

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, SEPTEMBER 11, 2018**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

**PUBLIC ANNOUNCEMENTS**

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

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE AUGUST 14, 2018 MINUTES**

**PUBLIC HEARINGS:**

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**  
**ENTERING THE TAMMANY TRACE**

**MINOR SUBDIVISIONS**

**2018-1168-MSP**

A minor sub of Parcel A 12.30 acres into Parcels A-1 (6 acres) & Parcel B-1 (6.29 acres), W10, D6  
Owner: Thomas & Deirdre Faherty  
Surveyor: John C. Cummings & Associates  
Parish Council District Rep.: Hon. Richard Tanner

**2018-1193-MSP**

A minor subdivision of Lot LL1 into Lots LL1-A (1.26 acres) & LL1-B (1.26 acres), W1, D3  
Owner: C & C Homebuilders, LLC  
Surveyor: Edward J. Murphy, PLS  
Parish Council District Representative: Hon. James Thompson

**2018-1198-MSP**

A minor sub of a 61-acre parcel into Parcels A, B, C, D & E, W5, D6  
Owner: The Estate of Della L. Dillard  
Surveyor: John C. Cummings & Associates  
Parish Council District Rep.: Hon. Richard Tanner

**PETITIONS/REQUESTS**

Dove Park Subdivision, Sq. 1 Lot 16, W4, D5  
Surveyor: H. C Sanders & Associates, Inc.  
Parish Council District Rep.: Hon. Rykert Toledano  
*Request to build on substandard lot of record.*

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**2018-1053-PP**

The Preserve at Goodbee Lakes, Ward 1, District 3  
Developer/Owner: D.R. Horton, Inc. Gulf Coast  
Engineer: Quality Engineering and Surveying  
Parish Council District Representative: Hon. James Thompson  
**POSTPONED FROM THE JUNE 12, 2018 MEETING**  
**POSTPONED FROM THE JULY 10, 2018 MEETING**  
**POSTPONED FROM THE AUGUST 14, 2018 MEETING**

**2018-1105-PP**

Providence Parks Ph. 1, Ward 1, District 3  
Developer/Owner: Providence Parks, LLC  
Engineer: SLD Engineering and Surveying  
Parish Council District Representative: Hon. James Thompson  
**POSTPONED FROM THE JULY 10, 2018 MEETING**  
**POSTPONED FROM THE AUGUST 14, 2018 MEETING**

**2018-1148-PP**

River Club Ph. 2, Ward 1, District 1  
Developer/Owner: River Club Development, LLC  
Engineer: Kelly McHugh and Associates  
Parish Council District Representative: Hon. Marty Dean  
**POSTPONED FROM THE AUGUST 14, 2018 MEETING**

**2018-1149-PP**

River Club Ph. 3, Ward 1, District 1  
Developer/Owner: River Club Development, LLC  
Engineer: Kelly McHugh and Associates  
Parish Council District Representative: Hon. Marty Dean  
**POSTPONED FROM THE AUGUST 14, 2018 MEETING**

**FINAL SUBDIVISION REVIEW**

**2018-1196-FP**

Bedico Creek Parcel C-1, Ward 1, District 1  
Developer/Owner: Bedico Creek Preserve, LLC  
Engineer: Kelly McHugh and Associates  
Parish Council District Representative: Hon. Marty Dean

**2018-1197-FP**

Southern Oaks, Phase 1, Ward 1, District 4  
Developer/Owner: Yanin, LLC  
Engineer: Kyle Associates, LLC  
Parish Council District Representative: Hon. Michael Lorino

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

An ordinance to amend the St. Tammany Parish Code of Ordinances, Subdivision Regulations Section 125-188 Minor Subdivision Review, relative to private drives in use prior to the establishment of the Growth Boundary Line.

**OLD BUSINESS**

**Bushwood Estates - Replat** (SD03-09-11F)

Developer/Owner: Deborah Hogan

Surveyor: John C. Cummings & Associates

Parish Council District Rep.: Hon. Richard Tanner

*Request by the developer to amend the recorded final subdivision survey plat*

**Lakeshore Villages Ph. 1A - Act of Correction**

Developer/Owner: D.R Horton

Surveyor: Michael P. Blanchard

Parish Council District Rep.: Hon. Michelle Blanchard

*Request by the developer to amend the legal description*

**Terra Bella 1A-9**

Developer/Owner: Terra Bella Group

Parish council District Rep.: Hon. Marty Dean

*Request to revise the duration of the Warranty Obligation from five (5) years to one (1) year*

**Money Hill Act of Correction**

Developer /Owner: Sally Goodyear

Surveyor: Edward Murphy

Parish Council District Rep.: Hon. Richard Tanner

*Request to change location of drainage servitude*

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, AUGUST 14, 2018**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

Absent: N/A

Staff Present: Cara Bartholomew, Chris Tissue, Jay Watson, Shelby Vorenkamp, Mike Sevante, Cary Menard, Jennifer Lange

**PUBLIC ANNOUNCEMENTS**

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

**INVOCATION** - Mr. Randolph presented the Invocation.

**PLEDGE OF ALLEGIANCE** - Mr. Fitzmorris presented the Pledge of Allegiance.

**APPROVAL OF THE JULY 10, 2018 MINUTES**

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**

**PUBLIC HEARINGS**

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

**MINOR SUBDIVISIONS**

**2018-1113-MSP - APPROVED**

A minor subdivision of a 5.85-acre Parcel into Parcels A, B & C, W3 D3

Owner: Michael and Kathryn Wittich

Surveyor: Land Surveying, LLC

Parish Council District Rep.: Hon. James Thompson

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

Opposition: None

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**



## AUGUST 14, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

### **2018-1132-MSP - POSTPONED - \*see New Business**

A minor subdivision of 1.3 acres Emanuel Sylva Estate Partition, Lot 8 & part of Lot 9 into Lots 9-A & 8-A, W9 D14,

Owner: Adrian Bolden

Surveyor: J.V Burkes and Associates, INC

Parish Council District Rep.: Hon. TJ Smith

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None

Opposition: None

**Doherty moved postpone for one month, second by Randolph.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**

### **2018-1143-MSP - APPROVED**

A minor subdivision of a 20.102 acre Parcel being Parcels A & B into Parcels A-1, A-2, B-1, B-2 & B-3, W1, D1

Owner: Donald Peter

Surveyor: John C. Cummings & Associates

Parish Council District Rep.: Hon. Michael Lorino

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

Opposition: None

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**

### **2018 -1144-MSP - APPROVED**

A minor subdivision of 40.123 acres into Parcels A, B & C, W7 D7

Owner: Next Generation Investments, LLC

Surveyor: John C. Cummings & Associates

Parish Council District Rep.: Hon. Jacob Groby

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

Opposition: None

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**

## **AUGUST 14, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION**

### **2018-1147-MSP - APPROVED**

A minor subdivision of 6.92 acre Parcel A2A & A2B into Parcels A2A2 & A2B2, W4 D5

Owner: Rita Stephens and Lexie Melerine

Surveyor: John E Bonneau & Associates

Parish Council District Representative: Hon. Rykert Toledano

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

Opposition: Samantha Keen and Charles Acosta

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**

### **PETITIONS/REQUESTS**

#### **ENTERING THE TAMMANY TRACE**

#### **REVOCATION/CLOSINGS REVIEW**

### **REV18-07-004 - APPROVED**

A revocation of Pam Drive, located within Holiday Acres Subdivision, East of Slidell, Ward 8, District 13

Applicant: John Mark Vaughn

Parish Council District Representative: Hon. Michele Blanchard

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

Opposition: Denise Killroy

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**

### **RESUBDIVISION REVIEW**

### **2018-1146-MRP - APPROVED**

Tammany Forest Subdivision, Lot 19, Blk 2, Lacombe

Owner: Coast Builders, LLC

Surveyor: J. V. Burkes & Associates, Inc

Parish Council District Representative: Jacob B. Groby, III

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

Opposition: None

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

## AUGUST 14, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

Nay:

Abstain:

### **DORMANT SUBDIVISION REVIEW**

### **TENTATIVE SUBDIVISION REVIEW**

### **PRELIMINARY SUBDIVISION REVIEW**

#### **2018-1053-PP - POSTPONED**

The Preserve at Goodbee Lakes, Ward 1, District 3

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

Engineer: Quality Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

**POSTPONED FROM THE JUNE 12, 2018 MEETING**

**POSTPONED FROM THE JULY 10, 2018 MEETING**

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

Opposition: None

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

Nay:

Abstain:

#### **2018-1105-PP - POSTPONED**

Providence Parks Ph. 1, Ward 1, District 3

Developer/Owner: Providence Parks, LLC

Engineer: SLD Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

**POSTPONED FROM THE JULY 10, 2018 MEETING**

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

Opposition: None

**Davis moved to postpone, second by Willie.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

Nay:

Abstain:

#### **2018-1106-PP - APPROVED**

Lakeshore Villages Phase 4A, Ward 8, District 13

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

Engineer: Duplantis Design Group, LLC

Parish Council District Representative: Hon. Michelle Blanchard

**POSTPONED FROM THE JULY 10, 2018 MEETING**

## **AUGUST 14, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION**

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

Opposition: None

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**

### **2018-1148-PP - POSTPONED**

River Club Ph 2, Ward 1, District 1

Developer/Owner: River Club Development, LLC

Engineer: Kelly McHugh and Associates

Parish Council District Representative: Hon. Marty Dean

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

Opposition: None

**Davis moved to postpone, second by Doherty.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**

### **2018-1049-PP - POSTPONED**

River Club Ph 3, Ward 1, District 1

Developer/Owner: River Club Development, LLC

Engineer: Kelly McHugh and Associates

Parish Council District Representative: Hon. Marty Dean

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

Opposition: None

**Fitzmorris moved to postpone, second by Richardson.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**

### **FINAL SUBDIVISION REVIEW**

#### **2018-1104-FP - APPROVED**

Abita Lakes Ph. 3B2, Ward 10, District 6

Developer/Owner: Abita lakes, LLC

Engineer: Duplantis Design Group, LLC

Parish Council District Representative: Hon. Richard Tanner

**POSTPONED FROM THE JULY 10, 2018 MEETING**

## **AUGUST 14, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Robert Bruno and Tommy Buckel

Opposition: None

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**

### **OLD BUSINESS**

#### **Act of Correction**

The Estates at Watercross, Phase 1A (2016-382-FP) and Phase 1B (2017-584-FP)

Owner/Developer: Watercross Development, L.L.C.

Surveyor: John E. Bonneau and Associates, Inc

***Phase 1A - An Act of Correction to revise building setback lines for Lots 137-142***

***Phase 1B - An Act of Correction to revise building setback lines for Lots 104-110 and 111-133***

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

Opposition: None

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**

#### **Waiver Request**

Lakeshore Villages Phase 3A (2018-992-PP) and Phase 1B (2018-1068-MRP)

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

A waiver request to remove the maximum number of model homes allowed per subdivision (Sec. 125-199).

