

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, JANUARY 12, 2021
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear a face mask or covering and will be required to submit to a temperature check before entering the Parish Council Chambers.

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. The livestream will begin at 6:00 PM on Tuesday, January 12, 2021.

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: 856 4453 7791 # Participant ID: # Password: 92873933 #. 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

APPROVAL OF THE DECEMBER 15, 2020 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2020-2174-MSP

A minor subdivision of 41.54 acres into Parcels A & B
Owner & Representative: Neil & Christina Lalonde
Parish Council District Representative: Hon. Cheryl Tanner
General Location: The parcel is located on the south side of Moran Road, south of Firetower Road, Pearl River, Louisiana. Ward 6, District 6.

2020-2181-MSP

A minor subdivision of 41.5 acres into Parcels A, B & C
Owners: Corie M. & Al Rita Herberger
Representative: Paul J. Mayronne
Parish Council District Representative: Hon. Cheryl Tanner
General Location: The parcel is located on the west side of Allison Road, south of LA Highway

40, Covington, Louisiana. Ward 2, District 6

2020-2185-MSP

A minor subdivision of Parcel 2A-1 into Parcels 2A-2, 2A-3, 2A-4, 2A-5 & 2A-6

Owner: Catherine Friedrichs Baumann

Representative: Karl Cavaretta

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of River Road and on the east side of LA Highway 25, Covington, Louisiana. Ward 3, District 2

2020-2188-MSP

A minor subdivision of 5.09 acres, 1.56 acres & 0.89 acre into Parcels A, B & C

Owner & Representative: Folwell & Lucia Dunbar, Kirk Winn Dunbar and CDL Island, LLC

Parish Council District Representative: Hon. Jake A. Airey

General Location: The parcel is located on the south side of Coin Du Lestin Drive and on the east and west sides of Darner Lane (future), Slidell, Louisiana. Ward 9, District 13

2020-2189-MSP

A minor subdivision of 1.6 acres & Parcel A2 into Parcels A2-1, A6 & A7

Owner & Representative: Campagna Properties LLC of Mississippi - Warren Campagna

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

General Location: The parcels are located on the north and south sides of Williamsburg Road, Mandeville, Louisiana. Ward 4, District 5

2020-2198-MSP

A minor subdivision of 4.73 acres into Parcel A

Owner & Representative: Almond Gaston & Linda McCoin Crowe and A. Mason Barnes, III

Parish Council District Representative: Hon. Mike M. Smith

General Location: The parcel is located on the north side of Crowe's Landing Road, east of Military Road, Pearl River, Louisiana. Ward 8, District 9

RESUBDIVISION REVIEW**2020-2161-MRP**

Resubdivision of Lot 618 & Greenspace Area/Common Area into Lot 618-A, Tchefuncta Club Estates, Phase II

Owner: Tchefuncta Properties LLC - Francis Ward Cashion and Jim & Molly Heurtin

Representative: Paul J. Mayronne

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Wax Myrtle Lane, south of Hummingbird Road, Covington, Louisiana. Ward 1, District 1

2020-2163-MRP

Resubdivision of Lot 585A-1 & Greenspace Area/Common Area into Lot 585A-1A, Tchefuncta Club Estates, Phase II

Owner: Tchefuncta Properties LLC - Francis Ward Cashion and Zach & Charlotte Strief

Representative: Paul J. Mayronne

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Hummingbird Road, Covington, Louisiana.
Ward 1, District 1

2020-2179-MRP

Resubdivision of Lots 24 & 25 into lots 24-A, 24-B & 25-A, Northpointe Business Park, Phase 2

Owner & Representative: Northpointe Business Park, LLC - Gary Bourgeois

Surveyor: John Cummings & Associates

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the east side of Leeward Loop, Covington, Louisiana.
Ward 1, District 3

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

THIS PAGE INTENTIONALLY LEFT BLANK

MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, DECEMBER 15, 2020
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

NOTE: This meeting was open to the public. Seating was restricted due to COVID19 capacity guidelines. Attendees were required to wear a face mask or covering and were required to submit to a temperature check before entering the Parish Council Chambers.

A livestream was available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream began at 6:00 PM on Tuesday, December 15, 2020.

Public comments regarding items on this agenda were 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: 892 7301 3129 # Participant ID: # Password: 1425779 #.

ROLL CALL

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

Absent: N/A

Staff Present: Tissue, Lambert, Reynolds, Couvillon, Cleland, Dugas

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION - Randolph presented the Invocation

PLEDGE OF ALLEGIANCE - Richard presented the Pledge of Allegiance

APPROVAL OF THE NOVEMBER 10, 2020 MEETING MINUTES

Randolph moved to approve, second by Crawford.

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

Nay: N/A

Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

Request to Enter the Parish Right of Way for Myrtle Drive for the purpose of installing parking spaces (Terra Bella Subdivision). - **APPROVED**

Debtor: Terra Bella Group, LLC

Parish Council District: Hon. Marty Dean

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

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

Opposition: None

Randolph moved to approve, second by Willie.

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

Nay: N/A

Abstain: N/A

Request to Enter the Tammany Trace for the purpose of constructing a sidewalk connection in association with the Dove Park Ridge Subdivision. - **APPROVED**

Debtor: Dove Park Ridge, LLC

Parish Council District: Hon. Rykert Toledano

General Location: The property is located on the south side of Dove Park Road, west of LA Highway 59, south of Interstate 12, Covington, Louisiana. Ward 4, District 5

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

Opposition: None

Fitzmorris moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

REVOCATION REVIEW**MINOR SUBDIVISION REVIEW****2020-2110-MSP - APPROVED WITH WAIVERS**

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

Owner & Representative: Star Acquisitions, LLC - Vincent P. Centanni

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon Cheryl Tanner

General Location: The parcel is located on the north side of Prats Road, east of LA Highway 59, Abita Springs, Louisiana, Ward 10, District 6

Postponed at the November 10, 2020 Meeting

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. Vincent P. Centanni

Opposition: None

McInnis moved to approve with the waivers, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

2020-2149-MSP - APPROVED

A minor subdivision of 4.639 acres into Lots 1 & 2

Owner & Representative: Therone Tillison & Edward L. Tillison

Parish Council District Representative: Hon. Thomas J. Smith

General Location: The parcel is located on the south side of James Crosby Road, west of Bolden Road, Pearl River, Louisiana. Ward 8, District 14

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

Opposition: None

Randolph moved to approve, second by Willie.

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

Nay: N/A

Abstain: N/A

2020-2155-MSP - APPROVED WITH WAIVERS

A minor subdivision of Parcel 4 being 82.23 acres into Lots A1, A2, A3, A4 & A5

Owner & Representative: Johnsen Road Partnership in Commendam

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Johnsen Road, east of LA Highway 437, 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: Mr. Paul Mayronne

Opposition: None

Willie moved to approve with the waivers, second by Seeger.

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

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

2020-2129-MRP - APPROVED

Resubdivision of Lots 11-30 into Lots 11A, 13A, 15A, 17A, 19A, 21A, 23A, 25A, 27A & 29A, Square 346B, Town of Mandeville

Owner & Representative: SMS Holdings Company, LLC - Sean Delaney

Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. James J. Davis

General Location: The property is located on the north side of Nelson Place, on the east side of Ozone Place and on the west side of Rapatel Street, Mandeville, Louisiana. Ward 4, District 7

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

Opposition: None

Crawford moved to approve second by Seeger.

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

Nay: N/A

Abstain: N/A

2020-2148-MRP - APPROVED

Resubdivision of 11.32 acres of greenspace into Lots 16-A, 17-A & the remaining greenspace, Bushwood Estates

Owner: Secret Cove, LLC - Deborah Hogan

Representative: Paul J. Mayronne

Surveyor: John Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the east side of Kokomo Lane, west of the Pearl River Navigation Canal, Pearl River, Louisiana. Ward 5, District 6

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

Opposition: None

Willie moved to approve (waivers removed), second by Crawford.

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

Nay: N/A

Abstain: N/A

PRELIMINARY SUBDIVISION REVIEW

2020-2151-PP - APPROVED

Lakeshore Villages, Phase 12

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

Engineer/Surveyor: Duplantis Design Group, PC

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: Mr. Jeff Schoen

Opposition: None

Randolph moved to approve, second by Crawford.

