

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, FEBRUARY 8, 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, February 8, 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 JANUARY 11, 2022 MEETING MINUTES

ELECTION OF OFFICERS

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

1. 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

POSTPONED FROM JANUARY 11, 2022 MEETING

2. 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

POSTPONED FROM JANUARY 11, 2022 MEETING

3. 2022-2714-MSP

A minor subdivision of 0.854 acres into Parcels A & B

Owner & Representative: Elizabeth Clark Wall

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

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

4. 2022-2716-MSP

A minor subdivision of 7.38 acres (Parcel 3) & a 3.61-acre parcel into Parcels 3-A, 3-B & 3-C

Owner & Representative: Maribel Soto Burgos Currow

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the east side of LA Highway 1077, north of Dummyline Road, Madisonville, Louisiana. Ward 1, District 1

5. 2022-2722-MSP

A minor subdivision of 22.437 acres into Parcels A & B

Owner & Representative: Kerry A. Puig

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located at the end of Katie Lane, north and west of Box Baxter Road, Bush, Louisiana. Ward 5, District 6

TEXT CHANGE

6. ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCE PART II CHAPTER 105 BUILDINGS AND CONSTRUCTION, CHAPTER 115 DRAINAGE AND FLOOD CONTROL, AND CHAPTER 125 SUBDIVISION REGULATIONS.

RESUBDIVISION REVIEW**7. 2022-2700-MRP**

Resubdivision of Parcel A of Lot 30 & Lot 30-B into Parcel AA of Lot 30 & Lot 30-BB, Bayou Lacombe Estates, Phase 2

Owner & Representative: David Wayne & Connie Cruz Hutchinson

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. James J. Davis

General Location: The property is located at the end of Island Drive, east of Bell Park Road, Lacombe, Louisiana. Ward 7, District 7

8. 2022-2704-MRP

Resubdivision of Lots 254 & 255 A into lots 254A & 255A-1, Terra Bella, Phase 1A-2

Owner & Representative: Robert Dell & Linda S. Akers

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the east side of Beauregard Parkway, north of Bay Tree Manor Drive, Covington, Louisiana. Ward 1, District 1

9. 2022-2711-MRP

Resubdivision of lots 1, 3-64, 65 & 67 into Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10, Square 21, The Northern Division of The Birg Boulevard

Owner & Representative: HMM Development LLC

Surveyor: John G. Cummings & Associates

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

General Location: The property is located on the southeast side of North Street & 11th Avenue, Covington, Louisiana. Ward 3, District 5

10. 2022-2719-MRP

Resubdivision of lots 57 & 58 into lot 58-A River Club Phase 4A

Owner & Representative: Stephanie Mueller

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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

11. 2022-2721-MRP

Resubdivision of lots 81 & 82 into Lots 81-A & 82-B, Whippoorwill Grove on Money Hill

Owner & Representative: Danny G. Menge & Lela V. Menge

Surveyor: Land Surveying, LLC.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the west side of Gobblers Knob, northwest of Killde Drive, Bush, Louisiana. Ward 5, District 6

12. 2022-2723-MRP

Resubdivision of Lots 1-68 into Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11, Square 23, The Northern Division of The Birg Boulevard

Owner & Representative: Mark & Kasey, LLC – Mark Hosch

Surveyor: John G. Cummings & Associates

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

General Location: The property is located on the northeast side of North Street & 11th Avenue, Covington, Louisiana. Ward 3, District 5

13. 2022-2724-MRP

Resubdivision of Lots 61 & 62 into lot 61-A, Alamosa Park, Phase 3-B

Owner & Representative: C-Survey, LLC

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location: The property is located on the south side of Compass Way South, east of Compass Way East, south of Marion Lane, Mandeville, Louisiana. Ward 4, District 5

PRELIMINARY SUBDIVISION REVIEW**14. 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, NOVEMBER 9, 2021, DECEMBER 14, 2021, AND JANUARY 11, 2022 MEETINGS

15. 2022-2718-PP

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 Meadows Blvd & Interstate 12, Slidell, Louisiana. Ward 9, District 11

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

POSTPONED FROM JANUARY 11, 2022 MEETING

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

POSTPONED FROM JANUARY 11, 2022 MEETING

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

POSTPONED FROM JANUARY 11, 2022 MEETING

19. 2022-2717-FP

Terra Bella Subdivision, Phase 1A-11

Developer/Owner: Terra Bella Group, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean and Hon. James Thompson

General Location: The property is located on the north side of LA Hwy 1085, west of Bricker Road, Covington, Louisiana. Ward 1, District 1& 3

OLD BUSINESS**20. Request to Enter the Parish Right-of-Way at the median of the intersection of Warner Lane and LA Hwy 59 for the purpose of relocating a monument sign for Parish Concrete, LLC (Council Series No. C-6059).**

Debtor: P&W Industries, LLC/Parish Concrete, LLC

Parish Council District Rep.: Hon. Rykert Toledano

General Location: The property is located at the median of the intersection of Warner Lane and LA Hwy 59, north of Interstate 12, Mandeville, Louisiana. Ward 4, District 5

Developer requesting an extension of time to provide required documentation and complete the work

NEW BUSINESS**ADJOURNMENT**

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MINUTES
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6:00 PM - TUESDAY, JANUARY 11, 2022
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ROLL CALL

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

Absent: Truxillo

Staff: Ross Liner, Helen Lambert, Henri Lucio, Carl Cleland, Daniel Hill

PUBLIC ANNOUNCEMENTS

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

INVOCATION - Randolph

PLEDGE OF ALLEGIANCE - Willie

APPROVAL OF THE DECEMBER 14, 2021 MEETING MINUTES

Fitzmorris moved to approve, second Randolph.

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

Nay: N/A

Abstain: N/A

ELECTION OF OFFICERS

Fitzmorris nominates Doherty as Chairman, second by Randolph.

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

Nay: N/A

Abstain: N/A

Crawford nominates Fitzmorris as Vice-Chairman, second by Barcelona.

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

Nay: N/A

Abstain: N/A

Doherty appoints Crawford as Parliamentary.

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.

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

Opposition: None

Barcelona moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

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

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

Opposition: None

Willie moved to approve, second by Barcelona.

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

Nay: N/A

Abstain: N/A

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

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

Willie moved to postpone for 1 month, second by Seeger.

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

Nay: N/A

Abstain: N/A

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

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

Opposition: None

Crawford moved to approve with waivers, second by Barcelona.

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

Nay: N/A

Abstain: Fitzmorris

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

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

Opposition: None

Fitzmorris moved to approve with waivers, second by Willie.

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

Nay: N/A

Abstain: Barcelona

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

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

Opposition: None

Crawford moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

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

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: Crystle Burns, Haley Brooks, Ryan Ricord, Katherine Deering, Tracy Ordilin,

Seeger moved to approve, second by Fitzmorris.

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

Nay: Randolph

Abstain: McInnis

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

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

Opposition: None

Fitzmorris moved to approve, second by McInnis.

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

Nay: N/A

Abstain: N/A

9. 2021-2689-MSP - WITHDRAWN

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

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

Opposition: None

Seeger moved to postpone for 1 month, second by Willie.

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

Nay: N/A

Abstain: N/A

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

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

Opposition: None

Crawford moved to approve, second by Barcelona.

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

Nay: N/A

Abstain: N/A

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

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

Opposition: None

McInnis moved to approve, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

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

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

Opposition: None

Barcelona moved to approve, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

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

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

Opposition: None

Fitzmorris moved to approve, second by Crawford.

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

Nay: N/A

Abstain: McInnis

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Scheon, Darren Bourgeois. Sandra Williams

Opposition: Andrew Benson

Randolph moved to postpone for 1 month, second by Barcelona.

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

Nay: N/A

Abstain: N/A

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

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

Randolph moved to postpone for 1 month, second by Barcelona.

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

Nay: N/A

Abstain: N/A

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

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

Opposition: None

Willie moved to postpone for 1 month, second by Randolph.

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

Nay: N/A

Abstain: N/A

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

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

McInnis moved to postpone for 1 month, second by Willie.

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

Nay: N/A

Abstain: N/A

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

DRAFT

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of February 1, 2022)

Meeting Date: February 8, 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-1 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-1 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.

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.

2021-2666-MSP

WYMER

WYMER

A-2

15

HOLLY

T6 - R11E

A-2

22

PLAYMAKERS

BIRCH BEND

PLAYMAKERS

CHERRY LAUREL

MULBERRY GROVE

FINAL APPROVAL

DIRECTOR, DEPT. OF ENGINEERING

SECRETARY, PLANNING COMM.

CHAIRMAN, PLANNING COMM.

CLERK OF COURT

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

Reference:
1) Survey Map by John Bonneau, File No. 99-1858
2) Survey Map by this firm dated 3-10-2014, #16235, (Base Bearing)
3) Survey Map by this firm dated 2-20-2021 Map File No. 60208 Clerk of Court office

Reference calls not shown

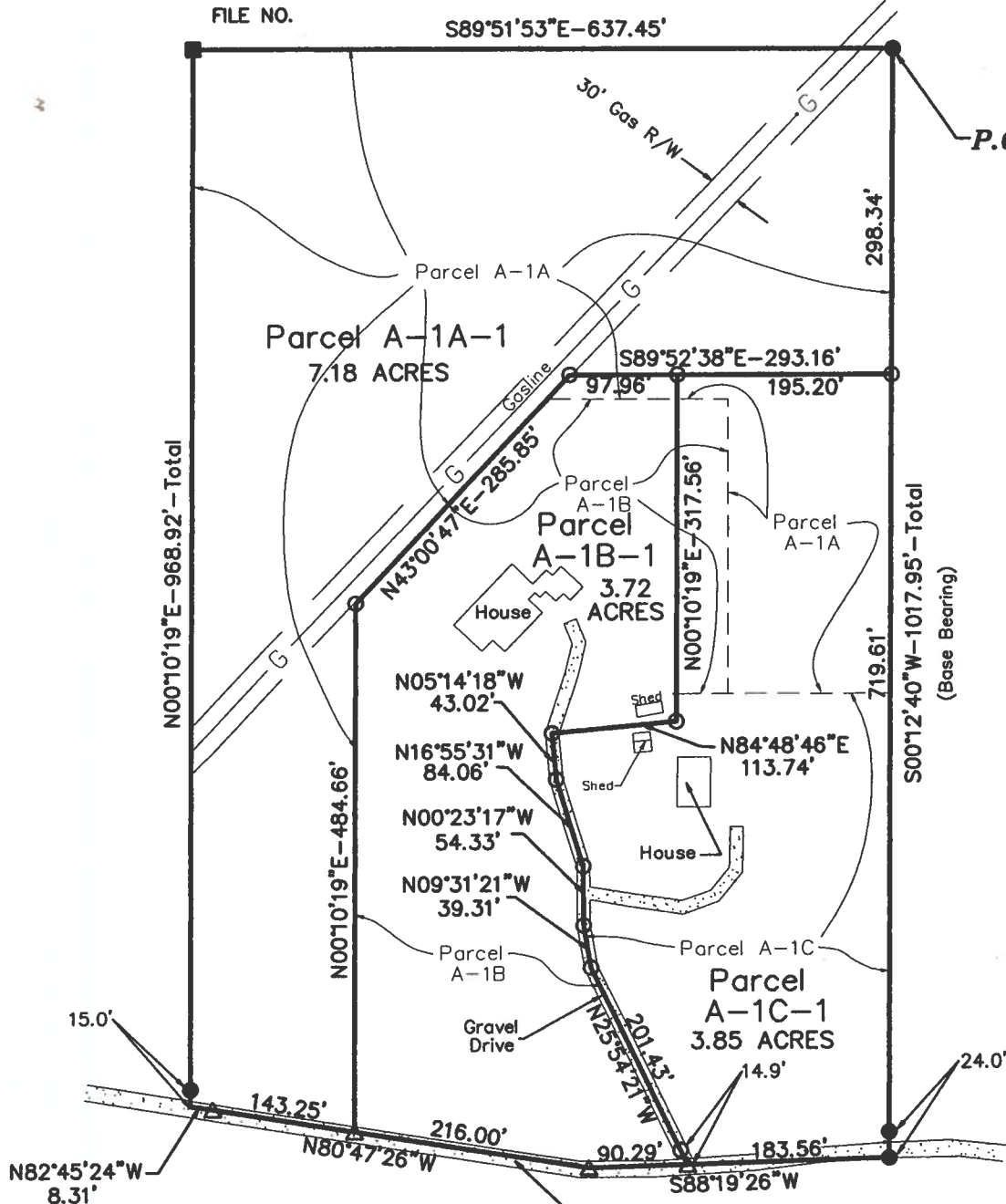
The P.O.B. is reported to be N89°52'07"W-670.27' from the 1/4 Corner common to Sections 15 & 22, T-6-S, R-11E

LEGEND:

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

DATE

FILE NO.



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 48:1X1.

Playmakers Rd.

(Parish Asphalt)

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

MAP PREPARED FOR **David Elder, et ux and Matthew B. 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. CERTIFIED CORRECT

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

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

PROFESSIONAL
1-20-2022

SCALE:

1" = 160'

DATE:

1-12-2022

NUMBER:

20638

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

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:

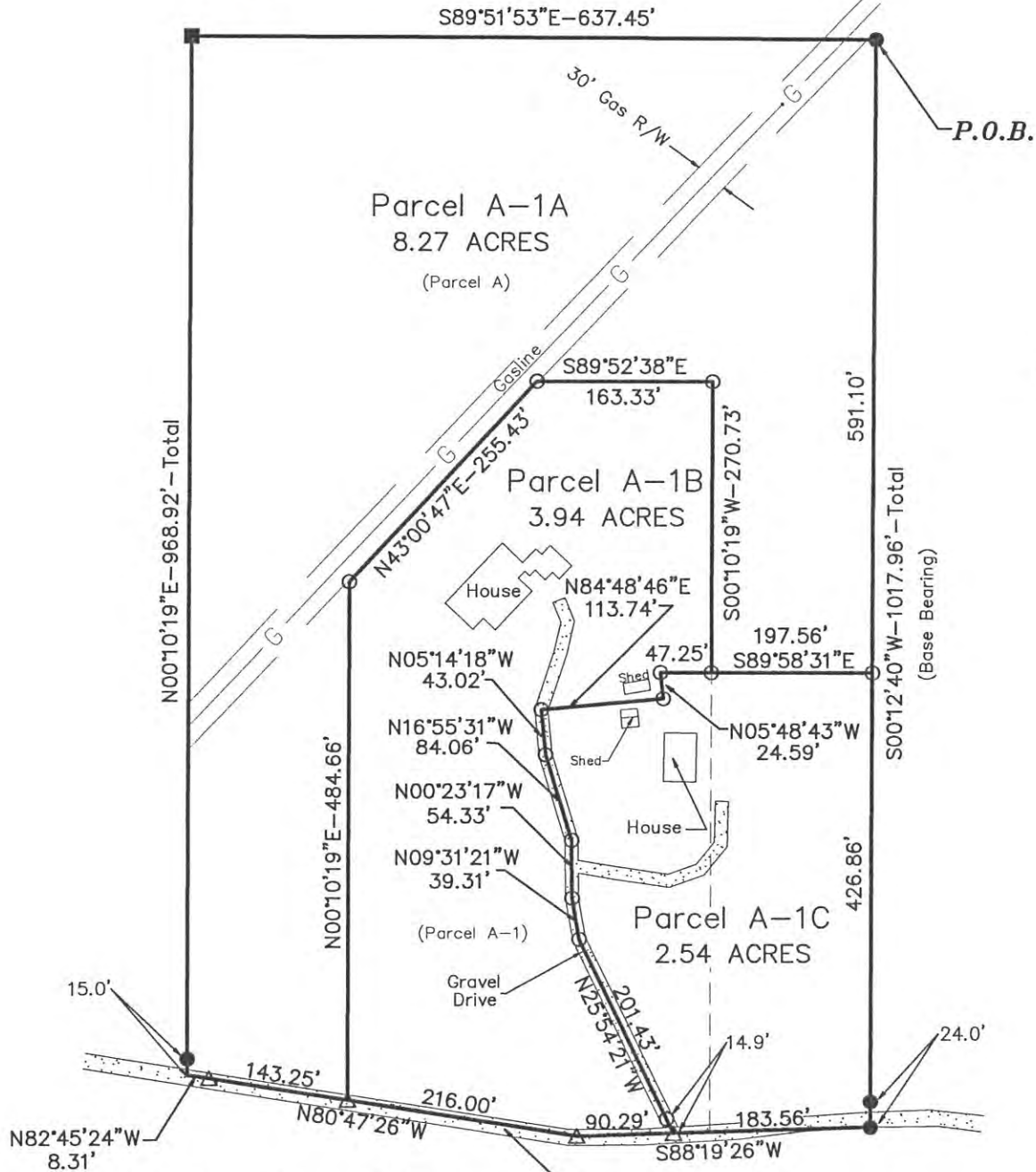
■ = Fnd. 1/2" Iron Pipe

● = Fnd. 1/2" Iron Rod

○ = Set 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:IXI.

Playmakers Rd.

