

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, FEBRUARY 11, 2020
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 JANUARY 14, 2020 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

Request to Enter the Parish Right-of-Way for the north side of Little Creek Road for the purpose of installing subsurface drainage from Commerce Boulevard to Dream Team Drive.

Debtor: Church of the King

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of Little Creek Road, east of LA Highway 59 and north of Interstate 12, Mandeville, Louisiana. Ward 4, District 5.

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2019-1748-MSP

A minor subdivision of 6.56 acres into Parcels A, B, & C

Owner: David T. & Suzan H. Stein & Joseph & Margaret Stein

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the west side of Joe Stein Road, north of Savannah Road, Madisonville, Ward 1, District 3

2019-1749-MSP

A minor subdivision of 7.5 acres into Parcels A1, A2, A3 & A4

Owner: David & Dwana Drinkard, Todd Stein & Joseph & Margaret Stein

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the west side of Joe Stein Road, north of Savannah Road, Madisonville, Ward 1, District 3

2020-1780-MSP

A minor subdivision of Lot 1-R1-A & lot 5 of an Existing Minor Subdivision & Lot 44A of Johnny F. Smith Memorial Business Park into Lot 1-R1-A1 & lot 5A & Lot 44-A1 of Johnny F. Smith Memorial Business Park.

Owner: Rotolo Consultants, INC & Industrial Drive, LLC

Representative: Jones Fussell, LLP - Mr. Jeffrey D. Shoen

Surveyor: Kelly J. McHugh & Associates, INC

Parish Council District Representative: Hon. Thomas J. Smith

General Location: The properties are located on the north side of Browns Village Road and on the south side of J.F. Smith Avenue, Slidell, Ward 9, District 14.

2020-1781-MSP

A minor subdivision of Lots 2, E, F & G into Lots 2A, E1, E2, E3 & E4

Owner: Richard L. & Julie P. Elliott II and Charles N. & Allison D. Montgomery

Surveyor: John E. Bonneau & Associates INC

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

General Location: The properties are located on the east and west sides of Bigner Road, south of LA Highway 22, Mandeville, Ward 4, District 4.

RESUBDIVISION REVIEW

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

2020-1775-FP

Abita Ridge, Phase 2-A

Developer/Owner: Abita River Park, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. David Fitzgerald

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

2020-1777-FP

Lakeshore Villages, Phase 5

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

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

Parish Council District Representative: Hon. Jake Airey

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

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

AMENDMENT TO DEVELOPMENTAL AGREEMENT

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, JANUARY 14, 2020
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: Fitzmorris

Staff Present: Tissue, Lambert, Reynolds, Riles, Cleland, Vicari, Vorenkamp

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION - Randolph presented the Invocation

PLEDGE OF ALLEGIANCE - Parker presented the Pledge of Allegiance

APPROVAL OF THE DECEMBER 10, 2019 MINUTES

Randolph moved to approve, second by Richard.

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

Nay: N/A

Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

REV19-12-004 - APPROVED

The revocation of a portion of Pine Avenue, located south of Magnolia Avenue and north of US Highway 190 East, between Square 12 & Square 13, in the Beverly Hills Subdivision, Slidell, Louisiana, Ward 8, District 13

Applicant: DL Investments, LLC

Parish Council District Representative: Outgoing: Hon. Michele Blanchard Incoming: Hon. Jake Airey

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 postpone for one month.

Richard moved to approve, second by Seeger.

Randolph withdrew his postponement motion.

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

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW**2019-1748-MSP - POSTPONED**

A minor subdivision of 6.56 acres into Parcels A, B, & C

Owner: David T. & Suzan H. Stein & Joseph & Margaret Stein

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Outgoing: Hon: James Thompson Incoming: Hon. Martha Cazaubon

General Location: The property is located on the west side of Joe Stein Road, north of Savannah Road, Madisonville, 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: David T. & Joseph Stein

Opposition: None

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

Yea: Seeger, Parker, Richard, Doherty, Crawford, Drumm, Randolph

Nay: N/A

Abstain: Willie

2019-1749-MSP - POSTPONED

A minor subdivision of 7.5 acres into Parcels A1, A2, A3 & A4

Owner: David & Dwana Drinkard, Todd Stein & Joseph & Margaret Stein

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Outgoing: Hon: James Thompson Incoming: Hon. Martha Cazaubon

General Location: The property is located on the west side of Joe Stein Road, north of Savannah Road, Madisonville, 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 Crawford.

Yea: Seeger, Parker, Richard, Doherty, Crawford, Drumm, Randolph

Nay: N/A

Abstain: Willie

RESUBDIVISION REVIEW**PETITIONS/WAIVER REQUESTS****DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW**

PRELIMINARY SUBDIVISION REVIEW**2019-1746-PP - APPROVED**

Money Hill Golf Cottages, Phase 8A-1

Developer/Owner: Money Hill Plantation, LLC

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

Parish Council District Representative: Hon. Richard Tanner

General Location: The property is located north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana. Ward 6, District 6

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

Opposition: None

Richard moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW**2019-1687-FP - APPROVED**

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

Postponed at the December 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: Jeff Schoen

Opposition: None

Randolph moved to approve, second by Crawford.

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

Nay: N/A

Abstain: N/A

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS - APPROVED

Text Change: Ordinance to Amend St. Tammany Code of Ordinances, Part II, Land

Development Code, Chapter 125 – Subdivision Regulations, Section 125-197 -

Hydrological Study and Plan to delete 125-197(8) regarding the review by St. Tammany Parish Gravity Drainage District No. 5

Riles noted an amendment to the text change: change from 125-197(8) to 125-197(e)(8)

Willie moved to approve, second by Randolph

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

Nay: N/A

Abstain: N/A

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

Willie moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

AMENDMENT TO DEVELOPMENTAL AGREEMENT

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

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 21, 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 and add Lots 1A, 7A, 11A, 15A, 19A, 23A, 27A, 31A, 35A, 39A of Square 14 (formerly Lots 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 2A, 8A, 12A, 16A, 20A, 24A, 28A, 32A, 36A, 40A of Square 15 (formerly 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 20 lots (formerly 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: Jeff Schoen

Opposition: None

Randolph moved to approve, second by Seeger.