Yea: Seeger, Ress, Willie, Richard, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

Nay: McInnis

Abstain: N/A

2020-2152-PP - APPROVED

Lakeshore Villages, Phase 13

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

Engineer/Surveyor: Duplantis Design Group, PC

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: Mr. Jeff Schoen

Opposition: None

Randolph moved to approve, second by Fitzmorris.

Yea: Ress, Willie, Richard, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

Nay: McInnis

Abstain: Seeger

FINAL SUBDIVISION REVIEW**2020-2122-FP - APPROVED**

Hunter's Haven, Phase 1

Developer/Owner: Favret Investments, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located on the west side of Penn's Chapel Road, south of LA Highway 22, Mandeville, Louisiana. Ward 4, District 4

Postponed at the November 10, 2020 Meeting

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

Opposition: Ms. Jacee McGee and Ms. Shirley Ulmer

Randolph moved to approve, second by Willie.

Yea: Seeger, Willie, Richard, Doherty, Fitzmorris, Barcelona, Crawford, Randolph

Nay: Drumm, McInnis, Ress

Abstain: N/A

Motion carries.

Drumm moved to postpone, second by McInnis.

Yea: Drumm, McInnis, Ress

Nay: Seeger, Willie, Richard, Doherty, Fitzmorris, Barcelona, Crawford, Randolph

Abstain: N/A

Motion failed.

2020-2150-FP - APPROVED

Lakeshore Villages, Phase 7

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

Engineer/Surveyor: Duplantis Design Group, PC

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: Mr. Jeff Schoen

Opposition: None

Randolph moved to approve, second by Barcelona.

Yea: Seeger, Ress, Willie, Richard, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

Nay: McInnis

Abstain: N/A

OLD BUSINESS

2020-2049-MSP - APPROVED

A minor subdivision of 1.872 acres & 3.818 acres into Parcels A, B, C & D

Owner & Representative: Delmont O. & Joan M. Dapremont, Jr.

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

Parish Council District Representative: Hon. Steve Stefancik

General Location: The parcels are located on the east side of Horace Page Road & Bayou Oak Road (future), Slidell, Louisiana. Ward 9, District 11

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. Delmont Dapremont, Jr.

Opposition: None

Randolph moved to approve with a waiver, second by Crawford.

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

Nay: N/A

Abstain: N/A

2018-1105-PP - APPROVED

Providence Parks, Phase 1

Developer/Owner: Providence Parks, LLC

Engineer: SLD Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the east side LA Highway 1077, north of U.S.

Highway 190, Covington, Louisiana. Ward 1, District 3

Developer requesting an extension of the Preliminary Approval

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

Opposition: Dr. John Marin, Mr. Mike Stark, Mr. Matthew Allen

McInnis moved to deny, no second

Motion failed.

Seeger motioned to approved, second by Fitzmorris.

Yea: Seeger, Richard, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

Nay: Ress, McInnis, Willie

Abstain: N/A

NEW BUSINESS

ADJOURNMENT

MINOR SUBDIVISIONS

THIS PAGE INTENTIONALLY LEFT BLANK

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 5, 2021)

Meeting Date: January 12, 2021

CASE NO.: 2020-2174-MSP

OWNER/DEVELOPER: Neil & Christina Lalonde

ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 5 & 8

TOWNSHIP: 7 South

RANGE: 14 East

WARD: 6

PARISH COUNCIL DISTRICT: 6

TYPE OF DEVELOPMENT:

X

SUBURBAN (Residential acreage between 1-5 acres)

X

RURAL (Low density residential 5 acres or more)

OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: South side of E. Moran Road, south of Firetower Road, Pearl River, Louisiana

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 41.54 acres

NUMBER OF LOTS/PARCELS: 41.54 acres into Parcels A & B

ZONING: A-2 Suburban Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

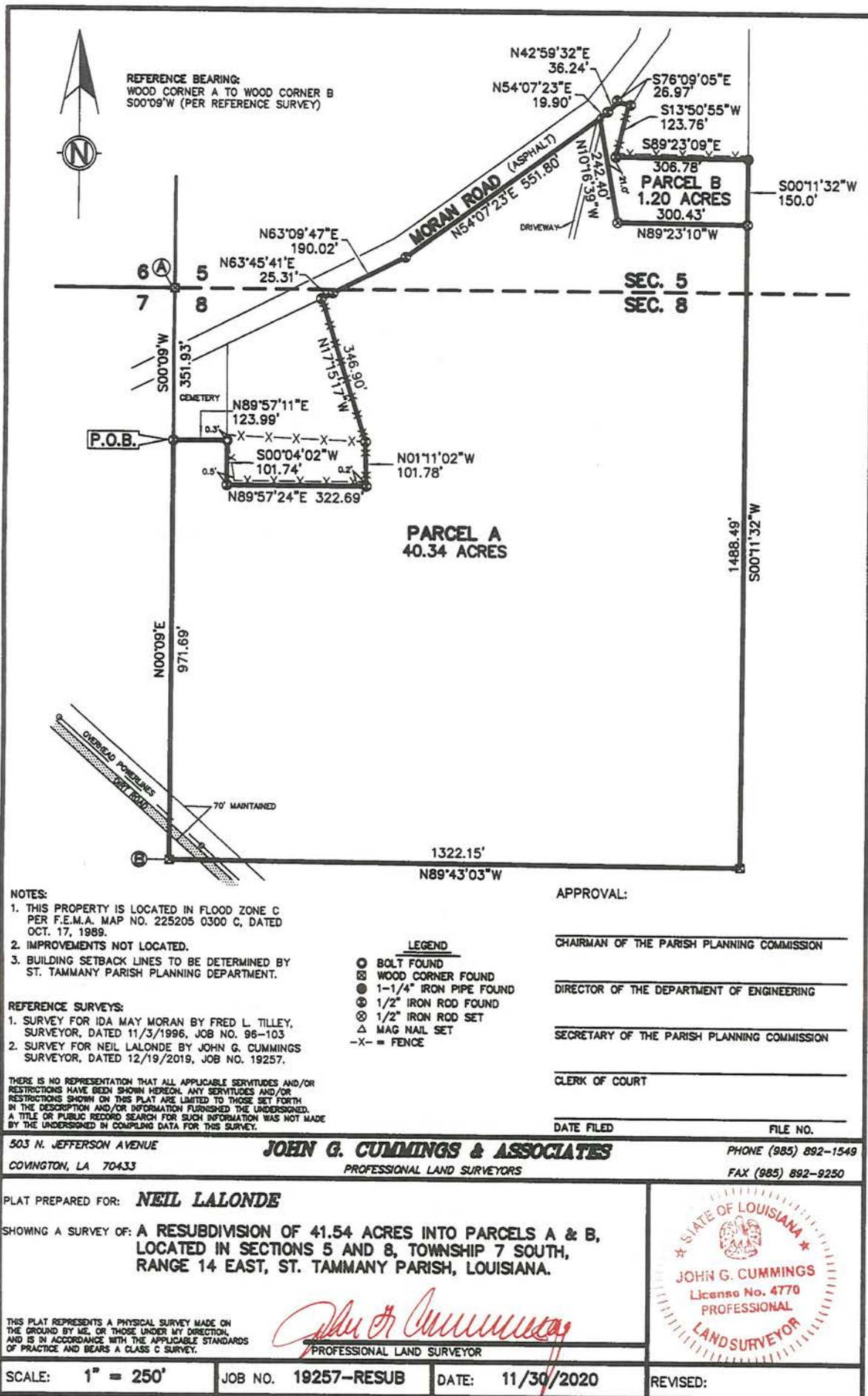
The applicant is requesting to create two (2) parcels from 41.54 acres. The minor subdivision request requires a public hearing due to:

- Parcel B does not meet the minimum lot width of 150 feet required under A-2 Suburban Zoning District and requiring a waiver from the Planning Commission. Note that the waiver is being requested to allow the existing driveway to be part of Parcel A and to continue to provide access to the existing residence.

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

1. Modify the title block: A ~~resubdivision~~ Minor Subdivision of.
2. As per 911 Communication District: "Moran Road" shall be identified as "E. Moran Road" on the survey.

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.



MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 5, 2021)

Meeting Date: January 12, 2021

CASE NO.: 2020-2181-MSP

OWNER/DEVELOPER: Corie M. & Al Rita Herberger

REPRESENTATIVE: Paul Mayronne

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 20

TOWNSHIP: 5 South

RANGE: 11 East

WARD: 2

PARISH COUNCIL DISTRICT: 6

TYPE OF DEVELOPMENT:

- ☐ SUBURBAN (Residential acreage between 1-5 acres)
☒ RURAL (Low density residential 5 acres or more)
☐ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: West side of Allison Road, south of LA Highway 40, Covington, Louisiana

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 41.50 acres

NUMBER OF LOTS/PARCELS: 41.50 acres into Parcels A, B & C

ZONING: A-1 Suburban Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create three (3) parcels from 41.50 acres. The minor subdivision request requires a public hearing due to:

- Parcels A & B do not have Parish Road Frontage and are proposed to be accessed via a private road.
- The proposed name of the access depicted on the survey plat, shall be granted approval by the Planning Commission. The proposed access name “Simalusa Springs Road” has been submitted and approved by St. Tammany Parish Communication District.

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

1. Approval of the proposed private access road name: “Simalusa Springs Road”
2. As per St. Tammany Parish Communication District, the survey shall show “Simalusa Springs Road”.
3. Remove the square footage of the access drive from the total acreage of each lot.
4. Provide a turn around at the end of “Simalusa Springs Road” on Parcel A.
5. Submit plans of proposed “Simalusa Springs Road” to the Department of Engineering for review and approval.
6. “Simalusa Springs Road” is subject to Section 125-189 - Minimum construction standards for a private drive (listed below), by the Planning Commission:
 - a. Perpetual servitude of access with a minimum width of 35 feet.

- b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
- c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
- d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
- e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
- f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
- g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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.

THIS PAGE INTENTIONALLY LEFT BLANK

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 5, 2021)

Meeting Date: January 12, 2021

CASE NO.: 2020-2185-MSP

OWNER/DEVELOPER: Catherine Friedrichs Baumann

REPRESENTATIVE: Karl Cavaretta

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 17

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 2

PARISH COUNCIL DISTRICT: 3

TYPE OF DEVELOPMENT:

- ☒ SUBURBAN (Residential acreage between 1-5 acres)
☐ RURAL (Low density residential 5 acres or more)
☐ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: North side of River Road and on the east side of LA Highway 25, Covington, Louisiana

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 7.98 acres

NUMBER OF LOTS/PARCELS: Parcel 2A-1 into Parcels 2A-2, 2A-3, 2A-4, 2A-5 & 2A-6

ZONING: A-2 Suburban Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create five (5) parcels from Parcel 2A-1. The minor subdivision request requires a public hearing due to:

- Parcel 2A-1 was previously part of a minor subdivision approved in January 2021 (2020-2170-MSA).

The request shall be subject to the below comments:

- Provide signature line for the Chairman of the Planning Commission.
- Parcels should be named: 2A-1A, 2A-1B, 2A-1C, 2A-1D, 2A-1E since the parent parcel is 2A-1.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of Parcel 2A-1, into Parcels 2A-2, 2A-3, 2A-4, 2A-5 & 2A-6, in Section 17, T-6-S, R-11-E, St. Tammany Parish, Louisiana

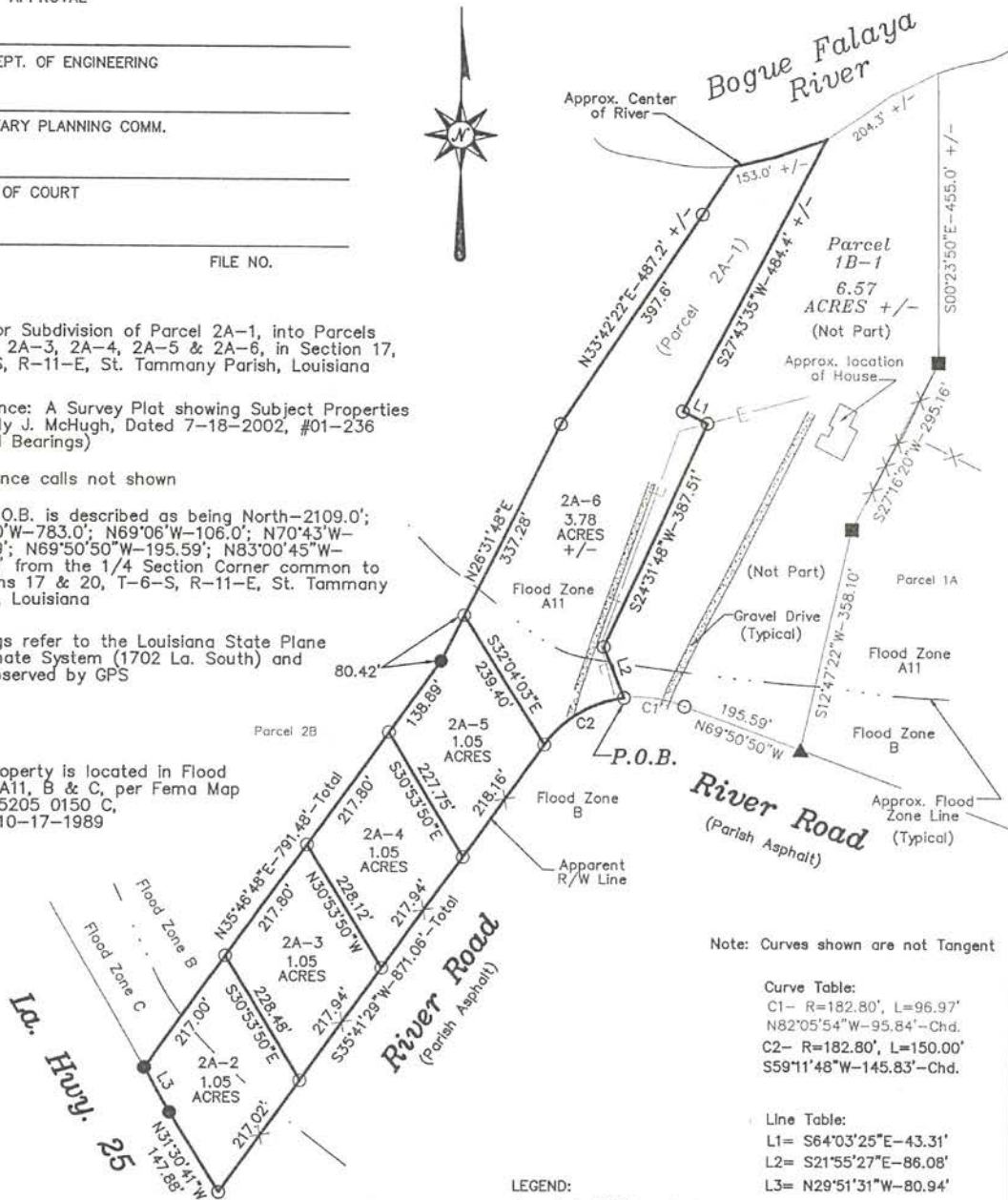
Reference: A Survey Plot showing Subject Properties by Kelly J. McHugh, Dated 7-18-2002, #01-236 (Based Bearings)

Reference calls not shown

The P.O.B. is described as being North-2109.0'; N70°00'W-783.0'; N69°06'W-106.0'; N70°43'W-449.99'; N69°50'50"W-195.59'; N83°00'45"W-101.44'; from the 1/4 Section Corner common to Sections 17 & 20, T-6-S, R-11-E, St. Tammany Parish, Louisiana

Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

This property is located in Flood Zones A11, B & C, per Fema Map No. 225205 0150 C, Dated 10-17-1989



Note: Curves shown are not Tangent

Curve Table:

C1- R=182.80', L=96.97'
N82°05'54"W-95.84'-Chd.
C2- R=182.80', L=150.00'
S59°11'48"W-145.83'-Chd.

Line Table:

L1= S64°03'25"E-43.31'
L2= S21°55'27"E-86.08'
L3= N29°51'31"W-80.94'

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. Wood Fence Post
- = Set 1/2" Iron Rod
- ▲ = Set 40D Nail in Root
- X— = Fence
- E— = Powerline

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

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LX1.

MAP PREPARED FOR **CATHERINE BAUMANN**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 17, T-6-S, R-11-E, ST. TAMMANY PARISH, LA.

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 ON THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(905) 892-6277 office (905) 898-0355 fax
landsurveyingllc@gmail.com email

STATE OF LOUISIANA
BRUCE M. BUTLER, III
PROFESSIONAL LAND SURVEYOR
11-17-2020
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4694

SCALE: 1" = 220'

DATE: 7-14-2020

NUMBER: 19649A

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

Clerk of Court **Heather Tenorio, Deputy Clerk**

Date

File No.

