

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, NOVEMBER 9, 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, November 9, 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 SEPTEMBER 14, 2021 SPECIAL RESCHEDULED MEETING AND
OCTOBER 12, 2021 MEETING MINUTES**

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

1. 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
POSTPONED FROM OCTOBER 12, 2021 MEETING

2. 2021-2571-MSP

A minor subdivision of 13.73 acres into Parcels A & B-2
Owner & Representative: Blaine & Loretta Dubose
Parish Council District Representative: Hon. Martha J. Cazaubon
General Location: The parcel is located at the end of Garden Lane and on the north side of
Tree House Road, Folsom, Louisiana. Ward 3, District 3

3. 2021-2585-MSP

A minor subdivision of Parcel D into Parcels D1 & D2

Owner & Representative: Chad & Kimberly Schneider

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the east side of Morning Star Drive and on the west side of N. Pontchartrain Drive, north of Rising Sun Drive, Lacombe, Louisiana. Ward 7, District 7

4. 2021-2601-MSP

A minor subdivision of Lots 3C & 3D into Lot 3C1

Owner & Representative: George Joseph France

Parish Council District Representative: Hon. Kirk Drumm

General Location: The parcel is located on the north side of Idlewild Pines Road, west Dixie Ranch Road, Slidell, Louisiana. Ward 9, District 11

RESUBDIVISION REVIEW**5. 2021-2592-MRP**

Resubdivision of Square 60 into lots 1-10 & an undeveloped lot for greenspace, Square 60, Tammany Hills

Owner & Representative: The St. Tammany Humane Society – Scott Bernier

Surveyor: Lowes Engineers

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the east side of 6th Street, on the north side of Webster Street and on the south side of Harrison avenue, Covington, Louisiana. Ward 3, District 2

6. 2021-2599-MRP

Resubdivision of lot 2 & Part of lot 1 into lots 2A 1A, 2B 1B & 2C 2A, Square 182, Town of Mandeville

Owner & Representative: Ernest J. & Sandra C. Jilek, III

Surveyor: Land Surveying LLC

Parish Council District Representative: Hon. Maureen O'Brien

General Location: The parcel is located on the east side of Foy Street and on the west side of Clausel Street, Mandeville, Louisiana. Ward 4, District 10

TENTATIVE SUBDIVISION REVIEW**PRELIMINARY SUBDIVISION REVIEW****7. 2021-2568-PP - POSTPONED**

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

POSTPONED FROM OCTOBER 12, 2021 MEETING

FINAL SUBDIVISION REVIEW**8. 2021-2595-FP**

Maison Trace Subdivision

Developer/Owner: First Horizon, Inc.

Engineer: T. Baker Smith, LLC

Parish Council District Representative: Hon. Rykert Toledano

General Location: North side of Strain Road, east of LA Highway 59, Mandeville, Louisiana. Ward 4, District 5

9. 2021-2596-FP

Tchefuncte Club Estates Subdivision, Phase 3A

Developer/Owner: TCE Properties, LLC

Engineer/Surveyor: McLin Taylor, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located south of Pine Crest Drive, east of LA Highway 21, south of U.S. Interstate 12, Covington, Louisiana. Ward 1, District 1

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

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION SEPTEMBER 14, 2021 RESCHEDULED
SPECIAL MEETING
6:00 PM - TUESDAY, OCTOBER 12, 2021
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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ROLL CALL

PUBLIC ANNOUNCEMENTS

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INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION - Randolph

PLEDGE OF ALLEGIANCE - Seeger

APPROVAL OF THE AUGUST 10, 2021 MEETING MINUTES

Crawford moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

1. REV21-07-003 - APPROVED

The revocation of an unopened portion of Caroline Street, located east of Soult Street and west of Molitor Street, between Square 166 and Square 175 in the Town of Mandeville Subdivision, Mandeville, Louisiana, Ward 4, District 7.

Applicant: Bruce M. Ennis

Parish Council District Representative: Hon. James J. Davis

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

Ress moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

2. REV21-08-004 - APPROVED

The revocation of an unopened portion of Shubert Lane, located north of Gina Denney Lane and south of Lowe Davis Road, northeast of Abita Springs, Louisiana, Ward 10, District 6.

Applicant: James R. Young and Karen M. Fontana Young

Parish Council District Representative: Hon. Cheryl Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Karen M. Fontana Young

Opposition: None

Seeger moved to approve, second by Crawford.

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

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW

3. 2021-2508-MSP - WITHDRAWN

A minor subdivision of 113.457 acres into Parcels A, B & C

Owners & Representatives: Woodland Group Partnership – James D. Scherer

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the east side of LA Highway 1077, north of Tantela Ranch Road, Covington, Louisiana. Ward 1, District 3

4. 2021-2513-MSP – APPROVED

A minor subdivision of Lots 3-X, 3Y & Parcel 4-C into Lots 3-X-1 & 4-C-1

Owners & Representatives: Patrick T Fraser-Orr & Robin Frazee-Orr and Wayne A. Ponsaa & Aura S. Ponsaa and Matthew Niemi & Alison Niemi

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the south side of Gaude Court, east of LA Highway 1085, Madisonville, Louisiana. Ward 1, District 1

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

Opposition: None

Fitzmorris moved to approve, second by Barcelona.

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

Nay: N/A

Abstain: N/A

5. 2021-2518-MSP – APPROVED

A minor subdivision of Lot A-1 & 1.009 acres into Lot A-1-2

Owner & Representative: Jo & Ju, LLC - Joe Maggio

Parish Council District Representative: Hon. David Fitzgerald

General Location: The parcels are located on the south side of LA Highway 36, west of Camelia Drive, 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: Joe Maggio

Opposition: None

Seeger moved to approve, second by Willie

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

Nay: N/A

Abstain: N/A

6. 2021-2522-MSP – APPROVED

A minor subdivision of 1.10 acres & 1.14 acres into Parcels A, B & C

Owner: Abby Land and Properties, LLC - Vaughn Knight

Representative: Paul J. Mayronne

Parish Council District Representative: Hon. Michael Lorino, Jr.

General Location: The parcels are located on the east side of Gitz Lane, south of Brewster Road, Madisonville, Louisiana. Ward 1, District 4

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 with waiver, second by Barcelona

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

Nay: N/A

Abstain: N/A

7. 2021-2524-MSP – APPROVED

A minor subdivision of 14.18 acres into Lots 1, 2, 3, 4 & 5

Owner & Representative: CF Properties Louisiana, LLC - Joshua Fouquet

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

General Location: The parcel is located on the north side of Lotus Road, east of LA Highway 59, Mandeville, Louisiana. Ward 4, District 5

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

Opposition: None

Fitzmorris moved to approve with waiver, second by McInnis

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

Nay: N/A

Abstain: N/A

8. 2021-2530-MSP – APPROVED

A minor subdivision of Parcels C, D & E into Parcels C1 & D1

Owner & Representative: Mattie Puls

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana. Ward 1, District 3

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

Opposition: None

Willie moved to approve, second by Barcelona

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

Nay: N/A

Abstain: N/A

9. 2021-2537-MSP – APPROVED

A minor subdivision of Parcel 3 being 2.45 acres into Parcels 3-A & 3-B

Owner & Representative: Shawn G. & Tara Courge

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the east side of LA Highway 437, south of Knights Road, Covington, Louisiana. Ward 2, District 2

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

Opposition: None

Crawford moved to approve with waiver, second by Willie

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

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW**10. 2021-2506-MRP - APPROVED**

Resubdivision of Lots 7, 8 & 9 into lots 7A & 9A, Magnolia Trace Subdivision

Owners & Representatives: FMG/LTL, LLC – Toby J. Lowe & Fred H. Goodson and Benjamin R. Davila & Robyn Jones Davila and Donald J. Leblanc & Ruby A. Leblanc

Surveyor: J.V. Burkes & Associates Inc.

Parish Council District Representative: Hon. Mike M. Smith

General Location: The parcels are located on the west side of Taylor Drive, south of Morgan Bluff Road, Pearl River, Louisiana. Ward 8, District 9

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

Opposition: None

Crawford moved to approve second by Barcelona

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

Nay: N/A

Abstain: N/A

TEXT CHANGE**11. 2021- 2486 – Text Change – APPROVED**

An Ordinance to amend St. Tammany Code of Ordinances Chapter 125-88 to incorporate updated and new criteria and standards for design and location of drainage ditches, channels, canals, and similar drainage features, including subsurface drainage.

