'03"E - 87.12'	L44	S70°46'11"E	10.21'
C45	002°01'07"	300.00'	10.57'	S01°00'33"E - 10.57'	L45	S81°00'28"E	7.11'
C46	087°21'03"	13.00'	19.82'	S43°40'32"W - 17.95'	L46	S88°56'15"E	7.55'
C47	090°00'09"	13.00'	20.42'	N06°07'55"W - 18.39'	L47	N79°57'12"E	9.34'
C48	154°03'58"	55.00'	147.89'	N86°45'24"W - 107.19'	L48	S66°55'23"E	6.25'
C49	154°23'46"	55.00'	148.21'	N15°20'42"W - 107.27'	L49	N56°42'57"E	13.72'
C50	169°48'48"	55.00'	163.01'	N72°54'54"E - 109.57'	L50	N12°02'53"E	41.50'
C51	017°59'58"	170.00'	367.56'	N57°11'51"E - 366.05'	L51	S00°00'00"E	34.17'
C52	035°40'48"	175.00'	108.98'	S89°07'24"W - 107.23'	L52	S18°43'00"E	11.41'
C53	144°19'12"	75.00'	188.91'	N00°52'36"W - 142.79'	L53	N41°29'20"E	19.04'
C54	083°42'05"	25.00'	36.52'	S87°00'57"W - 33.36'	L54	N16°57'48"E	17.26'
C55	092°37'20"	25.00'	40.41'	N04°49'20"W - 36.16'	L55		
C56	087°22'40"	13.00'	19.83'	N85°10'40"E - 17.96'	L56		
C57	092°37'20"	13.00'	21.02'	N04°49'20"W - 18.80'	L57		
C58	087°22'40"	13.00'	19.83'	N85°10'40"E - 17.96'	L58		
C59	092°37'20"	13.00'	21.02'	S04°49'20"W - 18.80'	L59		
C60	111°54'12"	25.00'	48.83'	N72°54'54"E - 41.43'	L60		
C61	095°37'05"	13.00'	21.70'	S03°19'28"E - 19.26'	L61		
C62	090°01'51"	13.00'	20.43'	S83°51'05"W - 18.39'	L62		
C63	092°37'20"	13.00'	21.02'	N04°49'20"W - 18.80'	L63		
C64	005°38'55"	1170.00'	115.35'	N41°39'37"E - 115.30'			
C65	024°31'33"	375.00'	160.52'	S29°13'34"W - 159.30'			

GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	299 NUMBER OF LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
6456.75± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1,159± MAX BLOCK LENGTH	10,131± STREET LENGTH
60.36± ACRES TOTAL AREA OF DEVELOPMENT	44.84 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
FRONT: 20' REAR: 15' (VARIES ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHT OF WAYS)	BUILDING SETBACKS

# PLAT SHOWING TENTATIVE SUBDIVISION OF LAKESHORE VILLAGES (PHASE 13)

LOTS 2759 - 3002 & 3060 - 3114  
LOCATED IN SECTION 26  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

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



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 13)	
OPEN/GREEN SPACE REQUIRED	60.362 ACRES
X 0.25 S.F. OPEN/GREEN SPACE	15,090 ACRES REQUIRED (=657,320± S.F.)
OPEN/GREEN SPACE PROVIDED	474.856 ACRES TOTAL PROVIDED
159.767 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	

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

APPROVALS:

CHAIRMAN - PARISH PLANNING COMMISSION

SECRETARY - PARISH PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

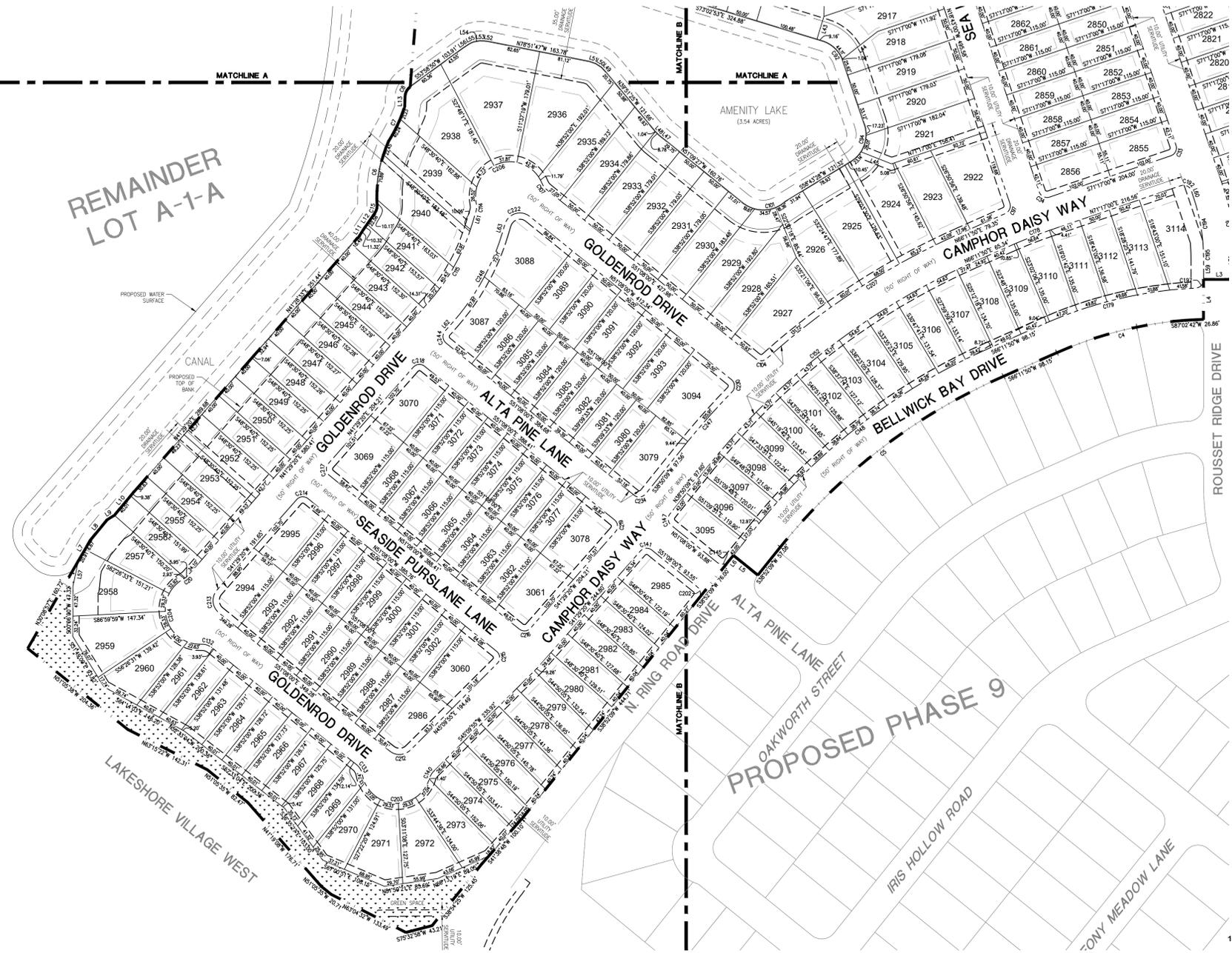
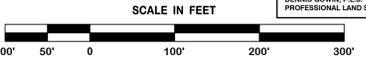
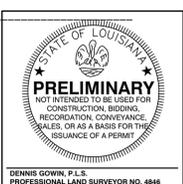
CLERK OF COURT

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

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

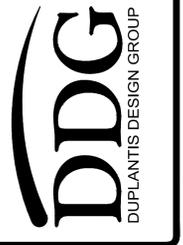
I CERTIFY THAT THIS TENTATIVE PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS. 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT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

DATE OF PLAT:  
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 13)  
SLIDELL, LOUISIANA  
ST. TAMMANY PARISH  
FOR:  
DR HORTON, INC. - GULF COAST

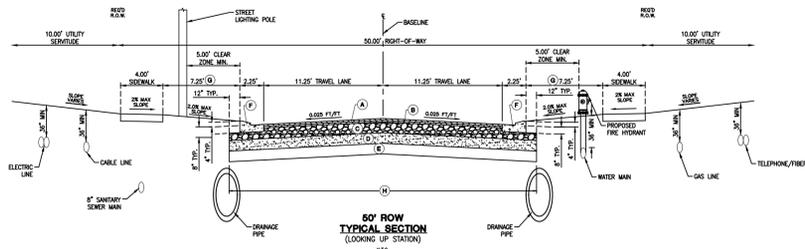
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CHECKED BY  
PROJECT NO.  
20-399  
FILE  
20-399 PHASE 13 TENTATIVE  
SHEET  
1-2

# PLAT SHOWING TENTATIVE SUBDIVISION

## OF LAKESHORE VILLAGES (PHASE 13)

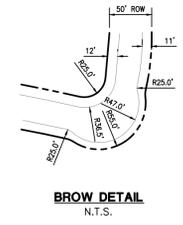
LOTS 2759 - 3002 & 3060 - 3114  
LOCATED IN SECTION 26  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

- LEGEND:**
- (A) 1-1/2" LEVEL 1 (PG-22M, 0.5" NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
  - (B) 1-1/2" LEVEL 1 (PG-22M, 0.5" NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
  - (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) 4" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 15" MOUNTABLE CURB
  - (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 LADOT 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 AN ALTERNATIVE CLASS II BASE COURSE IN LIEU OF SOIL CEMENT IN AREAS WHERE SOIL CEMENT CANNOT MEET PROJECT SPECIFICATIONS. A-4 SUB-BASE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, ST. TAMMANY PARISH CODE OF ORDINANCES, AND 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 DESIGN SECTION RECOMMENDATION LETTERS PREPARED BY PREMIER GEOTECH AND TESTING, THE BASE AND SUBGRADE SHALL CONSIST OF LEAN CLAYS AND SANDY LEAN CLAYS (CL) OR CLAYEY SANDS (SC) HAVING THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES AND PLOTS ABOVE THE "A-LINE" ON THE PLASTICITY CHART:
  - LIQUID LIMIT: 40 MAXIMUM
  - PLASTICITY INDEX: 20 MAXIMUM
  - INERT MATERIAL (NON-EXPANSIVE)
  - FREE OF ORGANICS
  - MAXIMUM PARTICLE SIZE: 2-INCHES
4. EACH LIFT SHALL BE PLACED IN MAXIMUM LIFTS OF 8" OF LOOSE MATERIAL AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698.
5. 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.
6. CONTRACTOR TO ENSURE ALL STREET LIGHT POLES AND FIRE HYDRANTS ARE LOCATED 5' MINIMUM BEHIND BACK OF CURB FOR LOCAL ROADS.



