AGENDA ST. TAMMANY PARISH PLANNING COMMISSION MEETING 6:00 PM - TUESDAY, FEBRUARY 9, 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: <u>www.stpgov.org</u>. The livestream will begin at 6:00 PM on Tuesday, February 9, 2021.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. Local #: 985-276-6398 (if busy, dial: 346-248-7799, or 669-900-6833) Meeting ID: 819 9900 1991 # Participant ID: # Passcode: 46074957 #. 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 JANUARY 12, 2021 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

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

Request to Enter the Parish Right of Way for Eddins Place for the purpose of installing utilities (Northwood Village Subdivision). Debtor: Mangano Properties, LLC Parish Council District: Hon. Chris Canulette General Location: The property is located north of Brownswitch Road, west of LA Highway 1091, within Northwood Village Subdivision, Slidell, Ward 8, District 8

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

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 *Postponed at the January 12, 2021 meeting*

2021-2214-MSP

A minor subdivision of Parcels 3-B-2-A, 3-B-2-B & 3-B-2-C into 3-B-2-A-1, 3-B-2-B-1 & 3-B-2-C-1 Owner & Representative: Stirling Mandeville, LLC Parish Council District Representative: Hon. Marty Dean General Location: The parcels are located on the north side of East Brewster Road, west of Stirling Blvd, Covington, Louisiana. Ward 1, District 1

2021-2227-MSP

A minor subdivision of 38.5 acres into Parcel 1 & 2 Owner & Representative: Marlene Hand Bossetta Parish Council District Representative: Hon. Cheryl Tanner General Location: The parcel is located on the south side of Green Hill Drive and on the east side of Queenie Lane, Covington, Louisiana. Ward 2, District 6

2021-2228-MSP

A minor subdivision of 7.053 acres being Parcel A into Parcels A-1 & A-2 Owner & Representative: Ervin Lee & Karen Sax Robinson Jr. and John Jude & Jennifer Jones Martinez Jr. Parish Council District Representative: Hon. Michael Lorino, Jr. General Location: The parcel is located on the south side of Brewster Road, east of Gitz Lane, Madisonville, Louisiana. Ward 1, District 4

2021-2233-MSP

A minor subdivision of 39 acres into Parcels A & B Owner & Representative: Alan J. & Tristen Gennusa Wrumblewski Parish Council District Representative: Hon. Cheryl Tanner General Location: The parcel is located on the east side of Lovern Road, south of Edgar Kennedy Road, Pearl River, Louisiana. Ward 6, District 6

RESUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

<u>2021-2229-FP</u>

Wingfield Subdivision, Phase 2 Developer/Owner: Bruno Brothers Real Estate Engineer/Surveyor: Arrow Engineering & Consulting, Inc. Parish Council District Representative: Hon. Martha Cazaubon General Location: The property is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana. Ward 1 District 3

OLD BUSINESS

A waiver request to remove the maximum number of model homes allowed within each phase of a subdivision per Sec. 125-199(c) for Lakeshore Villages Phase 6 (2020-2011-PP), Phase 7 (2020-1806-PP), Phase 8 (2019-1607-PP), Phase 9 (2020-1865-PP), Phase 10 (2020-1866-PP), Phase 11 (2020-2012-PP), Phase 12 (2020-2151-PP) and Phase 13 (2020-2152-PP). 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

NEW BUSINESS

ADJOURNMENT

MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING 5:00 PM - TUESDAY, JANUARY 12, 2021 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: <u>www.stpgov.org</u>. The livestream began at 5:00 PM on Tuesday, January 12, 2021.

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

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

PUBLIC HEARINGS:

A presentation from Mr. Ross Liner, Director of Planning and Development, Matt Rufo, Asakura Robinson, regarding the Comprehensive Plan for St. Tammany Parish Government. The presentation was limited to scope of work, schedule, and general information regarding the comprehensive plan update activities in 2021.

No vote was required. Opposition: None

ADJOURNMENT

MINUTES 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 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: <u>www.stpgov.org</u>. The livestream began at 6:00 PM on Tuesday, January 12, 2021.

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

ROLL CALL

Present: Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph Absent: N/A

Staff Present: Lambert, Reynolds, Couvillon, 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 AND PLEDGE OF ALLEGIANCE

INVOCATION - Randolph presented the Invocation **PLEDGE OF ALLEGIANCE -** Crawford presented the Pledge of Allegiance

Randolph nominates Fitzmorris as Vice-Chairman, second by Drumm.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Drumm, Randolph Nay: N/A Abstain: N/A

Drumm nominates Doherty as the Chairman, second by Fitzmorris.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Crawford, Drumm, Randolph Nay: N/A

Abstain: N/A

APPROVAL OF THE DECEMBER 15, 2020 MEETING MINUTES Randolph moved to approve, second by Seeger.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph Nay: N/A

Abstain: N/A

REQUEST FOR POSTPONEMENTS

2020-2189-MSP - POSTPONED

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. Warren Campagna Opposition: None **The developer requested postponement for one month. Crawford moved to postpone for one month, second by Randolph. Yea:** Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph Nay: N/A Abstain: N/A

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

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2020-2174-MSP - APPROVED

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.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. Neil Lalonde Opposition: None **McInnis moved to approve, second by Fitzmorris.** Yea: Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph Nay: N/A

Abstain: N/A

2020-2181-MSP - APPROVED WITH WAIVERS

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 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 with waivers, second by Seeger.**

Yea: Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph Nay: N/A

Abstain: N/A

2020-2185-MSP - APPROVED

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

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

Opposition: None

Crawford moved to approve, second by Willie.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph Nay: N/A

Abstain: N/A

2020-2188-MSP - APPROVED

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

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

Seeger moved to approve, second by Fitzmorris.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph Nay: N/A

Abstain: N/A

2020-2198-MSP - APPROVED

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 A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. Matthew Crain Opposition: None **Seeger moved to approvw subject to staff comments, second by Randolph.** Yea: Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph Nay: N/A Abstain: N/A

RESUBDIVISION REVIEW

2020-2161-MRP - APPROVED

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

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, second by Randolph.** Yea: Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph Nay: N/A

Abstain: N/A

2020-2163-MRP - APPROVED

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

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

Fitzmorris moved to approve, second by Seeger.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph Nay: N/A

Abstain: N/A

MINUTES ST. TAMMANY PARISH PLANNING COMMISSION JANUARY 12, 2021

2020-2179-MRP - APPROVED

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

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

Opposition: None

Willie moved to approve, second by McInnis.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph Nay: N/A

Abstain: N/A

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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



February 2, 2021

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

Re: Enter the Parish R.O.W. – Eddins Place - For the purpose of installing sewer force main (Northwood Village Subdivision)

Honorable Commissioners,

This office is in receipt of Ms. Robin Marquez request, on behalf of the Mangano Properties, LLC, to enter the Parish right-of-way for the purpose of laying and installing sewer force main lines within the Eddins Place right-of-way located in Northwood Village Subdivision.

This office has reviewed the request from Ms. Marquez and has no objection.

Sincerely,

Christopher Tissue, P.E. Lead Development Engineer

Attachments: DRAFT Enter the Parish R.O.W. Resolution dated February 2, 2021 Request to Enter the Parish Right-of-Way from Ms. Marquez dated January 15, 2021 Existing Site Plan dated February 20, 2017

 xc: Honorable Michael Cooper Honorable Chris Canulette
 Mr. Ross Liner, AICP, PTP, CFM
 Mr. Jay Watson, P.E.
 Ms. Helen Lambert
 Mr. Earl J. Magner
 Mr. Theodore Reynolds, P.E.

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO.

TITLE:A RESOLUTION AUTHORIZING MANGANO PROPERTIES, LLC, C/O
MR. FRANK MANGANO, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MANGANO PROPERTIES, LLC, C/O MR. FRANK MANGANO; 609 BROWNSWITCH ROAD, SLIDELL, LA 70458 OR ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF EDDINS PLACE, LOCATED WITHIN NORTHWOOD VILLAGE SUBDIVISION, FOR THE PURPOSE OF LAYING AND INSTALLING SEWER FORCE MAIN. WARD 8, DISTRICT 8.

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 <u>licensed engineer</u> 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 <u>Liability Insurance</u> <u>Policy</u> including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
- 5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
- 6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
- 7. That the petitioner post a Performance Obligation in the amount of \$6,000.00 for a period of one (1) year.
- 8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.
- 9. That the petitioner submit as-built drawings certifying that the sewer force main was constructed in accordance with the approved drawing(s).

(DRAFT DATE: FEBRUARY 2, 2021)

RESOLUTION P.C. NO. _____

PAGE NO. 2 OF 2

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

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

MOVED FOR ADOPTION BY _						SECO	NDED
BY	;	А	VOTE	THEREON	RESULTE	D IN	THE
FOLLOWING:							

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 9TH DAY OF FEBRUARY, 2021 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

ROSS P. LINER, AICP, PTP, CFM, SECRETARY ST. TAMMANY PARISH PLANNING COMMISSION

Theodore C. Reynolds

From:	Robin Marquez <robin@ecobuildersinc.com></robin@ecobuildersinc.com>
Sent:	Friday, January 15, 2021 4:29 PM
То:	Christopher P. Tissue; Theodore C. Reynolds; Shelby R. Vorenkamp
Cc:	'Elwin'
Subject:	FW: Country Club MHP Lift Station Rehab Permit P20-09-103-133.pdf

From: Robin Marquez [mailto:robin@ecobuildersinc.com]
Sent: Friday, January 15, 2021 4:25 PM
To: 'srvorenkampdev@stpgov.org'
Subject: FW: Country Club MHP Lift Station Rehab Permit P20-09-103-133.pdf

Thank you, Shelby. This is the request without the attachments. See email below.

