

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - WEDNESDAY, APRIL 7, 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 Wednesday, April 7, 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, 346-248-7799, or 669-900-6833, Meeting ID: 833 0136 7355 #, Participant ID: #, Passcode: 646470 #

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 MARCH 16, 2021 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

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

Request to Enter the Parish Right of Way for portions of Seventh Avenue, Eighth Avenue and Seventh Street for the purpose of extending the street and installing drainage features (Pailet First Subdivision).

Debtor: HMM Development, LLC

Parish Council District: Hon. Cheryl Tanner

General Location: The property is located on Seventh Avenue, Eighth Avenue and Seventh Street, east of Sixth Street, south of Highway 435, Abita Springs, Louisiana. Ward 10, District 6

Request to Enter the Parish Right of Way for a portion of Lamarque Street for the purpose of extending the street and installing drainage features (Town of Mandeville Subdivision).

Debtor: Legacy South Development, LLC

Parish Council District: Hon. James J. Davis

General Location: The property is located on Lamarque Street, north of Destin Street, south of Labarre Street, east of LA Highway 59, Mandeville, Louisiana. Ward 4, District 7

REVOCATION REVIEW**REV21-04-001**

The revocation of an unopened portion of Dupre Street, located on the south side of Dupard Street, north of McNamara Street between Square 209 and Square 210 in the Town of Mandeville Subdivision, Mandeville, Louisiana, Ward 4, District 7.

Applicant: Yaritza Garcia

Parish Council District Representative: Hon. James J. Davis.

MINOR SUBDIVISION REVIEW**2021-2276-MSP**

A minor subdivision of Parcels D & E into Parcels D-1 & E-1

Owner & Representative: The Wildwood Trust, REIMS, Inc, Mt. Auburn Corporation, Uptown Retail Development Corporation

Parish Council District Representative: Hon. Steve Stefancik

General Location: The parcel on the west side of LA Highway 434, north of Krentel Road, Lacombe, Louisiana. Ward 6, District 11

POSTPONED FROM MARCH 16, 2021 MEETING

2021-2281-MSP

A minor subdivision of Parcel B into Parcels B-1 & B-2

Owner & Representative: Mr. Thomas & Laura Guidroz

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the south side of Stanga Road, Covington, Louisiana. Ward 1, District 3

POSTPONED FROM MARCH 16, 2021 MEETING

2021-2292-MSP

A minor subdivision of 2 acres into Parcels A & B

Owners & Representatives: Clayton & Charlotte Miller

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the south side of Brewster Road, west of Hebert Lane, east of Grand Oaks Drive, Madisonville, Louisiana. Ward 1, District 1

2021-2299-MSP

A minor subdivision of 4.05 acres into Parcels A & B

Owner & Representative: Enid Shawn Poole Gorringer

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the north side of Poole Drive, west of Columbia Street, Covington, Louisiana. Ward 3, District 3

2021-2318-MSP

A minor subdivision of Parcels 3, A & B into Parcels A1 & B1

Owners & Representatives: Anne Plauche & Robert Martyn Callender and Fitzjackel Partnership in Commendam & Fitzjackel LLC.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Johnsen Road and on the east side of

LA Highway 437, Covington, Louisiana. Ward 3, District 2

RESUBDIVISION REVIEW

2021-2301-MRP

Resubdivision of Lot 109 Simalusa Estates & 40.47 acres into Lots 109A & 109B, Simalusa Estates

Owners & Representatives: Lowell K. & Lori O. Oliver Roger

Surveyor: John Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of Warrior Trace, east of Highway 1129 (Lee Road), Covington, Louisiana. Ward 2, District 6

2021-2305-MRP

Resubdivision of Lot 15A into Lots 14A1 & 15A1, Phase 1A-1, Lakeshore Estates

Owners & Representatives: Antoine & Tyisha Banks

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

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located on the south side of Lakeshore Blvd, Slidell, Louisiana. Ward 9, District 13

2021-2306-MRP

Resubdivision of Lots 86 & 87 into Lot 86A, Phase 1, Lake Ramsey

Owners & Representatives: William B. & Janet Sofge

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the east side of South Lakeshore Drive, south of Riverlake Drive, Covington, Louisiana. Ward 3, District 3

2021-2308-MRP

Resubdivision of Lot 234 into Lot 234-A, Phase 4, Natchez Trace

Owner & Representative: Rockwell Builders, LLC - Robert Rockwell

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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

PETITIONS/REQUESTS

PET-2021-001

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the southwest side of Gitz Lane, Lacombe, Louisiana. Ward 7, District 7

Owner: Josephine Brown

Petitioner/Representative: Thomas & Beth Kimball

Parish Council District Representative: Hon. James J. Davis

TENTATIVE SUBDIVISION REVIEW**PRELIMINARY SUBDIVISION REVIEW****2021-2303-PP**

River Club, Phase 4-B

Developer/Owner: River Club Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located along Ox Bow Court, north of Delta Lane, south of Brewster Road, west of the Tchefuncte River; Covington, Louisiana. Ward 1, District 1

FINAL SUBDIVISION REVIEW**2021-2309-FP**

Maison du Lac, Phase 3D

Developer/Owner: WBB Realty, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located south of Rue Maison du Lac Blvd, east of Rue Marcelle, west of Bootlegger Road, north of LA Highway 21, Covington, Louisiana. Ward 1 District 1

OLD BUSINESS**NEW BUSINESS****ADJOURNMENT**

MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, MARCH 16, 2021
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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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, March 16, 2021.

Public comments regarding items on this Agenda were 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: 870 3278 9261 #, # Participant ID: # Passcode: 616753 #.

ROLL CALL

Present: Seeger, Ress, McInnis, Doherty, Barcelona, Fitzmorris, Drumm, Randolph

Absent: Willie, Crawford

Staff Present: Liner, Lambert, Tissue, 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 - Randolph presented the Invocation

PLEDGE OF ALLEGIANCE - Ress presented the Pledge of Allegiance

APPROVAL OF THE FEBRUARY 9, 2021 MEETING MINUTES

Fitzmorris moved to approve, second by Drumm.

Yea: Seeger, Ress, McInnis, Doherty, Barcelona, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: N/A

REQUEST FOR POSTPONEMENTS

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

Postponed from the February 9, 2021 meeting

WITHDRAWN

2021-2276-MSP

A minor subdivision of Parcels D & E into Parcels D-1 & E-1

Owner & Representative: The Wildwood Trust, REIMS, Inc, Mt. Auburn Corporation, Uptown Retail Development Corporation

Parish Council District Representative: Hon. Steve Stefancik

General Location: The parcel on the west side of LA Highway 434, north of Krentel Road, Lacombe, Louisiana. Ward 6, District 11

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

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

OLD BUSINESS**2020-2010-PP**

Military Ridge, Phase 1

Developer/Owner: Lynn Levy Land Co., LLC

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

Parish Council District Representative: Hon. Mike Smith

General Location: The property is located on the east & west sides of North Military Road/LA Highway 1090, north of Interstate-12, Slidell, Louisiana. Ward 8, District 9

Developer is requesting to change the name of the subdivision

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 Seeger.

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1561-MSP

A minor subdivision of Parcels J4A, G1A & K into Parcels J4A-1, G1A-1, K-1, K-2, & K-3

Owners: Marina Beau Chene, LLC - Mr. Jared Riecke

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Hon. Michael Lorino Jr.

General Location: The property is located at the end of Marina Blvd, Mandeville, Louisiana. Ward 4, District 4

Revised minor subdivision plat submitted for recordation

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

Opposition: None

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

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**REVOCATION REVIEW****MINOR SUBDIVISION REVIEW****2021-2269-MSP**

A minor subdivision of 31.274 acres into Parcels A, B, C, D & E

Owner & Representative: MG Property Investments, LLC - Mr. Jack J. Mendheim

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcels are located on the north side of Wymer Road and Wymer Wood Road (Future), 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. Jack J. Mendheim

Opposition: None

Question: Mr. John Berry

McInnis moved to approve, second by Seeger.

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2021-2277-MSP

A minor subdivision of Tract I-1 into Tracts I-1-A1 & I-1-A-2

Owner & Representative: River Chase Shopping Center, LLC - Mr. James E. Maurin

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the south side of Stirling Blvd, 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. Mark Salvetti

Opposition: None

McInnis moved to approve, second by Fitzmorris.

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2021-2278-MSP

A minor subdivision of Lot 1-E into Lots 1-E1, 1-E2, 1-E3

Owner & Representative: Mr. Chad & Renee Heinz

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the south side of Ed Yates 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: Ms. Janee Cassagne

Opposition: None

Randolph moved to approve, second by Fitzmorris.

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2021-2279-MSP

A minor subdivision of 11.82 acres into Parcels A & B

Owner & Representative: Mr. Sidney Rufus Loyd

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located at the northeast corner of George Road & Sid Lane, 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: Ms. Wanda Fairburn

Opposition: None

Randolph moved to approve with waiver, second by Seeger.

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2021-2280-MSP

A minor subdivision of 9.38 acres, 5.08 acres, 9 acres, 6 acres & 7.92 acres into Parcels A & B

Owner & Representative: Mr. Ernest D. & Joan P. Smitherman

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the west side 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. Ernest Smitherman

Opposition: None

Seeger moved to approve with waiver, second by Randolph.

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2021-2281-MSP

A minor subdivision of Parcel B into Parcels B-1 & B-2

Owner & Representative: Mr. Thomas & Laura Guidroz

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the south side of Stanga Road, 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. Thomas Guidroz

Opposition: Lance Arvel and Amy Achello Arvel

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

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2021-2284-MSP

A minor subdivision of Tract 1 into Tracts 1A, 1B, 1C & Equitana Lane

Owner & Representative: Equitana Farms, LLC - Mr. Tim Moreau

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the south side of Little Dixie Ranch Road and on the east & west sides of Equitana Lane Flosom, Louisiana. Ward 7, 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. Tim Moreau and Mr. Matthew illeaud

Opposition: None

Randolph moved to approve, second by Fitzmorris.

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2021-2285-MSP

A minor subdivision of Lot A-1 into Lots A-1-A & STP -3

Owner & Representative: D.R. Horton Inc. - Gulf Coast

Parish Council District Representative: Hon. Jake A. Airey

General Location: The parcel is located at the end of Lakeshore Blvd. North, 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, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

2021-2202-MRP

Resubdivision of Lots 27 & 28 into Lots 27-A & 28-A Oak Park Estates, Block 4, Phase 1

Owner & Representative: Mr. August J. Hand

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon.

General Location: The property is located on the east side of Oak Park Drive, North of Dana Street,

Madisonville, 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. August J. Hand

Opposition: None

Fitzmorris moved to approve with a waiver, second by Seeger.

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2021-2265-MRP

Resubdivision of Lot 88 into Lot 88-A

Owner: GMI Construction, Inc - Mr. Gregory M. Intravia

Representative: Rebecca Trimble

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location: The property is located on the north side of La Mesa Court, 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: Ms. Rebecca Trimble

Opposition: None

Fitzmorris moved to approve, second by Randolph.

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

2021-2283-MRP

Resubdivision of Parcels 2 & 3 into Parcels 2-A & 3-A

Owner: The Azby Fund

Representative: Jones Fussell LLP - Mr. Paul J. Mayronne

Surveyor: R. W. Krebs Professional Land Surveying, LLC

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

General Location: The property is located on the west side of Wadsworth Parkway & on the north side of LA Highway 1088, 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. Paul Mayronne

Opposition: None

Seeger moved to approve, second by Barcelona.

Yea: Ress, McInnis, Willie, Doherty, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: Fitzmorris

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

AMENDMENT TO CHAPTER 125 SUBDIVISION REGULATIONS

2021-2259 - TEXT CHANGE

Text Change: Ordinance to Amend St. Tammany Parish Code of Ordinances Chapter 125 - Subdivision Regulations, Article VII - Studies, Plans, and Review Procedures, Section 125-190 - Tentative Subdivision Review, and Section 125-195 - Preliminary Subdivision Review, Relative to Review Requirements.

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: Mr. Donald Henderson and Dr. John Martin

Question: Mr. Bill McHugh

Randolph moved to approve with an amendment from Legal to add a sentence stating "Plans shall be prepared by a Louisiana licensed professional Engineer and/or Surveyor.", second by McInnis.

Yea: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Drumm, Randolph

Nay: N/A

Abstain: N/A

NEW BUSINESS

ADJOURNMENT

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

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING HMM DEVELOPMENT, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO HMM DEVELOPMENT, LLC, C/O MR. JACK J. MENDHEIM (MEMBER/MANAGER) OR ASSIGNEES; 221 ST. ANN DRIVE; SUITE 1, MANDEVILLE, LA 70471; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 7TH AVENUE, 8TH AVENUE AND 7TH STREET, PAILET FIRST SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 10, DISTRICT 6.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Department of Engineering may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$73,600.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$40,480.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
16. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
17. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 10, DISTRICT 6.
18. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
19. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

(DRAFT DATE MARCH 29, 2021)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 7TH DAY OF APRIL, 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

March 2, 2021

Helen Lambert
Asst. Director of Planning and Development
2454 Koop Drive, Building B, STE. 1B
Mandeville, La. 70471

RE: Application for Permission to Enter Parish Right of Way-Paillet First

Dear Helen:

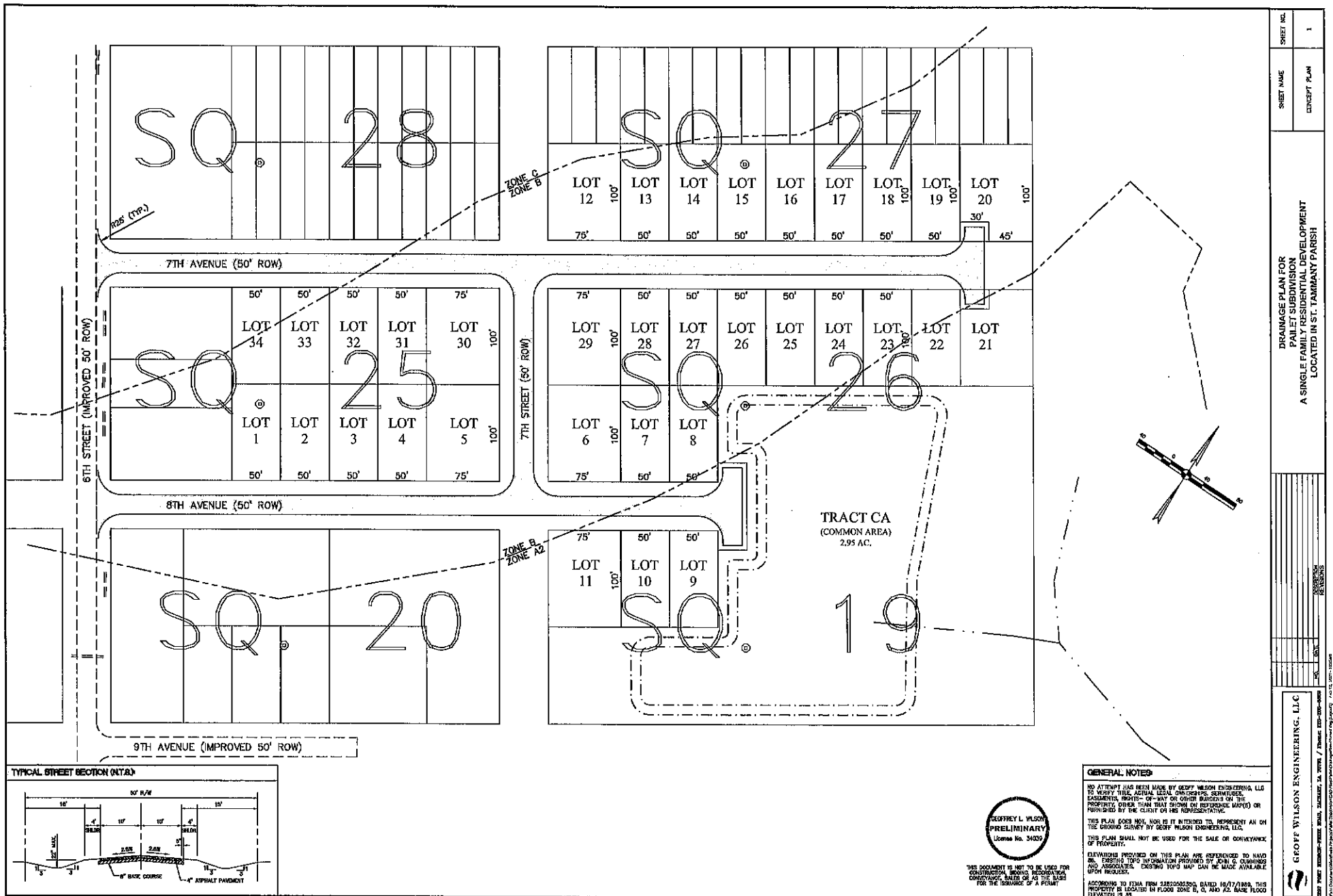
Please accept this letter as our written request in behalf of HMM Development LLC to enter the St. Tammany Parish right-of-way with respect to Seventh Avenue, Eighth Avenue, and Seventh Street in the Paillet First Subdivision located in Section 38, T-6-S, R-12-E. We intend to access this right-of-way for the purpose of constructing streets, drainage, and other necessary items of utility for the development of Square 19 (Lots 1-20), Square 25 (Lots 1-12 & 21-32), Square 26 (all 40 lots), and Square 27 (Lots 21-40). It is intended that the development of these 25-foot lots will create 34 lots ranging from 50-foot wide to 75-foot wide.

