

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, JULY 13, 2021
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, July 13, 2021.

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 JUNE 8, 2021 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

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

1. TRC21-07-001

Request to Enter the Tammany Trace for the purpose of installing two (2) shallow groundwater monitoring wells in association with the former Southern Coating & Chemicals site.

Debtor: Sherwin-Williams Company

Parish Council District: Hon. Steve Stefanik

General Location: The property is located on the south side of Gause Blvd West, east of Indian Hills Drive, west of Buckingham Drive, Slidell, Louisiana. Ward 9, District 11.

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2. 2021-2404-MSP

A minor subdivision of Lots 1, 2, 3, 4 & 5 into lots 1-A, 2, 3, 4-A & 5-A

Owners & Representatives: Scariano Holdings LLC, Joseph H. & Ashley H. Owen, Dennis G. & Malanie W. Schultz

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

General Location: The parcel is located on the northeast corner of 6th Avenue & Soell Drive, Covington, Louisiana. Ward 3, District 5

POSTPONED FROM JUNE 8, 2021 MEETING

3. 2021-2446-MSP

Minor Subdivision of Parcels B, C & 25.42 acres into Parcels B-1, C-1 & D

Owners & Representatives: Waldheim General, LLC, Waldheim Place, LLC and Joy Lynn Dutsch Huhn

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of LA Highway 21, west of LA Highway 1083, Louisiana. Ward 10, District 6

4. 2021-2457-MSP

Minor Subdivision of 21.641 acres into Parcels A-1, A-2 & A-3

Owners & Representatives: Cheryl L. Cedotal & William Joseph Fuzette Jr.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the east side of Press Sharp road and along Family Court (future), north of LA Highway 40, Bush, Louisiana. Ward 2, District 6

5. 2021-2460-MSP

Minor Subdivision of 5.693 acres into Parcels A & B

Owners & Representatives: Erik Wagner

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located at the southeast corner of LA Highway 25 & Million Dollar Road, Covington, Louisiana. Ward 3, District 2

RESUBDIVISION REVIEW**6. 2021-2419-MRP**

Resubdivision of lots 13-A-1 & 13-A-2 into lot 13-A-2-B, St. Tammany Oaks Subdivision

Owners & Representatives: New Beginnings Church of Louisiana, LLC – Edward Swan & Peggy Swan

Surveyor: Randall W. Brown & Associates, Inc.

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

General Location: The property is located on the south side of Park Place Drive, east of North US Highway 190, Covington, Louisiana. Ward 3, District 5

7. 2021-2433-MRP

Resubdivision of Lots 9 & 10 into lot 9-A, Square 2, Grande Hills Estates

Owners & Representatives: Brian P. & Dea O'Rourke

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located at the southeast corner of Churchill Downs Drive & Seattle Slew Court, Bush, Louisiana. Ward 5, District 6

8. 2021-2434-MRP

Resubdivision of Parcels A, C & D into Parcels A1, C1 & D1 being part of Lot 19, Galatas Subdivision

Owners & Representatives: Deborah S. Koppenol, Stacy M. Fitzgerald, Herbert Harry Koppenol Jr., Ricky O. Koppenol, Shelia K. Parker, Iris Koppenol Benoit,

Surveyor: Land Surveying LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located at the northwest corner of Galatas Road and Revere Road, Madisonville, Louisiana. Ward 1, District 1

9. 2021-2436-MRP

Resubdivision of Lots 7A1 & 7B1 into lots 7A2 & 7B2, Bushwood Estates

Owners: Secret Cove, LLC

Representative: Paul J. Mayronne

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

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

10. 2021-2445-MRP

Resubdivision of Lot 13-A & 4.584 acres into Lot 13A1, Square 1, Tammany Terrace Subdivision & Parcel A

Owners & Representatives: Larry & Kelli Aleman

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: Parcels located at the end of Walden Street, Covington, Louisiana. Ward 3, District 2

TENTATIVE SUBDIVISION REVIEW**PRELIMINARY SUBDIVISION REVIEW****FINAL SUBDIVISION REVIEW****11. 2021-2444-FP**

Copper Ridge

Developer/Owner: Copper Ridge LLC – c/o Shelby LaSalle, Jr. LLC

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

Parish Council District Representative: Hon. James J. Davis

General Location: The property is located at the end of Hazel Drive, north of Montmartre Street, Mandeville, Louisiana. Ward 4, District 7

OLD BUSINESS**12. 2020-2103-PP**

The Refuge (formerly Creekstone)

Developer/Owner: Yar Construction Co.

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the east of LA Highway 1129 (Lee Rd.), north of Shortcut Road, across from Highland Crest Drive, Covington, Louisiana. Ward 2, District 6

Change of developer's name

13. 2020-2122-FP

Hunter's Haven, Phase 1

Developer/Owner: Favret Investments, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

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

Developer requests to amend conditions of the Final Subdivision Approval

14. 2017-612-MSP

A 127.726-acre parcel into lots 1 thru 5

Owner: Hickory Estates, L.L.C.

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located north of Lowe Davis Road, west of Downs Avenue, east of LA Highway 1083. Ward 10, District 6

Request for waiver of the Fee in Lieu of Detention requirement

NEW BUSINESS**ADJOURNMENT**

MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, JUNE 8, 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 possible COVID19 capacity guidelines.

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, June 8, 2021.

ROLL CALL

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

Absent: N/A

Staff Present: Liner, Lambert, Tissue, Reynolds, Couvillon, Cleland, Lucio, Hill

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

PLEDGE OF ALLEGIANCE - Drumm

APPROVAL OF THE MAY 11, 2021 MEETING MINUTES

Randolph moved to approve, second by Crawford.

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

Nay: N/A

Abstain: Fitzmorris

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

REV21-05-002 - DENIED

The revocation of an unopened portion of Bazer Road, located on the north side of Tchefuncte Drive, south of Wildwood Drive between Lot 23 and 24 in the River Forest Country Club Subdivision, Covington, Louisiana, Ward 1, District 3.

Applicant: John Knight

Parish Council District Representative: Hon. Martha J. Cazaubon.

POSTPONED FROM MAY 11, 2021 MEETING

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

Opposition: None

Fitzmorris moved to deny, second by Randolph.

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

Nay: Seeger

Abstain: N/A

MINOR SUBDIVISION REVIEW

2021-2397-MSP - APPROVED

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

Owners & Representatives: Michael J. & Therolie B. Hebert

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located at the end of Handsome Meadow Road, Covington, Louisiana. Ward 2, District 3

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

Opposition: None

Willie moved to approve with waiver, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

2021-2400-MSP – APPROVED

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

Owners & Representatives: Logan Charles Boudreaux & Sandra Dee Helms

Parish Council District Representative: Martha J. Cazaubon

General Location: The parcel is located on the south side of LA Highway 1077 and on the west side of Church Road, Folsom, Louisiana. Ward 2, District 3

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

Opposition: None

Willie moved to approve with waiver, second by Randolph.

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

Nay: N/A

Abstain: N/A

2021-2404-MSP - POSTPONED

A minor subdivision of Lots 1, 2, 3, 4 & 5 into lots 1-A, 2, 3, 4-A & 5-A

Owners & Representatives: Scariano Holdings LLC

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

General Location: The parcel is located on the northeast corner of 6th Avenue & Soell Drive, Covington, Louisiana. Ward 3, 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. John Knight

Opposition: None

Crawford moved to postpone, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

2021-2369-MRP - APPROVED

Resubdivision of Lot 613 & Part of Common Area into Lot 613-A, Tchefuncta Club Estates, Phase II

Owners: Kerry B & Jane B. Drake and Tchefuncta Club Estates Subdivision

Representatives: Paul J. Mayronne

Surveyor: Land Surveying LLC.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Wax Myrtle Lane, 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: Paul Mayronne

Opposition: None

Willie moved to approve, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

2021-2370-MRP – APPROVED

Resubdivision of Lot 615 & Part of Common Area into Lot 615-A Tchefuncta Club Estates, Phase II

Owners: Edgar M. & Kelly C. Rudolph and Tchefuncta Club Estates Subdivision

Representatives: Paul J. Mayronne

Surveyor: Land Surveying LLC.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Wax Myrtle Lane, 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: Paul Mayronne

Opposition: None

Fitzmorris moved to approve, second by Willie.

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

Nay: N/A

Abstain: N/A

2021-2394-MRP - APPROVED

Resubdivision of lots 145 & 146 into lot 146A, Money Hill Plantation, Phase 2B

Owners & Representatives: Steven E. & Janet C. Whiteside

Surveyor: Edward J. Murphy, P.E. & P.L.S.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the west side of Plantation Drive, Abita Springs, 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: Steven Whiteside

Opposition: None

McInnis moved to approve, second by Truxillo.

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

Nay: N/A

Abstain: N/A

PETITIONS/REQUESTS**PET-2021-002 - APPROVED**

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 south side of Sunshine Avenue, west of Ruby Street, within the west half of Square 56, Mailleville Subdivision, Covington, Louisiana. Ward 3, District 2

Owner/Petitioner/Representative: DragonFly Enterprises, Inc. – James Lindsay

Parish Council District Representative: David R. Fitzgerald

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

Opposition: Don Grossnickle, Eugene Young, Gayle Grossnickle

Willie moved to approve, second by Randolph.

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

Nay: Drumm

Abstain: N/A

TENTATIVE SUBDIVISION REVIEW**2021-2403-TP – APPROVED**

Tamanend, Phase P1

Developer/Owner: Weyerhaeuser NR Company

Engineer: Richard C. Lambert Consultants, LLC

Parish Council District Rep.: Hon. Steve Stefancik

General Location: North of I-12, south of LA Highway 36, east of LA Highway 434, west of Slidell, Louisiana. Ward 9, District 11

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

Opposition: None

Fitzmorris moved to approve, second by Crawford.

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

Nay: N/A

Abstain: N/A

2021-2405-TP - APPROVED

La Chenier, Phase 2

Developer/Owner: BLD Investments, LLC

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

Parish Council District Representative: Hon. Michael Smith

General Location: The property is located north of east of S. Military Road, LA Highway 190, east of U.S. Interstate 10, Slidell, Louisiana. Ward 8, District 9

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

Opposition: None

Randolph moved to approve subject to staff comments, second by Crawford.

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

Nay: McInnis

Abstain: N/A

PRELIMINARY SUBDIVISION REVIEW

2021-2398-PP - APPROVED

Alexander Ridge, Phase 4

Developer/Owner: Savannahs Community, LLC

Engineer: Kyle Associates

Parish Council District Representative: Hon. David Fitzgerald

General Location: East of LA Highway 1081, South of Smith Road, 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: Eddie Powell, Kenneth Lopiccolo

Opposition: Cathy Ward

Seeger moved to approve, second by Willie.

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

Nay: N/A

Abstain: N/A

2021-2402-PP – APPROVED

Tamanend, Phase P1

Developer/Owner: Weyerhaeuser NR Company

Engineer: Richard C. Lambert Consultants, LLC

Parish Council District Rep.: Hon. Steve Stefancik

General Location: North of I-12, south of LA Highway 36, east of LA Highway 434, west of Slidell, Louisiana. Ward 9, District 11

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

Opposition: None

Fitzmorris moved to approve, second by Crawford.

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

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW**2021-2399-FP - APPROVED**

Lakeshore Villages, Phase 10

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

Engineer: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

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

Opposition: None

Fitzmorris moved to approve subject to staff comments, second by Randolph.

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

Nay: McInnis

Abstain: N/A

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

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

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ENTERING THE TAMMANY TRACE STAFF ANALYSIS REPORT
(As of June 25, 2021)

CASE NO.: TRC21-07-001

REQUEST AND PURPOSE: The applicant is requesting enter to Tammany Trace Right for the purpose of installing two (2) shallow groundwater monitoring wells to determine if any containment remediation efforts, related to the former Southern Coating & Chemicals site, need to be taken.

DEVELOPER: The Sherwin-Williams Company
101 Prospect Avenue
Cleveland, OH 44115

ENGINEER/SURVEYOR: Geosyntec Consultants
5420 Corporate Boulevard, Suite 202
Baton Rouge, Louisiana 70808

WARD: 9 PARISH COUNCIL DISTRICT: 11

PROPERTY LOCATION: The property is located south of Gause Blvd. West, east of Indian Hills Drive, west of Buckingham Drive, Slidell, Louisiana.

STAFF COMMENTARY:

Section 30-372(b) of the Code of Ordinances states:

The Tammany Trace corridor was acquired for its best and most necessary use and benefit as a transportation corridor and to preserve that corridor intact for future transportation uses. Therefore, those requesting access to/or within the Tammany Trace corridor shall bear the burden of proof relative to the need for such access.

Section 30-372(d)(4) of the Code of Ordinances states:

- 1) In general, access to/or within the Tammany Trace corridor will not be granted. Access may only be granted in special circumstances where all of the following minimum requirements are met.
- 2) It is proven that there is an absolute need for the facility and/or access;
- 3) It is established and proven that there is no other alternative to the access of the Tammany Trace for such facility and/or access;
- 4) It is proven that the facility does not interfere with the present or future use of the Tammany Trace corridor; and
- 5) It is proven that all possible planning has been carried out to minimize adverse and harmful effects to the Tammany Trace corridor which would result from such facility or access thereto.

The Staff has several concerns regarding the well installation plan being proposed:

- In order to access the proposed site, the drilling rig will have to enter the Trace at its intersection Sylve Road, approximately 1,000 feet east of the site. This could result in damage to the Trace infrastructure.
- The two (2) wells are proposed to be located along the north side of the Trace, between the bike path and the tree line, just south of the former Southern Coating & Chemicals site. Although the wells will be flush-mounted, they will both have 3' x 3' concrete pads, which may potentially

create a hazard to residents using the Trace and may pose an inconvenience for Trace Maintenance.

- The wells will be a permanent monitoring site registered with DNR. The wells would have to be periodically accessed for sampling (frequency and duration designated by LDEQ) and/or for well maintenance.
- A portion of the Trace will have to be shut down for approximately two (2) days.

The proposed plan does not meet the minimum requirements listed in Section 30-372(d)(4)

The Staff is not opposed to granting access to the Tammany Trace Right of Way for the purpose of installing the two (2) proposed monitoring wells. We recognize the need to locate the wells south of the former Southern Coatings & Chemicals property for monitoring and potential remediation actions. However, the Staff believes that there may be other alternative locations south of the subject property that would be more suitable.

We would be willing to consider an alternative plan that would locate the wells within the Trace Right of Way but require the wells to be located south of the aforementioned site and north of the Trace ditch, with the stipulation that the site only be accessed via a Temporary Servitude from the former Southern Coatings & Chemicals site. This would allow the needed remediation to occur while maintaining a buffer along the Trace path. Replanting of the temporary servitude would be a requirement.

While the Staff does not recommend access as proposed, should the Parish Council wish to approve said access, the following items should be addressed prior to access being granted:

Department of Planning and Development

1. A land clearing permit must be acquired prior to work order and a pre-land clearing site visit will be conducted to ensure proper fencing or staking is in place to ensure no adverse effects on trees or the Trace Right-of-Way.
2. The applicant shall procure written approval from the Director of the Tammany Trace prior to commencing any construction and shall provide said director with a daily work schedule.
3. The Tammany Trace shall not be closed or obstructed due to construction activity for more than one hour at any time unless it is approved by the Director of the Tammany Trace.
4. Only rubber tire drilling equipment is to be used on the trace.
5. All construction activities on the Tammany Trace shall be limited to daylight hours, Monday through Friday only (no weekends).
6. The Tammany Trace must be kept clean and free of construction material and debris at all times.
7. All excavated material must be hauled off from site.
8. Obtain a work order from the Parish Engineer.
9. The applicant shall provide the parish with an acknowledgement and hold harmless agreement indemnifying St Tammany Parish from any and all liability that arises in connection with the requested access subject to review and approval by the parish's legal department.
10. The applicant shall meet any and all requirements and stipulations pursuant to the Tammany Trace Ordinance.

INFORMATIONAL ITEMS:

If the Planning Commission approves this request, an Ordinance must be drafted for approval by the St. Tammany Parish Council.

11 June 2021

Mr. Carl Cleland
Land Use Planner
Department of Planning & Development
St. Tammany Parish Government
21454 Koop Drive, Suite 1B
Mandeville, Louisiana 70471

**Subject: Tammany Trace Access Request
Former Southern Coatings & Chemicals Site
2447 Gause Boulevard
Slidell, Louisiana**

Dear Mr. Cleland:

Geosyntec Consultants (Geosyntec), on behalf of The Sherwin-Williams Company (Sherwin-Williams) [successor to Southern Coatings & Chemical], hereby submits an access request for the installation of shallow groundwater monitoring wells along the Tammany Trace, south of the Southern Coatings & Chemicals Site (the Site) located at 2447 Gause Boulevard in Slidell, LA (Figure 1). This access request is based on communications received from the Louisiana Department of Environmental Quality (LDEQ) for investigation of the former industrial property. Provided below is a Site background, summary of recent communications with the LDEQ, and a description of the requested investigation activities along the Tammany Trace.

BACKGROUND AND DESCRIPTION OF PROPOSED ACTIVITIES

The Site was acquired by Sherwin-Williams in 1996 as part of the purchase of the Pratt & Lambert Corporation business, which owned Southern Coatings & Chemicals. The Southern Coatings & Chemicals facility produced paint for the marine shipping and offshore oil industries and ceased operations prior to 1995. The Site was vacant at the time of purchase and Sherwin-Williams razed the Site in 1997. The Site has remained vacant to date and contains only concrete slabs (Figure 2).

In correspondence dated 5 February 2021, the LDEQ Remediation Services Division requested a work plan to assess constituents of concern in soil and groundwater associated with historical site activities¹. On 1 April 2021 an Environmental Site Investigation Work Plan was submitted to the

¹ LDEQ correspondence re: Investigation Work Plan Request & IAS Cost Recovery Notification. February 5, 2021. LDEQ EDMS Document No. 12573862. P:BR/Sherwin Williams/St. Tammany Parish Application

Mr. Carl Cleland

11 June 2021

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LDEQ². Verbal communications with the LDEQ confirm that they will require monitoring well installations south of the property within the Tammany Trace right-of-way.

As shown on Figure 3, the proposed locations for the monitoring wells will be on the north side of the Tammany Trace, between the bike path and the tree line. The wells will not be installed within the bike path, and the flush-mount nature of the surface completion will not impede bicycle or pedestrian traffic along the Tammany Trace. It is anticipated that monitoring well drilling and surface completions will take two days to complete. Sherwin-Williams will make every effort to minimize impact to use of the bike path during construction activities.

The monitoring wells will be installed by a driller licensed in the State of Louisiana and will be constructed in accordance with the LDEQ/Louisiana Department of Transportation and Development (LDOTD) Construction of Geotechnical Boreholes and Groundwater Monitoring Systems Handbook³. It is anticipated that the monitoring wells will be 15 to 20 feet deep and will be constructed with 1- or 2-inch schedule PVC riser pipe and screen. The monitoring wells will be completed at the surface with flush-mount protective casings set in a 3 feet by 3 feet concrete pad. Following installation, the wells will be registered with the Louisiana Department of Natural Resources. Figure 4 provides a schematic for a typical flush-mount monitoring well.

In order to satisfy the requirements of the LDEQ Remediation Services Division, there are no alternative locations available to the access being requested. Due to utilities present on the south side of the Tammany Trace, proposed monitoring well locations were sited along the north side of the Trace. Heavy vegetation between the Site and the Tammany Trace will impede access to the proposed locations from the Site. Therefore, ingress/egress from the proposed locations will need to be from the intersection of the Tammany Trace and Sylve Road, approximately 1,000 feet east of the Site.

NAME AND ADDRESS OF APPLICANT AND RESPONSIBLE PARTY

The applicant and responsible party associated with this request is as follows:

The Sherwin-Williams Company
Attention: Kenneth Stroebe
101 Prospect Avenue
Cleveland, OH 44115

² Geosyntec, 2021. Environmental Site Investigation Work Plan. April 1, 2021. LDEQ EDMS Document No. 12633088.

