

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, MARCH 10, 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 FEBRUARY 11, 2020 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

REV20-02-001

The revocation of an unopened portion of Adams Boulevard and Dexter Drive, as delineated on the Berryville Farm Lots Subdivision Plat (Map #3C) located on the north side of Hwy 36, east of Hwy 434 in the Berryville Farm Lots Subdivision, Lacombe, Louisiana, Ward 6, Council District 6

Applicant: C & W Brigade, LLC

Parish Council Representative: Hon. Richard E. Tanner

REV20-02-002

The revocation of an unopened portion of "F" Street, as delineated on the Town of Alexiusville Subdivision Plat (Map #171B) located on the south side of 9th Avenue, west of N. US Hwy 190 between Square 98 and Square 99 of the Town of Alexiusville Subdivision, south of Covington, Louisiana, Ward 3, Council District 2.

Applicant: Three Rivers Holdings, LLC

Parish Council Representative: Hon. David R. Fitzgerald

MINOR SUBDIVISION REVIEW

2020-1790-MSP

A minor subdivision of 1.681 acres into Parcels A & B

Owner & Representative: CDJ Construction, LLC - James E. Duffy

Surveyor: Land Surveying LLC

Parish Council District Representative: Hon. James Davis

General Location: The property is located on the east side of Garon Drive, south of LA Highway 1088, Mandeville, Ward 4, District 7.

2020-1815-MSP

A minor subdivision of Parcels 7A1-AC1 & 7A1-AD into Parcels 7A1-AD1 & 7A1-AD2

Owners: All State Financial Company /Bruce Wainer

Representative: Jones Fussell LLP - Paul J Mayronne

Surveyor: John E. Bonneau & Associates Inc.

Parish Council District Representative: Hon. Marty Dean

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

RESUBDIVISION REVIEW**2020-1792-MRP**

Parcels designated as lot 8 & recreation area into Lots 8-A, 8-B & the remaining recreation area, Bushwood Estates.

Owner: Secret Cove, LLC - Robert M. & Deborah Hogan III

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Richard E. Tanner

General Location: The properties are located on the east side of Kokomo Lane, north of Bushwood Drive, Bush, Louisiana. Ward 5, District 6

PETITIONS/WAIVER REQUESTS**DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW****2020-1804-PP**

Tantella Lakes (formerly the Preserve at Goodbee Lakes)

Developer/Owner: Tantella Lakes, LLC

Engineer/Surveyor: Quality Engineering & Surveying, LLC

Parish Council District Representative: Hon. Martha Cazaubon

The property is located on the east sides of LA Highway 1077, Cozy Lane & Tantella Ranch Road, north of US Highway 190, Covington. Ward 1, District 3

2020-1805-PP

Covington Place Cottages, Phase 2

Developer/Owner: Tidal Group, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. David Fitzgerald

The property is located on the north side of 10th Street, east of Ruby Street, Covington. Ward 3, District 2

2020-1806-PP

Lakeshore Villages, Phase 7

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

2020-1807-PP

Traditions at Tamanend

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Steve Stefancik

The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana. Ward 7, District 11

2020-1808-PP

Tribute at Tamanend

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Steve Stefancik

The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana. Ward 7, District 11

FINAL SUBDIVISION REVIEW**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS****AMENDMENT TO DEVELOPMENTAL AGREEMENT****Notice of Intention to Consider Adoption of Developmental Agreement**

A public hearing will be held by the St. Tammany Parish Planning Commission to consider adoption of a Developmental Agreement between St. Tammany Parish Government and J/MAC Development for Oaklawn Trace Subdivision to donate a combination of in-kind services and cash totaling \$160,000.00. \$79,704.71 worth of in-kind services shall be performed for construction of drainage improvements, \$295.29 shall be paid at execution, and \$80,000 shall be payable at \$500 per lot as each phase receives final subdivision approval and prior to recordation of plat.

Debtor: J/MAC Development, LLC

Parish Council District: Hon. Steve Stefancik

General Location: The property is located on south side of U.S. Hwy. 190 near intersection with Bird World Rd., Lacombe, Louisiana. Ward 7, District 11

OLD BUSINESS**Entering Parish R.O.W. Resolution No. 16-020 - H Street/Alexiusville Subdivision**

Request: Extension of time to complete the project

Debtor: DMM Construction, LLC - Mr. Mike Martin

Parish Council District Rep.: Hon. David Fitzgerald

General Location: The property is located east of U.S. Hwy. 190, north of 9th Avenue, Covington, Louisiana. Ward 3, District 2

Entering Parish R.O.W. Resolution No. 18-090 - Warner Lane

Request: Relocation of Monument Sign

Debtor: P&W Industries, LLC/Parish Concrete, LLC

Parish Council District Rep.: Hon. Rykert Toledano

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

Waiver Request

Waiver to Restrictive Covenant #13 on the Recorded Plat for Audubon Trail for Lot #67 (requirement for driveway to be 60 feet from property corner on a corner lot)

Petitioner: DSLD Homes, LLC - Mr. Bobby Cowsar

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located east of U.S. Highway 190, south of Andrews Drive, west of Andrews Street, Covington, Louisiana. Ward 3, District 5

NEW BUSINESS**ADJOURNMENT**

MINUTES
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

Present: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Drumm, Randolph

Absent: Fitzmorris

Staff Present: Liner, Tissue, Lambert, Reynolds, Riles, McMenamin, Vorenkamp

PUBLIC ANNOUNCEMENTS

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- 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 - Doherty presented the Pledge of Allegiance

ELECTION OF THE CHAIRMAN AND VICE-CHAIRMAN

Richard motioned to move the election of the Chairman and Vice-Chairman off-the-floor, second by Willie.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

Seeger nominates Doherty as the Chairman, second by Randolph.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

Seeger nominates Richard as Vice-Chairman, Willie closes the nomination.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

Seeger moved to approve, second by Randolph.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

Doherty appoints Fitzmorris as the Parliamentarian.

APPROVAL OF THE JANUARY 14, 2020 MINUTES

Drumm moved to approve, second by Randolph.

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

Nay: N/A

Abstain: Ress and McInnis

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. - **APPROVED**

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.

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, Ress, McInnis, Willie, Richard, Doherty, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

REVOCATION REVIEW**MINOR SUBDIVISION REVIEW****2019-1748-MSP - APPROVED**

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

Postponed at the January 14, 2020 meeting

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

Opposition: None

Crawford moved to approve with waivers, second by Randolph.

Yea: Seeger, Ress, McInnis, Richard, Doherty, Crawford, Drumm, Randolph

Nay: N/A

Abstain: Willie

2019-1749-MSP - APPROVED

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

Postponed at the January 14, 2020 meeting

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

Opposition: None

Seeger moved to approve with waivers, second by Crawford.

Yea: Seeger, Ress, McInnis, Richard, Doherty, Crawford, Drumm, Randolph

Nay: N/A

Abstain: Willie

2020-1780-MSP - APPROVED

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. Schoen

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.

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, Ress, McInnis, Willie, Richard, Doherty, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2020-1781-MSP - DENIED

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.

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

Opposition: Nancy Thomas, Gerry Thomas and Jeff Brown

Seeger moved to approve with waivers, second by Richard.

Yea: Seeger, Ress, Willie, Richard, Doherty, Crawford, Drumm

Nay: N/A

Abstain: McInnis and Randolph

Motion failed.

RESUBDIVISION REVIEW

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW**FINAL SUBDIVISION REVIEW****2020-1775-FP - APPROVED**

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

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 with waiver, second by Crawford.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2020-1777-FP - APPROVED

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

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 Richard.

Yea: Seeger, Ress, McInnis, Willie, Richard, Doherty, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**AMENDMENT TO DEVELOPMENTAL AGREEMENT****OLD BUSINESS****NEW BUSINESS****ADJOURNMENT**

REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT
(as of March 3, 2020)

CASE NO.: REV20-02-001

NAME OF STREET OR ROAD: Unopened portion of Adams Blvd. & Dexter Dr. as delineated on the Berryville Farm Lots Subdivision Plat (Map #3C)

NAME OF SUBDIVISION: Berryville Farm Lots Subdivision

WARD: 6 PARISH COUNCIL DISTRICT: 6

PROPERTY LOCATION: The property is located on the north side of Hwy 36, east of Hwy 434 in the Berryville Farm Lots Subdivision, Lacombe, Louisiana, Ward 6, District 6

SURROUNDING ZONING: HC-4 Highway Commercial & A-2 Suburban

PETITIONER/REPRESENTATIVE: C & W Brigade, LLC

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Adams Blvd. & Dexter Dr. C & W Brigade, LLC desires to assimilate this property into the adjacent properties. It should be noted that C & W Brigade, LLC owns all property that abuts the rights-of-way proposed for revocation.

Recommendation:

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

REVOCATION STAFF ANALYSIS REPORT
(as of March 3, 2020)

CASE NO.: REV20-02-002

NAME OF STREET OR ROAD: Unopened portion of “F” Street, as delineated on the Town of Alexiusville Subdivision Plat (Map #171B)

NAME OF SUBDIVISION: Town of Alexiusville Subdivision

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located on the south side of 9th Avenue, east of N. US Hwy 190 between Square 98 and Square 99 of the Town of Alexiusville Subdivision, south of Covington, Louisiana, Ward 3, Council District 2.

SURROUNDING ZONING: HC-3 Highway Commercial

PETITIONER/REPRESENTATIVE: Three Rivers Holdings, LLC

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of “F” Street. Three Rivers Holdings, LLC desires to assimilate this property into the adjacent properties. It should be noted that Three Rivers Holdings, LLC owns all property that abuts the rights-of-way proposed for revocation.

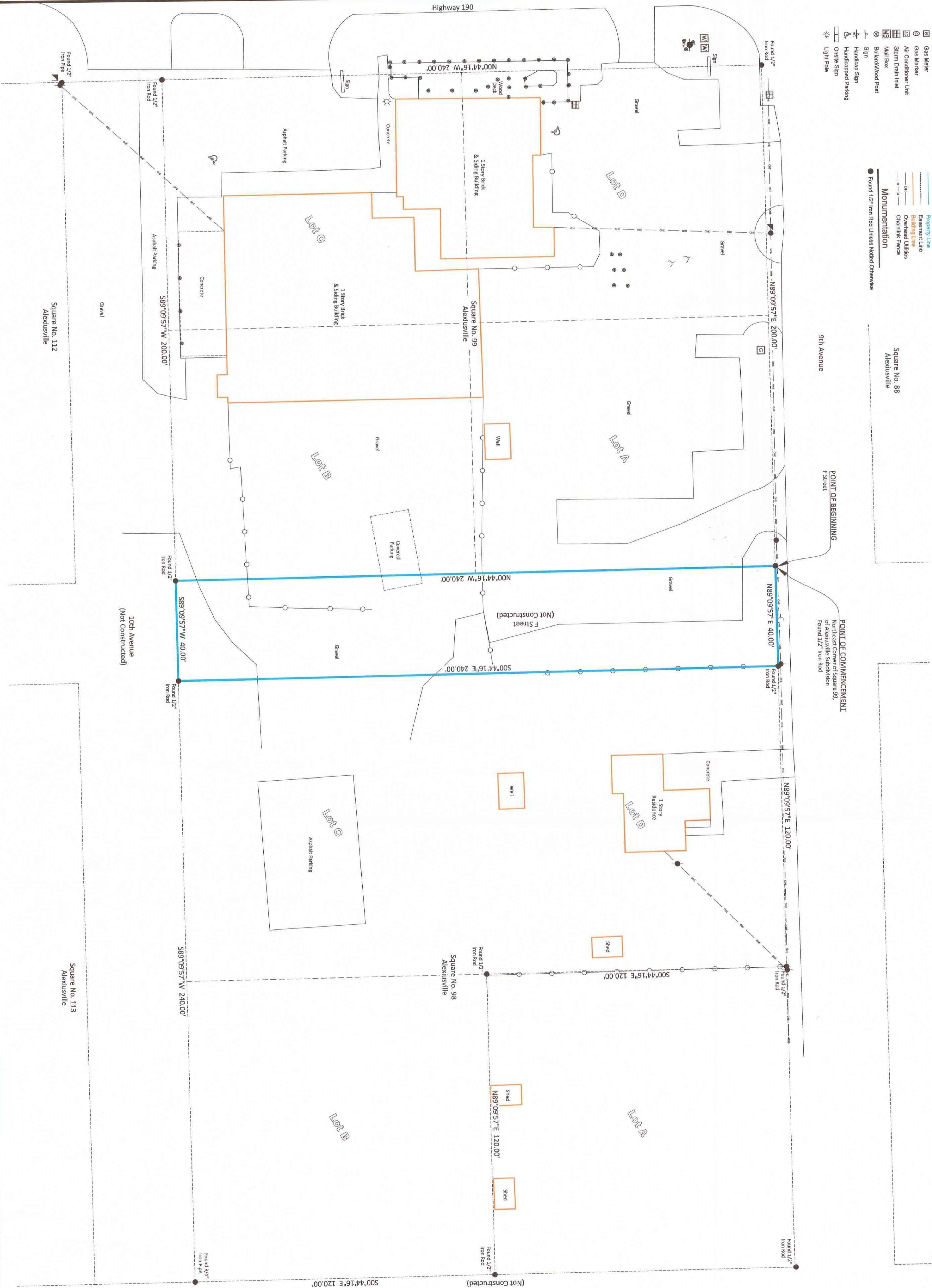
Recommendation:

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

LEGEND OF SYMBOLS & ABBREVIATIONS

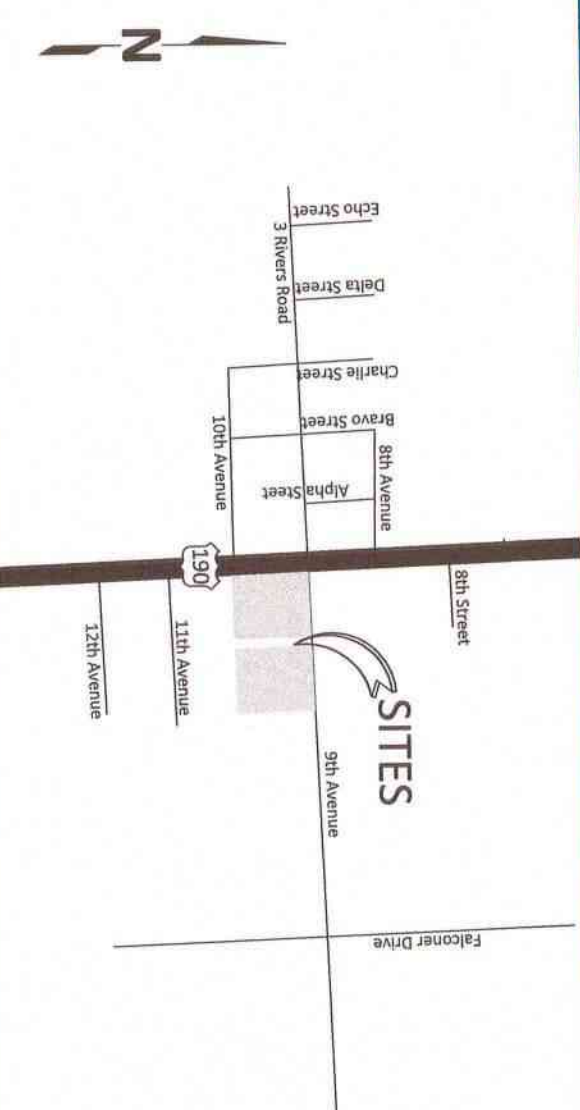
Symbols	
	Power Pole
	Guy Wire
	Water Valve
	Water Meter
	Sewer Clean Out
	Gas Meter
	Air Conditioner Unit
	Storm Drain Inlet
	Mail Box
	Ballast/Wood Post
	Sign
	Handicap Sign
	Handicapped Parking
	Orange Sign
	Light Pole

Hatching & Line Type	
	Building
	Concrete
	Striping
	Property Line
	Easement Line
	Overhead Utilities
	Chainlink Fence
Monumentation	
	Found 1/2" Iron Rod Unless Noted Otherwise



VICINITY MAP

SCALE: Not To Scale



SURVEYOR'S NOTES

- Monuments have been recovered or placed at all corners of the property as shown hereon.
- By graphic plotting only, this property is in Flood Zone "C" as shown on Flood Insurance Rate Map, Community No. 225205 0280 C, Map Number 2252050280C, which bears an effective date of 10-17-1989. The subject property does not lie within a special flood hazard area. As shown on the FEMA website <https://www.fema.gov/59434.html>, the learned this community does currently participate in the program flood zone "C" denotes areas of minimal flood hazard, above the 500-year flood level.
- Bearings shown hereon are based on the Louisiana State Plane Coordinate System, South Zone, NAD 83(11) as acquired from the State Plane Coordinate System, South Zone, NAD 83(11) as acquired from the State Plane Coordinate System, South Zone, NAD 83(11) as measured unless otherwise noted.

APPROVALS

PARISH PRESIDENT	
CHAIRMAN - PARISH PLANNING COMMISSION	
SECRETARY - PARISH PLANNING COMMISSION	
DIRECTOR OF DEPARTMENT OF ENGINEERING	
CHAIRMAN OF THE PUBLIC WORKS COMMITTEE	
CLERK OF COURT	
DATE FILED	FILE NO.

METES AND BOUNDS - F STREET

A certain parcel of land being 0.220 acres and situated between Squares 98 & 99 of Alexusville subdivision, St. Tammany Parish, Louisiana, being more fully described as follows:
Commencing from the northeast corner of square 99 of Alexusville subdivision, and said point also being the Point of Beginning;
From the Point of Beginning and bearing said Square 99 and run North 89 Degrees 09 Minutes 57 Seconds East a Distance of 40.00 feet to a Point;
Thence run South 89 Degrees 09 Minutes 57 Seconds West a Distance of 240.00 feet to the Point of Beginning;
Thence run North 00 Degrees 44 Minutes 16 Seconds West a Distance of 240.00 feet back to the Point of Beginning;
Contains 0.220 acres or 9,680 square feet.

REVOCATION PLAT

PERFORMED BY:



PO box 504
Madisonville, Louisiana 70447
bmcain@southerngeomatics.com
985.400.9750

PROJECT INFORMATION

Revocation of F Street Between Squares 98 & 99,
Alexusville, City of Covington, St. Tammany Parish, Louisiana

SURVEY INFORMATION

Date of Field Survey	November 04, 2019			
PROJECT NUMBER	PARTY CHIEF	DRAWN BY	CALCS BY	APPROVED
19-143 - F	JBM	JBM	JBM	JAK

SURVEYOR'S CERTIFICATION

To : James K. Birch II, ETOX
I certify that this plat represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the minimum standards for property boundary surveys as found in Louisiana Administrative Code Title 46:IX, Chapter 25 for a Class Survey.