Best regards,



Jack J. Mendheim

Enter the Right-of-Way
Plans
RECEIVED
3/2/2021 - 12:00 P.M.
DEVELOPMENT
ENGINEERING



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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING LEGACY SOUTH DEVELOPMENT, LLC, TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO LEGACY SOUTH DEVELOPMENT, LLC, C/O MR. ZACHARY DUGAS, P.O. BOX 758, MANDEVILLE, LA 70470 OR ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF LAMARQUE STREET (NORTH OF DESTIN STREET, SOUTH OF LABARRE STREET) TOWN OF MANDEVILLE SUBDIVISION (UNINCORPORATED), FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.
WARD 4, DISTRICT 7.**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Department of Engineering may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$12,800.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$7,040.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed and the existing drainage features within the project area.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
16. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
17. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4, DISTRICT 7.
18. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
19. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

(DRAFT DATE MARCH 29, 2021)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 7TH DAY OF APRIL, 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

March 10, 2021

St. Tammany Parish Planning Commission
21454 Koop Drive, Building B, Ste. 1B
Mandeville, LA 70471

Enter the Right-of-Way
Plans
RECEIVED
3/10/2021 - 12:00 P.M.
DEVELOPMENT
ENGINEERING

Re: Obtaining Permission to Enter Right of Way for Lots 9, 10, 11 & 12 of Sq. 237 of Town of Mandeville Subdivision

To Whom It May Concern:

We draft this letter to seek your official permission to enter the right of way and extend Lamarque Street to access Lots 9, 10, 11 & 12 of Sq. 237 of Town of Mandeville Subdivision. The proposed Lamarque Street right of way road extension would be constructed off of Destin Street and would end with a qualified turn-around just after said lots.

We are requesting this permission with the end goal being that we may utilize the land locked lots to build four new houses, one on each of the Lots 9, 10, 11 & 12 of Sq. 237 of Town of Mandeville Subdivision. A majority of Lamarque Street is already constructed and owned by St. Tammany Parish, however, the portion that runs from Destin Street to Labarre Street has never been constructed.

Upon getting permission to enter the right way and prior to the building process, we shall construct a road that would extend what is currently Lamarque Street in Mandeville, Louisiana. Per the preliminary site plan showing the road and limits of work (see Exhibit A) the extension would be constructed off of Destin Street and would end with a qualified turn-around pursuant to St. Tammany Parish right of way ordinances. The road would be approximately 300' in length and 18' in width. Upon completion of the Lamarque Street road extension and prior to building the new houses, we shall dedicate said road to St. Tammany Parish.

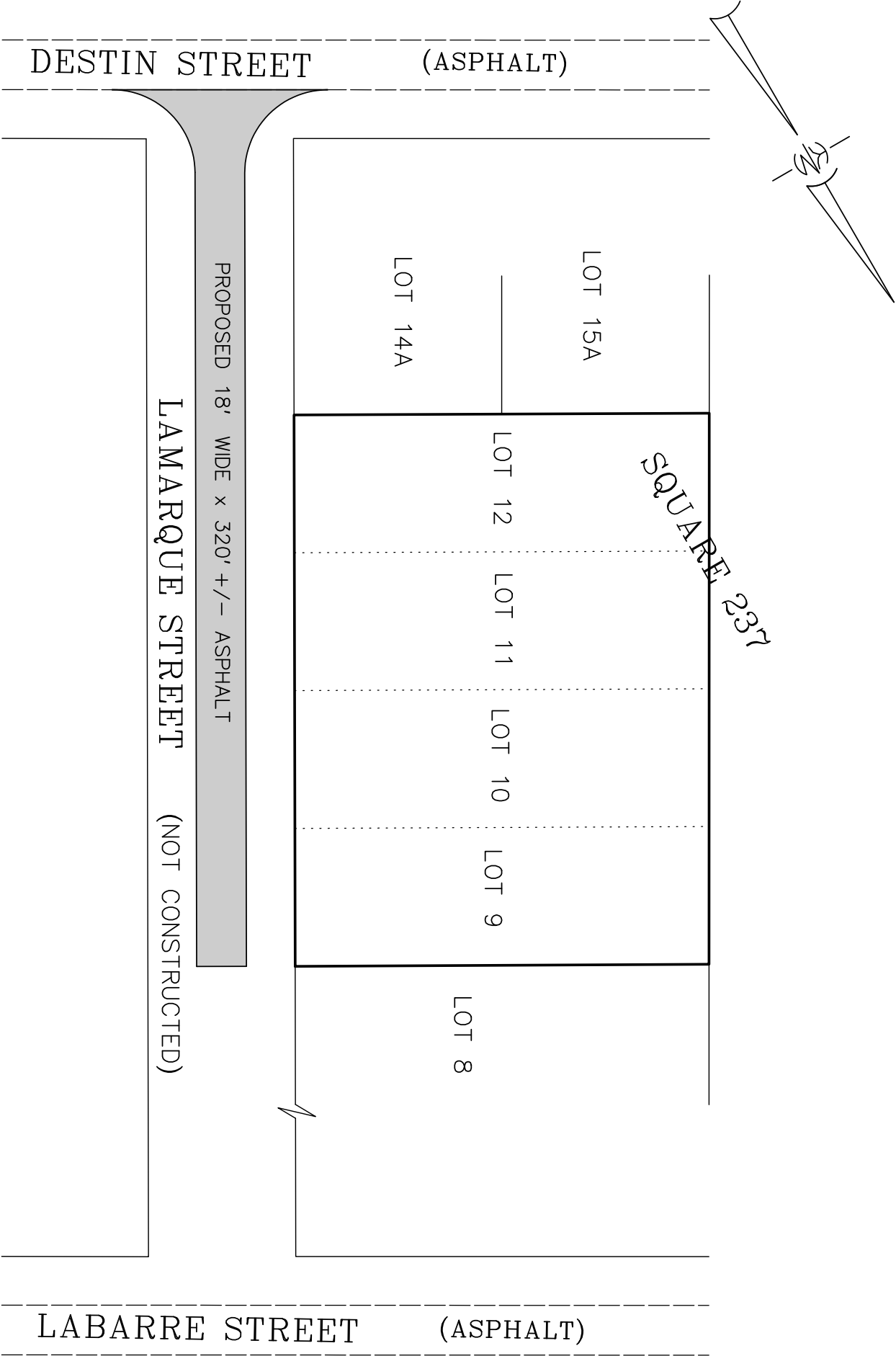
Lots 9, 10, 11 & 12 of Sq. 237 of Town of Mandeville Subdivision is currently owned pursuant to the attached Cash Sale (see Exhibit B) by Legacy South Development, LLC, having a mailing address of Post Office Box 758, Mandeville, Louisiana 70470. Legacy South Development, LLC is a Limited Liability Company, duly organized, validly existing and in good standing under the laws of the state of Louisiana.

Appearing as the petitioner on behalf of Legacy South Development, LLC will be Zachary Dugas, it's Member, having a mailing address of 7854 Seville Ct., Baton Rouge, Louisiana 70820.

Thank you for your consideration of this matter,



Zachary Dugas
Legacy South Development, LLC, Member
985.630.1175



Enter R.O.W. Project
PLANS
RECEIVED
3/29/2020
DEPARTMENT OF
ENGINEERING

**ENGINEERING
REVIEW COPY**

PREPARED FOR: HAASWOOD DEVELOPMENT

SKETCH OF PROPOSED STREET
FOR A POPRTION OF SQUARE 237,
TOWN OF MANDEVILLE,(NOT IN CORPORATE LIMITS)
ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 50'	DATE: 03-09-21
DRAWN: DRJ	JOB NO.: 21-120
REVISED:	

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

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REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT

(As of March 30, 2021)

Meeting Date: April 7, 2021

CASE NO.: REV21-04-001

NAME OF STREET OR ROAD: Unopened portion of Dupre Street

NAME OF SUBDIVISION: Town of Mandeville Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located on the south side of Dupard Street north of McNamara Street between Square 209 and Square 210 in the Town of Mandeville Subdivision, north of the City of Mandeville, Louisiana, Ward 4, District 7

SURROUNDING ZONING: A-4 Single Family Residential District

PETITIONER/REPRESENTATIVE: Yaritza Garcia

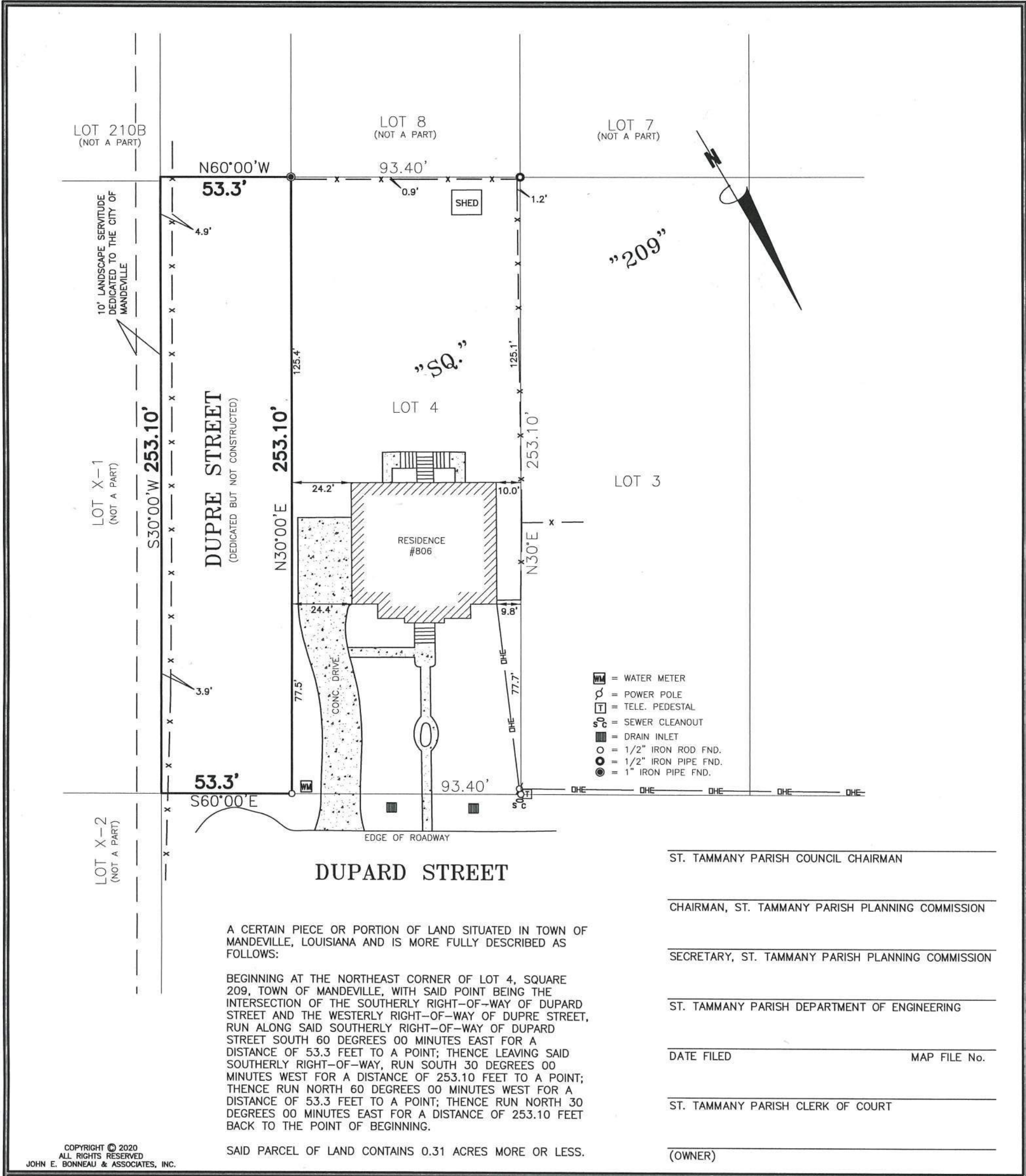
STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Dupre Street, to assimilate this property into an adjacent residential property, upon which she resides.

Recommendation:

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



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

BUILDING SETBACKS:
FRONT: N/A
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

REFERENCE SURVEY:
A Resub. Map by Randall W. Brown & Assoc. Inc., filed with the St. Tammany Parish Clerk of Court as Map File No. 2179D.
BASIS FOR BEARINGS:
The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0360 C; Revised: APRIL 2, 1991

Survey No. 2020 1619B Drawn by: JWS Scale: 1" = 40'
Date: DECEMBER 14, 2020 Revised:

JOHN E. BONNEAU & ASSOCIATES, INC.

JEBCO
A LOWE COMPANY
Professional Land Surveyors
Planners and Consultants

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

A REVOCATION PLAT OF
A PORTION OF DUPRE STREET,
TOWN OF MANDEVILLE
(UNINCORPORATED)
in
St. Tammany Parish, Louisiana
for
JEFFREY E. ELLIOTT, JR.

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

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

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

This Survey is Certified True and Correct By
JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of April 5, 2021)

Meeting Date: April 7, 2021

CASE NO.: 2021-2276-MSP

OWNER/DEVELOPER: The Wildwood Trust, REIMS, Inc, Mt. Auburn Corporation, Uptown Retail Development Corporation

ENGINEER/SURVEYOR: John Cummings & Associates

SECTION: 8

TOWNSHIP: 8 South

RANGE: 13 East

WARD: 7

PARISH COUNCIL DISTRICT: 11

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

GENERAL LOCATION: West side of LA Highway 434, north of Krentel Road, Louisiana

SURROUNDING LAND USES: Commercial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 25.574 acres

NUMBER OF LOTS/PARCELS: Parcels D & E into Parcels D-1 & E-1

ZONING: PBC-1 Planned Business Campus Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

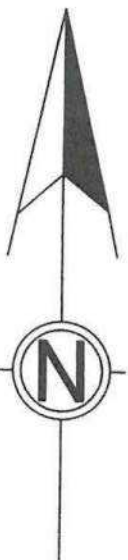
The applicant is requesting to create two (2) tracts from Parcels D & E. The minor subdivision request requires a public hearing due to:

- Parcels D & E were previously part of a minor subdivision approved in August 2010 (MS10-08-030).