(Parish Asphalt)

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

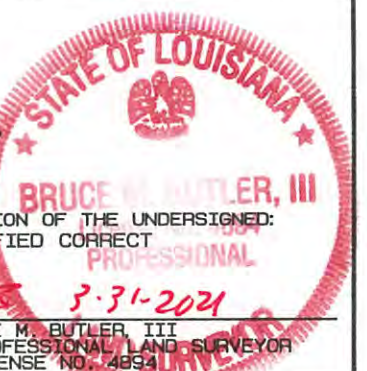
MAP PREPARED FOR **DAVID ELDER**

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. CERTIFIED CORRECT

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
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 160'

DATE: 2-10-2021

NUMBER: 20304

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of February 1, 2022)

Meeting Date: February 8, 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-4. The minor subdivision request requires a public hearing due to:

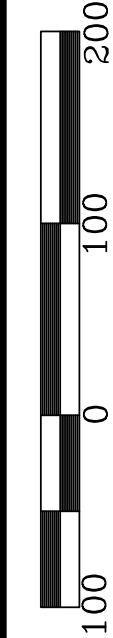
- Parcels A-1 & A-4 were previously part of a minor subdivision approved in November 2012 (MS12-11-047).
- Parcels A-1-C, A-1-B & A-1-A do not have Parish Road Frontage and are proposed to be accessed from a 35-foot private road.
- The proposed name of the access depicted on the survey plat shall be 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:

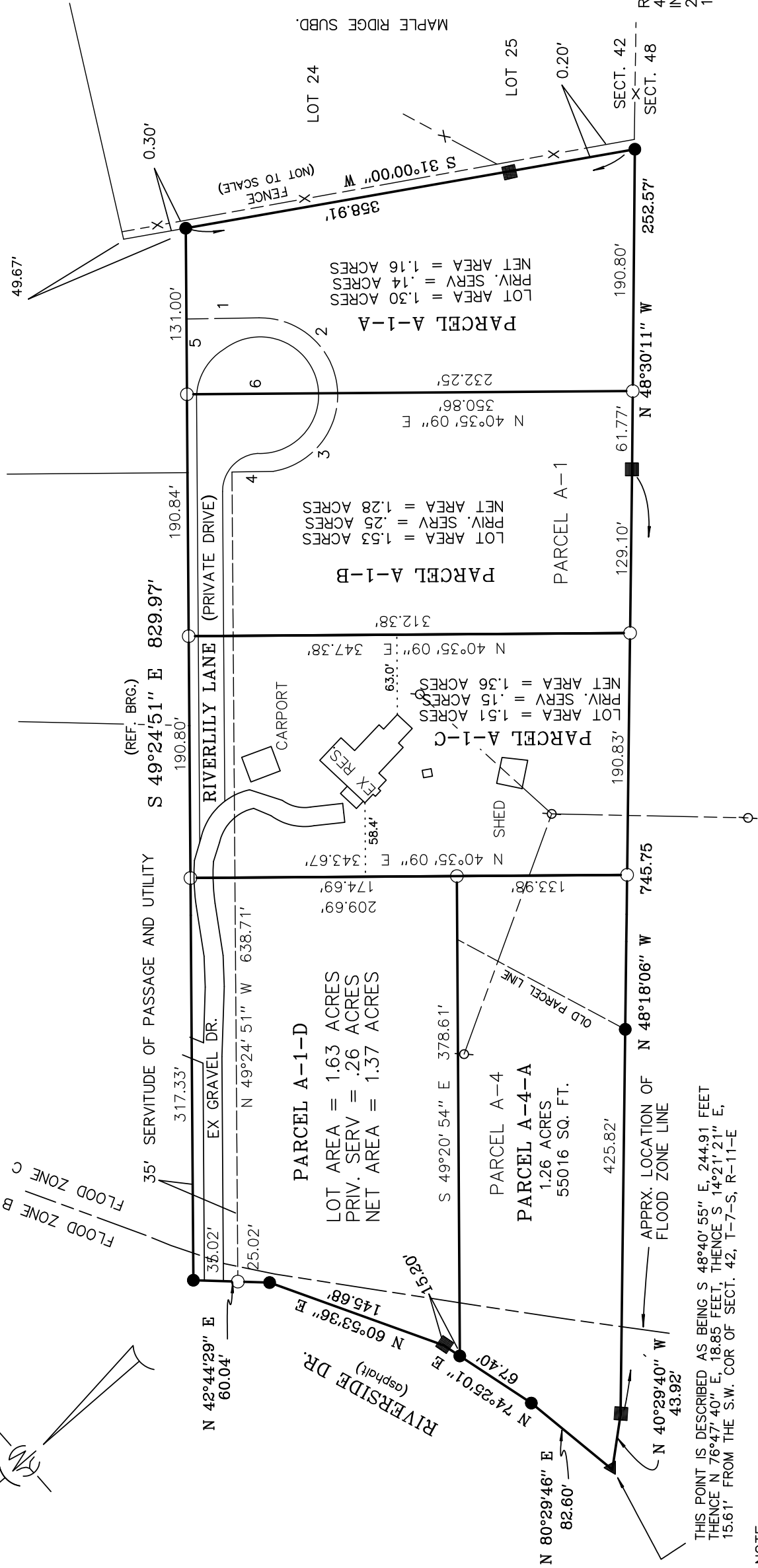
1. Add additional leaders to show delineation of previous property lines of Parcels A-1 & A-4.
2. Add instrument number (#110564) to the survey for the existing servitude of passage from Riverside Drive.

3. Provide signed maintenance agreement for the 35 foot private access servitude "RIVER LILY LANE".
4. Approval of the proposed name of the 35' private access servitude as "RIVER LILY LANE".
5. Note that street name sign shall be installed after completion of the construction of the access.
6. Submit plans of proposed " to the Department of Engineering for review and approval.
7. "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.





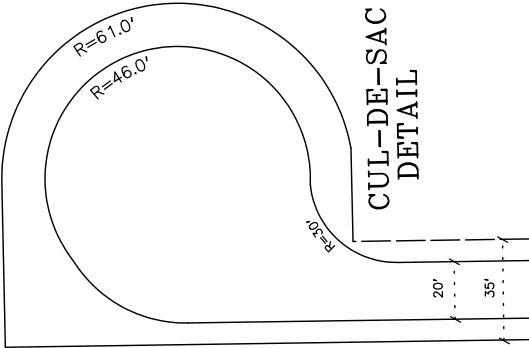
FLOOD ZONE B
FLOOD ZONE C



THIS POINT IS DESCRIBED AS BEING S 48°40' 55" E, 244.91 FEET
THENCE N 76°47' 40" E, 18.85 FEET, THENCE S 14°21' 21" E,
15.61' FROM THE S.W. COR OF SECT. 42, T-7-S, R-11-E

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.

REVIEW

01-24-22

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

COURSE TABLE

1.	N 40°08' 50" E	57.16'
2.	R=61.00' L=95.16' CH=S 84°50' 16" W	85.80'
3.	R=61.00' L=87.09' CH=N 09°34' 19" W	79.88'
4.	N 40°08' 50" E	32.44'
5.	S 49°24' 51" E	59.43'
6.	N 40°35' 09" E	118.61'

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

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:

MINOR SUBDIVISION OF PARCEL A IN SECTION 42 TOWNSHIP 7 SOUTH RANGE 11 EAST INTO PARCELS A-1, A-2, A-3 AND A-4, ST. TAMMANY PARISH, LOUISIANA FOR JDM DEVELOPMENT, LLC

DIR. DEPT. OF ENGINEERING

SECRETARY, PLANNING COMM.

CLERK OF COURT

FILE NO.

DATE

5109 B 11-20-2012

This property is located in Flood Zones A15, B & C as per FEMA FIRM, Comm. Panel No. 220205 0230 C, map dated 10-17-1989

ATTENTION TO CLERK OF COURT: PARCEL "A" REPRESENTS A PREVIOUSLY APPROVED PARCEL AS A PART OF ST. TAMMANY PARISH MINOR SUBDIVISION CASE NO. MS13-08-038, RECORDED UNDER MAP FILE NO. 5087C AND FILED FOR RECORD ON OCTOBER 5, 2012. THE PARISH OF ST. TAMMANY REQUESTS THAT THE CLERK OF COURT MAKE MENTION OF SAME WITHIN THE MARGIN OF THE ORIGINAL RECORDED FILING, TO SERVE AS OCCASION MAY REQUIRE.

- Reference Survey:
1. Survey of Maple Ridge Sub. Ph. 3A prepared by J. V. Burkes & Assoc. Inc. 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

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	S60°54'41"W	137.67'
L6	S71°28'52"W	79.56'
L7	S76°47'40"W	82.60'

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN IAG 46-LX1. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

- 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

Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6271 office (985) 848-0355 fax

JDM Development, LLC

SCALE: 1" = 150'	DRAWN BY
DATE: 11-9-2012	
Located in Section 42 Township 7 South, Range 11 East, St. Tammany Parish, Louisiana	DRAWN NUMBER 15717

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of February 1, 2022)

Meeting Date: February 8, 2022

CASE NO.: 2022-2714-MSP

OWNER/DEVELOPER: Elizabeth Clark Wall

ENGINEER/SURVEYOR: John G. Cummings and Associates

SECTION: 1

TOWNSHIP: 8 South

RANGE: 11 East

WARD: 4

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 north side of Harry Lemons Road, east of LA Highway 59, Mandeville, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 0.854 acres

NUMBER OF LOTS/PARCELS: 0.854 acres into Parcels A & B

ZONING: A-4 Single Family Residential District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from 0.854 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.

2022-2714-MRP

59

VIOLA

T8 - R11E

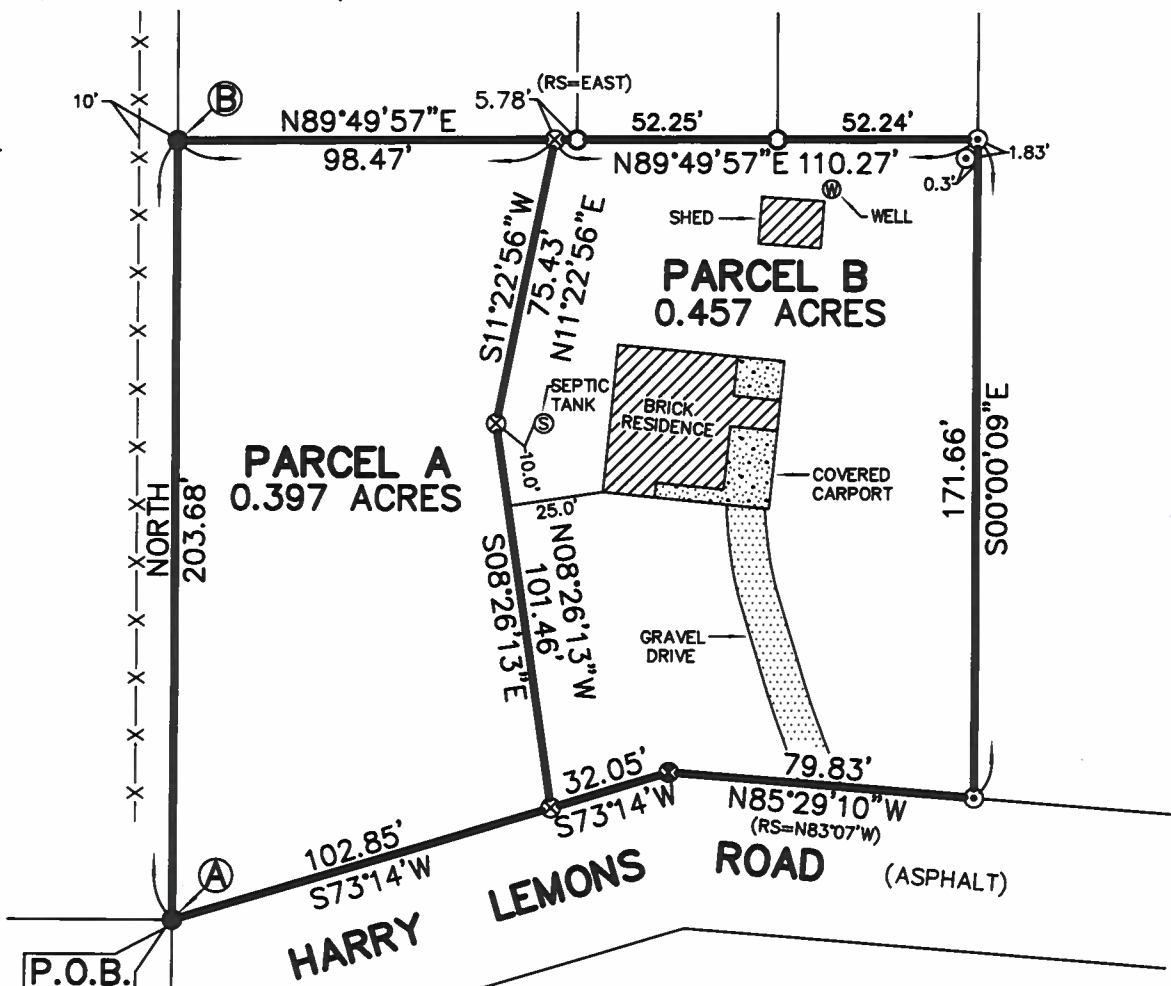
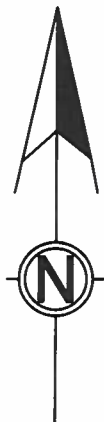
2022-2714-MSP

HARRY LEMONS

CARMEN

REFERENCE BEARING:

FROM IRON PIPE (A)
TO IRON PIPE (B)
NORTH
(PER REFERENCE SURVEY)



LEGEND

- = 1" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- = 1/2" IRON PIPE FOUND
- ⊗ = 3/4" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY

APPROVAL:

CHAIRMAN/PARISH PLANNING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

NOTES:

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0245 C, dated 10/17/1989.
- Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

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

REFERENCE SURVEY:

Survey for William & Phyllis Band by Eddie J. Champagne, Surveyor, dated July 12 1965.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

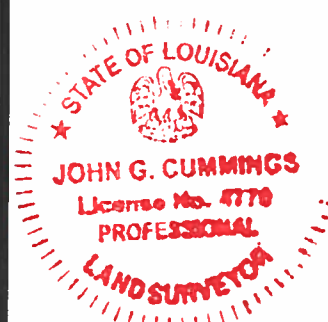
COVINGTON, LA 70433

PLAT PREPARED FOR: **ELIZABETH CLARK WALL**

SHOWING A SURVEY OF: MINOR SUBDIVISION OF A 0.854 ACRE PARCEL OF LAND INTO PARCELS A & B, LOCATED IN SECTION 1, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 50'

JOB NO. 21103-A

DATE: 08/06/2021

REVISED:

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of February 1, 2022)

Meeting Date: February 8, 2022

CASE NO.: 2022-2716-MSP

OWNER/DEVELOPER: Maribel Soto Burgos Currow

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 41, 44

TOWNSHIP: 7 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 1

TYPE OF DEVELOPMENT: X SUBURBAN (Residential acreage between 1-5 acres)

 X RURAL (Low density residential 5 acres or more)

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

GENERAL LOCATION: Located on the east side of LA Highway 1077, north of Dummyline Road, Madisonville, Louisiana

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 10.99 acres

NUMBER OF LOTS/PARCELS: 7.38 acres (Parcel 3) & a 3.61-acre parcel into Parcels 3-A, 3-B & 3-C

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 7.38 acres (Parcel 3) & 3.61 acres. The minor subdivision request requires a public hearing due to:

- Parcel 3-A is proposed to be developed as a flag lot requiring a waiver from the Planning Commission, since the parcel is located south of the urban growth boundary line.
- Parcel 3-B is proposed to be developed as a flag lot requiring a waiver from the Planning Commission, since the parcel is located south of the urban growth boundary line.
- The proposed name of the 30.3-foot-wide access depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name "Maribel Lane" has been submitted and approved by St. Tammany Parish Communication District.
- The proposed name of the 44.05-foot-wide access depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name "Currow 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 access road names.
2. Add Maribel Lane & Currow Lane to the survey.
3. Note that street name sign shall be installed after completion of the construction of the access.

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

2022-2716-MRP

UPTON GREY

LONGUE VIEW

PENCARROW

CLAYMONT

KENSINGTON

1077

T7 - R10E

41

44

2022-2716-MSP

COUSIN

DUMMY LINE

TURNPIKE RD

21

COVINGTON HWY

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

A Minor Subdivision of a 7.38 Acre (Parcel 3) & a 3.61 Acre Parcel of Land, into Parcels 3-A, 3-B & 3-C, in Sections 41 and 44, T-7-S, R-10-E, St. Tammany Parish, Louisiana

Reference:

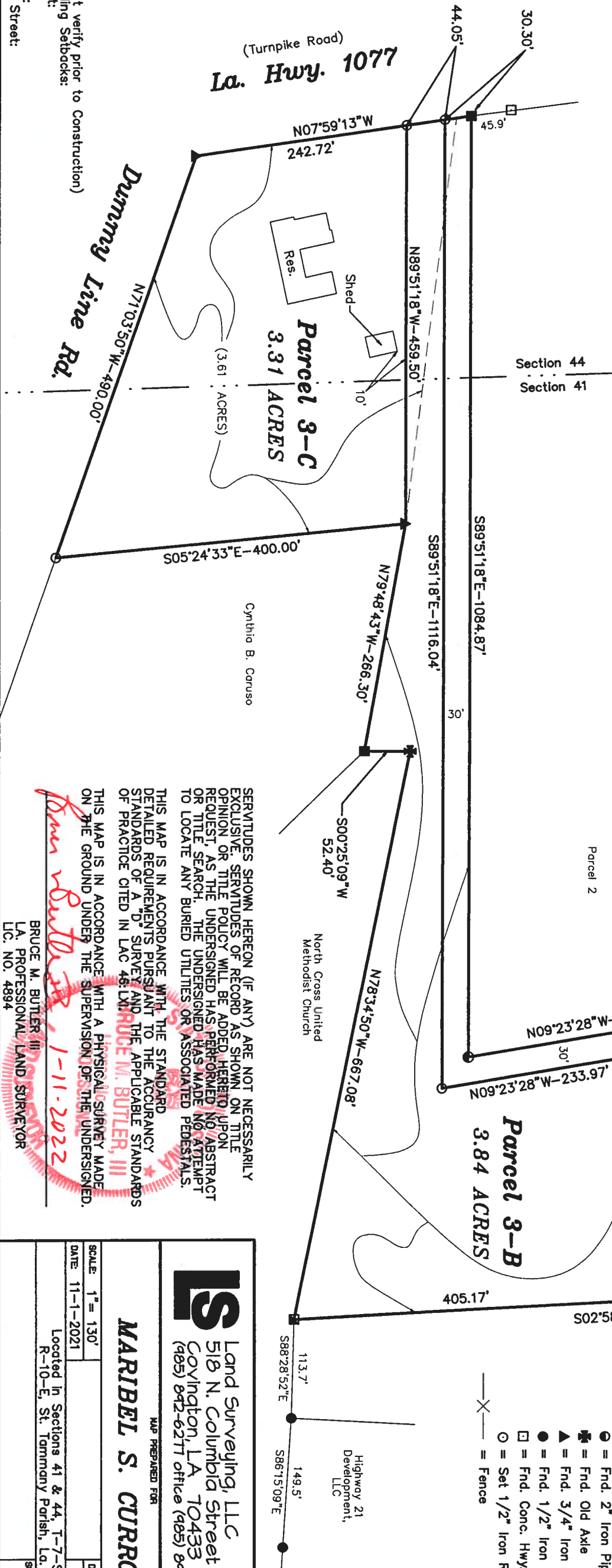
- 1) A Survey Map of Parcel 3 by E.I. Champagne, Dated 6-8-1978, Revised 9-19-1978, for Mr. Frank Currow
- 2) Survey Plat of Arbor Walk, Phase 3, by Randall Brown, File Date 9-24-2004, File No. 3568, Clerk of Courts Office
- 3) A Survey Map by Jeron Fitzmorris, Dated 4-16-2002, #9826, for North Cross United Methodist Church

Reference calls not shown

The P.O.B. is described being N87°59'W-98.0'; N05°00'W-2687.3'; N70°41'W-46.8'; S25°10'E-188.0'; N55°15'W-818.2'; N40°30'E-45.8'; S20°41'E-232.0'; East-848.4'; N88°50'E-283.6' from the SE Corner of Section 44, T-7-S, S-10-E, St. Tammany Parish, Louisiana (per Ref 1)

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

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



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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:141.

