

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, DECEMBER 10, 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 SPECIAL RESCHEDULED OCTOBER 8, 2019 MINUTES

APPROVAL OF THE NOVEMBER 12, 2019 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

Entering the Parish Right-of-way

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

Debtor: Mr. William H. Johnson

Parish Council District Representative: Hon. Jacob Groby

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

Entering the Parish Right-of-way

Request to Enter the Parish Right-of-Way for Coffee Street and Oak Street, Town of Mandeville Subdivision for the purpose of improvement of the streets and installing drainage features.

Debtor: Gingercrest, Inc. (RaceTrac Petroleum, Inc.)

Parish Council District Representative: Hon. Maureen O'Brien

General Location: The property is located on the north side of Florida Street, east of Coffee Street and west of Oak Street, Mandeville, Louisiana. Ward 4, District 10.

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2019-1667-MSP

A minor subdivision of 7.76 acres into Parcels 1 & 2
Owners: Melanie A. Pichon
Surveyor: J.V. Burkes & Associates, Inc
Parish Council District Representative: Hon. Steve Stefancik
General Location: The property is located on the east side of Corner Drive, north of US Highway 190, Slidell, Louisiana. Ward 9, District 11

2019-1701-MSP

A minor subdivision of 4.49 acres & 1 acre into Parcels A & B
Owners: James C. Hall & Lyle Lapeyrouse
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the east side of LA Highway 1077, north Dummyline Road, Covington, Louisiana. Ward 1, District 1

2019-1710-MSP

A minor subdivision of 2.98 acres into Parcels A & B
Owners: Brian & Merry Byers
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Richard E. Tanner
General Location: The property is located on the west side of Allen Road, south of Jarrell Road, Covington, Louisiana. Ward 10, District 6

2019-1719-MSP

A minor subdivision of 37.49 acres into Parcels A, B, C & D
Owners: Terence P. Ryan & Terence P. Ryan, Jr.
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. James A. Thompson
General Location: The property is located on the south side of Boyd Rd, east of Tantela Ranch Road, Covington, Louisiana. Ward 1, District 3

2019-1727-MSP

A minor subdivision of 4.582 acres into Parcels A & B
Owners: Ferrer Cottages, LLC - Douglas Ferrer
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. David R. Fitzgerald
General Location: The property is located on the west side of Military Road/LA Highway 21, north of LA Highway 36, Covington, Louisiana. Ward 3, District 2

RESUBDIVISION REVIEW

2019-1724-MRP

A resubdivision of Tract B into Tracts B-1 & B-2, Phase 4, Northpointe Business Park
Owners: Northpointe Business Park, LLC - Christopher Lopez & Gary Bourgeois
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. James A. Thompson
General Location: The property is located on the south side and at the end of Northpointe Court, west of LA Highway 1077, Covington, Louisiana. Ward 1, District 3

2019-1726-MRP

A resubdivision of lots 1-14, lot 76, lots C1-C8 & a 10.3 acre Tract into Lots 1A-14A, 15-28, GS-5 & a 10.49 acre Tract, Phase 1, Covington Place Cottages

Owners: Tidal Group, LLC - Adam Henning

Surveyor: Randal W. Brown & Associates, Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the north side of 10th Street, on the west side of Covington Cottage Lane and on the north and south side of Craftsman Court, Covington, Louisiana.

Ward 3, District 2

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

2019-1687-FP

Oaklawn Trace, Phase 1

Developer/Owner: J/MAC Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana. Ward 7 District 11

Postponed at the November 12, 2019 meeting

2019-1688-FP

Wingfield, Phase 1

Developer/Owner: Bruno Brothers Real Estate

Engineer/Surveyor: Arrow Engineering & Consulting, Inc,

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana. Ward 1 District 3

Postponed at the November 12, 2019 meeting

2019-1722-FP

Lakeshore Villages, Phase 4-A-4

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

2019-1721-FP

Bedico Creek, Parcel 6

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Marty Dean

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

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

AMENDMENT TO DEVELOPMENTAL AGREEMENT

Notice of Intention to Consider Adoption of Amendment to Developmental Agreement

A public hearing will be held by the St. Tammany Parish Planning Commission to consider adoption of an Amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 31, Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 21 and add Lot 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 14, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 15 of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision (removing 42 lots and adding 42 lots).

Debtor: Advanced Mortgage Company

Parish Council District: Hon. David Fitzgerald

General Location: The property is located on 5th Street between Adams and Jefferson Avenue, Covington, Louisiana. Ward 3, District 2

OLD BUSINESS

2019-1494-PP

Bellevue Estates

Developer/Owner: H & I Investments, LLC

Engineer: Kelly McHugh & Associates, Inc.

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

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

Change in Ownership

NEW BUSINESS

ADJOURNMENT

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA
6:00PM - TUESDAY, NOVEMBER 12, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris Crawford, Drumm, Randolph

Absent: Parker

Staff Present: Stair, Tissue, Lambert, Reynolds, Riles, Cleland, Lange, Vorenkamp, Henderson

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION - Randolph presented the Invocation

PLEDGE OF ALLEGIANCE - Bagert presented the Pledge of Allegiance

APPOINTMENT OF PARLIAMENTARIAN - Doherty appointed Fitzmorris

APPROVAL OF THE SEPTEMBER 10, 2019 MINUTES

Bagert moved to approve, second by Randolph.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2018-1105-PP - POSTPONED

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

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

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

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

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

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

Postponed at the September 10, 2019 meeting

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

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

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1638-PP - POSTPONED

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 Tantela Ranch Road, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3

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

Opposition: None

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

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: Crawford

2019-1633-FP - POSTPONED

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

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

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

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

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1640-FP - POSTPONED

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

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

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

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

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

Entering the Parish R.O.W. - APPROVED

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

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

Opposition: None

Fitzmorris moved to approve, second by Drumm.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

Entering the Parish R.O.W. - APPROVED

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

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

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

Fitzmorris moved to approve, second by Crawford.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

REVOCATION REVIEW

REV19-09-003 - APPROVED

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

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

Opposition: None

Randolph moved to approve, second by Seeger.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW

2019-1608-MSP - APPROVED

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

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

Opposition: None

Randolph moved to approve with waivers, second by Drumm.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1624-MSP - APPROVED

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

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

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

Opposition: None

Seeger moved to approve, second by Randolph.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1630-MSP - APPROVED

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

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

Opposition: None

Willie moved to approve with waiver, second by Seeger.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1635-MSP - APPROVED

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

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

Opposition: None

Crawford moved to approve with waivers, second by Randolph.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1636-MSP - APPROVED

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

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

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

Bagert moved to approve with waivers, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

2019-1647-MRP - APPROVED

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

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

Opposition: None

Crawford moved to approve, second by Randolph.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

2019-1603-FP - APPROVED

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

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

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

Randolph moved to approve, second by Willie.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

Waiver Request - APPROVED

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

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

Bagert moved to approve, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: Doherty

Abstain: N/A

NEW BUSINESS

ADJOURNMENT

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
IMMEDIATELY FOLLOWING ADJOURNMENT OF THE SPECIAL RESCHEDULED
MEETING FOR THE OCTOBER 8, 2019 AGENDA - TUESDAY, NOVEMBER 12, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris Crawford, Drumm, Randolph

Absent: Parker

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

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

APPROVAL OF THE OCTOBER 8, 2019 MINUTES

Richard moved to approve, second by Bagert.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2019-1687-FP - POSTPONED

Oaklawn Trace, Phase 1

Developer/Owner: J/MAC Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana. Ward 7 District 11

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

Bagert 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

2019-1688-FP - POSTPONED

Wingfield

Developer/Owner: Bruno Brothers Real Estate

Engineer/Surveyor: Arrow Engineering & Consulting, Inc,

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana. Ward 1 District 3

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

Opposition: None

Fitzmorris 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

Notice of Intention to Consider Adoption of Amendment to Developmental Agreement - POSTPONED

A public hearing will be held by the St. Tammany Parish Planning Commission to consider adoption of an Amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 31, Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 21 and add Lot 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 14, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 15 of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision (removing 42 lots and adding 42 lots).

Debtor: Advanced Mortgage Company

Parish Council District: Hon. David Fitzgerald

General Location: The property is located on 5th Street between Adams and Jefferson Avenue, Covington, Louisiana. Ward 3, District 2

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

Opposition: None

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

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

Entering the Parish Right-of-way - APPROVED

Request to Enter the Parish Right-of-way of Dove Park Road for the purpose of installing a sewer force main in conjunction with the construction of Dove Park Estates Subdivision

Debtor: Dove Park Estates, LLC

Parish Council District: Hon. Rykert Toledano

General Location: The property is located on the north side of Dove Park Road, west of LA Highway 59 Mandeville, Louisiana. Ward 4, District 5

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

Opposition: None

Randolph moved to approve, second by Willie.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW**2019-1674-MSP - APPROVED**

A minor subdivision of 1.89 acres into Parcels A & B

Owners: Jeffrey Johannsen

Surveyor: John Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the north side of Philip Smith Road, west of LA Highway 434, Lacombe, Louisiana. Ward 6, District 11

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

Opposition: None

Bagert moved to approve with waiver, second by Crawford.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1681-MSP - APPROVED

A minor subdivision of 14.20 acres identified as Parcel KS-1 into Parcels KS-1A & KS-1B

Owners: Byron A. & Myra D. Brown

Surveyor: Dading, Marques & Associates, LLC

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the east side of Transmitter Road, south of East Main Street, Lacombe, Louisiana. Ward 7, District 11

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

Opposition: None

Randolph moved to approve, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW**2019-1679-MRP - APPROVED**

A resubdivision of lots 12-25 into Lots 13A, 15A, 19A, 21A, 23A, and 25A, Square 11, Beverly Heights Manor

Owners: VARNCO Properties, LLC – Kenneth & Bettina Varnado

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

Parish Council District Representative: Hon. S. Michele Blanchard

General Location: The property is located on the north side US Highway 190 East, on the west side of Northshore Lane & on the east side of Panther Street, Slidell, Louisiana, Ward 8, District 13

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

Opposition: None

Randolph moved to approve, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1683-MRP - APPROVED

A resubdivision of lot 588A-1 into lots 587A-1 & 588A-2, Tchefunta Club Estates, Phase II

Owners: Bluebird Development & Design, LLC - Jamison Bagnell

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the southwest side of Hummingbird Road, north of Riverdale Drive, 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: Jamison Bagnell

Opposition: None

Willie moved to approve, second by Seeger.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1689-MRP - APPROVED

A resubdivision of lots 27-34 into Lots 28A, 30A, 32A & 34A, Sq. 322A & Lots 8-10 & 27-36 into Lots 9A, 28A, 30A, 34A & 36A Sq. 322B, Town of Mandeville

Owners: SMS Holdings Company, LLC

Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Jacob Groby

General Location: The property is located on the east & west sides of Ozone Place & on the west side of Rapatel Street, 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: Mel Faciane

Opposition: None

Crawford moved to approve, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: Crawford

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW**2018-1105-PP - APPROVED**

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

Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda

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: Matt Allen

Randolph moved to approve, second by Drumm.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1604-PP - APPROVED

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

Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda

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 approve, second by Randolph.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1638-PP - APPROVED

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

Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda

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

Opposition: Matt Allen

Randolph moved to approve, second by Seeger.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW

2019-1633-FP - APPROVED

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

Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda

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

Bagert moved to approve with waiver, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1640-FP - APPROVED

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

Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda

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 Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1685-FP - APPROVED

Spring Lakes, Phase 2

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

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

Opposition: None

Seeger moved to approve, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1686-FP- APPROVED

Lakeshore Villages, Phase 4-A-3

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: Jeff Schoen

Opposition: None

Randolph moved to approve, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

AMENDMENT TO DEVELOPMENTAL AGREEMENT

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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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 MR. WILLIAM H. JOHNSON, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MR. WILLIAM H. JOHNSON, 1551 LABARRE STREET, MANDEVILLE, LA 70448 OR ASSIGNEES; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION AUDUBON STREET, IMMEDIATELY EAST OF FOY STREET, TOWN OF MANDEVILLE SUBDIVISION (UNINCORPORATED), 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 \$6,200 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 \$3,900 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. 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.

