

**AGENDA**  
**SPECIAL RESCHEDULED MEETING OF THE**  
**ST. TAMMANY PARISH PLANNING COMMISSION FOR THE JUNE 9, 2020 AGENDA**  
**IMMEDIATELY FOLLOWING THE ADJOURNMENT OF THE MEETING FOR THE**  
**MAY 12, 2020 AGENDA - WEDNESDAY, JUNE 10, 2020**  
**PELICAN PARK'S CASTINE CENTER**  
**63350 PELICAN DRIVE, MANDEVILLE, LOUISIANA 70448**

**NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear face mask or coverings and will be required to submit to a temperature check before entering the Castine Center.**

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream will begin immediately following the adjournment of the meeting for the May 12, 2020 agenda on Wednesday, June 10, 2020.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. Phone Number: 985-276-6398 (if busy dial: 346-248-7799 or 669-900-6833) Meeting ID: 884 3826 8719# Participant ID: # Password: 470061# Please specify the case number you are calling in for.

**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**

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

**REVOCATIONS**

**REV20-05-003**

The revocation of an unopened portion of Park Boulevard, as delineated on the Bayou Liberty Gardens Subdivision Plat (Map #12D) located on the south side of Garden Drive, west of Carroll Road between Lot 15 Square E & Lot 1 Square H of the Bayou Liberty Gardens Subdivision, Slidell, Louisiana, Ward 9, Council District 12

Applicant: Thomas B. Bell

Parish Council Representative: Hon. Jerry Binder

**REV20-05-004**

The revocation of a portion of Craftsman Court located east of Ruby Street and west of Covington Cottage Lane in Phase 1 of the Covington Place Cottages Subdivision, south of Covington, Louisiana, Ward 3, Council District 2.

Applicant: Tidal Group, LLC

Parish Council Representative: Hon. David R. Fitzgerald

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE JUNE 9, 2020 AGENDA**

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

**ENTER THE PARISH RIGHT-OF-WAY**

Request to Enter the Parish Right-of-Way of “H” Street for the purpose of constructing roadway and drainage improvements.

Debtor: DMM Construction, LLC - Mr. Michael Martin

Parish Council District Rep.: Hon. David Fitzgerald

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

**MINOR SUBDIVISION REVIEW**

**RESUBDIVISION REVIEW**

**2020-1887-MRP**

Lot 4A into Lots 4A1 & 4A2 Twin Hickory Farm

Owner: John Merrill Brizzard II, Elizabeth Brizzard Neese, Billy Lee Brizzard

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

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the south side of Golden Lane, west of LA Highway 41, Pearl River, Louisiana. Ward 8, District 11

**PETITIONS/REQUESTS**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**FINAL SUBDIVISION REVIEW**

**2020-1883-FP**

Maison du Lac, Phase 3-C

Developer/Owner: WBB Realty, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. Marty Dean

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

**NEW BUSINESS**

**SPECIAL RESCHEDULED MEETING OF ST. TAMMANY PARISH PLANNING  
COMMISSION FOR THE JUNE 9, 2020 AGENDA**

**OLD BUSINESS**

**2019-1494-PP**

Bellevue Estates

Developer/Owner: Bellevue Estates 59, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. James Davis

General Location: The property is located on the south side of Hoffman Road, east of LA

Highway 59, Abita Springs, Louisiana, Ward 4 District 7

*Developer requesting an extension of the Preliminary Approval*

**ADJOURNMENT**

THIS PAGE INTENTIONALLY LEFT BLANK

# **REVOCATIONS**

THIS PAGE INTENTIONALLY LEFT BLANK

**REVOCATION STAFF ANALYSIS REPORT**  
*(As of June 2, 2020)*

CASE NO.: REV20-05-003

NAME OF STREET OR ROAD: Unopened portion of Park Boulevard, as delineated on the Bayou Liberty Gardens Subdivision Plat (Map #12D)

NAME OF SUBDIVISION: Bayou Liberty Gardens Subdivision

WARD: 9 PARISH COUNCIL DISTRICT: 12

PROPERTY LOCATION: The property is located on the south side of Garden Drive, west of Carroll Road between Lot 15 Square E & Lot 1 Square H of the Bayou Liberty Gardens Subdivision, Slidell, Louisiana, Ward 9, Council District 12

