

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, JANUARY 11, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, January 11, 2022.

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 DECEMBER 14, 2021 MEETING MINUTES

ELECTION OF OFFICERS

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

1. REV22-01-001

The revocation of an unopened portion of Dupre Street, located on the north side of McNamara Street, south of Dupard Street between Square 209 and Square 210 in the Town of Mandeville Subdivision (as delineated on Map #208A), north of the City of Mandeville, Louisiana, Ward 4, District 7.

Applicant: Yaritza Garcia

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

MINOR SUBDIVISION REVIEW

MINOR SUBDIVISION REVIEW

2. 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

3. 2021-2666-MSP

A minor subdivision of Parcels A & A-1 into Parcels A-1A, A-1B & A-1C

Owner & Representative: David & Marie Elder and Matthew Elder

Parish Council District Representative: Hon. David R. Fitzgerald

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

4. 2021-2670-MSP

A minor subdivision of 1152 acres into Parcels 1, 2 & 3

Owner & Representative: McEnery Properties LLC – Peter McEnery

Parish Council District Representative: Hon. Rykert O. Toledano, Jr. & James J. Davis

General Location: The parcel is located along and north of Wadsworth Parkway, north of LA Highway 1088 & Interstate 12, Mandeville, Louisiana. Ward 4, District 5 & 7

5. 2021-2675-MSP

A minor subdivision of Parcels B & C into Parcels B-1 & C-1

Owner & Representative: Brian & Colleen Peter and Gary A. & Marja M. Wilson

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

General Location: The parcels are located along Jervis Bay Road, north of Old Pontchatoula Road, Madisonville, Louisiana. Ward 1, District 4

6. 2021-2682-MSP

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

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

Parish Council District Representative: Hon. James J. Davis & Kirk Drumm

General Location: The parcel is located on the west side of LA Highway 434, north of Krentel Road, Lacombe, Louisiana. Ward 7, District 7 & 11

7. 2021-2684-MSP

A minor subdivision of Parcels E-4 & E-5 into Parcels EE, E-4-A, E-4-B, E-5-A & E-5-B

Owner & Representative: Gillis & Jamie Cure III

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

General Location: The parcel is located on the south side of Brewster Road, east of Perrilloux Road, Madisonville, Louisiana. Ward 1, District 4

8. 2021-2688-MSP

A minor subdivision of lots 1A1-A1A & 1A2-A into Lots 1A1-A1B, 1A2-A1 & 1A3

Owner & Representative: N59 Ventures LLC – Michael Saucier & RPM Pizza, LLC

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

General Location: The parcels are located on the east side of LA Highway 59 and on the north side of East Koop Drive, Mandeville, Louisiana. Ward 4, District 5

9. 2021-2689-MSP

A minor subdivision of 1.688 acres & 1.785 acres into Parcels SP-1 & SP-2

Owner & Representative: Ploue Investments, LLC & SMD Development, LLC - Chase Dardar

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

General Location: The parcels are located on the east side of LA Highway 59, north Alpha Blvd, Mandeville, Louisiana. Ward 4, District 5

10. 2021-2690-MSP

A minor subdivision of Parcels A-1 & A-4 into Parcels A-4-A, A-1-A, A-1-B, A-1-C, A-1-D

Owner & Representative: JDM Development LLC – David R. Harvey, Sr. and Matthew James & Jessica Organ

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

General Location: The parcels are located on the east side of Riverside Drive, Covington, Louisiana. Ward 3, District 5

RESUBDIVISION REVIEW**11. 2021-2661-MRP**

Resubdivision of Lots 162 & 163 into Lot 163-A, Clipper Estates Subdivision Phase 3-C

Owner & Representative: Ricky & Niesha Koen

Surveyor: McKay & Associates, LLC

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located at the end of Cuttysark Cove, Slidell, Louisiana. Ward 9, District 13

12. 2021-2679-MRP

Resubdivision of Lot 8 & a portion of lot 16A into lot 8A, Money Hill Plantation

Owner & Representative: Derek & Jennifer Magness

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

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the west side of Money Hill Parkway, Abita Springs, Louisiana. Ward 6, District 6

13. 2021-2681-MRP

Resubdivision of Lots 74 River Club Phase 1 and Lots 61 & 62 River Club Phase 4A into Lot 74-A

Owner & Representative: Robert K. & Maria Eugenia Gaddy

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of Ox Bow Lane and on the south side of Delta Lane, Covington, Louisiana. Ward 1, District 1

14. 2021-2683-MRP

Resubdivision of Lot 48-A into lots 48-A-1, 48-A-2, 48-A-3, 48-A-4, 48-A-5, 48-A-6, Three Rivers Heights

Owner & Representative: Hurley Homes, LLC – Robert M. Hurley

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of Brewster Road, east of Rex Avenue, west of LA Highway 1077, Madisonville, Louisiana. Ward 1, District 1

PRELIMINARY SUBDIVISION REVIEW**15. 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, THE NOVEMBER 9, 2021 AND THE DECEMBER 14, 2021 MEETINGS

FINAL SUBDIVISION REVIEW**16. 2021-2680-FP**

Bedico Creek Subdivision, Parcel 10-A

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the northwest side of LA Highway 1085, South of I-12, Madisonville, Louisiana. Ward 1, District 1

17. 2021-2685-FP

Oak Alley Meadows, Phase 1

Developer/Owner: Oak Alley Meadows, LLC

Engineer: Geoff Wilson Engineering, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located north of LA Highway 190, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

18. 2021-2686-FP

Simpson Farms Subdivision, Phase 2

Developer/Owner: Pruden Creek Partners, LLC

Engineer/Surveyor: Kelly McHugh and Associates, Inc.

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the north side of Penn Mill Road, across from Pruden Road, Covington, Louisiana. Ward 3, District 3

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

MINUTES
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. The livestream will begin at 6:00 PM on Tuesday, December 14, 2021.

ROLL CALL

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

Absent: N/A

Staff: Ross Liner, Helen Lambert, Henri Lucio, Daniel Hill, 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 - Willie

APPROVAL OF THE NOVEMBER 9, 2021 MEETING MINUTES

Fitzmorris moved to approve, second by Crawford.

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

Nay: N/A

Abstain: N/A

RECONSIDERATION OF THE SEPTEMBER 14, 2021 SPECIAL RESCHEDULED MEETING MINUTES

Fitzmorris moved to approve, second by Randolph.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, 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. 2021-2610-MSP - POSTPONED**

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

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 Fitzmorris.

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

Nay: N/A

Abstain: N/A

2. 2021-2645-MSP - APPROVED

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Carl Fontanille, Clay Harden

Opposition: Elijah Watts, Gavin Guidry

Fitzmorris moved to approve with waivers, second by Truxillo.

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

Nay: N/A

Abstain: N/A

3. 2021-2646-MSP - APPROVED

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

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

Opposition: None

Crawford moved to approve with waivers, second by Randolph.

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

Nay: N/A

Abstain: N/A

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

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

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

Opposition: None

Truxillo moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

5. 2021-2633-MRP - APPROVED

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

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

Opposition: None

Barcelona moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

6. 2021-2648-MRP – APPROVED

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

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

Opposition: None

Willie moved to approve with waiver, second by Crawford.

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

Nay: N/A

Abstain: N/A

7. 2021-2651-MRP - APPROVED

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

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

Opposition: None

McInnis moved to approve, second by Truxillo.

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

Nay: N/A

Abstain: N/A

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

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

Opposition: None

Crawford moved to approve with waiver, second by Randolph.

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

Nay: N/A

Abstain: N/A

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

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

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: Leon Dressel

Seeger moved to approve with waiver, second by Barcelona.

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

Nay: N/A

Abstain: N/A

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

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

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 postpone for 1 month, second by Barcelona.

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

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW**11. 2021-2595-FP – APPROVED**

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

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 with amendment, second by Barcelona.

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

Nay: N/A

Abstain: N/A

12. 2021-2639-FP – APPROVED

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

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

Seeger moved to approve, second by Willie.

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

Nay: N/A

Abstain: McInnis

13. 2021-2650-FP – APPROVED

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

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, second by Randolph.

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

Nay: McInnis

Abstain: N/A

OLD BUSINESS

14. ENTER THE PARISH RIGHT-OF-WAY – APPROVED

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

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

Randolph moved to approve a 1 year extension, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

NEW BUSINESS

ADJOURNMENT

REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT
(As of January 4, 2022)

CASE NO.: REV22-01-001

NAME OF STREET OR ROAD: Unopened portion of Dupre Street

NAME OF SUBDIVISION: Town of Mandeville Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located on the north side of McNamara Street, south of Dupard Street between Square 209 and Square 210 in the Town of Mandeville Subdivision (as delineated on Map #208A), Ward 4, District 7.

SURROUNDING ZONING: A-4 Single Family Residential District

PETITIONER/REPRESENTATIVE: Yaritza Garcia

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Dupre Street, to assimilate this property, along with the previous revoked property (REV20-04-001) that the owner acquired into the residential property, upon which she resides.

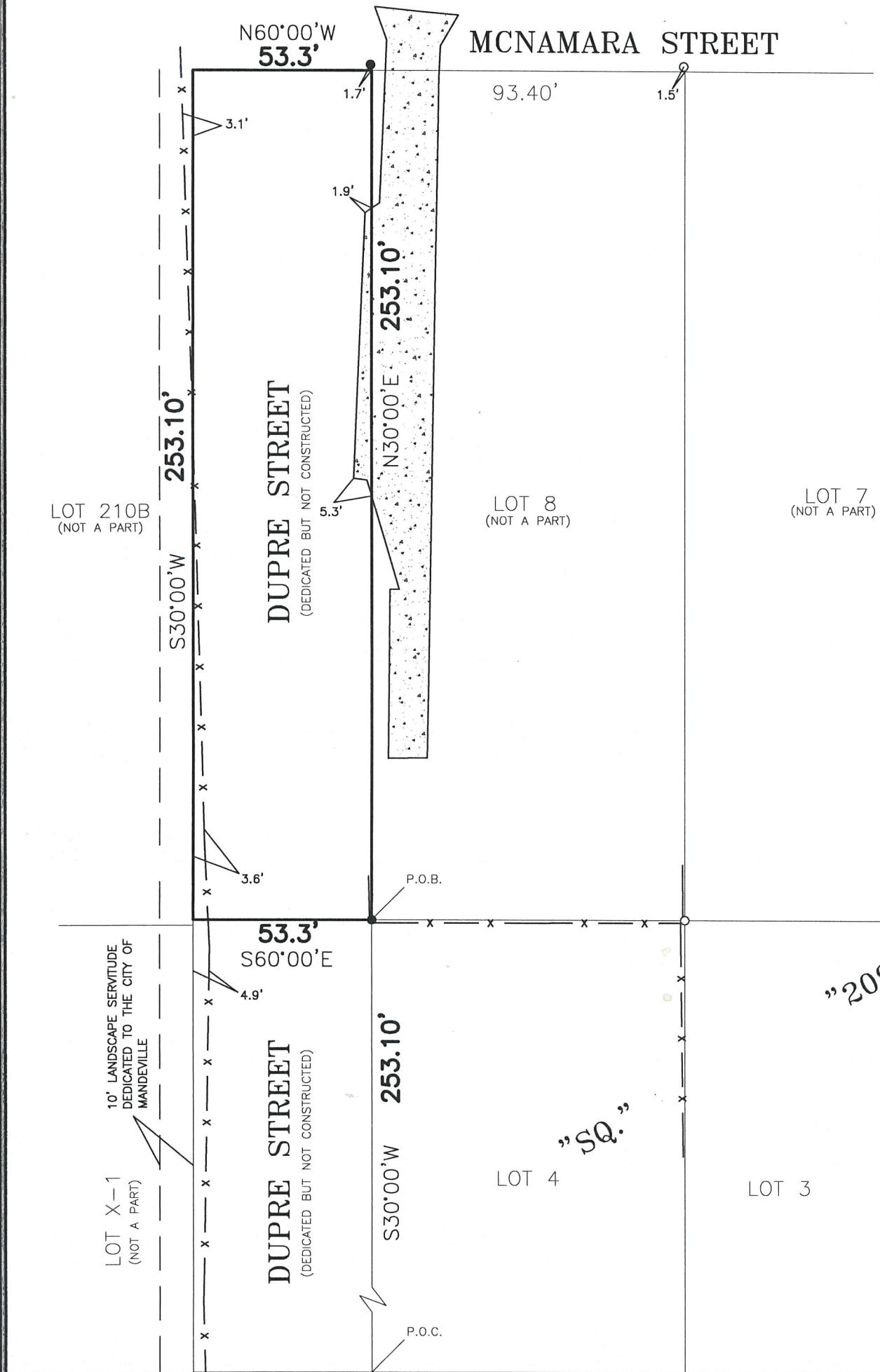
Recommendation:

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

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN TOWN OF MANDEVILLE, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 4, SQUARE 209, TOWN OF MANDEVILLE, WITH SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF DUPARD STREET AND THE WESTERLY RIGHT-OF-WAY OF DUPRE STREET, LEAVE SAID SOUTHERLY RIGHT-OF-WAY AND RUN ALONG SAID WESTERLY RIGHT-OF-WAY OF DUPRE STREET SOUTH 30 DEGREES 00 MINUTES WEST FOR A DISTANCE OF 253.10 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, RUN SOUTH 60 DEGREES 00 MINUTES EAST FOR A DISTANCE OF 53.3 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY OF DUPRE STREET; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 30 DEGREES 00 MINUTES WEST FOR A DISTANCE OF 253.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF MCNAMARA STREET; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY TO RUN NORTH 60 DEGREES 00 MINUTES WEST FOR A DISTANCE OF 53.3 FEET, THENCE RUN ALONG WESTERLY RIGHT-OF-WAY OF DUPRE STREET, NORTH 30 DEGREES 00 MINUTES EAST FOR A DISTANCE OF 253.10 FEET, BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.31 ACRES MORE OR LESS.



ST. TAMMANY PARISH COUNCIL CHAIRMAN

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING

DATE FILED MAP FILE No.

ST. TAMMANY PARISH CLERK OF COURT

(OWNER)

LEGEND

● = 1/2" IRON ROD FOUND
○ = 1/2" IRON PIPE FOUND

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

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

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

Survey No. 21-140688 Drawn by: MAB Scale: 1" = 40'

Date: NOVEMBER 17, 2021 Revised:

A REVOCATION PLAT OF
A PORTION OF DUPRE STREET,
TOWN OF MANDEVILLE
(UNINCORPORATED)
in
Section 45, Township-8-South, Range-12-East
in
St. Tammany Parish, Louisiana
for
JEFFREY E. ELLIOTT, JR.

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
LAND SURVEYOR

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 4, 2022)

Meeting Date: January 11, 2022

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

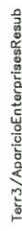
STAFF COMMENTARY:

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 January 4th, 2022)

Meeting Date: January 11, 2022

CASE NO.: 2021-2666-MSP

OWNER/DEVELOPER: David & Marie Elder and Matthew Elder

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 22

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 2

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

GENERAL LOCATION: Located on the north side of Playmakers Road, west of LA Highway 437, Covington, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 14.75 acres

NUMBER OF LOTS/PARCELS: Parcels A-1A, A-1B & A-1C

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

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

- Parcels A-1A, A-1B & A-1C were previously part of a minor subdivision approved in May 2021 (2021-2350-MSA).
- Parcel A-1A does not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District, along Playmakers Road, and requiring a waiver from the Planning Commission.
- Parcel A-1B does not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District, in the rear of the property, and requiring a waiver from the Planning Commission.

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

1. Add signature line for the Chairman of the Planning Commission.
2. Add additional leaders to show delineation of previous property lines of Parcels A-1A, A-1B & A-1C.
3. Amend the survey as follow: A minor subdivision of ~~Parcels A & A-1 into~~ Parcels A-1A, A-1B & A-1C into Parcels **A-1A-1, A-1B-1 & A-1C-1**

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

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

A Minor Subdivision of Parcel A & Parcel A-1, into Parcels A-1A, A-1B & A-1C, Section 22, T-6-S, R-11-E, St. Tammany Parish, La.

Reference:

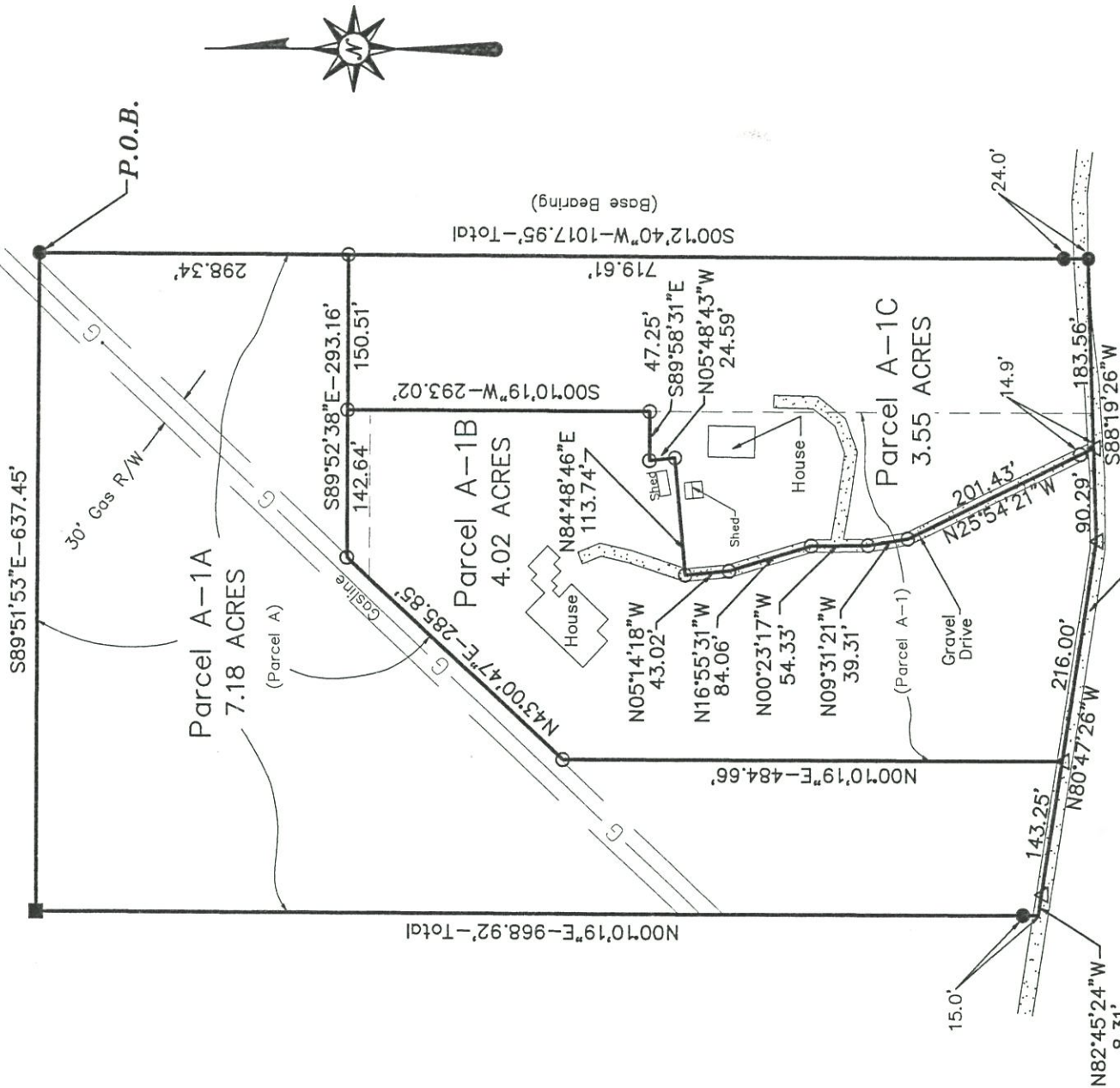
- 1) A Survey Map by John Bonneau, File No. 99-1858
- 2) A Survey Map by this Firm, dated 3-10-2014, #16235, (Base Bearing)

Reference calls not shown

The P.O.B. is reported to be N89°52'07"W-670.27' from the 1/4 Corner common to Sections 15 & 22, T-6-S, R-11E

LEGEND:

- = Fnd. 1 1/2" Iron Pipe
- = Fnd. 1 1/2" Iron Rod
- = Set 1 1/2" Iron Rod
- △ = Set Mag Nail
- X— = Fence



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

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

Playmakers Rd.
(Parish Asphalt)

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

MAP PREPARED FOR **DAVID ELDER**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 22 Township 6 South Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.
LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com



Revised: 11-17-2021 (Ac)

SCALE: 1" = 160'

DATE: 2-10-2021

NUMBER: 20304

Terr3/DavidElder

FINAL APPROVAL
DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT **Amy White, Deputy Clerk**

05.26.2021

DATE

FILE NO.