A Minor Subdivision of Parcels 1B & 2A,
into Parcels 1B-1 & 2A-1, in Section 17,
T-6-S, R-11-E, St. Tammany Parish, Louisiana

Reference: A Survey Plat showing Subject Properties
by Kelly J. McHugh, Dated 7-18-2002, #01-236
(Based Bearings)

Reference calls not shown

The P.O.B. is described as being North-2109.0';
N70°00'W-783.0'; N69°06'W-106.0'; N70°43'W-
449.99' from the 1/4 Section Corner common to
Sections 17 & 20, T-6-S, R-11-E, St. Tammany
Parish, Louisiana

Bearings refer to the Louisiana State Plane
Coordinate System (1702 La. South) and
was observed by GPS

This property is located in Flood Zones A11,
B & C, per Fema Map No. 225205 0150 C,
Dated 10-17-1989

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

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

MAP PREPARED FOR

CATHERINE BAUMANN

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 17, T-6-S, R-11-E, ST. TAMMANY PARISH, LA.

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) 892-6271 office (985) 898-0355 fax
landsurveyingllc@gmail.com email

Revised 7-14-2020 (Adjustment)

SCALE:

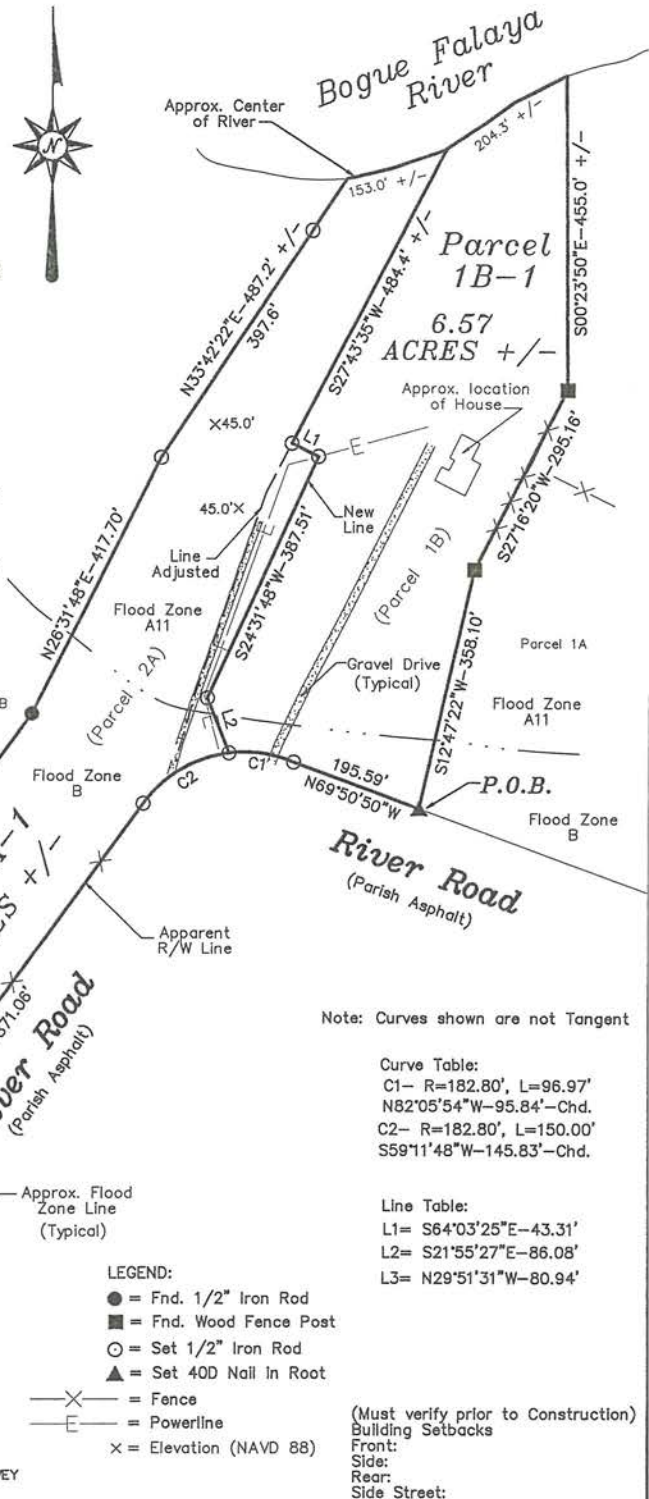
1"= 220'

DATE:

12-18-2019

NUMBER: 19649

Terr3/CatherineBaumannLineAdj3-31-20



THIS PAGE INTENTIONALLY LEFT BLANK

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 5, 2021)

Meeting Date: January 12, 2021

CASE NO.: 2020-2188-MSP

Owners & Representative: Folwell & Lucia Dunbar, Kirk Winn Dunbar and CDL Island, LLC

ENGINEER/SURVEYOR: J. V. Burkes & Associates, Inc.

SECTION: 38

TOWNSHIP: 9 South

RANGE: 14 East

WARD: 9

PARISH COUNCIL DISTRICT: 13

TYPE OF DEVELOPMENT:

- ☒ SUBURBAN (Residential acreage between 1-5 acres)
☒ RURAL (Low density residential 5 acres or more)
☐ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: South side of Coin Du Lestin Drive and on the east and west sides of Darner Lane (future), Slidell, Louisiana.

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 7.54 acres

NUMBER OF LOTS/PARCELS: 5.09 acres, 1.56 acres & 0.89 acre into Parcels A, B & C

ZONING: A-2 Suburban Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create three (3) parcels from 5.09 acres, 1.56 acres & 0.89 acre. The minor subdivision request requires a public hearing due to:

- Parcel C do not have Parish Road Frontage and is proposed to be accessed via a private road.
- The proposed name of the 25-foot access depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name “Darner Lane” has been submitted and approved by St. Tammany Parish Communication District.

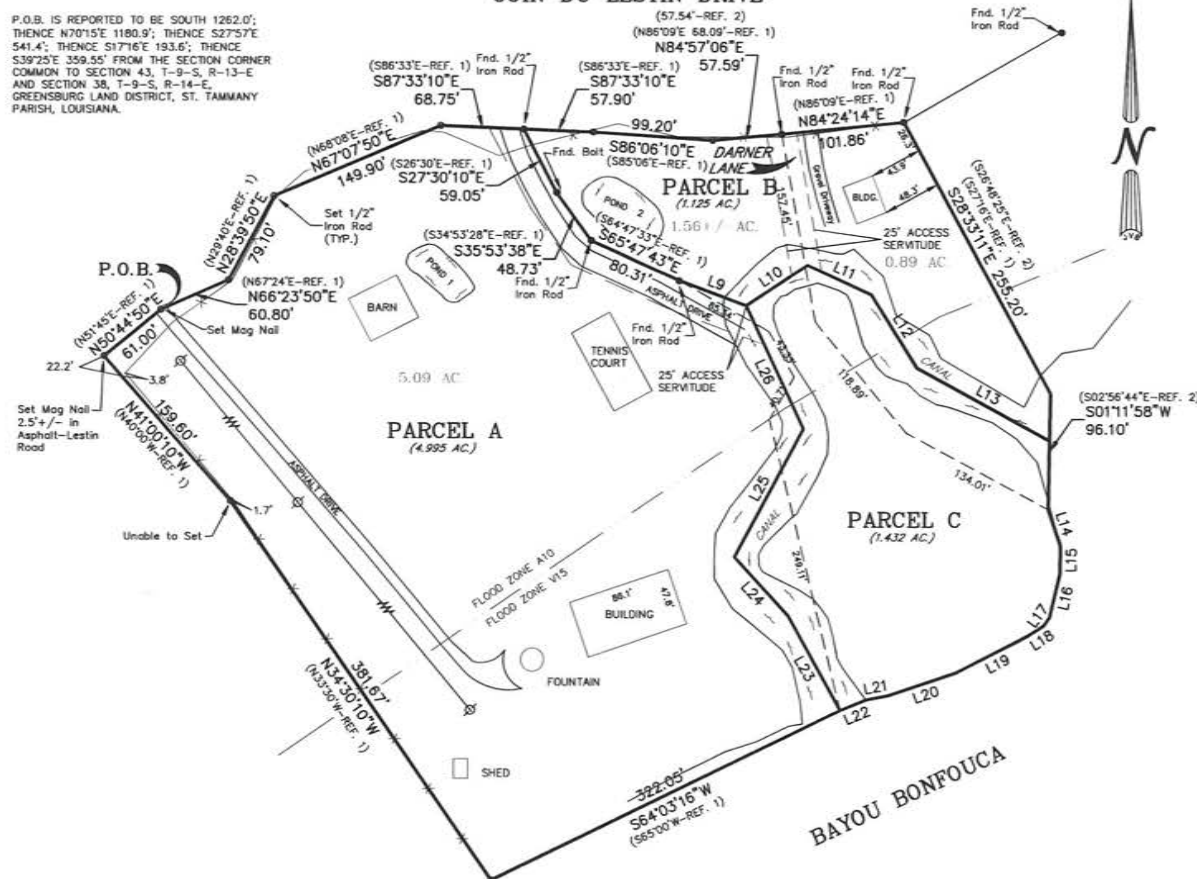
The request shall be subject to the above & below comments:

1. Approval of the proposed private access road name: “Darner Lane”
2. As per St. Tammany Parish Communication District, the survey shall identify the 25’ access servitude as “Darner Lane”.
3. Show the lead lines of the original parcels: 5.09 acres, 1.56 acres & 0.89 acre.