SURROUNDING ZONING: A-3 Suburban

PETITIONER/REPRESENTATIVE: Thomas B. Bell

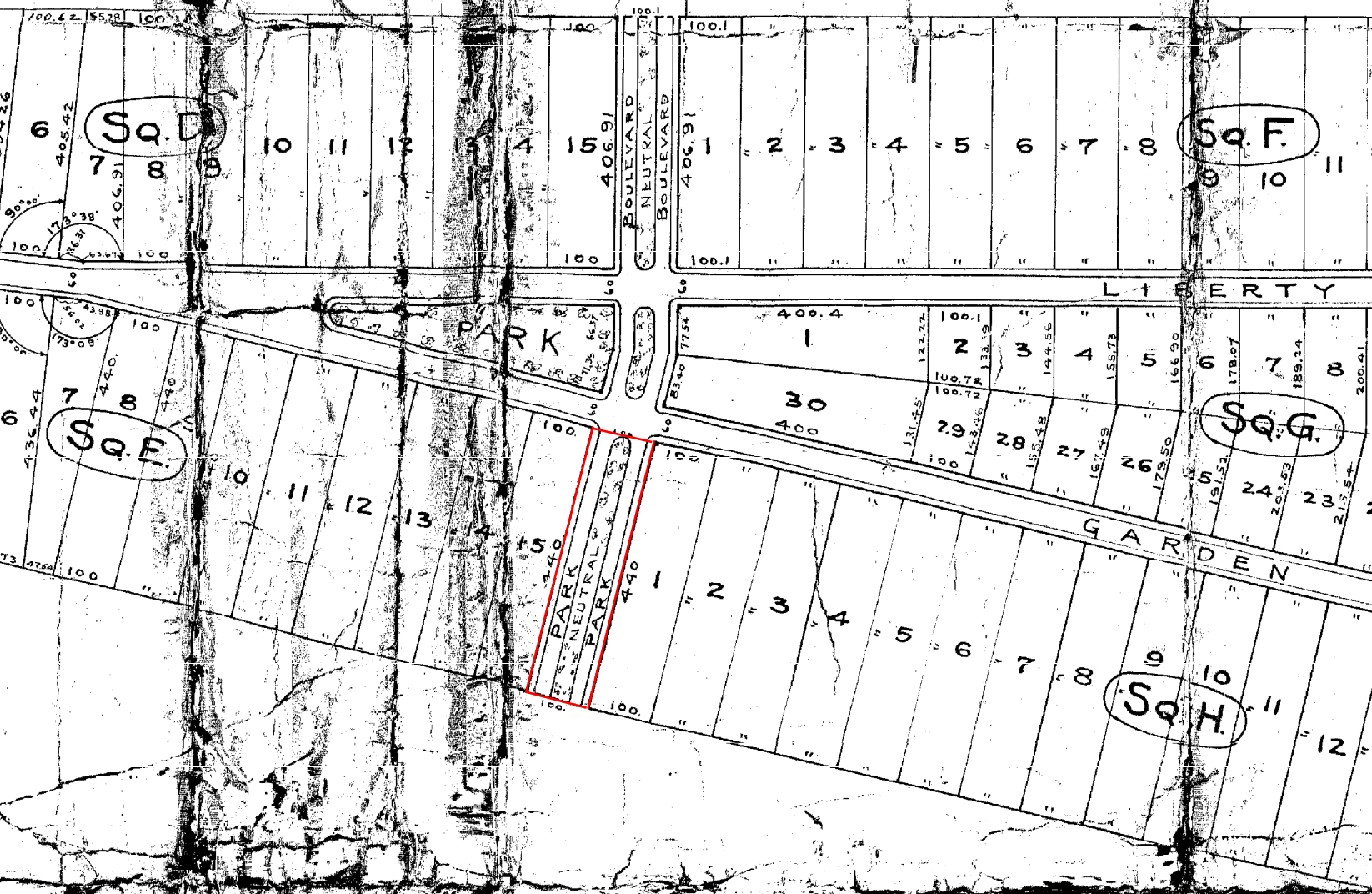
**STAFF COMMENTARY:**

**Department of Planning & Development Comments:**

The applicant is proposing to revoke an unopened portion of Park Boulevard. Thomas B. Bell desires to assimilate this property into an adjacent residential property, upon which he resides. Two (2) properties abut the right-of-way proposed for revocation. Neither property owner has any objections to the proposed revocation.

**Recommendation:**

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



# BAYOU LIBERTY GARDENS



**REVOCATION STAFF ANALYSIS REPORT**  
*(As of June 2, 2020)*

CASE NO.: REV20-05-004

NAME OF STREET OR ROAD: An unopened portion of Craftsman Court

NAME OF SUBDIVISION: Covington Place Cottages Subdivision

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located east of Ruby Street and west of Covington Cottage Lane in Phase 1 of the Covington Place Cottages Subdivision, south of Covington, Louisiana, Ward 3, Council District 2.