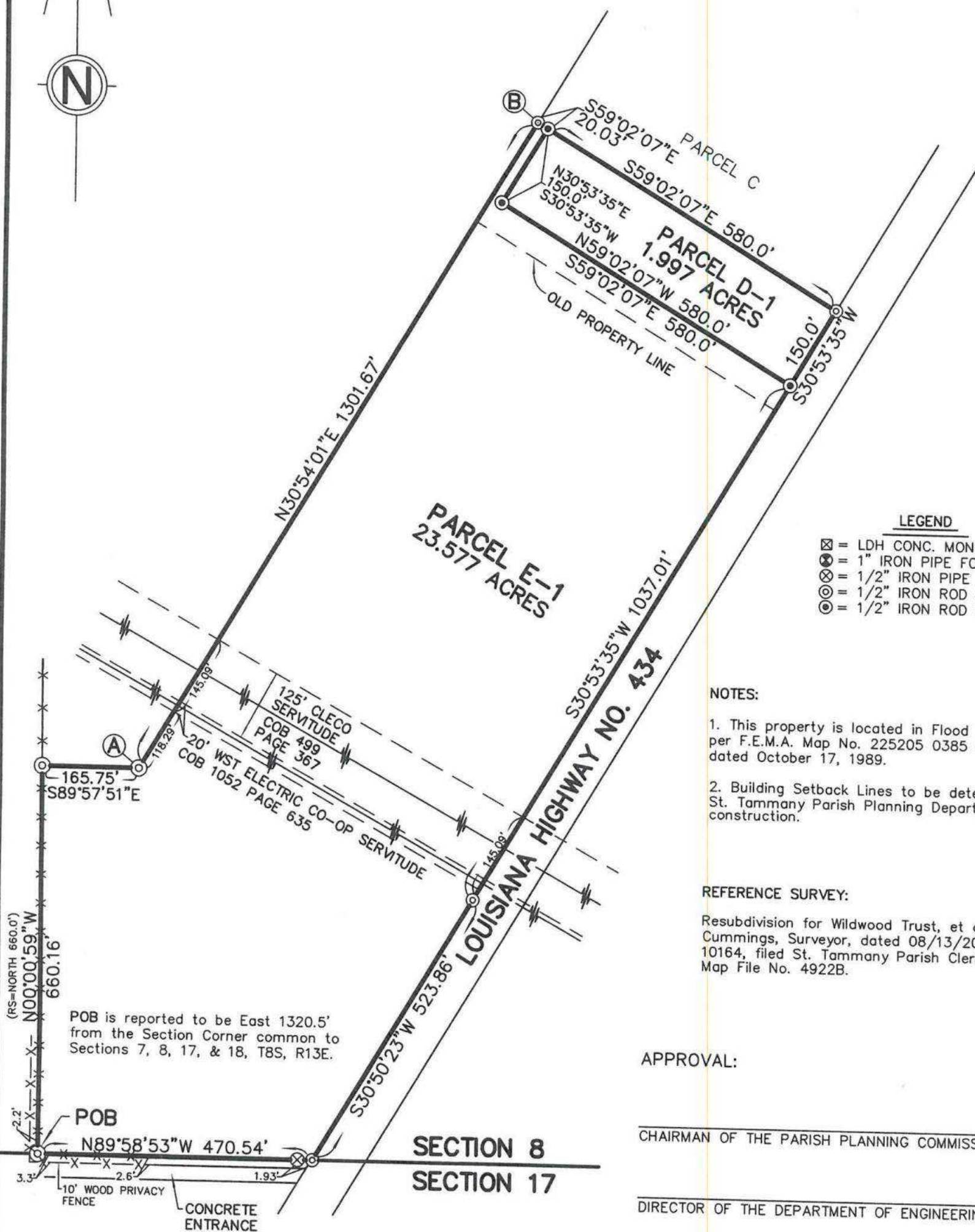
The request shall be subject to the above and below comments:

1. Label parent parcels D & E.
2. Add (MS10-08-030) under REFERENCE SURVEY.

Note that the proposed minor subdivision results in a 20 ft. wide x 150 ft. long undevelopable strip of property along the rear of the proposed Parcel D-1. Engineering recommends the proposed Parcel D-1 be required to be extended to the rear of the parent parcel.



REFERENCE BEARING:
Iron Rod A to Iron Rod B
N30°54'01"E
(per Reference Survey)



LEGEND

- ☒ = LDH CONC. MONUMENT FOUND
- ⊗ = 1" IRON PIPE FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

NOTES:

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0385 C, dated October 17, 1989.
- Building Setback Lines to be determined by the St. Tammany Parish Planning Department prior to construction.

REFERENCE SURVEY:

Resubdivision for Wildwood Trust, et al by John G. Cummings, Surveyor, dated 08/13/2010, Job No. 10164, filed St. Tammany Parish Clerk of Court Map File No. 4922B.

APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.



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 RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

503 N. JEFFERSON AVE.
COVINGTON, LA 70433

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI

Phone (985) 892-1549

Fax (985) 892-9250

PLAT PREPARED FOR: **Wildwood Trust, et al**

SHOWING A SURVEY OF: **AN AMENDED MINOR SUBDIVISION OF PARCELS D & E INTO PARCELS D-1 & E-1, LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.**

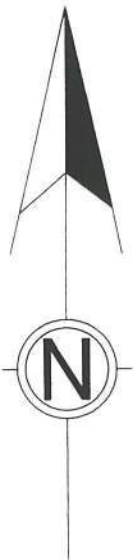
THIS PLAT REPRESENT A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'

DATE: 3/5/2021

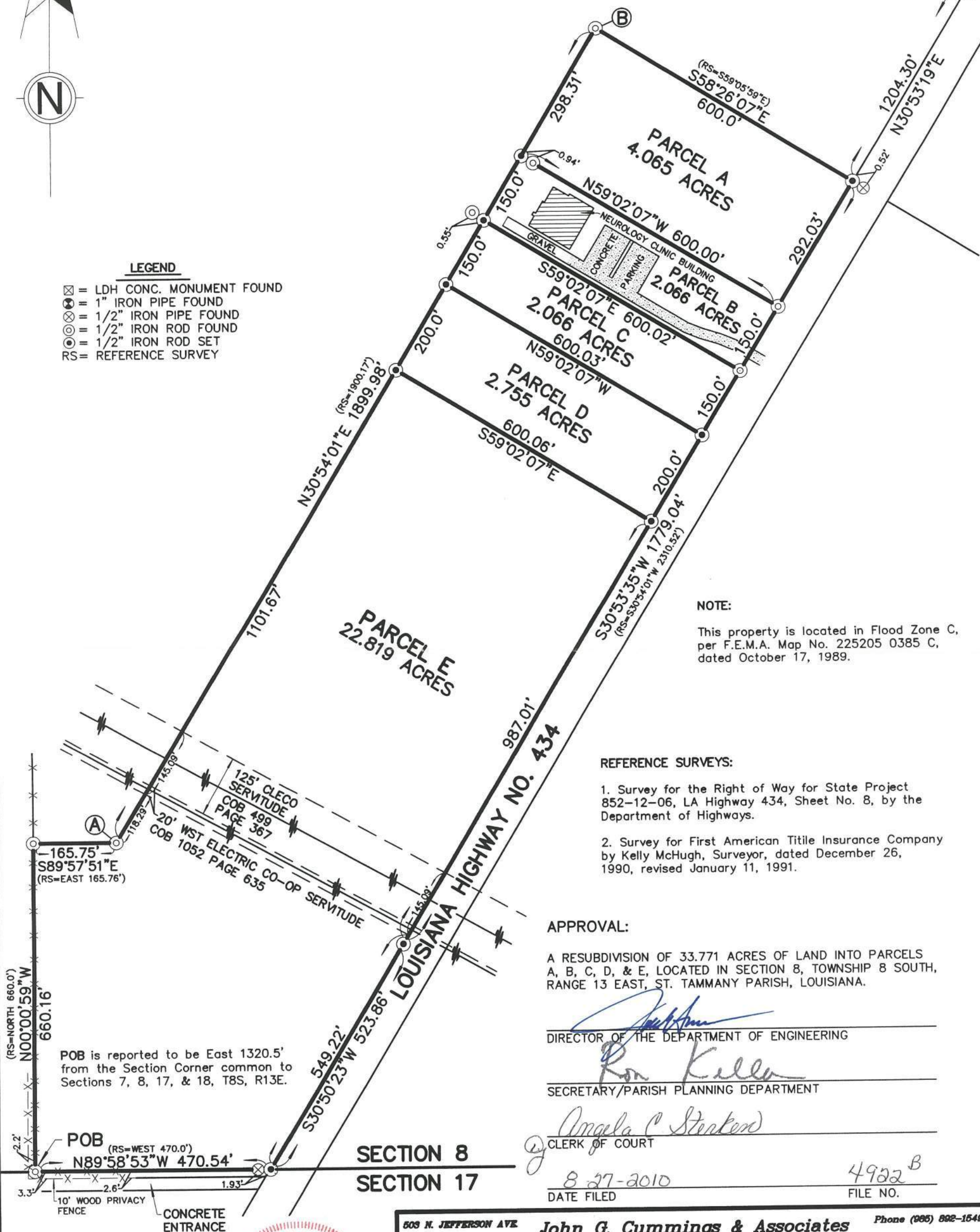
JOB NO. 10164-AMS2



REFERENCE BEARING:
Iron Rod A to Iron Rod B
N30°54'01"E
(per Reference Survey)

LEGEND

- ⊗ = LDH CONC. MONUMENT FOUND
- ⊙ = 1" IRON PIPE FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY



NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0385 C, dated October 17, 1989.

REFERENCE SURVEYS:

1. Survey for the Right of Way for State Project 852-12-06, LA Highway 434, Sheet No. 8, by the Department of Highways.
2. Survey for First American Title Insurance Company by Kelly McHugh, Surveyor, dated December 26, 1990, revised January 11, 1991.

APPROVAL:

A RESUBDIVISION OF 33.771 ACRES OF LAND INTO PARCELS A, B, C, D, & E, LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING DEPARTMENT

CLERK OF COURT

DATE FILED

FILE NO.

503 N. JEFFERSON AVE
COVINGTON, LA 70433

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI

Phone (985) 892-1549
Fax (985) 892-9250

PLAT PREPARED FOR: **Wildwood Trust, et al**

SHOWING A SURVEY OF: A RESUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENT A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'

DATE: 8-13-2010

JOB NO. 10164

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 RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of March 30, 2021)

Meeting Date: April 7, 2021

CASE NO.: 2021-2281-MSP

OWNER/DEVELOPER & REPRESENTATIVE: Tommy & Laura Guidroz

ENGINEER/SURVEYOR: Land Surveying Inc.

SECTION: 4

TOWNSHIP: 7 South

RANGE: 10 East

SECTION: 33

TOWNSHIP: 6 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 3

TYPE OF DEVELOPMENT:

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

GENERAL LOCATION: South of Stanga Road, west of LA Highway 1077, Covington, Louisiana

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 5 acres

NUMBER OF LOTS/PARCELS: 2 Parcels: Parcel B into Parcels B1 & B2

ZONING: A-3 Suburban Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

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

- Parcel B was previously part of a minor subdivision approved in May 2008 (MS08-04-029).
- Parcel B2 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.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CHAIRMAN PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of Parcel B (5.00 Acres)
into Parcel B1 & B2, situtaed in Section 33,
T-6-S, R-10-E and Section 4, T-7-S, R-10-E,
St. Tammany Parish Louisiana

Reference: A Resubdivision Map by Jeron Fitzmorris,
File Date 5-19-2008, File No. 4682B, Clerk of Courts
Office (Based Bearings)

The P.O.B. is reported to be N00°26'07"W-567.1';
S63°45'02"E-347.6' from the Section Corner common
to Sections 3 & 4, T-7-S, R-10-E and Sections 33
& 34, T-6-S, R-10-E, St. Tammany Parish, Louisiana

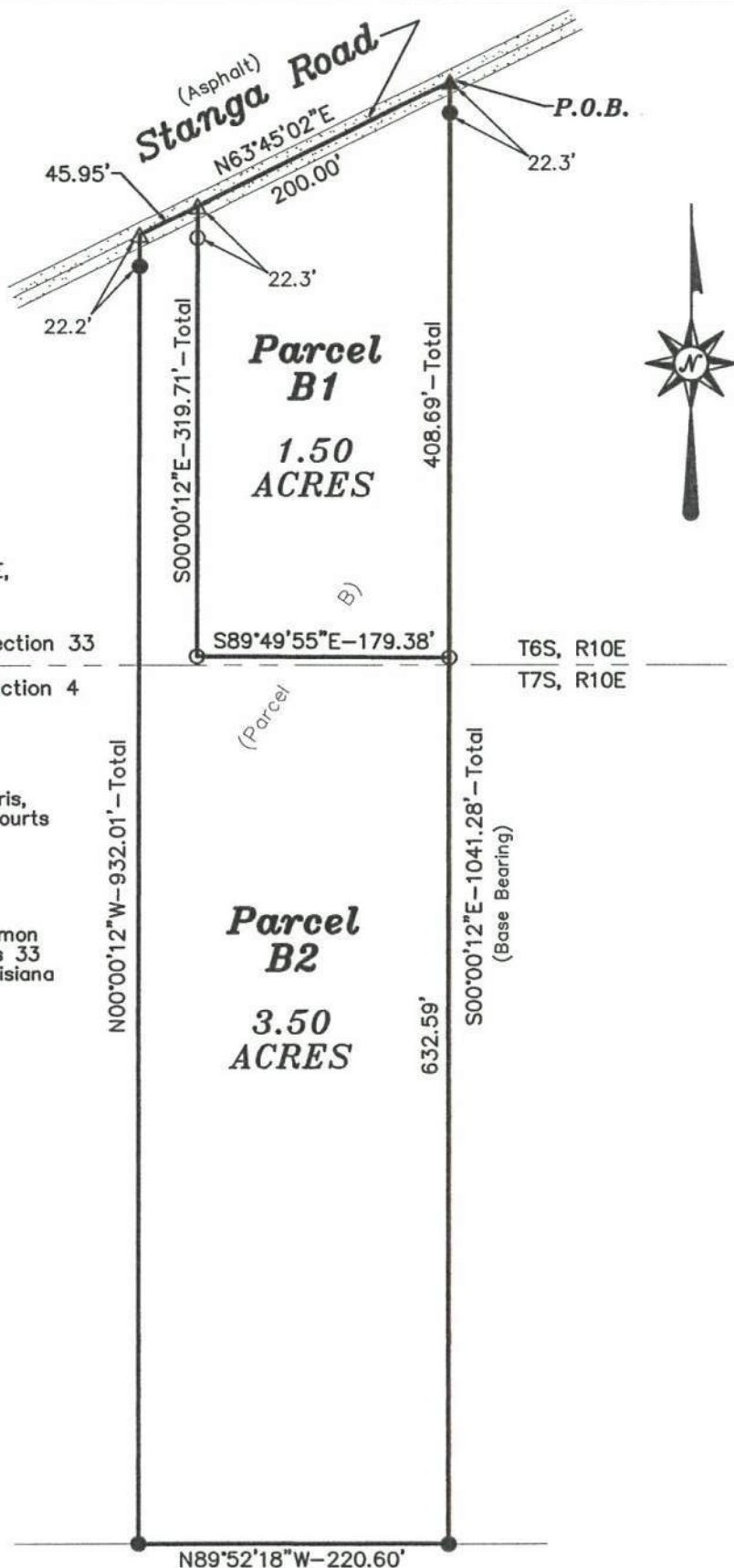
LEGEND:

- = Fnd. 1/2" Iron Rod
- ▲ = Fnd. PK Nail
- △ = Set Mag Nail
- = Set 1/2" Iron Rod

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:IXI.