Alfred J. Keeler
Professional Land Surveyor #5051

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(March 3, 2020)

CASE NO.: 2020-1790-MSP

OWNER/DEVELOPER: CDJ Construction, LLC - James E. Duffy

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 12

TOWNSHIP: 8 South

RANGE: 11 East

WARD: 4

PARISH COUNCIL DISTRICT: 7

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 Byron Drive, south of LA Highway 1088, Mandeville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Single family residential

TOTAL ACRES IN DEVELOPMENT: 1.681 acres

NUMBER OF LOTS/PARCELS: 2 Parcels; A – 0.740 acre, B – 0.941 acre

ZONING: A-4 Single Family Residential District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 1.681 acre parcel, which is currently accessed via Byron Drive. The minor subdivision request requires a public hearing due to:

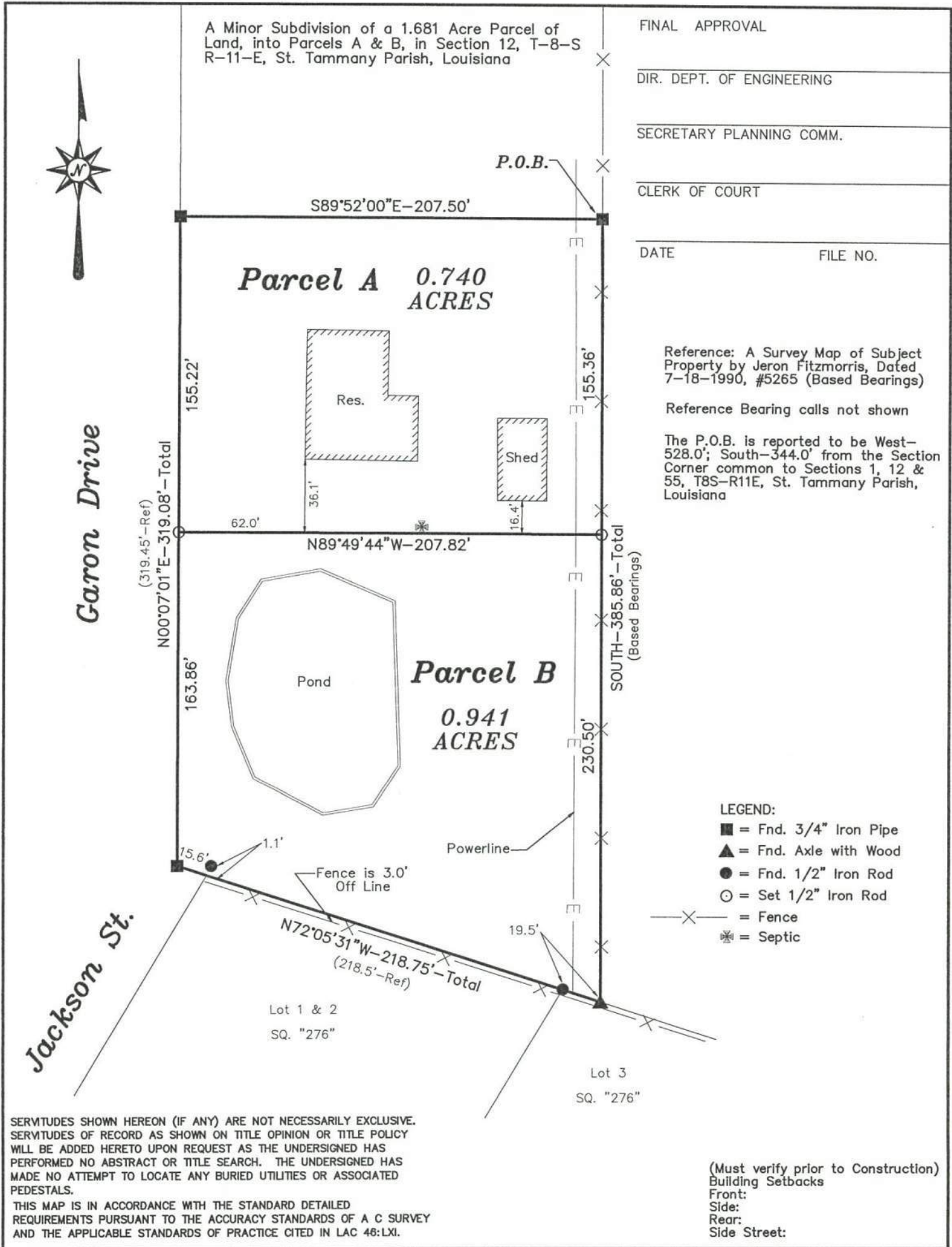
- Parcels A & B do not meet the minimum lot size of 1 acre required under the Subdivision Regulation Section Sec. 125-188. 2 e. or requiring a waiver of the regulations by the Planning Commission.

Staff recommends that the requested minor subdivision be postponed considering that additional information is required regarding the status of Garon Drive (Private or Parish maintained), to complete the staff report.

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.

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 **JED DUFFY**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 12, T-8-S, R-11-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
landsur@bellsouth.net email



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

SCALE: 1" = 60'

DATE: 12-19-2019

NUMBER: 19673

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission.
2. Add prior minor subdivision case number to the plat: 2019-1519-MSP.
3. Show the location of previous boundaries of parcels 7A1-AD & 7A1-AC1 with arrows.
4. Provide additional information regarding the nature of the 10 foot servitude (drainage, utility or other), located along the eastern boundary of parcel 7A1-AD1.
5. Update the line and curve tables and remove no longer applicable references.
6. Remove 'EXT.' from Ochsner Blvd road name and remove 'LA HWY # 21' from the survey.

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S01°39'49"W	436.65'
L2	S00°28'41"E	214.87'
L3	S22°37'58"W	253.45'
L4	S00°50'57"E	232.38'
L5	S89°42'27"W	15.54'
L6	N89°58'43"E	143.97'
L7	S00°01'17"E	212.37'
L8	S00°23'11"E/N00°23'11"W	139.02'
L9	N18°00'18"E/S18°00'18"W	120.76'
L10	N89°58'43"E	143.97'
L11	S00°28'41"E	214.87'
L12	S89°58'43"W	84.45'
L13	S01°37'31"W	36.50'
L14	N89°58'43"E	143.97'

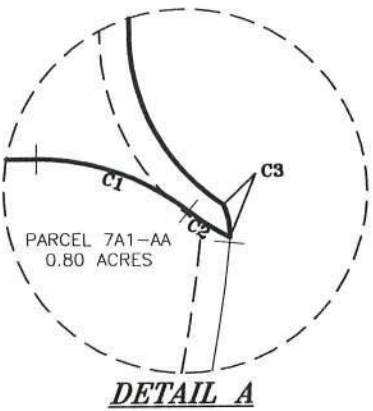
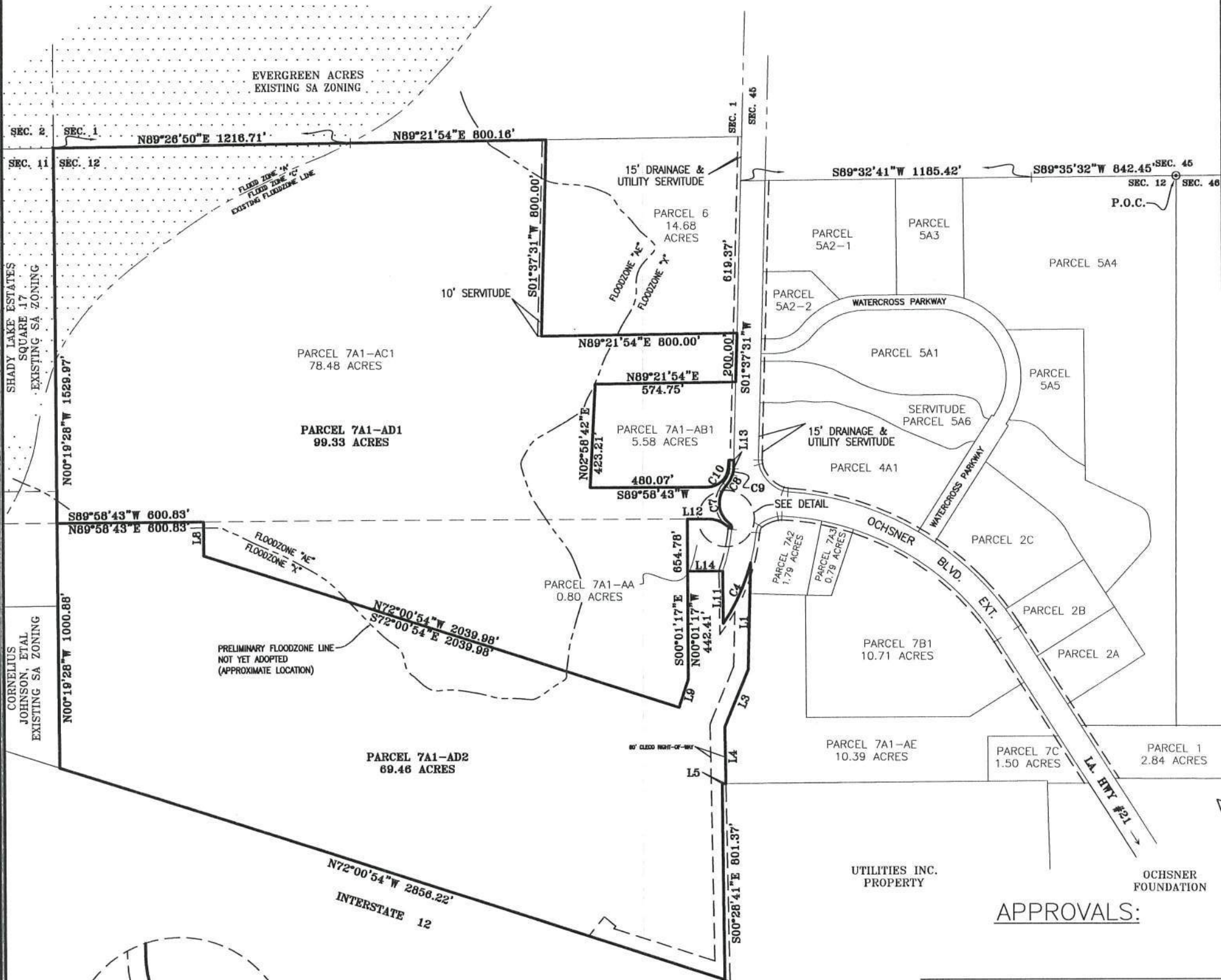


CURVE TABLE

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S70°31'30"E	122.00'	83.03'	81.43'
C2	S56°59'58"E	119.23'	24.85'	24.80'
C3	S10°31'31"E	40.00'	17.22'	17.09'
C4	N24°31'11"E	800.00'	273.51'	272.18'
C5	S12°36'08"W	700.00'	173.75'	173.30'
C6	N03°39'02"E	40.00'	2.57'	2.57'
C7	S07°12'24"E	105.00'	181.48'	159.72'
C8	S31°04'07"W	135.00'	52.96'	52.62'
C9	S10°43'38"W	75.00'	23.83'	23.73'
C10	S47°11'26"W	85.00'	126.96'	115.48'



LOUISIANA STATE PLANE
COORDINATE SYSTEM (NAD 83)
BASIS FOR BEARINGS



APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

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JOHN E. BONNEAU & ASSOCIATES, INC.

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.

REFERENCE SURVEY: A survey map by this firm with survey no. 2006 948 Q and map file no. 4972A.

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) "A" & "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0210 C; Revised: OCTOBER 17, 1989

A MINOR SUBDIVISION MAP OF
PARCELS 7A1-AC1 & 7A1-AD
FORMERLY BEING A PART OF MS-10-04-010
SECTION 12, T-7-S, R-10-E
into
PARCELS 7A1-AD1 & 7A1-AD2
St. Tammany Parish, Louisiana
for
ALL STATE FINANCIAL COMPANY

Survey No. 2019 428
Date: JANUARY 20, 2020

Drawn by: SPH
Revised: 02/17/20(OFFICE)

Scale: N.T.S.

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. 4423
PROFESSIONAL LAND SURVEYOR

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N01°39'49"E	127.52'
L2	S00°28'41"E	214.87'
L3	S22°37'58"W	253.45'
L4	S00°50'57"E	232.38'
L5	S89°42'27"W	15.54'
L6	S89°58'43"W	143.97'
L7	N00°01'17"W	212.37'
L8	N89°58'43"E	84.45'
L9	N88°20'11"W	226.27'
L10	N57°40'32"E	265.00'
L11	S32°19'44"E	260.15'
L12	S89°42'27"W	289.00'
L13	S00°17'33"E	183.23'
L14	S00°19'28"E	130.00'
L15	S01°39'49"W	309.13'

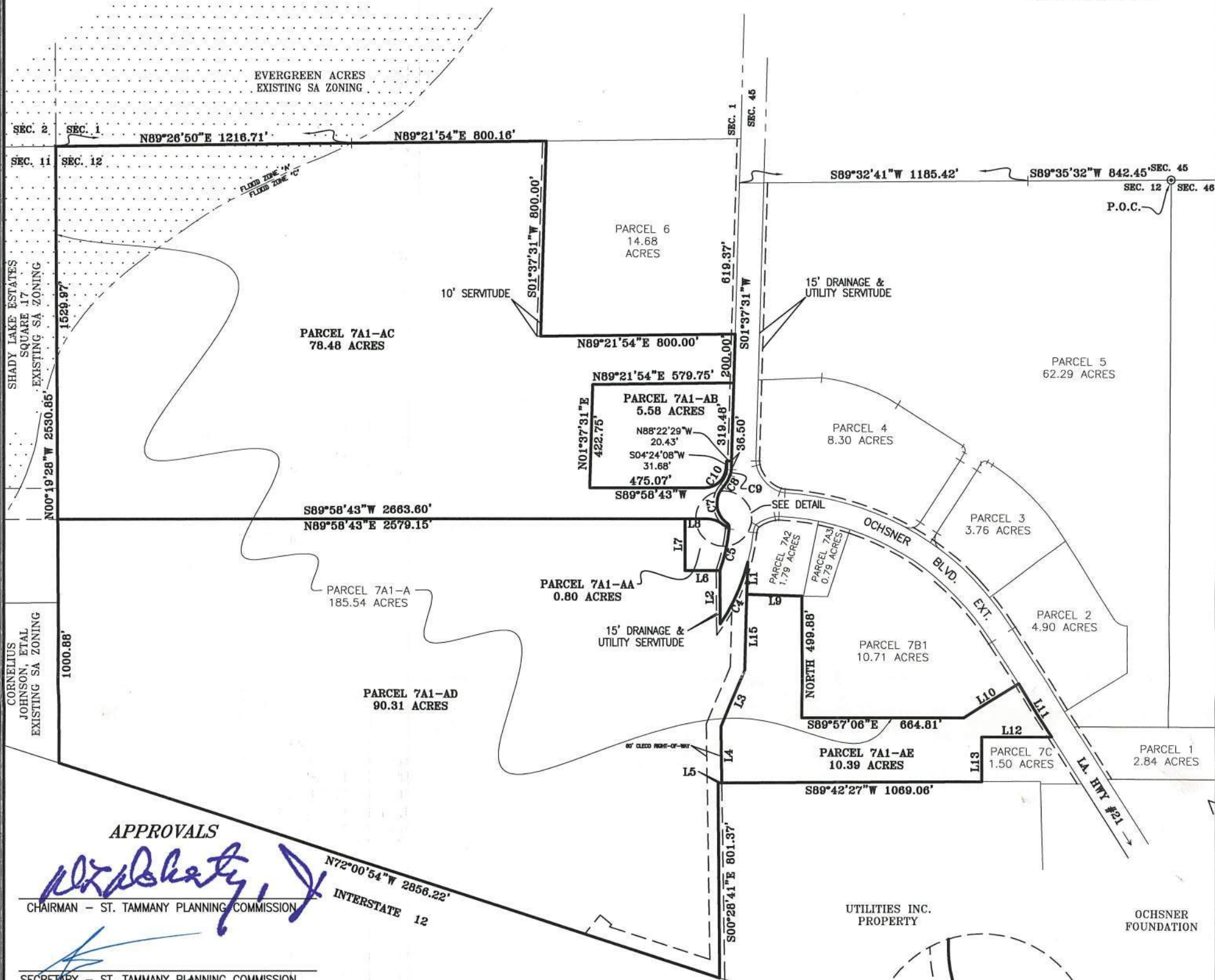


CURVE TABLE

NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S70°31'30"E	122.00'	83.03'	81.43'
C2	S56°59'58"E	119.23'	24.85'	24.80'
C3	S10°31'31"E	40.00'	17.22'	17.09'
C4	N24°31'11"E	800.00'	273.51'	272.18'
C5	S12°36'08"W	700.00'	173.75'	173.30'
C6	N03°39'02"E	40.00'	2.57'	2.57'
C7	S07°12'24"E	105.00'	181.48'	159.72'
C8	S31°04'07"W	135.00'	52.96'	52.62'
C9	S10°43'38"W	75.00'	23.83'	23.73'
C10	S47°11'26"W	85.00'	126.96'	115.48'



LOUISIANA STATE PLANE
COORDINATE SYSTEM (NAD 83)
BASIS FOR BEARINGS



APPROVALS

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT Shana Tranchant, Deputy Clerk

07-31-2019

5863D

DATE FILED

MAP FILE NO.

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JOHN E. BONNEAU & ASSOCIATES, INC.

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.

REFERENCE SURVEY: A survey map by this firm with survey no. 2006 948 Q and map file no. 4972A.

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) "A" & "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0210 C; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF
PARCEL 7A1-A FORMERLY BEING A PART OF MS-10-04-010
SECTION 12, T-7-S, R-10-E

into
PARCELS 7A1-AA, 7A1-AB, 7A1-AC, 7A1-AD & 7A1-AE
St. Tammany Parish, Louisiana
for

ALL STATE FINANCIAL COMPANY

Survey No. 2006 948 Z2

Drawn by: SPH

Scale: N.T.S.

Date: MAY 13, 2019

Revised: 06/17/19(OFFICE)

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

1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471
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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. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

of a 215.60 ACRE TRACT situated in

SECTION 12, T-7-S, R-10-E,
ST. TAMMANY PARISH, LOUISIANA into



CURVE TABLE

	NUMBER	CORR. DIRECTION	RADIUS	CORR. LENGTH	CHORD LENGTH
C1	N86.02-12.1°E	75.00'	16.18'	16.15'	
C2	N66.24-54.1°E	185.00'	36.80'	86.00'	
C3	N181.2-58.2°E	75.33'	93.05'	32.23'	
C4	N207.03-47.1°E	800.00'	397.96'	399.87'	
C5	S12.26-08.1°W	77.33'	17.33'	17.33'	
C6	S08-11-43.1°E	100.00'	19.79'	19.59'	
C7	S07.12-24.1°E	45.00'	10.79'	15.92'	
C8	S31.04-07.1°W	75.00'	23.83'	52.62'	
C9	S10-43-38.1°W	135.00'	23.83'	23.33'	



APPROVALS:

SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED	FILE NO.
4-22-2010	48890

GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA CALL "DOTTE" BEFORE DIGGING. (1-800-272-3020)

2. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" & "C" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 225202 0210 C WITH A REVISED DATE OF OCTOBER 17, 1989 WITH BASE FLOOD ELEVATION NOT DETERMINED AND NO BASE FLOOD ELEVATION RESPECTIVELY.

3. SERVTUDE'S SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVTUDE'S OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURETOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

4. SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.

5. THIS SURVEY MEETS OR EXCEEDS A CLASS "D" SURVEY 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.

6. REFERENCE SURVEY(S)

A SURVEY PLAT BY THIS FIRM DATED 10-21-09, W/ JOB #20069480 AND WA
FILE NUMBER 48378.

7. ALL NEW PROPERTY CORNERS WILL BE SET WITH $\frac{1}{2}$ " IRON RODS

SURVEYOR'S CERTIFICATION

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain plannimetric features relating to a portion of ground in located in Section 12, Township 7 South, Range 10 East, St. primary Parish, Louisiana.

JOHN E. BONNEAU
REG. No. 4423
3/25/10
DATE

PROFESSIONAL
Louisiana Registration No. 4423
REGISTERED PROFESSIONAL LAND SURVEYOR

SURVEYOR'S INFORMATION



**JOHN E. BONNEAU
& ASSOCIATES, INC.**

Professional Land Surveyors - Planners - Consultants
420 HWY. 1085, EXIT #57 • WOODBRIDGE, VA 70447
(965)845-1012 (965)845-1013 • (965)845-1351 • FAX NO. (965)845-1778
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DRAWN BY	SPH
DATE	3/25/10

REVISION	DATE
----------	------

CHECKED	JEB
SCALE	1" = 500'
SURVEY #	2006948H

Survey For: **WAINER BROTHERS**

Property: MINOR RESUBDIVISION MAP OF A 215.60 ACRE TRACT into **PARCELS 6 & 7**, SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

SHEET NUMBER

I

RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(March 3, 2020)

CASE FILE NO: 2020-1792-MRP

NAME OF SUBDIVISION: Bushwood Estates

LOTS BEING DIVIDED: Lot 8 & Recreation area to be resubdivided to create Lots 8-A & 8-B

SECTION: 26

WARD: 5

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 13 East

PROPERTY LOCATION: The property is located on the east side of Kokomo Lane, north of Bushwood Drive, Bush Louisiana.

ZONING: A-2 Suburban

PROPERTY OWNER: Secret Cove, LLC - Robert M. & Deborah Hogan III

STAFF COMMENTARY:

The owner is requesting to create two (2) lots – Lot 8-A – 1.49 acres and Lot 8-B – 1 acre from Lot 8 and a platted recreation area. Considering that the subdivision will not exceed 25 lots, no minimum acreage of greenspace/recreation area is required to be set aside for the use of the residents.