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

Nay: N/A

Abstain: N/A

OLD BUSINESS

2019-1388-MSP - APPROVED

A minor subdivision of 792.43-acre parcel into Parcels A, B, & C

Owner: Weyerhaeuser Company

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the east side of LA Highway 434, south of LA Highway 36, north of Interstate 12, Lacombe, 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: Jeff Schoen

Opposition: None

Crawford moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

Entering the Parish Right-of-way - APPROVED

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: Outgoing: Hon. Jacob Groby Incoming: Hon. Jimmie Davis

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

Waiver request of roadway width requirements

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

Crawford moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

NEW BUSINESS**ADJOURNMENT**

Mr. David Doherty
Chairman

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

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

February 4, 2020

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

Re: Enter the Parish R.O.W. - Little Creek Road
For the purpose of installing subsurface drainage

Honorable Commissioners,

This office is in receipt of Mr. Franz Zemmer, P.E.'s request, on behalf of Church of the King, to enter the Parish right-of-way for the purpose of installing subsurface drainage on the northside of Little Creek Road between Commerce Boulevard and Dream Team Drive.

This office has reviewed the request and the drawing provided by Richard C. Lambert Consultants, LLC and has no objection.

Sincerely,

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

Christopher Tissue, P.E.
Lead Development Engineer

*Attached: DRAFT Enter the Parish R.O.W. Resolution dated February 4, 2020
Sketch from Richard C. Lambert Consultants, LLC dated January 23, 2020*

xc: Honorable Rykert Toledano
Mr. Ross Liner
Mr. Jay Watson
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Theodore Reynolds, P.E.
Mr. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC
Mr. Jeff Schoen, Jones Fussell, LLP

(Draft Date February 4, 2020)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

**TITLE: A RESOLUTION AUTHORIZING CHURCH OF THE KING,
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO CHURCH OF THE
KING, 22205 LITTLE CREEK ROAD, MANDEVILLE, LA 70471 OR
ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY
THE PORTION OF LITTLE CREEK ROAD LOCATED BETWEEN
COMMERCE BOULEVARD AND DREAM TEAM DRIVE, FOR THE
PURPOSE OF INSTALLING SUBSURFACE DRAINAGE.
WARD 4, DISTRICT 5**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$10,400 for a period of one (1) year.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.
9. That the petitioner submit as-built drawings certifying that the subsurface drainage is constructed in accordance with the approved drawing(s).

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

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

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

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

ATTEST:

ROSS P. LINER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

SECTION 19
NOTES
SECTION 30

CHURCH OF
THE KING
SANCTUARY

EXISTING
POND

EXISTING
POND

LA HWY 59

PROPOSED
SUBSURFACE
DRAINAGE

LITTLE CREEK ROAD

INTERSTATE 1-12

TOTAL LENGTH
OF SUBSURFACE
DRAINAGE
=1,044 L.F.

I:\CAD\71906 COTK BALLFIELD REVIEW\WORKING DRAWINGS (3 WORK AREAS)\ENTER THE RIGHT OF WAY PROJECT\71906 C1-C7 PLANS.DWG

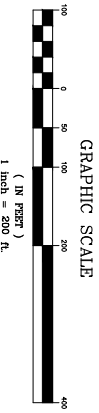
CHURCH OF THE KING
22205 LITTLE CREEK ROAD
MANDEVILLE, LA 70471

CHURCH OF THE KING

RIGHT OF ENTRY PERMIT
Section 19, T7S-R12E

SITE LAYOUT
St. Tammany Parish, Louisiana

PRELIMINARY
NOT FOR CONSTRUCTION
01/23/20
Franz J. Zemmer, P.E.
La. License No. 28232



MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of February 4th, 2020)

CASE NO.: 2019-1748-MSP

OWNER/DEVELOPER: David T. & Susan H. Stein & Joseph & Margaret Stein
ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 4 TOWNSHIP: 7 South RANGE: 10 East

WARD: 1 PARISH COUNCIL DISTRICT: 3
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 Joe Stein Road, north of Savannah Road, Madisonville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 6.56 acres

NUMBER OF LOTS/PARCELS: 3 Parcels; A – 1.13 acres, B – 1.13 acres, C – 4.29 acres

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create three (3) parcels from a 6.56 acre parcel which is currently accessed via a 30 foot private gravel road, identified as Joe Stein Road. The minor subdivision request requires a public hearing due to:

- A. Front parcel identified as parcel C does not have Parish Road Frontage and is accessed via a 30' private drive, requiring a waiver of the regulations by the Planning Commission.
- B. Parcels A & B do not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District. The width of Parcels A & B shall be increased to a minimum of 150 feet or requiring a waiver of the regulations by the Planning Commission.
- C. The Minor Subdivision shall conform to the subdivision drainage requirements including an engineering prepared drainage plan, hydraulic analysis, and onsite detention pond(s) or requires a waiver of the regulation by the Planning Commission.
- D. Parcels A, B & C are proposed to be accessed via a 30' servitude, requiring a waiver Section 125-189 - Minimum construction standards for a private drive (listed below), by the Planning Commission:
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.

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

Note that the applicant has submitted a maintenance agreement for the existing 30 foot private gravel road identified as Joe Stein Road and for the proposed 30 foot servitude of passage.

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

- 1. The plat must be amended to include a signature line for the Chairman of the Planning Commission.
- 2. Should the waivers listed above not be approved, the plat will be required to include a notation that the Private Drive must be constructed prior to the issuance of any building permit.
- 3. Proposed 30' private servitude shall be given a name and depicted on the survey plat, only after first obtaining approval for said name.

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

A Minor Subdivision of a 6.56 Acre Parcel of Land, into Parcels A, B & C, Section 4, T-7-S, R-10-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