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

Opposition: None

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**

### **NEW BUSINESS**

**Richard moved reconsider and override the postponement of 2018-1132-MSP, second by Fitzmorris.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:**

**Abstain:**

**AUGUST 14, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION**

**2018-1132-MSP - APPROVED**

A minor subdivision of 1.3 acres Emanuel Sylva Estate Partition, Lot 8 & part of Lot 9 into Lots 9-A & 8-A, W9 D14,

Owner: Adrian Bolden

Surveyor: J.V Burkes and Associates, INC

Parish Council District Rep.: Hon. TJ Smith

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

Opposition: none

**Randolph moved to approve with waivers, second by Richardson.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Davis, Fitzmorris, Doherty, Drumm, Randolph, Mannella

**Nay:** Willie

**Abstain:**

**ADJOURNMENT**

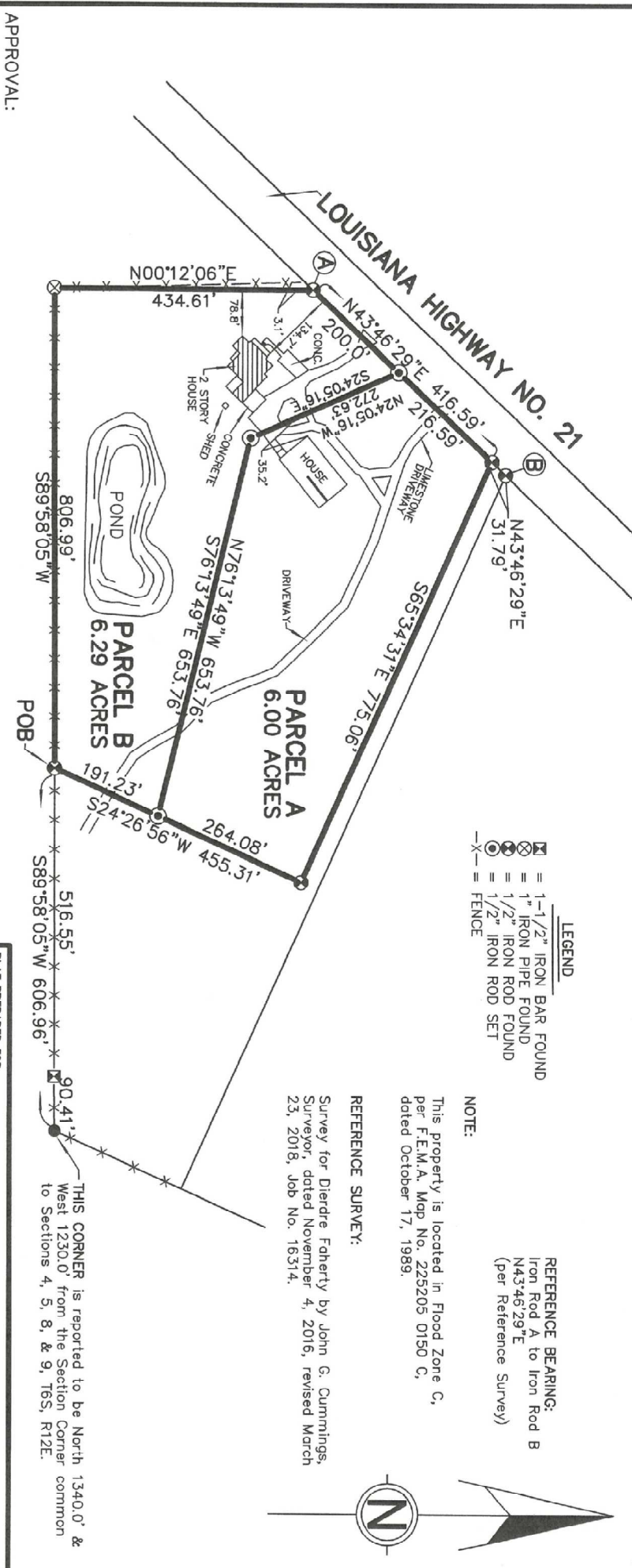
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**Mr. David G. Mannella**  
**Chairman**

# **MINOR SUBDIVISIONS**

Staff recommends approval of the request upon above revisions being complete. The minor subdivision adheres to all minor subdivision requirements.





APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

JOHN G. CUMMINGS  
License No. 4770  
PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA

LEGEND

REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
N43°46'29"E  
(per Reference Survey)

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

REFERENCE SURVEY:  
Survey for Dierdre Faherty by John G. Cummings,  
Surveyor, dated November 4, 2016, revised March  
23, 2018, Job No. 16314.

PLAT PREPARED FOR:  
**Dierdre Faherty**

SCALE  
1" = 200'

DATE:  
7/3/2018

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

PROFESSIONAL LAND SURVEYOR

A MINOR SUBDIVISION OF 12.29 ACRES INTO PARCELS A & B, LOCATED IN SECTION 5, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES  
(985) 892-1549  
PROFESSIONAL LAND SURVEYORS  
COWINGTON, LA 70435

JOB NO.  
16314-RESUB

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of August 30, 2018)*

CASE NO.: 2018-1193-MSP

OWNER/DEVELOPER: C & C HOMEBUILDERS, LLC

ENGINEER/SURVEYOR: Edward Murphy, PLS

SECTION: 3                                      TOWNSHIP: 6 South                                      RANGE: 10 East

WARD: 1                                      PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION:                      The property is located on the west side of Hwy 1077, south of joiner Rd,  
   East of bunny Lane, Covington

SURROUNDING LAND USES:                      Single family residential

TOTAL ACRES IN DEVELOPMENT: 2.45 acres

NUMBER OF LOTS/PARCELS: 2 Lots, Each Lot being 1.22 acres (Lot LL-1A & Lot LL1-B)

ZONING: A-3 Suburban

**REASONS FOR PUBLIC HEARING:**

- The parcels are a part of a previously approved minor subdivision.

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

Staff recommends approval as the minor subdivision adheres to all minor subdivision requirements.

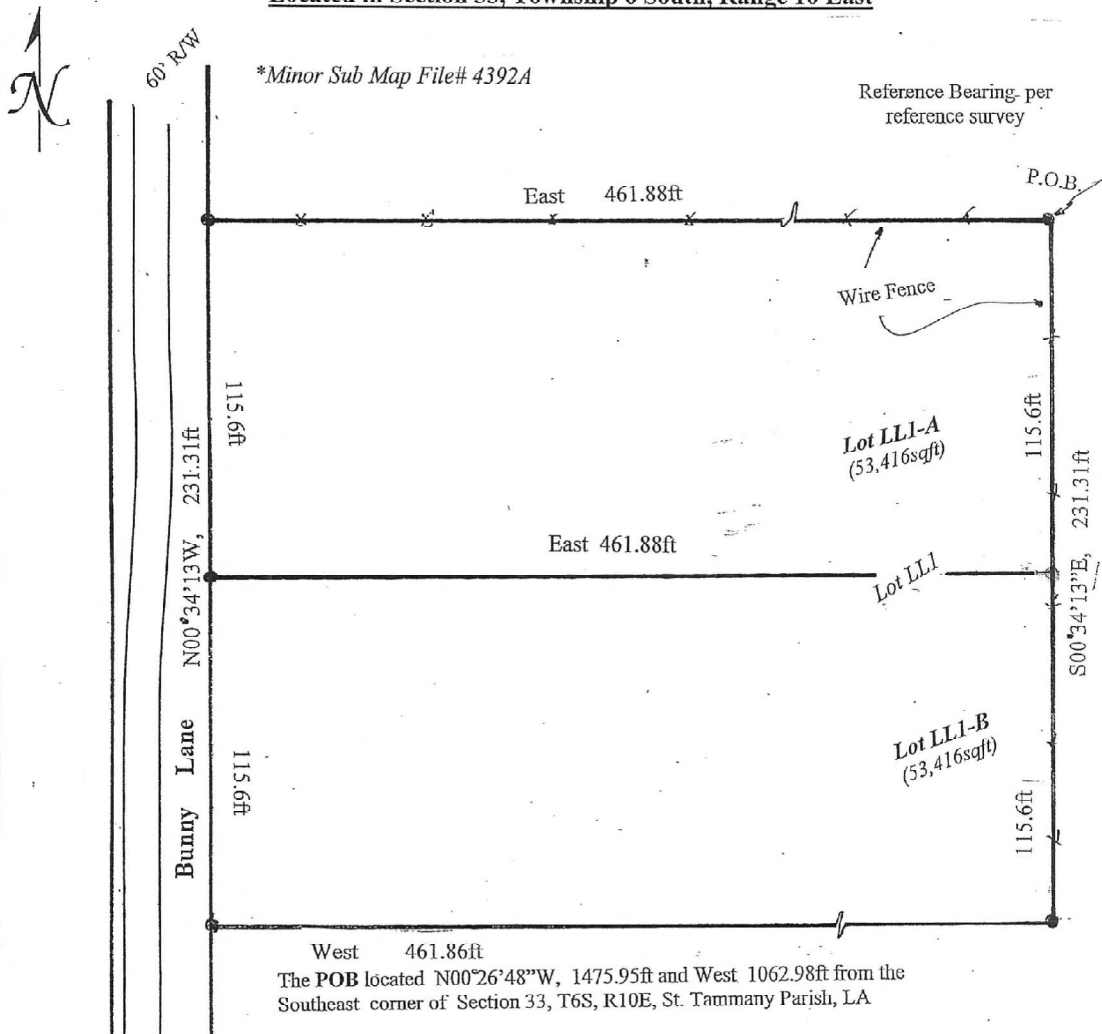
This map is in accordance with the standard detail requirements  
Pursuant to the accuracy standards of a C survey and the applicable  
Standards of practice cited in LAC 46:LXI.

Note: Owner/ Contractor to verify Flood Zone and Base Flood  
Elevation with local governing body prior to construction

Note: Owner or Builder responsible for verifying setbacks  
prior to beginning construction

This map is made in accordance with a physical survey made  
on the ground under the supervision of the undersigned

**A Subdivision of Lot LL1 into Lots LL1-A & LL1-B in an Unnamed Subdivision**  
**Located in Section 33, Township 6 South, Range 10 East**



Approvals:

Director of Department of Engineering

Chairman - St. Tammany Planning Commission

Secretary - St. Tammany Planning Commission

Date Filed / Map file Number

St. Tammany Parish Clerk of Court

Reference Survey dated 10/22/2013 by John G. Cummings & Assoc. for C & C Homebuilders  
As recorded in St. Tammany Parish clerk of Ct Ofc Map file 5239F

Setbacks: Owner/builder to verify  
setbacks w/ St. Tammany Parish  
Dept of Planning

**EDWARD J. MURPHY, P.E. / P.L.S.**  
306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493  
P.E. Reg. #12751 - P.L.S. Reg. # 4246

SURVEY PREPARED FOR: *C & C Homebuilders, LLC*

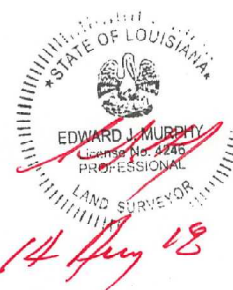
PROPERTY DESCRIPTION: *A Re-Subdivision of Lot LL1 into Lots LL1-A and Lot LL1-B in  
an Unnamed Subdivision in Section 33, Township 6 South, Range 10 East*