**DESCRIPTION PHASE 13:**

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKESHORE VILLAGES, PHASE 13, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTION 25 & 26, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" ANGLE IRON FOUND AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, SAID TOWNSHIP 9 SOUTH, RANGE 14 EAST; THENCE S39°41'31"W A DISTANCE OF 3418.54 FEET FOR A POINT OF BEGINNING; THENCE S18°43'00"E A DISTANCE OF 162.00 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 10.10 FEET TO A POINT; THENCE S18°43'00"E A DISTANCE OF 1055.82 FEET TO A POINT; THENCE S00°36'00"E A DISTANCE OF 151.68 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 109.53 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 20.42 FEET, SAID CURVE HAVING A RADIUS OF 13.00 FEET, AND A CHORD WITH A BEARING OF N45°00'00"W AND A LENGTH OF 18.38 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 50.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 20.42 FEET, SAID CURVE HAVING A RADIUS OF 13.00 FEET, AND A CHORD WITH A BEARING OF N45°00'00"W AND A LENGTH OF 18.38 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 50.00 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 20.42 FEET, SAID CURVE HAVING A RADIUS OF 13.00 FEET, AND A CHORD WITH A BEARING OF N45°00'00"W AND A LENGTH OF 18.38 FEET TO A POINT; THENCE N90°00'00"W A DISTANCE OF 50.00 FEET TO A POINT; THENCE S38°52'09"W A DISTANCE OF 12.00 FEET TO A POINT; THENCE S38°52'09"W A DISTANCE OF 76.00 FEET TO A POINT; THENCE S38°52'09"W A DISTANCE OF 44.71 FEET TO A POINT; THENCE S41°38'48"W A DISTANCE OF 100.10 FEET TO A POINT; THENCE S38°54'25"W A DISTANCE OF 125.45 FEET TO A POINT; THENCE S75°32'58"W A DISTANCE OF 43.21 FEET TO A POINT; THENCE N63°04'32"W A DISTANCE OF 133.49 FEET TO A POINT; THENCE N51°05'35"W A DISTANCE OF 20.71 FEET TO A POINT; THENCE N41°19'08"W A DISTANCE OF 176.71 FEET TO A POINT; THENCE N51°05'35"W A DISTANCE OF 82.47 FEET TO A POINT; THENCE N63°15'22"W A DISTANCE OF 142.31 FEET TO A POINT; THENCE N51°05'38"W A DISTANCE OF 204.36 FEET TO A POINT; THENCE N30°08'57"E A DISTANCE OF 160.72 FEET TO A POINT; THENCE N30°08'57"E A DISTANCE OF 37.59 FEET TO A POINT; THENCE N39°33'30"E A DISTANCE OF 42.37 FEET TO A POINT; THENCE N58°30'19"E A DISTANCE OF 13.50 FEET TO A POINT; THENCE N39°55'20"E A DISTANCE OF 49.39 FEET TO A POINT; THENCE N41°29'20"E A DISTANCE OF 289.68 FEET TO A POINT; THENCE N41°28'33"E A DISTANCE OF 251.44 FEET TO A POINT; THENCE N32°32'20"E A DISTANCE OF 11.33 FEET TO A POINT; THENCE N34°48'01"E A DISTANCE OF 32.85 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 11.56 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, AND A CHORD WITH A BEARING OF N10°29'48"E AND A LENGTH OF 11.40 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 104.52 FEET, SAID CURVE HAVING A RADIUS OF 221.17 FEET, AND A CHORD WITH A BEARING OF N10°02'07"E AND A LENGTH OF 103.55 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 61.47 FEET, SAID CURVE HAVING A RADIUS OF 220.98 FEET, AND A CHORD WITH A BEARING OF N24°54'34"E AND A LENGTH OF 61.28 FEET TO A POINT; THENCE N02°14'02"E A DISTANCE OF 15.62 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 18.06 FEET, SAID CURVE HAVING A RADIUS OF 20.00 FEET, AND A CHORD WITH A BEARING OF N28°06'26"E AND A LENGTH OF 17.46 FEET TO A POINT; THENCE N04°34'19"E A DISTANCE OF 408.65 FEET TO A POINT; THENCE N08°56'17"E A DISTANCE OF 125.69 FEET TO A POINT; THENCE N55°11'24"E A DISTANCE OF 76.92 FEET TO A POINT; THENCE N66°55'47"E A DISTANCE OF 309.77 FEET TO A POINT; THENCE N73°56'36"E A DISTANCE OF 112.94 FEET TO A POINT; THENCE N71°40'39"E A DISTANCE OF 168.53 FEET TO A POINT; THENCE N72°53'07"E A DISTANCE OF 150.63 FEET TO A POINT; THENCE N71°23'56"E A DISTANCE OF 138.71 FEET TO A POINT; THENCE N73°13'10"E A DISTANCE OF 117.48 FEET TO A POINT; THENCE N72°42'25"E A DISTANCE OF 269.28 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 60.362 ACRES AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OR RECORD.

APPROVALS:

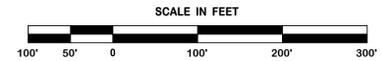
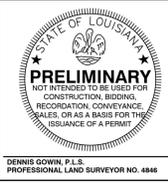
CLERK OF COURT \_\_\_\_\_

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: 11/14/2022  
DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846  
REGISTERED PROFESSIONAL LAND SURVEYOR



**NOTES:**

- 1) ZONING: THE SUBJECT PROPERTY IS PART OF LAKESHORE VILLAGE PUD "Y" (PLANNED UNIT DEVELOPMENT), USE AREA LV-3 (SINGLE AND MULTI-FAMILY RESIDENTIAL).
- 2) PLATTED BUILDING SETBACKS:  
FRONT: 20'  
REAR: 15' (VARIES ALONG CANAL/LAKE)  
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.  
B) PLAT SHOWING TENTATIVE SUBDIVISION OF LAKESHORE VILLAGES (PHASE 12) LOCATED IN SECTIONS 25 & 26, 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  
NOTE: 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 2002-1717, 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.

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 13)  
SLIDELL, LOUISIANA  
ST. TAMMANY PARISH

FOR:  
DR HORTON, INC. - GULF COAST

DRAWN BY: BPV  
CHECKED BY: DLG  
PROJECT NO.: 20-399  
FILE: 20-399 PHASE 13 TENTATIVE  
SHEET: 2-2

**PRELIMINARY SUBDIVISION  
REVIEW**

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

CASE NO.: 2022-2903-PP

SUBDIVISION NAME: Maison du Village

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

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

SECTION: 40 & 37

WARD: 9

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 11

RANGE: 13 East

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

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

TOTAL ACRES IN DEVELOPMENT: 39.22 Acres

NUMBER OF LOTS: 85 Lots

AVERAGE LOT SIZE: 70' x 125'

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: February 2, 2006

**STAFF COMMENTARY:**

**Department of Planning and Development**

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

**General Comments:**

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

**Informational Items:**

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

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

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

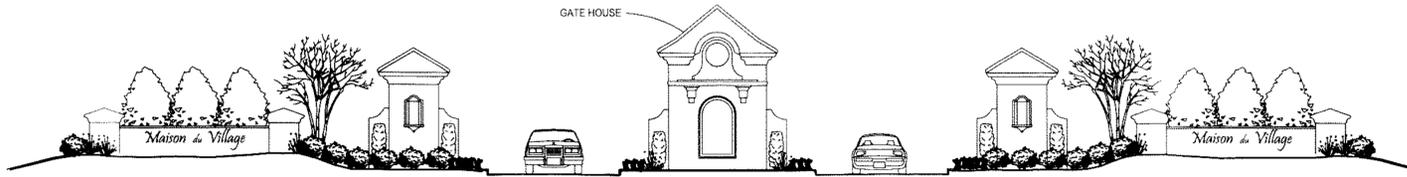
A funded **Maintenance Obligation** in the amount of **\$10,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish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