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



MAP PREPARED FOR

LAURA GUIDROZ

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

SECTION 4, T-7-S, R-10-E AND SECTION 33, T-6-S, R-10-E,
ST. TAMMANY PARISH, LOUISIANA

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

LAND SURVEYING LLC

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

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

SCALE:

1" = 125'

DATE:

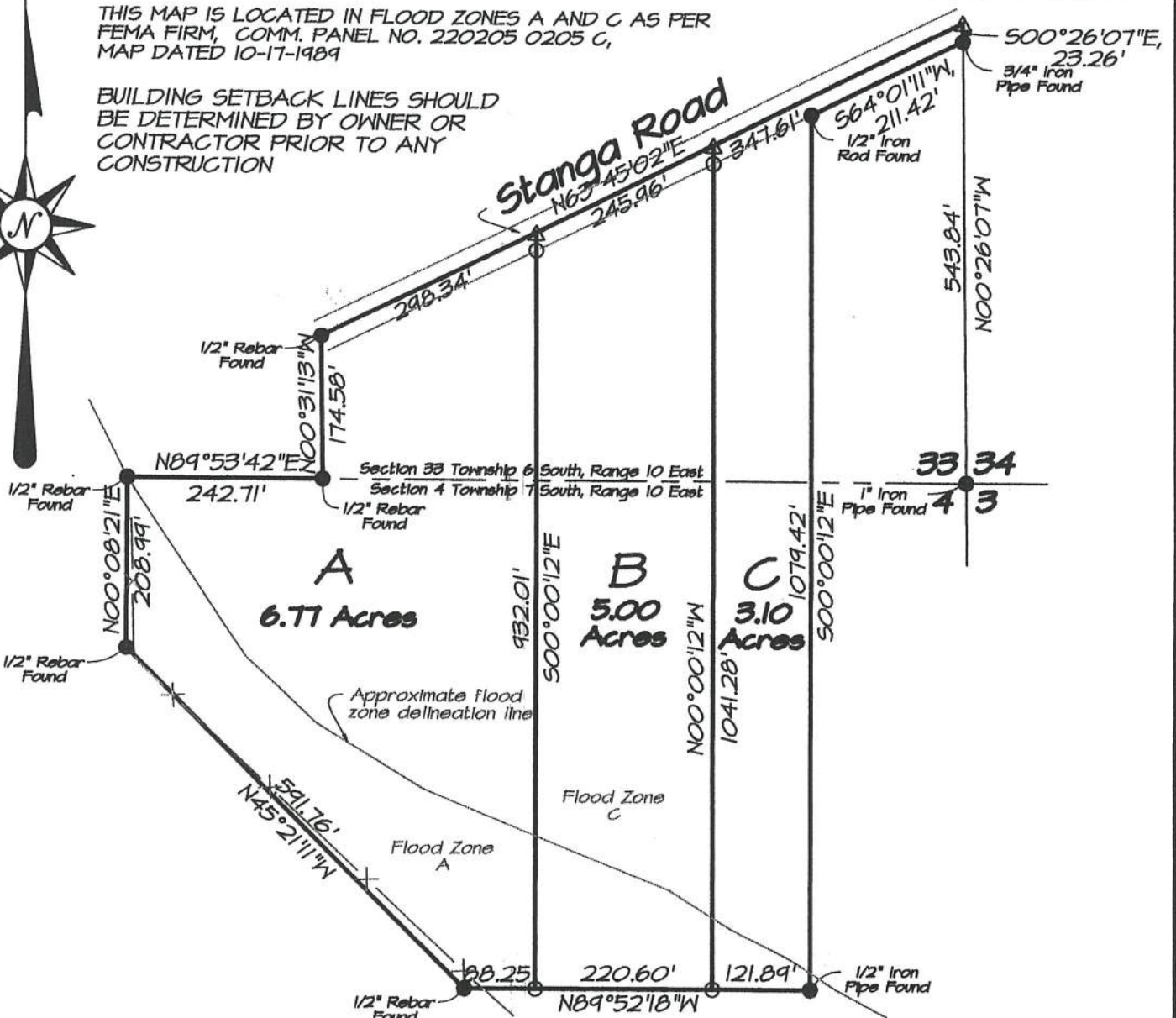
2-1-2021

NUMBER:

20219

THIS MAP IS LOCATED IN FLOOD ZONES A AND C AS PER
FEMA FIRM, COMM. PANEL NO. 220205 0205 C,
MAP DATED 10-17-1989

BUILDING SETBACK LINES SHOULD
BE DETERMINED BY OWNER OR
CONTRACTOR PRIOR TO ANY
CONSTRUCTION



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 MINIMUM STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

△ PK Nail Set
○ 1/2" Rebar Set

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE
GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

RESUBDIVISION MAP
OF PROPERTY IN
SECTION 33 TOWNSHIP
6 SOUTH, RANGE 10 EAST
AND SECTION 4 TOWNSHIP
7 SOUTH, RANGE 10 EAST
INTO PARCELS A, B & C,
ST. TAMMANY PARISH,
LOUISIANA FOR DORIS ANN
HOOVER JOHNSTON AND
CARL J. FONTANILLE

FINAL APPROVAL

PARISH ENGINEER

SECRETARY PLANNING COMM.
FILED FOR RECORD

CLERK OF COURT

DATE

FILE NO.

LA. REGISTERED LAND SURVEYOR
REG. NO. 3403

LAND SURVEYING, INC.
COVINGTON, LA.

SCALE: 1" = 200' DATE: May 7, 2008

NUMBER: 13605

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of March 30, 2021)

Meeting Date: April 7, 2021

CASE NO.: 2021-2292-MSP

OWNER/DEVELOPER: Clayton and Charlotte Miller

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 17

TOWNSHIP: 7 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: South side of Brewster Road, west of Hebert Lane, east of Grand Oaks Drive, Madisonville, Louisiana

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 2 acres

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

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

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

- Parcel B meets the minimum lot width of 150 feet required under the A-2 Suburban Zoning District, only by including a 30 foot portion of Hebert Lane (private access), requiring a waiver from the Planning Commission.

The request shall be subject to the below comment:

1. Show the roadway right of way limits for Brewster Road and identify location of the edge of the right of the way.
2. Provide the total width of Hebert Lane.
3. Add the following comment to the survey: front setback shall begin at the southern edge of the asphalt of the right of way.
4. Show the distance of the existing residence from the side property line.
5. Show location of existing sewer treatment plant and distance from proposed property line.
6. Existing Gravel Driveway: provide recorded servitude if driveway is going to be used to access adjacent property from Hebert Lane.

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:
1. Survey prepared by Land Surveying, LLC
dated 9-26-2019 Survey No. 19535
(Base Bearing)
2. Survey prepared by John Cummings dated
8-27-2001 Job No. 01156
3. Survey prepared by Land Surveying, LLC
dated 2-18-2021 Survey No. 20241

A Minor Subdivision of a 2.00 Acre Parcel
of Land into Parcels A & B in Section 17
T-7-S R-10-E, St. Tammany Parish, Louisiana

Final Approval

Chairman, Planning Commission

Director, Dept. of Engineering

Secretary, Planning Commission

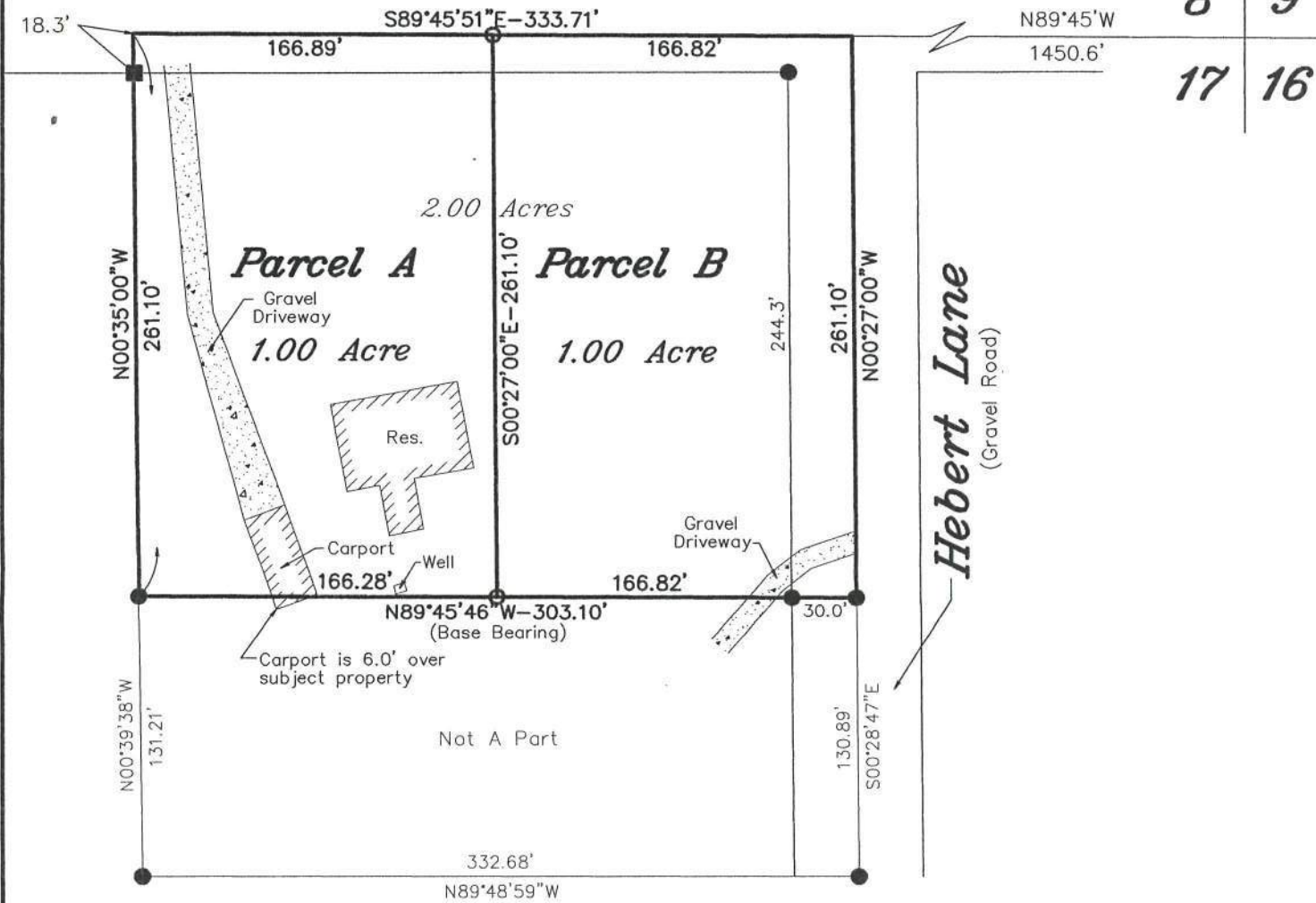
Clerk of Court

Date

Map File No.

Brewster Road

(Blacktop Road)



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 46: LXI.

- Legend:
- 1/2" Rebar Found
 - 3/4" Iron Pipe Found
 - ⊙ 1/2" Rebar Set

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

MAP PREPARED FOR

Clayton and Charlotte Miller

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 17 Township 7 South Range 10 East,
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) 842-6277 office (985) 848-0355 fax
landsurveyingllc@gmail.com

CERTIFIED CORRECT

No. 4884

PROFESSIONAL

2-24-2021

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4884

SCALE: 1" = 80'

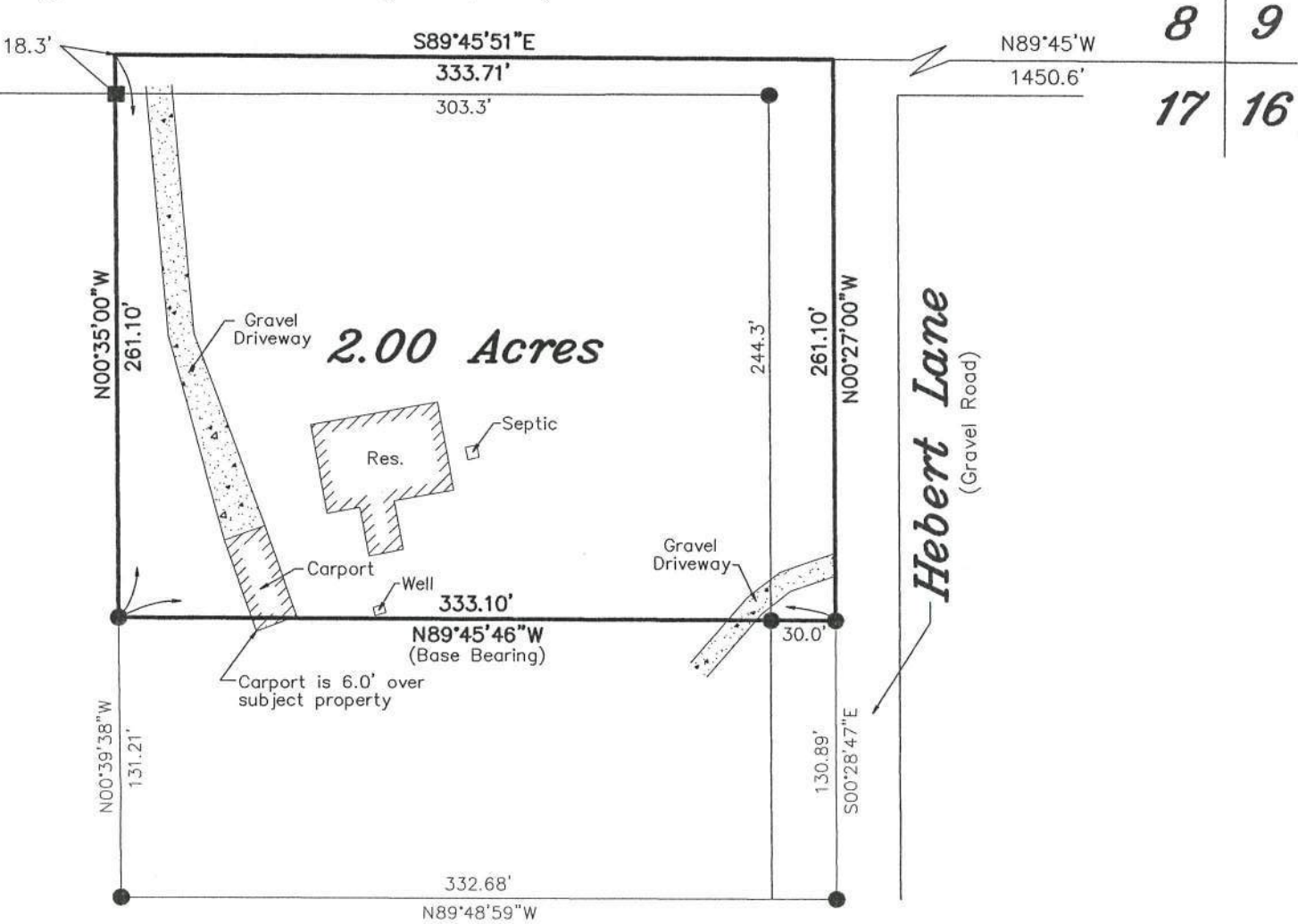
DATE: 2-24-2021

NUMBER: 20244

Reference:
1. Survey prepared by Land Surveying, LLC
dated 9-26-2019 Survey No. 19535 (Base Bearing)
2. Survey prepared by John Cummings dated
8-27-2001 Job No. 01156



Brewster Road
(Blacktop Road)



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 46:LXI.