*in St. Tammany Parish, LA*

FLOOD ZONE: *"A" per FEMA FIRM Map 225205 0205C dated October 17 1989*

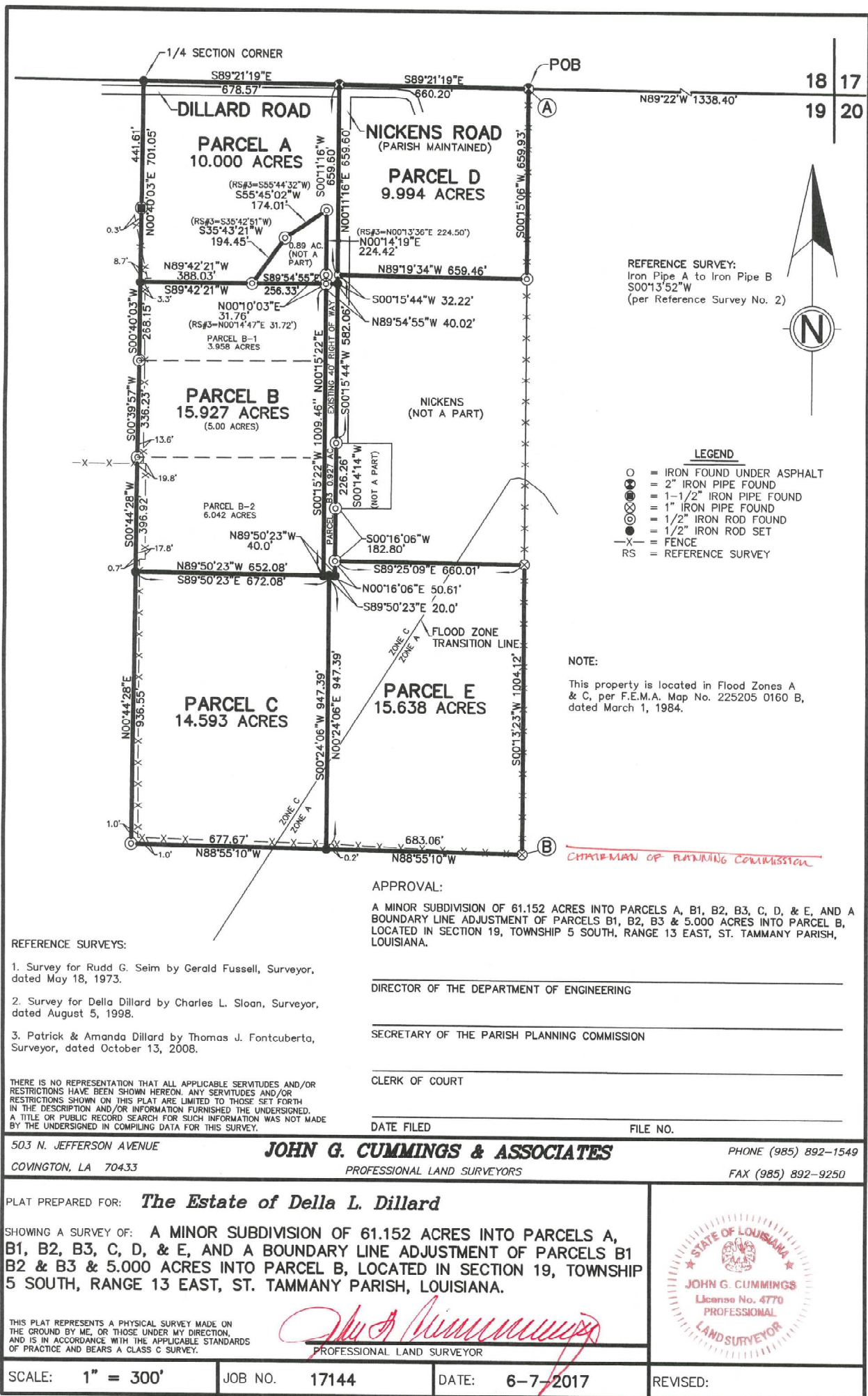
DATE: *14 August 2018*

SCALE: *1 inch = 50 feet*



A waiver of the regulations is required for approval of this minor subdivision request relative to the lot width issue. A 2/3rds majority vote of the full membership of the commission (8 members) is needed to pursuant to Chapter 125-224.0 Waiver of Regulations, of the Subdivision Regulation Chapter 125.





# **PETITIONS AND REQUEST**

**STAFF ANALYSIS REPORT**  
**SUSSTANDARD LOT OF RECORD**  
*(As of August 30, 2018)*

PROPERTY DESCRIPTION: Dove Park S/D, Sq. 1, Lot 16

OWNER/PETITIONER: Elieen White

SECTION: 5	TOWNSHIP: 6 South	RANGE: 12 East
WARD: 10	PARISH COUNCIL DISTRICT: 6	

LOT SIZE: 10,227 sq. ft.

ZONING: A-3 Suburban

**REASON FOR PUBLIC HEARING:**

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

In order for the Planning Commission to approve a request for building on a a buildable substandard lot of record, the petitioner must provide proof that they do not currently own, and has not sold, nor has any predecessor in deed or title, sold any contiguous lots during the period following the initial adoption of the contiguous lot rule ordinance on January 20, 1994.

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The petitioner is requesting to build on a 50' x 205' Lot within Dove Park S/D.  
Staff does not have any objection to the request as the petitioner has the opportunity to purchase Lot 16 without the option to acquire any adjacent property.

# **PRELIMINARY SUBDIVISION REVIEW**





**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 4, 2018)*

CASE NO.: 2018-1105-FP

SUBDIVISION NAME: Providence Parks, Phase 1

DEVELOPER: Providence Parks, LLC  
323 Florida Street, Suite 200  
Baton Rouge, LA 70801

ENGINEER/SURVEYOR: SLD Engineering and Surveying  
323 Florida Street, Suite 200  
Baton Rouge, LA 70801

SECTION: 21

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 8 East

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

GENERAL LOCATION: The property is located north of LA Hwy 1085 and east and adjacent to LA Hwy 1077, north of Goodbee.

TOTAL ACRES IN DEVELOPMENT: 56.5

NUMBER OF LOTS: 173

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: A4

TENTATIVE or PUD APPROVAL GRANTED: June 6, 2017

**STAFF COMMENTARY:**

**Department of Planning and Development**

This project was postponed at the August 14, 2018 meeting. The developer is requesting postponement to the October 9, 2018 meeting.

1

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

**General Comments:**

1. The developer has requested a waiver of regulations for the minimum finished floor elevation for lots along the waterway to be 12 inches above the street;
2. The developer has requested a waiver of regulations for the maximum block length of 1500 feet;
3. The developer has requested a waiver of regulations for detention requirements in accordance with Ordinance 11-2426. Therefore, the Department of Development has calculated a drainage fee in lieu of detention as follows:

$38.51 \text{ acres} \times \$2,000/\text{acre} = \$77,020$  (this calculation includes the entire footprint of Phase 2)

However, in 2013 the Planning Commission approved the developer's request in River Club, Phase 1 to exclude the greenspace and waterways from the calculation. Similarly, the developer has submitted a letter (see attached) detailing the request to remove the greenspace and waterways from the area used for calculation of the fee in lieu of detention for River Club, Phase 2.

If the Planning Commission agrees with this request the following calculation can be used:  
 $27.55 \text{ acres} \times \$2,000/\text{acre} = \$55,100$  (please note that unlike Phase 1, the developer is proposing to install a walking path in the Phase 2 greenspace)

The fee shall be due prior to the issuance of any work orders by the Parish;

4. Provide the geotechnical report that is referenced in the typical street section on the preliminary plat;

**Preliminary Plat:**

5. Include in the restrictive covenants that the HOA will also be required to maintain the proposed walking trail;

**Paving and Drainage Plan:**

6. The subsurface pipe which encroaches onto lot 136 needs to be relocated to within the road R.O.W.;
7. Relabel "section "c-c" detail" as simply a walking path detail or provide a location for the section on the plan sheet;

**Sewer and Water Plan:**

8. Show the access drive for the lift station in the lift station detail and on the paving and drainage sheet;
9. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health;

**SWPPP & Signage Plan:**

10. The Coastal Use Permit on file for River Club expired in 2017, provide this office with a current Coastal Use Permit.

**Informational Items:**

No funded **Maintenance Obligation** is required since this is an extension of a private subdivision.

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

The developer is hereby advised that upon application for final subdivision approval, the engineer of record for this development shall certify in writing that all aspects of construction have been completed in accordance with the approved plan(s) and Parish Ordinances. If any construction activity is proposed that is not in substantial compliance with the approved plan(s) and Parish Ordinances, the engineer of record for this development shall notify in writing, the Department of Development prior to beginning said construction activity. The developer and/or the engineer of record shall obtain written approval from the Department of Development prior to beginning any proposed construction activity that is not in substantial compliance with the approved plan(s) and Parish Ordinances.

Revised drawings will not be accepted prior to the September 11, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





**Kelly McHugh**  
&  
Associates, Inc.

July 30, 2018

St. Tammany Parish  
Department of Development  
Attn: Jay Watson  
PO Box 628  
Covington, LA 70434

**PRELIMINARY PLANS  
RECEIVED**  
7/31/2018 - 11:00 A.M.  
**DEVELOPMENT  
ENGINEERING**

**ENGINEERING  
REVIEW COPY**

RE: River Club, Phase 2  
Preliminary Waiver Request

Jay,

We request waivers for 3 items, which have been before the Planning commissioner previously and approved as described below:

1. We request a "fee in lieu of detention" waiver for the developable area of 27.55 acres. This acreage includes lots and ROW's and excludes greenspace and waterway. The exact waiver was approved in Ph. 1 and a waiver of detention for the entire development was previously reviewed and approved. The fee request is 27.55 acres times \$2000/acre for a total of \$55,100.

2. We request a waiver of the minimum floor elevation be 12" inches above the street for lots along the waterway (lots 116-132). Because of the extreme slope of lots towards the waterway, placing the houses 12" street places the houses at an excess elevation above the rear of the lot and waterway. The elevation requirement for waterway lots will still be 12" above the BFE. This exact request was approved for Phase 1.

3. We request a waiver of maximum block length of 1500' to 1665' which is only 165' more than the maximum. The unique shape and topography of the property dictate the layout and this plan was previously reviewed and approved as part of the PUD approval.

I hope you can concur of these requests.

Sincerely,

Kelly McHugh, PE, PLS

KJM/kah

845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors



1

**General Comments:**

1. The developer has requested a waiver of regulations for the minimum finished floor elevation for lots along the waterway to be 12 inches above the street;
2. The developer has requested a waiver of regulations for the maximum cul-du-sac length of 700 feet to 875 feet;
3. The developer has requested a waiver of regulations for detention requirements in accordance with Ordinance 11-2426. Therefore, the Department of Development has calculated a drainage fee in lieu of detention as follows:

31.05 acres x \$2,000/acre = \$62,100 (this calculation includes the entire footprint of Phase 3)

However, in 2013 the Planning Commission approved the developer's request in River Club, Phase 1 to exclude the greenspace and waterways from the calculation. Similarly, the developer has submitted a letter (see attached) detailing the request to remove the greenspace and waterways from the area used for calculation of the fee in lieu of detention for River Club, Phase 3.

If the Planning Commission agrees with this request the following calculation can be used:  
15.34 acres x \$2,000/acre = \$30,680.

The fee shall be due prior to the issuance of any work orders by the Parish;

4. Provide the geotechnical report that is referenced in the typical street section on the preliminary plat;

**Sewer & Water Plan:**

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

**SWPPP & Signage Plan:**

6. The Coastal Use Permit on file for River Club expired in 2017, provide this office with a current Coastal Use Permit.

**Informational Items:**

No funded **Maintenance Obligation** is required since this is an extension of a private subdivision.

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

The developer is hereby advised that upon application for final subdivision approval, the engineer of record for this development shall certify in writing that all aspects of construction have been completed in accordance with the approved plan(s) and Parish Ordinances. If any construction activity is proposed that is not in substantial compliance with the approved plan(s) and Parish Ordinances, the engineer of



record for this development shall notify in writing, the Department of Development prior to beginning said construction activity. The developer and/or the engineer of record shall obtain written approval from the Department of Development prior to beginning any proposed construction activity that is not in substantial compliance with the approved plan(s) and Parish Ordinances.