Attachments will follow in a separate email.

Robin Marquez **E.C.O. Builders, Inc. Project Coordinator** 900 Old Spanish Trail Slidell, LA 70458 985-645-9558 Office 985-645-9164 Fax



"People Who Know Call E.C.O."

From: Robin Marquez [mailto:robin@ecobuildersinc.com]
Sent: Friday, January 15, 2021 4:12 PM
To: 'cptissue@stpgov.org'; 'tcreynolds@stpgov.org'; 'srvorenkampdev@stpgov.org'
Cc: 'Elwin'; 'Chuck Dammon'
Subject: Country Club MHP Lift Station Rehab Permit P20-09-103-133.pdf

All,

This email is to request the approval for access to the Public Right of Way in the areas of the approved plan drawn by Dammon Engineering and dated 08/03/2020. We have also attached the Letter of No Objection from STPG for your convenience.

Owner -Mangano Properties, LLC - Frank Mangano 609 Brownswitch Rd. Slidell, LA 70458 985-707-5183

Kindly let me know if you need any further information.



Robin Marquez **E.C.O. Builders, Inc. Project Coordinator** 900 Old Spanish Trail Slidell, LA 70458 985-645-9558 Office 985-645-9164 Fax

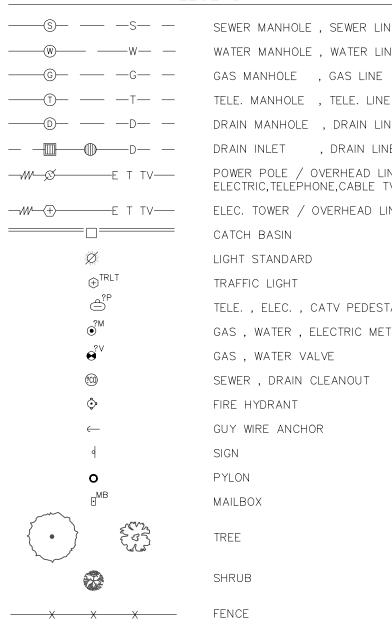


- GENERAL NOTES -

THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY <u>IS NOT IN</u> A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0430D; DATED: 04/21/1999 FLOOD ZONE: C; BASE FLOOD ELEVATION.





______S_____S_____SEWER MANHOLE , SEWER LINE W WATER MANHOLE, WATER LINE The tele manhole , tele line ______ D____ D____ DRAIN MANHOLE , DRAIN LINE — — D— — DRAIN INLET , DRAIN LINE CATCH BASIN LIGHT STANDARD TRAFFIC LIGHT TELE. , ELEC. , CATV PEDESTAL

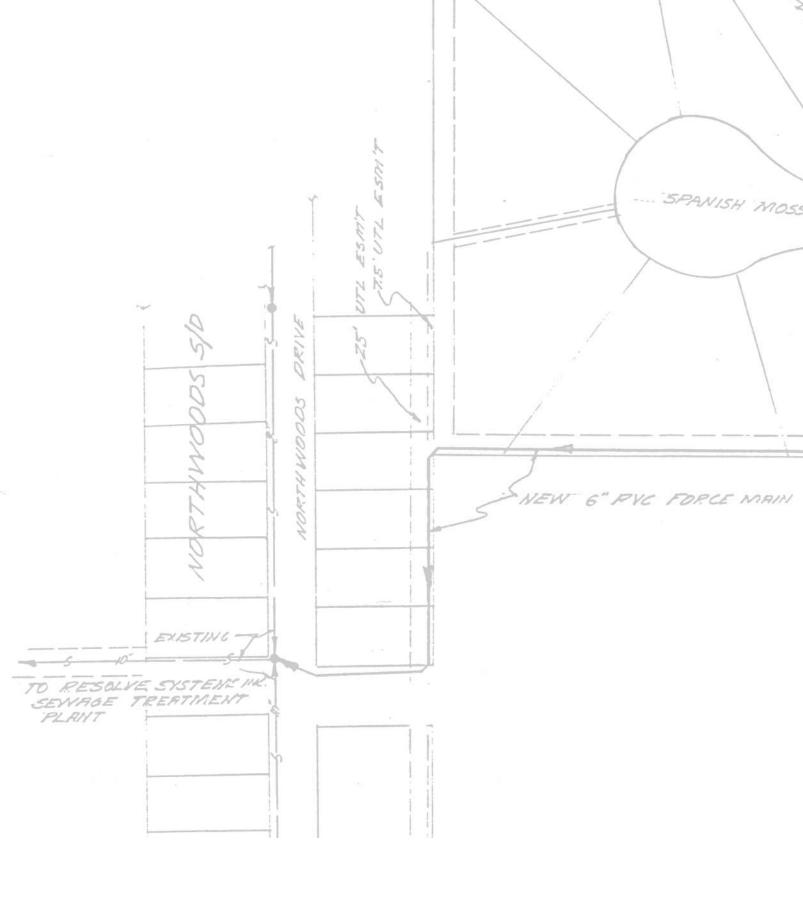
GAS , WATER , ELECTRIC METER GAS , WATER VALVE SEWER , DRAIN CLEANOUT FIRE HYDRANT

GUY WIRE ANCHOR SIGN

PYLON MAILBOX

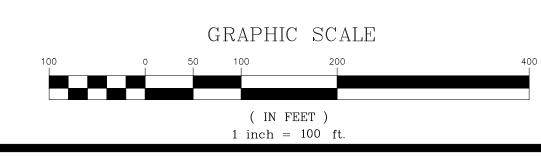
TREE

SHRUB



-





	SEAN M. BURKES LA REG. NO. 27642
EXSTING SEWER LIFT	Description Image: Section of the se
	EXISTING SITE PLAN EXISTING SITE PLAN COUNTRY CLUB MOBILE HOME PARK SEWER AND WATER DESIGN SEWER AND WATER DESIGN ST TAMMANY PARISH LOUISIANA DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. INTO HAS ORIGINAL ECAL OF SURVEYOR. RESOLVE WATER SYSTEMS, INC.
I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN. ENCUMBRANCES SHOWN 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.	SCALE: 1" = 100' DATE: 02/20/2017 DRAWN BY: CHECKED BY: KAR SMB DWG. NO. 20170118
PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS <u>C</u> SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.	20170118 SHEET 2 OF 7

MINOR SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT (As of February 2, 2021) Meeting Date: February 9, 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 DIST	TRICT: 5
TYPE OF DEVELOPMENT:	X SUBURBAN (Residential RURAL (Low density resi OTHER (PUD, Multi-fam	

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: 2 Parcels: 1.6 acres & Parcel A2 into Parcels A2-1 & A6

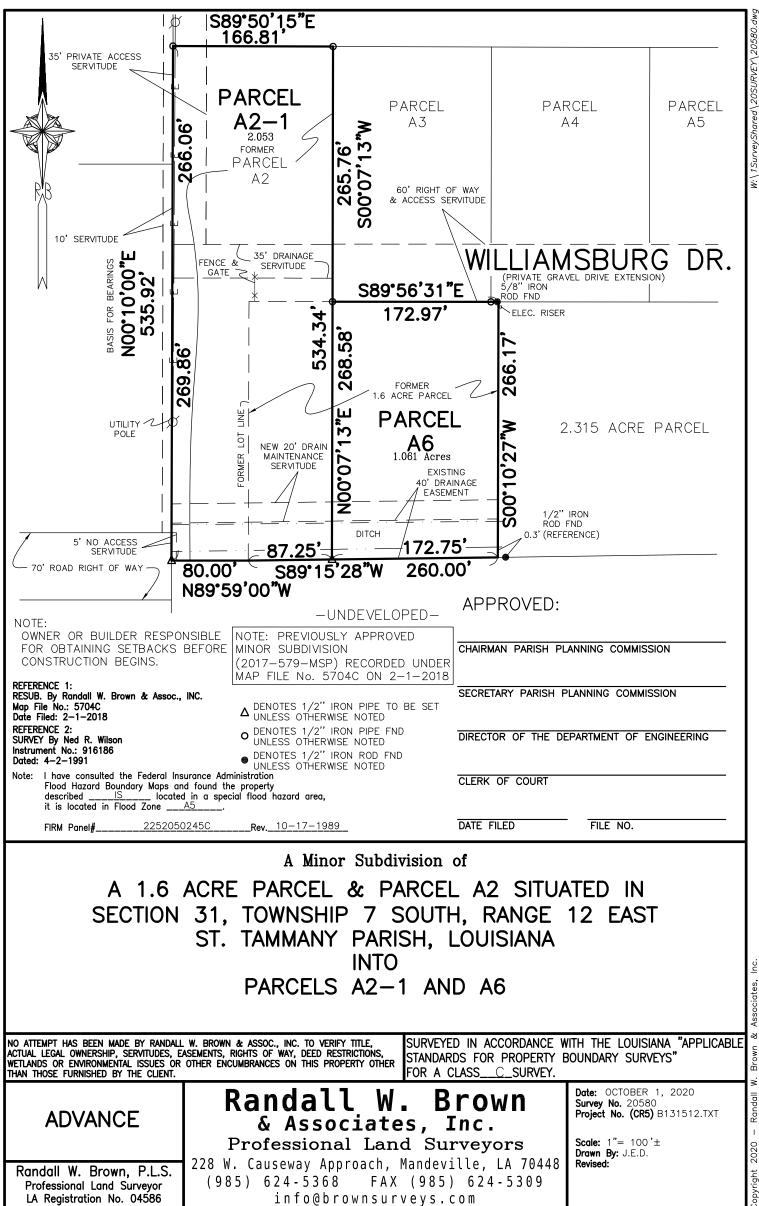
ZONING: A-2 Suburban Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