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

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

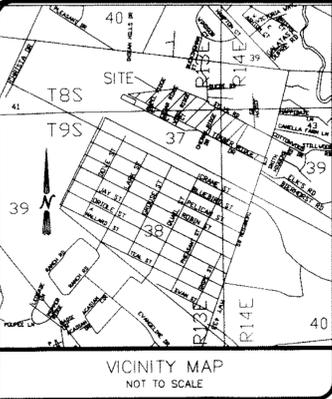
PRELIMINARY PLANS  
RECEIVED  
05/06/2022  
DEVELOPMENT  
ENGINEERING

ENGINEERING  
REVIEW COPY



# Maison du Village

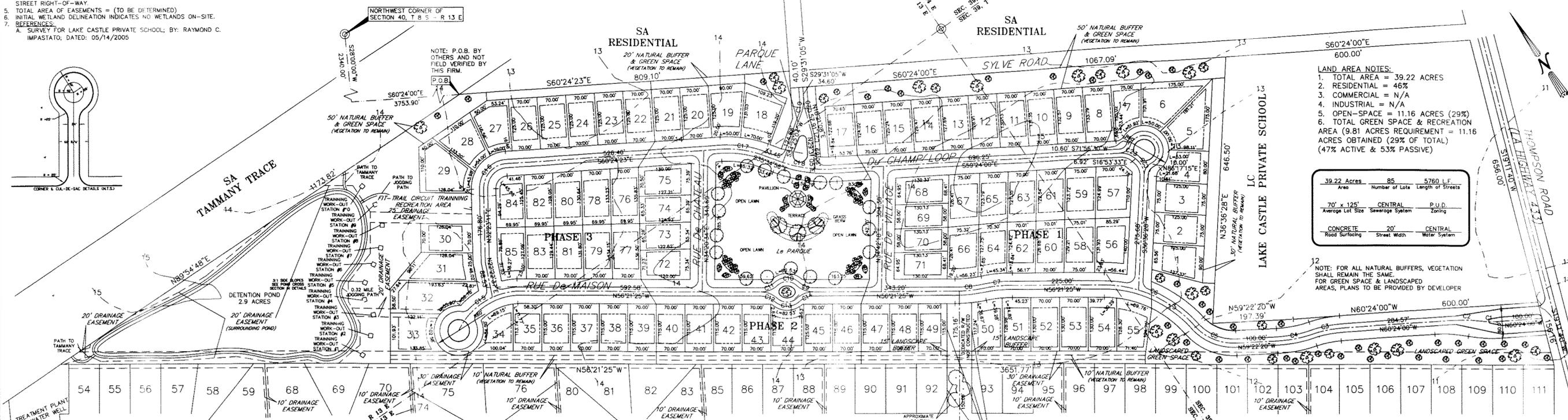
SECTION 40, T8S-R13E, SECTION 37, T9S-R13E  
SECTION 39, T9S-R14E, ST. TAMMANY PARISH, LOUISIANA



GENERAL NOTES

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

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



**LAND AREA NOTES:**

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

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

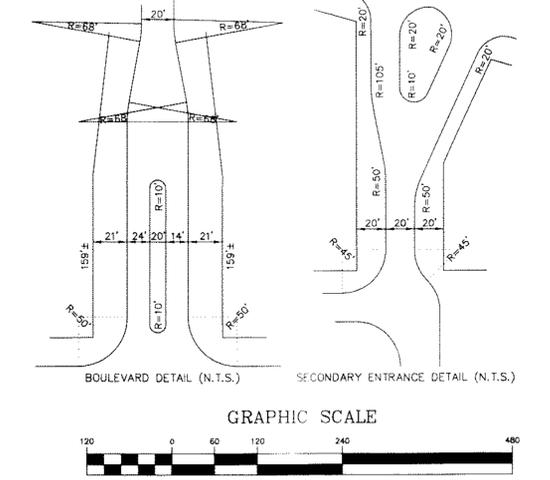
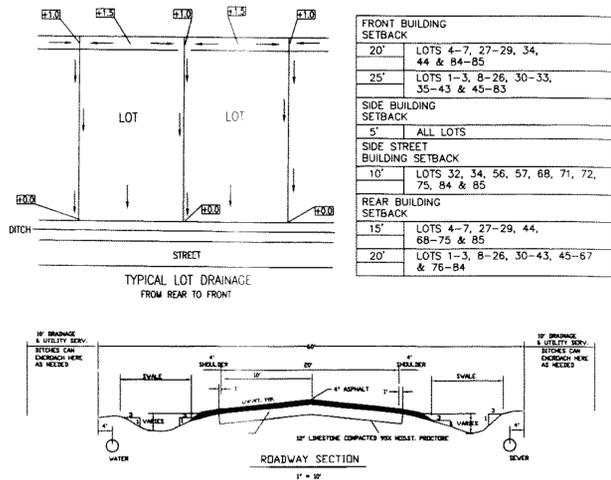
NOTE: FOR ALL NATURAL BUFFERS, VEGETATION SHALL REMAIN THE SAME. FOR GREEN SPACE & LANDSCAPED AREAS, PLANS TO BE PROVIDED BY DEVELOPER.

**RCP - DRIVEWAY CULVERT SIZES**

SIZE	LOT NUMBER
15"	1-9, 30, 31, 33, 54, 55, 56 (SIDE), 57 (BOTH), 58, 61, 63, 65, 68-75
18"	10-12, 17 (SIDE), 18 (SIDE), 52, 53, 67, 68 (SIDE)
21"	13, 14
18x28"	15-17, 46-51, 56, 58, 60, 62, 64, 66, 71 (SIDE), 75 (SIDE), 76, 78, 80
22x36"	18-25, 36-45, 72 (SIDE), 77, 79, 81, 82, 83, 84 (BOTH)
27x44"	26-29, 34, 35, 85 (BOTH)
31x51"	32

**CURVE TABLE**

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	300.00'	54.85'	27.50'	102°31'	S55°09'44"E	54.77'
C2	300.00'	54.85'	27.50'	102°31'	N55°09'44"W	54.77'
C3	270.00'	68.64'	34.51'	143°30'	N67°41'00"W	68.46'
C4	330.00'	89.82'	45.19'	153°51'	S67°10'10"E	89.45'
C5	330.00'	114.28'	61.13'	50°22'00"	S34°11'01"E	110.63'
C6	300.00'	247.93'	131.54'	47°21'05"	N32°40'52"W	240.94'
C7	330.00'	70.49'	35.38'	121°4'20"	N62°28'35"W	70.36'
C8	330.00'	70.49'	35.38'	121°4'20"	S62°28'35"E	70.36'
C9	50.00'	42.29'	22.50'	48°27'45"	S32°07'32"E	41.04'
C10	50.00'	42.29'	22.50'	48°27'45"	N80°35'18"W	41.04'
C11	39.05'	66.06'	33.03'	98°55'31"	N56°21'25"E	58.46'
C12	39.05'	66.06'	33.03'	98°55'31"	S56°21'25"E	58.46'
C13	50.00'	42.29'	22.50'	48°27'45"	S80°35'18"E	41.04'
C14	50.00'	42.29'	22.50'	48°27'45"	N32°07'32"W	41.04'
C15	172.49'	180.63'	99.58'	60°00'00"	N89°46'31"W	172.49'
C16	60.00'	91.32'	57.14'	87°12'26"	S75°59'24"W	82.76'
C17	250.00'	108.32'	55.02'	24°49'27"	N80°35'18"W	107.47'
C18	336.06'	146.05'	74.18'	24°53'59"	S48°01'55"E	144.90'
C19	100.00'	43.46'	22.08'	24°53'59"	N41°58'05"E	43.12'
C20	100.00'	19.49'	9.77'	110°59'57"	S23°56'07"W	19.46'
C21	100.00'	19.49'	9.77'	110°59'57"	N23°56'07"E	19.46'
C22	50.00'	46.87'	25.32'	53°42'45"	S86°15'22"E	45.18'
C23	50.00'	37.09'	19.45'	42°30'27"	N38°08'47"W	36.25'
C24	40.00'	136.12'	304.19'	194°58'57"	N15°37'16"W	79.32'
C25	50.00'	46.69'	25.20'	53°30'01"	N09°51'27"E	45.01'
C26	50.00'	43.35'	23.15'	49°40'47"	S81°26'51"W	42.01'



**BOUNDARY DESCRIPTION**

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

COMMENCE from the northwest section corner of Section 40, Township 9 South - Range 13 East; thence go S.28°00'00"W - 2340.0 ft. and S.60°24'00"E - 3753.90 ft. to a point on the southern r/w line of TAMMANY TRACE and the Point of Beginning; thence

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

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

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

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

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

South 59 Degrees 22 minutes 20 seconds West - 197.39 feet to the most western corner of Lake Castle Private School; thence

South 36 Degrees 36 minutes 28 seconds East - 646.50 feet to a point; thence

South 19 Degrees 11 minutes 40 seconds West - 156.16 feet along said r/w line to the Point of Beginning.

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

**CERTIFICATION**

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

*[Signature]*  
J.V. BURKES, L.S. No. 785

This plan is certified to conform to the provisions of the State of Louisiana law RS:33:505 and the laws and ordinances of the Parish of St. Tammany with which it is in conformity.

*[Signature]*  
J.V. BURKES, L.S. No. 785

**MAISON DU VILLAGE**

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

MAISON DU VILLAGE

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

Owner: \_\_\_\_\_ Date: \_\_\_\_\_  
FOR: \_\_\_\_\_  
MIDSOUTH DEVELOPERS, LLC  
APPROVAL: \_\_\_\_\_

Parish Planning Commission Chairman: \_\_\_\_\_ Parish Engineer: \_\_\_\_\_  
Parish Planning Commission Secretary: \_\_\_\_\_ Clerk of Court: \_\_\_\_\_

Date Filed: \_\_\_\_\_ File Number: \_\_\_\_\_

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

2990 East Cause Blvd., Suite B  
Slidell, Louisiana 70680  
E-mail: jvb@jvburkes.com  
Phone: 985-648-0075 Fax: 985-648-0104  
Mississippi Phone: 228-435-5900

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

SCALE: 1" = 120'

DATE: 5/31/2006

DRAWN BY: DLT CHECKED BY: SMB

DWG. NO. 1061818

SHEET 1 OF 10

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

CASE NO.: 2022-3081-PP

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

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

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

SECTION: 37

WARD: 8

TOWNSHIP: 10 South

PARISH COUNCIL DISTRICT: 13

RANGE: 14 East

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

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

TOTAL ACRES IN DEVELOPMENT: 54.679 Acres

NUMBER OF LOTS: 80 Lots

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: P.U.D.