POSTPONED FROM AUGUST 10, 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: Deborah Henton

Seeger moved to approve the 1 yr. Extension, second by Randolph

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

Nay: N/A

Abstain: N/A

TENTATIVE SUBDIVISION REVIEW**PRELIMINARY SUBDIVISION REVIEW****FINAL SUBDIVISION REVIEW****OLD BUSINESS****12. 2021-2495-MSP - APPROVED**

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

Owner & Representative: Fitzjackel, LLC – Clark P. Fitz-Hugh

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Johnsen Road and on the east side of LA Highway 437, Covington, Louisiana. Ward 3, District 2

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

Opposition: None

Fitzmorris moved to approve second by Randolph

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

Nay: N/A

Abstain: N/A

13. 2019-1494-PP – APPROVED

Bellevue Estates

Developer/Owner: Bellevue Estates 59, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. James Davis

General Location: The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs, Louisiana. Ward 4 District 7

Developer requesting an extension of the Preliminary Approval

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

Opposition: None

Willie moved to approve the 6 mo. Extension, second by Crawford

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

Nay: N/A

Abstain: N/A

14. Entering Parish R.O.W. Resolution No. 16-020 - H Street/Alexiusville Subdivision –

APPROVED

Debtor: DMM Construction, LLC - Mr. Mike Martin

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Rep.: Hon. David Fitzgerald

General Location: The property is located east of U.S. Hwy. 190, north of 9th Avenue, Covington, Louisiana. Ward 3, District 2

Developer requesting an extension of time to complete work

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

Seeger moved to approve the 1 yr. Extension, second by Randolph

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

Nay: N/A

Abstain: N/A

NEW BUSINESS

ADJOURNMENT

MINUTES
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
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ROLL CALL

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

Absent: N/A

Staff:

PUBLIC ANNOUNCEMENTS

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- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
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INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION – Randolph

PLEDGE OF ALLEGIANCE - Seeger

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

1. 2021-2546-MSP - APPROVED

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 3rd Street, north of Helenbirg Road, 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: Philip Starr

Opposition: None

Barcelona moved to approve with waiver, second by Willie.

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

Nay: N/A

Abstain: N/A

2. 2021-2547-MSP - POSTPONED

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

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

Opposition: David Phelps, Debra Deprato, Lana Durham and Jim Matthews

Randolph moved to postpone for 1 mo., second by Crawford

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

Nay: N/A

Abstain: N/A

3. 2021-2553-MSP - APPROVED

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

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

Opposition: None

Randolph moved to approve., second by Crawford

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

Nay: N/A

Abstain: N/A

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

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

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

Opposition: None

Fitzmorris moved to approve., second by Barcelona

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

Nay: N/A

Abstain: N/A

5. 2021-2567-MRP -APPROVED

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

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

Opposition: None

Barcelona moved to approve., second by Randolph

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

Nay: N/A

Abstain: N/A

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

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

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 McInnis

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

Nay: N/A

Abstain: N/A

7. 2021-2568-PP - POSTPONED

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

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

Crawford moved to approve., second by Willie

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

Nay: N/A

Abstain: N/A

8. 2021-2569-PP – APPROVED

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

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 subject to staff comments, second by Barcelona

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

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW

WAIVER REQUEST

APPROVED

- 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)

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

Opposition: None

Willie moved to approve, second by Truxillo

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

Nay: N/A

Abstain: N/A

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

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

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

Opposition: None

Randolph moved to approve, second by Fitzmorris

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

Nay: N/A

Abstain: N/A

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 - APPROVED

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

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

Seeger moved to approve for 1 yr., second by Fitzmorris

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

Nay: N/A

Abstain: N/A

NEW BUSINESS**ADJOURNMENT**

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MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of November 2, 2021)

Meeting Date: November 9, 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.
- Parcel A does not have Parish Road Frontage, requiring a waiver from the Planning Commission.

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

Chairman Planning Commission

Clerk of Court

Date Filed

File No.

- Reference:
- 1) Deed of the 2.78 Acre Parcel of Land in Inst. #950406 & Map File No. E2024, Clerk of Courts Office (Based Bearings)
 - 2) Survey Plat showing a 8.83 Acre Parcel of Land by Lowell E. Cummings for Robert McKee Estate dated April 1986
 - 3) Survey Map by John Bonneau of 3.36 Acres dated 3-2-2001 #2001 111
 - 4) Quit Claim Deed in Inst. #1240500 between a Line and Fence
 - 5) Survey by John E. Bonneau & Assoc. Inc. dated 9-25-1987 revised 10-19-1987 Drawing No. 87398
 - 6) Survey by Fontcuberta Surveys, Inc. EM # 2024 rec. in Clerk of Court office Inst. #950406

The P.O.B. is described as being N89°38'E-1143.31'; S00°23'59"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

(Based Bearings)

N89°38'00"E-1012.12'

P.O.B.

Parcel A
5.80 ACRES

Parcel B
5.85 ACRES

N00°30'29"W-510.18'

259.99'

250.19'

New Line

(8.87)

N89°38'00"E-1008.24'-Total

Ref 2

S89°00'19"W-27.07'

N89°15'09"W-308.44'

Powerline

S79°59'57"W-85.26'

S89°00'19"W-277.11'

Line per Ref 3 Survey

Ref 3

N79°54'09"W-77.42'

S87°48'40"W

S87°04'37"W

181.73'

S43°49'39"W

74.28'

32.31'

25.0' Access Servitude

200.3'

Line Adjusted

(2.78 ACRES)

Ref 1

Inst. #950406

Existing 60' Servitude of Passage

Gravel Drive

Cemetery

60.0'

128.35'

250.21'

S00°22'46"W-378.56'

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

- LEGEND:
- = Fnd. 1" Iron Pipe
 - = Fnd. 1/2" Iron Rod
 - ▲ = Fnd. Railroad Spike
 - = Set 1/2" Iron Rod
 - ▣ = Fnd. 5/8" Iron Rod
 - = Fnd. Fence Post

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 **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.

CERTIFIED CORRECT

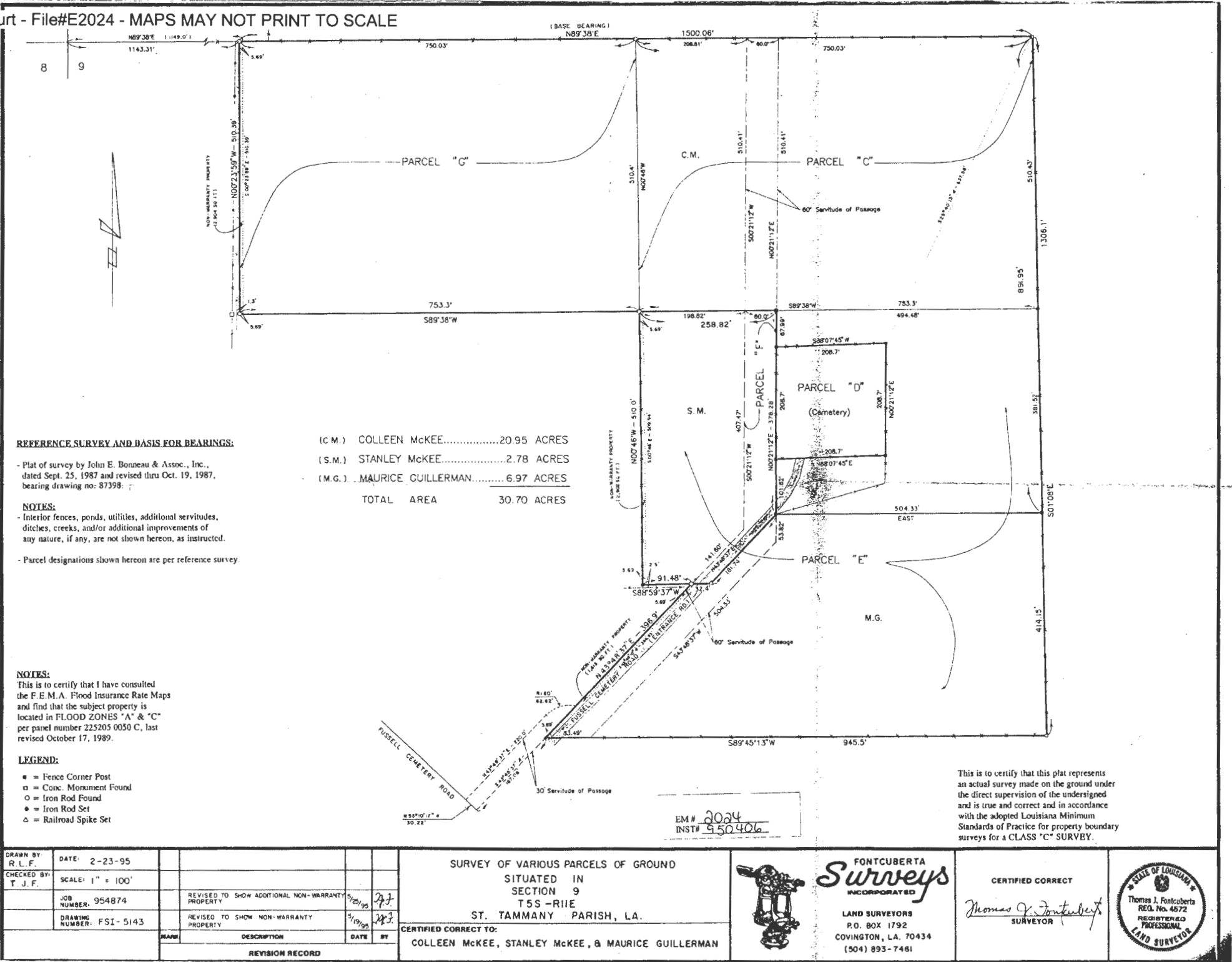
LAND SURVEYING LLC

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

Revised: 2-28-2020 (Boundary Line), 6-9-2020 (correct name) 6-8-2020(Quit Claim) 10-26-2021 (Ref)

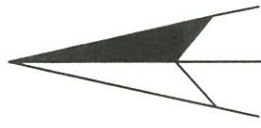
SCALE: 1" = 120' DATE: 12-15-2019 NUMBER: 19645



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(As of November 2, 2021)
Meeting Date: November 9, 2021

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



REFERENCE BEARING:
Iron Pipe A to Iron Pipe B
S00°13'02"E
(per Reference Survey)

SEC 32
T5S, R10E

SEC. 5
T6S, R10E

1/4 SECTION CORNER
WEST 696.8'



GARDEN LANE
(ASPHALT)

END OF
ASPHALT

—X—X—X—X—X—X—
(RS=N89°43'26"E 652.31')
N89°45'07"E
651.64'



EXISTING 60' SERVITUDE

PARCEL A
5.000 ACRES

GRAVEL DRIVE

FLOOD ZONE
TRANSITION
LINE

119.89'

S89°45'07"W 651.77'
N89°45'07"E 651.77'

GRAVEL DRIVE

FLOOD ZONE TRANSITION LINE
(APPROXIMATE LOCATION)

ZONE B
ZONE A2

PARCEL B-2
8.730 ACRES

- LEGEND
- ⊗ = 1-1/4" IRON PIPE FOUND
 - ⊙ = 3/4" IRON PIPE FOUND
 - ⊙ = 1/2" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD SET
 - X- = FENCE

PARCEL B
7.111 ACRES

GRAVEL DRIVE

S89°42'08"W 806.95'

TREE HOUSE LANE (GRAVEL)

NOTE:

This property is located in Flood Zones A2, B, & C, per F.E.M.A. Map No. 225205 0125 C, dated October 17, 1989.

REFERENCE DEED:

Description of 1.619 Acres Recorded in Instrument No. 1971407 filed in the St. Tammany Parish Clerk of Court office.

REFERENCE SURVEYS:

- Survey for David Campbell by Albert A. Lovell, Surveyor, dated March 8, 1982.
- Survey for Malcolm W. Monroe by Sterling E. Mandle Surveyor, dated November 19, 1990.
- Survey for David Campbell by John G. Cummings, Surveyor, Aug. 16, 2017. Job No. 17234.

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.

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

COVINGTON, LA 70433

PLAT PREPARED FOR: **BLAINE DUBOSE**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 13.73 ACRES INTO PARCELS A & B-2, LOCATED IN SECTION 5, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.



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

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'

JOB NO. 17234-AMS1

DATE: 08/18/2021

REVISED: 9/17/2021

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of November 2, 2021)

Meeting Date: November 9, 2021

CASE NO.: 2021-2585-MSP

OWNER/DEVELOPER: Chad & Kimberly Schneider

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

SECTION: 23

TOWNSHIP: 8 South

RANGE: 12 East

WARD: 7

PARISH COUNCIL DISTRICT: 7

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 east side of Morning Star Drive and on the west side of N. Pontchartrain Drive, north of Rising Sun Drive, Lacombe, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 15.04 acres

NUMBER OF LOTS/PARCELS: Parcel D into Parcels D1 & D2

ZONING: A-2 Suburban District

STAFF COMMENTARY:

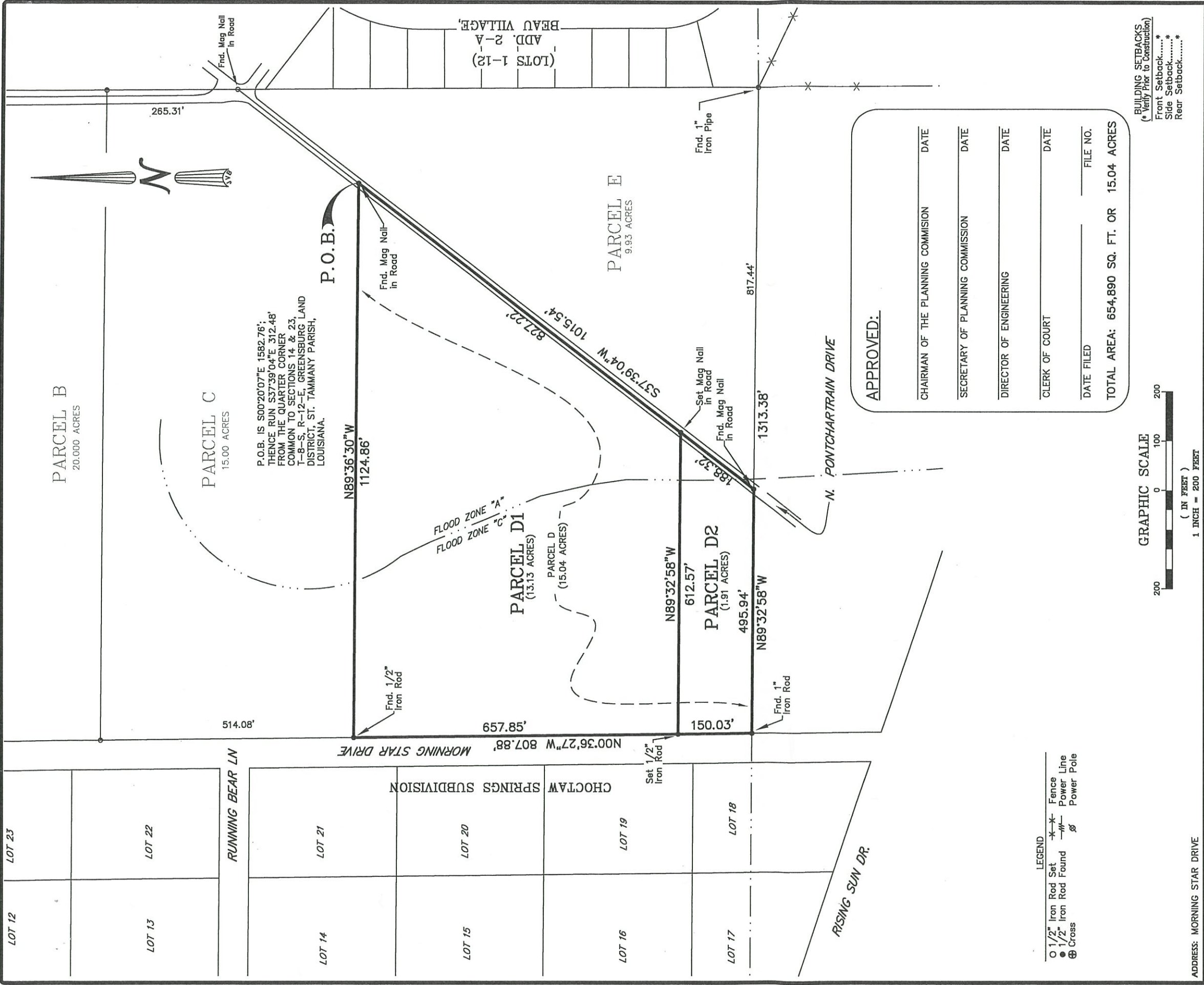
Department of Planning & Development and Department of Engineering

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

- Parcel D was previously part of a minor subdivision approved in 2015 (MS15-08-036) .

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

1. Add minor subdivision recordation file number 5414B to the survey for Parcel D.
2. Add to the survey: 'RUNNING BEAR DR' & 'RISING SUN RD'



ADDRESS: MORNING STAR DRIVE

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

NOTED OTHERWISE.

DRAWING NO. 20210554

DATE: 09/22/2021

REVISED:

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

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.

STATE OF LOUISIANA

SURVEYED BY: SEAN M. BURKES

REG. NO. 4785

REGISTERED

LA REG. NO. 4785

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.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS D SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

NOTED OTHERWISE.

DRAWN BY: VLL

CHECKED BY: JDL

SCALE: 1" = 200'

A MINOR RESUBDIVISION PLAT OF PARCEL D INTO PARCELS D1 & D2 IN SECTION 23, T-8-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: KIM SCHNEIDER

LEGEND

○ 1/2" Iron Rod Set

● 1/2" Iron Rod Found

⊕ Cross

—*— Fence

—#— Power Line

⊗ Power Pole

APPROVED:

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF PLANNING COMMISSION

DIRECTOR OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

TOTAL AREA: 654,890 SQ. FT. OR 15.04 ACRES

GRAPHIC SCALE

200 100 0 100 200

(IN FEET)

1 INCH = 200 FEET

BUILDING SETBACKS

(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

F.I.R.M. No. 225205.0380.C

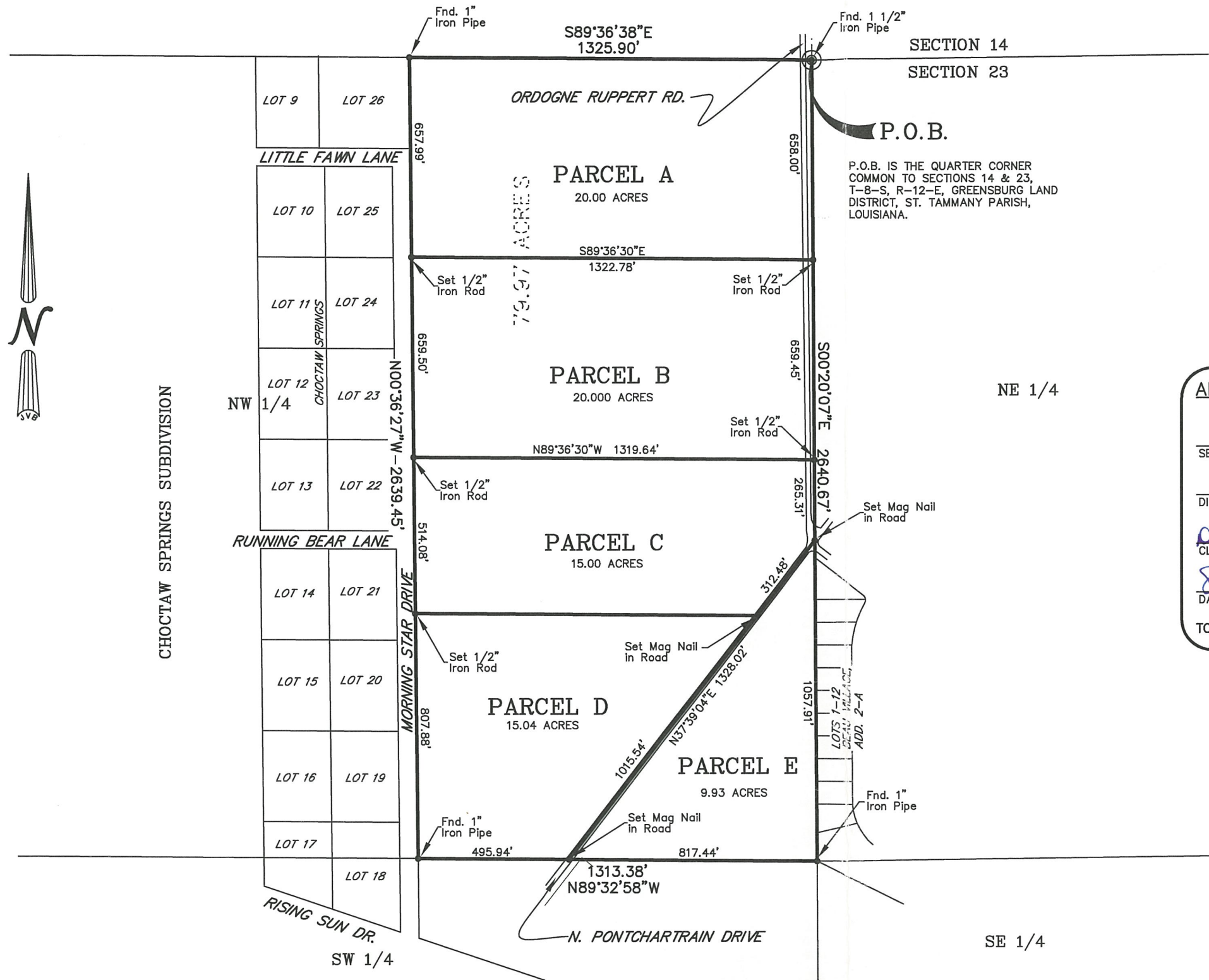
F.I.R.M. Date 04/02/1991

ZN: A&C B.F.E. 19.5 & N/A

*Verify prior to construction with Local Governing Body.

PATHFILE: Q:\SURVEYING\2021\BOUNDARY SURVEY\T08-R12\SEC. 23\20210554, 23-B-12, SCHNEIDER\20210554.dwg

PATHFILE: \\W:\SURVEYING\2015\BOUNDARY SURVEY\T08-R12\SEC. 23\20150296_23-8-12_TITTLE.dwg



SECTION 14
SECTION 23

P.O.B.

P.O.B. IS THE QUARTER CORNER
COMMON TO SECTIONS 14 & 23,
T-8-S, R-12-E, GREENSBURG LAND
DISTRICT, ST. TAMMANY PARISH,
LOUISIANA.

REFERENCE SURVEY:

1.) SURVEY BY JOSEPH PUGH DATED
11/26/46, SURVEY NO. 1553.

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

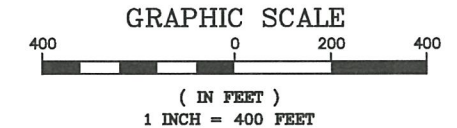
APPROVED:

Ron Keller

SECRETARY OF PLANNING COMMISSION DATE
[Signature]

DIRECTOR OF ENGINEERING DATE
By Dawn K. Weig

CLERK OF COURT DATE
8-19-2015 5414B
DATE FILED FILE NO.
TOTAL AREA: 3,483,493 SQ. FT. OR 79.97 ACRES



SCALE: 1" = 400'
DATE: 6/20/15
DRAWN BY: JDL
CHECKED BY: RMK
DWG. NO: 20150296
SHEET 1 OF 1

I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.
I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.
F.I.R.M.: 225205 0380 C
DATE: 4/2/91
ZONE: A & C
B.F.E. = N/A
* Verify prior to construction with local governing body.

A MINOR SUBDIVISION MAP OF A 79.97 ACRE PARCEL OF LAND INTO PARCELS A-E SITUATED IN SECTION 23, T-8-S, R-12-E, GLD, ST. TAMMANY PARISH, LOUISIANA

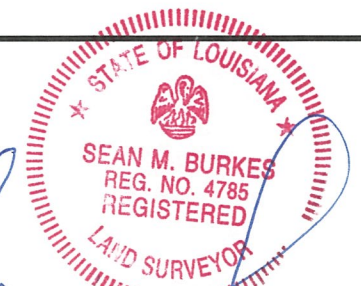
Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana "Minimum Standards for Property Boundary Surveys" for a Class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

JACK A. TITTLE, JR.

J.V. Burkes & Associates, Inc.

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

Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800



SEAN M. BURKES
LA REG. NO. 4785

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of November 2, 2021)

Meeting Date: November 9, 2021

CASE NO.: 2021-2601-MSP

OWNER/DEVELOPER: George Joseph France

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

SECTION: 36

TOWNSHIP: 8 South

RANGE: 13 East

WARD: 9

PARISH COUNCIL DISTRICT: 11

TYPE OF DEVELOPMENT: ☐ 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 Idlewild Pines Road, west Dixie Ranch Road, Slidell, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 8.451 acres

NUMBER OF LOTS/PARCELS: Lots 3C & 3D into Lot 3C1

ZONING: A-2 Suburban District

STAFF COMMENTARY:

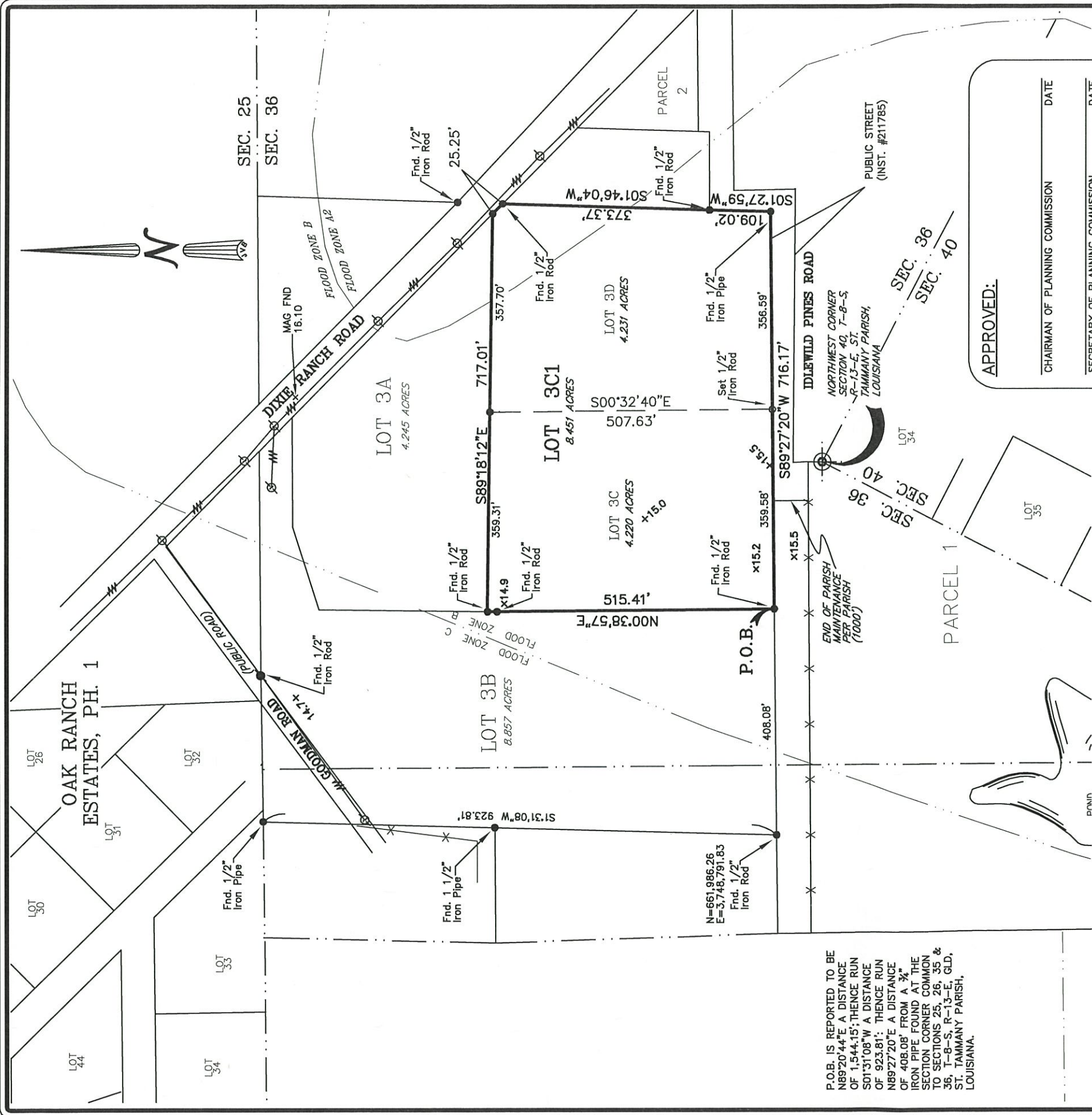
Department of Planning & Development and Department of Engineering

The applicant is requesting to create one (1) lot from lots 3C & 3D. The minor subdivision request requires a public hearing due to:

- Lots 3C & 3D were previously part of a minor subdivision approved in August 2018 (2018-938-MSA).

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

1. Add minor subdivision recordation file number 5710D to the survey for Lots 3C & 3D.



P.O.B. IS REPORTED TO BE N89°20'44"E A DISTANCE OF 1,544.15'; THENCE RUN S01°31'08"W A DISTANCE OF 923.81'; THENCE RUN N89°27'20"E A DISTANCE OF 408.08' FROM A 3/4" IRON PIPE FOUND AT THE SECTION CORNER COMMON TO SECTIONS 25, 26, 35 & 36, T-8-S, R-13-E, GLD, ST. TAMMANY PARISH, LOUISIANA.

APPROVED:

CHAIRMAN OF PLANNING COMMISSION	DATE
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.

TOTAL AREA: 368,101 SQ. FT. OR 8.451 ACRES



BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....*
Side Setback.....*
Rear Setback.....*

ADDRESS: DIXIE RANCH ROAD
PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.
ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
F.I.R.M. No. 225205.0405C & 415C
F.I.R.M. Date 10/17/89 & 4/2/1991
ZN: C & B B.F.E. N/A
* Verify prior to construction with Local Governing Body.

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

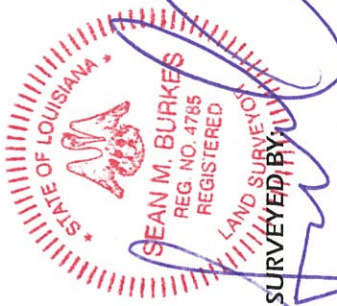


1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbussoc@jvburkes.com

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

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

A RESUBDIVISION MAP OF
LOT 3C & LOT 3D INTO LOT 3C1
IN SECTION 36, T-8-S, R-13-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA



CERTIFIED TO: GEORGE J. FRANCE

SEAN M. BURKES
LA REG. No. 4785

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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of November 2, 2021)

Meeting Date: November 9, 2021

CASE FILE NO: 2021-2592-MRP

NAME OF SUBDIVISION: Tammany Hills

LOTS BEING DIVIDED: Square 60 into lots 1-10 & an undeveloped lot for greenspace

SECTION: 11

WARD: 3

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

PROPERTY LOCATION: The parcel is located on the east side of 6th Street, on the north side of Webster Street and on the south side of Harrison avenue, Covington, Louisiana

ZONING: A-4A Single Family Residential District

PROPERTY OWNER: The St. Tammany Humane Society – Scott Bernier

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create eleven (11) lots – lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & Undeveloped Lot for Greenspace. The public hearing is required considering that:

- The proposal involves the creation/adjustment of more than five (5) lots.

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

1. Add Signature line for the Chairman of the Planning Commission.
2. Amend the survey as follow: WEBSTER AVENUE **STREET**.
3. Provide Lot number for Undeveloped Lot for Greenspace & provide information regarding future maintenance of the greenspace.



7th STREET
(NOT CONSTRUCTED)

S00°35'41"E 608.96'

1/2" IRON ROD FOUND
1.4'

1/2" IRON ROD FOUND

"59"

SQUARE

1/2" IRON ROD FOUND

1/2" IRON PIPE FOUND

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LOWE ENGINEERS, LLC

REFERENCE SURVEY:
The Recorded Subdivision Map.

BASIS FOR BEARINGS:
The Reference Survey.

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.

BUILDING SETBACKS

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

NOTE:

THE PRELIMINARY FLOOD ZONE IS "AE" AND "X" WITH A PRELIMINARY BASE FLOOD ELEVATION OF 18' PER PRELIMINARY FIRM MAP 22103C 0308 F DATED 04-30-08.

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 0235 C; Revised: OCTOBER 17, 1989

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

Survey No. 21-140577

Drawn by: SPH

Scale: 1" = 50'

Date: SEPTEMBER 23, 2021

Revised:

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: MandevilleTeam@loweengineers.com

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.

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.

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

HARRISON AVENUE

PER PRELIMINARY FLOODZONE MAP "X" "AE" N89°27'43"E 220.00'

UNDEVELOPED LOT
FOR GREENSPACE
0.315 ACRES
13,723.6 SQ. FT.

220.00'
S89°27'43"W
N89°27'43"E

LOT 1
0.315 ACRES
13,723.6 SQ. FT.

220.00'
S89°27'43"W
N89°27'43"E

LOT 2
0.315 ACRES
13,723.6 SQ. FT.

220.00'
S89°27'43"W
N89°27'43"E

LOT 3
0.315 ACRES
13,723.6 SQ. FT.

220.00'
S89°27'43"W
N89°27'43"E

LOT 4
0.315 ACRES
13,723.6 SQ. FT.

220.00'
S89°27'43"W
N89°27'43"E

LOT 5
0.315 ACRES
13,723.6 SQ. FT.

220.00'
S89°27'43"W
N89°27'43"E

LOT 6
0.315 ACRES
13,723.6 SQ. FT.

220.00'
S89°27'43"W
N89°27'43"E

LOT 7
0.315 ACRES
13,723.6 SQ. FT.

220.00'
S89°27'43"W
N89°27'43"E

N00°35'41"W

110.00'
S00°35'41"E

LOT 9
0.185 ACRES
8,067.40 SQ. FT.

N00°35'41"W
110.00'
S00°35'41"E

LOT 8
0.185 ACRES
8,067.40 SQ. FT.

110.00'

N00°35'41"W 609.00'

6th STREET

APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

A MINOR RESUBDIVISION MAP OF
SQUARE 60, TAMMANY HILLS SUBDIVISION

into

AN UNDEVELOPED LOT FOR GREENSPACE &
LOTS 1-10, SQUARE 60, TAMMANY HILLS SUBDIVISION

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

HABITAT FOR HUMANITY, STW

RESUBDIVISION STAFF ANALYSIS REPORT

(As of November 2, 2021)

Meeting Date: November 9, 2021

CASE FILE NO: 2021-2599-MRP

NAME OF SUBDIVISION: Town of Mandeville

LOTS BEING DIVIDED: Lot 2 & Part of lot 1 into lots 2A 1A, 2B 1B & 2C 2A

SECTION: 38

WARD: 4

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 10

RANGE: 11 East

PROPERTY LOCATION: The parcel is located on the east side of Foy Street and on the west side of Clausel Street, Mandeville, Louisiana

ZONING: A-4 Single-Family Residential District

PROPERTY OWNER: Ernest J. & Sandra C. Jilek, III

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create three (3) lots – lots 2C 2A, 2B 1B & 2A 1A.. The public hearing is required considering that:

- Lots 2C 1A & 2B 1B do not meet the minimum lot width of 90 feet required under the A-4 Single Family Residential District Zoning, requiring a waiver from the Planning Commission.

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

1. Amend the survey as follow: A RESUBDIVISION OF LOT 2 AND A PART OF LOT 1 INTO LOTS 2A 1A, 2B 1B & 2C 1A.

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



A Resubdivision of Lot 2 and a Part of Lot 1,
into Lots 2A 1A, 2B 1B & 2C 2A, Square 182,
Town of Mandeville (Unincorporated Area)
Section 38, T-8-S, R-11-E, St. Tammany
Parish, La.

Foy Street

N30°33'42"E-176.00'
88.00'

2C 2A
17,600.0
SQ. FT.

2B 1B
17,600.0
SQ. FT.

Caroline Street
(Not Constructed)

Parcel 1-C
"not a part"

SQ. "182"

S59°23'25"E-532.65'
88.00'

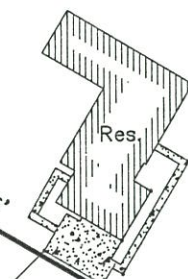
Part of Lot 1 Side
Lot 2 Side

S30°33'42"W-176.00'
88.00'

N59°23'25"W-532.65'
332.65'

332.65'

2A 1A
58,546.5
SQ. FT.



Gravel Drive

Clausel Street

S30°33'22"W-176.00'

LEGEND:

- = Set 1/2" Iron Rod
- = Fnd. 1/2" Iron Rod
- = Fnd. 1/2" Iron Pipe

Bearings were derived by Magnetic Compass

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:IXI.

FINAL APPROVAL

CHAIRMAN OF PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

Reference Survey:

1. Survey prepared by Land Surveying, Inc. dated Jan. 28, 1974 Survey No. 303
2. Survey prepared by Land Surveying, Inc. dated Mar. 3, 1998 Survey No. 7927
3. Survey prepared by Land Surveying, Inc. dated Feb. 24, 1995 revised Mar. 7, 1995 Survey No. 6721
4. Survey prepared by Land Surveying, Inc. dated Oct. 21, 1994 Survey No. 6592
5. Survey prepared by Land Surveying, Inc. Map File No. 881A, Clerk of Court St. Tammany Parish, Louisiana
6. Survey prepared by this Firm, File Date 2-12-2018, File No. 5705C, Clerk of Courts Office

This property is located in
Flood Zone C as per FEMA
FIRM, Comm. Panel No.
225205 0360 C, map dated
4-2-1991

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

MAP PREPARED FOR **ERNEST J. JILEK III**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Lot 2 & Part of Lot 1, Square 182, Town of Mandeville,
St. Tammany Parish, Louisiana

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

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



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

SCALE:

1" = 80'

DATE:

10-11-2021

NUMBER: 20539

PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of November 2, 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:

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 29, 2021.

Staff recommends postponement of this submittal due to the following outstanding and missing documentation that existed at the time of the preliminary inspection and review. Planning Commission approval shall be subject to the following items being addressed:

General Comments:

1. Provide an approved and signed LADOTD Driveway Permit for Phase 2 & 3 of this development along with the approval and concurrence for the updated Traffic Impact Analysis.
2. Provide an approved and signed LADOTD Utility Permit of the proposed water and sewer crossing under I-10.
3. Parcel G-1 contains 6.926 acres of green space which is 42% of the required green space for the Bonterra subdivision. Staff and the applicant have concerns about having parcel G-1 developed with active recreation uses due to the busy Highway which separates the two parcels. Staff recommends the applicant place this parcel in a conservation easement before final recordation of the subdivision to ensure the green space will remain undeveloped.
4. The results of the traffic study warrant the installation of left and right turn lanes along LA 1090 (Military Road) northbound and southbound @ both Bonterra Blvd & Crawford Landing. Provide the proposed turn lane construction drawings for review and approval.
5. Provide a current completed and executed "Stormwater Agreement" for this development.
6. Construction drawings need to be stamped by a LA licensed Civil Engineer (Typical)

Preliminary Plat:

7. Show all dimensions on the preliminary plat per the metes and bounds as described in the legal description for the 2.0-acre parcel.
8. Provide a call-out leader for the Benchmark Location outlined in Note #4.
9. Update the plat to show all required drainage, access and utility servitudes (Typical Comment).

Paving & Drainage Plan:

10. Provide wingwall dimensions for the proposed 42" drain pipe.
11. Label existing elevation contours on the drainage plan and label the Normal Water Surface Elevation.
12. Provide proposed elevations at the rear lot property corners for the lots which abut the existing pond and show the proposed minimum 10 ft. flat area around the pond for maintenance.
13. Show and label the 10 ft. flat area around the natural drainage way required for maintenance.

14. Revise Sections B-B to conform to the proposed pond design.
15. Relocate the catch basin text box in front of Lot 158 to be legible.

Drainage Calculations:

16. Drainage calculations are required to be stamped by the engineer of record (Typical Comment).

Plan & Profile Sheets:

17. Numerous sewer invert elevations on the provided plan and profile sheets are in conflict with the elevations on the overall sewer plan. Revise plans accordingly to eliminate conflicts (Typical Comment).
18. Label or provide a legend for the existing and proposed grade lines on all plan and profile sheets (Typical Comment).
19. Show the proposed 216 ft. of 8" PVC sewer line and proposed sewer manhole with information in the profile section of Brielle Court on Sheet #5.
20. Show north arrows on all plan and profile sheets (Typical Comment).
21. Update the profile section of "Cara Mae – Phase 2- Part 1" on Sheet #6 to eliminate conflicts with the sewer invert elevations and drainage invert elevations (Typical Comment).
22. Provide street names for the plan and profiles shown on Sheet #7 (Typical Comment).
23. Label proposed pipe size and material for the plan and profiles shown on Sheet #7 (Typical Comment).

Informational Items:

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

Department of Public Works approval is required for the proposed sewer force main located in the N. Black Lake Court Right-of-Way, and the proposed location for the U.S.P.S. Postal Location within the Bonterra Blvd Right-of-Way.

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 Bonterra Subdivision.

Louisiana Department of Health (LDH) Approval for this phase of Bonterra Subdivision is required.

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

However, a Maintenance Obligation in the amount of 113 linear feet at \$5.00 per linear foot of water line, 434 linear feet at \$5.00 per linear foot of sewer line and two (2) jack and bores at \$5,000.00 each = **\$12,735.00** is required for the construction of the water and sewer lines within the North Black Lake Court Right-of-Way to ensure the repair of any damage to the Parish roads from construction activity in connection with the installation of the water and sewer lines.

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

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

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FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of November 2, 2021)

CASE NO.: 2021-2595-FP

SUBDIVISION NAME: Maison Trace Subdivision

DEVELOPER: First Horizon, Inc.
1220 South Range Avenue
Denham Springs, LA 70726

ENGINEER/SURVEYOR: T. Baker Smith, LLC
170 New Camellia Boulevard; Suite 102
Covington, LA 70433

SECTION: 19

WARD: 4

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 5

RANGE: 12 EAST

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 on the north side of Strain Road, east of LA Highway 59, Mandeville, Louisiana

TOTAL ACRES IN DEVELOPMENT: 16.32 Acres

NUMBER OF LOTS: 53

AVERAGE LOT SIZE: 60.6' x 118.5'

SEWER AND WATER SYSTEMS: Central

ZONING: A-4A

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on October 27, 2021. The inspection disclosed that all of the asphalt roads are constructed, the road shoulders are constructed and the roadside ditches are 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 plats are signed:

General Comments:

1. Remove all “proposed, to be, shall be, or preliminary” notations from all plan sheets, typical sections, call-outs and notes sections (Typical Comment).
2. Update all typical sections and roadway sections to show as-built conditions of constructed roadways. (Typical Comment).
3. Regrade ditch from the pond outfall to the existing ditch to the north to provide positive drainage and 3:1 side slopes in accordance with the previously approved plans. Update the As-Built Drainage Plan accordingly.
4. The sewer service for Lot #5A in Alpha Industrial Park, Phase IIA was broken during the regrading of the existing ditch and needs to be repaired.
5. Clean roadways throughout this development (Typical Comment).
6. Clean siltation from all culverts, including roadway cross-culverts, subsurface drainage, and pond inflow pipe (Typical Comment).
7. Install blue reflectors where missing (Typical Comment).
8. Raise fire hydrants to proper height as needed (Typical Comment).
9. The roadside ditch along the south side of Strain Road from Hwy 59 to Calco Drive associated with the waterline installation needs to be regraded and final dressed.
10. Regrade the roadside ditch along the north side of Strain Road in accordance with previously approved plans and update the As-Built Paving & Drainage Plan accordingly.
11. The engineer of record needs to stamp and sign all as-built plans (Typical Comment).
12. Install additional Rip-Rap at the pond outfall and extend it as needed to prevent scouring of ditch side slopes.
13. Provide verification if this development will contain individual mailboxes or cluster mailboxes. If a cluster box is being proposed additional information will need to be added to the as-built plans.

Final Plat:

14. Update the legend to include the hatching located around the detention pond.
15. Provide a Permanent Benchmark located within this development.
16. Provide Instrument No. for Restrictive Covenant #11.

17. Remove the waiver reference from Restrictive Covenant #7 as this was not granted at the 12/11/2018 Planning Commission meeting.
18. Update the servitude between Lots #23 & #24 to include “utility servitude”.

As-Built Paving & Drainage Plan:

19. Provide an insert location on this plan for the “Road Layout Detail” provided.
20. Remove existing fence line shown on his plan as the fence was removed during construction.
21. Show the off-site drainage path north of Lot #20 that the subsurface pipes drain into.
22. Provide as-built elevations at all lot corners in accordance with the Fill & Grading Statement for this development.
23. Provide as-built pond bottom elevations on this plan and provide engineering certification that the pond was constructed in accordance with the approved plans and the as-built storage volume meets or exceeds the required detention storage volume per the approved D.I.S.
24. Show existing Strain Road cross-culverts on this plan.
25. Per the previously approved plans the pond top of bank should be 26.50’. Provide additional as-built shots showing this elevation was achieved or rework the pond top of bank to provide this elevation.
26. Show the required berm between Lots #13 & #14.
27. The entire subsurface run behind Lots #20 - # 25 was constructed approximately 6” lower in elevation than specified on the previously approved plans. Additionally, the invert of the ditch the subsurface run is draining into has not been regraded to accept this flow. These issues have resulted in significant standing water at the subsurface inlets and outlets which are located within a drainage servitude on private lots. Provide a proposed plan to correct these issues for review and approval to St. Tammany Parish.
28. Update plan to include drainage directional arrows on all lots (Typical Comment).

As-Built Water & Sewer Plans:

29. Update the As-Built Water Plan to show the installed fire hydrant along Strain Road and include an 8” diameter call-out for this section of water line.
30. Update the As-Built Water Plan to show the water line extension to Hwy 59 including the tap-in location.
31. Provide a Clear Water Test for the newly installed water lines within this development and for the water line extension along Strain Road.

32. Provide a Letter of Acceptance from Tammany Utilities regarding the newly installed water infrastructure for this development.
33. Provide a Letter of Acceptance from Magnolia Utilities regarding the newly installed sewer infrastructure and WWTP for this development.
34. Provide as-built elevations for the gravity sewer line connection to the sewer lift station, as well as the sewer force main exiting invert.
35. Provide as-built information for the constructed wastewater treatment plant, as well as the LDH certification of construction signed and stamped by the engineer of record.
36. Update the As-Built Sewer Plan to include all sewer manhole inverts in accordance with the previously approved plans.