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.

P.O.B. IS REPORTED TO BE SOUTH 1262.0';
THENCE N70°15'E 1180.9'; THENCE S27°57'E
541.4'; THENCE S17°16'E 193.6'; THENCE
S39°25'E 359.55' FROM THE SECTION CORNER
COMMON TO SECTION 43, T-9-S, R-13-E
AND SECTION 38, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT, ST. TAMMANY
PARISH, LOUISIANA.

COIN DU LESTIN DRIVE



Line Table		
Line #	Length	Direction
L9	59.22'	S69°31'48"E
L10	61.15'	N56°35'43"E
L11	58.46'	S85°14'29"E
L12	71.49'	S31°53'42"E
L13	125.74'	S61°15'16"E
L14	31.83'	S18°41'42"E
L15	23.23'	S00°54'45"W
L16	37.51'	S13°06'18"W
L17	8.47'	S35°14'59"W
L18	14.66'	S57°16'31"W
L19	67.19'	S62°49'24"W
L20	60.38'	S71°12'27"W
L21	18.90'	S79°11'46"W
L22	23.11'	S67°28'00"W
L23	88.99'	N28°53'47"W
L24	66.83'	N42°14'11"W
L25	120.97'	N28°12'15"E
L26	112.75'	N24°54'16"W

APPROVED:

CHAIRMAN OF PLANNING COMMISSION DATE

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

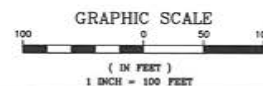
DATE FILED FILE NO.

TOTAL AREA: 328,965 SQ. FT. OR 7.552 ACRES

REFERENCE SURVEYS:
1.) A SURVEY BY JERON FITZMORRIS DATED 5/28/91, DRAWING NO. 5435.
2.) A SURVEY BY BRUCE BUTLER DATED 10/5/11, NUMBER 15415.
3.) A SURVEY BY THIS FIRM DATED 12/6/02, SURVEY NO. 1023591.

NOTE: BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

REVISED: 12/11/20 DARNER WAY



SCALE: 1" = 100'

DATE: 8/10/20

DRAWN BY: JDL CHECKED BY: SMB

DWG. NO: 20200080

SHEET 1 OF 1

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

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0415 C
DATE: 4/2/91
ZONE: A10 & V15
B.F.E. = 11' & 12'

* Verify prior to construction with local governing body.

A MINOR SUBDIVISION MAP OF A 5.09 AC., A 1.56+/- AC. & A 0.89 AC. PARCEL INTO PARCEL A, PARCEL B AND PARCEL C IN SECTION 38, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

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

FOLWELL DUNBAR

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jlbassoc@jburkes.com

Phone: 985-649-0075 Fax: 985-649-0154



SEAN M. BURKES
LA REG. NO. 4785

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 5, 2021)

Meeting Date: January 12, 2021

CASE NO.: 2020-2189-MSP

OWNER/DEVELOPER & REPRESENTATIVE: Campagna Properties LLC of Mississippi - Warren Campagna

ENGINEER/SURVEYOR: Randall W. Brown & Associates, INC.

SECTION: 31

TOWNSHIP: 7 South

RANGE: 12 East

WARD: 4

PARISH COUNCIL DISTRICT: 5

TYPE OF DEVELOPMENT:

- ☐ SUBURBAN (Residential acreage between 1-5 acres)
☒ RURAL (Low density residential 5 acres or more)
☐ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: North & South sides of Williamsburg Road, Mandeville, Louisiana

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 3.115 acres

NUMBER OF LOTS/PARCELS: 1.6 acres & Parcel A2 into Parcels A2-1, A6 & A7

ZONING: A-2 Suburban Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create three (3) parcels from 1.6 acres and Parcel A2. The minor subdivision request requires a public hearing due to:

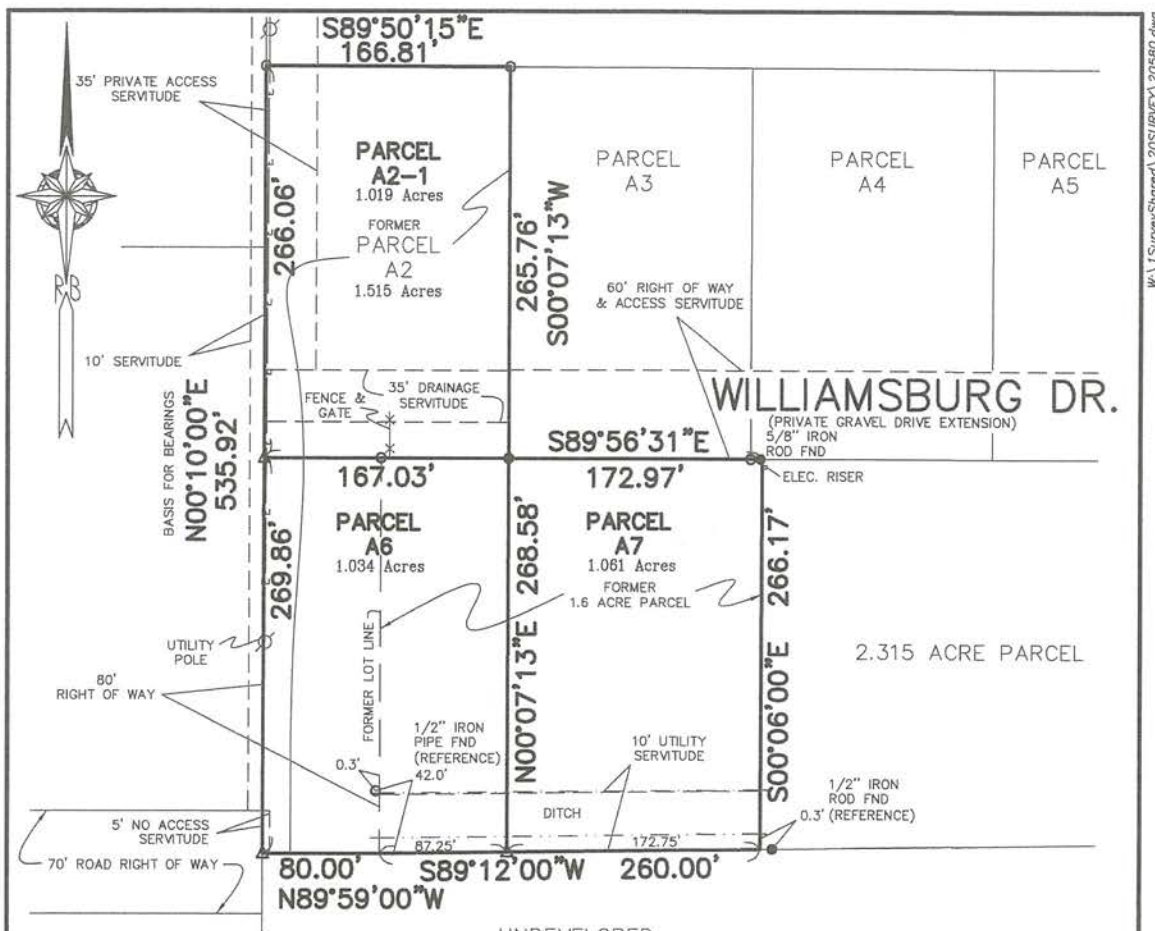
- Parcels A2-1, A6 & A7 do not have Parish Road Frontage and are proposed to be accessed via a private road.
- Parcel A2 was previously part of a minor subdivision approved in February 2018 (2017-579-MSP).