Legend:
● 1/2" Rebar Found
■ 3/4" Iron Pipe Found

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

MAP PREPARED FOR **Clayton and Charlotte Miller**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 17 Township 7 South Range 10 East,
St. Tammany Parish, Louisiana

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

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

Bruce M. Butler III
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894
2-24-2021

SCALE: 1" = 80'

DATE: 2-18-2021

NUMBER: 20241

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of March 30, 2021)

Meeting Date: April 7, 2021

CASE NO.: 2021-2299-MSP

OWNER/DEVELOPER: Enid Shawn Poole Gorringer

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 38

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 3

TYPE OF DEVELOPMENT:

SUBURBAN (Residential acreage between 1-5 acres)

RURAL (Low density residential 5 acres or more)

 X

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

GENERAL LOCATION: North side of Poole Drive, west of Columbia Street, Covington, Louisiana

SURROUNDING LAND USES: Industrial, Commercial and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 4.05 acres

NUMBER OF LOTS/PARCELS: Parcel into Parcels A & B

ZONING: I-1 Industrial District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from a 4.05 acre parcel which is currently being accessed via a private drive, identified as Poole Drive. The minor subdivision request requires a public hearing due to:

- A. Parcels A & B do not have Parish Road Frontage and are accessed through a private drive, requiring a waiver of the regulations Sec. 125-188 by the Planning Commission.
- B. Parcels A & B are proposed to be accessed via a private drive, requiring a waiver of Section 125-189 - Minimum construction standards for a private drive (listed below), by the Planning Commission:
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall 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. Private drive created shall be given a name and depicted on the survey plat, only after first obtaining approval for said name.

- f. Plans for the construction of the private drive and drainage submitted to the department of engineering for review and approval prior to the initiation of work.
- g. Final inspection of the work performed. Department of Engineering, after the private drive has been constructed and drainage improvements made.
- h. Once the private drive has been constructed and all drainage improvements completed and approved by the department of engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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

1. Should the waivers listed above not be approved, the plat will be required to include a notation that the Private Drive must be constructed prior to the issuance of any building permit.
2. Provide a maintenance agreement for the existing 30 foot private gravel road identified as Poole Drive.
3. Concrete drive shall be labeled as "Poole drive".
4. As per 911 Communication District: when development occurs on Parcels A and/or B, POOLE LUMBER is strongly recommended to change their address to a POOLE DR address.

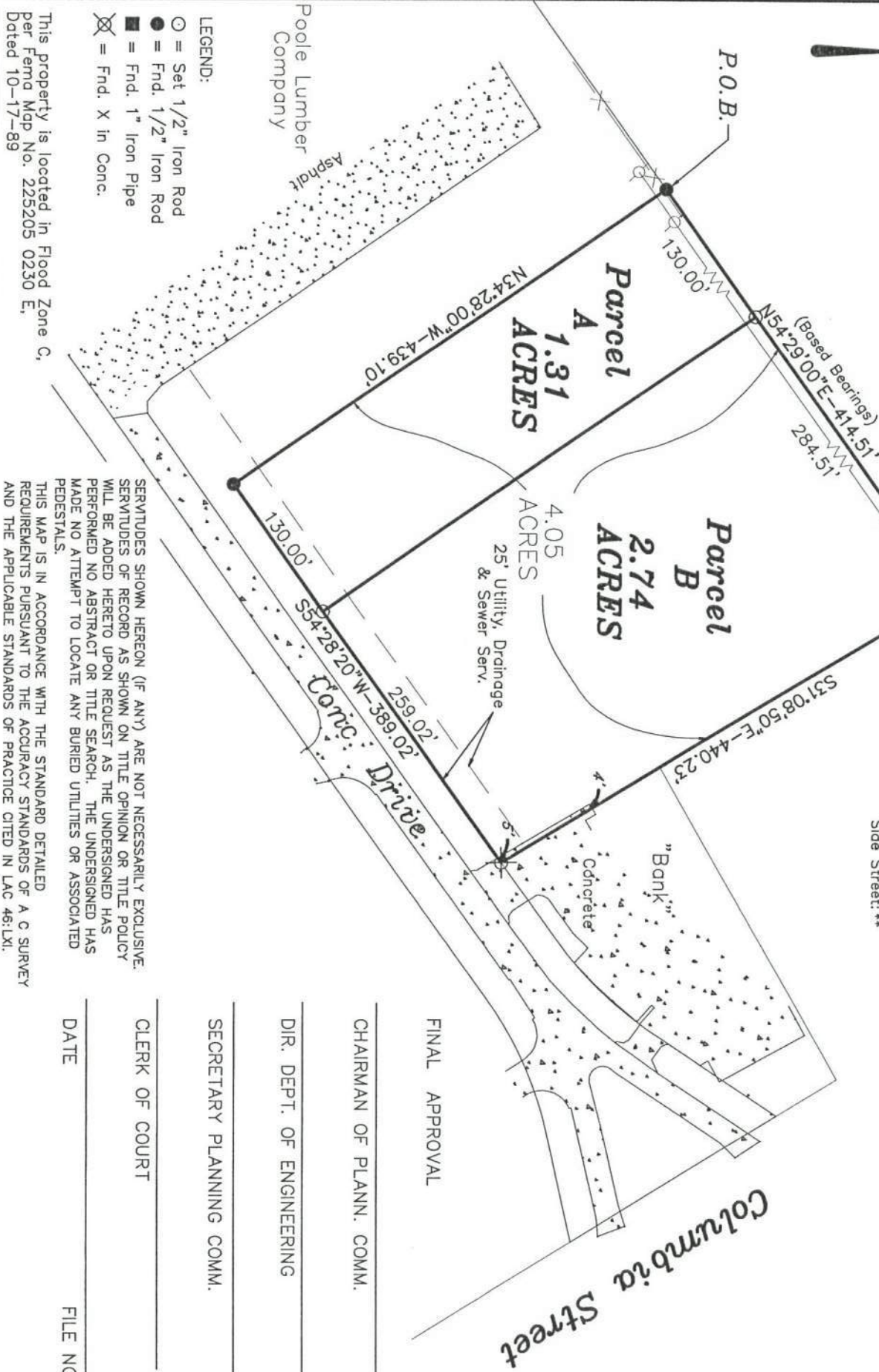
In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

The P.O.B. is Reported to be N54°29'E-1167.74' from the SW Corner of Sec. 45, T-6-S, R-11-E, St. Tammany Parish, Louisiana

Reference:
1.) A Survey Map by Thomas J. Fontcuberta, Dated 12-12-08, #486166, (Basis of Bearing)
2.) A Survey Map by Jeron R. Fitzmorris, Dated 5-12-08, #13783

A Minor Subdivision of a 4.05 Acre Parcel of Land, into Parcels A & B, located in Section 38, T-6-S, R-11-E, St. Tammany Parish, Louisiana

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



This property is located in Flood Zone C, per FEMA Map No. 225205 0230 E, Dated 10-17-89

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HEREON 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.

FINAL APPROVAL

CHAIRMAN OF PLANN. COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

MAP PREPARED FOR **ENID POOLE**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 38, T6S-R11E, St. Tammany Parish, Louisiana

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

LAND SURVEYING LLC

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



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

SCALE: 1" = 120'

DATE: 8-22-2018

NUMBER: 20257

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of March 30, 2021)

Meeting Date: April 7, 2021

CASE NO.: 2021-2318-MSP

OWNER/DEVELOPER: Anne Plauche & Robert Martyn Callender and Fitzjackel Partnership in Commendam & Fitzjackel LLC

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 22

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 2

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 Johnsen Road and on the east side of LA Highway 437, Covington, Louisiana.

SURROUNDING LAND USES: Residential, Developed and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 80.02 acres

NUMBER OF LOTS/PARCELS: Parcel 3, A, and B into Parcels B1 and 3B

ZONING: A-1 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create two (2) parcels from Parcels B & 3. The objective of the request is to allow for Parcel B 1 to be accessed from Johnsen Road instead of LA Highway 437. The minor subdivision request requires a public hearing due to:

- Parcel B-1 was previously part of a minor subdivision approved in September 2020 (2020-2032-MSA).
- Parcel B-1 is proposed reconfigured as a flag lot to be accessed from Johnsen Road, instead of LA Highway 437, requiring a waiver from the Planning Commission.
- The proposed name of the access depicted on the survey plat, shall be granted approval by the Planning Commission. The proposed access name "Turtle Trace" has been submitted and approved by St. Tammany Parish Communication District.

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

1. Approval of the proposed name of the access as "Turtle Trace".
2. Label the access on the survey as "Turtle Trace".
3. Reduce width of the flag lot access to a maximum of 60 feet to meet the Minor Subdivision Regulations.
4. Revised Parcel number to 3A instead of 3B since it is the first revision of Parent Parcel 3 and revised as follow: A Minor Subdivision of Parcels 3, A & B into Parcels B1 & ~~3B~~ **3A**.

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

A Minor Subdivision of Parcels 3, A & B into
Parcels B1 & 3B, Section 22 Township 6
South Range 11 East, St.Tammany Parish,
Louisiana

Final Approval:

Director, Dept. of Engineering

Secretary, Planning Commission

Chairman, Planning Commission

Clerk of Court

Date Filed

Map File No.

Reference:

- 1) Survey Plat by Jeron Fitzmorris,
Dated 12-4-1981, #2538
- 2) Survey Map by John Bonneau,
Dated 6-19-2006, #2006 750
3. A Resub Map by this Firm, File Date
9-29-2020, File No. 5958E, Clerk of
Courts Office (Based Bearings)

Reference calls not shown

The P.O.B. is described being North-40.0';
West-1323.0'; from the Section Corner
common to Sections 22, 23, 26 & 27,
T-6-S, R-11-E, St.Tammany Parish, La.
(per Ref 2)

LEGEND:

- = Set 1/2" Iron Rod
- = Fnd. 5/8" Iron Rod
- = Fnd. 1/2" Iron Rod
- ◉ = Fnd. 1" Iron Pipe
- = Fnd. Conc. Hwy. Mon.
- ✱ = Fnd. 1 1/2" Iron Pipe
- ▣ = Fnd. 2" Iron Pipe
- ▲ = Fnd. 1/2" Iron Pipe
- X— = Fence
- ... = Line Not Surveyed

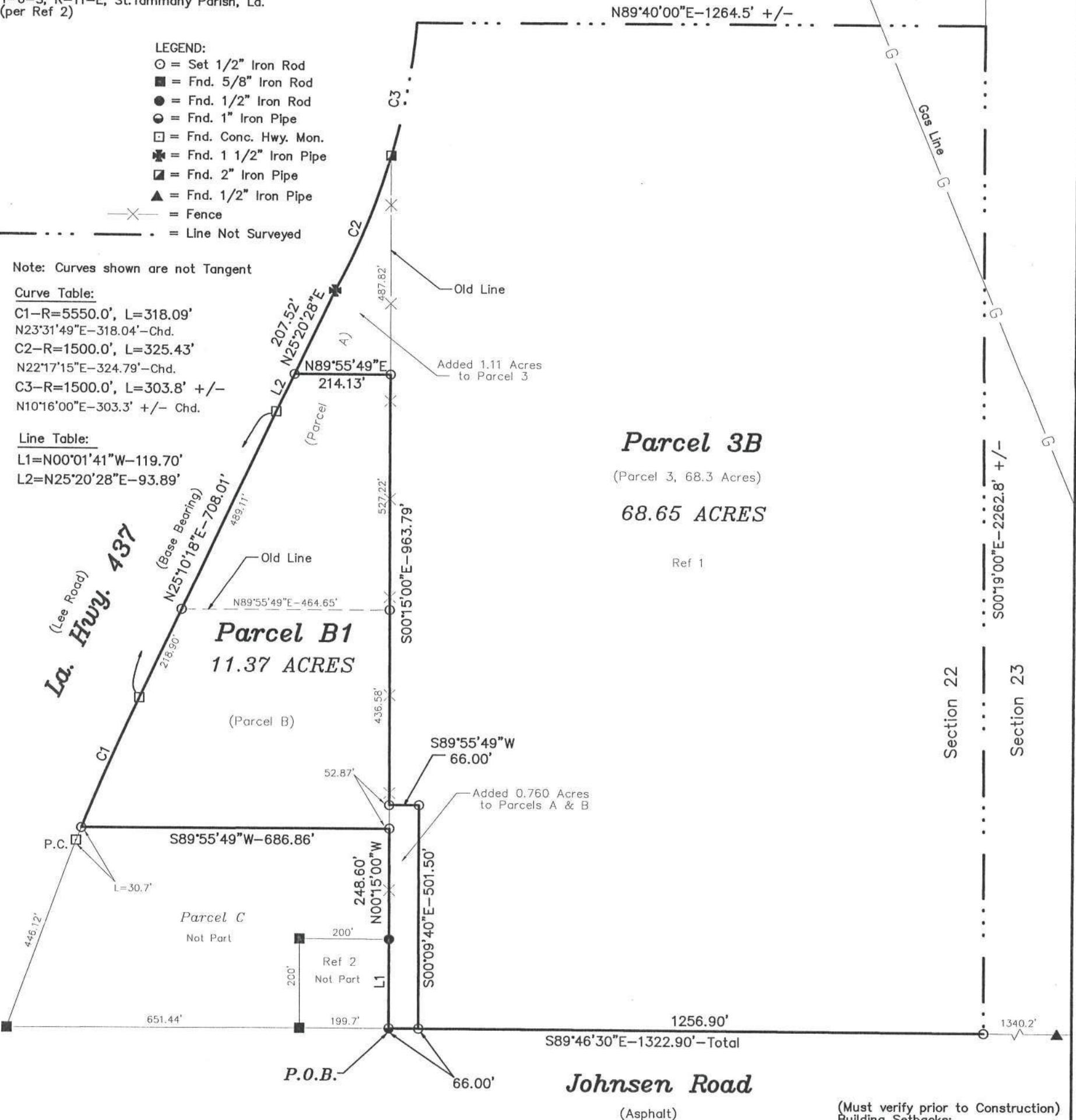
Note: Curves shown are not Tangent

Curve Table:

- C1-R=5550.0', L=318.09'
N23°31'49"E-318.04'-Chd.
C2-R=1500.0', L=325.43'
N22°17'15"E-324.79'-Chd.
C3-R=1500.0', L=303.8' +/-
N10°16'00"E-303.3' +/- Chd.