Revised drawings will not be accepted prior to the September 11, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





**Kelly McHugh**  
&  
Associates, Inc.

August 23, 2018

St. Tammany Parish  
Department of Development  
Attn: Jay Watson  
PO Box 628  
Covington, LA 70434

PRELIMINARY PLANS  
RECEIVED  
8/23/2018 - 11:00 A.M.  
DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY**

RE: River Club, Phase 3  
Preliminary Waiver Request

Jay,

We request waivers for 3 items, which have been before the Planning commissioner previously and approved as described below:

1. We request a "fee in lieu of detention" waiver for the developable area of 31.05 acres. This acreage includes lots and ROW's and excludes greenspace and waterway. The exact waiver was approved in Ph. 1 and a waiver of detention for the entire development was previously reviewed and approved. The fee request is 15.34 acres times \$2000/acre for a total of \$30,680.

2. We request a waiver of the minimum floor elevation be 12" inches above the street for lots along the waterway (lots 133-135). Because of the extreme slope of lots towards the waterway, placing the houses 12" street places the houses at an excess elevation above the rear of the lot and waterway. The elevation requirement for waterway lots will still be 12" above the BFE. This exact request was approved for Phase 1.

3. We request a waiver of maximum block length of 700' to 875' which is only 175' more than the maximum. The unique shape and topography of the property dictate the layout and this plan was previously reviewed and approved as part of the PUD approval.

I hope you can concur of these requests.

Sincerely,

Kelly McHugh, PE, PLS

KJM/kah

845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors



# **FINAL SUBDIVISION REVIEW**

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 4, 2018)*

CASE NO.: 2018-1196-FP

SUBDIVISION NAME: Bedico Creek, Parcel C-1

DEVELOPER: Bedico Creek Preserve, LLC  
3520 Holiday Drive; Suite 100  
New Orleans, LA 70114

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

SECTION: 6 & 7  
TOWNSHIP: 7 SOUTH  
RANGE: 10 EAST

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: The property is located south of I-12, west of LA HWY 1085 and west of Madisonville.

TOTAL ACRES IN DEVELOPMENT: 7.75

NUMBER OF LOTS: 5                    AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

**STAFF COMMENTARY:**

**Department of Planning and Development:**

Periodic inspections have been made by this office during construction and the final inspection was made on August 20, 2018. The inspection disclosed that all of the concrete roads are constructed, and road shoulders are constructed and the roadside swales are 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. Need base test results;
2. Need 911 address on Plat;
3. Need all traffic signage installed;
4. Need Act of Correction for Parcel B to remove a portion of Parcel B from Lots #123, #171 and #807 within Parcel C-1;
5. Need benchmark location and description shown on Plat;
6. The footprint of Parcel C-1 needs to be correctly shown on all drawings as shown on the Plat;
7. Need typical driveway swale cross section shown on the Plat and As-Built Paving and Drainage Plan;
8. Show a revision date on all drawings that are revised;
9. Provide a signed and completed Fill & Grading Statement for this project;

**Final Plat:**

10. Senac Drive needs to be revised to Myrtle Grove Ct. in order to avoid street name duplication issues for 911 Addressing;

**Sewer & Water Plan:**

11. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LDH/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499;
12. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required;

**SWPPP & Signage Plan:**

13. Add a "No Outlet" sign to Senac Dr. and update the Legend to include this information;
14. Remove the construction entrance call-out from the As-Built SWPPP and Signage Plan.

**Informational Items:**

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 750 linear feet x \$25.00 per linear foot = \$18,800.00 for a period of two (2) years.

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

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 prior to the September 11, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As September 4, 2018)*

CASE NO.: 2018-1197-FP

SUBDIVISION NAME: Southern Oaks, Phase 1

DEVELOPER: Yanin, LLC  
13045 Seymour Meyers Boulevard; Suite 18  
Covington, LA 70443

ENGINEER/SURVEYOR:	Kyle Associates, LLC	Kelly McHugh and Associates
	638 Village Lane North	845 Galvez Street
	Mandeville, LA 70471	Mandeville, LA 70448

SECTION: 16

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 4

RANGE: 10 EAST

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

GENERAL LOCATION:    The property is located south of LA HWY 22, east of LA HWY 1085, west of Trepagnier Road and west of Madisonville.

TOTAL ACRES IN DEVELOPMENT: 27.51

NUMBER OF LOTS: 58                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

**STAFF COMMENTARY:**

**Department of Planning and Development**

Postponement of this submittal is advised due to the following outstanding issues that were noted during the August 20, 2018 final inspection:

1. Construction of the subdivision in general is not complete;
2. Construction of the detention pond is not complete;

3. Road shoulders have not been constructed;
4. Median curbs have not been constructed;
5. The hammerhead turn-around at the end of Moss Point Lane is not constructed;
6. Numerous ditches throughout the subdivision are not constructed or are still currently being constructed;
7. The proposed revisions from open ditch to subsurface drainage have not yet been constructed;
8. Street signage has not been installed (neither temporary nor permanent);
9. As-built survey information for the detention pond was not included in the submittal;
10. As-built elevations along Oak Bend lane (and numerous other locations) do not reflect the existing conditions and appear to be inaccurate by 10-15 feet in elevation at many locations;
11. Very little vegetation has been established around the pond leading to erosion and water quality issues.

**Inspection Photos:**















**ADMENDMENTS TO  
CHAPTER 125  
SUDIVISION REGULATIONS**

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: MOTION

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: TANNER

PROVIDED BY: CIVIL DIVISION ADA

INTRODUCED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

ON THE 4 DAY OF OCTOBER, 2018

AN ORDINANCE TO AMEND THE ST. TAMMANY PARISH LAND DEVELOPMENT CODE, CHAPTER 125 SUBDIVISION REGULATIONS, SECTION 125-188(B) MINOR SUBDIVISION REVIEW, RELATIVE TO ADMINISTRATIVE APPROVAL OF MINOR SUBDIVISIONS NORTH OF THE URBAN GROWTH BOUNDARY LINE.

WHEREAS, in order to best serve the citizens residing north of the Urban Growth Boundary Line, it is necessary to amend Section 125-188(b) of the St. Tammany Parish Land Development Code regarding minor subdivisions of land and relative to private drives in use prior to the establishment of the Urban Growth Boundary Line.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the following amendments be made to Section 125-188(b) of the St. Tammany Parish Land Development Code:

Sec. 125-188. - Minor subdivision review.

(b) Administrative approval. A public hearing shall not be required, and administrative approval of a minor subdivision is hereby authorized, in those instances set forth in this subsection. For purposes of this subsection, a minor subdivision means the approval or certification of certain plats involving minor modifications of existing parcels of land. The categories of such modifications qualifying for such administrative approval or certification are set forth in subsections (b)(1) and (2) of this section:

(1) Minor subdivisions that consist of the realignment or shifting of lot boundary lines, including removal, alignment, or shifting of interior lot boundary lines, or the designation of lot numbers provided the application meets all of the requirements of this section and the following requirements:

a. Does not involve the creation of any new street or other public improvement except as otherwise provided in this section.

b. Does not involve the combining of existing lots that would result in the creation of more than five lots.

c. Does not reduce a lot size below the minimum area or frontage requirements established by ordinance.

d. Otherwise meets all the requirements of the subdivision regulations, including all applicable regulations of this section that are set forth hereinbelow, and the applicable zoning ordinances.

(2) Minor subdivision approval may also be granted, when the following criteria are met:

a. The subdivision will result in the creation of five or less lots.

b. The subdivision will not result in the creation of any new public streets.

c. When a single parcel to be subdivided is located south of the urban growth boundary line, all of the lots must have direct public road frontage.

d. When the single parcel to be subdivided is located north of the urban growth boundary line, said parcel may be divided into no more than five parcels per minor subdivision request. The front parcel must meet the public road frontage requirements, except:

i. when it abuts a previously approved minor subdivision which has access to a public road as set forth below; or

ii. when accessed via a private road or private drive that was established and in use prior to the creation of the Urban Growth Boundary Line by Ordinance C.S. No. 10-2390, adopted November 10, 2010.

Other (rear) parcels may be created as a flag lot:

iii. to be when accessed via a strip of land, or may be created to be accessed via a servitude that otherwise meets all other flag lot requirements below: or,

iv. when accessed via a private road or private drive that was established and in use prior to the creation of the Urban Growth Boundary Line by Ordinance C.S. No. 10-2390, adopted November 10, 2010.

1. For purposes of this section, a flag lot is a lot created so that it is accessed via a strip of land with a minimum frontage and width between 30 and 60 feet. The access strip shall maintain said width for the entirety of its length. The minimum lot size for a flag lot, excluding the area of the access strip, is the minimum lot size requirement for the zoning district in which the property is located. The flag lot shall be required to meet all other minimum standards for the underlying district, including but not limited to minimum lot width, setbacks, and other zoning requirements on that portion of the lot not part of the access strip.

2. The combined frontage of the front and rear lot shall meet the minimum lot width of the underlying zoning.

3. The minimum lot size for a rear lot, excluding the area of the access strip, is the minimum lot size requirement for the zoning district in which the property is located.

4. The rear lot shall be required to meet all other minimum standards for the underlying district, including but not limited to minimum lot width, setbacks, and other zoning requirements on that portion of the lot not part of the access strip.

5. For purposes of section 125-189, the access strip shall be considered a private drive accessing one lot or parcel.

6. The common property line between the two parcels shall be considered front yard for the purposes of these regulations.

7. The proposed minor subdivision otherwise meets all of the requirements for administrative approval that are not in conflict with the particular requirements of subsection (b)(2)c of this section.

8. Parcels created, to be accessed via a private road or private drive that was established and in use prior to the creation of the Urban Growth Boundary Line in November 2010 are not subject to Sec. 125-189. - Minimum construction standards for a private drive, except that the private drive or private road shall be given a name and depicted on the survey plat, only after first obtaining approval for said name, in writing, from the 911 addressing officer.

e. All lots created shall meet the minimum lot size and dimension standards for the zoning district in which they are located pursuant to the Unified Development Code, or a minimum of one acre in size, whichever constitutes the greater area. The calculation for the area of a lot shall be exclusive of any public street right of way or private drive.

f. The department of environmental services determines that the proposal is in compliance with section 125-85.

g. The department of engineering Determines that the proposal is in compliance with section 125-88. Properties being reviewed through the minor subdivision process, when located north of the urban growth boundary and where all lots being created are a minimum of one acre in size, are not subject to the requirements of section 125-88 but will be reviewed at the time of permitting for drainage impacts.

h. Does not reduce a lot size below the minimum area or frontage requirements established by

ordinance.

i. Otherwise meets all the requirements of the subdivision regulations, including all applicable regulations of this section that are set forth herein below, and the applicable zoning ordinances.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 1 DAY OF NOVEMBER, 2018; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
S. MICHELE BLANCHARD, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2018

Published Adoption: \_\_\_\_\_, 2018

Delivered to Parish President: \_\_\_\_\_, 2018 at \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2018 at \_\_\_\_\_



# **OLD BUSINESS**

WILLIAM J. JONES, JR.  
JEFFREY D. SCHOEN  
JOHN R. WALKER  
SAM J. COLLETT, JR.  
MARGARET H. KERN  
CALVIN P. BRASSEAU  
THOMAS H. HUVAL  
PAUL J. MAYRONNE  
BAILEY DIRMANN MORSE  

---

SAM J. COLLETT III  
MATTHEW J. CRAIN

**JONES FUSSELL, L.L.P.**

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103  
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810  
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801  
FAX (985) 892-4925

HOWARD R. FUSSELL  
(1937-2015)

August 14, 2018

*Via Hand Delivery*

St. Tammany Parish  
Department of Development  
c/o Ms. Cara Bartholomew  
21490 Koop Drive  
Mandeville, Louisiana 70471

**Re: Bushwood Estates—Re-Plat**

Dear Cara:

Please allow this letter to serve as an explanation for our proposed re-plat of Bushwood Estates. As you may know, this subdivision was established in 2005 with lots fronting on the Pearl River Navigational Canal. Since the construction of the canal, the United States Army Corps of Engineers (the "Corps") maintained a servitude (the "Servitude") along the canal. The Servitude effectively prohibited the construction of any permanent structures within the Servitude and the subdivision was originally designed with this in mind.

