

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**IMMEDIATELY FOLLOWING THE SEPTEMBER 14, 2021 RESCHEDULED SPECIAL**  
**MEETING - TUESDAY, OCTOBER 12, 2021**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear a face mask or covering.**

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream will begin following the September 14, 2021 rescheduled special meeting on Tuesday, October 12, 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**

**REQUEST FOR POSTPONEMENTS**

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

**REVOCATION REVIEW**

**MINOR SUBDIVISION REVIEW**

**1. 2021-2546-MSP**

A minor subdivision of 0.75 acre & 0.75 acre into Parcel A & Parcel B

Owner & Representative: Philip M. & Cherie V. Starr

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

General Location: The parcel is located on the southwest side of 3<sup>rd</sup> Street, north of Helenbirg Road, Covington, Louisiana. Ward 3, District 5

**2. 2021-2547-MSP**

A minor subdivision of 11.65 acres into Parcel A & Parcel B

Owner & Representative: Shelia L. McKee

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located at the end of Fussell Cemetery Road NE, north of Fussell Cemetery Road, Covington, Louisiana. Ward 2, District 6

**3. 2021-2553-MSP**

A minor subdivision of 10.617 acres into Lots A, B & C

Owner & Representative: Patrick J. Lambert, Clarence V. Lambert, Jr., Josephine A. Monteleone

Parish Council District Representative: Hon. Thomas J. "T.J." Smith

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

**RESUBDIVISION REVIEW****4. 2021-2555-MRP**

Resubdivision of lots 31 & 32 into lot 31-A, Bush Forest Estates, Phase II

Owner & Representative: Chad J. & Michele Plaisance

Surveyor: John Cummings and Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the south side of Charles Kelly Road, south of LA Highway 21; Bush, Louisiana. Ward 5, District 6

**5. 2021-2567-MRP**

Resubdivision of Site 233 and a portion of Common Area into Site 233-A, Phase 4, Natchez Trace

Owner & Representative: Rockwell Builders, LLC – Robert Rockwell

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the north side of Natchez Court; Covington, Louisiana. Ward 1, District 1

**TENTATIVE SUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW****6. 2021-2565-PP**

Money Hill Subdivision "Golf Cottages", Phase 8A-1 (*Resubmitted*)

Previously approved at the January 14, 2020 Planning Commission Meeting (Case No. 2019-1746-PP)

Developer/Owner: Money Hill Plantation, LLC

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

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana. Ward 6, District 6

**7. 2021-2568-PP**

Bonterra Subdivision, Phases 2 & 3

Developer/Owner: Lynn Levy Land Co., LLC

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

Parish Council District Representative: Hon. Michael Smith

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

**8. 2021-2569-PP**

La Chenier Subdivision, 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 Cross Creek Drive, east of South

Military Road, Slidell, Louisiana. Ward 8, District 9

**FINAL SUBDIVISION REVIEW****WAIVER REQUEST****9. Developer/Owner: Pierce Aluminum Company, Inc.**

Engineer/Surveyor: Duplantis Design Group, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located at the end of Alpha Boulevard, east of LA

Highway 59, north of U.S. Interstate 12, Mandeville, Louisiana. Ward 4, District 5

*Engineer requesting a waiver of 700 foot maximum street length requirement per Ordinance Section 125-56(d)(2)*

**REQUEST PETITION****10. Ashton Oaks Subdivision, Phase 4 - Lot #108**

Case No. SD03-10-014F4 (Approved at the August 10, 2004 Planning Commission meeting)

Debtor: Leon Lowe and Sons, Inc. - Mr. Toby Lowe

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

Parish Council District Rep.: Hon. Chris Canulette

General Location: The property is located on the east side of East Redbud Drive, east of

LA Highway 11, north of US Interstate 12, Slidell, Louisiana. Ward 8, District 8

*Request to revise parcel denoted on the Recorded Plat from "Reserved for Future Right-of-way" to Lot #108*

**OLD BUSINESS****11. 2021-2472-MSP - WITHDRAWN**

A minor subdivision of 52.21 acres into Parcels A & B

Owners & Representatives: Decatur Enterprises, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the north side of US Highway 190 and at the end of Pamela Drive, Covington, Louisiana. Ward 3, District 3

**12. Entering Parish R.O.W. Resolution No. 20-067- "8th" Avenue/Alexiusville Subdivision**

Debtor: JSB Three Rivers, LLC - Mr. John Bowers, III

Engineer: Arrow Engineering & Consulting

Parish Council District Rep.: Hon. Rykert Toledano

General Location: The property is located west of Echo Street, north of Three Rivers

Road, west of US Highway 190, Covington, Louisiana. Ward 3, District 5

*Developer requesting an extension of time to complete work*

**NEW BUSINESS**

**ADJOURNMENT**

DRAFT

# **MINOR SUBDIVISIONS**

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## MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of October 5, 2021)

Meeting Date: October 12, 2021

CASE NO.: 2021-2546-MSP

OWNER/DEVELOPER: Philip M. and Cherie V. Starr

ENGINEER/SURVEYOR: Lowe Engineers

SECTION: 14

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 5

TYPE OF DEVELOPMENT:

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

GENERAL LOCATION: Located on the southwest side of 3<sup>rd</sup> Street, north of Helenbirg Road, Covington, Louisiana

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 1.5 acres

NUMBER OF LOTS/PARCELS: 0.75 acre and 0.75 acre into Parcel A and Parcel B

ZONING: A-4 Single-Family Residential District

### STAFF COMMENTARY:

#### Department of Planning & Development and Department of Engineering

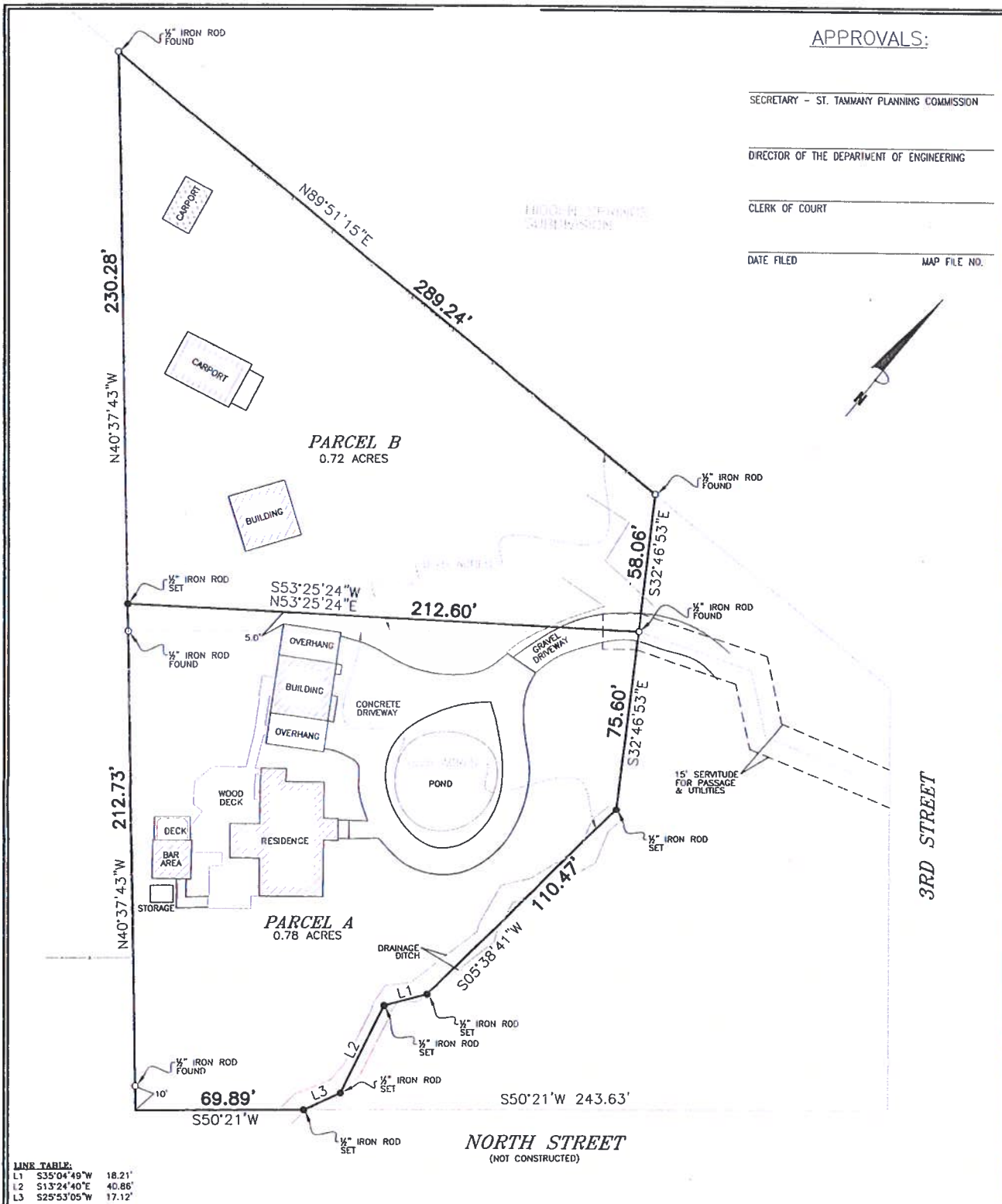
The applicant is requesting to create two (2) parcels from 0.75 acre and 0.75 acre. The minor subdivision request requires a public hearing due to:

- Parcels A & B are less than 1 acre in size requiring a waiver of the regulation from the Planning Commission.
- Parcels A & B do not meet the minimum lot width of 90 feet required under the A-4 Single Family Residential Zoning District 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.
2. The survey shall be amended as follow: 3<sup>rd</sup> ~~STREET~~ **AVENUE**.
3. Verify that the heading along the northern property line is correct: currently show as N89° 51'15"E; however it is show as S89° 50' 19" on the Hidden Springs Subdivision Plat.
4. Provide inset showing the total access dimension and the dimensions on each side of the property line.
5. Provide the instrument number on the survey for the 15 foot servitude for passage & utilities.

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



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

**REFERENCE SURVEY:**  
Survey done by Fontcuberta Surveys  
Incorporated, dated 11/01/2000.

**BASIS FOR HEARINGS:**  
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 0240 E; Revised: AUGUST 16, 1995

# A MINOR SUBDIVISION MAP OF (2) 0.75 ACRE PARCELS OF LAND into

**PARCEL A AND B**

situated in  
Section 14, T-7-S, R-11-E  
St. Tammany Parish, Louisiana  
for

**PHILIP M. STARR**

Survey No. 21-140377  
Date: JULY 14, 2021

Drawn by: SPH  
Revised:

Scale: 1" = 40'

**LOWE**  
ENGINEERS

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

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

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

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

This Survey is Certified  
True and Correct By

**JOHN E. BONNEAU**  
Professional Land Surveyor  
Registration No. 4423



**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of October 5, 2021)*

**Meeting Date: October 12, 2021**

CASE NO.: 2021-2547-MSP

OWNER/DEVELOPER: Shelia L. McKee

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 9

TOWNSHIP: 5 South

RANGE: 11 East

WARD: 2

PARISH COUNCIL DISTRICT: 6

TYPE OF DEVELOPMENT:

☐ SUBURBAN (Residential acreage between 1-5 acres)

☒ RURAL (Low density residential 5 acres or more)

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

GENERAL LOCATION: Located at the end of Fussell Cemetery Road NE, north of Fussell Cemetery Road, Covington, Louisiana

SURROUNDING LAND USES: Agricultural, Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 11.65 acres

NUMBER OF LOTS/PARCELS: 11.65 acres into Parcel A & Parcel B

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 two (2) parcels from 11.65 acres. The minor subdivision request requires a public hearing due to:

- Parcels A & B do not meet the minimum lot width of 300 feet required under the A-1 Suburban Zoning District and requiring a waiver from the Planning Commission.
- Parcels A & B do not have Parish Road Frontage, 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. Provide recordation information regarding existing 60 foot servitude of passage.
3. If 60 foot existing private servitude of access was existing prior to the creation of the urban growth boundary line in November 2010, provide maintenance agreement.
4. Provide recordation information regarding 25 foot servitude of passage or if proposed to be created for access.

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

Minor Subdivision of a 11.65 Acre Parcel of Land into  
Parcels A & B in Section 9 Township 5 South  
Range 11 East, St. Tammany Parish, Louisiana

Secretary Planning Commission

Dir. Dept. of Engineering

Clerk of Court

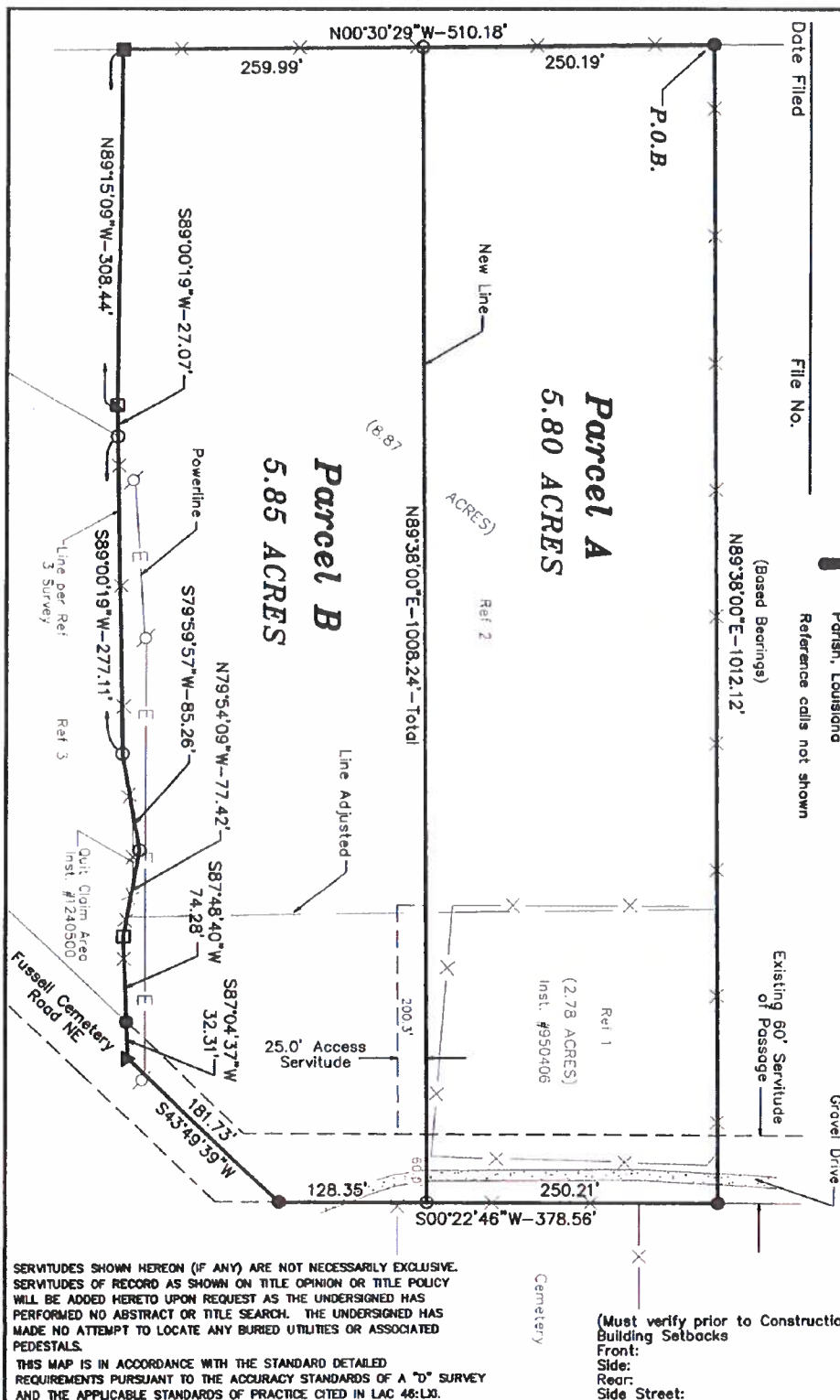
Date Filed File No.



- Reference:
- 1) A Deed of the 2.78 Acre Parcel of Land in Inst. #950406 & Map File No. E2024, Clerk of Court's Office (Based Bearings)
  - 2) A Survey Plot showing a 8.83 Acre Parcel of Land by Lowell E. Cummings for Robert McKee Estate, Dated April 1986
  - 3) A Survey Map by John Bonneau of 3.36 Acres, Dated 3-2-2001, #2001 111
  - 4) A Quit Claim Deed in Inst. #1240500, between a Line and Fence

The P.O.B. is described as being N89°38'E-1143.31'; S00°23'58"E-510.39' from the Section Corner common to Sections 4, 5, 8 & 9, T-5-S, R-11-E, St. Tammany Parish, Louisiana

Reference calls not shown



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 46:120.

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

MAP PREPARED FOR **DONNA S. TERRANOVA**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 9, T-5-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.

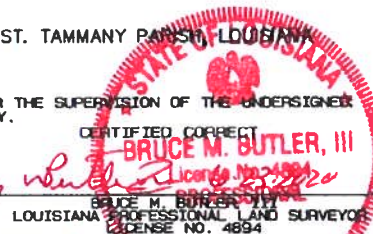
**LAND SURVEYING LLC**

510 N. Columbia Street, Covington, LA 70433  
(985) 892-6271 office (985) 898-0355 fax  
landsur@bellsouth.net email

Revised: 2-28-2020 (Boundary Line), 6-9-2020 (correct name) 6-8-20(Quit Claim)

SCALE: 1" = 120'

DATE: 12-15-2019



## MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of October 5, 2021)

Meeting Date: October 12, 2021

CASE NO.: 2021-2553-MSP

OWNER/DEVELOPER: Patrick J. Lambert, Clarence V. Lambert, Jr., Josephine A. Monteleone

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

SECTION: 24

TOWNSHIP: 8 South

RANGE: 14 East

WARD: 8

PARISH COUNCIL DISTRICT: 14

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 south side of Robert Road, Pearl River, Louisiana

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 10.617 acres

NUMBER OF LOTS/PARCELS: 10.617 acres into Lots A, B & C

ZONING: A-3 Suburban District

### STAFF COMMENTARY:

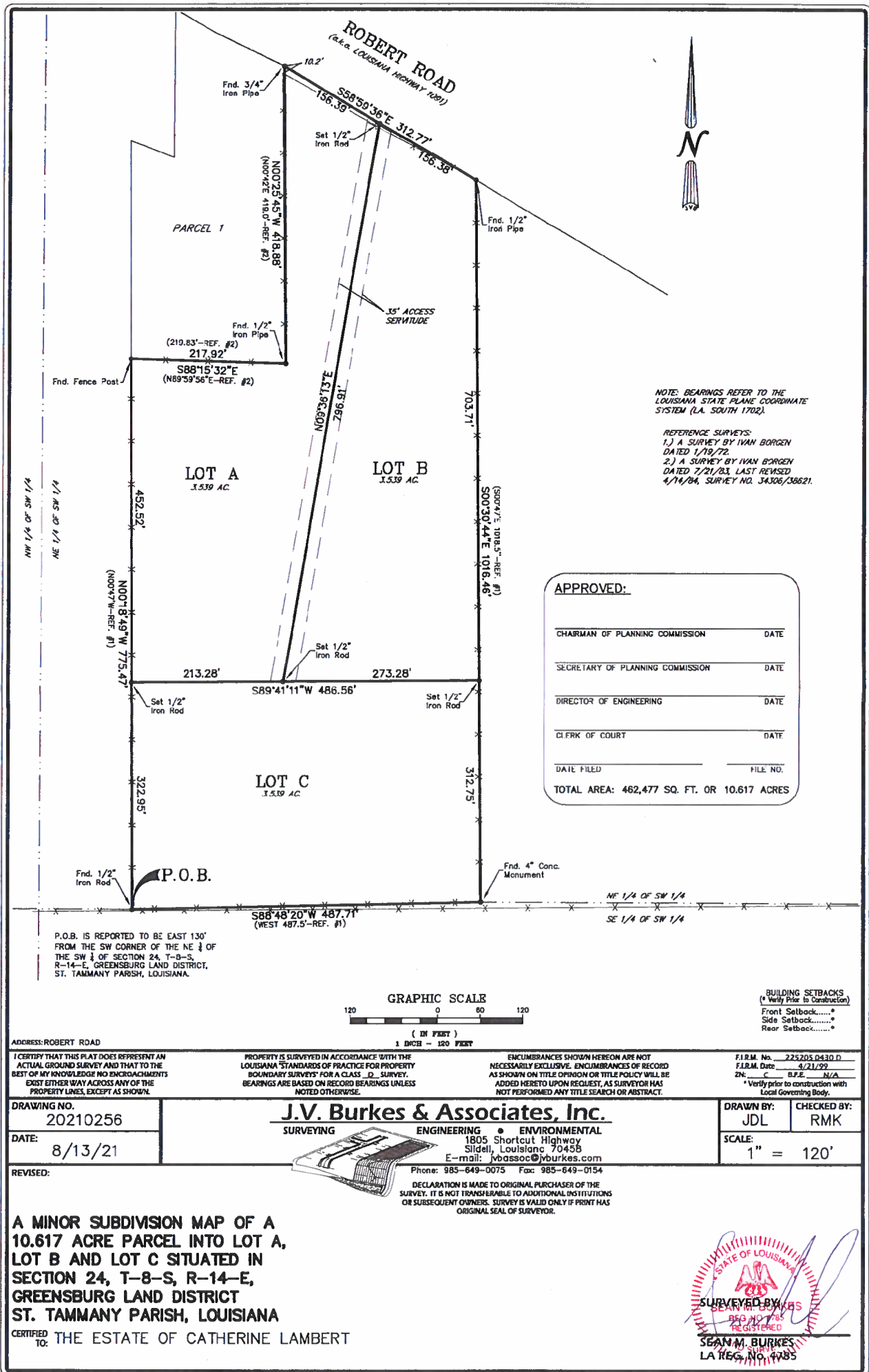
#### Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from 10.617 acres. The minor subdivision request requires a public hearing due to:

- Parcel C is requested to be accessed from a 35' private access servitude.
- The proposed name of the access depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name "KATIE & VAL LANE" has been submitted and approved by St. Tammany Parish Communication District.
- 

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

1. Approval of the proposed name of the 35' private access servitude as "KATIE & VAL LANE".
2. Provide 10 original copies of the revised survey depicting the name of the access servitude.
3. Note that street name sign shall be installed after completion of the construction of the access.



# **RESUBDIVISION REVIEW**

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**RESUBDIVISION STAFF ANALYSIS REPORT**

*(As of October 5, 2021)*

***Meeting Date: October 12, 2021***

CASE FILE NO: 2021-2555-MRP

NAME OF SUBDIVISION: Bush Forest Estates, Phase II

LOTS BEING DIVIDED: Lots 31 & 32 into lot 31-A

SECTION: 42

WARD: 5

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 13 East

PROPERTY LOCATION: The parcel is located on the south side of Charles Kelly Road, south of LA Highway 21; Bush, Louisiana

ZONING: A-2 Suburban District

PROPERTY OWNER: Chad J. & Michele Plaisance

**STAFF COMMENTARY:**

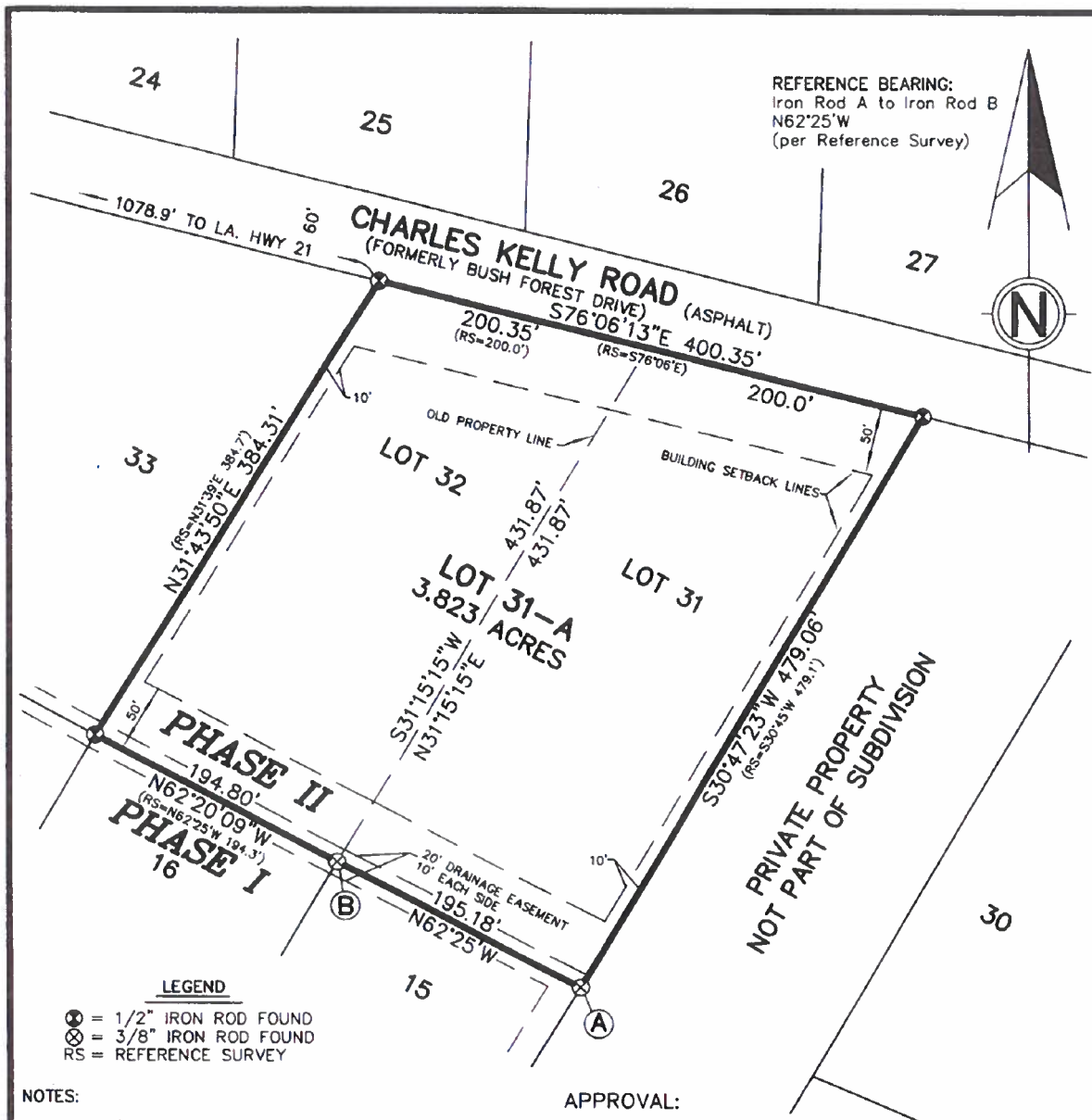
**Department of Planning & Development and Department of Engineering**

The owner is requesting to create one (1) lot – lot 31-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 below comments:

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



**NOTES:**

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0160 B, dated March 1, 1984.

2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

**REFERENCE SURVEY:**

Plat of Bush Forest Estates, Phase II by Ned R. Wilson, Surveyor, dated September 29, 1980, revised October 8, 1980, filed St. Tammany Parish Clerk of Court Map File No. 671A.

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

**APPROVAL:**

CHAIRMAN/PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Michele & Chad Plaisance**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOTS 31 & 32 INTO LOT 31-A, BUSH FOREST ESTATES, PHASE II, LOCATED IN SECTIONS 41 & 42, TOWNSHIP 5 SOUTH, RANGE 13 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.

**John G. Cummings**  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 15189

DATE: 6-12-2015

REVISED: ADDITIONAL SIGNATURE  
LINE 9/7/2021



## RESUBDIVISION STAFF ANALYSIS REPORT

*(As of October 5, 2021)*

*Meeting Date: October 12, 2021*

CASE FILE NO: 2021-2567-MRP

NAME OF SUBDIVISION: Natchez Trace, Phase 4

LOTS BEING DIVIDED: Site 233 and a portion of Common Area into Site 233-A

SECTION: 52

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: The parcel is located on the north side of Natchez Court; Covington, Louisiana

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Rockwell Builders, LLC – Robert Rockwell

### **STAFF COMMENTARY:**

#### **Department of Planning & Development and Department of Engineering**

The owner is requesting to create one (1) site – Site 233-A. The public hearing is required considering that:

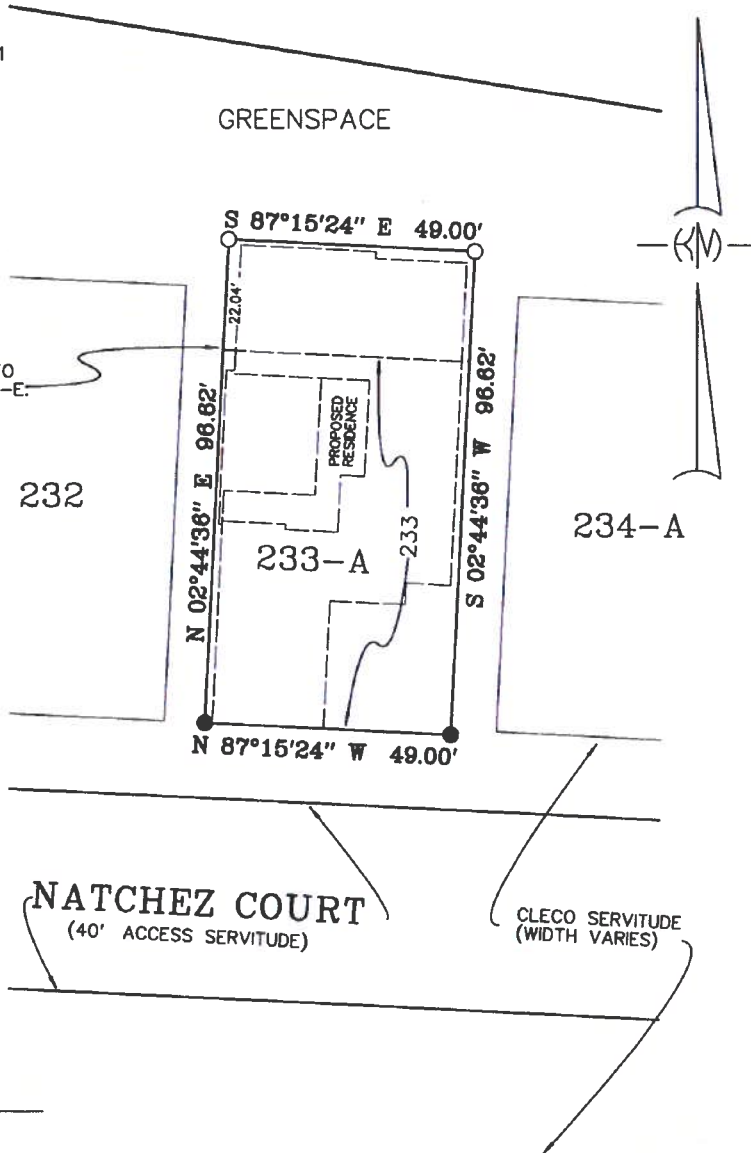
- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

The request shall be subject to the below comments:

1. Provide letter of no objection from the Natchez Trace Homeowner Association regarding the addition of common area to the site.
2. Remove the location of the proposed residence from the survey.
3. Provide leaders identifying the existing lines of Site 233 and leaders line showing the common area being added to the site and the acreage.

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

THIS POINT IS DESCRIBED AS BEING  
S 00°39' 14" E 687.10', THENCE  
S 63°18' 54" W 469.61', THENCE  
S 87°49' 29" W 502.96',  
FROM THE SECTION CORNER COMMON TO  
SECTIONS 47, 49, & 52, T-7-S, R-10-E.



-- LEGEND --

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

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

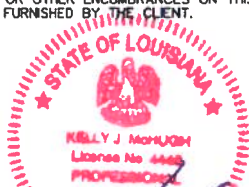
CLERK OF COURT

BUILDING SETBACKS:  
A MINIMUM OF 10' BETWEEN STRUCTURES

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

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

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



Kelly J. McHugh, REG. NO. 4443

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

A RESUBDIVISION OF:

SITE 233 AND A PORTION OF COMMON AREA  
INTO SITE 233-A,  
NATCHEZ TRACE, PHASE 4  
SECTION 52, T-7-S, R-11-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

ROCKWELL BUILDERS

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

SCALE:	1" = 30'	DATE:	09-17-21
DRAWN:	DRJ	JOB NO.:	21-295
REVISED:			

# **PRELIMINARY SUBDIVISION REVIEW**

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**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of October 5, 2021)**

CASE NO.: 2021-2565-PP

SUBDIVISION NAME: Money Hill Subdivision "Golf Cottages", Phase 8A-1 (Resubmitted)

DEVELOPER: Money Hill Plantation, LLC  
100 Country Club Drive  
Abita Springs, LA 70420

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

SECTION: 12  
TOWNSHIP: 6 South  
RANGE: 11 East

WARD: 6  
PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: The property is located north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 4.58 Acres

NUMBER OF LOTS: 1                                      AVERAGE LOT SIZE: 4.58 Acres

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "A" & "C"

PUD APPROVAL GRANTED: November 13, 2019

**STAFF COMMENTARY:**

**Department of Planning and Development**

This project originally received Preliminary Approval at the January 14, 2020 Planning Commission meeting, but did not secure a Work Order within the required time frame and the approval has since expired.

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on October 1, 2021.

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

**General Comments:**

1. The developer will need to contact the 911 Addressing office to have the road name approved, and addresses assigned for this phase.
2. Provide a STP stormwater agreement filled out and signed by the owner or contractor.

**Preliminary Plat:**

3. Restrictive Covenant #1 does not supersede Parish ordinance requirements listed in Ordinance No. 21-4593, revise this covenant accordingly.
4. If Phase 8-A is planned to be split into Phase 1 and Phase 2 the greenspace calculation table will need to be updated accordingly to reflect this.
5. The front building setbacks outlined in Restrictive Covenant #11 are inconsistent with the required street buffers per the UDC regulations. Revise this covenant accordingly to comply with the UDC regulations.

**Paving & Drainage Plan:**

6. The typical section shown is 50' wide to provide room for the proposed utilities and ditches; however, the plan sheets only show the 20' roadway pavement section. Revise the plans and typical sections to eliminate the conflicts and provide the required space for utility installations.
7. The proposed profile elevations shown on sheet #4 do not match the centerline profile of the proposed street. Revise the profile elevations accordingly to eliminate this conflict.

**Water & Sewer:**

8. Revise the wet pit elevation on the sewer lift station plan sheet to reflect 96.0' as shown on the other plan sheets and LDH permit application.
9. Provide written plan approval from Magnolia Water for the proposed water and sewer plans.
10. Provide written verification from Magnolia Water that the existing water and sewer systems this development is connecting to have sufficient capacity.

**Informational Items:**

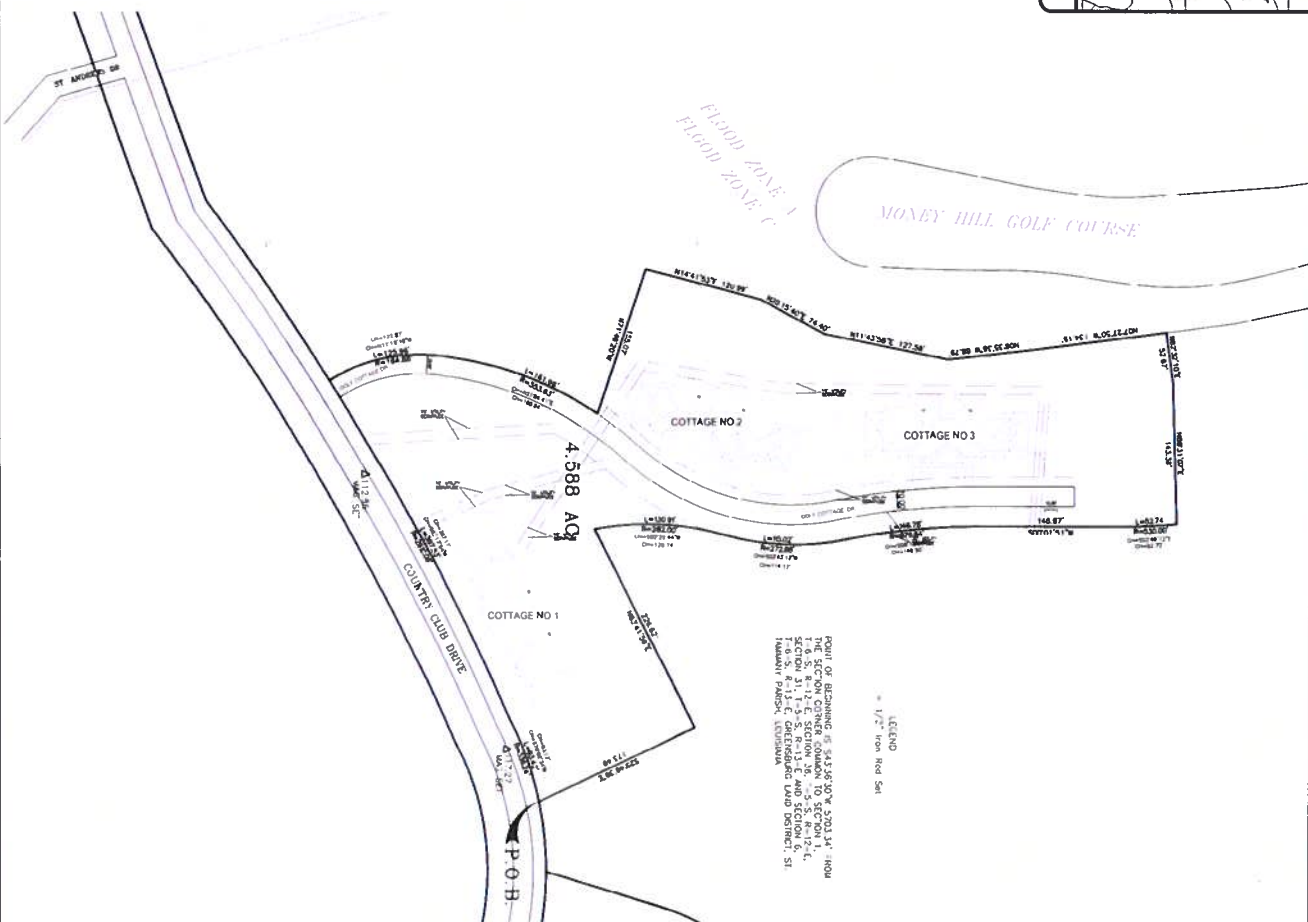
A Letter of No Objection from St. Tammany Parish and L.D.H. approval regarding the water and sewer infrastructure is required for this development.

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

No funded Maintenance Obligation is required since this project will not connect to a Parish maintained roadway.

**No Mandatory Developmental fee** is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since a public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the October 12, 2021 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



**PUD AMENDMENT TO  
EXISTING ZC-96-11-064  
MONEY HILL "GOLF  
COTTAGES", PHASE 8-A-1**

## RESTRICTIVE COVENANTS

[illegible][illegible][illegible]

**MONEY HILL PLANTATION**

[illegible]

N/A	20	LOADING - NO
TYPE LOT 307	STREET 1011 N	200000
PERMITS	CEN 1011	
OWNER	ST. MARY'S	
ROAD SURFACING	WATER 315 RD	

DENSITY IN PHASE 0-4-1: 5.12 UNITS ON 4.588 ACRES OR 2.52 UNITS/ACRE.

EXISTING ZC-96-11-064 GREENSPACE CALCULATIONS	
MAINTENANCE	7.440 ACRES
LAKES	200.000 ACRES
GOLF ACADEMY	5.500 ACRES
LESS OPEN SPACE	3421.10 ACRES
TOTAL	4.989 ACRES
PHASE 8-A	17.287 ACRES
PHASE 8-B	17.287 ACRES
NET GREENSPACE	533.066 ACRES

FLOOD ZONE NOTE

I HAVE CONSIDERED THE FLOOD HAZARD FACTORS AND  
FLOOD SCENARIOS AS A SPECIAL STUDY FOR THE  
PROPOSED PROJECT AND I HAVE DETERMINED THAT THE  
FLOOD ZONE IS A MAJOR FLOOD RISK AREA WITH A 100  
YEAR RETURN PERIOD.

GRAPHIC SCALE

( 1" = 60' )

1" = 60'

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway  
Slacks, Louisiana 70458  
E-mail: phibbses@vsnl.com

---

Phone 805-643-0075 Fax 805-643-C154

[illegible]



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 5, 2021)*

CASE NO.: 2021-2568-PP

SUBDIVISION NAME: Bonterra Subdivision, Phases 2 & 3

DEVELOPER: Lynn Levy Land Co., LLC  
10604 Coursey Boulevard  
Baton Rouge, LA 70816

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

SECTION: 31  
TOWNSHIP: 8 South  
RANGE: 15 East

WARD: 8  
PARISH COUNCIL DISTRICT: 9

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 east & west sides of North Military Road/LA Highway 1090, north of Interstate-12, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: Phase 2 - 16.072 Acres/Phase 3 - 18.907 Acres

NUMBER OF LOTS: Phase 2 - 69 Lots/Phase 3 - 80 Lots      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: A-4-A and A-1 with a PUD Overlay

FLOOD ZONE DESIGNATION: "C" & "A4"

PUD APPROVAL GRANTED: August 4, 2020

**STAFF COMMENTARY:**

The Developer's engineer and representative requested this case be postponed for one month and be placed on the agenda for the November 9, 2021 Planning Commission Meeting.

**Informational Items:**

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

A Letter of No Objection regarding the water and sewer improvements needs to be issued on behalf of The Department of Environmental Services for this phase of Military Ridge.

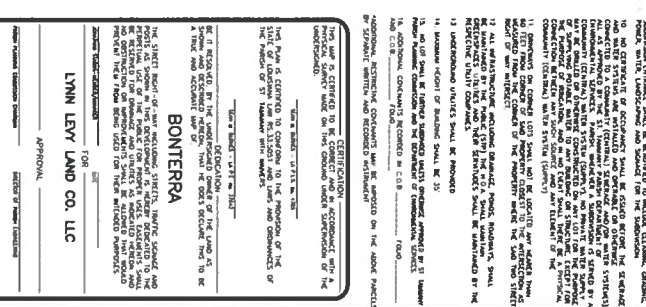
Louisiana Department of Health (LDH) Approval for this phase of Military Ridge is required.

No funded **Maintenance Obligation** for the subdivision connection is required since this subdivision is connecting to a state maintained highway.

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

PRELIMINARY PLAT FOR  
**BONTERRA, PHASE 2 & 3**  
A PLANNED UNIT DEVELOPMENT  
LOCATED IN SECTION 31, T-8-S, R-15-E,  
ST. TAMMANY PARISH, LOUISIANA

Sea Trials			Bank Trials		
Run #	Length	Distance	Run #	Length	Dist. Bank
12	12.47	107.01% <sup>1</sup>	10	10.00	113.54%
13	10.32	107.11% <sup>2</sup>	11	10.00	113.64%
14	11.11	113.64%	12	10.00	113.64%
15	10.67	107.78% <sup>3</sup>	13	11.00	113.64%
16	10.33	107.78% <sup>4</sup>	14	10.00	113.64%
17	10.67	107.78% <sup>5</sup>	15	10.00	113.64%
18	11.11	113.64%	16	10.00	113.64%
19	10.67	107.78% <sup>6</sup>	17	10.00	113.64%
20	10.67	107.78% <sup>7</sup>	18	10.00	113.64%
21	10.67	107.78% <sup>8</sup>	19	10.00	113.64%
22	10.67	107.78% <sup>9</sup>	20	10.00	113.64%
23	10.67	107.78% <sup>10</sup>	21	10.00	113.64%
24	10.67	107.78% <sup>11</sup>	22	10.00	113.64%
25	10.67	107.78% <sup>12</sup>	23	10.00	113.64%
26	10.67	107.78% <sup>13</sup>	24	10.00	113.64%
27	10.67	107.78% <sup>14</sup>	25	10.00	113.64%
28	10.67	107.78% <sup>15</sup>	26	10.00	113.64%
29	10.67	107.78% <sup>16</sup>	27	10.00	113.64%
30	10.67	107.78% <sup>17</sup>	28	10.00	113.64%
31	10.67	107.78% <sup>18</sup>	29	10.00	113.64%
32	10.67	107.78% <sup>19</sup>	30	10.00	113.64%
33	10.67	107.78% <sup>20</sup>	31	10.00	113.64%
34	10.67	107.78% <sup>21</sup>	32	10.00	113.64%
35	10.67	107.78% <sup>22</sup>	33	10.00	113.64%
36	10.67	107.78% <sup>23</sup>	34	10.00	113.64%
37	10.67	107.78% <sup>24</sup>	35	10.00	113.64%
38	10.67	107.78% <sup>25</sup>	36	10.00	113.64%
39	10.67	107.78% <sup>26</sup>	37	10.00	113.64%
40	10.67	107.78% <sup>27</sup>	38	10.00	113.64%
41	10.67	107.78% <sup>28</sup>	39	10.00	113.64%
42	10.67	107.78% <sup>29</sup>	40	10.00	113.64%
43	10.67	107.78% <sup>30</sup>	41	10.00	113.64%
44	10.67	107.78% <sup>31</sup>	42	10.00	113.64%
45	10.67	107.78% <sup>32</sup>	43	10.00	113.64%
46	10.67	107.78% <sup>33</sup>	44	10.00	113.64%
47	10.67	107.78% <sup>34</sup>	45	10.00	113.64%
48	10.67	107.78% <sup>35</sup>	46	10.00	113.64%
49	10.67	107.78% <sup>36</sup>	47	10.00	113.64%
50	10.67	107.78% <sup>37</sup>	48	10.00	113.64%
51	10.67	107.78% <sup>38</sup>	49	10.00	113.64%
52	10.67	107.78% <sup>39</sup>	50	10.00	113.64%
53	10.67	107.78% <sup>40</sup>	51	10.00	113.64%
54	10.67	107.78% <sup>41</sup>	52	10.00	113.64%
55	10.67	107.78% <sup>42</sup>	53	10.00	113.64%
56	10.67	107.78% <sup>43</sup>	54	10.00	113.64%
57	10.67	107.78% <sup>44</sup>	55	10.00	113.64%
58	10.67	107.78% <sup>45</sup>	56	10.00	113.64%
59	10.67	107.78% <sup>46</sup>	57	10.00	113.64%
60	10.67	107.78% <sup>47</sup>	58	10.00	113.64%
61	10.67	107.78% <sup>48</sup>	59	10.00	113.64%
62	10.67	107.78% <sup>49</sup>	60	10.00	113.64%
63	10.67	107.78% <sup>50</sup>	61	10.00	113.64%
64	10.67</				

[illegible][illegible][illegible]


SHEET	DATE	DRAWN BY	CHECKED BY	SCALE	1" = 150'	PRELIMINARY BONTERA SUBDIVISION SECTION 31, GREENSBURG ILL. ST. TAMMANY PARISH, LA.
201502/42	09/17/2021	SAHS				LYNN LEVY L

[illegible]

RY PLAT  
ON, PHASES 2 & 3,  
T8S, R15E,  
LAND DISTRICT,  
URISH, LOUISIANA

[illegible][illegible][illegible]

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL



1805 Shortcut High  
Shed, Louisiana 700  
E-mail: jvburkes@jvburkes.com  
Phone 905-649-0075 Fax 905-649-0100

[illegible]

SEAN M BURKES  
LA REG NO. 4785

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**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 5, 2021)*

CASE NO.: 2021-2569-PP

PROPOSED SUBDIVISION NAME: La Chenier Subdivision, Phase 2

DEVELOPER: BLD Investments, LLC  
2424 Tyler Street  
Kenner, LA 70062

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

SECTION: 37  
TOWNSHIP: 9 South  
RANGE: 15 East

WARD: 8  
PARISH COUNCIL DISTRICT: 9

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 north of Cross Creek Drive, east of South Military Road, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 93.30 Acres

NUMBER OF LOTS: 81                      TYPICAL LOT SIZE: 100' x 120'

SEWER AND WATER SYSTEMS: Community

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: A4 & C

TENTATIVE APPROVAL GRANTED: June 8, 2021

**STAFF COMMENTARY:**

**Department of Planning and Development:**

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on October 1, 2021.

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

**General Comments:**

1. Provide a STP fill and grading statement signed and dated by both the developer and engineer.
2. Provide a STP Stormwater Agreement completed and signed by the owner or contractor.

**Preliminary Plat:**

3. Revise Restrictive Covenant #3 to state "whichever is greater" in lieu of "which is greater".
4. Provide a 25' access and drainage servitude from La Chenier Drive through the Greenspace to the fill mitigation pond and a 15' perimeter servitude around the pond with a minimum 10' flat surface.

**Paving & Drainage Plan:**

5. Update the drainage plan to provide the proposed pipe materials for the drain lines in front of Lots #109 - #111.
6. Provide proposed elevations on the plan view and cross section for the swale through the greenspace area. Update the plat and plan sheets to include a drainage and access servitude for this swale that conforms to Parish standards.
7. Provide additional elevations for Parcel G-1 to show that this area will drain north to south as shown with the provided drainage arrows and not impede flow for the existing lots to the north.
8. Shift the drainage invert call out to the east of Lots #89 & #90 to be legible.
9. Label the proposed low flow channel in the fill mitigation pond.
10. Provide a transverse typical cross section for the proposed lots from property line to property line showing lot grading including the house pad and dimensions.

**Water & Sewer:**

11. Provide written plan approval from U.I.L. for the proposed water and sewer plans.
12. Provide written verification from U.I.L. that the existing water and sewer systems this development is connecting to have sufficient capacity.
13. Provide sewer calculation showing that the sewer line slopes of 0.0034 have sufficient slope to achieve the required 2ft/s clearing velocity for an 8" sewer line.