SURROUNDING ZONING: PUD Planned Unit Development

PETITIONER/REPRESENTATIVE: Tidal Group, LLC

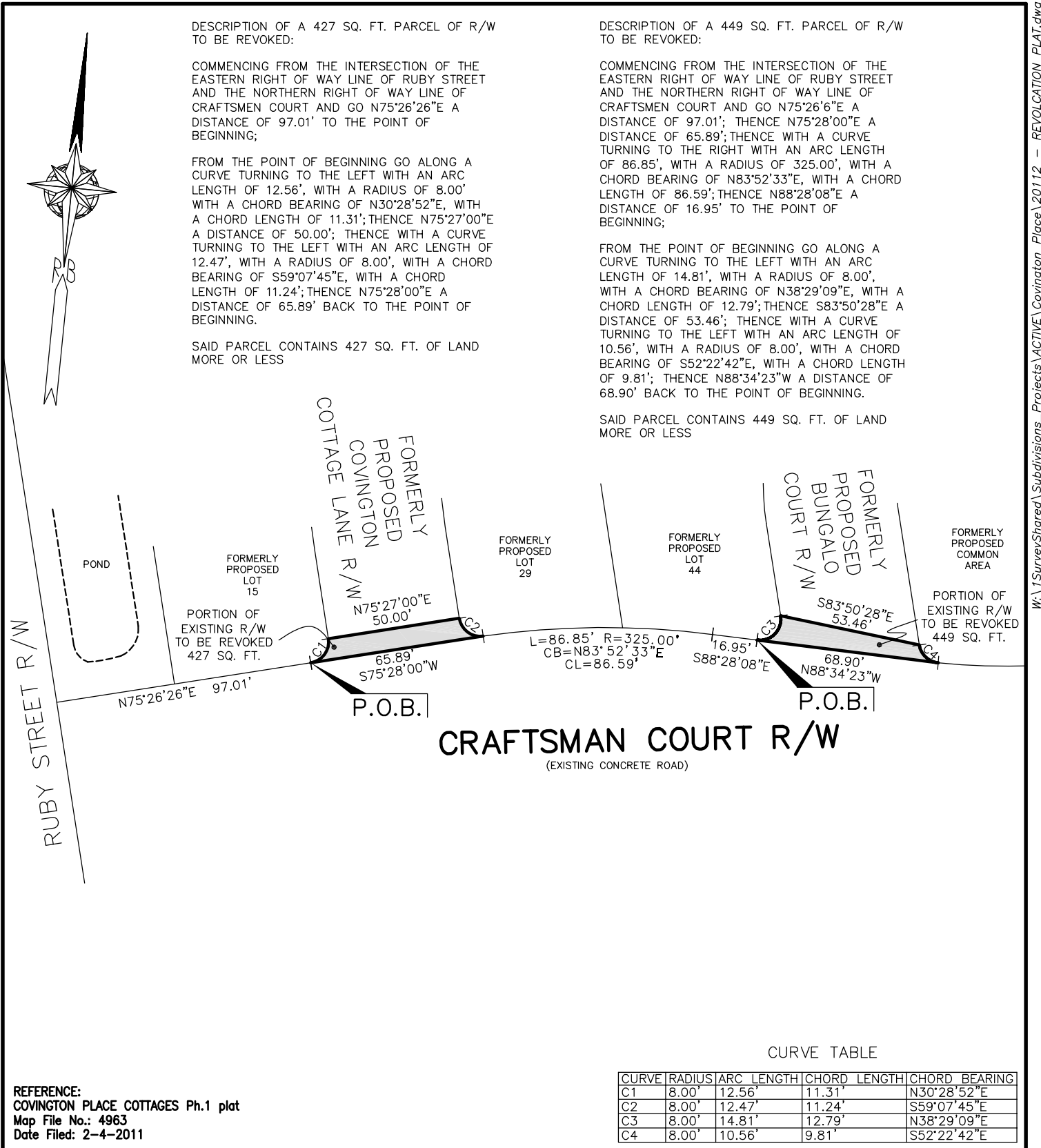
**STAFF COMMENTARY:**

**Department of Planning & Development Comments:**

The applicant is proposing to revoke an unopened portion of Craftsman Court. The portion of Craftsman Court proposed for revocation consists of two (2) small turnabouts that were recorded (by previous developer) with the original Phase 1 Plat of the Covington Place Cottages Subdivision. Now that the current developer, Tidal Group, LLC has re-designed Phase 2 of the subdivision, these two (2) turnabouts are in the wrong place and need to be revoked. It should be noted that Tidal Group, LLC owns all property that abuts the rights-of-way proposed for revocation.

**Recommendation:**

The Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, the staff has no objections to the proposed revocation request.



REFERENCE:  
COVINGTON PLACE COTTAGES Ph.1 plat  
Map File No.: 4963  
Date Filed: 2-4-2011

Revocation plat of  
TWO PORTIONS OF EXISTING RIGHT OF WAY  
COVINGTON PLACE COTTAGES \* PHASE 1  
SEC. 42, T-7-S, R-11-EAST  
ST. TAMMANY PARISH, LOUISIANA

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

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

**ADVANCE**

Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

Randall W. Brown & Associates, Inc.  
Professional Land Surveyors  
Geodetic • Forensic • Consultants  
228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309  
E-MAIL: info@brownsurveys.com

Date: MARCH 9, 2020  
Survey No. 20112  
Project No. (CR5) .  
Scale: 1"= 50'±  
Drawn By: J.E.D.  
Revised:

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

THIS PAGE INTENTIONALLY LEFT BLANK



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

June 2, 2020

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

Re: Enter the Parish R.O.W. - "H" Street for the purpose of constructing roadway and drainage improvements

Honorable Commissioners,

This office is in receipt of Mr. Mike Martin's request to enter the Parish right-of-way for the purpose of constructing roadway and drainage improvements.