The request shall be subject the below comments; however, staff is requesting to have the proposed minor subdivision postponed to allow for further review and allow for the comments to be addressed:

1. Provide signature line for the Chairman of the Planning Commission.
2. Amend the title block as follow: A-~~Resubdivision~~ **Minor Subdivision**....
3. Provide information regarding 35-foot access servitude, located on the west side of proposed Parcel A2-1: does it only provide access from Pineland Drive to Parcel A1 and/or can it be removed from survey.
4. Provide function of the 80 right of way, located within proposed Parcel A6, and indicate the buildable area for proposed Parcel A6.
5. Provide location of the road access to Parcel A6.
6. Provide information regarding the access to Parcel A7, and how it was previously accessed.
7. Provide information regarding the 5 foot no access servitude, located at the end of the 70' right of way/Miners Road.

8. Provide copy of recorded servitude and show recordation information on survey.
9. Access servitude to be constructed in according to minimum requirements.
10. Show where the private drive tie into the Public Road.

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



NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
CONSTRUCTION BEGINS.

—UNDEVELOPED—

APPROVED:

REFERENCE 1:
RESUB. By Randall W. Brown & Assoc., INC.
Map File No.: 5704C
Date Filed: 2-1-2018

REFERENCE 2:
SURVEY By Ned R. Wilson
Instrument No.: 916186
Dated: 4-2-1991

- Δ DENOTES 1/2" IRON PIPE TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON PIPE FND UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone A5.

FIRM Panel# 2252050245C Rev. 10-17-1989

DATE FILED FILE NO.

Resubdivision of
A 1.6 ACRE PARCEL & PARCEL A2 SITUATED IN
SECTION 31, TOWNSHIP 7 SOUTH, RANGE 12 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCELS A2-1, A6 AND A7

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.

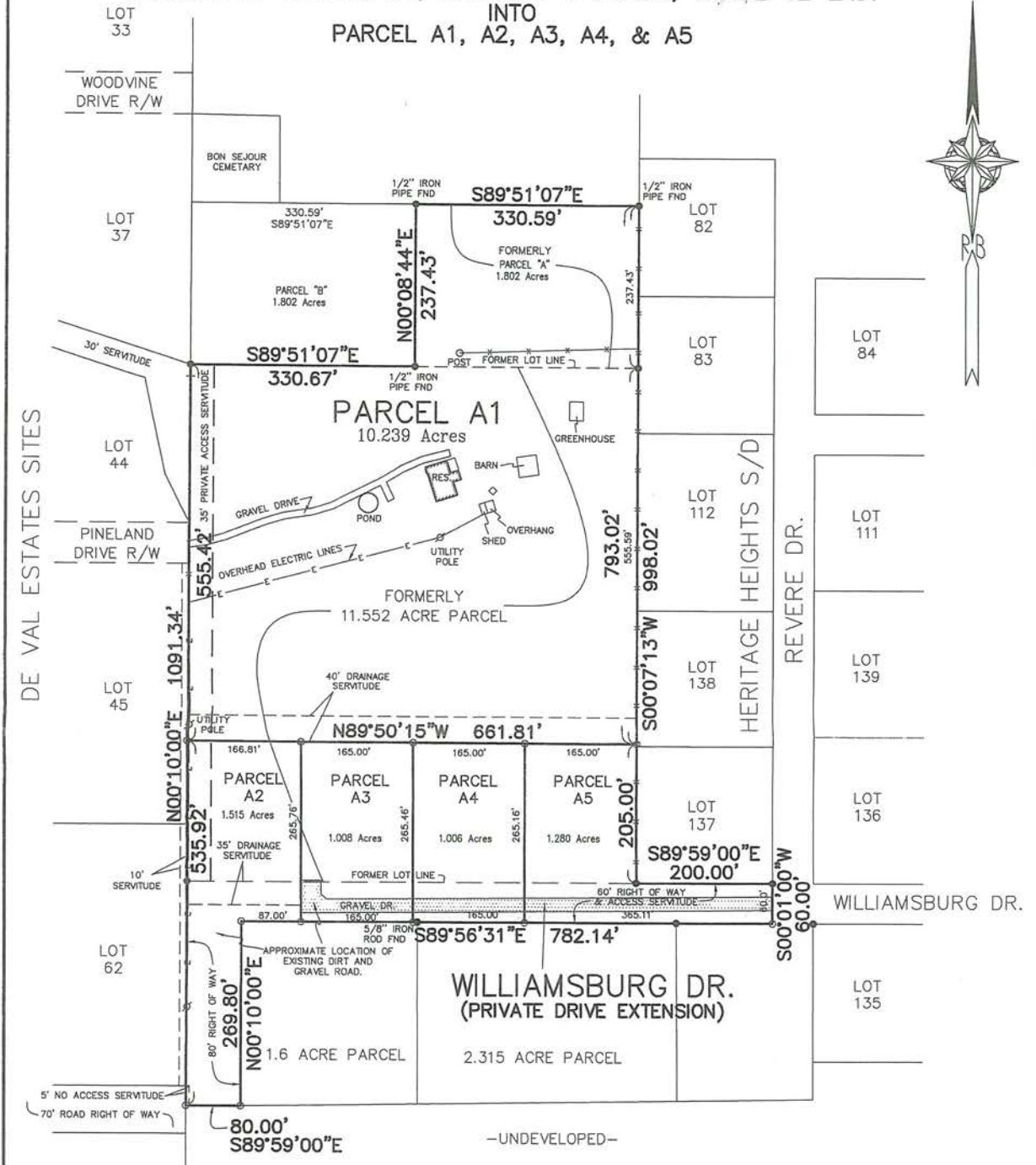
Randall W. Brown & Associates, Inc.
Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

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

Date: OCTOBER 1, 2020
Survey No. 20580
Project No. (CR5) B131512.TXT

Scale: 1" = 100'±
Drawn By: J.E.D.
Revised:

A Minor Subdivision of
**PARCEL A, AN 11.552 PARCEL AND A 60' RIGHT OF WAY
 LOCATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 12 EAST
 INTO
 PARCEL A1, A2, A3, A4, & A5**



APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEERING, DIRECTOR

CLERK OF COURT Shana Hess, Deputy Clerk

02-01-2018
DATE FILED

5704C
FILE NO.

NOTE: SHADED AREA REPRESENTS A 60' NON-EXCLUSIVE PREDIAL SERVITUDE OF WAY FILED ST. TAMMANY PARISH CLERK OF COURT INSTRUMENT # 1979977

NOTE:
ALL IMPROVEMENTS SHOWN HEREON WERE LOCATED ON OR BEFORE 1/8/2014. ALL IMPROVEMENTS NOT SHOWN HEREON.

- DENOTES 1/2" IRON ROD FND
- UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON PIPE TO BE SET UPON RECORDATION

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY

RANDALL W. BROWN
REG. NO. 04586
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

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

Date: FEBRUARY 3, 2017
Survey No. 17021

Scale: 1"=150'±
Drawn By: J.E.D./RJB
Revised: 12-21-2017/RJB/ADDED
GRAVEL DRIVE ONLY
1-8-2018/RJB/ADDED
DRAINAGE SERVITUDES ONLY

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 5, 2021)

Meeting Date: January 12, 2021

CASE NO.: 2020-2198-MSP

Owners & Representative: Almond Gaston & Linda McCain Crowe and A. Mason Barnes, III

ENGINEER/SURVEYOR: J. V. Burkes & Associates, Inc.

SECTION: 19

TOWNSHIP: 8 South

RANGE: 15 East

WARD: 8

PARISH COUNCIL DISTRICT: 9

TYPE OF DEVELOPMENT:

- ☐ SUBURBAN (Residential acreage between 1-5 acres)
☒ RURAL (Low density residential 5 acres or more)
☐ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: North side of Crowe's Landing Road, east of Military Road, Pearl River, Louisiana.

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 4.73 acres

NUMBER OF LOTS/PARCELS: 4.73 acres into Parcel A

ZONING: A-3 Suburban Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create one (1) parcel from 4.73 acres. The minor subdivision request requires a public hearing due to:

- Parcel A do not have Parish Road Frontage and proposed to be accessed via a 35' access servitude.

