

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM - TUESDAY, OCTOBER 8, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE SEPTEMBER 10, 2019 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

Entering the Parish R.O.W.

Request to Enter the Parish Right of Way for Ozone Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features.

Debtor: SMS Holdings, LLC

Parish Council District: Hon. Jacob Groby

General Location: The property is located on the north side of Joans Street, east of Soult Street, Mandeville, Louisiana. Ward 4, District 7

Entering the Parish R.O.W.

Request to Enter the Parish Right of Way for Rapatel Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features.

Debtor: SMS Holdings, LLC

Parish Council District: Hon. Jacob Groby

General Location: The property is located at the end of Rapatel Street, south of Armand Street, east of Soult Street, Mandeville, Louisiana. Ward 4, District 7

REVOCATION REVIEW

REV19-09-003

The revocation of Louisa Street & a portion of Rousella Avenue, located on the west side of LA Highway 59, across Lotus Lane, First Subdivision of Glendale Heights, Mandeville, Louisiana, Ward 4, District 10

Applicant: PTP Properties, LLC

Parish Council District Representative: Hon. Maureen O'Brien

MINOR SUBDIVISION REVIEW**2019-1608-MSP**

A minor subdivision of parcel A2B2 being 3.07 acres into Parcels A2B2-1, A2B2-2, A2B2-3, A2B2-4

Owners: Lusk Management LLC - Blake Lusk

Surveyor: Kelly McHugh & Associates, Inc

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

General Location: The property is located on the south side of Hickory Street, east of US Highway 190

Service Road, Covington, Louisiana. Ward 4, District 5

Postponed at the September 10, 2019 meeting

2019-1624-MSP

A minor Subdivision of 1.63 acres into Parcels A & B

Owners: Judy Williams Cannon

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Richard Tanner

General Location: The property is located on the west side of LA Highway 41, north of LA Highway 40,

Bush Louisiana. Ward 5, District 6

2019-1630-MSP

A minor subdivision of 2.19 acres into Parcels A & B

Owners: Joy Barron Fitzmorris

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the west side of LA Highway 25, north of C. Gotti Road,

Folsom, Louisiana. Ward 2, District 3

2019-1635-MSP

A minor subdivision of 41.36 acres into Parcels A, B, C & D

Owners: Mark and Lisa Wise

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Jacob Groby

General Location: The property is located at the ends of both Isaac Road & Prosper Road, west of LA

Highway 434, Lacombe, Louisiana. Ward 7, District 7

2019-1636-MSP

A minor subdivision of Lot B-4 into Lots B-4A & B-4B

Owners: Grand Homes - John Ploue III

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Brewster Road, west of Grand Oaks Blvd,

Madisonville, Louisiana. Ward 1, District 1

RESUBDIVISION REVIEW**2019-1647-MRP**

A resubdivision of lots 2, 4, 6, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, Square 311, Side A, into lots 1A, 2A, 3A, 4A, 5A, 6A & Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 26, 27, 28, 29, 30 Square 311, Side B, into lots 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B & 30 B, Town of Mandeville.

Owners: Affordable Homes & Land, LLC - Mr. Robert Rosiere

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

Parish Council District Representative: Hon. Jacob Groby

General Location: The property is located on the east & west sides of Cours Carson Street Extension & on the northwest corner of Soult Street & Preval Street, Mandeville, Louisiana. Ward 4, District 7

PETITIONS/WAIVER REQUESTS**DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW****2018-1105-PP**

Providence Parks, Phase 1

Developer/Owner: Providence Parks, LLC

Engineer: SLD Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the east side LA Highway 1077, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3

Postponed from the July 10, 2018 meeting

Postponed from the August 14, 2018 meeting

Postponed from the September 11, 2018 meeting

Postponed from the October 9, 2018 meeting for 2 months

Postponed from the December 11, 2018 meeting indefinitely

2019-1604-PP

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3 District 3

Postponed at the September 10, 2019 meeting

2019-1638-PP

Spring Lakes, Phase 3

Developer/Owner: Lonesome Development, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the east side of LA Highway 1077, west of Tantala Ranch Road, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3

FINAL SUBDIVISION REVIEW**2019-1603-FP**

Ashton Parc, 4th Filing

Developer/Owner: First Horizon, Inc.

Engineer/Surveyor: Benchmark Group, LLC

Parish Council District Representative: Hon. Chris Canulette

General Location: The property is located on the south side of Haas Road, east of U. S. Highway 11 and north of North Queens Drive, Slidell, Louisiana. Ward 8 District 8

Postponed at the September 10, 2019 meeting

2019-1633-FP

Grande Maison, Phase 3-C

Developer/Owner: Grande Maison Development, LLC

Engineer/Surveyor: Kelly McHugh and Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the east side of LA Highway 59, south of Interstate - 12, Mandeville, Louisiana. Ward 4 District 5

2019-1640-FP

Maison du Lac, Phase 3-B

Developer/Owner: WBB Realty, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side LA Highway 1085, north of LA Highway 21, Covington, Louisiana. Ward 1 District 1

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**OLD BUSINESS****Waiver Request**

Waiver to Restrictive Covenant #9 on the Recorded Plat for The Moorings at Oak Harbor Subdivision, Phase 4 - Owner of Lot #68 would like to have a horseshoe driveway installed.

Owner: Troy and Melissa Watson

Parish Council District Representative: Hon. Jerry Binder

General Location: The property is located south of Oak Harbor Blvd., east of LA Highway 11, Slidell, Louisiana. Ward 9 District 12

NEW BUSINESS**ADJOURNMENT**

MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM - TUESDAY, SEPTEMBER 10, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Absent: Fitzmorris

Staff Present: Stair, Tissue, Lambert, Reynolds, Riles, Couvillon, Lange, Vorenkamp

PUBLIC ANNOUNCEMENTS

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

INVOCATION - Randolph presented the Invocation

PLEDGE OF ALLEGIANCE - Parker presented the Pledge of Allegiance

Bagert moved to approve, second by Randolph.

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2019-1604-PP - POSTPONED

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3 District 3

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

Opposition: None

Willie moved to postpone for one month, second by Bagert.

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

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

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW**2019-1561-MSP - APPROVED WITH WAIVERS**

A minor subdivision of Parcels J4A, G1A & K into Parcels J4A-1, G1A-1, K-1, K-2, & K-3

Owners: Marina Beau Chene, LLC - Jared Riecke

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Hon. Michael Lorino Jr.

General Location: The property is located at the end of Marina Blvd, Mandeville, Louisiana.

Ward 4, District 4

Postponed at the August 13, 2019 meeting

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jared Riecke and Christina Donovan

Opposition: None

Lorren moved to approve with waivers, second by Randolph.

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1585-MSP - APPROVED

A minor subdivision of Parcel 3-B-2 into Parcels 3-B-2-A, 3-B-2-B & 3-B-2-C

Owners: Maurmont Properties, LLC

Surveyor: Acadia Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of East Brewster Road, west of Stirling Blvd, Covington, Louisiana. Ward 1, District 1

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

Opposition: None

Richard moved to approve, second by Crawford.

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1586-MSP - APPROVED WITH WAIVER

A minor subdivision of Parcel 1 being 40.22 acres into Parcels 1-A & 1-B

Owners: Angela Bass, Virginia Modello, Hannah M. Holly, Frank Joseph Modello III

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. James A. Thompson

General Location: The property is located on the north side of LA Highway 1078, east of Davidson Road, Folsom, Louisiana. Ward 3, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Angela Bass and Hannah Holly

Opposition: None

Willie moved to approve with waiver, second by Richard.

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1600-MSP - APPROVED WITH WAIVER

A minor subdivision of 11.36 acres being a 10.10 acre parcel & Parcel B-2 into Parcels 1, 2 & 3

Owners: William & Shari Karanas

Surveyor: John E. Bonneau & Associates, Inc

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

General Location: The property is located on the south side of LA Highway 1088, west of Forest Brook Blvd, Mandeville, Louisiana. Ward 4, District 7

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

Opposition: None

Randolph moved to approve Option #1 with waiver, second by Lorren.

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1608-MSP - POSTPONED

A minor subdivision of parcel A2B2 being 3.07 acres into Parcels A2B2-1, A2B2-2, A2B2-3, A2B2-4

Owners: Lusk Management LLC - Blake Lusk

Surveyor: Kelly McHugh & Associates, Inc

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

General Location: The property is located on the south side of Hickory Street, east of US Highway 190 Service Road, Covington, Louisiana. Ward 4, District 5

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

Opposition: None

Lorren moved to postpone for one month, second by Bagert.

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW**PETITIONS/WAIVER REQUESTS****DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW****2019-1607-PP - APPROVED WITH WAIVER**

Lakeshore Villages, Phase 8

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

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

Parish Council District Representative: Hon. S. Michele Blanchard

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

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

Opposition: None

Richard moved to approve with waiver, second by Randolph.

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW

2019-1599-FP - APPROVED

Terra Bella, Phase 1A-10

Developer/Owner: Terra Bella Group, LLC

Engineer/Surveyor: Kelly McHugh and Associates, Inc.

Parish Council District Representative: Hon. Marty Dean and Hon. James Thompson

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

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

Opposition: None

Randolph moved to approve, second by Willie.

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1603-FP - POSTPONED

Ashton Parc, 4th Filing

Developer/Owner: First Horizon, Inc.

Engineer/Surveyor: Benchmark Group, LLC

Parish Council District Representative: Hon. Chris Canulette

General Location: The property is located on the south side of Haas Road, east of U. S. Highway 11 and north of North Queens Drive, Slidell, Louisiana. Ward 8 District 8

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

Opposition: None

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

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1605-FP - APPROVED

Lakeshore Villages, Phase 4-B

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

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

Parish Council District Representative: Hon. S. Michele Blanchard

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

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

Opposition: None

Randolph moved to approve, second by Lorren.

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1606-FP - APPROVED

Lakeshore Villages, Phase 4-A-2

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

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

Parish Council District Representative: Hon. S. Michele Blanchard

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

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

Opposition: None

Randolph moved to approve, second by Bagert.

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

NEW BUSINESS

Discussion on Engineering Certification of Constructed Infrastructure

ADJOURNMENT

Mr. Dave Doherty
Chairman

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

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING SMS HOLDINGS, C/O MR. SEAN KILLEEN, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO SMS HOLDINGS, C/O MR. SEAN KILLEEN, 3701 TCHOUPITOULAS STREET, UNIT A, NEW ORLEANS, LA 70115 OR ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF OZONE STREET, NORTH OF JOANS STREET, TOWN OF MANDEVILLE (UNINCORPORATED) SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 4, DISTRICT 7.

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

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

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$14,100 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$7,800 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4 DISTRICT 7.
19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
20. The resubdivision of Lot #27 - Lot #34, Square 322-A and Lot #8 - Lot #10, Square 322B needs to be recorded before a Work Order is issued for construction of infrastructure.

(DRAFT DATE OCTOBER 1, 2019)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

21. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 8TH DAY OF OCTOBER , 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 10/10/2018

SMS HOLDINGS LLC
3701 Tchoupitoulis Unit A
New Orleans, LA 70115

To whom it may concern:

I am requesting permission to enter the right of way of Ozone St. for 353 feet to access lots 27-34 and 8-10 off of Joan St. I am also requesting permission to enter the right away of Rapatel for 50 feet to access lots 35-36 off of Joan St.

This property is owned by SMS Holdings at 3701 Tchoupitoulis St, Unit A, New Orleans, LA 70115.

We just closed on the property on Wednesday September 11th so the act of sale will be available next week and will be turned in as soon as it is ready.

The legal description of the property is SQ 322-B Lots 27-36 & SQ 322 A Lots 27-34 Lots 8,9,10 on Ozone.

The scope of work is to put in a road to access these lots to construct 6 houses and to extend the current road on Rapatel 50 feet to build 5 houses.

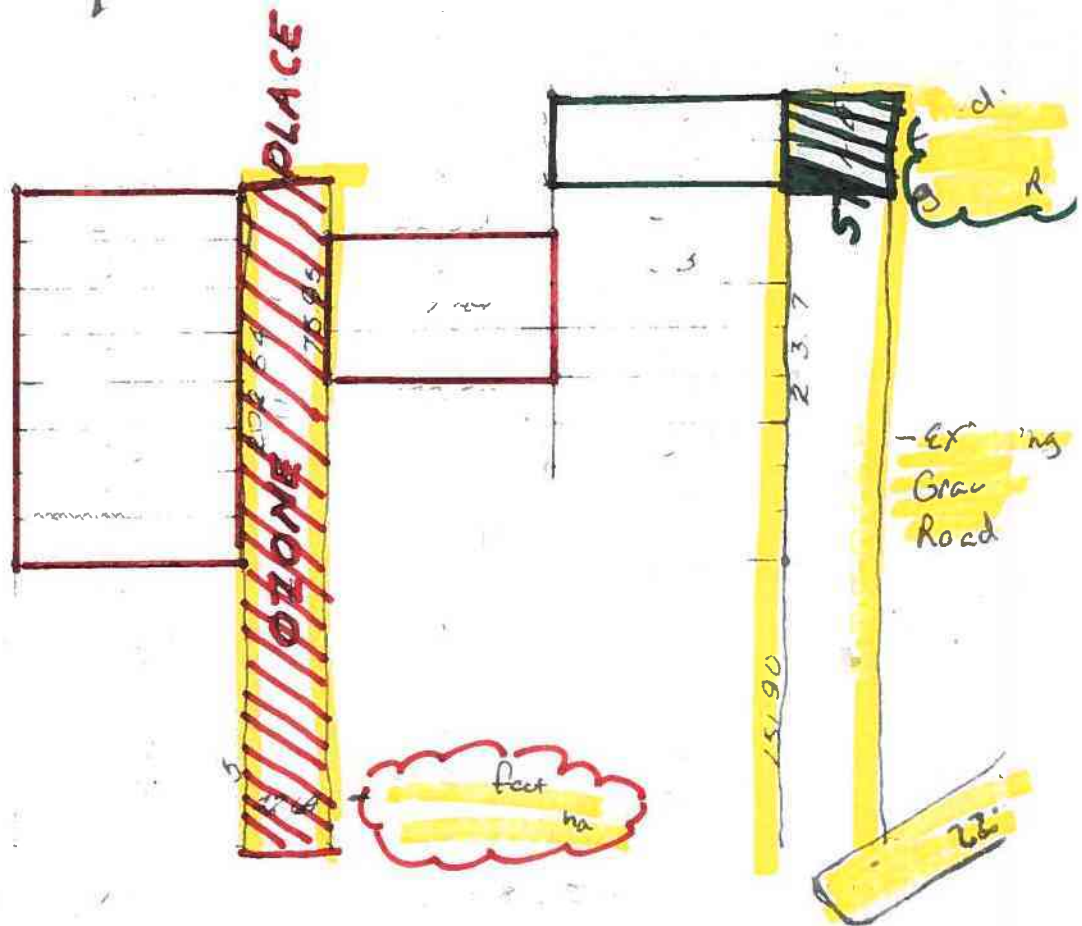
The Cost Estimate from the Civil Engineer is \$5000.

The current survey is attached. The new survey should be available next week.

If you have any questions please contact Sean Killeen at 504-810-5346 or skilleen1978@gmail.com

Thanks you,

Sean Killeen



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RY

YnR

John

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING SMS HOLDINGS, C/O MR. SEAN KILLEEN, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO SMS HOLDINGS, C/O MR. SEAN KILLEEN, 3701 TCHOUPITOULAS STREET, UNIT A, NEW ORLEANS, LA 70115 OR ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF RAPATEL STREET, NORTH OF JOANS STREET, TOWN OF MANDEVILLE (UNINCORPORATED) SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 4, DISTRICT 7.

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

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

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$1,000 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$1,000 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4 DISTRICT 7.
19. That the petitioner must agree to participate in a front foot assessment in upgrading the road to a hard surface standard meeting Parish requirements, in the future.
20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
21. The resubdivision of Lot #35 and Lot #36, Square 322-B needs to be recorded before a Work Order is issued for construction of infrastructure.

(DRAFT DATE OCTOBER 1, 2019)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

22. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 8TH DAY OF OCTOBER , 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 10/10/2018

SMS HOLDINGS LLC
3701 Tchoupitoulis Unit A
New Orleans, LA 70115

To whom it may concern:

I am requesting permission to enter the right of way of Ozone St. for 353 feet to access lots 27-34 and 8-10 off of Joan St. I am also requesting permission to enter the right away of Rapatel for 50 feet to access lots 35-36 off of Joan St.

This property is owned by SMS Holdings at 3701 Tchoupitoulis St, Unit A, New Orleans, LA 70115.

We just closed on the property on Wednesday September 11th so the act of sale will be available next week and will be turned in as soon as it is ready.

The legal description of the property is SQ 322-B Lots 27-36 & SQ 322 A Lots 27-34 Lots 8,9,10 on Ozone.

The scope of work is to put in a road to access these lots to construct 6 houses and to extend the current road on Rapatel 50 feet to build 5 houses.

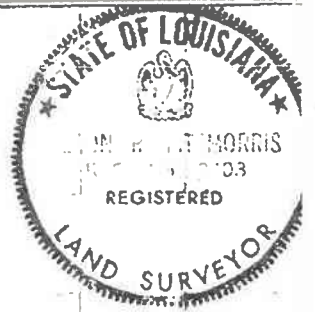
The Cost Estimate from the Civil Engineer is \$5000.

The current survey is attached. The new survey should be available next week.