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 2,300 linear feet x \$22.00 per linear foot = \$50,600.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 53 lots = \$57,081.00

Drainage Impact Fee = \$1,114.00 per lot x 53 lots = \$59,042.00

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 November 9, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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General Comments:

1. The roadside shoulders need to be established where not complete.

Paving & Drainage Plan:

2. Add an approved culvert material list to the driveway culvert table.

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 6,990 linear feet x \$22.00 per linear foot = \$153,780.00 for a period of two (2) years.

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 64 lots = \$68,928.00

Drainage Impact Fee = \$1,114.00 per lot x 64 lots = \$71,296.00

Fees are due before subdivision plats can be signed.

This subdivision is within the Urban Growth Boundary Line.

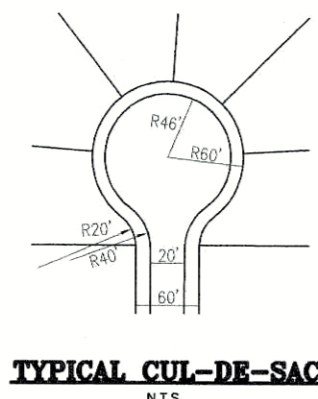
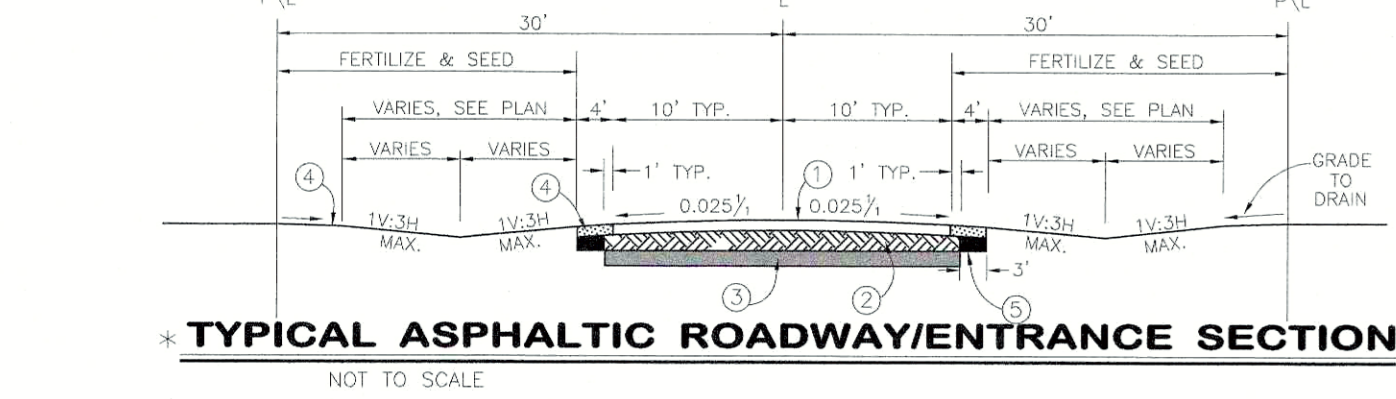
Revised drawings will not be accepted for review or placement in the packet prior to the November 9, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

BASE BEARING: **GPS - C46NET - RTN (LOUISIANA SOUTH ZONE - NAD 83)**
FLOOD ZONE: **"A13", "B" & "C" BASE FLOOD ELEVATION: 9.0' & N/A**
F.E.M.A. F.I.R.M. PANEL NO. **225205 0220 C** DATE: **4/02/91**

DRAWN BY: **KAS**
CREW CHIEF: **BAS**
PROTECTOR: **PLV**
CHECKED BY:
CHECKED BY:

RESTRICTIVE COVENANTS

- EACH NUMBERED LOT SHALL NOT HAVE MORE THAN ONE (1) SINGLE-FAMILY DWELING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS. ALL AS PROVIDED BY DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHOMEVER 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).
- MINIMUM BUILDING SETBACKS SHALL AS NOTED ON FINAL PLAT OR WITHIN THE RESTRICTIVE COVENANTS FOR TCHEFUNCTA ESTATES SUBDIVISION FILED WITH THE CLERK OF COURT FOR ST. TAMMANY PARISH:
LOTS 815-844, 848, 850-869, 871
(SEE TYP. LAYOUT 1)
25' FRONT
25' REAR
(SEE TYP. LAYOUT 2)
25' SIDE
25' FRONT
25' REAR
(SEE TYP. LAYOUT 2)
15' SIDE
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PRIVATE DRAINAGE EASEMENTS.
- NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FLOOD INSURANCE RATE MAPS. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE AT MINIMUM 1' ABOVE THE CROWN OF THE ROAD IN FRONT OF THE LOT OR 1' ABOVE THE EFFECTIVE BFE, WHICHEVER IS HIGHER.
- THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 225205 0220 C AND IS CLASSIFIED AS BEING IN FLOOD ZONE "A13", "B" & "C".
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF ST. TAMMANY PARISH.
- THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL GREENSPACE.
- THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' UTILITY EASEMENT ALONG ALL STREETS.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
- IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. 127 (NBI) 4-4 OR BETTER SUB-BASE STRUCTURAL FILL. SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, & ST. TAMMANY PARISH ORGANIC #125 UNLESS OTHERWISE NOTED.
- BUILDING CONTRACTOR SHALL CONSTRUCT SHALLOW SWALES IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN. SWALES SHALL BE CENTERED ALONG LOT LINES AND SHARED BY THE TWO ADJACENT PROPERTIES.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSIDIZE AND BE SUBJECT TO THE WATER, SEWERAGE, AND SANITATION (GARBAGE AND REFUSE DISPOSAL) SERVICES PROVIDED.



CURVE TABLE									
LOT	RADIUS	ARC LEN.	CH. DIST.	CH. BRG.	LOT	RADIUS	ARC LEN.	CH. DIST.	CH. BRG.
C1	305.00	45.75	414.56	S68°36'44"W	C31	330.00	79.92	73.73	N57°20'24"W
C2	305.00	58.38	584.87	N73°48'57"W	C32	330.00	90.36	80.36	N62°35'49"E
C3	305.00	262.80	254.75	S75°59'33"W	C33	365.00	221.59	218.01	N80°41'25"W
C4	305.00	134.33	125.27	S32°43'00"W	C34	365.00	92.90	92.45	S84°13'28"E
C5	190.00	26.16	26.16	N30°00'36"E	C35	365.00	128.50	127.83	N78°23'57"W
C6	30.00	55.23	24.49	S71°03'42"E	C36	365.00	252.95	247.92	S45°55'29"W
C7	650.00	280.42	260.42	N50°12'55"E	C37	650.00	242.20	242.20	S62°34'58"W
C8	60.00	61.76	59.93	N65°41'55"W	C38	365.00	6.05	6.05	S26°32'46"W
C9	60.00	68.69	65.00	N57°25'17"W	C39	130.00	116.65	112.78	N51°46'39"E
C10	60.00	68.69	65.00	N68°10'22"E	C40	130.00	61.44	61.27	S77°19'30"W
C11	60.00	68.69	65.00	S58°13'58"E	C41	230.00	148.93	146.34	N44°31'17"E
C12	60.00	21.63	21.56	S39°36'23"E	C42	270.00	80.05	81.74	N59°36'29"W
C13	30.00	52.67	24.49	N52°05'19"W	C43	170.00	143.66	139.99	N87°05'18"E
C14	190.00	84.12	83.43	N64°48'08"E	C44	170.00	124.40	121.65	S42°12'26"W
C15	190.00	52.40	52.32	S70°19'38"E	C45	250.00	40.63	40.58	N31°53'29"E
C16	230.00	194.31	188.58	N87°22'26"E	C46	170.00	111.18	109.21	S18°12'57"E
C17	230.00	89.97	89.40	N74°22'38"E	C47	230.00	93.95	93.30	N11°00'56"W
C18	230.00	128.42	128.42	S81°34'22"E	C48	170.00	138.24	137.99	S89°24'04"W
C19	170.00	143.66	139.39	S87°22'26"E	C49	230.00	194.75	189.98	S02°34'17"E
C20	170.00	84.69	83.82	N88°41'45"W	C50	230.00	48.88	48.78	S15°35'54"W
C21	170.00	58.38	58.63	S73°36'56"E	C51	230.00	93.67	91.87	S02°46'22"E
C22	95.00	88.60	87.82	S39°45'29"W	C52	230.00	47.25	47.17	S02°56'34"E
C23	60.00	285.57	281.11	S26°49'43"E	C53	390.00	68.90	68.81	N31°33'23"W
C24	60.00	93.96	84.62	N61°12'34"E	C54	390.00	114.44	113.63	N0°15'26"E
C25	60.00	62.83	60.00	S43°35'34"E	C55	390.00	23.45	23.44	N01°12'11"W
C26	60.00	62.83	60.00	S16°04'26"W	C56	390.00	96.59	96.39	N89°34'47"W
C27	60.00	66.34	63.52	S71°00'09"W	C57	390.00	338.25	330.45	S02°34'17"E
C28	35.00	88.60	87.82	N86°35'04"E	C58	390.00	83.66	82.91	S15°35'04"W
C29	35.00	196.75	186.66	S86°25'54"W	C59	390.00	157.14	155.86	S02°47'39"E
C30	230.00	93.37	92.73	S74°48'05"W	C60	390.00	80.03	79.89	S02°47'39"E
C31	230.00	93.37	92.73	N81°56'08"W	C61	170.00	143.95	139.68	S02°34'17"E
C32	230.00	128.42	128.59	S42°12'26"E	C62	170.00	128.42	128.42	N64°48'08"E
C33	230.00	128.42	128.42	S36°54'01"W	C63	10.00	6.48	6.36	N44°31'17"E
C34	230.00	42.61	42.50	S37°03'26"W	C64	115.00	171.84	156.29	S69°36'44"W
C35	170.00	128.42	128.42	S42°12'26"E	C65	115.00	29.99	29.99	N31°33'23"W
C36	230.00	150.46	147.75	S18°12'57"E	C66	115.00	79.08	76.59	S72°45'39"W
C37	230.00	21.87	21.86	S34°13'39"E	C67	115.00	54.67	54.16	S39°41'27"W
C38	230.00	21.87	21.86	S18°12'57"E	C68	144.00	246.44	243.43	N77°12'47"E
C39	230.00	23.46	23.45	S02°24'00"E	C69	440.00	30.44	30.44	N65°09'12"E
C40	170.00	61.44	60.96	N11°00'56"W	C70	440.00	216.20	214.83	N81°12'43"E
C41	60.00	260.10	250.25	N78°41'35"E	C71	420.00	180.98	180.17	S76°38'54"E
C42	60.00	46.26	45.12	S00°47'50"E	C72	250.00	953.32	472.13	S17°41'24"E
C43	60.00	46.26	45.12	S17°12'24"E	C73	250.00	221.08	221.08	N79°34'37"E
C44	60.00	66.91	63.50	N65°45'41"W	C74	250.00	261.80	250.00	S43°35'34"E
C45	60.00	84.10	77.38	N05°20'34"E	C75	250.00	261.80	250.00	S16°04'26"W
C46	35.00	41.77	41.77	S11°22'54"E	C76	250.00	183.62	175.00	S67°06'50"E
C47	230.00	178.58	174.44	S89°24'04"W	C77	250.00	14.71	14.71	S89°50'34"W
C48	230.00	81.92	81.49	S77°19'11"W	C78	420.00	346.16	336.44	S86°46'57"W
C49	230.00	93.96	89.40	N74°22'38"E	C79	420.00	170.51	169.00	S74°48'05"W
C50	330.00	100.29	99.90	N59°36'29"W	C80	420.00	178.65	174.37	N81°35'14"W