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

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

1-11-2022

LS

Land Surveying, LLC

518 N. Columbia Street

Covington, LA 70433

(985) 842-6277 office (985) 848-0355 fax

MAP PREPARED FOR

MARIBEL S. CURROW

SCALE: 1" = 130'

DATE: 11-1-2021

LOCATED IN SECTIONS 41 & 44, T-7-S, R-10-E, St. Tammany Parish, La.

SURVEY NUMBER: 20634

Tier 3/MaribelCurrow

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of February 1, 2022)

Meeting Date: February 8, 2022

CASE NO.: 2022-2722-MSP

OWNER/DEVELOPER: Kerry A. Puig

ENGINEER/SURVEYOR: John G. Cummings and Associates

SECTION: 17

TOWNSHIP: 5 South

RANGE: 12 East

WARD: 5

PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: located at the end of Katie Lane, north and west of Box Baxter Road, Bush, Louisiana

SURROUNDING LAND USES: Residential, Developed and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 22.437 acres

NUMBER OF LOTS/PARCELS: 22.437 acres into Parcels A & B

ZONING: A-1 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from 22.437 acres. The minor subdivision request requires a public hearing due to:

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

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

1. Add the instrument numbers to the survey for the 30-foot access servitude and the 60-foot access servitude.

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.

2022-2722-MSP

KATIE

17

16

T5 - R12E

2022-2722-MSP

20

21

BOB BAXTER



REFERENCE BEARING:
From Iron Pipe A
to Iron Pipe B
N88°55'W
(per Reference Survey No. 1)

FLOOD ZONE TRANSITION LINE
(APPROXIMATE LOCATION)

ZONE C
FLOOD ZONE A

POLE BARN

OVERHEAD POWERLINE
125' RIGHT-OF-WAY

PARCEL A
10.00 ACRES

FLOOD ZONE TRANSITION LINE
(APPROXIMATE LOCATION)

FLOOD ZONE A
FLOOD ZONE C

PARCEL B
12.437 ACRES

TWO STORY
WOOD RES.
BARN

ACCESS SERVITUDE
(WIDTH VARIES)

S00°02'17"E
185.0'

S00°00'08"W
60.08'

(NOT A PART)
8.768 ACRES

HOUSE
BARN
GRAVEL DRIVE
30' ACCESS SERVITUDE
(15' EACH SIDE)

300.13'
S89°41'37"W

GRAVEL DRIVE

SECTION CORNER

KATE LANE
(ASPHALT)

N00°05'58"W
S00°05'58"E
178.0'

S89°14'14"E
40.0'

S00°05'58"E

S89°41'30"E
300.05'

GRAVEL DRIVE

N00°39'37"W
S00°39'37"E
88.51'

N00°00'12"W
S00°00'12"E
94.06'

N05°53'43"W
S05°53'43"E
44.16'

N88°55'W 612.35'
S88°55'E 612.35'

S05°53'43"E
61.88'

S01°34'18"E
147.74'

S00°05'58"E 1408.56'

S00°06'12"E 1271.16'

NOTES:

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

LEGEND

- = FENCE POST FOUND
- ⊗ = 5/8" IRON ROD FOUND
- = 1/2" IRON PIPE FOUND
- ⊙ = 3/4" IRON PIPE FOUND
- ⊖ = 1/2" IRON ROD SET

APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

REFERENCE SURVEYS:

1. Survey for Landau, Inc. by Eddie J. Champagne, Surveyor, dated Aug. 8, 1975, revised Aug. 15, 1975, filed in the St. Tammany Parish Clerk of Court Map File No. EM 525.
2. Survey for Susan L. Josephson by John E. Bonneau, Surveyor, dated March 31, 1992.
3. Survey for Dana and David Daigle by John E. Bonneau, Surveyor, dated Aug. 6, 1996.
4. Survey for Kerry Puig by John E. Bonneau, Surveyor, dated Aug. 6, 1996.

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

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

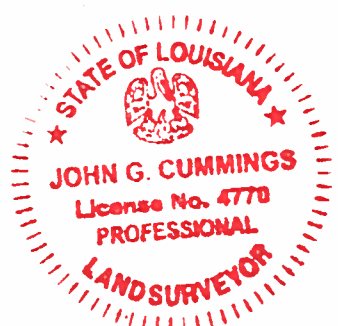
PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: KERRY PUIG

SHOWING A SURVEY OF: MINOR SUBDIVISION OF 22.437 ACRES OF LAND INTO PARCEL A AND PARCEL B, LOCATED IN SECTION 17, TOWNSHIP 5 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 21241-MS

DATE: 01/12/2022

REVISED:

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**AMENDMENTS TO
CHAPTER 125
SUDIVISION REGULATIONS**

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ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6852

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: BINDER/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. LORINO

SECONDED BY: MR. TOLEDANO

ON THE 6 DAY OF JANUARY, 2022

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF
ORDINANCE PART II CHAPTER CHAPTER 105 BUILDINGS AND
CONSTRUCTION, 115 DRAINAGE AND FLOOD CONTROL, AND
CHAPTER 125 SUBDIVISION REGULATIONS.

WHEREAS, to increase the resiliency of communities, FEMA is working to ensure homes are built better to withstand natural flood disasters by requiring mandatory Freeboard in FEMA-designated Special Flood Hazard Areas (SFHA). Freeboard is a margin of safety added to the base flood elevation (BFE); and

WHEREAS, all FEMA CRS Class 8 communities and better must adopt and enforce at least a 1-foot freeboard requirement (BFE + 1') for all residential buildings constructed throughout their FEMA-designated SFHA, including machinery & equipment (M/E) and replacement of mobile homes. This is consistent with the 2015 and 2018 International Residential Codes; and

WHEREAS, to comply with FEMA CRS requirements, St. Tammany Parish is proposing a Freeboard of BFE + 1' for all buildings in FEMA-designated SFHAs and Parish-designated Critical Drainage Areas. St. Tammany Parish already requires Freeboard of 1' above the crown of the road in Flood Zones B & C; and

WHEREAS, the St. Tammany Parish Council deems these amendments appropriate to protect the health, safety and welfare of the citizens of the parish.

THE PARISH OF ST. TAMMANY ORDAINS: that St. Tammany Parish Section 105. Buildings and Construction be amended as follows:

Amend Sec. 105-3:

Sec. 105-3. Purpose; uniform construction code adopted.

(a) The administration and enforcement of any construction which occurs, or which is to occur, in the unincorporated portion of St. Tammany Parish shall be at all times subject to the provisions of the Louisiana State Uniform Construction Code. The following is adopted by reference and made a part hereof:

(1) The Louisiana State Uniform Construction Code, which is provided for in R.S. 40:1730.21 through 40:1730.40, and which may be amended from time to time.

(2) Sec. 115 of St. Tammany Parish Code of Ordinances.

THE PARISH OF ST. TAMMANY FURTHER ORDAINS: that St. Tammany Parish Section 115 Drainage and Flood Control be amended as follows:

Amend Sec. 115-31. Definitions to amend definition of water surface elevation:

Sec. 115-31. Definitions.

Water surface elevation means the height, in relation to the North American Vertical Datum NAVD 88 (or other datum, where specified), of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

Amend Sec. 115-33:

Sec. 115-33. Basis for establishing the areas of special flood hazard.

(a) ~~The areas of special flood hazard identified by the Federal Emergency Management Agency in a scientific and engineering report entitled Parish shall use to establish areas of special flood hazards, tools provided by the Federal Emergency Management Agency (FEMA), including but not limited to the "Flood Insurance Study for St. Tammany Parish, Louisiana (Unincorporated Areas)" dated October 17, 1989, with accompanying flood insurance rate maps and flood boundary-floodway maps (FIRM and FBFM), as they may be amended from time to time by FEMA. The subsequent amendments made by FEMA to the rate maps and Flood Boundary Floodway Maps and or Flood Insurance Studies and Reports shall be automatically assimilated and made part of this article without further promulgation or documentation.~~

(b) St. Tammany Parish Ordinance Calendar No. 368, Ordinance Police Jury Series 85-341 provides for the requirement that all habitable floor elevations located within flood zones designated A0, AH, A-1 through A-30 on the parish's FIRM, within the specific area defined by Ordinance Calendar No. 368, be one foot above the 100-year base flood elevation.

Amend Sec. 115-72:

Sec. 115-72. Variance procedures.

~~(a) The appeal board as established by the parish council shall hear and render judgment on requests for variances from the requirements of this article.~~

(a) The Board of Adjustments shall hear and render judgment on an appeal only when it is alleged there is an error in any, decision or determination made by the Floodplain Administrator in the enforcement or administration of this article.

(b) Any person or persons aggrieved by the decision of the ~~appeal board~~ Board of Adjustments may appeal such decision in a court of competent jurisdiction within 30 days of written determination from the Board of Adjustments.

(c) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of this article.

(d) The floodplain administrator shall maintain a record of all actions involving an appeal or variance and shall report variances to the Federal Emergency Management Agency upon request.

(e) Variances may be issued for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the state inventory of historic places, without regard to the procedures set forth in the remainder of this article.

(f) Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acres or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood level, providing the relevant factors in section 115-71(b) having been fully considered. As the lot size increases beyond one-half acre, the technical justification required for issuing the variance increases.

(g) Upon consideration of the factors noted above and the intent of this article, the appeal board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of section 115-29.

(h) Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.

(i) Prerequisites for granting variances:

(1) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(2) Variances shall only be issued upon:

a. Showing a good and sufficient cause;

b. A determination that failure to grant the variance would result in exceptional hardship to the applicant; and

c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(3) Any application to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the base flood elevation, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.

(j) Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:

- (1) The criteria outlined in section 115-71(b)(1)—(9) are met; and
- (2) The structure or other development is protected by methods that minimize flood damages during the base flood and create no additional threats to public safety.

Amend Sec. 115-105:

Sec. 115-105. General standards.

(a) In all areas of special flood hazards the following provisions are required:

(1) All new construction and substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;

(2) All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage;

(3) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;

~~(4) All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.~~
All new and replacement electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities shall be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding, such facilities shall be located a minimum of twelve inches (12") or one foot (1') above the Base Flood Elevation; or 12 inches above the centerline of the street or top of curb fronting the home, whichever is greater;

(5) All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system.

(b) New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the system and discharge from the systems into floodwaters.

(c) On-site waste disposal systems shall be located to avoid impairment to them or contamination from them during flooding.

Amend Sec. 115-106. - Specific standards. Specifically, subsections 115-106(a), 115-106(d), and 115-106(e):

Sec. 115-106 (a).

(a) *Residential construction.* New construction and substantial improvements of any residential structure shall have the lowest floor (including basement) elevated to a minimum of twelve inches (12") or one foot (1') above the base flood elevation; or 12 inches above the centerline of the street or top of curb fronting the home, whichever is greater. A registered professional engineer or land surveyor shall submit a certificate of elevation, documented on the Federal Emergency Management Agency Form 81-31 or subsequent agency form, indicating that the standards of this subsection and as per section 115-71 have been satisfactorily met.

Sec. 115-106 (d).

(d) *Manufactured homes.*

(1) Require that all manufactured homes, including in existing mobile home parks, to be placed within any flood zone A shall be installed using methods and practices which minimize flood damage. For the purpose of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

(2) All manufactured homes shall be in compliance with subsection (a) of this section.

(3) Require that all manufactured homes to be placed or substantially improved within zones A0, A1-30, AH and AE on the community's FIRM be elevated on a permanent foundation such that the

lowest point of the lowest horizontal structural member of the manufactured home is at a minimum of twelve inches (12'') or one foot (1') above the base flood elevation, or 12 inches (12'') or one foot (1') above the centerline of the street or top of curb fronting the home, whichever is greater; and be securely anchored to an adequately anchored foundation system in accordance with the provision of this subsection (d).

Sec. 115-106 (e).

(e) Low cost small accessory structures.

(1) The construction of accessory structures in flood zones designated "A" must satisfy the following standards:

a. May be constructed with the floor below the design flood elevation (DFE). The DFE is a minimum of 12 inches or 1 foot above the base flood elevation (BFE); or 12 inches above the centerline of the street or top of curb fronting the home, whichever is greater; or the advisory base flood elevation (ABFE) for the site plus freeboard, if required by the Parish's Flood Hazard Prevention Ordinances.

b. Shall be anchored to resist flotation, collapse, and lateral movement.

c. Portions of structure located below the DEF shall be constructed of flood-resistant materials.

d. Shall be designed for the automatic entry and exit of flood waters.

e. Mechanical and utility equipment must be elevated or flood-proofed to or above the DFE.

f. Shall comply with the floodway encroachment provisions of the NFIP regulations.

g. Use shall be limited to parking and/or limited storage.

h. Structure shall not be used for human habitation (including work, sleeping, living, cooking, or restroom facilities).

i. Structure cannot be modified for a different use after permitting

(2) Unless elevated on piles or columns, accessory structures V Zones are limited to low cost, small structures, such as metal, plastic or wooden sheds that are "disposable." They shall be less than or equal to 100 square feet in size, and not more than \$ 1,000.00 in value. If constructed, fill cannot be used for structural support and the areas below the ~~BFE~~ DFE must remain free of obstruction or be constructed with non-supporting breakaway walls, open latticework, or insect screening. All accessory structures are to be located so as not to cause damage to adjacent and nearby structures.

Amend Sec. 115-107:

Sec. 115-107. Standards for subdivision proposals.

(a) All subdivision proposals, including manufactured home parks and subdivisions, shall be consistent with Sections 115-28, 115-29, 115-30 and 115-106(d).

(b) All proposals for the development of subdivisions, including manufactured home parks and subdivisions, shall meet development permit requirements of Section 115-34, Section 115-71, and the provisions of division 3 of this article.

(c) Base flood elevation data shall be granted for subdivision proposals and other proposed development, including manufactured home parks and subdivisions, which is greater than 50 lots or five acres, whichever is lesser, if not otherwise provided pursuant to Section 115-33, Section 115-70(8) or Section 115-106(d).

(d) All subdivision proposals, including manufactured home parks and subdivisions, shall have adequate drainage provided to reduce exposure to flood hazards.

(e) All subdivision proposals, including manufactured home parks and subdivisions, shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

Amend Sec. 115-109:

Sec. 115-109. Coastal high-hazard areas.

Located within the areas of special flood hazard established in section 115-33, are areas designated as coastal high hazard areas (zones V1-30, VE and/or V). These areas have special flood hazards associated with high velocity waters from tidal surges and hurricane wave wash; therefore, in addition to meeting all provisions outlined in this article, the following provisions must also apply:

(1) Obtain the elevation (in relation to mean sea level) of the bottom of the lowest structural member of the lowest floor (excluding pilings and columns) of all new substantially improved structures, and

whether or not such structures contain a basement. The floodplain administrator shall maintain a record of all such information.

(2) All new construction shall be located landward of the reach of mean high tide.

(3) All new construction and substantial improvements shall be elevated on pilings and columns so that:

a. The bottom of the lowest horizontal structural member of the lowest floor (excluding the pilings or columns) is elevated to a minimum of 12 inches or 1 foot above the base flood level;

b. The pile or column foundation and structure attached thereto is anchored to resist flotation, collapse and lateral movement due to the effects of wind and water loads acting simultaneously on all building components. Wind and water loading values shall each have a one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval);

c. A registered professional engineer or architect shall develop or review the structural design, specification and plans for the construction and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of this subsection (3).

(4) Provide that all new construction and substantial improvements have the space below the lowest floor either free of obstruction or constructed with non-supporting breakaway walls, open wood lattice work, or insect screening intended to collapse under wind and water loads without causing collapse, displacement or other structural damage to the elevated portion of the building or supporting foundation system.

(5) For the purpose of this section, a breakaway wall shall have a design safe loading resistance of not less than ten pounds and not more than 20 pounds per square foot. Use of breakaway walls which exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by local or state codes) may be permitted only if a registered professional engineer or architect certifies that the designs proposed meet the following conditions:

a. Breakaway wall collapse shall result from a water load less than that which would occur during the base flood; and

b. The elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and nonstructural). Maximum wind and water loading values to be used in this determination shall each have one percent chance of being equaled or exceeded in any given year (100-year mean recurrence interval).

1. If breakaway walls are utilized, such enclosed space shall be usable solely for parking of vehicles, building access or storage. Such space shall not be used for human habitation.

2. Prohibit the use of fill for structural support of buildings.

3. Prohibit manmade alteration of sand dunes and mangrove stands which would increase potential flood damage.

4. Any alteration, repair, reconstruction or improvements to a structure started after the enactment of the ordinance from which this article is derived shall not enclose the space below the lowest floor unless breakaway walls are used as provided for in division 3 of this article.

5. Prior to construction, plans for any structure that will have breakaway walls must be submitted to the floodplain administrator for approval.

THE PARISH OF ST. TAMMANY FURTHER ORDAINS: that St. Tammany Parish Section 125 Subdivision Regulations be amended as follows:

Amend Sec. 125-93 (c):

Sec. 125-93. Placement of fill on lots more than 90 feet in width for which no drainage plan exists.

(c) Flood Zones A1-A30 and Flood Zone V.

Amend Sec. 125-214:

Sec. 125-214. Parish enforced subdivision restrictions and/or covenants.

In order to protect the health, safety and general welfare of the owners of property within parish approved subdivisions, the following covenants will run with each deed or title and will be listed at the

top right hand corner of the final subdivision plat. The following restrictions shall be enforceable by the parish planning commission:

- (1) No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water systems, all as approved by the department of environmental services of the parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
- (2) Construction of any nature is prohibited in parish drainage or street easement.
- (3) Lots may not be used for the storage of trash or junk vehicles.
- (4) The minimum finished floor elevation required in areas subject to periodic inundation (all flood zones A and V) shall be indicated.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 3 DAY OF FEBRUARY , 2022 ; AND BECOMES ORDINANCE COUNCIL SERIES NO ____.

JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: DECEMBER 29 , 2021

Published Adoption: _____, 2022

Delivered to Parish President: _____, 2022 at _____

Returned to Council Clerk: _____, 2022 at _____

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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of February 1, 2022)

Meeting Date: February 8, 2022

CASE FILE NO: 2022-2700-MRP

NAME OF SUBDIVISION: Bayou Lacombe Estates

LOTS BEING DIVIDED: Parcel A of Lot 30 & Lot 30-B into Parcel AA of Lot 30 & Lot 30-BB

SECTION: 46

WARD: 7

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 7

RANGE: 13 East

PROPERTY LOCATION: The property is located at the end of Island Drive, east of Bell Park Road, Lacombe, Louisiana

ZONING: A-2 Suburban District

PROPERTY OWNER: David Wayne & Connie Cruz Hutchinson

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create two (2) lots – Parcel AA of lot 30 & lot 30-BB. The public hearing is required considering that:

- Parcel AA of lot 30 & lot 30-BB do not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District 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.