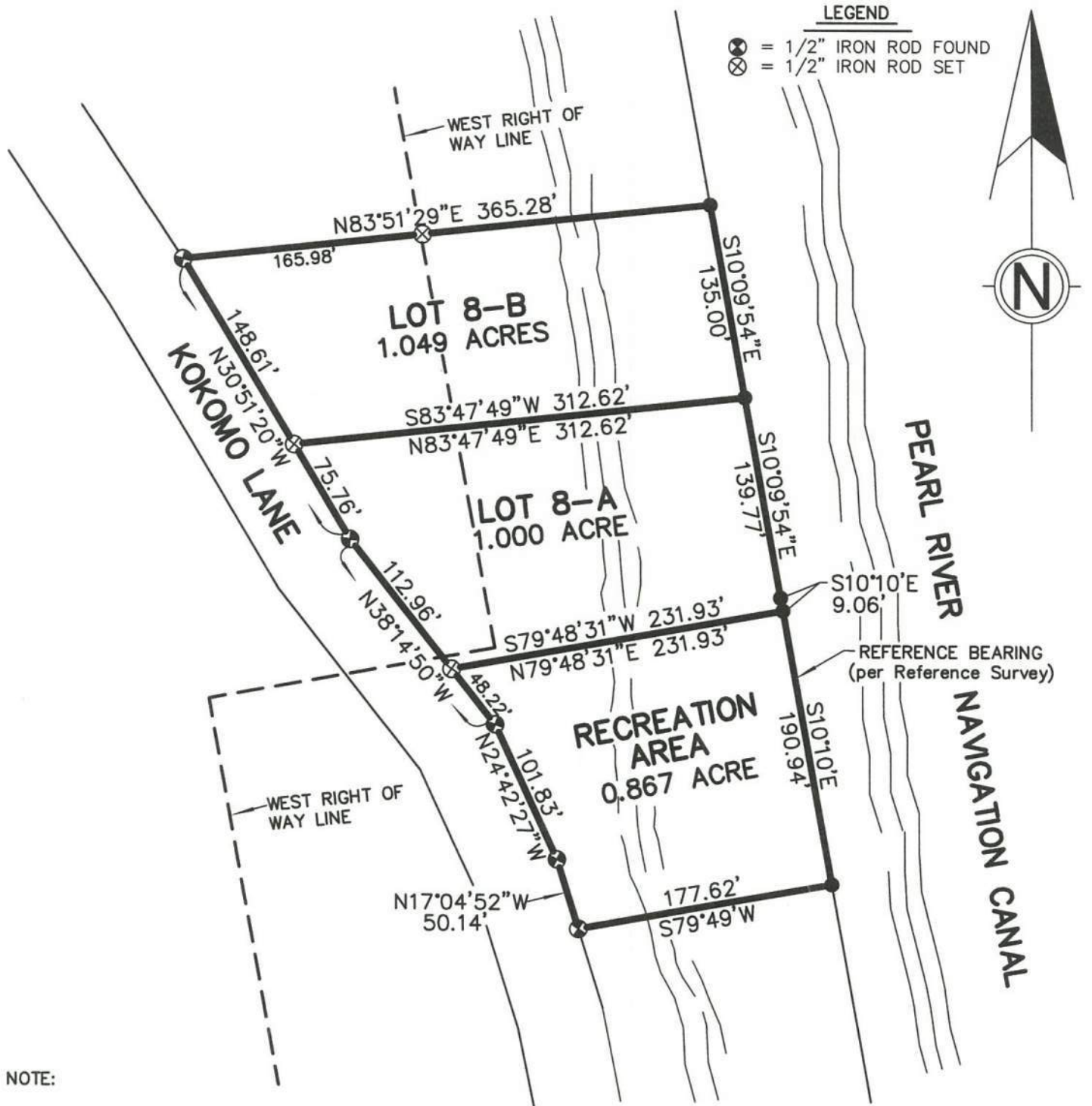
The public hearing is required considering that:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.
- Parcel 8-B does not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District. The width of Parcel 8-B shall be increased to a minimum of 150 feet or requiring a waiver of the regulations by the Planning Commission.

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

1. Survey is amended to include a signature line for the Chairman of the Planning Commission.
2. Show the 15 foot drainage servitude along the northern boundary of Lot 8-B.
3. Show the previous boundaries of the recreation area with arrows.

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.



APPROVAL:

REFERENCE SURVEY:

Plat of Bushwood Estates (a re=plat) by John G. Cummings, Surveyor, dated March 21, 2016, Job No. 9709-PD, filed St. Tammany Parish Clerk of Court Map File No. 5537.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(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: **Secret Cove, LLC**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOT 8 AND A RECREATION AREA INTO LOTS 8-A, 8-B, AND THE REMAINING RECREATION AREA, BUSHWOOD ESTATES (RE-PLAT), LOCATED IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 13 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



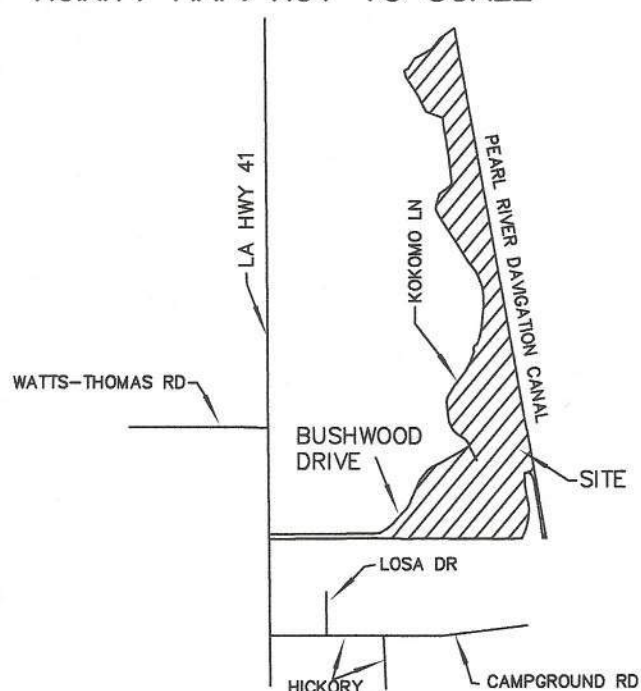
SCALE: 1" = 100'

JOB NO. 9709-8-REC

DATE: 11/19/2019

REVISED:

VICINITY MAP: NOT TO SCALE



BUSHWOOD ESTATES

(A FINAL SUBDIVISION RE-PLAT TO DEPICT LOT LINE ADJUSTMENTS AND THE CREATION OF GREENSPACE)

LOCATED IN SECTIONS 26, 35, & HEADRIGHT 47,
TOWNSHIP 5 SOUTH, RANGE 13 EAST,
ST. TAMMANY PARISH, LOUISIANA

18	7,000' +/-	A-2
NO. OF LOTS	LENGTH OF STREETS	ZONING
99.33 ACRES	INDIVIDUAL	INDIVIDUAL
SUBDIVISION AREA	WATER SYSTEM	SEWER SYSTEM

RESTRICTIVE COVENANTS:

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- THE TYPICAL FRONT SETBACK LINE WILL NOT BE LESS THAN 50' FROM THE FRONT PROPERTY LINE. SIDE BUILDING SETBACK WILL NOT BE LESS THAN 15' FROM THE INTERIOR SIDE OF THE PROPERTY LINE. REAR BUILDING SETBACK LINE WILL NOT BE LESS THAN 25' FROM THE REAR PROPERTY LINE.
- LOTS 13A, 13B, 14A, 14B, 15A & 15B WILL NOT BE LESS THAN 25' FROM THE FRONT PROPERTY LINE. LOT 8 WILL NOT BE LESS THAN 30' FROM THE FRONT PROPERTY LINE.
- THERE WILL BE INDIVIDUAL WATER AND SEWER SYSTEMS.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE SERVITUDES AND STREET RIGHTS-OF-WAY.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT SHALL BE FURTHER RE-SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A 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.
- IN ADDITION TO THE FOREGOING 1991/92 RESTRICTIVE COVENANTS, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. 1508068 ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY BEING SUBDIVIDED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.
- ROADSIDE DITCHES MUST REMAIN SURFACE DRAINAGE WILL NOT BE ALLOWED ANYTIME IN THE FUTURE.
- ALL PARCELS FRONTING ON THE PEARL RIVER NAVIGATION CANAL SHALL BE SUBJECT TO THE ST. TAMMANY PARISH FILL ORDINANCE.
- NO CONSTRUCTION ALLOWED WITHIN NAVIGATION CANAL OR WITHIN 10' OF ITS NORMAL EDGE OF THE LOW WATER LOCATION OR ITS BANK, EXCLUDING DOCKS AND BOATHOUSES.
- THE INLETS OR DITCHES ON LOT NOS. 4, 8, 9, 10B, WILL NOT BE FILLED OR ATTENDED, UNLESS PERMITTED BY THE CORP. OF ENGINEERS AND THE BUSHWOOD ESTATES HOMEOWNERS ASSOCIATION.
- MINIMUM FLOOR ELEVATIONS FOR ALL LOTS IS 41.0' MSL.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- GREENSPACE WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND WILL BE OPEN SPACE.

DESCRIPTION:

A PARCEL OF LAND LOCATED IN SECTIONS 26 & 35, AND HEADRIGHT 47, TOWNSHIP 5 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF HEADRIGHT 48, OF SAID TOWNSHIP AND RANGE, THENCE N89°52'52"E 576.92' TO A POINT ON THE EAST SIDE OF LOUISIANA HIGHWAY NO. 41, THENCE N01°00'E 2.45' ALONG THE EAST SIDE OF SAID HIGHWAY TO THE POINT OF BEGINNING,

THENCE N01°00'E 60.02'; THENCE N89°39'E 1270.67'; THENCE N89°39'E 56.22'; THENCE N59°20'26"E 123.78'; THENCE N48°02'22"E 98.42'; THENCE N35°54'32"E 66.42'; THENCE N44°36'31"E 187.14'; THENCE N30°59'13"E 86.22'; THENCE N23°31'33"E 312.70'; THENCE N39°10'33"E 133.56'; THENCE N53°55'34"E 84.87'; THENCE N62°23'14"E 130.97'; THENCE N60°19'09"E 388.74'; THENCE N27°07'19"W 30.75'; THENCE N35°51'W 47.90'; THENCE N55°05'14"W 144.05'; THENCE N46°33'34"W 58.83'; THENCE N31°31'21"W 50.02'; THENCE N24°08'W 73.49'; THENCE N07°57'18"W 251.30'; THENCE N14°49'11"E 53.89'; THENCE N31°52'12"E 189.10'; THENCE N08°07'E 231.66'; THENCE N28°26'54"E 79.17'; THENCE N20°52'29"E 171.03'; THENCE RUN ALONG A CURVE IN A NORTHERLY DIRECTION HAVING A RADIUS OF 60.0' AND AN ARC LENGTH OF 125.66'; THENCE N20°52'29"E 86.42'; THENCE N14°42'46"E 52.57'; THENCE N07°37'40"E 48.19'; THENCE N05°16'E 299.59'; THENCE N02°52'W 183.71'; THENCE N11°01'52"W 58.55'; THENCE N17°04'52"W 99.49'; THENCE N24°42'27"W 90.71'; THENCE N38°14'50"W 157.93'; THENCE N30°51'20"W 228.95'; THENCE N33°19'31"W 486.45'; THENCE N24°51'44"W 61.26'; THENCE N04°47'25"E 54.31'; THENCE N16°05'E 159.99'; THENCE N56°22'42"E 152.71'; THENCE N42°18'40"E 21.47'; THENCE N11°18'E 29.74'; THENCE N02°18'17"W 32.32'; THENCE N06°05'W 319.02'; THENCE N09°51'07"W 388.90'; THENCE N02°43'W 88.28'; THENCE N69°28'W 225.40'; THENCE N25°40'48"W 228.65'; THENCE N33°48'W 278.51'; THENCE N09°59'47"W 75.85'; THENCE N37°19'E 189.90'; THENCE N54°03'E 201.20'; THENCE N10°11'E 484.80'; THENCE N10°09'54"E 249.29'; THENCE N10°10'E 213.26'; THENCE N10°11'42"E 1372.46'; THENCE S89°52'52"W 40.82'; THENCE N09°00'W 660.23'; THENCE N06°05'07"W 63.74'; THENCE N21°43'47"W 74.84'; THENCE N40°34'16"W 40.12'; THENCE N21°02'21"W 19.74'; THENCE S68°57'39"W 38.01'; THENCE S76°16'31"W 25.87'; THENCE S00°56'50"W 31.99'; THENCE S03°17'41"E 140.78'; THENCE S09°43'43"E 279.03'; THENCE S06°07'39"W 128.29'; THENCE N12°07'20"W 140.96'; THENCE S24°55'W 112.20'; THENCE S89°52'52"W 98.01'; THENCE N89°38'50"W 1120.55'; THENCE S89°42'38"W 291.81'; THENCE S89°27'11"W 276.20'; THENCE N88°41'23"W 51.79'; THENCE S89°39'W 1271.49' TO THE POINT OF BEGINNING, CONTAINING 99.33 ACRES.

LINE	BEARING	DIST.	LINE	BEARING	DIST.	LINE	BEARING	DIST.
L1	N00°13'E	60.0'	L35	N24°51'44"W	61.26'	L69	EAST	1745.4'
L2	N89°39'E	56.22'	L36	N04°47'25"E	54.31'	L70	N07°30'09"E	50.64'
L3	N59°20'26"E	123.78'	L37	N05°16'E	139.89'	L71	N78°46'29"E	208.89'
L4	N44°36'31"E	187.14'	L38	N02°22'46"E	152.71'	L72	WEST	186.70'
L5	N30°59'13"E	86.22'	L39	N42°18'40"E	21.47'	L73	S18°38'09"W	10.07'
L6	N39°10'33"E	133.56'	L40	N11°18'E	29.74'	L74	S78°05'59"W	117.68'
L7	N60°19'09"E	388.74'	L41	N02°18'17"W	32.32'	L75	N68°24'30"W	33.49'
L8	N55°05'14"W	144.05'	L42	N06°05'W	319.02'	L76	N24°53'25"W	47.15'
L9	N46°33'34"W	58.83'	L43	N09°51'07"W	388.90'	L77	N47°39'19"W	41.81'
L10	N35°51'W	47.90'	L44	N02°43'W	88.28'	L78	S86°31'31"W	27.78'
L11	N24°08'W	73.49'	L45	N08°07'E	231.66'	L79	S48°49'50"W	65.92'
L12	N31°52'12"E	189.10'	L46	N28°26'54"E	79.17'	L80	N69°14'06"W	93.18'
L13	N20°52'29"E	171.03'	L47	N37°19'E	189.90'	L81	S29°41'40"E	43.68'
L14	N16°05'E	159.99'	L48	N54°03'E	201.20'			
L15	N11°18'E	29.74'	L49	N10°09'54"E	249.29'			
L16	N02°18'17"W	32.32'	L50	N10°10'E	213.26'			
L17	N06°05'W	319.02'	L51	N10°11'42"E	1372.46'			
L18	N09°51'07"W	388.90'	L52	N7°30'09"E	50.64'			
L19	N02°43'W	88.28'	L53	N68°24'30"W	33.49'			
L20	N28°26'54"E	79.17'	L54	S78°05'59"W	117.68'			
L21	N37°19'E	189.90'	L55	N24°53'25"W	47.15'			
L22	N54°03'E	201.20'	L56	N47°39'19"W	41.81'			
L23	N10°09'54"E	249.29'	L57	N24°51'44"W	61.26'			
L24	N10°10'E	213.26'	L58	N04°47'25"E	54.31'			
L25	N10°11'42"E	1372.46'	L59	N11°18'E	29.74'			
L26	N7°30'09"E	50.64'	L60	S78°05'59"W	117.68'			
L27	N68°24'30"W	33.49'	L61	S48°49'50"W	65.92'			
L28	N24°53'25"W	47.15'	L62	S86°31'31"W	27.78'			
L29	N47°39'19"W	41.81'	L63	S48°49'50"W	65.92'			
L30	N24°51'44"W	61.26'	L64	S29°41'40"E	43.68'			
L31	N04°47'25"E	54.31'	L65	S29°41'40"E	43.68'			
L32	N11°18'E	29.74'	L66	S29°41'40"E	43.68'			
L33	N7°30'09"E	50.64'	L67	S29°41'40"E	43.68'			
L34	N37°19'32"W	486.45'	L68	S89°52'52"W	98.01'			

MUNICIPAL NUMBERS:

KOKOMO LANE ADDRESSES
LOT 15B = 306
LOT 15A = 290
LOT 14B = 274
LOT 14A = 258
LOT 13B = 242
LOT 13A = 226
LOT 10B = 210
GREENSPACE = 200
LOT 9 = 180
LOT 8 = 178
RECREATIONAL AREA = 176
GREENSPACE = 172
LOT 7C = 164
LOT 7F = 162
LOT 7E = 160
LOT 7D = 158
LOT 7C1 = 156
LOT 7B1 = 154
LOT 7A1 = 152
LOT 6 = 150
LOT 4A = 138

FLOOD ZONE:

THIS IS TO CERTIFY THAT I HAVE CONSULTED THE F.E.M.A. FLOOD INSURANCE RATE MAP AND FIND THAT THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "A" PER PANEL NO. 225205 0180 B, DATED 3-1-84.

NOTES:

THE CULVERTS FOR ALL LOTS MUST BE 18" BOCPH OR EQUIVALENT MINIMUM SIZE LOT WITHIN THIS DEVELOPMENT IS 1.0 ACRE. DATUM USED FOR ELEVATION CONTROL IS NGVD 1929. ACCESS FROM LOUISIANA HIGHWAY NO. 41 IS NOT OWNED BY DEVELOPERS.

DEDICATION:

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

BUSHWOOD ESTATES

EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEIR BEING USED FOR THEIR INTENDED PURPOSE. THE DEDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, 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 THE SUBDIVISION, THE FEE TITLE TO SUCH AREA BELONGING TO THE HOMEOWNERS ASSOCIATION OR THE DEVELOPER. THE DRAINAGE SERVITUDES FOR THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

OWNER DATE

DEVELOPER:

SECRET COVE, L.L.C.
72127 PLEASANT LANE
COVINGTON, LA 70433

APPROVAL:

CHAIRMAN, PARISH PLANNING COMMISSION

SECRETARY, PARISH PLANNING COMMISSION

PARISH ENGINEERING DIRECTOR

DATE FILED FILE NUMBER

DT, CLERK OF COURT

John G. Cummings, & Associates

PROFESSIONAL LAND SURVEYORS
503 N. JEFFERSON AVE. COVINGTON, LOUISIANA 70433 (985) 892-1549

PLAT PREPARED FOR: BUSHWOOD ESTATES

SHOWING A SURVEY OF: LAND LOCATED IN SECTIONS 26 AND 35 AND HEADRIGHT 47, TOWNSHIP 5 SOUTH, RANGE 13, EAST ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 300' DATE: 8-7-2018 JOB NO. 9709-RP2 REVISED:

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.

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, P.L.S.



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PRELIMINARY SUBDIVISION REVIEW

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Planning Commission approval shall be subject to the following items being addressed:

General Comments:

1. LADOTD approval needs to be provided for the changing of the culvert size and for the pond outfall discharging to the Hwy 1077 roadside ditch.
2. LADOTD approval and required permits for the proposed right turn lane on Hwy 1077 need to be provided.
3. A waiver of the minimum driveway spacing distance of sixty (60') feet is required for this development. Staff has no objection to this waiver request. Should the planning commission wish to approve this waiver a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.
4. In accordance with General Note #5, provide a recreational development plan including a time schedule for implementation. The plan will need to document the entity whom shall be responsible for the ownership and maintenance of the recreational amenities and greenspace areas.

Preliminary Plat:

5. Provide area call-outs for the “Preserved Wetland” areas and “Common Area” section so the provided greenspace calculations can be verified.

Storm Drainage Layout:

6. Revise the call-out on all plan sheet to state “Outfall Weir” in lieu of “Overflow Weir”, as this is the primary drainage structure for Pond #3.
7. Remove the word “Private” from the Typical Swale Section.
8. The preserved wetland section to the east of Pond #2 is being utilized for detention storage during larger rain events. Include a note on the plans indicating the preserve wetlands are being used for detention and delineate the detention area on the wetlands.

Site Grading Layout:

9. Include contour line call-outs for the required pond elevations (39.5' and 38.5') around Pond #2 to denote the required top of pond banks.

Erosion Control and Sedimentation Plan:

10. Provide silt fence for lots #1-9 along Cozy Lane to control sediment run off from the project site.

Mitigation Cross Sections:

11. Revise the line and hatching “Legend” on sheets 36 through 41 to match the “Legend” shown on sheet 35.

Informational Items:

A Letter of No Objection from St. Tammany Parish and L.D.H. approval regarding the water and sewer infrastructure is required for this development.