(DRAFT DATE 12/3/2019)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

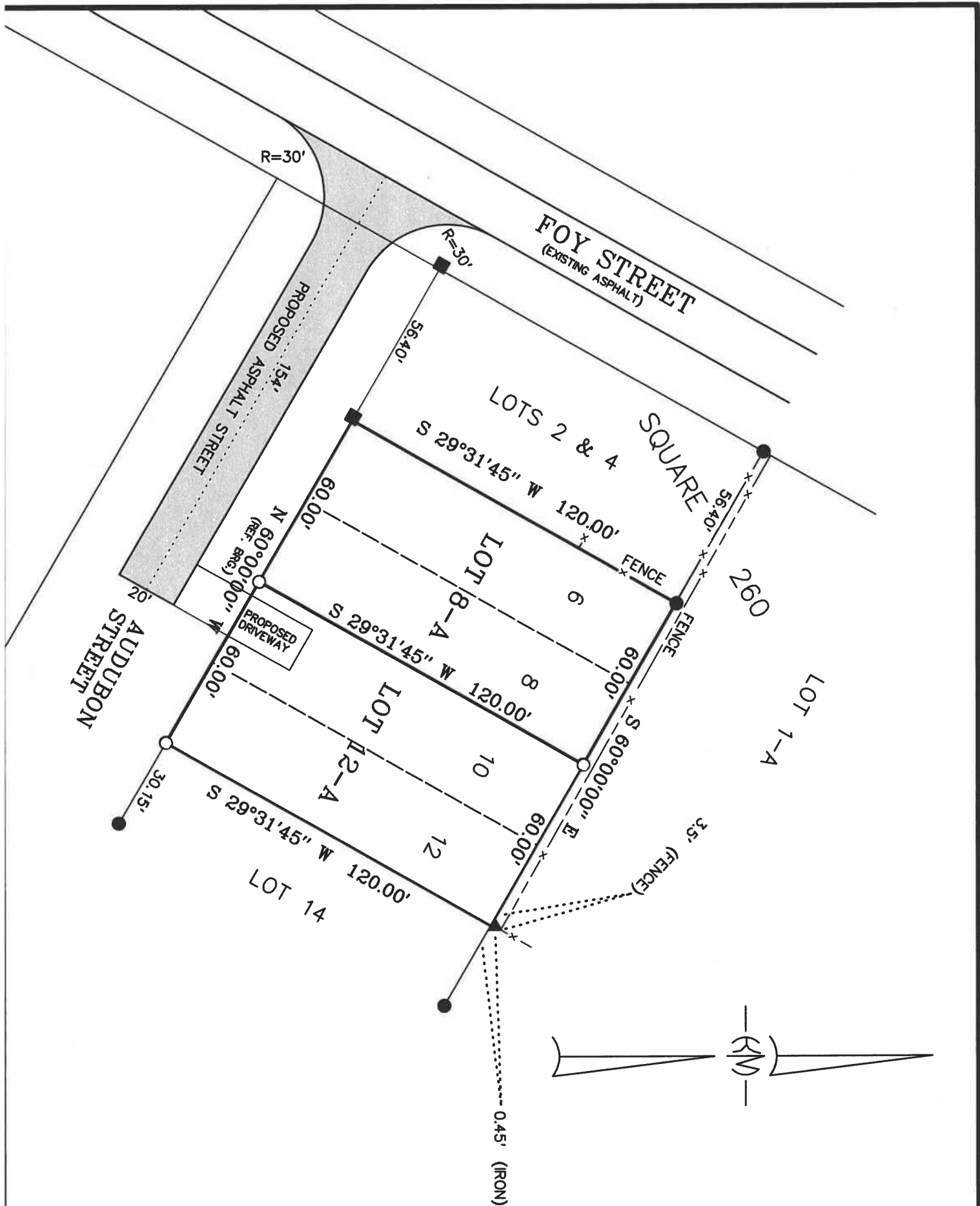
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF
DECEMBER, 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A
QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 7/1/2019



Enter R.O.W. Project
PLANS
RECEIVED
11/19/2019
DEVELOPMENT
ENGINEERING
**ENGINEERING
REVIEW COPY**

PREPARED FOR: **BILL JOHNSON**

SKETCH OF PROPOSED STREET
FOR LOTS 8-A & 12-A, SQUARE 260,
TOWN OF MANDEVILLE, (NOT IN CORPORATE LIMITS)
ST. TAMMANY PARISH, LOUISIANA.

SCALE:	1" = 40'	DATE:	11-13-19
DRAWN:	DRJ	JOB NO.:	19-422
REVISED:			

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

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING GINGERCREST, INC. (RACETRAC PETROLEUM, INC.), TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO GINGERCREST, INC. (RACETRAC PETROLEUM, INC.), 200 GALLERIA PARKWAY; SUITE 900; ATLANTA, GA 30339 OR ASSIGNEES; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF OAK AND COFFEE STREETS, NORTH OF LA HIGHWAY 190; TOWN OF MANDEVILLE (UNINCORPORATED), FOR THE PURPOSE OF IMPROVING THE ROADS AND DRAINAGE. WARD 4, DISTRICT 10.

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. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$29,200 for a period of one (1) year.
8. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$16,100 for a period of two (2) years.

RESOLUTION P.C. NO. _____

PAGE NO. 2 OF 3

9. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
10. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
11. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage on the public right of way he/she seeks permission to enter.
12. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
13. That the petitioner shall submit a copy of the current owner's deed.
14. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
15. That the petitioner shall submit a site plan of Petitioner's property.
16. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4, DISTRICT 10.
17. That the petitioner submit as-built drawings certifying that road is constructed in accordance with the approved plans.
18. 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:

(DRAFT DATE 12/3/2019)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

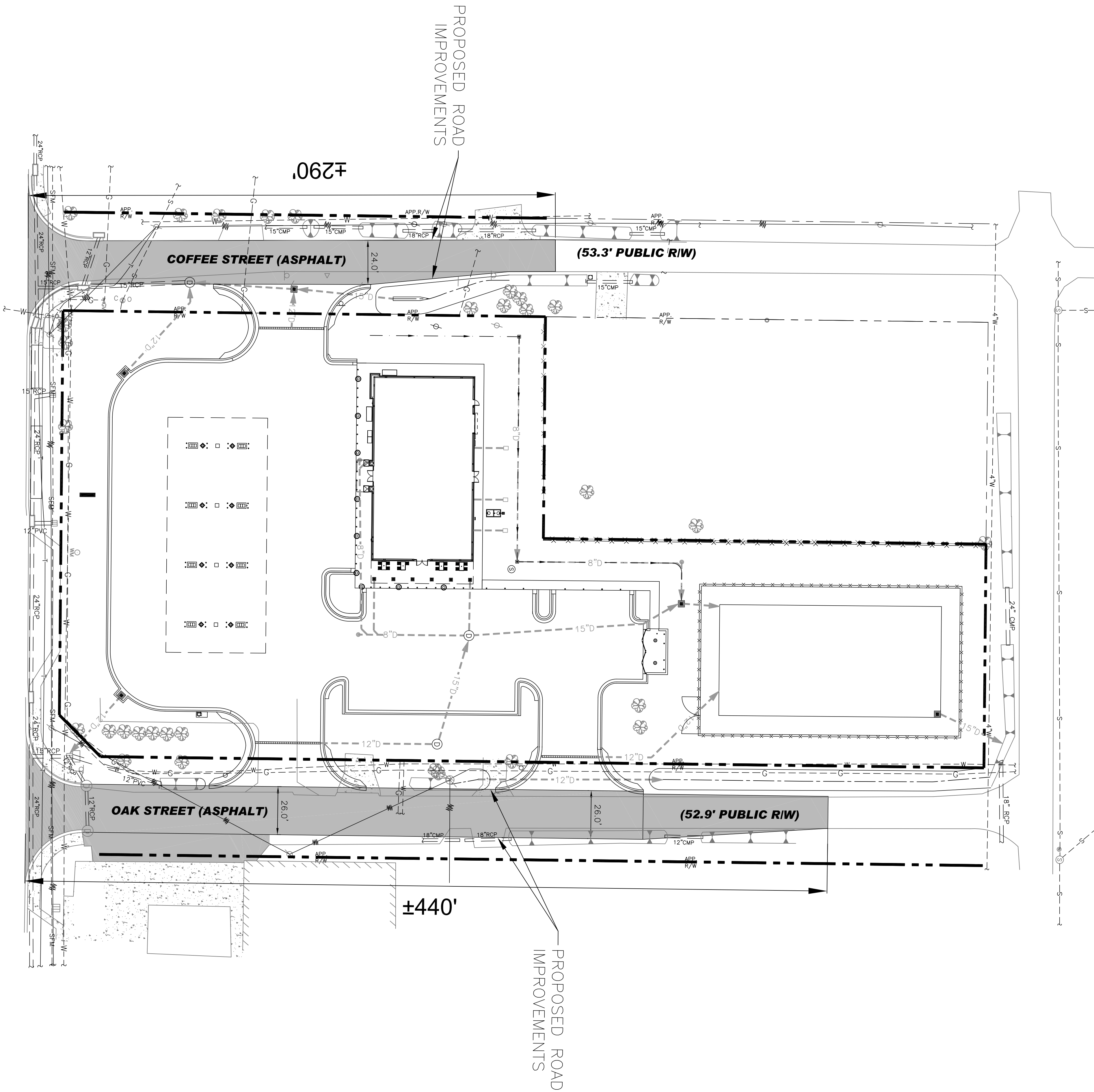
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF DECEMBER, 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 10/29/2019

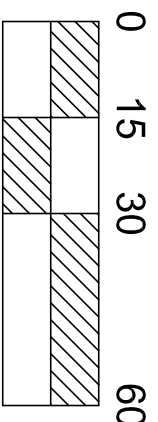
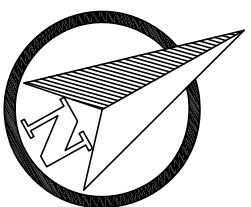


FLORIDA STREET (US 190)
(ASPHALT)

ROAD IMPROVEMENT CONCEPT PLAN

24" x 36" SCALE: 1" = 30'

Enter R.O.W. Project
PLANS
RECEIVED
11/19/2019
DEVELOPMENT
ENGINEERING
ENGINEERING
REVIEW COPY



SHEET NO.	1	VERSION	ROAD IMPROVEMENT CONCEPTUAL SITE PLAN		THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION IS PROHIBITED.	 LINFIELD, HUNTER & JUNIUS, INC. PROFESSIONAL ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS AND SURVEYORS 3608 18th Street, Suite 200 Metairie, Louisiana 70002 2018 by Linfield, Hunter & Junius, Inc.	NO.	DATE
			Project #1343 "Mandeville"					
			MANDEVILLE, LOUISIANA ST. TAMMANY PARISH					
			DRAWN BY	LHJ				
			DATE	11/18/2019				
			SCALE	1" = 30'				
			DRAWING NAME:	SITE PLAN				

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 3rd, 2019) –

CASE NO.: 2019-1667-MSP

OWNER/DEVELOPER: Melanie Pichon
ENGINEER/SURVEYOR: J. V. Burkes & Associates, Inc

SECTION: 5, 32 & 37 TOWNSHIP: 8 & 9 South RANGE: 14 East

WARD: 9 PARISH COUNCIL DISTRICT: 11
TYPE OF DEVELOPMENT: X SUBURBAN (Residential acreage between 1-5 acres)
 RURAL (Low density residential 5 acres or more)
 X OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the east side of Corner Drive, north of US Highway 190, Slidell, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 7.76 acres

NUMBER OF LOTS/PARCELS: 2 Parcels; Parcel 1 – 6.76 acres & Parcel 2 – 1 acre

ZONING: HC-2 Highway Commercial District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 7.76 acre parcel. The minor subdivision request requires a public hearing due to:

- Parcel 1 not meeting the minimum lot width of 80 feet along Corner Road, and requiring a waiver of the regulation by the Planning Commission.
- Parcels 2 not having public road frontage and being accessed via access servitude, partially connected to a Parish Road, and requiring a waiver of the regulations by the Planning Commission.

Staff is not opposed to the request to create the 2 parcels of land since both parcels meet the minimum lot size under the HC-2 Highway Commercial Zoning District.

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

1. Provide the width of the access servitude identified as “Asphalt Road” on the survey.
2. Indicate on the survey that the 30 foot Drain Canal is “Dedicated to St. Tammany Parish”.
3. Corner Drive shall be identified on the survey at the “Mag Nail set in Asphalt” since it is the end of the Parish maintained portion of the drive.
4. Update the date on the survey plat.
5. 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

SCALE:	1" = 100'
DATE:	2/06/06
DRAWN BY:	BC
CHECKED BY:	MD
DWG. NO:	1060205
SHEET	1 OF 1

I certify that this plat 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 herein 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 0420 E
DATE: 4/21/99
ZONE: B & C
B.F.E. = NA

* Verify prior to construction with local governing body.

A MINOR SUBDIVISION OF A 7.76 ACRE PARCEL, INTO PARCEL 1 & PARCEL 2, LOCATED NEAR THE CITY OF SLIDELL IN SECTIONS 32 & 37, T-8-S, R-14-E & IN SECTIONS 5 & 37, T-9-S, R-14-E, 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 "Minimum Standards for Property Boundary Surveys" for a Class C survey. Bearings are based on record bearings unless noted otherwise.