If you have any questions please contact Sean Killeen at 504-810-5346 or skilleen1978@gmail.com

Thanks you,

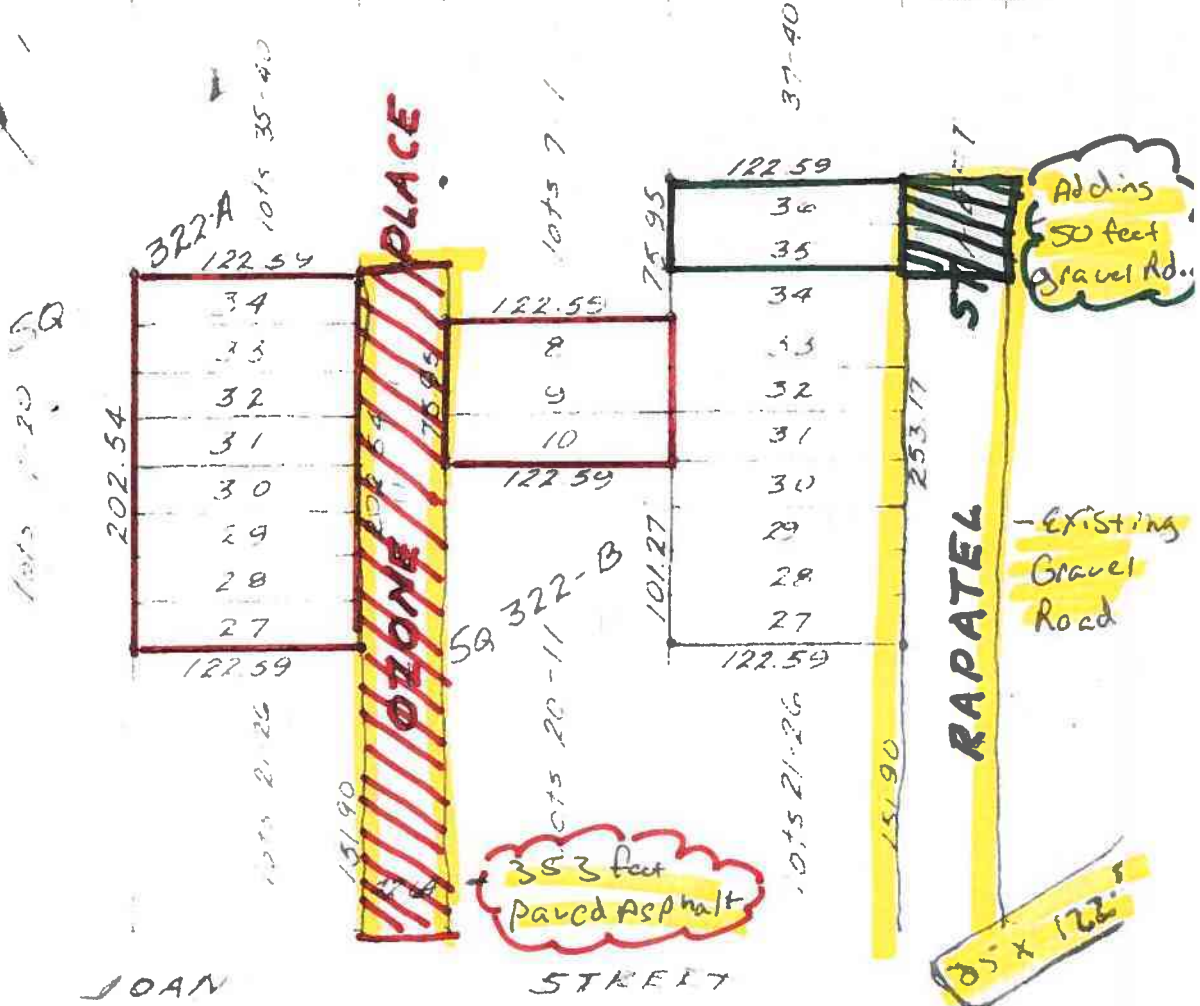
Sean Killeen



DUPRE (DEER) STREET

NELSON STREET

STREET



NOTE, ALL LOTS NEAR 101.5 25 377 x 122.59

IRON FOUND
IRON PLACED

MAP IN ACCORDANCE WITH SURVEY DATED 8-2-82
BY R. P. FONTCHUBERTA, JR. - SUIT #57165 FILED 8-4-82

MR. JOSEPH F. WARD / CHRIS EVANS

SG 322-A BEING LOTS 27+1/4 & 34
SG 322-B BEING LOTS 27+1/4 & 34
OF MANDEVILLE ST TAMMANY PARISH LOUISIANA

LAND SURVEYING Inc.

John R. Fontchuberta

JULY 14, 1982

2715

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REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT
(As of October 1, 2019)

CASE NO.: REV19-09-003

NAME OF STREET OR ROAD: Unopened portion of Louisa Street & a portion of Rousella Avenue

NAME OF SUBDIVISION: First Subdivision of Glendale Heights

WARD: 4 PARISH COUNCIL DISTRICT: 10

PROPERTY LOCATION: The property is located on the west side of LA Highway 59, across Lotus Lane, First Subdivision of Glendale Heights, Mandeville, Louisiana, Ward 4, District 10

SURROUNDING ZONING: MD-2 Medical Clinical

PETITIONER/REPRESENTATIVE: PTP Properties, LLC

STAFF COMMENTARY:

Department of Planning & Development:

The applicant is proposing to revoke the unopened portions of Louisa Street and Rousella Street. PTP Properties, LLC desires to assimilate these properties into their existing property. It should be noted that PTP Properties, LLC owns all property that abuts the rights-of-way proposed for revocation.

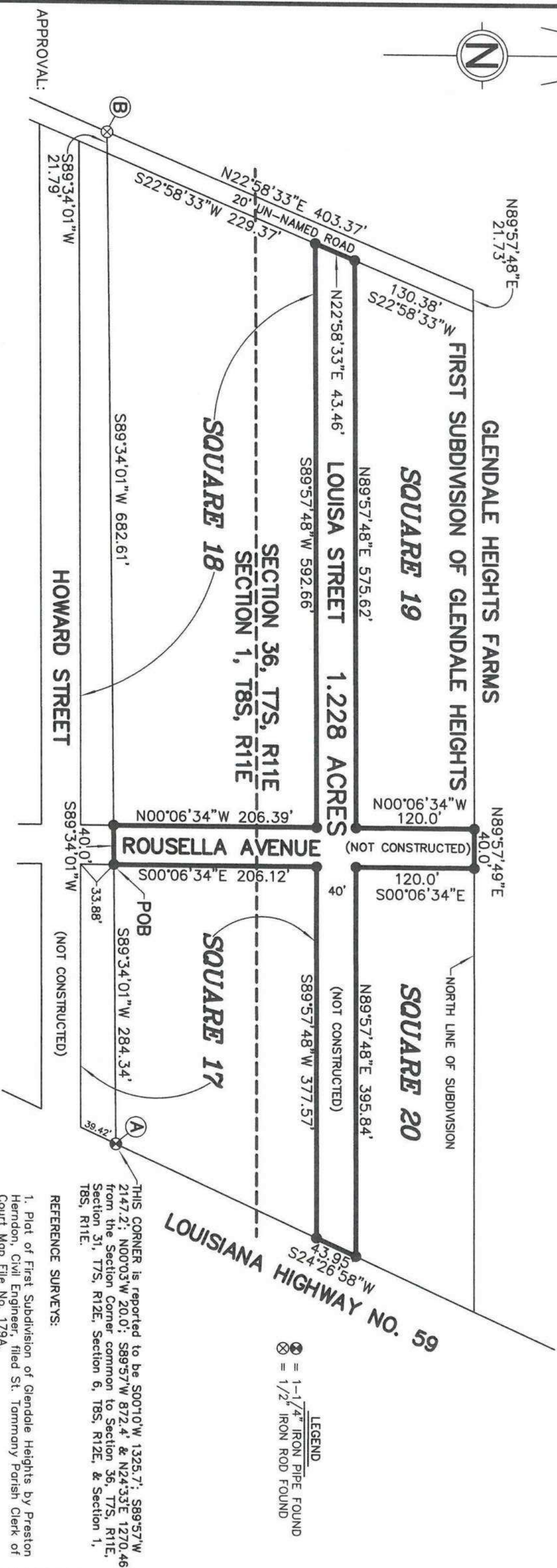
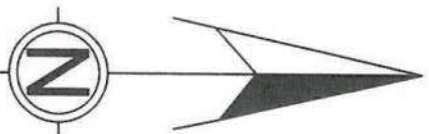
Recommendation:

The staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, the staff has no objections to the proposed revocation request subject to the applicant assimilating their portion of the right-of-way into their adjacent properties through the parish's resubdivision process.

ROAD REVOCATION

REFERENCE BEARING:
Iron Pipe A to Iron Rod B
S89°34'01"W
(per Reference Survey No. 2)

NOTE:
This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0245 C,
dated October 17, 1989.



APPROVAL:

PARISH COUNCIL PRESIDENT

CHAIRMAN/SECRETARY OF THE PARISH PLANNING COMMISSION

CHAIRMAN OF THE PUBLIC WORKS COMMITTEE

PARISH ENGINEER

CLERK OF COURT

DATE FILED

FILE NO.

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



603 N. JEFFERSON AVE
COVINGTON, LA 70433
John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI
Phone (985) 882-1549
Fax (985) 882-8250

PLAT PREPARED FOR: **PTP Properties, LLC**

SHOWING A SURVEY OF: A REVOCATION OF PORTIONS OF LOUISA STREET AND ROUSELLA AVENUE, IN THE FIRST SUBDIVISION OF GLENDALE HEIGHTS, LOCATED IN SECTION 36, TOWNSHIP 7 SOUTH, RANGE 11 EAST & SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

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

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'

DATE: 6/04/2019

JOB NO. 14073-RRR

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI
503 NORTH JEFFERSON AVENUE
COVINGTON, LA 70433
johncummings108@charter.net
(985) 892-1549 OFFICE **(985) 892-9250 FAX**

DESCRIPTION FOR ROAD REVOCATION

A portion of Louisa Street and Rousella Avenue in the First Subdivision of Glendale Heights, located in Section 36, Township 7 South, Range 11 East and Section 1, Township 8 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

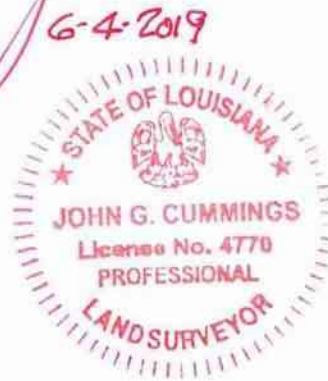
Commencing from the Section Corner common to Section 36, Township 7 South, Range 11 East, Section 31, Township 7 South, Range 12 East, Section 6, Township 8 South, Range 12 East, and Section 1, Township 8 South, Range 11 East,
Thence South 00 degrees 10 minutes West 1325.7 feet to a point,
Thence South 89 degrees 57 minutes West 2147.2 feet to a point,
Thence North 00 degrees 03 minutes West 20.0 feet to a point,
Thence South 89 degrees 57 minutes West 872.4 feet to a point,
Thence North 24 degrees 33 minutes East 1270.46 feet to a 1-1/4 inch iron pipe found on the West Side of Louisiana Highway Number 59,
Thence South 89 degrees 34 minutes 01 second West 284.34 feet to a point on the East Side of Rousella Avenue being the **POINT OF BEGINNING**,

Thence South 89 degrees 34 minutes 01 second West 40.0 feet to a point in the West Side of Rousella Avenue,
Thence North 00 degrees 06 minutes 34 seconds West 206.39 feet along the west side of said avenue to a point on the South Side of Louisa Street,
Thence South 89 degrees 57 minutes 48 seconds West 592.66 feet along the south side of said street to a point on the East Side of a 20 feet Un-named Road,
Thence North 22 degrees 58 minutes 33 seconds East 43.46 feet along the east side of said road to a point in the North Side of Louisa Street,
Thence North 89 degrees 57 minutes 48 seconds East 575.62 feet along the north side of said street to a point in the West Side of Rousella Avenue,
Thence North 00 degrees 06 minutes 34 seconds West 120.0 feet along the west side of said avenue to a point,
Thence North 89 degrees 57 minutes 49 seconds East 40.0 feet to a point in the East Side of Rousella Avenue,
Thence South 00 degrees 06 minutes 34 seconds East 120.0 feet along the east side of said avenue to a point on the North Side of Louisa Street,
Thence North 89 degrees 57 minutes 48 seconds East 395.84 feet along the north side of said street to a point on the West Side of Louisiana Highway Number 59,
Thence South 24 degrees 26 minutes 58 seconds West 43.95 feet along the west side of said highway to a point on the South Side of Louisa Street,

Thence South 89 degrees 57 minutes 48 seconds West 377.57 feet along the south side of said street to a point on the East Side of Rousella Avenue,
Thence South 00 degrees 06 minutes 34 seconds East 206.12 feet along the east side of said avenue to the **POINT OF BEGINNING**, containing 1.228 Acres.

NOTE: This description is based on a property boundary survey and plat by John G. Cummings, Professional Land Surveyor, dated June 4, 2019, Job No. 14073-RRR.


John G. Cummings, P.L.S.

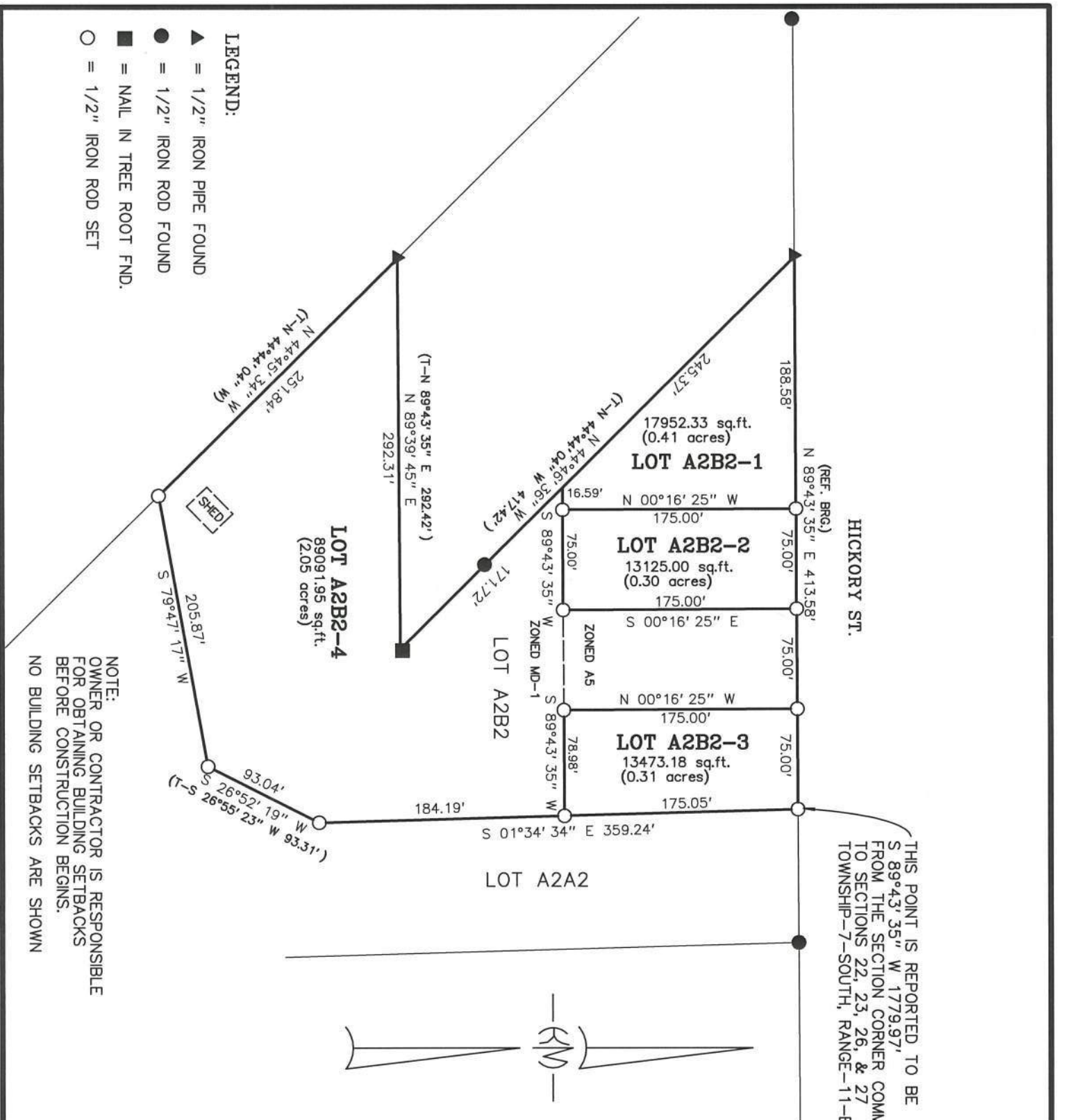


14073-RRR

MINOR SUBDIVISIONS

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



THIS POINT IS REPORTED TO BE S 89°43' 35" W 1779.97' FROM THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26, & 27 TOWNSHIP-7-SOUTH, RANGE-11-EAST.

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

PREPARED FOR:

BLAKE LUSK

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

A RESUBDIVISION OF PARCEL A2B2 INTO LOTS A2B2-1 THRU A2B2-4, ALL IN SECTION 27, T-7-S, R-11-E, G.L.D., ST. TAMMANY PARISH, LA.

SCALE: 1" = 100'	DATE: 08-15-19
DRAWN: DRJ	JOB NO.: 18-399
REVISED:	

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

KELLY J. McHUGH
Licensed No. 4443
PROFESSIONAL

Kelly J. McHugh REG. NO. 4443
8/19/19

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

REFERENCE:
A PLAT OF A PREVIOUS RESUBDIVISION
BY JOHN E. BONNEAU, FILED FOR
RECORD 08-30-2018, MAP FILE NO. 5772D

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of October 1st, 2019)

CASE NO.: 2019-1624-MSP

OWNER/DEVELOPER: Judy W. Cannon
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 42 TOWNSHIP: 5 South RANGE: 13 East

WARD: 5 PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: The property is located on the west side of LA Highway 41, north of LA Highway 40, Bush Louisiana

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 1.63 acres

NUMBER OF LOTS/PARCELS: 2 parcels; Parcels A – 0.63 acre & B - 1 acre

ZONING: A-3 Suburban Residential

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 1.63 acre parcel. The minor subdivision request requires a public hearing due to: Parcel A not meeting the minimum lot size of 1 acre, required under the Subdivision Regulations Sec. 125-188 (2)(e) and requires a waiver of the regulations by the Planning Commission.