³ LDEQ/LDOTD. Construction of Geotechnical Boreholes and Groundwater Monitoring Systems Handbook. December 2000.
P:BR/Sherwin Williams/St. Tammany Parish Application

Mr. Carl Cleland

11 June 2021

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CLOSING

We appreciate your consideration of this access request. If you should have any questions or require additional detail, please feel free to contact me at (225) 325-3224 or Kenneth Stroebe with The Sherwin-Williams Company at (216) 515-7544.

Sincerely,

A handwritten signature in black ink, appearing to read "David Toler".

David Toler, M.S.
Senior Scientist

Figure 1 – Site Location Map

Figure 2 – Site Layout

Figure 3 – Proposed Monitoring Well Locations

Figure 4 – Typical Monitoring Well Construction



State of Louisiana
DEPARTMENT OF ENVIRONMENTAL QUALITY
OFFICE OF ENVIRONMENTAL ASSESSMENT

February 5, 2021

Mr. Kenneth Stroebel
The Sherwin-Williams Company
Senior Environmental Project Manager
Corporate Environmental, Health, Safety & Regulatory Affairs - Remediation Services
101 Prospect Ave., NW
Cleveland, Ohio 44115

RE: Investigation Work Plan Request & IAS Cost Recovery Notification
Southern Coatings & Chemicals; **AI Number 2450**
2447 Covington Hwy (Hwy 190)
Slidell, St. Tammany Parish, LA

Dear Mr. Stroebel:

The Louisiana Department of Environmental Quality – Remediation Division (LDEQ-RD) has completed our review of the Status Update e-mailed on December 17, 2020 regarding the above referenced area located at 2447 Covington Hwy (Hwy 190) in Slidell, St. Tammany Parish.

As discussed in our conference call on January 13, 2021, The Sherwin-Williams Company is rescinding the work plan to conduct additional assessment as proposed in the Environmental Site Investigation Report dated January 18, 2012. Submission of a new site investigation work plan to delineate the vertical and horizontal extent of contamination is required by April 15, 2021. This work plan shall meet the requirements of LAC 33:I Chapter 13 (Risk Evaluation/Corrective Action Program (RECAP)), Appendix B, Section B.2.4.

The Department offers the following comments to assist you in developing the work plan and subsequent RECAP evaluation.

- Bailing a well to dryness is not an acceptable method to classify groundwater. Initial groundwater classification may be made using estimation methods from geotechnical analysis as described in RECAP Appendix F. However, if permanent monitoring wells are installed, slug testing shall be performed to determine the site-specific hydraulic properties. Be advised that geotechnical analysis of the aquifer materials does not appear to have been completed.
- Include a description of groundwater use at and in the vicinity (one-mile radius) of the AOC or AOI, including a LDNR well survey obtained within the last 12 months.

- Consider collection of samples for Synthetic Precipitation Leaching Procedure (SPLP) analyses, specifically for lead, mercury, and chromium. The soil sample(s) to be submitted for SPLP should be collected from the most heavily impacted area(s) of the Area of Investigation (AOI.)
- The AOI depicted in Figure 4 of the Environmental Site Investigation Report dated January 18, 2012, does not include all data points with constituent concentrations above the limiting screening standards. Locations SB-7, SB-8, and SB-9 were omitted.

Please be advised that in accordance with LAC 33: VI Chapter 6, the Department will track oversight costs and bill for cost recovery.

All correspondence regarding this matter should be submitted in duplicate and directed to:

Estuardo Silva, P.G., Administrator
Remediation Division
P.O. Box 4314
Baton Rouge, LA 70821-4314

Please include the Agency Interest (AI) number referenced above on all correspondence. Please contact Vicki Hadwin at (225) 219-3716 or e-mail vicki.hadwin@la.gov with any questions. Thank you for your cooperation.

Sincerely,

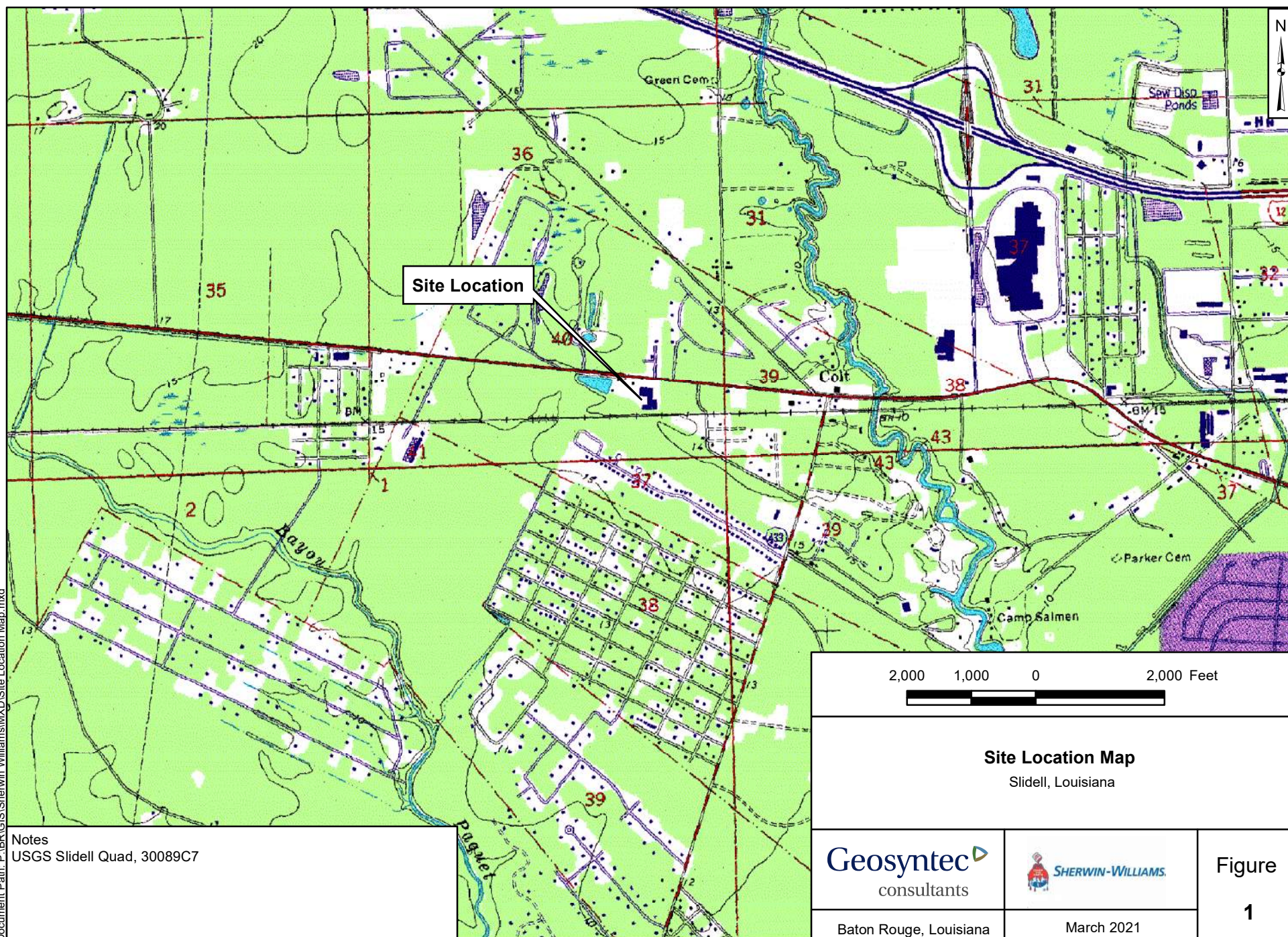


Edwin C. Akujobi, ES Manager
Remediation Division

vlh

c: Imaging Operations - IAS

FIGURES



Geoportal Map



Site Layout Slidell, Louisiana

Geosyntec
consultants

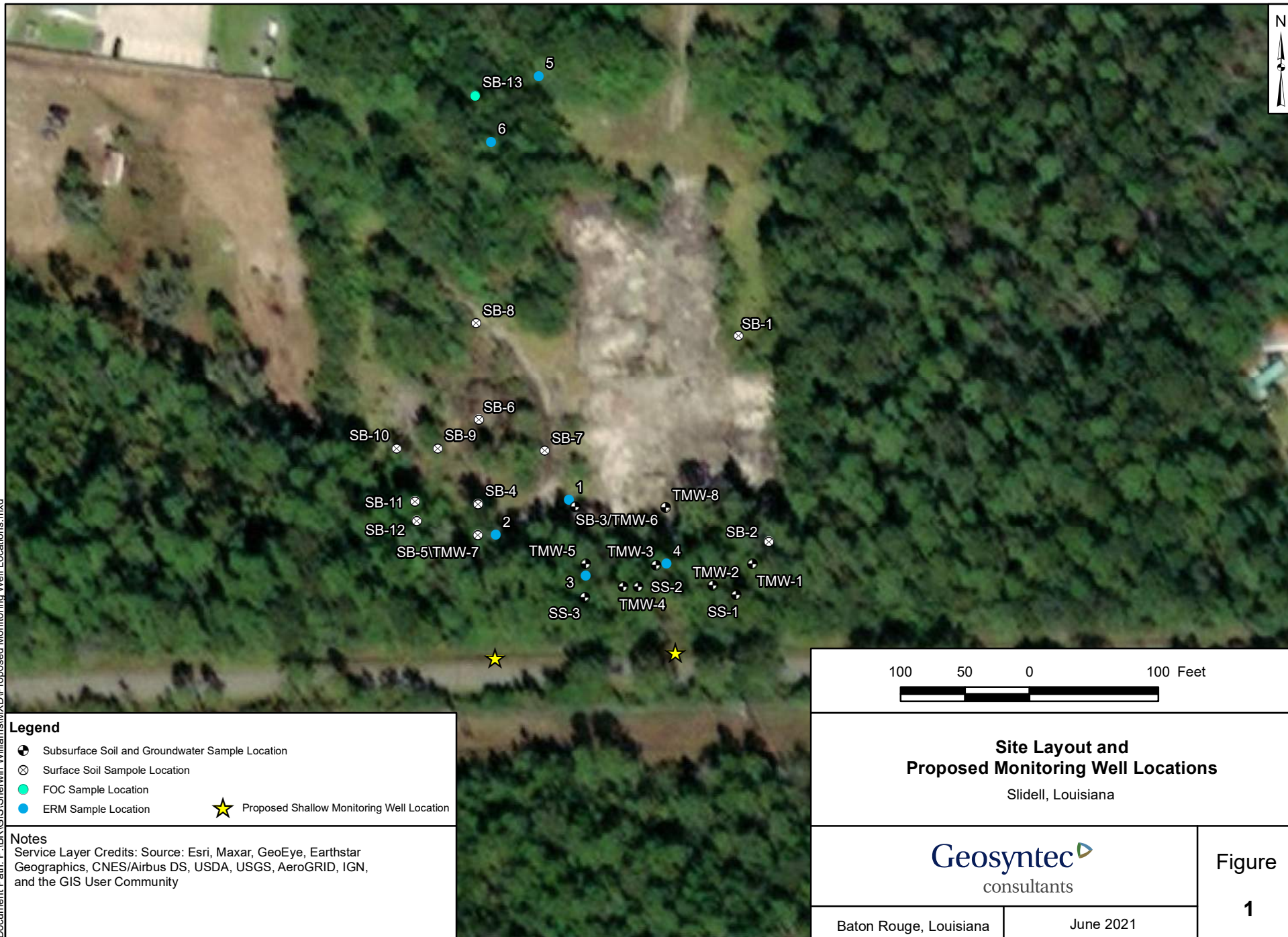


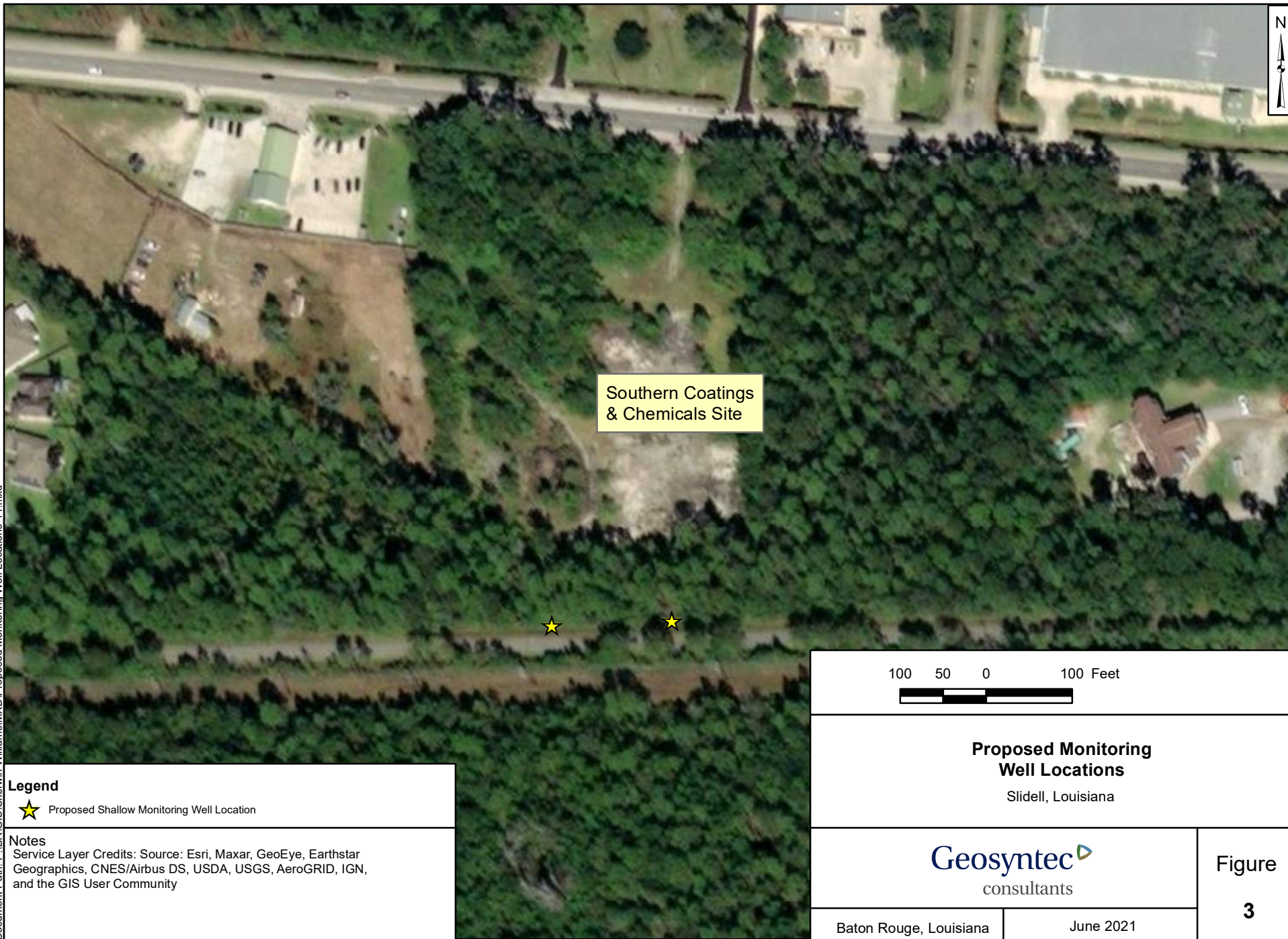
Baton Rouge, Louisiana

June 2021

Figure
2

Source:
St. Tammany Parish Department of Planning & Development



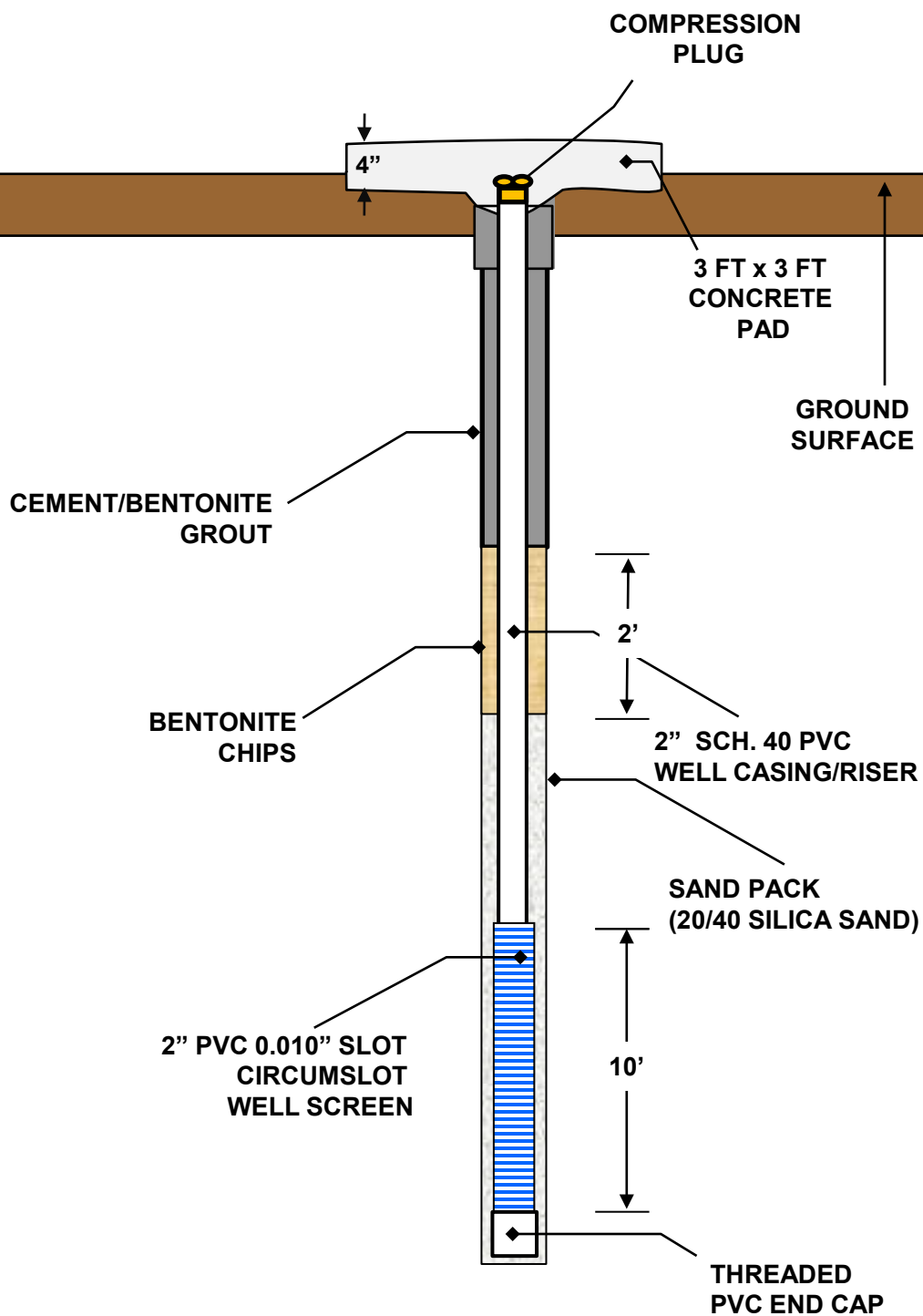


Legend

★ Proposed Shallow Monitoring Well Location

Notes
Service Layer Credits: Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

| | |
|-----------------------------------------------------------------|-----------|
| 100 50 0 100 Feet | |
| Proposed Monitoring Well Locations Slidell, Louisiana | |
| Geosyntec consultants | |
| Baton Rouge, Louisiana | June 2021 |
| Figure 3 | |



Typical Monitoring Well Construction
Slidell, Louisiana

Geosyntec
consultants



Figure

4

Baton Rouge, Louisiana

April 2021

Not to Scale

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MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of July 6, 2021)

Meeting Date: July 13, 2021

CASE NO.: 2021-2404-MSP

OWNER/DEVELOPER: Scariano Holdings LLC, Joseph H. & Ashley H. Owen, Dennis G. & Malanie W. Schultz

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 14

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 5

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: Located on the northeast corner of 6th Avenue & Soell Drive, Covington, Louisiana

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 1.84 acres

NUMBER OF LOTS/PARCELS: Lots 1, 2, 3, 4 & 5 into lots 1-A, 2, 3, 4-A & 5-A

ZONING: A-4A Single-Family Residential District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create five (5) lots from lots 1, 2, 3, 4 & 5. The minor subdivision request requires a public hearing due to:

- Lots 1, 2, 3, 4 & 5 were previously part of a minor subdivision approved in February 2018 (2018-926-MSP).
- Lots 1-A, 2, 3, 4-A & 5-A do not meet the minimum lot size of 1 acre required under Chapter 125 Subdivision Regulations Section 125-188 Minor Subdivision and requiring a waiver from the Planning Commission.
- Lot 1-A is proposed 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.