MELANIE A. PICHON



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

2990 East Gause Blvd., Suite B
Slidell, Louisiana 70461
E-mail: jvbosoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800



SEAN M. BURKES
LA REG. NO. 4785

APPROVED:

SECRETARY OF PLANNING COMMISSION

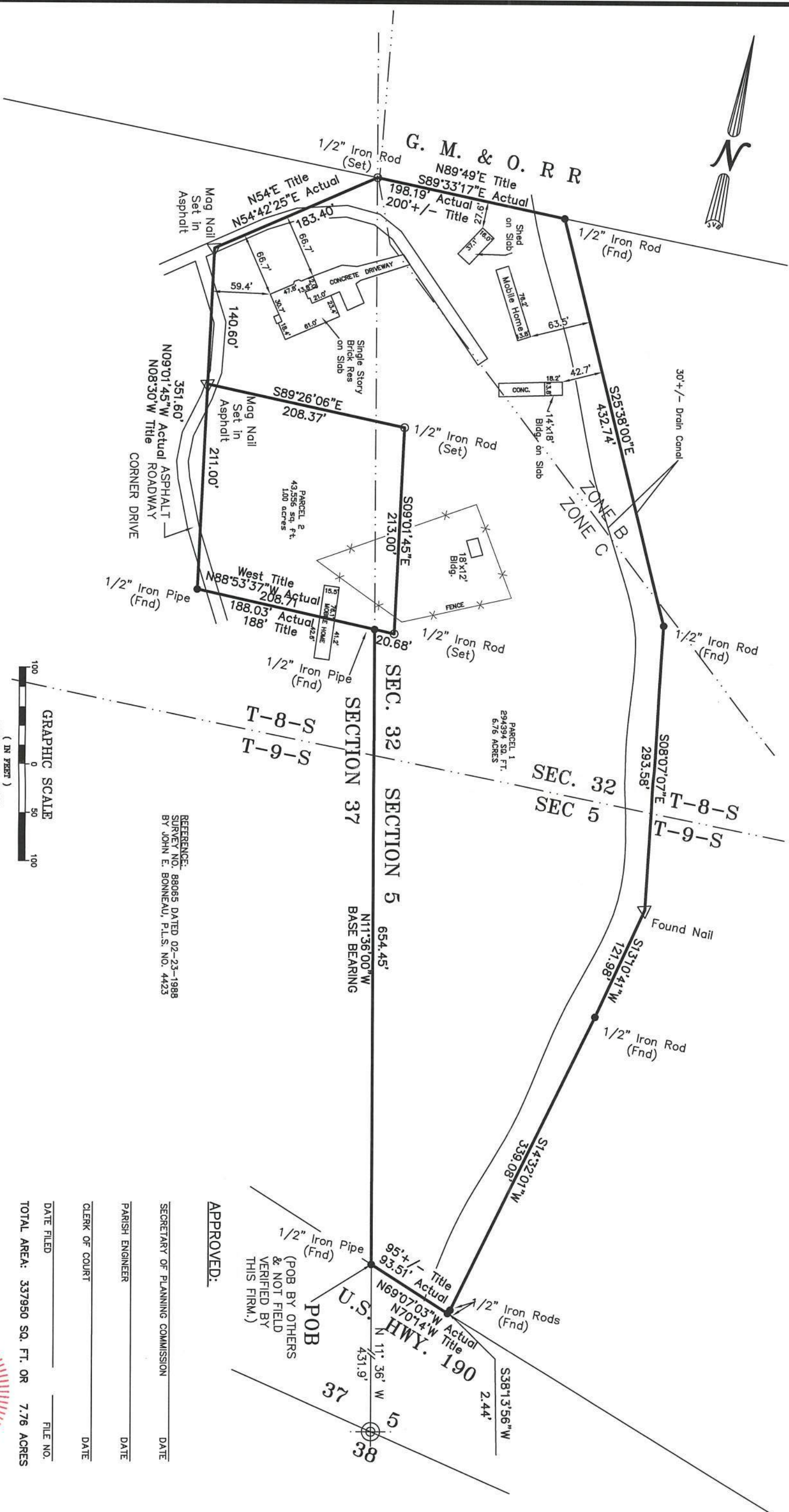
PARISH ENGINEER

CLERK OF COURT

DATE FILED

FILE NO.

TOTAL AREA: 337950 SQ. FT. OR 7.76 ACRES



MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 3rd, 2019) –

CASE NO.: 2019-1701-MSP

OWNER/DEVELOPER: James C. Hall & Lyle Lapeyrouse
ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 41 & 44 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 east side of LA Highway 1077, north of Dummyline Road, Madisonville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 5.49 acres

NUMBER OF LOTS/PARCELS: 2 parcels; Parcels A – 3 acres & B – 2.49 acres

ZONING: A-2 Suburban District

STAFF COMMENTARY:
Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 5.49 acre parcel. The minor subdivision request requires a public hearing due to:

- Parcels B not having public road frontage and being accessed via 25 foot access servitude.

Staff is not opposed to the creation of Parcels A & B since the two proposed parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review and the minimum lot width and maximum allowable density under the A-2 Suburban Zoning District.

The P.O.B. is reported to be N87.59'W-98.0'; N05.00'W-268.7.3'; N70.41'W-46.8'; S25.10'E-186.0'; N15.15'W-818.2'; N40.30'E-45.8'; S20.41'E-232.0' from the SE Corner of Section 44, T-7-S, R-10-E, St. Tammany Parish, Louisiana (as per Ref 1)

*This Map is certified to Resource Bank & First American Title Insurance Company

Inst. #1670618

S89°47'54"E-219.24'

Section	44
Section	41

Inst. #1367157

(1.00 Acre)
Inst. #215493.

(Arbor Walk S/D, Phase 2)

DATE _____

FILE NO.

(Arbor Walk S/D, Phase 2,

589°20'22"W-184.99

S89°20'22"W
34.16'

N89°50'50"E-454.30

1

La. Hwy. 10
(Turnpike Road)
N201530 W-213.13

de

Parcel A
3.00 ACRES

S01°04'54"E-221.70'

Section 44
Section 41

Acres)

WEST-847.67
(Based Bearings)

488.48

Parcel B
2.49 ACRES

S01°04'52"E-223.31

LEGEND:

- ▣ = Fnd. 1 1/2" Iron Pipe
- ⊠ = Fnd. Broken Conc. Mon.
- = Fnd. Conc. Hwy. Mon.
- = Fnd. 1 1/2" Iron Pipe

Reference:

- 1) A Survey Map of a 4.49 Acre Parcel, prepared for Mr. Nick Plescia, Inst. #368977, Clerk of Courts Office (Based Bearings)
- 2) A Survey Map by this Firm Dated 4-11-2018, #8704, for Estate of Grace Galloway Plescia
- 3) A Deed of 1.0 Acre Parcel of Land in Inst. #2154931, Clerk of Courts Office

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

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE SERVICES 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 OTHER EIGHTH OR ANCESTRAL

— = Fence
⊙ = Set 1/2" Iron Rod

Note: The 25' Access Servitude shown hereon is 12.5' each side of the existing centerline gravel drive

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DEFINED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:1.XI.

MAILED PREPARED FOR *PAIGE HALL*

SH A SURVEY MADE OF PROPERTY LOCATED IN SECTIONS 41 & 44, T-7-S, R-10-E, ST
TAMMANY PARISH, LOUISIANA

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

BRUCE M. BUTLER

LAND SURVEYING LLC

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

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

$$1^{29} = 100^3$$

DATE:

9-30-2019

NUMBER: 19541

Terr3/PaigeHoll

Staff has no objection to the request since the two proposed parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review and the minimum lot width and maximum allowable density under the A-2 Suburban Zoning District.

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of a 2.98 Acre Parcel of Land, into Parcels A & B, in Section 20, T6S-R12E, St. Tammany Parish, Louisiana

Reference: A Survey Map of Subject Property by Jeron Fitzmorris, Dated 1-8-1999, Job #8285 (Based Bearings)

Reference Bearing calls not shown

The P.O.B. is reported to be N00°15'W-208.7'; N89°30'W-264.3'; N20°23'E-517.0'; N21°19'21"E-50.24'; N89°28'21"W-2.0' from the 1/4 Section Corner between Sections 20 & 21, T-6-S, R-12-E, St. Tammany Parish, Louisiana

Line Table:

L1=S08°21'37"W-29.53'

412.92'

S89°30'18"E-492.98'

80.07'

Parcel A
1.26 ACRES
(2.98 Acres)

S03°26'39"W-123.68'

Allen Road (Asphalt)

N89°28'21"W-249.60'

Parcel B
1.72 ACRES

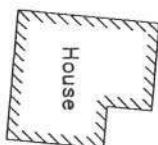
20' Access Serv.
(10' each side
center of drive)

(272.9'-Ref)
N00°15'00"W-272.68'

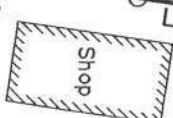
120.13'

152.55'

N89°28'21"W-150.94'



Pump
Shed



Gravel Drive

N89°28'21"W-446.52'

(Based Bearings)

P.O.B.



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

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

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

LEGEND:

- = Fnd. 1/2" Iron Pipe
- = Fnd. 1/2" Iron Rod
- ✕ = Fnd. 5/8" Iron Rod
- = Set 1/2" Iron Rod

MAP PREPARED FOR

BRIAN BYERS

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 20, T-6-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

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

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsur1@bellsouth.net email

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4694

SCALE:

1" = 70'

DATE:

7-08-2019

NUMBER:

19542

Terr3/BrianByers

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: A Survey Map by Jeron R. Fitzmorris, Dated 9-02-1998, #8161, (Basis of Bearing)

Reference Bearing calls not shown

Building Setbacks must be verified prior to Construction

Note: The 30' Right of Way shown hereon is 15' each side of the existing Centerline Gravel Drive unless shown otherwise

Note: There is an overhead Powerline running along the Easterly & Southerly Boundary Line of Parcel B, not shown hereon



(Parish Asphalt)
Boyd Road

(1280.40'-Ref)

N89°04'07"E-1280.46'

Barn

N89°04'07"E-706.23'

159.70'

S15°42'31"E

153.00'

S89°13'29"E

Gravel Drive

241.02'

(Now or Formerly)
Zenith Interest Partnership
& Hoi Invest., Inc.
1.34 Acres

Parcel B

11.78 ACRES

Parcel A

15.70 ACRES

N00°31'44"W-600.43'

N00°02'06"E-1129.04'
(1128.05'-Ref)

N89°02'02"E-301.20'

573.74'

N01°21'54"E-30.0'

30'

N89°02'02"E-356.8'

573.74'

N01°21'54"E-66.2'

Gravel Drive

Res.

219.1'

N77°35'56"E

*

S01°21'54"W

(Now or Formerly)
Terence P. Ryan &
Jeannie Ryan
1.83 Acres

(Now or Formerly)
Zenith Interest Partnership
& Hoi Invest., Inc.
6.61 Acres

Parcel C

5.00 ACRES

Parcel D

5.00 ACRES

N01°21'54"E
380.46'

S01°21'54"W
380.46'

380.46'

Canal

311.63'

573.74'

S89°02'02"W-1459.10'

(1459.27'-Ref)

573.74'

Canal

1/4 Section Corner

P.O.B.

Section 15
Section 22

A Minor Subdivision of a 37.49 Acre Parcel of Land, into Parcels A, B, C & D, Section 15, T-6-S, R-10-E, St. Tammany Parish, La.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

LEGEND:

● = Fnd. 1/2" Iron Rod

■ = Fnd. 3" Iron Pipe

○ = Set 1/2" Iron Rod

--- = Right of Way Line

-X- = Fence

* = Basis of Bearing

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 ALL THE SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE DATED IN LA 4612M.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER, III
LICENSED LAND SURVEYOR
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894
5-15-18

LS
Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax

MAP PREPARED FOR

TERRY RYAN SR. & TERRY RYAN JR.

SCALE: 1" = 170'

DATE: 11-09-2016

DRAWN BY: JWG

Section 15, T-6-S, R-10-E, St.
Tammany Parish, Louisiana

DRAWN NUMBER

Revised: 5-15-2018 (Resub)

17767

Terry Ryan

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 3rd, 2019) –

CASE NO.: 2019-1727-MSP

OWNER/DEVELOPER: Ferrer Cottages, LLC - Douglas Ferrer
ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 42 TOWNSHIP: 6 South RANGE: 11 East

WARD: 3 PARISH COUNCIL DISTRICT: 2
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 west side of Military Road/LA Highway 21, north of LA Highway 36, Covington,, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 4.582 acres

NUMBER OF LOTS/PARCELS: 2 parcels; Parcels A – 3.457 acres & B – 1.125 acre

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 4.582 acre parcel. The minor subdivision request requires a public hearing due to:

- Parcels A not having public road frontage and being accessed via 20 foot access servitude.