Recently it has come to the attention of the Developer, that the Corps no longer intends to maintain the canal and/or meaningfully utilize its Servitude. Accordingly, the Corps is now entertaining (and granting) permits for the construction of permanent structures within the Servitude. In light of this new development, there are significant portions of Bushwood Estates which are now "buildable", which were not buildable in 2005. Accordingly, we are proposing to re-plat Bushwood Estates to better utilize the property given this new development. Please note that we are not increasing the number of lots nor decreasing the minimum lot size below 1 acre (as allowable with our underlying zoning).

Thank you for your consideration of the proposed changes, and should you have any questions, please do not hesitate to contact me.

Sincerely,



Paul J. Mayronne

PJM:lmr

cc: Ms. Deborah Hogan

WILLIAM J. JONES, JR.  
JEFFREY D. SCHOEN  
JOHN R. WALKER  
SAM J. COLLETT, JR.  
MARGARET H. KERN  
CALVIN P. BRASSEAU  
THOMAS H. HUVAL  
PAUL J. MAYRONNE  
BAILEY DIRMANN MORSE  

---

SAM J. COLLETT III  
MATTHEW J. CRAIN

**JONES FUSSELL, L.L.P.**

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103  
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810  
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801  
FAX (985) 892-4925

HOWARD R. FUSSELL  
(1937-2015)

August 14, 2018

*Via Hand Delivery*

St. Tammany Parish  
Department of Development  
c/o Ms. Cara Bartholomew  
21490 Koop Drive  
Mandeville, Louisiana 70471

**Re: Re-Plat of Bushwood Estates**

Dear Cara:

In accordance with our prior correspondence, please allow this letter to serve as our request to re-plat Bushwood Estates. In accordance with our request, please find enclosed the following documents, to-wit:

- 1) Letter of Explanation by the undersigned, on behalf of the developer, explaining the reasons for the request;
- 2) Eighteen (18) original plats by John G. Cummings & Associates of the proposed re-platted parcels constituting Bushwood Estates; and
- 3) Our Firm's check made payable to the Clerk of Court in the amount of \$130.00.

We would request that this matter be placed under "old business" at the next available St. Tammany Parish Planning Commission agenda.

Should you have any questions regarding our submittal or need any additional information, please do not hesitate to contact me.

Sincerely,



Paul J. Mayronne

PJM:lmr  
enclosures



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

September 4, 2018

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

### OLD BUSINESS

*September 11, 2018 Agenda*


Re: Lakeshore Villages, Phase 1A  
Act of Correction

Honorable Commissioners,

The above captioned Act of Correction has been reviewed by the Department of Development - Engineering and no objection is offered.

Therefore, it is recommended that the Act of Correction be approved.


Sincerely,



Jay B. Watson, P.E.  
Lead Development Engineer

*Enclosure: Act of Correction and one (1) drawing*

xc: Honorable Michelle Blanchard  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, E.I.  
Ms. Cara Bartholomew  
Mr. Thomas Buckel  
Mr. Dustin Silbernagel  
Ms. Elizabeth Songy

<h1>ACADIA</h1> 	
<h2>LAND SURVEYING, LLC</h2>	
<h3>LOUISIANA • MISSISSIPPI • TEXAS</h3>	
208 EAST 2ND STREET, THIBODOAUX, LOUISIANA 70301 Phone : (850) 448-0044 Fax : (850) 448-0055 EMail : ACADIA@ACADIASURVEYING.COM	
DATE 7/20/2014 PM	PROJECT # 2014-001 001
CLIENT MR. JAMES H. HARRIS JR. JR.	PROJECT # 2014-001 001

**ACT OF CORRECTION  
OF SUBDIVISION PLAT**

**UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ST. TAMMANY**

**BEFORE ME**, the undersigned Notary Public, duly commissioned and qualified in and for the State of Louisiana, and the Parish of St. Tammany,

**PERSONALLY CAME AND APPEARED:**

**Michael P. Blanchard, REGISTERED PROFESSIONAL LAND  
SURVEYOR**

Who begin first duly sworn by me, did depose and state that:

After further examination of the official subdivision plat for **Phase 1A Lakshore Villages** Subdivision recorded **01/16/2007**, filed as Map File No. **4378**, in the Clerk of Court, St. Tammany Parish, Louisiana, it was discovered that a correction needs to be made to said plat.

**LEGAL DESCRIPTION - LOT 1**

A certain tract or parcel of land designated as the LOT 1 containing 0.207 Acres or 9,000 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the easterly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the easterly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 306.98 feet to a point, said point being the "POINT OF BEGINNING";

Then, North 13 degrees 44 minutes 37 seconds East a distance of 60.00 feet to a point;

Then, departing said right of way line South 76 degrees 15 minutes 23 seconds East a distance of 150.00 feet to a point;

Then, South 13 degrees 44 minutes 37 seconds West a distance of 60.00 feet to a point;

Then, North 76 degrees 15 minutes 23 seconds West a distance of 150.00 feet to the "POINT OF BEGINNING".

**LEGAL DESCRIPTION - LOT 2**

A certain tract or parcel of land designated as the LOT 2 containing 0.221 Acres or 9,612 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the easterly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the easterly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 366.98 feet to a point, said point being the "POINT OF BEGINNING";

Then, North 13 degrees 44 minutes 37 seconds East a distance of 16.91 feet to a point;

Then, along a curve to the right having a delta of 03 degrees 07 minutes 31 seconds, a radius of 940.00 feet, an arc length of 51.27 feet, a chord bearing of North 15 degrees 18 minutes 23 seconds East, and a chord distance of 51.27 feet to a point;

Then, departing said right of way line South 73 degrees 07 minutes 52 seconds East a distance of 150.00 feet to a point;

Then, along a curve to the left having a delta of 03 degrees 07 minutes 31 seconds, a radius of 790.00 feet, an arc length of 43.09 feet, a chord bearing of South 15 degrees 18 minutes 23 seconds West, and a chord distance of 43.09 feet to a point;

Then, South 13 degrees 44 minutes 37 seconds West a distance of 16.91 feet to a point;

Then, North 76 degrees 15 minutes 23 seconds West a distance of 150.00 feet to the "POINT OF BEGINNING".



**LEGAL DESCRIPTION - LOT 3**

A certain tract or parcel of land designated as the LOT 3 containing 0.226 Acres or 9,854 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the easterly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the easterly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 383.88 feet to a point;

Then, along a curve to the right having a delta of 03 degrees 07 minutes 31 seconds, a radius of 940.00 feet, an arc length of 51.27 feet, a chord bearing of North 15 degrees 18 minutes 23 seconds East, and a chord distance of 51.27 feet to a point, said point being the "POINT OF BEGINNING";

Then, along a curve to the right having a delta of 04 degrees 21 minutes 06 seconds, a radius of 940.00 feet, an arc length of 71.39 feet, a chord bearing of North 19 degrees 02 minutes 41 seconds East, and a chord distance of 71.38 feet to a point;

Then, departing said right of way line South 68 degrees 46 minutes 46 seconds East a distance of 150.00 feet to a point;

Then, along a curve to the left having a delta of 04 degrees 21 minutes 06 seconds, a radius of 790.00 feet, an arc length of 60.00 feet, a chord bearing of South 19 degrees 02 minutes 41 seconds West, and a chord distance of 59.99 feet to a point;

Then, North 73 degrees 07 minutes 52 seconds West a distance of 150.00 feet to the "POINT OF BEGINNING".

**LEGAL DESCRIPTION - LOT 336**

A certain tract or parcel of land designated as the LOT 336 containing 0.207 Acres or 9,000 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the westerly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the westerly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 303.50 feet to a point, said point being the "POINT OF BEGINNING";

Then, departing said right of way line, North 76 degrees 15 minutes 23 seconds West a distance of 150.00 feet to a point;

Then, North 13 degrees 44 minutes 37 seconds East a distance of 60.00 feet to a point;

Then, South 76 degrees 15 minutes 23 seconds West a distance of 150.00 feet to a point on the westerly right of way line of Lakeshore Boulevard East;

Then, along said right of way line, South 13 degrees 44 minutes 37 seconds West a distance of 60.00 feet to the "POINT OF BEGINNING".

**LEGAL DESCRIPTION - LOT 337**

A certain tract or parcel of land designated as the LOT 337 containing 0.216 Acres or 9,421 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the westerly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the westerly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 363.50 feet to a point, said point being the "POINT OF BEGINNING".

Then, departing said right of way line, North 76 degrees 15 minutes 23 seconds West a distance of 150.00 feet to a point;

Then, North 13 degrees 44 minutes 37 seconds East a distance of 20.33 feet to a point;

Then, along a curve to the right having a delta of 02 degrees 08 minutes 39 seconds, a radius of 1,210.00 feet, an arc length of 45.28 feet, and a chord bearing of North 14 degrees 48 minutes 56 seconds East, and a chord distance of 45.28 feet to a point;

Then, South 74 degrees 06 minutes 44 seconds East a distance of 150.00 feet to a point on the westerly right of way line of Lakeshore Boulevard East;

Then, along said right of way line, South 13 degrees 44 minutes 37 seconds West a distance of 60.00 feet to the "POINT OF BEGINNING".

**LEGAL DESCRIPTION - LOT 338**

A certain tract or parcel of land designated as the LOT 338 containing 0.221 Acres or 9,637 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the westerly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the westerly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 383.83 feet to a point;

Then, along a curve to the right having a delta of 02 degrees 08 minutes 39 seconds, a radius of 1,060.00 feet, an arc length of 39.67 feet, a chord bearing of North 14 degrees 48 minutes 57 seconds East, and a chord distance of 39.67 feet to a point, said point being the "POINT OF BEGINNING"

Then, departing said right of way line, North 74 degrees 06 minutes 44 seconds West a distance of 150.00 feet to a point;

Then, along a curve to the right having a delta of 03 degrees 14 minutes 35 seconds, a radius of 1,210.00 feet, an arc length of 68.49 feet, a chord bearing of North 17 degrees 30 minutes 33 seconds East, and a chord distance of 68.48 feet to a point;

Then, South 70 degrees 52 minutes 09 seconds East a distance of 150.00 feet to a point on the westerly right of way line of Lakeshore Boulevard East;

Then, along said right of way line on a curve to the left having a delta of 03 degrees 14 minutes 35 seconds, a radius of 1,060.00 feet, an arc length of 60.00 feet, a chord bearing of South 17 degrees 30 minutes 34 seconds West, and a chord distance of 59.99 feet to the "POINT OF BEGINNING".

**LEGAL DESCRIPTION - LOT 339**

A certain tract or parcel of land designated as the LOT 339 containing 0.221 Acres or 9,637 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the westerly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the westerly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 383.83 feet to a point;

Then, along a curve to the right having a delta of 05 degrees 23 minutes 14 seconds, a radius of 1,060.00 feet, an arc length of 99.66 feet, a chord bearing of North 16 degrees 26 minutes 14 seconds East, and a chord distance of 59.99 feet to a point, said point being the "POINT OF BEGINNING".