Line Table:

- L1=N00°01'41"W-119.70'
L2=N25°20'28"E-93.89'



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 48:IXI.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE
ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER III
LA. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

2-25-2021

Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(905) 842-6277 office (905) 840-0355 fax

MAP PREPARED FOR
CALLENDER & FITZJACKEL, LLC

SCALE: 1" = 250'
DATE: 12-21-2020
DRAWN BY: JWG

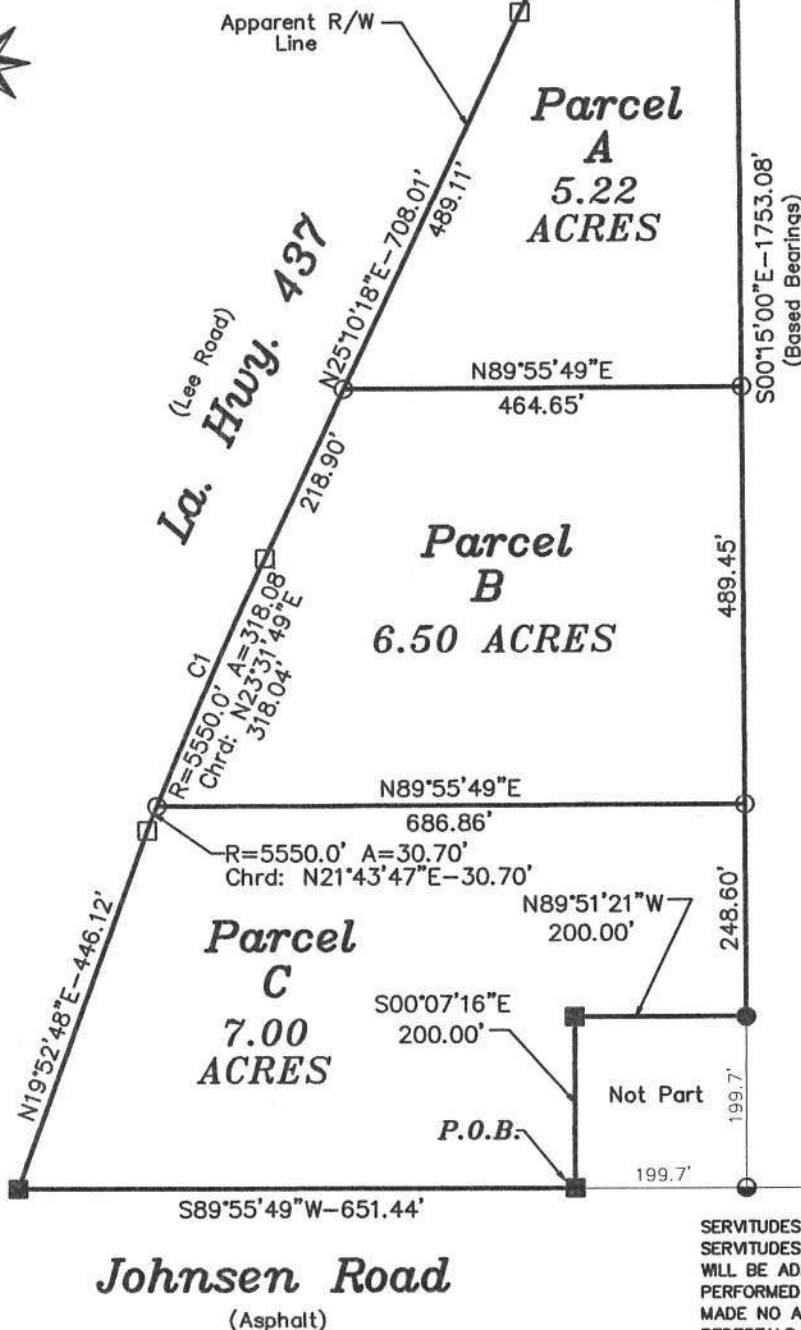
Section 22, T-6-S, R-11-E, St. Tammany Parish, La.
SURVEY NUMBER
20243

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

Reference:
1) Survey Map by Jeron Fitzmorris,
Dated 12-4-1981, #2538 (Based Bearings)
2) Survey Map by John Bonneau,
Dated 6-19-2006, #2006 750
3. Survey prepared by Land Surveying, LLC
dated 4-27-2000 Survey No. 198915

Reference calls not shown

The P.O.B. is described being North-40.0';
West-1323.0'; S89°54'15"W-200.0' from
the Section Corner common to Sections
22, 23, 26 & 27, T-6-S, R-11-E, St.
Tammany Parish, Louisiana (per Ref 2)



Minor Subdivision of an 18.72 Acre Parcel
of Land into Parcels A, B & C in Section
22 Township 6 South Range 11 East, St.
Tammany Parish, Louisiana

Final Approval:

Director, Dept. of Engineering

Secretary, Planning Commission

Clerk of Court
Heather Tenorio, Deputy Clerk

Date Filed

Map File No.

Curve Table:

C1-R=5550.0', L=348.78'

N23°22'18"E-348.73'-Chrd.

C2-R=1500.0', L=325.43'

N22°17'15"E-324.79'-Chrd.

Note: Curves shown are not Tangent

LEGEND:

○ = Set 1/2" Iron Rod

■ = Fnd. 5/8" Iron Rod

● = Fnd. 1/2" Iron Rod

⊙ = Fnd. 1" Iron Pipe

□ = Fnd. Conc. Hwy. Mon.

⊕ = Fnd. 1 1/2" Iron Pipe

⊗ = Fnd. 2" Iron Pipe

—X— = Fence

(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
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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 **PQ CONSTRUCTION, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 22, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

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

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 842-6271 office (985) 848-0355 fax
landsurveyingllc@gmail.com email

CERTIFIED CORRECT

BRUCE M. BUTLER, III

License No. 4894

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

SCALE:

1" = 225'

DATE:

8-20-2020

NUMBER

19815A

Terr3/PQConstructionJohnsenRoadDivision

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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of March 30, 2021)

Meeting Date: April 7, 2021

CASE FILE NO: 2021-2301-MRP

NAME OF SUBDIVISION: Simalusa Estates

LOTS BEING DIVIDED: Parcel 109 and 40.47 acre parcel into Parcel 109A and 109B

SECTION: 11
TOWNSHIP: 5 South
RANGE: 11 East

WARD: 2
PARISH COUNCIL DISTRICT: 6

PROPERTY LOCATION: The property is located on the north side of Warrior Trace, east of Highway 1129 (Lee Road), Covington

ZONING: A-1 Suburban District

PROPERTY OWNER: Lowell K. & Lori O. Oliver Roger

STAFF COMMENTARY:

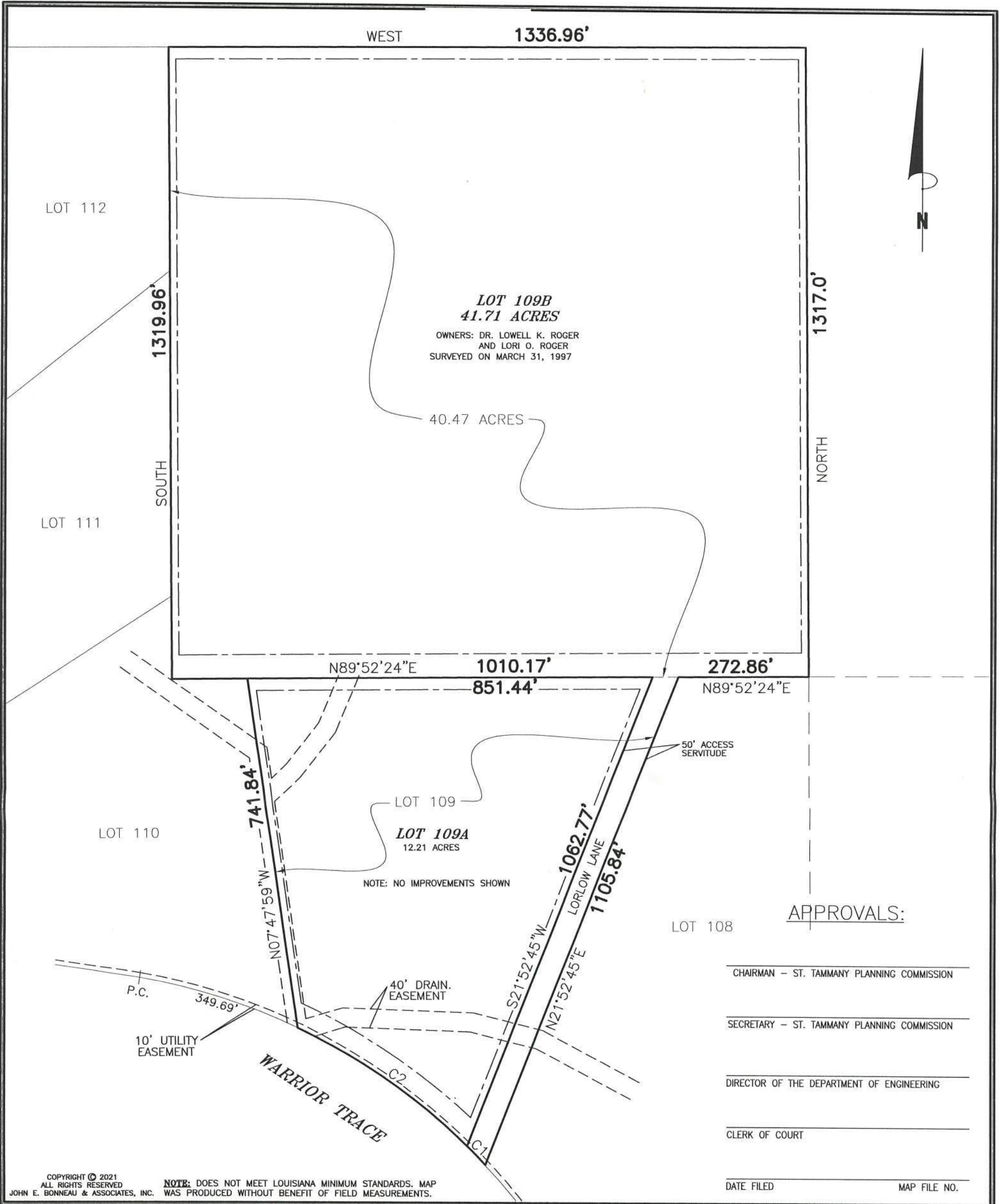
The applicant is requesting to create two (2) lots – Lots 109A & 109B. The objective of the request to provide access to a 40.47 acre parcel of land located north of Lot 109.

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 proposed access/portion of the property to be added to the 40.47 acre parcel does not meet the minimum lot width of 300 feet required under the A-1 Suburban Zoning District requiring a waiver of the regulation from the Planning Commission.
- Lot 109B is requested to be created as a flag lot, requiring a waiver of the regulation by the Planning Commission, since flag lots not permitted to be created within a recorded subdivision.
- The proposed name of the access depicted on the survey plat, shall be granted approval by the Planning Commission. The proposed access name “Lorlow Lane” has been submitted and approved by St. Tammany Parish Communication District.

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

1. Provide bearings for property line of proposed lot 109B.
2. Remove “50’ Access Servitude” since it will become part of the lot.
3. Approval of the name of the access as “Lorlow Lane.
4. Provide the following information on the survey: REFERENCE SURVEY: The Recorded Subdivision Map **(File #)**



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

LINE TABLE: L1 N89°52'23"E 53.93'	BUILDING SETBACKS: FRONT 50', SIDE 15', REAR 25'
CURVE TABLE: C1 R=1239.26' L=54.98' CHB.=S43°32'50"E CHL.=54.98' C2 R=1239.26' L=435.84' CHB.=N54°53'37"W CHL.=433.59'	
REFERENCE SURVEY: The Recorded Subdivision Map. BASIS FOR BEARINGS/ANGLES: The Reference Survey.	
FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0050 C; Revised: OCTOBER 17, 1989	

A RESUBDIVISION MAP OF
LOT 109, SIMALUSA ESTATES SUBDIVISION AND A
40.47 ACRE PARCEL OF LAND
into
LOTS 109A AND 109B, SIMALUSA ESTATES SUBDIVISION
Section 11, T-5-S, R-11-E
St. Tammany Parish, Louisiana
for
DR. LOWELL K. ROGER & LORI O. ROGER

Survey No. 21-140061
Date: MARCH 02, 2021

Drawn by: SPH
Revised: 03/23/21(OFFICE)

Scale: 1" = 200'

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

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

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

This Survey is Certified True and Correct By

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL
LAND SURVEYOR

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

RESUBDIVISION STAFF ANALYSIS REPORT

(As of March 30, 2021)

Meeting Date: April 7, 2021

CASE FILE NO: 2021-2305-MRP

NAME OF SUBDIVISION: Lakeshore Estates

LOTS BEING DIVIDED: Parcel 15A into Parcel 14A1 and 15A1

SECTION: 3

WARD: 9

TOWNSHIP: 10 South

PARISH COUNCIL DISTRICT: 13

RANGE: 14 East

PROPERTY LOCATION: The property is located on the south side of Lakeshore Blvd, Slidell

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Antoine & Tyisha Banks

STAFF COMMENTARY:

The applicant is requesting to create two (2) lots – Lots 14A1 & 15A1.

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 comment:

- Amend the survey as follow: A RESUBDIVISION MAP OF LOT 15A INTO LOTS ~~14A1~~ **15A2** & 15A1, LAKESHORE EST.

APPROVED:

CHAIRMAN OF PLANNING COMMISSION _____ DATE _____

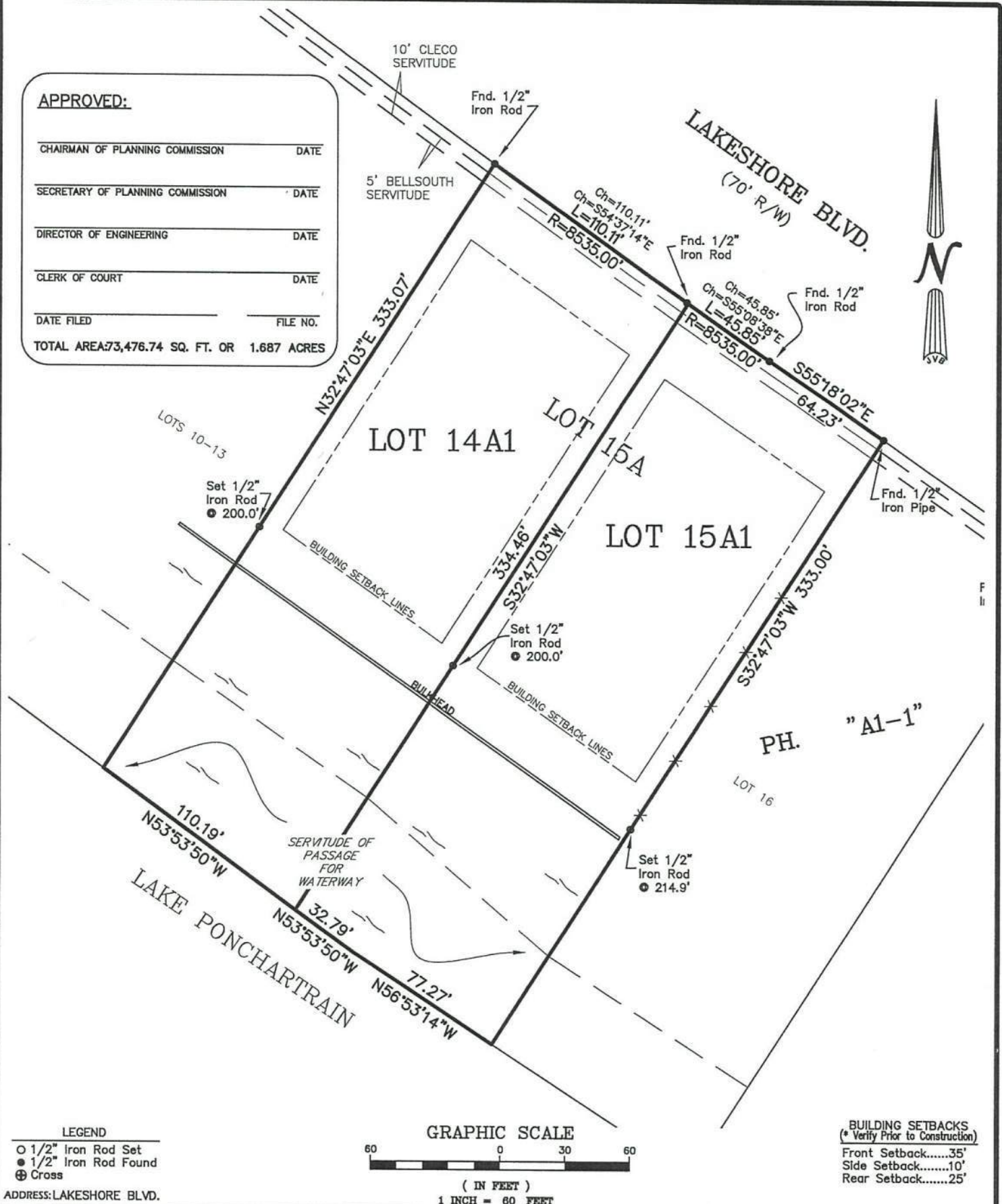
SECRETARY OF PLANNING COMMISSION _____ DATE _____

DIRECTOR OF ENGINEERING _____ DATE _____

CLERK OF COURT _____ DATE _____

DATE FILED _____ FILE NO. _____

TOTAL AREA: 73,476.74 SQ. FT. OR 1.687 ACRES



LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE

(IN FEET)
1 INCH = 60 FEETBUILDING SETBACKS
(* Verify Prior to Construction)Front Setback.....35'
Side Setback.....10'
Rear Setback.....25'

ADDRESS: LAKESHORE BLVD.