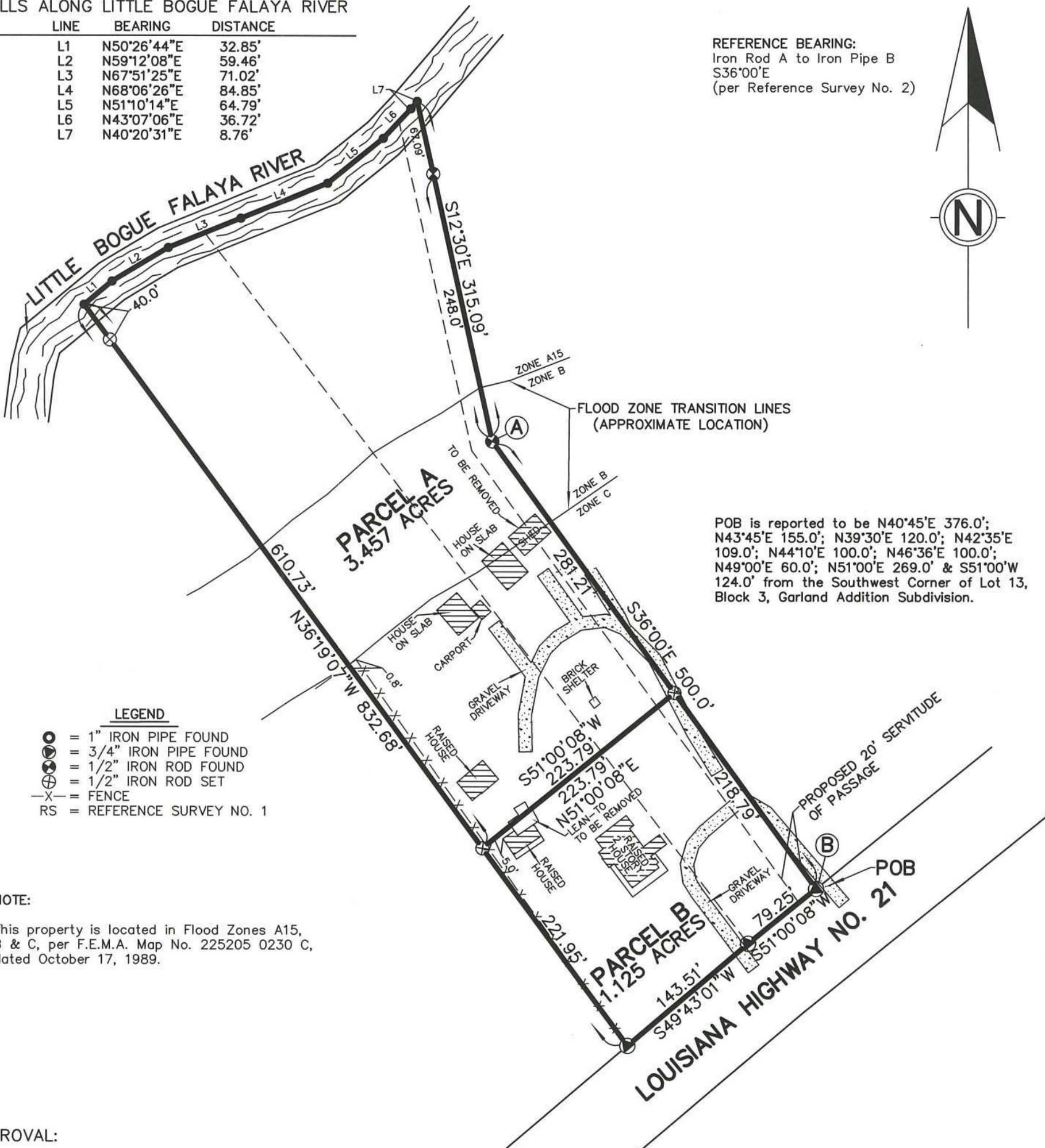
Staff is not opposed to the creation of Parcels A & B since both parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review and the minimum lot width and the density requirement under A-2 Suburban District, subject to the below comment:

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

CALLS ALONG LITTLE BOGUE FALAYA RIVER

LINE	BEARING	DISTANCE
L1	N50°26'44"E	32.85'
L2	N59°12'08"E	59.46'
L3	N67°51'25"E	71.02'
L4	N68°06'26"E	84.85'
L5	N51°10'14"E	64.79'
L6	N43°07'06"E	36.72'
L7	N40°20'31"E	8.76'

REFERENCE BEARING:
Iron Rod A to Iron Pipe B
S36°00'E
(per Reference Survey No. 2)



APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

REFERENCE SURVEYS:

1. Survey for Henri F. & William J. Ferrer by Robert A. Berlin, Surveyor, dated March 16, 1966.

2. Survey for Alex Ferrer, Francis Griffith, Henri F. Ferrer, Jr., & Rene Ferrer by John G. Cummings, Surveyor, dated July 18, 2018, Job No. 12042D-BLA.

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.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: **Ferrer Cottages, LLC**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF 4.582 ACRES INTO PARCELS A & B, LOCATED IN SECTION 42, TOWNSHIP 6 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' JOB NO. 12042-DF DATE: 11/18/2019 REVISED:

RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT
(As of December 3rd, 2019)

CASE FILE NO: 2019-1724-MRP

NAME OF SUBDIVISION: Northpointe Business Park, Phase 4

LOTS BEING DIVIDED: Resubdivision of Tract B into Tracts B-1 & B-2

SECTION:	3	WARD:	1
TOWNSHIP:	7 South	PARISH COUNCIL DISTRICT:	3
RANGE:	10 East		

PROPERTY LOCATION: The property is located at the end and on the south side of Northpointe Court, west of LA Highway 1077, Covington, Louisiana.

ZONING: I-2 Industrial Zoning District

PROPERTY OWNER: Northpointe Business Park, LLC - Christopher Lopez & Gary Bourgeois

STAFF COMMENTARY:

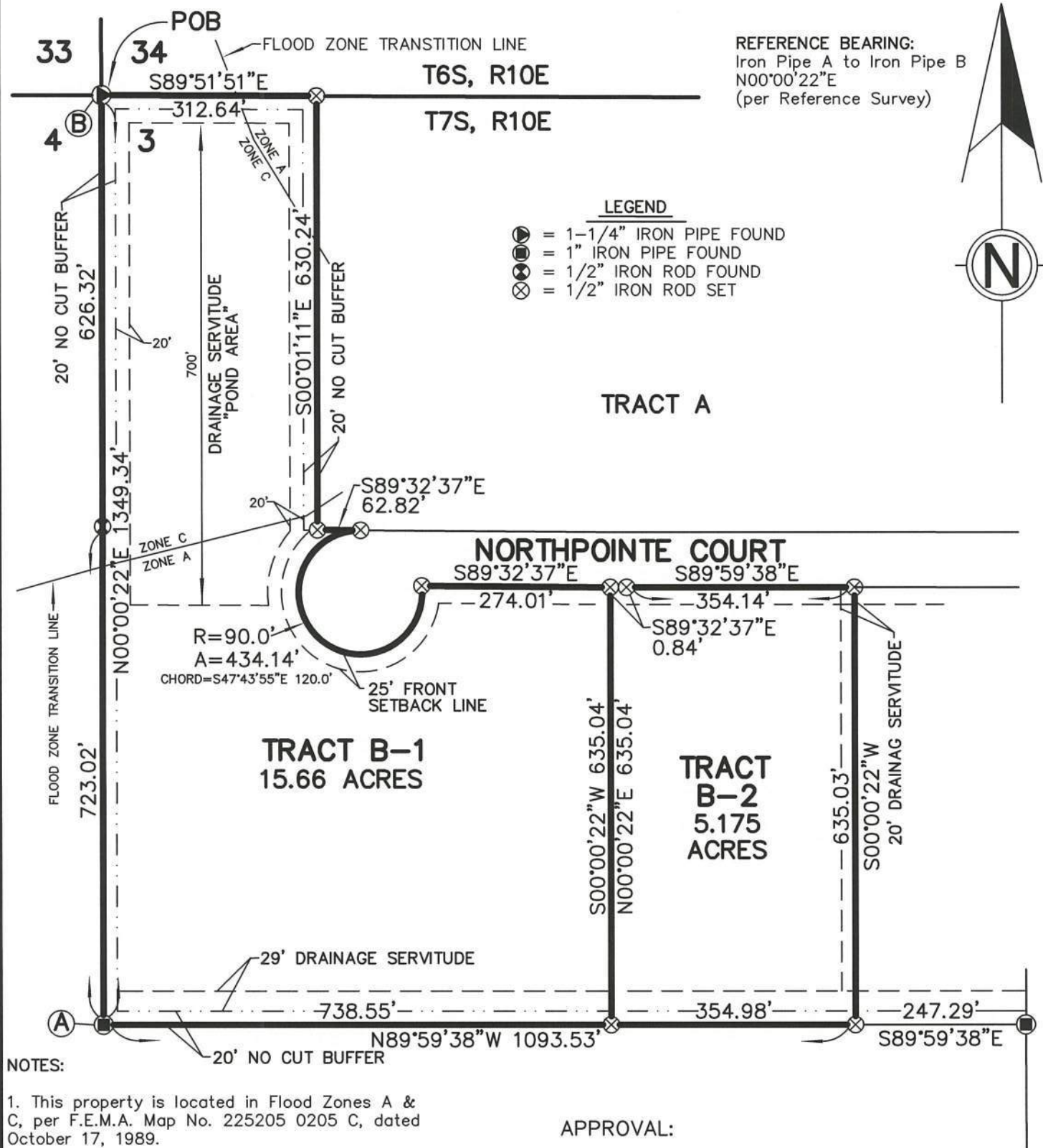
The owner is requesting to resubdivide one (1) lot into two (2) buildable industrial sites.

The reason for the public hearing requirement is that the proposal involves the creation/adjustment of lots within a subdivision that requires approval of the Planning Commission.

Recommendation:

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

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



(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: **Northpointe Court, LLC**

SHOWING A SURVEY OF: A RESUBDIVISION OF TRACT B INTO TRACTS B-1 & B-2, NORTHPOINTE BUSINESS PARK, PHASE 4, LOCATED IN SECTION 3, TOWNSHIP 7 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.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 19239-R

DATE: 11/21/2019

REVISED:

RESUBDIVISION STAFF ANALYSIS REPORT
(As of December 3rd, 2019)

CASE FILE NO: 2019-1726-MRP

NAME OF SUBDIVISION: Covington Place Cottages, Phase 1

LOTS BEING DIVIDED: Resubdivision of lots 1-14, Lot 76, Lots C-1-C-8 & a 10.30 acre tract into Lots 1A-14A, 15-28, GS-5 & a 10.49 acre tract

SECTION: 42

WARD: 3

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

PROPERTY LOCATION: The property is located on the north side of 10th Street, on the west side of Covington Cottage Lane and on the north and south side of Craftsman Court, Covington, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Tidal Group, LLC - Adam Henning

STAFF COMMENTARY:

The owner is requesting to resubdivide twenty-four (24) lot into thirty (30) residential sites.

The reason for the public hearing requirement is that the proposal involves the creation/adjustment of lots within a subdivision that requires approval of the Planning Commission and consist of an amendment of the previously approved Phase 1 of the subdivision.

Recommendation:

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

1. Addresses are to be indicated on the plat.

FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As December 3, 2019)

CASE NO.: 2019-1687-FP

SUBDIVISION NAME: Oaklawn Trace, Phase 1

DEVELOPER: J/Mac Development, LLC
310 Howze Beach Road
Slidell, LA 71461

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

SECTION: 33
TOWNSHIP: 8 SOUTH
RANGE: 13 EAST

WARD: 7
PARISH COUNCIL DISTRICT: 11

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 US Highway 190, east of
 Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 30.65

NUMBER OF LOTS: 65 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AE-EL 10"

STAFF COMMENTARY:

Department of Planning and Development

The developer requested postponement for the November 12, 2019 Planning Commission meeting.

Periodic inspections have been made by this office during construction and a final inspection was made on October 22, 2019. The inspection disclosed that all of the asphalt roadways were constructed, and the

roadside ditches and shoulders need final grading.

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. Roadside ditches and ditches within drainage servitudes need to be regraded to provide positive flow.
2. Numerous cross culverts have been silted in and need to be cleaned.
3. The new connection for Oaklawn Trace at US Hwy 190 is showing signs of raveling and needs to be corrected.
4. Rip-Rap at numerous outfall pipe locations need to be re-installed (Typical).
5. Pond banks and pond tops need to be vegetated (sodded/hydro-seeded) to eliminate erosion and siltation into the detention ponds (Typical).
6. The fire hydrant across from lot #6 needs to be raised to the proper grade.

Final Plat:

7. Lots #84-88 have incorrect addressing. Revise addresses per addressing spreadsheet provided for this development.
8. Lot #22 and the lift station have incorrect addressing. Revise addresses per addressing spreadsheet provided for this development.
9. Show the 60' drainage servitude from pond #2 extending to the Trace right-of-way.
10. Label the 20' drainage servitude on the east side of pond #1.
11. Label the drainage servitude between pond #1 and pond #2 on the plat.
12. Provide parcel labels for all greenspace parcels on the plat (Typical).
13. Label the 20' drainage and utility servitude on the plat between lots #21 and #22.

Paving & Drainage Plan:

14. Revise the Paving & Drainage plan to better delineate the 20' drainage servitude between pond #1 and pond #2.

15. Provide as-built information for the newly constructed left turn lane on US Hwy 190.
16. Label the drainage servitude to the east of lot #15.
17. Provide as-built information for the outfall ditch and drainage improvements located within the Trace right-of-way.
18. Update the driveway culvert schedule to include lots #85-#88.
19. Verify lots #84-#89 are supposed to be rear to front drainage.
20. Provide pond bottom as-built elevations to verify the minimum required 5' depth for wet ponds is being provided.
21. Contech recommends that A-2000 pipe exposed to UV for a period longer than two years should be covered or coated. Numerous sections of drain pipe were not installed to these manufacturers recommendations and will become brittle over time due to UV exposure.
22. There is an existing ditch between lot #23 and #24 that is not shown on the As-Built plans. Revise the As-Built to denote this existing temporary drainage feature or this ditch needs to be filled in accordance with the approved drainage and grading plan.