Then, departing said right of way line, North 70 degrees 52 minutes 09 seconds West a distance of 150.00 feet to a point;

Then, along a curve to the right having a delta of 03 degrees 14 minutes 35 seconds, a radius of 1,210.00 feet, an arc length of 68.49 feet, a chord bearing of North 20 degrees 45 minutes 08 seconds East, and a chord distance of 68.48 feet to a point;

Then, South 20 degrees 45 minutes 08 seconds East a distance of 150.00 feet to a point on the westerly right of way line of Lakeshore Boulevard East;

Then, along said right of way line on a curve to the left having a delta of 03 degrees 14 minutes 35 seconds, a radius of 1,060.00 feet, an arc length of 60.00 feet, a chord bearing of South 20 degrees 45 minutes 09 seconds West, and a chord distance of 59.99 feet to the "POINT OF BEGINNING".

**LEGAL DESCRIPTION - LOT 38**

A certain tract or parcel of land designated as the LOT 38 containing 0.237 Acres or 10,344 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the westerly right of way line of East Lake Drive said point being the "POINT OF COMMENCEMENT". Then, continuing along the



westerly right of way line of East Lake Drive on a curve to the right having a delta of 86 degrees 14 minutes 40 seconds, a radius of 25.00 feet, an arc length of 37.63 feet, a chord bearing of South 88 degrees 13 minutes 22 seconds West, and a chord distance of 34.18 feet to a point;  
 Then, South 48 degrees 39 minutes 18 seconds East a distance of 115.23 feet to a point;  
 Then, along a curve to the left having a delta of 06 degrees 28 minutes 33 seconds, a radius of 100.00 feet, an arc length of 11.30 feet, a chord bearing of South 51 degrees 53 minutes 34 seconds East, and a chord distance of 11.30 feet to a point;  
 Then, departing said right of way line on curve to the right having a delta of 03 degrees 30 minutes 48 seconds, a radius of 1,270.00 feet, an arc length of 77.88 feet, a chord bearing of South 45 degrees 19 minutes 45 seconds West, and a chord distance of 77.86 feet to a point;  
 Then, North 42 degrees 54 minutes 51 seconds West a distance of 150.00 feet to a point on the southerly right of way line of Lakeshore Village East;  
 Then, continuing along said right of way line on a curve to the left having a delta of 01 degrees 59 minutes 07 seconds, a radius of 1,120.00 feet, an arc length of 38.81 feet, a chord bearing of North 46 degrees 05 minutes 36 seconds East, and a chord distance of 38.80 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 39**

A certain tract or parcel of land designated as the LOT 39 containing 0.237 Acres or 10,344 sq. ft, located in Sections 35 & 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive said point being the "POINT OF COMMENCEMENT". Then, continuing along the southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 01 degrees 57 minutes 20 seconds, a radius of 1,120.00 feet, an arc length of 38.23 feet, a chord bearing of North 36 degrees 38 minutes 05 seconds East, and a chord distance of 38.22 feet to a point;  
 Then, departing said right of way line, South 54 degrees 20 minutes 35 seconds East a distance of 150.00 feet to a point;  
 Then, along a curve to the right having a delta of 03 degrees 27 minutes 38 seconds, a radius of 1,270.00 feet, an arc length of 76.71 feet, a chord bearing of South 37 degrees 23 minutes 14 seconds West, and a chord distance of 76.69 feet to a point on the easterly right of way line of East Lake Drive;  
 Then, continuing along said right of way line on curve to the left having a delta of 06 degrees 28 minutes 33 seconds, a radius of 100.00 feet, an arc length of 11.30 feet, a chord bearing of North 45 degrees 25 minutes 02 seconds West, and a chord distance of 11.30 feet to a point;  
 Then, North 48 degrees 38 minutes 18 seconds West a distance of 115.23 feet to a point;  
 Then, along a curve to the right having a delta of 85 degrees 12 minutes 22 seconds, a radius of 25.00 feet, an arc length of feet, a chord bearing of North 46 degrees 05 minutes 36 seconds East, and a chord distance of 38.80 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 337**

A certain tract or parcel of land designated as the LOT 337 containing 0.166 Acres or 7,252 sq. ft, located in Section 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive, said point being the "POINT OF COMMENCEMENT". Then, continuing along the southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 29 degrees 08 minutes 00 seconds, a radius of 1,120.00 feet, an arc length of 569.49 feet, a chord bearing of North 23 degrees 02 minutes 45 seconds East, and a chord distance of 563.37 feet to a point;  
 Then, North 08 degrees 28 minutes 45 seconds East a distance of 515.94 feet to a point;  
 Then, along a curve to the right having a delta of 05 degrees 34 minutes 19 seconds, a radius of 150.00 feet, an arc length of 14.59 feet, a chord bearing of North 81 degrees 47 minutes 44 seconds East, and a chord distance of 14.58 feet to a point, said point being the "POINT OF BEGINNING";  
 Then, departing said right of way line North 08 degrees 28 minutes 45 seconds East a distance of 124.39 feet to a point;  
 Then, South 81 degrees 31 minutes 15 seconds East a distance of 60.00 feet to a point;

Then, South 08 degrees 28 minutes 45 seconds West a distance of 120.00 feet to a point on the westerly right of way line of Lakeshore Village East;

Then, continuing along said right of way line, North 81 degrees 31 minutes 15 seconds West a distance of 24.71 feet to a point

Then, along a curve to the left having a delta of 13 degrees 36 minutes 57 seconds, a radius of 150.00 feet, an arc length of 35.65 feet, a chord bearing of North 88 degrees 36 minutes 38 seconds East, and a chord distance of 35.56 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 338**

A certain tract or parcel of land designated as the LOT 338 containing 0.188 Acres or 8,203 sq. ft, located in Section 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive, said point being the "POINT OF COMMENCEMENT". Then, continuing along the southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 29 degrees 08 minutes 00 seconds, a radius of 1,120.00 feet, an arc length of 569.49 feet, a chord bearing of North 23 degrees 02 minutes 45 seconds East, and a chord distance of 563.37 feet to a point;

Then, North 08 degrees 28 minutes 45 seconds East a distance of 515.94 feet to a point, said point being the "POINT OF BEGINNING";

Then, along a curve to the left having a delta of 20 degrees 20 minutes 11 seconds, a radius of 150.00 feet, an arc length of 53.24 feet, a chord bearing of South 68 degrees 50 minutes 29 seconds West, and a chord distance of 52.96 feet to a point;

Then, departing said right of way line North 08 degrees 28 minutes 45 seconds East a distance of 154.77 feet to a point;

Then, South 81 degrees 31 minutes 15 seconds East a distance of 60.02 feet to a point;

Then, South 08 degrees 28 minutes 45 seconds West a distance of 124.39 feet to a point on the easterly right of way line of Lakeshore Village East;

Then, continuing along said right of way line on a curve to the left having a delta of 05 degrees 34 minutes 19 seconds, a radius of 150.00 feet, an arc length of 14.59 feet, a chord bearing of South 81 degrees 47 minutes 44 seconds West, and a chord distance of 14.58 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 350**

A certain tract or parcel of land designated as the LOT 350 containing 0.207 Acres or 9,000 sq. ft, located in Section 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive, said point being the "POINT OF COMMENCEMENT". Then, continuing along the southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 29 degrees 08 minutes 00 seconds, a radius of 1,120.00 feet, an arc length of 569.49 feet, a chord bearing of North 23 degrees 02 minutes 45 seconds East, and a chord distance of 563.37 feet to a point;

Then, North 08 degrees 28 minutes 45 seconds East a distance of 246.54 feet to a point, said point being the "POINT OF BEGINNING";

Then, North 08 degrees 28 minutes 45 seconds East a distance of 60.00 feet to a point;

Then, departing said right of way line South 81 degrees 31 minutes 15 seconds East a distance of 150.00 feet to a point;

Then, South 08 degrees 28 minutes 45 seconds West a distance of 60.00 feet to a point;

Then, North 81 degrees 31 minutes 15 seconds West a distance of 150.00 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 351**

A certain tract or parcel of land designated as the LOT 351 containing 0.248 Acres or 10,798 sq. ft, located in Section 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive, said point being the "POINT OF COMMENCEMENT". Then, continuing along the southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 29 degrees 08 minutes 00 seconds, a radius of 1,120.00 feet, an arc length of 569.49 feet, a chord bearing of North 23 degrees 02 minutes 45 seconds East, and a chord distance of 563.37 feet to a point;  
Then, North 08 degrees 28 minutes 45 seconds East a distance of 306.54 feet to a point, said point being the "POINT OF BEGINNING";  
Then, North 08 degrees 28 minutes 45 seconds East a distance of 67.98 feet to a point;  
Then, along a curve to the right having a delta of 15 degrees 49 minutes 51 seconds, a radius of 100.00 feet, an arc length of 27.63 feet, a chord bearing of North 16 degrees 23 minutes 41 seconds East, and a chord distance of 27.54 feet to a point;  
Then, departing said right of way line South 63 degrees 36 minutes 02 seconds East a distance of 153.67 feet to a point;  
Then, South 08 degrees 28 minutes 45 seconds West a distance of 47.98 feet to a point;  
Then, North 81 degrees 31 minutes 15 seconds West a distance of 150.00 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 352**

A certain tract or parcel of land designated as the LOT 352 containing 0.251 Acres or 10,955 sq. ft, located in Section 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive, said point being the "POINT OF COMMENCEMENT". Then, continuing along the southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 29 degrees 08 minutes 00 seconds, a radius of 1,120.00 feet, an arc length of 569.49 feet, a chord bearing of North 23 degrees 02 minutes 45 seconds East, and a chord distance of 563.37 feet to a point;  
Then, North 08 degrees 28 minutes 45 seconds East a distance of 374.52 feet to a point;  
Then, along a curve to the right having a delta of 15 degrees 49 minutes 51 seconds, a radius of 100.00 feet, an arc length of 27.63 feet, a chord bearing of North 16 degrees 23 minutes 41 seconds East, and a chord distance of 27.54 feet to a point, said point being the "POINT OF BEGINNING";  
Then, along a curve to the right having a delta of 74 degrees 10 minutes 09 seconds, a radius of 100.00 feet, an arc length of 129.45 feet, a chord bearing of North 61 degrees 23 minutes 41 seconds East, and a chord distance of 120.60 feet to a point;  
Then, departing said right of way line South 24 degrees 39 minutes 59 seconds East a distance of 143.32 feet to a point;  
Then, North 81 degrees 31 minutes 15 seconds West a distance of 28.36 feet to a point;  
Then, North 63 degrees 36 minutes 02 seconds West a distance of 153.66 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 353**

A certain tract or parcel of land designated as the LOT 353 containing 0.218 Acres or 9,502 sq. ft, located in Section 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive, said point being the "POINT OF COMMENCEMENT". Then, continuing along the southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 29 degrees 08 minutes 00 seconds, a radius of 1,120.00 feet, an arc length of 569.49 feet, a chord bearing of North 23 degrees 02 minutes 45 seconds East, and a chord distance of 563.37 feet to a point;  
Then, North 08 degrees 28 minutes 45 seconds East a distance of 374.52 feet to a point;  
Then, along a curve to the right having a delta of 15 degrees 49 minutes 51 seconds, a radius of 100.00 feet, an arc length of 157.08 feet, a chord bearing of North 53 degrees 28 minutes 40 seconds East, and a chord distance of 141.42 feet to a point, said point being the "POINT OF BEGINNING";  
Then, South 81 degrees 31 minutes 15 seconds East a distance of 118.36 feet to a point;  
Then, departing said right of way line South 08 degrees 28 minutes 45 seconds West a distance of 120.00 feet to a point;

Then, North 81 degrees 31 minutes 15 seconds West a distance of 40.00 feet to a point;  
Then, North 24 degrees 39 minutes 59 seconds West a distance of 143.32 feet to the "POINT OF BEGINNING".