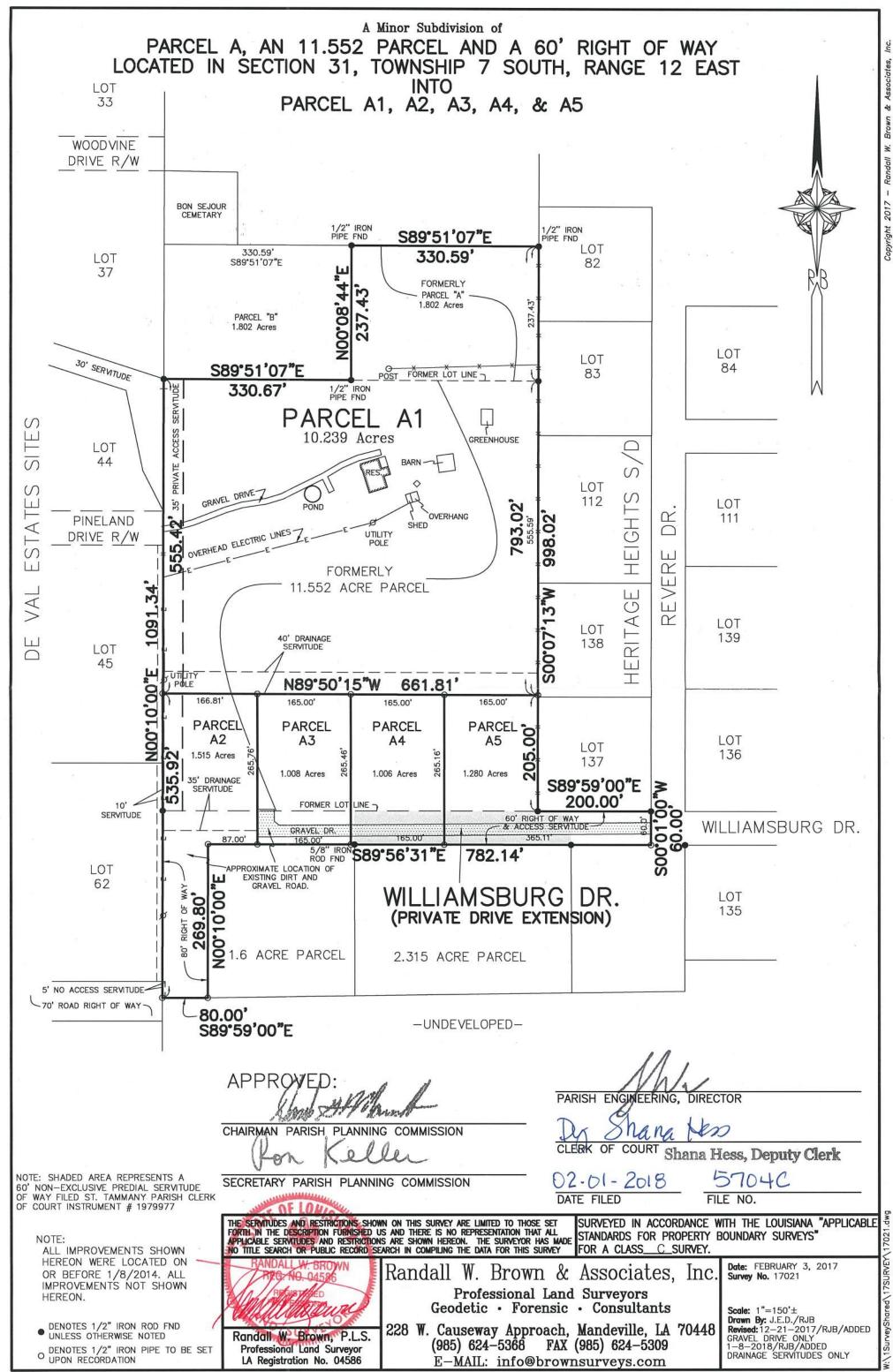
The applicant is requesting to create two (2) parcels from 1.6 acres and Parcel A2. The minor subdivision request requires a public hearing due to:

- Parcels A2-1 & A6 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).



1 Survey Shared \ 20 SURVEY \ 20580

Associates, ઝ Brown × Randall Т 2020



1SurveyShared\17SURVEY\17021.dwg

MINOR SUBDIVISION STAFF ANALYSIS REPORT (As of February 2, 2021) Meeting Date: February 9, 2021

CASE NO.: 2021-2214-MSP

OWNER/DEVELOPER:	Stirling Mandeville, LLC James Maur	in
ENGINEER/SURVEYOR:	Acadia Land Surveying, LLC	
SECTION: 47	TOWNSHIP: 7 South	RANGE: 11 East
WARD: 1	PARISH COUNCIL DISTRICT	<u>:</u> 1
TYPE OF DEVELOPMENT:	RURAL (Low density r	ial acreage between 1-5 acres) residential 5 acres or more) amily, commercial or industrial)

GENERAL LOCATION: On the north side of East Brewster Road, west of Stirling Blvd., Covington, Louisiana.

SURROUNDING LAND USES: Commercial

TOTAL ACRES IN DEVELOPMENT: 6.178 acres

NUMBER OF LOTS/PARCELS: 3 Parcels; Parcels 3-B-2-A, 3-B-2-B & 3-B-2-C into 3-B-2-A-1, 3-B-2-B-1 & 3-B-2-C-1

ZONING: HC-3 Highway Commercial Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

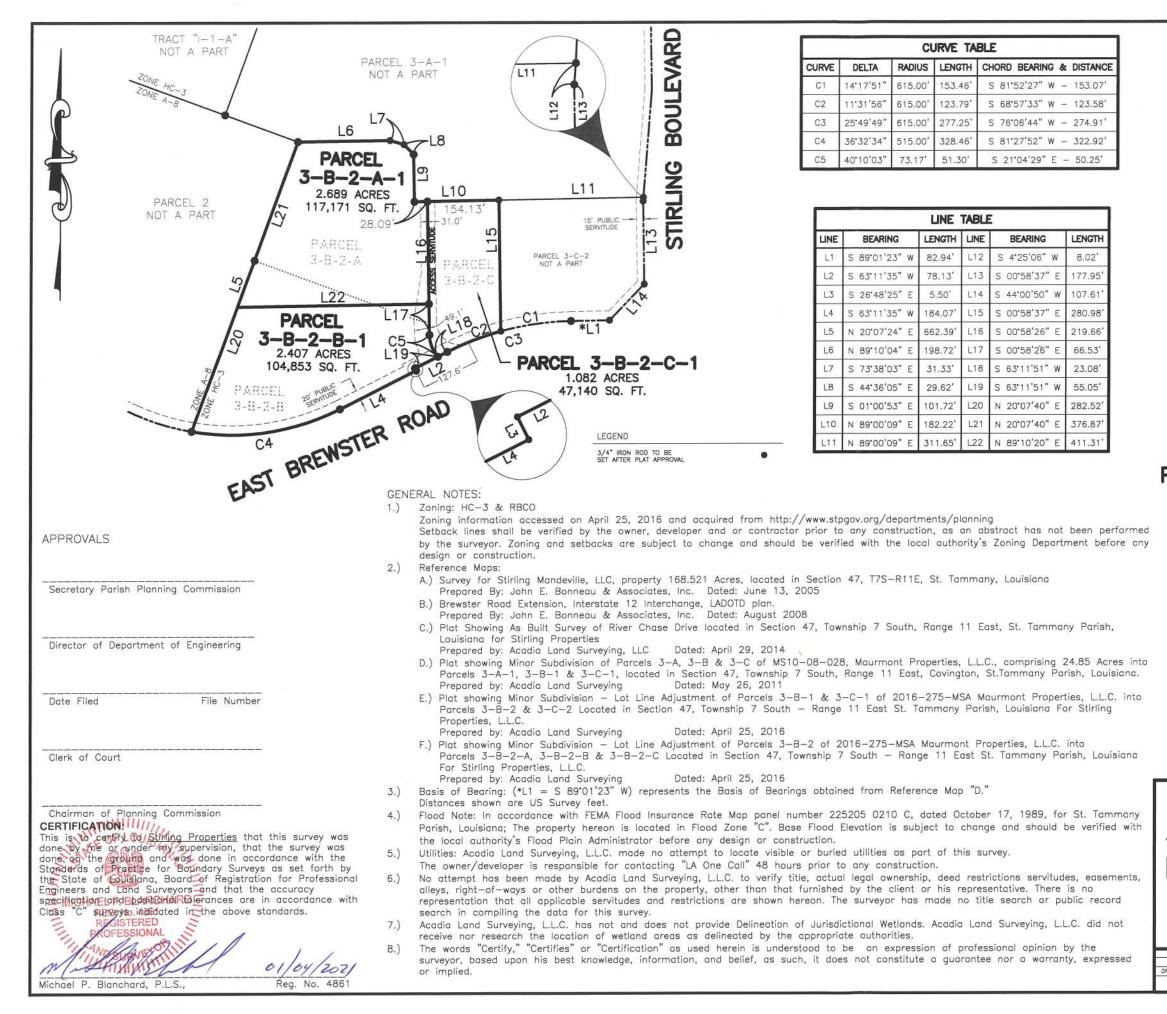
The applicant is requesting to create three (3) parcels from Parcels 3-B-2-A, 3-B-2-B & 3-B-2-C. The minor subdivision request requires a public hearing due to:

• Parcels 3-B-2-A, 3-B-2-B & 3-B-2-C were previously part minor subdivisions approved in May 2016 (2016-275-MSA) and in September 2019 (2019-1585-MSP).