Water & Sewer Plan:

23. Revise the drainage servitude between pond #2 and the Trace to be 60' as shown on the as-built paving and drainage plan.
24. Provide As-Built information for the newly constructed water well site.
25. Provide As-Built information for the newly constructed wastewater treatment site.
26. Revise sewer note #24 to include the new DEQ ID # for this project.
27. Provide a revised Letter of Acceptance for this sewer system from Clear Stream Utilities stating that they are now responsible to own and maintain all sewer infrastructure associated with this subdivision.
28. Provide a Letter of Acceptance for the water system for this subdivision.
29. Provide a Clear Water Test for the new water lines within this development.
30. Provide permit documentation and approvals for the new water system for this subdivision.
31. Provide permit documentation and approvals for the new sewer system for this subdivision.
32. Verify that lots #21 and #22 have a sewer service provided as shown on the As-Built Water &

Sewer plan.

Signage Plan:

33. Revise plan to show all-way stop controlled intersections and add “all-way” plaques.

Informational Items:

The required recreational facilities for Oaklawn Trace shall be completed before the Final Plat for the next phase of Oaklawn Trace can be recorded.

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,450 linear feet x \$12.00 per linear foot = \$41,400.00 for a period of one (1) year.

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

The Voluntary Developmental Agreement for this development is under review and will need to be finalized before the plats can be recorded.

Revised drawings will not be accepted for review or placement in the packet prior to the December 10, 2019 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As December 9, 2019)

CASE NO.: 2019-1688-FP

SUBDIVISION NAME: Wingfield, Phase 1

DEVELOPER: Bruno Brothers Real Estate
70325 Highway 1077
Covington, LA 70433

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc.
P.O. Box 881
Madisonville, LA 70447

SECTION: 33
TOWNSHIP: 6 SOUTH
RANGE: 10 EAST

WARD: 1
PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 150.98

NUMBER OF LOTS: 40 AVERAGE LOT SIZE: 1.87 Acres

SEWER AND WATER SYSTEMS: Community

ZONING: A-1A

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Planning and Development

The developer requested postponement for the November 12, 2019 Planning Commission meeting.

Periodic inspections have been made by this office during construction a final inspection was made on October 24, 2019 and a confirmation inspection was made on November 26, 2019. The confirmation inspection disclosed that all of the asphalt roads are constructed, the road shoulders need to be reconstructed and the roadside ditches need final grading.

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

General Information:

1. A recreational facilities plan needs to be submitted and approved for this development. Once approved the required facilities need to be constructed before the Final Plats for the next phase of Wingfield Subdivision can be recorded.
2. Provide roadway base testing results.
3. Provide asphalt roadway testing results.
4. Provide utility trench bedding testing results.
5. Provide utility trench backfill testing results.
6. Shoulders along Crossvine Drive near the areas disturbed with the water line work need to be regraded.
7. Ditches along Crossvine Drive near the areas disturbed with the water line work need to be regraded.
8. Ditches along Plumegrass Drive need to be regraded to provide positive flow.
9. Detention Pond #1 and #2 top of banks and slopes needs to be vegetated and a mature stand of grass established.
10. Establish and regrade roadside ditches and shoulders along Joiner-Wymer Road.
11. Grade and vegetate the back slope by the outfall pipe for Pond #2.
12. Erosion control measures were removed in areas associated with water line repairs, these erosion control measures need to be reinstalled where vegetation is not established to avoid further erosion.
13. Ditches along the west side of Silverthorn Street near Plumegrass Drive need to be regraded to provide positive flow.
14. The 30' drainage servitude between lots #9 and #10 needs to be regraded to provided positive flow.
15. Revise the Title Block section on all plan sheets to state Wingfield Subdivision, Phase 1.
16. The road names shown on all plan sheets will need to be updated to reflect the 911 addressing

approved road names once provided.

Final Plat:

17. The greenspace behind lot #30 does not have an access servitude in order for it to be maintained by the HOA, revise the plans to provide this greenspace with an access servitude for maintenance.
18. The developer needs to contact the 911 addressing office to have the addressing completed. Once the addressing is completed these addresses need to be added to the Final Plat.
19. Revise the Legal Description to reflect Phase 1 of Wingfield Subdivision and exclude the "Future Phase" parcels.
20. Revise the general information table to reflect the revised "Area" and "Number of Lots" for Phase 1 of Wingfield Subdivision.

Paving & Drainage Plan:

21. The inverts shown along Buttonbush Drive do not provide positive flow. The roadside ditch needs to be regraded or the As-Built need to be verify to ensure this ditch has positive flow.
22. Provide pipe material, size and invert elevations on all drainage structures. (Typical)
23. The Bedico Creek cross-section needs to be revised to show the correct width, and the 50' foot "No Cut Buffers" from the mean top bank.
24. The "Drawing Index" needs to be revised to correctly match the plan set submitted for "Wingfield Subdivision, Phase 1".

Water & Sewer Plan:

25. Provide clear water tests for the new water lines installed in association with Wingfield Subdivision.
26. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from the utility provider.
27. Provide written verification from the utility provider that the existing water and sewer systems this development is connecting to have sufficient capacity.
28. Provide an As-Built plan for the sewer force main extension required from Wingfield Subdivision to Tuscany Subdivision. Include a cross-section or call-outs on this plan showing the as-built location and depth for the sewer force main within the Joiner-Wymer Road right-of-way.
29. Revise the sewer force main call-out to clearly identify the correct sewer line.
30. Revise conflicts with the fire hydrant call-outs and legend. (Typical)

31. Revise the water line tie in at Bunny Lane call-out to reflect the correct sheet number.

Signage Plan:

32. 911 addressing has not approved the proposed street names within this development. Street name signage previously installed may need to be reinstalled if 911 addressing does not approve the proposed street names.

Water Line Extension Plan:

33. Update the Bunny Lane cross-section to show the As-Built location of the water line including the depth and location of the new water line within the Bunny Lane right-of-way.

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 8,736 linear feet x \$22.00 per linear foot = \$192,200.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

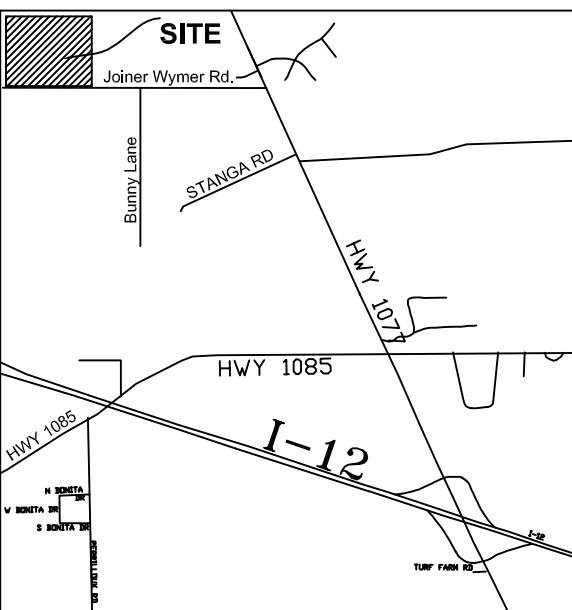
Road Impact Fee = \$1077.00 per lot x 40 lots = \$43,080.00

Drainage Impact Fee = \$1114 per lot x 40 lots = \$44,560.00

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 December 10, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



REFERENCE BEARING:
IRON PIPE A TO CONCRETE CORNER B
S89°58'22"W
(PER REFERENCE SURVEY)

FINAL PLANS
RECEIVED
11/25/2019 - 10:00 A.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

WINGFIELD SUBDIVISION

PHASE 1

SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST

163.45 ACRES	47	8736 FT.
AREA	NO. OF LOTS	LGTH. OF STREETS
1.87 ACRES	Community	A-1A
AVG. LOT SIZE	SEWER SYSTEM	ZONING
ASPHALT	60'	Community
ROAD SURFACING	STREET WIDTH R.O.W.	WATER SYSTEM

RESTRICTIVE COVENANTS:

1. RESIDENCES IN THIS SUBDIVISION SHALL BE SINGLE FAMILY DWELLINGS.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S). ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY, WHENEVER A SUBDIVISION IS SERVICED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE. EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM.
3. THE BUILDING SETBACK LINES ARE FRONT YARD 50'; SIDE YARD 15'; STREET SIDE YARD 20'; REAR YARD 25' FROM THE PROPERTY LINES. THERE WILL BE A 20' SETBACK FROM THE TOP BANK OF LATERAL DITCHES OF ANY NATURE OR STRUCTURE OR DRIVEWAY. AS FENCED OR DRIVEWAY. ALL LOTS ALONG BEDICO CREEK WILL HAVE A REAR SETBACK OF THE SERVITUDES AND BUFFER ALONG THE CREEK.
4. NO NOXIOUS AND/OR OFFENSIVE ACTIVITY SHALL BE ALLOWED UPON ANY LOT, NOR ANY USE THEREON THAT MAY BECOME A NUISANCE TO THE NEIGHBORHOOD. PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
5. DETENTION POND AND GREENSPACE ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
6. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THE SUBDIVISION EITHER TEMPORARY OR PERMANENTLY.
7. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
8. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY OF THE DRAINAGE OR STREET EASEMENTS. ADDITIONAL RESTRICTIONS MAY RUN WITH EACH TITLE.
9. THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECORDED AT INSTRUMENT NO. _____ SHALL BE RECITED IN AND BE A PART OF EACH TITLE OR DEED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.
10. THIS SUBDIVISION IS LOCATED IN FLOOD ZONE A PER F.E.M.A. MAP NO. 225205 0205 C, DATED OCTOBER 17, 1989. THE MINIMUM FINISHED FLOOR ELEVATION OR LOWEST HORIZONTAL MEMBER FOR RAISED PORTIONS OF ALL RESIDENCES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW DFIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1') FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
11. FILL WILL ONLY BE ALLOWED FOR THE FOUNDATION ON EACH LOT AS CALCULATED IN THE NO NET FILL CALCULATIONS. THE FILL WILL BE LIMITED TO WHAT CAN BE MITIGATED.
12. DRIVEWAYS ON CORNER LOTS SHALL NOT BE CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
13. THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL STREETS.
14. THERE IS A FIFTY (50') FEET NO CUT BUFFER ON EACH SIDE OF BEDICO CREEK FROM THE MEAN TOP BANK.
15. THERE IS A TEN (10') FEET DRAINAGE SERVITUDE RUNNING ALONG THE FIFTY (50') FEET NO CUT BUFFER ALONG BEDICO CREEK.
16. CENTRAL SEWER SYSTEM TO BE PROVIDED OFFSITE (TIE INTO EXISTING ST. TAMMANY UTILITIES STU).
17. LOTS 30 AND 37 WILL BE RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING THE DRIVEWAY ACCESS TO THEIR LOTS.

LEGEND
= PHASE 2

CALLS ALONG PROPERTY LINES

LINE BEARING & DISTANCE

- L1 S00°01'38"E 54.76'
- L2 S25°36'48"W 118.10'
- L3 S12°23'59"W 51.61'
- L4 S03°42'28"W 48.98'
- L5 S16°43'26"E 75.35'
- L6 S67°00'55"W 29.23'
- L7 N49°27'36"W 85.73'
- L8 N24°42'28"W 54.71'
- L9 N12°36'54"E 66.64'
- L10 N51°58'24"E 100.42'
- L11 N31°14'01"E 44.84'
- L12 S00°58'14"E 57.77'
- L13 S04°02'19"W 83.72'
- L14 S17°20'23"W 56.70'
- L15 S29°34'58"W 39.83'
- L16 S36°24'05"W 56.27'
- L17 S05°22'45"W 56.66'
- L18 S38°32'37"W 139.10'
- L19 S24°50'17"W 86.64'
- L20 S15°23'45"W 112.98'
- L21 N12°03'33"E 91.35'
- L22 N20°59'47"E 139.18'
- L23 N53°32'50"E 79.60'
- L24 N05°22'45"E 86.28'
- L25 N89°01'16"E 11.0'
- L26 S89°01'17"W 53.60'
- L27 S89°01'17"W 63.95'
- L28 S89°01'17"W 11.41'
- L29 N05°55'02"E 64.15'
- L30 N18°51'32"E 45.55'
- L31 S89°33'52"E 62.08'
- L32 N70°57'08"E 63.05'
- L33 S66°11'40"E 55.33'
- L34 S86°59'11"E 84.59'
- L35 N01°25'38"W 42.24'
- L36 N05°17'58"W 65.96'
- L37 N65°15'12"E 54.33'
- L38 N89°01'17"E 9.72'
- L39 S38°21'56"W 50.97'
- L40 S17°43'59"W 84.56'
- L41 N60°28'27"W 69.55'
- L42 S86°38'36"W 66.26'
- L43 N02°48'08"W 26.70'
- L44 N55°00'29"E 62.04'
- L45 N86°22'02"E 32.12'
- L46 S89°50'13"E 35.05'
- L47 S71°14'W 36.40'
- L48 S71°14'W 79.04'
- L49 S71°14'W 83.53'
- L50 N71°14'E 94.61'
- L51 N04°02'19"E 81.34'
- L52 N04°02'19"E 15.21'
- L53 N17°20'23"E 74.60'
- L54 N29°34'58"E 53.18'
- L55 S00°40'45"E 78.77'
- L56 S89°19'15"W 20.0'
- L57 S00°40'45"E 78.0'
- L58 S89°19'15"W 20.0'
- L59 S00°40'45"E 40.0'
- L60 S00°40'45"E 41.59'