**Informational Items:**

A Letter of No Objection from St. Tammany Parish and L.D.H. approval regarding the water and sewer infrastructure is required for this development.

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

A funded **Maintenance Obligation** in the amount of **\$15,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

The original developer of La Chenier Subdivision, Phase 1 entered into a Voluntary Developmental Agreement for this development. The District Attorney's office has determined that the original agreement is still applicable to revised La Chenier Subdivision, Phase 2. The Voluntary Developmental Agreement fees (\$1,000.00 per lot x 81 lots = \$81,000.00) for this phase of the development at have been satisfied through the existing Voluntary Developmental Agreement (Council Ordinance Series No. 04-0857).

Revised drawings will not be accepted for review or placement in the packet prior to the October 12, 2021 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.







FLOOD ZONE NOTE

## A PLANNED UNIT DEVELOPMENT

Line #	Length	Direction
L10	264.66'	89°19'42" N
L16	208.86'	89°07'32" N
L17	208.52'	89°07'32" N
L18	87.66'	89°07'32" N
L19	227.66'	89°07'32" N
L20	625.44'	89°07'32" N
L21	27.66'	89°07'32" N
L22	27.66'	89°07'32" N
L23	167.66'	89°07'32" N
L24	167.66'	89°07'32" N
L25	208.86'	89°07'32" N
L26	218.66'	89°07'32" N
L27	274.66'	89°07'32" N
L28	128.66'	89°07'32" N
L29	68.66'	89°07'32" N
L30	122.66'	89°07'32" N




103



**GRAPHIC SCALE**



TOTAL ACRES (CONS AND SINGLETS) = 34.30 ACRES  
 DINK CREEKSIDE<sup>®</sup> = 39.12 (66.25 OF TOTAL AREA)  
 (WATERLESS FROM 1965)  
 TOTAL LENGTH OF NATURAL TRAILS = 6832 L.F. 2 WASHED CANYONS  
 WETLANDS = 10.26 ACRES

NOTES

- [illegible]

## RESTRICTIVE COVENANTS

☐ PRINTED IN THE UNITED STATES OF AMERICA



LA CHENIER PHASE 2

HEAD INVESTMENTS, LLC

ALL AGENTS	01. LOTS	01.370. JF
WGL	NO. OF LOTS	LEAF. OF SHEETS
1007 1150	647	PLD
100K 101 BOX	STREET WIDTH	ZONING
CORNER TC	COR. BULK	CENTRAL
ROAD SLAN/ADJ	STANDARD SYSTEM	WATER SYSTEM

ENLARGED VIEW OF LOT LAYOUT  
LA CHENIER PHASE 2  
SECTION 37, T-9-S, R-15-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

**J.V. Burkes & Associates, Inc.**  
SURVEYING ENGINEERING • ENVIRONMENTAL

STATE OF LOUISIANA  
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JAN 10 1968  
JAN 10 1968

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# **WAIVER REQUEST**

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

October 5, 2021

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

Re: Engineer requesting a waiver of 700-foot maximum street length requirement per Ordinance Section 125-56(d)(2) - Pierce Aluminum Company, Inc. - Alpha Boulevard/Alpha Industrial Business Park

Honorable Commissioners,

The developer's engineering firm, Duplantis Design Group, PC, has requested a waiver of regulations of Section 125-56(d)(2) of Parish Code which states:

*"(d) Dead-end streets are prohibited, however, cul-de-sacs may be used by developers, provided that the following minimum standards are utilized: (2) A street terminated by a cul-de-sac shall be no greater than 700 feet in length. However, some exceptions may apply due to extenuating circumstances. In such cases, the planning commission shall reserve the right to waive the length standards."*

The 15-acre parcel owned by Pierce Aluminum Company, Inc. is located approximately 1,000 feet east of LA Hwy 59 at the end of Alpha Boulevard, and the proposed cul-de-sac will be located an additional 700 feet from the end of Alpha Boulevard. This will result in a total length of roadway of 1,700 feet.

Sincerely,

Christopher P. Tissue, P.E.  
Assistant Director - Development

*Enclosure: Waiver request from Mr. Paul Whittington, Duplantis Design Group, PC dated September 13, 2021  
"Site Plan Exhibit; Sheet EX-1" dated September 17, 2021 from Duplantis Design Group, PC  
Pierce Aluminum Road Access Connection Map*

xc: President Michael Cooper  
Honorable Rykert Toledano  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Daniel Hill, P.E.  
Ms. Helen Lambert  
Mr. Theodore Reynolds, P.E.  
Mr. Scott Stewart, Pierce Aluminum Company, Inc.  
Mr. Tommy Buckel, P.E. Duplantis Design Group, PC  
Mr. Paul Whittington, Duplantis Design Group, PC

**From:** [Theodore C. Reynolds](#)  
**To:** [Paul Whittington](#)  
**Cc:** [Christopher P. Tissue](#); [Shelby R. Vorenkamp](#)  
**Subject:** RE: Pierce Aluminum - Request of Waiver  
**Date:** Thursday, September 30, 2021 9:02:19 AM  
**Attachments:** [image003.png](#)  
[image005.png](#)  
[image006.emz](#)  
[image007.emz](#)

---

Paul,

Your request was placed on the Oct. 12, 2021 Planning Commission Agenda.

Please let me know if you need anything further.

Thanks,



**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](mailto:tcreynolds@stpgov.org)  
[www.stpgov.org](http://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:** Paul Whittington <[pwhittington@ddgpc.com](mailto:pwhittington@ddgpc.com)>  
**Sent:** Thursday, September 30, 2021 7:44 AM  
**To:** Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)>  
**Cc:** Christopher P. Tissue <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>; Shelby R. Vorenkamp <[srvorenkampdev@stpgov.org](mailto:srvorenkampdev@stpgov.org)>  
**Subject:** RE: Pierce Aluminum - Request of Waiver

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

Good morning. I wanted to follow up and see if I'm on the next planning agenda for waiver as requested. Any update would be greatly appreciated. Thanks!

Thank you,

**Paul Whittington**

**Duplantis Design Group, P.C.**

16564 E. Brewster Road, Suite 101  
Covington, LA 70433  
Phone: 985-249-6180  
Fax: 985-249-6190

Mobile: 985-705-6012

[www.ddgpc.com](http://www.ddgpc.com)



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---

**From:** Paul Whittington

**Sent:** Friday, September 17, 2021 11:37 AM

**To:** Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)>

**Cc:** Christopher P. Tissue (<[cptissue@stpgov.org](mailto:cptissue@stpgov.org)> <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>); Shelby R. Vorenkamp  
<[srvorenkampdev@stpgov.org](mailto:srvorenkampdev@stpgov.org)>

**Subject:** Pierce Aluminum - Request of Waiver

Teddy

Please find attached my request for waiver letter and exhibits. Let me know if met the deadline for the Planning Commission meeting and when that meeting will take place. I'll plan on attending the meeting as well.

**Thank you,**

**Paul Whittington**

**Duplantis Design Group, P.C.**

16564 E. Brewster Road, Suite 101

Covington, LA 70433

Phone: 985-249-6180

Fax: 985-249-6190

Mobile: 985-705-6012

[www.ddgpc.com](http://www.ddgpc.com)

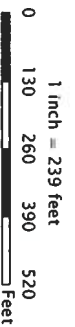




# Pierce Aluminum



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel and base map data presented. The St. Tammany Parish Assessor makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The parcel data on the base map is used to locate, identify and inventory parcels of land in St. Tammany Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessor's Office are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.



May 18, 2021

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# **PETITIONS AND REQUEST**

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

October 5, 2021

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

Re: Ashton Oaks Subdivision, Phase 4 - Use of "Reserved for Future Right of Way" Parcel on Recorded Plat  
File No. 3538

Honorable Commissioners,

The developer, Mr. Toby Lowe; Leon Lowe and Sons, Inc., has submitted a petition to the St. Tammany Parish Planning Commission to amend the use of the "Reserved for Future Right of Way" Parcel on the Ashton Oaks Subdivision, Phase 4 Recorded Plat (File No. 3538) from "Reserved for Future Right of Way" to a residential lot denoted as "Lot 108".

Should the Planning Commission approve the requested petition, an Act of Amendment will be required to revise the Ashton Oaks Subdivision, Phase 4 Recorded Plat to officially change the "Reserved for Future Right of Way" Parcel to "Lot 108".

This office has reviewed Mr. Lowes's request and there is no longer a need for this future right of way as the adjacent property has been fully developed without a connection; therefore, staff has no objection.