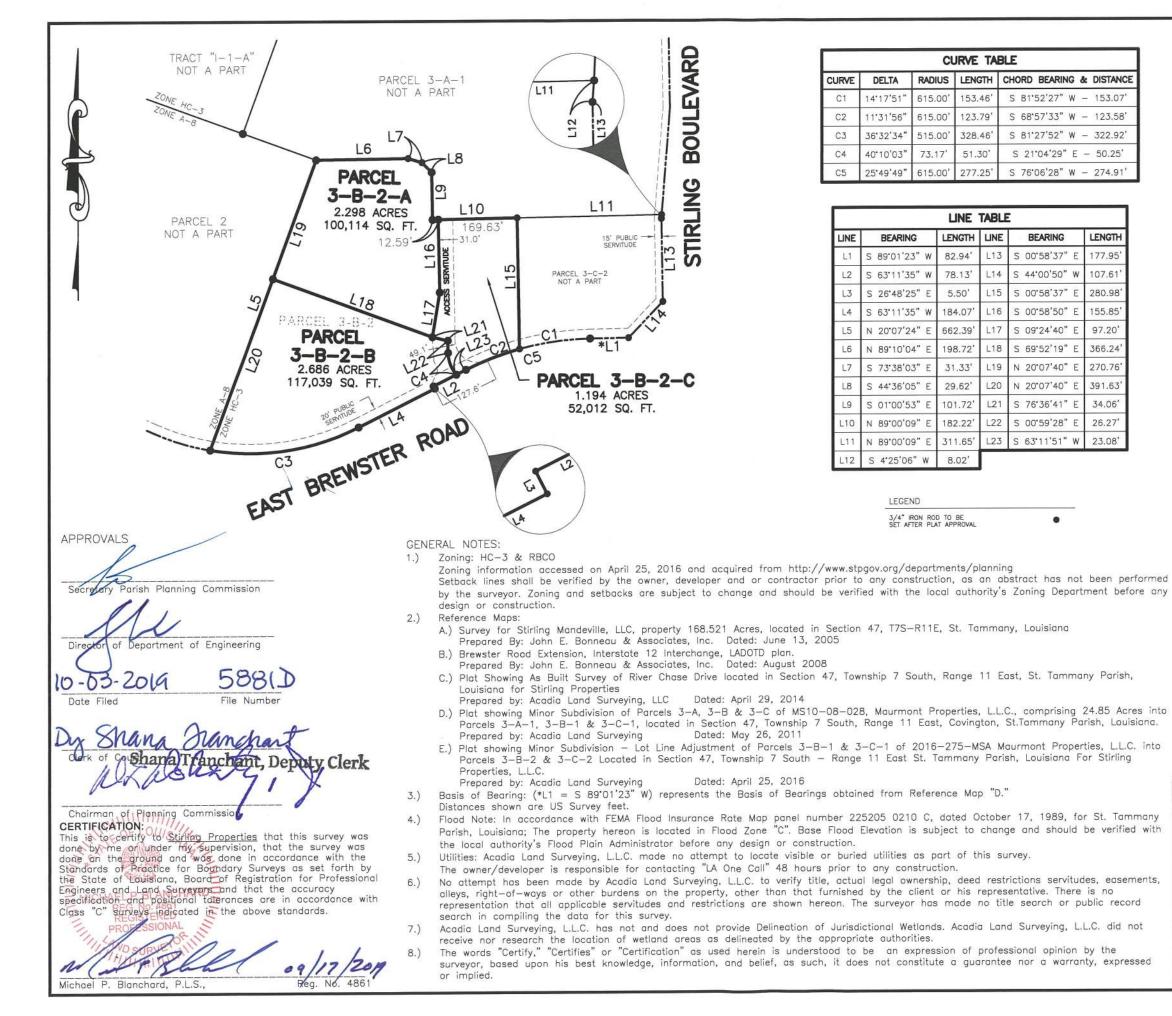
The three proposed parcels meet the minimum requirements of Section 125-188 Minor Subdivision Review.

Staff does not have any objection to the request subject to the following:

- 1. Survey is amended to include the prior minor subdivision reference number: 2019-1585-MSA.
- 2. Provide signature line for the Chairman of the Planning Commission.









MINOR SUBDIVISION STAFF ANALYSIS REPORT (As of February 2, 2021) Meeting Date: February 9, 2021

CASE NO.: 2021-2227-MSP

OWNER/DEVELOPER & REPRESENTATIVE: Marlene Hand Bossetta

ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 9	TOWNSHIP: 5 South	RANGE: 11 East
WARD: 2	PARISH COUNCIL DI	STRICT: 6
TYPE OF DEVELOPMENT:	X RURAL (Low density r	ial acreage between 1-5 acres) esidential 5 acres or more) amily, commercial or industrial)

GENERAL LOCATION: South side of Green Hill Drive and on the east side of Queenie Lane Covington, Louisiana

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 38.185 acres

NUMBER OF LOTS/PARCELS:2 Parcels:8.070acres, 6.895 acres, 4.733 acres & 18.487 for a total of 38.185 acres into Parcels 1 & 2

ZONING: A-1 Suburban Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

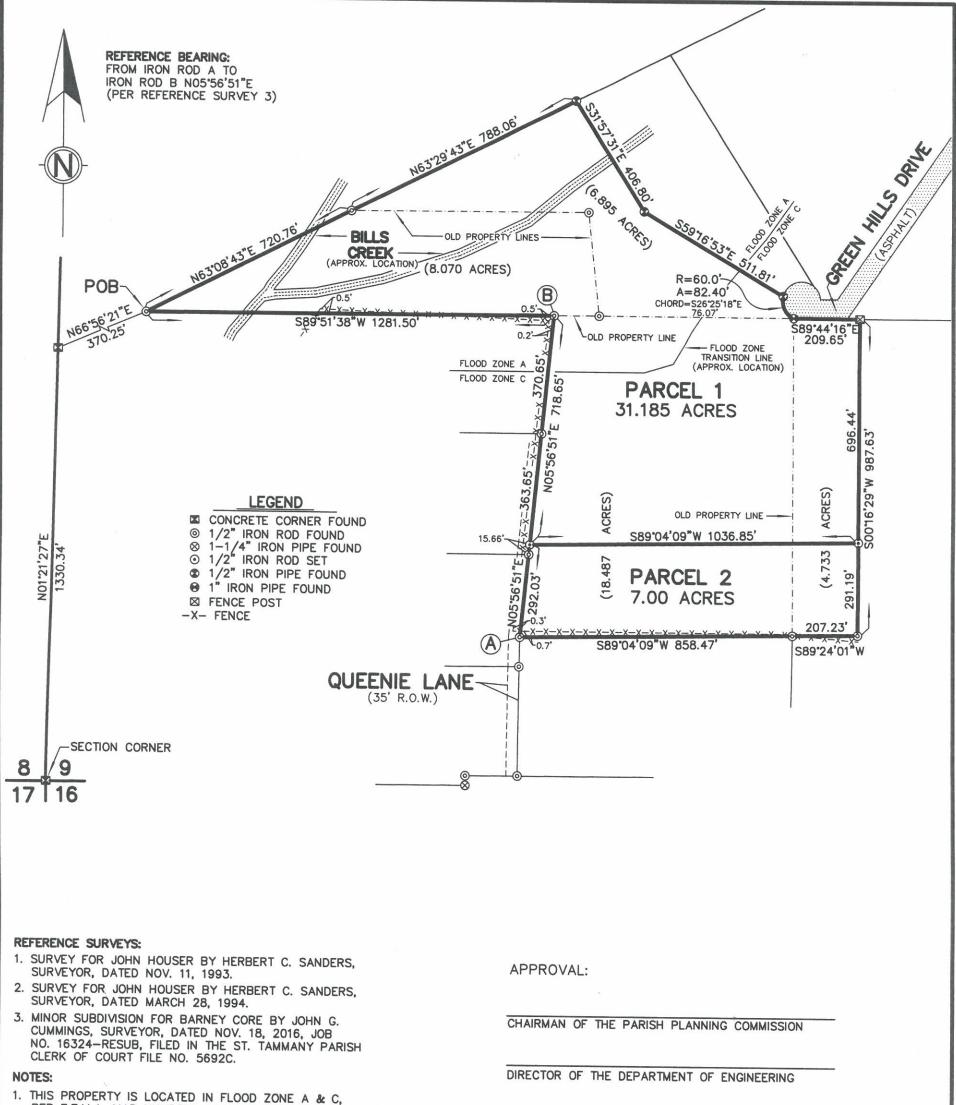
The applicant is requesting to two (2) parcels from 8.070acres, 6.895 acres, 4.733 acres & 18.487 for a total of 38.185 acres. The minor subdivision request requires a public hearing due to:

- Parcel 1 does not meet the minimum lot width of 300 feet required under the A-1 Suburban Zoning District and requires a waiver from the Planning Commission.
- Parcel 2 is proposed to be accessed from Queenie Lane (private) and will be the 5th parcel of land proposed to be accessed from Queenie Lane. Previously approved minor subdivision <u>2017-539-MSP</u>.