This office has reviewed the request from Mr. Martin and has no objection.

Sincerely,

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

Christopher Tissue, P.E.  
Lead Development Engineer

*Attached: DRAFT Enter the Parish R.O.W. Resolution dated June 1, 2020  
Request to Enter the Parish Right-of-Way from Mr. Martin dated May 14, 2020  
"Proposed Opening of a Portion of H Street" Plan dated May 14, 2020 from Mr. Kelly McHugh, P.E.*

xc: Honorable Marty Dean  
Mr. Ross Liner, AIPC, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, P.E.  
Mr. Mike Martin  
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.

May 14, 2020

St. Tammany Parish  
Department of Engineering  
P.O. Box 628  
Covington, La. 70434

Re: Request to enter the Right of Way  
"H" Street

Sirs

I would like to request permission to enter the Right of Way of "H" Street North of Crestwood Blvd. going Northerly a distance of approximately 250 ft. to construct a street to access my property in squares 134 & 135 of Alexiusville.

Thank you and let us know if there is anything needed to process this request.

Sincerley

Mike Martin

Owner, DMM Construction, LLC.

Enter the Right-of-Way  
Plans

RECEIVED

5/14/2020 - 12:00 P.M.

DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY**

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

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

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO DMM CONSTRUCTION, LLC C/O MR. MICHAEL MARTIN OR ASSIGNEES; 21404 SPRING CLOVER LANE, COVINGTON, LOUISIANA 70435, TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF “H” STREET NORTH OF CRESTWOOD BLVD., 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 CONCRETE road standards as established under the “Subdivision Regulatory Ordinance.” The Parish Engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a “dormant subdivision” or “subdivision of record” must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,”. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII “Parish Fees,” Division 3 “Development,” Subdivision V “Mandatory Impact Fees” and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the “Drainage Impact Fee Escrow Account” by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$15,000.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$6,250.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude(s) along the roadway(s) 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 provide the right of way to be opened meets the current right of way widths as established through the St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations". If the petitioner cannot provide the required right of way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.
20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way and in accordance with the approved construction plans.



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

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

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

YEA:

NAY:

ABSTAIN:

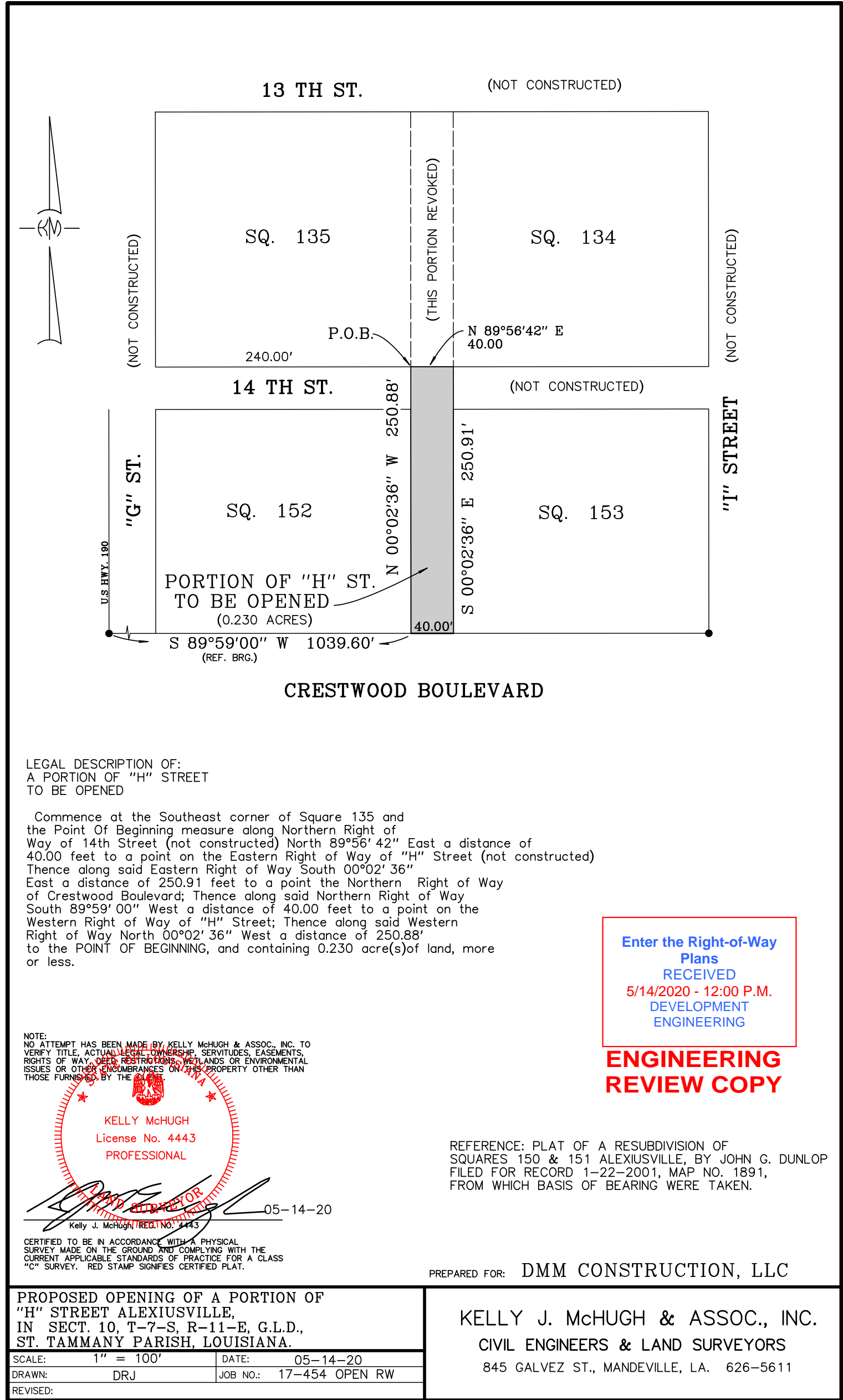
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF JUNE, 2020, AT THE SPECIAL RESCHEDULED MEETING OF THE PLANNING COMMISSION FOR THE JUNE 9, 2020 AGENDA, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