In order to correct the recorded Subdivision Plat, the undersigned does hereby amend and correct the subdivision plat for **Lots 1, 2, 3, 336, 337, 338, 339, 38, 39, 377, 378, 350, 351, 352, 353, and (Lots 137, 138, 239, 240- Additional 20' Drainage Servitude Only- 10' On Each Property)** as follows:

**LEGAL DESCRIPTION - LOT 1A**

A certain tract or parcel of land designated as the LOT 1A containing 0.179 Acres or 7,828 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the easterly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the easterly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 306.98 feet to a point;

Then, departing said right of way line South 76 degrees 15 minutes 23 seconds East a distance of 19.54 feet to a point, said point being the "POINT OF BEGINNING";

Then, North 13 degrees 44 minutes 37 seconds East a distance of 60.00 feet to a point;

Then, South 76 degrees 15 minutes 23 seconds East a distance of 130.47 feet to a point;

Then, South 13 degrees 44 minutes 37 seconds West a distance of 60.00 feet to a point;

Then, North 76 degrees 15 minutes 23 seconds West a distance of 130.47 feet to the "POINT OF BEGINNING".

**LEGAL DESCRIPTION - LOT 2A**

A certain tract or parcel of land designated as the LOT 2A containing 0.190 Acres or 8,315 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the easterly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the easterly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 366.98 feet to a point;

Then, departing said right of way line South 76 degrees 15 minutes 23 seconds East a distance of 19.54 feet to a point, said point being the "POINT OF BEGINNING";

Then, North 13 degrees 44 minutes 37 seconds East a distance of 67.17 feet to a point;

Then, South 73 degrees 07 minutes 52 seconds East a distance of 131.84 feet to a point;

Then, along a curve to the left having a delta of 03 degrees 07 minutes 31 seconds, a radius of 790.00 feet, an arc length of 43.09 feet, a chord bearing of South 15 degrees 18 minutes 23 seconds West, and a chord distance of 43.09 feet to a point;

Then, South 13 degrees 44 minutes 37 seconds West a distance of 16.91 feet to a point;

Then, North 76 degrees 15 minutes 23 seconds West a distance of 130.47 feet to the "POINT OF BEGINNING".

**LEGAL DESCRIPTION - LOT 3A**

A certain tract or parcel of land designated as the LOT 3A containing 0.211 Acres or 9,197 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the easterly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the easterly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 383.88 feet to a point;

Then, along a curve to the right having a delta of 03 degrees 06 minutes 05 seconds, a radius of 947.20 feet, an arc length of 51.27 feet, a chord bearing of North 15 degrees 18 minutes 07 seconds East, and a chord distance of 51.27 feet to a point;

Then, departing said right of way line South 73 degrees 07 minutes 52 seconds East a distance of 18.16 feet to a point, said point being the "POINT OF BEGINNING";

Then, North 04 degrees 38 minutes 36 seconds East a distance of 72.98 feet to a point;  
Then, South 68 degrees 46 minutes 46 seconds East a distance of 150.00 feet to a point;  
Then, South 19 degrees 02 minutes 55 seconds West a distance of 59.99 feet to a point;  
Then, North 73 degrees 07 minutes 52 seconds West a distance of 131.84 feet to the "POINT OF BEGINNING".

**LEGAL DESCRIPTION - LOT 336A**

A certain tract or parcel of land designated as the LOT 336A containing 0.179 Acres or 7,805 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the westerly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the westerly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 303.50 feet to a point;

Then, departing said right of way line, North 76 degrees 15 minutes 23 seconds West a distance of 19.93 feet to a point, said point being the "POINT OF BEGINNING";

Then, North 76 degrees 15 minutes 23 seconds West a distance of 130.08 feet to a point;

Then, North 13 degrees 44 minutes 37 seconds East a distance of 60.00 feet to a point;

Then, South 76 degrees 15 minutes 23 seconds West a distance of 130.08 feet to a point; Then, South 13 degrees 44 minutes 37 seconds West a distance of 60.00 feet to the "POINT OF BEGINNING".

**LEGAL DESCRIPTION - LOT 337A**

A certain tract or parcel of land designated as the LOT 337A containing 0.188 Acres or 8,208 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the westerly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the westerly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 363.50 feet to a point;

Then, departing said right of way line, North 76 degrees 15 minutes 23 seconds West a distance of 19.93 feet to a point, said point being the "POINT OF BEGINNING";

Then, North 76 degrees 15 minutes 23 seconds West a distance of 130.08 feet to a point;

Then, North 13 degrees 44 minutes 37 seconds East a distance of 20.33 feet to a point;

Then, along a curve to the right having a delta of 02 degrees 08 minutes 39 seconds, a radius of 1,210.00 feet, an arch length of 45.258 feet, a chord bearing of North 14 degrees 48 minutes 58 seconds East and a distance of 45.28 feet to a point;

Then, South 76 degrees 06 minutes 44 seconds East a distance of 129.32 feet to a point; Then, South 13 degrees 44 minutes 37 seconds West a distance of 60.76 feet to the "POINT OF BEGINNING".

**LEGAL DESCRIPTION - LOT 338A**

A certain tract or parcel of land designated as the LOT 338A containing 0.194 Acres or 8,462 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the westerly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the westerly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 383.83 feet to a point;

Then, along a curve to the right having a delta of 05 degrees 23 minutes 14 seconds, a radius of 1,060.00 feet, an arc length of 99.66 feet, a chord bearing of North 16 degrees 26 minutes 14 seconds East, and a chord distance of 99.63 feet to a point;

Then, departing said right of way line, North 74 degrees 06 minutes 44 seconds West a distance of 20.68 feet to a point, said point being the "POINT OF BEGINNING".

Then, North 74 degrees 06 minutes 44 seconds West a distance of 129.32 feet to a point;



Then, along a curve to the right having a delta of 03 degrees 14 minutes 35 seconds, a radius of 1,210.00 feet, an arc length of 68.49 feet, a chord bearing of North 17 degrees 30 minutes 33 seconds East, and a chord distance of 68.48 feet to a point;

Then, South 70 degrees 52 minutes 09 seconds East a distance of 131.30 feet to a point; Then, South 19 degrees 22 minutes 12 seconds West a distance of 61.14 feet to the "POINT OF BEGINNING". OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 339A**

A certain tract or parcel of land designated as the LOT 339A containing 0.208 Acres or 9,071 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the northerly right of way line of Lakeshore Boulevard East and the westerly right of way line of Lakeshore Village South, said point being the "POINT OF COMMENCEMENT". Then, along the westerly right of way line of Lakeshore Village South, North 13 degrees 44 minutes 37 seconds East a distance of 383.83 feet to a point;

Then, along a curve to the right having a delta of 05 degrees 22 minutes 36 seconds, a radius of 1,060.00 feet, an arc length of 99.66 feet, a chord bearing of North 16 degrees 26 minutes 06 seconds East, and a chord distance of 99.63 feet to a point;

Then, departing said right of way line, North 70 degrees 52 minutes 09 seconds West a distance of 18.69 feet to a point, said point being the "POINT OF BEGINNING".

Then, North 70 degrees 52 minutes 09 seconds West a distance of 131.30 feet to a point;

Then, along a curve to the right having a delta of 03 degrees 14 minutes 35 seconds, a radius of 1,210.00 feet, an arc length of 68.49 feet, a chord bearing of North 20 degrees 45 minutes 08 seconds East, and a chord distance of 68.48 feet to a point;

Then, South 67 degrees 37 minutes 34 seconds East a distance of 150.00 feet to a point;

Then, South 37 degrees 54 minutes 39 seconds West a distance of 63.34 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 38A**

A certain tract or parcel of land designated as the LOT 38A containing 0.180 Acres or 7,874 sq. ft, located in Section 35, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the westerly right of way line of East Lake Drive said point being the "POINT OF BEGINNING". Then, continuing along the westerly right of way line of East Lake Drive on a curve to the left having a delta of 50 degrees 27 minutes 13 seconds, a radius of 22.58 feet, an arc length of 19.88 feet, a chord bearing of South 76 degrees 13 minutes 42 seconds East, and a chord distance of 19.25 feet to a point;

Then, South 45 degrees 27 minutes 56 seconds East a distance of 133.50 feet to a point;

Then, departing said right of way line along a curve to the left having a delta of 02 degrees 33 minutes 06 seconds, a radius of 1,270.00 feet, an arc length of 56.56 feet, a chord bearing of South 45 degrees 48 minutes 36 seconds West, and a chord distance of 56.56 feet to a point;

Then, North 42 degrees 54 minutes 51 seconds West a distance of 150.00 feet to a point on the southerly right of way line of Lakeshore Village East;

Then, continuing along said right of way line on a curve to the left having a delta of 02 degrees 02 minutes 52 seconds, a radius of 1,120.00 feet, an arc length of 40.03 feet, a chord bearing of North 46 degrees 03 minutes 43 seconds East, and a chord distance of 40.03 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 39A**

A certain tract or parcel of land designated as the LOT 39A containing 0.181 Acres or 7,907 sq. ft, located in Sections 35 & 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive said point being the "POINT OF COMMENCEMENT". Then, continuing along the

southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 13 degrees 42 minutes 15 seconds, a radius of 25.00 feet, an arc length of 5.98 feet, a chord bearing of North 31 degrees 46 minutes 31 seconds East, and a chord distance of 5.97 feet to a point;  
 Then, along a curve to the left having a delta of 01 degrees 54 minutes 33 seconds, a radius of 1,120.00 feet, an arc length of 37.32 feet, a chord bearing of North 36 degrees 36 minutes 41 seconds East, and a chord distance of 37.32 feet to a point;  
 Then, departing said right of way line, South 54 degrees 20 minutes 35 seconds East a distance of 150.00 feet to a point;  
 Then, along a curve to the left having a delta of 02 degrees 32 minutes 57 seconds, a radius of 1,270.00 feet, an arc length of 56.51 feet, a chord bearing of South 36 degrees 55 minutes 54 seconds West, and a chord distance of 56.50 feet to a point on the easterly right of way line of East Lake Drive;  
 Then, continuing along said right of way line, North 51 degrees 47 minutes 38 seconds West a distance of 135.91 feet to a point;  
 Then, along a curve to the left having a delta of 54 degrees 39 minutes 27 seconds, a radius of 16.36 feet, an arc length of 15.61 feet, a chord bearing of North 25 degrees 43 minutes 13 seconds West, and a chord distance of 15.02 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 337A**

A certain tract or parcel of land designated as the LOT 337A containing 0.198 Acres or 8,627 sq. ft, located in Section 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive, said point being the "POINT OF COMMENCEMENT". Then, continuing along the southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 29 degrees 08 minutes 00 seconds, a radius of 1,120.00 feet, an arc length of 569.49 feet, a chord bearing of North 23 degrees 02 minutes 45 seconds East, and a chord distance of 563.37 feet to a point;

Then, North 08 degrees 28 minutes 45 seconds East a distance of 549.46 feet to a point, said point being the "POINT OF BEGINNING";

Then, North 08 degrees 28 minutes 45 seconds East a distance of 39.46 feet to a point, said point;

Then, along a curve to the right having a delta of 12 degrees 50 minutes 53 seconds, a radius of 250.00 feet, an arc length of 56.06 feet, a chord bearing of North 14 degrees 54 minutes 12 seconds East, and a chord distance of 55.94 feet to a point

Then, South 81 degrees 31 minutes 15 seconds East a distance of 67.71 feet to a point;

Then, South 08 degrees 28 minutes 45 seconds West a distance of 120.00 feet to a point on the westerly right of way line of Lakeshore Village East;

Then, continuing along said right of way line, North 81 degrees 31 minutes 15 seconds West a distance of 48.97 feet to a point;

Then, along a curve to the right having a delta of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of North 36 degrees 31 minutes 15 seconds West, and a chord distance of 35.36 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 350A**