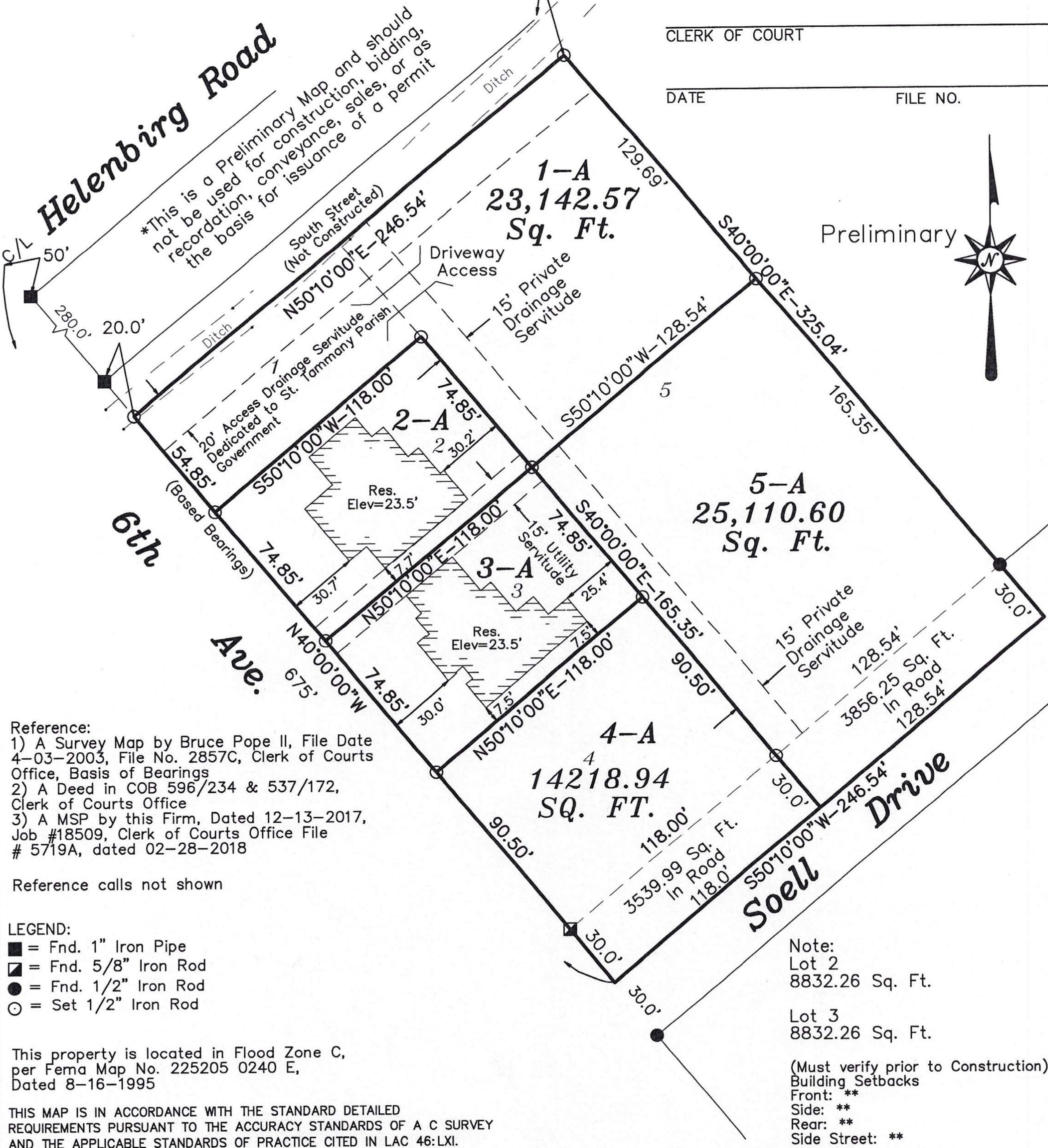
The request shall be subject to the above and below comments:

1. Amend lots 2 & 3 to 2A & 3A.
2. Remove or provide proof of ownership for the two areas identified as "3539.99 sq.ft. in Road" & "3856.25 sq.ft. in Road". If the two areas identified as "3539.99 sq.ft. in Road" & "3856.25 sq.ft. in Road" are owned by St. Tammany Parish, the dimension of the eastern boundary is incorrect and shall be adjusted.
3. Provide complete dedication of the 20 foot access drainage servitude to St. Tammany Parish.
4. Provide revised legal description and confirm accuracy with Legal Department.
5. Upon recordation of minor subdivision, an Act of Correction will be required to be filed as "Null & Void" Map file #5719A and add note referring to new recorded map number prior to issuance of building permit for Lots 1-A, 4-A & 5-A.

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

A Minor Subdivision of Lots 1, 2, 3, 4 & 5, into
Lots 1-A, 2-A, 3-A, 4-A & 5-A, situated in Section
14, T-7-S, R-11-E, St. Tammany Parish, Louisiana

Note:
This survey plat shall supercede the
previous survey filed under map file
#5719A, dated 02-28-2018, Clerk
of Courts Office, St. Tammany
Parish, La.



MAP PREPARED FOR **MVH PROPERTIES**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 1, 2, 3, 4 & 5, SECTION 14, T-7-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) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com email

Revised: 06-07-2021

CERTIFIED CORRECT

Preliminary

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

SCALE: 1" = 60'

DATE: 04-20-2021

NUMBER: 20327

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

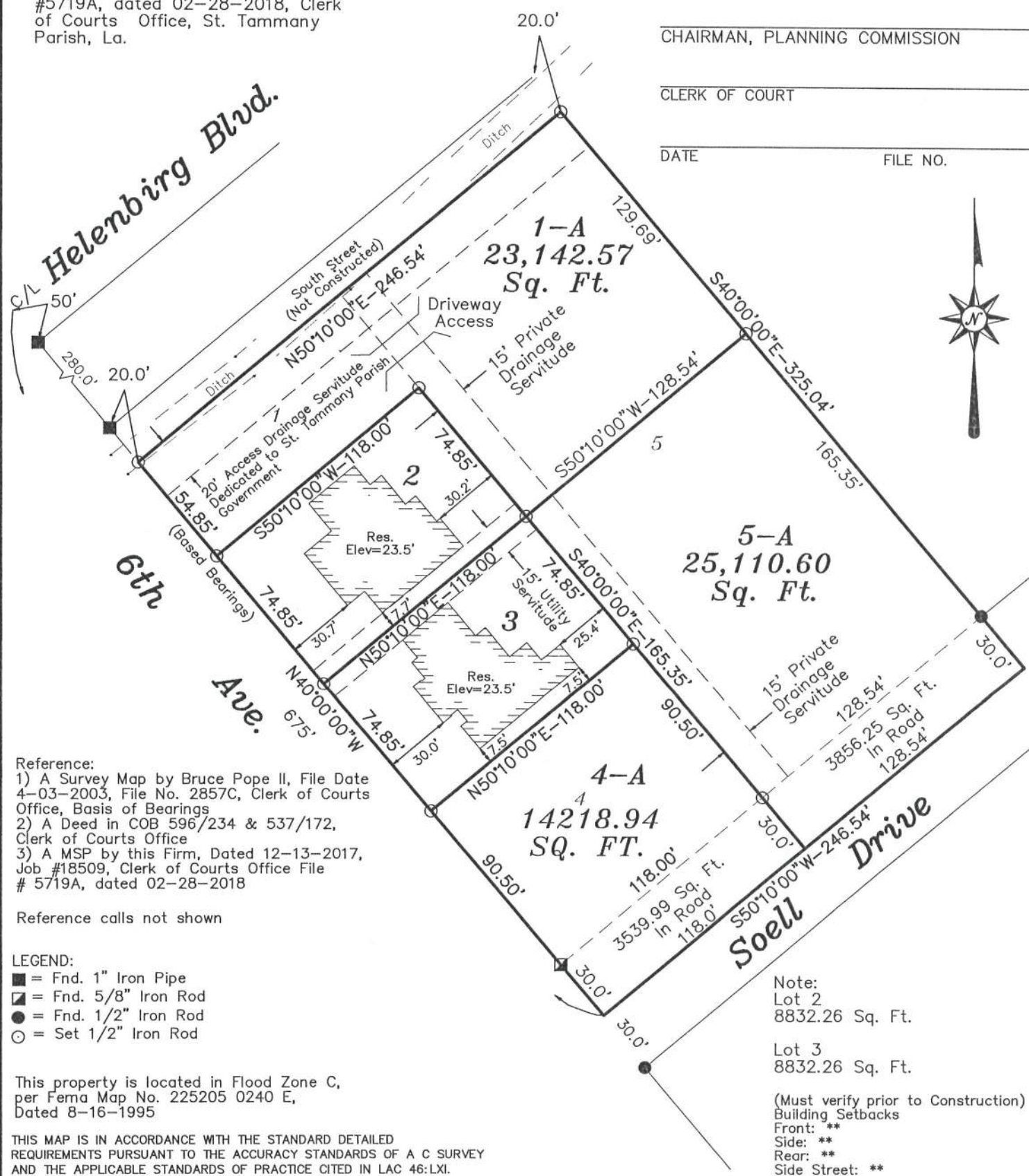
SECRETARY PLANNING COMM.

CHAIRMAN, PLANNING COMMISSION

CLERK OF COURT

DATE _____

FILE NO.



Note:
Lot 2
8832.26 Sq. Ft.

Lot 3
8832.26 Sq. Ft.

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

MAP PREPARED FOR ***MVH PROPERTIES***

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 1, 2, 3, 4 & 5, SECTION 14, T-7-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) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com email

CERTIFIED CORRECT

PROFESSIONAL

512 2431

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

SCALE: 1" = 60'

DATE: 04-20-2021

NUMBER: 20327

A Minor Subdivision of a 0.853 & 0.929 Acre Parcel of Land, into Lots 1, 2, 3, 4 & 5, situated in Section 14, T-7-S, R-11-E, St. Tammany Parish, Louisiana

Reference:

- 1) A Survey Map by Bruce Pope II, File Date 4-03-2003, File No. 2857C, Clerk of Courts Office, Basis of Bearings
- 2) A Deed in COB 596/234 & 537/172, Clerk of Courts Office

Reference calls not shown

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT Shana Hess, Deputy Clerk

02-28-2018 57194

DATE FILE NO.

CHAIRMAN, PLANNING COMM.

Helenberg Blvd.

6th Avenue

Soell Drive

LEGEND:

- = Fnd. 1" Iron Pipe
- ▣ = Fnd. 5/8" Iron Rod
- = Fnd. 1/2" Iron Rod
- = 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 C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:XXI.

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

MAP PREPARED FOR **MVH PROPERTIES**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 14, T-7-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) 892-6277 office (985) 898-0355 fax
landsur1@bellsouth.net email

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

SCALE: 1" = 60'

DATE: 12-13-2017

NUMBER: 18509

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of July 6, 2021)

Meeting Date: July 13, 2021

CASE NO.: 2021-2446-MSP

OWNER/DEVELOPER: Waldheim General, LLC, Waldheim Place, LLC, Joy Lynn Dutsch Huhn

ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 5

TOWNSHIP: 6 South

RANGE: 12 East

WARD: 10

PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: Located on the north side of LA Highway 21, west of LA Highway 1083, Covington, Louisiana.

SURROUNDING LAND USES: Residential, Commercial and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 39.53 acres

NUMBER OF LOTS/PARCELS: Parcels B, C & 25.42 acres into Parcels B-1, C-1, & D

ZONING: A-2 Suburban District & HC-2 Highway Commercial District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from parcels B, C & 25.42 acres. The objective of the request is to increase the total square footage of Parcel C. The minor subdivision request requires a public hearing due to:

- Parcel C-1 does not meet the minimum lot size of 1 acre required under Chapter 125 Section 125-188 of the minor subdivision regulations, requiring a waiver from the Planning Commission.

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

1. Provide signature line for the Chairman of the Planning Commission.
2. Label existing parcels on the survey: Parcel B & Parcel C.

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

P.O.B. is reported to be N89°45'W 947.76' from the NE Corner of Sec. 5, T6S, R12E.



REFERENCE BEARING:
From Iron Rod A to Wood Corner B
N00°38'E
(per Reference Survey No. 3)

REFERENCE SURVEYS:

1. Survey for Frank L. Dutsch & Weller A. Dutsch by C. R. Schultiz, dated July 5, 1928.
2. Survey for Nancy C. Huhn, Weller J. Huhn & Glynn E. Huhn by Jeron R. Fitzmorris, Surveyor, dated July 13, 1999.
3. Survey for Gladys Smith by John G. Cummings, Surveyor, dated December 7, 2006, Filed in the St. Tammany Parish Clerk of Court Map File No. 4393A
4. Survey for Kip Michael & Angela Taylor by Bruce M. Butler III, Surveyor, dated May 14, 2020.

P.O.B.

RS#1=S89°45'E
229.07' +/-
S48°46'20"E
159.55' +/-

SEC. 32, T5S, R12E
SEC. 5, T6S, R12E

S00°38'E 851.28'

N00°38'W 1518.33'

PARCEL D
25.42 ACRES +/-
(NOTE: THIS PROPERTY NOT SURVEYED.)

S44°43'35"E
271.80' +/-
N56°14'33"E
41.81' +/-

S00°41'08"E
512.44' +/-

RS#2=S73°51'28"W
400.0' +/-

RS#2=S06°18'46"E
405.96' +/-

S00°38'E 667.05'

PARCEL B-1
13.493 ACRES

1301.89'
N18°45'W

FLOOD ZONE TRANSITION
LINE (APPROX. LOCATION)

N29°35'40"W
63.85'

N29°35'40"W
122.15'

LOUISIANA HIGHWAY NO. 21
RS#1=S70°40'W
399.6' +/-

0.027
ACRES

PARCEL D

INSET
NOT TO SCALE

PARCEL C-1
0.613 ACRES

PARCEL B-1

FLOOD ZONE TRANSITION
LINE (APPROX. LOCATION)

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

- LEGEND**
- = WOOD CORNER FOUND
 - = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET
 - RS = REFERENCE SURVEY
 - X- = FENCE

- NOTES:**
1. This property is located in Flood Zone A & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
 2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

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

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR:

FRANK SMITH ET AL

SHOWING A SURVEY OF: AN AMENDED MINOR SUBDIVISION OF PARCELS B AND C & 25.42 ACRES INTO PARCELS B-1, C-1 & D, LOCATED IN SECTION 5, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 06412-C1A

DATE: 05/27/2021

REVISED:

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of July 12, 2021)

Meeting Date: July 13, 2021

CASE NO.: 2021-2457-MSP

OWNER/DEVELOPER: Cheryl L. Cedotal and William Joseph Fuzette, Jr.

ENGINEER/SURVEYOR: Dading, Marques & Associates, LLC

SECTION: 50, 51, 60

TOWNSHIP: 4, 5 South

RANGE: 12 East

WARD: 2

PARISH COUNCIL DISTRICT: 6

TYPE OF DEVELOPMENT:

☐

SUBURBAN (Residential acreage between 1-5 acres)

☒

RURAL (Low density residential 5 acres or more)

☐

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

GENERAL LOCATION: Located on the east side of Press Sharp road and along Family Court (future), north of LA Highway 40, Bush, Louisiana

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 21.64 acres

NUMBER OF LOTS/PARCELS: Parcel A 21.641 acres into Parcels A-1, A-2, & A-3

ZONING: A-1 Suburban District and RO Rural Overlay

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels A-1, A-2 & A-3. The minor subdivision request requires a public hearing due to:

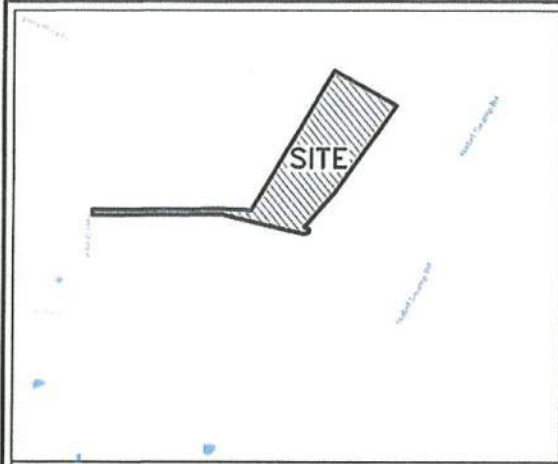
- The minor subdivision of the three lots is proposed to be access from an existing 30 foot access drive, which does not meet the minimum standard for a private drive, requiring a waiver from the Planning Commission.
- The minor subdivision of the three lots is proposed to be access via a proposed 35 foot access from the existing 30 foot access drive, requiring a waiver from the Planning Commission.
- The proposed name of the access depicted on the survey plat as "Family Court", shall be granted approval by the Planning Commission.
- Parcel A was previously part of a minor subdivision approved in April 2011(MS11-04-015).

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

1. Provide signature line for the Chairman of the Planning Commission.
2. Amend the survey as follow: Minor Resubdivision of Parcel A....
3. Approval of the access road shown on the survey as "Family Court".
4. Confirm that the calculation for the area of parcels A-1, A-2 & A-3 are exclusive of the proposed private drive.
5. Relocate the southern portion of the proposed private drive to connect to the existing 30 foot access drive from Press Sharp Road.

6. Remove the 20 foot perpetual access servitude from the survey since it is not part of the parent property/Parcel A.
7. Submit plans of proposed private drive to the Department of Engineering for review and approval.
8. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
 - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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



VICINITY MAP
(NOT TO SCALE)

FLOOD ZONE INFORMATION

THE PROPERTY IS LOCATED WITHIN AN AREA HAVING ZONE DESIGNATION "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NUMBER 2202040010C, WITH A DATE OF APRIL 21, 1999 FOR COMMUNITY NUMBER 220204, ST. TAMMANY PARISH, STATE OF LOUISIANA. WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH THE PROPERTY IS SITUATED.

SURVEY REFERENCE

RESUBDIVISION MAP OF PROPERTY LOCATED IN SECTION 60 TOWNSHIP-4-SOUTH, RANGE-12-EAST AND SECTIONS 50 & 51 TOWNSHIP-5-SOUTH, RANGE-12-EAST INTO PARCELS A AND B BY BRUCE M. BUTLER, III, P.L.S. DATED, APRIL 8, 2011.

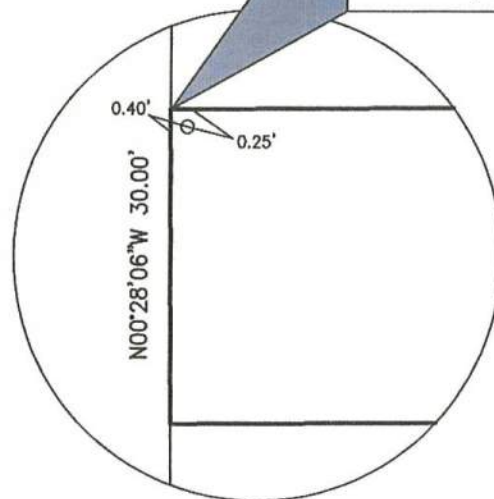
BASIS OF BEARING

BEARINGS HEREON ARE ESTABLISHED BY THE LOUISIANA STATE PLANE COORDINATE SYSTEM, LOUISIANA SOUTH ZONE USING LSU C4G NETWORK SOLUTION ON 04-20-2021 NAVD 88/NAD 83 GEOID 12A.