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



# **RESUBDIVISION REVIEW**

THIS PAGE INTENTIONALLY LEFT BLANK

**RESUBDIVISION STAFF ANALYSIS REPORT**  
*(June 2, 2020)*

CASE FILE NO: 2020-1887-MRP

NAME OF SUBDIVISION: Twin Hickory Farm Sites

LOTS BEING DIVIDED: Resubdivision of lot 4A into Lots 4A1 & 4A2

SECTION:	2	WARD:	8
TOWNSHIP:	8 South	PARISH COUNCIL DISTRICT:	11
RANGE:	14 East		

PROPERTY LOCATION: The parcel is located on the south side of Golden Lane, west of LA Highway 41, Pearl River, Louisiana. Ward 8, District 11

ZONING: A-2 Suburban Zoning District

PROPERTY OWNER: John Brizzard, Billy L. Brizzard & Elizabeth Neese

**STAFF COMMENTARY:**

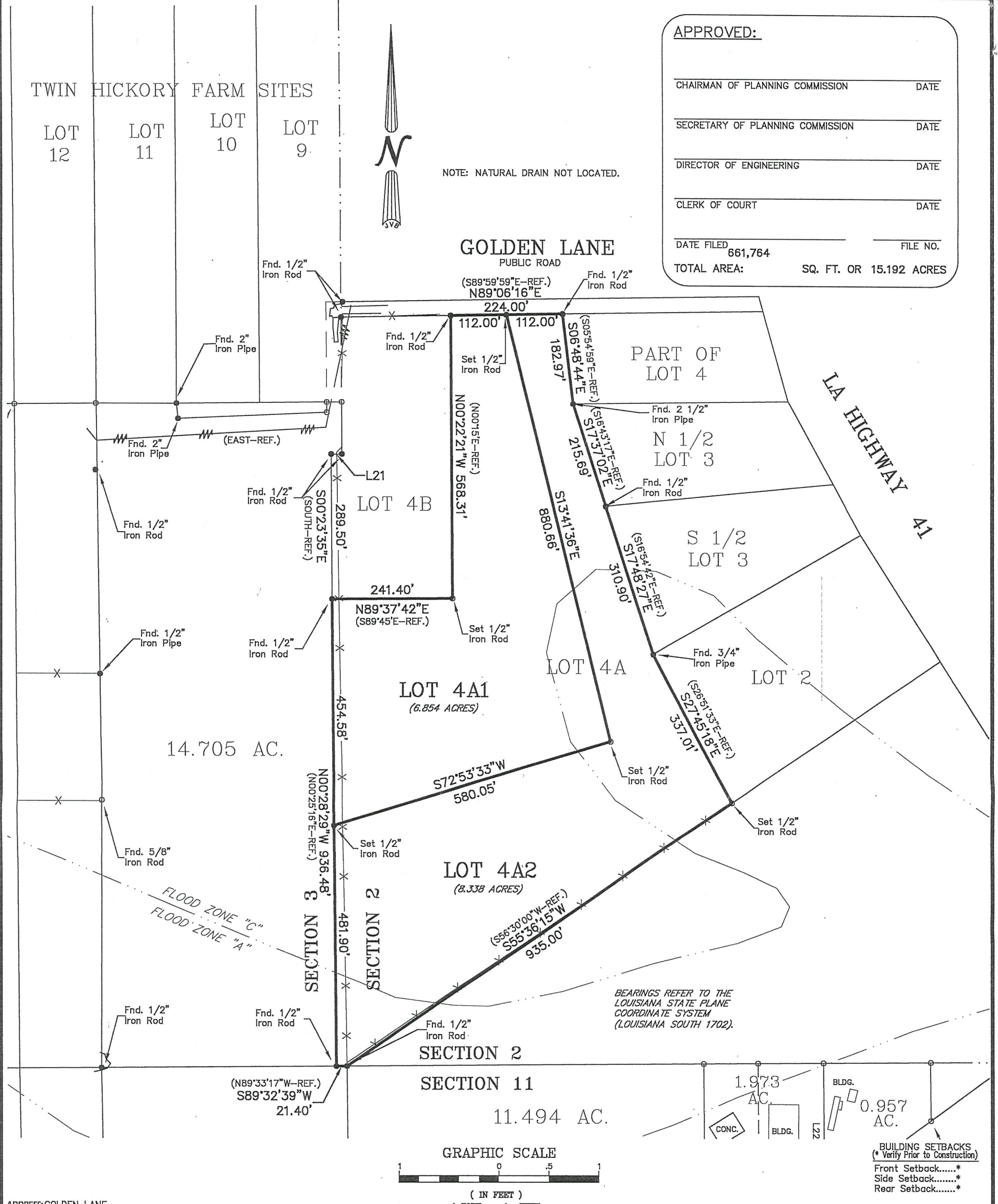
The owner is requesting to resubdivide one (1) lot into two (2) buildable residential sites. Note that each lot will meet the maximum allowable density of 1 unit per acre, required under the A-2 Suburban District, as lot 4A1 is proposed to be 6.845 acres & lot 4A2 is proposed to be 8.338 acres.