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.

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.

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.

F.I.R.M. No. 225205 0535 D
F.I.R.M. Date 11/08/06 LOMA
ZN: AE B.F.E. 13'
* Verify prior to construction with Local Governing Body.

DRAWING NO.

20200279

DATE:

06/08/2020

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

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

DRAWN BY:

VLL

CHECKED BY:

JDL

SCALE:

1" = 60'

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.

**A RESUBDIVISION MAP OF
LOT 15A INTO LOTS 14A1 & 15A1, LAKESHORE EST.,
PH. 1A-1 IN SECTION 3, T-10-S, R-14-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: ANTOINE BANKS

SURVEYED BY:

SEAN M. BURKES
REG. NO. 4785SEAN M. BURKES
LA REG. No. 4785

RESUBDIVISION STAFF ANALYSIS REPORT

(As of March 30, 2021)

Meeting Date: April 7, 2021

CASE FILE NO: 2021-2306-MRP

NAME OF SUBDIVISION: Lake Ramsey

LOTS BEING DIVIDED: Parcels 86 and 87 into Parcel 86A

SECTION: 14

WARD: 3

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

PROPERTY LOCATION: The property is located on the east side of South Lakeshore Drive, south of Riverlake Drive, Covington

ZONING: A-4 Single-Family Residential District

PROPERTY OWNER: William B. & Janet Sofge

STAFF COMMENTARY:

The owner is requesting to create one (1) Parcel from Parcels 86 and 87.

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. Add signature line for the Chairman of the Planning Commission.
2. Former 5' servitude: Confirm with the entity owning the existing 5' servitude that it is not being utilized and it can be relocated as proposed.
3. Specify the function of the new 5' servitude (drainage, utility, access, etc...) and the entity it is in favor of.

RESUBDIVISION STAFF ANALYSIS REPORT

(As of March 30, 2021)

Meeting Date: April 7, 2021

CASE FILE NO: 2021-2308-MRP

NAME OF SUBDIVISION: Natchez Trace – Phase 4

LOTS BEING DIVIDED: Parcel 234 into Parcel 234A

SECTION: 52

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: The property is located on the north side of Natchez Court, east of LA Highway 21, Covington

ZONING: PUD Planned Unit Development

PROPERTY OWNER: Rockwell Builders, LLC - Robert Rockwell

STAFF COMMENTARY:

The owner is requesting to create one (1) Parcel - Parcel 234 into Parcel 234A. The objective of the request is to allow for the building envelop to align with the other sites.

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. Show the distance/dimension Lot 234 is being moved.

THIS POINT IS DESCRIBED AS BEING
S 00°39' 14" E 687.10', THENCE
S 60°02' 01" W 414.79', THENCE
N 02°44' 36" E 7.00'
FROM THE SECTION CORNER COMMON TO
SECTIONS 47, 49, & 52, T-7-S, R-10-E.



NATCHEZ COURT

APPROVAL:

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

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

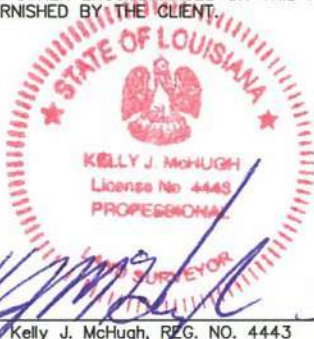
REFERENCE: PLAT OF NATCHEZ TRACE, PH. 4
BY RANDALL W. BROWN & ASSOC, INC.
FILED 09/02/2015, MAP NO. 5423.

-- LEGEND --

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

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. NA; F.I.R.M.
PANEL NO. 225205 0220 C; REV. 4-2-91

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



Kelly J. McHugh, REG. NO. 4443

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

BOUNDARY SURVEY OF:

A RESUBDIVISION OF LOT 234
INTO LOT 234-A, NATCHEZ TRACE, PHASE 4
SECTION 52, T-7-S, R-11-E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

ROCKWELL BUILDERS

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

SCALE:	1" = 30'	DATE:	03-11-21
DRAWN:	MDM	JOB NO.:	20-304
REVISED:			

PETITIONS AND REQUEST

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SUBSTANDARD LOT OF RECORD
STAFF ANALYSIS REPORT
(As of March 30, 2021)
Meeting Date: April 7, 2021

CASE FILE NO: PET-2021-04-001

PROPERTY DESCRIPTION: Parcel located on the southwest side of Gitz Lane, Lacombe, Louisiana.

SECTIONS: 40 & 48

TOWNSHIP: 8 South

RANGE: 12 East

WARD: 7

PARISH COUNCIL DISTRICT: 7

LOT SIZE: 20' along Gitz Road – total acreage 3.03 acres

ZONING: A-2 Suburban Zoning District

PROPERTY OWNER: Josephine Brown

PETITIONER/REPRESENTATIVE: Thomas & Beth Kimball

REASON FOR PUBLIC HEARING:

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations.

Per section 125-84 – Contiguous Lot Rule, Lots are required to meet the minimum lot width required under the zoning district or a minimum of 50 feet. The Planning Commission is responsible for reviewing requests for building on a buildable substandard lot of record.

In order for the Planning Commission to approve a request for building on a buildable substandard lot of record, the petitioner must provide proof that they do not currently own, and has not sold, nor has any predecessor in deed or title, sold any contiguous lots during the period following the initial adoption of the contiguous lot rule ordinance on January 20, 1994.

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The petitioner is requesting to build on a 3.03 acre property having 20 foot road frontage along Gitz Road.

Staff does not have any objection to the request as the petitioner had the opportunity to purchase 3.03 acre without the option to acquire any adjacent property and based on the facts that the petitioner has satisfied the requisite requirements of proof as referenced to above.

Cell & Text: (985) 285-9099 Fax: 1 (208) 279-0935
E-mail: LMJSurveyor@gmail.com

E-mail: LMJSurveyor@gmail.com

PRELIMINARY SUBDIVISION REVIEW

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

General Comments:

1. The developer has requested a waiver of regulations for detention requirements in accordance with Ordinance 11-2426. Therefore, the Department of Engineering has calculated a drainage fee in lieu of detention as follows:

4.018 acres x \$2,000/acre = \$8,036.00 (this calculation includes the entire footprint of Phase 4-B)

The fee shall be due prior to the issuance of any work orders by the Parish.

2. Provide the geotechnical report that is referenced in the typical street section on the preliminary plat.

Paving & Drainage Plan:

3. Provide existing and proposed elevations at all property corners.

Water & Sewer Plan:

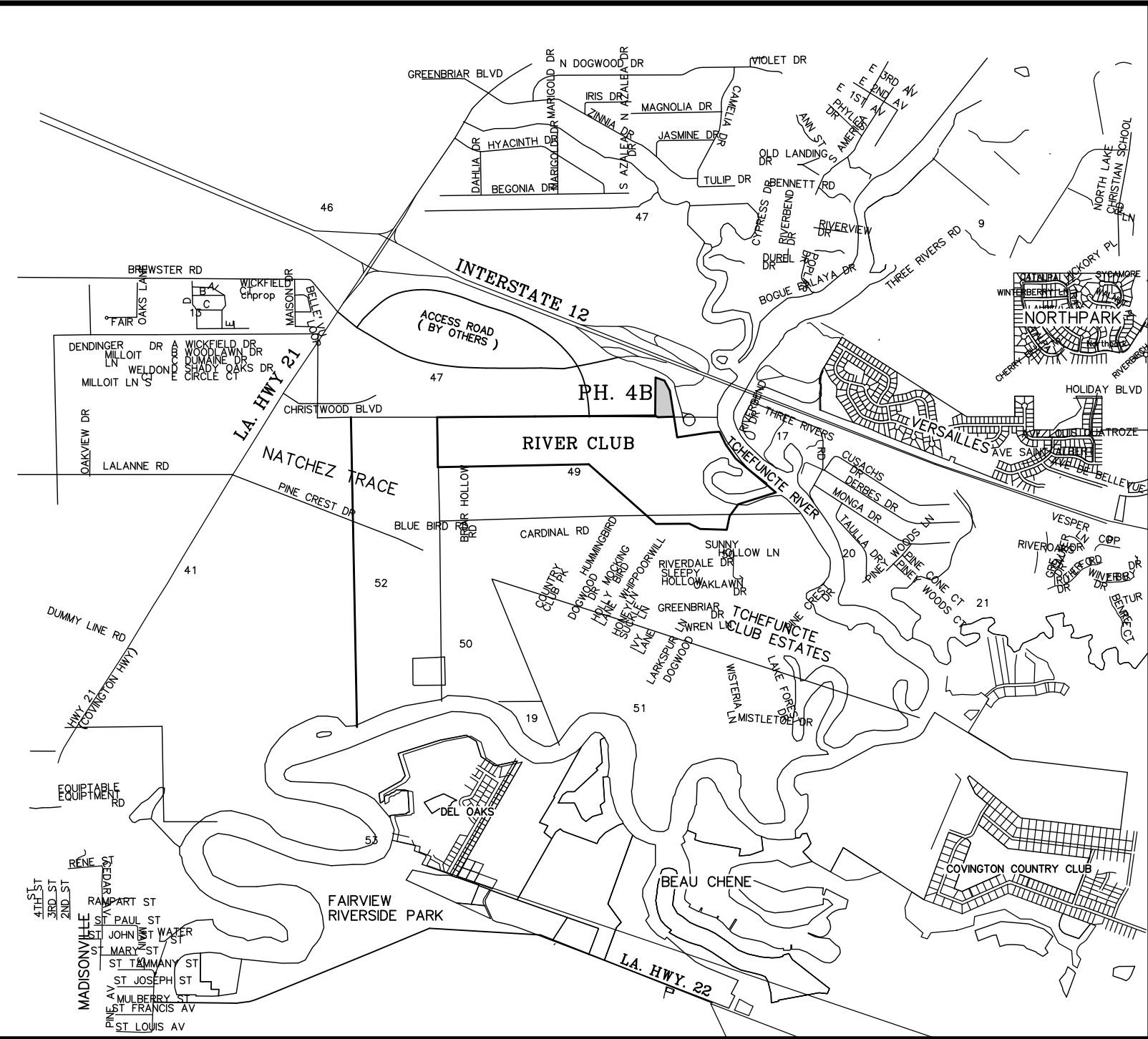
4. Provide written plan approval from UIL for this phase of River Club.

Informational Items:

No funded **Maintenance Obligation** is required since this is an extension of a private subdivision.

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

Revised drawings will not be accepted for review or placement in the packet prior to the April 7, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

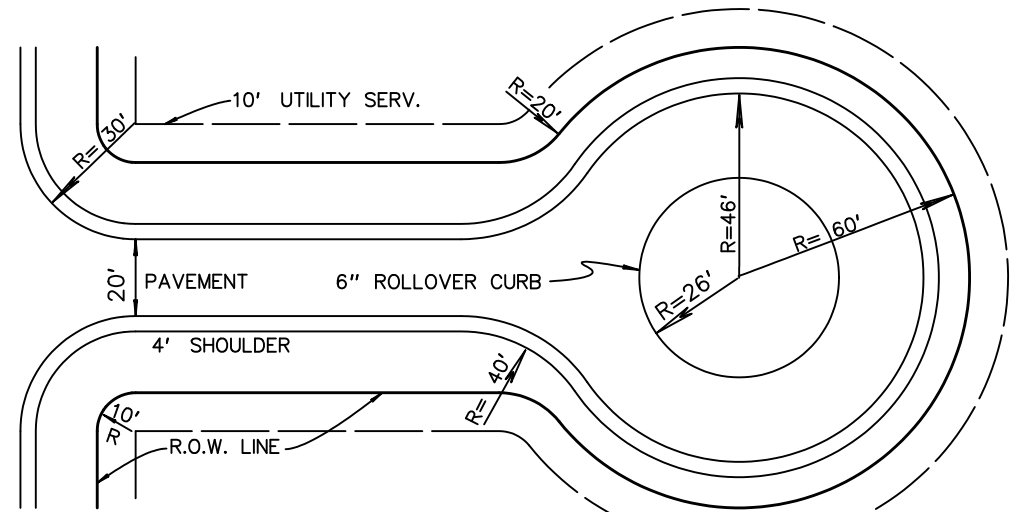


VICINITY MAP
(N.T.S)

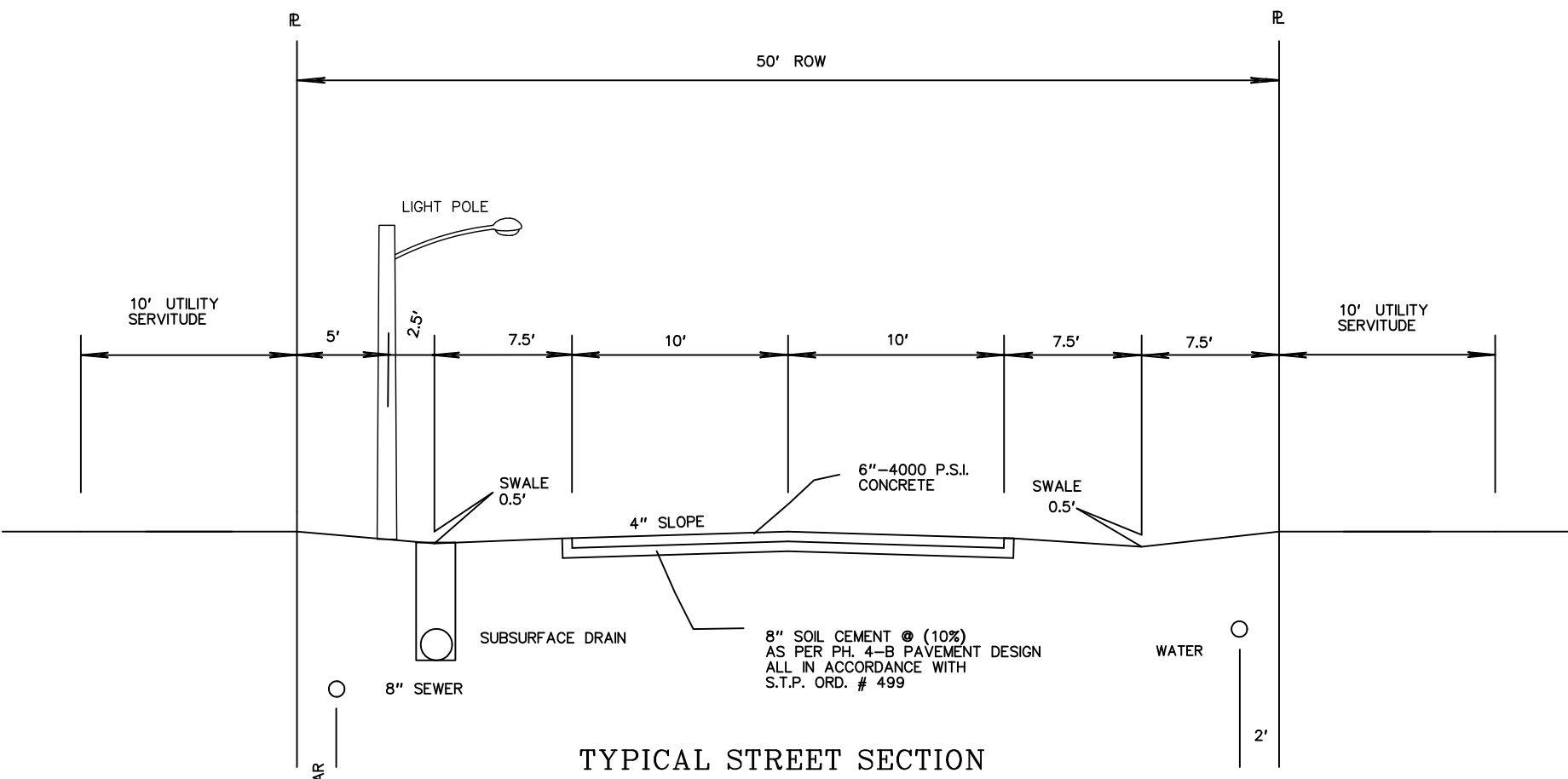
Legal Description Phase 4-B

A certain parcel of land situated in Sections 47 & 49, Township-7-South Range-11-East, St. Tammany Parish, Greensburg Land District, Louisiana, and More fully described as follows:
Commence at the Section Corner common to Sections 47, 49, & 52 Township-7-South Range-11-East and measure North 89 degrees 33 minutes 22 seconds East a distance of 1770.72 feet Thence North 89 degrees 32 minutes 13 seconds East a distance of 1955.79 feet Thence N 89 degrees 32 minutes 13 seconds East a distance of 796.14 to the POINT OF BEGINNING

From the POINT OF BEGINNING measure:
North 00 degrees 25 minutes 01 seconds East a distance of 514.44 feet to a point;
Thence North 90 degrees 00 minutes 00 seconds East a distance of 297.62 feet to a point;
Thence South 09 degrees 00 minutes 23 seconds East a distance of 495.42 feet to a point;
Thence South 80 degrees 59 minutes 37 seconds West a distance of 155.83 feet to a point;
Thence South 75 degrees 04 minutes 59 seconds West a distance of 50.41 feet to a point;
Thence North 89 degrees 35 minutes 40 seconds West a distance of 122.42 feet to a point;
Thence North 78 degrees 03 minutes 27 seconds West a distance of 55.06 feet to the POINT OF BEGINNING, and containing 4.0182 acre(s) of land, more or less.