The request shall be subject the below comments:

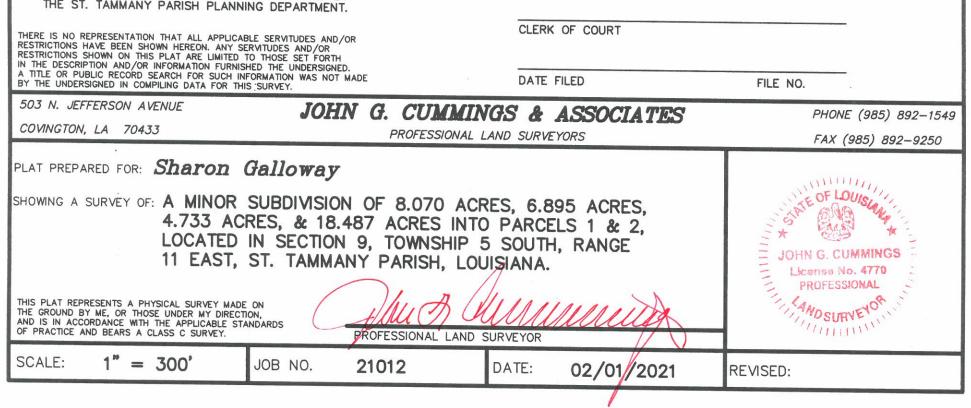
1. Provide revised access servitude agreement including proposed Parcel 2 and releasing existing Parcel E from access agreement approved with previous Minor Subdivision (<u>2017-539-MSP</u>).

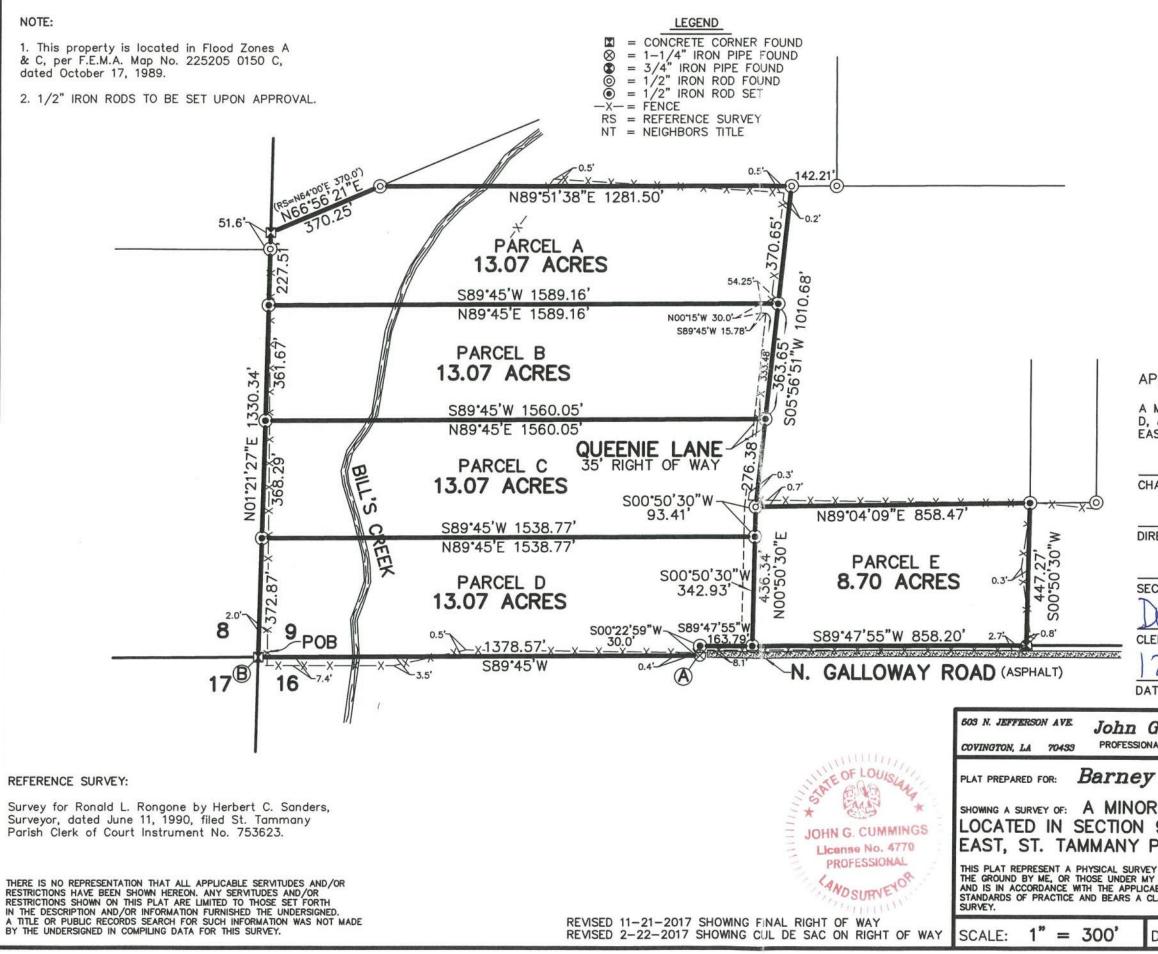
2. Provide information regarding right to access proposed parcel 1 from Green Hill Drive.



- PER F.E.M.A. MAP NUMBERS 225205 0050 C, AND 225205 0150 C, DATED OCT. 17, 1989.
- 2. BUILDING SETBACK LINES MUST BE DETERMINED BY

SECRETARY OF THE PARISH PLANNING COMMISSION





REFERENCE BEARING: Iron Pipe A to Concre S89'45'W (per Reference Surve)			
PPROVAL:			
MINOR SUBDIVISION OF 60.98 & E, LOCATED IN SECTION 9, AST, ST. TAMMANY PARISH, LOU HAIRMAN OF THE PLANNING COM RECTOR OF THE DEPARTMENT OF CRETARY/PARISH PLANNING COM CRETARY/PARISH PLANNING COM	TOWNSHIP 5 SOUTH, RANGE 11 IISIANA. MISSION OF ENGINEERING MMISSION		
G. Cummings & Asso	The state st		
AL LAND SURVEYORS IN LOUISIANA & MI	SSISSIPPI Fax (985) 892-9250		
R SUBDIVISION OF A PARCEL OF LAND 9, TOWNSHIP 5 SOUTH, RANGE 11 PARISH, LOUISIANA Y MADE ON Y DIRECTION, ABLE CLASS C PROFESSIONAL LAND SURVEYOR			
DATE: 11-18-2016	JOB NO.16324-RESUB		

MINOR SUBDIVISION STAFF ANALYSIS REPORT (As of February 2, 2021) Meeting Date: February 9, 2021

CASE NO.: 2021-2228-MSP

OWNER/DEVELOPER & REPRESENTATIVE: Ervin Lee & Karen Sax Robinson III

ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 15 & 16	TOWNSHIP: 7 South	RANGE: 10 East
WARD: 1	PARISH COUNCIL DI	STRICT: 4
TYPE OF DEVELOPMENT:	·	ial acreage between 1-5 acres) esidential 5 acres or more) mily, commercial or industrial)

GENERAL LOCATION: South side of Brewster Road, east of Gitz Lane, Madisonville, Louisiana

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 7.053 acres

NUMBER OF LOTS/PARCELS: 2 Parcels: Parcel A into Parcels A-1 & A-2

ZONING: A-3 Suburban Zoning District

STAFF COMMENTARY:

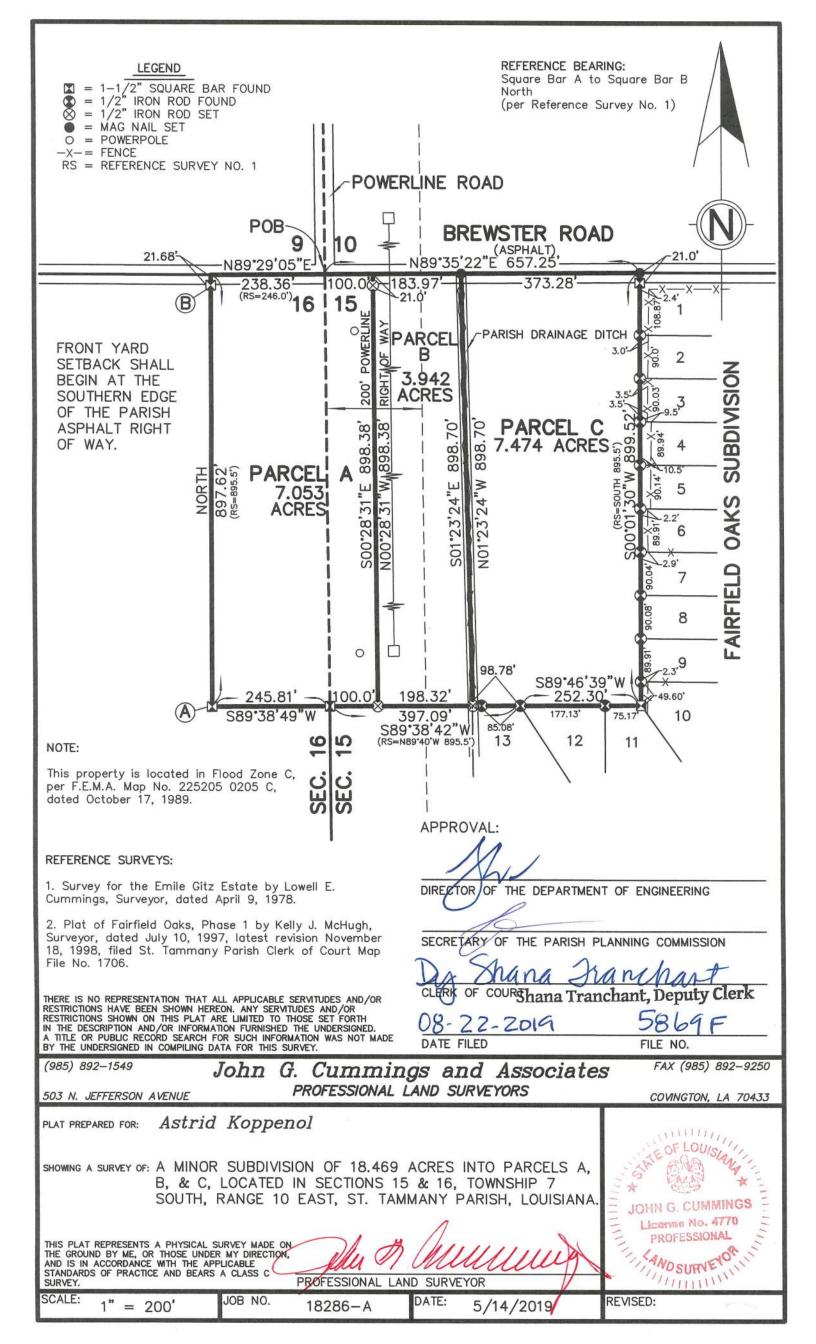
Department of Development – Planning & Engineering