SERVITUDE LINE CHART

| | BEARING | DISTANCE | | BEARING | DISTANCE |
|----|-------------|----------|-----|-------------|----------|
| L1 | N23°46'05"W | 459.36' | L6 | S23°53'09"W | 288.48' |
| L2 | N26°15'41"W | 322.88' | L7 | S45°36'52"W | 221.98' |
| L3 | N45°36'52"E | 221.23' | L8 | S26°15'41"E | 300.58' |
| L4 | N23°53'09"E | 281.75' | L9 | S23°46'05"E | 456.15' |
| L5 | S66°07'51"E | 35.00' | L10 | S86°48'08"W | 37.38' |

COMMENCING AT THE FIRST MILE POST WEST OF TOWNSHIP LINE BETWEEN TOWNSHIP-4-SOUTH, RANGE-12-EAST AND TOWNSHIP-5-SOUTH, RANGE-12-EAST, THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S89°41'05"W, A DISTANCE OF 207.24 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S00°28'06"E, A DISTANCE OF 331.35 FEET TO A POINT, THE POINT OF BEGINNING.



DETAIL A
(NOT TO SCALE)

SEE DETAIL A

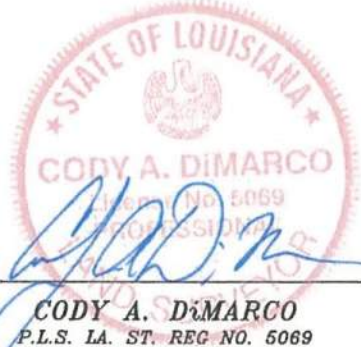
MINOR RESUBDIVISION OF PARCEL A
BEING A 21.641 ACRE PARCEL
INTO PARCELS A-1, A-2 & A-3
SITUATED IN SECTION 60
TOWNSHIP-4-SOUTH, RANGE-12-EAST
& SECTION 50 & 51
TOWNSHIP-5-SOUTH, RANGE-12-EAST
ST. TAMMANY PARISH, LOUISIANA

I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED
BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION.
MADE AT THE REQUEST OF:

WILLIAM FUZETTE



P.O. BOX 790
METAIRIE, LA. 70004
(504) 834-0200



CODY A. DIMARCO
P.L.S. LA. ST. REG. NO. 5069

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

THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY

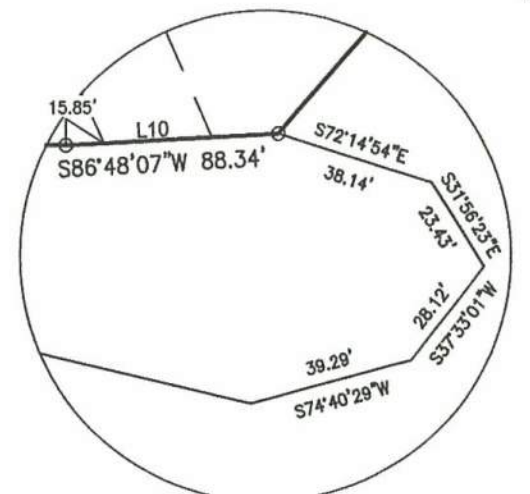
MINOR RESUBDIVISION OF PARCEL A
BEING A 21.641 ACRE PARCEL
INTO PARCELS A-1, A-2 & A-3
SITUATED IN SECTION 60
TOWNSHIP-4-SOUTH, RANGE-12-EAST
& SECTION 50 & 51
TOWNSHIP-5-SOUTH, RANGE-12-EAST
ST. TAMMANY PARISH, LOUISIANA

SECTION 43
TOWNSHIP-4-SOUTH, RANGE-12-EAST
TOWNSHIP-5-SOUTH, RANGE-12-EAST
SECTION 51

SECTION 60
SECTION 50



SEE DETAIL B



DETAIL B
(NOT TO SCALE)

DIRECTOR DEPARTMENT OF ENGINEERS DATE
SECRETARY PLANNING COMMISSION DATE
CLERK OF COURT DATE

MAP FILE NUMBER DATE OF RECORDATION

THE PARISH GOVERNING AUTHORITY ASSUMES NO RESPONSIBILITY FOR THE RELOCATION OF SEWER CONNECTIONS, FIRE HYDRANTS, UTILITY POLES OR CATCH BASINS AS A RESULT OF THIS SUBDIVISION.

LEGEND

- ☒ = CONCRETE MONUMENT
- = 1/2" IRON ROD SET
- = IRON ROD FOUND
- ⊕ = UTILITY POLE
- = OVERHEAD UTILITY LINE
- ▬ = PERPETUAL SERVITUDE

GENERAL SURVEY NOTES

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

| DATE: | SCALE: | DRAWN BY: | CHECKED BY: | JOB NO.: | SHEET |
|------------|-----------|-----------|-------------|----------|--------|
| 04-20-2021 | 1" = 250' | J.R. | C.A.D. | 60353 | 1 OF 2 |

LEGAL DESCRIPTION

PARCEL A-1

A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES, AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED N SECTION 60, TOWNSHIP-4-SOUTH, RANGE-12-EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, DESIGNATED AS PARCEL A-1, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FIRST MILE POST WEST OF TOWNSHIP LINE BETWEEN TOWNSHIP-4-SOUTH, RANGE-12-EAST AND TOWNSHIP-5-SOUTH, RANGE-12-EAST, THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S89°41'05"W, A DISTANCE OF 207.24 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S00°28'06"E, A DISTANCE OF 331.35 FEET TO A POINT; THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N89°41'05"E, A DISTANCE OF 1,234.16 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S87°55'38"E, A DISTANCE OF 277.18 FEET TO A POINT; THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N30°42'41"E, A DISTANCE OF 1,016.19 TO A POINT,

THE POINT OF BEGINNING;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N30°42'41"E, A DISTANCE OF 499.00 FEET TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S60°36'05"E, A DISTANCE OF 665.30 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S35°23'55"W, A DISTANCE OF 427.00 FEET TO A POINT;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION, A BEARING OF N67°17'50"W, A DISTANCE OF 636.44 FEET TO A POINT,

THE POINT OF BEGINNING,

AND CONTAINING 298,506.45 SQUARE FEET/6,852 ACRES.

PARCEL A-2

A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES, AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN SECTION 60, TOWNSHIP-4-SOUTH, RANGE-12-EAST, AND SECTION 50, TOWNSHIP-5-SOUTH, RANGE-12-EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, DESIGNATED AS PARCEL A-2, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FIRST MILE POST WEST OF TOWNSHIP LINE BETWEEN TOWNSHIP-4-SOUTH, RANGE-12-EAST AND TOWNSHIP-5-SOUTH, RANGE-12-EAST, THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S89°41'05"W, A DISTANCE OF 207.24 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S00°28'06"E, A DISTANCE OF 331.35 FEET TO A POINT; THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N89°41'05"E, A DISTANCE OF 1,234.16 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S87°55'38"E, A DISTANCE OF 277.18 FEET TO A POINT; THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N30°42'41"E, A DISTANCE OF 483.54 TO A POINT,

THE POINT OF BEGINNING;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N30°42'41"E, A DISTANCE OF 532.65 FEET TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S67°17'50"E, A DISTANCE OF 636.44 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S35°23'55"W, A DISTANCE OF 452.70 FEET TO A POINT;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION, A BEARING OF N75°17'27"W, A DISTANCE OF 617.15 FEET TO A POINT,

THE POINT OF BEGINNING,

AND CONTAINING 298,530.51 SQUARE FEET/6,853 ACRES.

PARCEL A-3

A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES, AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN SECTION 60, TOWNSHIP-4-SOUTH, RANGE-12-EAST, AND SECTIONS 50 & 51, TOWNSHIP-5-SOUTH, RANGE-12-EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, DESIGNATED AS PARCEL A-3, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FIRST MILE POST WEST OF TOWNSHIP LINE BETWEEN TOWNSHIP-4-SOUTH, RANGE-12-EAST AND TOWNSHIP-5-SOUTH, RANGE-12-EAST, THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S89°41'05"W, A DISTANCE OF 207.24 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S00°28'06"E, A DISTANCE OF 331.35 FEET TO A POINT;

THE POINT OF BEGINNING;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N89°41'05"E, A DISTANCE OF 1,234.16 FEET TO A POINT,

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S87°55'38"E, A DISTANCE OF 277.18 FEET TO A POINT,

THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N30°42'41"E, A DISTANCE OF 483.54 FEET TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S75°17'27"E, A DISTANCE OF 617.15 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF N35°23'55"W, A DISTANCE OF 123.73 FEET TO A POINT,

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S41°02'11"W, A DISTANCE OF 420.00 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S86°48'07"W, A DISTANCE OF 88.34 FEET TO A POINT;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION, A BEARING OF N75°06'40"W, A DISTANCE OF 418.00 FEET TO A POINT;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION, A BEARING OF N82°46'04"W, A DISTANCE OF 287.48 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S89°41'05"W, A DISTANCE OF 1,230.00 FEET TO A POINT;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION, A BEARING OF N00°28'06"W, A DISTANCE OF 30.00 FEET TO A POINT, A DISTANCE OF 30.00 FEET TO A POINT,

THE POINT OF BEGINNING

AND CONTAINING 345,639.47 SQUARE FEET/7.934 ACRES.

FAMILY COURT

35' ACCESS AND UTILITY SERVITUDE

A CERTAIN PIECE OR PORTION OF GROUND, SITUATED IN SECTION 60, TOWNSHIP-4-SOUTH, RANGE-12-EAST, AND SECTION 50, TOWNSHIP-5-SOUTH, RANGE-12-EAST, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, DESIGNATED AS FAMILY COURT (35' ACCESS AND UTILITY SERVITUDE), AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE FIRST MILE POST WEST OF TOWNSHIP LINE BETWEEN TOWNSHIP-4-SOUTH, RANGE-12-EAST AND TOWNSHIP-5-SOUTH, RANGE-12-EAST, THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S89°41'05"W, A DISTANCE OF 207.24 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S00°28'06"E, A DISTANCE OF 361.35 FEET TO A POINT; THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N89°41'05"E, A DISTANCE OF 1,230.00 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S82°46'04"E, A DISTANCE OF 287.48 FEET TO A POINT; THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S75°06'40"E, A DISTANCE OF 418.00 FEET TO A POINT; THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N86°48'07"E, A DISTANCE OF 15.85 TO A POINT,

THE POINT OF BEGINNING;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION, A BEARING OF N23°46'05"W, A DISTANCE OF 459.36 FEET TO A POINT;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION, A BEARING OF N6°15'41"E, A DISTANCE OF 322.88 FEET TO A POINT;

THENCE PROCEED IN A NORTHWESTERLY DIRECTION, A BEARING OF N45°36'52"E, A DISTANCE OF 221.23 FEET TO A POINT;

THENCE PROCEED IN A NORTHEASTERLY DIRECTION, A BEARING OF N23°52'09"E, A DISTANCE OF 281.75 FEET TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S66°07'51"E, A DISTANCE OF 35.00 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S23°52'09" W, A DISTANCE OF 288.48 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S45°36'52" W, A DISTANCE OF 221.98 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S26°15'41" W, A DISTANCE OF 300.58 FEET TO A POINT;

THENCE PROCEED IN A SOUTHEASTERLY DIRECTION, A BEARING OF S23°46'05"E, A DISTANCE OF 456.15 FEET TO A POINT;

THENCE PROCEED IN A SOUTHWESTERLY DIRECTION, A BEARING OF S86°47'08" W A DISTANCE OF 37.38 FEET TO A POINT,

THE POINT OF BEGINNING,

AND CONTAINING 46,861.22 SQUARE FEET / 1.075 ACRES.

| | | | | | |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|----------|--------|
| MINOR RESUBDIVISION OF PARCEL A BEING A 21.641 ACRE PARCEL INTO PARCELS A-1, A-2 & A-3 SITUATED IN SECTION 60 TOWNSHIP-4-SOUTH, RANGE-12-EAST & SECTION 50 & 51 TOWNSHIP-5-SOUTH, RANGE-12-EAST ST. TAMMANY PARISH, LOUISIANA | | | | | |
| I CERTIFY THAT THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION. MADE AT THE REQUEST OF: WILLIAM FUZETTE | | | | | |
| THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY. | | THIS PLAT IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE DIRECTION OF THE UNDERSIGNED AND COMPLIES WITH THE REQUIREMENTS OF LOUISIANA'S "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY | | | |
| DATE: | SCALE: | DRAWN BY: | CHECKED BY: | JOB NO.: | SHEET |
| 04-20-2021 | 1" = 250' | J.R. | C.A.D. | 60353 | 2 OF 2 |



Building setback lines should be determined by owner or contractor prior to any construction

This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225201 0050 C, map dated 10-17-1989

Reference Survey:
(Basis of Bearing)
1. Survey prepared by Land Surveying, Inc. dated May 19, 2005 Survey No. 11281
2. Survey prepared by James J. Jones & Assoc. Inc. dated April 6, 2001 Job No. 01-045-M-1

FINAL APPROVAL

DIR., DEPT. OF ENGINEERING

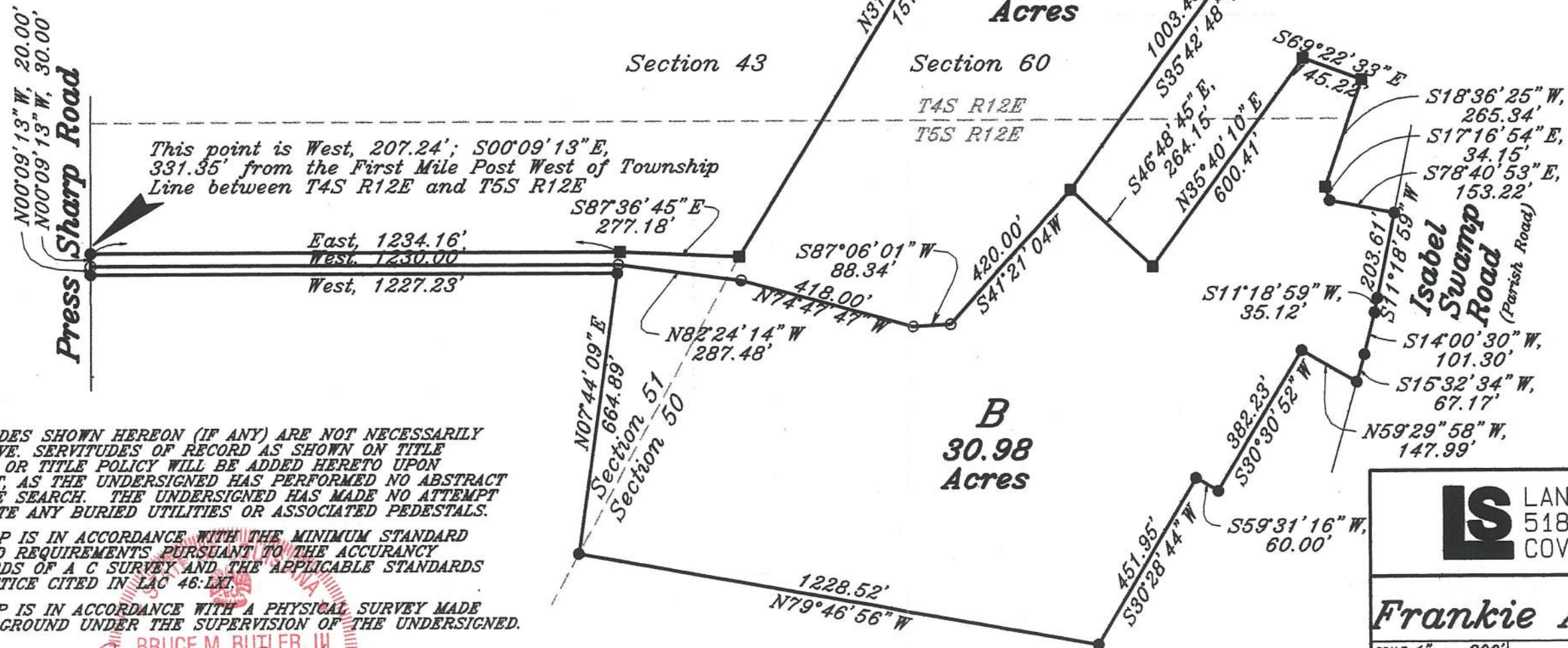
SECRETARY, PLANNING COMM.

CLERK OF COURT

MAP FILE NO.

DATE FILED

RESUBDIVISION MAP OF PROPERTY
LOCATED IN SECTION 60 TOWNSHIP
4 SOUTH RANGE 12 EAST AND
SECTIONS 50 & 51 TOWNSHIP 5 SOUTH
RANGE 12 EAST INTO PARCELS A AND B,
ST. TAMMANY PARISH, LOUISIANA
FOR FRANKIE A. ALLEN, ET AL



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 48:XXI.

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

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

Legend:
○ 1/2" Rebar Set
● 1/2" Rebar Found
■ Concrete Monument

LS LAND SURVEYING LLC
518 N. COLUMBIA ST.
COVINGTON, LA. 70433

MAP PREPARED FOR

Frankie A. Allen, et al

SCALE 1" = 300'

DATE: 4-8-2011

Located in Section 60 Township 4 South Range 12 East & Sections 50 & 51 Township 5 South, Range 12 East, St. Tammany Parish, Louisiana

DRAWN NUMBER

15270

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of July 6, 2021)

Meeting Date: July 13, 2021

CASE NO.: 2021-2460-MSP

OWNER/DEVELOPER: Erik Wagner

ENGINEER/SURVEYOR: Kelly J. McHugh & Assoc., Inc.

SECTION: 1

TOWNSHIP: 6 South

RANGE: 10 East

WARD: 3

PARISH COUNCIL DISTRICT: 2

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: Located on the southeast corner of LA Highway 25 & Million-Dollar Rd., Covington, Louisiana.

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 5.693 acres

NUMBER OF LOTS/PARCELS: 5.693 acres into Parcels A & B

ZONING: A-2 & A-1A Suburban Districts

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

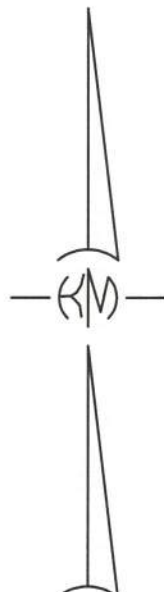
The applicant is requesting to create two (2) Parcels from 5.693 acres. The minor subdivision request requires a public hearing due to:

- Parcel A does not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District in the rear of the property and requiring a waiver from the Planning Commission.