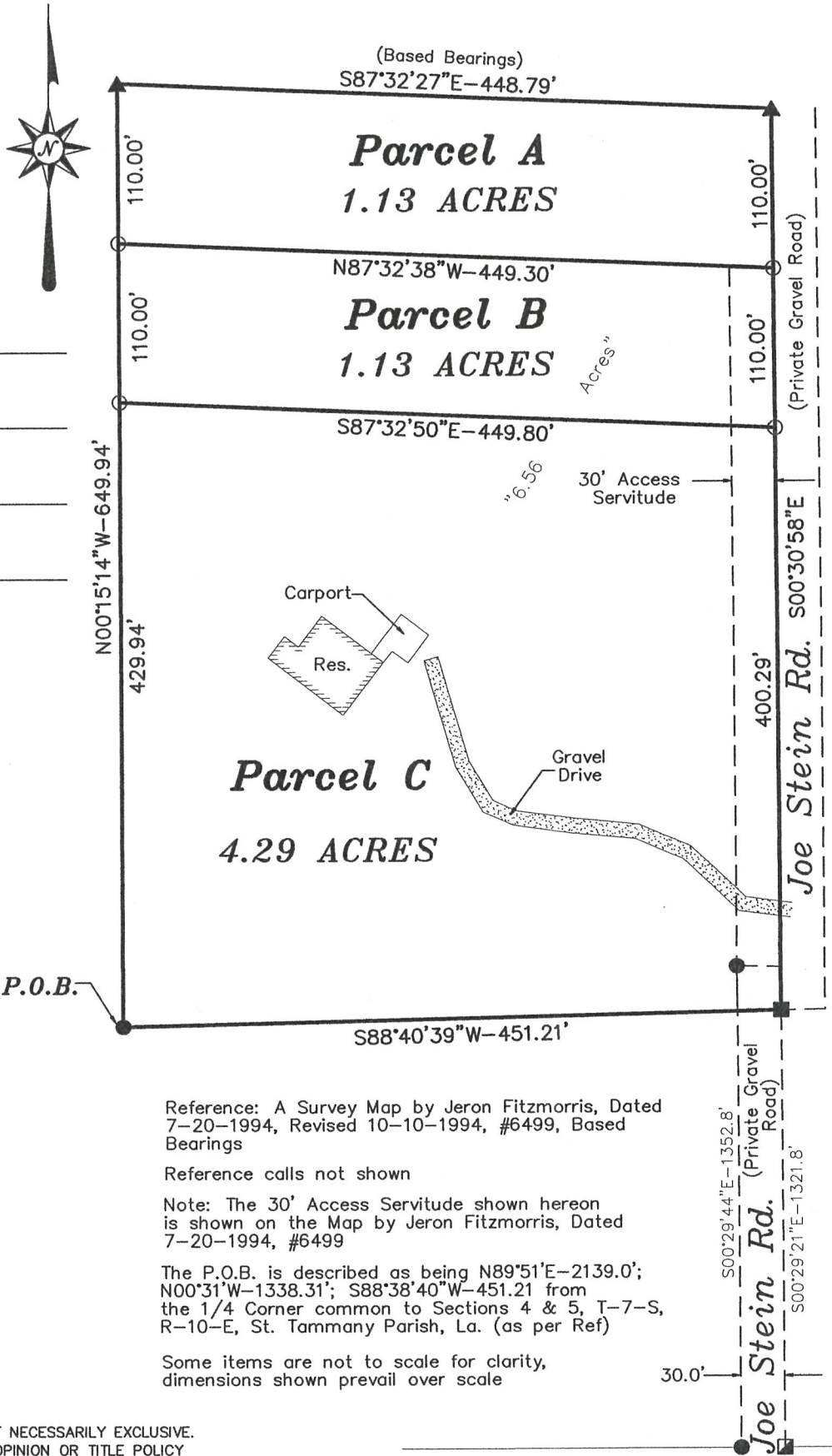
DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.



LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. Old Wood Stob
- ▲ = Fnd. 5/8" Iron Rod
- ▣ = Fnd. 5/8" Iron Bolt
- = Set 1/2" Iron Rod

(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.

Reference: A Survey Map by Jeron Fitzmorris, Dated 7-20-1994, Revised 10-10-1994, #6499, Based Bearings

Reference calls not shown

Note: The 30' Access Servitude shown hereon is shown on the Map by Jeron Fitzmorris, Dated 7-20-1994, #6499

The P.O.B. is described as being N89°51'E-2139.0'; N00°31'W-1338.31'; S88°38'40"W-451.21 from the 1/4 Corner common to Sections 4 & 5, T-7-S, R-10-E, St. Tammany Parish, La. (as per Ref)

Some items are not to scale for clarity, dimensions shown prevail over scale

Savannah Road

MUN. #501 Joe Stein Road

MAP PREPARED FOR

DAVID T. & SUSAN H. STEIN

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 4, 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. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING LLC

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

Revised: 11-17-2019 (Access Serv)

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

SCALE: 1" = 110'

DATE: 3-19-2018

NUMBER: 18668

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of February 4th, 2020)

CASE NO.: 2019-1749-MSP

OWNER/DEVELOPER: David & Dwana Drinkard Stein & Joseph & Margaret Stein
ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 4 TOWNSHIP: 6 South RANGE: 10 East

WARD: 1 PARISH COUNCIL DISTRICT: 3
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 Joe Stein Road, north of Savannah Road, Madisonville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 7.5 acres

NUMBER OF LOTS/PARCELS: 4 Parcels; A1 – 1 acre, B – 1.14 acres, C – 2.68 acres, D – 2.68 acres

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create four (4) parcels from a 7.5 acre parcel which is currently being accessed via a 30 foot private gravel road, identified as Joe Stein Road. The minor subdivision request requires a public hearing due to:

- A. Front parcel identified as parcel A1 does not have Parish Road Frontage and is accessed through a private drive, requiring a waiver of the regulations by the Planning Commission.
- B. The Minor Subdivision shall conform to the subdivision drainage requirements including an engineering prepared drainage plan, hydraulic analysis, and onsite detention pond(s) or requires a waiver of the regulation by the Planning Commission.
- C. Parcel A2 is proposed to be accessed via a 30 foot access servitude, through Parcel A1 which does not have Parish Road Frontage and is being accessed through a private drive, requiring a waiver of the regulations by the Planning Commission.
- D. Parcels A2, A3 & A4 are proposed to be accessed via a 30 foot access servitude, requiring a waiver of Section 125-189 - Minimum construction standards for a private drive (listed below), by the Planning Commission:
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.