A Minor Subdivision of Parcel A & Parcel A-1, into Parcels A-1A, A-1B & A-1C, Section 22, T-6-S, R-11-E, St. Tammany Parish, La.

Reference:

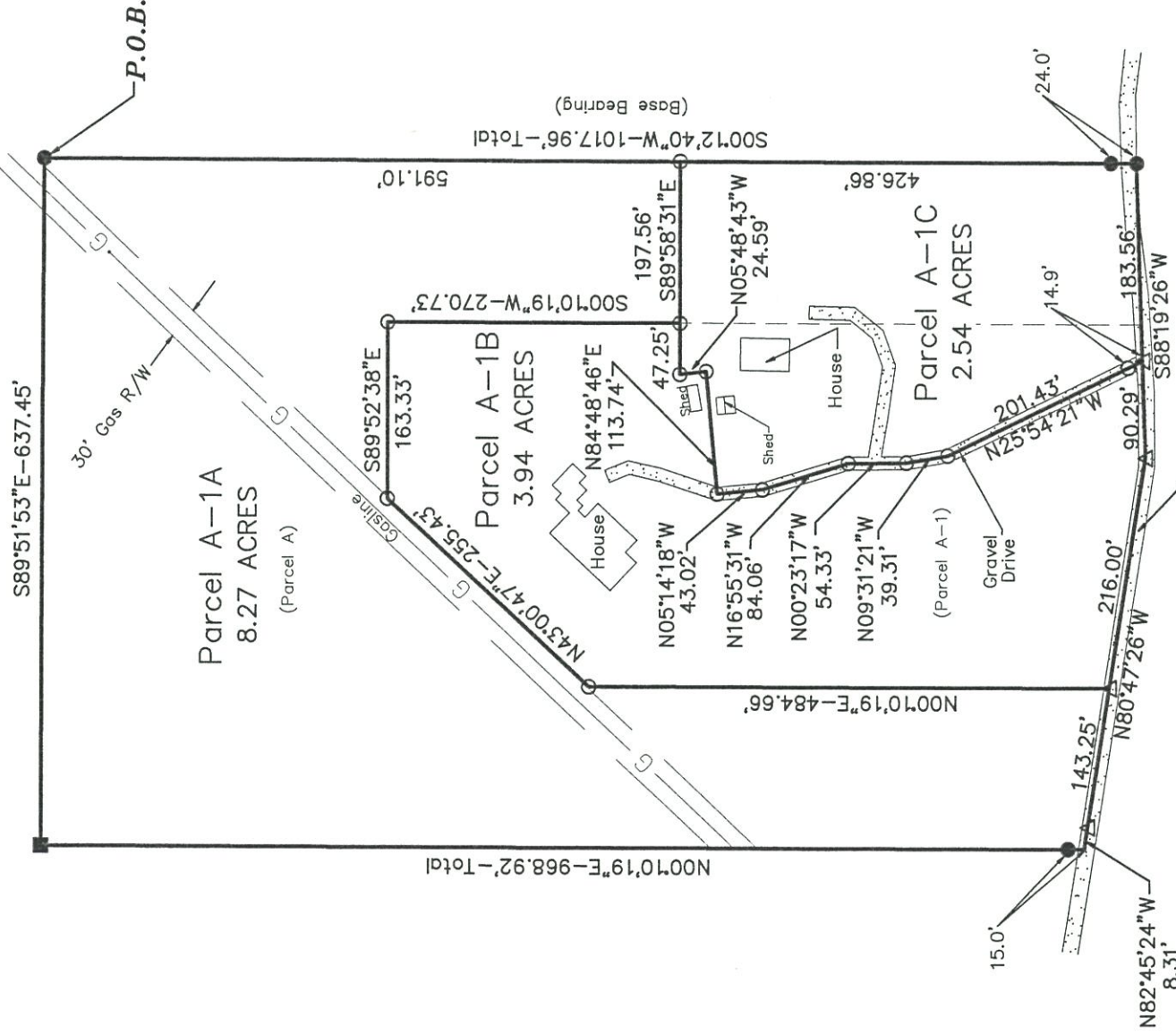
- 1) A Survey Map by John Bonneau, File No. 99-1858
- 2) A Survey Map by this Firm, dated 3-10-2014, #16235, (Base Bearing)

Reference calls not shown

LEGEND:

- = Fnd. 1/2" Iron Pipe
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- △ = Set Mag Nail
- X— = Fence

The P.O.B. is reported to be N89°52'07"W-670.27' from the 1/4 Corner common to Sections 15 & 22, T-6-S, R-11E



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

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

(Parish Asphalt)

Playmakers Rd.

(Must verify prior to Construction)

Front: Building Setbacks
Side:
Rear:
Side Street:

MAP PREPARED FOR **DAVID ELDER**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 22 Township 6 South Range 11 East, St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.
LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com



Bruce M. Butler, III
3-31-2021

BRUCE M. BUTLER, III
PROFESSIONAL LAND SURVEYOR
LOUISIANA
LICENSE NO. 48934

SCALE: 1" = 160'

DATE: 2-10-2021

NUMBER: 20304

Terr3/DavidElder

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 4th, 2022)

Meeting Date: January 11, 2022

CASE NO.: 2021-2670-MSP

OWNER/DEVELOPER: McEnergy Properties LLC – Peter McEnergy

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

SECTION: 21 & 28

TOWNSHIP: 7 South

RANGE: 12 East

WARD: 4

PARISH COUNCIL DISTRICT: 5 & 7

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

GENERAL LOCATION: Located along and north of Wadsworth Parkway, north of LA Highway 1088 & Interstate 12, Mandeville, Louisiana.

SURROUNDING LAND USES: Undeveloped

TOTAL ACRES IN DEVELOPMENT: 1152 acres

NUMBER OF LOTS/PARCELS: 1152 acres into Parcels 1, 2 & 3

ZONING: A-2 Suburban District & PBC-1 Planned Business Campus

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from 1152 acres. The minor subdivision request requires a public hearing due to:

- Parcels 1, 2 & 3 are proposed to be accessed from a 100-foot servitude and a 70-foot servitude.
- Parcels 1, 2 & 3 do not meet the minimum lot width of 150 feet required under the A-2 Suburban District along a Parish Maintained Road.
- Wadsworth Parkway will be extended and constructed to the minimum required standards, requiring a waiver by the Planning Commission of Section 125-189 - Minimum construction standards for a private drive within a minor subdivision.
- The parent property to be subdivided totals more than 25 acres in size and only proposed parcels 2 & 3 have been surveyed, requiring a waiver of the regulations by the Planning Commission, since the site is located south of the Urban Growth Boundary Line.

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

1. Identify Parcel 3 with arrow on small sketch showing Parcels 1, 2 & 3
2. Amend survey to reflect Wadsworth Parkway as currently constructed.

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 January 4th, 2022)

Meeting Date: January 11, 2022

CASE NO.: 2021-2675-MSP

OWNER/DEVELOPER: Brian & Colleen Peter and Gary A. & Marja M. Wilson

ENGINEER/SURVEYOR: John Cummings & Associates

SECTION: 44

TOWNSHIP: 7 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 4

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

GENERAL LOCATION: Located along Jervis Bay Road, north of Old Pontchatoula Road, Madisonville, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 5.138 acres

NUMBER OF LOTS/PARCELS: Parcels B & C into Parcels B-1 & C-1

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

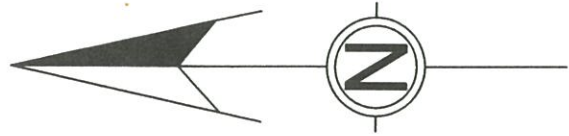
The applicant is requesting to create two (2) parcels from Parcels B & C. The minor subdivision request requires a public hearing due to:

- Parcels B & C were previously part of a minor subdivision approved in August 2019 (2019-1570-MSA).
- Parcels B & C are accessed from an existing 15-foot private drive that does not meet the minimum road requirements 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. Add signature line for the Chairman of the Planning Commission.
2. Add instrument number (Inst. # 12060552) to the survey for the existing gravel driveway and 15-foot servitude of passage.
3. Amend survey as follow: Old Ponchatoula Road **Highway**

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



REFERENCE BEARING:
Mag Nail A to Iron Pipe B
N00°41'W
(per Reference Survey)

CALLS ALONG CENTERLINE OF A DRIVEWAY
& EXISTING 15' SERVITUDE OF PASSAGE

LINE	BEARING	DISTANCE
L1	N00°34'36"W	547.69'
L2	N22°50'34"E	41.95'
L3	N63°10'54"E	36.22'
L4	N71°07'35"E	79.10'
L5	N55°32'35"E	40.27'
L6	N17°20'22"E	46.78'
L7	N00°30'39"W	465.45'

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY /PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

LEGEND

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

CORNER A is reported to be S00°40'E 8.50';
N89°00'20"E 497.13' & S80°45'42"E 194.15'
from the Section Corner common to Sections
37, 42, & 44, T7S, R10E.

NOTES:

1. This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0220 C, dated
April 2, 1991.
2. Building Setback Lines must be determined
by St. Tammany Parish Planning Department.
3. IMPROVEMENTS NOT LOCATED.

REFERENCE SURVEY:

Survey for Steve L. Peter by John G. Cummings, Surveyor,
dated July 3, 2019, Job No. 07042-RSB2, filed St. Tammany
Parish Clerk of Court Map File No. 5874B.



509 N. JEFFERSON AVE
COVINGTON, LA 70439
John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI
Phone (985) 882-1549
Fax (985) 882-8250

PLAT PREPARED FOR: **Bryan Peter & Gary Wilson**

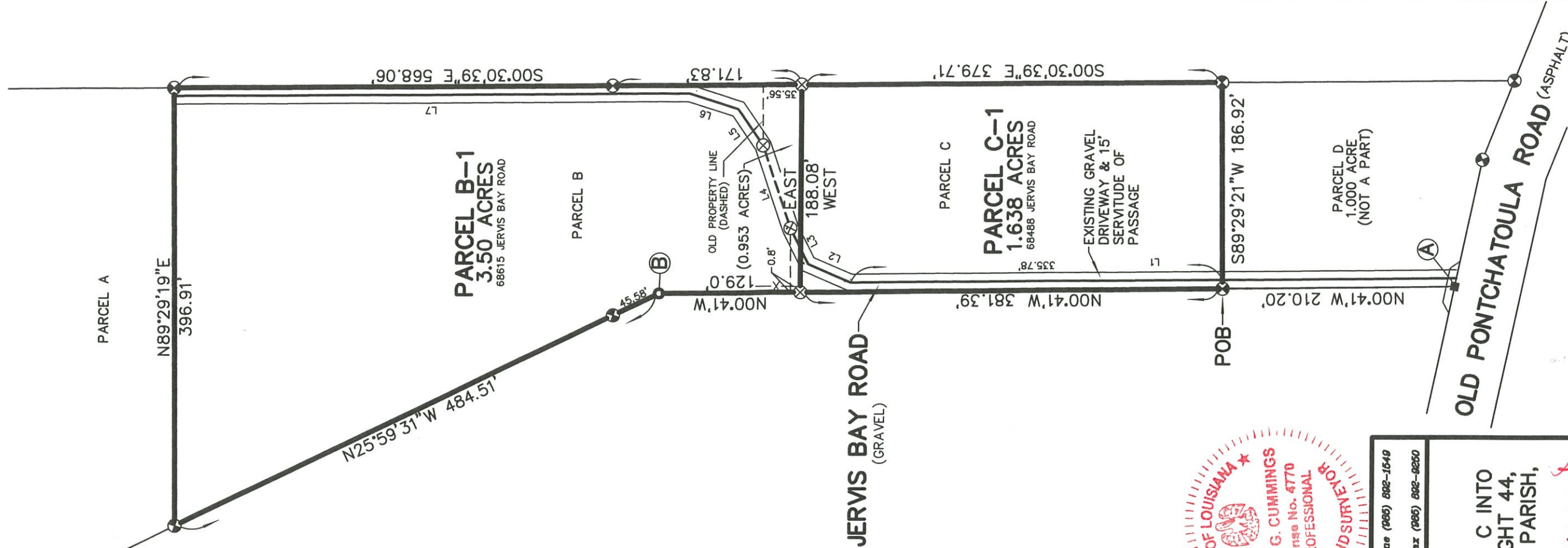
SHOWING A SURVEY OF: MINOR SUBDIVISION OF PARCELS B AND C INTO
PARCEL B-1 AND PARCEL C-1, LOCATED IN HEADRIGHT 44,
TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH,
LOUISIANA.

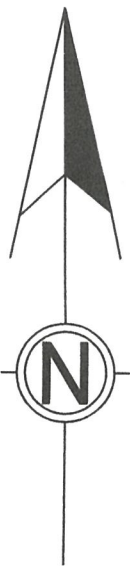
THIS PLAT REPRESENT A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND IS IN ACCORDANCE WITH THE APPLICABLE
STANDARDS OF PRACTICE AND BEARS A CLASS C
SURVEY.

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100' DATE: 11/09/2021 JOB NO. 07042-R2

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





REFERENCE BEARING:
Mag Nail A to Iron Pipe B
N00°41'W
(per Reference Survey)

FLOOD ZONE TRANSITION LINE

CALLS ALONG CENTERLINE OF A DRIVEWAY
& EXISTING 15' SERVITUDE OF PASSAGE

LINE	BEARING	DISTANCE
L1	N00°34'36"W	547.69'
L2	N22°50'34"E	41.95'
L3	N63°10'54"E	36.22'
L4	N71°07'35"E	79.10'
L5	N55°32'35"E	40.27'
L6	N17°20'22"E	46.78'
L7	N00°30'39"W	465.45'

LEGEND

- = 1" IRON PIPE FOUND
- = MAG NAIL FOUND
- ⊙ = 1/4" IRON PIPE FOUND
- ⊗ = 5/8" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET

POB is reported to be S00°40'E 8.50';
N89°00'20"E 497.13' & S80°45'42"E
194.15' from the Section Corner common
to Sections 37, 42, & 44, T7S, R10E.

NOTES:

1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0220 C, dated April 2, 1991.
2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.
3. IMPROVEMENTS NOT LOCATED.

REFERENCE SURVEY:

Survey for Keith M. Peter & Steve L. Peter by
John G. Cummings, Surveyor, dated May 10,
2007, Job No. 07042A.

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

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING DEPARTMENT

CLERK OF COURT

Shana Tranchant, Deputy Clerk

DATE FILED

FILE NO.

JERVIS BAY ROAD
(GRAVEL)



503 N. JEFFERSON AVE.

COVINGTON, LA 70433

John G. Cummings & Associates

PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI

Phone (985) 892-1549

Fax (985) 892-9250

PLAT PREPARED FOR: Steve L. Peter

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 7.077 ACRES & 6.136
ACRES INTO PARCELS A, B, C, & D, LOCATED IN SECTION
44, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY
PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'

DATE: 7/3/2019

JOB NO. 07042-RSB2

PARCEL A
7.077 ACRES
KEITH PETER
(EXISTING PARCEL)

PARCEL B
2.750 ACRES
68615 JERVIS BAY ROAD

PARCEL C
2.386 ACRES
68488 JERVIS BAY ROAD

PARCEL D
1.000 ACRE

N89°29'30"E 671.84'

N25°59'31"W 639.06'

S00°30'39"E 576.86'

S89°29'19"W 396.91'
N89°29'19"E 396.91'

N25°59'31"W 438.93'

S00°30'39"E 396.23'

S89°29'19"W 208.07'
N89°29'19"E 208.07'

N25°59'31"W 45.58'

EXISTING GRAVEL
DRIVEWAY & 15'
SERVITUDE OF
PASSAGE

N00°41'W 510.39'

S00°30'39"E 551.54'

S89°29'21"W 186.92'
N89°29'21"E 186.92'

N00°41'W 210.20'

S00°30'39"E 264.77'

POB
N77°56'37"W 117.43'
N68°28'W 77.33'
OLD PONTCHATOULA ROAD (ASPHALT)

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 4th, 2022)

Meeting Date: January 11, 2022

CASE NO.: 2021-2682-MSP

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

ENGINEER/SURVEYOR: John Cummings & Associates

SECTION: 8

TOWNSHIP: 8 South

RANGE: 13 East

WARD: 7

PARISH COUNCIL DISTRICT: 7 & 11

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

GENERAL LOCATION: Located on the west side of LA Highway 434, north of Krentel Road, Lacombe, Louisiana.