FLOOD ZONE DESIGNATION: V15

PUD APPROVAL GRANTED: February 1, 2022

**STAFF COMMENTARY:**

**Department of Planning and Development**

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

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

**General Comments:**

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

**Paving & Drainage Plan:**

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

**Water & Sewer Plan:**

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

**Informational Items:**

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

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

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

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

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

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



September 15, 2022

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

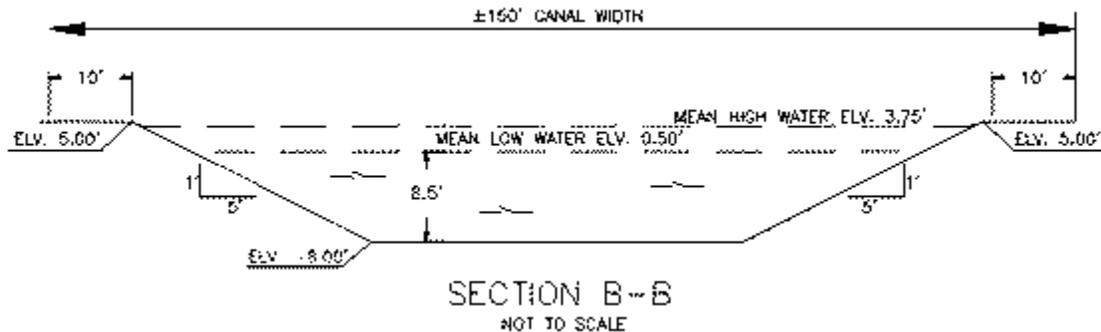
**PRELIMINARY PLANS  
RECEIVED  
9/15/2022  
DEPARTMENT OF  
ENGINEERING**

**ENGINEERING  
REVIEW COPY**

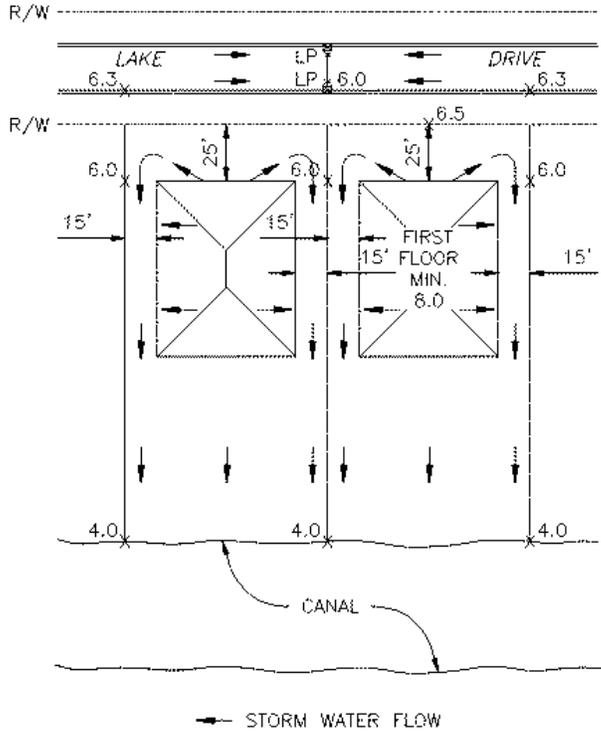
**RE: Rigolets Estates Phase 3A-2  
Drainage Impact Study- Fill Letter**

Dear Mr. Hill:

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



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



TYPICAL LOT GRADING

Respectfully,

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



SMB/sb

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

**J.V. Burkes & Associates, Inc.**

1805 Shortcut Highway  
Slidell, Louisiana 70458

985.649.0075 office  
985.649.0154 fax  
[www.jvburkes.com](http://www.jvburkes.com)



October 14, 2022

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

PRELIMINARY PLANS  
RECEIVED  
10/14/2022  
DEPARTMENT OF  
ENGINEERING

**ENGINEERING  
REVIEW COPY**

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

Dear Mr. Hill,

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

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

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

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

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

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

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



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

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

Respectfully,

A handwritten signature in blue ink, reading "Sean M. Burkes", is positioned above the typed name.

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

*SMB/sb*

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





**General Comments:**

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

**Informational Items:**

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

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

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

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

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

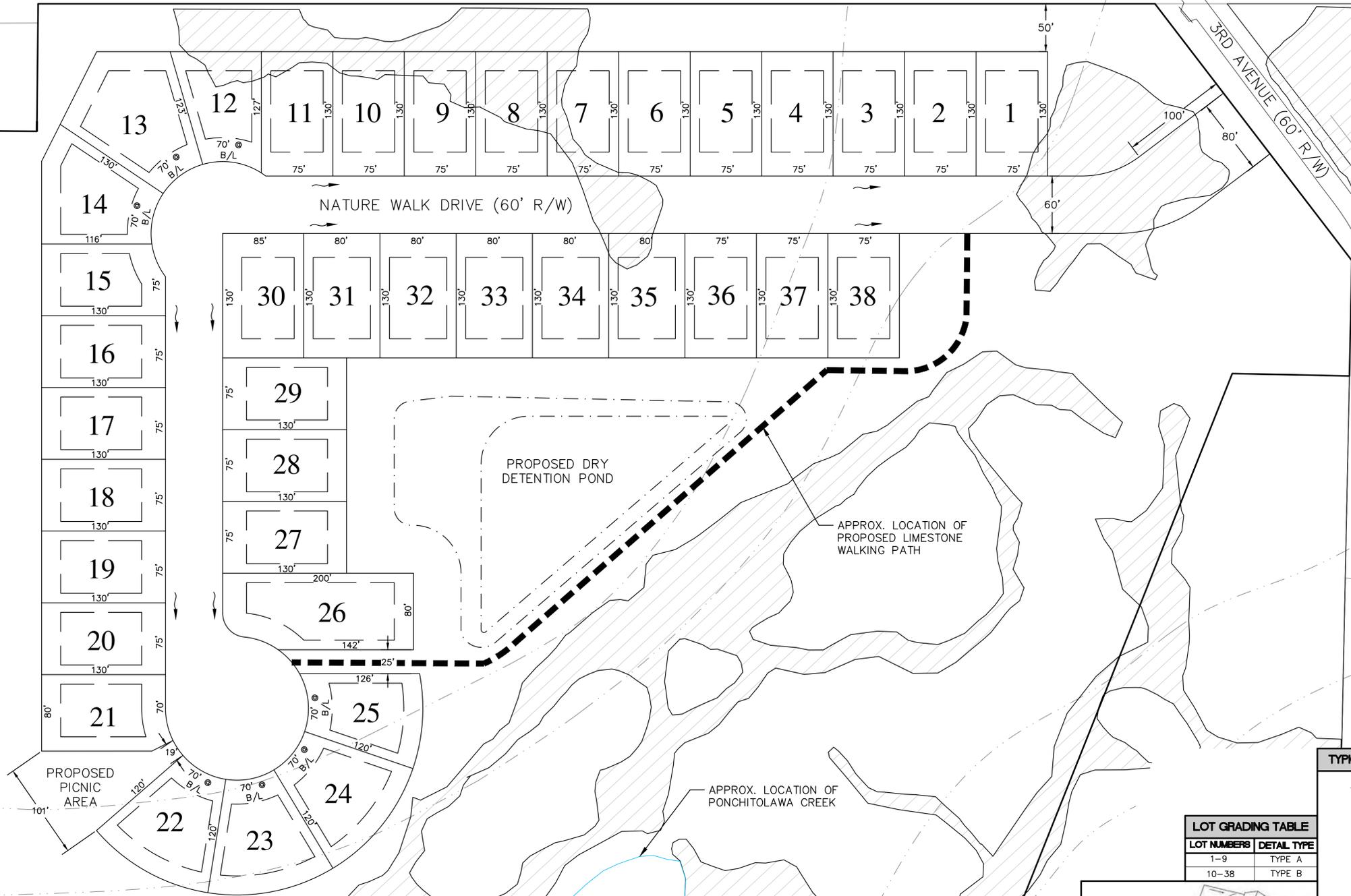
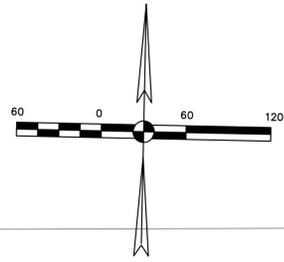
Revised drawings will not be accepted for review or placement in the packet prior to the December 13, 2022 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



# PRELIMINARY PLAT OF NATURE WALK SUBDIVISION

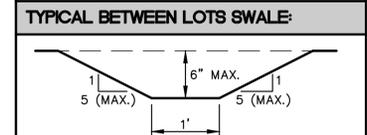
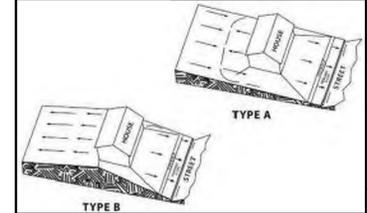
SECTIONS 22 & 23, T-7-S, R-11-E

SEE SHEET 15 FOR  
PROJECT NOTES +  
DETAILS



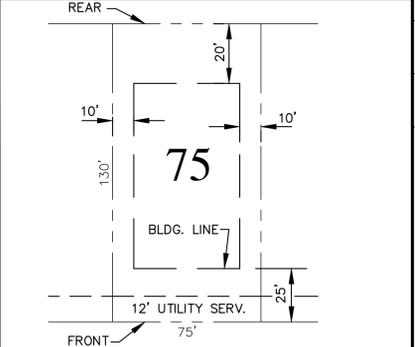
TRACT CA-1  
(COMMON AREA)  
63.7 AC.

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



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

TYPICAL LOT LAYOUT (N.T.S.)



GEOFFREY L. WILSON  
**PRELIMINARY**  
License No. 34039

THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT  
**ISSUE DATE: 11/09/2022**

SHEET NO. 16  
SHEET NAME: PRELIMINARY PLAT

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

NO.	DATE	DESCRIPTION	REVISIONS

GEOFF WILSON ENGINEERING, LLC  
2297 FORT HUDSON-PRIDE ROAD, ZACHARY, LA 70791 / Phone: 225-206-6869  
C:\Firm Documents\Kyle\NorthNature Walk\CA-1 Prel\CA-1 Prel\Plat\Plat.dwg (6/6/2022) Nov 09, 2022 - 10:08am

**FINAL SUBDIVISION REVIEW**

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

CASE NO.: 2022-3144-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 9-C

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

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

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

WARD: 9  
PARISH COUNCIL DISTRICT: 13

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

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

TOTAL ACRES IN DEVELOPMENT: 19.55 Acres

NUMBER OF LOTS: 51                    AVERAGE LOT SIZE: 9,286 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AH- EL 1.0"

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections were made by this office during construction and the final inspection was made on December 1, 2022. The final inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

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

**General Comments:**

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

**Final Plat:**

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

**Water & Sewer Plan:**

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

**Informational Items:**

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

Should the Planning Commission approve the request for Final Approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,479 linear feet x \$22.00 per linear foot = \$54,538.00 for a period of two (2) years.