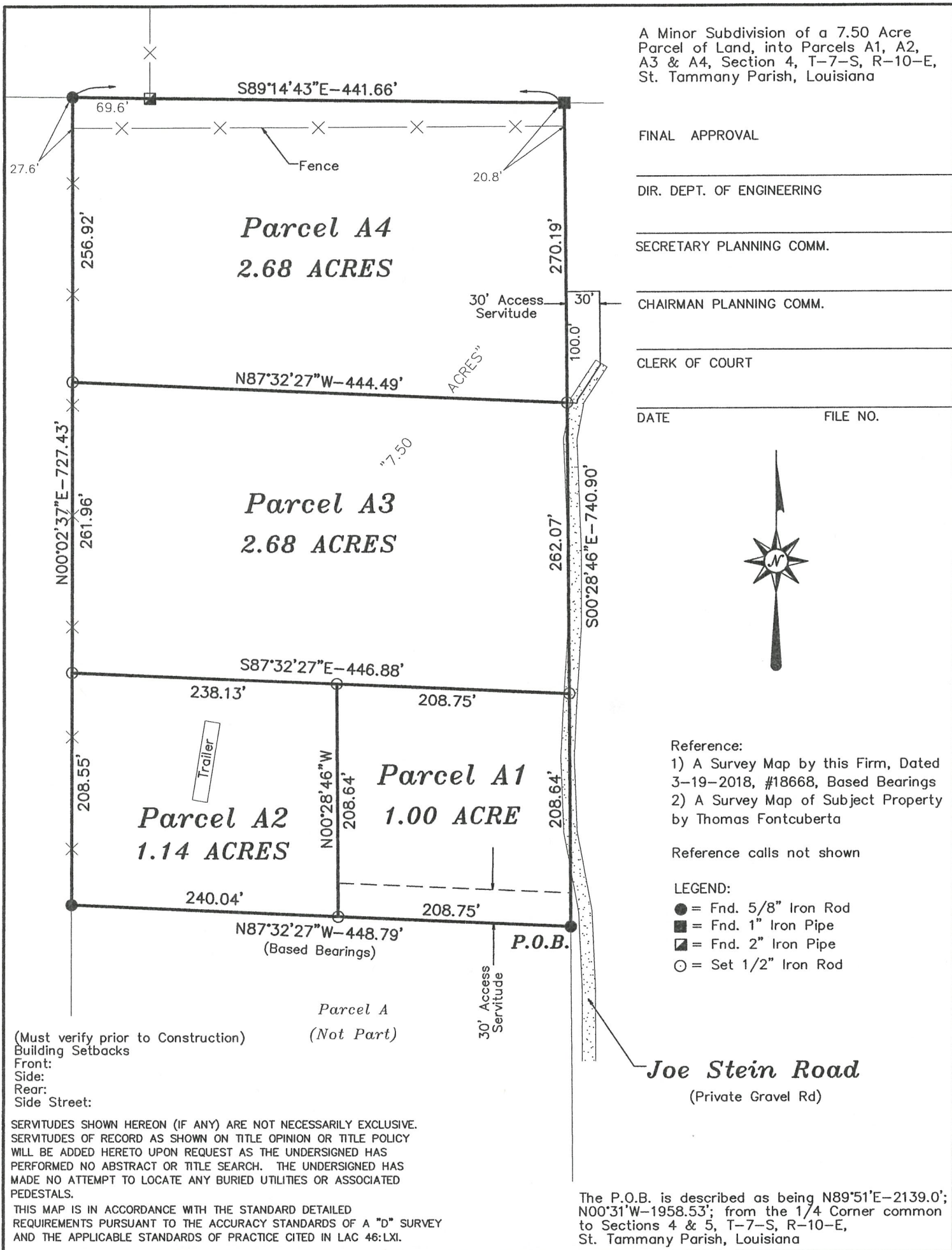
- d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
- e. Private drive created shall be given a name and depicted on the survey plat, only after first obtaining approval for said name.
- f. Plans for the construction of the private drive and drainage submitted to the department of engineering for review and approval prior to the initiation of work.
- g. Final inspection of the work performed. Department of Engineering, after the private drive has been constructed and drainage improvements made.
- h. Once the private drive has been constructed and all drainage improvements completed and approved by the department of engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

Note that the applicant has submitted a maintenance agreement for the existing 30 foot private gravel road identified as Joe Stein Road and for the proposed 30 foot servitude of passage to Parcel A2 & Parcel A4.

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

- 1. Should the waivers listed above not be approved, the plat will be required to include a notation that the Private Drive must be constructed prior to the issuance of any building permit.
- 2. Provide a 30 foot servitude access to Parcel A3 via Parcel A1 and to Parcel A4 via Parcels A1 & A3 and depict approved name of access servitude on the survey plat or provide a recorded servitude agreement for the existing private gravel drive, identified as Joe Stein Road, in favor of Parcels A1, A2, A3 & A4.
- 3. The proposed servitude access to Parcel A4 shall be relocated on A3, since the proposed servitude to Parcel A4 is located on an adjacent parcel of land, which not part of the requested minor subdivision.

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



MAP PREPARED FOR **DAVID & DWANA DRINKARD**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 4, 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. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433

(985) 892-6277 office (985) 898-0355 fax

landsur@bellsouth.net email

Revised: 12-10-2019 (Serv)

BRUCE M. BUTLER, III

CERTIFIED CORRECT

PROFESSIONAL

12-12-2019

BRUCE M. BUTLER, III

LOUISIANA PROFESSIONAL LAND SURVEYOR

LICENSE NO. 4894

SCALE: 1" = 110'

DATE: 3-06-2019

NUMBER: 19307

Terr3/DavidDrinkardResub

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1. The plat must be amended to show the roadway to the east spelled as 'FRICKE RD'.
2. Show the location of existing Lot 44-A, Lot 1-R1-A & Lot 5, which arrows.
3. Add following note: 35' wide access servitude (22' wide roadway w/2' shoulder), as shown on previously approved survey.

PARCEL E-2
PARCEL E-2 IS A SERVITUDE
PARCEL AND NOT A BUILDABLE
LOT OF RECORD

APPROXIMATE LOCATION OF
THE FLOOD ZONE LINE

JOHNNY F. SMITH BLVD.

J.F. SMITH AVENUE

R=180.00' L=281.82'
Ch= N 45°46'27" E
253.90'

S 89°22'22" E
255.61'

GREENSPACE/DRAIN SERVITUDE

S 89°15'35" E 659.58'

FREICKE ROAD

NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR OBTAINING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.

NOTE: NO SETBACKS ARE SHOWN.

LOT 44-A1
(9.01 ACRES)

(REF BRG)

N 89°01'29" W 658.44'

438.44'

220.00'

N 00°55'16" E 198.61'

5A
(2.00 ACRES)

437.96'

N 89°01'29" W 75.00'

LOT 1-R1-A1
(6.23 ACRES)

WAREHOUSE

LOT 1-R1-A

N 89°09'04" W 328.77'

N 00°46'53" E 68.07'

LOT 4-R

328.61'

LOT 2-R

N 00°57'33" E 148.06'

328.62'

N 89°08'23" W 120.00'

LOT 3-R

50' BUILDING SETBACK

25' LANDSCAPE BUFFER

SECTION 27

SECTION 26

LOT BA-1

EXISTING PLATTED 10' BUFFER
(NON-BUILDABLE AREA, BUT
ROAD CROSS OVER ALLOWED)

PRODUCTION DRIVE

DRAINAGE DITCH

DRAINAGE DITCH

DRAINAGE DITCH

SEWER TREATMENT
PLANT

(CONCRETE PARKING)
BROWNS VILLAGE SQUARE

BROWN'S VILLAGE ROAD

THIS POINT DESCRIBED AS BEING
EAST - 2665.00'; THENCE N 00°13' 16" W - 30.00';
THENCE EAST - 1955.01' FROM THE SECTION
CORNER COMMON TO SECTIONS 27, 28, 33 & 34,
T-8-S, R-14-E, G.L.D., ST. TAMMANY PARISH, LA.