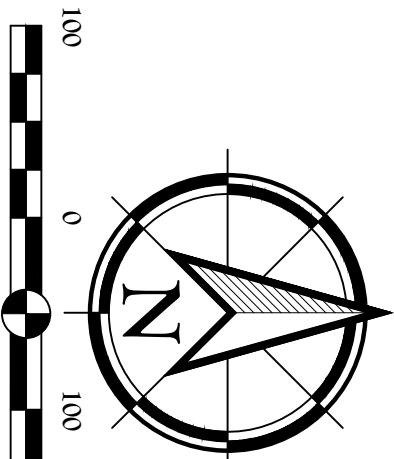
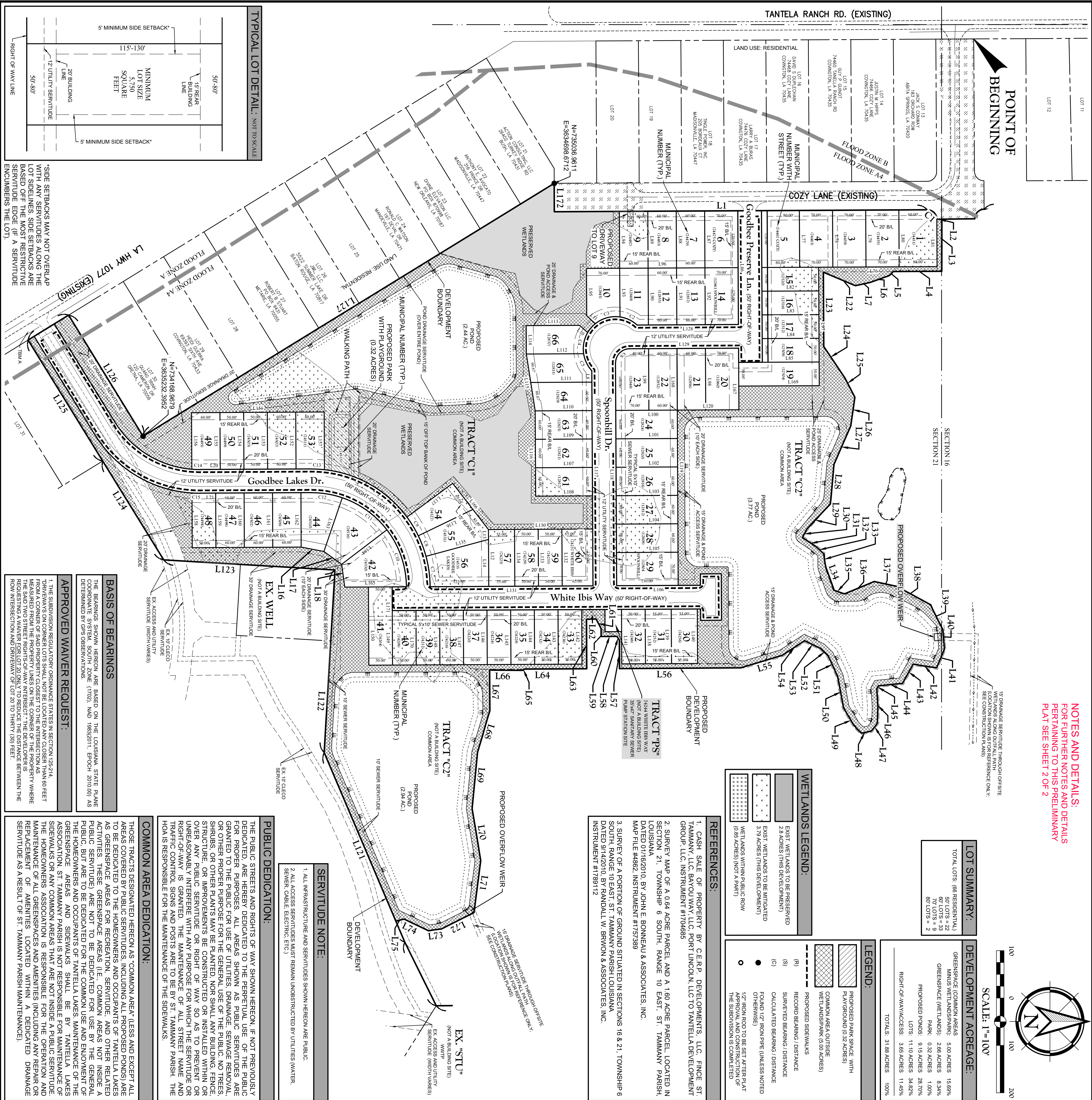
No funded Maintenance Obligation is required since construction access from a Parish maintained road (Cozy Lane) is not allowed.

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

Revised drawings will not be accepted for review or placement in the packet prior to the March 10, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

NOTES AND DETAILS:
FOR FURTHER NOTES AND DETAILS
PERTAINING TO THIS PRELIMINARY
PLAT SEE SHEET 2 OF 2

POINT OF
BEGINNING



SCALE: 1"=100'

LOT SUMMARY:

TOTAL LOTS: (66 RESIDENTIAL)
60 LOTS = 22
60 LOTS = 33
70 LOTS = 9
60 LOTS = 2

DEVELOPMENT ACREAGE:

GREENSPACE (COMMON AREAS)	5.00 ACRES	15.69%
MINUS WETLANDS/PARK	2.66 ACRES	8.34%
GREENSPACE (WETLANDS)	2.66 ACRES	1.00%
PARK	0.32 ACRES	1.00%
PROPOSED PONDS	9.15 ACRES	28.70%
LOTS	11.10 ACRES	34.82%
RIGHT-OF-WAY/ACRES	3.88 ACRES	11.45%
TOTALS	31.88 ACRES	100%

LEGEND:

PROPOSED PARK SPACE WITH PLAYGROUND (0.32 ACRES)
COMMON AREA OUTSIDE WETLANDS/PARK (9.00 ACRES)
WETLANDS (WETLANDS)
RECORD BEARING, DISTANCE
SURVEYED BEARING, DISTANCE
CALCULATED BEARING, DISTANCE
FOUND 1/2" IRON PIPE (UNLESS NOTED OTHERWISE)
1/2" IRON ROD TO SET AFTER PLAT APPROVAL, AND CONSTRUCTION OF THE SUBDIVISION IS COMPLETED

REFERENCES:

- CASH SALE OF PROPERTY BY C.E.R.P. DEVELOPMENTS, LLC, FINCE ST. TAMMANY, LLC, BAYOU WAY, LLC, PORT LINCOLN, LLC TO TANTELTA DEVELOPMENT GROUP, LLC, INSTRUMENT #1704865
- SURVEY MAP OF A 0.64 ACRE PARCEL AND A 1.60 ACRE PARCEL, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, DATED 01/16/2010, BY JOHN E. BONNEAU & ASSOCIATES, INC. MAP FILE #4602, INSTRUMENT #1793589
- SURVEY OF A PORTION OF GROUND SITUATED IN SECTIONS 16 & 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, DATED 9/14/2010, BY RANDALL W. BRAYON & ASSOCIATES, INC., INSTRUMENT #1728112

SEWAGE DISPOSAL NOTE:

NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE SEWERAGE SYSTEM HAS BEEN DESIGNED AND DISPOSAL HAS BEEN APPROVED BY THE HEALTH UNIT OF ST. TAMMANY PARISH.

GENERAL NOTES:

- TELECOMMUNICATION CABINETS ARE PERMITTED TO BE LOCATED WITHIN THE GREENSPACE AND WATER & SEWER SITES (HOWEVER, THEY MAY NOT BE LOCATED INSIDE ANY ACCESS SERVITUDES).
- ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN FIVE PERCENT OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED ON THE REAR LOT, PROVIDED THE BUILDING IS SITUATED ON THE REAR LOT, THE BUILDING LENGTH DOES NOT EXCEED 30 FEET, AND BUILDING HEIGHT DOES NOT EXCEED 19 FEET.
- CENTRAL WATER TO BE PROVIDED FROM ON SITE EXISTING WELL & SEWER TO CONNECT TO EXISTING ON SITE SEWER TREATMENT PLANT.
- MAX HEIGHT OF RESIDENCES TO BE 35'.
- A COMPLETE RECREATIONAL DEVELOPMENT PLAN SHALL BE PROVIDED ALONG WITH THE PLANNING SUBDIVISION SUBMISSION.

BASIS OF ELEVATIONS

THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988) USING LEICA SMARTNET NORTH AMERICAN RIN SYSTEM.

SITE TEMPORARY BENCH MARK (TBM):

- TBM A: 60D NAIL SET ON NORTH SIDE OF A POWER POLE AS SHOWN, ELEVATION = 40.0 FEET
- TBM B: 60D NAIL SET ON NORTH SIDE OF A 24" PINE TREE AS SHOWN, ELEVATION = 40.0 FEET
- TBM C: 60D NAIL SET ON SOUTH SIDE OF A POWER POLE AS SHOWN, ELEVATION = 44.0 FEET

FLOOD ZONE NOTE:

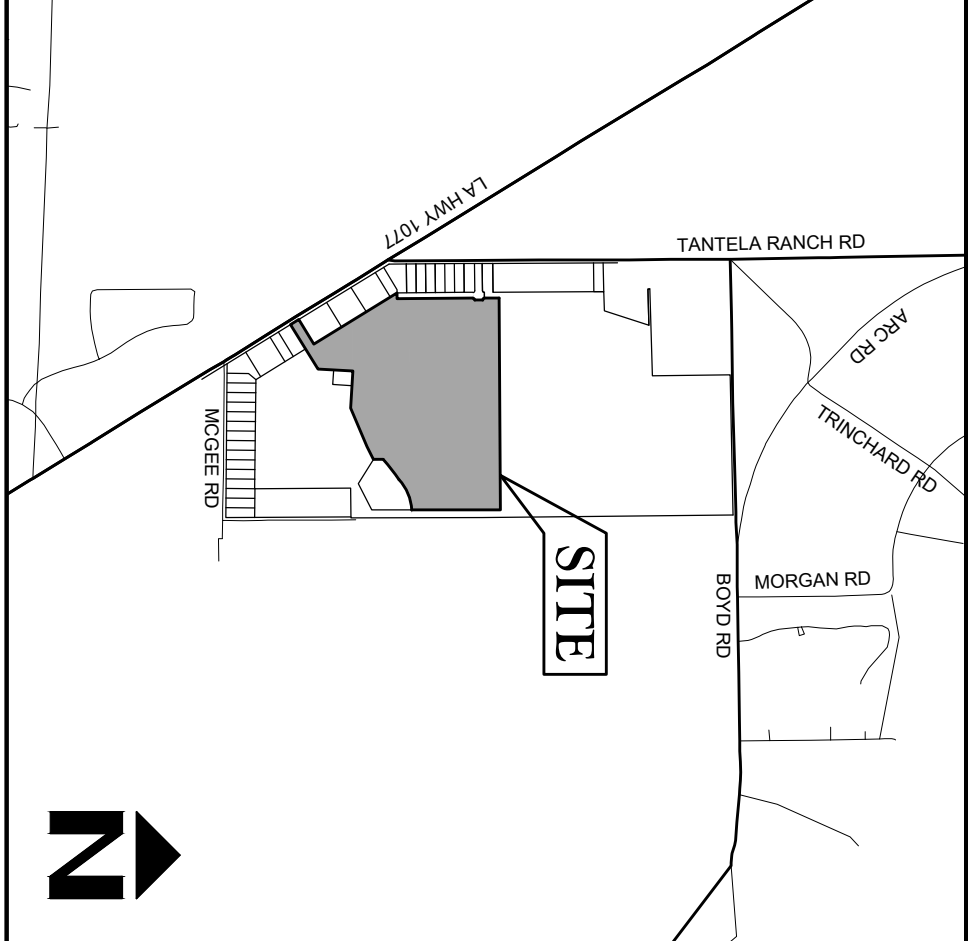
THIS PROPERTY IS IN ZONES "A", "B", & "M" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 0000X, MAP NO. 225205 0125 C, WHICH BEARS AN EFFECTIVE DATE OF OCTOBER 17, 1989. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE THE DETERMINATION OF ANY FLOOD DAMAGE FROM THE FEDERAL FLOOD INSURANCE PROGRAM. THE FIELD SURVEYING SHOULD BE CONDUCTED BY A LICENSED SURVEYOR AND SHOULD BE VERIFIED WITH THE LOCAL AUTHORITY'S FLOOD PLAN ADMINISTRATOR BEFORE ANY DESIGN OR CONSTRUCTION.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS A SKETCH OF POTENTIAL CONCEPTUAL DESIGN AND IS NOT A FINAL PLAT. IT IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS. PRELIMINARY DOCUMENT NOT FOR CONSTRUCTION. RECORDATION. CONVEYANCES, OR SALES.

SETH J. MOSBY	DATE
PROFESSIONAL LAND SURVEYOR #8073	

VICINITY MAP:



PRELIMINARY PLANS
RECEIVED
2/28/2020
DEVELOPMENT
ENGINEERING
ENGINEERING
REVIEW COPY

COMMON AREA DEDICATION:

CHAIRMAN, ST. TAMMANY PLANNING COMMISSION
SECRETARY, ST. TAMMANY PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
CLERK OF COURT

GENERAL SITE NOTES:

EXISTING ZONING: PUD
RIGHT-OF-WAY: 50 FOOT
MINIMUM SETBACKS: FRONT = 20 FEET (OR AS SHOWN)
REAR = 9 FEET
SIDEWALKS: 4' THICK - 4" WIDE CONCRETE
GOODBEE PRESERVE DRIVE = 1,136.51 FEET
GOODBEE PRESERVE LANE = 650.26 FEET
WHITE IBIS WAY = 794.94 FEET
AVERAGE LOT DEPTH: 115 FEET
MAX BLOCK LENGTH: 360 FEET
SEWER PROVIDER: TAMMANY UTILITIES
WATER PROVIDER: TAMMANY UTILITIES

TITILE: PRELIMINARY PLAT

PROJECT: TANTELTA LAKES
FORMERLY THE PRESERVE AT GOODBEE LAKES
A PLANNED UNIT DEVELOPMENT

DISBURSMENT: LOCATED IN SECTION(S) 16 & 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA
CLIENT: TANTELTA LAKES, LLC 22161 MARSHALL RD., SUITE C MANDERVILLE, LA 70471

Quality
Engineering & Surveying, LLC

25505 I-100 | Independence, Louisiana 70566

225.226.1000 | info@qualityeng.com

DATE: 2/28/2020

PROJECT: TANTELTA LAKES

CLIENT: TANTELTA LAKES, LLC

DESIGNED BY: JLD

CHECKED BY: JLD

DATE: 2/28/2020

PROJECT: TANTELTA LAKES

CLIENT: TANTELTA LAKES, LLC

LEGAL DESCRIPTION:

LEGAL DESCRIPTION
A CERTAIN TRACT OR A PORTION OF GROUND DESIGNATED AS, CONTAINING 31.884 ACRES OR 1,388.855 SQUARE FEET, SITUATED IN SECTIONS 16 & 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

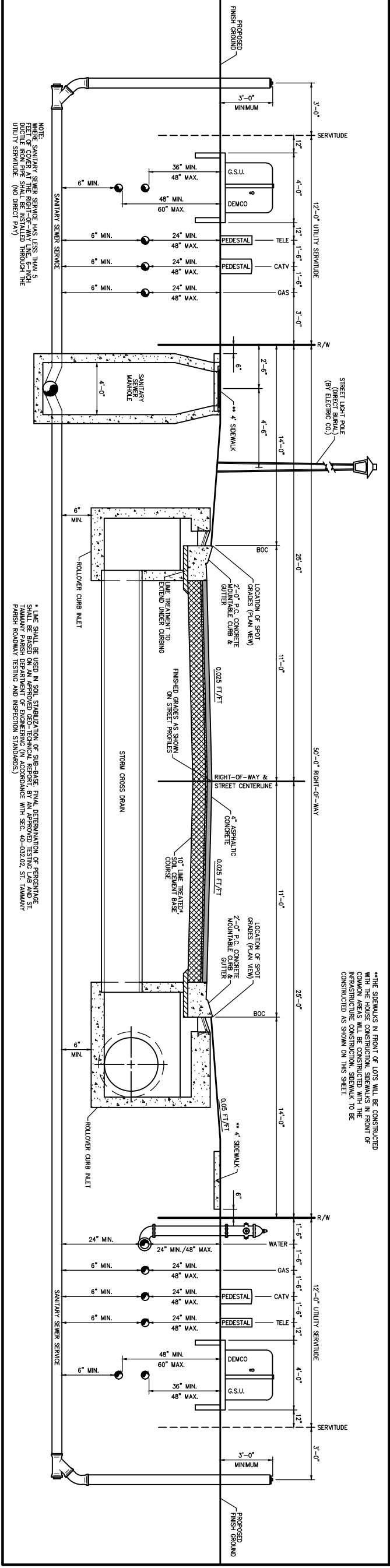
COMMENCING AT POINT AND CORNER ON THE EASTERN RIGHT OF WAY LINE OF TANTELA RANCH ROAD.
THENCE NORTH 89°39'54" EAST, A DISTANCE OF 279.57 FEET TO A POINT AND CORNER.
THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 44°47'00" EAST AND A CHORD DISTANCE OF 28.17 FEET TO A POINT;
THENCE NORTH 89°40'24" EAST, A DISTANCE OF 60.00 FEET TO A POINT AND CORNER.
THENCE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 45°32'24" EAST AND A CHORD DISTANCE OF 28.36 FEET TO A POINT;
THENCE SOUTH 00°37'28" EAST, A DISTANCE OF 69.33 FEET TO A POINT AND CORNER BEING THE POINT OF BEGINNING.

THENCE SOUTH 89°56'53" EAST, A DISTANCE OF 110.04 FEET TO A POINT AND CORNER.
THENCE SOUTH 00°18'50" EAST, A DISTANCE OF 102.36 FEET TO A POINT AND CORNER.
THENCE SOUTH 45°52'46" EAST, A DISTANCE OF 7.90 FEET TO A POINT AND CORNER.
THENCE SOUTH 44°21'05" EAST, A DISTANCE OF 3.60 FEET TO A POINT AND CORNER.
THENCE SOUTH 19°59'47" EAST, A DISTANCE OF 43.23 FEET TO A POINT AND CORNER.
THENCE SOUTH 12°12'09" EAST, A DISTANCE OF 25.48 FEET TO A POINT AND CORNER.
THENCE SOUTH 11°46'22" EAST, A DISTANCE OF 6.81 FEET TO A POINT AND CORNER.
THENCE SOUTH 12°47'59" WEST, A DISTANCE OF 17.49 FEET TO A POINT AND CORNER.
THENCE SOUTH 22°48'11" WEST, A DISTANCE OF 38.34 FEET TO A POINT AND CORNER.
THENCE SOUTH 22°47'49" WEST, A DISTANCE OF 13.05 FEET TO A POINT AND CORNER.
THENCE SOUTH 22°46'13" WEST, A DISTANCE OF 4.19 FEET TO A POINT AND CORNER.
THENCE NORTH 89°41'50" EAST, A DISTANCE OF 156.80 FEET TO A POINT AND CORNER.
THENCE NORTH 56°08'11" EAST, A DISTANCE OF 47.62 FEET TO A POINT AND CORNER.
THENCE NORTH 56°12'07" EAST, A DISTANCE OF 32.10 FEET TO A POINT AND CORNER.
THENCE NORTH 62°31'58" EAST, A DISTANCE OF 45.90 FEET TO A POINT AND CORNER.
THENCE SOUTH 81°56'01" EAST, A DISTANCE OF 60.77 FEET TO A POINT AND CORNER.
THENCE SOUTH 66°29'24" EAST, A DISTANCE OF 89.12 FEET TO A POINT AND CORNER.
THENCE SOUTH 84°53'09" EAST, A DISTANCE OF 83.65 FEET TO A POINT AND CORNER.
THENCE SOUTH 46°34'47" EAST, A DISTANCE OF 17.76 FEET TO A POINT AND CORNER.
THENCE SOUTH 47°11'12" EAST, A DISTANCE OF 55.66 FEET TO A POINT AND CORNER.
THENCE SOUTH 62°12'29" EAST, A DISTANCE OF 19.47 FEET TO A POINT AND CORNER.
THENCE NORTH 33°50'36" EAST, A DISTANCE OF 34.36 FEET TO A POINT AND CORNER.
THENCE NORTH 42°28'51" EAST, A DISTANCE OF 22.35 FEET TO A POINT AND CORNER.
THENCE NORTH 82°45'04" EAST, A DISTANCE OF 19.34 FEET TO A POINT AND CORNER.
THENCE NORTH 77°11'44" EAST, A DISTANCE OF 10.05 FEET TO A POINT AND CORNER.
THENCE NORTH 69°51'08" EAST, A DISTANCE OF 16.01 FEET TO A POINT AND CORNER.
THENCE NORTH 70°33'10" EAST, A DISTANCE OF 35.13 FEET TO A POINT AND CORNER.
THENCE NORTH 18°42'24" EAST, A DISTANCE OF 22.68 FEET TO A POINT AND CORNER.
THENCE NORTH 19°29'40" WEST, A DISTANCE OF 5.75 FEET TO A POINT AND CORNER.
THENCE NORTH 22°37'01" WEST, A DISTANCE OF 62.43 FEET TO A POINT AND CORNER.
THENCE NORTH 12°05'48" EAST, A DISTANCE OF 48.69 FEET TO A POINT AND CORNER.
THENCE NORTH 28°32'02" EAST, A DISTANCE OF 28.58 FEET TO A POINT AND CORNER.
THENCE NORTH 28°31'58" EAST, A DISTANCE OF 53.02 FEET TO A POINT AND CORNER.
THENCE NORTH 66°37'47" EAST, A DISTANCE OF 8.94 FEET TO A POINT AND CORNER.
THENCE NORTH 66°37'47" EAST, A DISTANCE OF 2.04 FEET TO A POINT AND CORNER.
THENCE NORTH 63°12'19" EAST, A DISTANCE OF 5.75 FEET TO A POINT AND CORNER.
THENCE NORTH 63°13'27" EAST, A DISTANCE OF 41.68 FEET TO A POINT AND CORNER.
THENCE NORTH 85°24'02" EAST, A DISTANCE OF 41.06 FEET TO A POINT AND CORNER.
THENCE SOUTH 61°10'08" EAST, A DISTANCE OF 46.28 FEET TO A POINT AND CORNER.
THENCE SOUTH 05°48'32" EAST, A DISTANCE OF 51.42 FEET TO A POINT AND CORNER.
THENCE SOUTH 61°14'43" EAST, A DISTANCE OF 6.89 FEET TO A POINT AND CORNER.
THENCE NORTH 86°21'23" EAST, A DISTANCE OF 37.59 FEET TO A POINT AND CORNER.
THENCE SOUTH 88°14'22" EAST, A DISTANCE OF 35.06 FEET TO A POINT AND CORNER.
THENCE SOUTH 56°58'02" EAST, A DISTANCE OF 7.39 FEET TO A POINT AND CORNER.
THENCE SOUTH 49°52'19" EAST, A DISTANCE OF 13.88 FEET TO A POINT AND CORNER.
THENCE SOUTH 12°51'13" EAST, A DISTANCE OF 20.97 FEET TO A POINT AND CORNER.
THENCE SOUTH 43°52'57" WEST, A DISTANCE OF 15.72 FEET TO A POINT AND CORNER.
THENCE SOUTH 59°11'19" WEST, A DISTANCE OF 5.37 FEET TO A POINT AND CORNER.
THENCE SOUTH 00°56'13" WEST, A DISTANCE OF 1.47 FEET TO A POINT AND CORNER.
THENCE SOUTH 59°20'32" WEST, A DISTANCE OF 44.11 FEET TO A POINT AND CORNER.
THENCE SOUTH 79°23'19" WEST, A DISTANCE OF 66.70 FEET TO A POINT AND CORNER.
THENCE SOUTH 65°57'49" WEST, A DISTANCE OF 35.46 FEET TO A POINT AND CORNER.
THENCE SOUTH 64°06'24" WEST, A DISTANCE OF 13.69 FEET TO A POINT AND CORNER.
THENCE SOUTH 43°56'24" WEST, A DISTANCE OF 21.78 FEET TO A POINT AND CORNER.
THENCE SOUTH 26°02'49" WEST, A DISTANCE OF 37.51 FEET TO A POINT AND CORNER.
THENCE SOUTH 33°07'28" EAST, A DISTANCE OF 56.50 FEET TO A POINT AND CORNER.
THENCE SOUTH 16°45'50" EAST, A DISTANCE OF 90.92 FEET TO A POINT AND CORNER.
THENCE SOUTH 89°46'07" WEST, A DISTANCE OF 60.19 FEET TO A POINT AND CORNER.
THENCE SOUTH 57°00'08" WEST, A DISTANCE OF 8.88 FEET TO A POINT AND CORNER.
THENCE SOUTH 26°34'15" WEST, A DISTANCE OF 0.78 FEET TO A POINT AND CORNER.
THENCE SOUTH 00°14'06" EAST, A DISTANCE OF 32.83 FEET TO A POINT AND CORNER.
THENCE SOUTH 89°59'07" WEST, A DISTANCE OF 16.54 FEET TO A POINT AND CORNER.
THENCE SOUTH 62°32'51" WEST, A DISTANCE OF 22.82 FEET TO A POINT AND CORNER.
THENCE SOUTH 01°08'19" EAST, A DISTANCE OF 20.37 FEET TO A POINT AND CORNER.
THENCE NORTH 89°42'04" EAST, A DISTANCE OF 104.59 FEET TO A POINT AND CORNER.