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

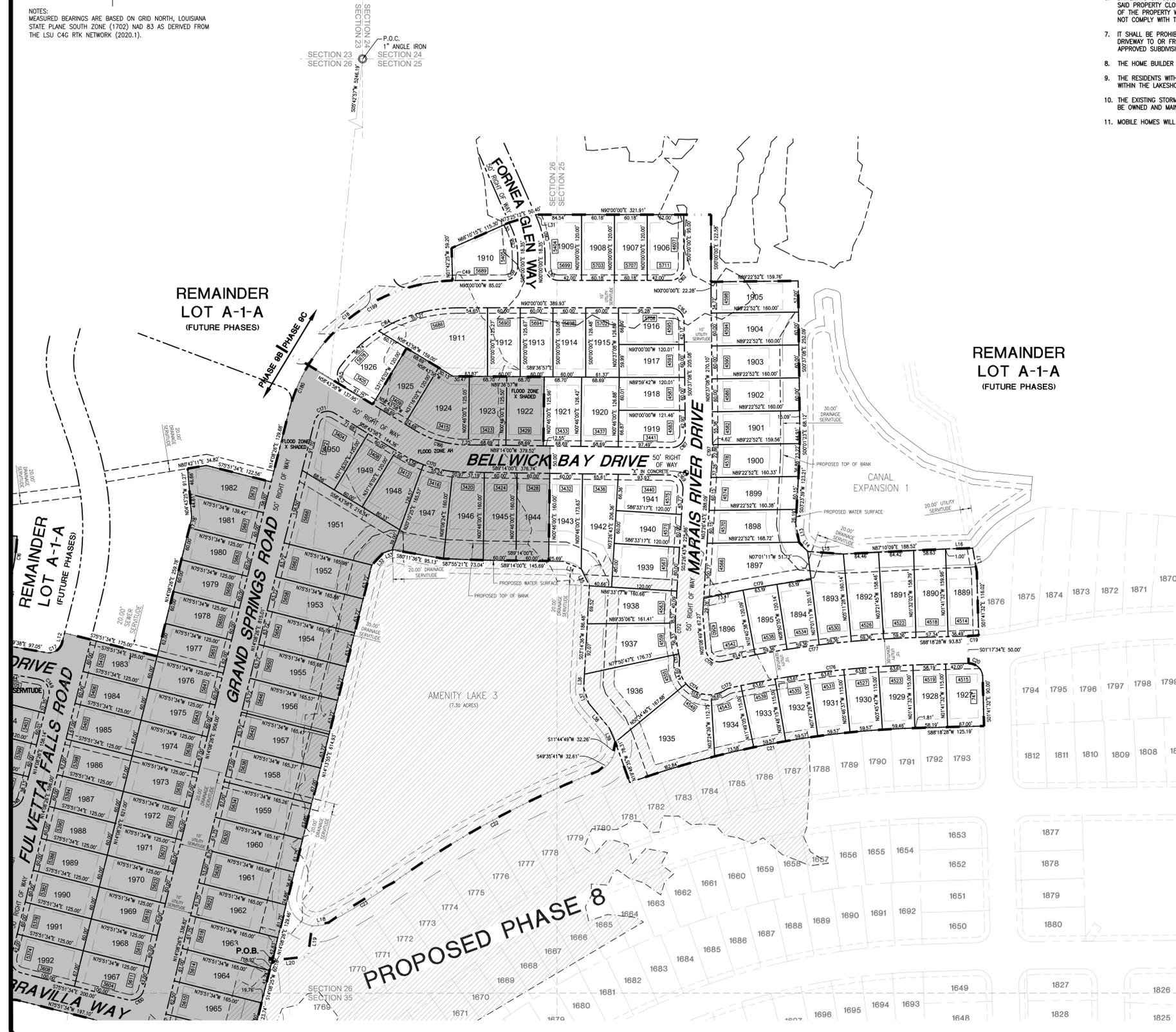
This subdivision **is** within the Urban Growth Boundary Line.

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

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

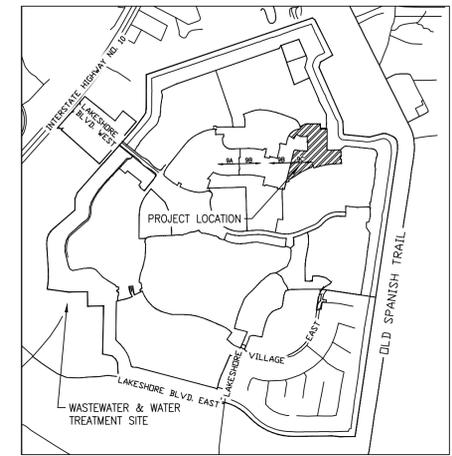
LOTS 1889-1921 & 1926-1943  
LOCATED IN SECTIONS 25 & 26  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

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



### RESTRICTIVE COVENANTS:

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENTIAL HOMES SHALL BE A MINIMUM OF 1.0' M.S.L. (NAVD88) (SEOD 09) OR 1' FOOT ABOVE THE CENTERLINE OF THE ROAD, WHICHEVER IS GREATER. THIS SUBDIVISION IS IN F.L.R.M. COMMUNITY PANEL 22520503550, REV. 8-25-2006, AND IS CLASSIFIED AS BEING IN FLOOD ZONE AH.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
- THE RESIDENTS WITHIN PHASE 9 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.
- MOBILE HOMES WILL NOT BE PERMITTED ON THE LOTS SHOWN WITHIN THIS PLAT.



VICINITY MAP

### OPEN GREEN SPACE CALCULATIONS (PHASE 9)

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

OPEN/GREEN SPACE REQUIRED	OPEN/GREEN SPACE PROVIDED
3.062 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.706 ACRES (PHASE 3B)	2.676 ACRES (PHASE 3B)
36.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.289 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)	0.657 ACRES (PHASE 5)
21.751 ACRES (PHASE 6)	13.334 ACRES (PHASE 6)
5.651 ACRES (PHASE 7)	5.777 ACRES (PHASE 7)
16.449 ACRES (PHASE 8)	2.226 ACRES (PHASE 8)
19.969 ACRES (PHASE 9)	6.040 ACRES (PHASE 9)
111.623 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	473.190 ACRES TOTAL PROVIDED

GENERAL INFORMATION PHASE 9C	
CENTRAL SEWER SYSTEM	51 NUMBER OF LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
9,286.82± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1,190± MAX BLOCK LENGTH	2159.20± STREET LENGTH
19.55± ACRES TOTAL AREA OF DEVELOPMENT	10.91 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
	FRONT: 20' REAR: 15' (55' ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHT OF WAYS) BUILDING SETBACKS

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

### APPROVALS:

CHAIRMAN - PARISH PLANNING COMMISSION

SECRETARY - PARISH PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

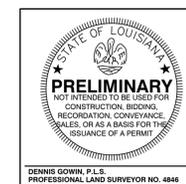
CLERK OF COURT

DATE FILED

FILE NO.

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

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



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

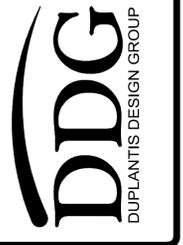
DATE OF PLAT: 10/18/2022

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



REVISION	BY

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

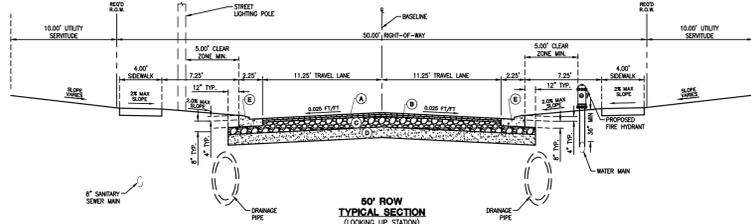


SUBDIVISION OF LAKESHORE VILLAGES (PHASE 9C)  
SLIDELL, LOUISIANA  
ST. TAMMANY PARISH  
FOR:  
DR HORTON, INC. - GULF COAST

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

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

LOTS 1889-1921 & 1926 -1943  
LOCATED IN SECTIONS 25 & 26  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA



- LEGEND:**
- A 1.5" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
  - B 1.5" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
  - C 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698.
  - D 12" COMPACTED SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT TO 95% STANDARD PROCTOR PER ASTM D-698.
  - E 4" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 15" MOUNTABLE CURB.

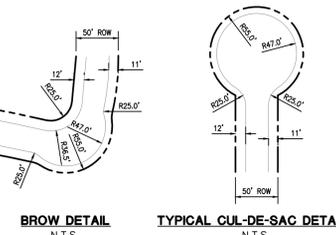
**DESCRIPTION PHASE 9C:**

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKESHORE VILLAGES, PHASE 9C, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTIONS 25 AND 35, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" ANGLE IRON FOUND AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, SAID TOWNSHIP 9 SOUTH, RANGE 14 EAST; S05°42'57"W A DISTANCE OF 5246.19 FEET FOR A POINT OF BEGINNING;

THENCE N14°08'26"E A DISTANCE OF 129.46 FEET TO A POINT;  
 THENCE N14°13'55"E A DISTANCE OF 614.93 FEET TO A POINT;  
 THENCE N43°02'15"E A DISTANCE OF 30.11 FEET TO A POINT;  
 THENCE N70°53'37"E A DISTANCE OF 17.93 FEET TO A POINT;  
 THENCE S80°11'30"E A DISTANCE OF 95.13 FEET TO A POINT;  
 THENCE S87°55'21"E A DISTANCE OF 73.04 FEET TO A POINT;  
 THENCE S89°14'00"E A DISTANCE OF 120.00 FEET TO A POINT;  
 THENCE N00°46'00"E A DISTANCE OF 210.00 FEET TO A POINT;  
 THENCE N89°14'00"W A DISTANCE OF 12.55 FEET TO A POINT;  
 THENCE N00°46'00"E A DISTANCE OF 125.96 FEET TO A POINT;  
 THENCE N89°36'57"W A DISTANCE OF 167.86 FEET TO A POINT;  
 THENCE N58°43'58"W A DISTANCE OF 98.82 FEET TO A POINT;  
 THENCE S31°16'02"W A DISTANCE OF 120.00 FEET TO A POINT;  
 THENCE N58°43'58"W A DISTANCE OF 137.95 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 319.20 FEET, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND A CHORD WITH A BEARING OF N59°42'59"E AND A LENGTH OF 306.13 FEET TO A POINT;  
 THENCE N01°42'25"W A DISTANCE OF 59.20 FEET TO A POINT;  
 THENCE N86°10'15"E A DISTANCE OF 115.30 FEET TO A POINT;  
 THENCE N73°25'12"E A DISTANCE OF 50.40 FEET TO A POINT;  
 THENCE N90°00'00"E A DISTANCE OF 321.91 FEET TO A POINT;  
 THENCE S00°00'00"E A DISTANCE OF 122.58 FEET TO A POINT;  
 THENCE N89°22'52"E A DISTANCE OF 159.76 FEET TO A POINT;  
 THENCE S00°37'08"E A DISTANCE OF 252.09 FEET TO A POINT;  
 THENCE S00°01'23"E A DISTANCE OF 68.12 FEET TO A POINT;  
 THENCE S03°23'38"W A DISTANCE OF 123.21 FEET TO A POINT;  
 THENCE S10°30'20"E A DISTANCE OF 34.39 FEET TO A POINT;  
 THENCE S43°16'10"E A DISTANCE OF 22.91 FEET TO A POINT;  
 THENCE S85°49'33"E A DISTANCE OF 65.71 FEET TO A POINT;  
 THENCE N87°10'09"E A DISTANCE OF 188.52 FEET TO A POINT;  
 THENCE N88°16'33"E A DISTANCE OF 48.62 FEET TO A POINT;  
 THENCE S10°00'27"E A DISTANCE OF 44.12 FEET TO A POINT;  
 THENCE S01°41'32"E A DISTANCE OF 116.02 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 19.66 FEET, SAID CURVE HAVING A RADIUS OF 475.00 FEET, AND A CHORD WITH A BEARING OF S87°20'08"W AND A LENGTH OF 19.65 FEET TO A POINT;  
 THENCE S01°17'34"E A DISTANCE OF 50.00 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 39.27 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF S48°41'32"E AND A LENGTH OF 35.36 FEET TO A POINT;  
 THENCE S01°41'32"E A DISTANCE OF 90.00 FEET TO A POINT;  
 THENCE S88°18'28"W A DISTANCE OF 125.19 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 535.98 FEET, SAID CURVE HAVING A RADIUS OF 1695.00 FEET, AND A CHORD WITH A BEARING OF S79°14'56"W AND A LENGTH OF 533.75 FEET TO A POINT;  
 THENCE N19°48'35"W A DISTANCE OF 79.31 FEET TO A POINT;  
 THENCE S11°44'49"W A DISTANCE OF 32.26 FEET TO A POINT;  
 THENCE S49°35'41"W A DISTANCE OF 32.61 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 427.54 FEET, SAID CURVE HAVING A RADIUS OF 1735.00 FEET, AND A CHORD WITH A BEARING OF S81°33'54"W AND A LENGTH OF 426.46 FEET TO A POINT;  
 THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 140.37 FEET, SAID CURVE HAVING A RADIUS OF 1040.00 FEET, AND A CHORD WITH A BEARING OF S58°22'19"W AND A LENGTH OF 140.26 FEET TO A POINT;  
 THENCE S78°59'34"W A DISTANCE OF 30.48 FEET TO A POINT;  
 THENCE S07°44'50"W A DISTANCE OF 57.02 FEET TO A POINT;  
 THENCE S83°41'08"W A DISTANCE OF 66.08 FEET TO THE POINT OF BEGINNING.

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



CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	007°34'00"	200.00'	28.41'	N10°21'26"E - 26.39'
C2	098°09'36"	25.00'	42.83'	S55°03'38"W - 37.78'
C3	011°28'38"	645.00'	129.20'	N85°43'57"W - 128.99'
C4	027°16'01"	737.55'	351.00'	N77°50'15"W - 347.70'
C5	007°33'47"	538.07'	71.03'	S62°19'19"E - 70.97'
C6	033°06'55"	175.00'	101.14'	S20°05'42"E - 99.74'
C7	065°56'31"	90.00'	103.58'	N76°13'09"W - 97.96'
C8	029°12'50"	510.01'	260.04'	S85°25'00"W - 257.23'
C9	016°45'31"	1355.00'	396.33'	N71°39'49"W - 394.92'
C10	009°13'50"	1355.00'	218.30'	N55°42'31"W - 218.06'
C11	027°19'41"	935.00'	445.96'	N52°32'00"E - 441.75'
C12	019°37'00"	625.00'	213.98'	N76°00'20"E - 212.94'
C13	090°00'00"	25.00'	39.27'	S45°00'00"W - 35.36'
C14	091°02'34"	200.00'	317.80'	S45°56'58"E - 285.41'
C15	011°28'38"	975.00'	195.31'	S85°43'57"E - 194.98'
C16	011°49'11"	355.00'	73.23'	S08°13'50"W - 73.10'
C17	085°51'56"	25.00'	37.47'	N57°04'24"E - 34.06'
C18	074°09'09"	320.00'	414.15'	N51°13'00"E - 385.84'
C19	002°22'15"	475.00'	19.66'	S87°20'08"W - 19.65'
C20	090°00'00"	25.00'	39.27'	S46°41'32"E - 35.36'
C21	018°07'04"	1695.00'	535.98'	S79°14'56"W - 533.75'
C22	014°07'08"	1735.00'	427.54'	S61°33'54"W - 426.46'
C23	007°43'59"	1040.00'	140.37'	S58°22'19"W - 140.26'
C24	001°42'25"	320.00'	9.53'	S89°08'47"W - 9.53'
C100	090°00'00"	25.00'	39.27'	S59°08'26"W - 35.36'
C101	090°00'00"	25.00'	39.27'	N30°51'34"W - 35.36'
C102	094°08'04"	25.00'	41.07'	S32°55'36"E - 36.61'
C103	011°28'38"	475.00'	95.15'	N85°43'57"W - 94.99'
C104	000°22'16"	525.00'	3.40'	N88°42'52"E - 3.40'
C105	040°20'15"	525.00'	369.61'	N71°18'08"W - 362.03'
C106	090°00'00"	25.00'	39.27'	N83°52'00"E - 35.36'
C107	090°00'00"	25.00'	39.27'	N06°08'00"W - 35.36'
C108	008°55'16"	475.00'	73.96'	N55°35'38"W - 73.88'
C109	090°00'00"	25.00'	39.27'	N83°52'00"E - 35.36'
C110	007°07'25"	538.07'	66.90'	S54°58'43"E - 66.85'
C111	007°33'47"	538.07'	71.03'	S62°19'19"E - 70.97'
C112	124°47'27"	25.00'	54.45'	N23°31'44"W - 44.31'
C113	047°09'23"	55.00'	45.27'	S76°59'39"W - 44.00'
C114	061°55'04"	25.00'	27.02'	S20°10'28"E - 25.72'
C115	005°51'38"	490.01'	50.12'	S81°53'27"W - 50.10'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C116	085°43'00"	25.00'	37.40'	N28°25'02"W - 34.01'
C117	024°25'32"	225.00'	95.92'	S26°39'14"W - 95.19'
C118	090°00'00"	25.00'	39.27'	N83°52'00"E - 35.36'
C119	024°25'32"	275.00'	117.23'	N26°39'14"E - 116.35'
C120	090°00'00"	25.00'	39.27'	S06°08'00"E - 35.36'
C121	019°55'07"	25.00'	8.69'	S61°05'34"E - 8.65'
C122	130°16'58"	55.00'	125.06'	N05°54'38"W - 99.81'
C123	020°21'51"	25.00'	8.89'	S49°02'55"W - 8.84'
C124	090°00'00"	25.00'	39.27'	S06°08'00"E - 35.36'
C125	089°59'51"	25.00'	39.27'	N83°52'05"E - 35.35'
C126	090°00'00"	25.00'	39.27'	N06°08'00"W - 35.36'
C127	090°00'00"	25.00'	39.27'	S83°52'00"W - 35.36'
C129	027°19'50"	365.00'	174.11'	N52°31'55"E - 172.46'
C130	027°19'50"	605.00'	288.59'	S22°31'55"W - 285.86'
C131	086°25'23"	25.00'	37.71'	S22°59'09"W - 34.23'
C132	096°26'53"	25.00'	42.08'	S48°13'27"E - 37.29'
C133	020°13'33"	410.00'	144.73'	N10°06'47"W - 143.98'
C134	017°21'16"	415.00'	125.70'	S74°52'28"W - 125.22'
C135	090°00'00"	25.00'	39.27'	N06°08'00"W - 35.36'
C136	090°00'00"	25.00'	39.27'	S83°52'00"W - 35.36'
C137	090°00'00"	25.00'	39.27'	N83°52'00"E - 35.36'
C138	090°00'00"	25.00'	39.27'	S06°08'00"E - 35.36'
C139	104°12'44"	25.00'	45.47'	N00°58'22"E - 39.46'
C140	013°07'06"	435.00'	99.60'	S89°08'17"W - 99.38'
C141	080°21'28"	25.00'	35.06'	S73°37'26"E - 32.26'
C142	040°20'15"	475.00'	334.41'	S71°18'08"E - 327.55'
C144	058°01'33"	410.00'	415.22'	N62°27'29"W - 397.71'
C146	011°28'38"	525.00'	105.16'	S85°43'57"E - 104.99'
C147	010°48'26"	765.00'	144.30'	N85°23'51"W - 144.08'
C148	085°51'56"	25.00'	37.47'	S57°04'24"W - 34.06'
C149	094°08'04"	25.00'	41.07'	S32°55'36"E - 36.61'
C150	090°00'00"	25.00'	39.27'	N06°07'55"W - 35.36'
C151	090°00'00"	25.00'	39.27'	S83°52'00"W - 35.36'
C152	027°19'50"	655.00'	312.44'	N52°31'55"E - 309.49'
C153	018°40'28"	465.00'	151.56'	N75°32'04"E - 150.89'
C154	084°52'18"	25.00'	37.03'	S42°26'09"W - 33.74'
C155	094°11'10"	25.00'	41.10'	S47°05'35"E - 36.62'
C156	013°07'34"	360.73'	82.96'	S48°38'13"E - 82.77'
C157	011°28'38"	815.00'	163.26'	S85°43'57"E - 162.98'
C158	023°49'45"	125.00'	51.99'	S11°54'53"E - 51.61'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C159	090°00'00"	25.00'	39.27'	S45°00'00"W - 35.36'
C160	023°49'45"	175.00'	72.78'	N11°54'53"W - 72.26'
C161	090°00'00"	25.00'	39.27'	N45°00'00"W - 35.36'
C162	090°00'00"	25.00'	39.27'	S45°00'00"W - 35.36'
C163	089°22'52"	25.00'	39.00'	S45°18'34"E - 35.16'
C164	053°02'35"	270.00'	249.96'	N63°28'42"E - 241.13'
C165	095°41'23"	25.00'	41.75'	N10°53'17"W - 37.07'
C166	030°30'02"	175.00'	93.16'	N75°58'59"W - 92.06'
C167	091°23'08"	25.00'	39.87'	S45°04'26"W - 35.78'
C169	092°40'43"	25.00'	40.44'	S42°53'38"E - 36.17'
C170	030°30'02"	225.00'	119.78'	S73°58'59"E - 118.37'
C171	107°07'36"	25.00'	46.74'	N67°42'14"E - 40.23'
C172	016°30'51"	275.00'	79.26'	S04°48'42"E - 78.99'
C173	020°06'38"	25.00'	8.77'	S03°00'48"E - 8.73'
C174	130°18'05"	55.00'	125.08'	S58°06'32"E - 99.82'
C175	020°48'23"	25.00'	9.08'	N67°08'37"E - 9.03'
C176	010°42'14"	1810.00'	338.14'	N82°53'55"E - 337.65'
C177	010°49'30"	1895.98'	358.21'	S82°56'50"W - 357.68'
C178	089°14'24"	25.00'	38.94'	N57°56'55"W - 35.12'
C179	005°47'00"	1980.00'	199.85'	S80°05'19"W - 199.77'
C180	016°59'58"	320.00'	94.94'	S22°38'25"W - 94.60'
C197	004°03'51"	387.40'	27.48'	N01°24'48"E - 27.47'
C199	057°09'11"	320.00'	319.20'	S59°42'59"W - 306.13'