The reason for the public hearing requirement is that the proposal involves:

- The request to reduce the minimum required lot width under A-2 Suburban Zoning District from 150 feet to 112 feet, requiring a waiver of the regulations by the Planning Commission.

The request shall be subject to the above comment.

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



# **FINAL SUBDIVISION REVIEW**

THIS PAGE INTENTIONALLY LEFT BLANK



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 2, 2020)*

CASE NO.: 2020-1883-FP

SUBDIVISION NAME: Maison du Lac, Phase 3-C

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

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

SECTION: 46

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 1

RANGE: 11 EAST

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

TOTAL ACRES IN DEVELOPMENT: 3.235 Acres

NUMBER OF LOTS: 16

AVERAGE LOT SIZE: 4,000 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on May 26, 2020. The inspection disclosed that all of the concrete roads and subsurface drainage is constructed.

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

**General Comments:**

1. Provide utility trench bedding test results.
2. Provide utility trench backfill test results.
3. The swales along the southern and eastern sides of Phase 3C need to be regraded to provide positive flow and vegetated to avoid further erosion and siltation.
4. Roadside shoulders need to be established to the same elevation as the roadway edge and vegetated.
5. The subsurface pipe located at the northern alley is silted in and needs to be cleaned out and have additional rip-rap placed at the outfall.

**Final Plat:**

6. Show all building setbacks delineated with dashed lines on the Final Plat.
7. Update street length total in the subdivision information section to reflect +/- 1,400'.
8. Provide a permanent benchmark within Phase 3C of this development and update the Final Plat accordingly.

**Sewer & Water Plan:**

9. Provide written verification from the utility provider that the existing water and sewer systems this development is connecting to have sufficient capacity to service this development.

**Informational Items:**

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 1,400 linear feet x \$25.00 per linear foot = \$35,000.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

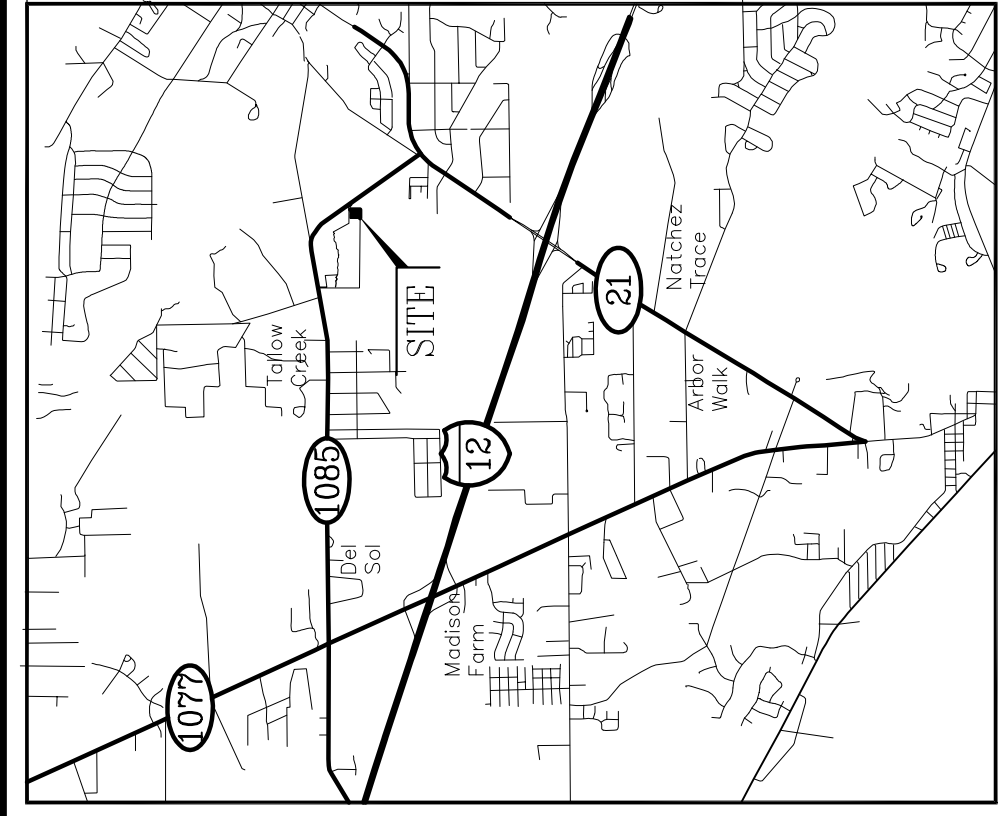
Road Impact Fee = \$1,077.00 per lot x 16 lots = \$17,232.00