SURROUNDING LAND USES: Commercial, Industrial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 23.508 acres

NUMBER OF LOTS/PARCELS: Parcel E-1 into Parcels E-1-A & E-1-B

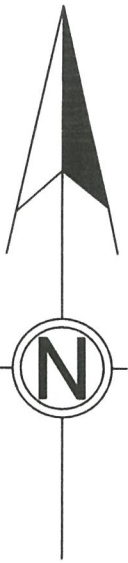
ZONING: PBC-1 Planned Business Campus District & I-2 Industrial District

STAFF COMMENTARY:

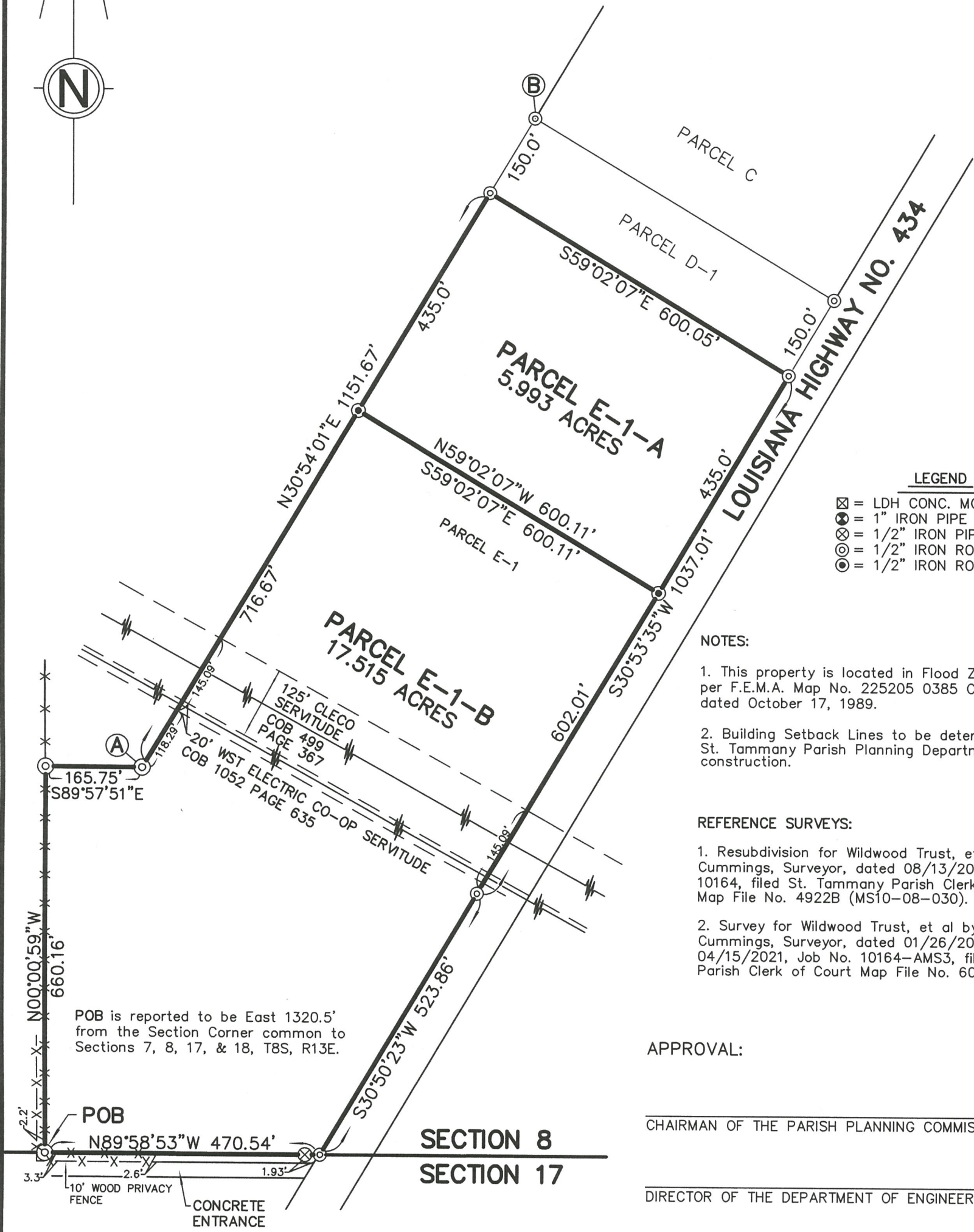
Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from Parcel E-1. The minor subdivision request requires a public hearing due to:

- Parcel E-1 was previously part of a minor subdivision approved in August 2010 (MS10-08-030) & in January 2021 (2021-2276-MSP).



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



LEGEND

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

NOTES:

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

REFERENCE SURVEYS:

1. Resubdivision for Wildwood Trust, et al by John G. Cummings, Surveyor, dated 08/13/2010, Job No. 10164, filed St. Tammany Parish Clerk of Court Map File No. 4922B (MS10-08-030).
2. Survey for Wildwood Trust, et al by John G. Cummings, Surveyor, dated 01/26/2021, revised 04/15/2021, Job No. 10164-AMS3, filed St. Tammany Parish Clerk of Court Map File No. 6015C.

APPROVAL:

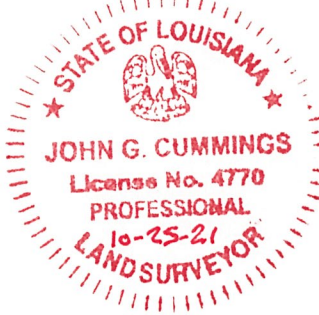
CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.



503 N. JEFFERSON AVE
COVINGTON, LA 70433
John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI
Phone (985) 892-1549
Fax (985) 892-9250

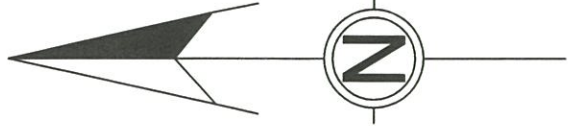
PLAT PREPARED FOR: **Wildwood Trust, et al**
SHOWING A SURVEY OF: **AN AMENDED MINOR SUBDIVISION OF PARCEL E-1 INTO PARCELS E-1-A & E-1-B, LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

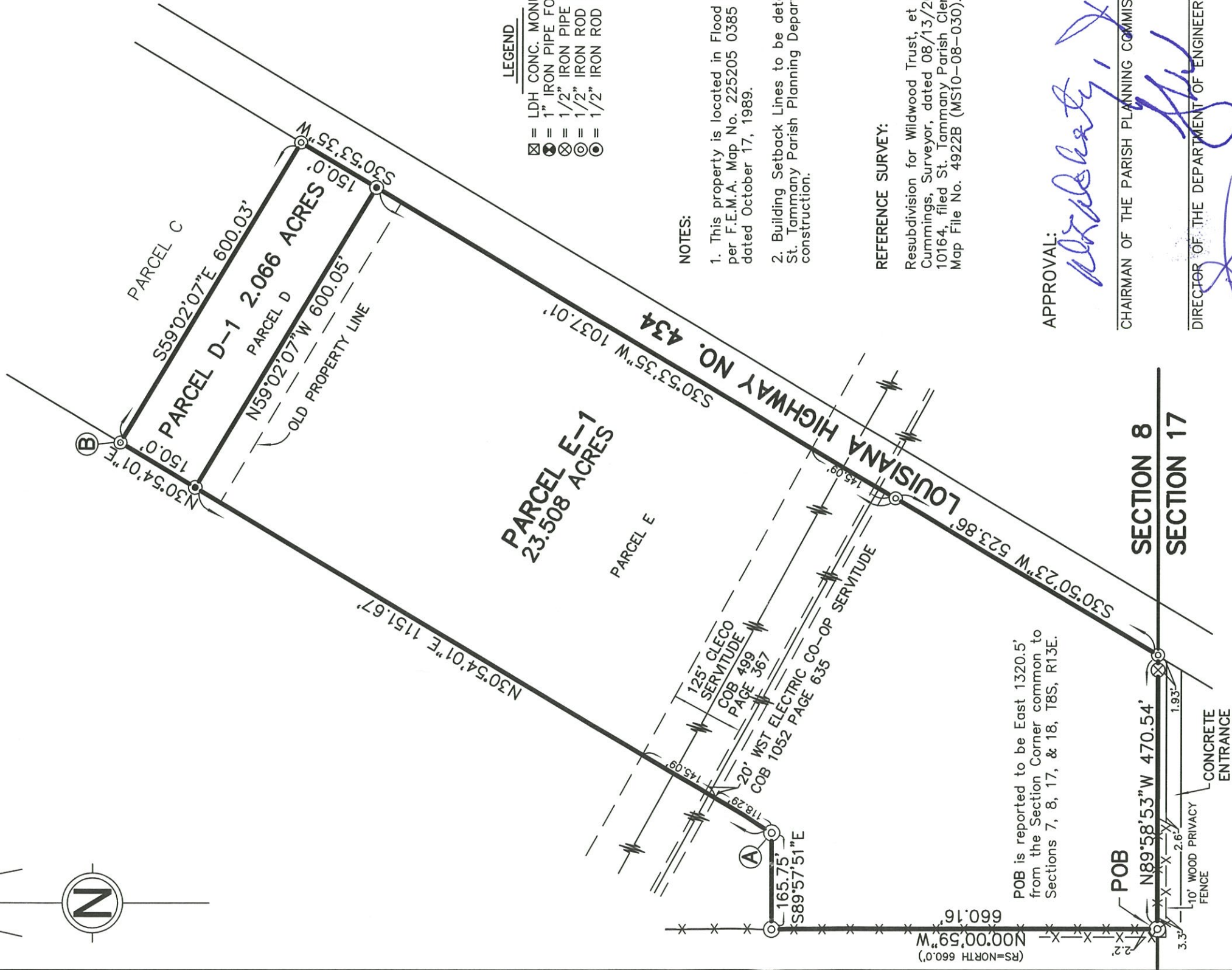
John G. Cummings
PROFESSIONAL LAND SURVEYOR

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

SCALE: 1" = 200' DATE: 10/25/2021 JOB NO. 10164-AMS3



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



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

NOTES:

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

REFERENCE SURVEY:

Resubdivision for Wildwood Trust, et al by John G. Cummings, Surveyor, dated 08/13/2010, Job No. 10164, filed St. Tammany Parish Clerk of Court Map File No. 4922B (MS10-08-030).

APPROVAL:

[Signature]
CHAIRMAN OF THE PARISH PLANNING COMMISSION

[Signature]
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

[Signature]
SECRETARY OF THE PARISH PLANNING COMMISSION

[Signature]
CLERK OF COURT Amy White, Deputy Clerk

4.22.21
DATE FILED FILE NO. 6015C

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

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

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

REVISED: 04/15/2021

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

4-15-2021

STATE OF LOUISIANA
JOHN G. CUMMINGS
License No. 4770
PROFESSIONAL
LANDSURVEYOR

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200' DATE: 1/26/2021 JOB NO. 10164-AMS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 4th, 2022)

Meeting Date: January 11, 2022

CASE NO.: 2021-2684-MSP

OWNER/DEVELOPER: Gillis & Jamie Cure III

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

SECTION: 16

TOWNSHIP: 7 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 4

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

GENERAL LOCATION: Located on the south side of Brewster Road, east of Perrilloux Road, Madisonville, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 20.665 acres

NUMBER OF LOTS/PARCELS: Parcels E-4 & E-5 into Parcels EE, E-4-A, E-4-B, E-5-A & E-5-B

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create five (5) parcels from Parcels E-4 & E-5. The minor subdivision request requires a public hearing due to:

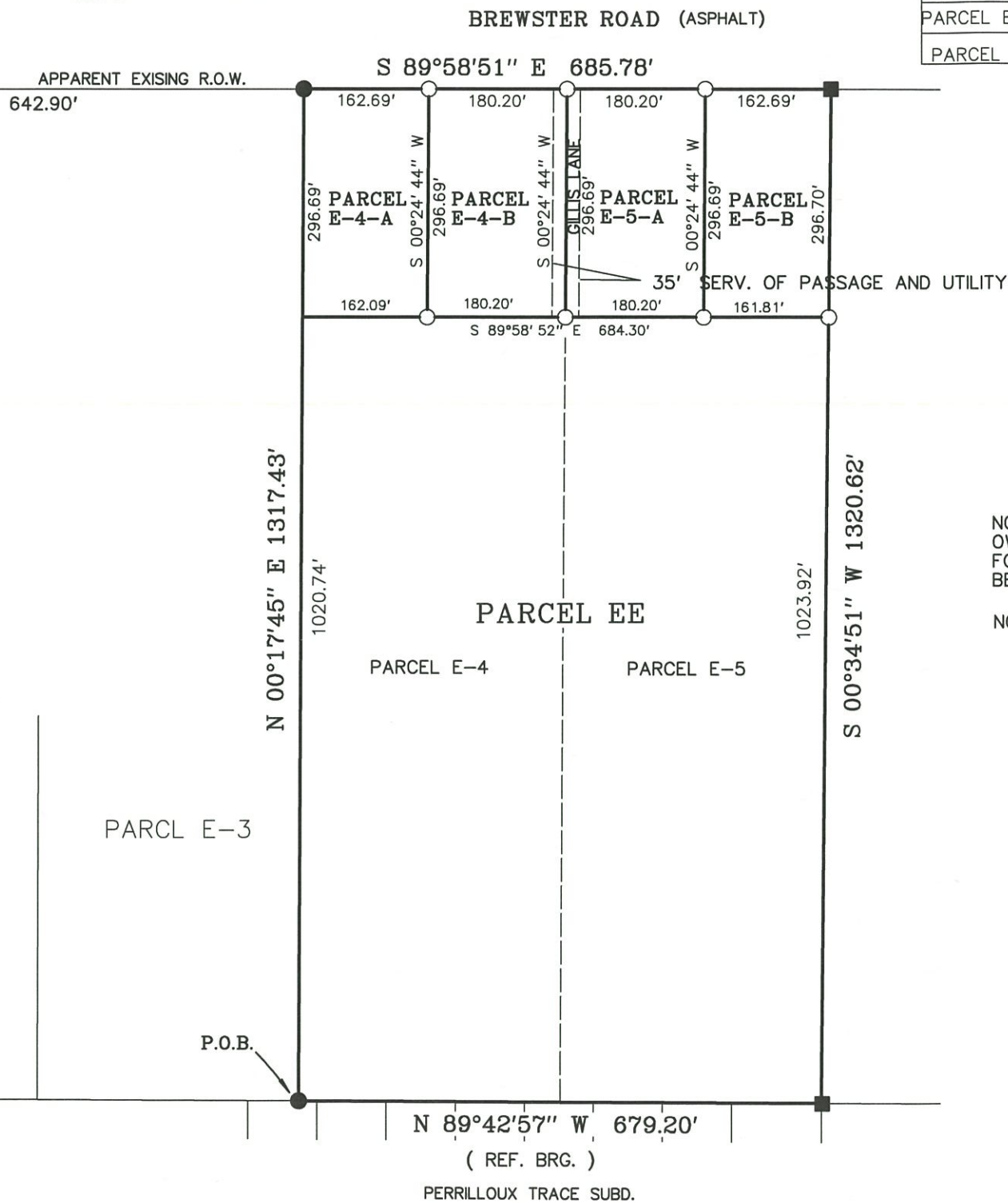
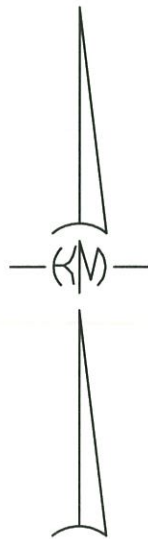
- Parcels E-4 & E-5 were previously part of a minor subdivision approved in in July 2019 (2019-1556-MSA).
- Parcel EE is requested to be accessed from a 35' private access servitude.
- The proposed name of the access depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name "CURE LANE" has been submitted and approved by St. Tammany Parish Communication District.

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

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



PERRILLOUX ROAD



PARCEL E-4-A	1.106 ACRES	48178.4981 SQ. ST
PARCEL E-4-B	1.227 ACRES	53463.1242 SQ. FT.
PARCEL E-5-A	1.227 ACRES	53463.1242 SQ. FT.
PARCEL E-5-B	1.105 ACRES	48137.9402 SQ. FT.
PARCEL EE	16.000 ACRES	900202.7310 SQ. FT.

NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR VERIFYING BUILDING SETBACKS & SERVITUDES
BEFORE CONSTRUCTION BEGINS.

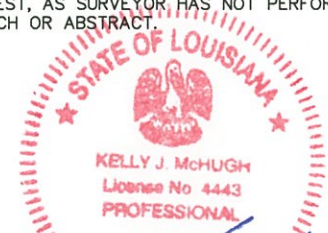
NO SETBACKS OR SERVITUDES SHOWN HEREON.

--- LEGEND ---

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

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C ; BASE FLOOD ELEV. N/A ; F.I.R.M.
PANEL NO. 225205 0205 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.



KELLY J. McHUGH REG. NO. 4443
CERTIFIED CORRECT AND 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 CORRECT PLAT.

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

REFERENCE; A RE-SUBDIVISION PLAT BY LAND SURVEYING
INC., FILED FOR RECORD 07-29-2019, MAP FILE NO. 5863B

MINOR SUBDIVISION OF:
PARCELS E-4 & E-5 INTO
PARCELS EE, E-4-A, E-4-B, E-5-A, E-5-B
SECTION 16, T-7-S, R-10-E
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

PREPARED FOR:

JAMIE & GILLIS CURE

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

SCALE: 1" = 200'	DATE: 12-15-21
DRAWN: MDM	JOB NO.: 21-045
REVISED:	

THE P.O.B IS REPORTED TO BE SOUTH 1334.52, THENCE
S 89°42' 57" E 660.57' FROM THE 1/4 CORNER COMMON
TO SECTIONS 9 & 16, T-7-S, R-10-E, ST. TAMMANY PARISH, LA.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

Shana Tranchant
CLERK OF COURT Shana Tranchant, Deputy Clerk

07-29-2019 5863B

DATE FILE NO.

A Minor Subdivision of Parcel E, into
Parcel E-1, E-2, E-3, E-4 & E-5 in Section 16,
T-7-S R-10-E, St. Tammany Parish,
Louisiana

Reference:
1) Recorded Plat of Perrilloux Trace, Clerk
of Courts Office, (Based Bearings)
2) A Survey Plat of Subject Property by
Dading, Marques & Associates, Inc.,
Dated 7-02-1996, Job No. 96-1433

Reference calls not shown

The P.O.B. is Reported to be South-1334.52';
S89°42'57"E-320.0' from the 1/4 Corner common
to Sections 9 & 16, T-7-S, R-10-E, St.
Tammany Parish, Louisiana

Building Setback Lines must be
verified prior to any construction

*Some items shown are not to scale for
clarity, dimensions shown prevail over
scale

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD
DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY
STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS
OF PRACTICE CITED IN LAC 48:XXI.

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

Bruce M. Butler III
7-18-2019

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

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

MAP PREPARED FOR

THOMAS OLIVIER

SCALE: 1" = 170'

DATE: 7-8-2019

DRAWN BY

LOCATED IN SECTION 16, T-7-S, R-10-E, ST. TAMMANY PARISH, LA.

Revised: July 18, 2019

DRAWN NUMBER

19415

Terr3/ThomasOlivierResub3

Brewster Road (Parish Asphalt)

S89°58'51"E-1328.68'

300.00'

342.90'

342.89'

342.89'

Parcel E-2
1.77 ACRES

300.00'

S89°50'54"E

Parcel E-1
1.77 ACRES

N89°42'57"W-300.00'

Parcel E-3
10.33 ACRES

Parcel E-4
10.33 ACRES

Parcel E-5
10.33 ACRES

Parcel D

Not Part

S89°42'57"E-300.00'

Not Part

Parcel C

P.O.B.

300.0'

340.57'

23.6'

(Based Bearings)

N89°42'57"W

340.20'

43.4'

339.00'

95.0'

110.5'

(Perrilloux Trace)



LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 3/4" Iron Pipe
- = Set 1/2" Iron Rod

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 4, 2022)

Meeting Date: January 11, 2022

CASE NO.: 2021-2688-MSP

OWNER/DEVELOPER: N59 Ventures, LLC – Michael Saucier and RPM Pizza, LLC

ENGINEER/SURVEYOR: Lowe Engineers, LLC

SECTION: 19

TOWNSHIP: 7 South

RANGE: 12 East

WARD: 4

PARISH COUNCIL DISTRICT: 5

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: Located on the east side of LA Highway 59 and on the north side of East Koop Drive, Mandeville, Louisiana

SURROUNDING LAND USES: Commercial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 9.21 acres

NUMBER OF LOTS/PARCELS: Lots 1A1-A1A & 1A2-A into Lots 1A1-A1B, 1A2-A1 & 1A3

ZONING: HC-2 & HC-3 Highway Commercial Districts

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) lots from lots 1A1-A1A & 1A2-A. The minor subdivision request requires a public hearing due to:

- Lots 1A1-A1A & 1A2-A were previously part of a minor subdivision approved by the Planning Commission in August 2021 (2021-2493-MSP)
- Lots 1A2-A1 & 1A3 do not meet the minimum lot size of 1 acre required under the Minor Subdivision Regulations, requiring a waiver from the Planning Commission.

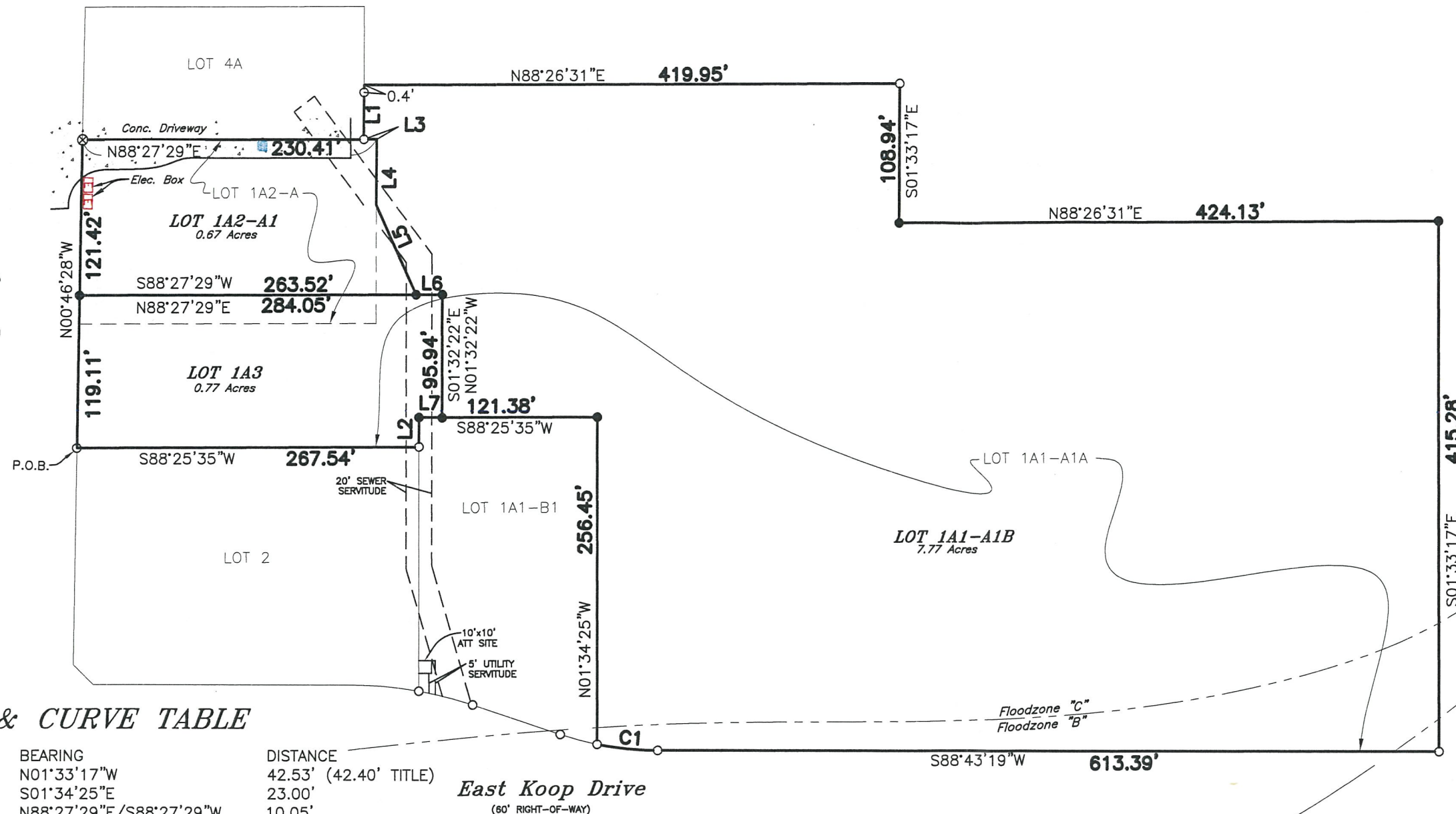
The request shall be subject to the above and below comments:

1. Add reference/File # to prior minor subdivision: A survey by this firm with survey no. 21-140459 dated 07/15/2021 File #6042 D.
2. Approval of the minor subdivision shall be subject to the approval by the Board of Adjustment of the requested waivers of the required planting areas and trees along the proposed property line created between lots 1A2-A1 & 1A3.

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.

NOTE: THE P.O.B. IS REPORTED TO BE N00°12'E-667.45'; N89°30'W-60.36'; N03°08'00"E-136.51' AND N00°46'28"W-169.96' FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

Louisiana State Highway No. 59



LINE & CURVE TABLE

LINE	BEARING	DISTANCE
L1	N01°33'17"W	42.53' (42.40' TITLE)
L2	S01°34'25"E	23.00'
L3	N88°27'29"E/S88°27'29"W	10.05'
L4	N01°32'35"W/S01°32'35"E	51.47'
L5	N25°46'53"W/S25°46'53"E	76.70'
L6	S88°27'29"W/N88°27'29"E	20.53'
L7	S88°25'35"W	18.12'

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD LENGTH
C1	240.50'	47.54'	N85°36'54"W	47.46'

⊗ = "X" Found
○ = 1/2" Iron Pipe Found
● = 1/2" Iron Rod Set

East Koop Drive
(60' RIGHT-OF-WAY)

Floodzone "C"
Floodzone "B"

Floodzone "B"
Floodzone "A1"

APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

REFERENCE SURVEY:

A survey by this firm with survey no. 2016 135B dated 03/30/16, last revised 07/18/18.

BASIS FOR BEARINGS:

The Reference Survey.

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

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LOWE ENGINEERS, LLC

A MINOR RESUBDIVISION OF
LOTS 1A1-A1A & 1A2-A, LITTLE CREEK
into

LOTS 1A1-A1B, 1A2-A1 & 1A3, LITTLE CREEK
situated in SECTION 19, T-7-S, R-12-E
St. Tammany Parish, Louisiana
for
N59 VENTURES, LLC

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, B & A1" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0245 C; Revised: OCTOBER 17, 1989

Survey No. 21-140673
Date: NOVEMBER 03, 2021

Drawn by: SPH
Revised:

Scale: 1" = 100'

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

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

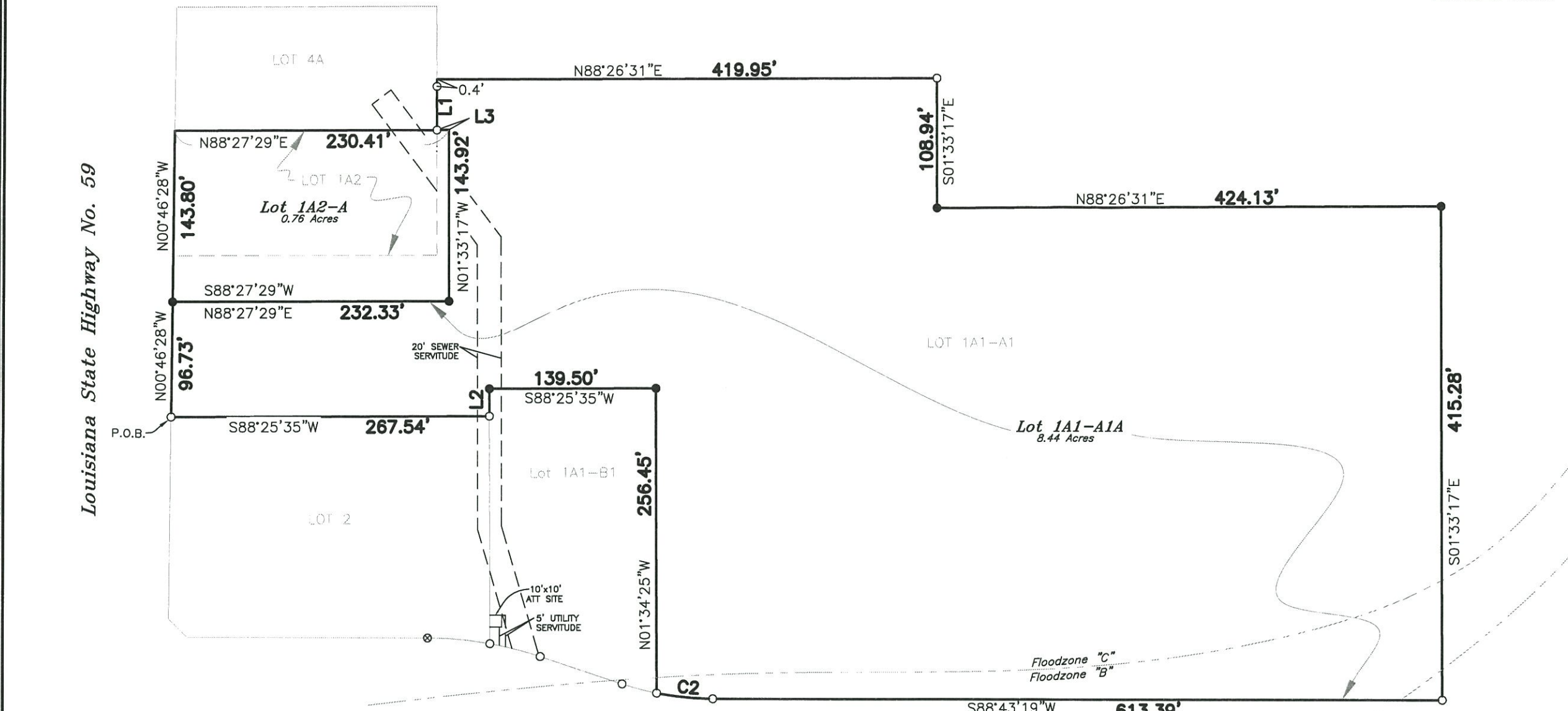
NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

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

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

NOTE: THE P.O.B. IS REPORTED TO BE N00°12'E-667.45'; N89°30'W-60.36'; N03°08'00"E-136.51' AND N00°46'28"W-169.96' FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.



LINE & CURVE TABLE

LINE	BEARING	DISTANCE
L1	N01°33'17"W	42.40'
L2	S01°34'25"E	23.00'
L3	N88°27'29"E	10.05'

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD LENGTH
C1	240.50'	47.54'	N85°36'54"W	47.46'

⊗ = Disc Found
○ = 1/2" Iron Pipe Found
● = 1/2" Iron Rod Set

APPROVALS:

[Signature]
CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

[Signature]
SECRETARY - ST. TAMMANY PLANNING COMMISSION

[Signature]
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

[Signature]
CLERK OF COURT
Amy White, Deputy Clerk
08.24.2021 160420
DATE FILED MAP FILE NO.

REFERENCE SURVEY:
A survey by this firm with survey no. 2016 135B dated 03/30/16, last revised 07/18/18.

BASIS FOR BEARINGS:
The Reference Survey.

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

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ALL RIGHTS RESERVED
LOWE ENGINEERS, LLC

A MINOR SUBDIVISION OF
LOTS 1A1-A1 & 1A2, LITTLE CREEK
into
LOTS 1A1-A1A & 1A2-A, LITTLE CREEK
situated in SECTION 19, T-7-S, R-12-E
St. Tammany Parish, Louisiana
for
GULF STATES CONSTRUCTION SERVICES, INC.

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, B & A1" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0245 C; Revised: OCTOBER 17, 1989

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

Survey No. 21-140459 Drawn by: SPH Scale: 1" = 100'
Date: JULY 15, 2021 Revised:

LOWE ENGINEERS, LLC
Professional Land Surveyors Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

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

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

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

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 4, 2022)

Meeting Date: January 11, 2022

CASE NO.: 2021-2689-MSP

OWNER/DEVELOPER: Ploue Investments, LLC & SMD Development, LLC - Chase Dardar

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

SECTION: 19

TOWNSHIP: 7 South

RANGE: 12 East

SECTION: 24

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 4

PARISH COUNCIL DISTRICT: 5

TYPE OF DEVELOPMENT:

☐ SUBURBAN (Residential acreage between 1-5 acres)

☐ RURAL (Low density residential 5 acres or more)

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

GENERAL LOCATION: Located on the east side of LA Highway 59, north of Alpha Blvd, Mandeville, Louisiana

SURROUNDING LAND USES: Commercial, Industrial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 3.473 acres

NUMBER OF LOTS/PARCELS: 1.688 acres & 1.785 acres into Parcels SP-1 & SP-2

ZONING: HC-2 Highway Commercial District & I-2 Industrial District

STAFF COMMENTARY:

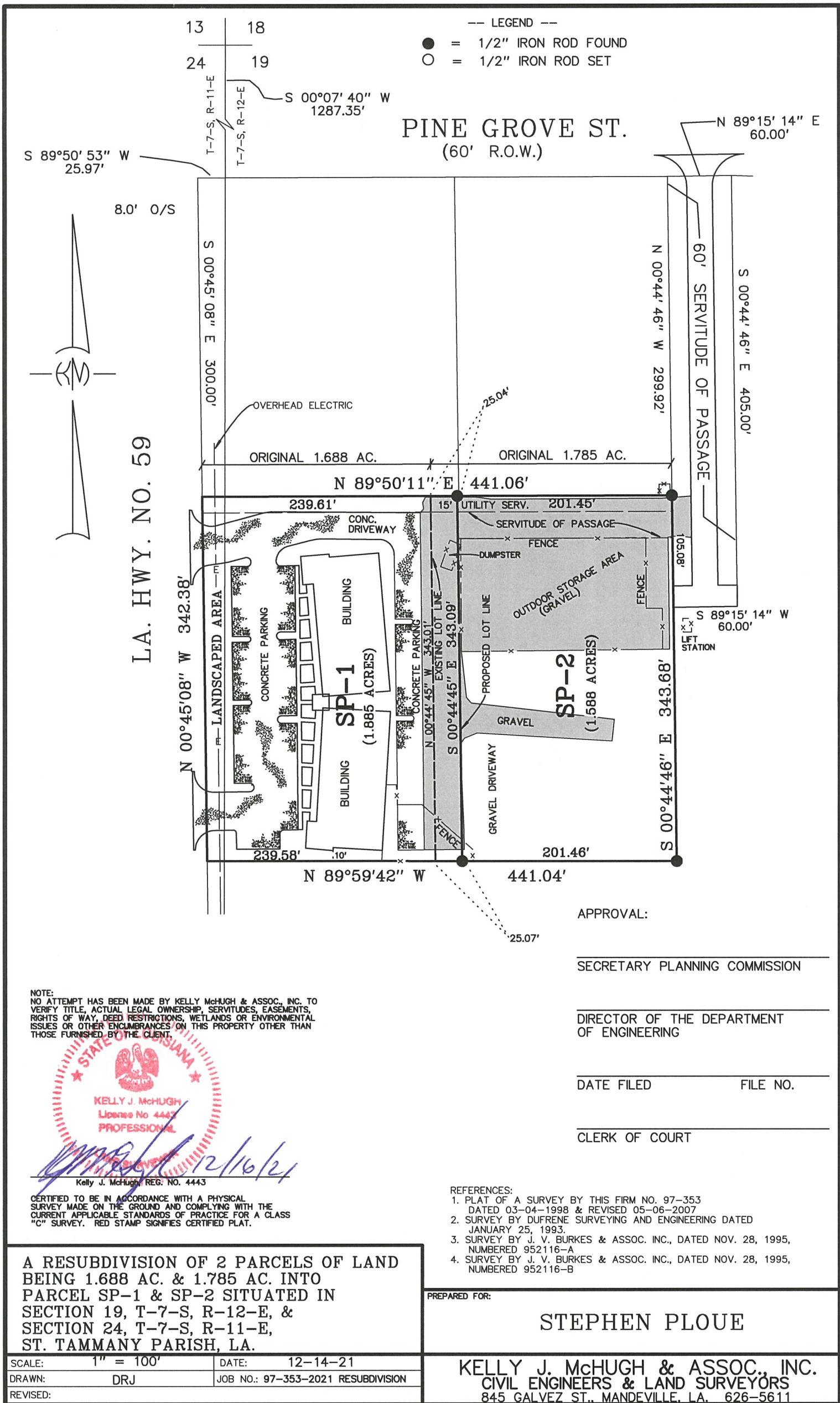
Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from 1.688 acres & 1.785 acres. The minor subdivision request requires a public hearing due to:

- Parcel SP-2 is proposed to be accessed from a servitude of passage.

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

1. Add signature line for the Chairman of the Planning Commission.
2. Add instrument number to the survey for the existing servitude of passage from LA Highway 59.
3. Amend survey as follow: show South Lane instead of Pine Grove Street
4. Amend survey as follow: Identify 60' Servitude as Solar Court.
5. Amend survey to accurately reflect the Sections. (Sections 13, 18, 19 & 24 do not intersect)



DATE _____

DRAWN NUMBER
15717

Map File No. 1585 file date 1-6-1998
St. Tammany Parish Clerk of Court office
(Basis of Bearing)
 2. Survey of Maple Ridge Sub. Ph. 2A prepared by J. V. Burkes & Assoc. Inc. Map File No. 1361 file date 10-5-1995 St. Tammany Parish Clerk of Court office
 3. Survey prepared by Land Surveying, Inc. dated Feb. 24, 2005 rev. Mar. 23, 2005 Survey No. 11141
 4. Survey prepared by Land Surveying, Inc. dated Oct. 15, 1997 Survey No. 7792
 5. Survey prepared by Land Surveying, Inc. dated Aug. 14, 1973 Survey No. 71-3109
 6. Survey prepared by Land Engineering Services, Inc. dated Sept. 20, 1971 Survey No. 71-3109
 7. Survey prepared by Land Surveying, LLC dated June 14, 2012 Map File No. 5087C, Date File Sept. 5, 2012 St. Tammany Clerk of Court office

Parcel A-2
 1.95 +/- Acres

Parcel A-3
 1.95 +/- Acres

Parcel A-4
 1.00 Acre

Parcel A-1
 6.24 Acres

Flood Zone A15
Flood Zone B
Flood Zone C

Approximate flood zone delineation line

LINE	BEARING	DISTANCE
L1	N80°29'46"E	82.60'
L2	N60°53'36"E	145.68'
L3	N42°44'29"E	60.04'
L4	S46°51'15"W	55.97'
L5	S80°54'41"W	137.67'
L6	S71°28'52"W	79.56'
L7	S76°47'40"W	82.60'

Legend:
 ○ 1/2" Rebar Set
 ● 1/2" Rebar Found
 ○ 5/8" Rebar Found
 □ 1" Iron Pipe Found
 □ 1/2" Iron Pipe Found
 □ 3/4" Iron Pipe Found
 ■ Outside Corner of Column

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

PROFESSIONAL
LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

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

- Legend:**
- 1/2" Rebar Set
 - 1/2" Rebar Found
 - 5/8" Rebar Found
 - ⊠ 1" Iron Pipe Found
 - ▣ 1/2" Iron Pipe Found
 - ▣ 3/4" Iron Pipe Found
 - ◻ Outside Corner of Column

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of January 4, 2022)

Meeting Date: January 11, 2022

CASE NO.: 2021-2690-MSP

OWNER/DEVELOPER: JDM Development LLC – David R. Harvey, Sr. and Matthew James & Jessica Organ

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

SECTION: 42

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 5

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

GENERAL LOCATION: Located on the east side of Riverside Drive, Covington, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 6.643 acres

NUMBER OF LOTS/PARCELS: Parcels A-1 & A-4 into Parcels A-4-A, A-1-A, A-1-B, A-1-C, A-1-D

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

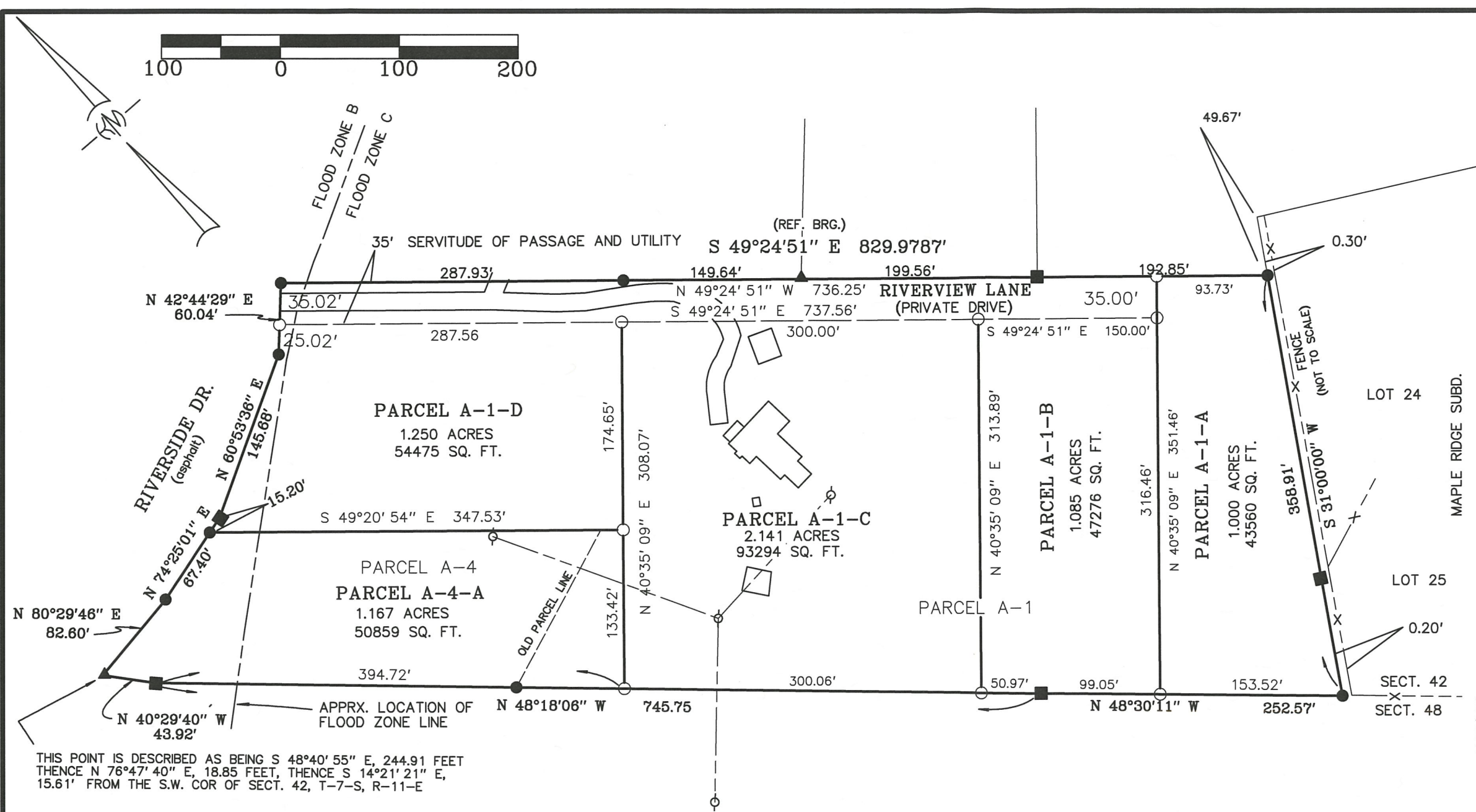
The applicant is requesting to create five (5) parcels from parcels A-1 & A-1-D. The minor subdivision request requires a public hearing due to:

- Parcels A-1 & A-4 were previously part of a minor subdivision approved in November 2012 (MS12-11-047).
- Parcels A-1-C, A-1-B & A-1-A do not have Parish Road Frontage and are proposed to be accessed from a 35-foot private road.
- The proposed name of the access depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name “RIVER LILY LANE” has been submitted and approved by St. Tammany Parish Communication District.
- Requesting a waiver to construct the 35’ access servitude and the required drainage prior to building permit being issued on parcels A-1-A, A-1-B & A-1-C instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PARCELS A-1-A, A-1-B & A-1-C UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.

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

1. Add additional leaders to show delineation of previous property lines of Parcels A-1 & A-4.
2. Add instrument number (#110564) to the survey for the existing servitude of passage from Riverside Drive.

3. Approval of the proposed name of the 35' private access servitude as "RIVER LILY LANE".
4. Provide 10 original copies of the revised survey depicting the name of the access servitude.
5. Note that street name sign shall be installed after completion of the construction of the access.
6. Confirm that the calculation for the area of parcels A-1-C, are exclusive of the proposed private drive.
7. Submit plans of proposed " to the Department of Engineering for review and approval.
8. "RIVER LILY LANE" is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive, in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
 - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.



APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

REFERENCE: 1) A MINOR SUBDIVISION OF PARCEL A IN SECTION 42, T-7-S, R-11-E, ST. TAMMANY PARISH, BY LAND SURVEYING INC. FILED FOR RECORD 11/20/2012, MAP FILE NO. 5109-B
2) A SURVEY OF PARCEL A-4 BY LAND SURVEYING INC., DATED 12/07/2012, JOB FILE NO. 15770

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

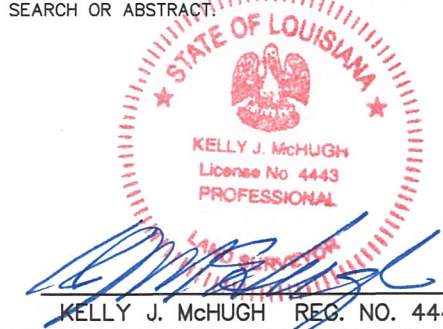
NO SETBACKS OR SERVITUDES SHOWN

THIS PROPERTY IS LOCATED IN
FLOOD ZONE B & C
F.I.R.M. PANEL NO. 225205 0230 C
REV. 10-17-89

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 5/8" IRON ROD FOUND
- ▲ = 3/4" IRON PIPE FOUND
- ⊗ = 60 D NAIL SET

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



KELLY J. McHUGH REG. NO. 4443
CERTIFIED CORRECT AND 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 CORRECT PLAT.

MINOR SUBDIVISION OF:
PARCEL A-1 & PARCEL A-4, INTO PARCELS
A-4-A & A-1-A, A-1-B, A-1-C, A-1-D
SECTION 42, T-7-S, R-11-E, G.L.D.,
ST. TAMMANY PARISH, LA.

PREPARED FOR:

JDM DEVELOPMENT, LLC

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

SCALE: 1" = 100'	DATE: 12/15/21
DRAWN: MDM	JOB NO.: 17-794
REVISED:	

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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of January 4, 2022)

Meeting Date: January 11, 2022

CASE FILE NO: 2021-2661-MRP

NAME OF SUBDIVISION: Clipper Estates Subdivision Phase 3-C

LOTS BEING DIVIDED: Lots 162 & 163 into Lot 163-A

SECTION: 33

WARD: 9

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 13

RANGE: 14 East

PROPERTY LOCATION: The parcel is located at the end of Cuttysark Cove, Slidell, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Ricky & Niesha Koen

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

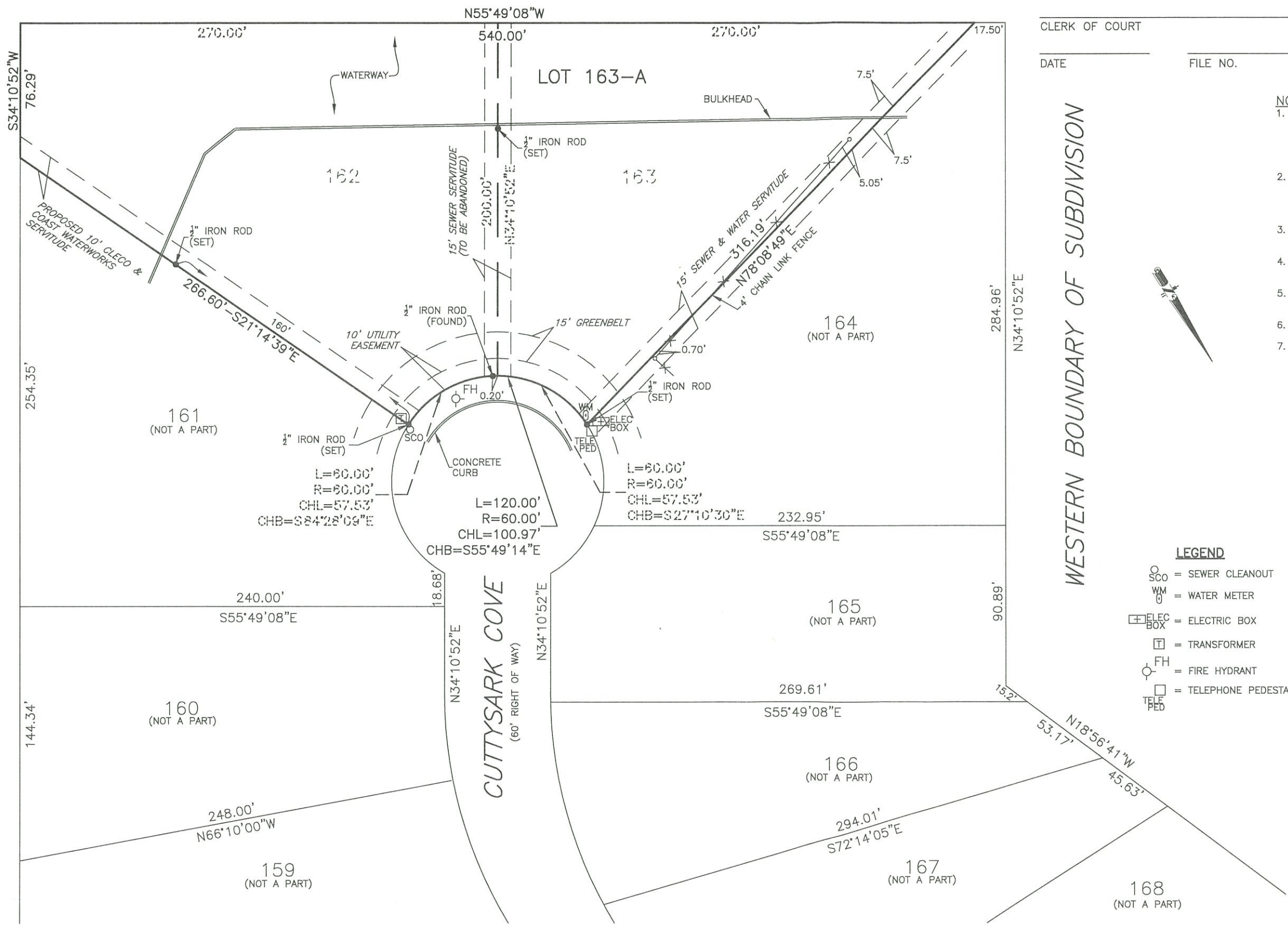
The owner is requesting to create one (1) lot – lot 163-A. The public hearing is required considering that:

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

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

1. Provide signature line for the Chairman of the Planning Commission
2. Provide written approval from Magnolia Utility confirming that the 15-foot sewer servitude can be abandoned, is not needed or not being utilized.

SOUTHERN BOUNDARY OF SUBDIVISION



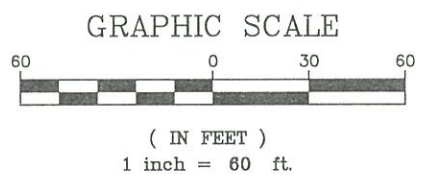
FINAL APPROVAL: _____
SECRETARY OF PARISH PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
CLERK OF COURT
DATE _____ FILE NO. _____

RESUBDIVISION OF
LOTS 162 & 163
INTO
LOT 163-A
CLIPPER ESTATES SUBDIVISION
PHASE 3-C
SECTION 33, T9S-R14E
ST. TAMMANY PARISH, LA
SCALE: 1" = 60'

- NOTES:
1. THE SERVITUDES SHOWN ON THIS PLAN ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS PLAN.
 2. THE PERIMETER SHOWN SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.
 3. CERTAIN FEATURES, I.E., FENCES, WALLS, ETC. MAY BE EXAGGERATED IN SCALE FOR CLARITY. DIMENSIONS SHOW ACTUAL LOCATION.
 4. ALL FENCE DIMENSIONS ARE MEASURED FROM FACE OF FENCE. FENCE IS ON THE PROPERTY LINE IF NO DIMENSION IS GIVEN.
 5. REFERENCES: SUBDIVISION PLAN, PREVIOUS SURVEY OF LOT 164 BY KELLY J. MCHUGH & ASSOCIATES, INC., DATED OCTOBER 6, 2004.
 6. NORTH BASED ON LOUISIANA STATE PLANE COORDINATES, SOUTH ZONE.
 7. MUNICIPAL NUMBER: 1637 CUTTYSARK COVE, SLIDELL, LA 70129.

OWNERS: RICKY TERRELL KOEN; NIESHA DENISE KOEN.

AREA TABLE		
	SQ. FT.	ACRES
ORIGINAL LOT 162	43,860.01	1.007
ORIGINAL LOT 163	35,486.95	0.815
NEW LOT 163-A	79,346.96	1.822



- LEGEND
- SCO = SEWER CLEANOUT
 - WM = WATER METER
 - ELEC BOX = ELECTRIC BOX
 - T = TRANSFORMER
 - FH = FIRE HYDRANT
 - TELE PED = TELEPHONE PEDESTAL

SURVEY MADE AT THE REQUEST OF RICKY KOEN.

7/12/2021

THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46: LXI, CHAPTER 29 FOR A CLASS "C" SURVEY.

BY RICHARD T. DADING
License No. 4399
PROFESSIONAL LAND SURVEYOR

McKay & Associates, L.L.C.
ENGINEERING ~ LAND SURVEYING
#208 W. Judge Perez Dr., Ste. 2, Chalmette (504) 509-7603

RESUBDIVISION STAFF ANALYSIS REPORT

(As of January 4, 2022)

Meeting Date: January 11, 2022

CASE FILE NO: 2021-2679-MRP

NAME OF SUBDIVISION: Money Hill Plantation

LOTS BEING DIVIDED: Lot 8 & a portion of lot 16A into lot 8A

SECTION: 26 & 35

WARD: 6

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

PROPERTY LOCATION: The parcel is located on the west side of Money Hill Parkway, Abita Springs, Louisiana.

ZONING: A-2 Suburban District

PROPERTY OWNER: Derek & Jennifer Magness

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot – lot 8A. The public hearing is required considering that:

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

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

1. Add the signature line for the Chairman of the Planning Commission
2. The survey should read as follow: A Resubdivision Map of Lot 8 and A Portion of Lot 16A **into Lot 8A**, Money Hill Plantation.

SHEET 1 OF 1	
DWG. NO: 20210165	
DRAWN BY: VLL	CHECKED BY: JDL
DATE: 03/11/2021	
SCALE: 1" = 100'	

I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added here to upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0175 C
DATE: 10/17/1989
ZONE: C
B.F.E. = N/A

* Verify prior to construction with local governing body.

A RESUBDIVISION MAP OF LOT 8 AND A PORT. OF LOT 16A, MONEY HILL PLANTATION IN SECTIONS 26 & 35, T-5-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

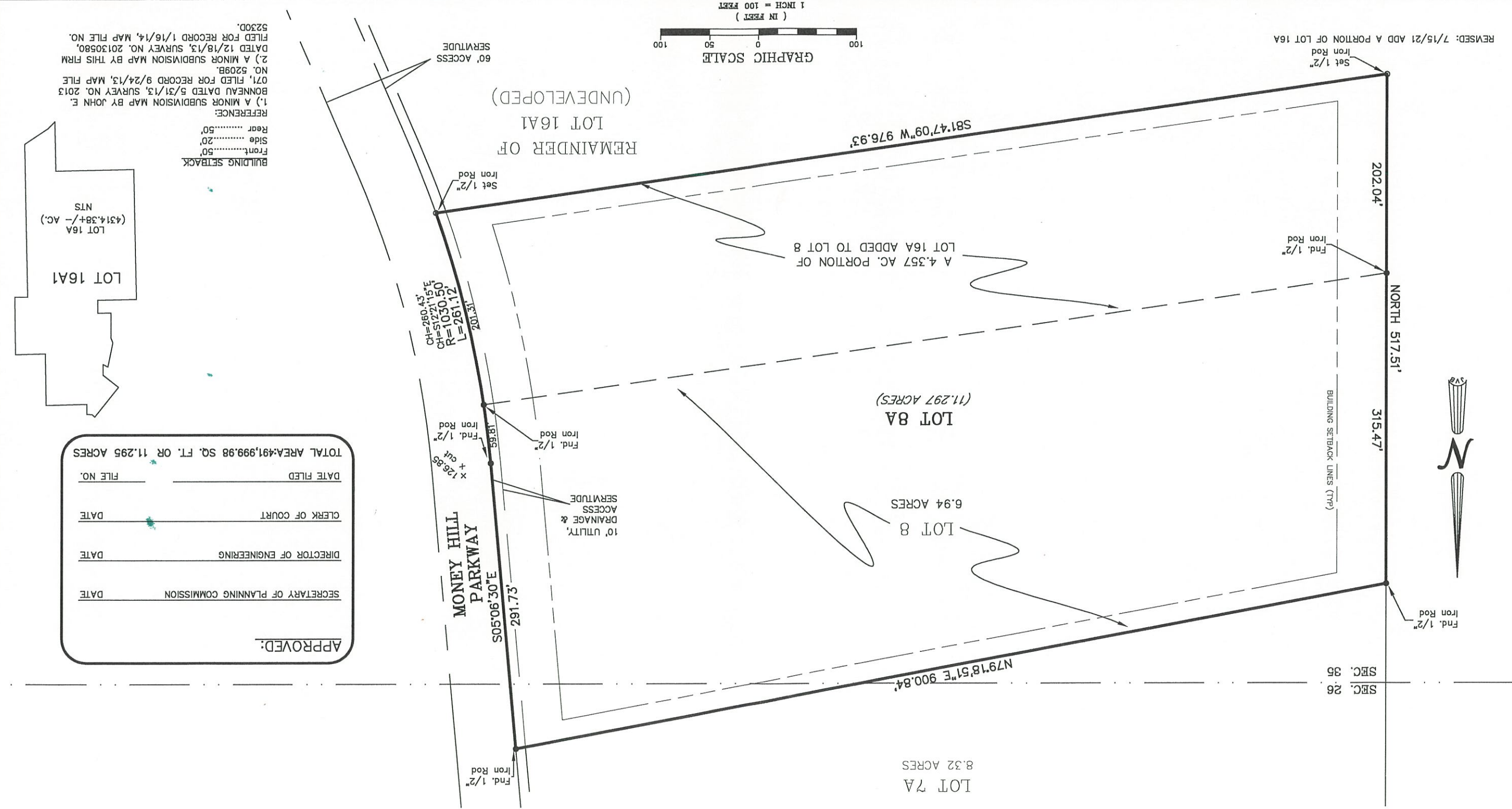
Declaration is made to original purchaser of the survey, it is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana "Standards of Practice for Property Boundary Surveys" for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

DEREK & JEN MAGNESS

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

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

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



RESUBDIVISION STAFF ANALYSIS REPORT

(As of January 4, 2022)

Meeting Date: January 11, 2022

CASE FILE NO: 2021-2681-MRP

NAME OF SUBDIVISION: River Club Phases 1 & 4A

LOTS BEING DIVIDED: Lots 74 River Club Phase 1 and Lots 61 & 62 River Club Phase 4A into Lot 74-A

SECTION: 49

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: The parcel is located on the north side of Ox Bow Lane and on the south side of Delta Lane, Covington, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Robert K. & Maria Eugenia Gaddy

STAFF COMMENTARY:

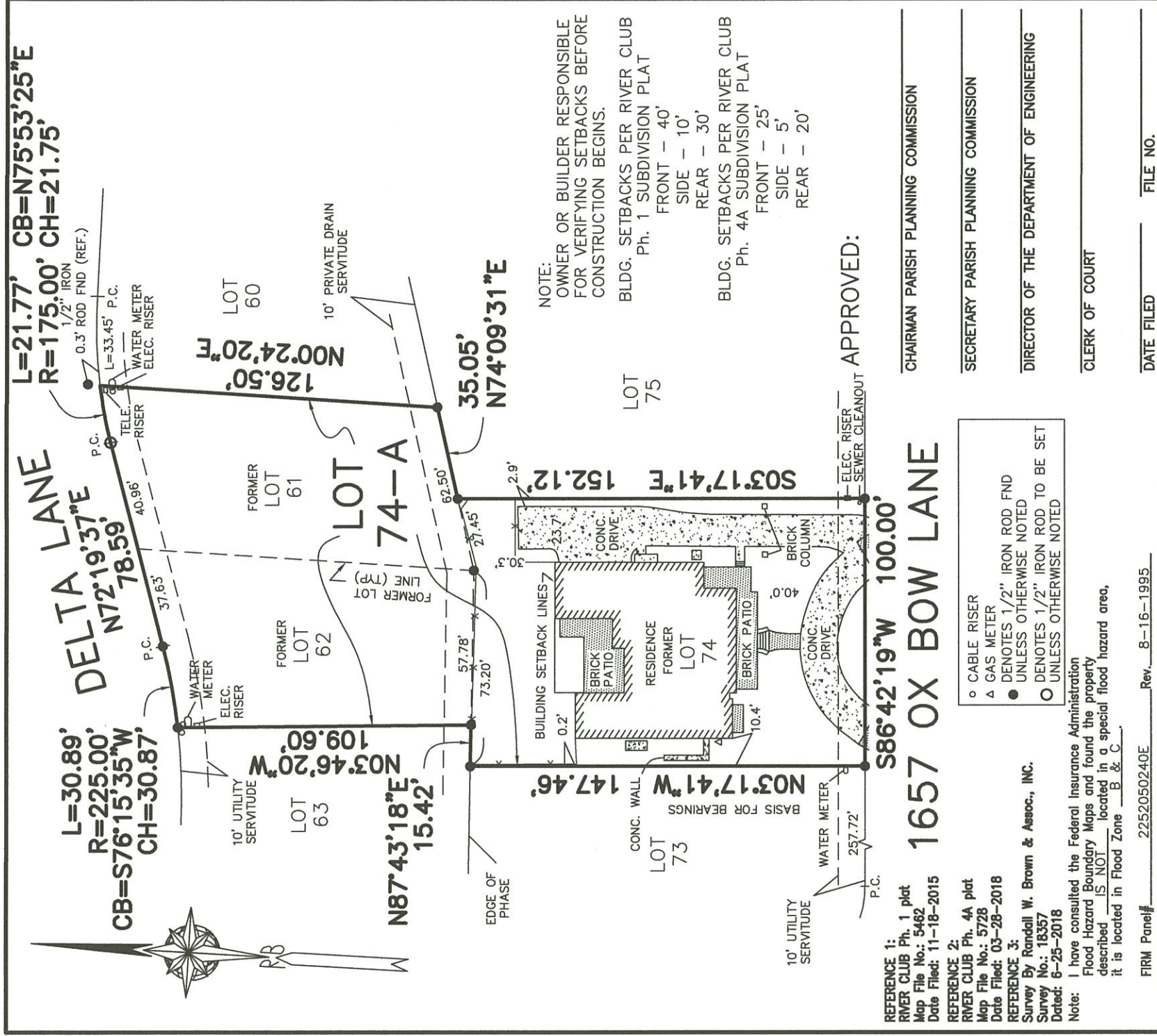
Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot 74-A. The public hearing is required considering that:

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

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

1. Note that the existing 10 drainage servitude located on Lots 61 & 62 shall remain and function as designed.



Minor Resubdivision of
LOT 74 * RIVER CLUB * PHASE 1
AND
LOTS 61 & 62 * RIVER CLUB * PHASE 4A
ST. TAMMANY PARISH, LOUISIANA
INTO
LOT 74--A

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

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

REG. NO. 04301
REGISTERED
PROFESSIONAL

**Randall W. Brown
& Associates, Inc.**

Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

Date: NOVEMBER 11, 2021
Survey No. 21737
Project No. (CR5) B16059.TXT

Scale: 1" = 50' ±
 Drawn By: J.E.D.
 Revised:

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

RESUBDIVISION STAFF ANALYSIS REPORT

(As of January 4, 2022)

Meeting Date: January 11, 2022

CASE FILE NO: 2021-2683-MRP

NAME OF SUBDIVISION: Three Rivers Heights

LOTS BEING DIVIDED: Lot 48-A into lots 48-A-1, 48-A-2, 48-A-3, 48-A-4, 48-A-5, 48-A-6

SECTION: 10

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 10 East

PROPERTY LOCATION: The parcel is located on the north side of Brewster Road, east of Rex Avenue, west of LA Highway 1077, Madisonville, Louisiana.

ZONING: A-4 Single Family Residential District

PROPERTY OWNER: Hurley Homes, LLC – Robert M. Hurley

STAFF COMMENTARY:

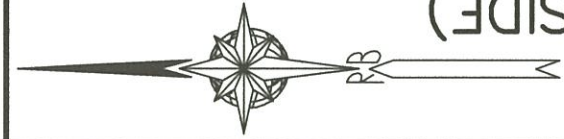
Department of Planning & Development and Department of Engineering

The owner is requesting to create six (6) lots – lots 48-A-1, 48-A-2, 48-A-3, 48-A-4, 48-A-5, 48-A-6. The public hearing is required considering that:

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

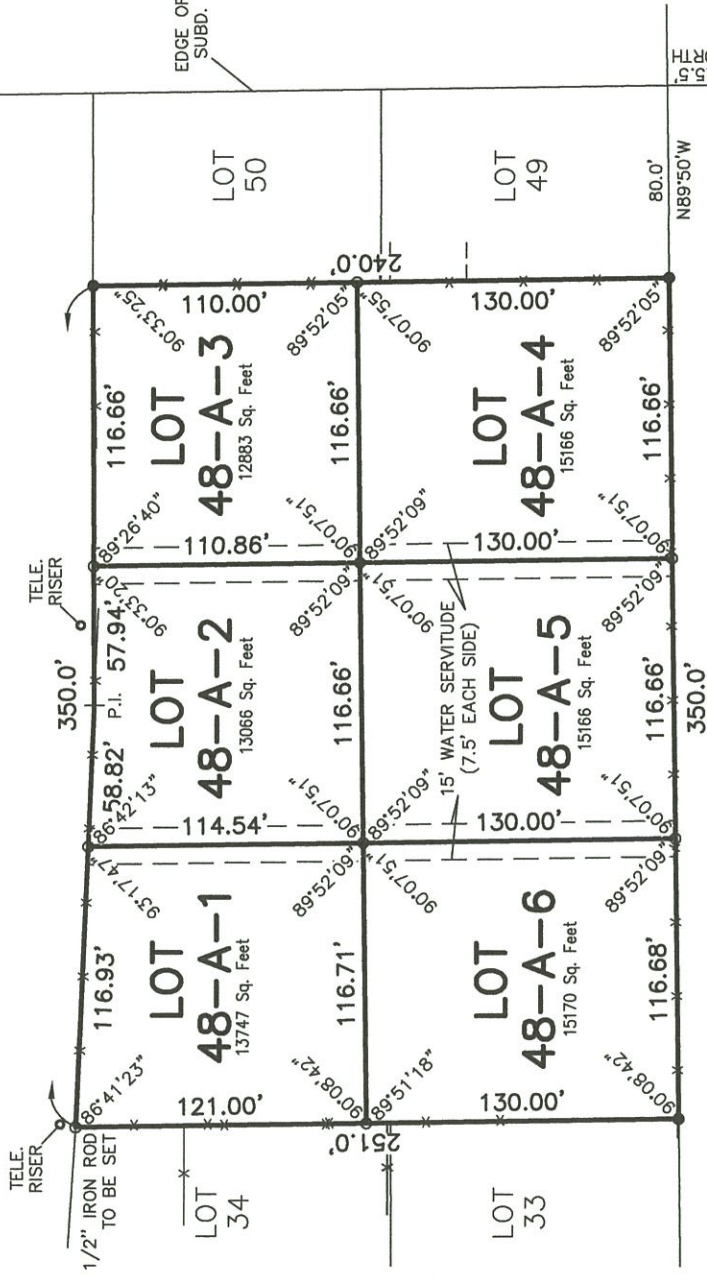
The request shall be subject to the above and below comments:

1. Survey shall be amended as follow: ~~DE FOREST~~ **DEFOREST** DRIVE



REX AVE. (SIDE)

DE FOREST DRIVE



NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
CONSTRUCTION BEGINS.

- DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD TO BE SET

REFERENCE 1:
THREE RIVERS HEIGHTS SUBD. PLAT
Map File No.: 131A
Date Filed: 12-1-1955

REFERENCE 2:
RESUB BY HERBERT C. SANDERS
Map File No.: 951-B
Date Filed: 4-27-1997

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described IS NOT located in a special flood hazard area,
it is located in Flood Zone C.

FIRM Panel# 2252050210C Rev. 10-17-1989

DATE FILED FILE NO.

Resubdivision of

LOT 48-A * THREE RIVERS HEIGHTS SUBDIVISION
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS 48-A-1, 48-A-2, 48-A-3, 48-A-4, 48-A-5, 48-A-6

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

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



Randall W. Brown
& Associates, Inc.
Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownnsurveys.com

Date: OCTOBER 27, 2021
Survey No. 21808
Project No. (CR5) D21669

Scale: 1" = 80' ±
Drawn By: RJB
Revised:

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of January 4, 2022)

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, the November 9, 2021 Planning Commission meeting and the December 14, 2021 Planning Commission meeting.

This phase of the development is currently under an active Cease and Desist Notification issued on Nov. 15, 2021 (Case #2021-CE-20609) related to land clearing within Phase 2 prior to Preliminary Approval and the issuance of a Work Order. Preliminary Approval as well as the issuance of a Work Order is needed before the active C&D can be rescinded.

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on December 29, 2021.

Staff recommends postponement of this submittal until LADOTD Approval is granted for Phase 2 & Phase 3, as well as approval of the proposed Military Road improvements. 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. Update call-outs on all plan sheets to reflect the drainage servitudes will be maintained by STP in lieu of the H.O.A. in accordance with the dedication statement (Typical Comment).

Preliminary Plat:

3. The legal description metes and bounds need to be updated to eliminate conflicts between the legal description and the plat call-outs (Typical Comment).
4. Update the plat to show all required drainage, access and utility servitudes (Typical Comment).

Paving & Drainage Plan:

5. Provide proposed elevations at the rear lot property corners for the lots which abut the existing pond.

Plan & Profile Sheets:

6. Revise Plan & Profile Sheet #7 to eliminate the sewer manhole TOC conflicts between Sheet #7 and the Sewer Plan (Typical Comment).

Water & Sewer Plan:

7. Add a fire hydrant near Parcel G-6 and update sheets accordingly.

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.

Provide a Recorded Copy of the utility servitude agreement for Lot 461 N. Black Lake Court.

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 January 11, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As January 4, 2022)

CASE NO.: 2021-2680-FP

SUBDIVISION NAME: Bedico Creek, Parcel 10-A

DEVELOPER: Bedico Creek Preserve, LLC
3520 Holiday Drive, Suite 100
New Orleans, LA 70114

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

SECTION: 31 and 6
TOWNSHIP: 6 South and 7 South
RANGE: 10 East and 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 1

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 northwest side of LA Highway 1085,
South of I-12, Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 15.23 Acres

NUMBER OF LOTS: 40 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Engineering:

Periodic inspections were made by this office during construction and the final inspection was made on December 29, 2021. The final inspection disclosed that all of the concrete roads are constructed, and the roadside ditches need to be regraded and vegetated.

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

General Comments:

1. Regrade the roadside ditches throughout this parcel to provide positive flow. (Typical Comment)
2. All roadside shoulders and ditches need to be properly vegetated. Install and maintain proper erosion control measures until vegetation is established. (Typical Comment)
3. The detention pond inflow ditch between Lots #1029 & #1030 needs to be properly vegetated. Install and maintain proper erosion control measures until vegetation is established.
4. The subsurface drain line between Lots #1023 & #1024 needs to have sufficient coverage added at the end of the drain line.
5. An additional Stop Sign needs to be added for the westbound traffic at the intersection of Night Heron Lane and Green Heron Drive.
6. Install “All-Way Plaques” at the intersection of Night Heron Lane and Green Heron Drive, and updated the As-Built Signage Plan accordingly.
7. Parcel D-10 need to be final graded and vegetated. Additionally, the drainage ditch located on Parcel D-10 is holding water and needs to be regraded to provide positive flow. This ditch should be vegetated once regraded and the proper erosion control measures installed and maintained until vegetation is established.
8. The drainage ditch located on Parcel D-11 needs to be properly vegetated. Install and maintain proper erosion control measure until vegetation is established.
9. Remove siltation from all roadway cross culverts. (Typical Comment)
10. Rip-Rap needs to be installed at the end of the subsurface pipe entering into the drainage ditch within Parcel D-10 to eliminate further erosion from this area.
11. Add a “No Outlet” Sign at the intersection of Green Heron Drive and Black Pine Court, and update the As-Built Signage Plan accordingly.