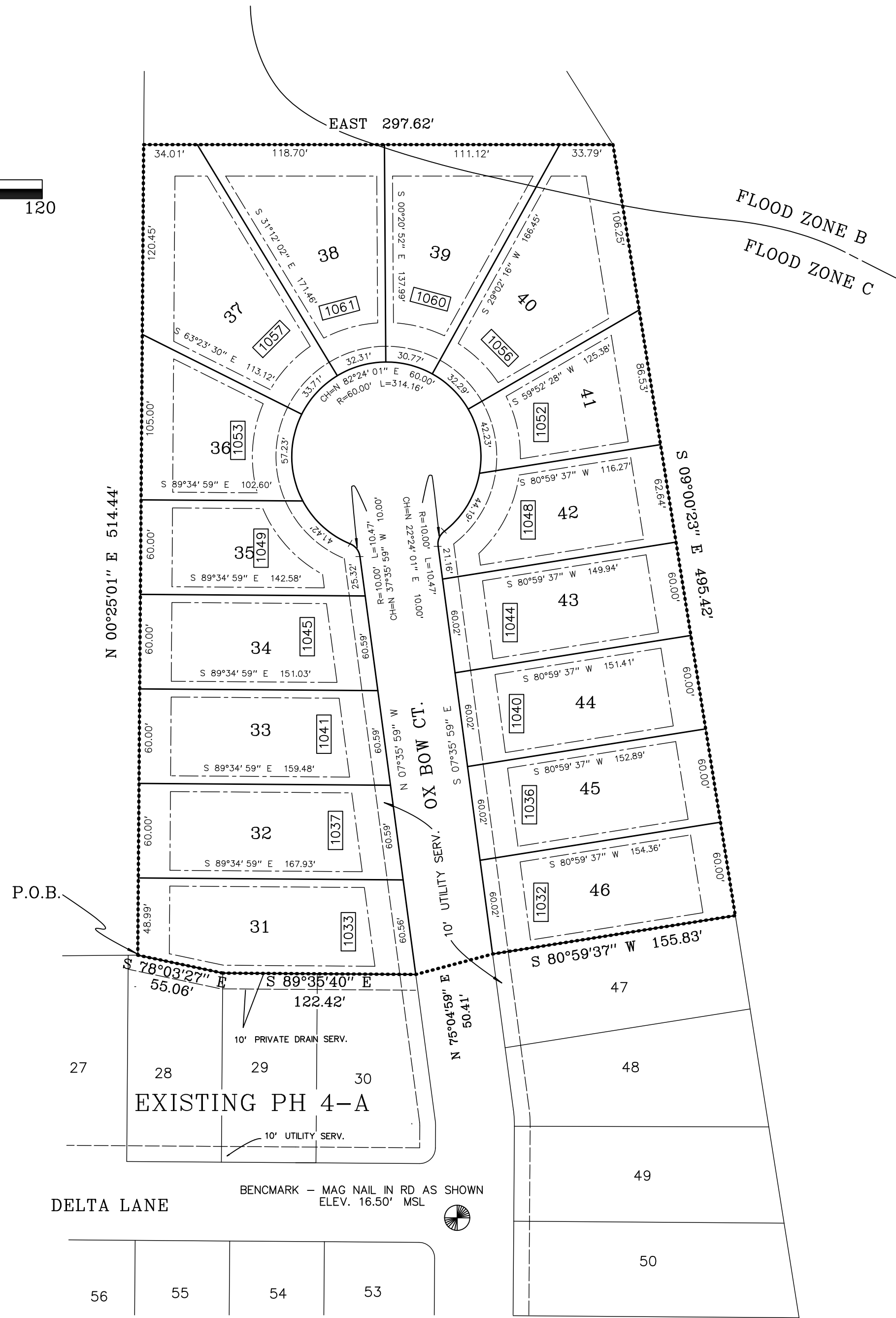
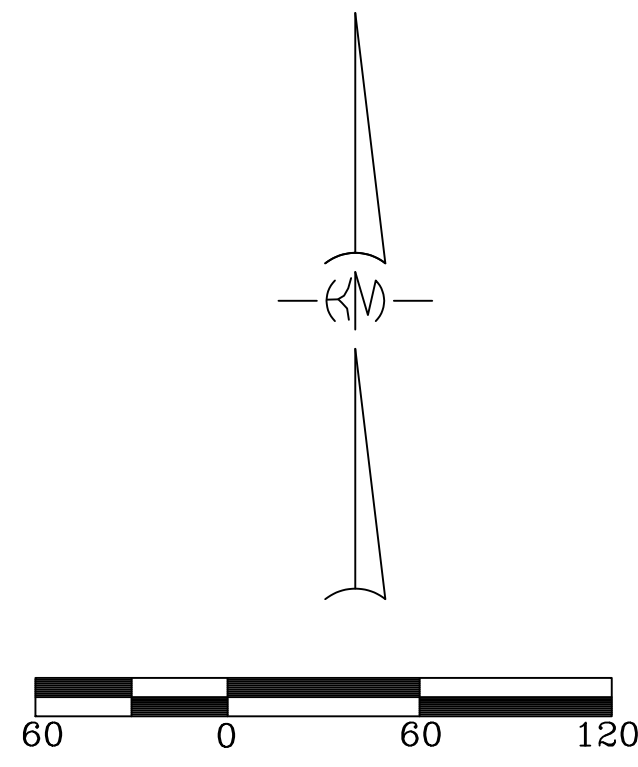


CORNER & CUL-DE-SAC DETAIL



TYPICAL STREET SECTION

RIVER CLUB, PHASE 4B,
SECTIONS 47 & 49,
T-7-S, R-11-E, G.L.D.
ST. TAMMANY PARISH, LA.



DELTA LANE

- NOTES:
- MAXIMUM HEIGHT FOR ANY RESIDENCE IN THIS DEVELOPMENT SHALL BE THIRTY FIVE (35) FEET ABOVE NATURAL GROUND OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE OR THE BASE FLOOD ELEVATION, WHICH EVER IS HIGHER.
 - THIS PROPERTY IS LOCATED IN FLOOD ZONES B, & C. RE: FIRM PANEL NO. 225205 0210 C & 0230 C, REV. 10-17-1989 AND FIRM PANEL NO. 225205 0220 C & 0240 E, REV. 04-02-1991
 - ACTIVE RECREATION IS RIVER CLUB BAYOU/OXBOW AREA AND THE ACCESS AREA FOR RESIDENTS IN RIVER CLUB. TOTAL AREA 27.25 AC. THIS AMENITY TO BEGIN DURING CONSTRUCTION OF PHASE 1 WITH 25% COMPLETED AT END OF CONSTRUCTING PHASE 1.
 - SEWER AND WATER FACILITIES TO BE PROVIDED BY UTILITIES INC. OF LOUISIANA. THESE ARE EXISTING AND LOCATED OFFSITE.
 - DUE TO THE CLOSE PROXIMITY WITH THE TOHEFUNCTE RIVER STORMWATER DETENTION WILL NOT BE REQUIRED OR PROVIDED. PLEASE REFER TO THE "WATER QUALITY ANALYSIS FOR RIVER CLUB" BY THIS FIRM DATED JAN. 2011.
 - NO LANDFILLS ARE KNOWN TO EXIST NOR ARE VISIBLY EVIDENT ON THIS PROPERTY
 - ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
 - ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVITUDE ADJACENT TO THE STREET RIGHT OF WAY.
 - BENCHMARK - MAG NAIL IN DELTA LANE, AT OX BOW LANE, ELEV.=16.50' MSL, NAVD 88 (GEOD 18)
 - ***** INDICATES MUNICIPAL NUMBERS

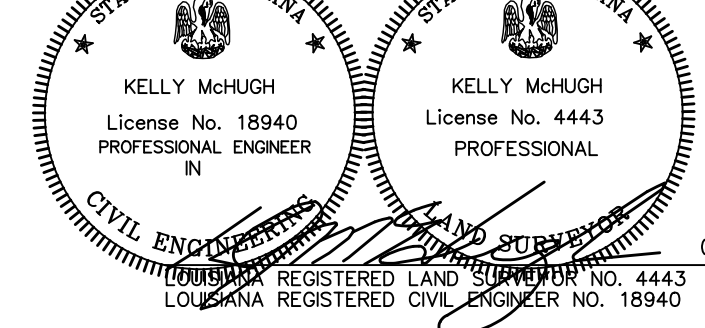
BUILDING SETBACKS	
FRONT	25'
SIDE	5'
SIDE STREET	15'
REAR	20'

RESTRICTIVE COVENANTS

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- 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 ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED 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 (SUPPLY).
- BUILDING SETBACKS ARE AS SHOWN IN THE ATTACHED CHART
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF RESIDENCES ADJACENT TO THE WATERWAY SHALL BE 12.0' MSL WHICH IS 1.0' ABOVE THE BASE FLOOD ELEVATION. ALL OTHER RESIDENCES SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION OR 1.0' ABOVE THE CROWN OF THE STREET WHICHEVER IS GREATER
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION
- THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 499 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN C.O.B. FOLIO
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
- MAINTENANCE OF THE "GREENSPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
- NO FILLING, EXCAVATION OR CONSTRUCTION OF FENCES, POOLS, OR STRUCTURES WILL BE ALLOWED IN THE CONSERVATION SERVITUDE.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN A APPROVED SUBDIVISION TO HAVE REAR ACCESS TO A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- THE AFOREMENTIONED RESTRICTIONS SHALL BE RECIPIED IN EACH TITLE OR DEED

DEDICATION:
THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA OR THE PUBLIC IN GENERAL OF STREETS AND ROADWAYS. THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE, FOR OWNERS OF LOTS IN THIS SUBDIVISION. THE FEE TITLE TO SUCH AREA BELONGING TO THE HOME OWNERS ASSOCIATION OR THE DEVELOPER. THE DRAINAGE SERVITUDES AND RETENTION AREAS FOR THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE STREET SIGNAGE, TRAFFIC CONTROL, SIGNAGE AND THE SIGN POST SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA R.C.S. 5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PROFESSIONAL ENGINEER MADE ON THE BASIS OF THE SUPERVISION OF THE UNDERGROUND UTILITIES.



4.018 ACRES	16	377'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIES	VARIES	50' / 20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARIES	PUD & A-4	377'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

TOHEFUNCTE RIVER
ULTIMATE SURFACE WATER DISPOSAL

FOR: APPROVAL:

RIVER CLUB DEVELOPMENT, LLC
OWNER

P.O. BOX 1810,
COVINGTON, LA. 70434
ADDRESS

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

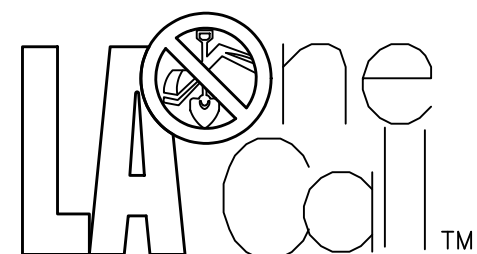
DATE FILED FILE NO.

CLERK OF COURT

PRELIMINARY PLANS
RECEIVED
3/24/2021 - 11:00 A.M.
DEVELOPMENT
ENGINEERING

PRELIMINARY PLAT

RIVER CLUB, PHASE 4B, SECTIONS 47 & 49, T-7-S, R-11-E, G.L.D. ST. TAMMANY PARISH, LA.	
REVISIONS	KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. MANDEVILLE, LA. 626-5611
MARK	DATE
	03-22-21
SCALE: 1" = 60'	DATE: 02-18-21
DRAWN: MDM	JOB NO: 21-052
CHECKED: KJM	DWG. NO: 21-052 PH-4B



Call before you dig.
1-800-272-3020

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FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of March 29, 2021)

CASE NO.: 2021-2309-FP

SUBDIVISION NAME: Maison du Lac, Phase 3-D

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

ENGINEER/ SURVEYOR: Richard C. Lambert Consultants, LLC
900 West Causeway Approach
Mandeville, LA 70471

Randall W. Brown and Associates, Inc.
228 W. Causeway Approach
Mandeville, LA 70448

SECTION: 46
TOWNSHIP: 7 SOUTH
RANGE: 11 EAST

WARD: 1
PARISH COUNCIL DISTRICT: 1

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

TOTAL ACRES IN DEVELOPMENT: 3.08 Acres

NUMBER OF LOTS: 16 AVERAGE LOT SIZE: 4,000 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on March 26, 2021. The inspection disclosed that all of the concrete roads and subsurface drainage is constructed.

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

General Comments:

1. Provide concrete test results.
2. Provide roadway base test results.

3. Provide utility trench bedding test results.
4. Provide utility trench backfill test results.
5. The subsurface pipe and catch basin located in the western alley is silted in and needs to be cleaned out and have additional rip-rap placed at the outfall.
6. Provide erosion control measures at the subsurface drainage stub out locations where siltation has occurred and clean subsurface pipes as needed.
7. The swales along the northern and western sides of Phase 3D need to be cleaned of all debris, trash and need to be vegetated to avoid erosion and siltation.

Final Plat:

8. Update the Final Plat to show A-4A & PUD Zoning.
9. Update street length total in the subdivision information section to reflect +/- 970'.
10. Update the temporary benchmark in this phase to reflect a permanent benchmark.
11. Add the following restrictive covenant "It shall be prohibited for any lot within an approved subdivision to have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat".

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 970 linear feet x \$25.00 per linear foot = \$24,250.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

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

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

Fees are due before subdivision plats can be signed.

This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the April 7, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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