Drainage Impact Fee = \$1,114.00 per lot x 16 lots = \$17,824.00

Fees are due before subdivision plats can be signed.

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

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



3.235 ACRES  
AREA

4,000 SQ. FT.  
AVG. LOT SIZE

CONCRETE  
ROAD SURFACE

16  
NO. OF LOTS

CENTRAL  
SEWER SYSTEM

26 FT.  
STREET WIDTH

380+  
STREET LENGTH

PUD  
PRESENT ZONING

CENTRAL  
WATER SYSTEM

3C  
PHASE

Final plat of  
MAISON DU LAC \* PHASE 3C  
SECTION 46, TOWNSHIP 7 SOUTH – RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA

RANDALL W. BROWN & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS \* PLANNERS \* CONSULTANTS  
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448  
(985) 624-5368 \* EMAIL: INFO@BROWN SURVEYS.COM

MAISON DU LAC \* PHASE 3C  
SECTION 46, TOWNSHIP 7 SOUTH – RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA

DRAWN BY:  
RJB

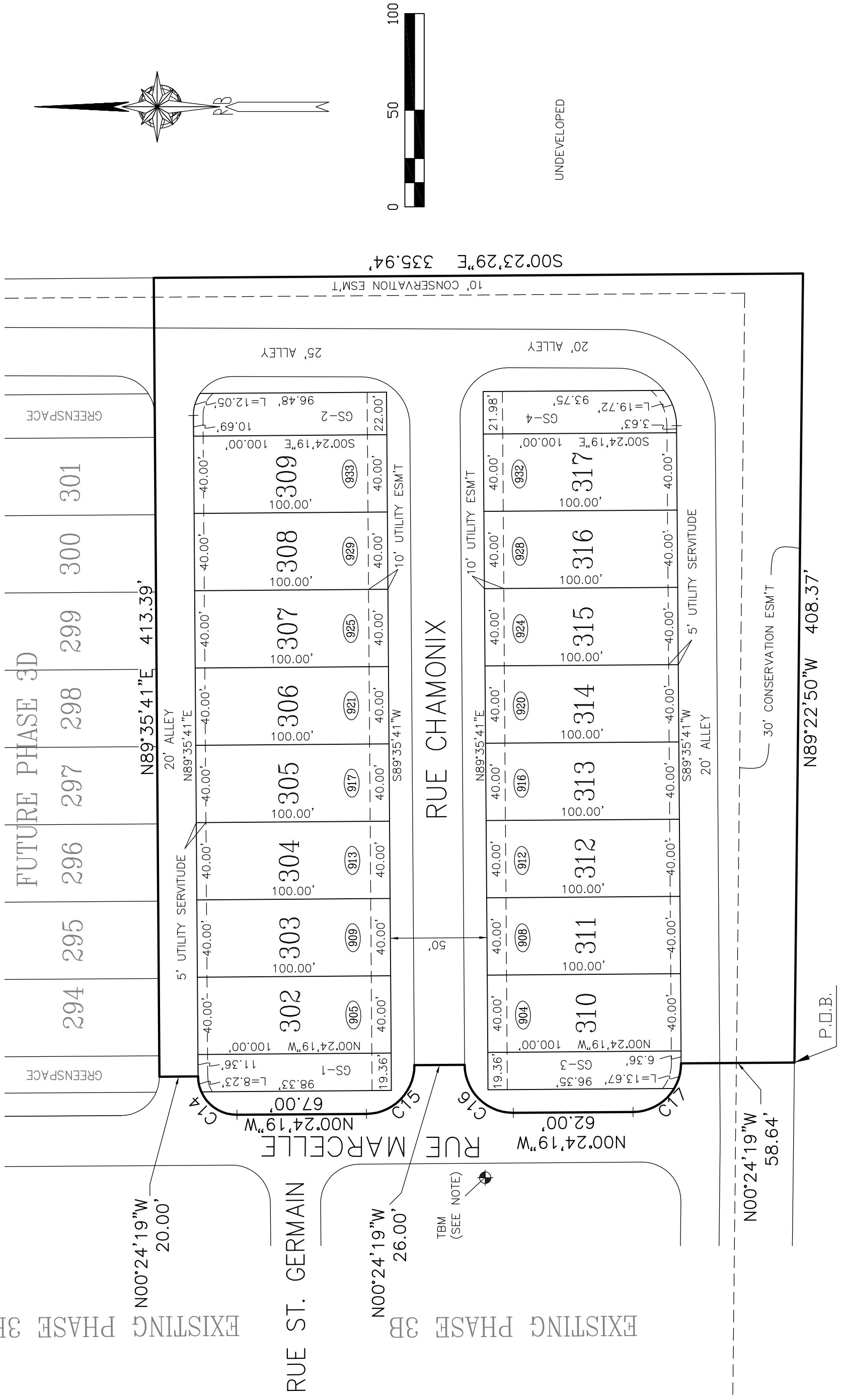
CHECKED BY:  
RWB

DATE:  
5-14-2020

SCALE:  
1" = 50' ±

SURVEY No.

SHEET



- NOTES:
1. 1/2" IRON PIPES TO BE SET AT ALL LOT CORNERS UPON RECORDATION.

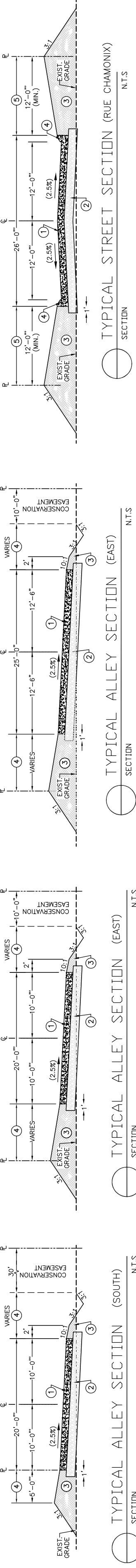
2. Ⓢ DENOTES MUNICIPAL ADDRESS NUMBERS.

3. A 5' UTILITY SERVITUDE EXISTS ALONG THE REAR OF ALL LOTS.

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

NO DEDICATION:

The indication of the streets and roadways on this plat is not intended as a dedication to the Parish of St. Tammany, the State of Louisiana, or the public in general, of streets and roadways; the area shown as streets and roadways shall be the private property of the individual home builders. The fee title to such area shall belong to the developer, his successors and assigns. All street signage will be privately maintained by the Maison Du Lac Homeowners Association.



THIS PAGE INTENTIONALLY LEFT BLANK

# **OLD BUSINESS**

THIS PAGE INTENTIONALLY LEFT BLANK





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

June 2, 2020