Staff has no objection to the request since both parcels meet the minimum lot width and maximum allowable density under the A-3 Suburban Zoning District, subject to the below comments:

1. Survey is amended to include a signature line for the Chairman of the Planning Commission.

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

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

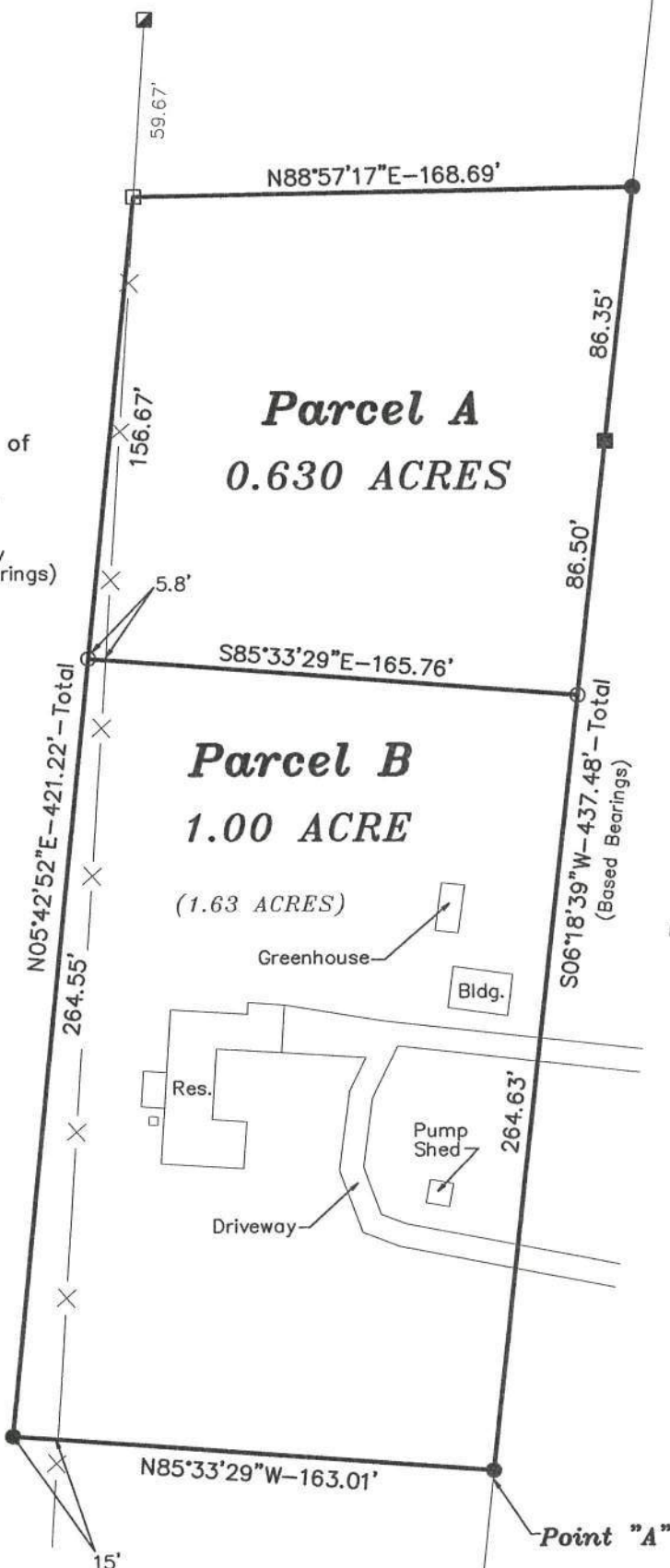
FILE NO.

A Minor Subdivision of a 1.63 Arce Parcel of Land, into Parcels A & B, in Section 42, T-5-S, R-13-E, St. Tammany Parish, La.

Reference: A Survey Map of Subject Property by this Firm, Dated 4-4-2013, #15870 (Based Bearings)

Point A is N89°52'48"E, 1796.31'; N82°51'20"E, 203.46'; N89°54'26"E, 228.40'; S89°56'39"E, 303.29'; N06°18'39"E, 1067.60' from the Southwest Corner of Section 42 T5S R13E, St. Tammany Parish, Louisiana

There is a overhead powerline running along the Easterly Boundary Line of Subject Properties



LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 1/2" Iron Pipe
- = Fnd. 1" DOTD Metal Cap
- = Set 1/2" Iron Rod
- ▣ = Fnd. 1" Iron Pipe

—X— = Fence

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

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

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

MAP PREPARED FOR **JUDY HULANE WILLIAMS CANNON**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 42 Township 5 South Range 13 East, St. Tammany Parish, Louisiana

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

LAND SURVEYING LLC

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

CERTIFIED CORRECT

BRUCE M. BUTLER, III
License No. 4894
PROFESSIONAL
8-30-2019
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE:

1" = 60'

DATE:

8-26-2019

NUMBER:

19494

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of October 1st, 2019)

CASE NO.: 2019-1630-MSP

OWNER/DEVELOPER: Joy A. Barron Fitzmorris
ENGINEER/SURVEYOR: John G. Cummings and Associates

SECTION: 36 TOWNSHIP: 5 South RANGE: 10 East

WARD: 2 PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located on the west side of LA Highway 25, north of C. Gotti Road, Folsom, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 2.19 acres

NUMBER OF LOTS/PARCELS: 2 parcels; Parcels A – 0.54 acre & B – 1.65 acres

ZONING: A-3 Suburban Residential

STAFF COMMENTARY:

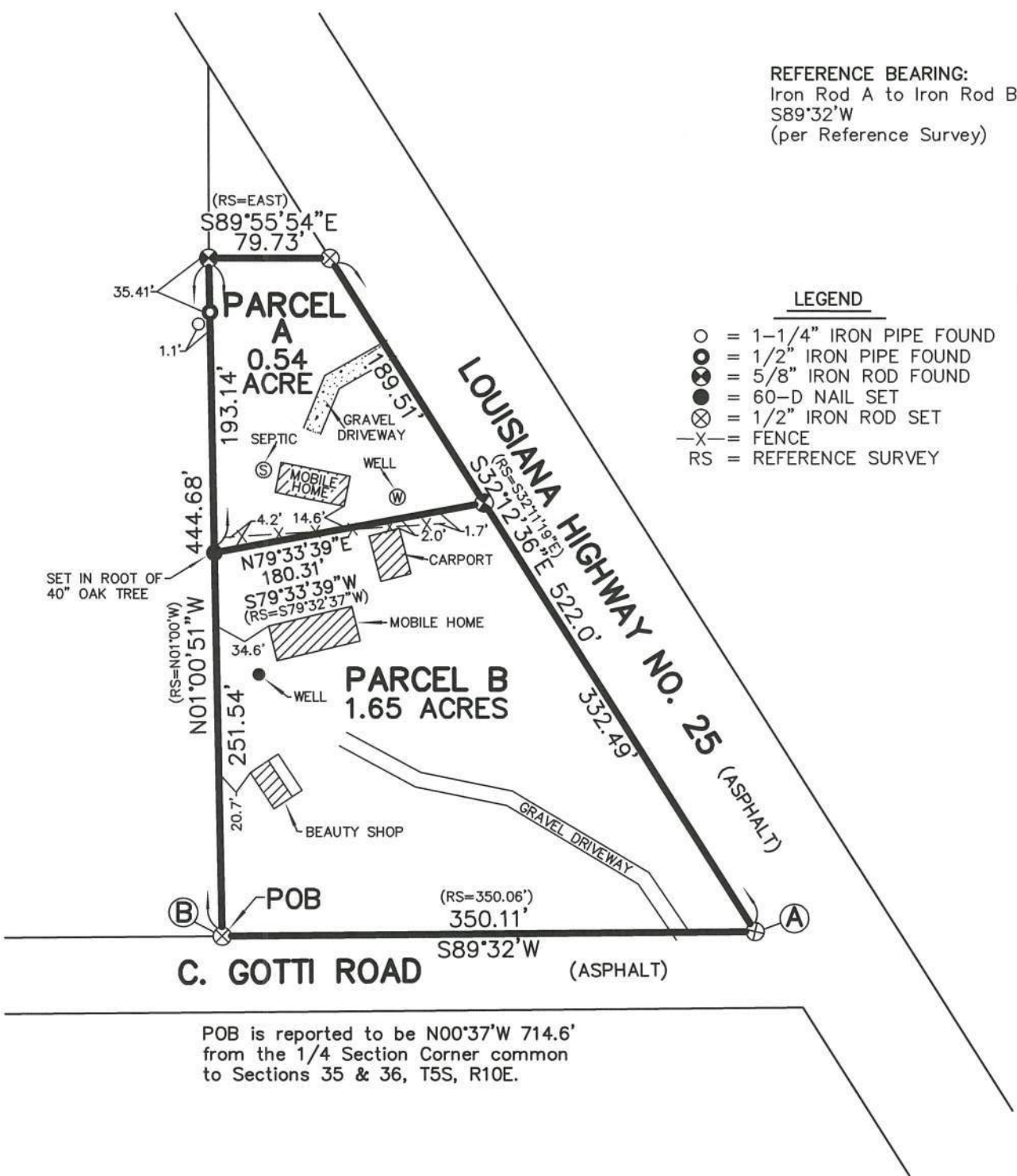
Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 2.19 acre parcel. The minor subdivision request requires a public hearing due to: Parcel A not meeting the minimum lot size of 1 acre, required under the Subdivision Regulations Sec. 125-188 (2)(e) and requires a waiver of the regulations by the Planning Commission.

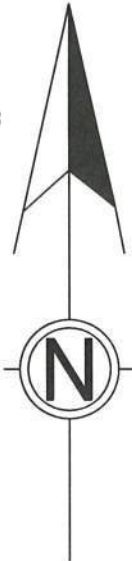
Staff has no objection to the request since both parcels meet the minimum width and maximum allowable density under the A-3 Suburban Zoning District, subject to the below comments:

1. Survey is amended to include a signature line for the Chairman of the Planning Commission.

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



REFERENCE BEARING:
Iron Rod A to Iron Rod B
S89°32'W
(per Reference Survey)



- LEGEND**
- = 1-1/4" IRON PIPE FOUND
 - ◐ = 1/2" IRON PIPE FOUND
 - ◑ = 5/8" IRON ROD FOUND
 - = 60-D NAIL SET
 - ⊗ = 1/2" IRON ROD SET
 - X- = FENCE
 - RS = REFERENCE SURVEY

POB is reported to be N00°37'W 714.6'
from the 1/4 Section Corner common
to Sections 35 & 36, T5S, R10E.

NOTE:

This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0125 C,
dated October 17, 1989.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

REFERENCE SURVEY:

Survey for Joy Barron by Fred L. Tilley, Surveyor, dated
August 23, 1993, Job No. 93-28.

DATE FILED

FILE NO.

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

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: *Joy Barron*

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 2.19 ACRES INTO PARCELS
A & B, LOCATED IN SECTION 36, TOWNSHIP 5 SOUTH,
RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 93-28B-RSB

DATE: 8/9/18

REVISED:

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of October 1st, 2019)

CASE NO.: 2019-1635-MSP

OWNER/DEVELOPER: Mark & Lisa Wise
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 39 TOWNSHIP: 8 South RANGE: 12 East

WARD: 7 PARISH COUNCIL DISTRICT: 7

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

GENERAL LOCATION: The property is located at the ends of both Isaac Road & Prosper Road, west of LA Highway 434, Lacombe, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 41.36 acres

NUMBER OF LOTS/PARCELS: 4 parcels; Parcels A – 10 acres, B – 21.36 acres, C – 5 acres & D – 5 acres

ZONING: A-1 Suburban Residential

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create four (4) parcels from a 41.36 acre parcel. The minor subdivision request requires a public hearing due to:

- Parcel A not meeting the minimum lot width of 300 feet, required under the A-1 Suburban District and along Isaac Road & Parcel B not meeting the minimum lot width of 300 feet, required under the A-1 Suburban District and along Prosper Road and requiring a waiver of the regulations by the Planning Commission.
- Parcels B & C not having public road frontage and being accessed via a 30' access servitude.
- Parcels C & D not meeting the minimum lot width of 300 feet and requiring a waiver of the regulations by the Planning Commission.

Staff is not opposed to the creation of Parcels A & D since the only accesses to the site are at the end of Prosper & Isaac Drive. However, staff does not recommend approval of the requested waiver of the minimum lot width for parcels C & D, since the width of Parcel B could be reduced to allow for parcels C & D to meet the 300' minimum lot width requirement.

Should the Planning Commission wishes to recommend approval it subject to the below comments:

1. Amend the width of Parcels C & D to meet the minimum lot width of 300' required under A-1 Suburban District.
2. Survey is amended as follow: "Prosper Road & Isaac Road" should be "Prosper Drive & Isaac Drive".

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

A Minor Subdivision of a 41.36 Acre Parcel of Land, into Parcels A, B, C & D, in Section 39, T-8-S, R-12-E & Section 43, T-8-S, R-13-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

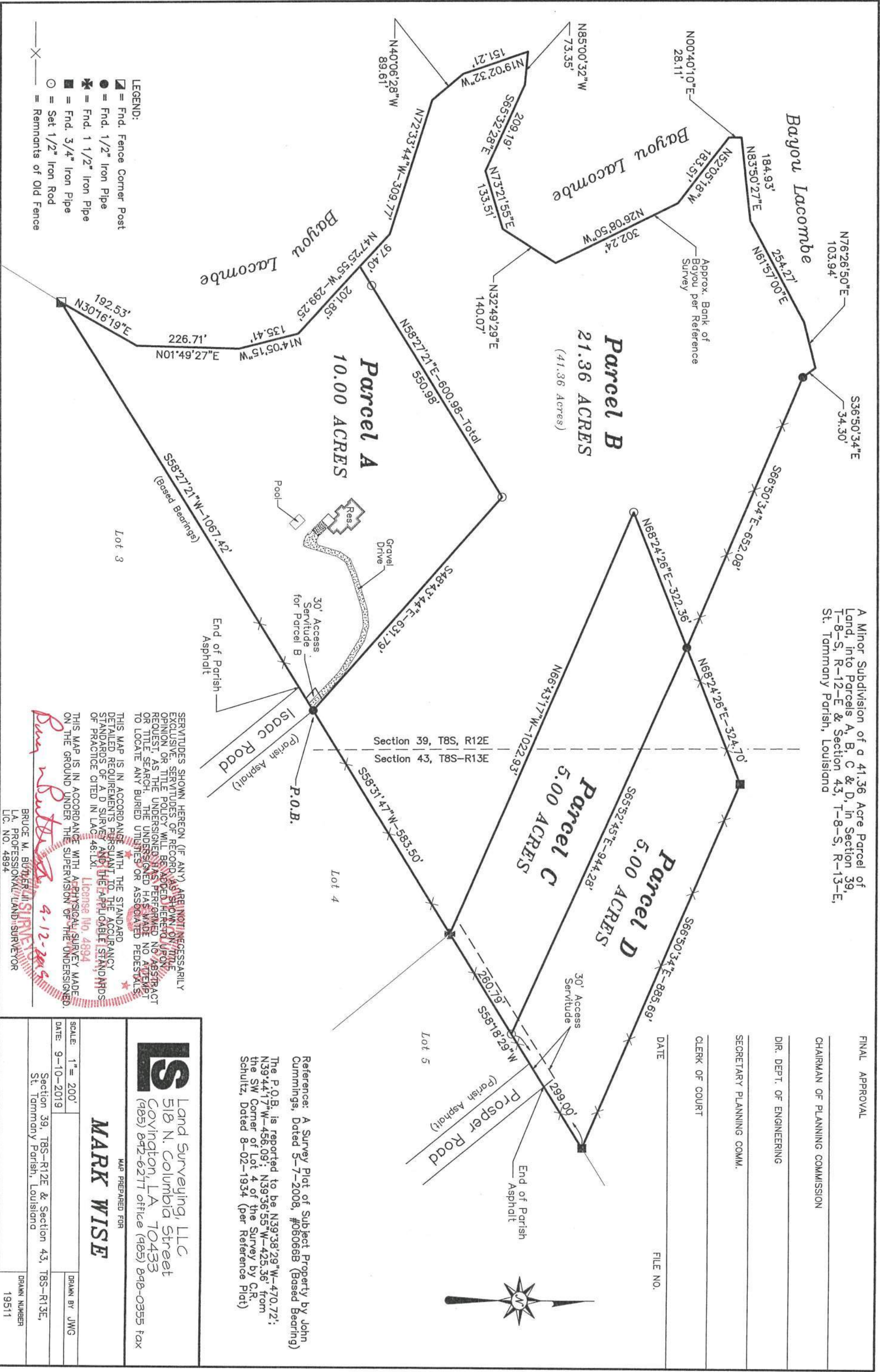
DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.



MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of October 1st, 2019)

CASE NO.: 2019-1636-MSP

OWNER/DEVELOPER: Grand Homes - John Ploue III
ENGINEER/SURVEYOR: Kelly J. McHugh & Associates, INC

SECTION: 17 TOWNSHIP: 7 South RANGE: 10 East

WARD: 1 PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: The property is located on the south side of Brewster Road, west of Grand Oaks Blvd, Madisonville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 1.07 acres

NUMBER OF LOTS/PARCELS: 2 parcels; Parcel B-4 into Parcels B-4A – 0.54 acre & B-4B – 0.53 acre

ZONING: A-3 Suburban Residential

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 1.07 acre parcel. The minor subdivision request requires a public hearing due to: Parcels B-4A & B-4B not meeting the minimum lot size of 1 acre, required under the Subdivision Regulations Sec. 125-188 (2)(e) and requires a waiver of the regulations by the Planning Commission.

Staff has no objection to the request since both parcels meet the minimum width and maximum allowed density under the A-3 Suburban Zoning District.

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

BREWSTER ROAD

R=10.00' L=15.71'
CH. S 45°00'00" E
14.14'

THIS POINT IS DESCRIBED AS BEING
S 00°54'59" E 19.26', THENCE
N 89°54'29" W 827.10' FROM THE
1/4 SECTION CORNER COMMON TO
SECTIONS 8 & 17, T-7-S, R-10-E.

EXISTING C/L BREWSTER RD. ---

(REF. BRG.) S 89°54'29" E 251.45'

22.08'

125.59'

125.86'

EAST 125.59'

EAST 115.86'

12.48'

S 00°00'27" E

12.28'

SOUTH

90.02'

S 07°59'38" E

LOT B-4B

LOT B-4A

AREA CHART
TOTAL 0.53 ACRES
LESS R/W 0.04 ACRES
NET 0.49 ACRES

AREA CHART
TOTAL 0.54 ACRES
LESS R/W 0.04 ACRES
NET 0.50 ACRES

LOT

B-4

S 00°00'27" E 171.27'

171.25'

125.59'

135.84'

10' "PRIVATE" DRAINAGE SERVITUDE
AND UTILITY SERVITUDE

71.91'

GRAND OAKS SUBD. (NOT A PART)

92

91

90

89

ENGLISH OAK DRIVE

GRAND OAKS BLVD.

LOT B-3

88

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

NOTES:

1. ALL LOT CORNERS MARKED
WITH 1/2" IRON RODS

2. ☐ SHADED AREA INDICATES
AREA DEDICATED FOR FUTURE
WIDENING OF BREWSTER RD.