2022-2700-MRP

NAPOLEON

38

T8 - R13E

LAPONT

ISLAND

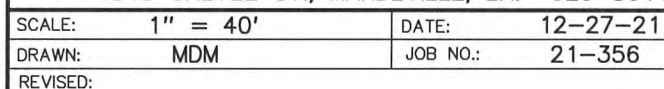
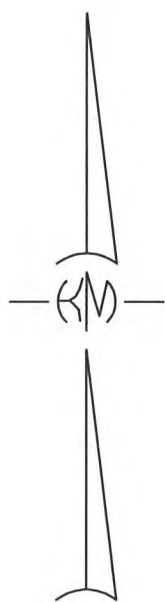
2022-2700-MRP

46

T9 - R13E

BOE

45



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RESUBDIVISION STAFF ANALYSIS REPORT

(As of February 1, 2022)

Meeting Date: February 8, 2022

CASE FILE NO: 2022-2704-MRP

NAME OF SUBDIVISION: Terra Bella. Phase 1A-2

LOTS BEING DIVIDED: Lots 254 & 255 A into lots 254A & 255A-1

SECTION: 45, 46

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 10, 11 East

PROPERTY LOCATION: The property is located on the east side of Beauregard Parkway, north of Bay Tree Manor Drive, Covington, Louisiana

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Robert Dell & Linda S. Akers

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create two (2) lots – lots 254A & 255A-1. 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.



2022-2704-MRP

37

T6 - R11E

31

CHRETIEN POINT

CHRETIEN POINT

MELROSE

INGLEWOOD

2022-2704-MRP

T7 - R11E

46

T7 - R10E

45

POPLAR GROVE

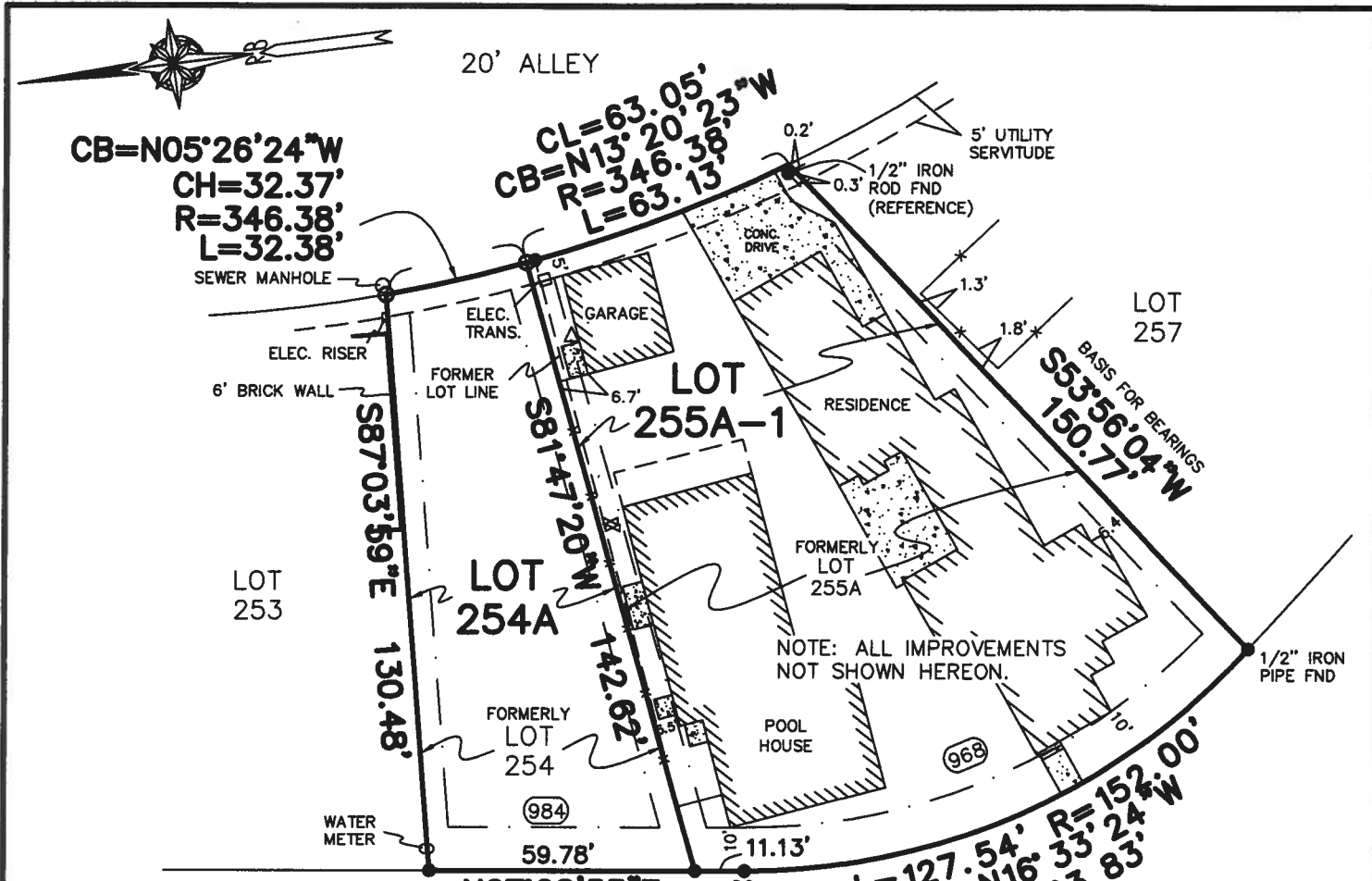
ALBANIA

BEAUREGARD

BAY TREE MANOR

BOCAGE

BOCAGE



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

BLDG. SETBACKS PER RECORDED
SUBDIVISION PLAT
FRONT - 10' MANDATORY
SIDE - 5'

REAR @ ALLEY @ (OPTION A) - 5' TO 10'
REAR @ ALLEY @ (OPTION B) - 20'

REFERENCE 1:

Resub. By Randall W. Brown & Assoc., INC.
Map File No.: 56908
Date Filed: 11-21-2017

REFERENCE 2:

Survey By Randall W. Brown & Assoc., INC.
Survey No.: 21598
Date Filed: 10-11-2021

REFERENCE 3:

Final Subdivision Plat of Terra Bella, Phase 1A-2
Map File No.: 4790
Date Filed: 4-20-2009

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 B

△ GAS METER

⊗ WATER VALVE

Ⓜ MUNICIPAL ADDRESS

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

● DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

FIRM Panel# 225205 0210 C Rev. 10-17-1989

DATE FILED

FILE NO.

A Resubdivision of
LOTS 254 & 255A * TERRA BELLA * PHASE 1A-2
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS 254A & 255A-1

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. 04586

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

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: DECEMBER 15, 2021
Survey No. 21794
Project No. (CR5) A21598.TXT

Scale: 1"= 40'±
Drawn By: J.E.D.
Revised:

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

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of February 1, 2022)

Meeting Date: February 8, 2022

CASE FILE NO: 2022-2711-MRP

NAME OF SUBDIVISION: The Northern Division of The Birg Boulevard

LOTS BEING DIVIDED: Lots 1, 3-64, 65 & 67 into Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10, Square 21

SECTION: 12

WARD: 3

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 11 East

PROPERTY LOCATION: The property is located on the southeast side of North Street & 11th Avenue, Covington, Louisiana

ZONING: A-4 Single-Family Residential District

PROPERTY OWNER: HMM Development LLC

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

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

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

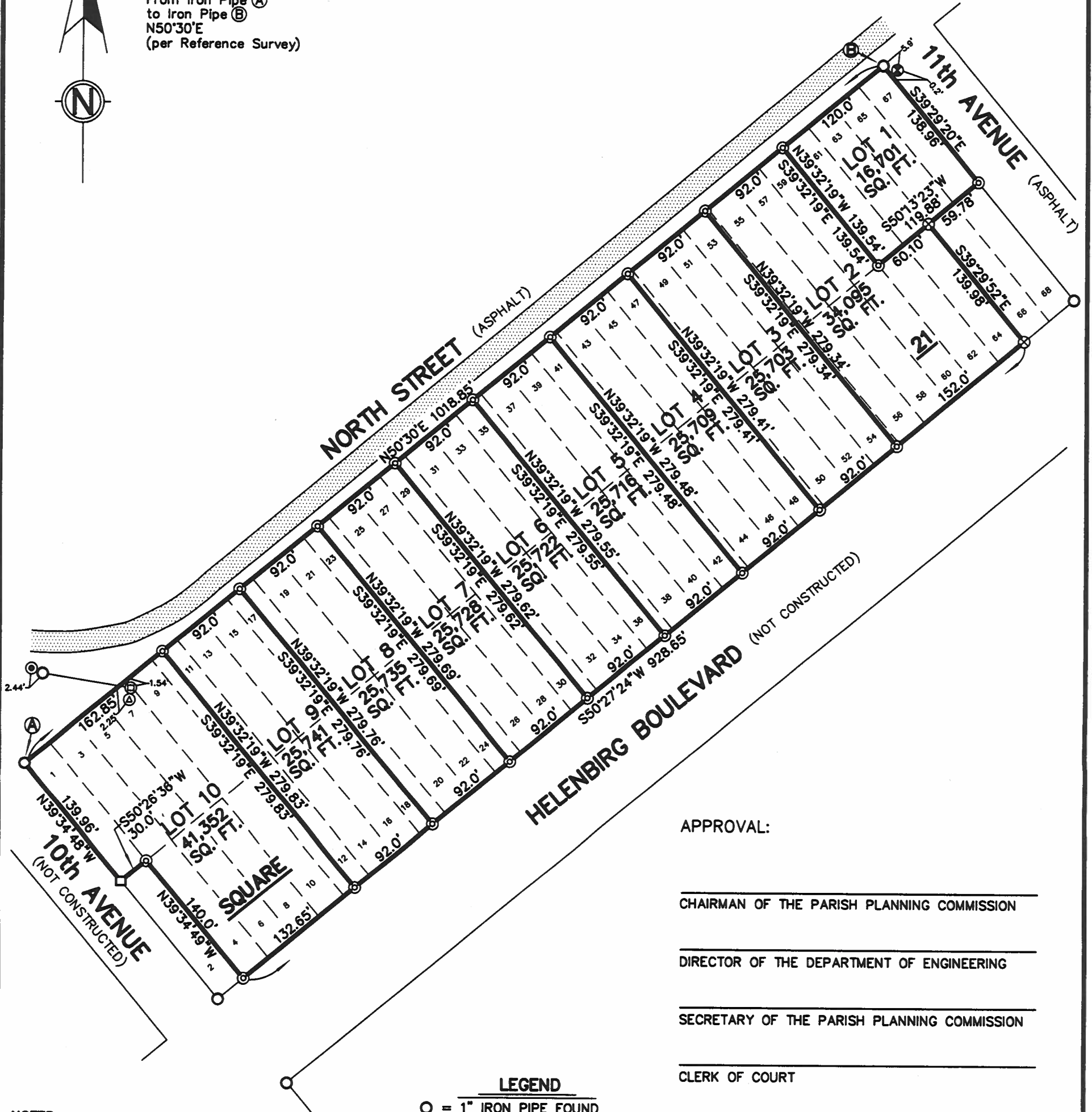
The request shall be subject to the above and below comments:

- The title block should read as follow: Resubdivision of ~~SQUARE 21~~ **Lots 1, 3-64, 65 & 67** INTO LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9 & 10, SQUARE 21.
- As per 911 Communication District, the survey should be amended as follow SHOULD SHOW **'HELENBIRG RD'** instead of "HELENBIRG BLVD"





REFERENCE BEARING:
From Iron Pipe (A)
to Iron Pipe (B)
N50°30'E
(per Reference Survey)



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. _____

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.

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

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

- LEGEND
- = 1" IRON PIPE FOUND
 - ⊗ = 3/4" BOLT FOUND
 - ⊗ = 3/8" IRON ROD FOUND
 - = CONC. MARKER FOUND
 - ⊙ = 3/4" IRON PIPE FOUND
 - ⊙ = 1" ANGLE IRON FOUND
 - ⊙ = 5/8" IRON ROD FOUND
 - ⊙ = 1/2" IRON ROD SET

REFERENCE SURVEY:
Plat of The Northern Division of The Birg Boulevard
by Howard Burns, Surveyor, dated March 1910, filed
St. Tammany Parish Clerk of Court Map File No. 188B.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: **HMM DEVELOPMENT, LLC.**

SHOWING A SURVEY OF: **RESUBDIVISION OF SQUARE 21, EXCLUDING LOTS 2, 66 & 68 INTO LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, & 10, SQUARE 21, THE NORTHERN DIVISION OF THE BIRG BOULEVARD, LOCATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100' JOB NO. 21206-RS DATE: 12/15/2021 REVISED:

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of February 1, 2022)

Meeting Date: February 8, 2022

CASE FILE NO: 2022-2719-MRP

NAME OF SUBDIVISION: River Club Phase 4A

LOTS BEING DIVIDED: Lots 57 & 58 into lot 58-A

SECTION: 49

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: The property is located on the south side of Delta Lane, west of Ox Bow Court, Covington, Louisiana

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Stephanie Mueller

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lots – lot 58-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. 10-foot drainage servitude shall not be blocked and shall function as designed.



2022-2719-MRP

47

DELTA

T7-R1E

2022-2719-MRP

OX BOW

49

Data provided to DOTD by a commercial vendor.

DELTA LANE

(REF. BRG.)

S 89°35'40" E 120.00'

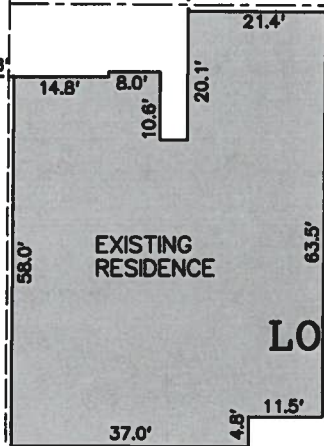
240.00'

OX BOW CT.

LOT 59

10' PRIVATE DRAIN SERV.
(5' EACH SIDE)

N 00°24'20" E 120.00'



EXISTING
RESIDENCE

LOT 58-A

LOT 56

S 00°24'20" W 120.00'

LOT 58

LOT 57

10' PRIVATE DRAIN SERV.

N 89°35'40" W 120.00'

LOT 76

LOT 77

LOT 78

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

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

BUILDING SETBACKS

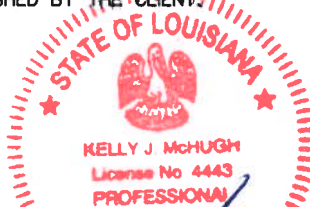
FRONT 25'
SIDE 5'
SIDE STREET 15'
REAR 20'

-- LEGEND --

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

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C ; BASE FLOOD ELEV. N/A; F.I.R.M.
PANEL NO. 225205 240 E ; REV. 08/16/95

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



KELLY J. McHUGH REG. NO. 4443

CERTIFIED 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.

REFERENCE: PLAT OF RIVER CLUB, PHASE 4A, BY THIS FIRM
FILED FOR RECORD 03-28-2018, MAP NO. 5728, FROM WHICH
SETBACKS, SERVITUDES AND BASIS OF BEARING WERE TAKEN.

BOUNDARY SURVEY OF:

A RESUBDIVISION OF LOTS 57 & 58
INTO LOT 58-A, RIVER CLUB PHASE 4A,
SECTIONS 47 & 49, T-7-S, R-11-E,
G.L.D., ST. TAMMANY PARISH, LA.

PREPARED FOR:

STEPHANIE MUELLER

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

SCALE: 1" = 30' DATE: 01-12-22
DRAWN: DRJ JOB NO.: 18-286
REVISED:

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of February 1, 2022)

Meeting Date: February 8, 2022

CASE FILE NO: 2022-2721-MRP

NAME OF SUBDIVISION: Whippoorwill Grove on Money Hill

LOTS BEING DIVIDED: Lots 81 & 82 into Lots 81-A & 82-B

SECTION: 23

WARD: 5

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

PROPERTY LOCATION: The property is located on the west side of Gobblers Knob, northwest of Killdeer Drive, Bush, Louisiana

ZONING: A-2 Suburban District

PROPERTY OWNER: Danny G. Menge & Lela V. Menge

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create two (2) lots – lots 81-A & 82-B. The public hearing is required considering that:

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

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

1. Amend survey as follow: Reference: Recorded Plat of Whippoorwill Grove on Money Hill, Clerk of Courts Office , **File #983B**



A Resubdivision of Lots 81 & 82, into Lots
81-A & 82-B, Whippoorwill Grove on Money
Hill, St. Tammany Parish, Louisiana

Reference: Recorded Plat of Whippoorwill Grove on
Money Hill, Clerk of Courts Office, (Based Bearing)

Plat calls not shown

There is a 10' Utility Easement along the
Front of Subject Property

This property is located in Flood Zone C,
per Fema Map No. 225205 0175 C,
Dated 10-17-1989

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

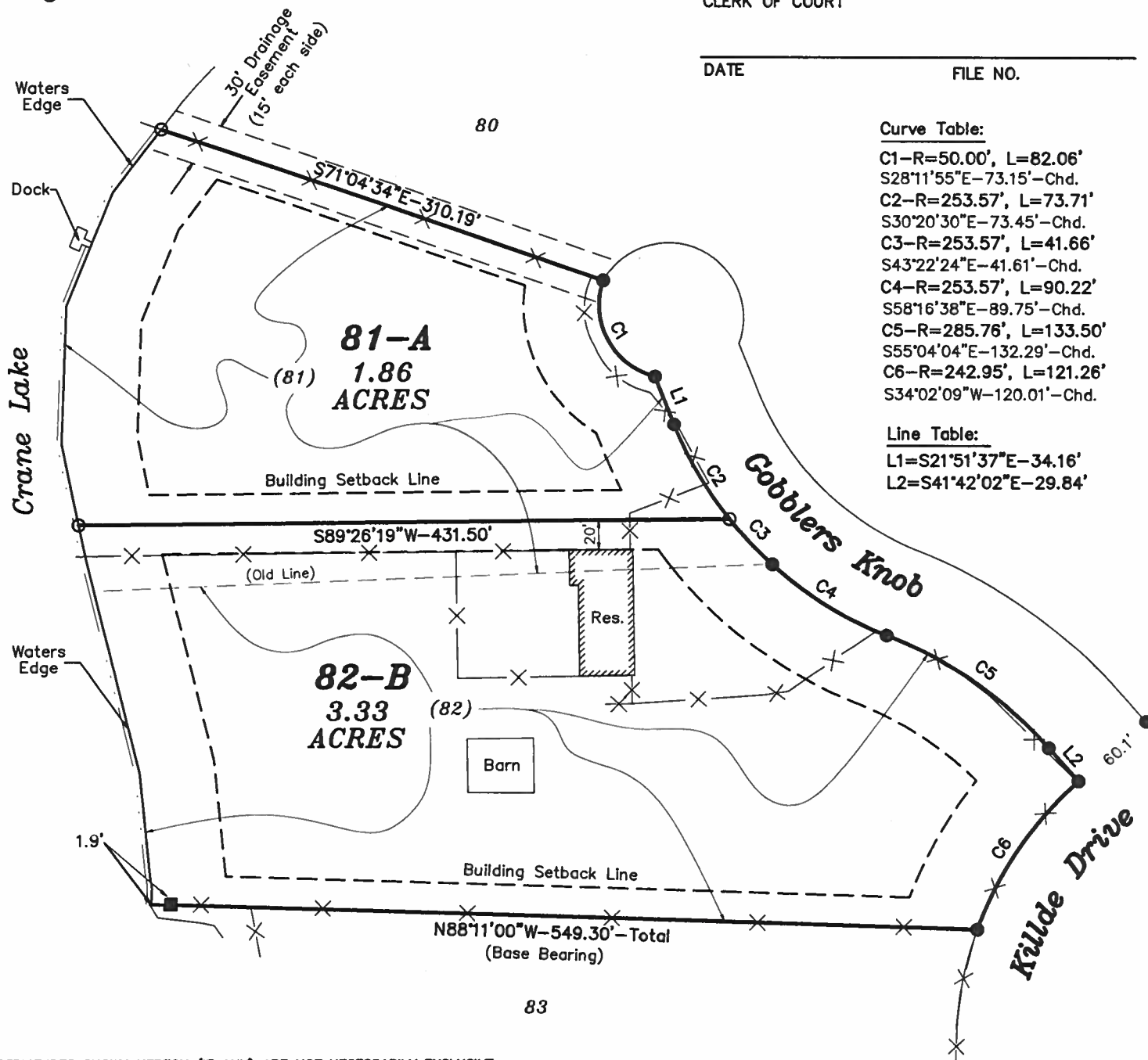
DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.