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

1. Show the lead lines of the original parent tract.
2. Add note to the survey providing instrument number for recorded predial 35 foot access servitude to verify perpetual access to Parcel A.
3. The title block shall be amended as follow: A minor subdivision of a ~~4.73~~ **7.29** AC. Tract into Parcel A **and a 2.56 AC. Remainder of Parent Tract.**

RESUBDIVISION REVIEW

THIS PAGE INTENTIONALLY LEFT BLANK

RESUBDIVISION STAFF ANALYSIS REPORT

(As of January 5, 2021)

Meeting Date: January 12, 2021

CASE FILE NO: 2020-2161-MRP

NAME OF SUBDIVISION: Tchefuncta Club Estates, Phase II

LOTS BEING DIVIDED: Lot 618 & Greenspace Area/Common Area into Lot 618-A.

SECTION: 49 & 50

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: The property is located on the south side of Wax Myrtle Lane, south of Hummingbird Road, Covington, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Tchefuncta Properties LLC - Francis Ward Cashion and Jim & Molly Heurtin

STAFF COMMENTARY:

The owner is requesting to create one (1) lot – Lot 618 & Greenspace Area/Common Area into Lot 618-A.

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.

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. Identify the acreage of the area to be added to lot 618 as greenspace or common area.
3. Revise the description: A resubdivision of Lot 618 **& X acres of greenspace/common area** into Lot 618-A.
4. Indicate if the greenspace/common area to be added to Lot 618 will create a reduction of the total acreage of required greenspace within the PUD Planned Unit Development Overlay.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

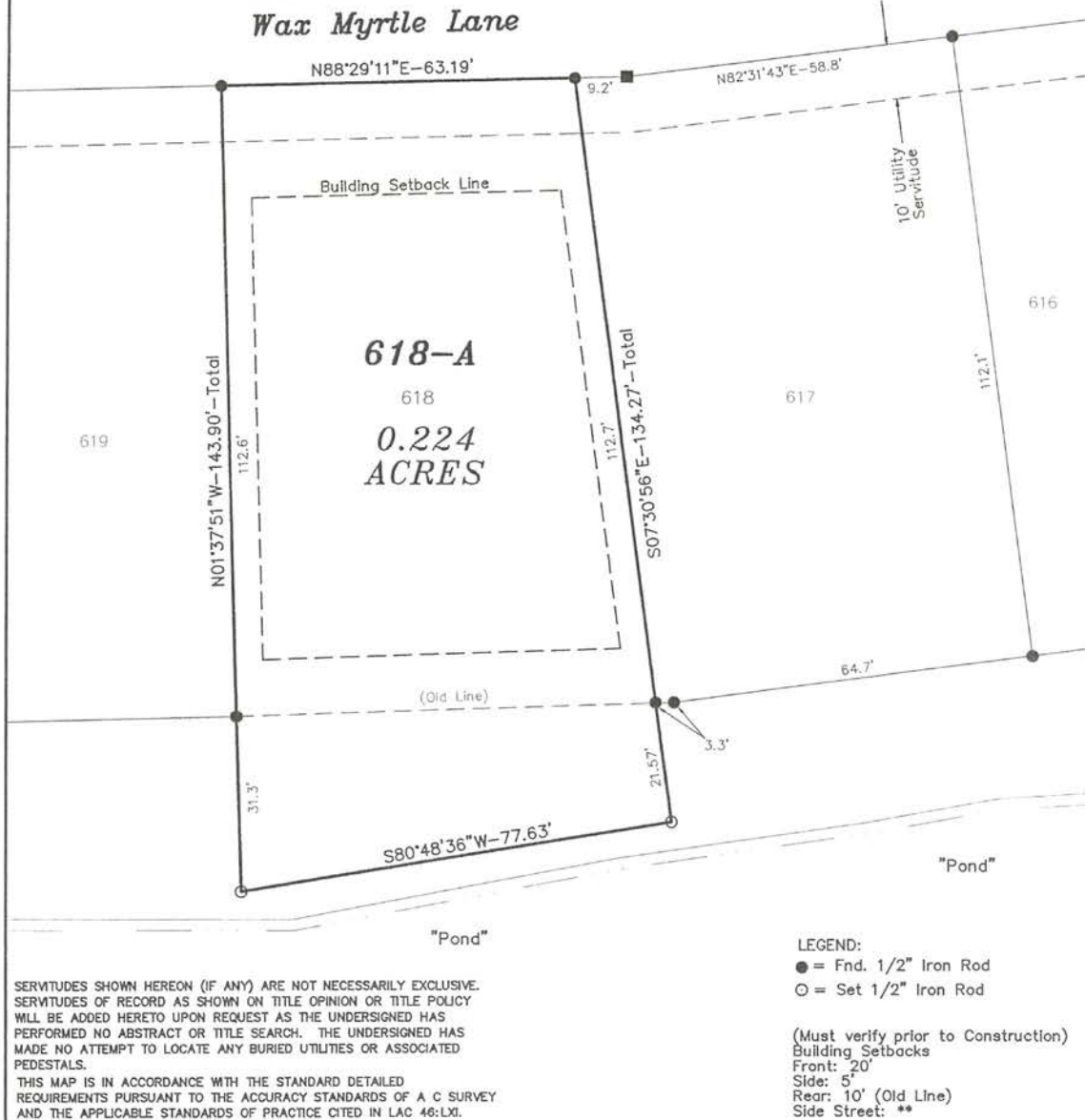
FILE NO.

A Resubdivision of Lot 618, into Lot 618-A,
Tchefuncta Club Estates, Phase II, St.
Tammany Parish, Louisiana

Reference: Recorded Plat of Tchefuncta Club
Estates Phase II, Clerk of Courts Office

Bearings refer to the Louisiana State Plane Coordinate
System (1702 La. South) and was observed by GPS

Improvements, Utilities & Fences not shown



MAP PREPARED FOR **TCHEFUNCTA CLUB ESTATES, INC.**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 618, TCHEFUNCTA CLUB ESTATES, PHASE II,
ST. TAMMANY PARISH, LOUISIANA

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

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6271 office (985) 898-0355 fax
landsurveyingllc@gmail.com



SCALE: 1" = 25'

DATE: 11-19-2020

NUMBER: 20119

RESUBDIVISION STAFF ANALYSIS REPORT

(As of January 5, 2021)

Meeting Date: January 12, 2021

CASE FILE NO: 2020-2163-MRP

NAME OF SUBDIVISION: Tchefuncta Club Estates, Phase II

LOTS BEING DIVIDED: Lot 585A-1 & Greenspace Area/Common Area into Lot 585A-1A.

SECTION: 49 & 50

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: The property is located on the south side of Hummingbird Road, Covington, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Tchefuncta Properties LLC - Francis Ward Cashion and Zach & Charlotte Strief

STAFF COMMENTARY:

The owner is requesting to create one (1) lot – Lot 585A-1 & Greenspace Area/Common Area into Lot 585A-1A.

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.

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. Identify the acreage of the area to be added to lot 585A-1, as greenspace or common area.
3. Revise the description: A resubdivision of Lot 585A-1 **& X acres of greenspace/common area** into Lot 585A-1A.
4. Indicate if the greenspace/common area to be added to Lot 585A-1 will create a reduction of the total acreage of required greenspace within the PUD Planned Unit Development Overlay.



A Resubdivision of Lot 585A-1, into Lot 585A-1A
Tchefuncta Club Estates Phase II, in Section 49,
T-7-S, R-11-E, St. Tammany Parish, Louisiana

Reference:

- 1) A Resubdivision Map by this Firm, File Date 3-12-2015, File No. 5351F, Clerk of Courts Office (Base Bearings)
- 2) A Resubdivision Map by this Firm, File Date 10-22-2012, File No. 5100D, Clerk of Courts Office