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

1. Provide signature line for the Chairman of the Planning Commission.

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



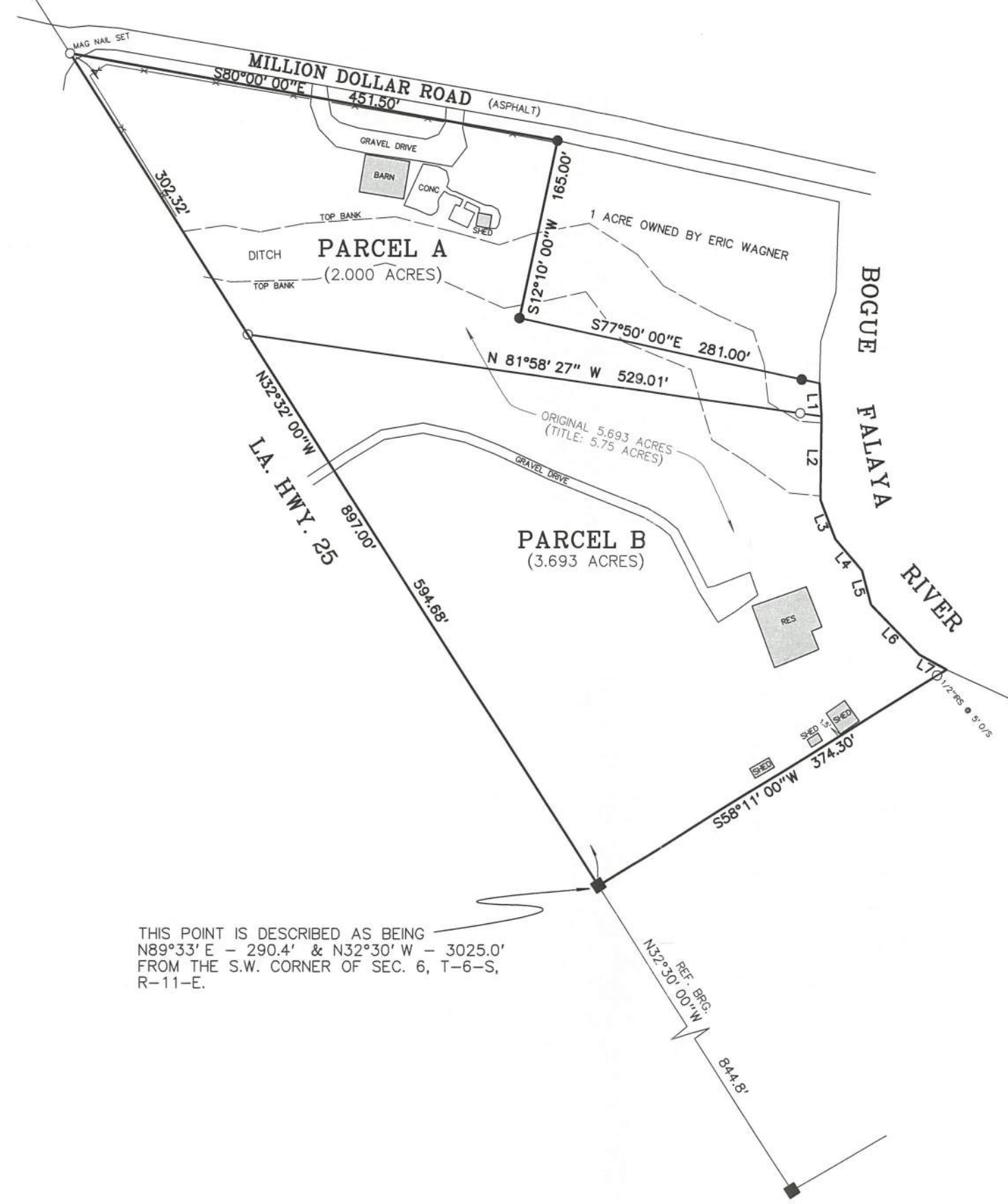
LINE TABLE CHART

| LINE | BEARING | DISTANCE |
|------|--------------|----------|
| L1 | S03°34' 48"E | 29.88' |
| L2 | S00°46' 44"W | 75.89' |
| L3 | S21°02' 37"E | 38.33' |
| L4 | S40°47' 44"E | 37.75' |
| L5 | S14°58' 58"E | 32.03' |
| L6 | S44°02' 04"E | 63.00' |
| L7 | S60°51' 28"E | 28.13' |

THIS PROPERTY IS LOCATED IN
FLOOD ZONES: "B" & "A8"
BASE FLOOD ELEV: 57'
F.I.R.M. PANEL NO: 225205 0125 C
MAP REVISED: OCTOBER 17, 1989

THIS POINT IS DESCRIBED AS BEING
N89°33' E - 290.4' & N32°30' W - 3025.0'
FROM THE S.W. CORNER OF SEC. 6, T-6-S,
R-11-E.

- LEGEND --
- = 1/2" IRON ROD FOUND
 - = CORNER SET AS NOTED
 - = 1/2" IRON PIPE FOUND



APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT
OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

- REFERENCES:
- 1) SURVEY BY LOWELL E. CUMMINGS, DATED APRIL 23, 1971.
 - 2) SURVEY OF 15.3 ACRES BY NED R. WILSON, DATED AUGUST 18, 1980.

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

KELLY J. McHUGH
License No. 4443
PROFESSIONAL

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.

A RESUBDIVISION OF 5.693 ACRES INTO
PARCEL A (2.000 AC) & PARCEL B (3.693 AC)
LOCATED IN SECTION 1, T-6-S, R-10-E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

ERIC WAGNER

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

| | |
|------------------|------------------|
| SCALE: 1" = 120' | DATE: 06-29-2020 |
| DRAWN: DB | JOB NO.: 20-117 |
| REVISED: 3-9-21 | |

RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of July 6, 2021)

Meeting Date: July 13, 2021

CASE FILE NO: 2021-2419-MRP

NAME OF SUBDIVISION: St. Tammany Oaks Subdivision

LOTS BEING DIVIDED: Lots 13-A-1 & 13-A-2 into lot 13-A-2-B

SECTION: 15

WARD: 3

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 11 East

PROPERTY LOCATION: Property is located on the south side of Park Place Drive, east of North US Highway 190, Covington, Louisiana

ZONING: HC-2 Highway Commercial District

PROPERTY OWNER: New Beginnings Church of Louisiana, LLC – Edward Swan & Peggy Swan

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot – 13-A-2-B. 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 and below comments:

1. Provide signature line for the Chairman of the Planning Commission.
2. As per 911 amend survey as follow: N US. Hwy 190 (Side).

RESUBDIVISION STAFF ANALYSIS REPORT

(As of July 6, 2021)

Meeting Date: July 13, 2021

CASE FILE NO: 2021-2433-MRP

NAME OF SUBDIVISION: Grande Hills Estates

LOTS BEING DIVIDED: Lots 9 & 10 into lot 9-A

SECTION: 27

WARD: 5

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

PROPERTY LOCATION: Property is located at the southeast corner of Churchill Downs Drive & Seattle Slew Court, Bush, Louisiana

ZONING: A-1 Suburban District

PROPERTY OWNER: Brian P. & Dea O'Rourke

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot – lot 9-A. The public hearing is required considering that:

- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

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

1. Provide signature line for the Chairman of the Planning Commission.

CHURCHILL DOWNS DR.

S 71°25'45" E
161.00'

N 50°42'35" E 69.63'

25' GREEN BELT

R=686.20' L=156.25'
CH=N 44°11'11" E
155.91'

R=550.00' L=278.50'
CH=S 56°55'23" E 275.53'

LOT 9

LOT 9-A

(ACREAGE FIGURED TO TOP BANK OF LAKE)
425,737.914 SQ. FT OR 9.773 ACRES

SEATTLE SLEW CT.

R=25.00' L=18.69'
CH=N 16°14'45" E
18.26'

R=50.00' L=115.92'
CH=N 61°14'45" E
91.65'

N 37°39'47" E 496 +/-

474.10'

LOT 10

APPROXIMATE LOCATION OF
TOP BANK EXISTING LAKE

379' +/-

12.4'

EXISTING LAKE

S 84°01'04" W 337 +/-

SQ.

S 09°24'23" W 216.38'

LOT 7

2

LOT 6

S 38°44'12" W 545.63'
(REF. BRG.)

LOT 8

LEGEND

- = 1/2" IRON ROD SET
- = 1/2" IRON ROD FOUND
- ▲ = 5/8" IRON ROD FOUND
- = R/R SPIKE FOUND

THIS PROPERTY IS LOCATED IN
FLOOD ZONE C
BASE FLOOD ELEV. N/A
F.I.R.M. PANEL NO. 225205 0175 C
REV. 10-17-1989

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

SETBACKS
FRONT 50'
SIDE 10'
REAR 50'

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE
SEARCH OR ABSTRACT.

KELLY J. MCHUGH
License No. 4443
PROFESSIONAL

Kelly J. McHugh, REG. NO. 4443

01-23-2020

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.

DIRECTOR OF THE DEPARTMENT
OF ENGINEERING

SECRETARY PLANNING COMMISSION

APPROVAL:

DATE FILED FILE NO.

CLERK OF COURT

REFERENCE: A SURVEY PLAT OF GRANDE HILLS ESTATES
(SHEET 3 OF 20) BY N-Y ASSOCIATES, INC., FILED
FOR RECORD 12-18-84 MAP FILE NO. EM 205 FROM WHICH
BASIS OF BEARING, SERVITUDES AND SETBACKS WERE TAKEN.

RESUBDIVISION SURVEY OF:
LOTS 9 & 10 SQ. 2, GRANDE HILLS ESTATES,
INTO LOT 9-A SQ. 2, GRANDE HILLS ESTATES,
SECTIONS, 21, 22, 23, 26, 27 & 28,
TOWNSHIP 5 SOUTH, RANGE 12 EAST,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

DEA O'ROURKE

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

SCALE: 1" = 100'
DRAWN: MDM
DATE: 01-06-20
JOB NO.: 19-457
REVISED:

RESUBDIVISION STAFF ANALYSIS REPORT

(As of July 6, 2021)

Meeting Date: July 13, 2021

CASE FILE NO: 2021-2434-MRP

NAME OF SUBDIVISION: Galatas Subdivision

LOTS BEING DIVIDED: Parcels A, C & D into Parcels A1, C1 & D1

SECTION: 14

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 10 East

PROPERTY LOCATION: Property is located at the northwest corner of Galatas Road and Revere Road, Madisonville, Louisiana

ZONING: A-2 Suburban District

PROPERTY OWNER: Deborah S. Koppenol, Stacy M. Fitzgerald, Herbert Harry Koppenol Jr., Ricky O. Koppenol, Shelia K. Parker, Iris Koppenol Benoit

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

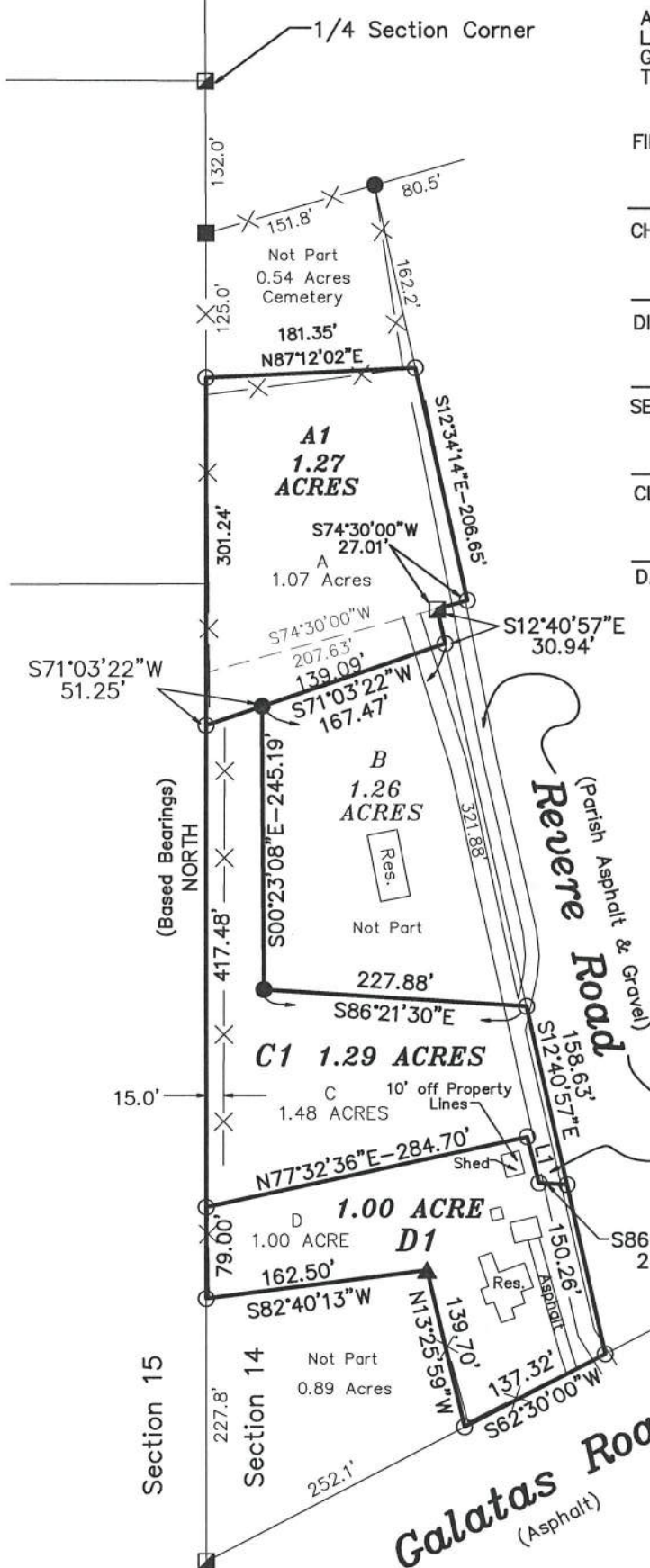
The owner is requesting to create three (3) lots – A1, C1 & D1. The public hearing is required considering that:

- Lot D1 does not meet the minimum lot width of 150 feet in the rear of the property, as required under the A-2 Suburban Zoning District and requiring a waiver from the Planning Commission.
- Lot C1 does not meet the minimum lot width of 150 feet for a portion of the property, as required under the A-2 Suburban Zoning District and requiring a waiver from the Planning Commission.

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

- 1- Show existing lot lines with leaders: from existing lot labels to the existing lot lines for all 3 lots.

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



A Resubdivision of Lots A, C & D, into
Lots A1, C1 & D1, being apart of Lot 19,
Galatas Subdivision and in Section 14,
T-7-S, R-10-E, St. Tammany Parish, La.

FINAL APPROVAL

CHAIRMAN OF PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

Reference:

- 1) A Survey Map by Lowell Cummings, dated 6-26-1950, (Based Bearings)
- 2) A Survey Map by Lowell Cummings, dated 4-10-1950
- 3) A Survey Map by John Bonneau, dated 1-7-2009, #2000 346 A
- 4) A Resub Map of Subject Property by this Firm, File Dated 11-02-2018, File No. 5795D, Clerk of Courts Office

Reference calls not shown

Line Table:

L1=S14°16'23"E-41.49'

LEGEND:

- = Fnd. 1" Iron Pipe
- = Fnd. 1 1/4" Iron Pipe
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- ▲ = Fnd. 3/4" 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
PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

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

MAP PREPARED FOR **ESTATE OF ROLAND & ESTHER KOPPENOL**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOTS A, C & D, IN A PART OF LOT 19, GALATAS SUBDIVISION, SECTION 14,
T-7-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
landsur1@bellsouth.net email

BRUCE M. BUTLER, III
CERTIFIED CORRECT
License No. 4894
PROFESSIONAL
6-4-2021

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

SCALE: 1" = 150'

DATE: 2-14-2020

NUMBER: 19012A

RESUBDIVISION STAFF ANALYSIS REPORT

(As of July 6, 2021)

Meeting Date: July 13, 2021

CASE FILE NO: 2021-2436-MRP

NAME OF SUBDIVISION: Bushwood Estates

LOTS BEING DIVIDED: Lots 7A1 & 7B1 into lots 7A2 & 7B2

SECTION: 26, 35
TOWNSHIP: 5 South
RANGE: 13 East

WARD: 5
PARISH COUNCIL DISTRICT: 6

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

ZONING: A-2 Suburban District

PROPERTY OWNER: Secret Cove, LLC

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create two (2) lots – 7B2 & 7A2. 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.
- Lot 7B2 does not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District, requiring a waiver from the Planning Commission.

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

APPROVAL:

CHAIRMAN/PARISH PLANNING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

LEGEND

⊙ = 1/2" IRON ROD FOUND

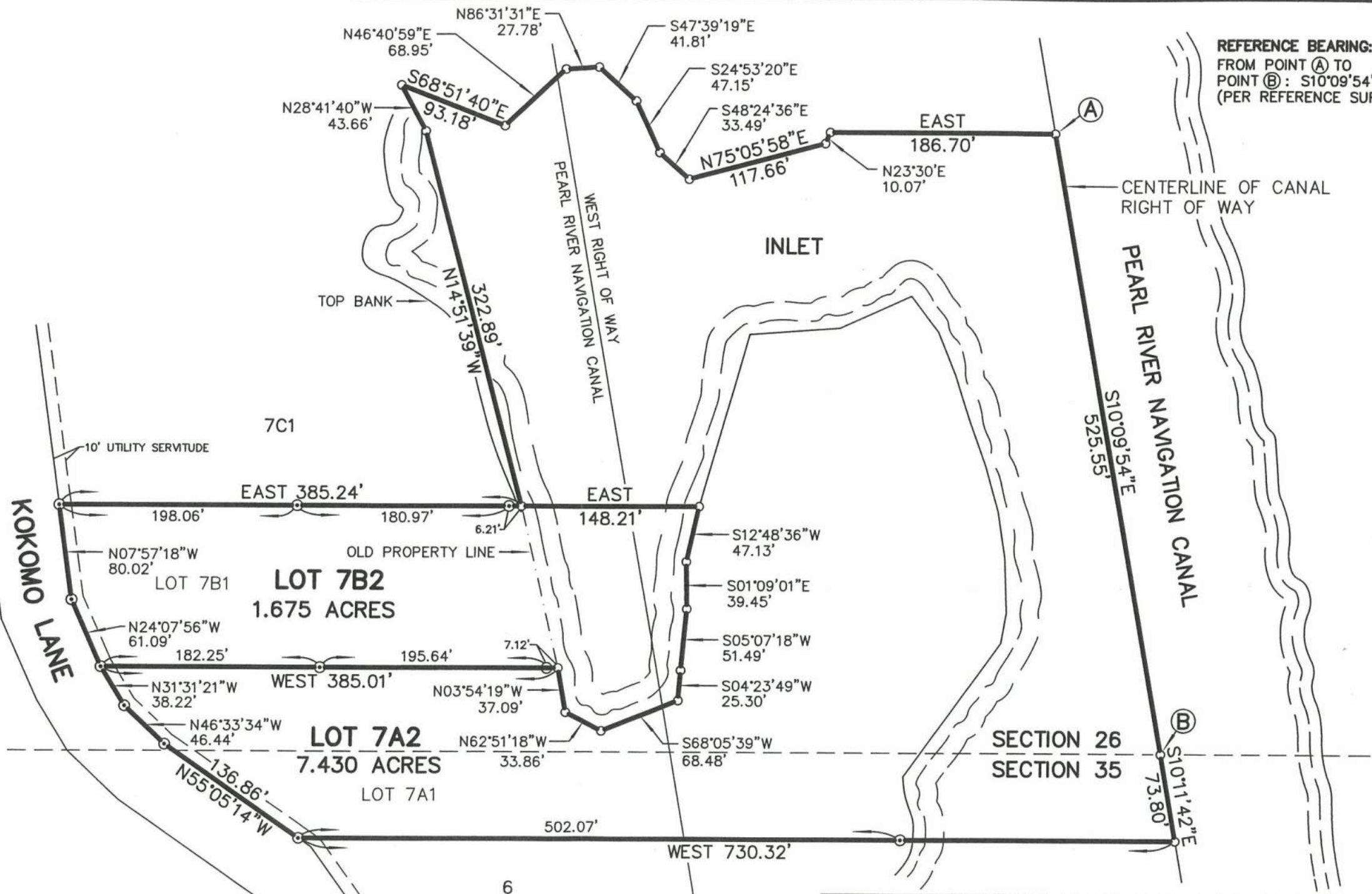
NOTES:

1. This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 0180 B, Dated March 1, 1984.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Survey for Bushwood Estates by John G. Cummings, Surveyor, Dated 08/07/2018, Job No. 9709-RP2. Filed in the St. Tammany Parish Clerk of Court Map File No. 5786.