A certain tract or parcel of land designated as the LOT 350A containing 0.186 Acres or 8,098 sq. ft, located in Section 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive, said point being the "POINT OF COMMENCEMENT". Then, continuing along the southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 29 degrees 08 minutes 00 seconds, a radius of 1,120.00 feet, an arc length of 569.49 feet, a chord bearing of North 23 degrees 02 minutes 45 seconds East, and a chord distance of 563.37 feet to a point;

Then, North 08 degrees 28 minutes 45 seconds East a distance of 246.54 feet to a point, said point being the "POINT OF BEGINNING";

Then, North 08 degrees 28 minutes 45 seconds East a distance of 53.99 feet to a point;

Then, departing said right of way line South 81 degrees 31 minutes 15 seconds East a distance of 150.00 feet to a point;  
Then, South 08 degrees 28 minutes 45 seconds West a distance of 53.99 feet to a point;  
Then, North 81 degrees 31 minutes 15 seconds West a distance of 150.00 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 351A**

A certain tract or parcel of land designated as the LOT 351A containing 0.186 Acres or 8,098 sq. ft, located in Section 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive, said point being the "POINT OF COMMENCEMENT". Then, continuing along the southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 29 degrees 08 minutes 00 seconds, a radius of 1,120.00 feet, an arc length of 569.49 feet, a chord bearing of North 23 degrees 02 minutes 45 seconds East, and a chord distance of 563.37 feet to a point;

Then, North 08 degrees 28 minutes 45 seconds East a distance of 300.53 feet to a point, said point being the "POINT OF BEGINNING";

Then, North 08 degrees 28 minutes 45 seconds East a distance of 53.99 feet to a point;

Then, departing said right of way line South 81 degrees 31 minutes 15 seconds East a distance of 150.00 feet to a point;

Then, South 08 degrees 28 minutes 45 seconds West a distance of 53.99 feet to a point;

Then, North 81 degrees 31 minutes 15 seconds West a distance of 150.00 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 352A**

A certain tract or parcel of land designated as the LOT 352A containing 0.193 Acres or 8,400 sq. ft, located in Section 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive, said point being the "POINT OF COMMENCEMENT". Then, continuing along the southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 29 degrees 08 minutes 00 seconds, a radius of 1,120.00 feet, an arc length of 569.49 feet, a chord bearing of North 23 degrees 02 minutes 45 seconds East, and a chord distance of 563.37 feet to a point;

Then, North 08 degrees 28 minutes 45 seconds East a distance of 449.52 feet to a point;

Then, along a curve to the right having a delta of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of North 53 degrees 28 minutes 45 seconds East, and a chord distance of 35.36 feet to a point;

Then, South 81 degrees 31 minutes 15 seconds East a distance of 53.36 feet to a point, said point being the "POINT OF BEGINNING";

Then, South 81 degrees 31 minutes 15 seconds East a distance of 70.00 feet to a point;

Then, departing said right of way line, South 08 degrees 28 minutes 45 seconds West a distance of 120.00 feet to a point;

Then, North 81 degrees 31 minutes 15 seconds West a distance of 70.00 feet to a point;

Then, North 08 degrees 28 minutes 45 seconds East a distance of 120.00 feet to the "POINT OF BEGINNING".

#### **LEGAL DESCRIPTION - LOT 352B**

A certain tract or parcel of land designated as the LOT 352B containing 0.213 Acres or 9,269 sq. ft, located in Section 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive, said point being the "POINT OF COMMENCEMENT". Then, continuing along the southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 29 degrees 08 minutes 00 seconds, a radius of 1,120.00 feet, an arc length of 569.49 feet, a chord bearing of North 23 degrees 02 minutes 45 seconds East, and a chord distance of 563.37 feet to a point;



Then, North 08 degrees 28 minutes 45 seconds East a distance of 354.52 feet to a point, said point being the "POINT OF BEGINNING";  
Then, North 08 degrees 28 minutes 45 seconds East a distance of 95.00 feet to a point;  
Then, along a curve to the right having a delta of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of North 53 degrees 28 minutes 45 seconds East, and a chord distance of 35.36 feet to a point;  
Then, South 81 degrees 31 minutes 15 seconds East a distance of 53.36 feet to a point;  
Then, departing said right of way line, South 08 degrees 28 minutes 45 seconds West a distance of 120.00 feet to a point;  
Then, North 81 degrees 31 minutes 15 seconds West a distance of 78.37 feet to the "POINT OF BEGINNING".

**LEGAL DESCRIPTION - LOT 353A**

A certain tract or parcel of land designated as the LOT 353A containing 0.193 Acres or 8,400 sq. ft, located in Section 36, Township 9 South - Range 14 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:  
Commencing at the intersection of the southerly right of way line of Lakeshore Village East and the easterly right of way line of East Lake Drive, said point being the "POINT OF COMMENCEMENT". Then, continuing along the southerly right of way line of Lakeshore Village East on a curve to the left having a delta of 29 degrees 08 minutes 00 seconds, a radius of 1,120.00 feet, an arc length of 569.49 feet, a chord bearing of North 23 degrees 02 minutes 45 seconds East, and a chord distance of 563.37 feet to a point;  
Then, North 08 degrees 28 minutes 45 seconds East a distance of 449.52 feet to a point;  
Then, along a curve to the right having a delta of 90 degrees 00 minutes 00 seconds, a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of North 53 degrees 28 minutes 45 seconds East, and a chord distance of 35.36 feet to a point;  
Then, South 81 degrees 31 minutes 15 seconds East a distance of 123.36 feet to a point, said point being the "POINT OF BEGINNING";  
Then, South 81 degrees 31 minutes 15 seconds East a distance of 70.00 feet to a point;  
Then, departing said right of way line, South 08 degrees 28 minutes 45 seconds West a distance of 120.00 feet to a point;  
Then, North 81 degrees 31 minutes 15 seconds West a distance of 70.00 feet to a point;  
Then, North 08 degrees 28 minutes 45 seconds East a distance of 120.00 feet to the "POINT OF BEGINNING".

Affiant does hereby authorize and request the Clerk of Court of St. Tammany Parish, Louisiana to make mention on the face of the Subdivision Plat recorded in Clerks Map File No. 4378, to serve as the occasion may require.

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[SIGNATURE PAGES TO FOLLOW]

THUS DONE AND PASSED at Thibodaux, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on the 17<sup>th</sup> day of August, 2018.

[Signature]  
WITNESS

[Signature]  
WITNESS

Michael P. Blanchard  
[Signature]  
PROFESSIONAL LAND SURVEYOR  
Louisiana Registered, P.L.S. No. 4861

[Signature]  
Notary Public  
Notary I.D./Bar No. (As Applicable): 39532  
Lafourche, Louisiana  
My commission expires: at death



James C. Jones III  
Notary Public #39532  
Lafourche Parish, La  
Commission Expires  
Upon Death

THUS DONE AND PASSED at \_\_\_\_\_, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**ST. TAMMANY PARISH GOVERNMENT**

\_\_\_\_\_  
WITNESS

BY: \_\_\_\_\_  
**PATRICIA P. BRISTER**  
**PARISH PRESIDENT**

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
**Notary Public**  
**Notary I.D./Bar No. (As Applicable):** \_\_\_\_\_  
\_\_\_\_\_, Louisiana  
**My commission expires:** \_\_\_\_\_



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

September 4, 2018

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

OLD BUSINESS

*September 11, 2018 Agenda*

Re: Terra Bella, Phase 1A-9  
Warranty Obligation Revision

Honorable Commissioners,

The above captioned subdivision received Final Approval at the July 10, 2018 Planning Commission meeting. The approval states that the Warranty Obligation will be established for a period of five (5) years which is in error. The Warranty Obligation should be for a period of one (1) year since all sub-phases of Phase 1A were established prior to March 3, 2011, the date that the five (5) Warranty Obligations began.

It is recommended that this change be approved.

Sincerely,



Jay B. Watson, P.E.  
Lead Development Engineer

xc: Honorable Marty Dean  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Ms. Leslie Long  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, E.I.  
Ms. Cara Bartholomew  
Mr. Glenn Delatte  
Ms. Jan Pavur  
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates  
Mr. Wayne Buras



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

September 4, 2018

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

### OLD BUSINESS

*September 11, 2018 Agenda*

Re: Lots #25, #73 and #74 - Moneyhill Plantation, Phase 1  
Act of Correction

Honorable Commissioners,

The above captioned Act of Correction has been reviewed by the Department of Development - Engineering and no objection is offered.

Therefore, it is recommended that the Act of Correction be approved.

Sincerely,

A blue ink signature of Jay B. Watson, P.E. is written over the name and title.

Jay B. Watson, P.E.  
Lead Development Engineer

*Enclosure: Act of Correction*

xc: Honorable Richard Tanner  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, E.I.  
Ms. Cara Bartholomew  
Ms. Sally Goodyear

**ACT OF CORRECTION  
OF SUBDIVISION PLAT**

**UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ST. TAMMANY**

**BEFORE ME**, the undersigned Notary Public, duly commissioned and qualified in and for the State of Louisiana, and the Parish of St. Tammany,

**PERSONALLY CAME AND APPEARED:**

, **REGISTERED PROFESSIONAL LAND SURVEYOR**

Who begin first duly sworn by me, did depose and state that:

After further examination of the official subdivision plat for **Money Hill Plantation Phase 1** recorded **January 1, 1998**, filed as Map File No. **1590**, in the Clerk of Court, St. Tammany Parish, Louisiana, it was discovered that a correction needs to be made to said plat.

The 10ft Drainage & Access Servitude (5ft on each lot) between Lots 25 and 73 needs to be voided.

In order to correct the recorded Subdivision Plat, the undersigned does hereby amend and correct the subdivision plat for **Money Hill Plantation Phase 1** as follows:

The 10ft Drainage & Access Servitude (5ft on each lot) will be relocated between Lots 73 & 74.

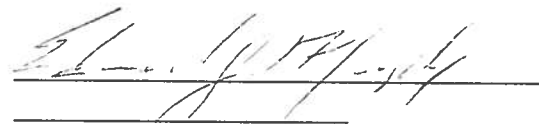
Affiant does hereby authorize and request the Clerk of Court of St. Tammany Parish, Louisiana to make mention on the face of the Subdivision Plat recorded in Clerks Map File No. **1590** to serve as the occasion may require.

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[SIGNATURE PAGES TO FOLLOW]

THUS DONE AND PASSED at \_\_\_\_\_, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

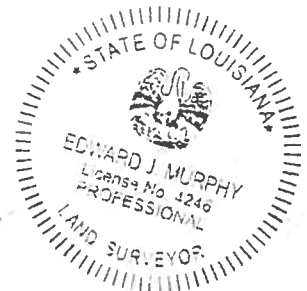
\_\_\_\_\_  
WITNESS



\_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR  
Louisiana Registered, P.L.S. 4246

\_\_\_\_\_  
WITNESS

\_\_\_\_\_  
Notary Public  
Notary I.D./Bar No. (As Applicable): \_\_\_\_\_  
\_\_\_\_\_, Louisiana  
My commission expires: \_\_\_\_\_



**THUS DONE AND PASSED** at \_\_\_\_\_, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.

**ST. TAMMANY PARISH GOVERNMENT**

\_\_\_\_\_  
**WITNESS**

**BY:** \_\_\_\_\_  
**PATRICIA P. BRISTER**  
**PARISH PRESIDENT**

\_\_\_\_\_  
**WITNESS**

\_\_\_\_\_  
**Notary Public**  
**Notary I.D./Bar No. (As Applicable):** \_\_\_\_\_  
\_\_\_\_\_, Louisiana  
**My commission expires:** \_\_\_\_\_