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



Kelly J. McHugh, REG. NO. 4443

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

A RESUBDIVISION OF LOT B-4
INTO LOTS B-4A & B-4B, ALL IN
SECTION 17, T-7-S, R-10-E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA

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

SCALE: 1" = 60'
DATE: 08-21-19
DRAWN: DRJ
JOB NO.: 19-331
REVISED:

RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2019-1647-MRP

NAME OF SUBDIVISION: Town of Mandeville

LOTS BEING DIVIDED: Resubdivision lots 2, 4, 6, 8, 10, 12 - 24, Square 311, Side A, into lots 1A, 2A, 3A, 4A, 5A, 6A & Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23 - 30 Square 311, Side B, into lots 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B & 30 B, Town of Mandeville

SECTION: 44

WARD: 4

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 7

RANGE: 13 East

PROPERTY LOCATION: The property is located on the east & west sides of Cours Carson Street Extension & on the northwest corner of Soult Street & Preval Street, Mandeville, Louisiana.

ZONING: A-4 Single Family Residential District

PROPERTY OWNER: Affordable Homes & Land, LLC - Mr. Robert Rosiere

STAFF COMMENTARY:

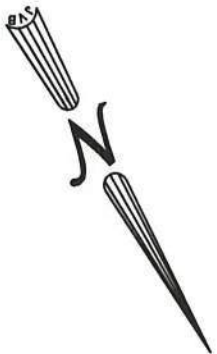
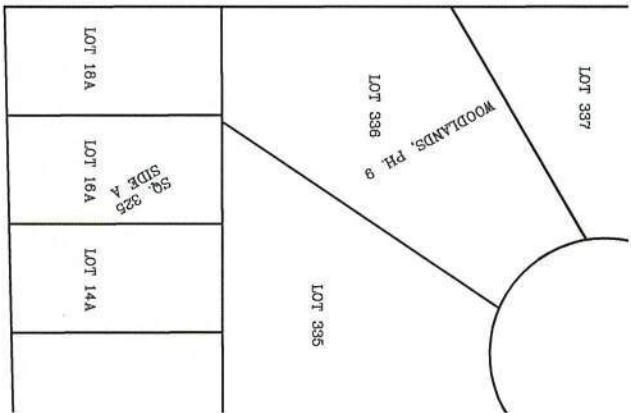
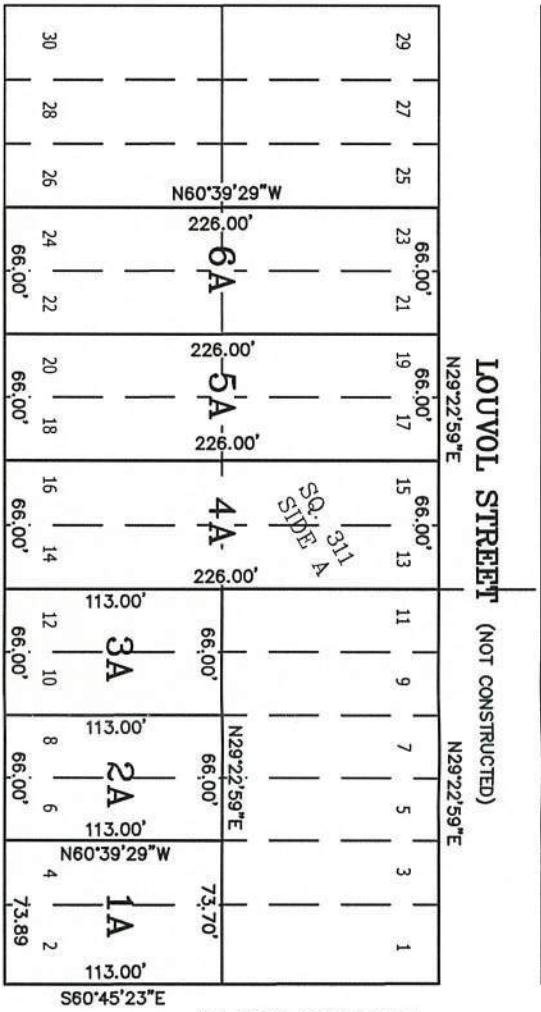
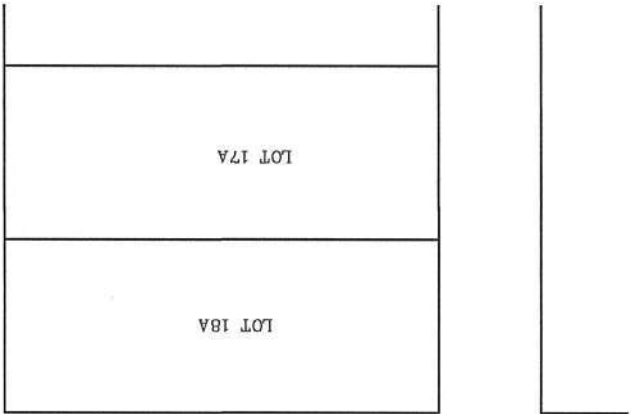
The owner is requesting to resubdivide thirty-six (36) lots into nineteen (15) buildable residential sites.

The reason for the public hearing requirement is that the proposal involves the creation/adjustment of more than five (5) lots.

Recommendation:

Staff has no objections to the resubdivision request, as shown on the attached survey, subject to the following:

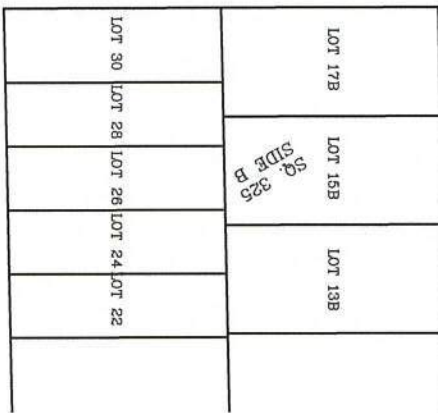
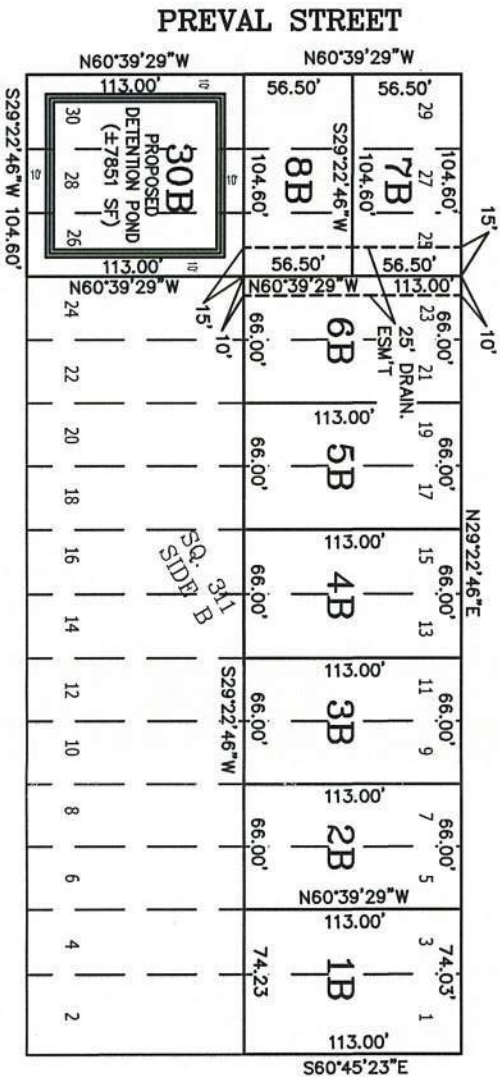
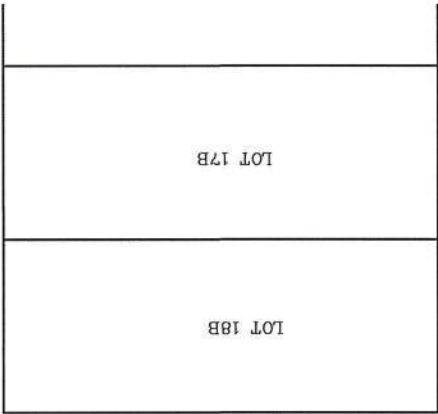
1. Renumber the lots as follow: 4A, 8A, 12A, 16A, 20A, 24A, 3B, 7B, 11B, 15B, 19B, 23B, 27B, 29B & 30B.
2. Revised the date of the survey.
3. Add the following: Note: Detention pond & 25' drainage easement to be maintained by St. Tammany Parish.
4. Survey is amended as follow: " Cours Carson Extension Street" should be " Cours Carson Street", "Louvol Street" should be "Louvois Street" & a portion of "Louvois Street" should be "Merlin Street".



OLD MANDEVILLE LANE

COURS CARSON ST. EXTENSION

COURS CARSON



APPROVED:

CHAIRMAN OF PLANNING COMMISSION

SECRETARY OF PLANNING COMMISSION

DIRECTOR OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

TOTAL AREA: 137,309 SQ. FT. OR 3.150 ACRES

SCALE: 1" = 100'

DATE: 08.06.2019

DRAWN BY: RMK

CHECKED BY: SMB

DWG. NO: 20190049

SHEET 1 OF 1

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0360 C
DATE: 04/02/1991
ZONE: Zone C
B.F.E. = N/A

* Verify prior to construction with local governing body.

A RESUBDIVISION MAP OF LOTS 2, 4, 6, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, & 24, SQUARE 311, SIDE A INTO LOTS 1A, 2A, 3A, 4A, 5A, & 6A AND LOTS 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 26, 27, 28, 29, & 30 SQUARE 311, SIDE B, INTO LOTS 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B & 30B TOWN OF MANDEVILLE, (NOT IN CORPORATE LIMITS), ST. TAMMANY PARISH, LOUISIANA.

Declaration is made to original purchaser of the survey, it is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana "Standards of Practice for Property Boundary Surveys" for a Class C survey. Bearings are based on record bearings unless noted otherwise.

BBB HOLDINGS, LLC

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbossc@jvburkes.com

Phone: 985-649-0075

Fax: 985-649-0154

SEAN M. BURKES
LA REG. NO. 4785

PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of October 1, 2019)

CASE NO.: 2018-1105-PP

SUBDIVISION NAME: Providence Parks, Phase 1

DEVELOPER: Providence Parks, LLC
1100 Camellia Boulevard; Suite 200
Lafayette, LA 70508

ENGINEER/SURVEYOR:	SLD Engineering and Surveying 323 Florida Street, Suite 200 Baton Rouge, LA 70801	Barry J. Bleichner, P.E., P.L.S, LLC Civil Engineer and Land Surveyor 321 Richland Avenue Lafayette, LA 70508
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SECTION: 21

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

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

GENERAL LOCATION: The property is located on the east side LA Highway 1077, north of U.S. Highway 190, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 54.15

NUMBER OF LOTS: 180

AVERAGE LOT SIZE: 6,402 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "A4"

PUD APPROVAL GRANTED: June 6, 2017

STAFF COMMENTARY:

Department of Planning and Development

This project was submitted for Preliminary Approval at the October 8, 2019 meeting; however, the developer has requested postponement to the November 12, 2019 meeting.

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

General Comments:

1. The T.I.A. review for the development is pending the submittal of plans that show the required roadway improvements to M. P. Planche associated with the Sydney Road connection included in the analysis. Approval of this T.I.A. is required from LADOTD and St. Tammany Parish.
2. Provide updated LADOTD permit or written verification that an updated LADOTD permit is not required.

Preliminary Plat:

3. The proposed pond information shown on the preliminary plat, drainage plan, and pond cross-section sheet are all in conflict. Revise all plan sheets accordingly to eliminate conflicts.

Paving & Drainage Plan:

4. Update the driveway culvert schedule to include Lot #19 in Square 10.
5. Provide pipe size, material and invert elevation for the pipes on the north side of the intersection of Sydney Drive and Catherine Drive.
6. M.P. Planche Road from address 16564 to Sydney Drive is only 13.5 feet wide which does not provide enough space to allow for two way traffic. Provide a turn around at the south end of Sydney Drive or plans to widen this section of M.P. Planche Road to a minimum road width that matches the existing M.P. Planche Road width to the east of 16564 M.P. Planche Road.
7. Provide a construction detail demonstrating how the existing M.P. Planche Road cross culverts will be capped to create a 32" diameter opening.
8. Proposed roadway cross culverts along M.P. Planche Road appear to cause conflicts with the proposed roadside ditches due to the required pipe lengths. Provide a detail showing how this will be constructed or revise plans to eliminate this conflict.

Water & Sewer Plan:

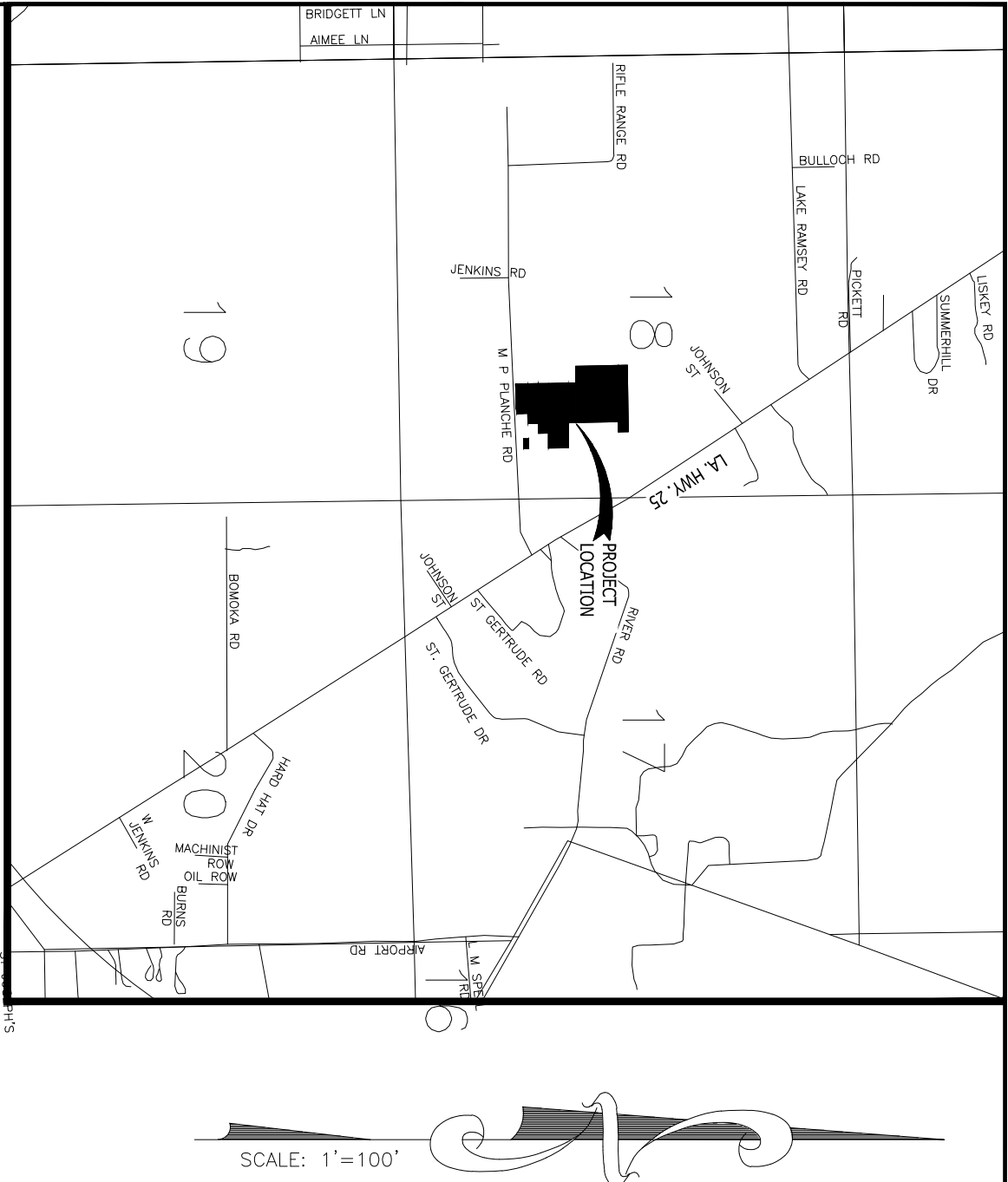
9. The existing sewer manhole to the east of Lot #1 within Square 2 appears to have an incorrect invert elevation. Revise the sewer plan to eliminate this conflict.
10. Provide written approval from H2O Systems for the proposed water and sewer plans.
11. Provide written verification from H2O Systems that the existing water and sewer systems this development is connecting to have sufficient capacity.
12. A Letter of No Objection from St. Tammany Parish and L.D.H. Approval is required for this development.

Informational Items:

A funded **Maintenance Obligation** in the amount of **\$10,000** is required in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

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

Revised drawings will not be accepted for review or placement in the packet prior to the October 8, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



Preliminary Plat:

1. Show side and rear building setback lines for all lots on the preliminary plat.

Drainage & Grading Plan:

2. Revise the maintenance information in Note #1 on plan sheet 2A to reflect the information outlined in the subdivision dedication statement.
3. Revise the culvert table information to reflect an 18" BCCSP for lot 282.