Paving & Drainage Plan:

12. Provide additional as-built elevations for the roadside ditches within this parcel. (Typical Comment)

Water & Sewer Plan:

13. Provide as-built slopes on the sewer plan for the newly constructed gravity sewer lines. (Typical Comment)

14. Provide a clear water test for this phase of Bedico Creek.

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

Informational Items:

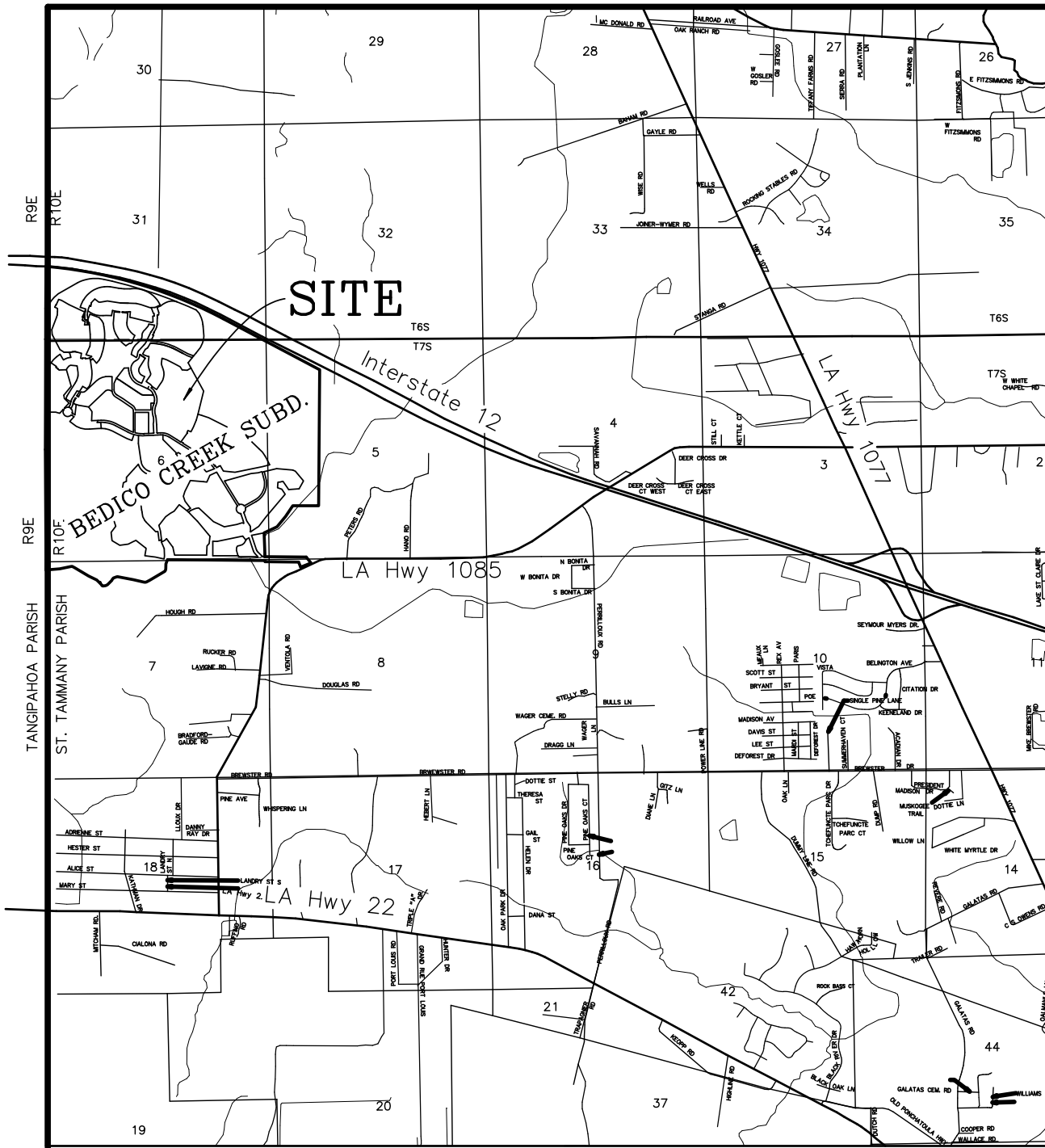
The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 1,860 linear feet at \$25.00 per linear foot for a total of \$46,500.00 for a period of two (2) years.

No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005.

This subdivision is within the Urban Growth Boundary Line.

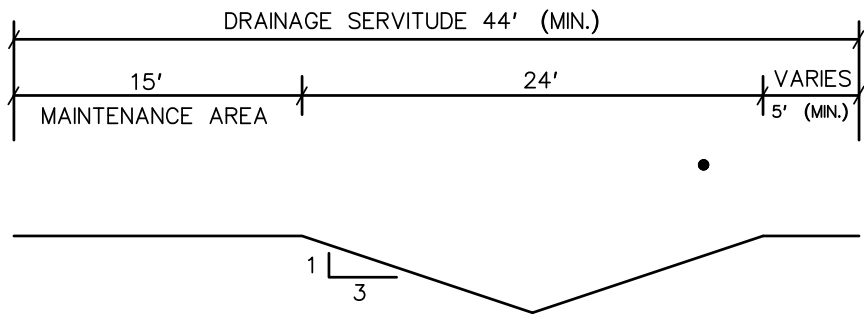
Revised drawings will not be accepted for review or placement in the packet prior to the January 11, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP

CURVE DATA CHART

C-1	R=10.00' L=14.53' Ch=S 63°30' 10" E 13.28'
C-2	R=120.00' L=85.33' Ch=S 54°30' 20" W 83.54'
C-3	R=70.00' L=7.37' Ch=S 31°07' 10" W 7.37'
C-4	R=330.00' L=107.40' Ch=N 37°25' 38" E 106.93'
C-5	R=10.00' L=15.66' Ch=S 01°54' 05" W 14.11'
C-6	R=170.00' L=58.56' Ch=N 53°07' 03" W 58.27'
C-7	R=60.00' L=77.79' S 71°58' 24" E 72.46'
C-8	R=230.00' L=79.23' Ch=S 53°07' 03" E 78.84'
C-9	R=220.00' L=104.39' Ch=S 56°50' 33" E 103.42'
C-10	R=130.00' L=45.60' Ch=S 60°23' 13" E 45.37'
C-11	R=330.00' L=83.02' Ch=S 43°07' 50" E 82.80'
C-19	R=270.00' L=67.92' Ch=S 43°07' 50" E 67.75'
C-20	R=70.00' L=24.56' Ch=S 60°23' 13" E 24.43'
C-21	R=280.00' L=56.13' Ch=S 64°41' 35" E 56.04'
C-22	R=10.00' L=12.97' Ch=N 83°54' 02" E 12.08'
C-23	R=270.00' L=87.87' Ch=N 37°25' 38" E 87.49'
C-24	R=130.00' L=13.69' Ch=N 31°07' 10" E 13.68'
C-25	R=10.00' L=15.65' Ch=N 10°41' 08" W 14.10'
C-26	R=20.00' L=17.91' Ch=N 81°09' 56" W 17.32'
C-27	R=60.00' L=94.25' Ch=S 61°49' 28" E 84.85'
C-28	R=78.00' L=139.72' Ch=S 34°29' 36" W 121.78'
C-29	R=60.00' L=94.25' Ch=N 49°11' 20" W 84.85'
C-30	R=20.00' L=17.91' Ch=S 29°50' 52" E 17.32'
C-31	R=10.00' L=15.77' Ch=N 79°18' 52" E 14.19'
C-32	R=180.00' L=127.99' Ch=N 54°30' 20" E 125.31'
C-33	R=10.00' L=14.53' Ch=N 33°15' 13" E 13.28'

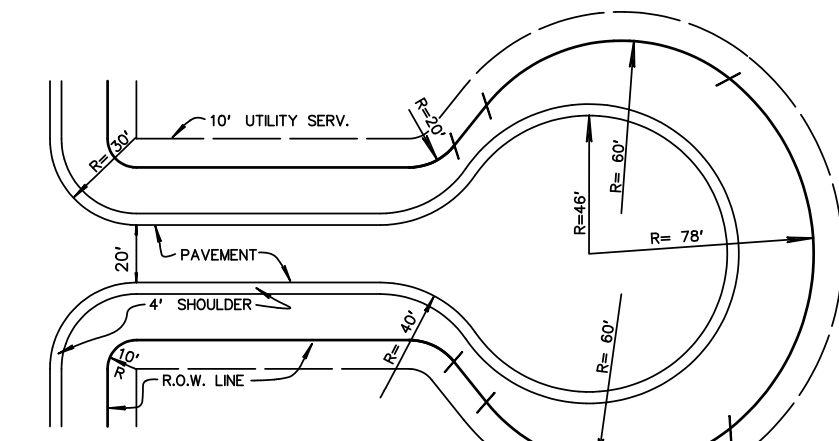


SECTION A-A

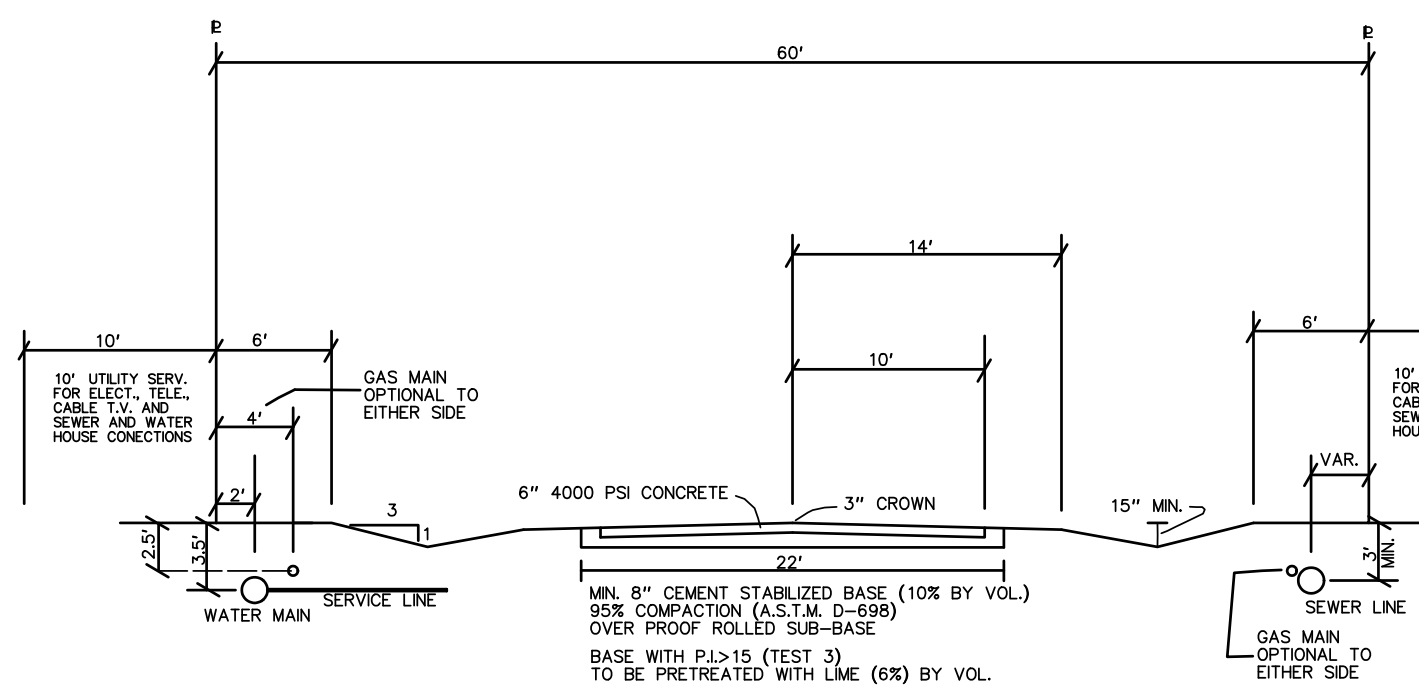
This P.O.B. is described as being from the Section Corner common to Sections 5, 6, 7, & 8, T-7-S, R-10-E

PARCEL 6 939

PARCEL 4 294

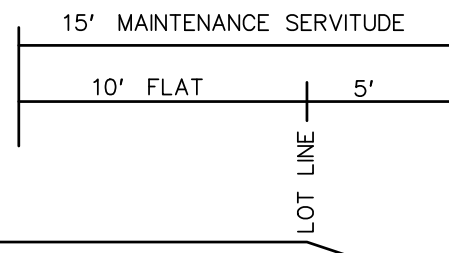


CORNER & CUL-DE-SAC DETAIL



TYPICAL STREET SECTION

BEDICO CREEK, PARCEL 10-A
SECTION 6, T-7-S, R-10-E,
G.L.D., ST. TAMMANY PARISH, LA.



LAKE #4 MAINTENANCE
ACCESS SERVITUDE

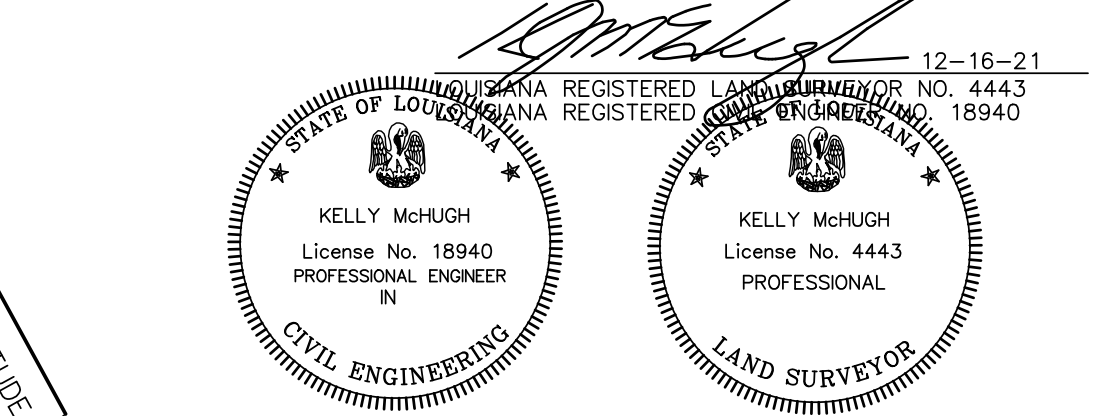
L.W.L.



- RESTRICTIVE COVENANTS
- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
 - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE, OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
 - BUILDING SETBACKS ARE:
 - LOTS 958-1031 FRONT -20', SIDE 5' REAR 20' SIDE STREET 10'
 - LOTS 1032-1038 FRONT -50', SIDE -10', REAR -25'
 - OR AS DEPICTED HEREON NO PERMANENT STRUCTURES (INCLUDING DRIVEWAYS) SHALL BE CONSTRUCTED WITHIN 20' OF THE TOP BANK OF A LATERAL DITCH, DRAINAGE OR STREET EASEMENTS.
 - CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
 - NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
 - THE MINIMUM CULVERT SIZE IS SHOWN ON PAVING AND DRAINAGE PLAN.
 - NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 - NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF ST. TAMMANY PARISH.
 - EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY TAMMANY UTILITIES.
 - DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
 - THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY LOCATED IN FLOOD ZONE A FIRM PANEL NO. 225205 0205, DATED 10-17-89. MINIMUM FIRST FLOOR ELEVATION SHALL BE 12 INCHES ABOVE THE CROWN OF THE STREET OR THE CURRENT BASE FLOOD ELEVATION, WHICHEVER IS GREATER.
 - THE FOREMENTIONED RESTRICTIONS SHALL BE REITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

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

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS-33-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, LA. THIS PLAN IS CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.



15.23 ACRES	40	1860'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARES	VARES	60' / 20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARES	P.U.D.	
ROAD SURFACE	LOT DEPTH	ZONING	

BEDICO CREEK
ULTIMATE SURFACE WATER DISPOSAL

FOR:	APPROVAL:
BEDICO CREEK PRESERVE, LLC	CHAIRMAN PARISH PLANNING COMMISSION
OWNER	SECRETARY PARISH PLANNING COMMISSION
3520 HOLIDAY DR., SUITE 100, NEW ORLEANS, LA. 70114	DIRECTOR OF ST. TAMMANY PARISH ENGINEERING
ADDRESS	DATE FILED
	FILE NO.
	CLERK OF COURT

Final Plans
RECEIVED
12/16/2021
DEVELOPMENT
ENGINEERING
ENGINEERING
REVIEW COPY

FINAL PLAT

BEDICO CREEK, PARCEL 10-A
SECTION 6, T-7-S, R-10-E,
G.L.D., ST. TAMMANY PARISH, LA.

REVISIONS	KELLY J. McHUGH & ASSOC., INC.
DATE	CIVIL ENGINEERS & LAND SURVEYORS
	845 GALVEZ ST., MANDEVILLE, LA.
	626-5611
SCALE: 1" = 60'	DATE: 08-06-20
DRAWN: DRJ	JOB NO.: 18-092
CHECKED: KJM	DWG. NO.: 18-092-FINAL

- NOTES:
- ALL LOT CORNERS ARE MARKED WITH 1/2" ROD RONS.
 - ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVITUDE ADJACENT TO THE STREET RIGHT OF WAY.
 - MAXIMUM HEIGHT OF ALL STRUCTURES SHALL BE 35' ABOVE THE BASE FLOOD ELEVATION.
 - THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS BUILT DRAINAGE PLAN.
 - ***** MUNICIPAL ADDRESS (TYP.)
 - BENCHMARK - TOP OF SEWER MANHOLE
ELEV. = 23.34' NAVD 83 (GEO 18)
 - THIS PROPERTY IS LOCATED IN FLOOD ZONE A, BASE FLOOD ELEV. 19.0'
RE: FIRM PANEL NO. 225205 0205 C, REVISED 10-17-89

LEGAL DESCRIPTION
Parcel 10-A
A certain parcel of ground situated in Section 6, Township-7-South, Range-10-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:
Commence at the Section Corner common to Sections 5, 6, 7, & 8 Township-7-South, Range-10-East and measure North 33°21'51" West a distance of 5027.33 feet to the Point of Beginning;
From the Point of Beginning measure:
along a curve to the right having a radius of 10.00 feet, a delta of 81°09'51", an arc length of 14.17 feet, and a chord which bears North 08°26'48" West having a chord distance of 13.01 feet to a point of tangency; Thence North 34°08'08" East a distance of 30.24 feet to a point; Thence North 55°51'52" East a distance of 130.00 feet to a point; Thence North 34°08'08" East a distance of 155.00 feet to a point; Thence North 33°56'49" East a distance of 63.53 feet to a point; Thence North 32°06'12" East a distance of 68.94 feet to a point; Thence North 17°51'07" East a distance of 67.42 feet to a point; Thence North 02°59'11" West a distance of 68.49 feet to a point; Thence North 13°30'31" West a distance of 63.71 feet to a point; Thence North 19°07'00" West a distance of 105.00 feet to a point; Thence North 06°08'59" East a distance of 36.20 feet to a point; Thence North 16°56'37" West a distance of 36.32 feet to a point; Thence North 07°28'33" East a distance of 62.79 feet to a point; Thence North 17°51'07" East a distance of 67.42 feet to a point; 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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of January 4, 2022)

CASE NO.: 2021-2685-FP

SUBDIVISION NAME: Oak Alley Meadows Subdivision, Phase 1

DEVELOPER: Oak Alley Meadows, LLC
7760 Pecue Lane; Suite 100
Baton Rouge, LA 70809

ENGINEER/SURVEYOR: Geoff Wilson Engineering, LLC
2297 Port Hudson-Pride Road
Zachary, LA 70791

SECTION: 29 & 38

WARD: 3

TOWNSHIP: 6 SOUTH

PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located north of LA Highway 190, west of LA Highway 25, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 26.88 Acres

NUMBER OF LOTS: 53 Lots

AVERAGE LOT SIZE: 7,800 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: A4-A Suburban/PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on December 28, 2021. The inspection disclosed that all of the asphalt roads are constructed, and the roadside ditches are functioning.