FINAL APPROVAL

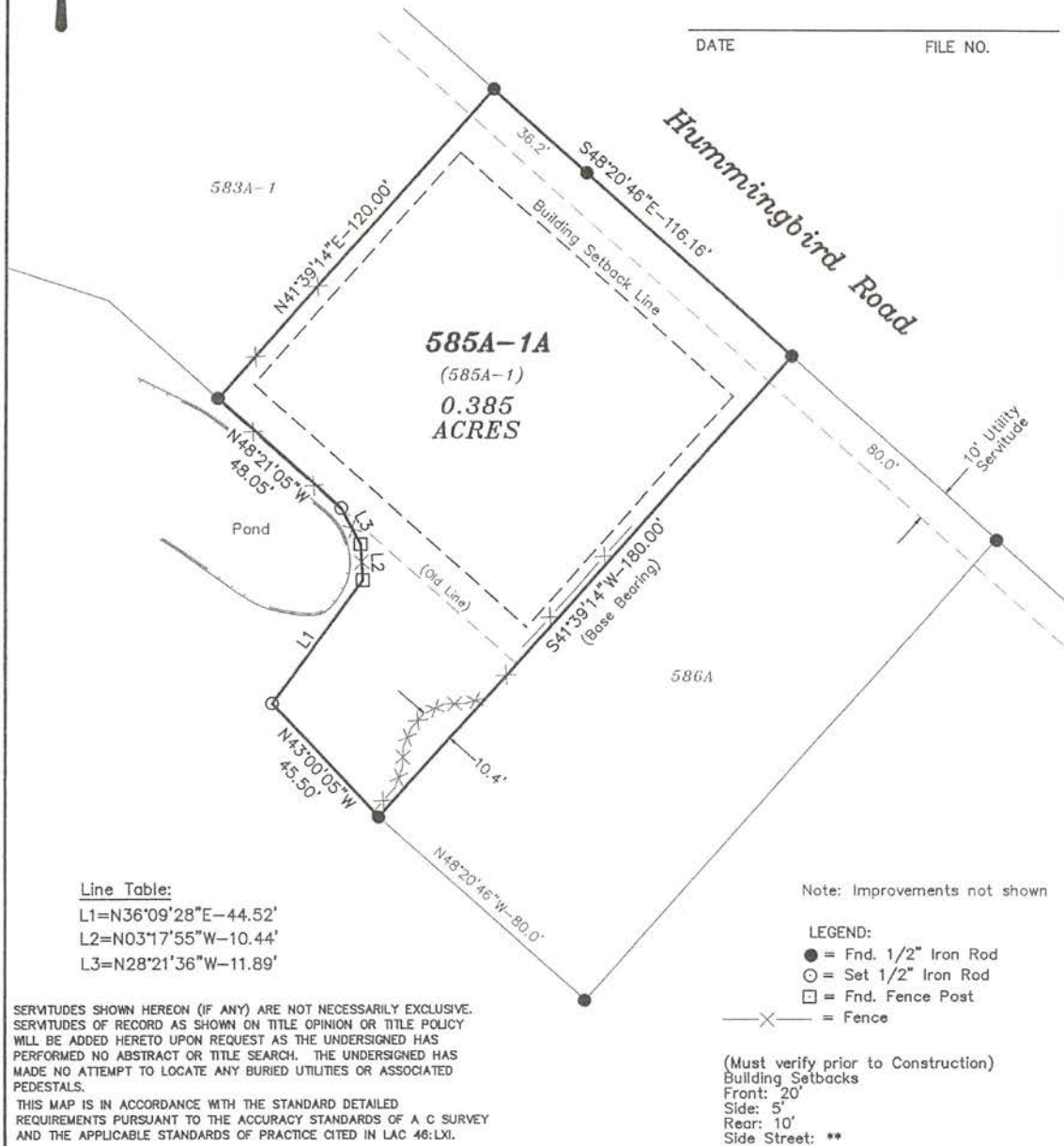
DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.



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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:1X1.

MAP PREPARED FOR **TCHEFUNCTA CLUB ESTATES, INC.**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 585A-1, TCHEFUNCTA CLUB ESTATES PHASE II,
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 ON THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com



SCALE: 1" = 40'

DATE: 11-9-2020

NUMBER: 20113

Terr3/2achStrieLot585A-1

RESUBDIVISION STAFF ANALYSIS REPORT

(As of January 5, 2021)

Meeting Date: January 12, 2021

CASE FILE NO: 2020-2179-MRP

NAME OF SUBDIVISION: Northpointe Business Park, Phase 2

LOTS BEING DIVIDED: Lots 24 & 25 into lots 24-A, 24-B & 25-A

SECTION: 3

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

PROPERTY LOCATION: The property is located on the east side of Leeward Loop, Covington, Louisiana.

ZONING: I-2 Industrial Zoning District

PROPERTY OWNER: Northpointe Business Park, LLC - Gary Bourgeois

STAFF COMMENTARY:

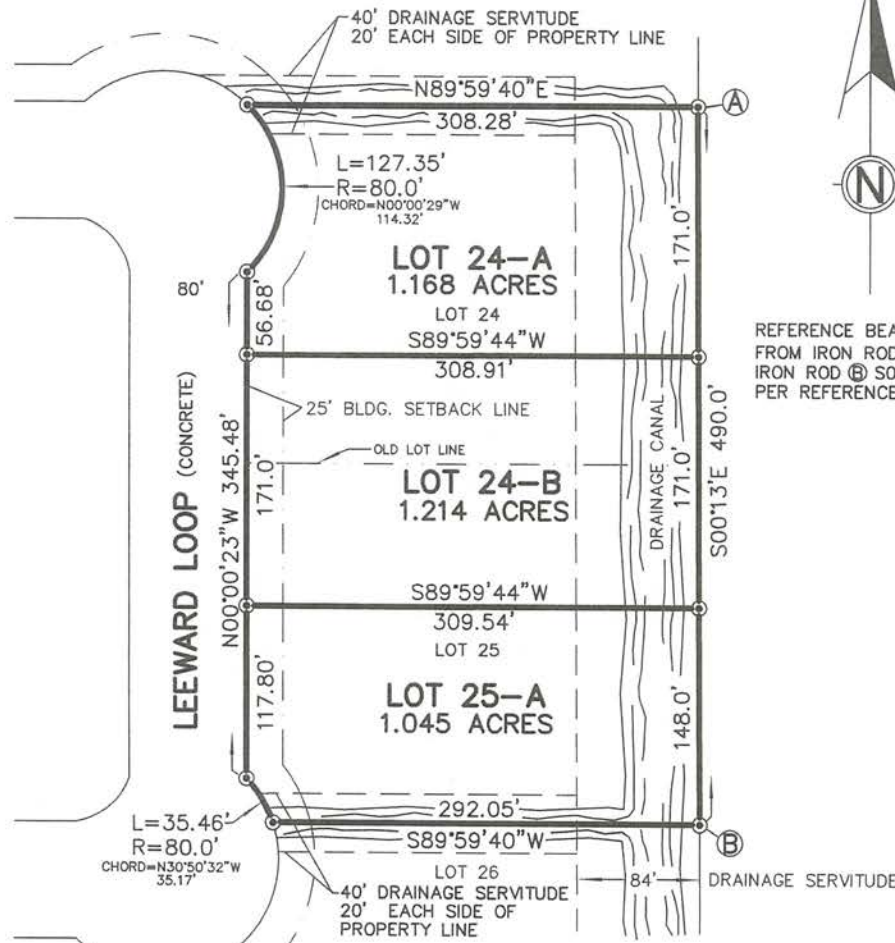
The owner is requesting to create three (3) lots – Lots 24 & 25 into lots 24-A, 24-B & 25-A.

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.

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. Add note referencing Map No. 5416 dated 08-19-2015 which is the latest recorded subdivision plat for Northpointe Business Park and update survey to reflect servitude revisions.



REFERENCE BEARING:
FROM IRON ROD (A) TO
IRON ROD (B) S00°13'E
PER REFERENCE SURVEY

LEGEND

⊙ 1/2" IRON ROD SET

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED: _____ FILE NO. _____

- NOTE: 1. THIS PROPERTY IS LOCATED IN FLOOD ZONE A PER F.E.M.A. MAP NO. 225205 0210 C, DATED 10/17/1989.
2. BUILDING SETBACK LINES TO BE VERIFIED BY THE ST. TAMMANY PARISH PLANNING DEPT.

REFERENCE SURVEY: SUBDIVISION PLAT OF NORTHPOINTE BUSINESS PARK, PHASE 2, BY RICHMOND W. KREBS SURVEYOR, DATED 01/10/2007. FILED IN THE ST. TAMMANY PARISH CLERK OF COURT MAP NO. 4637.

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

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

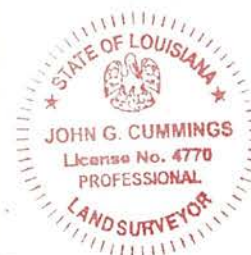
COVINGTON, LA 70433

PLAT PREPARED FOR: **Northpointe Business Park, LLC**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 24 & 25 INTO LOTS 24-A, 24-B & 25-A, NORTHPOINTE BUSINESS PARK, PHASE 2, ST. TAMMANY PARISH LOUISIANA.

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

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 20291

DATE: 12/08/2020

REVISED: