

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, DECEMBER 14, 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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, December 14, 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 NOVEMBER 9, 2021 MEETING MINUTES**

**RECONSIDERATION OF THE SEPTEMBER 14, 2021 SPECIAL RESCHEDULED MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

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

**REVOCATION REVIEW**

**MINOR SUBDIVISION REVIEW**

**1. 2021-2610-MSP**

A minor subdivision of 1.49 acres into Parcels A & B  
Owner & Representative: Aparicio Enterprise, LLC – Christine H. Aparicio  
Parish Council District Representative: Hon. Martha J. Cazaubon  
General Location: The parcel is located on the north side of Penn Mill Road, west of Quave Road, Covington, Louisiana. Ward 3, District 3

**2. 2021-2645-MSP**

A minor subdivision of 21.48 acres & 14.70 acres into Parcels A & B  
Owner & Representative: Carl J. & June Fontanille and Michael V. Galloway  
Parish Council District Representative: Hon. Cheryl Tanner  
General Location: The parcel is located on the east side of Bob Baxter Road and along future Harvin Road, south of LA Highway 40, Bush, Louisiana. Ward 5, District 6

**3. 2021-2646-MSP**

A minor subdivision of Tracts A & B into Tracts A-1 & B-1

Owner & Representative: Koinos Properties LLC – Terry M. King & St. Tammany Parish  
Communication District No. 1

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the northeast corner of Krentel Road, west of LA Highway 434, Lacombe, Louisiana. Ward 7, District 7

**RESUBDIVISION REVIEW****4. 2021-2631-MRP**

Resubdivision of lots 74 & 75A into lot 75B, Money Hill Plantation, Phase 1B

Owner & Representative: William K. & Mary Goodyear Dossett

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

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the east side Northwoods Drive, Abita Springs, Louisiana. Ward 6, District 6

**5. 2021-2633-MRP**

A minor subdivision of lots 16B1 & 16C1 into lot 16D1 and Lots 15H & 16A1 into Lot 15H1, The Palms of Clipper, Phase 3

Owner & Representative: Rodney & Laura Fleetwood

Parish Council District Representative: Hon. Jake A. Airey

General Location: The parcel is located on the east side of Royal Palm Drive, Slidell, Louisiana. Ward 9, District 13

**6. 2021-2648-MRP**

Resubdivision of lot 5 & Part of Lot 4 into lot 5-A Garden District

Owner & Representative: James R. & Carrie L. Boltin

Surveyor: Land Surveying LLC.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the west side of LA Highway 21, north of Oswald Road, Covington, Louisiana. Ward 3 & 10, District 2

**7. 2021-2651-MRP**

Resubdivision of lot 30 into lots 30-A & 30-B, Northpointe Business Park, Phase 3

Owner: Northpointe Business Park, LLC – Chris Lopez

Representative: Gulf States Real Estate Services – Michael Saucier

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located on the north side of LA Highway 1085 and on the east side of Winward Drive, Covington, Louisiana. Ward 1, District 3

**8. 2021-2653-MRP - WITHDRAWN**

Resubdivision of Lot 4-A1 into lots 4-A1-1 & 4-A2-2, Square 29, Garland Covington Claiborne Addition

Owner & Representative: Theodore Morris Nusenow & Martay Leigh Pickens-Nusenow

Surveyor: Batture, LLC

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located at the end of Military Heights Drive, east of LA Highway 21, Covington, Louisiana. Ward 3, District 2

**TENTATIVE SUBDIVISION REVIEW****9. 2021-2649-TP**

Crosswind Cove Subdivision

Developer/Owner: Summerview Development, LLC

Engineer/Surveyor: Hide Tide Consultants, LLC

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located on the west side of Airport Road, north of Interstate 12, Slidell, Louisiana. Ward 9, District 11

**PRELIMINARY SUBDIVISION REVIEW****10. 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 Interstate 12, Slidell, Louisiana. Ward 8, District 9

**POSTPONED FROM OCTOBER 12, 2021 AND THE NOVEMBER 9, 2021 MEETING**

**FINAL SUBDIVISION REVIEW****11. 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: The property is located on the north side of Strain Road, east of LA Highway 59, Mandeville, Louisiana. Ward 4, District 5

**POSTPONED FROM NOVEMBER 9, 2021 MEETING**

**12. 2021-2639-FP**

Estates at Watercross Subdivision, Phase 3

Developer/Owner: Watercross Development, LLC

Engineer: Duplantis Design Group, PC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located north and east of Westshore Drive, west of Riviere Road (a.k.a. Westshore Drive), north of Pinnacle Parkway and Interstate 12, Covington, Louisiana. Ward 1, District 1

**13. 2021-2650-FP**

Tamanend Subdivision, Phase 1-A

Developer/Owner: Weyerhaeuser NR Company

Engineer: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located on the east side of LA Highway 434, north of Legends Blvd & Interstate 12, Lacombe, Louisiana. Ward 7, District 11

**OLD BUSINESS****14. ENTER THE PARISH RIGHT-OF-WAY**

Request to Enter the Parish Right-of-Way for Partridge Street, Dove Park Subdivision for the purpose of extending the street and installing drainage features. (Resolution No. C-6335)

Debtor: MCCALMAN, LLC - McCalman S. Camp

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located to the south of Sparrow Street, south of Dove Park Road, east of Egret Street, Mandeville, Louisiana. Ward 4, District 5

*Developer requesting an extension of time to provide required documentation*

**NEW BUSINESS****ADJOURNMENT**



**MINUTES**  
**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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, November 9, 2021.

**ROLL CALL**

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

Absent: N/A

Staff: Ross Liner, Helen Lambert, Henri Lucio, Daniel Hill, Theodore Reynolds, Chris Tissue

**PUBLIC ANNOUNCEMENTS**

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**INVOCATION** – Randolph

**PLEDGE OF ALLEGIANCE** - Willie

**APPROVAL OF THE SEPTEMBER 14, 2021 SPECIAL RESCHEDULED MEETING MINUTES**

Fitzmorris moved to approve, second by Crawford.

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

**Nay:** N/A

**Abstain:** N/A

**APPROVAL OF THE OCTOBER 12, 2021 MEETING MINUTES**

Fitzmorris moved to approve, second by Crawford.

**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**

**MINOR SUBDIVISION REVIEW****1. 2021-2547-MSP - APPROVED**

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**

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

Opposition: Krysteen Mathews, Jim Mathews, David Phelps

**Seeger moved to approve with waiver, second by Barcelona.**

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

**Nay:** Fitzmorris

**Abstain:** N/A

**2. 2021-2571-MSP – APPROVED**

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

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

Opposition: None

**McInnis moved to approve with waiver, second by Seeger.**

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

**Nay:** N/A

**Abstain:** N/A

**3. 2021-2585-MSP - APPROVED**

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

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

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

**4. 2021-2601-MSP - APPROVED**

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

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

Opposition: None

**Willie moved to approve, second by Seeger.**

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

**Nay:** N/A

**Abstain:** N/A

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

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

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

**Willie moved to approve, second by Randolph.**

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

**Nay:** N/A

**Abstain:** N/A

**6. 2021-2599-MRP – APPROVED**

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

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

**Crawford moved to approve with waivers, second by Fitzmorris.**

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

**Nay:** N/A

**Abstain:** N/A

**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**

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 postpone for 1 month, second by Randolph.**

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

**Nay:** N/A

**Abstain:** N/A

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

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

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

Opposition: None

**Fitzmorris moved to postpone for 1 month, second by Barcelona.**

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

**Nay:** N/A

**Abstain:** N/A

**9. 2021-2596-FP – APPROVED**

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

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

Opposition: None

**Fitzmorris moved to approve, second by Willie.**

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

**Nay:** N/A

**Abstain:** N/A

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

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**MINUTES**  
**ST. TAMMANY PARISH PLANNING COMMISSION SEPTEMBER 14, 2021 RESCHEDULED**  
**SPECIAL MEETING**  
**6:00 PM – SEPTEMBER 14, 2021 HELD ON 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 at 6:00 PM on Tuesday, October 12, 2021.

**ROLL CALL**

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

Absent: N/A

Staff: Ross Liner, Helen Lambert, Carl Cleland, Leslie Delatte, Chris Tissue, Theodore Reynolds

**PUBLIC ANNOUNCEMENTS**

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**INVOCATION** - Randolph

**PLEDGE OF ALLEGIANCE** - 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 Gaudet 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 Courrage

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. Courrage

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: Deborah Henton

Opposition: None

**Seeger 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**

**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**

# **MINOR SUBDIVISIONS**

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## MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of December 7, 2021)

Meeting Date: December 14, 2021

CASE NO.: 2021-2610-MSP

OWNER/DEVELOPER: Aparicio Enterprise, LLC – Christine H. Aparicio

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 24

TOWNSHIP: 6 South

RANGE: 10 East

WARD: 3

PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The parcel is located on the north side of Penn Mill Road, west of Quave Road, Covington, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 1.49 acres

NUMBER OF LOTS/PARCELS: 1.49 acres into Parcels A & B

ZONING: A-3 Suburban District

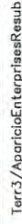
### STAFF COMMENTARY:

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

The applicant is requesting to create two (2) parcels from 1.49 acres. The minor subdivision request requires a public hearing due to:

- Parcels A & B do not meet the minimum lot size of 1 acre required under the minor subdivision ordinance and 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 STAFF ANALYSIS REPORT

(As of December 7, 2021)

Meeting Date: December 14, 2021

CASE NO.: 2021-2645-MSP

OWNER/DEVELOPER: Carl J. & June Fontanille and Michael V. Galloway

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 16

TOWNSHIP: 5 South

RANGE: 12 East

WARD: 5

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: The parcel is located on the east side of Bob Baxter Road and along future Harvin Road, south of LA Highway 40, Bush, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 36.18 acres

NUMBER OF LOTS/PARCELS: 21.48 acres & 14.70 acres into Parcels A & B

ZONING: A-1 Suburban District

### STAFF COMMENTARY:

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

The applicant is requesting to create two (2) parcels from 36.18 acres. The minor subdivision request requires a public hearing due to:

- Parcel B is proposed to be created as a flag lot and will also provide access to an existing 14.69-acre parcel to the south, though a 35-foot private right of way/access servitude.
- The 14.69-acre parcel located to the south of proposed Parcel B does not have Parish Road Frontage and is proposed to be accessed via a 35-foot private right of way and is not illustrated on the survey, requiring a waiver from the Planning Commission.
- More than one of the parcels are being accessed by a private drive, said drive must be constructed to a minimum parish standard in accordance to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance.
- Requesting a waiver to construct the 35' access servitude and the required drainage prior to building permit being issued on 14.69-acre parcel instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON 14.69-ACRE PARCEL UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.
- The proposed name of the access depicted on the survey plat, shall be granted approval by the Planning Commission. The proposed access name "Harvin Road" has been submitted and approved by St. Tammany Parish Communication District.

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

1. Approval of the proposed private access road name: "Harvin Road"
2. Confirm that the total square footage of the access drive is removed from the total acreage of Parcel B.
3. Provide a signed and notarized access agreement related to the 50 no cut buffer and the 35 access servitude being created on the 14.69 acre parcel
4. The 35-foot access servitude shall be constructed according to Section 125-189 - Minimum construction standards for a private drive (listed below), by the Planning Commission:
  - a. Perpetual servitude of access with a minimum width of 35 feet.
  - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
  - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
  - d. Ditch or ditches shall be constructed on either one or both sides of a drive, in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
  - e. Plans for the construction of the private drive and drainage submitted to the department of engineering for review and approval prior to the initiation of work.
  - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
  - g. Once the private drive has been constructed and all drainage improvements completed and approved by the department of engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

Reference:

- 1) A Survey Map by John Bonneau in Inst. #914118, Clerk of Courts Office
- 2) A Survey Plat of three separate 14.69 Acre Parcels of Land, by Adrian M. Case, Dated 5-23-1987, COB 1328/44, Clerk of Courts Office

Reference calls not shown

Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

Note: The 35' Right of Way is in Favor of the 14.69 Acre Parcel of Land owned by Now or Formerly (Brenda G. Westmoreland) Parcel on record in COB 1328/44, Clerk of Courts Office

A Minor Subdivision of a 21.48 & 14.70 Acre Parcel of Land, into Parcels A & B, situated in Section 16 T-5-S R-12-E, St. Tammany Parish, Louisiana

Sec. 9

Sec. 10

Sec. 16

Sec. 15

**Parcel A**  
12.00 ACRES

**Parcel B**  
24.18 ACRES

21.48 Acres

COB 261/354  
Inst. #914118

14.70 Acres

COB 1328/44

LEGEND:

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

- X— = Fence
- E— = Powerline

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

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

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

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

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

11-10-2021



Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR

**CLAY D. HARVIN, JR., et al**

SCALE: 1" = 180'

DATE: 10-26-2021

DRAWN BY: JWG

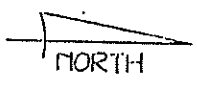
Section 16, T-5-S, R-12-E, St. Tammany Parish, La.

Revised 11-8-2021 (R/W)

SURVEY NUMBER

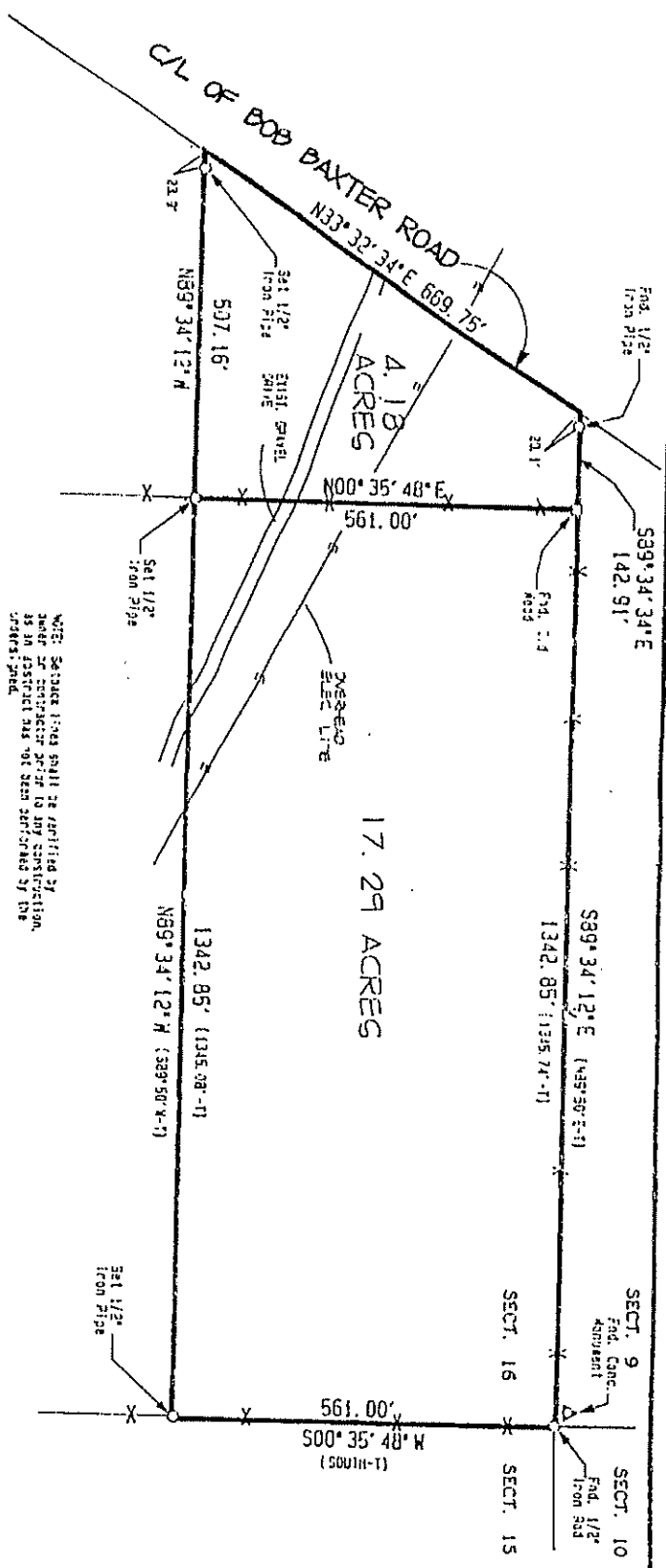
20563

Terr3/CloyHarvinJr



**SURVEY MAP OF  
A 4.18 AND A 17.29 ACRE  
PARCEL OF LAND SITUATED IN  
SECTION 16, T 5 S, R 12 E,**

**St. Tammany Parish, Louisiana  
for  
CARL FONTANILLE**



NOTE: SURVEY LINES SHALL BE IDENTIFIED BY  
MARKS AS SPECIFICALLY SET BY THE SURVEYOR.  
ALL DISTANCES HAVE BEEN DETERMINED BY THE  
SURVEYOR.

NOTE: SURVEY LINES SHOWN HEREON ARE FOR  
IDENTIFICATION PURPOSES ONLY. SURVEY LINES  
SHOWN HEREON ARE NOT TO BE USED FOR  
SETTING OR FOR ANY OTHER PURPOSES.  
SURVEY LINES SHALL BE SET BY THE SURVEYOR  
AS SPECIFICALLY SET BY THE SURVEYOR.

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 VARIOUS STANDARDS FOR PROFESSIONAL SURVEYING AS ADOPTED BY THE STATE OF LOUISIANA, 2004 OF  
REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR CLASS - 0 - SURVEY.

Survey No. 94539	Date: JUNE 21, 1994	Drawn by: RAK	Scale: 1" = 200'
JOHN E. BONNEAU & ASSOCIATES, INC. Professional Land Surveyors, Planners and Consultants 1011 N. CAUSEWAY BLVD., SUITE 34 • KNOXVILLE, TN 37949 (504) 526-2308 SLICEL (504) 543-5533 • DANVILLE (504) 525-3545 • N.O. (504) 455-2342 FAX NO. (504) 525-3057			
This Survey is Certified True and Correct by JOHN E. BONNEAU, INC. Professional Land Surveyors Registration No. 10443			

## MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of December 7, 2021)

Meeting Date: December 14, 2021

CASE NO.: 2021-2646-MSP

OWNER/DEVELOPER: Koinos Properties LLC – Terry M. King & St. Tammany Parish  
Communication District No. 1

ENGINEER/SURVEYOR: Lowe Engineers

SECTION: 17

TOWNSHIP: 8 South

RANGE: 13 East

WARD: 7

PARISH COUNCIL DISTRICT: 7

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

GENERAL LOCATION: The parcel is located on the northeast corner of Krentel Road, west of LA Highway 434, Lacombe, Louisiana

SURROUNDING LAND USES: Residential, Industrial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 3.07 acres

NUMBER OF LOTS/PARCELS: Tracts A & B into Tracts A-1 & B-1

ZONING: I-2 Industrial District

### STAFF COMMENTARY:

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

The applicant is requesting to create two (2) tracts from Tracts A & B. The minor subdivision request requires a public hearing due to:

- Tracts A & B were previously part of a minor subdivision approved in July 2015 as MS15-06-025.
- Tract A-1 does not meet the minimum lot size of 1 acre required under the minor subdivision ordinance and requiring a waiver from the Planning Commission.

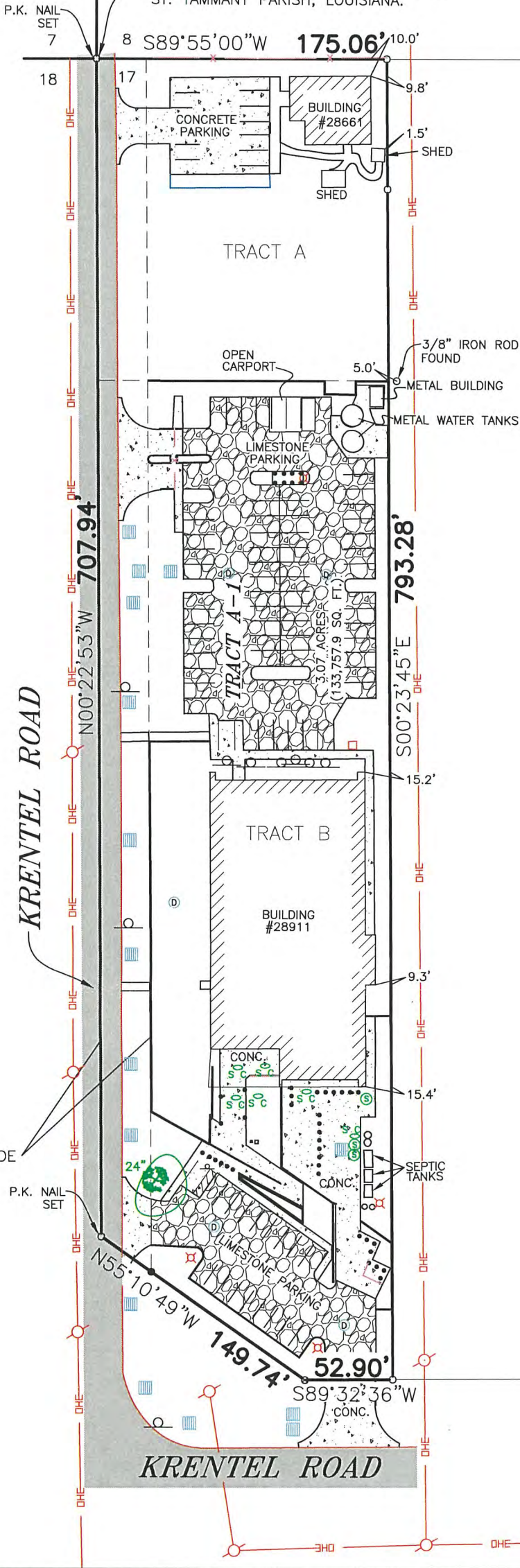
The request shall be subject to the above and below comments:

1. Indicate on the survey with leaders the current boundaries of Tract A & Tract B.
2. Indicate on the survey the new property lines and identified the parcels as Tract A-1 & Tract B-1.
3. Amend the title Block to read as follow: A ~~RESUBDIVISION~~ **MINOR SUBDIVISION** MAP OF TRACTS A & B INTO TRACTS **A-1 & B-1.**
4. Add reference to previous minor subdivision as MS15-06-025 & Map file No. 5406B.

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.



SECTION CORNER COMMON TO  
SECTIONS 7, 8, 17, & 18,  
TOWNSHIP 8 SOUTH, RANGE 13 EAST,  
ST. TAMMANY PARISH, LOUISIANA.



VICINITY MAP

LEGEND

- = 1/2" IRON ROD FD.
- = 3/4" IRON PIPE FD.
- ⊙ = LDH CONCRETE MONUMENT
- ⊕ = DRAIN MANHOLE
- ⊞ = SQUARE DRAIN
- ⊞ = LIGHT POLE
- ⊞ = POWER POLE
- ⊞ = SEWER MANHOLE
- ⊞ = SIGN
- = BALLARD
- = OVER HEAD ELETRICAL

APPROVALS:

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

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ALL RIGHTS RESERVED  
LOWE ENGINEERS, LLC

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 PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

BUILDING SETBACK LINES:

FRONT N/A  
SIDE N/A  
REAR N/A

REFERENCE SURVEY: Survey by John E. Bonneau & Associates, Inc. dated June 19, 2003, having survey No. NES 203388-4

BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0385 C; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF

TRACTS A & B

into

TRACT A-1

situated in

SECTION 17, T-8-S, R-13-E St. Tammany Parish, Louisiana

for

ST. TAMMANY PARISH COMMUNICATIONS DISTRICT NO. 1,

Survey No. 21-140649

Drawn by: SPH

Scale: 1" = 80'

Date: NOVEMBER 10, 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: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

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

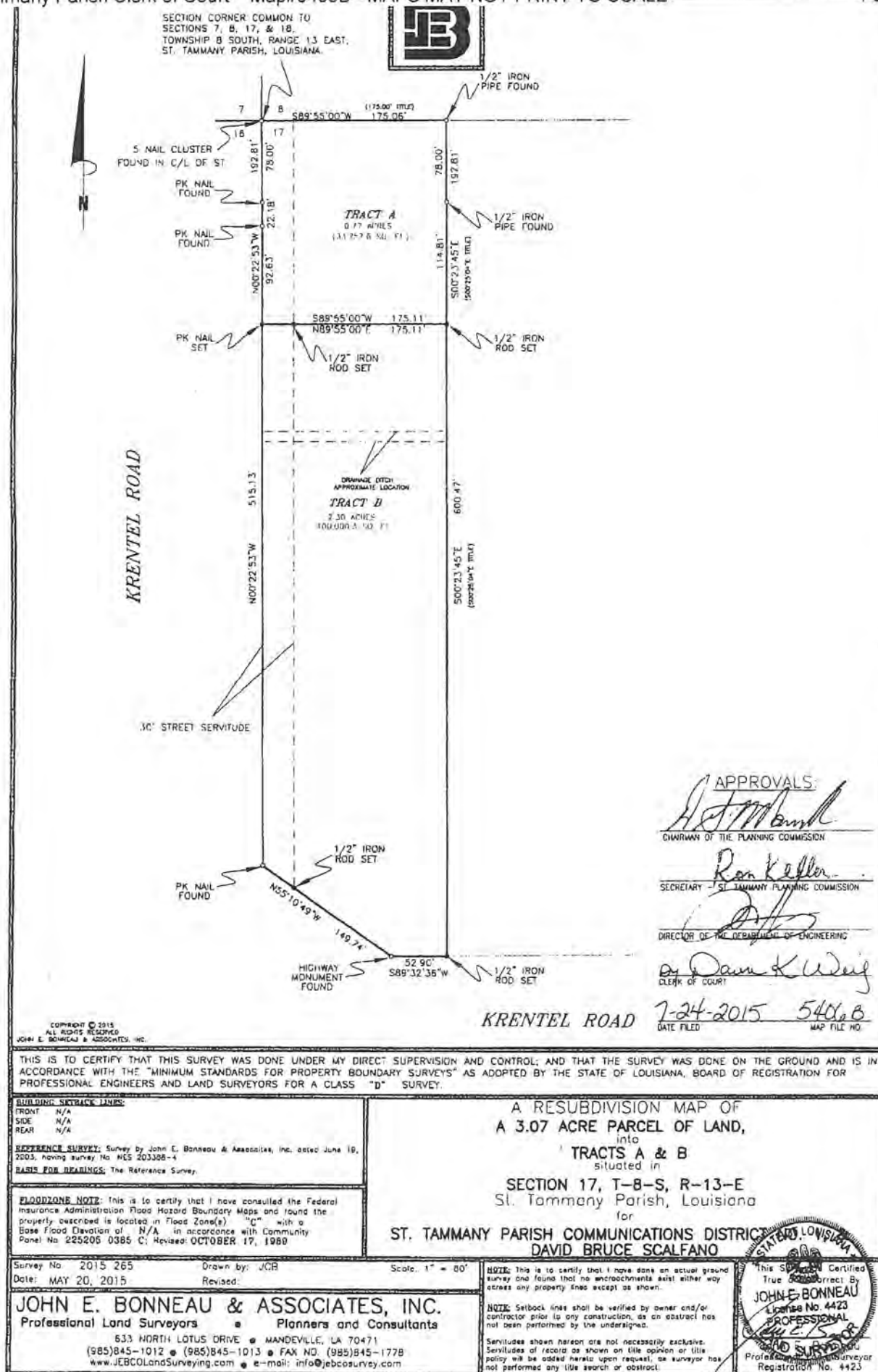
Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified  
True and Correct By

JOHN E. BONNEAU  
LICENSE No. 4423  
PROFESSIONAL

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423





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# **RESUBDIVISION REVIEW**

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## RESUBDIVISION STAFF ANALYSIS REPORT

*(As of December 7, 2021)*

*Meeting Date: December 14, 2021*

CASE FILE NO: 2021-2631-MRP

NAME OF SUBDIVISION: Money Hill Plantation, Phase 1

LOTS BEING DIVIDED: Lots 74 & 75A into lot 75B

SECTION: 2

WARD: 6

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

PROPERTY LOCATION: The parcel is located on the east side Northwoods Drive, Abita Springs, Louisiana

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: William K. & Mary Goodyear Dossett

### **STAFF COMMENTARY:**

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

The owner is requesting to create one (1) lot – 75B. 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 reference to the prior resubdivision on the survey Map File No. 5044E.
2. Amend top of the survey: Re-Subdivision of Lots 75A & 74 into lot 75B Money Hill Plantation Phase 1~~B~~

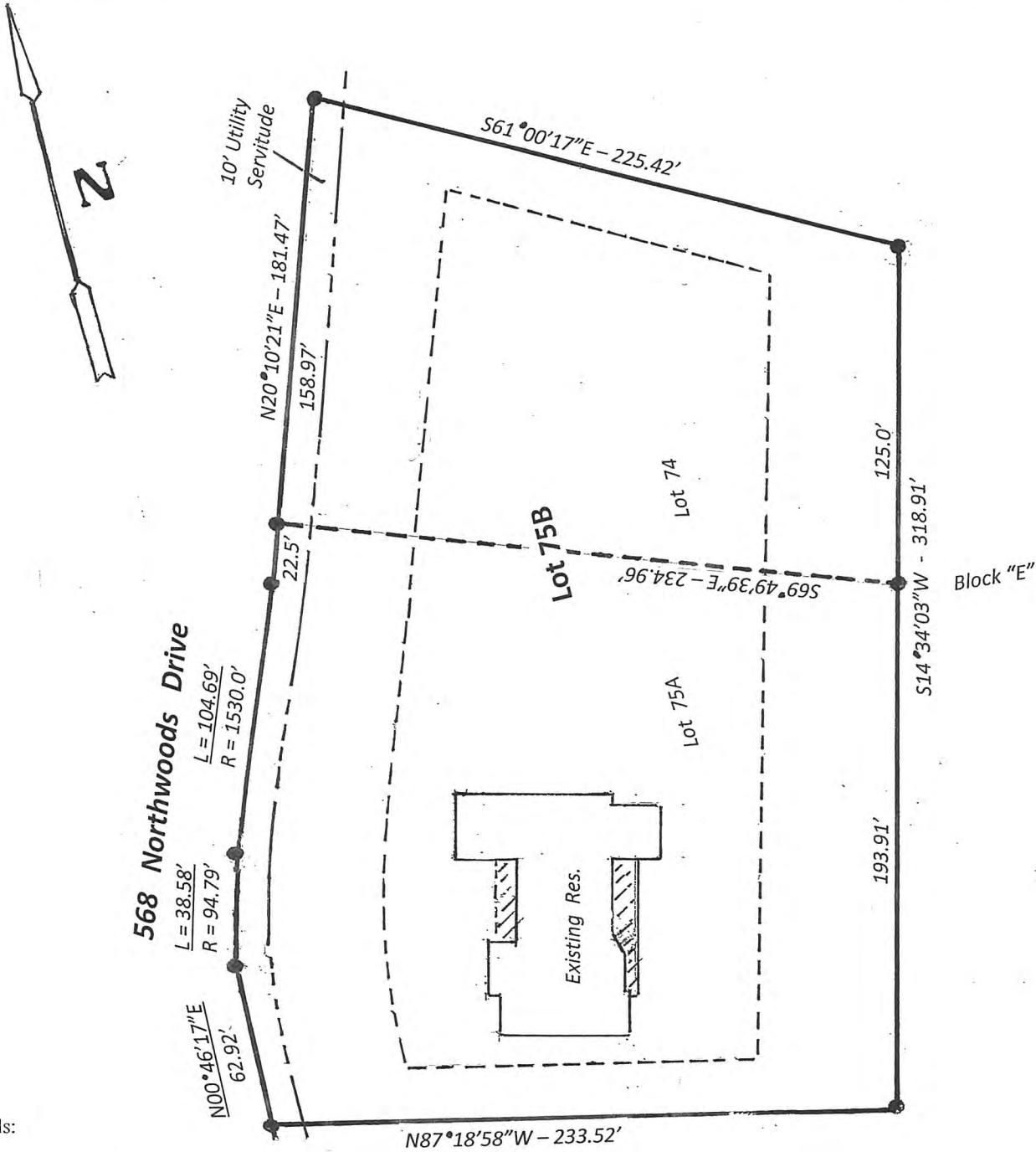
This map is in accordance with the standard detail requirements Pursuant to the accuracy standards of a C survey and the applicable Standards of practice cited in LAC 46:LXI.

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

This map is in accordance with a physical survey made on the ground under the supervision of the undersigned.

Note: Owner/ Contractor to verify Flood Zone and Base Flood Elevation with local governing body prior to construction

Re-Subdivision of Lots 75A & 74 into Lot 75B Money Hill Plantation Phase 1B



Approvals:

Director, St. Tammany Parish Department of Engineering

Chairman - St. Tammany Planning Commission

Date Filed / Map file Number

St. Tammany Parish Clerk of Court

Secretary - St. Tammany Planning Commission

Setbacks: Front - 50'  
Side - 20'  
Rear - 50'

Legend: 1/2" Rebar Found ●  
1/2" Rebar Set ⊙

Reference Survey Plat by Krebs, LaSalle, LeMieux  
Consultants for Money Hill Plantation recorded in the  
St. Tammany Parish Clerk of Cts office map file # 1590

EDWARD J. MURPHY, P.E. & P.L.S.

306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493 - P.E. Reg. #12751 - P.L.S. Reg. # 4246

WORK PREPARED FOR: Mary & William Dossett

PROPERTY SURVEYED: Re-Sub of Lots 75A & 74 into Lot 75B, Phase I,  
Money Hill Plantation

St. Tammany Parish, LA

FLOOD ZONE: "C" per FEMA FIRM Map Panel No. 225205 0175C dated 10/17/1989

DATE: 15 October 2021

SCALE: 1 inch = 50 feet

Revised:



20 Oct 2021

## RESUBDIVISION STAFF ANALYSIS REPORT

(As of December 7, 2021)

Meeting Date: December 14, 2021

CASE FILE NO: 2021-2633-MRP

NAME OF SUBDIVISION: The Palms of Clipper, Phase 3

LOTS BEING DIVIDED: Lots 16B1 & 16C1 into Lot 16D1 and Lots 15H & 16A1 into Lot 15H1

SECTION: 32

WARD: 9

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 13

RANGE: 14 East

PROPERTY LOCATION: The parcel is located on the east side of Royal Palm Drive, Slidell, Louisiana

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Rodney & Laura Fleetwood

### **STAFF COMMENTARY:**

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

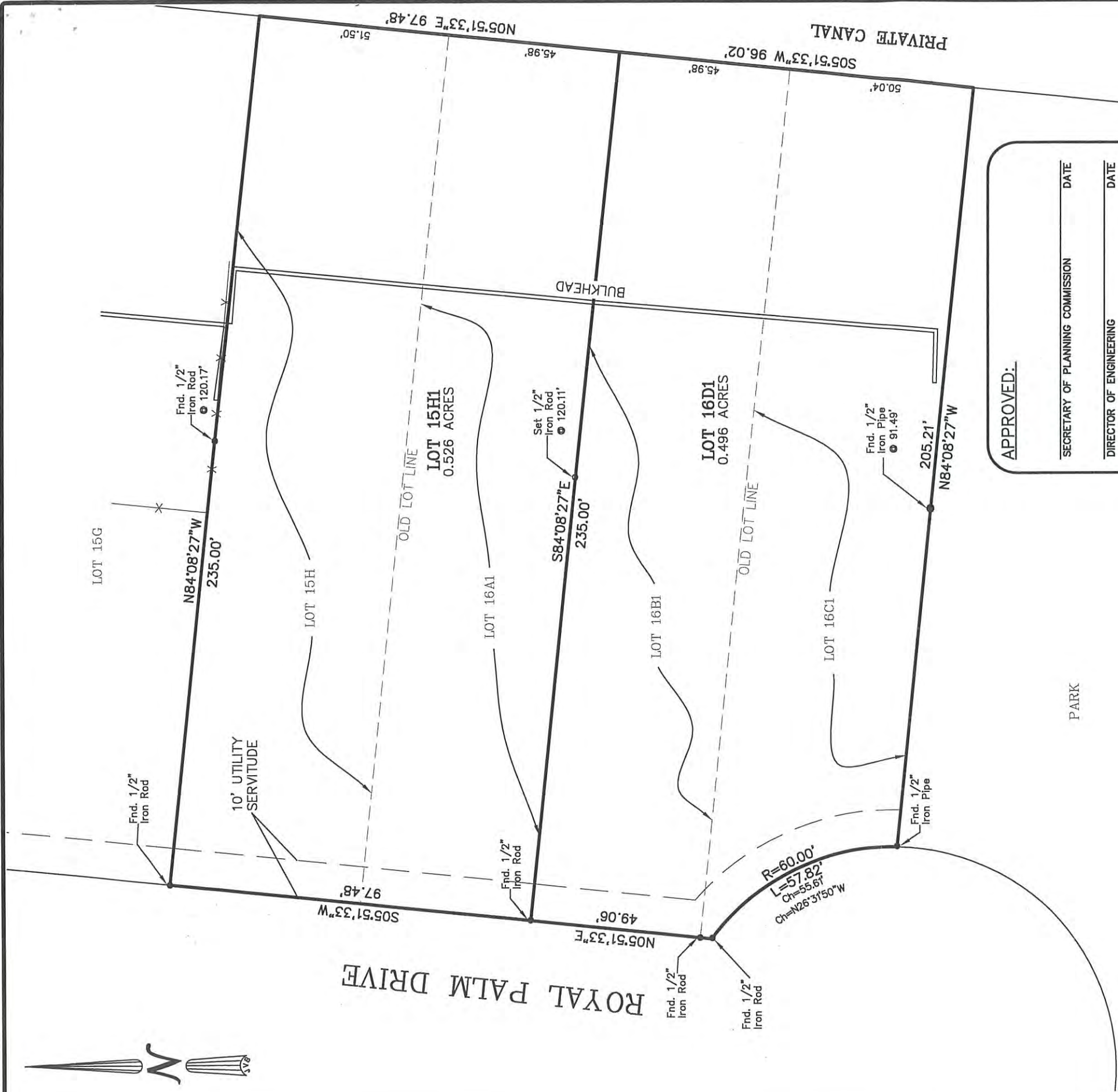
The owner is requesting to create two (2) lots – lots 16D1 & 15H1. The public hearing is required considering that:

- 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.
2. Amend the survey as follow: A ~~MINOR SUBDIVISION~~ **RESUBDIVISION** OF ....
3. Amend survey to reflect the lot numbers to match recorded plat or add a reference to previous resubdivision.



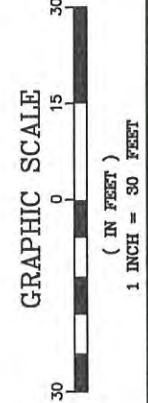


APPROVED:

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 44,517 SQ. FT. OR 1.022 ACRES	

- REFERENCE SURVEYS:
- THE PALMS OF CLIPPER ESTATES, PHASE 3, BY THIS FIRM DATED, 04/13/2000; REVISED 07/31/2000. JOB NO. 971251
  - A SURVEY BY THIS FIRM DATED 07/05/2005. JOB NO. 1052510
  - A SURVEY BY PATRICK M. HALEY DATED, 10/18/2016. FILE NO. 003101816

- LEGEND
- 1/2" Iron Rod Set
  - 1/2" Iron Rod Found
  - Cross
  - Fence
  - Power Line
  - Power Pole



BUILDING SETBACKS  
(\* Verify Prior to Construction)  
Front Setback.....25'  
Side Setback.....0-6'  
Rear Setback.....0'

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.

DRAWING NO. 20210622	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		CHECKED BY: BJA DJP
DATE: 10/11/2021			SCALE: 1" = 30'

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 MINOR SUBDIVISION PLAT OF  
LOTS 16B1 & 16C1 INTO LOT 16D1  
AND LOTS 15H & 16A1 INTO LOT 15H1,  
THE PALMS OF CLIPPER SUBD. PHASE 3,  
SITUATED IN SEC. 32 - T-9-S, R-14-E, GLD  
ST. TAMMANY PARISH, LOUISIANA  
CERTIFIED TO: RODNEY FLEETWOOD



## RESUBDIVISION STAFF ANALYSIS REPORT

(As of December 7, 2021)

Meeting Date: December 14, 2021

CASE FILE NO: 2021-2648-MRP

NAME OF SUBDIVISION: Garden District

LOTS BEING DIVIDED: Lot 5 & Part of Lot 4 into Lot 5-A

SECTION: 43

WARD: 3, 10

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

PROPERTY LOCATION: The parcel is located on the west side of LA Highway 21, north of Oswald Road, Covington, Louisiana

ZONING: A-1A Suburban District

PROPERTY OWNER: James R. & Carrie L. Boltin, Jr.

### **STAFF COMMENTARY:**

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

The owner is requesting to create one (1) lot – Lot 5-A. The public hearing is required considering that:

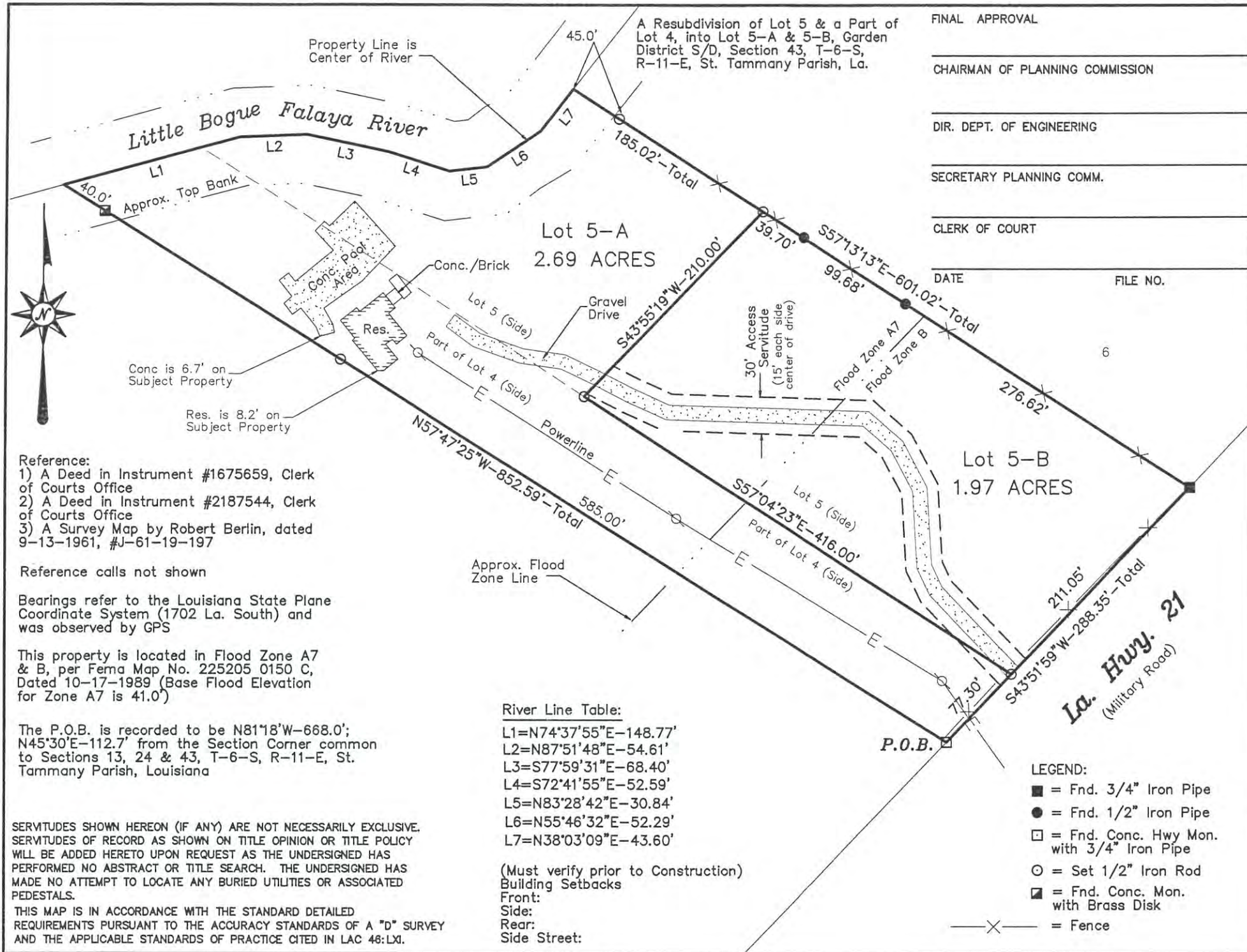
- Lot 5-A does not meet the minimum lot width of 200 feet required under the A-1A Suburban Zoning District, requiring a waiver from the Planning Commission.

The request shall be subject to the below comments:

1. Amend the survey to read as follow: A resubdivision of **part of** Lot 5 and part of Lot 4 into Lot 5-A & ~~5-B~~, Garden District S/D....
2. Provide instrument number (Inst#1586380) for the 30-foot Access Servitude on the Survey.
3. Provide leaders showing previous lot lines of Lot 5 and Part of Lot 4.
4. Exclude the 1.97-acre portion of lot 5 from the survey and identify as “Not a Part”.

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





MAP PREPARED FOR **ROB BOLTIN**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 5 & PART OF LOT 4, GARDEN DISTRICT S/D, SECTION 43, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. CERTIFIED CORRECT 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 W. BUTLER, III**  
License No. 1899421

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

Revised 11-12-2021 (Resub)

SCALE: 1" = 100'

DATE: 10-12-2021

NUMBER: 20537

Terr3YRobBoltinHwy21Resub



**RESUBDIVISION STAFF ANALYSIS REPORT**

*(As of December 7, 2021)*

*Meeting Date: December 14, 2021*

CASE FILE NO: 2021-2651-MRP

NAME OF SUBDIVISION: Northpointe Business Park, Phase 3

LOTS BEING DIVIDED: Lot 30 into Lots 30-A & 30-B

SECTION: 3

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

PROPERTY LOCATION: The parcel is located on the north side of LA Highway 1085 and on the east side of Winward Drive, Covington, Louisiana

ZONING: HC-2 Highway Commercial District

PROPERTY OWNER: Northpointe Business Park, LLC – Chris Lopez

**STAFF COMMENTARY:**

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

The owner is requesting to create two (2) lots – lots 30-A & 30-B. The public hearing is required considering that:

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

CURVE TABLE

C1	R=219.46'	L=59.41'	CH=N 07°46' 33" W	59.23'
C2	R=139.46'	L=38.22'	CH=N 08°15' 36" W	38.10'
C3	R=79.07'	L=53.84'	CH=N 19°56' 39" E	52.81'
C4	R=159.07'	L=27.81'	CH=N 33°54' 05" E	27.77'

LOT 28      LOT 27      LOT 26

PHASE 2

N 89°59'40" E 679.38'

N 00°00'17" E 91.72'      APPROXIMATE LOCATION OF DRAINAGE CANAL

APPROXIMATE LOCATION OF DETENTION POND AREA AND DRAINAGE SERV.

WINWARD DR.

N 89°59'40" E 250.00'

N 00°00'17" E 250.30'

LOT 29  
( NOT A PART )

LOT 30-A  
9.085 ACRES  
395746 SQ.FT.

S 89°30'57" E 155.30'

LOT 30-B  
1.232 ACRES  
53699 SQ. FT.

S 00°12'49" E 345.80'

N 00°12'49" W 345.80'

45.70'

N 89°59'40" E 269.79'

29' DRAINAGE SERV.  
(14.5' EACH SIDE)  
(DEDICATED BUT NOT CONSTRUCTED)

125' GLECO R.O.W.

N 00°00'40" W 80.25'

PROPOSED HWY R.O.W. LINE  
489.29'

EXISTING R.O.W.  
20.65'

N 89°30'57" W 869.34'  
(REF.BRG.)

LA. HWY NO. 1085

APPROVAL:

LEGEND

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

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.  
NO SETBACKS SHOWN HEREON.

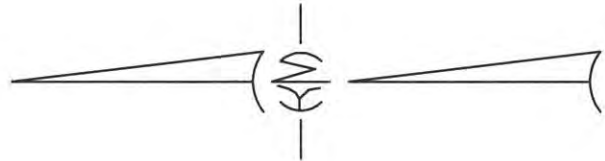
THIS PROPERTY IS LOCATED IN  
FLOOD ZONE A  
BASE FLOOD ELEV. UNDETERMINED  
F.I.R.M. PANEL NO. 225205 0210 C  
REV. 10-17-1989

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.



*[Signature]* 11-10-21  
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.



CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED      FILE NO.

CLERK OF COURT

RESUBDIVISION SURVEY OF:

LOT 30 INTO LOTS 30-A & LOT 30-B  
NORTHPOINTE BUISNESS PARK, PHASE 3  
SECTION 3, T-7-S, R-10-E  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

NORTHPOINTE BUSINESS PARK, LLC

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

SCALE: 1" = 100'	DATE: 11-09-21
DRAWN: MDM	JOB NO.: 20-269
REVISED:	

## RESUBDIVISION STAFF ANALYSIS REPORT

*(As of December 7, 2021)*

*Meeting Date: December 14, 2021*

CASE FILE NO: 2021-2653-MRP

NAME OF SUBDIVISION: Garland Covington Claiborne Addition

LOTS BEING DIVIDED: Lot 4-A1 into Lots 4-A1-1 & 4-A1-2

SECTION: 42

WARD: 3

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

PROPERTY LOCATION: The parcel is located at the end of Military Heights Drive, east of LA Highway 21, Covington, Louisiana

ZONING: A-2 Suburban District

PROPERTY OWNER: Theodore Morris Nusenow & Martay Leigh Pickens-Nusenow

### **STAFF COMMENTARY:**

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

The owner is requesting to create two (2) lots – lots 4-A1-1 & 4-A1-2. The public hearing is required considering that:

- Lots 4-A1-1 & 4-A1-2 do not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District, requiring a waiver from the Planning Commission.

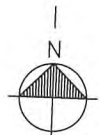
The request shall be subject to the below comments:

1. Proposed property line between lots 4-A1-1 & 4-A1-2 shall be relocated in the center of the cul-de-sac to provide 30 feet of access to each lot.
2. Amend survey to read as follow: “A Resubdivision of Lot 4-A1 into Lots 4-A1-1 and 4-A1-2”

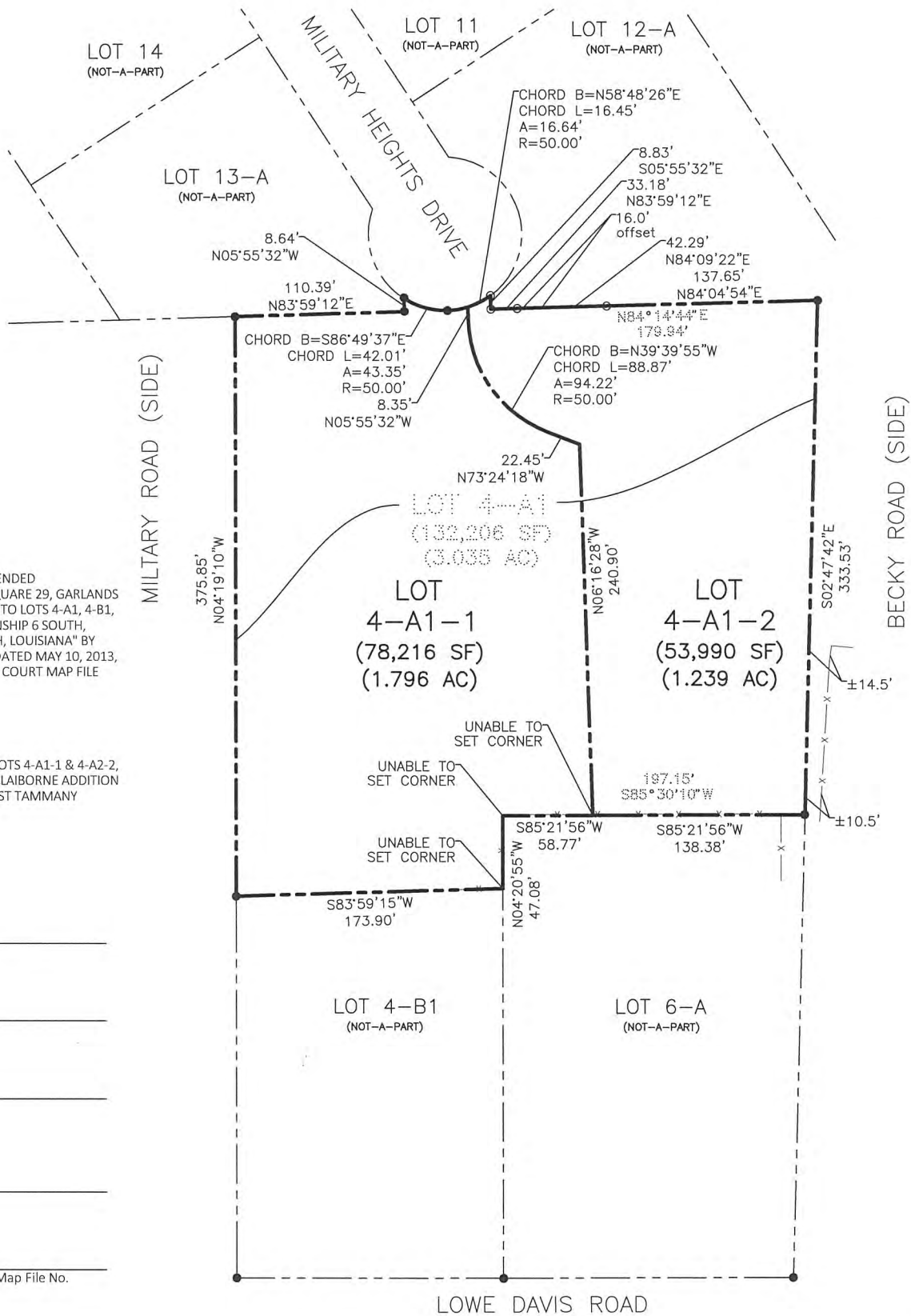
In order to approve the request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations



RESUBDIVISION OF LOT 4-A1  
INTO LOTS 4-A1-1 & 4-A2-2, SQUARE 29  
GARLANDS COVINGTON CLAIBORNE  
ADDITION SUBDIVISION  
SECTION 42, T6S, R11E,  
ST TAMMANY PARISH, LOUISIANA



SCALE: 1"=100' (8.5X14)



REFERENCE SURVEY:

"A RESUBDIVISION OF LOT 6 & AN AMENDED RESUBDIVISION OF LOTS 4-A & 4-B, SQUARE 29, GARLANDS COVINGTON CLAIBORNE ADDITION, INTO LOTS 4-A1, 4-B1, & 6-A, LOCATED IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA" BY JOHN G. CUMMINGS & ASSOCIATES, DATED MAY 10, 2013, FILED ST. TAMMANY PARISH CLERK OF COURT MAP FILE NO. 5184A

APPROVAL:

A RESUBDIVISION OF LOT 4-A1 INTO LOTS 4-A1-1 & 4-A2-2, SQUARE 29, GARLANDS COVINGTON CLAIBORNE ADDITION SUBDIVISION, SECTION 42, T6S, R11E, ST TAMMANY PARISH, LOUISIANA.

Final Approval:

\_\_\_\_\_  
Director, Dept of Engineering

\_\_\_\_\_  
Secretary, Planning Commission

\_\_\_\_\_  
Chairman, Planning Commission

\_\_\_\_\_  
Clerk of Court

\_\_\_\_\_  
Date Filed

\_\_\_\_\_  
Map File No.

NOTES:

1. THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN PLOTTED BASED UPON DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR OBTAINED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND, THE SURFACE FEATURES OF UTILITIES ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATIONS PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON. PRIOR TO EXCAVATION AND DIGGING CALL LA. ONE CALL. (1-800-272-3020).
2. NO TITLE RESEARCH OR UTILITY SERVITUDE RESEARCH WAS PERFORMED BY THE SURVEYOR.
3. AS PER FLOOD INSURANCE RATE MAP, PRELIMINARY COMMUNITY-PANEL NUMBER 22103C0305F, EFFECTIVE DATE APRIL 30, 2008, THE SITE IS IN ZONE X (NO FLOOD ZONE).
4. ELEVATIONS AND BEARINGS SHOWN ARE BASED ON GPS MEASUREMENTS, LSU C4GNET, VRS, NORTH AMERICAN DATUM (1983) LAMBERT CONFORMAL CONIC PROJECTION, LOUISIANA SOUTH ZONE, STATE PLANE COORDINATE SYSTEM, US SURVEY FEET, NAVD88.
5. SOME FEATURES NOT DRAWN TO SCALE FOR CLARITY.

LEGEND

- DENOTES IRON PIPE FOUND
- DENOTES IRON PIPE SET



**BATTURE** LLC  
engineers + land surveyors  
5110 FRERET ST, NEW ORLEANS, LA 70115  
PH 504.533.8644  
FAX 504.336.2272  
INFO@BATTURE-ENG.COM

PREPARED FOR TED NUSENOW.

I HEREBY CERTIFY THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND CONTROL AND MEETS THE REQUIREMENTS FOR THE STANDARDS OF PRACTICE AS FOUND IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:IXI, CHAPTER 29 FOR A CLASS "B" SURVEY.







REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
S04°10'E  
(per Reference Survey)

LEGEND

- ⊗ = 1/2" IRON PIPE FOUND  
⊗ = 1/2" IRON ROD FOUND  
⊙ = 1/2" IRON ROD SET

MILITARY HEIGHTS SUBDIVISION  
12-A

13-A

11

14

LURLINE AVENUE

CHORD=N83°56'52"E  
56.47'  
A=60.01'  
R=50.0'

N05°47'45"W 8.64'

110.39'  
N84°07'59"E

N84°07'59"E 33.18'

S05°47'45"E 8.83'

179.94'  
N84°14'44"E

(A)

GARLANDS  
CLAIBORNE

COVINGTON &  
ADDITION

LOT 4-A  
LOT 4-A1  
3.035 ACRES

SQUARE 29

LOT 6

OLD PROPERTY LINE

S04°13'08"E 47.06'

LOT 4-B  
N84°07'59"E 173.90'

LOT 4-B1  
1.000 ACRE

LOT 6-A  
1.330 ACRES

SINGLE STORY  
WOOD FRAME  
HOUSE

9.7'  
SHED  
13.6'

OLD PROPERTY LINE

173.95'  
S85°48'08"W

3.95'  
S85°30'09"W

189.01'

LOWE DAVIS ROAD (ASPHALT)

N04°11'23"W 375.85'

N04°11'23"W 247.88'

S02°39'55"E 333.53'

S02°39'55"E 300.15'

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.
2. 1/2" IRON RODS TO BE SET UPON APPROVAL.

REFERENCE SURVEY:

Survey for Susan Vogt & John A. Kirik, Jr., Tara Larocca & Bryan Paul White, and Roberta Lynn & Steven V. Slaton by John G. Cummings, Surveyor, dated June 7, 2006, filed St. Tammany Parish Clerk of Court Map File No. 4260A.

APPROVAL:

A RESUBDIVISION OF LOT 6 & AN AMENDED RESUBDIVISION OF LOTS 4-A & 4-B, SQUARE 29, GARLANDS COVINGTON CLAIBORNE ADDITION INTO LOTS 4-A1, 4-B1, & 6-A, LOCATED IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING

CLERK OF COURT

DATE FILED

FILE NO.

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

(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: Steven V. Slaton

SHOWING A SURVEY OF: A RESUBDIVISION OF LOT 6 & AN AMENDED RESUBDIVISION OF LOTS 4-A & 4-B, SQUARE 29, GARLANDS COVINGTON CLAIBORNE ADDITION, INTO LOTS 4-A1, 4-B1, & 6-A, LOCATED IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 02161-E2

DATE: 5-10-13

REVISED:

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# **TENTATIVE SUBDIVISION REVIEW**

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**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 7, 2021)*

CASE NO.: 2021-2649-TP

PROPOSED SUBDIVISION NAME: Crosswind Cove Subdivision

DEVELOPER: Summerview Development, LLC  
337 Highway 21; Suite D  
Madisonville, LA 70447

ENGINEER/SURVEYOR: High Tide Consultants, LLC  
434 N. Columbia Street; Suite 200A  
Covington, LA 70433

SECTION: 19  
TOWNSHIP: 8 South  
RANGE: 14 East

WARD: 9  
PARISH COUNCIL DISTRICT: 11

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

GENERAL LOCATION:      The property is located on the west side of Airport Road, north  
                                     of Interstate 12, Slidell, Louisiana.

SURROUNDING LAND USES:      North - Multi- Family Residential  
   South - Single Family Residential  
   East - Single Family Residential  
   West - Community Bases Facilities (Royal Golf Course)

TOTAL ACRES IN DEVELOPMENT: 22.50 Acres

NUMBER OF LOTS: 69 Lots      TYPICAL LOT SIZE: 7,200 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-4A Suburban

FLOOD ZONE DESIGNATION: "C"

## **STAFF COMMENTARY:**

### **Department of Planning and Development**

#### **General Comments:**

1. The proposed zoning classification of A-4A has been requested and will be heard before the Parish Council at the January 6, 2022 meeting (2021-2498-ZC). Tentative approval of this development shall be contingent on the zoning being approved at the aforementioned meeting.

#### **Tentative Plat:**

2. Revise the drainage and access servitudes for the detention pond entrance and outfall areas to be 25' wide in lieu of the proposed 15' in accordance with STP Ordinance Section 125-90(b)(1).
3. Update "General Note #6" to include the required building setbacks and maximum building heights outlined in the typical lot detail.

#### **Informational Items**

The developer will need to contact the 911 addressing office during the Preliminary Approval process to have addresses issued for this development.

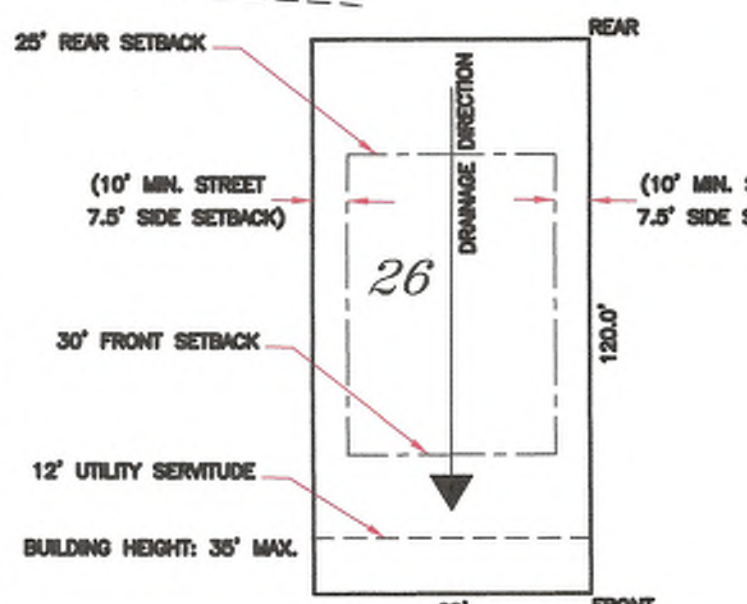
The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development. The approved mail delivery location(s) will need to be illustrated on the plans submitted for Preliminary Approval.

Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

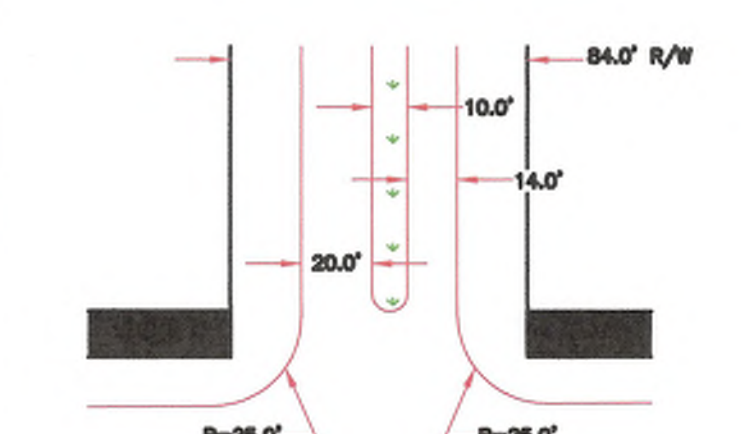
Revised drawings will not be accepted for review or placement in the packet prior to the December 14, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



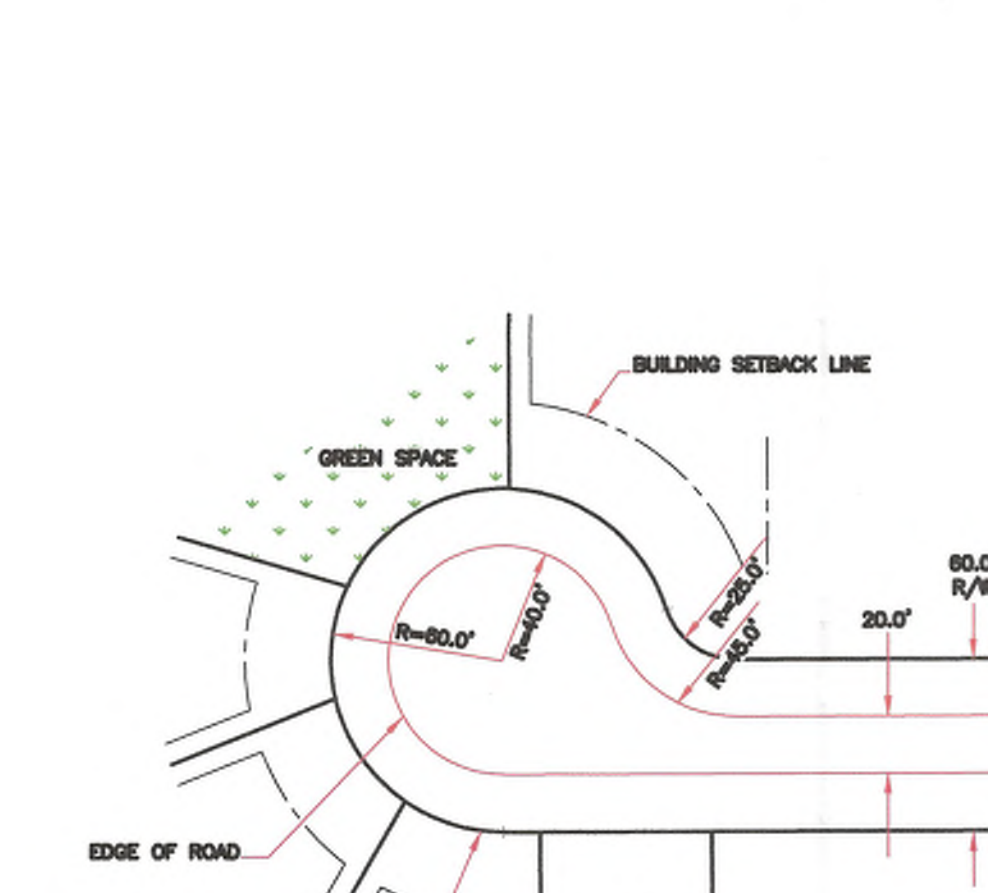
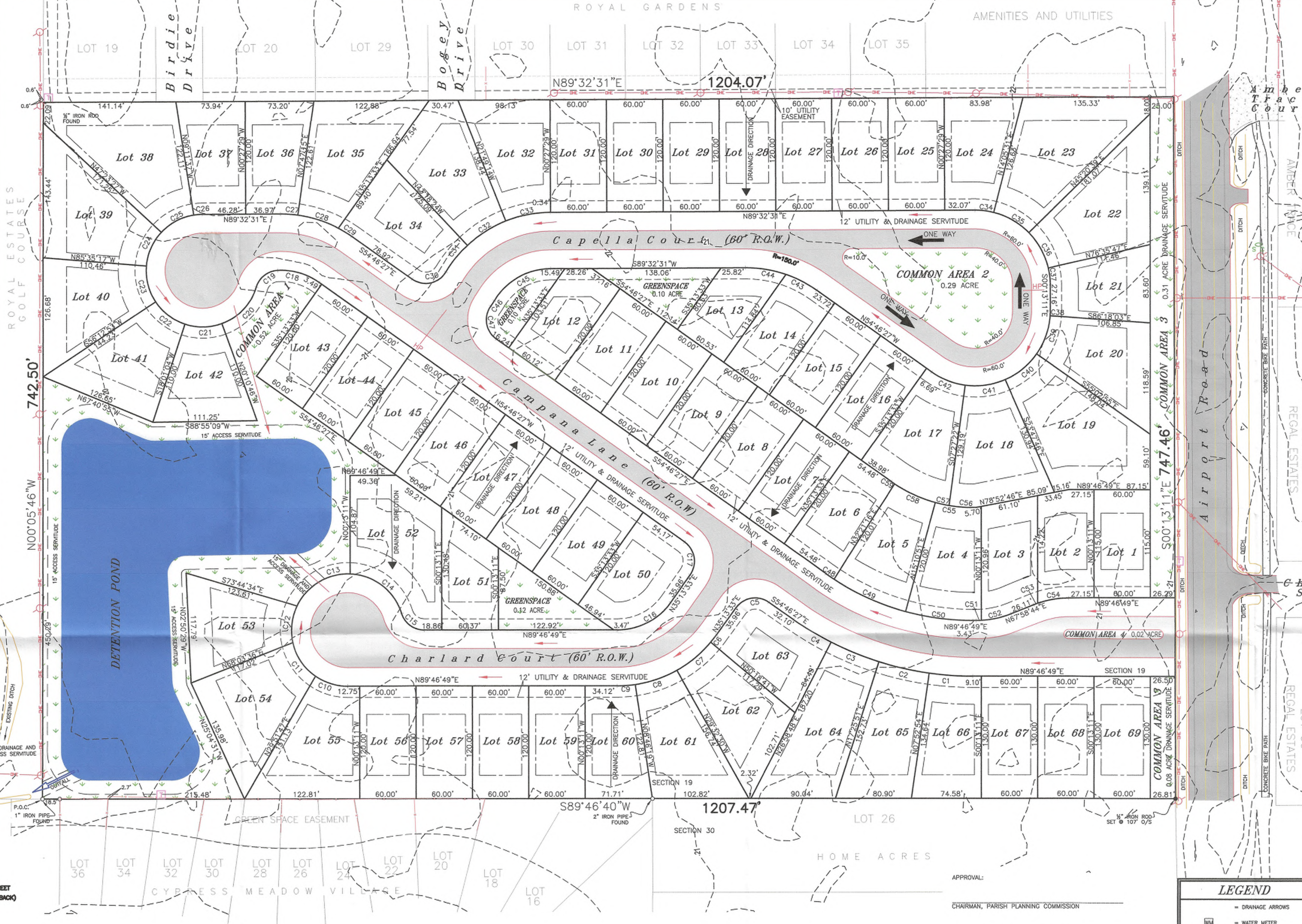
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	330.00'	46.66'	S86°10'09"E	46.62'
C2	330.00'	55.00'	S77°20'38"E	54.94'
C3	330.00'	55.00'	S67°47'40"E	54.94'
C4	330.00'	47.49'	S58°53'49"E	47.45'
C5	25.00'	39.27'	N80°13'33"E	35.36'
C6	130.00'	10.13'	N37°27'26"E	10.12'
C7	130.00'	47.13'	N50°04'03"E	46.87'
C8	130.00'	47.13'	N70°50'35"E	46.87'
C9	130.00'	19.41'	N85°30'15"E	19.39'
C10	60.00'	36.52'	S72°46'56"E	35.96'
C11	60.00'	44.31'	S34°11'20"E	43.31'
C12	60.00'	40.30'	S06°12'38"W	39.55'
C13	60.00'	69.87'	S58°48'49"W	65.99'
C14	60.00'	73.83'	N52°34'32"W	69.26'
C15	25.00'	31.81'	N53°46'19"W	29.70'
C16	70.00'	66.65'	S62°30'11"W	64.16'
C17	25.00'	39.27'	S09°46'27"W	35.36'
C18	70.00'	46.75'	S73°54'23"E	45.88'
C19	25.00'	30.67'	N51°49'12"E	28.78'
C20	60.00'	55.65'	N43°14'59"E	53.68'
C21	60.00'	40.00'	N88°55'09"E	39.26'
C22	60.00'	40.00'	S52°53'01"E	39.26'
C23	60.00'	40.00'	S14°41'12"E	39.26'
C24	60.00'	40.00'	S23°30'38"W	39.26'
C25	60.00'	40.00'	S61°42'28"W	39.26'
C26	60.00'	9.15'	S85°10'27"W	9.14'
C27	130.00'	18.71'	N86°20'07"W	18.69'
C28	130.00'	45.62'	N72°09'35"W	45.38'
C29	130.00'	16.64'	N58°26'26"W	16.63'
C30	25.00'	41.31'	S77°53'26"W	36.77'
C31	130.00'	36.62'	S38°37'28"W	36.50'
C32	130.00'	48.75'	S57°26'11"W	48.47'
C33	130.00'	48.47'	S78°51'38"W	48.19'
C34	80.00'	20.32'	N83°10'59"W	20.26'
C35	80.00'	43.64'	N60°16'55"W	43.10'
C36	80.00'	43.64'	N29°01'47"W	43.10'
C37	80.00'	18.41'	N06°48'42"W	18.37'
C38	80.00'	5.47'	N01°44'23"E	5.47'
C39	80.00'	43.64'	N19°19'31"E	43.10'
C40	80.00'	43.64'	N50°34'40"E	43.10'
C41	80.00'	43.64'	N81°49'48"E	43.10'
C42	80.00'	38.77'	S68°39'33"E	38.40'
C43	130.00'	36.76'	S62°52'32"E	36.64'
C44	130.00'	44.20'	S80°43'03"E	43.99'
C45	70.00'	72.07'	N60°02'55"E	68.93'
C46	85.00'	6.93'	N32°53'26"E	6.93'
C47	25.00'	39.27'	N09°46'27"W	35.36'
C48	270.00'	10.54'	N55°53'31"W	10.53'
C49	270.00'	83.93'	N65°54'52"W	83.99'
C50	270.00'	72.57'	N82°31'10"W	72.36'
C51	100.00'	5.67'	S88°09'20"W	5.67'
C52	100.00'	32.38'	S77°15'18"W	32.24'
C53	100.00'	4.58'	S69°17'28"W	4.58'
C54	100.00'	33.47'	S80°11'31"W	33.31'
C55	150.00'	43.82'	S83°11'17"E	43.66'
C56	150.00'	28.87'	N86°02'32"W	28.83'
C57	150.00'	7.50'	N79°05'40"W	7.50'
C58	150.00'	47.98'	N65°39'37"W	47.75'
C59	150.00'	4.52'	N55°38'15"W	4.52'



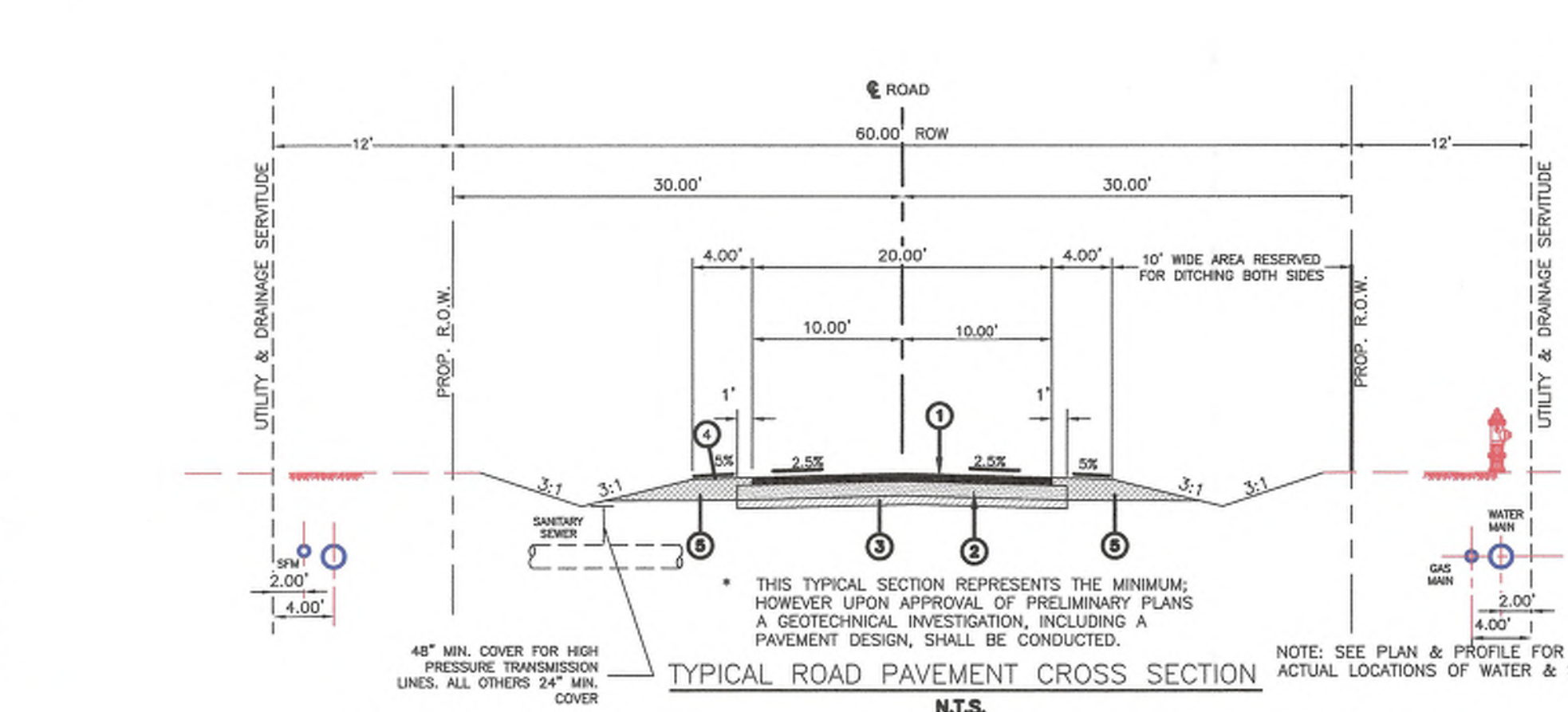
TYPICAL DETAIL LAYOUT  
N.T.S.



TYPICAL ENTRANCE DETAIL  
N.T.S.



CUL-DE-SAC DETAIL  
N.T.S.

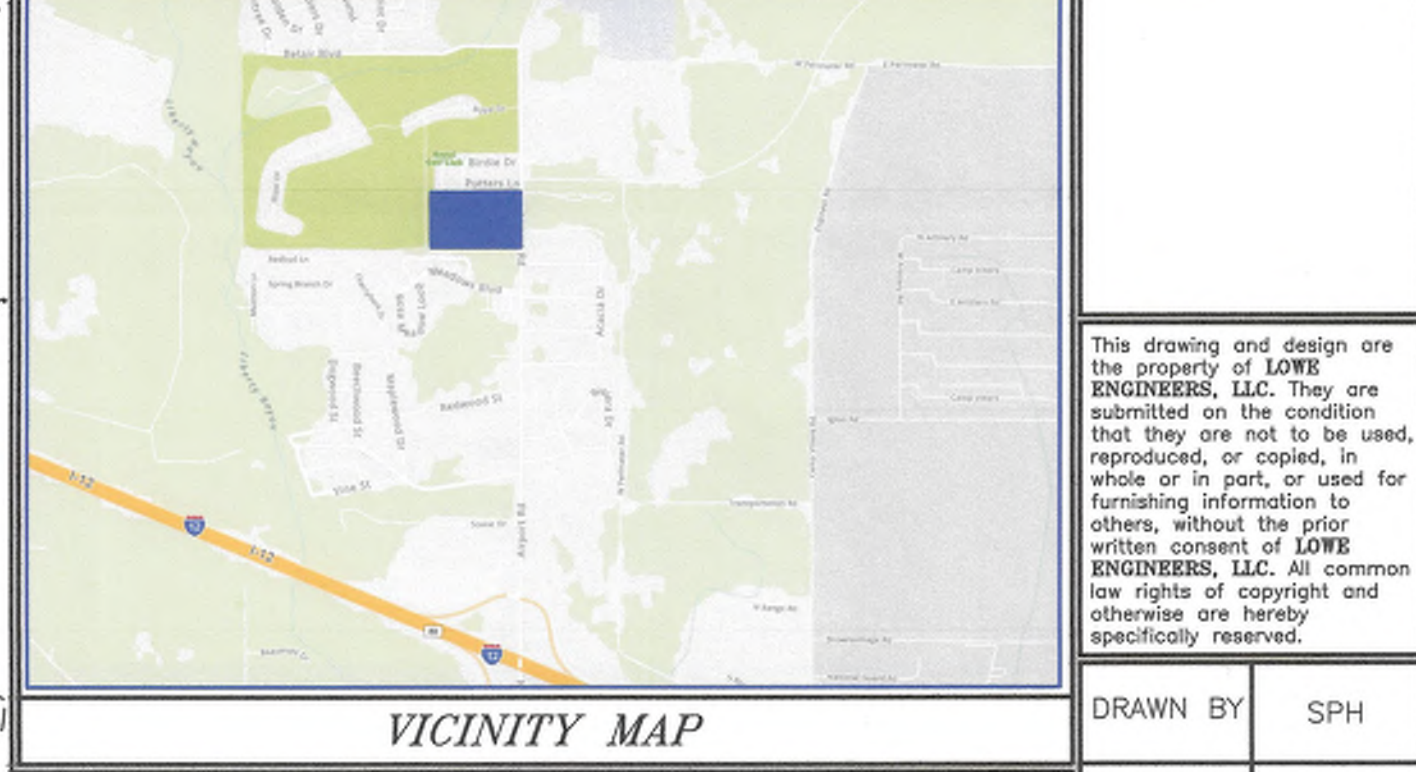


TYPICAL ROAD PAVEMENT CROSS SECTION  
N.T.S.

DRAINAGE ARROWS
WATER METER
GAS VALVE
POWER POLE
OVERHEAD ELECTRIC LINE
TELEPHONE PEDESTAL
BUILDING SETBACK
FENCE
GREEN SPACE

RESTRICTIONS

- 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 approved by the department of environmental services of the parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
- Construction of any nature is prohibited in parish drainage or street easement.
- Lots may not be used for the storage of trash or junk vehicles.
- The minimum finished floor elevation shall be at least 1ft above crown of road.
- No lot will be further subdivided without approval of the planning commission and the department of environmental services of the parish.
- The minimum culvert size to be used for driveways shall be stated.
- Driveways on corner lots shall not be located any closer than 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 driveway intersects.
- It shall be prohibited for any lot within an approved subdivision to have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plot.
- The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat.
- In addition to the foregoing Minimum Restrictive Covenants, the Developers have created by separate act recorded in Original Instrument Number \_\_\_\_\_ additional Restrictive Covenants which are applicable to the property being subdivided. The foregoing shall be a covenant running with each title and reference shall be made thereto in each title.
- Each lot will not have more than one dwelling.
- All side loading driveways will maintain a 60 foot setback from a corner of the property where two street rights-of-way intersect.
- No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base flood elevation.



VICINITY MAP

TENTATIVE S/D PLANS  
RECEIVED  
12/2/2021  
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DEDICATION

Be it resolved by the undersigned owner(s) of the land as shown hereon that he does declare this to be a true and accurate plat of:

Crosswind Cove Subdivision  
(A Residential Development)

All street right-of-ways as shown hereon are hereby dedicated to the perpetual use of the public for their proper purposes. Services, such as maintenance, drainage, or improvements will be allowed that would prevent them from being used for their intended purposes. The dedication shall run along with the dedication and drainage areas will be maintained by the Home Owners Association. The dedication shall be owned and maintained by the Home Owners Association.

337 HIGHWAY 21  
MADEIRAVILLE, LA 70447

DATE

22.50 ACRES AREA	69 NO. OF LOTS	CENTRAL SEWER SYSTEM	MWUOC WATER & SEWER
7,200 S.F. AVG. LOT SIZE	20.0' STREET WIDTH	CENTRAL WATER SYSTEM	1.23 ACRES OPEN SPACE AREA
ASPHALT ROAD SURFACE	2,600± LN. FT. LENGTH OF STREET	60.0' R.O.W. STREET R.O.W.	N/A MAX. BLOCK LENGTH
BAYOU LIBERTY ULTIMATE SURFACE WATER DISPOSAL	A-4A SUBURBAN EXISTING ZONING		

LEGAL DESCRIPTION OF  
CROSSWIND COVE SUBDIVISION

A CERTAIN PIECE OR PARCEL OF LAND BEING PARCEL B SITUATED IN SECTION 19, T-8-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA AND BE MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 19 AND 30, T-8-S, R-14-E, ST. TAMMANY PARISH, THENCE RUN NORTH 00 DEGREES 00 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 742.5 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 51 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 1204.07 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 13 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 742.44 FEET TO A POINT; THENCE RUN SOUTH 88 DEGREES 46 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 1207.47 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 22.50 ACRES MORE OR LESS.

GENERAL NOTES

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL "DITIE" BEFORE DIGGING. (1-800-272-3020)
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER F.I.R.M., COMMUNITY NO. 228205 0408 C DATED OCTOBER 17, 1998 WITH A BASE FLOOD ELEVATION OF 14.0.
- SERVICES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVICES 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 WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL, AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON SURVEY.
- THIS SURVEY MEETS OR EXCEEDS A CLASS "C" SURVEY 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.
- SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
- REFERENCE SURVEY: A SURVEY BY VAN M. BORDEN WITH SURVEY NO. 20340 DATED 04-18-79; LAST REVISED 06-10-79, RECORDED UNDER MAP NO. 35644.
- BASES FOR BEARINGS IS THE REFERENCE SURVEY.
- CONTOURS SHOWN HEREON ARE BASED ON LIDAR OBTAINED BY THE CLIENT.
- SEWER AND WATER SERVICE ARE AVAILABLE THROUGH MAGNOLIA WATER UTILITY OPERATING COMPANY.
- THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE BOUNDARY OF THE SUBJECT SITE. (DATA PROVIDED BY HYDRO-C)
- ONE CLASS A TREE TO BE PLANTED IN THE FRONT YARD OF EACH LOT PRIOR TO OCCUPANCY. THE MOA IS RESPONSIBLE FOR ENSURING ENFORCEMENT OF THIS PROVISION.
- POND OUTFALL WILL BE INTO EXISTING DRAINAGE DITCH THAT DRAINS EAST AND DISCHARGES INTO BAYOU LIBERTY.

SURVEYOR'S CERTIFICATION

I do hereby certify that, as of the date hereof, above that, I, or others under my direct supervision, have made a careful survey of, certain geometric features relating to a portion of ground in Section 19, Township 8-South, Range 14-E, East, St. Tammany Parish, Louisiana.

JOHN E. BONNEAU  
REGISTERED PROFESSIONAL LAND SURVEYOR  
LOUISIANA REGISTRATION NO. 4423

DATE 10/14/2021

SURVEYOR'S INFORMATION

LOWE ENGINEERS

Professional Land Surveyors - Planners - Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34, MANDEVILLE, LA 70471  
(985) 845-1012 • (985) 845-1013 • FAX NO.: (985) 845-1178  
www.loweengineers.com • e-mail: ManvilleTeam@lowengineers.com

SUMMERVIEW DEVELOPMENT, L.L.C.

A TENTATIVE SUBDIVISION PLAT OF  
CROSSWIND COVE SITUATED IN SECTION 19, T-8-S, R-14-E  
ST. TAMMANY PARISH, LOUISIANA



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# **PRELIMINARY SUBDIVISION REVIEW**

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**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 7, 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**

This project was previously postponed at the October 12, 2021 Planning Commission meeting and the November 9, 2021 Planning Commission meeting.

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on December 3, 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. 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.
3. Provide a current completed and executed "Stormwater Agreement" for this development.
4. Construction drawings need to be stamped by a LA licensed Civil Engineer (Typical)

**Preliminary Plat:**

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

**Paving & Drainage Plan:**

8. Provide wingwall dimensions for the proposed 42" drain pipe.
9. Label existing elevation contours on the drainage plan and label the Normal Water Surface Elevation.
10. 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.
11. Show and label the 10 ft. flat area around the natural drainage way required for maintenance.
12. Revise Sections B-B to conform to the proposed pond design.
13. Relocate the catch basin text box in front of Lot 158 to be legible.



**Drainage Calculations:**

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

**Plan & Profile Sheets:**

15. 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).
16. Label or provide a legend for the existing and proposed grade lines on all plan and profile sheets (Typical Comment).
17. 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.
18. Show north arrows on all plan and profile sheets (Typical Comment).
19. 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).
20. Provide street names for the plan and profiles shown on Sheet #7 (Typical Comment).
21. 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.

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.

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.

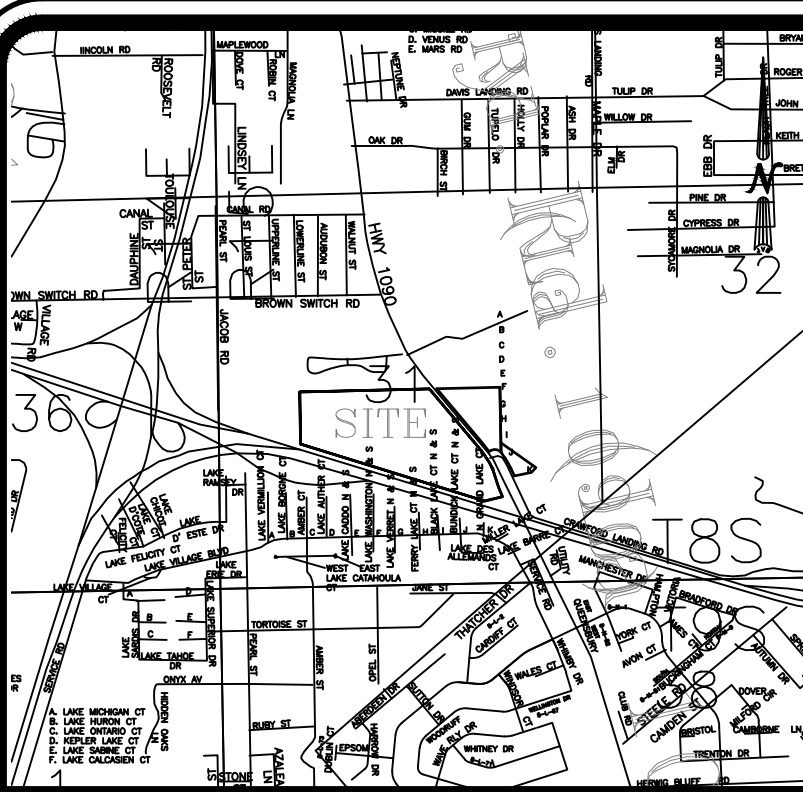
No funded **Maintenance Obligation** for the subdivision connection is required since this subdivision is

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 December 14, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP  
NOT TO SCALE

P.O.B.  
PHASE 3

NOTE:  
1. DEVELOPER TO ERECT AND MAINTAIN 6" WOODEN FENCE ALONG AND/OR INSIDE ENTIRE WESTERN BOUNDARY OF SUBDIVISION, SAID DELICATION TO BE ASSIGNED TO THE HOA OF LATER DATE.  
2. ALL GREENSPACE AND OPEN AREAS SHALL BE MAINTAINED BY THE HOA.  
3. IF NECESSARY, DRAINAGE ENTERING THE SUBDIVISION AT THE NW CORNER WILL BE SUB-SURFACE BUT ONLY TO THE EXTENT NECESSARY TO ALLOW 6" FENCE TO EXTEND TO THE NW CORNER.

P.O.B. is N88°40'16"E=1176.24' from the Quarter Section corner common to Section 31, Township 8 South, Range 15 East and Section 36, Township 8 South, Range 14 East, Greensburg Land District, Saint Tammany Parish, Louisiana

P.O.B.  
PHASE 2,  
PART 1

#### LEGAL DESCRIPTION: PHASE 2, PART 1

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE QUARTER SECTION CORNER COMMON TO SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST AND SECTION 36, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA RUN NORTH 88 DEGREES 40 MINUTES 16 SECONDS EAST A DISTANCE OF 1176.24 FEET TO A 3/4" IRON PIPE FOUND; THENCE S 07° 46' 55" E A DISTANCE OF 722.43 FEET TO A 3/4" IRON PIPE FOUND; THENCE S 72° 50' 03" E A DISTANCE OF 402.21 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE, N 44° 26' 58" E A DISTANCE OF 151.91 FEET TO A POINT; THENCE, N 37° 34' 48" E A DISTANCE OF 50.83 FEET TO A POINT; THENCE, N 52° 18' 56" E A DISTANCE OF 149.77 FEET TO A POINT; THENCE, S 72° 05' 30" E A DISTANCE OF 894.96 FEET TO A POINT; THENCE, S 17° 10' 29" W A DISTANCE OF 118.51 FEET TO A POINT; THENCE, S 25° 45' 57" W A DISTANCE OF 50.57 FEET TO A POINT; THENCE, S 17° 09' 57" W A DISTANCE OF 125.00 FEET TO A POINT; THENCE N 72° 50' 03" W A DISTANCE OF 1060.89 FEET BACK TO THE POINT OF BEGINNING.

SAID PORTION OF GROUND CONTAINS 6.778 ACRES MORE OR LESS.

#### LEGAL DESCRIPTION: PHASE 2, PART 2

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE QUARTER SECTION CORNER COMMON TO SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST AND SECTION 36, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA RUN NORTH 88 DEGREES 40 MINUTES 16 SECONDS EAST A DISTANCE OF 1176.24 FEET TO A 3/4" IRON PIPE FOUND; THENCE S 07° 46' 55" E A DISTANCE OF 722.43 FEET TO A 3/4" IRON PIPE FOUND; THENCE S 72° 50' 03" E A DISTANCE OF 1101.09 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE, N 17° 09' 57" E A DISTANCE OF 175.00 FEET TO A POINT; THENCE, N 72° 50' 03" W A DISTANCE OF 32.17 FEET TO A POINT; THENCE, N 17° 09' 57" E A DISTANCE OF 158.02 FEET TO A POINT; THENCE, N 50° 24' 44" E A DISTANCE OF 313.06 FEET TO A POINT; THENCE, S 39° 56' 21" E A DISTANCE OF 28.32 FEET TO A POINT; THENCE, N 50° 03' 39" E A DISTANCE OF 170.00 FEET TO A POINT; THENCE, S 39° 56' 21" E A DISTANCE OF 80.43 FEET TO A POINT; THENCE, S 37° 20' 28" E A DISTANCE OF 123.33 FEET TO A POINT; THENCE, S 33° 53' 43" E A DISTANCE OF 122.00 FEET TO A POINT; THENCE, S 27° 26' 34" E A DISTANCE OF 84.12 FEET TO A POINT; THENCE, S 32° 04' 39" E A DISTANCE OF 15.47 FEET TO A POINT; THENCE, S 63° 25' 13" W A DISTANCE OF 1.25 FEET TO A POINT; THENCE, S 17° 42' 30" E A DISTANCE OF 195.82 FEET TO A POINT; THENCE, S 19° 37' 18" E A DISTANCE OF 96.44 FEET TO A POINT; THENCE, S 22° 07' 43" E A DISTANCE OF 118.23 FEET TO A POINT; THENCE, S 76° 24' 14" W A DISTANCE OF 254.19 FEET TO A POINT; THENCE N 72° 50' 03" W A DISTANCE OF 614.47 FEET BACK TO THE POINT OF BEGINNING.

SAID PORTION OF GROUND CONTAINS 9.294 ACRES MORE OR LESS.

#### LEGAL DESCRIPTION: PHASE 3

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE QUARTER SECTION CORNER COMMON TO SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST AND SECTION 36, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA RUN NORTH 88 DEGREES 40 MINUTES 16 SECONDS EAST A DISTANCE OF 1176.24 FEET TO A 3/4" IRON PIPE FOUND AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE, N 88° 39' 13" E A DISTANCE OF 143.76 FEET TO A POINT; THENCE, N 88° 39' 56" E A DISTANCE OF 1614.32 FEET TO A POINT; THENCE, S 01° 20' 04" E A DISTANCE OF 148.40 FEET TO A POINT; THENCE, S 21° 45' 34" W A DISTANCE OF 56.35 FEET TO A POINT; THENCE, S 30° 13' 21" W A DISTANCE OF 103.23 FEET TO A POINT; THENCE, N 89° 51' 37" W A DISTANCE OF 40.00 FEET TO A POINT; THENCE, S 00° 08' 23" W A DISTANCE OF 168.40 FEET TO A POINT; THENCE, S 58° 36' 35" W A DISTANCE OF 68.87 A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AN ARC DISTANCE OF 137.15' (CHORD= S 34° 22' 25" W=109.18 FEET) TO A POINT; THENCE, S 59° 35' 11" W A DISTANCE OF 127.58 FEET TO A POINT; THENCE, N 89° 51' 37" W A DISTANCE OF 66.01 FEET TO A POINT; THENCE, N 02° 58' 30" W A DISTANCE OF 342.48 FEET TO A POINT; THENCE, S 88° 58' 48" W A DISTANCE OF 148.90 FEET TO A POINT; THENCE, S 02° 33' 30" W A DISTANCE OF 398.08 FEET TO A POINT; THENCE, N 86° 05' 52" W A DISTANCE OF 392.12 FEET TO A POINT; THENCE, N 01° 00' 14" E A DISTANCE OF 276.27 FEET TO A POINT; THENCE, N 79° 48' 52" E A DISTANCE OF 298.12 FEET TO A POINT; THENCE, N 05° 21' 59" E A DISTANCE OF 49.53 FEET TO A POINT; THENCE, S 89° 02' 33" W A DISTANCE OF 776.67 FEET TO A POINT; THENCE, S 00° 32' 33" E A DISTANCE OF 220.91 FEET TO A POINT; THENCE, S 52° 18' 49" W A DISTANCE OF 149.76 FEET TO A POINT; THENCE, S 37° 34' 48" W A DISTANCE OF 50.83 FEET TO A POINT; THENCE, S 44° 26' 58" W A DISTANCE OF 151.91 FEET TO A POINT; THENCE, N 72° 50' 03" W A DISTANCE OF 402.21 FEET TO A 3/4" IRON PIPE FOUND; THENCE N 00° 46' 55" W A DISTANCE OF 722.43 FEET BACK TO THE POINT OF BEGINNING.

SAID PORTION OF GROUND CONTAINS 18.907 ACRES MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING:

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE QUARTER SECTION CORNER COMMON TO SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST AND SECTION 36, TOWNSHIP 8 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA RUN NORTH 88 DEGREES 40 MINUTES 16 SECONDS EAST A DISTANCE OF 1176.24 FEET TO A 3/4" IRON PIPE FOUND; RUN NORTH 88 DEGREES 40 MINUTES 13 SECONDS EAST A DISTANCE OF 143.76 FEET TO A 3/4" IRON PIPE FOUND; THENCE RUN NORTH 88 DEGREES 39 MINUTES 56 SECONDS EAST A DISTANCE OF 1025.34 FEET TO A POINT; THENCE RUN SOUTH 01 DEGREES 20 MINUTES 04 SECONDS EAST A DISTANCE OF 428.54 FEET TO A POINT AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN SOUTH 02 DEGREES 33 MINUTES 39 SECONDS EAST A DISTANCE OF 284.00 FEET TO A POINT; THENCE RUN NORTH 88 DEGREES 05 MINUTES 50 SECONDS WEST A DISTANCE OF 330.00 FEET TO A POINT; THENCE RUN NORTH 02 DEGREES 33 MINUTES 39 SECONDS WEST A DISTANCE OF 284.00 FEET TO A POINT; THENCE RUN NORTH 86 DEGREES 05 MINUTES 50 SECONDS EAST A DISTANCE OF 330.00 FEET AND BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 2.00 ACRES OF LAND MORE OR LESS, LYING AND SITUATED IN SECTION 31, TOWNSHIP 8 SOUTH, RANGE 15 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA.

THE NUMBER OF LOTS/UNITS MAY BE ESTABLISHED IN ACCORDANCE WITH THE MAXIMUM NET DENSITY OF THE UNDERLYING ZONING CLASSIFICATION AS APPLIED TO THE FOLLOWING FORMULA:

TOTAL AREA x 0.75 = x MAXIMUM NET DENSITY = LOTS (UNITS)  
58.91 ACRES x 0.75 = 44.18 x 6 = 265 LOTS ALLOWED (A-4-A UNDERLYING ZONING)  
ALSO  
6.926 ACRES x 0.75 = 5.19 x 0.2 = 1 LOT ALLOWED (A-1 UNDERLYING ZONING)

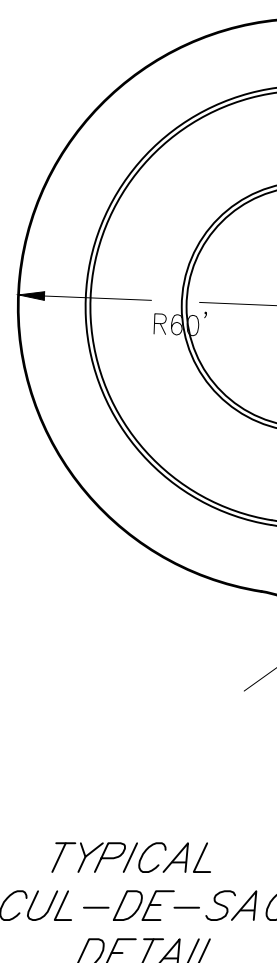
TOTAL LOTS ALLOWED = 266 LOTS

#### RECREATION:

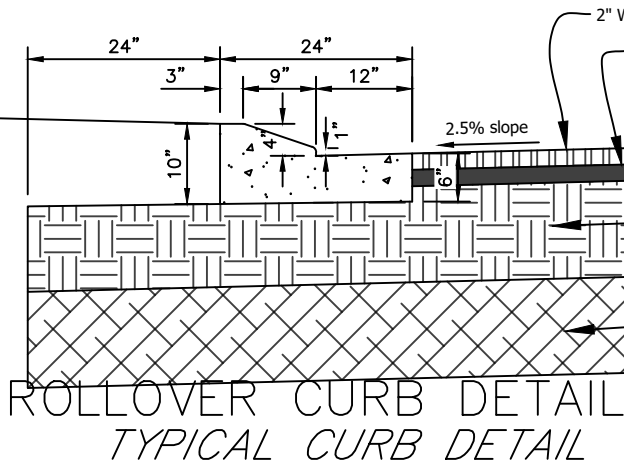
WITHIN THE GREENSPACE THERE SHALL BE ACTIVE AND PASSIVE RECREATION. ACTIVE RECREATION SHALL BE KAYAKING AND PLAYGROUND EQUIPMENT. PASSIVE RECREATION SHALL BE REMAINING GREENSPACE FOR ENJOYING THE NATURE AND WOODED AREAS.

GREENSPACE REQUIRED = 65.836 x 25% = 16.46 ACRES

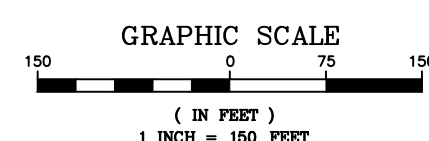
GREENSPACE PROVIDED (Includes 50% of Pond) = 17.03 ACRES  
4.14 AC. ACTIVE (POND & PLAYGROUND)  
12.89 AC. PASSIVE (REMAINING GREENSPACE)



TYPICAL  
CUL-DE-SAC  
DETAIL



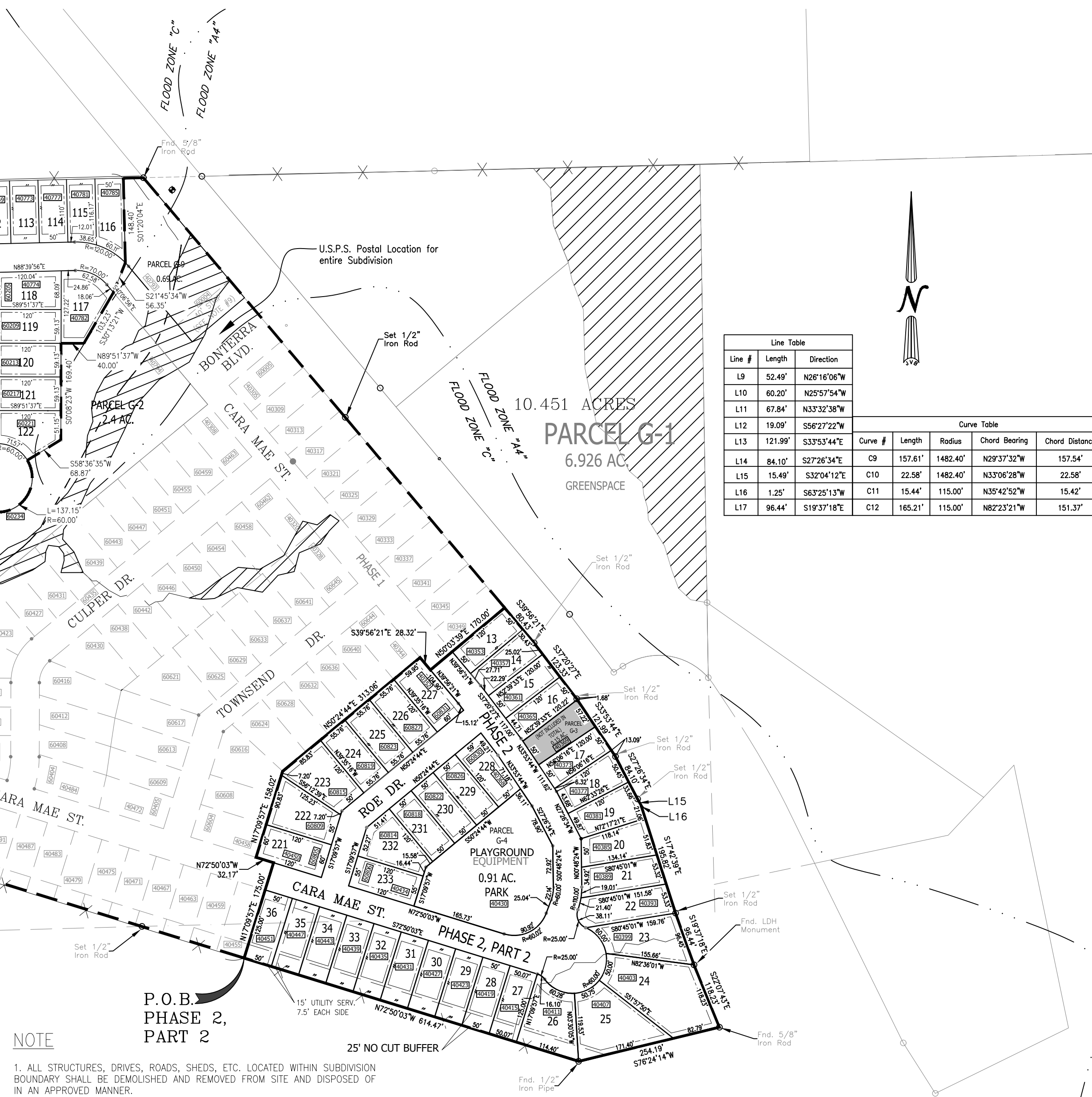
TYPICAL CURB DETAIL



#### NOTE

- ALL STRUCTURES, DRIVES, ROADS, SHEDS, ETC. LOCATED WITHIN SUBDIVISION BOUNDARY SHALL BE DEMOLISHED AND REMOVED FROM SITE AND DISPOSED OF IN AN APPROVED MANNER.
- ENTIRE PARCEL G-2 IS A DEDICATED DRAINAGE AND ACCESS SERVITUDE FOR THE EXCAVATION AREA AND NATURAL DRAINAGE WAY.

# 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



Line Table			Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Chord Bearing	Chord Distance
L9	52.49'	N26°16'08"W					
L10	60.20'	N25°57'54"W					
L11	67.84'	N37°32'38"W					
L12	18.00'	S56°27'22"W					
L13	121.89'	S33°53'44"E					
L14	84.10'	S27°26'34"E	C9	157.61'	1482.40'	N29°37'32"W	157.54'
L15	15.49'	S32°04'12"E	C10	22.58'	1482.40'	N37°06'28"W	22.58'
L16	1.25'	S63°29'13"W	C11	15.44'	115.00'	N35°42'50"W	15.42'
L17	96.44'	S19°37'18"E	C12	165.21'	115.00'	N82°23'21"W	151.37'

## RESTRICTIVE COVENANTS

- EACH UNIT/SITE WILL NOT HAVE MORE THAN ONE DWELLING.
- FRONT BUILDING SETBACK WILL NOT BE LESS THAN 15' FROM EACH FRONT LOT LINE. THE REAR SETBACK SHALL NOT BE LESS THAN 10' FROM EACH REAR LOT LINE, EXCEPT LOTS 25-76 SHALL BE 30', 173-211, 196-251 & 218-151' FROM EACH REAR LOT LINE OR AS SHOWN. THE SIDE STREET SETBACK SHALL BE 10'. THE SIDE SETBACK SHALL NOT BE LESS THAN 5' FROM EACH SIDE LOT LINE. CONSTRUCTION OF ANY BUILDING OR STRUCTURE(S) OR OTHER OBSTRUCTIONS BETWEEN REAR SETBACK AND PROPERTY LINE FOR LOTS WITH PUBLIC SERVITUDES ENCUMBERING THEM IS PROHIBITED.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAYS.
- NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED UPON ANY UNIT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF UNITS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE 13.0' ABOVE MEAN SEA LEVEL. MAXIMUM BUILDING HEIGHT TO BE 35'.
- DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SUBSURFACE DRAINAGE.
- MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
- ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR SIDE & REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET & THE BUILDING HEIGHT DOES NOT EXCEED 20 FEET.
- TELECOMMUNICATION CABINET IS PERMITTED TO BE LOCATED WITHIN THE GREENSPACE. A 40 FOOT WIDE STRIP IN THE GREENSPACE ADJACENT TO THE SUBDIVISION ENTRANCE SHALL BE BEAUTIFIED TO INCLUDE CLEARING, GRADING, POWER, WATER, LANDSCAPING AND SIGNAGE FOR THE SUBDIVISION.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. PARISH, WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAN 60 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT OF WAY INTERSECT.
- ALL INFRASTRUCTURE INCLUDING DRAINAGE, PONDS, ROADWAYS, SHALL BE MAINTAINED BY THE PUBLIC (STP) THE H.O.A. SHALL MAINTAIN GREENSPACES, UTILITIES AND THEIR SERVITUDES SHALL BE MAINTAINED BY THE RESPECTIVE UTILITY COMPANIES.
- UNDERGROUND UTILITIES SHALL BE PROVIDED.
- MAXIMUM HEIGHT OF BUILDING SHALL BE 35'.
- NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
- ADDITIONAL COVENANTS RECORDED IN C.O.B. \_\_\_\_\_, FOLIO \_\_\_\_\_, MAY BE RESTRICTIVE COVENANTS MAY BE IMPOSED ON THE ABOVE PARCELS BY SEPARATE WRITTEN AND RECORDED INSTRUMENT.

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

SEAN M. BURKES - LA P.L.S. No. 4785  
THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISION OF THE STATE OF LOUISIANA LAW RS.33:5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

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

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

## BONTERRA

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

JONATHAN STARRS-MEMBER/MANAGER	DATE
FOR	
LYNN LEVY LAND CO. LLC	
APPROVAL	
PARISH PLANNING COMMISSION CHAIRMAN	DIRECTOR OF PARISH ENGINEERING
PARISH PLANNING COMMISSION SECRETARY	CLERK OF COURT
DATE FILED	FILE NUMBER

PHASE 2 = 16.072 AC. PHASE 3 = 18.907 AC.	PHASE 2 = 69 NO. OF LOTS	PHASE 2 = 2,556 LF PHASE 3 = 2,487 LF LGTH. OF STREETS
50'x120' MIN. LOT SIZE	2 NO. OF PHASES	A-4-A/PUD A-1/PUD ZONING
ASPHALT W/CONC. CURB & GUTTER	50' ROW	
ROAD SURFACING	STREET WIDTH	
10 NO. OF BLOCKS	CENTRAL UTILITIES INC. OF LA. SEWAGE SYSTEM	CENTRAL UTILITIES INC. OF LA. WATER SYSTEM

## FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA, F.I.R.M. COMMUNITY MAP NO. 225205 0440 D, DATED: 4/21/99 FLOOD ZONE: C & A4; BASE FLOOD ELEVATION: N/A & 12'.

#### NOTES:

- ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.
- ULTIMATE DISPOSAL OF WATER IS WEST PEARL RIVER.
- ███ DENOTES MUNICIPAL NUMBER.
- BENCHMARK: MAG NAIL; ELEV. =14.99'; DATUM: NAVD88
- JURISDICTIONAL WETLANDS ARE LOCATED ON THIS PROPERTY.
- SEWER AND WATER PROVIDED AND MAINTAINED BY UTILITIES INC. OF LOUISIANA LOCATED OFFSITE.

J.V. Burkes & Associates, Inc.  
SURVEYING ENGINEERING • ENVIRONMENTAL  
1805 Shortcut Highway  
Sibley, Louisiana 70458  
E-mail: jvb@jvburkes.com  
Phone: 985-649-4075 Fax: 985-649-4154

PRELIMINARY PLAT  
BONTERRA SUBDIVISION, PHASES 2 & 3,  
SECTION 31, T8S, R15E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 150'	DATE: 09.17.2021
DRAWN BY: RMK	CHECKED BY: SMB
DWG. NO. 20190242	SHEET 2 OF 16

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# **FINAL SUBDIVISION REVIEW**

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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 7, 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)  
☒ 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 December 3, 2021. The inspection disclosed that all of the asphalt roads are constructed, the road shoulders are constructed and the roadside ditches are functioning.

This project was previously postponed at the November 9, 2021 Planning Commission meeting.

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. 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. During the 12-3-2021 the existing ditch was full of water and the pipe was not visible.
4. Clean siltation from all culverts, including roadway cross-culverts, subsurface drainage, and pond inflow pipe (Typical Comment).
5. Install additional Rip-Rap at the pond outfall and extend it as needed to prevent scouring of ditch side slopes.
6. 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:**

7. Provide Instrument No. for Restrictive Covenant #11.

**As-Built Paving & Drainage Plan:**

8. Provide an 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.
9. Show the required berm between Lots #13 & #14.
10. 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.

**As-Built Water & Sewer Plans:**

11. Provide a Clear Water Test for the newly installed water lines within this development and for the water line extension along Strain Road.

12. Provide a Letter of Acceptance from Tammany Utilities regarding the newly installed water infrastructure for this development.

13. 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.

**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

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.

Fees are due before subdivision plats can be signed.

This subdivision **is** within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the December 14, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



Sec. 125-214. - Parish enforced subdivision restrictions and/or covenants. In order to protect the health, safety and general welfare of the owners of property within parish approved subdivisions, the following covenants will run with each deed or title and will be listed at the right hand corner of the final subdivision plat. The following restrictions shall be enforceable by the parish planning commission:

(1) 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 approved by the department of environmental services of the parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).

(2) Construction of any nature is prohibited in parish drainage or street easement.

(3) Lots may not be used for the storage of trash or junk vehicles.

(4) The minimum finished flood elevation required is one (1) foot above the centerline of road in front of the structure.

(5) No lot will be further subdivided without approval of the planning commission and the department of environmental services of the parish.

(6) The minimum culvert size to be used for driveways shall be stated.

(7) Driveways on corner lots shall not be located any closer than 60 feet from a corner of solid 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.

(8) It shall be prohibited for any lot within an approved subdivision to have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat.

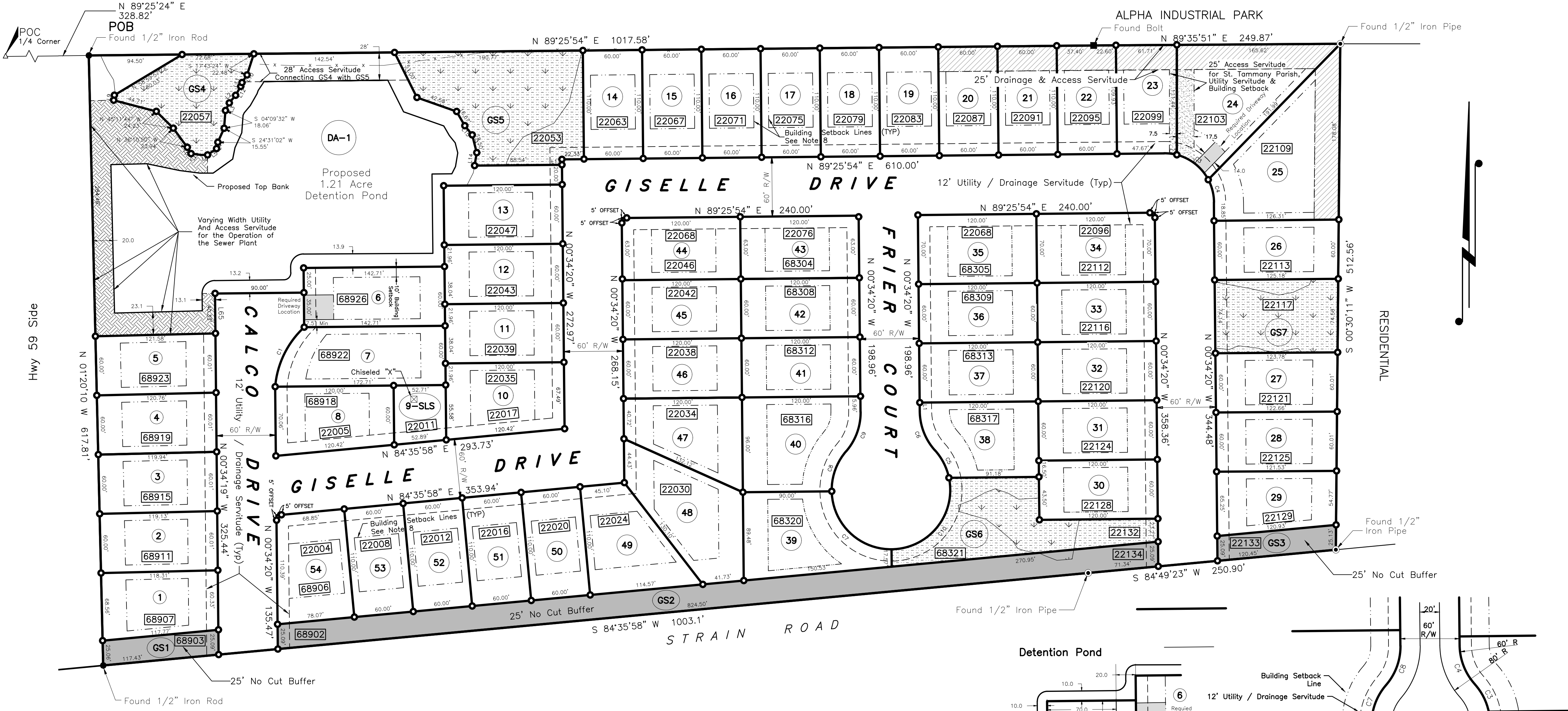
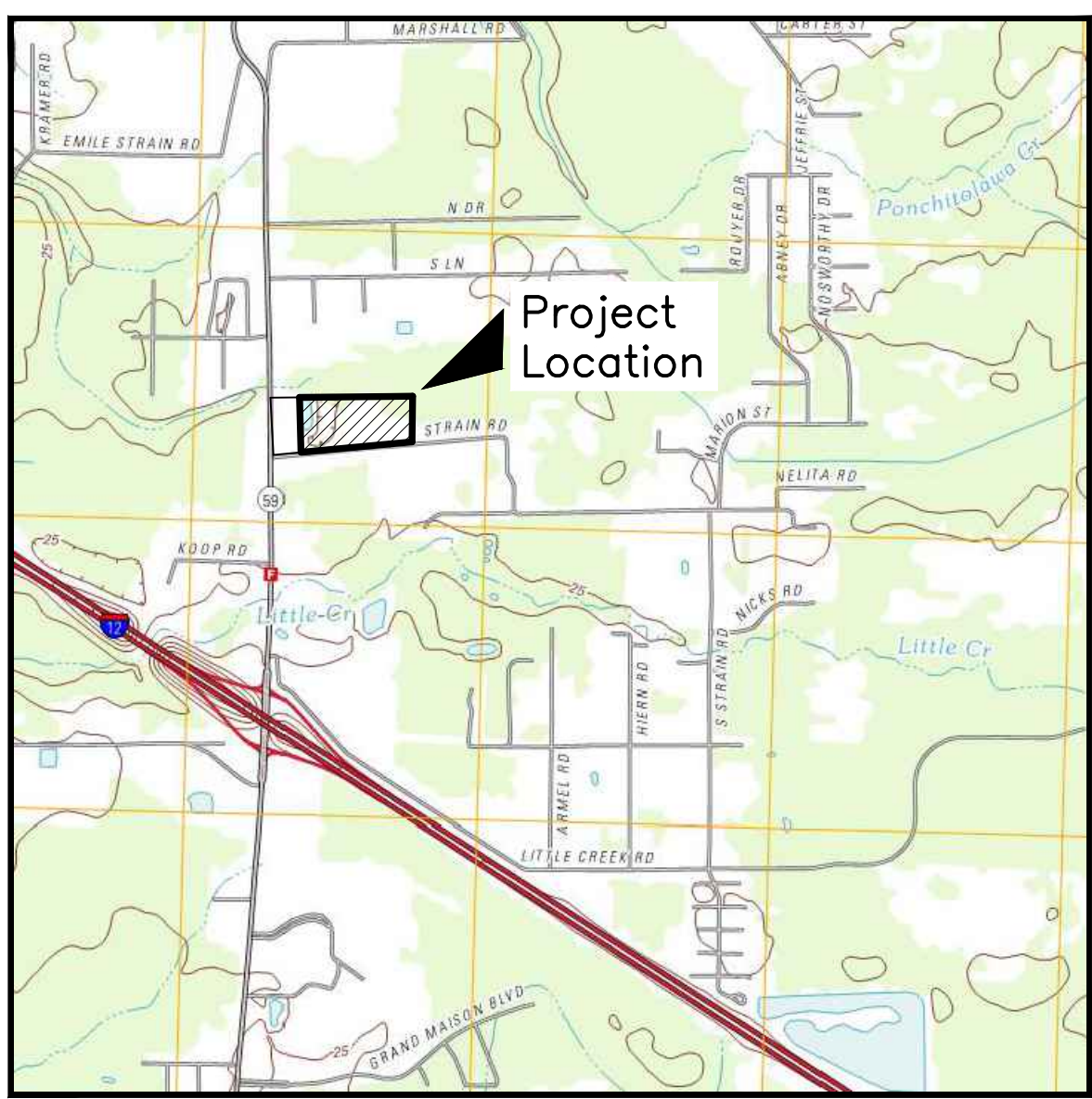
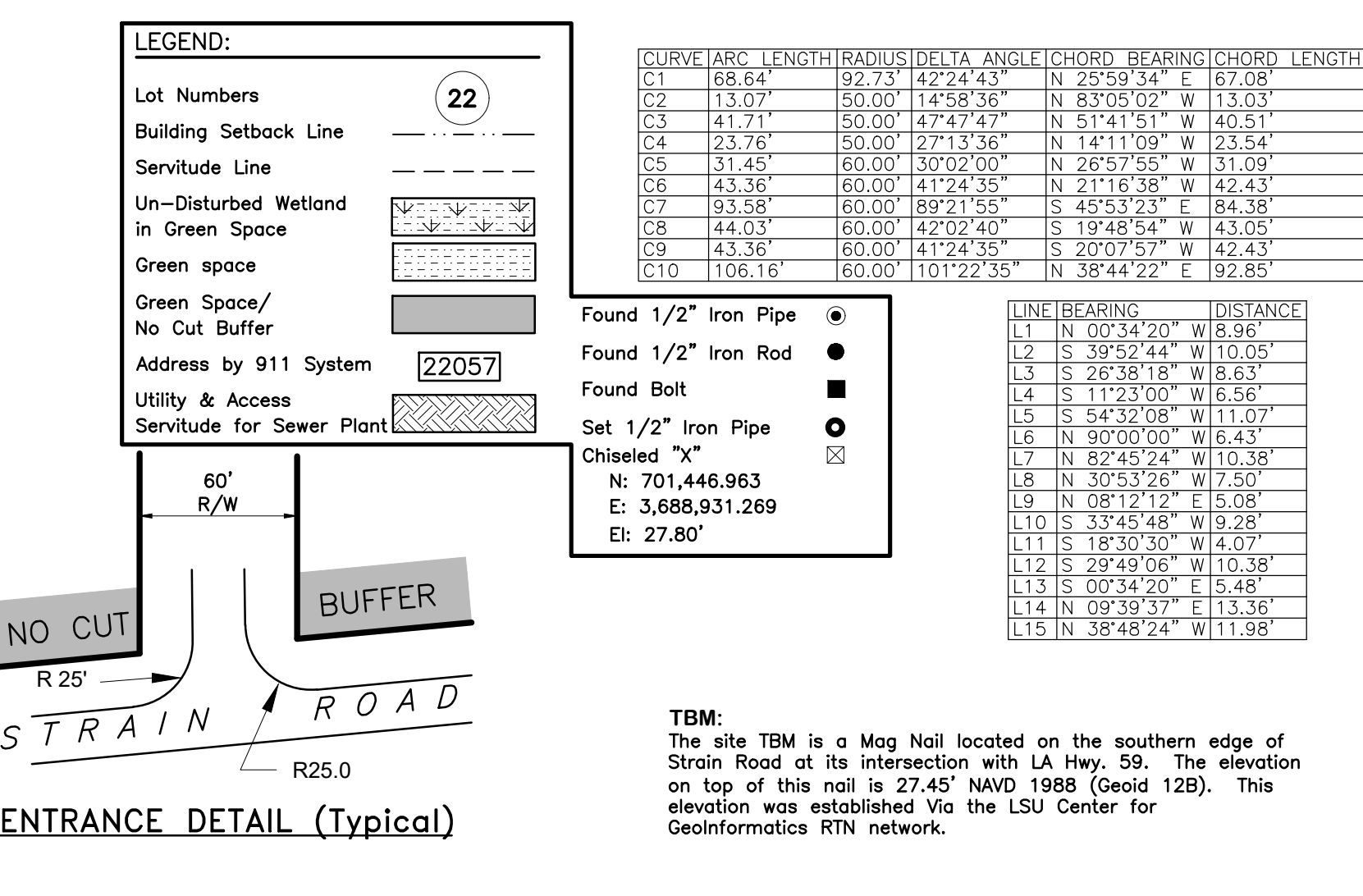
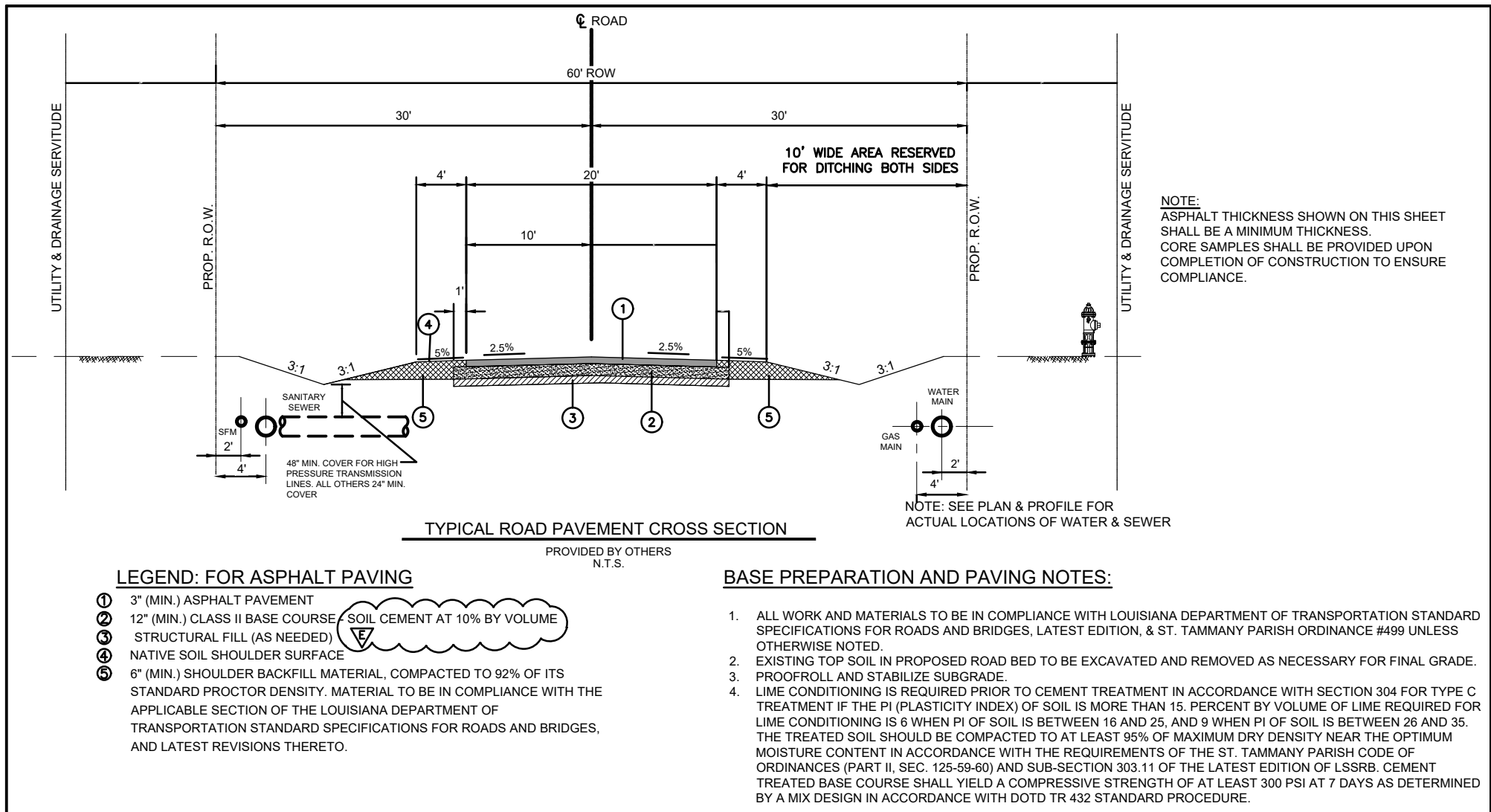
(9) The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat.

(Ord. No. 499, § 40-074.01, 5-21-1970; Ord. No. 88-916, 2-18-1988; Ord. No. 94-2142, 12-15-1994; Ord. No. 12-2711, 4-5-2012)

(10) A waiver was granted for the road side width of Lots 24, 25, 47, 48 & 49 to be smaller than the required 60' at the December 11, 2018 Planning Commission Meeting.

(11) In Addition to the Foregoing Minimum Restrictive Covenant, the Developers have created by separate act Recorded in Original Instrument Number \_\_\_\_\_ additional Restrictive Covenants which are applicable to the property being subdivided. The foregoing shall be a covenant running with each title and reference shall be made thereto in each title.

(12) A chiseled "X" in concrete was set as a permanent benchmark on Lot 9-SLS having coordinates: N=701,446.963 E=3,688,931.269 and an elevation of 27.80' (NAVD88).



1. Reference Maps:
- A Resubdivision Map of A 17.95 Acre Parcel of Land, situated in Section 19, T7S-R12E into Parcels 1 & 2, St. Tammany Parish, Louisiana For Black Oak Holdings, LLC By: John E. Bonneau & Associates, Inc. Dated: January 26, 2018, Revised: July 09, 2018
  - Survey Map of A 17.95 Acre Parcel of Land and Lot 1, Manbita Subdivision, situated in Section 19, T7S-R12E into Parcels 1 & 2, St. Tammany Parish, Louisiana For Black Oak Holdings, LLC By: John E. Bonneau & Associates, Inc. Dated: January 26, 2018
2. Basis of Bearing Referenced to Reference Map "A."
3. Flood Note: In accordance with FEMA Flood Insurance Rate Map Panel Number 225205 0245 C dated October 17, 1999, for St. Tammany Parish, Louisiana; The property hereon is located in Flood Zone "C." In accordance with LSU Flood Portal Map site located in FIRM Map Panel Number 22103C0320F, Dated: April 30, 2008 this site does not have a required base flood elevation.
4. T. Baker Smith, LLC has made no attempt to locate visible or buried utilities as part of this survey
5. No attempt has been made by T. Baker Smith, LLC to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
6. T. Baker Smith, LLC has did not provide Delineation of Jurisdictional Wetlands for this project.
7. Building Setbacks: (Unless otherwise noted)
- | Front:  | 30'  |
|---|--|
| Rear:   | 25'  |
| Side:   | 7.5' (When Side Setback is a adjacent to a Roadway the Side Setback shall be the same as the utility servitude (12') |
| Lot 6 Shall have a 10 foot side setback along its northern boundary (Side facing pond)                        |  |
| Lot 23 Shall have a 7.5 foot side setback / access servitude along its eastern boundary (side facing Lot 24)  |  |
| Lot 24 Shall have a 17.5 foot side setback / access servitude along its western boundary (side facing Lot 23) |  |

**FINAL PLAT  
OF  
MAISON TRACE SUBDIVISION  
(A RESIDENTIAL DEVELOPMENT)  
LOCATED IN SECTION 19, T7S-R12E  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA**

**DEDICATION:**

Be it resolved by the undersigned owner(s) of the land as shown hereon that he does declare this to be a true and accurate plat of:

Maison Trace Subdivision  
(A Residential Development)

All street right-of-ways as shown hereon are hereby dedicated to the perpetual use of the public for their proper purposes. Servitudes shall be reserved for drainage and utilities as indicated hereon and no obstructions or improvements will be allowed that would prevent them from being used for their intended purpose. All signage and sign post along with the detention and drainage areas will be maintained by St. Tammany Parish. The Green-Space and No Cut Buffer will be owned and maintained by the Home Owners Association.

**LEGAL DESCRIPTION:**

A certain Tract or Parcel containing 16.32 Acres of land and being comprised of Lot 1 of Mandabita Subdivision and Parcel 2 of a Resubdivision Map prepared by John E. Bonneau recorded in Map File 57658 of the St. Tammany Parish Clerk of Court's office. Said Parcel or Tract of land is located in Section 19, Township 7 South - Range 11 East, Greensburg Land District, St. Tammany Parish Louisiana and is more fully described as follows:

Commencing at the Common Quarter (1/4) Corner between Section 24, Township 7 South - Range 12 East and Section 19, Township 7 South-Range 12 East, Greensburg Land District, St. Tammany Parish Louisiana, said point is the, "Point of Commencement." Said point is also the Northwest corner of Parcel 1 of a Resubdivision Map prepared by John E. Bonneau recorded in Map File 57658 of the St. Tammany Parish Clerk of Court's office (Bonneau survey).

Then, following the northern boundary of Parcel 1, North 89 degrees 25 minutes 54 Seconds East a distance of 328.82 feet to the common corner between Parcels one (1) and two (2) of the Bonneau survey, said point is marked by a Set 1/2 Inch Iron Rod and is the "Point of Beginning."

Then, following the northern boundary of Parcel 2, North 89 degrees 25 minutes 54 Seconds East a distance of 1017.58 feet to the common corner being the Northeast corner of Parcel 2 and the Northwest corner of Lot 1 of Mandabita Subdivision, said point is marked by a Found Square Bolt;

Then, following the northern boundary of Lot 1 of Mandabita Subdivision, North 89 degrees 35 minutes 51 Seconds East a distance of 249.87 feet to the common corner between the Northeast corner of Lot 1 and the Northwest corner of Lot 2 of Mandabita Subdivision, said point is marked by a 1/2 Inch Iron Pipe;

Then, following the common line between the Lot 1 and Lot 2 of Mandabita Subdivision, South 00 degrees 30 minutes 11 Seconds West a distance of 512.46 feet a point on the northerly right of way line of Strain Road, said point is also the common corner between the Southeast corner of Lot 1 and the Southwest corner of Lot 2, and is marked by a Found 1/2 Inch Iron Pipe;

Then, following the northern right of way line of Strain Road, South 84 degrees 49 minutes 23 seconds West a distance of 250.90 feet to a point being the southwest corner of Lot 1 of Mandabita Subdivision and the southeast corner of Parcel 1 of the Bonneau Survey. Said point is marked by a Found 1/2 Inch Iron Pipe;

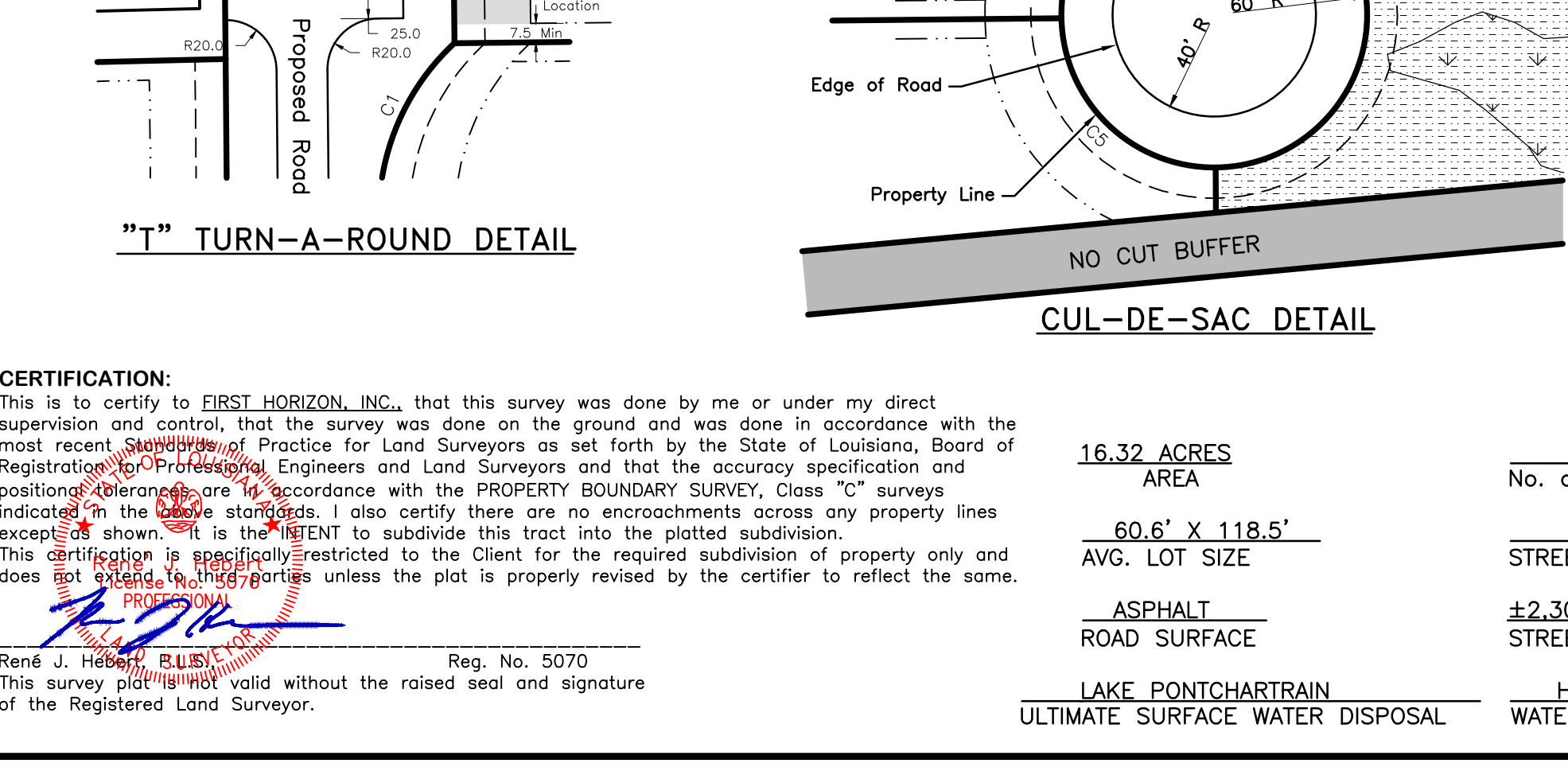
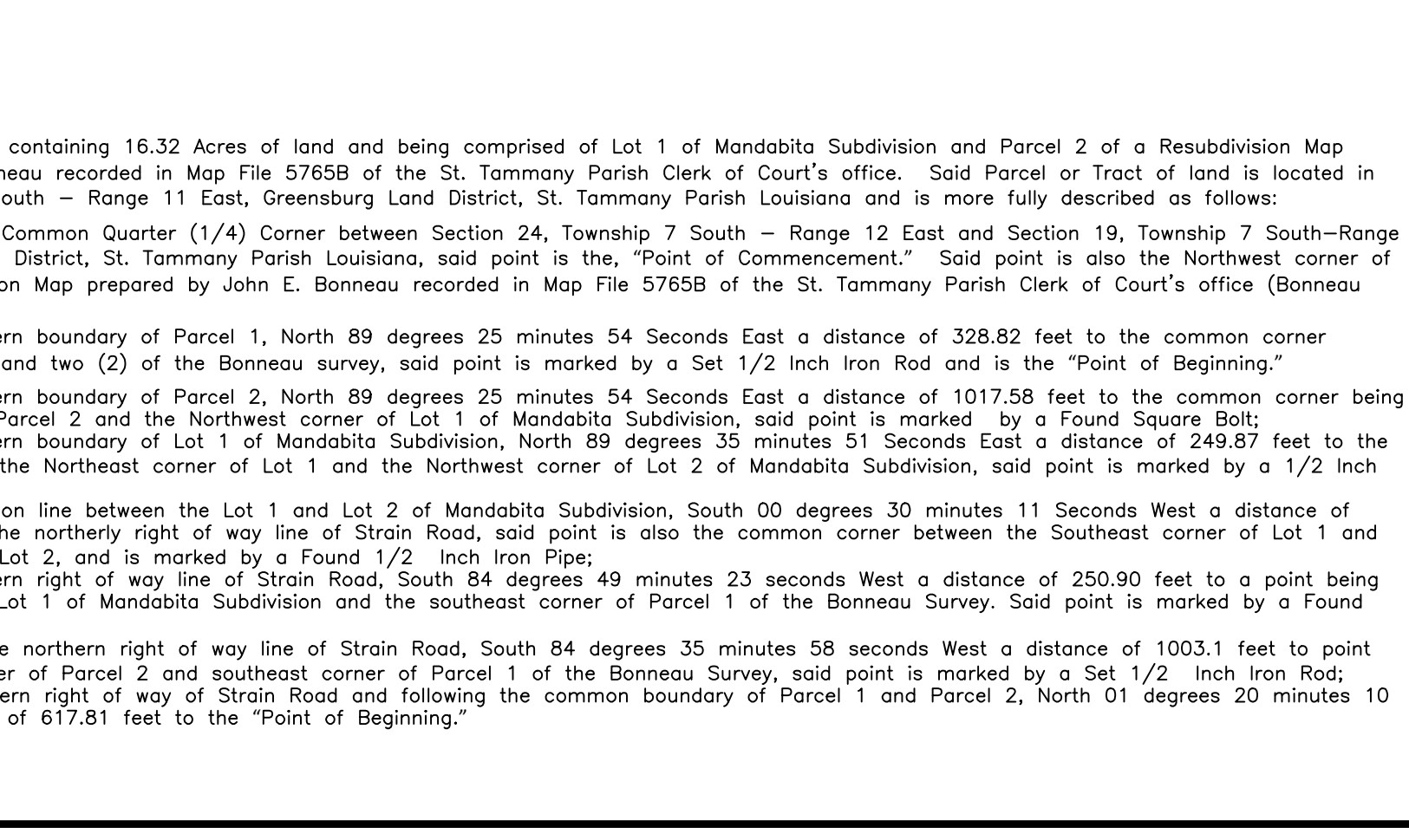
Then, continuing along the northern right of way line of Strain Road, South 84 degrees 35 minutes 58 seconds West a distance of 1003.1 feet to point being the southwest corner of Parcel 2 and southeast corner of Parcel 1 of the Bonneau Survey, said point is marked by a Set 1/2 Inch Iron Rod;

Then, departing the northern right of way of Strain Road and following the common boundary of Parcel 1 and Parcel 2, North 01 degrees 20 minutes 10 Seconds West a distance of 617.81 feet to the "Point of Beginning."

**PLAN**  
SCALE IN FEET

First Horizon, Inc.  
13348 Coursey Blvd.  
Baton Rouge, LA 70816  
(985) 351-4814

Date: \_\_\_\_\_



**APPROVAL:**

CHAIRMAN, PARISH PLANNING COMMISSION
SECRETARY, PARISH PLANNING COMMISSION
DIRECTOR OF ENGINEERING
CLERK OF COURT

**DATE FILED** \_\_\_\_\_ **FILE NO.** \_\_\_\_\_

**NO. OF LOTS** 53

**CENTRAL SEWER SYSTEM**

**A-4A SUBURBAN EXISTING ZONING**

**STREET WIDTH** 20'

**CENTRAL WATER SYSTEM**

**1.70 ACRES OPEN SPACE AREA**

**STREET LENGTH** ±2,300 FT(C/L)

**3.27 ACRES**

**1,586 FT**

**LAKE PONTCHARTRAIN**

**H2O SYSTEMS**

**ULTIMATE SURFACE WATER DISPOSAL**

**WATER AND SEWER**

**T. BAKER SMITH**  
A CENTURY OF SOLUTIONS  
170 New Camellia Blvd., Suite 100  
Covington, LA 70433  
(985) 902-4750 - bsmith@tbs.com

**TBS**

**MAISON TRACE SUBDIVISION  
(A RESIDENTIAL SUBDIVISION)  
LOCATED IN SECTION 19, T7S-R12E  
ST. TAMMANY PARISH  
LOUISIANA**

REV. NO.	REV. DATE	REV. DESCRIPTION	REV. BY
1	10/26/2021	REVISED OFFSET MONUMENT LOCATIONS	BLC

**PLAT LAYOUT**

**SHEET: 5**



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 7, 2021)*

CASE NO.: 2021-2639-FP

SUBDIVISION NAME: The Estates at Watercross Subdivision, Phase 3

DEVELOPER: Watercross Development, LLC  
321 Veterans Boulevard; Suite 201  
Metairie, LA 70005

ENGINEER/SURVEYOR: Duplantis Design Group, PC  
16564 East Brewster Road; Suite 101  
Covington, LA 70433

SECTION: 47

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 1

RANGE: 11 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)  
   ☒ OTHER (Multi family, commercial or industrial) (PUD)

GENERAL LOCATION: The property is located north and east of Westshore Drive, west of Riviere Road (a.k.a. Westshore Drive), north of Pinnacle Parkway and Interstate 12, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 18.61 Acres

NUMBER OF LOTS: 30 Lots

AVERAGE LOT SIZE: 22,854 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C", "B" & "A11"

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on December 3, 2021. The inspection disclosed that a 2" asphalt road binder course was installed; the roadside shoulder was constructed and the subsurface drainage was functioning.

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

**General Comments:**

1. The boulevard median along Twin River Place needs to be backfilled and vegetated.
2. The drainage servitude across Lot #86 and the greenspace to the east of this lot needs to be cleared of all overgrowth so that a meaningful inspection can be performed.
3. The sewer manhole at the corner of Lot #56 needs to be lowered and flush with the existing ground.
4. Sewer manhole #20 is low and needs to be raised to match the proposed ground elevation.
5. The roadside shoulders and swales need to be vegetated (Typical Comment).

**Final Plat:**

6. Update the Final Plat to show all drainage and utility servitudes associated with this phase of The Estates at Watercross.
7. Modify Restrictive Covenant #11 to reflect phase 3.

**As-Built Paving & Drainage Plan:**

8. Update plan to include drainage directional arrows on all lots (Typical Comment).
9. Provide a cross section from Twin River Place through the Boat Launch parcel to Flower Bayou.
10. Provide an invert elevation for the outfall of the subsurface drainage line on Lot #86.

**As-Built Water & Sewer Plan:**

11. Provide a Letter of Acceptance from U.I.L. regarding the newly installed water and sewer infrastructure for this development.
12. Provide a letter of capacity from U.I.L. related to sewer and water service for this phase of The Estates at Watercross.
13. Provide a utility and access servitude for the newly installed sewer lines located outside this phase of The Estates at Watercross.

**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 Performance Obligation will be required for the infrastructure in the amount of 900 linear feet x \$40.00 per linear foot x 1/2 = \$18,000.00 for a period of two (2) years or 75% of the total lots constructed (whichever comes first) to cover the cost of the final 2" of asphalt wearing course to be constructed at a later date.

No Warranty Obligation is required at this time. However, one will be established for a period of two (2) years upon the completion of the final 2" asphalt pavement lift and the release of the above referenced Performance Obligation.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 30 lots = \$32,310.00

Drainage Impact Fee = \$1,114.00 per lot x 30 lots = \$33,420.00

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.

Fees are due before subdivision plats can be signed.

This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the December 14, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



[illegible][illegible]

# GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL "DITIE" BEFORE DIGGING. (1-800-272-3020)
2. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C, B & A11" PER F.I.R.M., COMMUNITY NO. 226200 0210 C DATED OCTOBER 17, 1989 AND 226200 0230 C DATED OCTOBER 17, 1989 WITH A BASE FLOOD ELEVATION OF 12.6'.
3. SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST. A SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
4. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON SURVEY.
5. THIS SURVEY MEETS OR EXCEEDS A CLASS "C" SURVEY 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.
6. SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
7. SEWER AND WATER TREATMENT FACILITIES ARE TO BE LOCATED ON-SITE, THEY SHALL BE SCREENED WITH A SOUND ABSORBING GRAPE ORNAMENTAL FENCE THAT BLENDS INTO THE SURROUNDING ENVIRONMENT TO A HEIGHT CONSISTENT WITH THE HEIGHT OF THE FACILITIES, AS WELL AS A 70% LIVE SCREEN COMPRISED OF TREES, BUSHES AND SHRUBS PLANTED ON THE EXTERIOR OR OUTWARD SIDE OF THE FENCE. IN ADDITION, THE SEWAGE TREATMENT FACILITY SHALL BE LOCATED AT LEAST 100' FROM ANY RESIDENTIAL LOT LINE BOUNDARY.
8. A 15'-FOOT UTILITY EASEMENT IS TO BE PROVIDED ALONG THE FRONT OF EACH LOT.