LINE	BEARING	LENGTH
L1	N72°18'58"W	50.96'
L2	S46°35'38"W	51.73'
L3	N88°31'45"E	45.28'
L4	N31°07'17"E	84.92'
L5	N38°52'09"E	57.08'
L6	S00°00'00"E	45.60'
L7	S37°04'30"W	43.11'
L8	S00°57'33"W	60.01'
L9	N86°14'29"E	23.79'
L10	N50°36'45"E	37.24'
L11	S87°40'45"E	46.16'
L12	N14°08'26"E	17.98'
L13	S10°30'20"E	34.39'
L14	S43°16'10"E	22.91'
L15	S85°49'33"E	65.71'
L16	N88°16'33"E	48.62'
L17	S10°00'27"E	44.12'
L18	S79°59'34"W	30.49'
L19	S07°44'50"W	57.02'
L20	S83°41'08"W	66.08'
L23	S46°59'11"W	60.49'
L24	S58°58'23"W	52.73'
L25	S88°14'58"W	44.04'
L26	S88°14'58"W	22.17'
L27	N80°12'10"W	70.20'
L28	S14°26'28"W	10.81'
L29	N62°31'30"W	53.78'
L30	S23°49'45"E	12.86'
L31	N23°49'45"W	6.50'
L32	N43°02'15"E	30.11'
L33	N70°53'37"E	17.93'
L34	N67°34'08"W	36.92'
L35	N25°52'54"W	34.24'
L36	N03°14'36"E	186.48'
L37	N18°06'45"W	29.40'
L38	N39°40'14"W	59.10'
L39	N23°22'15"W	28.07'

**NOTES:**

- ZONING:  
THE SUBJECT PROPERTY IS PART OF LAKESHORE VILLAGE PUD "V" (PLANNED UNIT DEVELOPMENT), USE AREA LV-3 (SINGLE AND MULTI-FAMILY RESIDENTIAL).
- PLATTED BUILDING SETBACKS:  
FRONT: 20'  
REAR: 15' (55' ALONG LAKES)  
SIDE: 5' (10' ALONG STREET RIGHTS OF WAY)
- REFERENCES:  
A) PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 8), PREPARED BY ACADIA LAND SURVEYING, LLC, DATED AUGUST 27, 2019.  
B) PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 4-A-3) PREPARED BY ACADIA LAND SURVEYING, LLC, DATED FEBRUARY 18, 2020, FILED MARCH 3, 2020 IN FILE NO. 5929.  
C) PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 4-A-4) PREPARED BY ACADIA LAND SURVEYING, LLC, DATED NOVEMBER 13, 2019.  
D) PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 9B) LOTS 1922-1925, 1944-2022, 2074-2093 & 2104-2112 LOCATED IN SECTIONS 26 & 35 TOWNSHIP 9 SOUTH - RANGE 14 EAST GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA PREPARED BY DUPLANTIS DESIGN GROUP PC. DATED AUGUST 07, 2022.

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 PARTIALLY IN A SPECIAL FLOOD HAZARD AREA:  
FLOOD ZONE: X SHADED & AH  
BASE FLOOD ELEVATION: N/A & -3'  
COMMUNITY PANEL NO. 225205 0535 D  
MAP REVISED: APRIL 2, 1991  
NOTES:  
FLOOD ZONE AND BASE FLOOD ELEVATION SHOWN ARE FROM LETTER OF MAP REVISION, CASE NO. 19-06-0189, D

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**General Comments:**

1. Parcel GS 14-3 needs to have a mature stand of vegetation established.

**Final Plat:**

2. Update the dedication statement to include the ownership of all greenspaces, traffic signage and street name signage.
3. Remove the “parish” reference from restrictive covenant #4.
4. Update the restrictive covenants to include the following covenant: “It shall be prohibited for any lot within an approved subdivision to have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat.”
5. Addresses will need to be added to the plat. Where “SCOTT’S BAYOU LN” is shown, it should either be a continuation of KELLY LAKE LN or be removed, contact 911 addressing for road name and lot addressing approval.

**Paving & Drainage Plan:**

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

**Water & Sewer Plan:**

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

**Informational Items:**

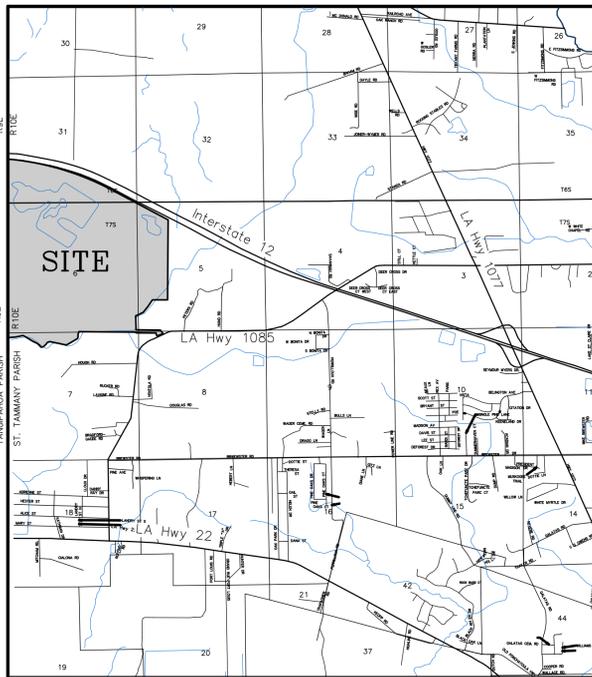
The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 1,410 linear feet at \$25.00 per linear foot for a total of \$35,250.00 for a period of two (2) years.

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

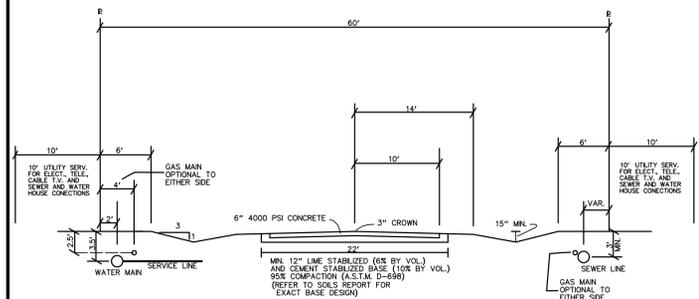
This subdivision is within the Urban Growth Boundary Line.