CALLS ALONG CURVES

CURVE	RADIUS	ARC LENGTH	CHORD
C1	60.0'	133.26'	S67°22'02"W 107.51'
C2	60.0'	76.33'	N12°33'46"W 71.29'
C3	60.0'	104.46'	N73°45'25"E 91.76'
C4	60.0'	49.97'	S52°49'43"E 48.54'
C5	60.0'	108.19'	N51°39'21"E 94.12'
C6	60.0'	56.86'	S58°13'09"W 54.75'
C7	60.0'	99.10'	N47°19'02"W 88.21'
C8	60.0'	68.20'	S35°37'45"E 64.59'
C9	60.0'	75.35'	N72°50'03"E 70.49'
C10	60.0'	106.87'	N14°05'05"W 93.29'
C11	60.0'	27.77'	N78°27'18"W 27.52'
C12	60.0'	136.39'	S85°51'25"E 108.86'
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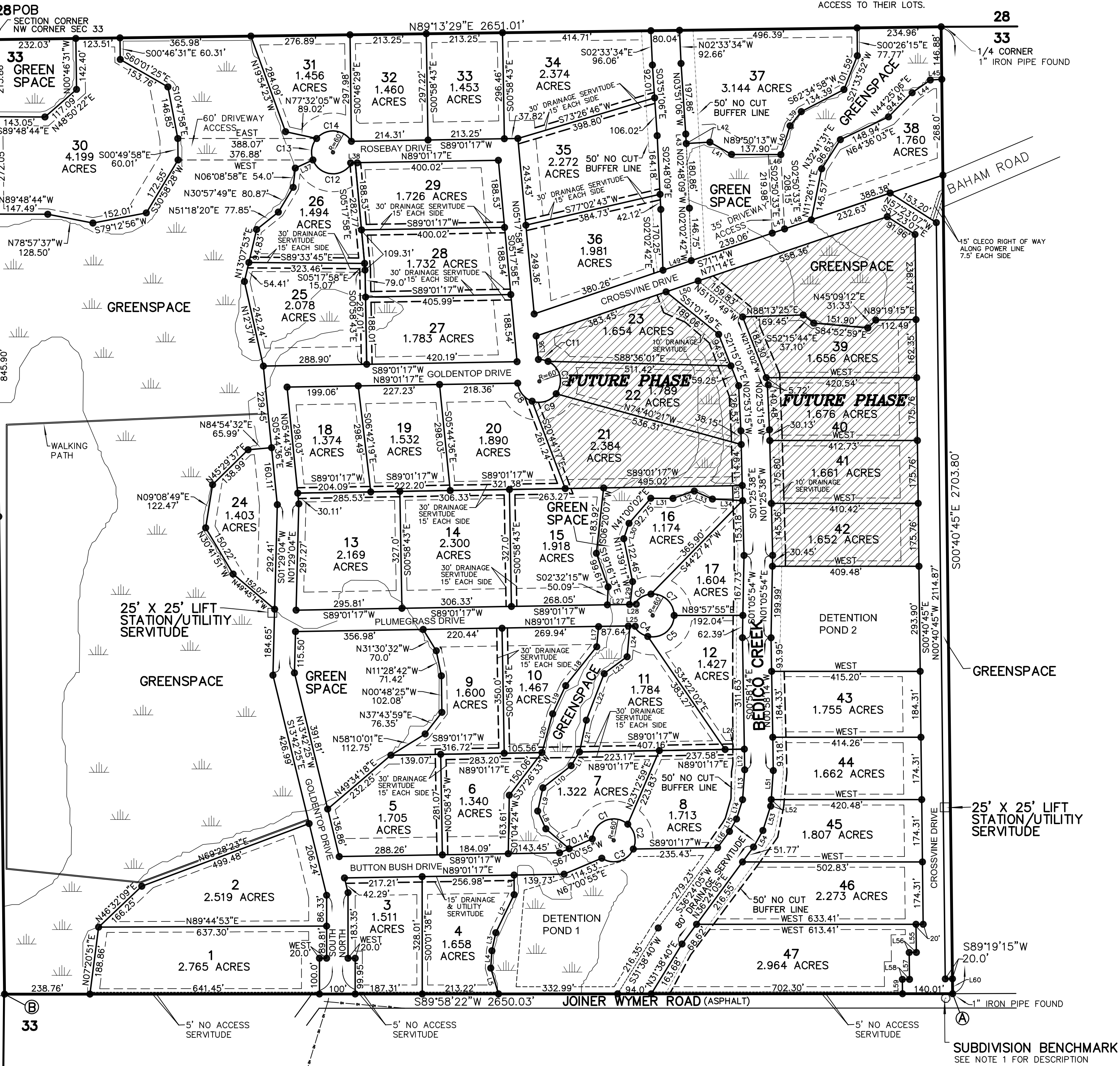
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NOTES:

1. SUBDIVISION BENCHMARK IS A 60-D NAIL SET 1.5' ABOVE GRADE IN THE WEST FACE OF A 24" PINE TREE 20' WEST OF THE SOUTHEAST SUBDIVISION CORNER. ELEVATION = 28.0' M.S.L.
2. REFERENCE BENCHMARK IS A LOUISIANA HEIGHT MODERNIZATION SURVEY STATION 52 H 057 ELEVATION = 18.54' M.S.L., NAVD 1988, AND GEOID12A.
3. REFERENCE SURVEY: SURVEY FOR TAMMANY NORTH PROPERTIES, LLC BY JOHN G. CUMMINGS, SURVEYOR, DATED FEBRUARY 16, 2015.

DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON THAT THIS IS A TRUE AND ACCURATE PLAT OF:

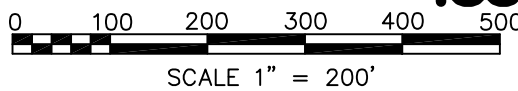
WINGFIELD SUBDIVISION

THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA OR THE PUBLIC IN GENERAL OF STREETS AND ROADWAYS. THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION. THE FEE TITLE TO SUCH AREA BELONGING TO THE HOMEOWNERS ASSOCIATION OR THE DEVELOPER. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING ALL STREET NAME AND TRAFFIC CONTROL SIGNAGE AND POST. THE DRAINAGE SERVITUDES FOR THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

OWNER	DATED
DEVELOPER: TAMMANY NORTH PROPERTIES, LLC. 70325 HIGHWAY 1077 SUITE E COVINGTON, LA 70433	
APPROVAL	
CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION	
SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION	
DIRECTOR OF THE DEPARTMENT OF ENGINEERING	
CLERK OF COURT	
DATE FILED	FILE NO.

John G. Cummings, & Associates PROFESSIONAL LAND SURVEYORS			
503 N. JEFFERSON AVE. COVINGTON, LOUISIANA 70433		(985) 892-1549 JOHNCUMMINGS10@CHARTER.NET	
SCALE: 1" = 200'	DATE: 09-30-2019	JOB NO. 15045FINAL	REVISED: 11-25-2019

FOR REVIEW ONLY: THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.



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

JOHN G. CUMMINGS, P.L.S.

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 FOR THE STATE OF LOUISIANA, AND THE SUBDIVISION ORDINANCE RS. 33:5051 AND BEARS A CLASS C SURVEY.

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As December 9, 2019)

CASE NO.: 2019-1722-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 4-A-4

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

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

SECTION: 35

WARD: 9

TOWNSHIP: 9 SOUTH

PARISH COUNCIL DISTRICT: 13

RANGE: 14 EAST

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

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

TOTAL ACRES IN DEVELOPMENT: 10.559

NUMBER OF LOTS: 0 AVERAGE LOT SIZE: N/A

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AH-EL 1.0"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on November 21, 2019. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

The following uncompleted items existed at the time of the final inspection and review of the provided plans. These items will need to be completed prior to the plats being signed:

General Information:

1. The median to the south of the East Howze Beach round-about needs final grading and to be vegetated.

Paving & Drainage Plan:

2. The East Howze Beach Road and round-about drainage infrastructure shown on the provided As-Built plans differ from the previously approved plans. Provide a written explanation outlining the reasoning for the drainage changes to be reviewed by this office.
3. Revise the As-Built plans to show the subsurface discharge location for the revised drainage structures along East Howze Beach Road.

Water & Sewer Plan:

4. Include the PWS ID # and DEQ ID # for the water and sewer systems this development is connected to.
5. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from the utility provider.
6. Provide a water line call-out on all As-Built Water and Sewer plan sheets, include the size of the installed water line in this call-out.

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,592 linear feet x \$22.00 per linear foot = \$79,000.00 for a period of two (2) years.

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

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

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

Revised drawings will not be accepted for review or placement in the packet prior to the December 10, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