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

2nd AMENDMENT TO AN EXISTING MINOR RESUBDIVISION

LOTS 1-R1-A & 5 OF AN EXISTING MINOR SUBD.,
AND LOT 44-A OF JOHNNY F. SMITH
MEMORIAL BUSINESS PARK
INTO LOTS 1-R1-A1 & 5A, OF SECTION 27,
T-8-S, R-14-E, GREENSBURG LAND DISTRICT,
AND LOT 44-A1 OF JOHNNY F. SMITH MEMORIAL
BUSINESS PARK ALL IN ST. TAMMANY PARISH, LA.

PREPARED FOR:
JFS BUSINESS PARK, LLC,
INDUSTRIAL PARK, LLC, AND
BVR HOLDINGS, LLC

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

SCALE: 1" = 200' DATE: 10-03-18
DRAWN: DRJ JOB NO.: 07-226
REVISED:

REFERENCES:

- DEED FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH,
COB 320, FOLIO 393
- SURVEY BY JOHN E. BONNEAU & ASSOC., INC., DATED 09-09-1996,
SURVEY NO. 96963, FROM WHICH THE POINT OF BEGINNING WAS TAKEN.
- PLAT OF JOHNNY F. SMITH MEMORIAL BUSINESS PARK, BY THIS
FIRM, FILED 06-13-2006, MAP FILE NO. 4230, FROM WHICH THE BASIS
OF BEARING WAS TAKEN.
- PLAT OF A MINOR SUBDIVISION BY THIS FIRM FILED FOR RECORD 7-25-2013
MAP FILE NO. 5196A
- PLAT OF AN AMENDMENT TO AN ADMINISTRATIVE SUBDIVISION BY THIS FIRM
FILED FOR RECORD 09-24-2015 MAP FILE NO. 5430D

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



[Signature]
Kelly J. McHugh, REG. NO. 4443 10-12-18

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

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED 9-24-2015 FILE NO. 5430D

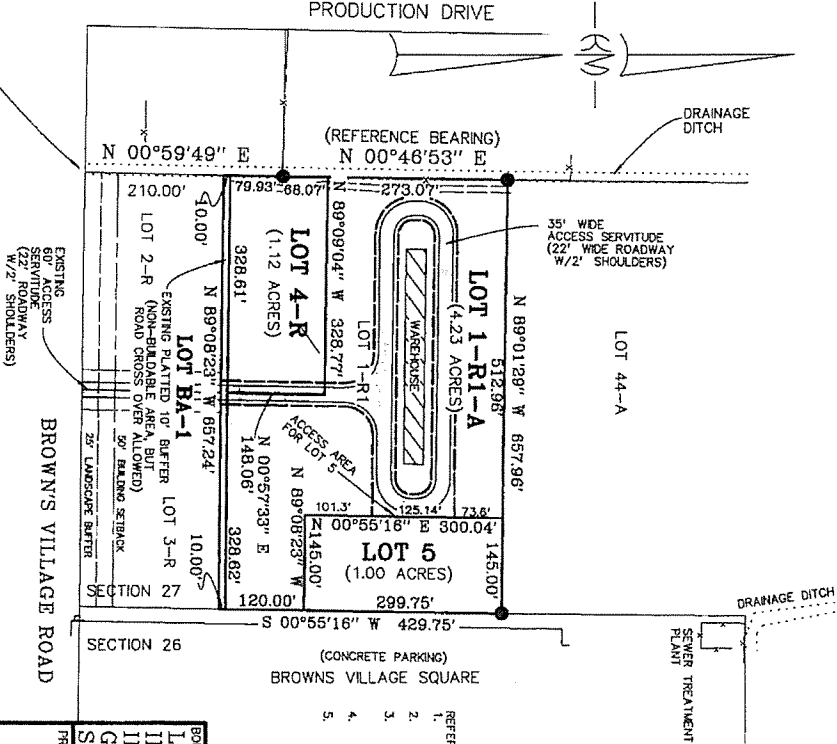
CLERK OF COURT

NOTE: NO ATTEMPT HAS BEEN MADE BY KELLY MCHUGH & ASSOC., INC. TO REVEAL THE ACTUAL LEGAL OWNERSHIP OF THE PROPERTY. THE SURVEYOR HAS BEEN ADVISED OF THIS AND HAS NOTED THE SAME ON THIS PROPERTY OTHER THAN THOSE LISTED BY THE EVIDENCE.

KELLY J. MCHUGH
LICENSED PROFESSIONAL
SURVEYOR
No. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. (NO STAMP REQUIRED CORRECT PLAT).

THIS POINT DESCRIBED AS BEING:
EAST - 2665.00'; THENCE N 00°13' 16" W - 30.00';
THENCE EAST - 1955.01' FROM THE SECTION
CORNER COMMON TO SECTIONS 27, 28, 33 & 34,
T-8-S, R-14-E, G.L.D. ST. TAMMANY PARISH, LA.



NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR OBTAINING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.

NOTE: NO SETBACKS ARE SHOWN.

- REFERENCES:
1. DEED FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, COB 320, FOLD 303.
 2. SURVEY BY JOHN E. BONNEAU & ASSOC., INC., DATED 09-08-1998, SURVEY NO. 89951, SHOWING THE BOUNDARIES OF THE PROPERTY.
 3. SURVEY NO. 89951, SHOWING THE BOUNDARIES OF THE PROPERTY.
 4. SURVEY NO. 89951, SHOWING THE BOUNDARIES OF THE PROPERTY.
 5. SURVEY NO. 89951, SHOWING THE BOUNDARIES OF THE PROPERTY.