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

- Parcel A was previously part of a minor subdivision approved in August 2019 (2019-1533-MSA).
- Parcel A-2 is requested to be created as a flag lot, requiring a waiver of the regulation by the Planning Commission, since flag lots are only permitted above the Urban Growth Boundary Line.

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.

	REFERENCE BEARING Square Bar A to Sq North (per Reference Surve	juare Bar B
	LINE ROAD	
POB SECTION CORNER 35.00' 9 10 21.68' N89'29'05"E N89'35'22 E 238.36' N89'35'22 E	BREWSTER ROAD	-(N)-
B 16 15 203.64' 100.0'C	.0'	
18:88 PARCEL A-1 91:68 A-1 91:68 A-1 91:68 ACRES 200' S89'35'01"W 307.09' 100.0' N89'35'01"E 307.09' 100.0' PARCEL A-2 '61:68 0 ARCEL A-2 '61:68 0	RCEL PARCEL C	NOISINION X 2 X 2 X 3 4 5 6 7 8 9 9 10
12		11
NOTES: 1. Front Yard Setback shall begin at the southern edge of the parish asphalt right of way.	APPROVAL:	
2. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.	CHAIRMAN OF THE PARISH PLANNIN	
REFERENCE SURVEY:	DIRECTOR OF THE DEPARTMENT OF	ENGINEERING
Survey for Astrid Koppenol by John G. Cummings, Surveyor, dated May 14, 2019, Job No. 18286—A, filed St. Tammany Parish Clerk of Court Map No. 5869F.	SECRETARY OF THE PARISH PLANN	NING COMMISSION
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.	CLERK OF COURT	
BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.	DATE FILED	FILE NO. FAX (985) 892-9250
(985) 892–1549 John G. Cumming 503 N. JEFFERSON AVENUE PROFESSIONAL LA	S ANA ASSOCIATES ND SURVEYORS	COVINGTON, LA 70433
PLAT PREPARED FOR: Ervin & Karen Robinson and John & Jennifer Martinez SHOWING A SURVEY OF: AMENDED MINOR SUBDIVISION OF 7.053 ACRES BEING PARCEL A INTO PARCELS A-1 & A-2, LOCATED IN SECTIONS 15 & 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.		
THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.	the second se	AND SURVEYOR
SCALE: $1" = 200'$ JOB NO. $18286 - A1 - DS$	DATE: 12/22/2020 REVI	ISED:



MINOR SUBDIVISION STAFF ANALYSIS REPORT (As of February 2, 2021) Meeting Date: February 9, 2020

CASE NO.: 2021-2233-MSP

OWNER/DEVELOPER: Alan & Tristen Wrublewski

ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 24	TOWNSHIP: 6 South	RANGE: 13 East	
WARD: 6	PARISH COUNCIL DISTRICT: 6		
TYPE OF DEVELOPMENT:	X RURAL (Low density	SUBURBAN (Residential acreage between 1-5 acres) RURAL (Low density residential 5 acres or more) OTHER (PUD, Multi-family, commercial or industrial)	

GENERAL LOCATION: On the east side of Lovern Road, south of Edgar Kennedy Road, Pearl River, Louisiana

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 39 acres

NUMBER OF LOTS/PARCELS: 2 Parcels: 39 acres into Parcels A & B

ZONING: A-2 Suburban Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

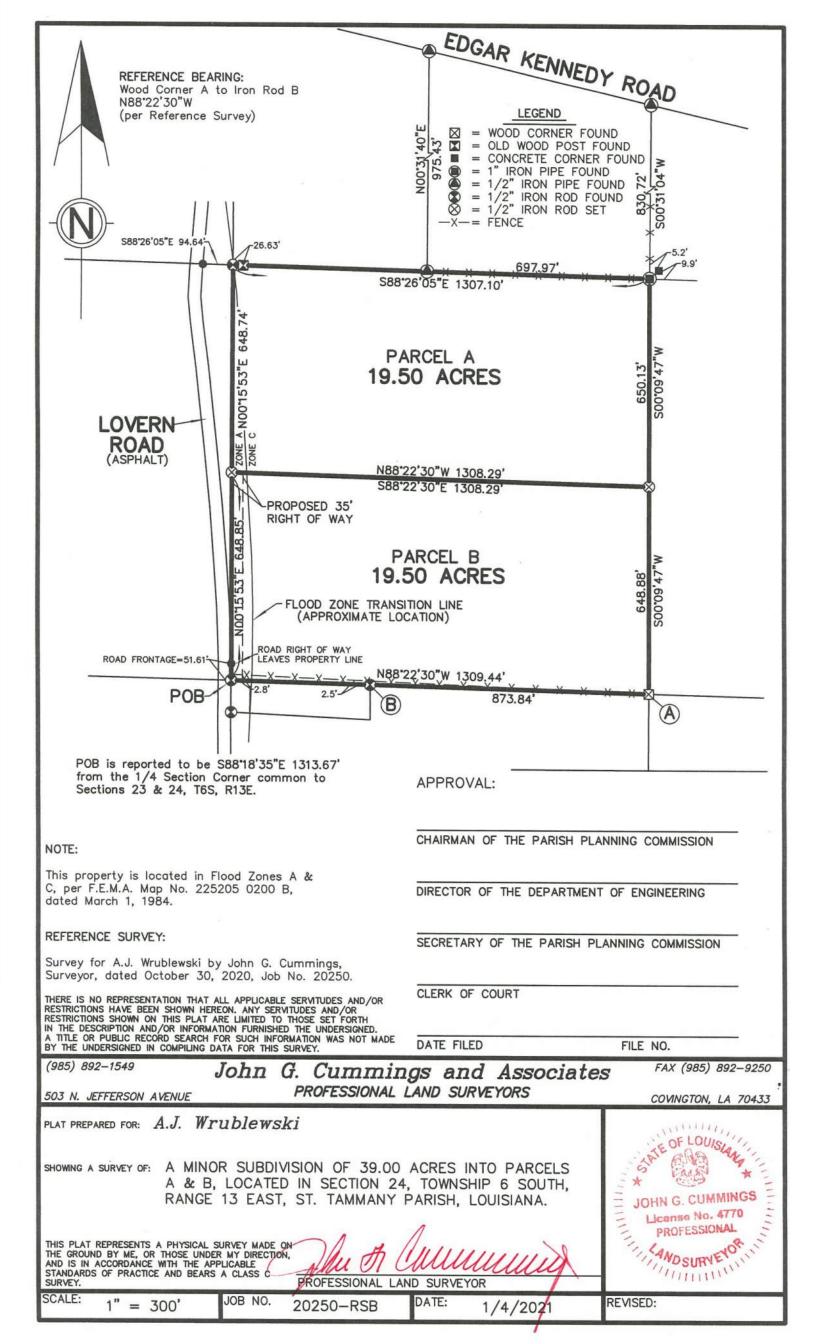
The applicant is requesting to create two (2) parcels from 39 acres. The minor subdivision request requires a public hearing due to:

• Parcel B does not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District, requiring a waiver from the Planning Commission.

The request shall be subject to the below comments:

- 1. As per St. Tammany Parish Communication District, the proposed 35 foot right of way depicted on the survey plat, shall be named and granted approval by the Planning Commission. Note that the name of the right of way shall be submitted and approved by St. Tammany Parish Communication District. The proposed name "Agape Place" has been submitted and approved by St. Tammany Parish Communication District.
- 2. Provide amended survey showing the right of way name.
- 3. As per St. Tammany Parish Communication District, provide detailed plans of the access, from Lovern Road and driveway from right of way to Parcel B to add this to the 911 map.

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.