CURVE	DELTA	POINTS	LENGTH	CHORD BEARING & DISTANCE
C1	26°56'59"	1,355.00'	664.64'	S 65°34'05" E - 677.38'
C2	29°27'50"	510.01'	260.04'	N 85°25'00" E - 257.23'
C3	134°51'43"	90.00'	211.84'	S 41°45'33" E - 166.22'
C4	34°23'27"	380.00'	228.09'	S 08°28'55" W - 224.68'
C5	262.35°	718.81'	331.19'	S 21°58'02" E - 238.27'
C6	16°20'29"	1,355.00'	366.44'	S 86°55'42" E - 388.13'
C7	33°59'39"	745.00'	437.39'	N 84°25'21" E - 331.14'
C8	26°59'54"	445.00'	209.89'	N 54°06'15" E - 207.75'
C9	52°23'03"	555.00'	508.39'	N 65°50'49" E - 480.80'
C10	52°23'03"	455.00'	425.93'	S 66°50'49" W - 411.21'
C11	76°59'54"	555.00'	202.10'	S 54°06'14" W - 248.77'
C12	13°29'29"	835.00'	480.24'	S 84°25'21" W - 483.23'
C13	16°20'29"	1,355.00'	360.27'	N 86°55'42" W - 359.55'
C14	27°51'16"	808.81'	393.20'	N 81°07'32" W - 389.34'
C15	24°42'52"	873.31'	378.53'	S 13°02'34" W - 735.50'
C16	31°59'14"	945.00'	502.58'	S 11°32'29" E - 520.75'
C17	22°41'26"	1,035.00'	409.89'	N 16°04'54" W - 407.21'
C18	02°23'06"	1,184.18'	516.84'	N 40°23'00" E - 516.88'
C19	90°00'00"	25.00'	39.27'	N 83°50'00" E - 35.35'
C20	68°22'00"	25.00'	28.95'	N 72°03'00" E - 27.27'
C21	23°38'00"	25.00'	10.31'	S 62°57'00" E - 10.24'
C22	90°00'00"	25.00'	39.27'	N 06°08'00" W - 35.35'
C23	16°20'43"	55.00'	160.45'	N 06°08'00" W - 108.31'
C24	45°53'05"	55.00'	44.05'	N 54°29'49" E - 42.88'
C25	44°15'05"	55.00'	42.45'	N 09°25'44" E - 41.43'
C26	44°15'05"	55.00'	42.45'	N 34°49'21" W - 41.43'
C27	32°45'36"	55.00'	31.45'	N 72°19'38" W - 31.02'
C28	16°46'05"	55.00'	158.17'	S 85°03'18" W - 109.03'
C29	38°27'15"	55.00'	36.81'	N 31°47'16" W - 36.22'
C30	44°28'40"	55.00'	42.85'	N 72°01'17" W - 41.78'
C31	58°07'25"	55.00'	53.79'	S 55°16'44" W - 53.43'
C32	23°23'45"	55.00'	22.80'	S 14°28'38" W - 22.44'
C33	168°11'37"	55.00'	159.53'	S 08°30'03" W - 109.20'
C34	79°14'47"	55.00'	76.07'	S 52°07'28" W - 70.15'
C35	44°22'06"	55.00'	42.84'	S 09°42'00" E - 41.85'
C36	42°31'42"	55.00'	40.85'	S 53°10'55" E - 39.88'
C37	90°00'00"	25.00'	39.27'	S 06°08'00" E - 35.35'
C38	90°00'00"	25.00'	39.27'	S 83°50'00" W - 35.35'
C39	168°11'37"	55.00'	180.17'	S 80°57'35" W - 108.28'
C40	38°08'19"	55.00'	36.81'	N 34°40'46" W - 35.94'
C41	44°43'29"	55.00'	42.83'	N 76°08'39" W - 41.85'
C42	45°41'35"	55.00'	43.85'	S 55°40'59" W - 42.71'
C43	38°18'16"	55.00'	36.77'	S 16°40'55" W - 36.09'
C44	41°59'25"	525.00'	384.15'	S 21°02'35" W - 376.63'
C45	06°19'40"	525.00'	57.89'	S 35°56'18" W - 57.95'
C46	06°18'05"	525.00'	57.24'	S 23°19'20" W - 57.71'
C47	06°18'05"	525.00'	57.24'	S 22°19'20" W - 57.71'
C48	06°18'05"	525.00'	57.24'	S 17°01'15" W - 57.71'
C49	07°29'41"	525.00'	57.47'	S 10°43'10" W - 57.71'
C50	07°29'41"	525.00'	56.61'	S 02°49'30" W - 68.85'
C51	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C52	40°04'34"	425.00'	292.27'	S 70°02'38" W - 291.25'
C53	40°04'34"	425.00'	30.88'	S 86°01'14" W - 30.93'
C54	07°42'48"	425.00'	57.22'	S 82°06'10" W - 57.17'
C55	09°39'39"	425.00'	71.86'	S 72°24'56" W - 71.58'
C56	09°39'39"	425.00'	71.86'	S 53°46'16" W - 71.58'
C57	07°42'48"	425.00'	57.22'	S 55°04'16" W - 57.17'
C58	07°12'17"	425.00'	8.94'	S 50°36'28" W - 8.94'
C59	49°29'29"	75.00'	65.35'	S 25°02'56" W - 63.30'
C60	08°10'24"	75.00'	10.71'	S 45°54'56" W - 10.70'
C61	30°51'04"	75.00'	48.88'	S 24°18'30" W - 45.17'
C62	06°41'35"	75.00'	8.76'	S 02°25'41" W - 8.76'
C63	14°10'35"	55.00'	135.38'	S 70°29'31" E - 103.70'
C64	51°01'06"	55.00'	44.87'	S 22°29'35" E - 47.37'
C65	46°28'24"	55.00'	44.61'	S 74°10'17" E - 43.40'
C66	43°31'27"	55.00'	41.78'	N 66°48'47" E - 40.78'
C67	11°02'15"	375.00'	72.57'	N 84°28'16" E - 72.45'
C68	04°23'00"	375.00'	28.02'	N 87°51'53" E - 28.01'
C69	06°39'15"	375.00'	43.55'	N 82°18'16" E - 43.55'
C70	7°48'53"	25.00'	33.05'	N 63°05'56" W - 30.72'
C71	24°49'32"	325.00'	140.82'	S 37°28'16" E - 139.72'
C72	15°47'08"	325.00'	89.54'	S 33°09'04" E - 89.26'
C73	09°02'24"	325.00'	51.26'	S 45°29'50" E - 51.23'
C74	33°53'12"	425.00'	251.38'	S 66°51'38" E - 241.71'
C75	06°13'59"	425.00'	46.23'	S 52°08'02" E - 46.21'
C76	07°42'48"	425.00'	57.22'	S 57°08'25" E - 57.17'
C77	07°42'48"	425.00'	57.22'	S 67°48'14" E - 57.17'
C78	07°42'48"	425.00'	57.22'	S 75°20'03" E - 57.17'
C79	04°30'45"	425.00'	33.48'	S 81°38'51" E - 33.47'
C80	84°53'05"	25.00'	37.04'	N 41°27'42" W - 33.74'
C81	09°07'59"	25.00'	3.98'	N 79°20'15" W - 3.98'
C82	75°45'41"	25.00'	33.05'	N 36°53'47" W - 30.70'
C83	28°24'27"	1,035.00'	513.16'	S 13°13'23" E - 509.92'
C84	05°43'03"	1,035.00'	103.27'	S 01°32'42" E - 103.23'
C85	89°42'12"	25.00'	39.14'	N 51°14'40" E - 35.28'
C86	26°30'11"	375.00'	173.46'	S 70°39'06" E - 171.92'
C87	07°01'46"	375.00'	46.01'	S 80°23'00" E - 45.88'
C88	19°28'22"	375.00'	127.45'	S 67°08'14" E - 126.64'
C89	9°54'22"	25.00'	39.68'	S 11°55'11" E - 35.64'
C90	17°20'50"	425.00'	128.07'	N 24°51'57" E - 128.16'
C91	02°27'47"	425.00'	40.52'	N 30°48'29" E - 40.51'
C92	07°48'13"	425.00'	57.89'	N 24°10'28" E - 57.84'
C93	04°04'49"	425.00'	30.27'	N 16°13'57" E - 30.26'
C94	16°09'39"	1,225.00'	344.45'	N 08°08'13" E - 343.32'
C95	00°35'08"	1,225.00'	10.74'	N 15°58'28" E - 10.74'
C96	02°25'32"	1,225.00'	61.48'	N 14°15'08" E - 61.48'
C97	02°25'32"	1,225.00'	61.48'	N 11°22'39" E - 61.48'
C98	02°25'32"	1,225.00'	61.48'	N 08°30'03" E - 61.48'

CURVE	DELTA	POINTS	LENGTH	CHORD BEARING & DISTANCE
C99	02°59'32"	1,225.00'	61.48'	N 05°57'31" E - 61.48'
C100	02°59'32"	1,225.00'	61.48'	N 02°44'58" E - 61.48'
C101	01°13'49"	1,225.00'	26.30'	N 00°41'48" E - 26.30'
C102	90°00'00"	25.00'	39.27'	N 45°04'53" W - 35.35'
C103	90°00'00"	25.00'	39.27'	N 44°55'07" W - 35.35'
C104	16°06'39"	1465.00'	411.94'	N 09°08'13" E - 410.68'
C105	00°46'10"	1465.00'	18.67'	N 00°27'58" E - 18.67'
C106	02°31'05"	1465.00'	64.39'	N 02°06'36" E - 64.38'
C107	02°31'05"	1465.00'	64.39'	N 04°37'41" E - 64.38'
C108	02°31'05"	1465.00'	64.39'	N 07°08'46" E - 64.38'
C109	02°31'05"	1465.00'	64.39'	N 09°39'51" E - 64.38'
C110	02°31'05"	1465.00'	64.39'	N 12°10'56" E - 64.38'
C111	02°24'03"	1465.00'	61.39'	N 14°38'30" E - 61.38'
C112	00°21'01"	1465.00'	8.95'	N 16°01'02" E - 8.95'
C113	09°47'59"	1,035.00'	177.02'	S 11°17'35" W - 176.61'
C114	00°22'28"	1,035.00'	9.78'	S 15°55'19" W - 9.78'
C115	03°45'49"	1,035.00'	67.99'	S 13°46'12" W - 67.97'
C116	02°31'05"	1,035.00'	60.04'	S 10°13'55" W - 60.03'
C117	02°31'05"	1,035.00'	39.23'	N 07°28'43" E - 39.23'
C118	97°48'57"	25.00'	42.88'	N 81°24'39" E - 37.86'
C119	50°05'56"	275.00'	240.46'	S 24°58'44" E - 232.87'
C120	15°59'35"	275.00'	76.79'	S 42°01'06" E - 76.54'
C121	19°27'19"	275.00'	93.38'	S 24°17'30" E - 93.83'
C122	14°38'44"	275.00'	70.29'	S 07°14'28" E - 70.10'
C123	14°38'44"	275.00'	39.27'	S 45°04'53" W - 35.35'
C124	90°00'00"	25.00'	39.27'	N 44°55'07" W - 35.35'
C125	72°52'21"	225.00'	290.16'	S 36°51'41" E - 270.47'
C126	02°18'53"	225.00'	13.08'	S 01°35'03" E - 13.08'
C127	14°59'32"	225.00'	58.87'	S 10°44'46" E - 58.71'
C128	13°57'44"	225.00'	54.83'	S 25°13'24" E - 54.69'
C129	13°57'44"	225.00'	54.83'	S 39°11'07" E - 54.69'
C130	13°40'45"	225.00'	53.72'	S 66°50'05" E - 53.59'
C131	13°40'45"	225.00'	53.72'	S 66°50'05" E - 53.59'
C132	90°00'00"	25.00'	39.27'	N 28°48'28" W - 35.35'
C133	15°58'28"	375.00'	104.52'	N 24°10'46" E - 104.21'
C134	88°37'22"	25.00'	39.11'	N 80°59'42" E - 35.24'
C135	09°08'20"	25.00'	51.65'	N 65°51'43" E - 51.60'
C136	90°00'00"	25.00'	39.27'	S 44°55'07" E - 35.35'
C137	80°27'46"	25.00'	35.18'	S 40°23'46" W - 35.25'
C138	09°22'14"	375.00'	61.33'	S 85°23'46" W - 61.26'
C139	90°00'00"	25.00'	39.27'	N 44°55'07" W - 35.35'
C140	06°43'42"	325.00'	49.51'	S 04°16'58" E - 49.46'
C141	01°12'08"	325.00'	6.82'	S 00°31'11" E - 6.82'
C142	07°31'34"	325.00'	42.69'	S 45°03'02" E - 42.66'
C143	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C144	90°00'00"	25.00'	39.27'	S 44°55'07" W - 35.35'
C145	48°55'26"	25.00'	21.78'	S 25°02'36" W - 21.10'
C146	13°28'35"	25.00'	87.88'	S 36°43'07" W - 87.87'
C147	11°53'59"	25.00'	50.80'	N 59°14'36" W - 42.85'
C148	91°34'18"	25.00'	39.86'	N 60°24'23" E - 35.84'
C149	72°53'21"	175.00'	225.68'	S 35°01'47" E - 210.36'
C150	07°33'20"	175.00'	23.08'	S 70°01'48" E - 23.06'
C151	46°51'27"	175.00'	143.12'	S 42°49'25" E - 139.16'
C152	19°28'35"	175.00'	59.49'	S 09°39'24" E - 59.20'
C153	90°00'00"	25.00'	39.27'	S 45°04'53" E - 35.35'
C154	06°35'40"	25.00'	39.27'	N 44°55'07" E - 35.35'
C155	14°32'11"	1,175.00'	298.18'	N 02°10'46" E - 297.26'
C156	01°28'10"	1,175.00'	29.45'	N 02°47'58" E - 29.45'
C157	03°28'48"	1,175.00'	70.69'	N 03°14'28" E - 70.67'
C158	00°24'32"	1,175.00'	103.47'	N 07°29'14" E - 103.44'
C159	04°38'39"	1,175.00'	94.56'	N 12°18'55" E - 94.53'
C160	04°38'39"	25.00'	39.27'	N 45°04'53" E - 35.35'
C161	80°00'00"	25.00'	39.27'	S 44°55'07" E - 35.35'
C162	43°13'28"	425.00'	58.53'	S 21°41'38" W - 58.41'
C163	06°31'26"	425.00'	54.14'	S 02°20'45" W - 54.11'
C164	09°54'23"	425.00'	82.13'	S 11°33'57" W - 82.03'
C165	09°54'23"	425.00'	82.13'	S 21°28'07" W - 82.03'
C166	09°54'23"	425.00'	82.13'	S 31°22'44" W - 82.03'
C167	06°58'27"	425.00'	57.82'	S 38°49'09" W - 57.78'
C168	65°33'38"	25.00'	37.33'	S 86°04'11" W - 33.66'
C169	90°25'36"	25.00'	39.54'	N 05°51'56" W - 35.54'
C170	39°21'39"	325.00'	223.27'	S 19°45'43" W - 218.87'
C171	08°46'35"	325.00'	38.44'	S 36°03'15" W - 38.42'
C172	09°55'44"	325.00'	56.32'	S 27°42'08" W - 56.25'
C173	09°55'44"	325.00'	56.32'	S 17°45'18" W - 56.45'
C174	11°37'31"	325.00'	65.94'	S 05°37'52" W - 65.83'
C175	01°03'58"	325.00'	6.05'	S 00°35'52" W - 6.05'
C176	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C177	90°00'00"	25.00'	39.27'	S 44°55'07" W - 35.35'
C178	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C179	90°00'00"	25.00'	39.27'	S 44°55'07" W - 35.35'
C180	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C181	90°00'00"	25.00'	39.27'	S 44°55'07" W - 35.35'
C182	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C183	90°00'00"	25.00'	39.27'	S 44°55'07" W - 35.35'
C184	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C185	90°00'00"	25.00'	39.27'	S 44°55'07" W - 35.35'
C186	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C187	90°00'00"	25.00'	39.27'	S 44°55'07" W - 35.35'
C188	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C189	90°00'00"	25.00'	39.27'	S 44°55'07" W - 35.35'
C190	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C191	90°00'00"	25.00'	39.27'	S 44°55'07" W - 35.35'
C192	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C193	90°00'00"	25.00'	39.27'	S 44°55'07" W - 35.35'
C194	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C195	90°00'00"	25.00'	39.27'	S 44°55'07" W - 35.35'
C196	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C197	90°00'00"	25.00'	39.27'	S 44°55'07" W - 35.35'
C198	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'
C199	90°00'00"	25.00'	39.27'	S 44°55'07" W - 35.35'
C200	90°00'00"	25.00'	39.27'	N 45°04'53" E - 35.35'

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As December 9, 2019)

CASE NO.: 2019-1721-FP

SUBDIVISION NAME: Bedico Creek, Parcel 6

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

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

SECTION: 6
TOWNSHIP: 7 SOUTH
RANGE: 10 EAST

WARD: 1
PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: The property is located on the northwest side of LA Highway 1085, South of I-12, Madisonville, Louisiana

TOTAL ACRES IN DEVELOPMENT: 4.42

NUMBER OF LOTS: 12 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and a final inspection was made on November 21, 2019. This inspection disclosed that all of the concrete roadways and shoulders are constructed, and roadside ditches need final grading.