AMENDMENT TO AN EXISTING MINOR RESUBDIVISION

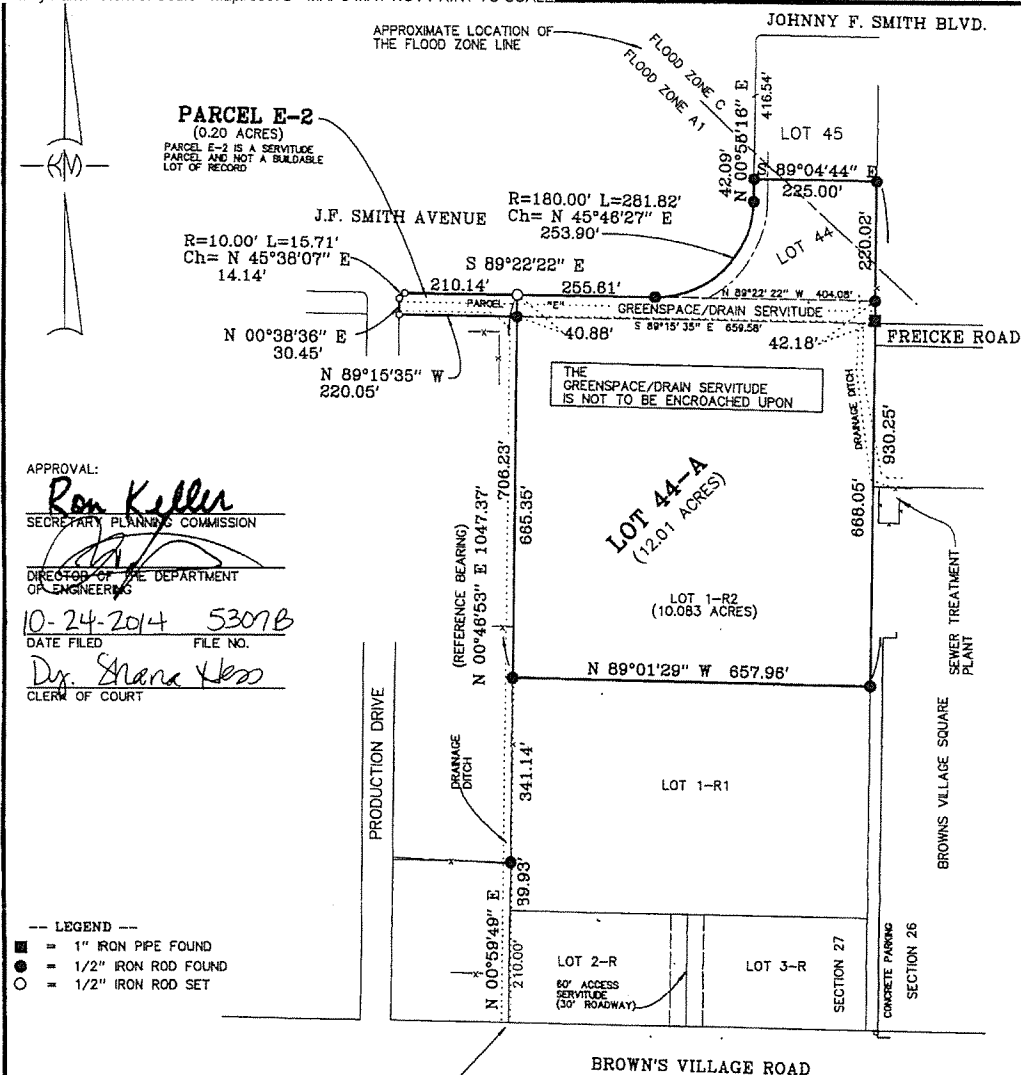
BOUNDARY SURVEY OF:
LOT 1-R1, OF AN EXISTING MINOR SUBD.,
INTO LOTS 1-R1-A, 4-R, BA-1, & 5,
IN SECTION 27, T-8-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

PREPARED FOR:
ROTOLO CONSULTANTS, INC.

KELLY J. MCHUGH & ASSOC., INC.

CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70401-5611

SCALE: 1" = 200'
DATE: 02-23-15
DRAWN: DRJ
JOB NO.: 07-226
REVISED: 03-20-15



APPROVAL:

Ron Keller
SECRETARY PLANNING COMMISSION

[Signature]
DIRECTOR OF THE DEPARTMENT
OF ENGINEERING

10-24-2014 5307B
DATE FILED FILE NO.

Dy. Shana Hess
CLERK OF COURT

-- LEGEND --

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

THIS POINT DESCRIBED AS BEING
EAST - 2865.00'; THENCE N 00^{\circ}13' 16'' W - 30.00';
THENCE EAST - 1955.01' FROM THE SECTION
CORNER COMMON TO SECTIONS 27, 28, 33 & 34,
T-8-S, R-14-E, G.L.D., ST. TAMMANY PARISH, LA.

THIS PROPERTY IS LOCATED IN FLOOD
ZONES A1 & C; BASE FLOOD ELEV. 19.0';
F.I.R.M. PANEL NO. 225205 0410 D;
REV. APRIL 22, 1999

NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR OBTAINING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.

NOTE: NO SETBACKS ARE SHOWN.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE
SEARCH OR ABSTRACT.

10-24-14

7-25-14

KELLY J. MCHUGH
LICENSE NO. 4443
REGISTERED SURVEYOR

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

REFERENCES:

- DEED FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH,
BOOK 320, FOLIO 393
- SURVEY BY JOHN E. BONNEAU & ASSOC., INC., DATED 09-09-1996,
SURVEY NO. 96963, FROM WHICH THE POINT OF BEGINNING WAS TAKEN.
- PLAT OF JOHNNY F. SMITH MEMORIAL BUSINESS PARK BY THE
FIRM FILED 06-13-2004, MAP FILE NO. 4230, FROM WHICH THE BASIS
OF BEARING WAS TAKEN.
- PLAT OF A MINOR SUBDIVISION BY THIS FIRM FILED FOR RECORD 7-25-2013
MAP FILE NO. 5196A

ADMINISTRATIVE RESUBDIVISION

LOT 1-R2, OF AN EXISTING MINOR SUBDIVISION,
AND LOT 44 & PARCEL E, BOTH IN
JOHNNY F. SMITH MEMORIAL BUSINESS PARK,
INTO LOT 44-A & PARCEL E-2 IN JOHNNY F. SMITH
MEMORIAL BUSINESS PARK, G.L.D. IN SECTION 27,
T-8-S, R-14-E, ST. TAMMANY PARISH, LA.

PREPARED FOR:

INDUSTRIAL DRIVE, LLC

KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70481-5611

SCALE: 1" = 200' DATE: 02-17-14
DRAWN: DRJ JOB NO.: 07-226
REVISED:

(As of February 4th, 2020)

OWNER/DEVELOPER: Richard L. & Julie P. Elliot II and Charles N. & Allison D. Montgomery
ENGINEER/SURVEYOR: John E. Bonneau & Associates, INC.

WARD: 4 PARISH COUNCIL DISTRICT: 4
 TYPE OF DEVELOPMENT: X SUBURBAN (Residential acreage between 1-5 acres)
 _____ RURAL (Low density residential 5 acres or more)
 _____ OTHER (PUD, Multi-family, commercial or industrial)

SURROUNDING LAND USES: Undeveloped & Single family residential

NUMBER OF LOTS/PARCELS: 5 lots; 2A – 0.95 acre, E1 – 1.89 acres, E2 – 0.62 acres, E3– 0.64 acres, E4 – 0.66 acres

STAFF COMMENTARY:

The applicant is requesting to create four (4) parcels from a 3.81 acre parcel to be accessed via a 35' foot accessed servitude and proposed to be named Elliot Creek Drive. The request also includes Lot 2, which is requested to be reduced in size, and renamed 2A, to provide Parish road frontage to lot E1. The minor subdivision request requires a public hearing due to:

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

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission.
2. The plat must be amended as follow: Note: Building permits cannot be filed for by any individual lot owner unless and until the drainage **and road** on the individual lot has been completed in accordance with the minor subdivision ordinance and the owner has disclosed this fact to St. Tammany Parish Department of permits when filing for said permit.