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

OLD BUSINESS  
*June 9, 2020 Agenda*

Re: 2019-1494-PP - Bellevue Estates Subdivision  
Developer requesting an extension of the Preliminary Approval

Honorable Commissioners,

This office is in receipt of Mr. Paul Mayronne's request to extend the Preliminary approval date for Bellevue Estates Subdivision.

This office has reviewed Mr. Mayronne's request and has no objection to a one year extension of the Preliminary Approval.

Sincerely,

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

Christopher P. Tissue, P.E.  
Lead Development Engineer

*Attached: Request for an extension of time from Mr. Mayronne dated May 1, 2020*

xc: Honorable James Davis  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Mr. Earl J. Magner  
Mr. Chris Tissue, P.E.  
Mr. Theodore Reynolds, P.E.  
Mr. Bobby Hurley, Bellevue Estates 59, LLC  
Mr. Paul Mayronne, Jones Fussell, LLP  
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates

**From:** pjm@jonesfussell.com  
**Sent:** Friday, May 1, 2020 11:38 AM  
**To:** Christopher P. Tissue  
**Cc:** Theodore C. Reynolds; Shelby R. Vorenkamp; Ross P. Liner; Karlin L. Riles  
**Subject:** RE: Bellevue Estates

Chris,

Please allow the email to serve as our request for an extension of the preliminary approval for the above referenced project. At present, we are still waiting on our 404 Wetlands Permit, though we are told that it should be forthcoming. We would ask that our request be placed under old business for the next available Planning Commission Meeting. It is our understanding that will (hopefully) be the June meeting.

Thank you for processing our request, and if you should need anything further from me or my client, please do not hesitate to contact me.

Thanks

**Paul J. Mayronne**

*Jones Fussell, L.L.P.*

Office: (985) 892-4801

Cell: (985) 630-3071

Fax: (985) 892-4925

Northlake Corporate Park, Suite 103

1001 Service Road East, Highway 190

P.O. Box 1810

Covington, Louisiana 70434-1810