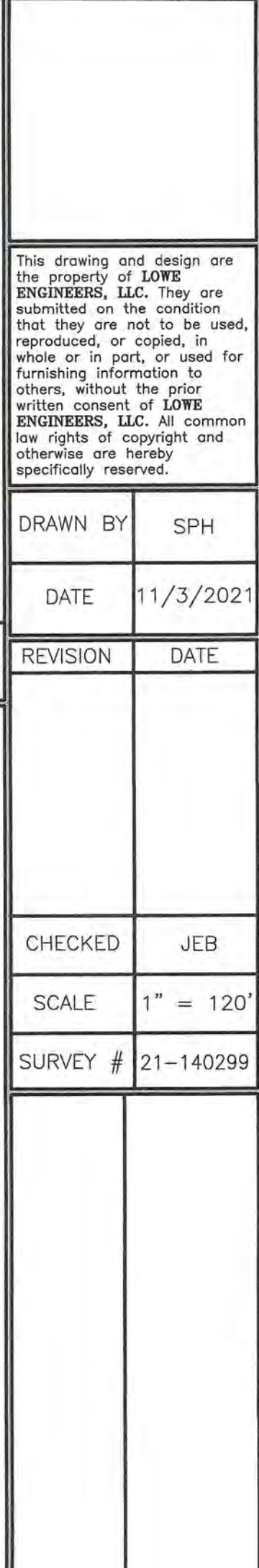
## REFERENCE MAP

REFERENCE SURVEYS:

1. A SURVEY PLAN OF A PUD OF THE ESTATES AT WATERCROSS, PAGE 18 BY JOHN E. BORNEAU, PLS, DATED JANUARY 24, 2017.

<i><b>SETBACKS</b></i>		<i><b>PHASE DELINEATION</b></i>	
<b>SETBACKS FOR RESIDENCES</b>		<b>PHASE #</b>	<b>LOT DESIGNATIONS</b>
LOTS 42 THRU 54 86 AND 87	LOTS 56 THRU 70	PHASE 3	LOTS 42 THRU 54, LOTS 56 THRU 70 LOTS 86 AND 87
FRONT SETBACK = 30 FEET REAR SETBACK = 15 FEET SIDE SETBACK = 5 FEET	FRONT SETBACK = 15 FEET REAR SETBACK = 15 FEET SIDE SETBACK = 5 FEET		

N68°56'36"W 12.50'

[illegible]

DRAWN BY	SPH
DATE	11/3/2021
REVISION	DATE

CHECKED	JEB
SCALE	1" = 120'
SURVEY #	21-140299



### TYPICAL ROADWAY SECTION

NTS

15' UTILITY SERVENTE

ROW LINE

50' ROW

15' UTILITY SERVENTE

3'

2'

10" DRAINAGE SWALE

11" LANE

11" LANE

1"

10" DRAINAGE SWALE

3'

3'

3'

ELECTRIC

WATER MAIN

SUBSURFACE STORM DRAIN

ASPHALT PAVEMENT  
2" THICK WEARING COURSE

ASPHALT PAVEMENT  
2" THICK BINDER COURSE

12" BASE, STABILIZED WITH  
10% (BY VOLUME) TYPE 1  
PORTLAND CEMENT, COMPACTED TO  
95% OF ITS STANDARD  
PROCTOR DENSITY (ASTM D698)

VARIES  
MAX. 4"

SANITARY SEWER

GAS

ELECTRIC

TELEPHONE

2.5%

2.5%

### TYPICAL LOT LAYOUT

NTS

The diagram illustrates a typical lot layout for a rectangular lot. The lot is labeled with the number '64' in the center. The lot is bounded by a solid line, and the setbacks are indicated by dashed lines. The setbacks are labeled as follows:

- 15' UTILITY SERVITUDE (top left corner)
- FRONT SETBACK (top edge)
- REAR SETBACK (bottom edge)
- (10' MIN. STREET 5' SIDE SETBACK) (left and right sides)

Additional lot information is provided in parentheses:

- (LOTS 42-54, 86 & 87 FRONT SETBACK=20')
- (LOTS 56-70 FRONT SETBACK=15')
- (LOTS 42-54, 86 & 87 REAR SETBACK=15')
- (LOTS 56-70 REAR SETBACK=15')

The lot is oriented with 'FRONT' at the top and 'REAR' at the bottom. The lot is divided into two sections by a dashed line, with the number '64' in the center.

**DEDICATION**

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND AS SHOWN HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF

**THE ESTATES AT WATERCROSS, PHASE 3**

ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY PRIVATE AND WILL NOT BE DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES.

EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

<i>SIGNATURES</i>	
_____	_____
WATERCROSS DEVELOPMENT, L.L.C.	
_____	_____
CHAIRMAN OF THE PLANNING COMMISSION	
_____	_____
SECRETARY OF THE PLANNING COMMISSION	
_____	_____
DIRECTOR, DEPARTMENT OF ENGINEERING	
_____	_____
ST. TAMMANY PARISH CLERK OF COURT	
_____	_____
DATE FILED	FILED NUMBER

***SURVEYOR'S INFORMATION***

**LOWE**  
**ENGINEERS**

***Professional Land Surveyors – Planners – Consultants***

1011 NORTH CAUSEWAY BLVD., SUITE 314, MANDEVILLE, LA 70471  
(985) 845-1012 • (888) 845-1013 • FAX No.: (885) 845-1778  
[www.lowengineers.com](http://www.lowengineers.com) • e-mail: [Mandeville@englowengineers.com](mailto:Mandeville@englowengineers.com)

***SURVEYOR'S CERTIFICATION***

I do hereby certify that, as of the date set forth above, that I, or others under my direct supervision, have made a careful survey of certain metr features relating to a portion of ground in Section 47, Township 17 North, Range 10 East, St. Tammany Parish, Louisiana.

*John E. Bonneau*

JOHN E. BONNEAU  
LICENSE No. 4423  
PROFESSIONAL  
LAND SURVEYOR

04/29/2021  
DATE

JOHN E. BONNEAU  
Registered Professional Land Surveyor  
Louisiana Registration No. 4423

<p><i>Survey for:</i> <b>WATERCROSS DEVELOPMENT, L.L.C.</b></p>	<p><i>Property:</i> <b>A PUD OF THE ESTATES AT WATERCROSS, PHASE 3 SITUATED IN SECTION 47, T-7-S, R-11-E ST. TAMMANY PARISH, LOUISIANA.</b></p>
<p><i>SHEET NUMBER</i></p>	
<p><b>1 OF 1</b></p>	



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of December 13, 2021)*

CASE NO.: 2021-2650-FP

SUBDIVISION NAME: Tamanend Subdivision, Phase 1-A

DEVELOPER: Weyerhaeuser NR Company  
13005 SW 1st Road; Suite 241  
Gainesville, FL 32635

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

SECTION: 3 & 4

WARD: 7

TOWNSHIP: 8 SOUTH

PARISH COUNCIL DISTRICT: 11

RANGE: 13 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 east side of LA Highway 434, north of Legends Blvd & Interstate 12, Lacombe, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 10.52 Acres

NUMBER OF LOTS: 1 Lot/Parcel (Infrastructure only)

AVERAGE LOT SIZE: N/A

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

**STAFF COMMENTARY:**

The Draft Final Staff Report was revised on 12/13/2021 to reflect a change in the subdivision name from "Tamanend Subdivision, Phase 2" to "Tamanend Subdivision, Phase 1-A" and included comment #5 under General Comments.

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on December 3, 2021. The inspection disclosed that all of the concrete roads are constructed and the roadside ditches are functioning.

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

**General Comments:**

1. Vegetate areas and roadside shoulders within the Legends Blvd R.O.W. where vegetation has not been established (Typical Comment).
2. Install required parking space and roadway striping where missing along Legends Blvd R.O.W. (Typical Comment).
3. Install roadway signage where missing along Legends Blvd R.O.W. (Typical Comment).
4. Install blue reflectors in the vicinity of all fire hydrants (Typical Comment).
5. Update all plan sheets to reflect Phase 1-A (Typical Comment).

**Final Plat:**

6. Provide a permanent benchmark on the Final Plat associated with this phase of Tamanend.
7. Show all drainage and sewer servitudes located outside the R.O.W. limits associated with the Legends Blvd improvements (Typical Comment).

**As-Built Water & Sewer Plans:**

8. Provide a clear water test for the water lines along the Legends Blvd Extension.
9. Provide a Letter of Acceptance and Perpetual Maintenance for the water and sewer lines located along the Legends Blvd Extension from Tammany Utilities.

**Informational Items:**

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

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 5,300 linear feet x \$25.00 per linear foot = \$132,500.00 for a period of two (2) years.

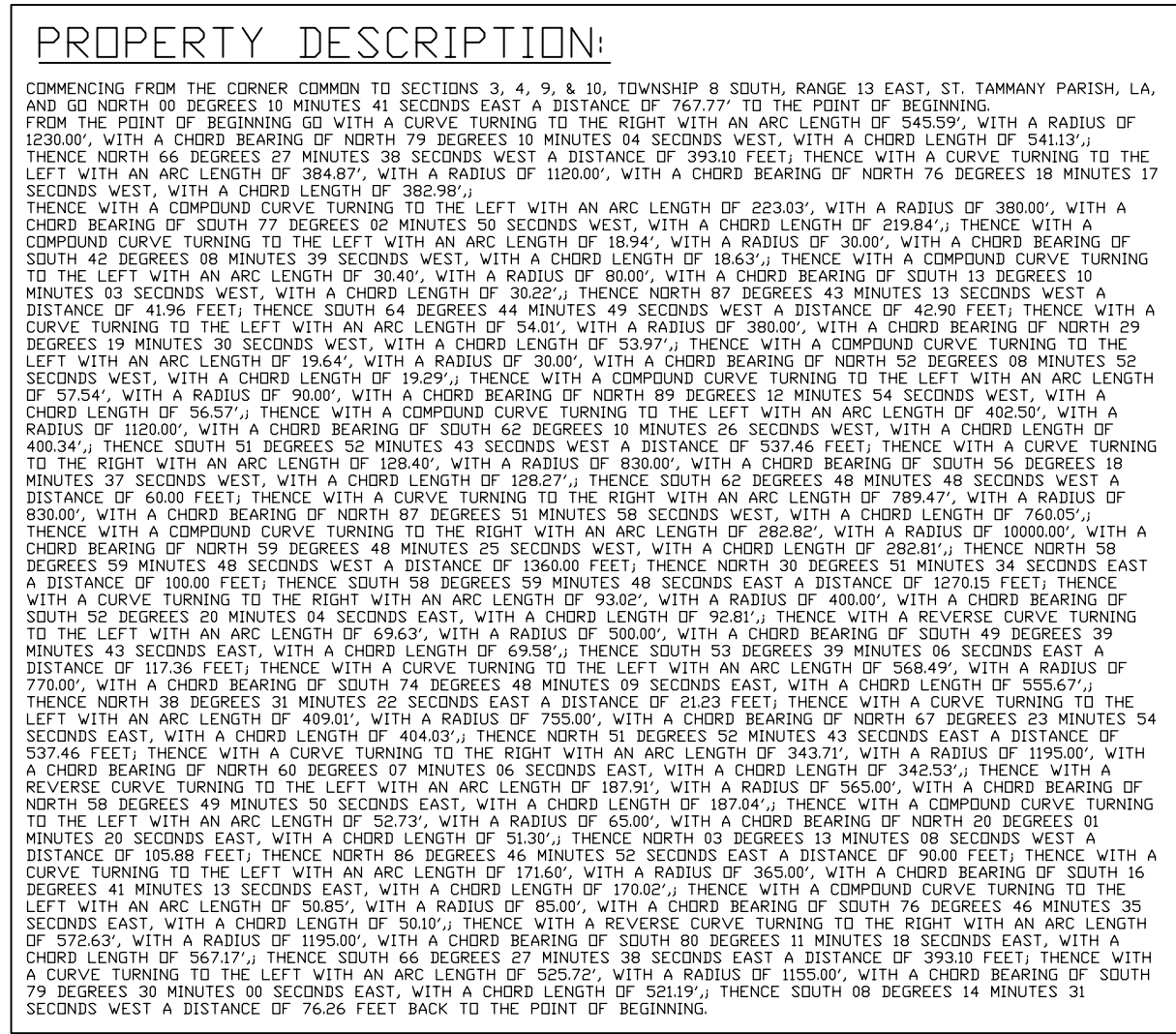
The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

No Mandatory Development Fees are not required for this phase of Tamanend since this phase contains infrastructure only.

This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the December 14, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





CURVE	RADIUS	AR LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00	93.02	92.81	S52°20'04"E	131°19'28"E
C2	23.63	10.00	10.00	S75°48'46"E	75°48'46"E
C3	658.00	187.31	187.04	N58°49'50"E	190°31'19"E
C4	562.00	52.73	51.30	N20°01'20"E	46°23'58"E
C5	50.81	20.81	20.81	S74°46'46"E	74°46'46"E
C6	80.00	18.94	18.63	S42°08'39"E	36°10'41"E
C7	30.00	30.40	30.22	N5°00'03"W	5°00'03"W
C8	30.00	30.40	30.22	N29°19'30"W	80°38'58"E
C9	30.00	19.64	19.29	N89°08'52"W	37°30'07"E
C10	157.54	128.40	128.27	N52°25'54"E	36°10'41"E
C11	830.00	128.40	128.27	S56°18'37"E	8°51'49"E

SURVEYED IN ACCORDANCE WITH THE LOUISIANA  
"APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS"  
FOR A CLASS C SURVEY.

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

## MINIMUM RESTRICTIVE COVENANTS

1. NO CERTIFICATE OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE TAMMANY PARISH BOARD OF SUPERVISORS. HOWEVER, IF 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).
2. BUILDING SETBACKS VARY.
3. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR FLOOD ZONE ELEMENTS.
4. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
5. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL STRUCTURES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS, THIS PROPERTY IS LOCATED IN FLOOD ZONE C, F.I.R.M. NO. 225205 0215 C, REVISED 04-02-1991
6. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
7. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
8. THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 125 (SUBDIVISION REGULATIONS). ADDITIONAL RESTRICTIVE COVENANTS AND COVENANT ARE PROVIDED IN C.O.B. FOLIO 10.
9. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY FEET (60') FROM ANY CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
10. THE DETENTION POND SHALL BE DEDICATED TO & MAINTAINED BY ST. TAMMANY PARISH.

Final plat of  
TAMANEND SUBDIVISION \* PHASE 2 (LEGENDS BLVD.)  
(ST. TAMMANY ADVANCED CAMPUS)  
SECTIONS 3 & 4, TOWNSHIP 8 SOUTH - RANGE 13 EAST  
ST. TAMMANY PARISH, LOUISIANA

RES	1	CENTRAL	PUD
	NO. OF LOTS	SEWER SYSTEM	PRESENT ZONING
N/A	AS SHOWN	CENTRAL	
AVG. LOT SIZE	STREET WIDTH	WATER SYSTEM	
CONCRETE	5300± L.F.	2	
ROAD SURFACE	STREET LENGTH	PHASE	
	LAKE PONTCHARTRAIN		
	ULTIMATE SURFACE WATER DISPOSAL		

**RANDALL W. BROWN & ASSOCIATES, INC.**

PROFESSIONAL LAND SURVEYORS \* PLANNERS \* CONSULTANTS  
228 W CAUSEWAY APPROACH MANDEVILLE LA 70418

PROFESSOR AT ALIYACI, MANDREVILLE, LA  
(985) 624-5368 \* FAX(985) 624-530

TAMANEND SUBDIVISION \* PHASE 2  
SECTION 3 & 4, TOWNSHIP 8 SOUTH - RANGE 13 EAST  
ST. TAMMANY PARISH, LOUISIANA

DRAWN BY:  
RJB  
CHECKED BY:  
RWB

NOV. 11, 2021

SCALE:

 $1''-300'+$ 

SURVEY M

SURVEY NO.

21750

---

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SHEET 1

1 OF 5

100

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Y:\SurveyShared\Subdivisions Projects\ACTIVE\STAC\Phase 1\STAC Phase One final plot.dwg

Copyright 2021 - Randall W Brown &amp; Associates Inc

# **OLD BUSINESS**

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

December 7, 2021

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

OLD BUSINESS  
*December 14, 2021 Agenda*

Re: Enter the Parish R.O.W. Resolution No. C-6335 - Partridge Street/Dove Park Subdivision - For the purpose of extending the street to gain access to the property and installing drainage features

Honorable Commissioners,

The above referenced resolution was adopted on October 1, 2020 by the St. Tammany Parish Council. 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 developer's representative, Mr. Buddy Coate, has requested an extension of time to submit required documentation.

The Department of Engineering has no objection to this extension.

Sincerely,



Daniel P. Hill, P.E.  
Director

*Attached: Final Enter the Parish R.O.W. Resolution No. C-6335 dated October 1, 2020  
Email from Mr. Theodore Reynolds, P.E., dated November 16, 2021 outlining the path forward  
for this project*

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

Mr. Theodore Reynolds, P.E.  
Mr. McCalman "Sam" Camp, McCalman, LLC  
Mr. Buddy Coate, Coldwell Banker TEC Realtors  
Mr. Kelly McHugh, P.E., P.L.S., Kelly McHugh & Associates



ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6335

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: ENGINEERING

RESOLUTION TO OVERRIDE THE PLANNING COMMISSION DENIAL AT THE SPECIAL RESCHEDULED APRIL 14, 2020 MEETING, HELD ON JUNE 9, 2020, TO ENTER THE PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF PARTRIDGE ST., SOUTH OF SPARROW ST., EAST OF EGRET ST., DOVE PARK SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. (WARD 4, DISTRICT 5).

WHEREAS, the St. Tammany Parish Council overturned the Planning Commission's denial of the request to enter the Parish right-of-way for Partridge Street that was heard at the Special Rescheduled April 14, 2020 Planning Commission meeting which was held on June 9, 2020.

The Parish of St. Tammany hereby resolves that it hereby grants permission to the McCalman, LLC; c/o Mr. McCalman "Sam" Camp or assignees; 139 Bodet Lane; Covington, Louisiana 70433, to enter Parish right-of-way, specifically the unopened portion of Partridge Street, south of Sparrow Street, east of Egret Street, Dove Park Subdivision, for the purpose of gaining access to property 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 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 \$ 22,400.00 for a period of one (1) year.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$ 12,300.00 for a period of two (2) years.

10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.

11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.

12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter, if applicable.

13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.

14. That the petitioner shall submit a copy of the current owner's deed.

15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.

16. 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.

17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.

18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4 DISTRICT 5.

19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way and in accordance with the approved construction plans.

20. 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. TOLEDANO SECONDED BY: MR. CANULETTE

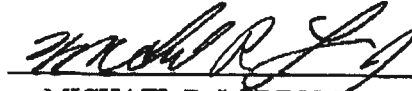
YEAS: DEAN, FITZGERALD, CAZAUBON, LORINO, TOLEADANO, TANNER, DAVIS, CANULETTE, M. SMITH, O'BRIEN, STEFANCIK, BINDER, AIREY, T. SMITH (14)

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 1 DAY OF OCTOBER, 2020, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.



MICHAEL R. LORINO, JR., COUNCIL CHAIRMAN

ATTEST:



KATRINA L. BUCKLEY, COUNCIL CLERK

## Shelby R. Vorenkamp

---

**From:** Theodore C. Reynolds  
**Sent:** Tuesday, November 16, 2021 5:32 PM  
**To:** Shelby R. Vorenkamp; Ross P. Liner; Amy Laborde; Jay Watson; Daniel P. Hill; President Mike Cooper; Christopher P. Tissue  
**Cc:** Carl Cleland; Chris A Cloutet; Maria T. Robert  
**Subject:** Partridge Street - Enter the Right-of-Way (Council Series No. C-6335)  
**Attachments:** Enter the Parish R.O.W. Resolution No. C-6335 - Partridge Street.PDF

All,

Please be advised as stated earlier I reached out to Mr. Buddy Coate regarding the above referenced project and we discussed the status of the project. I provided an updated regarding the Parish's review and informed him that I will be issuing him and his engineer comments from the Conceptual Drainage Plan provided no later than tomorrow 11/17/2021.

I informed Mr. Coate that this project was being placed under "Old Business" on the December 14, 2021 Planning Commission Meeting for the necessary time extension outlined in the attached Resolution.

Lastly, I informed Mr. Coate that the subject property is currently under a Parish issued moratorium (Ord C.S. #21-4569) and informed him to reach out to Councilman Toledano to discuss the removal of this property from the moratorium. Mr. Coate was to contact Councilman Toledano today to discuss this and provide me an update.

Please let me know if anyone has any additional questions regarding this project or would like to discuss this further.

Thanks and have a great night,



**Theodore C. Reynolds, P.E.**

Development Engineer II  
Department of Engineering  
**St. Tammany Parish Government**  
21490 Koop Drive, Bldg B, Suite 1B  
Mandeville, LA 70471  
p: 985.898.2552 e: tcreynolds@stpgov.org  
[www.stpgov.org](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."*

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