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

General Information:

1. All roadway joints need to be sealed to the top of pavement with joint sealant.
2. Provide base test results.
3. Provide concrete test results.
4. Provide utility trench bedding test results.
5. Provide utility trench backfill test results.
6. The western ditch along Audubon Parkway north of Bedicove Drive needs to be regraded to provide positive flow to the existing outfall and the As-Built Paving & Drainage plan updated to reflect this work.

Final Plat:

7. Update the length of streets section in the “General Information” to reflect 108 feet.
8. Update the road surface section in the “General Information” to reflect concrete.
9. Revise the water well site address to state “1086”.

Paving & Drainage Plan:

10. Provide as-built ditch elevations near lots #932 & #933 to ensure the ditch was constructed in accordance with the approved plans.

Water & Sewer Plan:

11. Remove the new 4” PVC water line call-out from the As-Built water and sewer plan.

Informational Items:

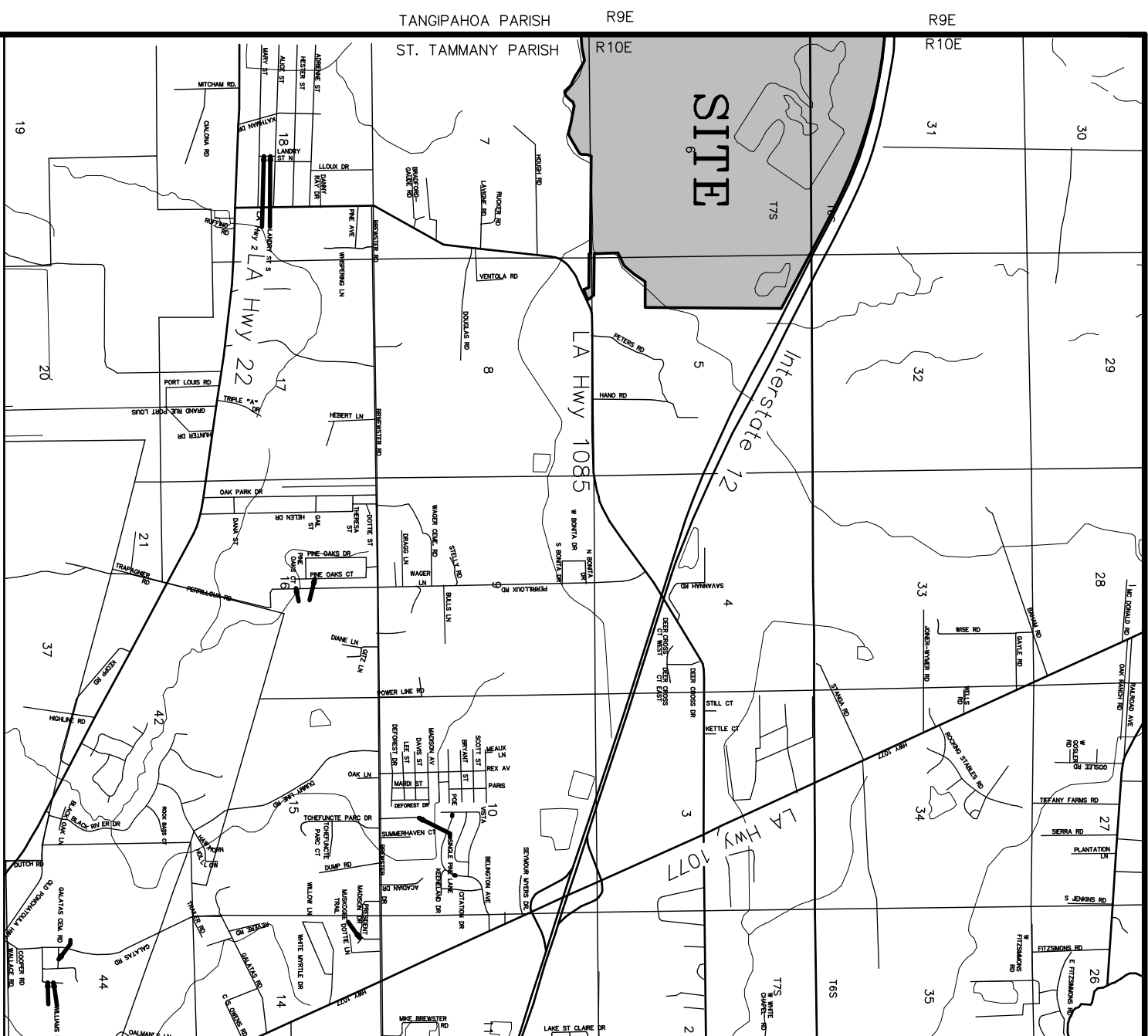
Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 108 linear feet x \$25.00 per linear foot = **\$2,700.00** for a period of two (2) years.

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.

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

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

Revised drawings will not be accepted for review or placement in the packet prior to the December 10, 2019 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

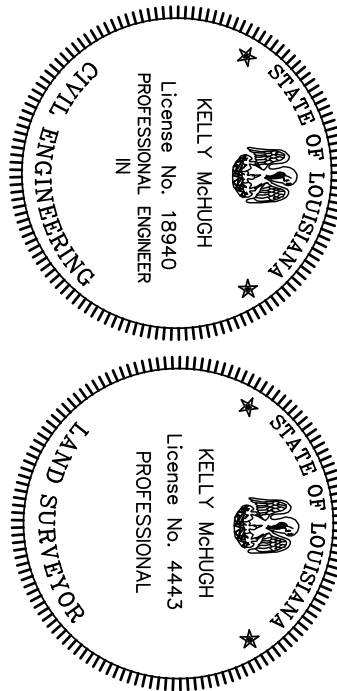
[illegible]

RESTRICTIVE COVENANTS

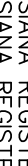
1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. ALL UTILITIES, INCLUDING BUT NOT LIMITED TO, WATER, SEWER, GAS, AND CABLE, SYSTEMS ARE INSTALLED AND OPERABLE, OR OTHERWISE CONNECTED TO A COMMUNITY (GENERAL), SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE SUBDIVISION COMMISSION.
3. NO PRIVATE WATER SUPPLY MAY BE DELIVERED OR OTHERWISE CONSTRUCTED ON ANY STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SUPPLY AND ANY ELEMENT BUILDING STRUCTURE ARE: "FRONT", "40", "SIDE", "5", "REAR", "20", "SIDE STREET", "10"
4. NO REMAINDER STRUCTURES (INCLUDING DRIVEWAYS) SHALL BE CONSTRUCTED CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN
5. DAMAGE TO STREET ELEMENTS, WHICH MUST BE CARRIED ON, UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ADJACENT LOT OR A LOT OR CONSTRUCTION, PARTICULARLY THE USE OF
6. THE MINIMUM OUTLET SIZE IS SHOWN ON PAVING AND DRAINAGE PLAN
7. NO LOT, HOUSE OR OTHER STRUCTURE SHALL BE CONSTRUCTED WITHOUT THE PRIOR APPROVAL OF
8. TOWN OF TAMMANY PARISH
9. THE MINIMUM ELEVATION WITHIN THE SUBDIVISION SHALL
10. SUBSEQUESTED AND BE SUBJECT TO THE WATER AND SEWERAGE
11. SERVICES PROVIDED BY TAMMANY UTILITIES. LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY, CLOSEST TO THE INTERSECTION AS
12. MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET
13. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE
14. DETERMINED FROM THE LATEST FLOOD INSURANCE RATE MAPS. THIS PROPERTY
15. SHALL BE CONSIDERED TO BE IN A FLOOD HAZARD AREA.
16. THE MINIMUM FIRST FLOOR ELEVATION SHALL BE 12' ONES ABOVE THE GROUND OF THE
17. STREET FOR THE CURRENT BASE FLOOD ELEVATION WHEREVER IS CREATED
18. IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAN.
19. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

DEDICATION. THE DEDICATION OF THE STREETS AND ROADSWAYS ON THIS PLAT IS NOT INTENDED TO DEDICATE TO THE PUBLIC PARKS, OR TO ANY OTHER PUBLIC USES OF THE STATE OF LOUISIANA OR THE PUBLIC IN GENERAL. STREETS AND ROADSWAYS ARE THE AREA SHOWN AS STREETS AND ROADSWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION. THE DEDICATION OF THE STREETS, STREET STORAGE, DRAINAGE, UTILITIES, RETENTION AREAS AND GREENSPACE AREAS FOR THIS SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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



11-12-19



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

[illegible]

BEDICO CREEK
ULTIMATE SURFACE WATER DISPOSAL

FOR:	APPROVAL:
BREXO CREEK PRESERVE, LLC (DAVID WALLEMATH)	
OWNER	CHAIRMAN PARISH PLANNING COMMISSION
3520 HOLIDAY DR., SUITE 100, NEW ORLEANS, LA 70114	
ADDRESSES	SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

FILED

FINAL PLAN

PLAT OF BEDICO CREEK PARCEL 6
SECTION 6, T-7-S, R-10-E, G.L.D.
ST. TAMMANY PARISH, LOUISIANA

McNELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST. - MANDEVILLE, LA.
506 EC-14

REVISIONS		DATE	
MARK			
<p>KELLY J. MCHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 626-5611</p>			
SCALE: 1" = 60'		DATE: 11-12-19	
DRAWN: DJG		JOB NO.: 18-287	
CHECKED: KJM		DATE: NO.	

**AMENDMENTS TO
DEVELOPMENTAL
AGREEMENTS**

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ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

ADMINISTRATIVE COMMENT

The developer has requested an amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove lots in Square 31 and Square 21 and add lots in Square 14 and Square 15 of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision. The amendment would remove 42 lots and add 42 lots.

This amendment was submitted for approval at the November 12, 2019 Planning Commission meeting. However, as the lot numbers originally provided by the developer were incorrect, the proposal must be postponed to the December 10, 2019 Planning Commission in order to amend the draft agreement and re-advertise in accordance with LA R.S. 33:4780.30.

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OLD BUSINESS

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ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

December 3, 2019

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

OLD BUSINESS

December 10, 2019 Agenda

Re: 2019-1494-PP - Bellevue Estates Subdivision
Change in Ownership

Honorable Commissioners,

The original developer/owner, H & I Investments, LLC c/o Mr. Bobby Hurley, created a new "LLC" for the above captioned project. Bellevue Estates 59, LLC c/o Mr. Bobby Hurley is now the developer/owner of Bellevue Estates Subdivision.

Therefore, it is recommended that the Planning Commission approve the name change of the developer/owner for Bellevue Estates Subdivision.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jay B. Watson".

Jay B. Watson, P.E.
Parish Engineer

Attached: Name change request for Bellevue Estates 59, LLC

xc: Honorable Jacob Groby
Mr. Sidney Fontenot
Ms. Erin Stair
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Chris Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Mr. Bobby Hurley, Bellevue Estates 59, LLC

Shelby R. Vorenkamp

From: Bobby Hurley <bhurley@hurleyhomesllc.com>
Sent: Thursday, November 21, 2019 5:44 PM
To: Jan F. Pavur; Shelby R. Vorenkamp
Cc: Brian Intravia
Subject: RE: Letter of Credit - Bellevue Estates 59

Shelby,

We initially began the approval process for Bellevue Estates in the name of H&I Investments, LLC, but around the first of the year we established an LLC, Bellevue Estates 59, for the purpose of developing the subdivision. So, we would like to request that the ownership of the development be changed from H&I Investments to Bellevue Estates 59, LLC. Please let me know what you need from us to get this done. Thanks

Thanks,
Bobby Hurley
Hurley Homes, LLC
985-966-5280
www.hurleyhomesllc.com



HURLEY HOMES, LLC

From: Jan F. Pavur <jfpavur@stpgov.org>
Sent: Tuesday, November 19, 2019 2:13 PM
To: Nicole H. Seilhan <nseilhan@resource.bank>
Cc: Bobby Hurley <bhurley@hurleyhomesllc.com>; Brian Intravia <brian@bmiconstruction.net>
Subject: RE: Letter of Credit - Bellevue Estates 59

Nicole, my records indicate that the developer on this project is H&I Investments. Therefore, the letter of credit will need to be in H&I's name.

Also, the Re: should include the project name: Bellevue Estates.

Please let me know if you have any questions.

Thank you,



Jan F. Pavur

Assistant to the Chief Financial Officer
Department of Finance
St. Tammany Parish Government
21454 Koop Drive, Ste. 2F-1, Mandeville, LA 70471
p: 985.898.2513 e: jfpavur@stpgov.org
www.stpgov.org