LEGAL DESCRIPTION (CONT.):

THENCE SOUTH 00°18'04" EAST, A DISTANCE OF 132.13 FEET TO A POINT AND CORNER.
THENCE SOUTH 44°08'14" EAST, A DISTANCE OF 3.79 FEET TO A POINT AND CORNER.
THENCE SOUTH 00°30'11" WEST, A DISTANCE OF 65.02 FEET TO A POINT AND CORNER.
THENCE SOUTH 05°18'23" WEST, A DISTANCE OF 5.16 FEET TO A POINT AND CORNER.
THENCE NORTH 69°41'27" EAST, A DISTANCE OF 86.12 FEET TO A POINT AND CORNER.
THENCE SOUTH 72°47'11" EAST, A DISTANCE OF 17.31 FEET TO A POINT AND CORNER.
THENCE SOUTH 74°01'43" EAST, A DISTANCE OF 32.15 FEET TO A POINT AND CORNER.
THENCE SOUTH 73°20'39" EAST, A DISTANCE OF 42.13 FEET TO A POINT AND CORNER.
THENCE SOUTH 84°27'41" EAST, A DISTANCE OF 48.79 FEET TO A POINT AND CORNER.
THENCE SOUTH 84°28'26" EAST, A DISTANCE OF 70.72 FEET TO A POINT AND CORNER.
THENCE NORTH 80°20'39" EAST, A DISTANCE OF 54.35 FEET TO A POINT AND CORNER.
THENCE SOUTH 82°35'48" EAST, A DISTANCE OF 110.52 FEET TO A POINT AND CORNER.
THENCE SOUTH 26°44'05" EAST, A DISTANCE OF 76.78 FEET TO A POINT AND CORNER.
THENCE SOUTH 07°03'04" EAST, A DISTANCE OF 16.31 FEET TO A POINT AND CORNER.
THENCE SOUTH 09°46'48" EAST, A DISTANCE OF 11.23 FEET TO A POINT AND CORNER.
THENCE SOUTH 25°32'18" WEST, A DISTANCE OF 53.87 FEET TO A POINT AND CORNER.
THENCE SOUTH 25°38'29" WEST, A DISTANCE OF 3.42 FEET TO A POINT AND CORNER.
THENCE SOUTH 13°36'02" EAST, A DISTANCE OF 8.08 FEET TO A POINT AND CORNER.
THENCE SOUTH 16°25'42" EAST, A DISTANCE OF 9.85 FEET TO A POINT AND CORNER.
THENCE NORTH 66°58'26" WEST, A DISTANCE OF 387.10 FEET TO A POINT AND CORNER.
THENCE NORTH 66°37'22" WEST, A DISTANCE OF 385.93 FEET TO A POINT AND CORNER.
THENCE SOUTH 03°22'38" WEST, A DISTANCE OF 362.16 FEET TO A POINT AND CORNER.
THENCE SOUTH 58°20'00" WEST, A DISTANCE OF 545.16 FEET TO A POINT AND CORNER.
THENCE NORTH 31°37'19" WEST, A DISTANCE OF 100.40 FEET TO A POINT AND CORNER.
THENCE NORTH 88°24'55" EAST, A DISTANCE OF 300.00 FEET TO A POINT AND CORNER.
THENCE NORTH 31°35'14" WEST, A DISTANCE OF 1,018.96 FEET TO A POINT AND CORNER.
THENCE NORTH 69°48'05" EAST, A DISTANCE OF 60.00 FEET TO A POINT AND CORNER.
THENCE NORTH 00°18'10" WEST, A DISTANCE OF 787.36 FEET TO A POINT AND CORNER.
THENCE, ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, AN ARC LENGTH OF 31.41 FEET, A CHORD BEARING OF NORTH 44°41'50" EAST AND A CHORD DISTANCE OF 28.28 FEET TO A POINT;
THENCE NORTH 00°37'28" WEST, A DISTANCE OF 10.68 FEET TO A POINT AND CORNER BEING THE POINT OF BEGINNING.

TYPICAL STREET SECTION (60' RIGHT-OF-WAY):



CURVE TABLE			
CURVE	LENGTH	RADIUS	TANGENT CHORD DELTA
C1	31.41'	20.00'	19.99'
C2	40.79'	68.00'	21.00'
C3	57.72'	68.00'	30.73'
C4	48.65'	68.00'	25.42'
C5	40.52'	68.00'	20.86'
C6	47.12'	30.00'	42.43'
C7	64.83'	250.00'	32.60'
C8	46.30'	250.00'	22.21'
C9	46.30'	250.00'	23.21'
C10	129.41'	200.00'	67.06'
C11	117.65'	200.00'	60.58'
C12	67.10'	200.00'	33.87'
C13	28.89'	250.00'	14.31'
C14	17.54'	210.00'	8.75'
C15	17.53'	250.00'	8.77'

LINE TABLE

LINE	LENGTH	BEARING
L1	787.36'	S00°18'0"E
L2	10.68'	S00°37'2"E
L3	110.04'	N69°55'5"E
L4	102.36'	N00°18'50"W
L5	5.80'	N45°52'46"W
L6	40.37'	N19°59'41"W
L7	25.48'	N12°12'08"W
L8	24.00'	S89°41'50"W
L9	22.86'	S42°21'53"W
L10	24.31'	N42°21'53"E
L11	20.79'	S89°41'50"W
L12	20.79'	S89°41'50"W
L13	20.79'	S89°41'50"W
L14	99.21'	N89°41'50"E
L15	48.75'	N10°53'1"E
L16	46.38'	N05°46'1"E
L17	48.62'	N62°32'18"E
L18	48.62'	N62°32'18"E
L19	42.48'	N00°18'10"W
L20	32.43'	N22°48'11"E
L21	159.80'	S89°41'50"W
L22	47.62'	S89°41'50"W
L23	47.62'	S89°41'50"W
L24	45.97'	S62°31'58"W
L25	28.77'	N61°59'01"W
L26	51.54'	N66°59'24"E
L27	27.15'	N65°50'39"W

LINE TABLE

LINE	LENGTH	BEARING
L29	56.66'	S47°11'12"E
L30	19.47'	N62°12'29"W
L31	34.38'	S33°50'36"W
L32	22.35'	S42°25'51"W
L33	19.54'	S82°45'04"W
L34	16.01'	S69°51'08"W
L35	22.68'	S18°42'24"W
L36	32.10'	S22°37'15"E
L37	43.46'	S12°05'49"W
L38	50.02'	S28°31'58"W
L39	21.88'	S63°13'27"W
L40	41.06'	S85°24'02"W
L41	42.88'	N07°33'04"W
L42	26.81'	N08°08'26"E
L43	38.38'	N81°10'08"W
L44	51.42'	N05°43'27"W
L45	6.89'	N61°14'43"W
L46	37.59'	S86°21'23"W
L47	13.86'	N49°52'19"W
L48	20.97'	N12°51'13"W
L49	44.11'	N69°20'32"E
L50	66.70'	N79°23'19"E
L51	35.46'	N65°57'09"E
L52	21.79'	N45°56'24"E
L53	37.51'	N26°02'49"E

LINE TABLE

LINE	LENGTH	BEARING
L54	56.60'	N35°07'28"W
L55	72.65'	N16°45'00"W
L56	256.06'	N00°23'14"W
L57	60.19'	N89°46'07"E
L58	8.88'	N57°00'08"E
L59	32.83'	N00°14'05"W
L60	16.54'	N89°58'07"E
L61	22.82'	N62°32'51"E
L62	20.37'	N11°09'19"W
L63	104.99'	S86°42'04"W
L64	132.13'	N00°18'04"W
L65	3.79'	N44°09'14"W
L66	38.88'	N03°00'11"E
L67	86.12'	S89°41'27"W
L68	32.15'	N74°01'43"W
L69	14.40'	N64°27'41"W
L70	56.88'	S80°20'28"W
L71	110.52'	N62°35'48"W
L72	48.03'	N26°44'05"W
L73	16.31'	N07°03'04"W
L74	46.33'	N45°52'18"E
L75	9.85'	N16°25'42"W
L76	370.00'	N00°18'10"W
L77	120.00'	N89°41'50"E
L78	120.00'	N89°41'50"E

LINE TABLE

LINE	LENGTH	BEARING
L79	120.00'	N89°41'50"E
L80	120.00'	N89°41'50"E
L81	100.00'	N89°41'50"E
L82	120.00'	N00°18'10"W
L83	120.00'	N00°18'10"W
L84	119.84'	N00°18'12"W
L85	170.00'	N00°18'10"W
L86	240.00'	N89°41'50"E
L87	120.00'	N89°41'50"E
L88	120.00'	N89°41'50"E
L89	120.00'	N89°41'50"E
L90	121.34'	N89°41'50"E
L91	120.00'	N89°41'50"E
L92	120.00'	N89°41'50"E
L93	102.65'	N89°41'50"E
L94	470.00'	N89°41'50"E
L95	464.00'	N89°41'50"E
L96	115.00'	N89°41'50"E
L97	320.00'	N89°41'50"E
L98	130.00'	N89°41'50"E
L99	130.00'	S89°41'50"W
L100	130.00'	N00°18'10"W
L101	130.00'	N00°18'10"W
L102	130.00'	N00°18'10"W
L103	130.00'	N00°18'10"W

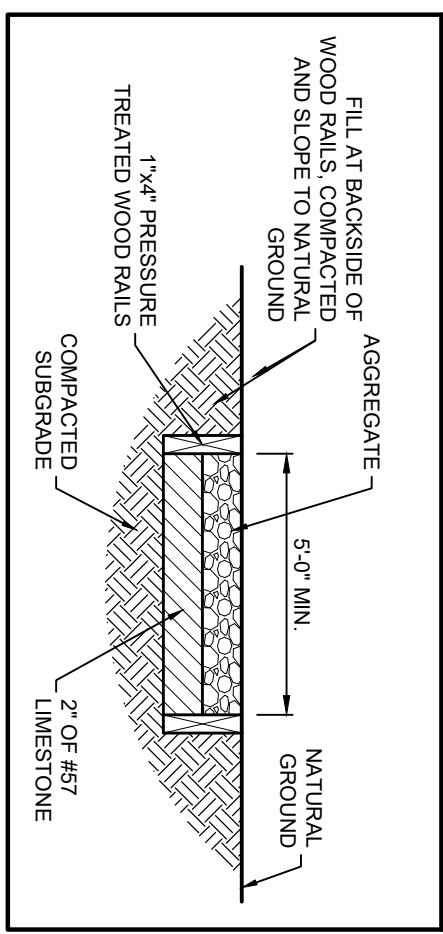
LINE TABLE

LINE	LENGTH	BEARING
L104	130.00'	N00°18'10"W
L105	130.00'	N00°18'10"W
L106	177.00'	S00°18'10"E
L107	120.00'	N00°18'10"W
L108	120.00'	N00°18'10"W
L109	120.00'	N00°18'10"W
L110	120.00'	N00°18'10"W
L111	120.00'	N00°18'10"W
L112	120.75'	N00°18'10"W
L113	112.77'	N00°18'10"W
L114	60.00'	N89°41'50"E
L115	121.34'	N81°09'54"E
L116	180.00'	N89°41'50"E
L117	464.00'	N89°41'50"E
L118	470.00'	N89°41'50"E
L119	500.00'	N89°41'50"E
L120	130.00'	N00°18'10"W
L121	434.78'	S86°32'26"W
L122	362.16'	S89°41'50"W
L123	382.16'	S03°22'38"W
L124	245.16'	S89°41'50"W
L125	300.00'	S89°41'50"W
L126	300.00'	S89°41'50"W
L127	1018.86'	N41°35'14"W
L128	213.82'	S00°18'10"E

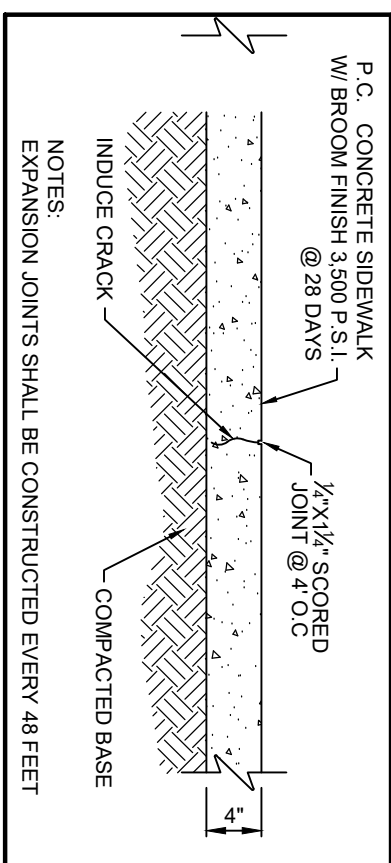
LINE TABLE

LINE	LENGTH	BEARING
L154	120.00'	S89°41'50"W
L155	120.00'	S89°41'50"W
L156	119.27'	S89°41'50"W
L157	121.85'	S89°41'50"W
L158	115.69'	S89°41'50"W
L159	115.00'	S89°41'50"W
L160	115.00'	S89°41'50"W
L161	115.00'	S89°41'50"W
L162	115.00'	S89°41'50"W
L163	120.00'	N71°04'48"W
L164	120.00'	N37°22'38"W
L165	133.00'	S00°16'24"E
L166	123.00'	S52°16'24"W
L167	130.00'	N89°41'50"E
L168	130.00'	S89°41'50"W
L169	170.00'	N00°18'10"W
L170	115.00'	S89°41'50"W
L171	165.00'	N89°41'50"E
L172	60.00'	S89°48'05"W

WALKING PATH DETAIL:



SIDEWALK SECTION:



GENERAL SURVEY NOTES:

PROPERTY RESTRICTIONS, SEAVITUDES, RIGHTS-OF-WAY, EASEMENTS AND/OR OTHER BURDENS, OTHER THAN THOSE NOTED, MAY EXIST ON THIS PROPERTY AND OWNERS OR POTENTIAL BUYERS SHOULD ALSO BE AWARE, ABSTRACTING FOR VERIFICATION OF TITLE AND/OR ACTUAL OWNERSHIP WAS NOT IN THE SCOPE OF THIS SURVEY MADE BY QUALITY ENGINEERING AND SURVEYING, L.L.C.

THE WORDS "CERTIFY," "CERTIFIER," OR "CERTIFICATION" AS USED HEREIN, IS NOT INTENDED TO IMPLY AN ASSURANCE OF PROFESSIONAL OPINION OR FIELD SURVEY BASED UPON HIS BEST KNOWLEDGE AND BELIEF, BUT IS INTENDED TO BE SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

QUALITY ENGINEERING AND SURVEYING, L.L.C. HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION, AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.

UTILITIES: QUALITY ENGINEERING AND SURVEYING, L.L.C. MADE NO ATTEMPT TO LOCATE VISIBLE OR BURIED UTILITIES AS PART OF THIS SURVEY.

THE LINES SHOWN ASSOCIATED WITH SECTIONS, TOWNSHIPS, RANGES AND FLOOD ZONES WERE DIGITIZED FROM AERIAL IMAGERY, F.E.M.A. FLOOD INSURANCE RATE MAPS AND U.S.G.S. QUADRANGLE MAPS. THESE LINES ARE SHOWN FOR REFERENCE ONLY AND WERE NOT FIELD VERIFIED AT THE TIME OF THIS SURVEY WAS PERFORMED.

IMPROVEMENTS ARE NOT SHOWN.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PRELIMINARY PLAT REPRESENTS A SKETCH OF POTENTIAL CONCEPITAL SURVEYING AND SURVEYING, L.L.C. HAS NOT AND DOES NOT PROVIDE WETLAND DELINEATION OR DETERMINATION, AND WAS NOT REQUESTED NOR INCLUDED IN THIS SURVEY.

PRELIMINARY DOCUMENT NOT FOR CONSTRUCTION, RECONSTRUCTION, CONVEYANCES, OR SALES

DATE: _____
SETH J. MOSBY
PROFESSIONAL LAND SURVEYOR #8073

TITLE:

PROJECT: TANTELA LAKES
FORMERLY THE PRESERVE AT GOODBEE LAKES
A PLANNED UNIT DEVELOPMENT

DISCUSSION: LOCATED IN SECTION(S) 16 & 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CLIENT: TANTELA LAKES, LLC
22161 MARSHALL RD, SUITE C
MANDERVILLE, LA 70471



Drawn By: JLD
Checked By: JLD
Date: FEBRUARY 27, 2020
Sheet: 2 OF 2

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Planning Commission approval shall be subject to the following items being addressed:

General Comments:

1. Approval from 911 Addressing is still required for this phase of Covington Place Cottages. The plat will need to be updated to reflect this approval and lot addresses.
2. Provide a recreational development plan including a time schedule for implementation. The plan will need to document the entity whom shall be responsible for the ownership and maintenance of the recreational amenities and greenspace areas.
3. A waiver of the minimum driveway spacing distance of sixty (60') feet is being requested for this phase of Covington Place Cottages. Staff has no objection to this waiver request. 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.

Preliminary Plat:

4. The Preliminary Plat has removed lot #85, but this lot is still shown throughout the civil plans. Revise this conflict.
5. All drainage and utility servitudes need to be shown on the plat. (Typ.)
6. Revise the dedication statement to state the signage and posts in this phase will be privately maintained to be in conformance with phase one of this development.
7. Remove the reference to lot #85 from restrictive covenant #14.

Paving & Drainage Plan:

8. Revise cross-section B-B to show the top of pond bank elevations and the required 3:1 pond side slopes.
9. Revise cross-section A-A to show the top of swale elevations, horizontal dimensions and required 3:1 swale side slopes.

Sewer & Water Plan:

10. An additional sewer manhole needs to be added near Lot #106 to have the sewer infrastructure located within the proposed roadway Right-of-Way and utility servitudes. Update all applicable plan sheets accordingly.
11. Provide written plan approval from U.I.L. for the proposed water and sewer infrastructure.
12. Relocate the existing sewer line call-out on sheet four (4) in the profile view so it is legible.

Erosion Control Plan:

13. Additional BMP's and erosion control measures need to be shown on the Erosion Control Plan for all disturbed areas within this phase of development.