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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:1X1.

LEGEND:

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

(Must verify prior to Construction)
Building Setbacks
Front: 50'
Side: 20'
Rear: 50' from Lake
Side Street: 50'

MAP PREPARED FOR **DANNY G. MENGE**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 81 & 82, WHIPPOORWILL GROVE ON MONEY HILL,
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) 842-6277 office (985) 848-0355 fax
landsurveyingllc@gmail.com

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

SCALE: 1" = 100'

DATE: 1-12-2022

NUMBER: 20843

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of February 1, 2022)

Meeting Date: February 8, 2022

CASE FILE NO: 2022-2723-MRP

NAME OF SUBDIVISION: The Northern Division of The Birg Boulevard

LOTS BEING DIVIDED: Lots 1-68 into Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11, Square 23

SECTION: 12

WARD: 3

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 11 East

PROPERTY LOCATION: The property is located on the northeast side of North Street & 11th Avenue, Covington, Louisiana

ZONING: A-4 Single-Family Residential District

PROPERTY OWNER: Mark & Kasey, LLC – Mark Hosch

STAFF COMMENTARY:

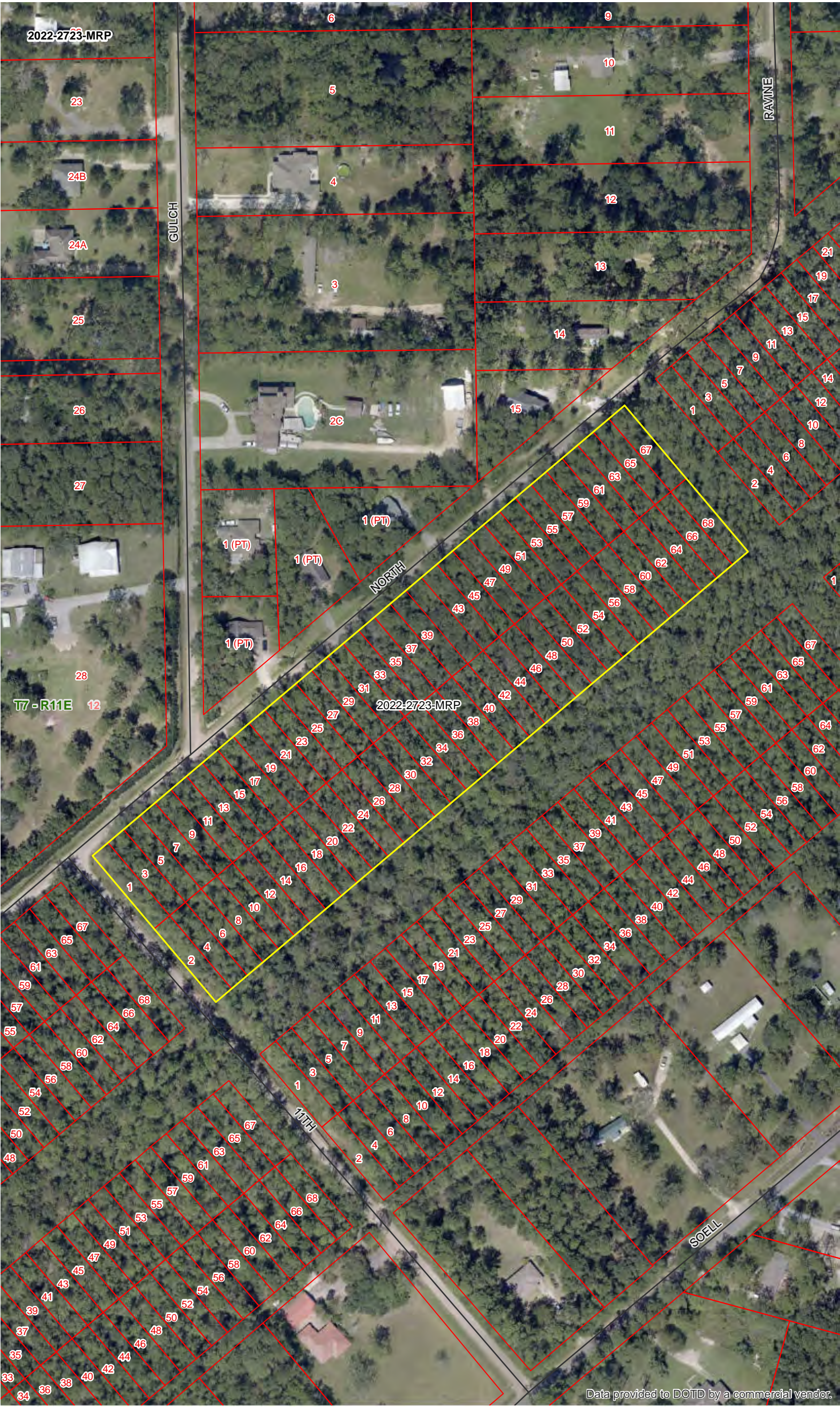
Department of Planning & Development and Department of Engineering

The owner is requesting to create eleven (11) lots – lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11. 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:

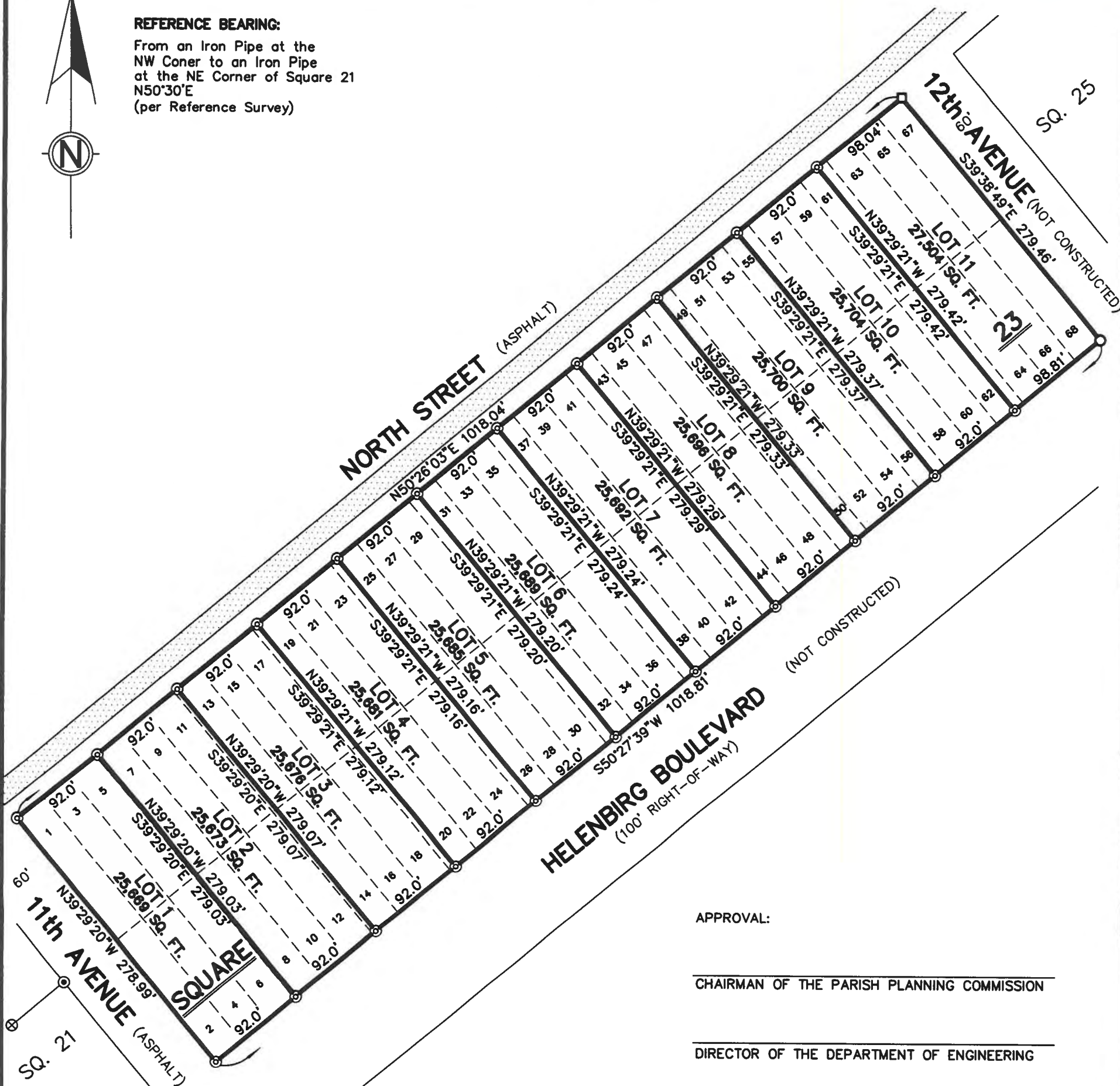
- The title block should read as follow: Resubdivision of ~~Square 23~~ **Lots 1-68** into Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11, Square 23
- As per 911 Communication District, the survey should be amended as follow **SHOULD SHOW 'HELENBIRG RD'** instead of “HELENBIRG BLVD”





REFERENCE BEARING:

From an Iron Pipe at the
NW Corner to an Iron Pipe
at the NE Corner of Square 21
N50°30'E
(per Reference Survey)



LEGEND

- = 1" IRON PIPE FOUND
- = CONC. MARKER FOUND
- ⊗ = 3/4" BOLT FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET UPON APPROVAL

NOTES:

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.
- Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

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

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.

REFERENCE SURVEY:

Plat of Northern Division of The Birg Boulevard
by Howard Burns, Surveyor, dated March 1910,
filed in the St. Tammany Parish Clerk of Court
Map File No. 188B.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

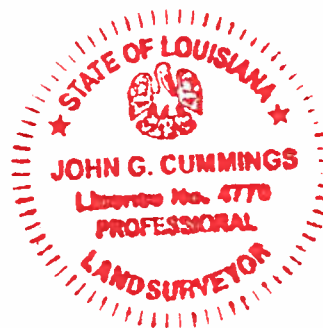
PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **MARK & KASEY, LLC.**

SHOWING A SURVEY OF: **RESUBDIVISION OF SQUARE 23 INTO LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 & 11, SQUARE 23, THE NORTHERN DIVISION OF THE BIRG BOULEVARD, LOCATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 22003-RS

DATE: 01/11/2022

REVISED:

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of February 1, 2022)

Meeting Date: February 8, 2022

CASE FILE NO: 2022-2724-MRP

NAME OF SUBDIVISION: Alamosa Park, Phase 3-B

LOTS BEING DIVIDED: Lots 61 & 62 into lot 61-A

SECTION: 24

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 11 East

PROPERTY LOCATION: The property is located on the south side of Compass Way South, east of Compass Way East, south of Marion Lane, Mandeville, Louisiana

ZONING: I-2 Industrial District

PROPERTY OWNER: C-Survey, LLC

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot – lot 61-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.

Parcel 3E

2022-2724-MRP

40A

SDSA North

Greenbelt

26

25

23

24

67A

COMPASS

65

66

MARION

22

21

Greenbelt

20

Parcel 3D

59

60

2022-2724-MRF

62

SDSA South

T7 - R11F

24

61

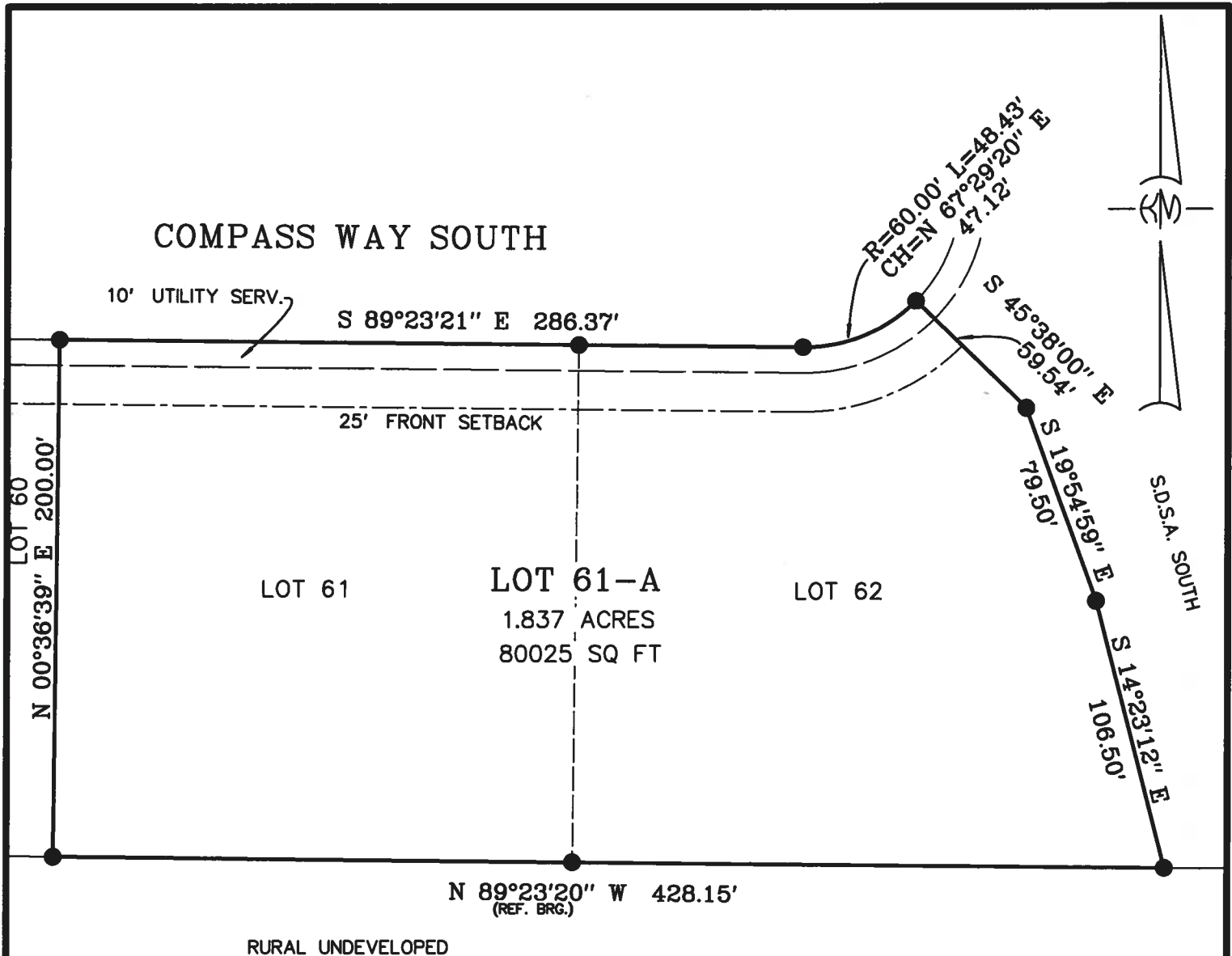
2F

20

2D

2F

Data provided to DOTD by a commercial vendor



APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

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

BUILDING SETBACKS
BUILDING SETBACKS SHALL CONFIRM TO
M-C ZONING GUIDE LINES MINIMUM FRONT
SETBACK SHALL BE 25'

-- LEGEND --

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

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C ; BASE FLOOD ELEV. N/A ; F.I.R.M.
PANEL NO. 225205 0245 C ; REV. 10-17-89

REFERENCE: A PLAT OF ALAMOSA PARK PH. 3-A,
BY THIS FIRM, FILED FOR RECORD 06-16-2009,
MAP FILE NO. 4805, FROM WHICH SETBACKS, SERVITUDES
AND BASIS OF BEARING WERE TAKEN.

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



KELLY J. McHUGH REG. NO. 4443
CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

A BOUNDARY SURVEY OF:

A RESUBDIVISION OF LOTS 61 & 62
INTO LOT 61-A, ALAMOSA PARK PH. 3-B
SECTION 24, T-7-S, R-11-E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:

C-SURVEY, LLC

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

SCALE: 1" = 60' DATE: 01-07-22
DRAWN: MDM JOB NO.: 21-402
REVISED:

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PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of February 1, 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, the December 14, 2021 Planning Commission meeting and the January 11, 2022 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 January 28, 2022.

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).
5. Provide clarification regarding what the newly added bearings and dimensions to the north of Lots #86 - #105 is for.

Paving & Drainage Plan:

6. The proposed drain line between Lots #130 & #131 will not be able to drain as show once the lots are filled to the proposed rear elevation. Revise the drain line accordingly to eliminate this conflict.
7. Remove the “potential intermittent drainage way” call out from Parcel G-7.
8. Show the proposed grading contours on the drainage plan in accordance with Cross-Section B-B.
9. Based on the revised Paving & Drainage Plan the rear of the lots abutting the pond will need to be filled to the proposed elevation of 14.50'. Provide an updated fill plan and fill mitigation calculations indicating no net fill to elevation 12'.

Water & Sewer Plan:

10. 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 February 8, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

Staff has no objection to the approval of the proposed preliminary subdivision request subject to the developer complying with all comments and no work order to be issued until all required items are satisfactorily completed and submitted.