3. The proposed name of the private drive, depicted on the survey plat, as “Elliott Creek Drive”, shall be granted approval (Road name has already been reviewed and approved by 911 Communication District).
4. The Minor Subdivision shall conform to the subdivision drainage requirements including an engineering prepared drainage plan, hydraulic analysis, and onsite detention pond(s).
5. The 35 foot access servitude shall be constructed according to Section 125-189 - Minimum construction standards for a private drive (listed below), by the Planning Commission:
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the department of engineering for review and approval prior to the initiation of work.
 - f. Final inspection of the work performed. Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - g. Once the private drive has been constructed and all drainage improvements completed and approved by the department of engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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



NOTE: BUILDING PERMITS CANNOT BE FILED FOR BY ANY INDIVIDUAL LOT OWNER UNLESS AND UNTIL THE DRAINAGE ON THE INDIVIDUAL LOT HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE AND THE OWNER HAS DISCLOSED THIS FACT TO THE ST TAMMANY PARISH DEPARTMENT OF PERMITS WHEN FILING FOR SAID PERMIT.



LINE TABLE:

L1	N31°05'30"E	30.89'
L2	S63°33'54"E	16.10'
L3	N63°33'54"W	13.98'
L4	S59°05'36"E	14.63'
L5	S03°06'19"E	6.14'
L6	S24°50'03"E	61.72'

- = 1/2" IRON ROD SET
○ = 1/2" IRON PIPE FOUND
○ = 1/2" IRON ROD FOUND
△ = P.K. NAIL FOUND

CURVE TABLE:

NO.	RAD.	LENGTH	BEARING	CHORD
C1	364.06'	114.78'	S08°37'44"W	114.31'

APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

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

NOTE: The P.O.B. is reported to be S22°15'W - 180.7'; N68°45'W - 11,134.3'; S09°55'W - 804.1'; S07°30'E - 109.1'; S31°15'W - 647.2'; S02°35'E - 268.2'; N59°07'31"W - 297.0' from the NW corner of Section 38, T-7-S, R-11-E, St. Tammany Parish, Louisiana.

REFERENCE SURVEY: A survey by Land Surveying, Inc. with drawing number 5988B, dated 01-22-1993.

BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "B" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0220 C; Revised: APRIL 02, 1991

A RESUBDIVISION MAP OF
LOTS 2, E, F AND G
situated in
SECTION 54, T-7-S, R-11-E
into
LOTS 2A, E1, E2, E3 & E4
St. Tammany Parish, Louisiana
for
RICHARD ELLIOTT

Survey No. 2019 240 A
Date: MAY 21, 2019

Drawn by: SPH/JCW
Revised: 09/25/19(OFFICE)

Scale: 1" = 80'

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

This Survey is Certified
True and Correct By

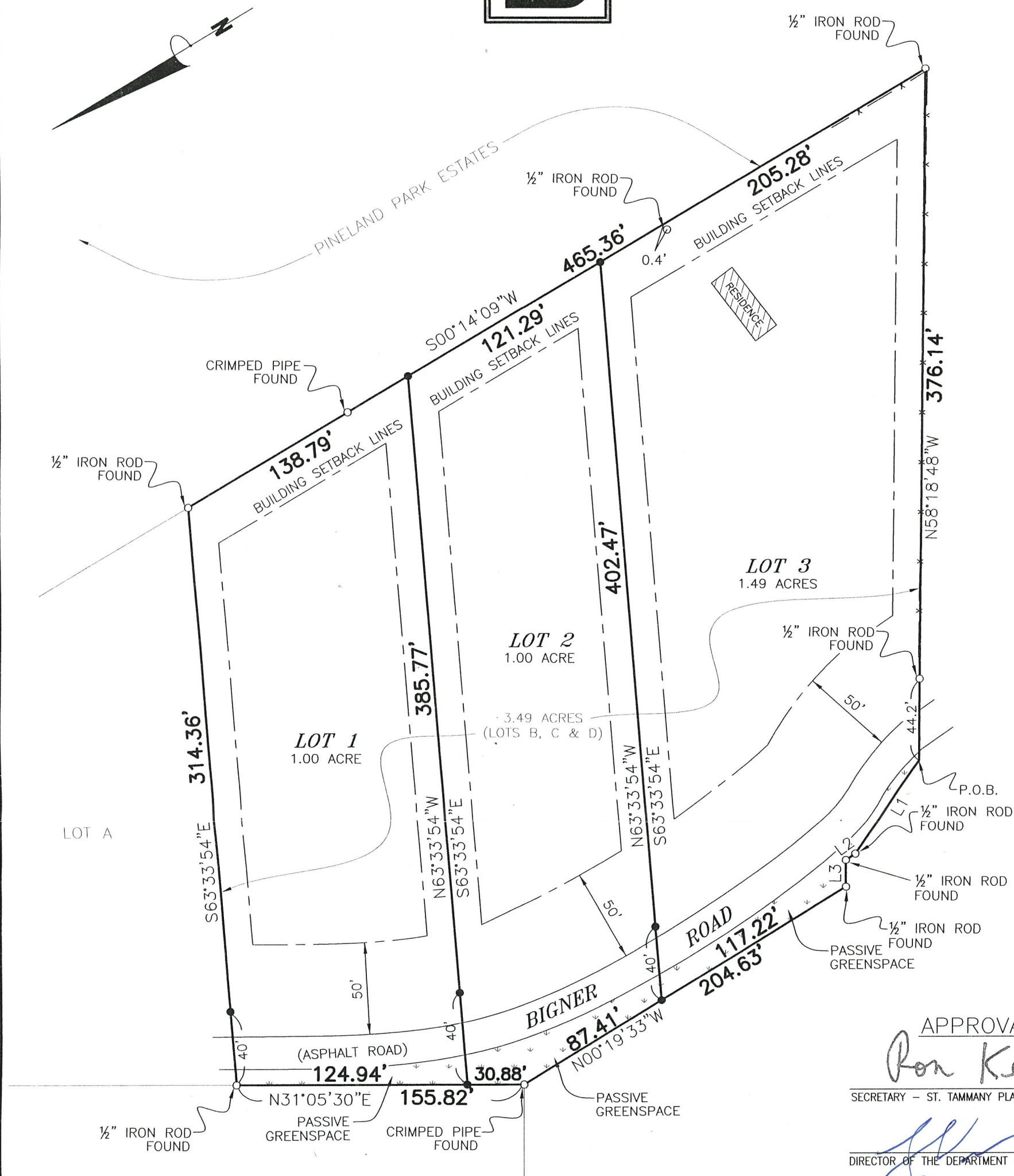
JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