FINAL SUBDIVISION REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT (As February 1, 2021)

CASE NO.: 2021-2229-FP

SUBDIVISION NAME: Wingfield, Phase 2

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

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

SECTION: 33 WARD: 1 TOWNSHIP: 6 SOUTH PARISH COUNCIL DISTRICT: 3 RANGE: 10 EAST TYPE OF DEVELOPMENT: URBAN (Residential lots less than 1 acre) X SUBURBAN (Residential lots between 1-5 acres) RURAL (Residential Farm Tract lots 5 acres plus) OTHER (Multi family, commercial or industrial)(PUD) **GENERAL LOCATION:** The property is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana. TOTAL ACRES IN DEVELOPMENT: 12.472 NUMBER OF LOTS: 7 AVERAGE LOT SIZE: 1.78 Acres SEWER AND WATER SYSTEMS: Community ZONING: A-1A FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Planning and Development

This phase of Wingfield Subdivision does not include any infrastructure. All roadways, ditches, utilities, and other infrastructure were constructed and completed under Wingfield Subdivision, Phase 1.

The following items will need to be completed before the plats are signed:

General Information:

1. The recreational equipment and improvements need to be installed in accordance with the previously submitted "Recreational Area Plan".

<u>Final Plat:</u>

- 2. Revise the length of streets on the Final Plat to reflect "N/A" since all roadways were built in Phase 1 of this development.
- 3. Revise the total subdivision area on the Final Plat to reflect 12.472 Acres.
- 4. Revise the legal description on the Final Plat to reflect only the area outlined in Phase 2 of this development and include a reference to a section corner.
- 5. Remove all call outs and curves from the Final Plat that are not related to Phase 2.

Informational Items:

No Warranty Obligation is required for this phase of Wingfield Subdivision since all infrastructure was constructed and completed during a prior phase (Phase 1).

Mandatory Developmental Fees are required as follows:

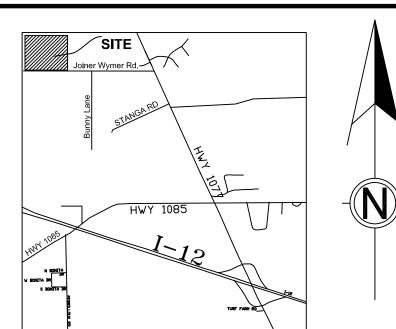
Road Impact Fee = \$1,077.00 per lot x 7 lots = \$7,539.00

Drainage Impact Fee = \$1,114.00 per lot x 7 lots = \$7,798.00

Fees are due before subdivision plats can be signed.

This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the February 9, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



REFERENCE BEARING:

(PER REFERENCE SURVEY)

S89*58'22"W

IRON PIPE A TO CONCRETE CORNER B

VICINITY MAP NOT TO SCALE

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A CONCRETE POST WITH A BRASS CAP FOUND AT THE SECTION CORNER COMMON TO SECTIONS, 28, 29, 32 AND 33. BEING THE NORTHWEST CORNER OF SECTION 33, OF SAID TOWNSHIP AND RANGE AND THE POINT OF BEGINNING,

THENCE N89'13'29"E 2651.01 FEET TO A ONE INCH IRON PIPE FOUND, THENCE S00'40'45"E 2703.80 FEET TO A ONE INCH IRON PIPE FOUND ON THE NORTH SIDE OF JOINER WYMER ROAD, THENCE S89'58'22"W 2650.03 FEET TO A CONCRETE CORNER FOUND, THENCE NO0'41'00"W 1335.39 FEET TO A CONCRETE POST WITH BRASS CAP FOUND, THENCE NO0'43'27"W 1333.81 FEET TO THE POINT OF BEGINNING, CONTAINING 163.45 ACRES. LESS FUTURE PHASE SHOWN CONTAINING 15.209 ACRES LEAVING A REMAINING ACREAGE OF 148.241 ACRES.

LEGEND

$\boxed{}$ = PHASE 2 [12505] = MUNICIPAL NUMBERS

WINGFIELD SUBDIVISION, PHASE 2

SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST

148.241	7	8736 FT.	
AREA	NO. OF LOTS	LGTH. OF STREETS	
1.78 ACRES	Community	A-1A	
AVG. LOT SIZE	SEWER SYSTEM	Z0NING	
ASPHALT	60'	Community	
ROAD SURFACING	STREET WIDTH R.O.W.	WATER SYSTEM	

RESTRICTIVE COVENANTS:

1. RESIDENCES IN THIS SUBDIVISION SHALL BE SINGLE FAMILY DWELLINGS.

2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S). ALL AS APPROVED BY THE DEPARTMENT OF ENVRIONMENTAL SERVICES OF ST. TAMMANY. WHENEVER A SUBDIVISION IS SERVICED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE. EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM.

3. THE BUILDING SETBACK LINES ARE FRONT YARD 50'; SIDE YARD 15'; STREET SIDE YARD 20'; REAR YARD 25' FROM THE PROPERTY LINES. THERE WILL BE A 20' SETBACK FROM THE TOP BANK OF LATERAL DITCHES PROHIBITING CONSTRUCTION OF ANY NATURE INCLUDING FENCES OR DRIVEWAY. ALL LOTS ALONG BEDICO CREEK WILL HAVE A REAR SETBACK OF THE SERVITUDES AND BUFFER ALONG THE CREEK

4. NO NOXOUS AND/OR OFFENSIVE ACTIVITY SHALL BE ALLOWED UPON ANY LOT, NOR ANY USE THEREON THAT MAY BECOME A NUISANCE TO THE NEIGHBORHOOD. PARTICULARY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.

5. DETENTION PONDS AND GREENSPACE ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, WITH THE EXCEPTION OF GREENSPACE 1. GREENSPACE 1 WILL BE MAINTAINED BY THE OWNER OF LOT 30.

6. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THE SUBDIVISION EITHER TEMPORARY OR PERMANENTLY.

7. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.

8. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY OF THE DRAINAGE OR STREET EASEMENTS. ADDITIONAL RESTRICTIONS MAY RUN WITH EACH TITLE.

9. THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECORDED AT INSTRUMENT NO. SHALL BE RECITED IN AND BE A PART OF EACH TITLE OR DEED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.

10. THIS SUBDIVISION IS LOCATED IN FLOOD ZONE A PER F.E.M.A. MAP NO. 225205 0205 C, DATED OCTOBER 17, 1989. THE MINUMUM FINISHED FLOOR ELEVATION OR LOWEST HORIZONTAL MEMBER FOR RAISED HOUSES OF ALL RESIDENCES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW DFIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1') FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.

11. FILL WILL ONLY BE ALLOWED FOR THE FOUNDATION ON EACH LOT AS CALCULATED IN THE NO NET FILL CALCULATIONS. THE FILL WILL BE LIMITED TO WHAT CAN BE MITIGATED.

12. DRIVEWAYS ON CORNER LOTS SHALL NOT BE CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.

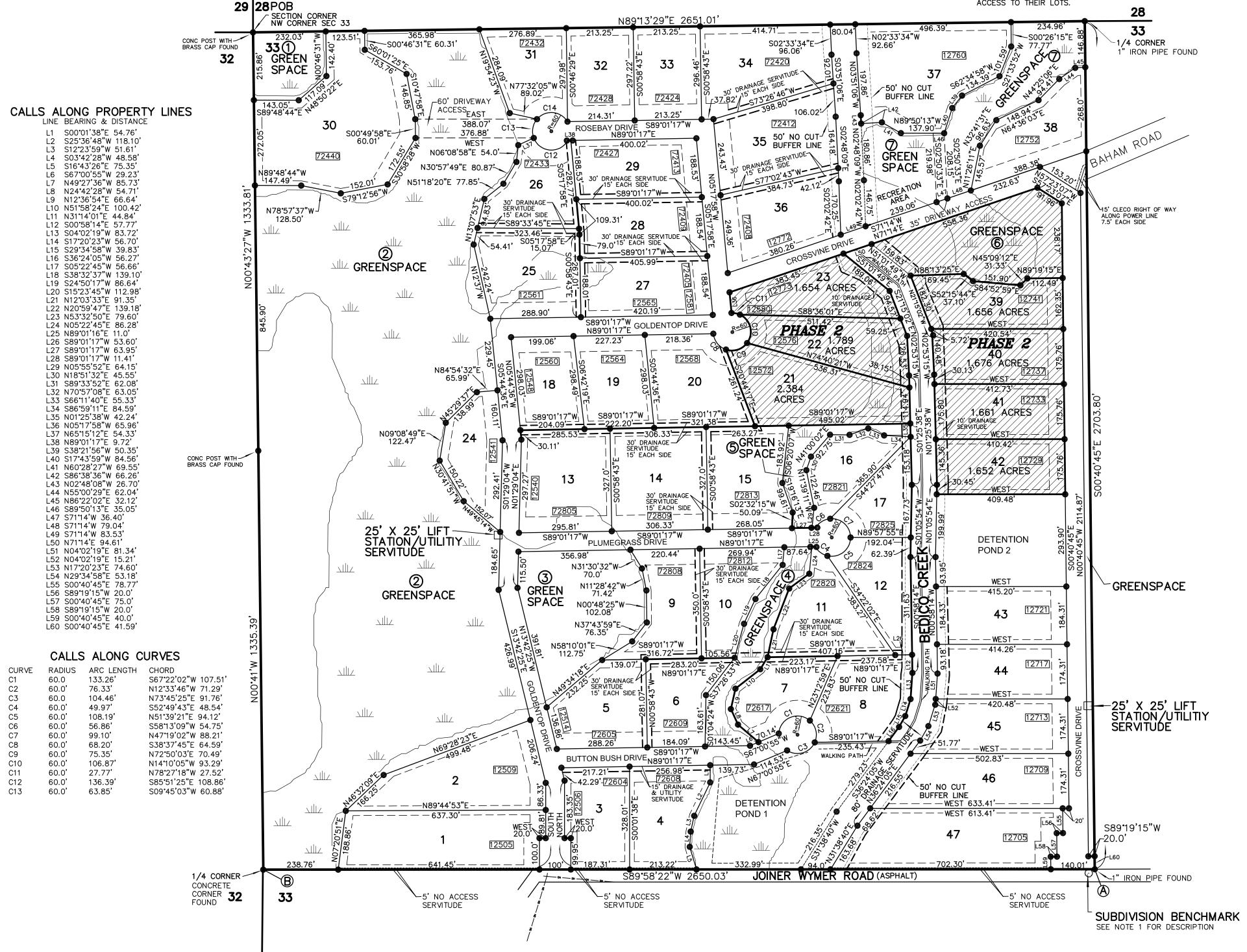
13. THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL STREETS.