Paving & Drainage Comments:

1. Provide a cut section for Cross-Section D-D on sheet C-4.4.

Water & Sewer Comments:

2. Shift the water and sewer lines where feasible and applicable to be located within provided 12' utility servitude. (Typical Comment)

Drainage Impact Study:

3. Increase cross drain 1-2 to a 24" diameter pipe in lieu of the proposed 18" to allow for additional capacity.

Informational Items:

The developer is responsible for contacting 911 Addressing and the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

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

Provide recorded and finalized proof of acquisition for the required utility servitude on Lots #14 & #16 within The Meadows Subdivision.

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

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 February 8, 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 REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As February 1, 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:

This project was previously postponed at the January 11, 2022 Planning Commission meeting.

Periodic inspections were made by this office during construction and the final inspection was made on January 28, 2022. The final inspection disclosed that all of the concrete roads are constructed, and the roadside ditches are functioning.

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

Water & Sewer Plan:

1. Provide a clear water test for this phase of Bedico Creek.
2. 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.

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

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 February 8, 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 of February 1, 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
TOWNSHIP: 6 SOUTH
RANGE: 11 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 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

This project was previously postponed at the January 11, 2022 Planning Commission meeting.

Periodic inspections have been made by this office during construction and the final inspection was made on January 28, 2022. 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. Vegetate the drainage ditch behind Lots #5-#20. Install and maintain proper erosion control measures until vegetation is established.
2. 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.
3. Complete the final grading for the newly constructed Tract P3 pond bank.
4. Vegetate the entrance boulevard median.
5. Vegetate the pond banks and slopes where needed for both Pond P2 and Pond P3. (Typical Comment)

Final Plat:

6. The legal description metes and bounds need to be updated to eliminate conflicts between the legal description and the plat call-outs (Refer to markups sent on 2/1/2022 for exact conflict locations).

Paving & Drainage Plan:

7. 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:

8. 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.
9. 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.

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 February 8, 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 February 1, 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:

This project was previously postponed at the January 11, 2022 Planning Commission meeting.

Periodic inspections were made by this office during construction and the final inspection was made on January 28, 2022. 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. Vegetate all roadside shoulders and drainage ditches. Install and maintain proper erosion control measures until vegetation is established. (Typical Comment)
3. Install the required speed limit sign on Grassy Lane in accordance with the previously approved signage plan.
4. Provide utility bedding and backfill test results for the 22"x13"x40' RCPA culvert south of Lot #87.
5. 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.
6. Install Rip-Rap at the subsurface drain line outfall north of Lot #88 in accordance with the approved plans.
7. Provide the recorded conservation servitude documentation for Parcel GS-1.
8. Update all as-built plan sheets to reflect the road names designated on the Final Plat. (Typical Comment)

Final Plat:

9. 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.
10. Provide clarification if Lot #60 is meant to face Turf Drive or Bahia Court.

Paving & Drainage Plan:

11. Provide additional as-built elevations for the roadside ditches on Bahia Court and Turf Drive.
12. New culverts and headwalls were installed just north of the Recreation Area. Provide as-built information for the constructed culverts and provide verification they are sized accordingly for this section of Turf Drive.

13. 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:

14. Provide a clear water test for this phase of Simpson Farms.
15. 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:

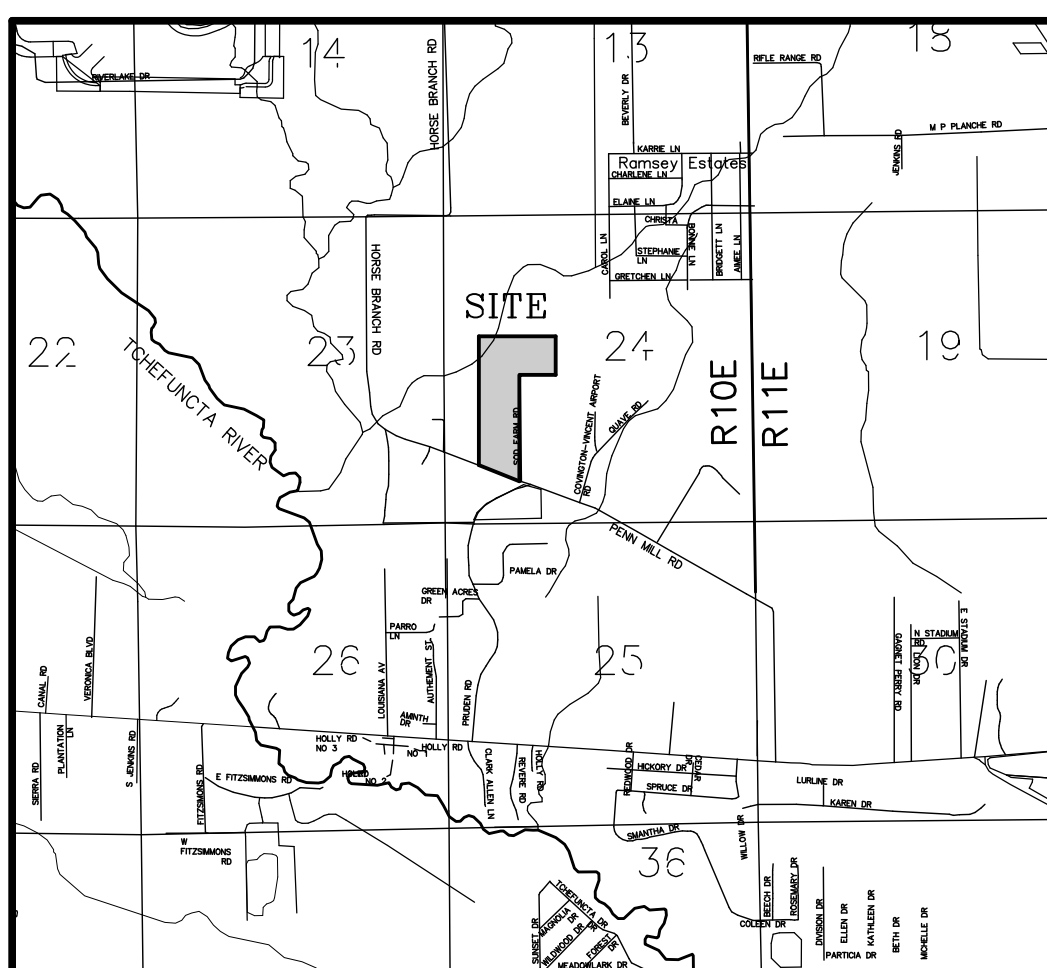
Road Impact Fee at \$1,077.00 per lot x 44 lots for a total of \$47,388.00.

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.

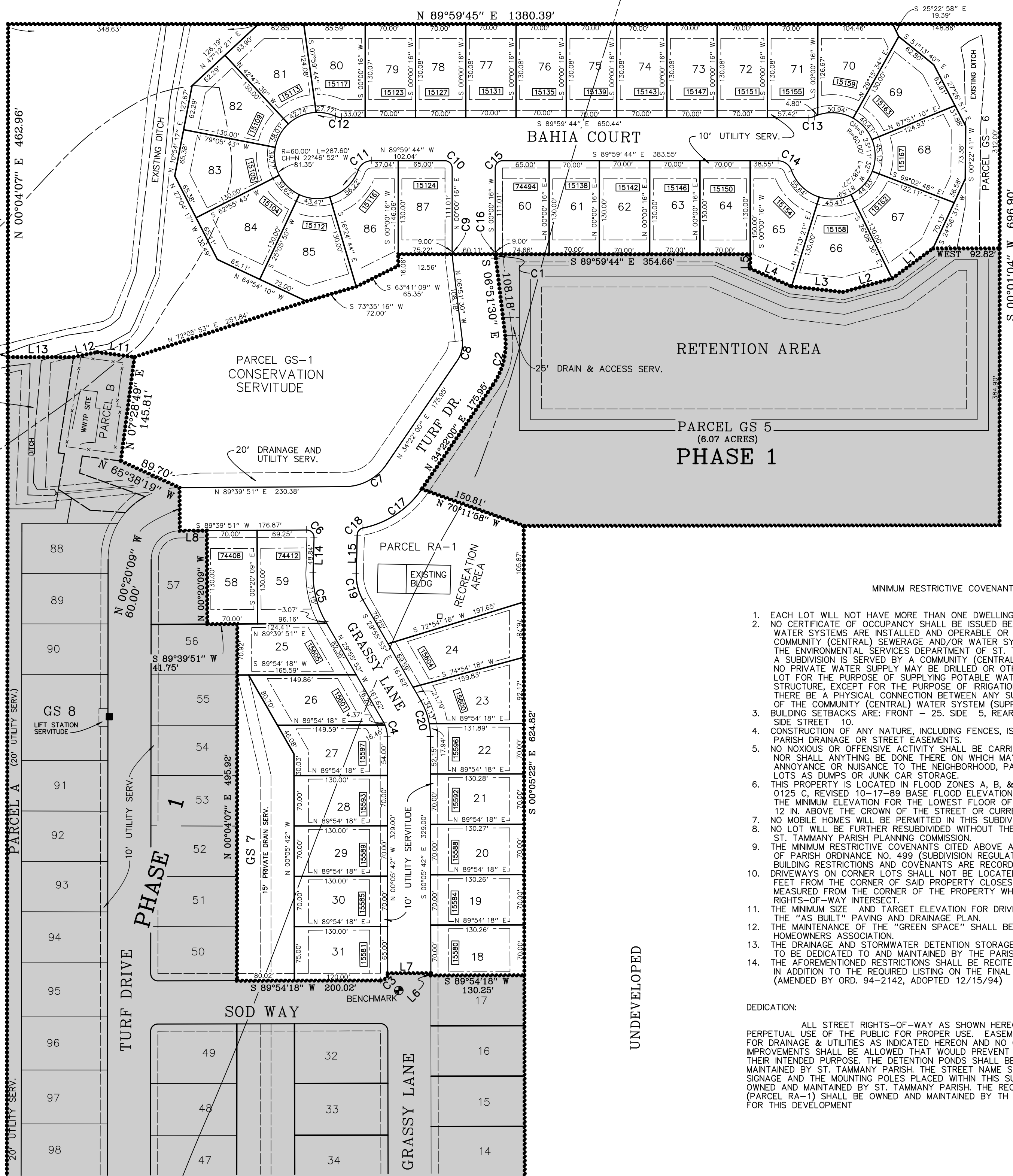
Revised drawings will not be accepted for review or placement in the packet prior to the February 8, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



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

VICINITY MAP

UNDEVELOPED



MINIMUM RESTRICTIVE COVENANTS

1. EACH LOT WILL HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A MAIN SEWER (CENTRAL) WATER SYSTEM. ALL WORK SHALL BE APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), THE SUBDIVISION SHALL BE REQUIRED TO PROVIDE A MAIN WATER LINE ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR A LOT USED FOR IRRIGATION, AND IN THE EVENT SUCH A LOT DOES NOT HAVE A PHYSICAL CONNECTION BETWEEN ANY SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
3. EACH SECTION ARE: FRONT 23, SIDE 5, REAR 20 AND 10 FEET, AND 10 FEET STREET 10'.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN THE DRAINAGE OR STREET RIGHT-OF-WAY.
5. 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 OBSTACLE OR DRAINAGE OR INTERFERENCE TO THE THOROUGH, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THIS PROPERTY IS LOCATED IN FLOOD ZONES A, B, & C RE: FIRM PANEL NO 225205 WHICH IS A 100 YEAR FLOOD ZONE. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12" IN ABOVE THE CROWN OF THE STREET OR CURRENT B.F.E. WHICHEVER IS HIGHER.
7. HOW THE LOT IS TO BE USED SHALL BE DETERMINED BY THE CITY OF ST. TAMMANY. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
8. THE MINIMUM RESERVE COVERED BY THE LOT ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 499 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECALD IN C.O.B.
9. COVERING OF CORNER LOTS OR CORNER LOTS SHALL BE MORE THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS SHOWN FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
10. THE MINIMUM SIZE AND TARGET ELEVATION FOR DRIVEWAY CULVERTS IS SHOWN ON THE ATTACHED PLAT.
11. THE MAINTENANCE OF THE "GREEN SPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
12. THE MAINTENANCE OF THE DRIVEWAY DETENTION STORAGE AREAS SHOWN HEREON ARE TO BE DEDICATED TO AND MAINTAINED BY THE PARISH OF ST. TAMMANY.
13. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECALD IN EACH TITLE OR DEED TO BE ISSUED TO THE PURCHASER OF THE LOT ON THE FINAL SUBDIVISION PLAT.
(AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

DEDICATION

ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE 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 THAT PURPOSE. THE DETENTION BASIN SHALL BE MAINTAINED BY THE CITY OF TAMPA, FL. MAINTAINED BY ST. TAMMANY PARISH. THE STREET NAME SIGNS, TRAFFIC CONTROL SIGNAGE AND THE MOUNTING POLES PLACED WITHIN THIS SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY ST. TAMMANY PARISH. THE RECREATION AREA (PARGEL RAIL) SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION FOR THIS DEVELOPMENT.

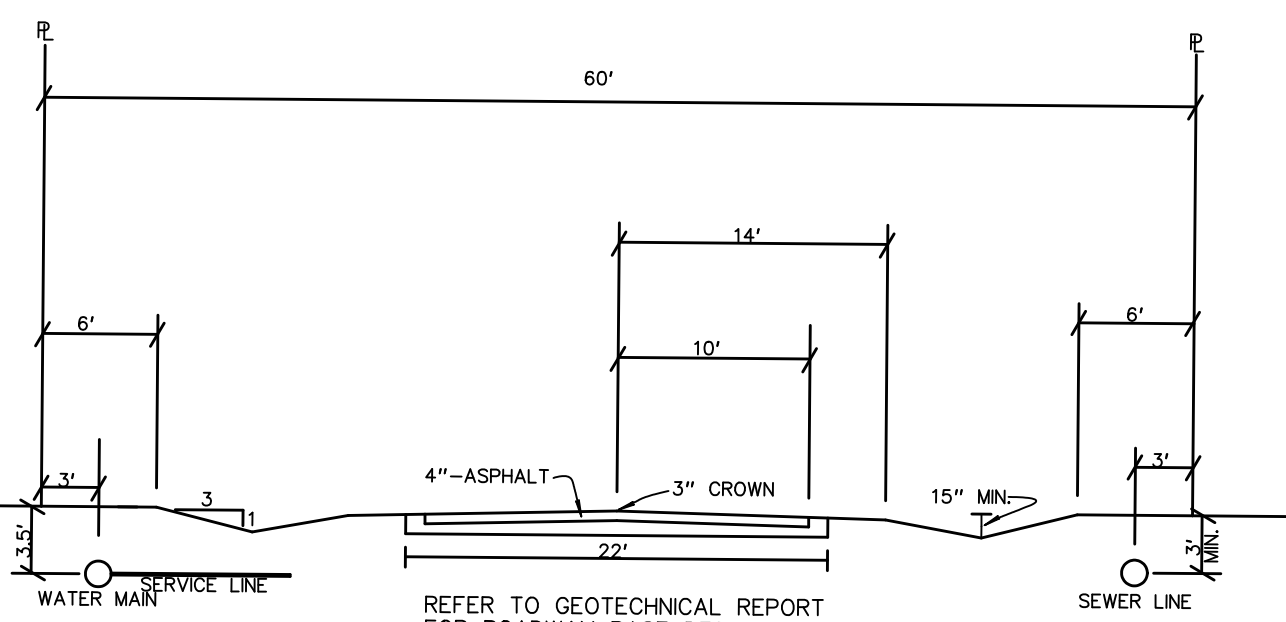
Legal Description

APPROXIMATE LOCATION OF
THE FLOOD ZONE LINES

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 Section Corner common to Sections 13, 14, 23, & 24, Township-6-South, Range-10-East and measure South a distance of 1966.77 feet
Thence South 89°59' 06" East a distance of 427.13 feet
Thence South 00°04' 07" East 462.96' to the POINT OF BEGINNING


From the survey, back-sight measurements were taken at a distance of 462'96" to the POINT OF BEGINNING.