Informational Items:

A Letter of No Objection from St. Tammany Parish and L.D.H. approval regarding the water and sewer infrastructure is required for this development.

A funded **Maintenance Obligation** in the amount of **\$15,000** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

No Mandatory Developmental fees are required in accordance with Ordinance No. 08-1751 and memorandum from Mr. Neil Hall dated 10/15/2009.

Revised drawings will not be accepted for review or placement in the packet prior to the March 10, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

RICHARD C. LAMBERT CONSULTANTS, L.L.C.



March 2, 2020

St. Tammany Parish
Department of Development
21490 Koop Drive
Mandeville, LA 70471

Attn: Mr. Chris Tissue, PE

SUBJECT: COVINGTON PLACE COTTAGES PHASE 2
RCLC NO 719-14

Dear Mr. Tissue:

RCLC, on behalf of the Developer, is requesting a waiver of Ordinance 499, Section 40-074.01, Paragraph g. The approved lot width for this development is 50 feet which is less than the required 60 feet minimum distance a driveway is to be located from the property corner of an intersecting street. Therefore, the Developer is requesting the minimum distance from the property corner to the driveway be reduced to 25 feet.

If you have any questions or require further action on our part, please contact me.

Yours truly,

RICHARD C. LAMBERT CONSULTANTS, LLC

A handwritten signature in blue ink, appearing to read "F. Zemmer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Franz J. Zemmer, P.E.
Manager – Design

I:\File Cabinet\71914 Covington Cottages\Preliminary Submittal\02-21-2020 Submittal\CovCotPh2 Waiver Request 03-02-2020.doc

RICHARD C. LAMBERT CONSULTANTS, LLC

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General Comments:

1. The updated T.I.A. Addendum #1 for this development is being revised and must be resubmitted to St. Tammany Parish for review and approval.
2. A waiver of the minimum driveway spacing distance of sixty (60') feet is being requested for this phase of Lakeshore Villages. Staff has no objection to this waiver request. 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.

Preliminary Plat:

3. Label the maximum building height requirements.

Paving & Drainage Plan:

4. Proposed alternative pavement design section is currently being reviewed. Approved pavement design section will need to be shown on the plat and plan sheets.

Water & Sewer Plan:

5. Provide an updated written plan approval and letter of capacity for the revised phase 7 water and sewer infrastructure.

Informational Items:

No funded **Maintenance Obligation** is required since this a Community Development District owned and maintained subdivision.

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

Revised drawings will not be accepted for review or placement in the packet prior to the March 10, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



February 27, 2020

St. Tammany Parish
Department of Development
Attn: Chris Tissue
21454 Koop Drive
Mandeville, LA 70471

PRELIMINARY PLANS
RECEIVED
2/27/2020
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

RE: Lakeshore Villages Phase 7
Slidell, LA
DDG Job #19-268

Mr. Chris Tissue,

The developer of Lakeshore Villages would like to request a waiver pertaining to Phase 7 of the development. The Subdivision Regulations Chapter 125 Section 214 states, "Driveways on corner lots shall not be located any closer than sixty (60) feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect." The developer is requesting a waiver to reduce the distance between the right-of-way intersection and driveway from 60 feet to a minimum of 47 feet.

Phase 7 of Lakeshore Villages includes single-family residential lots with dimensions of 60-foot lot width and 110-foot lot depth (and a single lot meeting minimum dimensions of 45-foot lot width and 100-foot lot depth). In the following enclosure, Lot Number 1578 is shown to have a driveway which does not maintain a minimum clearance of 60 feet from the private access right-of-way line to the driveway which is a low percentage of driveways requiring a waiver. A minimum distance of 47 feet can be achieved between the driveway and right-of-way on these corner lots.

Lot Number	Required distance from right-of-way to driveway	Proposed distance from right-of-way to driveway
1578	60'	47.34'

Due to the minimum lot dimensions of Phase 7, the low percentage of driveways requesting waivers, and a minimum distance of 47 feet which can be achieved between the driveway and right-of-way, we request this waiver pertaining to driveway placement on corner lots.

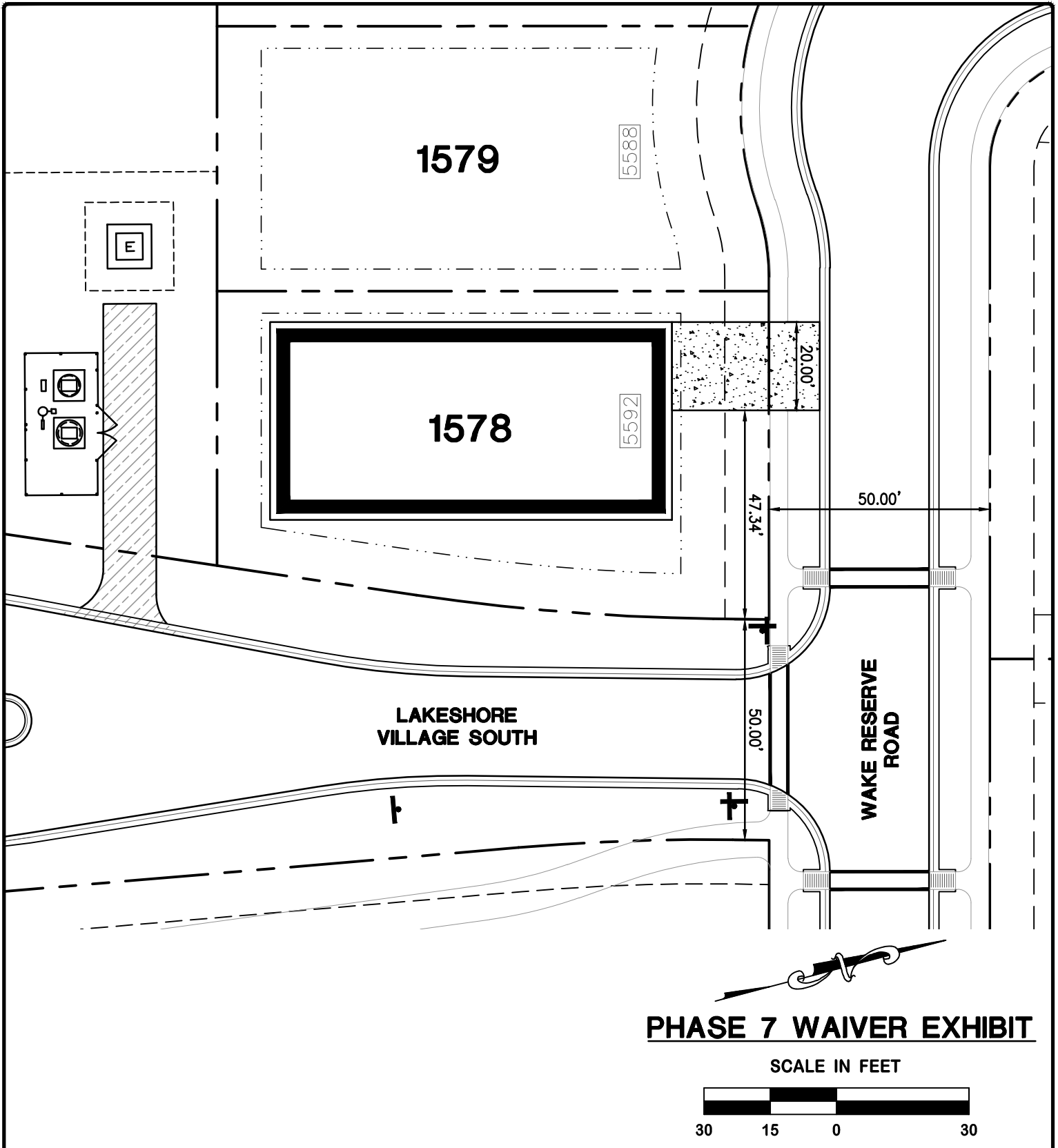
Please let me know if you have any additional comments or questions.

Sincerely,
Duplantis Design Group, PC

A handwritten signature in blue ink, appearing to read "Thomas H. Buckel".

Thomas H. Buckel, P.E.
THB/jrs

Enclosures:
Driveway Waiver Exhibit



PHASE 7 WAIVER EXHIBIT

SCALE IN FEET



314 E. Bayou Road
Thibodaux, LA 70301

Office: 985.447.0090
Fax: 985.447.7009

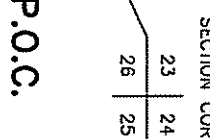
www.ddgpc.com

**LAKESHORE VILLAGES, PHASE 7
ST. TAMMANY PARISH
FOR DR. HORTON, INC. - GULF COAST**

DATE: 02-24-2020

- 1) Sewerage or stormwater collection systems shall be installed below the sewerage and water systems are isolated and separate from stormwater. Whenever a community (center), wastewater treatment plant, or other facility is approved by the Department of Environmental Services or Stormwater Permitting, there shall be a provision for collecting and conveying all runoff from impervious surfaces to the sewerage system. The Department of Environmental Services will require a connection agreement between the applicant and the city for the purpose of inspection, and in no event shall there be a physical connection between any source and any element of the community (center) water system (supply).
- 2) Construction of any new lot is prohibited in the form of detaching easements/servitudes, excepting auxiliary structures that one to be owned and maintained by the Community Development District.
- 3) No noise or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may not become an annoyance or nuisance to the neighborhood, particularly the use of loud car, boat, or other vehicle storage.
- 4) The minimum elevation for the lowest floor of all residential houses shall be a minimum of 1'0" M.S.L. (NMDBS) (GEOID 09) or 1'0' feet above the certification of the road, whichever is greater. This subdivision is in F.I.R.M., community panel 22826055535, Rev. 6-8-2006, and is classified as being in Flood Zone A6.
- 5) No lot will be further subdivided without approval of the St. Tammany Planning Commission and the Department of Environmental Services of St. Tammany Parish.
- 6) Driveway on corner lots shall not be located any closer than forty-seven (47') feet from a corner of said property closest to the intersection of the driveway to the street frontage. The driveway shall be set back from the side and rear lot line(s) at least twenty (20') feet. No driveway is to be allowed to directly connect to Lakeside Village South Boulevard.
- 7) The Community Development District will own and maintain all streets and pumps, boxes, subsurface sewerage, road right of ways, and drainage servitudes.
Only one dwelling unit per lot will be allowed.

LOCATED IN SECTION 30,
TOWNSHIP 9 SOUTH - RANGE 14 EAST
SLIDELL, ST. TAMMANY PARISH, LOUISIANA

[illegible]

SCALE 1" = 2000

APPROVALS:

<u>(Owner/Owner Representative)</u>	<u>Date</u>
D.R. Horton, Inc. - Gulf Coast 7896 Vincent Road Denton Springs, LA 70726	

ACADIA

LAND SURVEYING, LLC

EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE	PURCH COMMENTS	APR INT.
02/24/2020		
DRAIN BT: APR	REVISION DESCRIPTION	
FIELD BOOK: 350	CHECKED BY: APR	
	FIELD WORK COMPLETED ON: TBD	
	APPROVED BY: MHB	
	ALS FILE: 2017-7-1846/7-1847 PJ Peimandari	

CERTIFICATION:
 It is to certify to J.E. HERTON, INC. that this survey was done by me or under my direct supervision and in accordance with the standards and procedures set forth in accordance with the standards of the American Society of Professional Surveyors, Inc. and approved by the State of Oklahoma, Board of Registration for Professional Engineers and Land Surveyors. I have not been furnished with the above mentioned standards and procedures with the exception of those specifically stated on the above mentioned survey. I have not been furnished with the above mentioned standards and procedures with the exception of those specifically stated on the above mentioned survey.

MICHAEL P. BLANCHARD
 (Professional Engineer)
 (Professional Land Surveyor)

02/26/2020

Michaels P. Blanchard, P.E., P.L.S.,
 Reg. No. 4861

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	05:28.20"	500.00'	47.76'	S 210° 01' 18" W = -47.74'
C2	08:17.59"	500.00'	72.43'	N 140° 08' E = -72.38'
C3	14:26.12"	182.00'	112.41'	S 28° 35' 07" W = -150.84'
C4	35:00.46"	128.00'	129.24'	S 35° 29' 28" W = -115.30, 44'
C5	14:01:53.6"	68.75'	168.30'	S 80° 59' 42" E = -129.31'
C6	05:06.39"	2,031.12'	181.16'	N 35° 03' 37" W = -181.12'
C7	8:53.55"	75.00'	108.61'	N 112° 44' 1" E = -100.11'
C8	39:33.52"	1,150.00'	794.11'	S 33° 59' 44" W = -778.42'
C9	9:10.02"	75.00'	118.28'	N 59° 16' 50" E = -107.11'
C10	9:23.02"	25.00'	40.17'	N 59° 07' 28" W = -35.88'
C11	37:00.39"	1,775.00'	1150.71'	N 35° 28' 33" E = -1130.66'
C12	89:55.10"	25.00'	39.23'	S 80° 59' 42" E = -35.33'
C13	05:34.40"	1,981.12'	192.88'	N 33° 11' 32" W = -192.79'
C14	8:54.98"	25.00'	35.54'	S 11° 24' 41" W = -33.37'
C15	39:33.52"	1,201.00'	828.63'	S 33° 59' 44" W = -812.27'
C16	91:00.03"	25.00'	38.76'	S 59° 16' 50" W = -35.70'
C17	41:08:18"	1,500.00'	1070.01'	S 35° 25' 00" W = -1054.02'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 231° 16' 18" W	99.20'
L2	N 19° 24' 03" E	67.44'
L3	N 15° 32' 02" E	12.61'
L4	N 15° 32' 02" E	8.21'
L5	N 12° 45' 05" E	46.54'
L6	N 59° 08' E	122.41'
L7	N 80° 15' 1" W	10.00'
L8	N 59° 08' E =	29.46'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 23°16'04" W	99.20'
L2	N 19°24'03" E	67.44'
L3	N 15°32'02" E	12.61'
L4	N 15°32'02" E	8.21'
L5	N 12°45'05" E	46.54'
L6	N 9°58'09" E	122.41'
L7	N 80°01'51" W	10.00'
L8	N 9°58'09" E	29.46'

Planning Commission approval shall be subject to the following items being addressed:

General Comments:

1. Approval from 911 addressing is still pending for this phase of Tamanend. Once approved the plat will need to be updated to reflect the approved street names and addresses.
2. A waiver of the minimum roadway width of twenty (20') feet is being requested for this phase of Tamanend. Staff is not in favor of this waiver request and finds no compelling reason why the minimum Ordinance requirements cannot be satisfied; however, if the Planning Commission wishes to grant 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.
3. Provide a recreational development plan for this phase of Tamanend including a time schedule for implementation. The plan will need to document the entity whom shall be responsible for the ownership and maintenance of the recreational amenities and greenspace areas.

Preliminary Plat:

4. Update restrictive covenant #7 to include the maximum building height requirements.
5. Provide an acreage and percentage breakdown of the active and passive greenspaces located within this phase of Tamanend so the greenspace calculations can be verified.
6. Revise the dedication statement to include the maintenance of the common areas/greenspace within this phase.
7. Include a breakdown by percent of the total land area devoted to each use including minimum public and private greenspace, right-of-way/access, lots, wetlands, etc.
8. The Typical Roadway Section street references on the Preliminary Plat need to be revised to reflect the Typical Roadway Sections shown on the Civil Plan sheets.

Water & Sewer Plan:

9. Provide written plan approval from the utility company for the proposed water and sewer infrastructure within this phase of Tamanend.
10. Provide a letter from the utility company stating that the existing water and sewer systems this development is connecting to have sufficient capacity.
11. The proposed fire hydrant layout does not conform to the requirements of Ordinance Section 125-86-(d)-2 regarding the location and spacing of fire hydrants.
12. Fire Hydrant labels and call-outs are missing or are incorrectly placed. Revised/added call-outs to eliminate this conflict.

Striping & Signage Plan:

13. Sheet C-6.1 in this plan set needs to be replaced with the Striping and Signage Plan sheet C-6.1 for the “Traditions at Tamanend”.

Informational Items:

A Letter of No Objection from St. Tammany Parish and L.D.H. approval regarding the water and sewer infrastructure is required for this development.

The revised D.I.S. for Tamanend is currently being reviewed, additional drainage comments may follow.

The Tamanend T.I.A. is currently being reviewed for compliance, additional traffic comments may follow.

A funded **Maintenance Obligation** in the amount of **\$15,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

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

Revised drawings will not be accepted for review or placement in the packet prior to the March 10, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



February 28, 2020

St. Tammany Parish
Department of Development
Attn: Chris Tissue
21454 Koop Drive
Mandeville, LA 70471

PRELIMINARY PLANS
RECEIVED
02/28/2020 - 10:00 A.M.
DEVELOPMENT
ENGINEERING

RE: Traditions at Tamanend
Lacombe, LA
DDG Job #18-557

**ENGINEERING
REVIEW COPY**

Mr. Tissue,

The developer would like to request a waiver pertaining to Traditions at Tamanend. The Subdivision Regulations Chapter 125 Section 211 states, "Paving width shall be a minimum of 20 feet wide." The developer is requesting a waiver to reduce the paving width from 20' to 15.5' on WM Penn Circle. The reduced width pavement section features a back of curb to back of curb distance of 20'. The majority of WM Penn Circle only has homes located on one side of the street, the other side of the street will be open green space. Please see the attached plan sheet featuring the reduced width typical section.

Sincerely,
Duplantis Design Group, PC

Thomas H. Buckel, P.E.
THB

Enclosures:
Traditions at Tamanend Waiver Exhibit

LA call

CALL LOUISIANA ONE CALL — 1-800-272-3000

CALL BEFORE YOU DIG. 8:00 AM TO 5:00 PM, 7 DAYS A WEEK. REQUESTING EXCAVATION INFORMATION TO VERIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 48 HOURS IN ADVANCE OF ANY EXCAVATION OR LOCATION OF UNDERGROUND UTILITIES.

DATE	REV	DESCRIPTION	BY		

16564 E. Brewster Road,
Suite 101
Covington, LA 70433
Office: 985.249.6180
Fax: 985.249.6190
www.ddgpc.com

SIGNATURE: *Thomas H. Bickel*
DATE: 02-26-2020

4

2

0

4

8

12

4

2

0

4

8

12

HORIZONTAL SCALE

VERTICAL SCALE

DESIGNED: MTF

CHECKED: THB

DATE ISSUED: 02-14-2020

ISSUED FOR: PERMIT

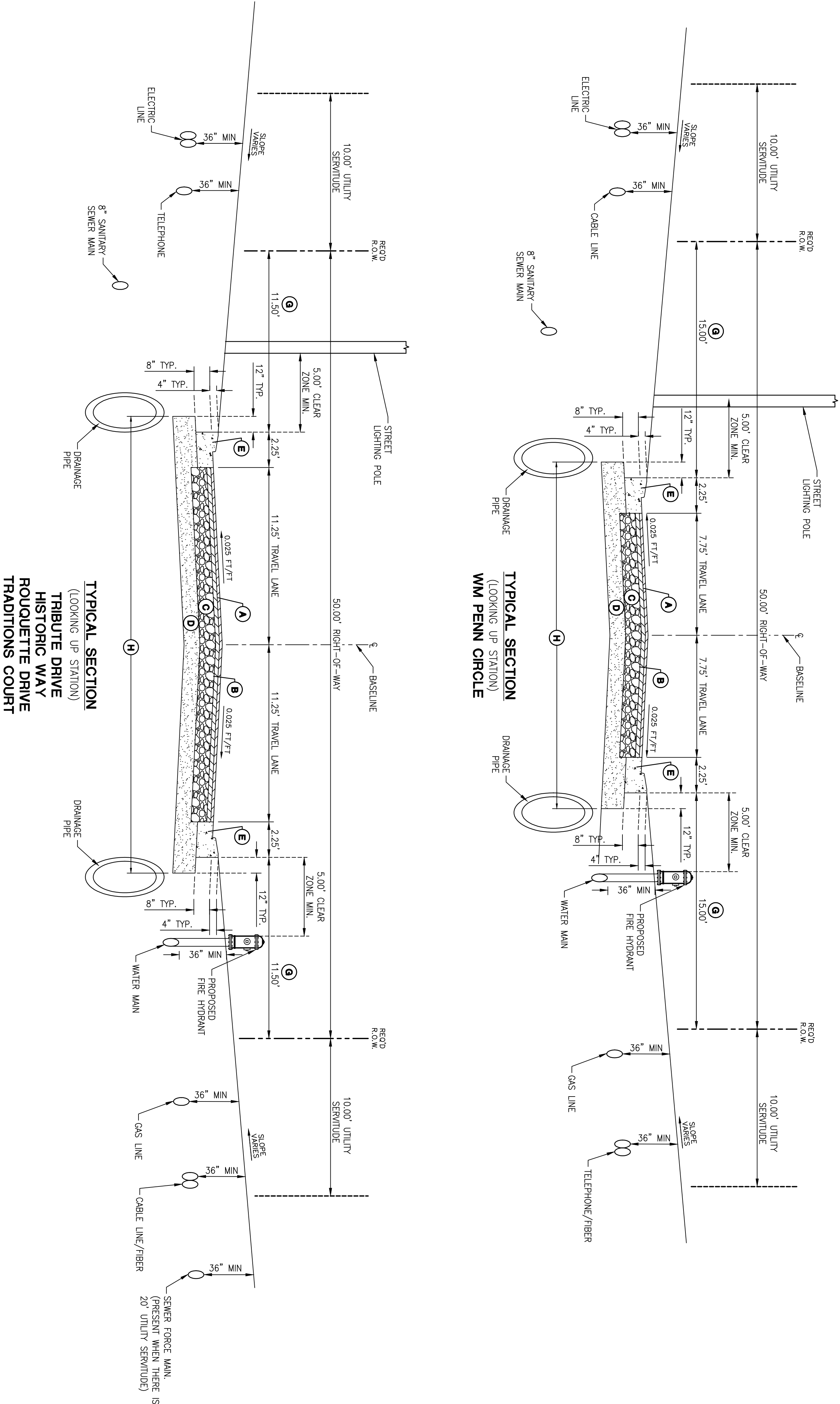
OWNER:
FOR D.R. HORTON - GULF COAST

PROJECT:
**TRADITIONS AT TAMANEND
LACOMBE, LOUISIANA
ST. TAMMANY PARISH**

TITLE:
TYPICAL ROADWAY SECTIONS

C-1.1

SHEET



- LEGEND.**
- (A)** 2" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
 - (B)** 2" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
 - (C)** 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698.
 - (D)** 12" COMPACTED SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT TO 95% STANDARD PROCTOR PER ASTM D-698.
 - (E)** 4" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 15" MOUNTABLE CURB.
 - (F)** 6" HIGH BARRIER CONCRETE CURB AND GUTTER WITH 12" GUTTER.
 - (G)** HYDROSEED WITH STRAW OR SOD DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN (WITHIN LIMITS OF CONSTRUCTION).
 - (H)** GENERAL EXCAVATION

- NOTE:**
- 1. CONTRACTOR MAY UTILIZE ALTERNATIVE LADOTD APPROVED CLASS II BASE COURSE IN LIEU OF SOIL CEMENT WHEN SOILS ARE NOT SPECIFICALLY IDENTIFIED. CONTRACTOR SHALL NOT MIX SPECIFIED CLASS II BASE COURSE WITH ANY OTHER MATERIALS. THE MORE STRINGENT STANDARD SHALL BE USED.
 - 2. CONTRACTOR TO ENSURE ALL STREET LIGHT POLES AND FIRE HYDRANTS ARE LOCATED 6' MIN. BEHIND THE BACK OF CURB ALONG THE BOULEVARD ROAD AND 5' MIN BEHIND BACK OF CURB FOR LOCAL ROADS.
- ** BASED ON THE GEOTECHNICAL REPORT NO. G18-077, DATED JANUARY 7, 2019 AND THE GEOTECHNICAL REPORT NO. G18-006, DATED MAY 1, 2018. BOTH REPORTS WERE PREPARED BY STRATUM ENGINEERING, LLC., STRUCTURAL CLAY FILL MATERIALS PLACED BENEATH THE STRUCTURAL FEATURES OR SLABS SHOULD BE FREE OF ORGANIC OR OTHER DELETERIOUS MATERIALS AND HAVE A MAXIMUM PARTICLE SIZE OF LESS THAN THREE (3) INCHES. STRUCTURAL CLAY FILL SOILS ARE DEFINED AS HAVING A LIQUID LIMIT (LL) LESS THAN FORTY (40) AND PLASTICITY INDEX (PI) BETWEEN 0 AND 20. THE FILL SHALL BE PLACED IN LAYERS NOT EXCEEDING 12" THICK. A LINE ON THE PLASTICITY CHART, OR AS ACCEPTED BY THE GEOTECHNICAL ENGINEER OF RECORD.**
- NOTES:**
1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOTD STANDARD SPECIFICATIONS 2006 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION CHAPTER 125
 2. SPECIFICATIONS: THE MORE STRINGENT STANDARD SHALL BE USED.

Planning Commission approval shall be subject to the following items being addressed:

General Comments:

1. Approval from 911 addressing is still pending for this phase of Tamanend. Once approved the plat will need to be updated to reflect the approved street names and addresses.
2. A waiver of the minimum roadway width of twenty (20') feet is being requested for this phase of Tamanend. Staff is not in favor of this waiver request and finds no compelling reason why the minimum Ordinance requirements cannot be satisfied; however, if the Planning Commission wishes to grant 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.
3. Provide a recreational development plan for this phase of Tamanend including a time schedule for implementation. The plan will need to document the entity whom shall be responsible for the ownership and maintenance of the recreational amenities and greenspace areas.

Preliminary Plat:

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5. Provide an acreage and percentage breakdown of the active and passive greenspaces located within this phase of Tamanend so the greenspace calculations can be verified.
6. Revise the dedication statement to include the maintenance of the common areas/greenspace within this phase.
7. Include a breakdown by percent of the total land area devoted to each use including minimum public and private greenspace, right-of-way/access, lots, wetlands, etc.
8. The Typical Roadway Section street references on the Preliminary Plat need to be revised to reflect the Typical Roadway Sections shown on the Civil Plan sheets.

Paving & Drainage Plan:

9. Provide a typical section for the proposed temporary turn-around at the end of Tribute Drive.
10. Add the proposed headwall structure details from the mass-grading plan set to the “Tribute at Tamanend” plan set.
11. Add the grading plans and details from the mass-grading plan set for the detentions pond located within the “Tribute at Tamanend” phase to this plan set.

Water & Sewer Plan:

12. Provide written plan approval from the utility company for the proposed water and sewer infrastructure within this phase of Tamanend.

13. Provide a letter from the utility company stating that the existing water and sewer systems this development is connecting to have sufficient capacity.
14. The proposed fire hydrant layout does not conform to the requirements of Ordinance Section 125-86-(d)-2 regarding the location and spacing of fire hydrants.
15. Fire Hydrant labels and call-outs are missing or are incorrectly placed. Revised/added call-outs to eliminate this conflict.

Informational Items:

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The Tamanend T.I.A. is currently being reviewed for compliance, additional traffic comments may follow.

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Revised drawings will not be accepted for review or placement in the packet prior to the March 10, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

February 28, 2020

St. Tammany Parish
Department of Development
Attn: Chris Tissue
21454 Koop Drive
Mandeville, LA 70471

RE: Tribute at Tamanend
Lacombe, LA
DDG Job #18-557

Mr. Tissue,

The developer would like to request a waiver pertaining to Tribute at Tamanend. The Subdivision Regulations Chapter 125 Section 211 states, "Paving width shall be a minimum of 20 feet wide." The developer is requesting a waiver to reduce the paving width from 20' to 15.5' on Eunio Way. The reduced width pavement section features a back of curb to back of curb distance of 20'. Eunio Way only has homes located on one side of the street, the other side of the street will be open green space. Please see the attached plan sheet featuring the reduced width typical section.

Sincerely,
Duplantis Design Group, PC



Thomas H. Buckel, P.E.
THB

Enclosures:
Tribute at Tamanend Waiver Exhibit

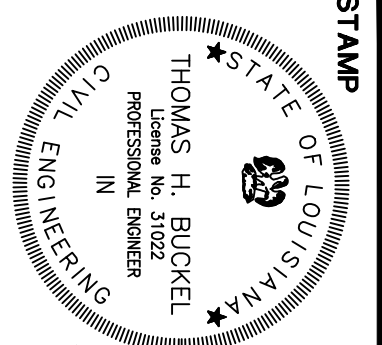
CALL LOUISIANA ONE CALL — 1-800-272-3000

CALLING SERVICE PROVIDERS 48 HOURS IN ADVANCE TO VERIFY A REGIONAL NOTIFICATION CENTER BY TELEPHONE 48 HOURS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION ACTIVITY. THE OWNERS/OPERATORS OF ANY UNDERGROUND FACILITY MUST THEN MARK THE LOCATION OF UNDERGROUND FACILITIES.

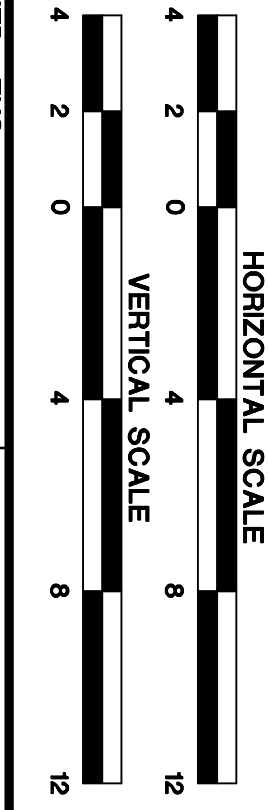
DATE	REV	DESCRIPTION	BY		



16564 E. Brewster Road,
Suite 101
Covington, LA 70433
Office: 985.249.6180
Fax: 985.249.6190
www.ddgpc.com



SIGNATURE: *Thomas H. Buckel*
DATE: 02-28-2020



DESIGNED: EHS	DATE ISSUED: 02-14-2020	CHECKED: THB	ISSUED FOR: PERMIT
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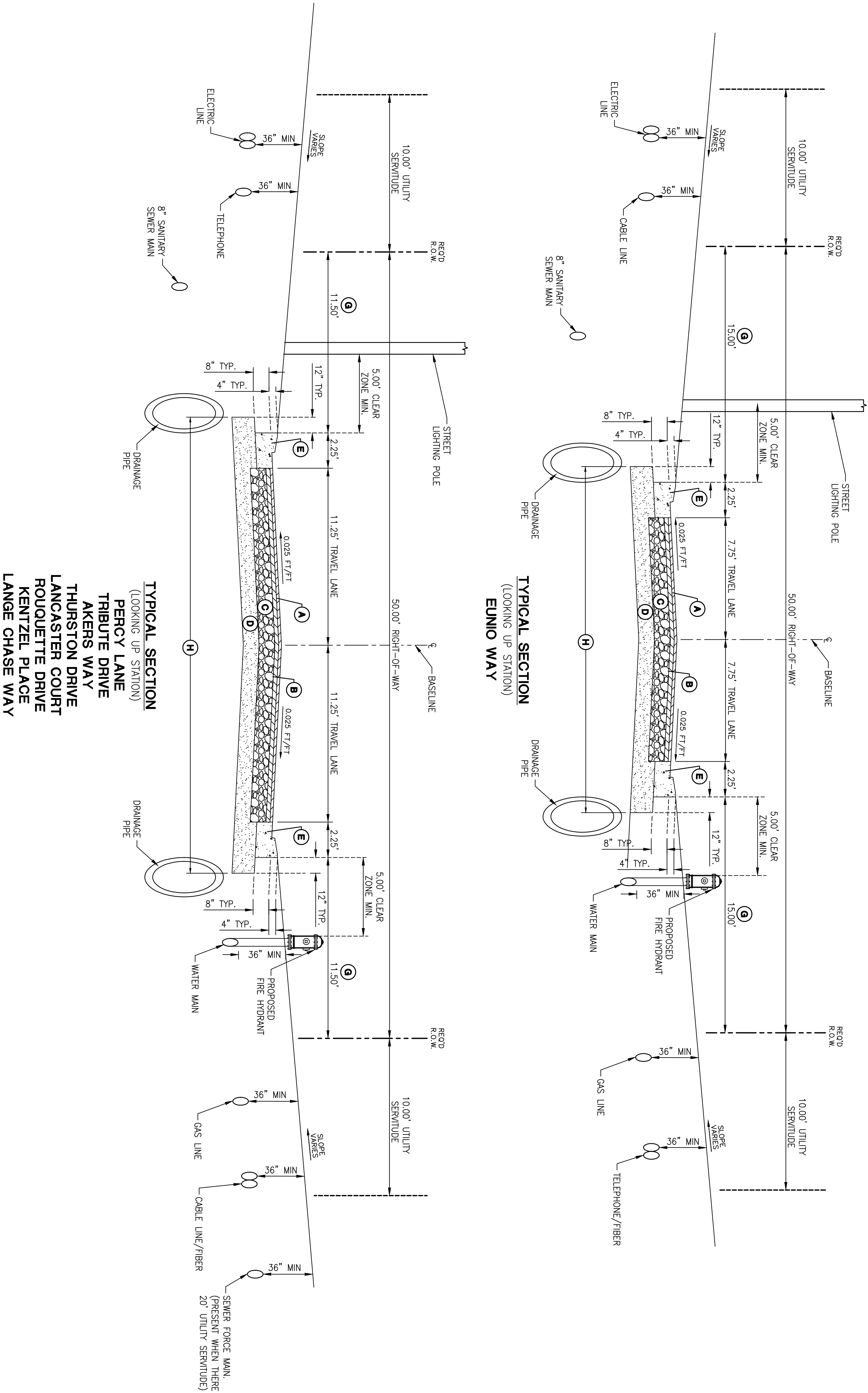
OWNER:
PROJECT:

FOR D.R. HORTON - GULF COAST
TRIBUTE AT TAMANEND
LACOMBE, LOUISIANA
ST. TAMMANY PARISH

TYPICAL ROADWAY SECTIONS

C-1.1

SHEET



**AMENDMENTS TO
DEVELOPMENTAL
AGREEMENTS**

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DEVELOPMENTAL AGREEMENT

This Developmental Agreement (“**Agreement**”) is made and entered into this _____ day of _____ 2020, pursuant to LSA R.S. 33:4780.21 through 33:4780.33 relative to local zoning and planning, and authorizing parishes to enter into developmental agreements with private developers, St. Tammany Parish Code of Ordinances Section 125-121, et seq. and any other constitutional and statutory authority, by and among the following parties:

ST. TAMMANY PARISH GOVERNMENT, a political subdivision of the State of Louisiana and the governing authority of St. Tammany Parish, whose mailing address is P.O. Box 628, Covington, Louisiana 70434, herein appearing by and through Michael B. Cooper, Parish President, duly authorized (hereinafter referred to as “**Parish**”); and

J/MAC DEVELOPMENT, LLC, a limited liability company organized in the State of Louisiana, whose mailing address is c/o Lonesome Development, LLC, 381 Highway 21, Suite 201, Madisonville, La 70447, represented by and through _____, its _____, duly authorized (hereinafter referred to as “**Developer**”).

Parish and Developer hereinafter may be collectively referred to as “**Parties**” or individually as a “**Party**”.

WHEREAS, Parish enacted Ordinance No. 92-1655 which authorized Parish to enter into Developmental Agreements with developers of land, to provide for the contents, periodic review, enforcement and applicability of said agreements and for amendment, cancellation, modification and/or suspension of said agreements; and

WHEREAS, the lack of certainty and the approval of development projects can result in a waste of resources, escalate the cost of development to the consumer, and discourage investment and commitment to comprehensive planning. However, assurances made by Parish to Developer that he may proceed with the project in accordance with existing policy, rules and regulations will facilitate the public planning process, encourage private participation in comprehensive planning, and reduce the economic cost of development; and

WHEREAS, it is the intent of the Parties to enter into this Agreement which specifies the duration of the Agreement, the permitted uses of the property, the density and intensity of use and any other such provisions deemed appropriate by the Parties; and

WHEREAS, said Agreement may include terms, restrictions and requirements for subsequent discretionary actions by the Parish, provided that said actions shall not prevent the development of the land for the user and to the density or intensity of use as may be set forth within this Agreement; and

WHEREAS, Developer received tentative approval from the Planning Commission for Oaklawn Trace Subdivision (as described below) at a public hearing held on December 14, 2004,

said date being prior to the effective date of mandatory impact fees imposed by St. Tammany Parish Code of Ordinances Section 2-769, et seq.

NOW THEREFORE, in consideration of the premises and the mutual benefits and covenants contained in this Agreement, the Parties agree to bind themselves as follows:

1. **LAND USE.** Developer shall develop the Developer's property situated south of U.S. Highway 190 near the intersection with Bird World Road in Lacombe, Louisiana for residential purposes, all generally in accordance with the Amended P.U.D. Plan for Oaklawn Trace in Section 33, T-8-S, R-13-E by Kelly J. McHugh, Kelly J. McHugh & Assoc., Inc. dated May 4, 2017 and bearing Job No. 04-082, a copy of which is attached hereto as Exhibit "A" to be named "**Oaklawn Trace Subdivision**".
2. **ASSESSMENT AND COLLECTION.** The Parties hereby covenant and agree that Parish shall collect, and the Developer shall pay through voluntary assessment, a one-time developmental impact fee in the amount of one thousand dollars (\$1,000.00) per lot for each of the 160 lots of Oaklawn Trace Subdivision for the amount of one hundred sixty thousand dollars (\$160,000.00) in total, which shall be due and payable as follows:
 - a. In-Kind Contributions. The Parties agree that Developer has already provided in-kind contributions for Oaklawn Trace Subdivision and the surrounding vicinity through the rerouting and improvement of area drainage in the amount of seventy nine thousand seven hundred four and 71/100 dollars (\$79,704.71). Said in-kind contributions consisted of certain drainage improvements depicted in the plan of Drainage Improvements Down Tammany Trace by Kelly J. McHugh, Kelly J. McHugh & Assoc., Inc. dated January 2, 2008, last revised December 2, 2019 and bearing Job No. 04-082, a copy of which is attached hereto as Exhibit "B".
 - b. Cash at Execution. The Parish shall collect and the Developer shall pay the sum of two hundred ninety five and 29/100 dollars (\$295.29) at full execution of this Agreement.
 - c. Cash per Phase. The balance of eighty thousand dollars (\$80,000.00) shall be payable in installments of five hundred dollars (\$500.00) per lot, due and payable to Parish by Developer prior to recording the final, approved plat for each phase of Oaklawn Trace Subdivision.
3. **ACCOUNTING AND DISBURSEMENT.** The developmental impact fees collected shall be remitted to the St. Tammany Parish Department of Finance, P.O. Box 628, Covington, La 70434 by the Developer. Impact fees shall be paid by check and made payable to "St. Tammany Parish". Said fees shall be deposited into an escrow account established in the name of the subdivision. The funds within the escrow account shall

be controlled and regulated by the Office of the Parish President and shall be made available for disbursement when a valid project has been presented and recommended by the Parish and subsequently authorized by the Office of the Parish President.

- 4. EXPENDITURE CRITERIA.** In consideration of the Developer paying voluntary developmental impact fees as provided by this Agreement, Parish hereby covenants and agrees that said developmental impact fees will provide benefit for the citizens of St. Tammany Parish through transportation and/or drainage infrastructure improvements.
- 5. ENFORCEMENT.** The Parties hereto pledge their cooperation in complying with the terms and conditions of this Agreement. However, should Developer, its successors or assigns, fail to remit impact fees in a timely manner when due, the Parish shall reserve the right to refuse to record the plat, issue building permits, stay the construction of existing lots or sites, or restrict any other activities relative to Oaklawn Trace Subdivision until said payments are made, and/or any and all other remedies available to Parish in law or equity.
- 6. TERMINATION AND BINDING NATURE.** This Agreement shall be binding upon the Parties hereto for a period until all impact fees assessed by this Agreement have been paid and/or in-kind services performed. Additionally, this Agreement, unless otherwise specified herein, shall be binding upon all phases or additions to Oaklawn Trace Subdivision.
- 7. AMENDMENT.** This Agreement may be amended from time to time by mutual consent of all Parties made a part hereof, and shall be binding upon and shall inure to the benefit of the Parties hereto, their successors and and/or assigns.
- 8. RECORDATION.** This Agreement shall be approved by Ordinance by the Parish Council and after execution shall be recorded in the mortgage records of the St. Tammany Parish Clerk of Court. This Agreement shall be considered a covenant running with the land and shall be binding upon the Developer and its successors and/or assigns in title thereto.
- 9. CANCELLATION OF DEVELOPER'S OBLIGATIONS.** This Agreement in effect constitutes a lien against the Developer and the property comprising Oaklawn Trace Subdivision and obligates the Developer to remit the assessments due to Parish arising from this Agreement. At the request of an attorney closing the sale of a lot and conveying title to a first-purchaser other than Developer, the Parish shall release from lien the lot(s) being conveyed in order to afford clear title following remittance of impact fees due. The Parish's Director of Finance or their designee shall act as agent for Parish and have authority to execute any partial releases, when and if requested, for lots where impact fees have been paid. Upon full and final payment of all development

impact fees due to Parish, Parish shall cancel this Agreement from the mortgage records.

10. CONTRACTUAL VALIDITY. In the event that any one or more provisions of this Agreement is/are for any reason held to be illegal or invalid, the Parties shall attempt in good faith to amend the defective provision in order to carry out the original intent of this Agreement. All Parties agree to negotiate in good faith, refrain from challenging the validity or legality of this Agreement, and join in the defense of any legal challenge to this Agreement. Any legal expenses incurred as a result of any challenge to the legality of this Agreement by a third party shall be equally shared by the Parties.

11. DRAFTING. Each party has assisted in the preparation of this Agreement and has had the opportunity to make changes to the language used in this Agreement. As such, in interpreting the meaning of any language contained in this Agreement, the rule of construction that ambiguous language shall be construed against the party drafting the document shall not apply.