Water & Sewer Plan:

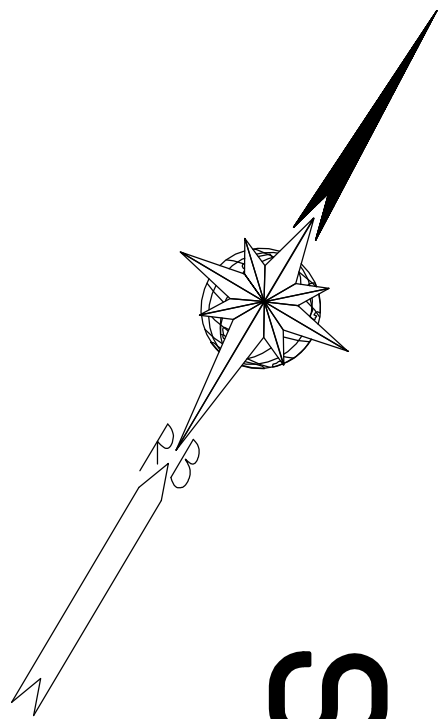
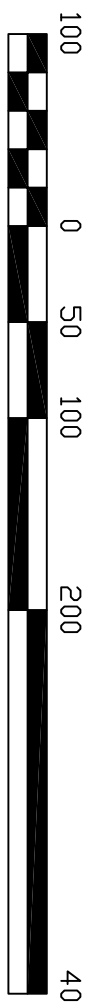
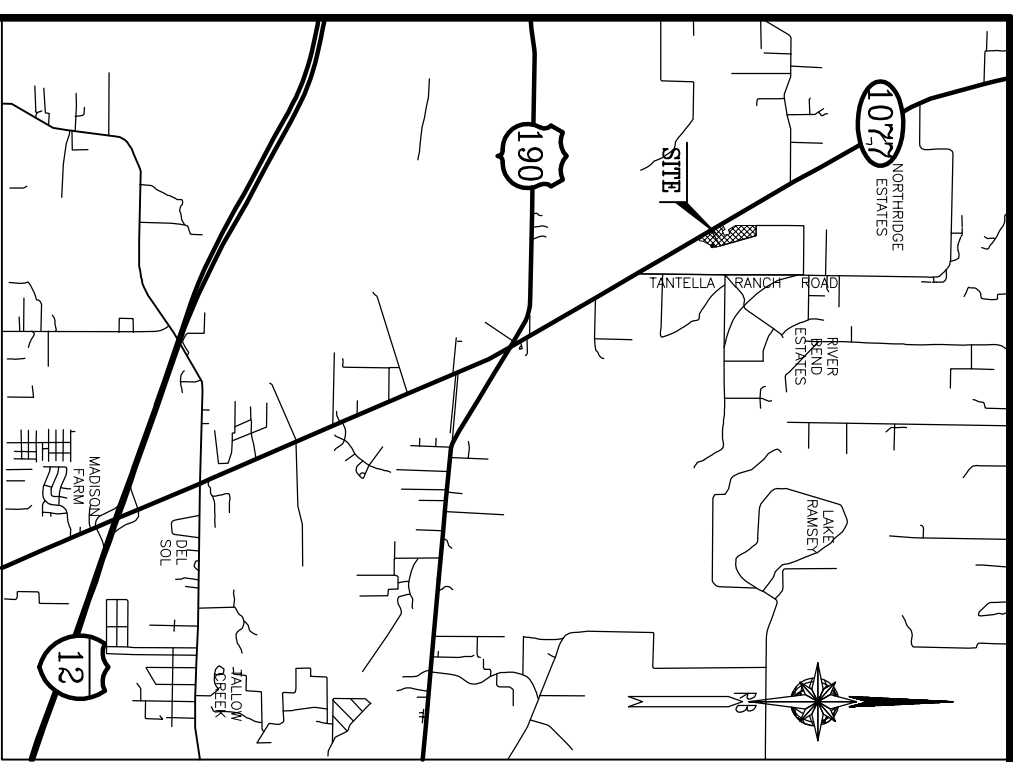
4. Provide written approval from the utility provider for these plans.
5. Provide written verification from the utility provider that the existing water and sewer systems this development is connecting to have sufficient capacity.
6. A Letter of No Objection from St. Tammany parish and L.D.H. approval is required for this development.

Informational Items:

No funded Maintenance Obligation is required since it is an extension of roads in a private subdivision and the developer is prohibited from using Tantela Ranch Road.

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

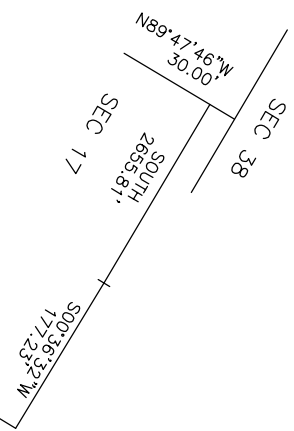
Revised drawings will not be accepted for review or placement in the packet prior to the October 8, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



SPRING LAKES * PHASE 3

PRELIMINARY PLAT OF FILLING LAKES * PHASE 1 A PLANNED UNIT DEVELOPMENT SECTION 17, TOWNSHIP 6 SOUTH - RANGE 10 EAST ST. TAMMANY PARISH, LOUISIANA

FEES	NO. OF LOTS	CENTRAL-ONSITE SEWER SYSTEM	PUD PRESENT ZONING
\$15,000 sq ft			
Avg. LOT SIZE	20'	CENTRAL-ONSITE WATER SYSTEM	
CONCRETE	2,598' L.F.	2,348' L.F.	
ROAD SURFACE	STREET LENGTH	MAX. BIK. LENGTH	
			SEC 9
	LAKE POND/TARTARIN		
	ULTIMATE SURFACE WATER DISPOSAL		



- RESTRICTIONS CONTINUED**
1. EACH LOT MUST NOT HAVE MORE THAN ONE DWELLING.
 2. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO THE SEWERAGE AND WATER SYSTEMS, ARE TO BE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (GENERAL) SEWERAGE AND/OR WATER SYSTEMS. ALL AS APPROVED BY THE ST. TAMMANY SUBDIVISION IS SITED BY A COMMUNITY (GENERAL) WATER SYSTEM (SUPPLY).
 3. PRIVATE WATER SUPPLY, MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PROPOSED PURPOSE OF PROVIDING WATER TO THE LOT. NO EXISTING STRUCTURE, EXCEPT FOR THE PROPOSED STRUCTURE, SHALL BE USED TO PROVIDE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (GENERAL) WATER SYSTEM (SUPPLY).
 4. BUILDING SETBACKS ARE TO MEET OR EXCEED A MINIMUM OF FRONT - 10 FEET, SIDE - 10 FEET, AND REAR - 10 FEET IN HEIGHT WITHIN THE LOT.
 5. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET CAVENENTS.
 6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT NOR SHALL ANYTHING BE DONE THEREON, ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR CAUSE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOGS AS DOWNS OR JUNK OR CAR STORAGE.
 7. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED BY PARISH PERMIT DEPT. THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 1.0 FEET ABOVE THE FINISHED GRADE OF THE ADJACENT STREET OR MEET THE LATEST FEMA STANADARDS, WHICHEVER IS HIGHER.
 8. THE MINIMUM LOT/SET SIZE IS SHOWN ON THE PAVING AND DRAINAGE PLAN SUPPLIED BY PROJECT ENGINEER.
 9. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 10. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
 11. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SERVED BY THE SEWERAGE AND SANITATION (CARRIAGE AND RETIRED DISPOSAL) SERVICES PROVIDED.
 12. THE CONNER OF CORNER LOTS SHALL NOT BE CLOSTED ANY CROSESS THAN SIXTY (60) FEET FROM THE CONNER OF THE SAID PROPERTY LOCATED TO THE INTERSECTION AS A DRIVEWAY OR DRIVEWAY. THE CONNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAY INTERSECT.
 13. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECTED IN EACH TICH OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (REDEEMED BY ORO, 34-21-242, ADDED 12/15/20).
 14. MAINTENANCE SYSTEM, GREENSPACE SHALL BE MAINTAINED BY HOME OWNERS ASSOCIATION.
- Note: This is a copy that has been signed by the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is NOT located in a special flood hazard area. It is located in a flood zone C.
- FPM Permit# 225005.0125 C. 1. located in a flood zone C. Rev. 10-17-89.

PROPERTY DESCRIPTION

A 29.16 ACRE PARCEL OF GROUND SITUATED IN SECTION 17, TOWNSHIP 6 SOUTH - RANGE 10 EAST ST. TAMMANY PARISH, LOUISIANA, ALSO KNOWN AS SPRING LAKES, PHASE 3

All that certain parcel of ground situated in Section 17, Township 6 South - Range 10 East, St. Tammany Parish, Louisiana, and being more fully described as follows:

Commerce from there, thence over North to Stone 8, 17 and 38, Twainly 6 South –
 Range 10 East; thence go North 69 degrees 47 minutes 46 seconds East, a distance
 of 100 rods; thence go North 69 degrees 47 minutes 46 seconds East, a distance
 continue said right of way line and go South 25 degrees 58' 17" West; thence go South
 40 degrees 36 minutes 32 seconds West, a distance of 17773 feet North 69 degrees 47
 21 seconds East a distance of 21000 feet, thence South 20 degrees 39 minutes 39
 seconds East a distance of 25288 feet; thence South 69 degrees 20 minutes 21
 seconds East a distance of 15670 feet; thence North 63 degrees 17 minutes 16 seconds West a distance
 of 12472 feet; thence South 80 degrees 31 minutes 57 seconds West, a distance of 15000
 feet, with a curve turning to the right on each length of 282.93 feet, with a radius of
 4000.00 feet, with a chord bearing of South 08 degrees 02 minutes 10 seconds West, with a
 chord length of 6252.93 feet; thence go North 69 degrees 47 minutes 46 seconds East
 31.10 feet to the Point of Beginning. Thence go North 69 degrees 47 minutes 46 seconds East
 a distance of 15000 feet; thence go North 69 degrees 47 minutes 46 seconds East a distance of

From the Point of Beginning go South 28 degrees 36 minutes 15 seconds West a distance of 100.04 feet; thence South 28 degrees 20 minutes 53 seconds West a distance of 100.00 feet; thence South 28 degrees 47 minutes 22 seconds West a distance of 100.00 feet; thence South 28 degrees 12 minutes 07 seconds West a distance of 133.71 feet; thence South 59 degrees 07 minutes 39 seconds West a distance of 149.63 feet; thence North 30 degrees 30 minutes 39 seconds West a distance of 624.50 feet; thence North 30 degrees 35 minutes 39 seconds West a distance of 225.75 feet; thence South 30 degrees 35 minutes 49 seconds East a distance of 133.65 feet; thence North 59 degrees 26 minutes 08 seconds East a distance of 196.15 feet; thence North 15 degrees 58 minutes 57 seconds West a distance of 196.15 feet; thence North 15 degrees 58 minutes 57 seconds West a distance of 178.66 feet; thence North 30 degrees 35 minutes 49 seconds West a distance of 130.17 feet; thence North 00 degrees 12 minutes 59 seconds East a distance of 83.33 feet; thence South 89 degrees 47 minutes 00 seconds East a distance of 406.47 feet; thence South 89 degrees 47 minutes 00 seconds East a distance of 406.47 feet; thence South 89 degrees 47 minutes 00 seconds West a distance of 60.14 feet; thence South 28 degrees 47 minutes 22 seconds West a distance of 89.14 feet back to the Point of Beginning.

NO DEDICATION

THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAN IS INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA, OR THE PUBLIC IN GENERAL, OF STREETS AND ROADWAYS. THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEEMED TO CONSTITUTE ONLY A STRAIGHT OF PASSAGE FOR THE LESSEES, INMATEES AND OCCUPANTS OF LOTS IN THE SUBDIVISION. THE FEE TITLE TO ALL STREETS BELONGING TO THE DEVELOPER, HIS SUCCESSORS AND ASSOCIATES SHALL BE PRIVATELY MAINTAINED BY THE SPRING LAKE HOMEOWNERS ASSOCIATION.

Owner _____ Date _____

FOR:
LONGSOME DEVELOPMENT
DEVELOPER
PRESIDENT, TIM HENNING

APPROVAL

AIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

RECTOR, DEPARTMENT OF ENGINEERING

DATE	PERIOD OF COURT
10/1/2018	10/1/2018
10/2/2018	10/2/2018
10/3/2018	10/3/2018
10/4/2018	10/4/2018
10/5/2018	10/5/2018
10/6/2018	10/6/2018
10/7/2018	10/7/2018
10/8/2018	10/8/2018
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12/29/2018	12/29/2018
12/30/2018	12/30/2018
12/31/2018	12/31/2018
1/1/2019	1/1/2019
1/2/2019	1/2/2019
1/3/2019	1/3/2019
1/4/2019	1/4/2019
1/5/2019	1/5/2019
1/6/2019	1/6/2019
1/7/2019	1/7/2019
1/8/2019	1/8/2019
1/9/2019	1/9/2019
1/10/2019	1/10/2019
1/11/2019	1/11/2019
1/12/2019	1/12/2019
1/13/2019	1/13/2019
1/14/2019	1/14/2019
1/15/2019	1/



RANDALL W. BROWN & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS * PLANNERS * CONSULTANTS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 * FAX(985) 624-5309

SPRING LAKES * PHASE 3
A PLANNED UNIT DEVELOPMENT
SECTION 17, TOWNSHIP 6 SOUTH - RANGE 10 EAST
ST. TAMMANY PARISH, LOUISIANA

REVISID DATE:

1880

DRAWN BY:	RUB
CHECKED BY:	RWB
DATE:	9-13-2019
SCALE:	1"=100' ±
SURVEY No.	SL

SHEET

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FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As October 1, 2019)

CASE NO.: 2019-1603-FP

SUBDIVISION NAME: Ashton Parc, 4th Filing

DEVELOPER: First Horizon, Inc.
1220 S. Range Avenue
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Benchmark Group, LLC
11328 Pennywood Avenue
Baton Rouge, LA 70809

SECTION: 26
TOWNSHIP: 8 South
RANGE: 14 East

WARD: 8
PARISH COUNCIL DISTRICT: 8

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

GENERAL LOCATION: The property is located on the south side of Haas Road, east of U. S.
Highway 11 and north of North Queens Drive, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 16.069

NUMBER OF LOTS: 54 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

This project was postponed at the September 10, 2019 meeting.

Periodic inspections have been made by this office during construction and the second final inspection was made on September 24, 2019. The inspection disclosed that all of the concrete roads are constructed, subsurface drainage is functioning and detention ponds are constructed.

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,660 linear feet x \$25.00 per linear foot = \$66,500.00 for a period of two (2) years.

The staff has no objection to the proposed final subdivision request.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 54 lots = \$58,158.00

Drainage Impact Fee = \$1,114.00 per lot x 54 lots = \$60,156.00

Fees are due before subdivision plats can be signed.

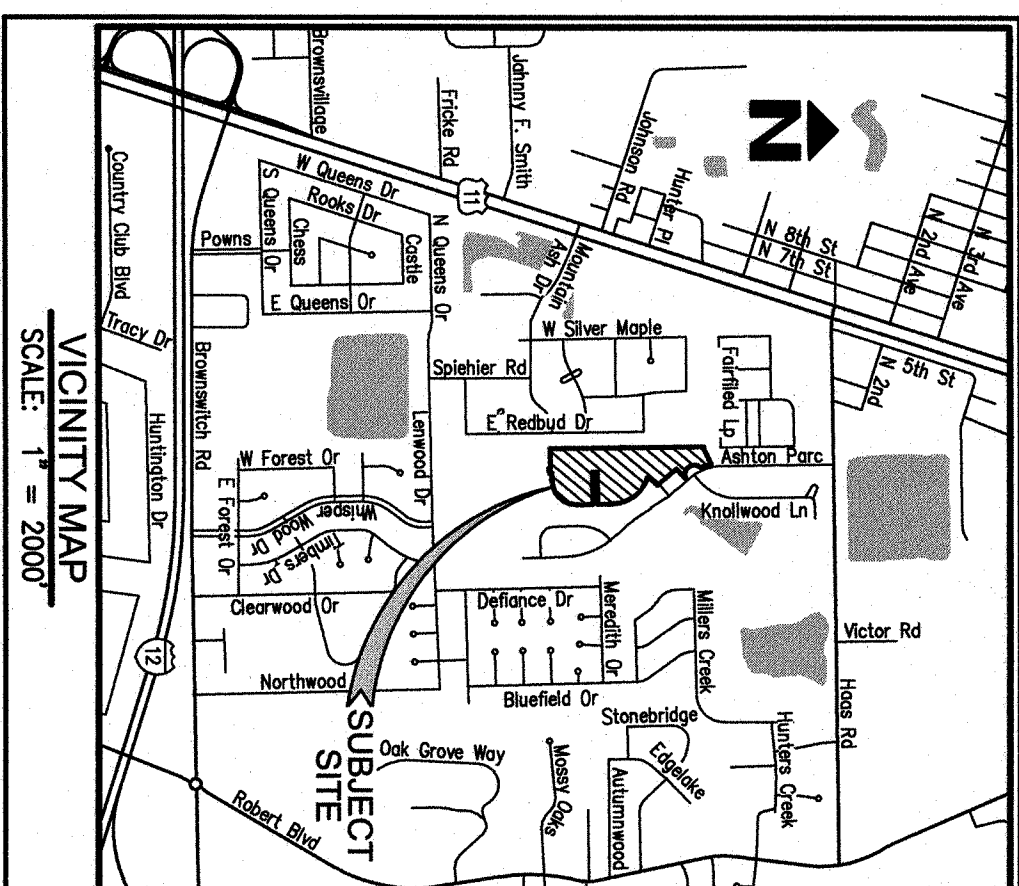
This subdivision **is** within the "Urban Growth Boundary Line".