14. THERE IS A FIFTY (50') FEET NO CUT BUFFER ON EACH SIDE OF BEDICO CREEK FROM THE MEAN TOP BANK.

15. THERE IS A TEN (10') FEET DRAINAGE SERVITUDE RUNNING ALONG THE FIFTY (50') FEET NO CUT BUFFER ALONG BEDICO CREEK.

16. CENTRAL SEWER SYSTEM TO BE PROVIDED OFFSITE (THE INTO EXISTING ST. TAMMANY UTILITIES STU).

17. LOTS 30 AND 37 WILL BE RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING THE DRIVEWAY ACCESS TO THEIR LOTS.



NOTES:

1. SUBDIVISION BENCHMARK IS A 60-D NAIL SET 1.5' ABOVE GRADE IN THE WEST FACE OF A 24" PINE TREE 20' WEST OF THE SOUTHEAST SUBDIVISION CORNER. ELEVATION = 28.0'M.S.L.

2. REFERENCE BENCHMARK IS A LOUISIANA HEIGHT MODERNIZATION SURVEY STATION 52 H 057 ELEVATION = 18.54' M.S.L., NAVD 1988, AND GEOID12A.

3. REFERENCE SURVEY: SURVEY FOR TAMMANY NORTH PROPERTIES, LLC BY JOHN G. CUMMINGS, SURVEYOR, DATED FEBRUARY 16, 2015.

DEDICATION:

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

WINGFIELD SUBDIVISION, PHASE 2

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

4' SHOULDER	
20' ASPHALT PAVING WITH 4' SHOULDERS	SAC AND

UNDERGROUND ELECTRIC PROPERTY LINE

jβ' MIN

SEWER

8" SANITARY

16' max

60' R.O.W.

⊕SHOULDER @ASPHALT PAVING

SOIL CEMENT BASE

SEWER (4-0" FROMNOTES: (4'-0" FROMNOTES: PROPERTY 1. REFER TO GEOTECHNICAL INVESTIGATION PROPERTY PROPERTY FOR BASE AND PAVING REQUIREMENTS LINE) LINE) 2. ROADWAY TO BE CONSTRUCTED PER SECTION 40-032 OF ST. TAMMANY PARISH ORDINANCE 499.

NOT TO SCALE

60' R.O.W. TYPICAL ASPHALT SECTION

TO DRAIN

з мім[

GAS 8" Wro... (4'--0" FROM MAIN PROPERTY (2'--0" FROM PROPERTY 'NE)

R30'-0"

	FINAL PLANS RECEIVED 1/15/2021 - 8:00 A.M. DEVELOPMENT ENGINEERING	OWNER DATED DEVELOPER: TAMMANY NORTH PROPERTIES, LLC. 70325 HIGHWAY 1077 SUITE E COVINGTON, LA 70433
		APPROVAL
USED FOR CONVEYAN	W ONLY: THIS DOCUMENT IS NOT TO CONSTRUCTION, BIDDING, RECORDATION CE, SALES, OR AS THE BASIS FOR THE DASIS FOR THE DESCRIPTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR MERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH NED ESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A THE UNDERSIGNED IN COMPLING DATA FOR THIS SURVEY.	N, SECRETARY ST. TAMMANY PARISH PLANNING COMMISSION
		DATE FILED FILE NO.
		John G. Cummings, & Associates PROFESSIONAL LAND SURVEYORS 503 N. JEFFERSON AVE. (985) 892–154
100 200 300 400 500 SCALE 1" = 200'	JOHN G. CUMMINGS, P.L.S. This plat represents a physical survey made on the ground by me, or those under my direction, and is in accordance with the applicable	COVINGTON, LOUISIANA 70433 JOHNCUMMINGS108@CHARTER.NE SCALE: DATE: JOB NO. REVISED:
	STANDARDS OF PRACTICE FOR THE STATE OF LOUISIANA, AND THE AFFLICABLE ORDINANCE RS: 33:5051 AND BEARS A CLASS C SURVEY	1" = 200' 01-13-2021 15045PH2

OLD BUSINESS



February 1, 2021

OLD BUSINESS February 9, 2021 Agenda

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

Re: Lakeshore Villages Subdivision, Phases 6, 7, 8, 9, 10, 11, 12 and 13 Waiver to Number of Model Homes per Subdivision

Honorable Commissioners,

The developer's attorney (Mr. Jeff Schoen, Jones Fussell, LLP) has requested a waiver of regulations of Section 125-199(c) of Parish Code which states "the construction of model homes shall be limited to five home sites or 10% of the total number of lots within each phase of the development receiving Preliminary Approval, whichever is the lesser amount" for the following phases of Lakeshore Villages:

Phase 6 (2020-2011-PP); Phase 7 (2020-1806-PP); Phase 8 (2019-1607-PP); Phase 9 (2020-1865-PP); Phase 10 (2020-1866-PP); Phase 11 (2020-2012-PP); Phase 12 (2020-2151-PP); Phase 13 (2020-2152-PP).

Sincerely,

00

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

Enclosure: Email request from Mr. Jeff Schoen dated January 14, 2021

xc: Honorable Jake Airey
Mr. Jay Watson, P.E.
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert
Ms. Latif El-Amin
Mr. Adam Kurz, D. R. Horton, Inc. - Gulf Coast
Mr. Tommy Buckel, Duplantis Design Group, PC
Mr. Jeff Schoen, Jones Fussell, LLP

From:Christopher P. TissueSent:Friday, January 15, 2021 8:43 AMTo:Shelby R. VorenkampCc:Theodore C. ReynoldsSubject:FW: Lakeshore Villages Model Homes

Shelby,

Please add to agenda for February.



Chris Tissue, P.E. Lead Development Engineer Department of Engineering St. Tammany Parish Government 21454 Koop Drive, Suite 1B Mandeville, LA 70471 p: 985-809-7448 e: <u>cptissue@stpgov.org</u> 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.

From: ids@jonesfussell.com <jds@jonesfussell.com>
Sent: Thursday, January 14, 2021 3:53 PM
To: Ross P. Liner <<u>rliner@stpgov.org</u>>
Cc: Jay Watson <jwatson@stpgov.org>; Christopher P. Tissue <<u>cptissue@stpgov.org</u>>; Helen Lambert
<<u>hlambert@stpgov.org</u>>; George A Kurz <<u>GAKurz@drhorton.com</u>>; Thomas Buckel
(tbuckel@ddgpc.com) <<u>tbuckel@ddgpc.com</u>>; Elizabeth Lee <<u>elee@sttammanycorp.org</u>>
Subject: RE: Lakeshore Villages Model Homes

In accordance with our discussion of this afternoon, please accept this email, on behalf of DR HORTON, LLC – Gulf Coast, as a request to be placed on the February 9, 2021 St. Tammany Parish Planning Commission Agenda (under Old Business) requesting a waiver of the 5 model home maximum requirement (per phase) in accordance with STP Ordinance Sec. 125-199 for Phases 6, 7, 8, 9, 10, 11, 12, & 13 of Lakeshore Villages.

Please confirm in this regard.

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: Ross P. Liner <<u>rliner@stpgov.org</u>>
Sent: Thursday, January 14, 2021 9:00 AM
To: jds@jonesfussell.com
Cc: Jay Watson <jwatson@stpgov.org>; Christopher P. Tissue <<u>cptissue@stpgov.org</u>>; Helen Lambert
<<u>hlambert@stpgov.org</u>>
Subject: Lakeshore Villages Model Homes

Jeff,

I wanted to send this to you first so you can discuss with your client and develop a plan of action. We can discuss informally later today if you'd like.

The request for a waiver to remove the maximum number of model homes allowed that was heard and approved at the August 14, 2018 Planning Commission meeting was only for Phases 4A, 3A, and 1B. The request did not include Phases 6, 7, 8, 9, 10, 11, 12, & 13 which have all received Preliminary Approval at this time. As such, Phases 6, 7, 8, 9, 10, 11, 12, & 13 will only be permitted to have the allotted 5 model homes per phase in accordance with Ordinance Sec. 125-199. In order to proceed with unlimited model homes for these phases that were not included in the original request, an additional request will need to be made to the Planning Commission as Old Business for a waiver to remove the maximum number of model homes allowed for these on-going phases in Lakeshore Villages.

If you have any questions, please advise.

Thanks,



Ross P. Liner, AICP, PTP, CFM

Director of Planning and Development **St. Tammany Parish Government** 21454 Koop Drive, Building B, Mandeville, LA 70471 p: 985.898.2529 e: rliner@stpgov.org www.stpgov.org

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