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

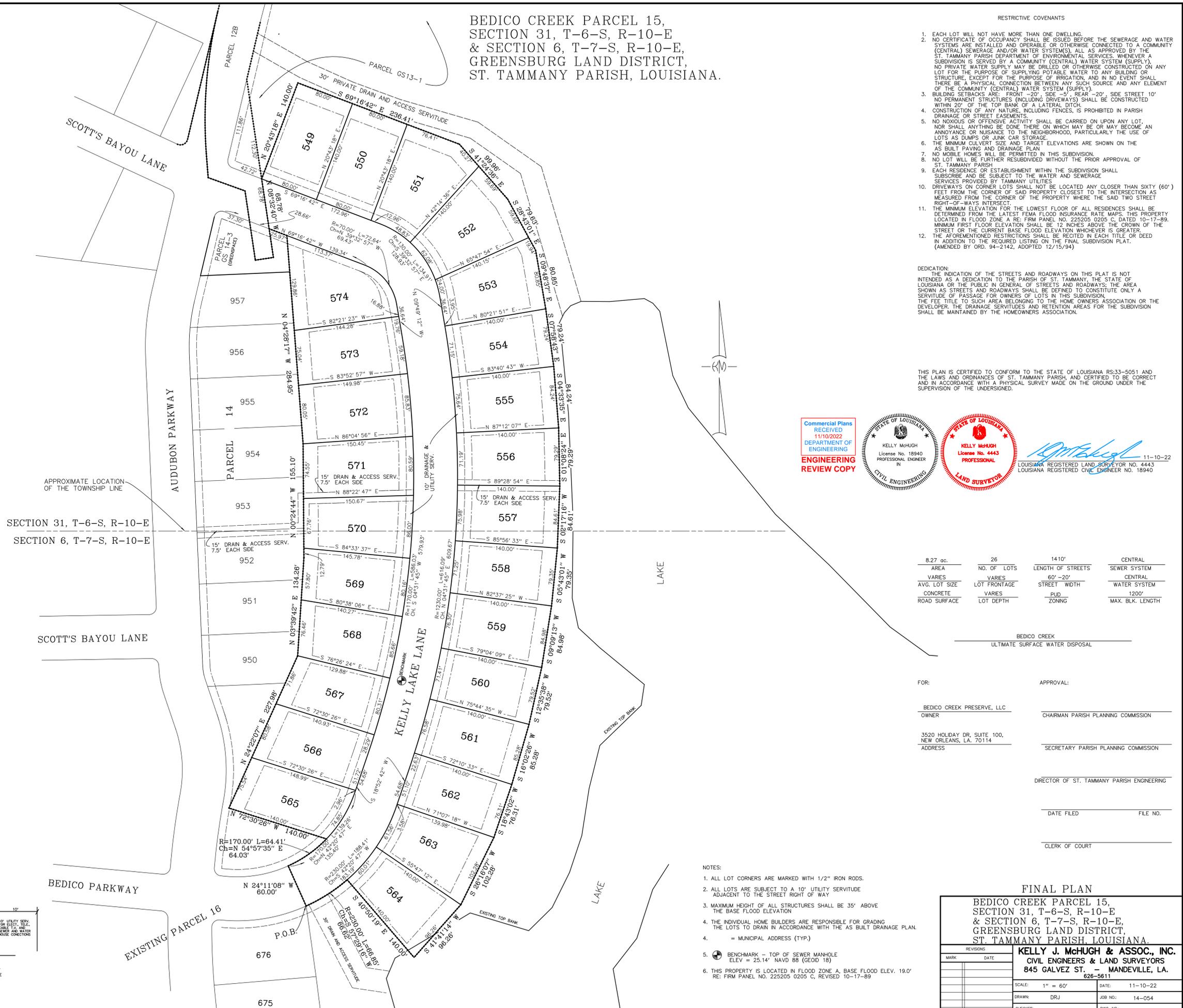


VICINITY MAP

**LEGAL DESCRIPTION**  
 BEDICO CREEK PARCEL 15  
 A certain parcel of ground situated in Section 6, Township-7-South, Range-10-East, and Section 31, Township-6-South, Range-10-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:  
 Commence at the Section Corner common to Sections 5, 6, 7, & 8 Township-7-South, Range-10-East and measure North 41 degrees 04 minutes 45 seconds West a distance of 6470.20 feet to the Point of Beginning  
 From the Point of Beginning measure:  
 North 24°11'08" West a distance of 60.00 feet to a point on a curve;  
 Thence along a curve to the left having a radius of 170.00 feet, a delta of 214°2'33", an arc length of 64.41 feet, and a chord which bears North 54°57'35" East having a chord distance of 64.03 feet to a point on a line;  
 Thence North 72°30'26" West a distance of 140.00 feet to a point;  
 Thence North 04°28'17" West a distance of 284.95 feet to a point;  
 Thence North 03°39'42" East a distance of 134.26 feet to a point;  
 Thence North 00°24'44" West a distance of 155.10 feet to a point;  
 Thence North 04°28'17" West a distance of 284.95 feet to a point;  
 Thence North 69°16'42" West a distance of 25.97 feet to a point;  
 Thence North 08°32'40" West a distance of 68.78 feet to a point;  
 Thence North 29°43'18" East a distance of 140.00 feet to a point;  
 Thence South 69°16'42" East a distance of 236.41 feet to a point;  
 Thence South 41°24'36" East a distance of 99.96 feet to a point;  
 Thence South 28°43'01" East a distance of 79.63 feet to a point;  
 Thence South 09°48'37" East a distance of 80.85 feet to a point;  
 Thence South 07°58'43" East a distance of 79.24 feet to a point;  
 Thence South 04°33'35" East a distance of 84.24 feet to a point;  
 Thence South 01°08'24" East a distance of 79.29 feet to a point;  
 Thence South 02°17'16" West a distance of 84.61 feet to a point;  
 Thence South 05°43'01" West a distance of 79.35 feet to a point;  
 Thence South 09°09'13" West a distance of 84.98 feet to a point;  
 Thence South 12°35'38" West a distance of 79.52 feet to a point;  
 Thence South 16°02'26" West a distance of 85.28 feet to a point;  
 Thence South 18°43'02" West a distance of 76.31 feet to a point;  
 Thence South 26°16'07" West a distance of 102.28 feet to a point;  
 Thence South 41°14'14" West a distance of 98.26 feet to a point;  
 Thence North 40°50'19" West a distance of 140.00 feet to a point on a curve;  
 Thence along a curve to the right having a radius of 230.00 feet, a delta of 163°59'12", an arc length of 66.89 feet, and a chord which bears South 57°29'16" West having a chord distance of 66.62 feet to the POINT OF BEGINNING, and containing 360,341.40 square feet or 8.27 acre(s) of land, more or less.



TYPICAL STREET SECTION  
 SCALE 1"=10'



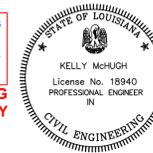
BEDICO CREEK PARCEL 15,  
 SECTION 31, T-6-S, R-10-E  
 & SECTION 6, T-7-S, R-10-E,  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LOUISIANA.

- RESTRICTIVE COVENANTS
- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
  - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S). ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
  - BUILDING SETBACKS ARE: FRONT - 20', SIDE - 5', REAR - 20'. SIDE STREET 10' NO PERMANENT STRUCTURES (INCLUDING DRIVEWAYS) SHALL BE CONSTRUCTED WITHIN 20' OF THE TOP BANK OF A LATERAL DITCH.
  - CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
  - NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
  - THE MINIMUM CULVERT SIZE AND TARGET ELEVATIONS ARE SHOWN ON THE AS BUILT PAVING AND DRAINAGE PLAN.
  - NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
  - NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
  - EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY UTILITIES.
  - DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
  - THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY LOCATED IN FLOOD ZONE A RE: FIRM PANEL NO. 225205 0205 C, DATED 10-17-89. MINIMUM FIRST FLOOR ELEVATION SHALL BE 12 INCHES ABOVE THE CROWN OF THE STREET OR THE CURRENT BASE FLOOD ELEVATION WHICHEVER IS GREATER.
  - THE AFORESAID RESTRICTIONS SHALL BE REPEATED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94).

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

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS33-5051 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.

Commercial Plans  
 RECEIVED  
 11/10/2022  
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 REVIEW COPY



11-10-22  
 LOUISIANA REGISTERED LAND SURVEYOR NO. 4443  
 LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

AREA	NO. OF LOTS	LENGTH OF STREETS	CENTRAL
8.27 ac.	26	1410'	CENTRAL
VARIES	VARIES	60'-20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARIES	PUD	1200'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

FOR:	APPROVAL:
BEDICO CREEK PRESERVE, LLC OWNER	CHAIRMAN PARISH PLANNING COMMISSION
3520 HOLIDAY DR, SUITE 100, NEW ORLEANS, LA. 70114 ADDRESS	SECRETARY PARISH PLANNING COMMISSION
	DIRECTOR OF ST. TAMMANY PARISH ENGINEERING
	CLERK OF COURT

- NOTES:
- ALL LOT CORNERS ARE MARKED WITH 1/2" IRON RODS.
  - ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVITUDE ADJACENT TO THE STREET RIGHT OF WAY.
  - MAXIMUM HEIGHT OF ALL STRUCTURES SHALL BE 35' ABOVE THE BASE FLOOD ELEVATION.
  - THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS BUILT DRAINAGE PLAN.
  - BENCHMARK - TOP OF SEWER MANHOLE ELEV = 25.14' NAVD 88 (GEOD 18)
  - THIS PROPERTY IS LOCATED IN FLOOD ZONE A, BASE FLOOD ELEV. 19.0' RE: FIRM PANEL NO. 225205 0205 C, REVISED 10-17-89

**FINAL PLAN**  
 BEDICO CREEK PARCEL 15,  
 SECTION 31, T-6-S, R-10-E  
 & SECTION 6, T-7-S, R-10-E,  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LOUISIANA.

REVISIONS	MARK	DATE

**KELLY J. McHUGH & ASSOC., INC.**  
 CIVIL ENGINEERS & LAND SURVEYORS  
 845 GALVEZ ST. MANDEVILLE, LA.  
 70481-6266

SCALE: 1" = 60' DATE: 11-10-22  
 DRAWN: DRJ JOB NO.: 14-054  
 CHECKED: DATE:      DWG. NO.:

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