Revised drawings will not be accepted for review or placement in the packet prior to the October 8, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

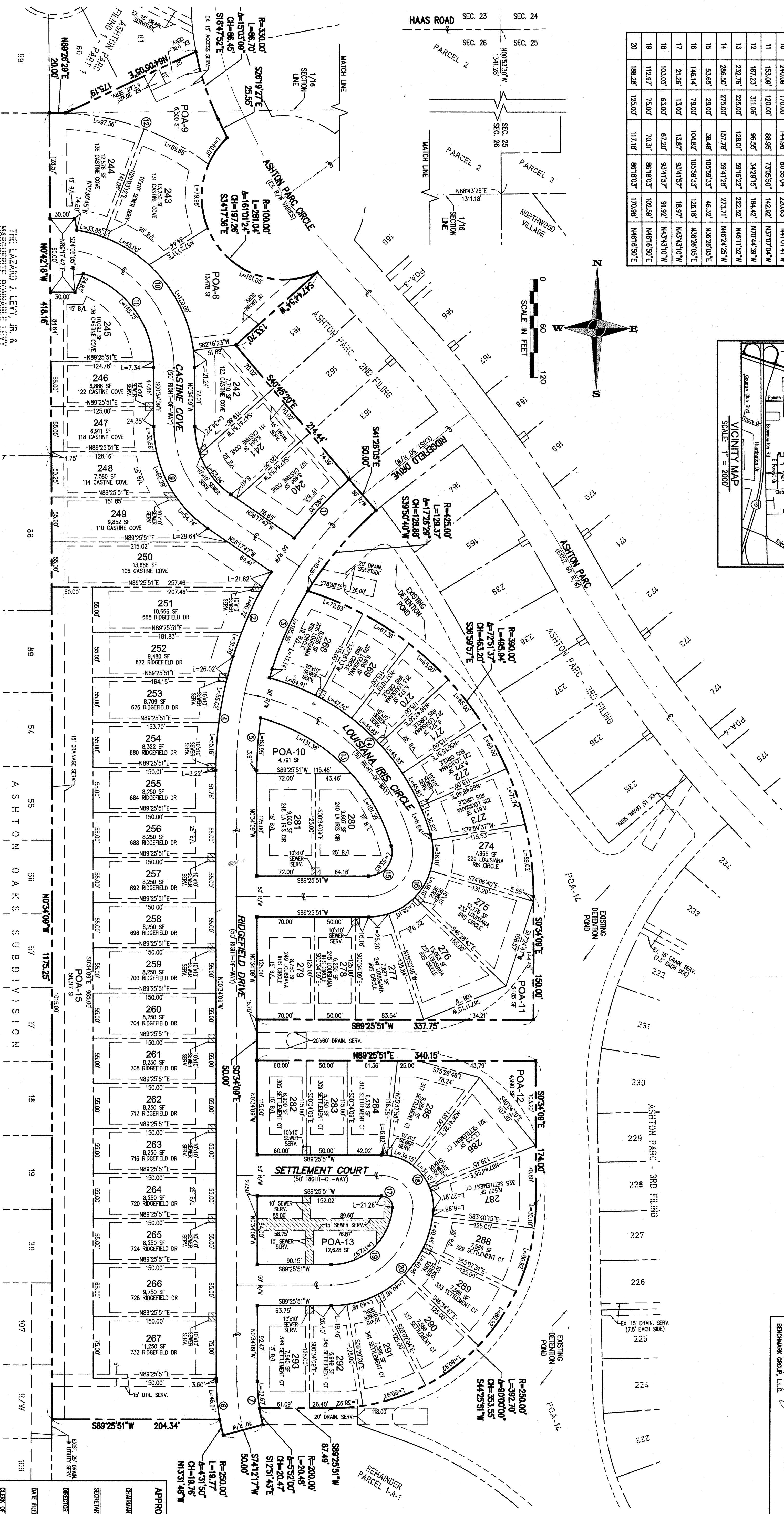
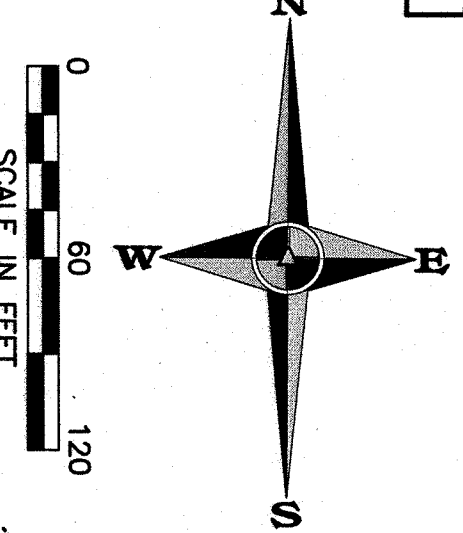
FINAL PLAT

ASHTON PARC 4TH FILING

LOCATED IN SECTION 26, TOWNSHIP 8 SOUTH, RANGE 14 EAST,
ST. TAMMANY PARISH, SLOPE, LOUISIANA, WARD 8, DISTRICT 9.
BEING A SUBDIVISION OF THE REMAINDER OF PARCEL 1-A-1 OF THE HARLEY-LEVY PROPERTY,
PREPARED BY BENCHMARK GROUP, L.L.C., DATED MARCH 2, 2017
FOR
FIRST HORIZON, INC.



PROPERTY / LOT CURVE DATA						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	BEARING
1	98.20	475.00'	48.27	115°04'	98.02	S42°38'55"W
2	114.12	475.00'	57.34	13°46'58"	113.85	S23°48'13"W
3	103.55	425.00'	52.85	14°21'1"	105.08	S24°01'20"W
4	140.42	460.00'	70.76	17°29'23"	139.87	S8°10'33"W
5	63.85	410.00'	32.04	8°56'4"	63.89	S33°33'58"W
6	46.67	250.00'	23.40	10°41'44"	46.60	S55°05'10"E
7	32.67	200.00'	16.37	9°21'35"	32.63	S5°43'56"E
8	97.26	100.00'	55.43	93.47	93.47	S28°25'38"E
9	145.89	150.00'	79.30	55°43'38"	140.21	S28°25'38"E
10	240.09	170.00'	144.98	80°55'04"	220.63	N4°01'41"W
11	153.00	120.00'	88.95	73°05'50"	142.92	N37°07'04"W
12	187.23	311.06'	96.55	34°29'15"	184.42	N7°04'39"W
13	232.76	225.00'	128.80	59°16'22"	222.52	N48°11'52"W
14	286.50	275.00'	157.78	59°41'28"	273.71	N46°24'25"W
15	53.85	29.00'	38.48	105°59'33"	46.32	N38°26'05"E
16	146.14	79.00'	104.82	105°59'33"	126.18	N38°26'05"E
17	21.26	13.00'	13.87	93°41'57"	18.97	N43°43'10"W
18	103.03	63.00'	67.20	93°41'57"	91.92	N43°43'10"W
19	112.97	75.00'	70.31	86°18'03"	102.59	N46°16'50"E
20	188.28	125.00'	117.18	86°18'03"	170.98	N46°16'50"E



CERTIFICATION:
INTESTRUCTURE IMPROVEMENTS FOR THIS DEVELOPMENT HAVE BEEN
CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF ST. TAMMANY PARISH.
RUSSELL J. ROME, P.E.
BENCHMARK GROUP, L.L.C.
DATE 9/19/19

CERTIFICATION:
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE
WITH LOUISIANA REVISED STATUTES 33:505, ET SEQ., AND CONFORMS TO ALL
STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY AS
PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
DAVID B. FAZEKAS, P.L.S.
BENCHMARK GROUP, L.L.C.
DATE 9/19/19

RECEIVED
09/20/2019
ENGINEERING
REVIEW COPY

FINAL PLAT OF ASHTON PARC, 4TH FILING (1 OF 2)

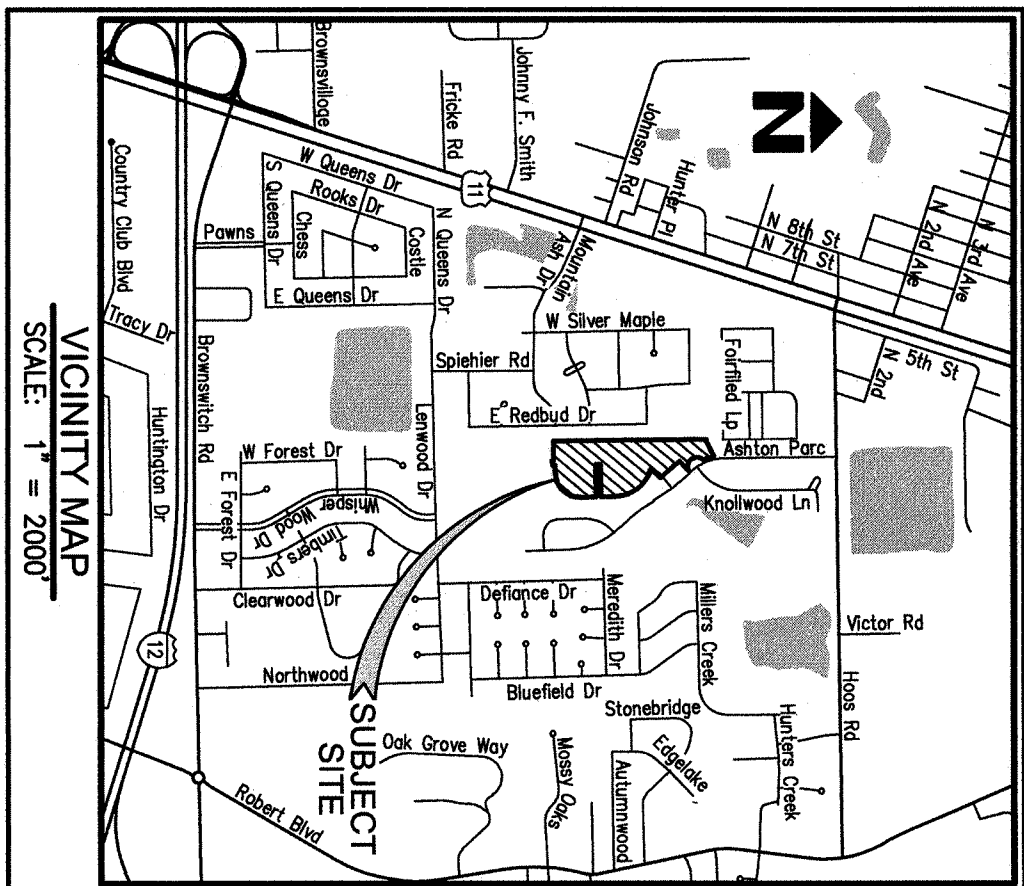
BENCHMARK GROUP, L.L.C.
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE
1133 PENNYWOOD AVENUE, SUITE 200, LOUISIANA 70009
PHONE: 225.368.2475 • FAX: 225.368.2476 • WWW.BENCHMARKGROUP.LLC.COM

PROJECT NO.: 16-005A FILE NAME: 16005A_4TH PLAT DRAWN BY: RJR DATE: 7/28/19 DWG. NO.

APPROVED:
CHAIRMAN PARISH PLANNING COMMISSION
SECRETARY PARISH PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
DATE FILED FILE NO.
CLERK OF COURT

FINAL PLAT
OF
ASHTON PARC
4TH FILING

LOCATED IN SECTION 26, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, SUDILL, LOUISIANA, WARD 8, DISTRICT 9
BEING A SUBDIVISION OF THE REMAINDER OF PARCEL 1-A-1 OF THE HARTLEY-NEW PROPERTY,
PREPARED BY BENCHMARK GROUP, L.L.C., DATED MARCH 2, 2017
FOR
FIRST HORIZON, INC.



LEGAL DESCRIPTION – ASHTON PARC, 4TH FILING:

A CERTAIN PARCEL OF LAND SITUATED IN AND BEING A PORTION OF SECTION 26, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING A SUBDIVISION OF THE REMAINDER OF PARCEL 1-A-1 OF THE HARTLEY-NEW PROPERTY, BEING A PORTION OF PARCEL 1 OF A DIVISION OF LAND PREPARED BY LY. BARNES & ASSOCIATES, INC. DATED JULY 10, 2008, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25, & 26, TOWNSHIP 8 SOUTH, RANGE 14 EAST, LOCATED IN HAWKS ROAD, AND HAVING LOUISIANA SOUTH STATE PLANE COORDINATES OF X=177849.00 FEET AND Y=668,467.11 FEET; THEN SOUTH 00 DEGREES 53 MINUTES 51 SECONDS EAST A DISTANCE OF 134.120 FEET; THEN SOUTH 88 DEGREES 23 MINUTES 28 SECONDS WEST A DISTANCE OF 1241.60 FEET ALONG THE SOUTHERN (1/8) SECTION LINE TO THE POINT OF BEGINNING.

THENCE NORTH 64 DEGREES 05 MINUTES 06 SECONDS EAST A DISTANCE OF 175.19 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF ASHTON PARK;

THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF ASHTON PARK ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 334.00 FEET, AN ARC LENGTH OF 86.70 FEET, AND A CHORD WHICH BEGINS SOUTH 18 DEGREES 47 MINUTES 32 SECONDS EAST FOR 86.43 FEET;

THENCE SOUTH 28 DEGREES 19 MINUTES 27 MINUTES EAST A DISTANCE OF 25.55 FEET ALONG THE WESTERN RIGHT-OF-WAY LINE OF ASHTON PARK;

THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF ASHTON PARK CIRCLE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 104.00 FEET, AN ARC LENGTH OF 281.04 FEET, AND A CHORD WHICH BEGINS SOUTH 35 DEGREES 17 MINUTES 36 SECONDS EAST FOR 197.29 FEET;

THENCE SOUTH 47 DEGREES 44 MINUTES 54 SECONDS WEST A DISTANCE OF 133.70 FEET;

THENCE SOUTH 40 DEGREES 44 MINUTES 20 SECONDS EAST A DISTANCE OF 214.44 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF ROBERTED DRIVE;

THENCE SOUTH 41 DEGREES 28 MINUTES 06 SECONDS EAST A DISTANCE OF 50.00 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF ROBERTED DRIVE;

THENCE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 452.50 FEET, AN ARC LENGTH OF 732.37 FEET, AND A CHORD WHICH BEGINS SOUTH 36 DEGREES 59 MINUTES 40 SECONDS WEST FOR 648.89 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET, AN ARC LENGTH OF 465.94 FEET, AND A CHORD WHICH BEGINS SOUTH 36 DEGREES 59 MINUTES 37 SECONDS EAST FOR 662.00 FEET;

THENCE SOUTH 00 DEGREES 34 MINUTES 09 SECONDS EAST A DISTANCE OF 150.00 FEET;

THENCE SOUTH 80 DEGREES 25 MINUTES 51 SECONDS WEST A DISTANCE OF 337.75 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF ROBERTED DRIVE;

THENCE SOUTH 00 DEGREES 34 MINUTES 09 SECONDS EAST A DISTANCE OF 50.00 FEET ALONG THE EASTERN RIGHT-OF-WAY LINE OF ROBERTED DRIVE;

THENCE NORTH 89 DEGREES 25 MINUTES 51 SECONDS EAST A DISTANCE OF 304.15 FEET;

THENCE SOUTH 00 DEGREES 34 MINUTES 09 SECONDS EAST A DISTANCE OF 174.00 FEET;

THENCE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 392.70 FEET, AND A CHORD WHICH BEGINS SOUTH 44 DEGREES 25 MINUTES 51 SECONDS WEST FOR 655.50 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 51 SECONDS WEST A DISTANCE OF 87.49 FEET TO THE EASTERN RIGHT-OF-WAY LINE OF ROBERTED DRIVE;

THENCE ALONG THE EASTERN RIGHT-OF-WAY LINE OF ROBERTED DRIVE ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 204.80 FEET, AND A CHORD WHICH BEGINS SOUTH 12 DEGREES 51 MINUTES 45 SECONDS EAST FOR 204.15 FEET;

THENCE SOUTH 74 DEGREES 12 MINUTES 17 SECONDS WEST A DISTANCE OF 50.00 FEET TO THE WESTERN RIGHT-OF-WAY LINE OF ROBERTED DRIVE;

THENCE ALONG THE WESTERN RIGHT-OF-WAY LINE OF ROBERTED DRIVE ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 737.70 FEET, AND A CHORD WHICH BEGINS NORTH 15 DEGREES 51 MINUTES 48 SECONDS WEST FOR 18.19 FEET;

THENCE SOUTH 89 DEGREES 25 MINUTES 51 SECONDS WEST A DISTANCE OF 204.34 FEET;

THENCE NORTH 00 DEGREES 34 MINUTES 09 SECONDS WEST A DISTANCE OF 1175.25 FEET;

THENCE NORTH 00 DEGREES 42 MINUTES 10 SECONDS WEST A DISTANCE OF 416.16 FEET TO THE SOUTHERN (1/8) SECTION LINE;

THENCE NORTH 89 DEGREES 26 MINUTES 29 SECONDS EAST A DISTANCE OF 20.00 FEET ALONG THE SOUTHERN (1/8) SECTION LINE TO THE POINT OF BEGINNING.

GENERAL NOTES:

LAND USAGE: SINGLE FAMILY RESIDENTIAL
NO. OF LOTS: 54
LOT SIZE: 1/4 ACRES
ZONING: PUD
ADJACENT: 16,069 ACRES
FLOOD ZONE: "C"
STREET WIDTH: 26-FT.-WIDE
LENGTH OF STREETS: 2,880-FT.
STREET SURFACE: P.C. CONCRETE
SEWERAGE SYSTEM: CENTRAL
WATER SYSTEM: CENTRAL
TYP. SETBACKS: SEE RESTRICTIVE COVENANTS NO. 11
STORM WATER: THROUGH PREVIOUSLY CONSTRUCTED
DISCHARGE: & APPROVED DETENTION FACILITY

BASIS OF BEARINGS:

ALL BEARINGS SHOWN HEREON BASED ON STATE PLANE COORDINATES FOR LOUISIANA SOUTH ZONE.

BENCHMARK:

ELEVATIONS WERE ESTABLISHED BY G.P.S. OBSERVATION USING G200 09, MAY08R, TO ADJUST TO BENCHMARK 52078 NAD80 ADJUSTED DATA AND (+30.57-FEET).
PROJECT BENCHMARK: PK. 1141, IN CENTER OF ASHTON PARC, APPROXIMATELY 100-FT. SOUTH OF HAWKS ROAD. ELEVATION: 223.25-FT. NAD80 (NORTH 688,283 SOUTH 4,777,820 - STATE PLANE COORDINATES)

REFERENCE MAPS:

- 1) SURVEY OF 186.4 ACRES, SECTIONS 25 & 26, ... BY: LY. BARNES & ASSOCIATES, INC., DATED: 7-7-2008.
- 2) 1/4 PROPOSED DIVISION OF LAND LOCATED IN SECTION 25 & 26-8-14, ... BY: LY. BARNES & ASSOCIATES, INC., DATED: 7-10-2008.
- 3) FINAL PLAT OF SUBDIVISION, ASHTON PARC - FILING 1 - PART 1, ... BY: L. LYLES BUDEN, P.L.S., DATED: 6-26-2008.
- 4) 1/4 PROPOSED SUBDIVISION OF PARCELS 1-A, 1-B, 1-C, 1-D, 1-E, 1-F, 1-G, 1-H, 1-I, 1-J, 1-K, 1-L, 1-M, 1-N, 1-O, 1-P, 1-Q, 1-R, 1-S, 1-T, 1-U, 1-V, 1-W, 1-X, 1-Y, 1-Z, 1-AA, 1-AB, 1-AC, 1-AD, 1-AE, 1-AF, 1-AG, 1-AH, 1-AI, 1-AJ, 1-AL, 1-AM, 1-AN, 1-AO, 1-AP, 1-AQ, 1-AR, 1-AS, 1-AT, 1-AU, 1-AV, 1-AW, 1-AX, 1-AY, 1-AZ, 1-BA, 1-BB, 1-BC, 1-BD, 1-BE, 1-BF, 1-BG, 1-BH, 1-BI, 1-BJ, 1-BL, 1-BM, 1-BN, 1-BO, 1-BP, 1-BQ, 1-BR, 1-BS, 1-BT, 1-BU, 1-BV, 1-BW, 1-BX, 1-BY, 1-BZ, 1-CA, 1-CB, 1-CC, 1-CD, 1-CE, 1-CF, 1-CG, 1-CH, 1-CI, 1-CJ, 1-CL, 1-CM, 1-CN, 1-CO, 1-CP, 1-CQ, 1-CR, 1-CS, 1-CT, 1-CU, 1-CV, 1-CW, 1-CX, 1-CY, 1-CZ, 1-DA, 1-DB, 1-DC, 1-DD, 1-DE, 1-DF, 1-DG, 1-DH, 1-DI, 1-DJ, 1-DL, 1-DM, 1-DN, 1-DO, 1-DP, 1-DQ, 1-DR, 1-DS, 1-DT, 1-DU, 1-DV, 1-DW, 1-DX, 1-DY, 1-DZ, 1-EA, 1-EB, 1-EC, 1-ED, 1-EE, 1-EF, 1-EG, 1-EH, 1-EI, 1-EJ, 1-EL, 1-EM, 1-EN, 1-EO, 1-EP, 1-EQ, 1-ER, 1-ES, 1-ET, 1-EU, 1-EV, 1-EW, 1-EX, 1-EY, 1-EZ, 1-FA, 1-FB, 1-FC, 1-FD, 1-FE, 1-FF, 1-FG, 1-FH, 1-FI, 1-FJ, 1-FL, 1-FM, 1-FN, 1-FO, 1-FP, 1-FQ, 1-FR, 1-FS, 1-FT, 1-FU, 1-FV, 1-FW, 1-FX, 1-FY, 1-FZ, 1-GA, 1-GB, 1-GC, 1-GD, 1-GE, 1-GF, 1-GG, 1-GH, 1-GI, 1-GJ, 1-GL, 1-GM, 1-GN, 1-GO, 1-GP, 1-GQ, 1-GR, 1-GS, 1-GT, 1-GU, 1-GV, 1-GW, 1-GX, 1-GY, 1-GZ, 1-HA, 1-HB, 1-HC, 1-HD, 1-HE, 1-HF, 1-HG, 1-HI, 1-HJ, 1-HL, 1-HM, 1-HN, 1-HO, 1-HP, 1-HQ, 1-HR, 1-HS, 1-HT, 1-HU, 1-HV, 1-HW, 1-HX, 1-HY, 1-HZ, 1-IA, 1-IB, 1-IC, 1-ID, 1-IE, 1-IF, 1-IG, 1-IH, 1-II, 1-IL, 1-IM, 1-IN, 1-IO, 1-IP, 1-IQ, 1-IR, 1-IS, 1-IT, 1-IU, 1-IV, 1-IW, 1-IX, 1-IY, 1-IZ, 1-JA, 1-JB, 1-JC, 1-JD, 1-JE, 1-JF, 1-JG, 1-JH, 1-JI, 1-JJ, 1-JL, 1-JM, 1-JN, 1-JO, 1-JP, 1-JQ, 1-JR, 1-JS, 1-JT, 1-JU, 1-JV, 1-JW, 1-JX, 1-JY, 1-JZ, 1-KA, 1-KB, 1-KC, 1-KD, 1-KE, 1-KF, 1-KG, 1-KH, 1-KI, 1-KJ, 1-KL, 1-KM, 1-KN, 1-KO, 1-KP, 1-KQ, 1-KR, 1-KS, 1-KT, 1-KU, 1-KV, 1-KW, 1-KX, 1-KY, 1-KZ, 1-LA, 1-LB, 1-LC, 1-LD, 1-LE, 1-LF, 1-LG, 1-LH, 1-LI, 1-LJ, 1-LK, 1-LM, 1-LN, 1-LO, 1-LP, 1-LQ, 1-LR, 1-LS, 1-LT, 1-LU, 1-LV, 1-LW, 1-LX, 1-LY, 1-LZ, 1-MA, 1-MB, 1-MC, 1-MD, 1-ME, 1-MF, 1-MG, 1-MH, 1-MI, 1-MJ, 1-ML, 1-MN, 1-MO, 1-MP, 1-MQ, 1-MR, 1-MS, 1-MT, 1-MU, 1-MV, 1-MW, 1-MX, 1-MY, 1-MZ, 1-NA, 1-NB, 1-NC, 1-ND, 1-NE, 1-NF, 1-NG, 1-NH, 1-NI, 1-NJ, 1-NK, 1-NL, 1-NM, 1-NO, 1-NP, 1-NQ, 1-NR, 1-NS, 1-NT, 1-NU, 1-NV, 1-NW, 1-NX, 1-NY, 1-NZ, 1-OA, 1-OB, 1-OC, 1-OD, 1-OE, 1-OF, 1-OG, 1-OH, 1-OI, 1-OJ, 1-OK, 1-OL, 1-OM, 1-ON, 1-OO, 1-OP, 1-OQ, 1-OR, 1-OS, 1-OT, 1-OU, 1-OV, 1-OW, 1-OX, 1-OY, 1-OZ, 1-PA, 1-PB, 1-PC, 1-PD, 1-PE, 1-PF, 1-PG, 1-PH, 1-PI, 1-PJ, 1-PL, 1-PM, 1-PN, 1-PO, 1-PP, 1-PQ, 1-PR, 1-PS, 1-PT, 1-PU, 1-PV, 1-PW, 1-PX, 1-PY, 1-PZ, 1-QA, 1-QB, 1-QC, 1-QD, 1-QE, 1-QF, 1-QG, 1-QH, 1-QI, 1-QJ, 1-QL, 1-QM, 1-QN, 1-QO, 1-QP, 1-QQ, 1-QR, 1-QS, 1-QT, 1-QU, 1-QV, 1-QW, 1-QX, 1-QY, 1-QZ, 1-RA, 1-RB, 1-RC, 1-RD, 1-RE, 1-RF, 1-RG, 1-RH, 1-RI, 1-RJ, 1-RL, 1-RM, 1-RN, 1-RO, 1-RP, 1-RQ, 1-RR, 1-RS, 1-RT, 1-RU, 1-RV, 1-RW, 1-RX, 1-RY, 1-RZ, 1-SA, 1-SB, 1-SC, 1-SD, 1-SE, 1-SF, 1-SG, 1-SH, 1-SI, 1-SJ, 1-SK, 1-SL, 1-SM, 1-SN, 1-SO, 1-SP, 1-SQ, 1-SR, 1-SS, 1-ST, 1-SU, 1-SV, 1-SW, 1-SX, 1-SY, 1-SZ, 1-TA, 1-TB, 1-TC, 1-TD, 1-TE, 1-TF, 1-TG, 1-TH, 1-TI, 1-TJ, 1-TK, 1-TL, 1-TM, 1-TN, 1-TO, 1-TP, 1-TQ, 1-TR, 1-TS, 1-TT, 1-TU, 1-TV, 1-TW, 1-TX, 1-TY, 1-TZ, 1-UA, 1-UB, 1-UC, 1-UD, 1-UE, 1-UF, 1-UG, 1-UH, 1-UI, 1-UJ, 1-UK, 1-UL, 1-UM, 1-UN, 1-UO, 1-UP, 1-UQ, 1-UR, 1-US, 1-UT, 1-UY, 1-UZ, 1-VA, 1-VB, 1-VC, 1-VD, 1-VE, 1-VF, 1-VG, 1-VH, 1-VI, 1-VJ, 1-VK, 1-VL, 1-VM, 1-VN, 1-VO, 1-VP, 1-VQ, 1-VR, 1-VS, 1-VT, 1-VU, 1-VV, 1-VW, 1-VX, 1-VY, 1-VZ, 1-WA, 1-WB, 1-WC, 1-WD, 1-WE, 1-WF, 1-WG, 1-WH, 1-WI, 1-WJ, 1-WK, 1-WL, 1-WM, 1-WN, 1-WO, 1-WP, 1-WQ, 1-WS, 1-WT, 1-WU, 1-WV, 1-WX, 1-WY, 1-WZ, 1-XA, 1-XB, 1-XC, 1-XD, 1-XE, 1-XF, 1-XG, 1-XH, 1-XI, 1-XJ, 1-XK, 1-XL, 1-XM, 1-XN, 1-XO, 1-XP, 1-XQ, 1-XR, 1-XS, 1-XT, 1-XU, 1-XV, 1-XW, 1-XX, 1-XY, 1-XZ, 1-YA, 1-YB, 1-YC, 1-YD, 1-YE, 1-YF, 1-YG, 1-YH, 1-YI, 1-YJ, 1-YK, 1-YL, 1-YM, 1-YN, 1-YO, 1-YP, 1-YQ, 1-YR, 1-YS, 1-YT, 1-YU, 1-YV, 1-YW, 1-YX, 1-YZ, 1-ZA, 1-ZB, 1-ZC, 1-ZD, 1-ZE, 1-ZF, 1-ZG, 1-ZH, 1-ZI, 1-ZJ, 1-ZK, 1-ZL, 1-ZM, 1-ZN, 1-ZO, 1-ZP, 1-ZQ, 1-ZR, 1-ZS, 1-ZT, 1-ZU, 1-ZV, 1-ZW, 1-ZX, 1-ZY, 1-ZZ.
- 5) FINAL PLAT OF ASHTON PARC, FILING 2, ... BY: DAVID B. FAZEKAS, P.L.S., DATED 10-18-2017.
- 6) FINAL PLAT OF ASHTON PARC, 3RD FILING, ... BY: DAVID B. FAZEKAS, P.L.S., DATED 5-24-2018.

WAIVERS APPROVED:

SECTION 125-214(7) - DRAINAGE ON CORNER LOTS (LOT 250 ONLY)

NOTES:

- 1) THE BASE FLOOD ELEVATION SHOWN HEREON IS SUBJECT TO CHANGE. THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING.
- 2) THE ELEVATION AND CONTOUR INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL TOPOGRAPHIC SURVEY PERFORMED BY THIS FIRM AND REPRESENTS EXISTING CONDITIONS PRIOR TO CONSTRUCTION. HOMEOWNER DETAIL AND ACCURACY OF SAME IS NOT WARRANTED FOR MORE DETAILED DESIGN. LOT OWNERS AND/OR HOMEOWNERS SHOULD SECURE A MORE DETAILED TOPOGRAPHIC SURVEY AND SHOULD NOT RELY ON THE INFORMATION SHOWN HEREON.
- 3) THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF FLOOD ZONE "C" ACCORDING TO THE FEDERAL BUREAU OF INVESTIGATION (FBI) FLOOD INSURANCE RATE MAP (COMMUNITY PANEL NO. 22505 CHD D, LAST REVISION APRIL 21, 1998).
- 4) ALL PROPERTY CORNERS SHOWN HEREON HAVE BEEN MONUMENTED WITH 1/2-INCH IRON RODS.
- 5) NO ATTEMPT HAS BEEN MADE BY BENCHMARK GROUP, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL, OWNERSHIP, SERVICES, EASEMENTS, RIGHTS-OF-WAY, DEED RESTRICTIONS, METADORS OR ENVIRONMENTAL ISSUES OF OTHER EASEMENTS THAT MAY EXIST ON THIS PROPERTY OTHER THAN THOSE DISCLOSED BY THE OWNER OR HIS REPRESENTATIVE.
- 6) ALL BUILDING LINES AND SERVICES SHOWN HEREON ARE IN ACCORDANCE WITH THE REFERENCE MAPS SHOWN HEREON AND THE CURRENT ST. TAMMANY PARISH SUBDIVISION REGULATIONS.
- 7) LOTS 240, 268, 278, 281, 282, & 293 ARE REQUIRED TO HAVE ITS DRAINAGE LOCATED ON ROBERTED DRIVE.
- 8) LOT 250 IS REQUIRED TO HAVE ITS DRAINAGE LOCATED ON CUSTINE COVE.

RESTRICTIVE COVENANTS:

- 1) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND THE PROPERTY IS READY FOR OCCUPANCY. THE SEWERAGE AND WATER SYSTEMS SHALL BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SEWER), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR STRUCTURE EXCEPT FOR THE PURPOSE OF ADDITION, AND NO DEBIT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SEWER).
 - 2) CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE SERVITUDE OR STREET EASEMENT.
 - 3) NO MODIFICATIONS OR OVERTHROW ACTION SHALL BE CARRIED OUT UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BECOME AN OBSTACLE OR OBSTRUCTION.
 - 4) LOTS MAY NOT BE USED FOR THE STORAGE OF TRUCKS OR OTHER VEHICLES.
 - 5) MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
 - 6) THE MINIMUM FINISHED FLOOR ELEVATION REQUIRED SHALL BE DETERMINED BY THE ST. TAMMANY PARISH FLOOD PLAIN ADMINISTRATOR AND SHALL BE NO LOWER THAN 12 INCHES ABOVE THE CROWN OF THE ADJACENT ROAD.
 - 7) NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION.
 - 8) DRAINAGE COLLECTORS ARE NOT REQUIRED BECAUSE THE SUBDIVISION HAS SURFACE DRAINAGE.
 - 9) DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE PROPERTY CORNER WHERE TWO STREETS INTERSECT.
 - 10) THE APPROVED RESTRICTIONS SHALL BE RECYCLED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
 - 11) BUILDING SETBACKS:
FRONT: 25'
SIDE: 5'
REAR: 20'
CORNER STREET SIDE: 15'
NEAR TWO ADJACENT TO BUTTER: 10'
- THE REQUIREMENT SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THEREIN IN EACH TITLE.

UTILITY SERVICE SERVITUDE:

WHERE UNDERGROUND ELECTRICAL UTILITY SERVICE IS PROVIDED FOR THE SUBDIVISION, RESTRICTIONS SHALL INCLUDE A REQUIREMENT THAT THE OWNER OF EACH LOT SHALL FURNISH AN ELECTRIC SERVITUDE FROM THE SOURCE OF SUPPLY TO HIS METER LOCATION FOR RECEIPT OF ELECTRIC SERVICE ON THE LOT.

PUBLIC DEDICATION:

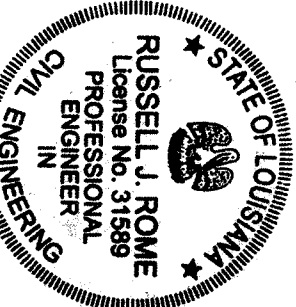
BE IT RESOLVED BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF ASHTON PARC, 4TH FILING. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM BEING USED FOR THEIR INTENDED PURPOSE. THE POND(S) AND DRAINAGE SERVITUDES ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF. "POD" AREAS (COMMON AREAS) ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF. STREETS ARE NOT DEDICATED TO THE PUBLIC BUT ARE PRIVATE STREETS. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY THE ASHTON PARC PROPERTY OWNERS ASSOCIATION, INC. OR ITS SUCCESSORS AND ASSIGNS. THESE STREETS CANNOT BE ACCEPTED INTO THE PARISH OF ST. TAMMANY ROAD MAINTENANCE SYSTEM UNTIL THEY MEET THE DEVELOPMENT MANUAL, AS AMENDED OR SUCCESSOR EDITIONS THEREOF. STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

LEE FORSTER, AGENT
FIRST HORIZON, INC.

DATE

CERTIFICATION:

INFRASTRUCTURE IMPROVEMENTS FOR THIS DEVELOPMENT HAVE BEEN CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF ST. TAMMANY PARISH.



RUSSELL J. ROME, P.E.
BENCHMARK GROUP, L.L.C.

DATE

CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS. DAVID B. FAZEKAS, P.L.S., REGISTERED PROFESSIONAL ENGINEER, LICENSE NO. 4755.



DAVID B. FAZEKAS, P.L.S.
BENCHMARK GROUP, L.L.C.

DATE

FINAL PLAT OF ASHTON PARC, 4TH FILING (2 OF 2)

11328 PENNYWOOD AVENUE, BATON ROUGE, LOUISIANA 70809
LAND SURVEYING • CIVIL ENGINEERING
LAND PLANNING • LANDSCAPE ARCHITECTURE

PROJECT NO.: 164564 FILE NAME: 160564_4TH_PLAT.DWG
DRAWN BY: RAR DATE: 7/29/19 DWG NO:

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As October 1, 2019)

CASE NO.: 2019-1633-FP

SUBDIVISION NAME: Grande Maison, Phase 3-C

DEVELOPER: Grande Maison Development, LLC
7037 Hwy 190
Covington, LA 70433

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

SECTION: 30

WARD: 4

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 5

RANGE: 12 EAST

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

GENERAL LOCATION: The property is located on the east side of LA Highway 59, south of Interstate -12, Mandeville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 18.85

NUMBER OF LOTS: 41 AVERAGE LOT SIZE: 80' x 140'

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on September 23, 2019.

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

General Information:

1. Roadways need to be cleaned so a meaningful inspection can be made.
2. Roadside ditches need to be regarded to provide positive flow.
3. Road shoulders need a mature stand of grass to avoid further erosion and siltation of roadside ditches.
4. Reseal all roadway joints with joint sealant, where needed.
5. The cross culvert in front of lot #224 needs to be cleaned of silt.
6. The perimeter of pond SDSA #8 needs to be cleared and graded to provide the required 10ft flat area along the top of the bank.
7. Provide hydrostatic or buoyancy calculations verifying that the approximate 8 inches of cover over the 2- 24" RPVCCP between Lots 179 & 180 is sufficient to prevent flotation and is in conformance with manufacturer's recommendations.
8. Provide required access servitude from public road to detention pond.

Final Plat:

9. Restrictive Covenants # 11 and #12 need to be removed and the verbiage included in the dedication statement.
10. Revise the Final Plat to show the existing drainage lateral that runs between Grande Maison Subdivision and Heritage Heights Subdivision.
11. Revise Restrictive Covenant #9 to reflect Ordinance Chapter 125 in lieu of Ord. 499.
12. Flood Zone information for this phase of Grande Maison needs to be included on the Final Plat.

Paving & Drainage Plan:

13. Provide as-built invert elevations for the drainage swale within the greenspace behind lots #167 - #179 including swale outfall into pond SDSA #8.
14. Provide a signed and completed fill and grading statement for this phase of Grande Maison, and update the plans to include the required information.
15. Constructed pond SDSA #8 outfall pipes are not RCPA as depicted on the As-Built Drainage Plan. Revise pipe material conflict.
16. Provide As-Built elevations for pond SDSA #8 showing mean water level, top of bank, and bottom of pond elevations verifying required storage capacity and the minimum depth required for a wet pond is provided.
17. Revise cross-section for pond SDSA #8 to show the required 15' drainage and access servitude with 10' flat area.

18. Provide as-built information for the ditch invert at the north corner of lot #167.
19. Lots #180 - #182 need to be included in the driveway culvert schedule.
20. Provide As-Built cross-section of section F-F on the As-Built Drainage Plan.
21. Drainage servitude between Lots #179 & #180 needs to be 20' wide for subsurface drainage. Revise plans and required building setbacks accordingly.

Water & Sewer Plan:

22. Provide a clear water test for the new water lines within this phase of Grande Maison.
23. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.
24. Provide written verification from the utility provider that the existing water and sewer systems this development is connecting to have sufficient capacity.
25. Revise fire hydrant locations on the As-Built Water Plan to accurately show the constructed locations of the fire hydrants. (Typ.)
26. The sewer manhole in front of lot #183 is cracked and needs to be repaired.
27. Some of the constructed sanitary sewer pipes do not meet the minimum proposed design slopes. Provide clearing velocity calculations for all sewer lines that do not meet the minimum design slopes to verify that these lines have the minimum required clearing velocity of 2 ft/s.