Sincerely,

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

Christopher Tissue, P.E.  
Assistant Director - Development

*Attached: Petition request from Mr. Toby Lowe dated September 15, 2021  
"Minor Amendment to PUD Map showing Lot 108 Formerly Designated as "Reserved for Future  
Right of Way" Ashton Oaks Subdivision, Phase 4 from J.V. Burkes & Associates, Inc. dated  
September 16, 2021  
Ashton Oaks Subdivision, Phase 4 Recorded Plat File No. 3538*

xc: President Michael Cooper  
Honorable Chris Canulette  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Daniel Hill, P.E.  
Ms. Helen Lambert  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, P.E.  
Mr. Toby Lowe, Leon Lowe and Sons, Inc.  
Mr. Stephen Duvernay, Leon Lowe and Sons, Inc.  
Mr. Sean Burkes, P.E., P.L.S., J.V. Burkes & Associates, Inc.

LEON LOWE AND SONS, INC  
P.O. Box 310  
Pearl River, LA. 70452

September 15, 2021

St Tammany Parish  
Ms. Helen Lambert  
Department of Planning  
21454 Koop Drive  
Mandeville, La. 70471

Re: Lot 108 Ashton Oaks Phase 4

Please consider this correspondence as a formal *Petition to the Planning Commission* to change the designation of "Reserved for Future Right of Way" to "Lot 108" of Ashton Oaks Phase 4.

During the final subdivision review process, there was an objection from the public to providing access to the adjoining property.

To satisfy this concern, and to provide possible future access, the unusual comment; "Reserved For Future Right of Way" was superimposed on what had been platted as Lot 108.

Ashton Oaks Phase 4 has been fully and developed and built-out without any need to utilize a Right-of-Way to provide access to the adjoining property. The Department of Engineering has confirmed that they have no objection to our request (See attached email).

Leon Lowe and Sons, the Developer/Owner of Ashton Oaks Phase 4 has paid property taxes on Lot 108 since the Plat was recorded in 2004 (See attached Tax confirmation).

We are requesting that the Parish allow an Amendment to the plat to remove the "Reservation" and reflect Lot 108 as a lot of record.

Your consideration of this request is greatly appreciated.

Sincerely,



Toby Lowe

ASHTON OAKS  
- PHASE 1

ASHTON OAKS  
- PHASE 4

LOT 150

MOUNTAIN  
ASH DRIVE  
80' RIGHT OF WAY

LOT 139

EAST REDBUD DRIVE  
60' RIGHT OF WAY

LOT 20

ASHTON OAKS  
- PHASE 1 S 89°47'10" E 140.00'

ASHTON OAKS - PHASE 4

LOT 107

S 89°47'10" E 140.00

LOT 108  
FORMERLY DESIGNATED  
AS "RESERVED FOR  
FUTURE RIGHT OF WAY"

N 89°47'10" W 140.00'

LOT 109

N 89°47'10" W 140.00'

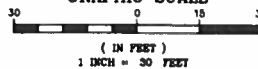
BASIS OF BEARINGS:  
BEARINGS BASED ON REFERENCE PLAT #1

REFERENCES:

1.) ASHTON OAKS, PHASE 4, SECTION 26, T8S-R14E,  
ST. TAMMANY PARISH, LOUISIANA  
BY: J.V. BURKES & ASSOC., DATED: 9/5/2003,  
LAST REVISED: 08/19/2004, FILE #3538

2.) ASHTON OAKS, PHASE 1, SECTION 26, T8S-R14E,  
ST. TAMMANY PARISH, LOUISIANA  
BY: J.V. BURKES & ASSOC., DATED: 5/7/1999, FILE #1752  
ADDRESS: EAST REDBUD DRIVE

GRAPHIC SCALE



BUILDING SETBACKS  
(\* Verify Prior to Construction)  
Front Setback.....30'  
Side Setback.....10'  
Rear Setback.....25'

THIS DOCUMENT DOES NOT REPRESENT AN ON THE  
GROUND SURVEY AND DOES NOT MEET THE  
STANDARDS OF PRACTICE FOR A BOUNDARY SURVEY

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

F.I.R.M. No. 225295 0410 D  
F.I.R.M. Date 09/21/1999  
Z.N. C R.F.E. N/A  
\* Verify prior to construction with  
Local Governing Body.

DRAWING NO.

20210601

DATE:

09/16/2021

**J.V. Burkes & Associates, Inc.**

SURVEYING

ENGINEERING • ENVIRONMENTAL

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

Phone: 985-648-0075 Fax: 985-648-0134

DRAWN BY:

DJP

CHECKED BY:

JDL

SCALE:

1" = 30'

MINOR AMENDMENT TO PUD MAP SHOWING LOT 108  
FORMERLY DESIGNATED AS "RESERVED FOR FUTURE RIGHT OF WAY"  
ASHTON OAKS SUBDIVISION, PHASE 4  
SECTION 26, T8S-R14E  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED  
TO: LEON LOWE AND SONS, INC.





# **OLD BUSINESS**

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

October 5, 2021

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

Re: Enter the Parish R.O.W. Resolution No. 20-067 - 8th Avenue/Alexiusville Subdivision - For the purpose of performing roadway, drainage and sewer/water improvements

Honorable Commissioners,

The above referenced resolution was adopted on July 13, 2020. The resolution states "that the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission."

As of the date of this letter, our office has not received the required documentation. The Executive Project Manager, Ms. Rachel Barnett, has requested an extension of time to submit required documentation (see attached email dated September 21, 2021).

The Department of Engineering has no objection to this extension.

Sincerely,

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

Christopher Tissue, P.E.  
Assistant Director - Development

*Attached: Final Enter the Parish R.O.W. Resolution No. 20-067 dated July 13, 2020  
Request to for an extension of time to furnish the required documentation for Enter the  
Parish Right-of-Way Resolution No. 20-067 from Ms. Rachel Barnett dated September 21, 2021*

xc: President Michael Cooper  
Honorable Rykert Toledano  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Daniel Hill, P.E.  
Ms. Helen Lambert  
Mr. Earl J. Magner

Mr. Theodore Reynolds, P.E.  
Mr. John Bowers, III, JSB Three Rivers, LLC  
Ms. Rachel Barnett, Barrister Global Services Network, Inc.  
Ms. Michelle Nobles, Barrister Global Services Network, Inc.  
Mr. Darrell Fussell, P.E., Arrow Engineering & Consulting



September 21, 2021

RE: A resolution authorizing JSB Three Rivers, LLC to enter the Parish right-of-way extension request letter.

To whom it concerns:

Please accept this letter as a formal request from JSB Three Rivers, LLC for a time extension regarding entering the parish R.O.W. Resolution No. 20-067.

Please let me know if any additional information is needed or required from Barrister Construction to grant the time extension.

V/R

A handwritten signature in cursive script that reads "Rachel Barnett".

Rachel Barnett

Executive Project Manager

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 20-067

**TITLE: A RESOLUTION AUTHORIZING JSB THREE RIVERS, LLC,  
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO JSB THREE RIVERS,  
LLC C/O MR. JOHN BOWERS, III OR ASSIGNEES; P.O.BOX 629,  
MANDEVILLE, LA 70471 TO ENTER PARISH RIGHT-OF-WAY,  
SPECIFICALLY THE UNOPENED PORTION OF 8TH STREET, WEST  
OF ECHO STREET, ALEXIUSVILLE SUBDIVISION, FOR THE  
PURPOSE OF GAINING ACCESS TO PROPERTY.  
WARD 3, DISTRICT 5.**

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

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

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$9,500 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$5,200 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude(s) along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
16. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
17. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 5.
18. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
19. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

MOVED FOR ADOPTION BY MR. PATRICK FITZMORRIS, SECONDED BY MR. WELDON CRAWFORD; A VOTE THEREON RESULTED IN THE FOLLOWING:

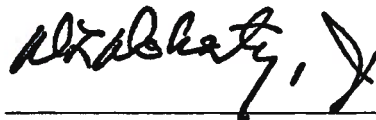
YEA: MR. KENNETH RESS, MS. NELWYN MCINNIS, MR. TODD RICHARD,  
MR. DAVID DOHERTY, JR., MR. PAUL BARCELONA, P.E.,  
MR. PATRICK FITZMORRIS, MR. WELDON CRAWFORD, MR. KIRK DRUMM,

NAY: NONE

ABSTAIN: NONE

ABSENT: MR. THOMAS SEEGER, MR. RAY BERNIE WILLIE,  
MR. RONALD RANDOLPH

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 13TH DAY OF JULY, 2020, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



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

ATTEST:



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

*Revised February 16, 2020*

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