12. JURISDICTION AND VENUE. Any suit filed by a party to this Agreement to resolve a dispute or controversy regarding the matters which are the subject of this Agreement shall be filed in the 22nd Judicial District Court for the Parish of St. Tammany which shall have exclusive venue and jurisdiction for any such action. Further, any dispute arising from this Agreement shall be governed by the laws of the State of Louisiana.

13. NOTICES. Any notice required or permitted to be given under or in connection with this Agreement shall be in writing and shall be either hand-delivered or mailed, postage pre-paid by First Class Mail, registered or certified, return receipt requested, or delivered by private, commercial carrier, express mail, such as Federal Express, or sent by, telecopier or other similar form of electronic transmission confirmed by written confirmation mailed (postage pre-paid by First Class Mail, registered or certified, return receipt requested or private, commercial carrier, express mail such as Federal Express) at substantially the same time as such rapid transmission. All communications shall be transmitted to the address or number set forth below or such other addresses or numbers to be named hereafter designated by a party in written notice to the other party compliant with this section.

If to the Developer:
J/MAC Development, LLC

If to Parish:
President Michael B. Cooper
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed in multiple originals by the hereunder signed officers, each in the presence of the undersigned two (2) competent witnesses in St. Tammany Parish, State of Louisiana, as of the dates set forth, below after diligent reading of the whole, in various counterparts.

THUS DONE AND SIGNED effective as of _____, 2020 in the presence of the undersigned witnesses.

WITNESSES:

ST. TAMMANY PARISH GOVERNMENT

BY:

Michael B. Cooper
Parish President

THUS DONE AND SIGNED effective as of _____, 2020 in the presence of the undersigned witnesses.

WITNESSES:

J/MAC DEVELOPMENT, LLC

BY:

[Insert Exhibits A & B]

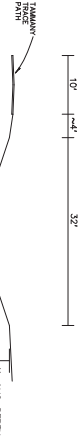
DRAFT EXHIBIT "B"



EXISTING
2-36"X58"RCPA
2-40"X65"RCPA

TRANSMITTER RD.

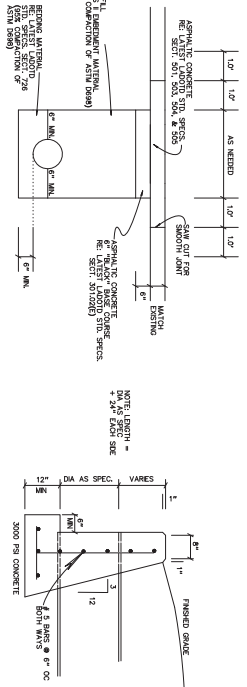
CL. EXISTING
DRAINAGE WAY



TYPICAL DITCH SECTION ALONG TAMMANY TRACE
T=10'

CUT AND PATCH
EXISTING ASPHALT

STRAIGHT HEADWALL DETAIL



HUEY ST.

CLEAN & REGRADE
EXISTING ROADSIDE
DITCH ~150'

PROPOSED
3-40"X65"RCPA-32'
W/ HEADWALL

EXISTING
24"RCP

EXISTING
2-60" RCP

EXISTING
24"RCP

EXISTING
24"RCP

EXISTING
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EXISTING
24"RCP

EXISTING
24"RCP

EXISTING
24"RCP

W. MAIN ST.

E. MAIN ST.

TAMMANY TRACE

5.00' = "AS BUILT" ELEVATIONS

200' ROW

SOUTH POND

OAKLAWN
TRACE
SUB.

DRAINAGE IMPROVEMENTS
DOWN TAMMANY TRACE
(FROM OAKLAWN TRACE SUB.
TO CYPRESS BAYOU)

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

REVISIONS	DATE	BY	CHK
1	06-03-08		
2	09-08-08		
3	11-16-17		
4	12-02-18		
5	01-02-08		
6	04-08-02		
7	01-02-19		



FINAL PLAN
RECEIVED
12/20/2019
ENGINEERING
REVIEW COPY

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OLD BUSINESS

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

March 3, 2020

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

OLD BUSINESS

March 10, 2020 Agenda

Re: Enter Parish R.O.W. Resolution No. 16-020
Specifically an Unopened Portion of "H" Street - Alexiusville Subdivision

Honorable Commissioners,

The above referenced resolution was adopted on February 10, 2016. The resolution states "that the petitioner submit all documentation required within SIX (6) months 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."

The completion date has been extended three (3) times with the latest extension stating the work must be completed by September 12, 2019. As of the date of this letter, our office has not received certification from the petitioner's engineer that the work has been completed. Since the time has expired for the petitioner to complete the work, the following action is required by the Planning Commission to allow the petitioner to proceed with this project:

ACTION REQUIRED: Extend the completion date of work for two (2) years to September 12, 2021.

The petitioner's engineer, Mr. Kelly McHugh, P.E., has requested an extension of time to complete the work (see attached email dated February 18, 2020).

The Department of Development - Engineering has no objection to the extension.

Sincerely,

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

Christopher Tissue, P.E.
Lead Development Engineer

*Attachments: St. Tammany Parish Planning Commission Resolution No. 16-020
Letter to Mr. Mike Martin from Mr. Chris Tissue dated February 11, 2020
Email dated February 18, 2020 from Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.*

xc: Honorable David Fitzgerald
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert
Ms. Leslie Long
Mr. Earl Magner

Mr. Theodore Reynolds, P.E.
Mr. Glenn Delatte
Ms. Jan Pavur
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.
Mr. Michael Martin, DMM Construction, LLC
Mr. Jeff Schoen, Jones Fussell, LLP

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 16-020

**TITLE: A RESOLUTION AUTHORIZING DMM CONSTRUCTION,
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING DMM CONSTRUCTION,
21404 SPRING CLOVER LANE, COVINGTON, LA 70435;
PERMISSION TO ENTER PARISH RIGHT-OF-WAY,
SPECIFICALLY PORTION OF "H" STREET, LOCATED
WITHIN ALEXIUSVILLE SUBDIVISION FOR THE
PURPOSE OF GAINING ACCESS TO PROPERTY.
WARD 3 DISTRICT 2**

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 Subdivision Regulatory Ordinance No.. 499. 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 Drainage Impact Fee Ordinance" (Sec. 2-009.00 Part IV (B) (8) 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.

RESOLUTION P.C. NO. 16-020
PAGE NO. 2 OF 3

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 \$9,600 for a period of six (6) months.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project.

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 3 DISTRICT 2.

19. That the petitioner must agree to participate in a front foot assessment in upgrading the road to a hard surface standard meeting Parish requirements. in the future.

20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way and that the sewer and water tie ins have been completed.

21. That the petitioner submit all documentation required within SIX (6) months 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 MR. DAVIS, SECONDED BY MR. RANDOLPH; A VOTE THEREON RESULTED IN THE FOLLOWING:

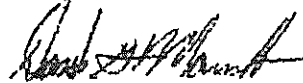
YEA: LORREN, RICHARD, WILLIE, MANNELLA, MATTHEWS, DAVIS,
DRUMM, DOHERTY AND RANDOLPH

NAY: 0

ABSTAIN: 0

ABSENT: CAZAUBON and RICHARDSON

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF FEBRUARY, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:



RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

February 11, 2020

DMM Construction, LLC
c/o Mr. Mike Martin
21404 Spring Clover Lane
Covington, LA 70435

Re: Enter the Parish R.O.W. Resolution No. 16-020
"H" Street - Alexiusville Subdivision

Mr. Martin,

Reference is made to Resolution No. 16-020 and specifically item #21 wherein it is stated " That the petitioner submit all documentation required within SIX (6) months 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."

The completion date was extended three (3) times with the last extension stating that the work must be completed by September 12, 2019.

Therefore, you must reapply for approval of this project by requesting an extension of two (2) years from September 12, 2019. No work can be accomplished on the site until the St. Tammany Parish Planning Commission has approved the extension.

Should you have any questions, please advise.

Sincerely,


Christopher P. Tissue
Lead Development Engineer

xc: Mr. David Fitzgerald
Mr. Ross Liner
Mr. Jay Watson, P.E.
Ms. Helen Lambert
Ms. Leslie Long
Ms. Deborah Henton
Mr. Earl Magner
Mr. Theodore Reynolds, P.E.
Mr. Glenn Delatte
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.
Mr. Jeff Schoen, Jones Fussell, LLP

Shelby R. Vorenkamp

From: Kelly McHugh <kjm@kellymchugh.com>
Sent: Tuesday, February 18, 2020 2:52 PM
To: Shelby R. Vorenkamp; mike@dmmbuilds.com
Cc: Ross P. Liner; Jay Watson; Christopher P. Tissue; Theodore C. Reynolds; 'Jeffrey D. Schoen'; 'Dave Jenners'
Subject: RE: Enter the Parish R.O.W. Resolution No. 16-060 - "H" Street

Shelby,

Let this email serve as our request for a extension for the completion of construction and that this request be placed under Old Business at the next commission meeting.

If this is not sufficient please let me know, thanks.

Kelly McHugh

Kelly McHugh & Associates, Inc.
845 Galvez Street
Mandeville, LA 70448
985-626-5611

From: Shelby R. Vorenkamp [mailto:svorenkampdev@stpgov.org]
Sent: Tuesday, February 11, 2020 4:25 PM
To: mike@dmmbuilds.com
Cc: David R Fitzgerald; Ross P. Liner; Jay Watson; Helen Lambert; Leslie Long; Deborah S. Henton; Christopher P. Tissue; Theodore C. Reynolds; Glenn Delatte; Kelly Mchugh; Jeffrey D. Schoen (jds@jonesfussell.com)
Subject: Enter the Parish R.O.W. Resolution No. 16-060 - "H" Street

Mr. Martin,

Attached please find a letter regarding the status of the approval for Enter the Parish R.O.W. Resolution No. 16-020 - "H" Street, Alexiusville Subdivision. I have attached a copy of Resolution No. 16-020 for your reference.

Should you have any questions, please advise.

Thank you,



Shelby R. Vorenkamp

Support Services 2
Department of Development
St. Tammany Parish Government
21454 Koop Drive, Mandeville, LA 70471
p: 985-809-7448 e: svorenkampdev@stpgov.org
www.stpgov.org

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



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

March 3, 2020

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

OLD BUSINESS
March 10, 2020 Agenda

Re: Enter Parish R.O.W. Resolution No. 18-090
Specifically the median of Warner Lane

Honorable Commissioners,

The above referenced resolution was adopted on November 13, 2018. The resolution states "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."

As of the date of this letter, our office has not received the required documentation. Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with this project:

ACTION REQUIRED: Extend adoption date to March 10, 2020, thereby extending the ONE (1) year submittal of documentation to March 10, 2020 and the completion date to March 10, 2022.

The petitioner's attorney, Mr. Jeff Schoen, has requested an extension of time to submit required documentation (see attached email dated February 19, 2020).

The Department of Development - Engineering has no objection to this extension.

Sincerely,

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

Christopher Tissue, P.E.
Lead Development Engineer

*Attachments: St. Tammany Parish Planning Commission Resolution No. 18-090
Email dated February 19, 2020 from Mr. Christopher Tissue, P.E. notifying the petitioner of the expiration of time
Email dated February 19, 2020 from Mr. Jeff Schoen requesting an extension of one (1) year*

xc: Honorable Rykert Toledano, Jr.
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert

Mr. Earl Magner
Mr. Theodore Reynolds, P.E.
Mr. Jeff Schoen, Jones Fussell, LLP

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 18-090

TITLE: A RESOLUTION AUTHORIZING P & W INDUSTRIES, LLC/PARISH CONCRETE, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO P & W INDUSTRIES, LLC/PARISH CONCRETE, LLC, 68660 LA HWY #59, MANDEVILLE, LOUISIANA 70471 TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE MEDIAN OF WARNER LANE, FOR THE PURPOSE OF RELOCATING A MONUMENT SIGN. 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 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 and any assignees submit a Hold Harmless Agreement in connection with the construction of the project.
8. That the petitioner submit as-built drawings certifying that the project was completed in accordance with the approved plans.
9. 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 MS. MARTHA CAZAUBON, SECONDED BY MR. RONALD RANDOLPH; A VOTE THEREON RESULTED IN THE FOLLOWING:

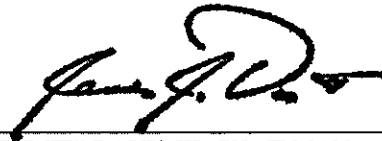
YEA: MS. MARTHA CAUZUBON, MR. TODD RICHARD, MR. RAY BERNIE WILLIE, MR. JAMES DAVIS, MR. BARRY BAGERT, MR. PATRICK FITZMORRIS, MR. DAVID DOHERTY, JR., MR. KIRK DRUMM, MR. RONALD RANDOLPH

NAY: N/A

ABSTAIN: N/A

ABSENT: N/A

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 13TH DAY OF NOVEMBER, 2018, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



JAMES "JIMMIE" DAVIS III, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:



SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 01/25/18

Shelby R. Vorenkamp

From: jds@jonesfussell.com
Sent: Wednesday, February 19, 2020 2:06 PM
To: Christopher P. Tissue
Cc: Ross P. Liner; Shelby R. Vorenkamp; Theodore C. Reynolds; Helen Lambert
Subject: RE: Enter the Parish R.O.W. Resolution No. 18-090 - Warner Lane - Relocation of Monument Sign

Understood and appreciated; please accept this email as a formal request that the above referenced matter be placed on the next available STP Planning Commission Agenda with a request for an extension of one year for the submittal of all documentation as required by the Resolution.

Please advise if this notice is sufficient and when the matter will be set.

Many thanks, Jeff

Jeffrey D. Schoen

Jones Fussell, L.L.P.
Northlake Corporate Park
1001 Service Road E., Highway 190, Suite 103
P.O. Box 1810
Covington, Louisiana 70434
Telephone: 985.892.4801
Facsimile: 985.892.4925

From: Christopher P. Tissue <cptissue@stpgov.org>
Sent: Wednesday, February 19, 2020 1:52 PM
To: jds@jonesfussell.com
Cc: Ross P. Liner <rliner@stpgov.org>; Shelby R. Vorenkamp <svorenkampdev@stpgov.org>; Theodore C. Reynolds <tcreynolds@stpgov.org>; Helen Lambert <hlambert@stpgov.org>
Subject: Enter the Parish R.O.W. Resolution No. 18-090 - Warner Lane - Relocation of Monument Sign

Mr. Schoen,

Please be advised that time expired on November 13, 2019 for the submittal of all documentation outlined in the attached resolution. Therefore, it will be necessary that you request an extension of time for one (1) year to be placed on the next available Planning Commission agenda.

Should you have any questions, please advise.

Thank you,



Chris Tissue, P.E.

Lead Development Engineer
Department of Planning and Development
St. Tammany Parish Government
21454 Koop Drive, Mandeville, LA 70471
p: 985-809-7448 e cptissue@stpgov.org
www.stpgov.org

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

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

March 3, 2020

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

OLD BUSINESS
March 10, 2020 Agenda

Re: Audubon Trails Subdivision
Waiver - Driveway requirement on Lot #67

Honorable Commissioners,

The developer, Mr. Bobby Cowsar; DSLD Homes, of Lot #67 has requested a waiver of Restrictive Covenant #13 which states "Where a driveway on a corner lot is to be established along the width or smaller dimension of the lot, it shall not be located any closer than sixty (60') feet from the corner of the property closest to the intersection as measured from the corner of the property where the two street Right-of-Ways intersect". Due to the existing lot size, servitudes and setbacks governing this property, the proposed driveway would be located approximately twenty-two (22') feet from the Eagle Loop and Andrew Drive intersecting rights-of-way.

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

Sincerely,

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

Christopher Tissue, P.E.
Lead Development Engineer

*Enclosures: Waiver Request from Mr. Bobby Cowsar
Plot Plan of Lot #67, Audubon Trail Subdivision
Audubon Trail Subdivision Recorded Plat No. 5479*

xc: Honorable Rykert Toledano, Jr.
Mr. Ross P. Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Theodore Reynolds, P.E.
Mr. Bobby Cowsar, DSLD Homes

Theodore C. Reynolds

From: Bobby Cowsar <bcowsar@dsldhomes.com>
Sent: Thursday, February 13, 2020 4:13 PM
To: Theodore C. Reynolds
Cc: Latif El-Amin
Subject: FW: EXTERNAL:St. Tammany Permit Requirement Requires Attention

Importance: High

Mr. Reynolds,

We are writing to request a wavier on the 60 foot driveway from corner requirement for project #2020-50052. Given the size of the lot, servitudes, and setbacks for this project we cannot satisfy the requirement either with a front loading garage or a rear loading garage. Please take a look at the project and let me know what the next steps would be moving forward to have the original submittal approved.

Respectfully,
Bobby Cowsar
DSL D Homes
Louisiana Construction Manager

Notification from MyGovernmentOnline.org

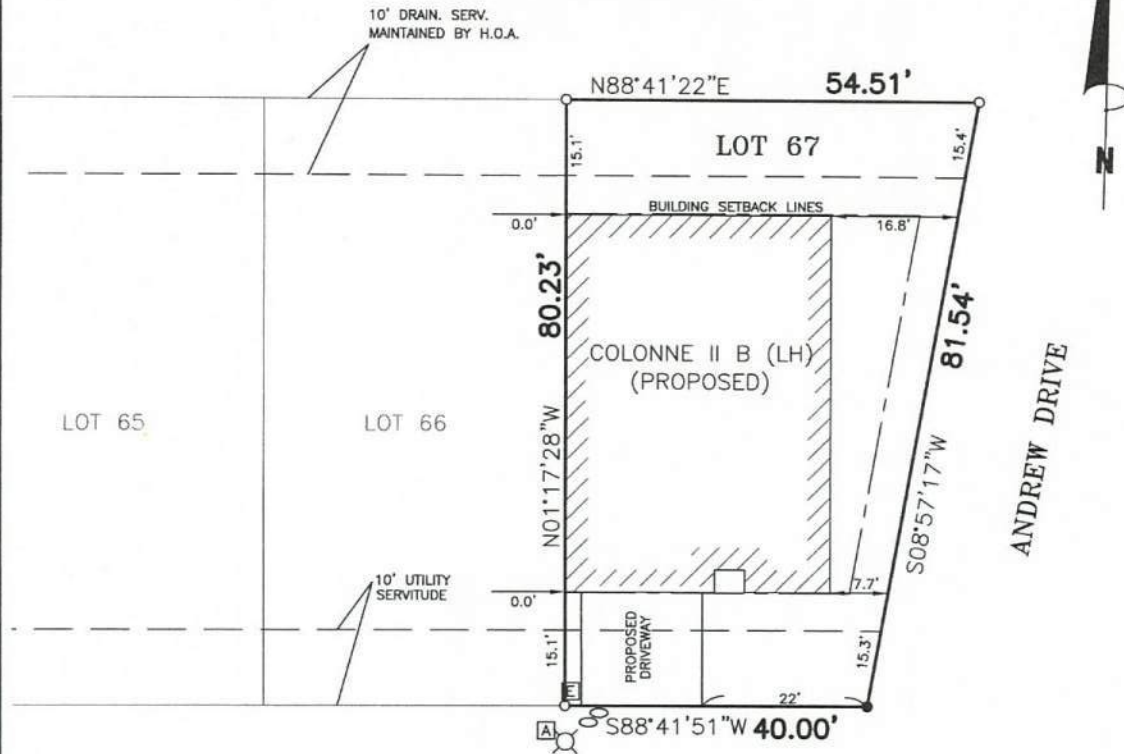
To see the details of this message, log on to the customer portal at MyGovernmentOnline.org

Project 2020-50052 requires your attention

St. Tammany Parish Permitting has reviewed a Planning Approval requirement for [Project 2020-50052](#) at 585 EAGLE LOOP COVINGTON LA 70433 on . After review, some items require your attention.



The following noted we entered at the time the requirement was complete :
The following comments were provided at the time the requirement was completed:
DRIVEWAY MUST BE 60FT FROM CORNER.



#585 EAGLE LOOP

*27.5'
(PAINT DOT)

- (S) = SEWER MANHOLE
- (X) = LIGHT STANDARD
- (E) = ELEC. BOX
- (O) = CLEAN OUT
- (A) = AT&T PEDESTAL

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

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JOHN E. BONNEAU & ASSOCIATES, INC.

BUILDING SETBACKS:

FRONT: 15'
SIDE: 0' & 5'
SIDE STREET: N/A
REAR: 10', 15, OR 20'

REFERENCE SURVEY:

The Recorded Subdivision Map.

BASIS FOR BEARINGS:

The Recorded Subdivision Map.

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) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0230C & 0240E ; Revised: 10/17/89 & 08/16/95

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

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.

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 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 C SURVEY.

SURVEY MAP OF
LOT 67, AUDUBON TRAIL,
in
St. Tammany Parish, Louisiana
for
DSLD HOMES, LLC

Survey No. 2018 631

Drawn by: SPH

Scale: 1" = 20'

Date: NOVEMBER 28, 2018

Revised: 01/13/20(OFFICE)

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

JOHN E. BONNEAU
LICENSE NO. 3423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