Signage Plan:

28. "All-Way" plaques are required at the intersections of Chateau Fleuri and Chateau Papillon. Revise the As-Built Signage Plan and legend to reflect this information.

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 1,788 linear feet x \$25.00 per linear foot = \$44,700 for a period of five (5) years.

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

Revised drawings will not be accepted for review or placement in the packet prior to the October 8, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As October 2, 2019)

CASE NO.: 2019-1640-FP

SUBDIVISION NAME: Maison du Lac, Phase 3-B

DEVELOPER: WBB Realty, LLC
321 Veterans Boulevard; Suite 201
Metairie, LA 70005

ENGINEER/SURVEYOR:	Richard C. Lambert, LLC	Randall W. Brown and Associates, Inc.
	901 West Causeway Approach	228 W. Causeway Approach
	Mandeville, LA 70471	Mandeville, LA 70448

SECTION: 46

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 1

RANGE: 11 EAST

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

GENERAL LOCATION: The property is located on the west side LA Highway 1085, north of LA Highway 21, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 2.225

NUMBER OF LOTS: 11 AVERAGE LOT SIZE: 4,000 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on September 23, 2019. The inspection disclosed that all of the concrete roads are constructed and subsurface drainage is function.

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

Final Plat:

1. Revise the street length in the “General Information” section to include the length of the alleys.
2. A permanent benchmark needs to be established within this phase and depicted on the Final Plat.

Paving & Drainage Plan:

3. Provide as-built invert and top of bank elevations for the swale to the rear of lots #318 to #321.

Water & Sewer Plan:

4. Provide a clear water test for the new water lines within this phase of Maison du Lac.
5. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.
6. Some of the constructed sanitary sewer pipes do not meet the minimum proposed design slopes. Provide clearing velocity calculations for all sewer lines that do not meet the minimum design slopes to show that these lines have the minimum required velocity of 2 ft/s.

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 1,087 linear feet x \$25.00 per linear foot = \$27,200.00 for a period of two (2) years.

The staff has no objection to 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.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 11 lots = \$11,847

Drainage Impact Fee = \$1114 per lot x 11 lots = \$12,254

Fees are due before subdivision plats can be signed.

This subdivision is within the “Urban Growth Boundary Line”.

Revised drawings will not be accepted for review or placement in the packet prior to the October 8, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

LA HWY NO.	2,255 ACRES	11	CENTRAL	PUB	PRESENT ZONING
	AREA	NO. OF LOTS	SEWER SYSTEM		
	4,000 SQ. FT.	26 FT.			
	AVG. LOT SIZE	STREET WIDTH	CENTRAL		
	CONCRETE	5504 L.F.	WATER SYSTEM		
	ROAD SURFACE	STREET LENGTH	3P		
		LAKE PITCHCAIRTRAIN	PHASE		
		ULTIMATE SURFACE WATER DISPOSAL			

- (A) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND WATER SYSTEMS. ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES COMMISSION OF ST. TAMMANY PARISH.
- (B) PRIVATE WASTEWATER REDEMPTION IS DEFINED AS A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), OR PRIVATE WATER SYSTEM (DRAINAGE) THAT IS NOT A PUBLIC UTILITY. PRIVATE WASTEWATER REDEMPTION IS LIMITED TO WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- (C) CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENT.
- (D) MINIMUM BUILDING FINISHED FLOOR ELEVATION SHALL BE 22.5' AS NOTED ON THE PLANS.
- (E) THE STREET, WHICHEVER IS HIGHER, (SEE RICHARD C. LAMBERT CONSULTANTS, LLC) AS NOTED ON THE PLANS, WILL BE FURTHER SUBSIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- (F) NO DRAINWAY CULVERTS ARE REQUIRED, UNLESS THIS IS SUBSIDIARY DRAINAGE.
- (G) NO DRIVEWAY CULVERTS ARE REQUIRED, UNLESS THE LOT IS CLOSER THAN SIXTY (60) FEET FROM A CORNER OF A ROAD PROPERLY CLASSIFIED AS A STREET IN THE SUBDIVISION.
- (H) THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. (AMENDED BY ORD. NO. 94-2142, ADOPTED 12/15/94).
- (I) THE FOREGOINTIONED RESTRICTIONS SHALL BE REITED IN EACH LOT OR PLAT IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 88-916, ADOPTED 02/18/88)
- (J) SETBACKS FOR THE PROPOSED LOTS ARE AS FOLLOWS: REAR = 30', SIDE 0' & 5', AND REAR = 5'
- (K) TO UTILITY EASEMENT FRONTS ALL LOTS.
- (L) HOMEOWNERS ASSOCIATION, MEDJANS, AND GREEN SPACES WILL BE MAINTAINED BY THE MASON DU LAC DU LAC HOMEOWNERS ASSOCIATION.
- (M) OPERATING COSTS AND MAINTENANCE COST FOR STREET LIGHTING WILL BE THE RESPONSIBILITY OF THE MASON DU LAC HOMEOWNERS ASSOCIATION.
- (N) ALL BUILDINGS AND HOUSES WILL ADHERE TO THE PARISH GUIDELINES FOR THE MAXIMUM HEIGHT, IN NO EVENT WILL ANY BUILDING BE HIGHER THAN 50' ABOVE BASE FLOOD ELEVATION.
- (O) TREES SHALL BE PLANTED IN THE SUBDIVISION.
- (P) NECESSARY BUILDING PERMITS SHALL BE OBTAINED FROM THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR SIDE AND REAR LOT LINES AND THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET, THE BUILDING HEIGHT DOES NOT EXCEED NINETEEN (19) FEET

4. THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR FILLING AND GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT DRAINAGE PLAN.

OWNER
W.B.B. REALTY, LLC

DATE

[illegible]

of 23.28 feet, then South 00 degrees 24 minutes 19 seconds East a distance of 70.00 feet, then with a curve turning to the left with an arc length of 20.00 feet, with a chord bearing of South 44 degrees 35 minutes 41 seconds West and a chord distance of 59.28 feet, then South 00 degrees 24 minutes 19 seconds East a distance of 25.00 feet, with a curve turning to the left with an arc length of 39.27 feet, with a chord bearing of South 45 degrees 26.00 feet, then second East with an arc length of 35.35 feet, thence South 00 degrees 24 minutes 19 seconds East a distance of 25.00 feet, with a curve turning to the left with an arc length of 39.27 feet, with a chord bearing of South 44 degrees 35 minutes 41 seconds West, with a chord length of 35.35 feet, thence South 00 degrees 24 minutes 19 seconds East a distance of 62.00 feet, thence along a curve turning to the left with an arc length of 39.27 feet, with a radius of 25.00 feet, then South 00 degrees 24 minutes 19 seconds East a distance of 58.68 feet, thence North 89 degrees 22 minutes 50 seconds West a distance of 19.12 feet back to the point of beginning.

CHAIRMAN PARISH PLANNING COMMISSION

W.B.B. REALTY, LLC
DEVELOPER

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

~~Randall W. Brown, P.L.S.~~
Professional Land Surveyor

CLERK OF COURT

RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS * PLANNERS * CONSULTANTS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 * EMAIL: INFO@BROWNSURVEYS.COM

DRAWN BY:	RUB
CHECKED BY:	RWB
DATE:	9-9-2019
SCALE:	1" = 50' ±
SURVEY No.	

SHEET

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OLD BUSINESS

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ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

October 1, 2019

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

OLD BUSINESS
October 8, 2019 Agenda

Re: The Moorings at Oak Harbor, Phase 4
Waiver - Driveway requirement on Lot #68

Honorable Commissioners,

The owner of Lot #68 has requested a waiver of Restrictive Covenant #9 which states "Driveways on corner lots shall not be located any closer than 60 feet from corner of the property where two street rights-of-way intersect." The proposed curved driveway would be located approximately 25 feet from the Paris Island Court and Cape Breton Drive intersecting rights-of-way.

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

Sincerely,

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

Christopher Tissue, P.E.
Lead Development Engineer

*Enclosures: Waiver Request from Mr. and Ms. Watson
Approval Letter from Mr. Michael J. Felger, President of The Moorings Homeowners Association
Plot Plan of Lot #68, The Moorings at Oak Harbor, Phase 4 with 12' Curved Driveway*

xc: Honorable Jerry Binder
Mr. Sidney Fontenot
Mr. Jay Watson, P.E.
Ms. Erin Stair
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Theodore Reynolds, P.E.

Shelby R. Vorenkamp

From: Theodore C. Reynolds
Sent: Thursday, September 26, 2019 4:19 PM
To: Christopher P. Tissue; Shelby R. Vorenkamp
Subject: FW: Waiver Request for Lot #68 "Oak Harbor's The Moorings, Ph. 4"

FYI,

See below from Mr. Troy regarding this driveway request.

Theodore C. Reynolds, P.E.
Development Engineer II
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
p: 985.809.7448 e: tcreynolds@stpgov.org www.stpgov.org

"Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government."

-----Original Message-----

From: Troy Watson <troywatson35@yahoo.com>
Sent: Thursday, September 26, 2019 4:16 PM
To: Theodore C. Reynolds <tcreynolds@stpgov.org>
Subject: Re: Waiver Request for Lot #68 "Oak Harbor's The Moorings, Ph. 4"

Hey Theodore the distance are approximately 25' from the corner and yes we are in agreement with the information we have provide it thanks for everything

Sent from my iPhone

> On Sep 26, 2019, at 4:04 PM, Theodore C. Reynolds <tcreynolds@stpgov.org> wrote:
>
> Mrs. Melissa & Mr. Troy,
>
> Please see below email for your records. Can you please respond to this email stating if you are in agreement with the below information, as well as provide us an approximate distance from the road right-of-ways to the edge of the proposed driveway so we can include this information in our letter to the Planning Commission.
>
> If you have any questions or concerns please feel free to give me a call.
>
> Thanks and have a good day,
>
>
> Theodore C. Reynolds, P.E.
> Development Engineer II

> Department of Planning and Development St. Tammany Parish Government

> 21490 Koop Drive, Mandeville, LA 70471

> p: 985.809.7448 e: tcreynolds@stpgov.org www.stpgov.org

>

> "Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government."

>

> -----Original Message-----

> From: Theodore C. Reynolds

> Sent: Wednesday, September 18, 2019 10:48 AM

> To: 'Melissa Watson' <melissawatson24@yahoo.com>

> Cc: Jim Snipes <snipesproperties@yahoo.com>; Hubby

> <troywatson35@yahoo.com>; Shelby R. Vorenkamp

> <svorenkampdev@stpgov.org>; Christopher P. Tissue

> <cptissue@stpgov.org>; Latif El-Amin <elatif@stpgov.org>

> Subject: Waiver Request for Lot #68 "Oak Harbor's The Moorings, Ph. 4"

>

> Mrs. Melissa & Mr. Troy,

>

> Thank you for providing the email below requesting a driveway waiver for your home in the Moorings. I wanted to send an email to clarify a few additional items regarding this request.

>

> First I would like to advise you that your request for this waiver has been placed on the St. Tammany Parish October 8th, 2019 Planning Commission Agenda under "Old Business". Please make arrangements to be present for this meeting or have a representative there on your behalf in case the Commission has questions regarding this request.

>

> Please confirm that the waiver request below is accurate:

>

> "A waiver of Restrictive Covenant #9 to allow a proposed driveway be located within 60' of the Paris Island Court and Cape Breton Drive intersecting Right-of-Ways."

>

> Based on the email below you will be providing the following documentation to be included in the Planning Commission Packet for your case:

>

> 1. A sketch showing the proposed location and distance the driveway would be from the intersecting Right-of-Ways.

> 2. An approval letter regarding this driveway placement from your Home Owners Association.

>

> Please respond to this email at your earliest convenience so this office can update the Planning Commission Agenda accordingly.

>

> Thanks very much and have a good day,

>

> Theodore C. Reynolds, P.E.

> Development Engineer II

> Department of Planning and Development St. Tammany Parish Government

> 21490 Koop Drive, Mandeville, LA 70471

> p: 985.809.7448 e: tcreynolds@stpgov.org www.stpgov.org

>

> "Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government."

>

>

> -----Original Message-----

> From: Melissa Watson <melissawatson24@yahoo.com>

> Sent: Tuesday, September 17, 2019 1:32 PM

> To: Theodore C. Reynolds <tcreynolds@stp.gov.org>

> Cc: Jim Snipes <snipesproperties@yahoo.com>; Hubby

> <troywatson35@yahoo.com>

> Subject: Waiver

>

> Per our conversation...I am requesting a driveway waiver for my home in the Moorings. The home owners association has provided us with a letter of approval. We will provide the measurements of the driveway as indicated. We have made changes to our home plans to accommodate my handicapped parents, and are need of the curved drive way for their safety and appropriate assessable needs. Please consider this request.

> Thanks in advance,

> Troy and Melissa Watson

> 504-957-7167

>

> Sent from my iPhone

**St Tammany Parish Permit Dept.
Slidell, La. 70458**

**Troy and Melissa Watson
300 Paris Island Court
Lot # 68
Slidell , La. 70458**

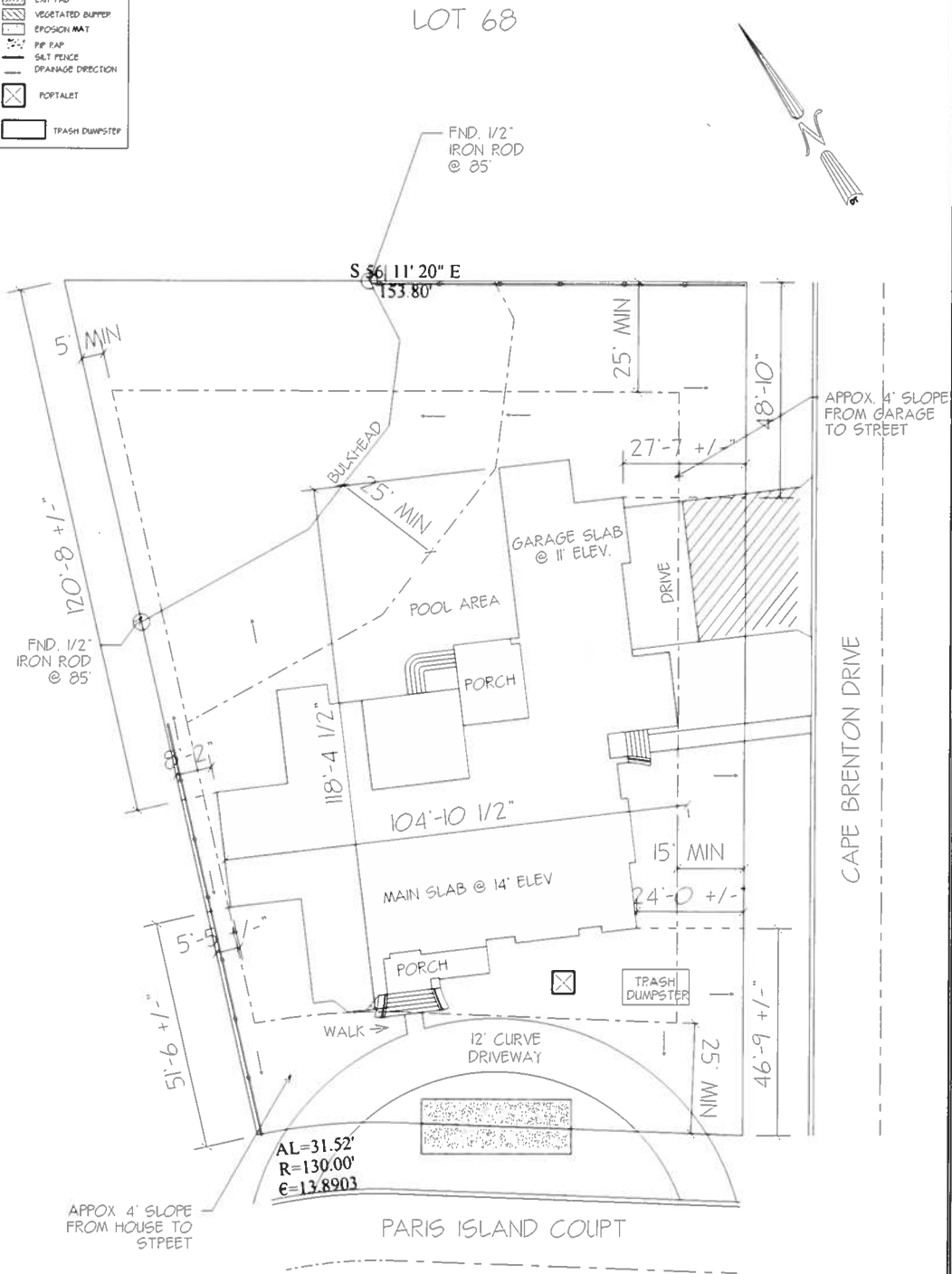
**This letter is to verify that the homeowners for Lot #68
were granted permission by the HOA Board of the
Moorings subdivision to install a circular driveway at
300 Paris Island Court.**

Sincerely,

**Michael J. Felger
President Moorings HOA**

STORMWATER CONTROL LEGEND

	EXIT PAD
	VEGETATED BUFFER
	EROSION MAT
	PP RAP
	SALT FENCE
	DRAINAGE DIRECTION
	PORTALET
	TRASH DUMPSTER



THE SETBACKS AND RESTRICTIONS SHOWN ON THIS PLOT PLAN ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO US. DESIGNTECH RECOMMENDS THAT SETBACKS AND LOT DIMENSIONS BE CONFIRMED BY PROFESSIONAL LAND SURVEYOR AND, OWNER BEFORE LOCATION OF BUILDING IS ESTABLISHED.

FRONT 25'
SIDES 5'
REAR 25'
SIDE STREET 15'

<div>MEMBER</div> <div>A I</div> <div>B D®</div>	<div>PLANS FOR:</div> <div>TROY & MELISSA WATSON</div> <div>LOT 68, THE MOORING S/D.</div> <div>ST. TAMMANY PAPISH, LA.</div>	<div>DESIGNTECH</div> <div>RESIDENTIAL PLANNERS, INC.</div> <div>St. Tammany Parish, LA.</div> <div>WEB ADDRESS designtechusa.com</div>		<div>DATE</div> <div>8-29-19</div>	
<div>FLOOD ZONE</div>	<div>PLOT PLAN</div> <div>SCALE 1" = 30'-0"</div>	<div>CODE</div>	<div>LIVING</div>	<div>AREA U B</div>	<div>INDEX</div>
<div>WIND ZONE</div> <div>130 MPH</div>		<div>A5</div>	<div>4652</div>	<div>6701</div>	<div>11535</div>