Thence	North	00	degrees	07	minutes	44	seconds	East	a distance of	1,380.39	feet to a point;
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Thence <td>South<td>74<td>degrees<td>40<td>minutes<td>28<td>seconds<td>West<td>a distance of<td>71.32<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	South <td>74<td>degrees<td>40<td>minutes<td>28<td>seconds<td>West<td>a distance of<td>71.32<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	74 <td>degrees<td>40<td>minutes<td>28<td>seconds<td>West<td>a distance of<td>71.32<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>40<td>minutes<td>28<td>seconds<td>West<td>a distance of<td>71.32<td>feet to a point;</td></td></td></td></td></td></td></td>	40 <td>minutes<td>28<td>seconds<td>West<td>a distance of<td>71.32<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>28<td>seconds<td>West<td>a distance of<td>71.32<td>feet to a point;</td></td></td></td></td></td>	28 <td>seconds<td>West<td>a distance of<td>71.32<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>71.32<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>71.32<td>feet to a point;</td></td></td>	a distance of <td>71.32<td>feet to a point;</td></td>	71.32 <td>feet to a point;</td>	feet to a point;
Thence <td>North<td>83<td>degrees<td>38<td>minutes<td>36<td>seconds<td>West<td>a distance of<td>71.63<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	North <td>83<td>degrees<td>38<td>minutes<td>36<td>seconds<td>West<td>a distance of<td>71.63<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	83 <td>degrees<td>38<td>minutes<td>36<td>seconds<td>West<td>a distance of<td>71.63<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>38<td>minutes<td>36<td>seconds<td>West<td>a distance of<td>71.63<td>feet to a point;</td></td></td></td></td></td></td></td>	38 <td>minutes<td>36<td>seconds<td>West<td>a distance of<td>71.63<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>36<td>seconds<td>West<td>a distance of<td>71.63<td>feet to a point;</td></td></td></td></td></td>	36 <td>seconds<td>West<td>a distance of<td>71.63<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>71.63<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>71.63<td>feet to a point;</td></td></td>	a distance of <td>71.63<td>feet to a point;</td></td>	71.63 <td>feet to a point;</td>	feet to a point;
Thence <td>North<td>00<td>degrees<td>06<td>minutes<td>06<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	North <td>00<td>degrees<td>06<td>minutes<td>06<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>06<td>minutes<td>06<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>06<td>minutes<td>06<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td>	06 <td>minutes<td>06<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>06<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td>	06 <td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td>	seconds <td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td>	East <td>a distance of<td>1,000.00<td>feet to a point;</td></td></td>	a distance of <td>1,000.00<td>feet to a point;</td></td>	1,000.00 <td>feet to a point;</td>	feet to a point;
Thence <td>North<td>00<td>degrees<td>00<td>minutes<td>16<td>seconds<td>East<td>a distance of<td>20.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	North <td>00<td>degrees<td>00<td>minutes<td>16<td>seconds<td>East<td>a distance of<td>20.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>00<td>minutes<td>16<td>seconds<td>East<td>a distance of<td>20.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>00<td>minutes<td>16<td>seconds<td>East<td>a distance of<td>20.00<td>feet to a point;</td></td></td></td></td></td></td></td>	00 <td>minutes<td>16<td>seconds<td>East<td>a distance of<td>20.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>16<td>seconds<td>East<td>a distance of<td>20.00<td>feet to a point;</td></td></td></td></td></td>	16 <td>seconds<td>East<td>a distance of<td>20.00<td>feet to a point;</td></td></td></td></td>	seconds <td>East<td>a distance of<td>20.00<td>feet to a point;</td></td></td></td>	East <td>a distance of<td>20.00<td>feet to a point;</td></td></td>	a distance of <td>20.00<td>feet to a point;</td></td>	20.00 <td>feet to a point;</td>	feet to a point;
Thence <td>South<td>00<td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	South <td>00<td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td>	00 <td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td>	00 <td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>1,000.00<td>feet to a point;</td></td></td>	a distance of <td>1,000.00<td>feet to a point;</td></td>	1,000.00 <td>feet to a point;</td>	feet to a point;
Thence <td>along a curve to the<td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></td>	along a curve to the <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>										
beginning of a curve <td>left<td>having a<td>radius of<td>120.00<td>feet, a distance of<td>62<td>degrees<td>02<td>degrees<td>33<td>minutes</td></td></td></td></td></td></td></td></td></td></td>	left <td>having a<td>radius of<td>120.00<td>feet, a distance of<td>62<td>degrees<td>02<td>degrees<td>33<td>minutes</td></td></td></td></td></td></td></td></td></td>	having a <td>radius of<td>120.00<td>feet, a distance of<td>62<td>degrees<td>02<td>degrees<td>33<td>minutes</td></td></td></td></td></td></td></td></td>	radius of <td>120.00<td>feet, a distance of<td>62<td>degrees<td>02<td>degrees<td>33<td>minutes</td></td></td></td></td></td></td></td>	120.00 <td>feet, a distance of<td>62<td>degrees<td>02<td>degrees<td>33<td>minutes</td></td></td></td></td></td></td>	feet, a distance of <td>62<td>degrees<td>02<td>degrees<td>33<td>minutes</td></td></td></td></td></td>	62 <td>degrees<td>02<td>degrees<td>33<td>minutes</td></td></td></td></td>	degrees <td>02<td>degrees<td>33<td>minutes</td></td></td></td>	02 <td>degrees<td>33<td>minutes</td></td></td>	degrees <td>33<td>minutes</td></td>	33 <td>minutes</td>	minutes
seconds <td>East<td>a distance of<td>5.37<td>feet to a point of tangency;<td></td><td></td><td></td><td></td><td></td><td></td><td></td></td></td></td></td>	East <td>a distance of<td>5.37<td>feet to a point of tangency;<td></td><td></td><td></td><td></td><td></td><td></td><td></td></td></td></td>	a distance of <td>5.37<td>feet to a point of tangency;<td></td><td></td><td></td><td></td><td></td><td></td><td></td></td></td>	5.37 <td>feet to a point of tangency;<td></td><td></td><td></td><td></td><td></td><td></td><td></td></td>	feet to a point of tangency; <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>							
Thence <td>East<td>having a<td>chord<td>and a distance of<td>5.37<td>feet to a point of tangency;<td></td><td></td><td></td><td></td><td></td></td></td></td></td></td></td>	East <td>having a<td>chord<td>and a distance of<td>5.37<td>feet to a point of tangency;<td></td><td></td><td></td><td></td><td></td></td></td></td></td></td>	having a <td>chord<td>and a distance of<td>5.37<td>feet to a point of tangency;<td></td><td></td><td></td><td></td><td></td></td></td></td></td>	chord <td>and a distance of<td>5.37<td>feet to a point of tangency;<td></td><td></td><td></td><td></td><td></td></td></td></td>	and a distance of <td>5.37<td>feet to a point of tangency;<td></td><td></td><td></td><td></td><td></td></td></td>	5.37 <td>feet to a point of tangency;<td></td><td></td><td></td><td></td><td></td></td>	feet to a point of tangency; <td></td> <td></td> <td></td> <td></td> <td></td>					
Thence <td>South<td>06<td>degrees<td>51<td>minutes<td>30<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	South <td>06<td>degrees<td>51<td>minutes<td>30<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	06 <td>degrees<td>51<td>minutes<td>30<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>51<td>minutes<td>30<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td>	51 <td>minutes<td>30<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>30<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td>	30 <td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td>	seconds <td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td>	East <td>a distance of<td>1,000.00<td>feet to a point;</td></td></td>	a distance of <td>1,000.00<td>feet to a point;</td></td>	1,000.00 <td>feet to a point;</td>	feet to a point;
Thence <td>South<td>00<td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	South <td>00<td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td>	00 <td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td>	00 <td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>1,000.00<td>feet to a point;</td></td></td>	a distance of <td>1,000.00<td>feet to a point;</td></td>	1,000.00 <td>feet to a point;</td>	feet to a point;
30 seconds, an arc length of <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>											
71.95 <td>feet, and a chord which bears<td>South<td>13<td>degrees<td>45<td>minutes<td>15</td><td>seconds<td></td><td></td><td></td></td></td></td></td></td></td></td>	feet, and a chord which bears <td>South<td>13<td>degrees<td>45<td>minutes<td>15</td><td>seconds<td></td><td></td><td></td></td></td></td></td></td></td>	South <td>13<td>degrees<td>45<td>minutes<td>15</td><td>seconds<td></td><td></td><td></td></td></td></td></td></td>	13 <td>degrees<td>45<td>minutes<td>15</td><td>seconds<td></td><td></td><td></td></td></td></td></td>	degrees <td>45<td>minutes<td>15</td><td>seconds<td></td><td></td><td></td></td></td></td>	45 <td>minutes<td>15</td><td>seconds<td></td><td></td><td></td></td></td>	minutes <td>15</td> <td>seconds<td></td><td></td><td></td></td>	15	seconds <td></td> <td></td> <td></td>			
Thence <td>South<td>00<td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>77.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	South <td>00<td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>77.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>77.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>77.00<td>feet to a point;</td></td></td></td></td></td></td></td>	00 <td>minutes<td>00<td>seconds<td>West<td>a distance of<td>77.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>00<td>seconds<td>West<td>a distance of<td>77.00<td>feet to a point;</td></td></td></td></td></td>	00 <td>seconds<td>West<td>a distance of<td>77.00<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>77.00<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>77.00<td>feet to a point;</td></td></td>	a distance of <td>77.00<td>feet to a point;</td></td>	77.00 <td>feet to a point;</td>	feet to a point;
Thence <td>South<td>34<td>degrees<td>22<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>72.85<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	South <td>34<td>degrees<td>22<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>72.85<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	34 <td>degrees<td>22<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>72.85<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>22<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>72.85<td>feet to a point;</td></td></td></td></td></td></td></td>	22 <td>minutes<td>00<td>seconds<td>West<td>a distance of<td>72.85<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>00<td>seconds<td>West<td>a distance of<td>72.85<td>feet to a point;</td></td></td></td></td></td>	00 <td>seconds<td>West<td>a distance of<td>72.85<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>72.85<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>72.85<td>feet to a point;</td></td></td>	a distance of <td>72.85<td>feet to a point;</td></td>	72.85 <td>feet to a point;</td>	feet to a point;
Thence <td>South<td>00<td>degrees<td>58<td>minutes<td>58<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	South <td>00<td>degrees<td>58<td>minutes<td>58<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>58<td>minutes<td>58<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>58<td>minutes<td>58<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td>	58 <td>minutes<td>58<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>58<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td>	58 <td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>1,000.00<td>feet to a point;</td></td></td>	a distance of <td>1,000.00<td>feet to a point;</td></td>	1,000.00 <td>feet to a point;</td>	feet to a point;
Thence <td>South<td>00<td>degrees<td>05<td>minutes<td>20<td>seconds<td>East<td>a distance of<td>629.82<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	South <td>00<td>degrees<td>05<td>minutes<td>20<td>seconds<td>East<td>a distance of<td>629.82<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>05<td>minutes<td>20<td>seconds<td>East<td>a distance of<td>629.82<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>05<td>minutes<td>20<td>seconds<td>East<td>a distance of<td>629.82<td>feet to a point;</td></td></td></td></td></td></td></td>	05 <td>minutes<td>20<td>seconds<td>East<td>a distance of<td>629.82<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>20<td>seconds<td>East<td>a distance of<td>629.82<td>feet to a point;</td></td></td></td></td></td>	20 <td>seconds<td>East<td>a distance of<td>629.82<td>feet to a point;</td></td></td></td></td>	seconds <td>East<td>a distance of<td>629.82<td>feet to a point;</td></td></td></td>	East <td>a distance of<td>629.82<td>feet to a point;</td></td></td>	a distance of <td>629.82<td>feet to a point;</td></td>	629.82 <td>feet to a point;</td>	feet to a point;
Thence <td>South<td>89<td>degrees<td>45<td>minutes<td>18<td>seconds<td>West<td>a distance of<td>130.25<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	South <td>89<td>degrees<td>45<td>minutes<td>18<td>seconds<td>West<td>a distance of<td>130.25<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	89 <td>degrees<td>45<td>minutes<td>18<td>seconds<td>West<td>a distance of<td>130.25<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>45<td>minutes<td>18<td>seconds<td>West<td>a distance of<td>130.25<td>feet to a point;</td></td></td></td></td></td></td></td>	45 <td>minutes<td>18<td>seconds<td>West<td>a distance of<td>130.25<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>18<td>seconds<td>West<td>a distance of<td>130.25<td>feet to a point;</td></td></td></td></td></td>	18 <td>seconds<td>West<td>a distance of<td>130.25<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>130.25<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>130.25<td>feet to a point;</td></td></td>	a distance of <td>130.25<td>feet to a point;</td></td>	130.25 <td>feet to a point;</td>	feet to a point;
Thence <td>South<td>00<td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	South <td>00<td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td>	00 <td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td>	00 <td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>1,000.00<td>feet to a point;</td></td></td>	a distance of <td>1,000.00<td>feet to a point;</td></td>	1,000.00 <td>feet to a point;</td>	feet to a point;
Thence <td>South<td>89<td>degrees<td>54<td>minutes<td>18<td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point; a curve;</td></td></td></td></td></td></td></td></td></td></td>	South <td>89<td>degrees<td>54<td>minutes<td>18<td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point; a curve;</td></td></td></td></td></td></td></td></td></td>	89 <td>degrees<td>54<td>minutes<td>18<td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point; a curve;</td></td></td></td></td></td></td></td></td>	degrees <td>54<td>minutes<td>18<td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point; a curve;</td></td></td></td></td></td></td></td>	54 <td>minutes<td>18<td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point; a curve;</td></td></td></td></td></td></td>	minutes <td>18<td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point; a curve;</td></td></td></td></td></td>	18 <td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point; a curve;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>60.00<td>feet to a point; a curve;</td></td></td></td>	West <td>a distance of<td>60.00<td>feet to a point; a curve;</td></td></td>	a distance of <td>60.00<td>feet to a point; a curve;</td></td>	60.00 <td>feet to a point; a curve;</td>	feet to a point; a curve;
Thence <td>South<td>00<td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	South <td>00<td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>00<td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td>	00 <td>minutes<td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>00<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td>	00 <td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>1,000.00<td>feet to a point;</td></td></td>	a distance of <td>1,000.00<td>feet to a point;</td></td>	1,000.00 <td>feet to a point;</td>	feet to a point;
00 seconds, an arc length of <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>											
15.71 <td>feet, and a chord which bears<td>South<td>44<td>degrees<td>54<td>minutes<td>18</td><td>seconds</td><td></td><td></td><td></td></td></td></td></td></td></td>	feet, and a chord which bears <td>South<td>44<td>degrees<td>54<td>minutes<td>18</td><td>seconds</td><td></td><td></td><td></td></td></td></td></td></td>	South <td>44<td>degrees<td>54<td>minutes<td>18</td><td>seconds</td><td></td><td></td><td></td></td></td></td></td>	44 <td>degrees<td>54<td>minutes<td>18</td><td>seconds</td><td></td><td></td><td></td></td></td></td>	degrees <td>54<td>minutes<td>18</td><td>seconds</td><td></td><td></td><td></td></td></td>	54 <td>minutes<td>18</td><td>seconds</td><td></td><td></td><td></td></td>	minutes <td>18</td> <td>seconds</td> <td></td> <td></td> <td></td>	18	seconds			
Thence <td>South<td>89<td>degrees<td>54<td>minutes<td>18<td>seconds<td>West<td>a distance of<td>200.02<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	South <td>89<td>degrees<td>54<td>minutes<td>18<td>seconds<td>West<td>a distance of<td>200.02<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	89 <td>degrees<td>54<td>minutes<td>18<td>seconds<td>West<td>a distance of<td>200.02<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>54<td>minutes<td>18<td>seconds<td>West<td>a distance of<td>200.02<td>feet to a point;</td></td></td></td></td></td></td></td>	54 <td>minutes<td>18<td>seconds<td>West<td>a distance of<td>200.02<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>18<td>seconds<td>West<td>a distance of<td>200.02<td>feet to a point;</td></td></td></td></td></td>	18 <td>seconds<td>West<td>a distance of<td>200.02<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>200.02<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>200.02<td>feet to a point;</td></td></td>	a distance of <td>200.02<td>feet to a point;</td></td>	200.02 <td>feet to a point;</td>	feet to a point;
Thence <td>North<td>89<td>degrees<td>54<td>minutes<td>07<td>seconds<td>East<td>a distance of<td>44.75<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	North <td>89<td>degrees<td>54<td>minutes<td>07<td>seconds<td>East<td>a distance of<td>44.75<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	89 <td>degrees<td>54<td>minutes<td>07<td>seconds<td>East<td>a distance of<td>44.75<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>54<td>minutes<td>07<td>seconds<td>East<td>a distance of<td>44.75<td>feet to a point;</td></td></td></td></td></td></td></td>	54 <td>minutes<td>07<td>seconds<td>East<td>a distance of<td>44.75<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>07<td>seconds<td>East<td>a distance of<td>44.75<td>feet to a point;</td></td></td></td></td></td>	07 <td>seconds<td>East<td>a distance of<td>44.75<td>feet to a point;</td></td></td></td></td>	seconds <td>East<td>a distance of<td>44.75<td>feet to a point;</td></td></td></td>	East <td>a distance of<td>44.75<td>feet to a point;</td></td></td>	a distance of <td>44.75<td>feet to a point;</td></td>	44.75 <td>feet to a point;</td>	feet to a point;
Thence <td>North<td>89<td>degrees<td>39<td>minutes<td>09<td>seconds<td>East<td>a distance of<td>13.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	North <td>89<td>degrees<td>39<td>minutes<td>09<td>seconds<td>East<td>a distance of<td>13.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	89 <td>degrees<td>39<td>minutes<td>09<td>seconds<td>East<td>a distance of<td>13.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>39<td>minutes<td>09<td>seconds<td>East<td>a distance of<td>13.00<td>feet to a point;</td></td></td></td></td></td></td></td>	39 <td>minutes<td>09<td>seconds<td>East<td>a distance of<td>13.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>09<td>seconds<td>East<td>a distance of<td>13.00<td>feet to a point;</td></td></td></td></td></td>	09 <td>seconds<td>East<td>a distance of<td>13.00<td>feet to a point;</td></td></td></td></td>	seconds <td>East<td>a distance of<td>13.00<td>feet to a point;</td></td></td></td>	East <td>a distance of<td>13.00<td>feet to a point;</td></td></td>	a distance of <td>13.00<td>feet to a point;</td></td>	13.00 <td>feet to a point;</td>	feet to a point;
Thence <td>North<td>00<td>degrees<td>20<td>minutes<td>09<td>seconds<td>East<td>a distance of<td>117.75<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	North <td>00<td>degrees<td>20<td>minutes<td>09<td>seconds<td>East<td>a distance of<td>117.75<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>20<td>minutes<td>09<td>seconds<td>East<td>a distance of<td>117.75<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>20<td>minutes<td>09<td>seconds<td>East<td>a distance of<td>117.75<td>feet to a point;</td></td></td></td></td></td></td></td>	20 <td>minutes<td>09<td>seconds<td>East<td>a distance of<td>117.75<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>09<td>seconds<td>East<td>a distance of<td>117.75<td>feet to a point;</td></td></td></td></td></td>	09 <td>seconds<td>East<td>a distance of<td>117.75<td>feet to a point;</td></td></td></td></td>	seconds <td>East<td>a distance of<td>117.75<td>feet to a point;</td></td></td></td>	East <td>a distance of<td>117.75<td>feet to a point;</td></td></td>	a distance of <td>117.75<td>feet to a point;</td></td>	117.75 <td>feet to a point;</td>	feet to a point;
Thence <td>North<td>00<td>degrees<td>00<td>minutes<td>5<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	North <td>00<td>degrees<td>00<td>minutes<td>5<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>00<td>minutes<td>5<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>00<td>minutes<td>5<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td>	00 <td>minutes<td>5<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>5<td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td>	5 <td>seconds<td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td>	seconds <td>East<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td>	East <td>a distance of<td>1,000.00<td>feet to a point;</td></td></td>	a distance of <td>1,000.00<td>feet to a point;</td></td>	1,000.00 <td>feet to a point;</td>	feet to a point;
Thence <td>North<td>00<td>degrees<td>20<td>minutes<td>09<td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	North <td>00<td>degrees<td>20<td>minutes<td>09<td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>20<td>minutes<td>09<td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>20<td>minutes<td>09<td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point;</td></td></td></td></td></td></td></td>	20 <td>minutes<td>09<td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>09<td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point;</td></td></td></td></td></td>	09 <td>seconds<td>West<td>a distance of<td>60.00<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>60.00<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>60.00<td>feet to a point;</td></td></td>	a distance of <td>60.00<td>feet to a point;</td></td>	60.00 <td>feet to a point;</td>	feet to a point;
Thence <td>North<td>00<td>degrees<td>19<td>minutes<td>19<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	North <td>00<td>degrees<td>19<td>minutes<td>19<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>19<td>minutes<td>19<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>19<td>minutes<td>19<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td></td>	19 <td>minutes<td>19<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>19<td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td></td>	19 <td>seconds<td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>1,000.00<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>1,000.00<td>feet to a point;</td></td></td>	a distance of <td>1,000.00<td>feet to a point;</td></td>	1,000.00 <td>feet to a point;</td>	feet to a point;
Thence <td>North<td>07<td>degrees<td>28<td>minutes<td>49<td>seconds<td>East<td>a distance of<td>145.81<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	North <td>07<td>degrees<td>28<td>minutes<td>49<td>seconds<td>East<td>a distance of<td>145.81<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	07 <td>degrees<td>28<td>minutes<td>49<td>seconds<td>East<td>a distance of<td>145.81<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>28<td>minutes<td>49<td>seconds<td>East<td>a distance of<td>145.81<td>feet to a point;</td></td></td></td></td></td></td></td>	28 <td>minutes<td>49<td>seconds<td>East<td>a distance of<td>145.81<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>49<td>seconds<td>East<td>a distance of<td>145.81<td>feet to a point;</td></td></td></td></td></td>	49 <td>seconds<td>East<td>a distance of<td>145.81<td>feet to a point;</td></td></td></td></td>	seconds <td>East<td>a distance of<td>145.81<td>feet to a point;</td></td></td></td>	East <td>a distance of<td>145.81<td>feet to a point;</td></td></td>	a distance of <td>145.81<td>feet to a point;</td></td>	145.81 <td>feet to a point;</td>	feet to a point;
Thence <td>North<td>82<td>degrees<td>38<td>minutes<td>36<td>seconds<td>West<td>a distance of<td>120.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	North <td>82<td>degrees<td>38<td>minutes<td>36<td>seconds<td>West<td>a distance of<td>120.00<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	82 <td>degrees<td>38<td>minutes<td>36<td>seconds<td>West<td>a distance of<td>120.00<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>38<td>minutes<td>36<td>seconds<td>West<td>a distance of<td>120.00<td>feet to a point;</td></td></td></td></td></td></td></td>	38 <td>minutes<td>36<td>seconds<td>West<td>a distance of<td>120.00<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>36<td>seconds<td>West<td>a distance of<td>120.00<td>feet to a point;</td></td></td></td></td></td>	36 <td>seconds<td>West<td>a distance of<td>120.00<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>120.00<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>120.00<td>feet to a point;</td></td></td>	a distance of <td>120.00<td>feet to a point;</td></td>	120.00 <td>feet to a point;</td>	feet to a point;
Thence <td>North<td>00<td>degrees<td>00<td>minutes<td>10<td>seconds<td>West<td>a distance of<td>33.67<td>feet to a point;</td></td></td></td></td></td></td></td></td></td></td>	North <td>00<td>degrees<td>00<td>minutes<td>10<td>seconds<td>West<td>a distance of<td>33.67<td>feet to a point;</td></td></td></td></td></td></td></td></td></td>	00 <td>degrees<td>00<td>minutes<td>10<td>seconds<td>West<td>a distance of<td>33.67<td>feet to a point;</td></td></td></td></td></td></td></td></td>	degrees <td>00<td>minutes<td>10<td>seconds<td>West<td>a distance of<td>33.67<td>feet to a point;</td></td></td></td></td></td></td></td>	00 <td>minutes<td>10<td>seconds<td>West<td>a distance of<td>33.67<td>feet to a point;</td></td></td></td></td></td></td>	minutes <td>10<td>seconds<td>West<td>a distance of<td>33.67<td>feet to a point;</td></td></td></td></td></td>	10 <td>seconds<td>West<td>a distance of<td>33.67<td>feet to a point;</td></td></td></td></td>	seconds <td>West<td>a distance of<td>33.67<td>feet to a point;</td></td></td></td>	West <td>a distance of<td>33.67<td>feet to a point;</td></td></td>	a distance of <td>33.67<td>feet to a point;</td></td>	33.67 <td>feet to a point;</td>	feet to a point;
Thence <td>North<td>89<td>degrees<td>55<td>minutes<td>53<td>seconds<td>West<td>a distance of<td>91.52<td>feet to the POINT OF BEGINNING.</td></td></td></td></td></td></td></td></td></td></td>	North <td>89<td>degrees<td>55<td>minutes<td>53<td>seconds<td>West<td>a distance of<td>91.52<td>feet to the POINT OF BEGINNING.</td></td></td></td></td></td></td></td></td></td>	89 <td>degrees<td>55<td>minutes<td>53<td>seconds<td>West<td>a distance of<td>91.52<td>feet to the POINT OF BEGINNING.</td></td></td></td></td></td></td></td></td>	degrees <td>55<td>minutes<td>53<td>seconds<td>West<td>a distance of<td>91.52<td>feet to the POINT OF BEGINNING.</td></td></td></td></td></td></td></td>	55 <td>minutes<td>53<td>seconds<td>West<td>a distance of<td>91.52<td>feet to the POINT OF BEGINNING.</td></td></td></td></td></td></td>	minutes <td>53<td>seconds<td>West<td>a distance of<td>91.52<td>feet to the POINT OF BEGINNING.</td></td></td></td></td></td>	53 <td>seconds<td>West<td>a distance of<td>91.52<td>feet to the POINT OF BEGINNING.</td></td></td></td></td>	seconds <td>West<td>a distance of<td>91.52<td>feet to the POINT OF BEGINNING.</td></td></td></td>	West <td>a distance of<td>91.52<td>feet to the POINT OF BEGINNING.</td></td></td>	a distance of <td>91.52<td>feet to the POINT OF BEGINNING.</td></td>	91.52 <td>feet to the POINT OF BEGINNING.</td>	feet to the POINT OF BEGINNING.