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. **John G. Cummings & Associates** Phone (985) 882-1549
COVINGTON, LA 70433 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI Fax (985) 882-9250

PLAT PREPARED FOR: **SECRET COVE, L.L.C.**

SHOWING A SURVEY OF: RESUBDIVISION OF LOTS 7A1 & 7B1 INTO LOTS 7A2 & 7B2, BUSHWOOD ESTATES LOCATED IN SECTIONS 26 & 35, TOWNSHIP 5 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 IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'

DATE: 04/02/2021

JOB NO. 9709-7AB2

RESUBDIVISION STAFF ANALYSIS REPORT

(As of July 6, 2021)

Meeting Date: July 13, 2021

CASE FILE NO: 2021-2445-MRP

NAME OF SUBDIVISION: Tammany Terrace

LOTS BEING DIVIDED: Lot 13-A & 4.584 acres into Lot 13A1 & Parcel A

SECTION: 11

WARD: 3

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

PROPERTY LOCATION: Property is located at the end of Walden Street, Covington, Louisiana

ZONING: A-4 Single-Family Residential and A-1 Suburban District

PROPERTY OWNER: Larry & Kelli Aleman

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

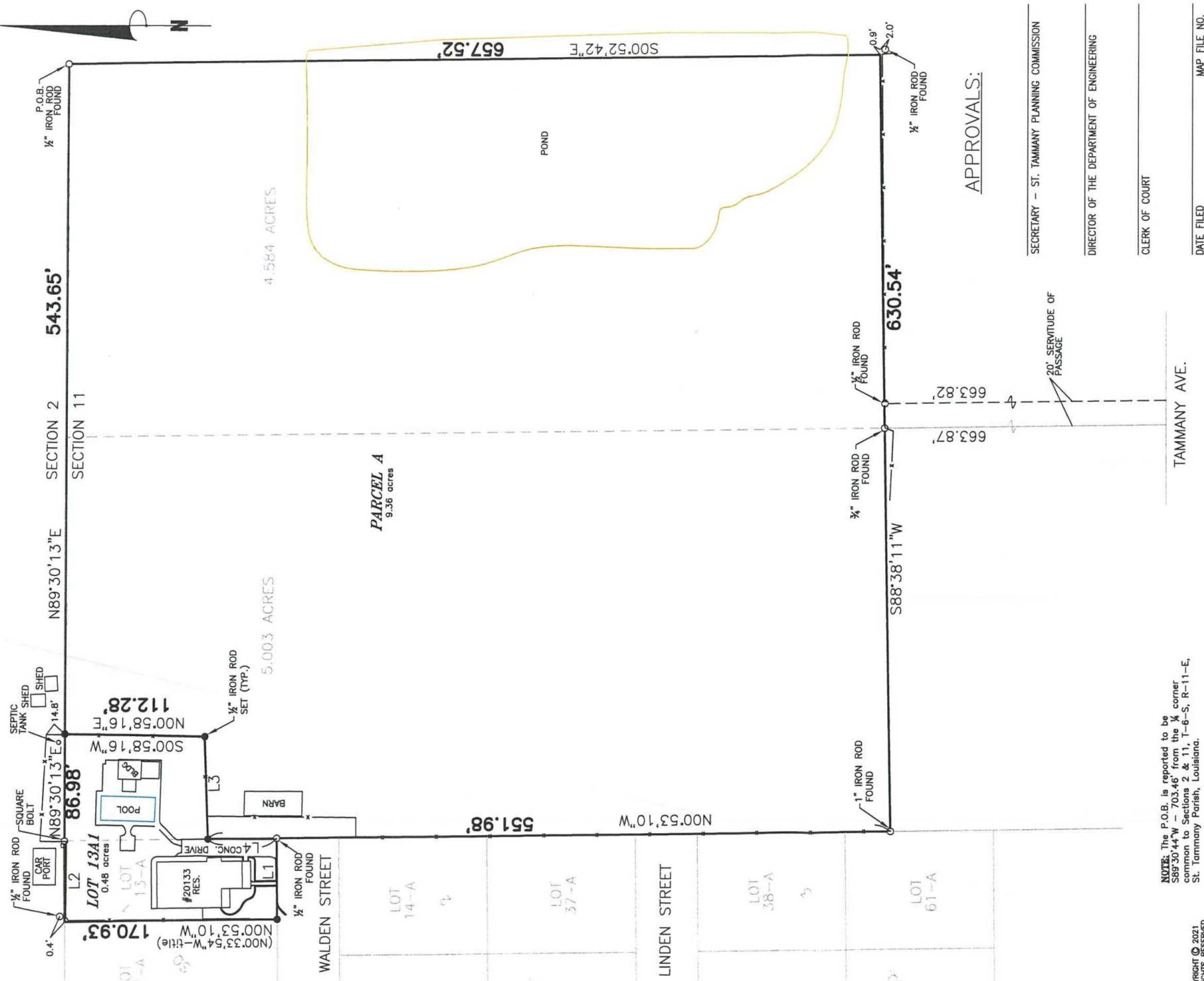
The owner is requesting to create one (1) lot – 13A1 and one (1) Parcel- A. The public hearing is required considering that:

- Parcel A does not meet the minimum lot width of 300 feet required under the A-1 Suburban Zoning District, requiring a waiver from the Planning Commission.

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

1. Provide signature line for the Chairman of the Planning Commission.

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



NOTE: The P.O.B. is reported to be common to Sections 2 & 11, T-6-S, R-11-E, St. Tammany Parish, Louisiana.

REFERENCE SURVEY: A survey by Ronald Clement, P.L.S., dated July 23, 2013 project no. 13-045.

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 0150 C; Revised: OCTOBER 17, 1989

Survey No. 21-140338
Date: JUNE 01, 2012
Drawn by: SPH
Revised:

Professional Land Surveyors
Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34
MANDVILLE, LA 70471
OFFICE NO. (985)845-1012
FAX NO. (985)845-1778
www.loweengineers.com
e-mail: MandvilleTeam@loweengineers.com

LOWE
ENGINEERS

A RESUBDIVISION MAP OF
LOT 13-A, SQ. 1, TAMMANY TERRACE SUBDIVISION,
A 5.003 ACRE AND A 4.584 ACRE PARCEL IN
SECTION 11, T-6-S, R-11-E

LOT 13A1, SQ. 1, TAMMANY TERRACE SUBDIVISION AND PARCEL A
SITUATED IN SECTION 11, T-6-S, R-11-E
St. Tammany Parish, Louisiana
for
LARRY ALEMAN

Survey No. 21-140338
Date: JUNE 01, 2012
Drawn by: SPH
Revised:

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.

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL SURVEYOR

JOHN E. BONNEAU
Professional Land Surveyor
Registration No. 4423

APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

TAMMANY AVE.

DATE FILED MAP FILE NO.

FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of July 6, 2021)

CASE NO.: 2021-2444-FP

SUBDIVISION NAME: Copper Ridge Subdivision

DEVELOPER: Copper Ridge, LLC
1580 W. Causeway App, Suite 2
Mandeville, LA 70471

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.
1805 Shortcut Hwy
Slidell, LA 70458

SECTION: 12
TOWNSHIP: 8 SOUTH
RANGE: 11 EAST

WARD: 4

PARISH COUNCIL DISTRICT: 7

TYPE OF DEVELOPMENT: ☒ URBAN (Residential lots less than 1 acre)
 ☐ SUBURBAN (Residential lots between 1-5 acres)
 ☐ RURAL (Residential Farm Tract lots 5 acres plus)
 ☐ OTHER (Multi family, commercial or industrial) (PUD)

GENERAL LOCATION: The property is located at the end of Hazel Drive, north of Montmartre Street,
Mandeville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 10.113 Acres

NUMBER OF LOTS: 24 AVERAGE LOT SIZE: 100' x 140'

SEWER AND WATER SYSTEMS: Central

ZONING: A4

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and a confirmation final inspection was made on June 29, 2021. The inspection disclosed that all of the concrete roads are constructed and the roadside subsurface drainage is functioning; however, the subsurface drainage located in the greenspace areas is not functioning.

Staff recommends postponement of this submittal due to the following numerous and substantial uncompleted items that existed at the time of the final inspection and review. Planning Commission approval shall be subject to the following items being completed before the plats are signed.

General Comments:

1. The Hazel Drive and Montmartre Street intersection improvements need to be completed in accordance with the 6-3-2019 Traffic Letter, as well as the "Stop Sign Location Plan" dated 7-25-2020. Once this is completed the As-Built Signage Plan will need to be revised to reflect the modifications to this intersection.
2. The cross-culvert running under Copper Canyon was previously approved as a 29"x18" RCPA; however, the as-builts reflect a 22"x13" RCPA. The engineer of record will need to provide stamped and certified sizing calculations ensuring that the installed pipe can sufficiently handle the upstream flow.
3. The revised "As-Built Paving & Drainage Plan" shows numerous "Yard Drains" installed along the eastern and southern boundaries of this property; however, during the final inspection these "Yard Drains" could not be located due to siltation issues. The siltation needs to be removed from these areas and the "Yard Drains" exposed.
4. The Final Plat and As-Built Plans need to be signed and stamped by a Licensed Land Surveyor and Licensed Civil Engineer respectfully.
5. Per Sec. 125-95(d), the developer shall establish within a legal instrument the dedication and maintenance of said green space area in favor of a homeowners association or property owners once the developers interest within the subdivision is reduced to less than 50% of lot ownership. Said instrument shall include the developer's responsibility of maintaining the green space areas prior to the establishment and assumption by the homeowners association or property owners. The instrument shall be referenced to within each property title. The developer shall submit a copy of the legal instrument to the Department of Planning upon recordation.
6. The catch basins behind Lots #7 & #8 were shifted to the west during construction resulting in subsurface drain lines and a catch basin being located outside the greenspace area and on private lots, as well as standing water occurring behind these lots. The drainage infrastructure needs to be relocated to be off the private property and the standing water corrected.
7. The eastern and southern Greenspaces areas need to have all siltation that has occurred removed from this area, have a final grade established, and have proper BMPs installed until a mature stand of vegetation is established.
8. The Drop Inlets along the southern boundary are higher in elevation than the surrounding property and are not providing the required drainage. The Drop Inlets will need to be lowered to ensure that they can accommodate the drainage flow and not cause any adverse impacts.
9. The pond outfall pipe was previously approved as a 20" RCP, but the as-builts reflect an 18" CPP. The engineer of record will need to provide stamped and certified sizing calculations as well as an updated D.I.S. ensuring that the installed pipe can sufficiently handle the upstream flow and the pond is sized and constructed accordingly to handle the additional storage resulting from the smaller outfall.
10. Rip-rap needs to be added between the pond outfall pipe and the existing downstream pipes.
11. The pond slopes and banks showed signs of erosion. Re-establish the pond slopes and provide a mature stand of vegetation.

Final Plat:

12. Update Restrictive Covenant #2 to include the maximum allowable building height.
13. Update Restrictive Covenant # 10 to include the COB reference.
14. Update Restrictive Covenant #11 to include "Drainage and Access Servitude" to accommodate the subsurface drain lines on Lots # 8 & #9.
15. Revise the water and sewer note reference to reflect Magnolia Water Utility.
16. Remove note #2 from the plat since the wetlands on this property have been mitigated under USACE Permit #MVN-2019-00515-ES.
17. Revise note #3 to include "Drainage and Access Servitude" to accommodate the subsurface drain lines on Lots #8 & # 9.
18. Update note #5 to show that this waiver was granted at the 7-9-2019 Planning Commission Meeting.
19. In accordance with Ordinance Section 125-214, add a Restrictive Covenant stating "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".
20. Provide individual parcel labels for the greenspace and pond parcels.

Paving & Drainage Plan:

21. Call out the installed line size for the "Yard Drain" line installed behind Lot #7.
22. Show size, material type and invert elevations for the existing culverts that the detention pond outfalls too.
23. Provide existing lot corner elevations at all property corners in accordance with the signed Fill & Grading Statement. (Typical Comment)
24. Remove note #14 from this plan since this has already been provided.
25. Update the drainage plan to show the location of cross-section A-A.
26. Provide TOC elevations for all "Yard Drains" installed. (Typical Comment)
27. Provide top of bank and bottom of pond as-built elevations for the constructed detention pond.
28. Show the constructed flare at the Hazel Drive connection on the As-Built Paving Plan.
29. The as-built elevations show a 0.2' difference between the inlet and outlet structures for the Dry Detention pond which will result in the pond holding approximately 3" of water.

Water & Sewer Plan:

30. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from Magnolia Water Utility.
31. Provide a clear water test for this subdivision.
32. Revise all call-outs on the As-Built Sewer and Water Plans to reflect Magnolia Water Utility. (Typical Comment)
33. Remove all “proposed” call-outs on the As-Built Sewer and Water Plans. (Typical Comment)
34. Several of the gravity sewer lines do not meet the proposed 0.4% slope as shown on the previously approved plans. Provide velocity calculations showing that the as-built slopes have the appropriate clearing velocity.
35. The gravity sewer line on the corner of Lot #16 shows that it has 0.0% slope. This line will need to be re-laid to provide a 0.4 % slope in accordance with the approved plans.
36. Provide a cross-section through Hazel Drive showing the dimensions of the existing and newly installed waterline in proximity to the roadway.

Signage Plan:

37. Revise the signage call-outs to reflect “Installed” since this is the As-Built Signage Plan. (Typical Comment)
38. Revise the Signage Plan to reflect “As-Built”

Stop Sign Location Plan:

39. Add a typical signage installation detail to this plan sheet.
40. Add “All-Way” Plaques to the stop signs in this intersection.
41. Consider making the Hazel Drive Stop Sign and street name sign a single post to eliminate additional posts.

Drainage Impact Study:

42. Hydrograph No. 2 & 3 for the 10yr, 25 yr and 100 yr storm events were missing from the updated D.I.S. Provide missing hydrographs in the updated report.
43. The Stage-Storage Table & Stage-Discharge “outfall” information was missing from the “As-Built D.I.S.” Provide missing Pond Report including this information in the update report.
44. Provide time of concentration(T_c) calculations for both pre and post development conditions. Provide justification regarding why the peak flow changed and the T_c changed from 36 minutes to 30 minutes for the pre-existing condition.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 1,260 linear feet x \$25.00 per linear foot = \$31,500.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 24 lots = \$25,848.00

Drainage Impact Fee = \$1,114.00 per lot x 24 lots = \$26,736.00

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 July 13, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0360; DATED: 04/02/1991 FLOOD ZONE: C; BASE FLOOD ELEVATION: N/A.

NOTE:
SEWER TREATMENT AND WATER FACILITIES ARE LOCATED OFF SITE AND WILL BE PROVIDED BY H2O SYSTEMS

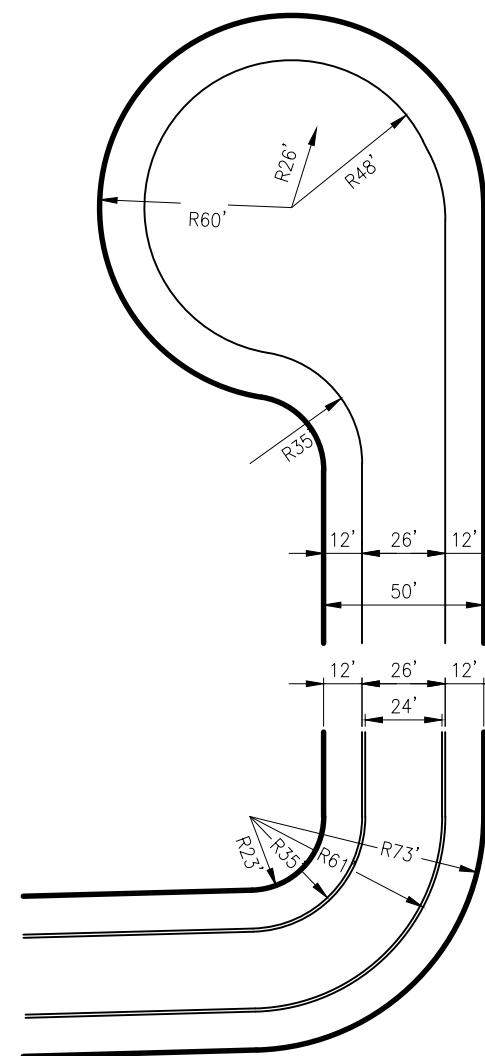
Legal Description:

A certain parcel of land, lying and situated in Section 12, Township 8 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows.

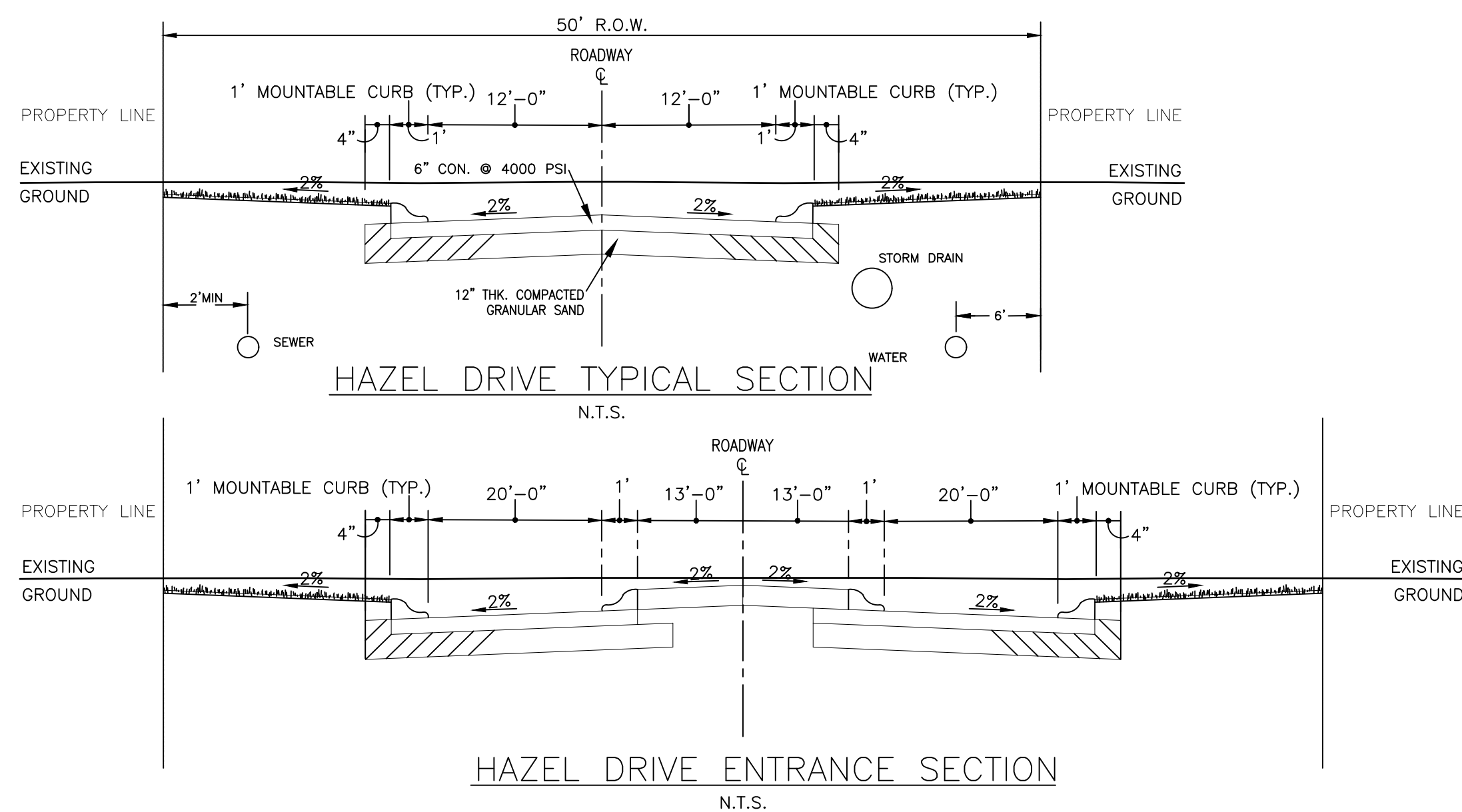
From the Quarter Section corner common to Sections 1 & 12, Township 8 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana run East a distance of 1318.70 feet to an axle found and the Point of Beginning.

From the Point of Beginning run North 89 Degrees 23 Minutes 32 Seconds East a distance of 250.00 feet to a 1/2" iron rod found; Thence run North 89 Degrees 18 Minutes 52 Seconds East, a distance of 277.57 feet to an axle found; Thence run South 02 Degrees 09 Minutes 34 Seconds East, a distance of 906.85 feet (South 01 Degrees 30 Minutes 00 Seconds East a distance of 906.57 feet--title) to an axle found; Thence run North 72 Degrees 53 Minutes 51 Seconds West a distance of 579.52 feet to an axle and an old wood found; Thence run North 00 Degrees 36 Minutes 49 Seconds West a distance of 729.85 feet to and back to the Point of Beginning.