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH.

THIS SURVEY WAS PREPARED AT THE REQUEST
AND FOR THE EXCLUSIVE USE OF:
TCE PROPERTIES, LLC

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVICES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVICES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE RIGHT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

Lester A. McLin, Jr.
LESTER A. MC LIN, JR.
PROFESSIONAL LAND SURVEYOR
LICENSE #4470
MC LIN TAYLOR, INC.

10/14/2021
DATE

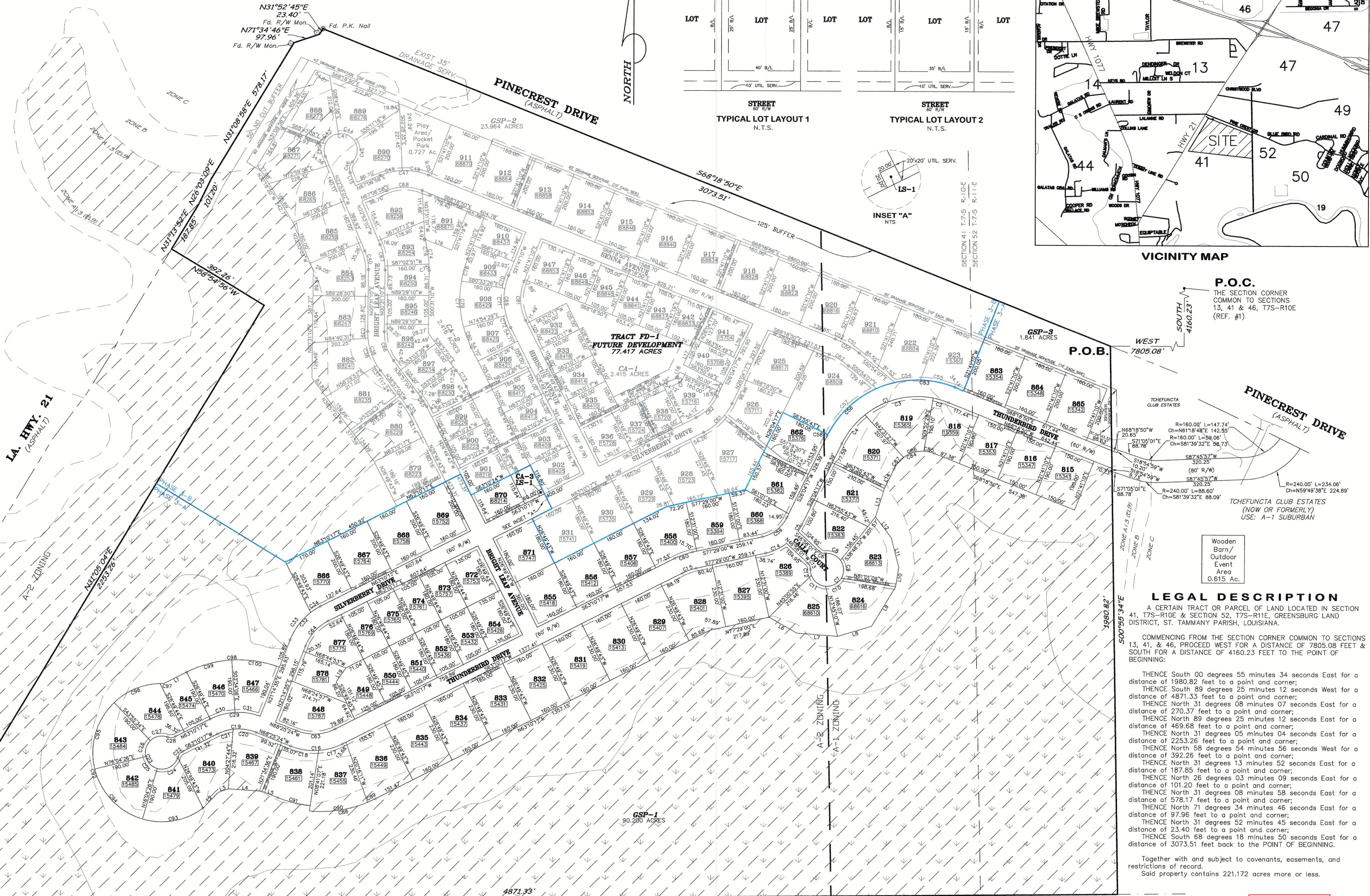
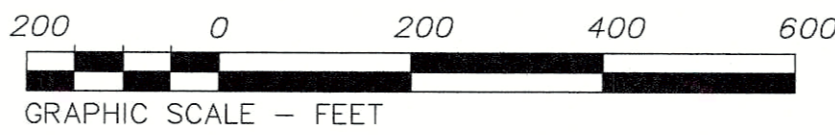


REFERENCE BENCHMARK:

GPS-C46NET-RTN (NAVD 88)
● SITE BENCHMARK:
PK NAIL SET IN THE PAVEMENT ON THE EAST SIDE OF HWY 21 ON TOP OF CROSS DRAIN LOCATED 865' +/- SOUTHWEST OF THE CENTERLINE OF PINECREST DR.
ELEVATION: 14.34 (NAVD 1988)

REFERENCE MAP:

1. PLAT PREPARED FOR TCHEFUNCTA COUNTRY CLUB SHOWING A PARCEL OF LAND LOCATED IN SECTION 41, T-7-S, R-10-E & SECTION 52, T-7-S, R-11-E...
BY JOHN C. CUMMINGS, P.L.S. DATED 4-25-2019.



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 PLAT OF:
TCHEFUNCTA CLUB ESTATES, PHASE 3-A (A RESIDENTIAL DEVELOPMENT)

EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND DESCRIBED HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF:
TCHEFUNCTA CLUB ESTATES, PHASE 3-A (A RESIDENTIAL DEVELOPMENT)

THE DRAINAGE SERVICES ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

COMMON AREAS ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

STREETS ARE NOT DEDICATED TO THE PUBLIC BUT ARE PRIVATE STREETS. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY THE TCHEFUNCTA CLUB ESTATES PROPERTY OWNERS ASSOCIATION OR ITS SUCCESSORS AND ASSIGNS. THESE STREETS CANNOT BE ACCEPTED INTO THE PARISH OF ST. TAMMANY ROAD MAINTENANCE SYSTEM UNTIL THEY MEET THE DEVELOPMENT MANUAL AS AMENDED OR SUBSEQUENT EDITIONS THERETO.

STREET NAME SIGNS AND TRAFFIC CONTROL SIGNS ARE PRIVATE AND SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION. ST. TAMMANY PARISH SHALL HAVE NO OBLIGATION FOR THE MAINTENANCE THEREOF.

TCE PROPERTIES, LLC

PINECREST DRIVE
COVINGTON, LA 70433
(985) 351-4814

TCHEFUNCTA CLUB ESTATES

2 PINECREST DRIVE
COVINGTON, LA 70433
(985) 351-4814

DATE

DATE

APPROVAL:

CHAIRMAN, PARISH PLANNING COMMISSION

SECRETARY, PARISH PLANNING COMMISSION

DIRECTOR OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

DATE: OCTOBER 14, 2021

IVAN D JONES, ET UX
(NOW OR FORMERLY)
USE: A-1 SUBURBAN

CHARLES W. CARR, JR. ET UX
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