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

General Comments:

1. Provide the required road base and pavement test results.
2. Provide the required utility trench bedding and backfill test results.
3. Install blue reflectors in the vicinity of all fire hydrants. (Typical Comment)
4. Remove siltation from all roadway cross culverts and subsurface drain lines. (Typical Comment)
5. Vegetate the drainage ditch behind Lots #5-#20. Install and maintain proper erosion control measures until vegetation is established.
6. The maximum 100 year storm water surface elevation for the pond located on Tract P2 is 29.54ft per the approved drainage study. The proposed top of bank elevation is 30ft per the approved construction plans. It appears that the pond will overtop during 100 year storm event as the as-built pond top of bank elevations are less than the proposed pond top of bank elevation. Revise the pond bank to meet the required elevation and update the as-built plans accordingly.
7. The maximum 100 year storm water surface elevation for the pond located on Tract P3 is 30.48ft per the approved drainage study. The proposed top of bank elevation is 31ft per the approved construction plans. It appears that the pond will overtop during 100 year storm event as the as-built pond top of bank elevations are less than the proposed pond top of bank elevation. Revise the pond bank to meet the required elevation and update the as-built plans accordingly.
8. Correct the rutting occurring on Tract P2's pond bank near Lot #53.
9. Add "All-Way Plaques" at the intersection of Barrington Drive and Mary Grace Drive, and update the As-Built Signage Plan accordingly.
10. Vegetate the entrance boulevard median and complete the landscaping planting in progress.
11. Vegetate the pond banks and slopes where needed for both Pond P2 and Pond P3. (Typical Comment)

Final Plat:

12. Update the "Development Notes" on sheet 1 & sheet 2 to reflect Phase 1 information.
13. Update the "Development Notes" on sheet 1 & sheet 2 to reflect A-4A/PUD for the existing zoning information.
14. Add "Not A Part" to the plat for the commercial tracts Tract A-1-A and Tract A-1-B.
15. The legal description metes and bounds need to be updated to eliminate conflicts between the legal description and the plat call-outs (Typical Comment).
16. Include "Phase 1" in the Final Plat title block description on both sheet 1 & sheet 2.

17. Provide a permanent benchmark location within this phase of Oak Alley Meadows and provide a call-out for it on the Final Plat.

Paving & Drainage Plan:

18. Once the pond bank rework is completed provide the as-built detention storage volume for the construction pond and a note providing certification that the constructed pond meets or exceeds the required detention storage volume for the site.

Water & Sewer Plan:

19. Call-out the sewer force main line size. (Typical Comment)
20. Provide a call-out or a different line type for the active sewer force main and the sewer force main laid for future connection to the City of Covington Sewer System.
21. Provide as-built information for the newly constructed Wastewater Treatment Plant.
22. Update the as-builts to reflect the Wastewater Treatment Plant's outfall path and ditch including elevations. Update all plan sheets accordingly.
23. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the newly construction sewer system and sewer infrastructure from the proposed sewer provider.
24. Provide a clear water test for this phase of Oak Alley Meadows.
25. Provide the requested information and documentation emailed on 11/19/2021 regarding the change in ownership of the sewer system and infrastructure from Clear Stream Utilities, LLC to National Water Infrastructure, LLC.
26. Show the water line tie-in location.

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 3,800 linear feet at \$22.00 per linear foot for a total of \$83,600.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee at \$1,077.00 per lot x 53 lots for a total of \$57,081.00.

Drainage Impact Fee at \$1,114.00 per lot x 53 lots for a total of \$59,042.00.

Fees are due before subdivision plats can be signed.

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

Revised drawings will not be accepted for review or placement in the packet prior to the January 11, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As January 4, 2022)

CASE NO.: 2021-2686-FP

SUBDIVISION NAME: Simpson Farms, Phase 2

DEVELOPER: Pruden Creek Partners, LLC
49 Papworth Ave.
Metairie, LA 70005

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

SECTION: 24
TOWNSHIP: 6 South
RANGE: 10 East

WARD: 3
PARISH COUNCIL DISTRICT: 3

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 Penn Mill Road, across from Pruden Road, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 20.914 Acres

NUMBER OF LOTS: 44 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A, B & C"

STAFF COMMENTARY:

Department of Engineering:

Periodic inspections were made by this office during construction and the final inspection was made on December 28, 2021. The final inspection disclosed that all of the asphalt roads are constructed, and the roadside ditches need to be regraded and vegetated.

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

General Comments:

1. Regrade the roadside ditches throughout this phase to provide positive flow. Roadside ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. (Typical Comment)
2. Bring all roadside shoulders to final grade and properly vegetate. Install and maintain proper erosion control measures until vegetation is established. (Typical Comment)
3. The detention pond inflow ditches and pond banks need to be properly vegetated. Install and maintain proper erosion control measures until vegetation is established.
4. All traffic signage and street name signage need to be installed in accordance with the previously approved signage plan.
5. Remove siltation from all roadway cross culverts. (Typical Comment)
6. Install blue reflectors in the vicinity of all fire hydrants. (Typical Comment)
7. Provide utility bedding and backfill test results.
8. The drainage swale in GS-7 needs to be regraded to provide positive flow. Provide new elevations on the As-Built Paving & Drainage Plan once regraded.
9. Clean all roadways throughout this phase of the development so a meaningful inspection can be made. (Typical Comment)
10. Install Rip-Rap at the subsurface drain line outfall north of Lot #88 in accordance with the approved plans.
11. Regrade and remove all debris from the outfall ditch to the west of the WWTP in accordance with the approved plans.
12. Install Rip-Rap at the pond inflow ditches in accordance with the approved plans.
13. A roadside ditch was installed in front of Lots #81 & #82; however, the plans call for "No Ditch" and a natural high point. Revise the roadside ditch accordingly to conform to the provided as-built plans.
14. The existing ditch behind Lots #81 & #82 needs to be cleaned of siltation and returned to its existing elevation.
15. The existing ditch "to remain" behind Lots #67-#69 has been filled in and needs to be returned to its existing condition in accordance with the provided as-built plans.

16. Provide the recorded conservation servitude documentation for Parcel GS-1.

Final Plat:

17. Update the dedication statement to include the Recreation Parcel (Parcel RA-1) will be maintained by the H.O.A.
18. Show the limits of the 40' drainage and access servitude associated with the existing ditch through Parcel GS-1 and update on all as-built sheets.
19. Provide clarification if Lot #60 is meant to face Turf Drive or Bahia Court.
20. Update the pond area shown on the Final Plat to match the pond as-built dimensions.

Paving & Drainage Plan:

21. Provide additional as-built elevations for the roadside ditches within this phase. (Typical Comment)
22. Provide as-built information for the catch basin to the north of the Recreation Area parcel.
23. Provide as-built information for the southernmost pond inflow ditch.
24. Provide top of bank and bottom of pond as-built elevations for the detention pond on Parcel GS-5. Additionally, include the as-built detention storage volume for the construction pond and a note providing certification that the constructed pond meets or exceeds the required detention storage volume for the site.
25. Remove the "berm where required" call-out from the North Pond Cross Section since this pond has been constructed.
26. Provide a "blow-up" section for the outfall ditch area to the west of the WWTP showing the work performed including as-built elevations.

Water & Sewer Plan:

27. Provide a clear water test for this phase of Simpson Farms.
28. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from Magnolia Utilities.

Informational Items:

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

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,400 linear feet at \$22.00 per linear foot for a total of \$52,800.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee at \$1,077.00 per lot x 44 lots for a total of \$47,388.00.

Drainage Impact Fee at \$1,114.00 per lot x 44 lots for a total of \$49,016.00.

Fees are due before subdivision plats can be signed.

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

Revised drawings will not be accepted for review or placement in the packet prior to the January 11, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

SIMPSON FARMS, PHASE 2
SECTION 24, T-6-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

**FINAL PLANS
RECEIVED
12/16/2021
DEVELOPMENT
ENGINEERING**

**ENGINEERING
REVIEW COPY**

[illegible]

C 1	R=120.00' L=5.37'	Ch=S 05°34' 34" E 5.37'
C 2	R=100.00' L=71.95'	Ch=S 13°45' 15" W 70.41'
C 3	R=10.00' L=15.71'	Ch=S 44°54' 18" W 14.14'
C 4	R=40.00' L=20.83'	Ch=N 15°00' 48" W 20.60'
C 5	R=130.00' L=71.15'	Ch=N 14°15' 07" W 70.27'
C 6	R=10.00' L=16.02'	Ch=N 44°27' 15" W 14.36'
C 7	R=70.00' L=67.56'	Ch=N 2°00' 55" E 64.97'
C 8	R=40.00' L=28.78'	Ch=N 13°45' 15" E 28.16'
C 9	R=180.00' L=21.56'	Ch=N 03°25' 37" W 21.55'
C 10	R=10.00' L=15.71'	Ch=N 44°59' 44" W 14.14'
C 11	R=20.00' L=24.47'	Ch=S 54°57' 08" W 22.97'
C 12	R=20.00' L=18.56'	Ch=S 77°34' 42" E 18.56'
C 13	R=20.00' L=8.31'	Ch=N 78°01' 02" E 8.31'
C 14	R=20.00' L=24.56'	Ch=S 54°49' 14" W 23.04'
C 15	R=10.00' L=15.71'	Ch=S 45°00' 16" W 14.14'
C 16	R=120.00' L=14.37'	Ch=S 03°25' 37" E 14.36'
C 17	R=130.00' L=100.60'	Ch=S 56°52' 11" W 99.11'
C 18	R=10.00' L=13.49'	Ch=S 40°04' 01" W 12.49'
C 19	R=70.00' L=38.31'	Ch=N 14°15' 07" E 37.84'
C 20	R=100.00' L=52.07'	Ch=S 15°00' 48" E 51.49'

Legal Description

A certain parcel of land in Section 24, Township-6-South, Range-10-East, St. Tammany Parish, Louisiana, and more fully described as follows:

Commence at the Southeast corner of Section 24, Township-6-South, Range-10-East and measure South a distance of 1966.77 feet to

Thence South 89°50'44" East a distance of 427.13 feet to

Thence South 09°00'00" West a distance of 162.90 feet to BEGINNING

From the POINT OF BEGINNING measure

North 00 degrees 04 minutes 44 seconds East a distance of 492.95'

Thence North 89 degrees 59 minutes 45 seconds East a distance of 1,380.39 feet to

Thence North 00 degrees 01 minutes 04 seconds West a distance of 312.00 feet to

Thence North 91 degrees 00 minutes 00 seconds West a distance of 26.82 feet to

Thence South 53 degrees 36 minutes 37 seconds West a distance of 70.53 feet to

Thence South 74 degrees 36 minutes 37 seconds West a distance of 70.53 feet to

Thence North 83 degrees 38 minutes 36 seconds West a distance of 71.63 feet to

Thence North 66 degrees 38 minutes 36 seconds West a distance of 26.67 feet to

Thence North 00 degrees 00 minutes 16 seconds West a distance of 16.00 feet to

Thence North 89 degrees 59 minutes 44 seconds West a distance of 354.66 feet to

Thence South 09 degrees 00 minutes 16 seconds East a distance of 100.00 feet to

52 seconds, an arc length of 5.37 feet, and a chord which bears South 05 degrees 58 minutes East having a distance of 100.00 feet to

Thence South 06 degrees 51 minutes 30 seconds East a distance of 108.18 feet to

Thence along a curve to the right having a radius of 100.00 feet, a delta of 41 degrees 46 seconds, an arc length of 15.71 feet, and a chord which bears South 06 degrees 51 minutes 30 seconds West having a chord distance of 70.41 feet to a point of tangency;

Thence North 34 degrees 58 minutes 18 seconds West a distance of 130.25 feet to

Thence South 70 degrees 11 minutes 58 seconds East a distance of 150.81 feet to

Thence South 00 degrees 05 minutes 22 seconds East a distance of 62.82 feet to

Thence South 00 degrees 05 minutes 22 seconds West a distance of 130.25 feet to

Thence North 00 degrees 05 minutes 42 seconds West a distance of 3.15 feet to the

Thence South 89 degrees 54 minutes 18 seconds West a distance of 60.00 feet to

Thence along a curve to the right having a radius of 10.00 feet, a delta of 90 degrees 00 seconds, an arc length of 15.71 feet, and a chord which bears South 44 degrees 58 minutes West having a chord distance of 10.00 feet to

Thence South 89 degrees 54 minutes 18 seconds West a distance of 20.00 feet to

Thence North 00 degrees 05 minutes 51 seconds West a distance of 41.75 feet to

Thence North 00 degrees 05 minutes 51 seconds West a distance of 41.75 feet to

Thence South 89 degrees 59 minutes 51 seconds West a distance of 37.62 feet to

Thence North 00 degrees 20 minutes 09 seconds West a distance of 60.00 feet to

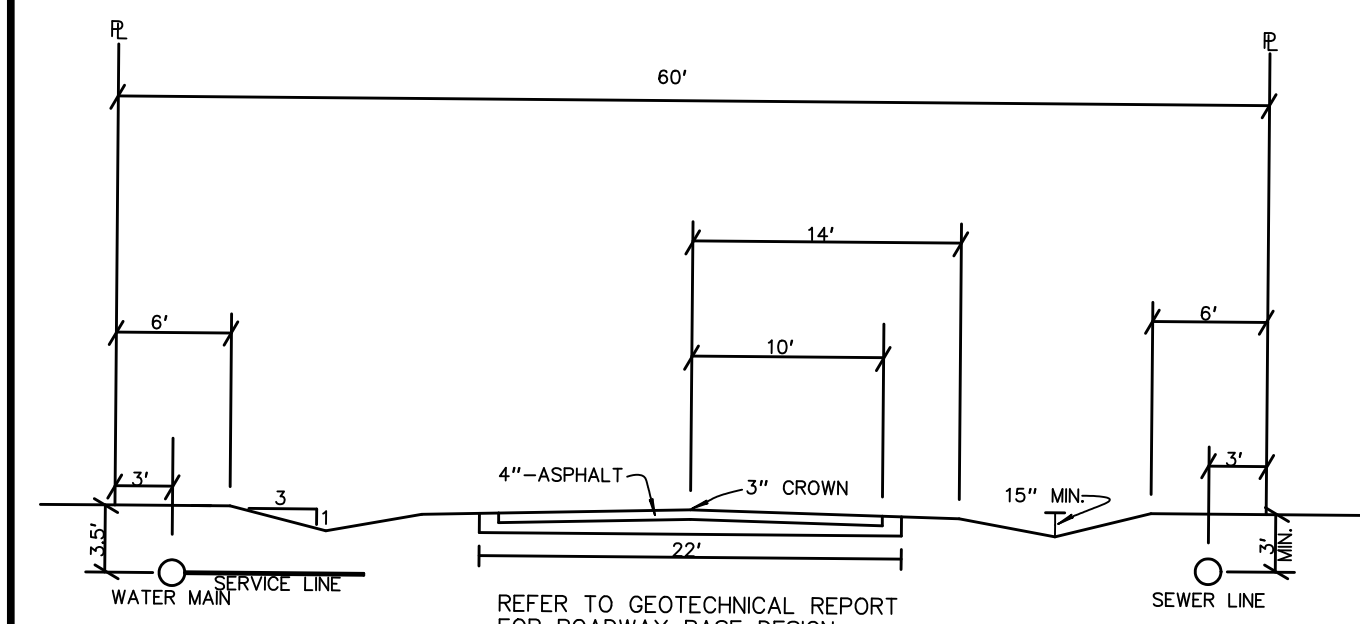
Thence North 53 degrees 36 minutes 37 seconds West a distance of 70.53 feet to

Thence North 07 degrees 28 minutes 49 seconds East a distance of 145.81 feet to

Thence North 82 degrees 53 minutes 10 seconds East a distance of 145.81 feet to

Thence South 77 degrees 53 minutes 10 seconds West a distance of 33.67 feet to

Thence North 89 degrees 55 minutes 10 seconds West a distance of 91.52 feet to



NOTES:
1. THIS PROPERTY IS LOCATED IN FLOOD ZONES A, B, & C
RE: FIRM PANEL NO 225205 0125 C, REVISED 10-17-89
BASE FLOOD ELEVATION IS 31.0'
2. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
3. 74305 - INDICATES MUNICIPAL ADDRESS
④ = BENCHMARK = MAG NAIL AS SHOWN ELEV=32.67.
BENCHMARK ELEVATION IS REFERENCED TO NAVD 88
GEND. 18.

- [illegible]

DEDICATION:

ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE UTILITIES, AS INDICATED HEREON, AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE. THE DETENTION PONDS SHALL BE DEDICATED TO & MAINTAINED BY ST. TAMMANY PARISH. THE STREET NAME SIGNS, TRAFFIC CONTROL SIGNS, AND THE MOUNTING POLES PLACED WITHIN THIS SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY ST. TAMMANY PARISH.

OWNER _____ DATE _____



11-03-

LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

20.914 ACRES	44	2400 +/-	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIABLES	VARIABLES	60' / 20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	VARIABLES	PUD	830 + / -
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

TCHEFUNCTE RIVER
ULTIMATE SURFACE WATER DISPOSAL

FOR: _____ APPROVAL: _____

PRUDEN CREEK PARTNERS, LLC _____

CORPORATION _____

CHAIRMAN PARISH PLANNING COMMISSION _____

RANDELL S. MYERS

OFFICER _____

SECRETARY PARISH PLANNING COMMISSION _____

49 PAPWORTH AVE. METAIRIE LA, 70005		DIRECTOR OF DEPARTMENT OF ENGINEERING	
ADDRESS		DATE FILED	FILE NO.

CLERK OF COURT

FINAL PLAT

SIMPSON FARMS, PHASE 2
SECTION 24, T-6-S, R-10-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 626-5611	
MARK	DATE		
		SCALE:	DATE:
		1" = 100'	11-03-21
		DRAWN:	JOB NO.:
		MDM	20-283
		CHECKED:	DWG. NO.:
			20-283 2FP

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