Said parcel contains 10.113 acres of land more or less, lying and situated in Section 12, Township 8 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

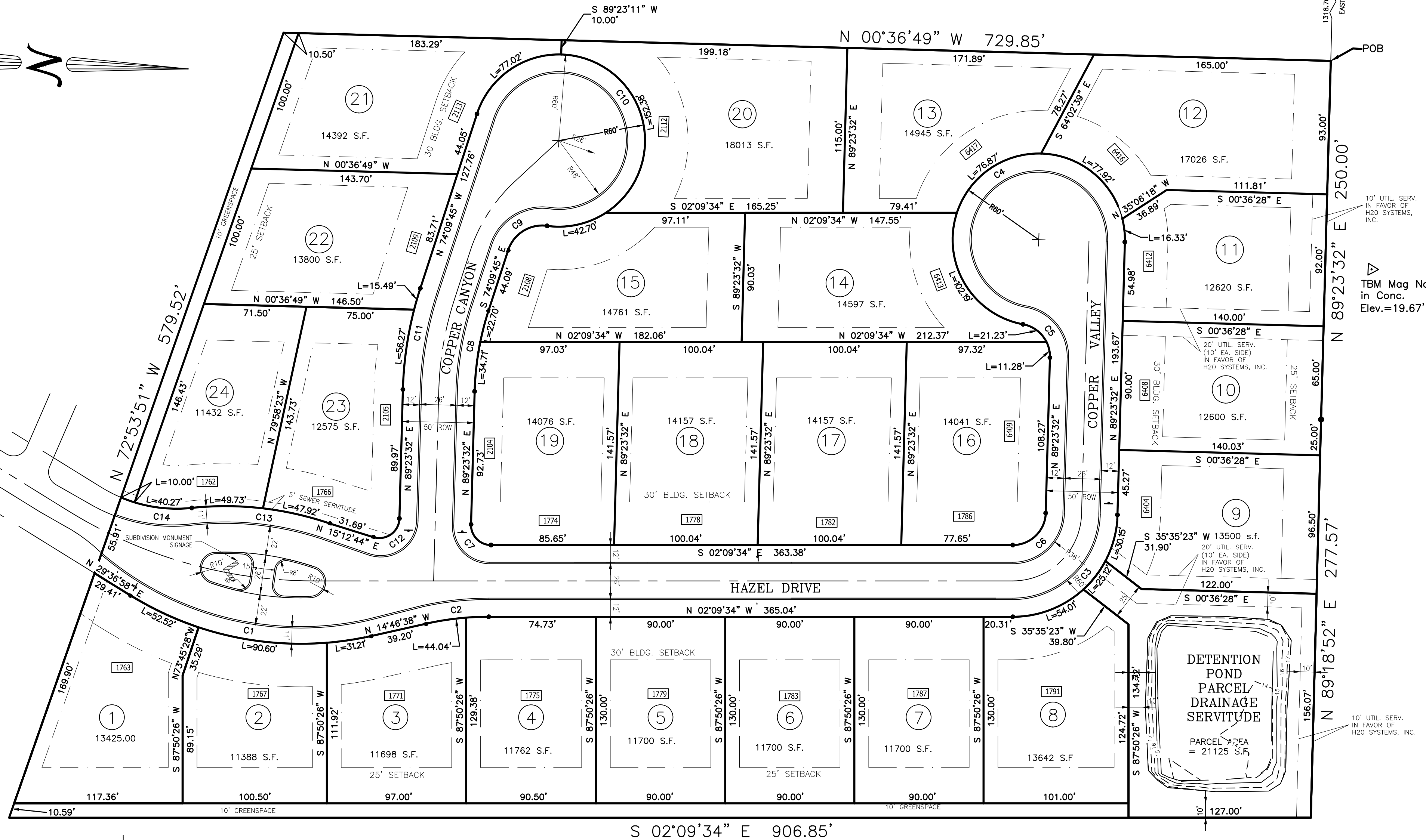


TYPICAL
CUL-DE-SAC
DETAIL



FINAL SUBDIVISION PLAN FOR COPPER RIDGE DEVELOPMENT

SECTION 12, T-8-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA



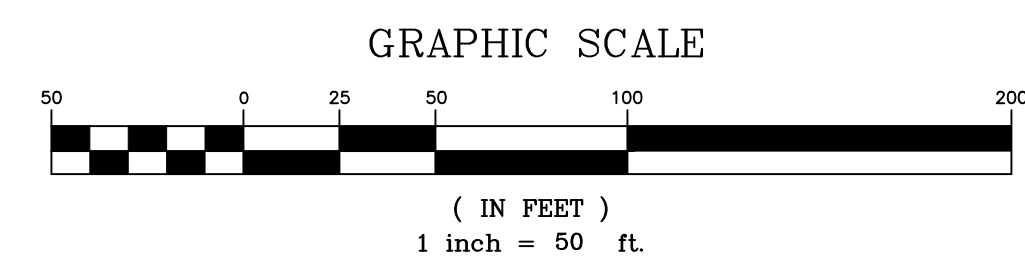
NOTES:

- NET DENSITY-10.113 TOTAL ACRES - 3.076 ACRES (ROADWAY + WETLANDS)/24 LOTS = 3.41 UNITS PER ACRES.
- ANY WETLANDS THAT WILL BE IMPACTED WILL REQUIRE A WETLAND PERMIT AND MITIGATION AS NECESSARY FROM THE CORPS OF ENGINEERS PRIOR TO CONSTRUCTION.
- THERE SHALL BE A 10' UTILITY EASEMENT PLACED ACROSS THE FRONT OF ALL LOTS.
- A WAIVER OF THE BLVD. ENTRANCE REQUIREMENT WAS GRANTED WITH THE TENTATIVE APPROVAL OF THIS SUBDIVISION AT THE 04/09/2019 PLANNING COMMISSION MEETING.
- THE WAIVER REQUEST FOR LOTS THAT DO NOT MEET 90' MINIMUM LOT FRONTAGE REQUIRED BY A-4 ZONING MUST BE UPDATED TO INCLUDE LOTS 1, 6, & 9.
- 0000 MUNICIPAL NUMBER

| Curve Table | | | | |
|-------------|---------|---------|---------------|----------------|
| Curve # | Length | Radius | Chord Bearing | Chord Distance |
| C1 | 174.33' | 225.00' | N07°25'10"E | 170.00' |
| C2 | 44.04' | 200.00' | S08°28'06"E | 43.95' |
| C3 | 112.69' | 73.00' | N46°23'01"W | 101.83' |
| C4 | 273.31' | 60.00' | S41°06'08"E | 91.26' |
| C5 | 32.51' | 23.00' | S48°53'52"W | 29.87' |
| C6 | 35.51' | 23.00' | N46°23'01"W | 32.08' |
| C7 | 22.37' | 14.00' | N43°36'59"E | 20.07' |
| C8 | 57.41' | 200.00' | S82°23'07"E | 57.21' |
| C9 | 34.83' | 25.00' | S34°14'41"E | 32.08' |
| C10 | 272.10' | 60.00' | S55°45'19"W | 92.04' |
| C11 | 71.76' | 250.00' | S82°23'07"E | 71.51' |
| C12 | 25.86' | 14.00' | N37°41'52"W | 22.34' |
| C13 | 97.65' | 225.00' | S04°18'00"W | 96.89' |
| C14 | 40.27' | 100.00' | N03°24'10"E | 40.00' |

Final Plans
RECEIVED
06/11/2021
DEPARTMENT OF
ENGINEERING

ENGINEERING
REVIEW COPY



RESTRICTIVE COVENANTS

- EACH LOT WILL HAVE NO MORE THAN ONE DWELLING.
- FRONT BUILDING SETBACKS WILL BE 30 FEET FROM EACH FRONT PROPERTY LINE. SIDE BUILDING SETBACKS WILL BE 10 FEET FROM INTERIOR LINES. SIDE STREET SETBACK WILL BE 20'. REAR BUILDING SETBACKS WILL BE NO LESS THAN 25 FEET FROM REAR PROPERTY LINE.
- THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF THE LOT OR MEET THE FEMA FLOOD ZONE REQUIREMENT, WHICHEVER IS GREATER.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH AND "PRIVATE" DRAINAGE EASEMENTS.
- NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE AS LOTS AS DUMPS OR JUNK VEHICLE STORAGE.
- MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS AS RESIDENCES IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE. 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).
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAN 60 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT OF WAY INTERSECT.
- ADDITIONAL COVENANTS RECORDED IN COB SHALL BE THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE, AND REFERENCE SHALL BE MADE THEREIN IN EACH TITLE.
- THERE WILL BE A 10' UTILITY SERVITUDE RUNNING ALONG THE FRONT OF ALL LOTS.
- THE POND SHALL BE MAINTAINED BY THE PARISH.
- THE "HOA", HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR THE MAINTENANCE OF ALL GREENSPACE, INCLUDING DRAINAGE STRUCTURES & FEATURES WITHIN THIS AREA.
- NO POOLS OR OTHER STRUCTURES LOCATED WITHIN 10' OF THE REAR PROPERTY LINE AND WITHIN 5' OF THE SIDE PROPERTY LINE, ON LOTS 9 THROUGH 12.
- ANY MATURE HARDWOOD TREES LOCATED WITHIN 10' FEET OF THE REAR PROPERTY LINE OF LOTS 9 THROUGH 12 MUST BE PRESERVED, EXCEPT IN THE EVENT THAT THEIR REMOVAL IS REQUIRED FOR DRAINAGE OR UTILITY PURPOSES, OR IF THE TREE IS DISEASED OR POSES A DANGER TO THE SURROUNDING STRUCTURES.

CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE UNDERSIGNED.

SEAN M. BURKES - LA P.L.S. No. 4785

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISION OF THE STATE OF LOUISIANA LAW RS:33:5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

SEAN M. BURKES - LA P.E. No. 27642

DEDICATION

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

COPPER RIDGE

THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. ALL TRAFFIC CONTROL SIGNS, STREET SIGNS AND POSTS SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

| | |
|--------------------------------------|--------------------------------|
| OWNER | OWNER DATE |
| FOR | |
| COPPER RIDGE SUBDIVISION | |
| APPROVAL | |
| PARISH PLANNING COMMISSION CHAIRMAN | DIRECTOR OF PARISH ENGINEERING |
| PARISH PLANNING COMMISSION SECRETARY | CLERK OF COURT |
| DATE FILED | FILE NUMBER |

| 10.113 ACRES | 24 | CENTRAL | CENTRAL |
|--------------------------------------------|--------------|------------------|-------------------|
| AREA | NO. OF LOTS | SEWER SYSTEM | WATER SYSTEM |
| 100' X 140' | VARIES | 1,260 L.F. | 400' |
| AVG. LOT SIZE | LOT FRONTAGE | LENGTH OF STREET | MAX. BLOCK LENGTH |
| CONCRETE | VARIES | 50' | |
| ROAD SURFACE | LOT DEPTH | STREET R.O.W. | |
| LITTLE BAYOU CASTINE TO LAKE PONTCHARTRAIN | | ZONING | |
| ULTIMATE SURFACE WATER DISPOSAL | | | |

J.V. Burkes & Associates, Inc.

FOR REVIEW
ST. TAMMANY
PARISH

1805 Shortcut Highway
Shreveport, Louisiana 70555
E-mail: jvb@jvbassoc.com

Phone: 855-649-0075 Fax: 855-649-0151

FINAL PLAT - COPPER RIDGE SUBDIVISION

A PARCEL LOCATED IN

SECTION 12, T-8-S, R-11-E,

GREENSBURG LAND DISTRICT,

ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SCALE:

1" = 50'

DATE:

04/23/2019

DRAWN BY:

WSR

DWG. NO.

20190092

SHEET

1 OF 9

OLD BUSINESS

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

July 6, 2021

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

OLD BUSINESS
July 13, 2021 Agenda

Re: The Refuge Subdivision (Formerly Creekstone) - Preliminary Subdivision No. 2020-2103-PP
Developer Name Change

Honorable Commissioners,

The developer for the above captioned project, Mr. Jason Yancey, has requested that the name of the developer/owner of The Refuge Subdivision to be changed from "Yar Construction Co." to "The Refuge Development, LLC".

This office has reviewed this request and has no objection. Therefore, it is recommended that the Planning Commission approve the name change of the developer/owner for The Refuge Subdivision.

Sincerely,

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

Christopher P. Tissue, P.E.
Assistant Director, Department of Engineering - Development

Enclosure: Email request from Mr. Jason Yancey dated June 23, 2021

xc: Honorable Michael Cooper
Honorable Cheryl Tanner
Mr. Daniel Hill, P.E.
Mr. Jay Watson, P.E.
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert
Mr. Ted Reynolds, P.E.
Mr. Jason Yancey, The Refuge Development, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
Mr. Paul Mayronne, Jones Fussel, LLP

From: Jason Yancey <jason@yarconstruction.com>
Sent: Wednesday, June 23, 2021 2:38 PM
To: Shelby R. Vorenkamp
Cc: Kasey Mayfield; Kelly Mchugh
Subject: Re: The Refuge

*****EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.*****

Shelby

I would like to change the developers name for the Refuge Development from YAR Construction to Refuge Development LLC ASAP. I would also like to get a work order status update ASAP.

Thanks

Jason

On Wed, Jun 23, 2021 at 2:32 PM Shelby R. Vorenkamp <svorenkampdev@stpgov.org> wrote:



Shelby R. Vorenkamp

Support Services 2

Department of Engineering

St. Tammany Parish Government

[21454 Koop Drive, Mandeville, LA 70471](https://www.stpgov.org)

p: 985-898-2552 e: svorenkampdev@stpgov.org

www.stpgov.org

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

--

Thank you,

Jason Yancey

Office 985-871-8800

Fax 985-871-8838

Email: jason@yarconstruction.com

www.yarconstruction.com



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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

July 6, 2021

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

OLD BUSINESS
July 13, 2021 Agenda

Re: Hunter's Haven Subdivision, Phase 1 - Final Subdivision No. 2020-2122-FP
Developer requests to amend conditions of the Final Subdivision Approval

Honorable Commissioners,

The attorney for the above captioned project, Mr. Paul Mayronne, has requested to amend the conditions for Hunter's Haven Subdivision, Phase 1, which received Final Approval at the December 15, 2020 Planning Commission meeting.

Sincerely,

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

Christopher P. Tissue, P.E.

Assistant Director, Department of Engineering - Development

Enclosure: Letter from Mr. Paul Mayronne dated June 23, 2021

Hunter's Haven Subdivision, Phase 1 Final Staff Report dated November 30, 2020

xc: Honorable Michael Cooper
Honorable Michael Lorino, Jr.
Mr. Daniel Hill, P.E.
Mr. Jay Watson, P.E.
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert
Mr. Ted Reynolds, P.E.
Mr. Uncas Favret, Jr., Favret Investments, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
Mr. Paul Mayronne, Jones Fussell, LLP

WILLIAM J. JONES, JR.
JEFFREY D. SCHOEN
JOHN R. WALKER
MARGARET H. KERN
CALVIN P. BRASSEAU
THOMAS H. HUVAL
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE

ANDREW J. WALKER

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

HOWARD R. FUSSELL
(1937-2015)

June 23, 2021

VIA EMAIL AND U.S. MAIL

Mr. Chris Tissue, P.E., Assistant Director
St. Tammany Parish Department of Engineering
21545 Koop Drive, Suite 1B
Mandeville, LA 70471

Re: Hunter's Haven, Phase 1

Dear Chris:

As you know, we have received final approval for Hunter's Haven, Phase 1, and are now in the process of marketing the lots to various builders. In accordance with this process, and given the history of the project, we wanted to take the opportunity and present the details of how we intend to have the homes constructed on the lots. In this regard, we would also ask that this matter be placed under old business at the St. Tammany Parish Planning Commission's next available meeting so that we might make the presentation to the Commission.

In particular, we propose the following for your consideration and for consideration by the Commission:

- I. **Home Construction on Interior Lots (Lots 22-32) and Lot 1.** The existing elevation of these lots is between seven (7) and eight (8) feet. The base flood elevation in this area is only eleven (11) feet. Therefore, we propose to use fill to bring the house pad to ten (10) feet, and the placement of a finished floor at 11' elevation. This will allow the finish floor elevation to meet the required FEMA based flood elevation. The intent is for the fill to be used under the house pad with a limited amount adjacent thereto in order to transition from the house pad to the surrounding elevations. This method of construction is consistent with the approval set forth in our Coastal Use Permit, a cross section of which is attached hereto as Exhibit "A". I also attach hereto as Exhibit "B" the elevation and design of a typical home to be constructed on these lots, in accordance with the foregoing and the design guidelines established by the Developer. It should be noted that at no time

will fill be placed within any wetland areas nor will it have any impact on the surrounding areas or impede any of the drainage ways within the property.

- II. **Home Construction on Exterior Lots (2-21).** The existing ground elevation of these lots is several feet below the interior lots referenced above. Accordingly, the homes on these lots will be raised. Please find attached hereto as Exhibit "C" an elevation and design of a typical home to be constructed on these lots, in accordance with the foregoing and with the design guidelines established by the Developer. While homes on these lots will be raised, we propose to ensure that each lot has at least two (2) parking spaces which is built to at least five (5) foot elevation. While our roadways are at six (6) feet, having parking areas at five (5) feet will create a smooth transition from the street to the homes and significantly reduce the occasions where the residents will need to relocate their vehicles in the event of a tropical event. In order to accomplish the foregoing, we propose to place a limited amount of fill under the parking area to achieve this elevation. The parking area under which the fill will be used will be no wider than twenty (20') feet in width and will be located within one hundred (100') feet of Loggers Circle or Hunter's Haven Drive, as the case may be. As stated above, at no time will fill be placed within any wetland areas nor will it have any impact on the surrounding areas or impede any of the drainage ways within the property.

The foregoing represents my client's vision for how the homes within Hunter's Haven will be constructed. It should be noted that each of the homes to be constructed will be a high-end custom home so some components of the construction process will ultimately be decided by the homeowner and the builder, subject to review and approval by the Parish, of course. As you know, this property is within the Lake Pontchartrain coastal plain. Therefore, we understand and would expect that individual requests by builders or homeowners would be evaluated by the Parish consistent with its evaluation of similar projects within the coastal plain such as Guste Island, Fairview Oaks Business Park, Claiborne Oaks and Pontchartrain Oaks.

Finally, during the hearing for final subdivision approval for this project, I was asked by a member of the commission if the homes would be built on piers. I responded to that question in the affirmative. Therefore, I feel that it is important that I have this opportunity to present the foregoing to the commission for the purpose of clarity. Furthermore, we would ask the commission to clarify that there is no requirement that the homes to be constructed on Lot 1 and the interior lots be raised. Finally, we would ask that the commission confirm that each of the lots within Phase 1, including the exterior lots, be permitted to have two parking spaces at the finished elevation of five (5) feet.

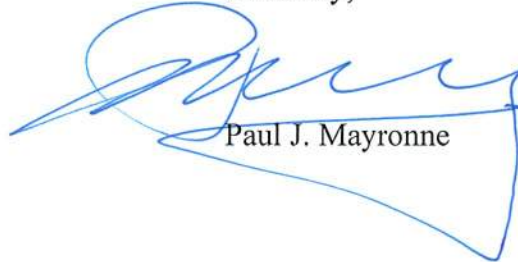
Mr. Chris Tissue

June 17, 2021

Page 3 of 3

Thank you for your assistance in this matter, and should you have any questions regarding the foregoing or our requests, please do not hesitate to contact me.

Sincerely,



Paul J. Mayronne

PJM/amh

cc: Mr. Uncas B. Favret, Jr.
Mr. Kelly J. McHugh



FILL/LOT = 407 CU. YD.
x 11 LOTS = 4477 CU. YD.
CONCRETE/LOT = 140 CU. YD.
x 11 LOTS = 1540 CU. YD.

LOTS 22-32 (11 LOTS)
SLAB AND FILL + DRIVEWAYS

SECTION VIEW

HUNTERS HAVEN
SECTION 54, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

| | | | |
|----------|--------|----------|----------|
| SCALE: | N.T.S. | DATE: | 12/18/17 |
| DRAWN: | MDM | JOB NO.: | 16-020 |
| REVISED: | | | SHEET 5 |

SHEET 5



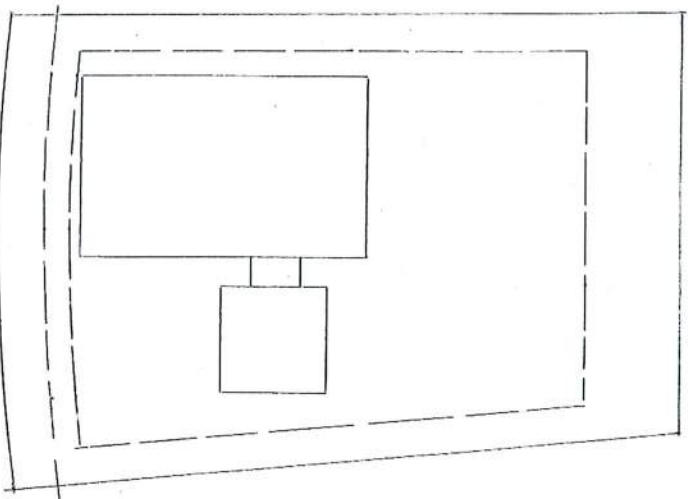
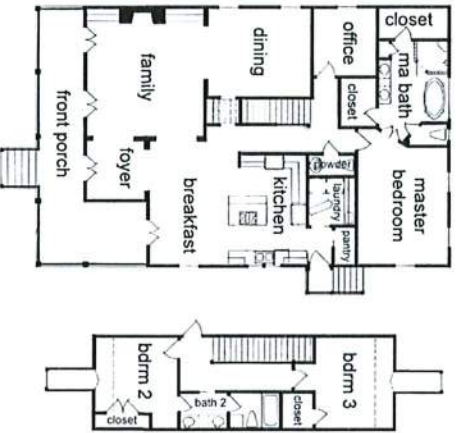
Done

image001.png



ANDY McDONALD
DESIGN GROUP
2006 Federal Copyright Protected

Plan No.: 2528/2879
Width: 37'-10"
Depth: 60'-0"



LOT 30, HUNTER'S HOLLOW S/W
same as 1520
- PREPARED FOR CONSTRUCTION OF
- PLAN 2528/2879



Done

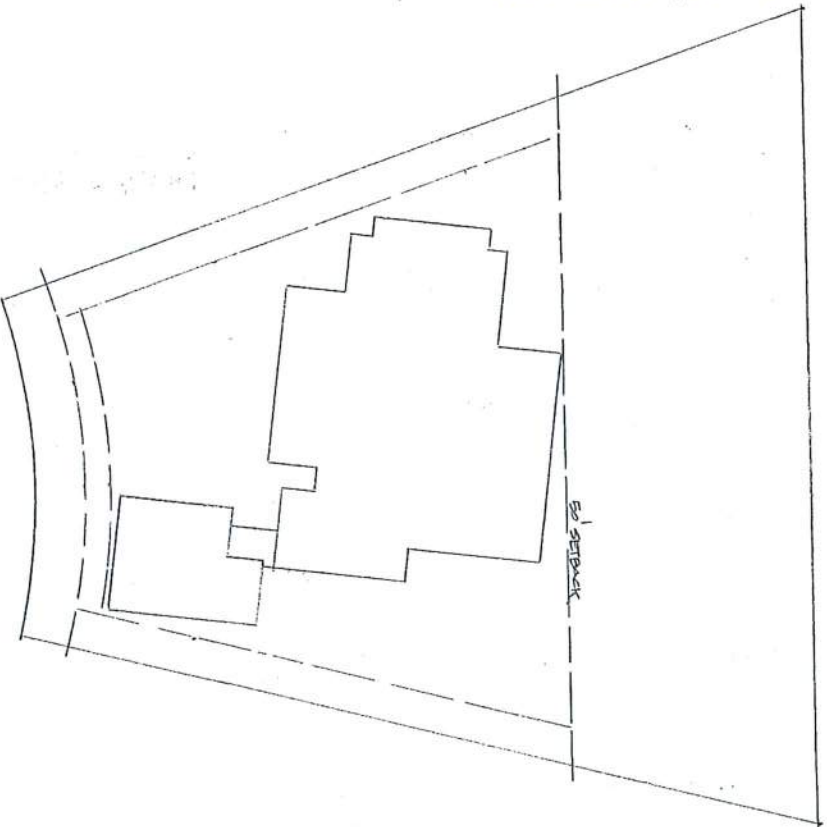
image001.jpg



House 72'-5" x 53'-9"



PLAN NO. 3076/4992



LOT 2, HUNTERS HAVEN S/P
SCALE: 1"=20'
PROPOSED CONSTRUCTION OF
PLAN 3076/4992



FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of November 30, 2020)

CASE NO.: 2020-2122-FP

SUBDIVISION NAME: Hunter's Haven, Phase 1

DEVELOPER: Favret Investments, LLC
68359 Taulla Drive
Covington, LA 70433

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.
845 Galvez Street
Mandeville, LA 70448

SECTION: 54
TOWNSHIP: 7 SOUTH
RANGE: 11 EAST

WARD: 4
PARISH COUNCIL DISTRICT: 4

TYPE OF DEVELOPMENT: ☐ URBAN (Residential lots less than 1 acre)
 ☐ SUBURBAN (Residential lots between 1-5 acres)
 ☐ RURAL (Residential Farm Tract lots 5 acres plus)
 ☒ OTHER (Multi family, commercial or industrial) (PUD)

GENERAL LOCATION: The property is located on the west side of Penn's Chapel Road, south of LA Highway 22, Mandeville, Louisiana

TOTAL ACRES IN DEVELOPMENT: 14.512 Acres

NUMBER OF LOTS: 32 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A13"

STAFF COMMENTARY:

This project was postponed for one month at the November 10, 2020 Planning Commission meeting.

Department of Planning and Development

Periodic inspections have been made by this office during construction and a confirmation final inspection was made on November 24, 2020. The inspection disclosed that all of the asphalt roads are constructed, but the roadside ditches need final grading.

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 a recreation/amenity plan for the “Park Area”, including a schedule on when the amenities will be installed.
2. The roadside ditch front slopes need to be reworked to provide the required slide slope. (Typical Comment)
3. The roadway cross culvert near Lots #15 & #16 needs to have erosion control measures installed on the upstream and downstream side of the culvert.

Final Plat:

4. The developer will need to contact the 911 Addressing Office to have road names and addresses verified and approved for this development.
5. Revise restrictive covenant #14 to state that the H.O.A. will be responsible to maintain the greenspace area, the park area, and all associated amenities within this phase of Hunter’s Haven.

Water & Sewer Plan:

6. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from Tammany Utilities.

Informational Items:

The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,000 linear feet x \$22.00 per linear foot = \$44,000.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 32 lots = \$34,464.00

Drainage Impact Fee = \$1,114.00 per lot x 32 lots = \$35,648.00

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 December 15, 2020 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

July 6, 2021

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

OLD BUSINESS
July 13, 2021 Agenda

Re: Hickory Estates Subdivision - Minor Subdivision No. 2017-612-MSP
Fee in Lieu of Detention (Pond)

Honorable Commissioners,

The attorney for the above captioned project, Mr. Paul Mayronne, has requested a waiver of the fee in lieu of detention requirement that was previously approved at the July 11, 2017 Planning Commission meeting due to the ordinance governing this section being revised to exclude drainage requirements for minor subdivisions north of the Urban Growth Boundary Line.

This office has reviewed this request and has no objection.

Sincerely,

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

Christopher P. Tissue, P.E.
Assistant Director, Department of Engineering - Development

Enclosure: 1. Correspondence between Mr. Paul Mayronne and Mr. Chris Tissue, P.E. entitled "RE: Hickory Estates - Minor Subdivision (#2017-612-MSP) - As-Built Plan & Final Inspection Comments" dated June 9, 2021 (3:42 PM) and June 22, 2021 (2:54 PM) regarding a waiver of the "fee in lieu of detention" requirement;
2. Minor Subdivision Staff Analysis Report for Hickory Estates - Case No. #2017-612-MSP dated March April 4, 2017 approved at the April 11, 2017 Planning Commission meeting;
3. "Old Business" letter and supporting documentation dated July 5, 2017 from Mr. Jay B. Watson, P.E. requesting the "fee in lieu of detention";
4. Page 4 of the DRAFT Meeting Minutes from the July 11, 2017 Planning Commission meeting.

xc: Honorable Michael Cooper
Honorable Cheryl Tanner
Mr. Daniel Hill, P.E.
Mr. Ross Liner, AICP, PTP, CFM
Ms. Helen Lambert

Mr. Ted Reynolds, P.E.
Mr. Jason Yancey, The Refuge Development, LLC
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates, Inc.
Mr. Paul Mayronne, Jones Fussell, LLP

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of July 6, 2021)

Meeting Date: July 13, 2021

CASE NO.: 2017-612-MSP

OWNER/DEVELOPER: Hickory Estates, L.L.C.

ENGINEER/SURVEYOR: John E. Bonneau & Associates, Inc.

SECTION: 16

WARD: 10

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

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:

The property is bounded on the south by Lowe Davis Road, on the north by Sanders Road and on the west by LA Highway 1083, northeast of Covington, Louisiana.

SURROUNDING LAND USES: Low density single family residential

TOTAL ACRES IN DEVELOPMENT: 127.726

NUMBER OF LOTS/PARCELS: 5 TYPICAL LOT SIZE: 20 acres +

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Proposed lots 2 and 5 technically do not meet the 300' minimum public road frontage for the A-1 zoning district; and a private drive is required to access three (3) of the lots.

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner of the property is proposing to create five (5) lots and an access servitude parcel from a 127.726 acre parent parcel and will provide primary access to the lots through the creation of a private drive.

Furthermore, as stated above, lots 2 and 5 technically do not meet the 300' minimum public road frontage for the A-1 zoning district; therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue for said lots, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Furthermore, the private drive to be constructed and/or improved must meet all applicable parish road construction standards pursuant to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499, prior to the survey plat being recorded for public record.

Shelby R. Vorenkamp

From: pjm@jonesfussell.com
Sent: Tuesday, June 22, 2021 3:00 PM
To: Christopher P. Tissue; Theodore C. Reynolds; 'Jonathan Kernion'; Kelly Mchugh; 'Dave Jenners'
Cc: lbrady@latterblum.com; Shelby R. Vorenkamp; Jay Watson; Daniel P. Hill; Leslie Long; Joseph Alphonse
Subject: RE: Hickory Estates - Minor Subdivision (#2017-612-MSP) - As-Built Plan & Final Inspection Comments

*****EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.*****

Thanks Chris.

From: Christopher P. Tissue <cptissue@stpgov.org>
Sent: Tuesday, June 22, 2021 2:54 PM
To: pjm@jonesfussell.com; Theodore C. Reynolds <treynolds@stpgov.org>; 'Jonathan Kernion' <JKernion@cycleconstruction.com>; Kelly Mchugh <kjm@kellymchugh.com>; 'Dave Jenners' <davej@kellymchugh.com>
Cc: lbrady@latterblum.com; Shelby R. Vorenkamp <srvorenkampdev@stpgov.org>; Jay Watson <jwatson@stpgov.org>; Daniel P. Hill <dphill@stpgov.org>; Leslie Long <llong@stpgov.org>; Joseph Alphonse <jalphonse@22da.com>
Subject: RE: Hickory Estates - Minor Subdivision (#2017-612-MSP) - As-Built Plan & Final Inspection Comments

Paul,

Your request for a waiver of the "fee in-lieu of detention" requirement relating to the Hickory Estates minor subdivision has been added to the July 13, 2021 Planning Commission agenda as Old Business.

Additionally, you may pay the amount owed for the required "fee in-lieu of detention" at this time to address this outstanding item, then subsequently request a refund of this amount should the Planning Commission grant your waiver request of this requirement by submitting a detailed written request for the refund.

If you have any questions or would like to discuss, please advise.

Thank you,



Chris Tissue, P.E.

Assistant Director - Development
Department of Engineering
St. Tammany Parish Government
21454 Koop Drive, Suite 1B
Mandeville, LA 70471
p: 985.898.2552 e: cptissue@stpgov.org
www.stpgov.org

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

From: pjm@jonesfussell.com <pjm@jonesfussell.com>
Sent: Wednesday, June 09, 2021 3:42 PM
To: Theodore C. Reynolds <treynolds@stpgov.org>; 'Jonathan Kernion' <JKernion@cycleconstruction.com>; Kelly Mchugh <kjm@kellymchugh.com>; 'Dave Jenners' <davej@kellymchugh.com>

Cc: Christopher P. Tissue <cptissue@stpgov.org>; lbrady@latterblum.com; Shelby R. Vorenkamp <svorenkampdev@stpgov.org>; Jay Watson <jwatson@stpgov.org>; Daniel P. Hill <dphill@stpgov.org>
Subject: RE: Hickory Estates - Minor Subdivision (#2017-612-MSP) - As-Built Plan & Final Inspection Comments

*****EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.*****

Theodore,

Please allow this email to serve as our request for a waiver of the "fee in-lieu of detention" requirement relating to this minor subdivision. This waiver is being requested in accordance with Ordinance # 17-3764 and we would ask that we be placed under old business at the next available planning commission meeting so that the commission might consider our request.

In addition, and so that we don't further delay the recording of our plat, my client proposes to remit the required fee to the Parish to be held in escrow pending the outcome of our waiver request. Once the fee is paid to the Parish (and provided the other punchlist items are completed) we would ask that our plat be recorded. If the commission grants the waiver, the fee would be returned to the Developer. If the commission rejects the waiver request, the Parish would simply keep the fee. Please let me know if this will be acceptable and, if so, I will have Mr. Kernion get a check over to the Parish offices.

If you would like to discuss any of the foregoing, please let me know.

Thanks

Paul J. Mayronne

Jones Fussell, L.L.P.

Office: (985) 892-4801

Cell: (985) 630-3071

Fax: (985) 892-4925

Northlake Corporate Park, Suite 103

1001 Service Road East, Highway 190

P.O. Box 1810

Covington, Louisiana 70434-1810

From: Theodore C. Reynolds <tcreynolds@stpgov.org>

Sent: Tuesday, June 8, 2021 3:36 PM

To: 'Jonathan Kernion' <JKernion@cycleconstruction.com>; Kelly Mchugh <kjm@kellymchugh.com>; 'Dave Jenners' <davej@kellymchugh.com>

Cc: Christopher P. Tissue <cptissue@stpgov.org>; lbrady@latterblum.com; Shelby R. Vorenkamp <svorenkampdev@stpgov.org>; Jay Watson <jwatson@stpgov.org>; Daniel P. Hill <dphill@stpgov.org>; pjm@jonesfussell.com

Subject: Hickory Estates - Minor Subdivision (#2017-612-MSP) - As-Built Plan & Final Inspection Comments

Mr. McHugh,

Staff has reviewed the set of As-Built Plans received for the above referenced project and an inspection of the site was performed on 6/3/2021.

See attached markup plans and summaries for the above mentioned project as it relates to the Department of Engineering review. Please address all comments and submit to this office a full set of PDF plans and all required documentation to be reviewed & approved. To assist in our review, reply to each comment directly on the Markup Summary attached to this email. Once we receive the information needed to comply with the attached comments, our review will continue and additional comments may arise.

Should you have any questions or wish to discuss the comments further please do not hesitate to contact this office.

Thanks and have a good day,



Theodore C. Reynolds, P.E.

Development Engineer II

Department of Engineering

St. Tammany Parish Government

21490 Koop Drive, Bldg B, Suite 1B

Mandeville, LA 70471

p: 985.898.2552 e: tcreynolds@stpgov.org

www.stpgov.org

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MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of April 4, 2017)

CASE NO.: 2017-612-MSP

OWNER/DEVELOPER: Hickory Estates, L.L.C.

ENGINEER/SURVEYOR: John E. Bonneau & Associates, Inc.

SECTION: 16

WARD: 10

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

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: The property is bounded on the south by Lowe Davis Road, on the north by Sanders Road and on the west by LA Highway 1083, northeast of Covington, Louisiana.

SURROUNDING LAND USES: Low density single family residential

TOTAL ACRES IN DEVELOPMENT: 127.726

NUMBER OF LOTS/PARCELS: 5 TYPICAL LOT SIZE: 20 acres +

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Proposed lots 2 and 5 technically do not meet the 300' minimum public road frontage for the A-1 zoning district; and a private drive is required to access three (3) of the lots.

STAFF COMMENTARY:

Department of Development - Planning

The owner of the property is proposing to create five (5) lots and an access servitude parcel from a 127.726 acre parent parcel and will provide primary access to the lots through the creation of a private drive.

Furthermore, as stated above, lots 2 and 5 technically do not meet the 300' minimum public road frontage for the A-1 zoning district; therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue for said lots, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Furthermore, the private drive to be constructed and/or improved must meet all applicable parish road construction standards pursuant to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499, prior to the survey plat being recorded for public

record.

Department of Engineering

None

Department of Environmental Services

None

file



Approved

ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

July 5, 2017

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

Old Business
July 11, 2017

Re: Minor Subdivision No. 2017-612-MSP
Hickory Estates, LLC

Honorable Commissioner:

The developer's representative has requested that a "fee in lieu of detention" be approved for the above captioned project (see attached email dated June 20, 2017).

In accordance with Ordinance #499; Section 40.061.01 Hydrological Study and Plan, p.3, A, the Department of Engineering accepts the proposed waiver since the project is within lower 2/3 of the Abita River drainage basin (see attached plat for Hickory Estates).

Therefore, the fee in lieu of detention is recommended for approval in the amount of 18.41 acres x \$1,500.00 per acre = \$27,615.00 based upon A-1 zoning.

The fess are due before the plats are signed.

Sincerely,

Jay B. Watson, P.E.
Lead Development Engineer

Enclosure: Request and Plat

xc: Honorable Richard Tanner
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Paul Mayronne
Mr. Kelly McHugh

From: pjm@jonesfussell.com [mailto:pjm@jonesfussell.com]

Sent: Tuesday, June 20, 2017 2:29

To: Jay Watson <jwatson@stpgov.org>; Stephen Chandler <stephenc@kellymchugh.com>

Cc: Sidney Fontenot <sfontenot@stpgov.org>; Erin Stair <estair@stpgov.org>; Ashleigh R. Mayfield

<armayfield@stpgov.org>; Christopher P. Tissue <cptissue@stpgov.org>

Subject: RE: Minor Subdivision - Hickory Estates #2017-612-MSP

Jay,

We would like to be placed under old business on the next available Planning Commission Agenda.

In addition, on numerous occasions in the past (Ironwood and Bushwood immediately come to mind), the fee has been calculated based on the impacted area as opposed to the entire area of each parcel. Given the size of these parcels and the restrictive language on the plat (which is very similar to the language on the Ironwood plat), we would ask that the fee be calculated only on the impacted area. Is that something we can request of the commission?

Thanks

Paul J. Mayronne

Jones Fussell, L.L.P.

Office: (985) 892-4801

Cell: (985) 630-3071

Fax: (985) 892-4925

Northlake Corporate Park, Suite 103

1001 Service Road East, Highway 190

P.O. Box 1810

Covington, Louisiana 70434-1810

From: Jay Watson [mailto:jwatson@stpgov.org]

Sent: Tuesday, June 20, 2017 2:17 PM

To: Stephen Chandler

Cc: Sidney Fontenot; Erin Stair; Ashleigh R. Mayfield; Christopher P. Tissue; pjm@jonesfussell.com

Subject: Minor Subdivision - Hickory Estates #2017-612-MSP

Stephen,

Your drawing indicating that the Minor Subdivision is located within the lower 2/3 of the Abita River drainage basin has been reviewed and is acceptable.

Please confirm that you want to place an item under "Old Business" on the next available Planning Commission agenda to furnish "Fee in Lieu of Detention" for this project. We will need your fee calculations for A-1 zoning (see item #2 of our June 13, 2017 email).



Jay B. Watson, P.E.

Lead Development Engineer

Department of Planning and Development

St. Tammany Parish Government

21490 Koop Drive, Mandeville, LA 70471

985.809.7448 jwatson@stpgov.org

www.stpgov.org

**ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 13, 2017 MINUTES (CONT.)**

Davis moved to approve subject to staff comments, second by Randolph.

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE
Abstain: NONE

2017-711-FP

Goodbee Square, Phase 1, Ward 1, District 1

Developer/Owner: Lonesome Development, L.L.C. Engineer: Kyle Associates, L.L.C.

Parish Council District Representative: Hon. Marty Dean

Doherty moved to approve subject to staff comment, second by Davis.

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE
Abstain: NONE

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix "B", of Chapter 40, Subdivision Regulatory Ordinance No. 499, specifically, Section 45-045.0 Minor Subdivision Review.

Willie moved to approve, second by Doherty.

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE
Abstain: NONE

OLD BUSINESS

2017-612-MSP

A 127.726 acre parcel into lots 1 thru 5, Ward 10, District 6

Owner: Bulloch, et al. Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

(Request by owner to pay a drainage fee in lieu of detention)

Willie moved to approve, second by Lorren.

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE

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