TYPICAL STREET SECTION
SCALE 1"=10'

NOTES:

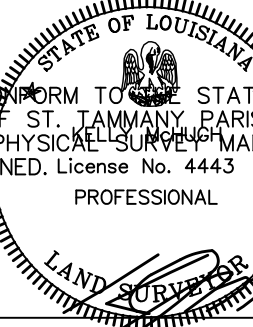
1. THIS PROPERTY IS LOCATED IN FLOOD ZONES A, B, & C
REF: FIRM PANEL NO 225205 0125 C, REVISED 10-17-89
BASE FLOOD ELEVATION IS 31.0'
2. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
3. 74305 - INDICATES MUNICIPAL ADDRESS
4.  = BENCHMARK - MAG NAIL IN EDGE OF PAVEMENT
AS SHOWN ELEV. 32.67,
REFERENCED TO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

 SHADED AREA INDICATES EXISTING PHASE 1


Final Plans
RECEIVED
1/28/2022
DEVELOPMENT
ENGINEERING
ENGINEERING
REVIEW COM

OWNER

DATE




TO CORRECT THE STATE OF LOUISIANA
 IN THE PARISH OF ST. TAMMANY PARISH
 WITH A PHYSICAL SURVEY MADE BY
 UNDERSIGNED. License No. 4443
 PROFESSIONAL
 LAND SURVEYOR



LOUISIANA REG. - 50517 AND
 CERTIFIED TO BE CORRECT
 THE GROUND UNDER THE
 License No. 18940
 PROFESSIONAL ENGINEER
 IN
 CIVIL ENGINEERING

11-03-21



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

44	2400 +/-	CENTRAL	
O. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM	
VARIES	60' / 20'	CENTRAL	
FRONTAGE	STREET WIDTH	WATER SYSTEM	
VARIES	PUD	830 +/-	
LOT DEPTH	ZONING	MAX. BLK. LENGTH	

TO: CHUNCTE RIVER

ULTIMATE SURFACE WATER DISPOSAL

APPROVAL:

 CHAIRMAN PARISH PLANNING COMMISSION

 SECRETARY PARISH PLANNING COMMISSION

 DIRECTOR OF DEPARTMENT OF ENGINEERING

 CLERK OF COURT

DATE FILED

FILE NO.

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: 1" = 100'		DATE: 11-03-21	
DRAWN: MDM		JOB NO.: 20-283	
CHECKED:		DWG. NO.: 20-283 2FP	

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of February 1, 2022)

CASE NO.: 2022-2717-FP

SUBDIVISION NAME: Terra Bella Subdivision, Phase 1A-11

DEVELOPER: Terra Bella Group, LLC
111 Terra Bella Boulevard
Covington, LA 70433

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

SECTION: 46

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 1 & 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)
 ☒ OTHER (Multi family, commercial or industrial) (PUD)

GENERAL LOCATION: The property is located on the north side of LA Hwy 1085, west of Bricker Road, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 9.57 Acres

NUMBER OF LOTS: 35 Lots

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "B"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on January 28, 2022. The inspection disclosed that all of the asphalt and concrete roads are constructed, and the subsurface drainage is functioning.

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

Final Plat:

1. Revise the dedication statement section (v) to reflect the previously approved language (see Phase 1A-9).
2. Revise restrictive covenant #12 to include “and signage” in accordance with the dedication statement.

Paving & Drainage Plan:

3. Provide drainage directional arrows for all lots within this phase of Terra Bella. (Typical Comment)
4. Provide as-built elevations at all lot corners in accordance with the previously submitted fill and grading statement.
5. Update Parking Section P-P to include the width of the concrete side walk.
6. Remove notes referring to “maintained during construction” and “shall locate” since this work has been completed. (Typical Comment)
7. Provide as-built elevations for the Bricker Road ditch work performed.
8. Revise the “existing elevations” on this plan and the legend to reflect as-built conditions or remove from the plan if no longer applicable.

Water & Sewer Plan:

9. Provide a Clear Water Test for this phase of Terra Bella.
10. Provide a Letter of Acceptance and Perpetual Maintenance for this phase of Terra Bella 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, Warranty Obligations will be required for the infrastructure in the amount of 1,759 linear feet at \$22.00 per linear foot of asphalt roads for a total of \$38,698.00 and 1,485 linear feet at \$25.00 per linear foot of concrete roads for a total of \$37,125.00. The total for the Warranty Obligations is \$75,823.00 for a period of two (2) years.

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

No Mandatory Development Fees are required at this time since the developer has entered in to a Voluntary Developmental Agreement and has paid all current fees. In accordance with Council Ordinance Series No. 07-1511, the next payment will be due upon the filing of the final plat for Phase 2.

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 February 8, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

OLD BUSINESS

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

February 1, 2022

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

OLD BUSINESS
February 8, 2022 Agenda

Re: Enter Parish R.O.W. Resolution No. 18-090 (Council Series No. C-6059) - Specifically the median of Warner Lane for the relocation of the Parish Concrete, LLC monument sign

Honorable Commissioners,

The above referenced resolution was adopted on November 13, 2018. The resolution states "that the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission."

As of the date of this letter, our office has not received the required documentation. Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with this project:

ACTION REQUIRED: Extend adoption date to March 10, 2022, thereby extending the ONE (1) year submittal of documentation to March 10, 2023 and the completion date to March 10, 2024.

PREVIOUS ACTION TAKEN: Extend adoption date to March 10, 2020, thereby extending the ONE (1) year submittal of documentation to March 10, 2021 and the completion date to March 10, 2022.

The petitioner's attorney, Mr. Jeff Schoen, has requested an extension of time to submit required documentation (see attached email dated January 12, 2022).

The Department of Engineering - Development has no objection to this extension.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill", is written over a circular blue stamp. The signature is fluid and cursive.

Daniel P. Hill, P.E.
Director

Attachments: St. Tammany Parish Planning Commission Resolution No. 18-090

St. Tammany Parish Council Resolution Series No. C-6059

Email dated January 12, 2022 from Mr. Theodore Reynolds, P.E. notifying the petitioner of the expiration of time

Email dated January 12, 2022 from Mr. Jeff Schoen requesting an extension of one (1) year to submit the required documentation and two (2) years to perform the work

xc: Honorable Michael Cooper
Honorable Rykert Toledano, Jr.
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert

Mr. Earl Magner
Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. Jeff Schoen, Jones Fussell, LLC

ST. TAMMANY PARISH COUNCIL

RESOLUTION

RESOLUTION COUNCIL SERIES NO: C-6059

COUNCIL SPONSOR: LORINO/BRISTER

PROVIDED BY: PLANNING DEVELOPMENT

RESOLUTION GRANTING PERMISSION TO P&W INDUSTRIES, LLC/PARISH CONCRETE, LLC, 68660 LA HWY #59, MANDEVILLE, LOUISIANA 70471 TO PLACE A SIGN WITHIN THE PARISH RIGHT-OF-WAY, IN ACCORDANCE WITH SECTION 35-32(G) OF THE ST. TAMMANY PARISH CODE OF ORDINANCES.

WHEREAS, the St. Tammany Parish Planning Commission approved an application by P&W Industries, LLC/Parish Concrete, LLC, to enter Parish Right-of -Way, to replace an existing sign to be removed as part of planned DOTD improvements to Louisiana Highway 59.

THE PARISH OF ST. TAMMANY HEREBY RESOLVES that the St. Tammany Parish Council hereby grants permission to the above mentioned petitioner to place a monument sign within the Parish Right-of- Way as permitted in Section 35-32(g) of the St. Tammany Parish Code of Ordinances subject to the conditions outlined in Planning Commission Resolution No. 18-090 (attached).

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

MOVED FOR ADOPTION BY: MR. TANNER SECONDED BY: MR. BELLISARIO

YEAS: DEAN, FITZGERALD, THOMPSON, LORINO, TOLEDANO, TANNER, GROBY, BELLISARIO, O'BRIEN, STEFANCIK, BINDER, BLANCHARD, SMITH (13)

NAYS: (0)

ABSTAIN: (0)

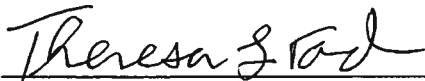
ABSENT: CANULETTE (1)

THIS RESOLUTION WAS DECLARED ADOPTED ON THE 7 DAY OF FEBRUARY , 2019, AT A REGULAR MEETING OF THE PARISH COUNCIL, A QUORUM OF THE MEMBERS BEING PRESENT AND VOTING.



MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:



THERESA L. FORD, COUNCIL CLERK

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 18-090

TITLE: A RESOLUTION AUTHORIZING P & W INDUSTRIES, LLC/PARISH CONCRETE, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO P & W INDUSTRIES, LLC/PARISH CONCRETE, LLC, 68660 LA HWY #59, MANDEVILLE, LOUISIANA 70471 TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE MEDIAN OF WARNER LANE, FOR THE PURPOSE OF RELOCATING A MONUMENT SIGN. WARD 4, DISTRICT 5.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project.
8. That the petitioner submit as-built drawings certifying that the project was completed in accordance with the approved plans.
9. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

MOVED FOR ADOPTION BY MS. MARTHA CAZAUBON, SECONDED BY MR. RONALD RANDOLPH; A VOTE THEREON RESULTED IN THE FOLLOWING:

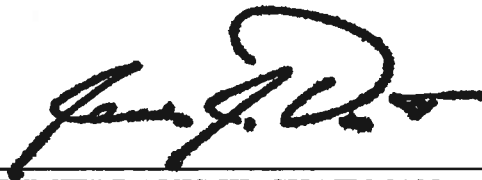
YEA: MS. MARTHA CAUZUBON, MR. TODD RICHARD, MR. RAY BERNIE WILLIE, MR. JAMES DAVIS, MR. BARRY BAGERT, MR. PATRICK FITZMORRIS, MR. DAVID DOHERTY, JR., MR. KIRK DRUMM, MR. RONALD RANDOLPH

NAY: N/A

ABSTAIN: N/A

ABSENT: N/A

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 13TH DAY OF NOVEMBER, 2018, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



JAMES "JIMMIE" DAVIS III, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:



SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 01/25/18

From: Theodore C. Reynolds
Sent: Wednesday, January 12, 2022 4:29 PM
To: jds@jonesfussell.com
Cc: Daniel P. Hill; Shelby R. Vorenkamp; Chris A Cloutet; Maria T. Robert; Christopher P. Tissue; Ross P. Liner; Helen Lambert; Emily G. Couvillon; Jay Watson; President Mike Cooper
Subject: RE: P&W Industries, LLC / Parish Concrete, LLC - Project Update (Res. #18-090)

Jeff,

Thank you for this information. This is satisfactory to get on the agenda.

And yes you are correct it is February 8, 2022 not the 3rd (3rd is the Council Meeting).

I apologize for the confusion.

Thanks again and have a wonderful day,



Theodore C. Reynolds, P.E.

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

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

From: jds@jonesfussell.com <jds@jonesfussell.com>
Sent: Wednesday, January 12, 2022 4:25 PM
To: Theodore C. Reynolds <tcreynolds@stpgov.org>
Cc: Daniel P. Hill <dphill@stpgov.org>; Shelby R. Vorenkamp <svorenkampdev@stpgov.org>; Chris A Cloutet <cacloutet@stpgov.org>; Maria T. Robert <mtrobert@stpgov.org>; Christopher P. Tissue <cptissue@stpgov.org>; Ross P. Liner <rliner@stpgov.org>; Helen Lambert <hlambert@stpgov.org>; Emily G. Couvillon <ecouvillon@22da.com>; Jay Watson <jwatson@stpgov.org>; President Mike Cooper <mcooper@stpgov.org>
Subject: RE: P&W Industries, LLC / Parish Concrete, LLC - Project Update (Res. #18-090)

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

Thanks for your below email, and in connection therewith, please accept this email as my clients' (P&W Industries, LLC/Parish Concrete, LLC) request for an extension of time for:

1. One (1) year in regards to the submittal of all required documentation; and

2. Two (2) years for the completion of the required work.

Please confirm that this email is satisfactory for the request and that the matter will be placed on the February meeting (I assume it is February 8, not 3, for the STP PC meeting?).

Many thanks, Jeff

Jeffrey D. Schoen

Jones Fussell, L.L.P.
Northlake Corporate Park
1001 Service Road E., Highway 190, Suite 103
P.O. Box 1810
Covington, Louisiana 70434
Telephone: 985.892.4801
Facsimile: 985.892.4925

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

Sent: Wednesday, January 12, 2022 3:44 PM

To: jds@jonesfussell.com

Cc: Daniel P. Hill <dphill@stpgov.org>; Shelby R. Vorenkamp <svorenkampdev@stpgov.org>; Chris A Cloutet <cacloutet@stpgov.org>; Maria T. Robert <mtrobert@stpgov.org>; Christopher P. Tissue <cptissue@stpgov.org>; Ross P. Liner <rliner@stpgov.org>; Helen Lambert <hlambert@stpgov.org>; Emily G. Couvillon <ecouvillon@22da.com>; Jay Watson <jwatson@stpgov.org>; President Mike Cooper <mcooper@stpgov.org>

Subject: P&W Industries, LLC / Parish Concrete, LLC - Project Update (Res. #18-090)

Mr. Schoen,

Please be advised that the allotted time regarding the above referenced project expired on March 10, 2021 for the submittal of all required documentation outlined in the attached resolution. Additionally, time will expire on March 10, 2022 for the completion of the required work associated with this project.

Therefore, it will be necessary that you request an extension of time for one (1) year in regards to the submittal of all required documentation, and for two (2) years for the completion of the required work to be placed on the next available Planning Commission meeting. This request will need to be received by this office before 11:00 A.M. this Friday (1/14/2022) to be heard at the February 3, 2022 meeting.

This office is aware that the relocation of the monument sign associated with this project is being governed by the completion of the Hwy 59 Road Alignment/Tunnel Project, and that the existing sign will remain in place until the LADOTD project is completed. At which time the aforementioned sign will be demolished and relocation and you will need to procure the necessary Work Orders/Permits from this office.

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

Thanks and have a great day,



Theodore C. Reynolds, P.E.

Development Engineer III
Department of Engineering

St. Tammany Parish Government

21490 Koop Drive, Bldg B, Suite 1B

Mandeville, LA 70471

p: 985.898.2552 e: tcreynolds@stpgov.org

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