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

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

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

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



LINE TABLE:	
L1	N24°50'03"W 61.72'
L2	N03°06'19"W 6.14'
L3	N59°05'36"W 14.63'

BUILDING SETBACKS:	
FRONT	50' (FROM EDGE OF ROAD)
SIDE	15'
REAR	25'

● = 1/2" IRON ROD SET

Revised: 10/06/17(OFFICE)
Revised: 10/04/17(OFFICE)

APPROVALS:
Ron Keller
SECRETARY - ST. TAMMANY PLANNING COMMISSION

Shana Hess
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

Shana Hess
CLERK OF COURT
Shana Hess, Deputy Clerk

11-02-2017 5684A
DATE FILED MAP FILE NO.

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

NOTE: The P.O.B. is reported to be S22°15'W - 180.7'; N68°45'W - 11,134.3'; S09°55'W - 804.1'; S07°30'E - 109.1'; S31°15'W - 647.2'; S02°35'E - 268.2' from the NW corner of Section 38, T-7-S, R-11-E, St. Tammany Parish, Louisiana.

REFERENCE SURVEY: A survey by Land Surveying, LLC with drawing number 17038, dated 07-23-15.

BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "B" with a Base Flood Elevation of N/A in accordance with Community Panel: No. 225205 0220 C; Revised: APRIL 02, 1991

A RESUBDIVISION MAP OF
A 3.49 ACRE PARCEL OF LAND BEING LOTS B, C & D
into
LOTS 1, 2 & 3
situated in SECTION 54, T-7-S, R-11-E
St. Tammany Parish, Louisiana
for
TOWN NORTH HOMES

Survey No. 2017 288 A Drawn by: SPH Scale: 1" = 60'
Date: AUGUST 02, 2017 Revised: 08/31/17(RESUB); 09/21/17(OFFICE)

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

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

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

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

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

This Survey is Certified True and Correct By
JOHN E. BONNEAU
License No. 2423
Professional Land Surveyor
Registration No. 4423

FINAL SUBDIVISION REVIEW

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

CASE NO.: 2020-1775-FP

SUBDIVISION NAME: Abita Ridge, Phase 2-A

DEVELOPER: Abita River Park, LLC
401 Marina Oaks Drive
Mandeville, LA 70471

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

SECTION: 2 & 3
TOWNSHIP: 7 SOUTH
RANGE: 11 EAST

WARD: 3
PARISH COUNCIL DISTRICT: 2

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 north side of Harrison Avenue, east of
US Highway 190, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 3.693 Acres

NUMBER OF LOTS: 12 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A6, B & C

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on January 28, 2020. The inspection disclosed that the asphalt roads are constructed except for thirty (30) linear feet in front of Lot #37, roadside shoulders are constructed and the ditches are functioning.

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

Final Plat:

1. Provide permanent benchmark information for this phase of Abita Ridge on the Final Plat.
2. Revise the dedication statement to state “street name signs, traffic control signage, and the mounting posts” will be owned by the Homeowners Association.
3. Greenspace areas need to be identified individually (i.e. GS-1, GS-2, etc.)
4. Include note #2 from the As-built Paving & Drainage Plan regarding lot grading on the Final Plat.

Paving & Drainage Plan:

5. Show drainage arrows on As-built Drainage Plan for the Greenspace parcels.
6. Lot #114 has proposed upstream culvert elevations that create a conflict with the existing upstream as-built elevations. Revise to eliminate this conflict.
7. Add the required driveway culvert materials to the As-built Paving & Drainage Plan.
8. The construction of Abita River Drive does not extend the full limits of Lot #37 and requires a waiver of the subdivision regulations. Staff has no objection to this waiver since the lot has adequate road front to construct a driveway. In order to approve this waiver 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.

SWPPP & Signage Plan:

9. Remove the temporary construction entrance call-out from this plan since this construction entrance is no longer existing.

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 460 linear feet x \$22.00 per linear foot = \$10,120.00 for a period of two (2) years.

Prior to the subdivision plats being signed the developer is required to provide a check to the St. Tammany Parish Finance Department in the amount of \$179,694.40 in accordance with the Amendment to Contribute Construction Cost dated January 6, 2020, at which time the current Letter of Credit on file will be released.

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

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 12 lots = \$12,924.00

Drainage Impact Fee = \$1,114.00 per lot x 12 lots = \$13,368.00

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 February 11, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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

CASE NO.: 2020-1777-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 5

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

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

SECTION: 26 & 35
TOWNSHIP: 9 SOUTH
RANGE: 14 EAST

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

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

TOTAL ACRES IN DEVELOPMENT: 16.887 Acres

NUMBER OF LOTS: 65 AVERAGE LOT SIZE: 8,806 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AH-EL 1.0"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on January 31, 2020. 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 will be completed before the plats are signed:

General Information:

1. Striping needs to be replaced along Canal Bank Drive (Marble Terrace Court) at the intersections of Delta Ridge Avenue and Cascade Cross Court.
2. A pothole is beginning to form near Lot #1120 and needs to be repaired.
3. There are spots in the roadway holding water near lots #1142, #1159 and #1162 that need to be addressed.
4. Provide asphalt test results for the roadways within this phase of Lakeshore Villages.
5. Blue reflectors need to be installed in the proximity of all fire hydrants within this phase of Lakeshore Villages.

Final Plat:

6. The roadway shown as Marble Terrace Court was changed to Canal Bank Drive by request of 911 Addressing to the developer back in April of 2019, since it is a logical continuation of the existing Canal Bank Drive. Revise the plat to reflect this change.
7. Lots # 1132, #1137 and #1143 have incorrect addresses and need to be revised.

Water & Sewer Plan:

8. Include the PWS ID # and DEQ ID # for the water and sewer systems this development is connected to.
9. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from the utility provider.
10. Provide written verification from the utility provider that the existing water and sewer systems this development is connecting to have sufficient capacity.

Striping & Signage Plan:

11. Remove the east bound Stop Sign call-out at the intersection of Banks View Street and Cascade Cross Court from the As-Built Striping and Signage Plan.

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,740 linear feet x \$22.00 per linear foot = \$60,280.00 for a period of two (2) years.

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

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

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

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

