

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, MARCH 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, March 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 FEBRUARY 8, 2022 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

1. REV22-03-002

The revocation of an unopened portion of 7th Avenue, located west of Bravo Street, east of Echo Street between Square 61 and Square 78 in the Alexiusville Subdivision (as delineated on Map #171B), south of the City of Covington, Louisiana, Ward 3, District 5.

Applicant: Bevolo Gas & Electric Lights, LLC

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

2. REV22-03-003

The revocation of an unopened portion of 8th Avenue, located west of Bravo Street, east of Echo Street between Square 78 and Square 85 in the Alexiusville Subdivision (as delineated on Map #171B), south of the City of Covington, Louisiana, Ward 3, District 5.

Applicant: Bevolo Gas & Electric Lights, LLC

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

3. REV22-03-004

The revocation of an unopened and unnamed portion of Right of Way, located north of LA Hwy 1088, west of Forest Brook Boulevard that abuts the south side of Plot 13 and Plot 15 in the Landcaster Subdivision, Ward 4, District 5.

Applicant: Donald Jenkins

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

MINOR SUBDIVISION REVIEW**4. 2021-2690-MSP**

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

5. 2022-2729-MSP

A minor subdivision of Lot 2A into lots 2B & 2C

Owner: Estate of Warren J. Salles Jr. – W. Joseph Salles, III – Executor

Representative: Jeffrey Shoen

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

General Location: The parcel is located on the east side of US Highway 190 Service Road, south of Helenbirg Road, Covington, Louisiana. Ward 3, District 5

6. 2022-2740-MSP

A minor subdivision of Lot A5 into Lots A5-1 & A5-2

Owner & Representative: Charles J. & Nancy B. Baird

Parish Council District Representative: Hon. David R. Fitzgerald

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

7. 2022-2743-MSP

A minor subdivision of 15.37 acres into Parcels A & B

Owner & Representative: Charles R. & Deborah Allen

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located at the northeast corner of Booth Road and Jessica Lane, Folsom, Louisiana. Ward 2, District 3

8. 2022-2746-MSP - WITHDRAWN

A minor subdivision of 129.77 acres into lots 1, 2, 3, 5 & 6

Owner & Representative: Laurel Gray Farms, LLC - Greg & Laurette Jacob

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located on the west side of Fauchaux Road, south of Travis Core Road, Folsom, Louisiana. Ward 2, District 3

9. 2022-2751-MSP

A minor subdivision of 12B-1, 11A, 11B & 12A into lots 12B-1A, 12A-1 & 11A-1

Owner: Healthcare Rentals II, LLC & R4 Holdings, LLC - Jared Caruso-Riecke

Representative: Paul J. Mayronne

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the west side of LA Highway 1085, north of Maison du Lac Blvd, Covington, Louisiana. Ward 1, District 1

RESUBDIVISION REVIEW**10. 2022-2758-MRP**

Resubdivision of lots 122 & 123 into lot 122A, The Bluffs Phase 5A

Owner & Representative: Dale & Kelli Busbee

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

Parish Council District Representative: Hon. Mike M. Smith

General Location: The property is located at the end of Star Ance Court, south of Arbor View, Slidell, Louisiana. Ward 8, District 9

TENTATIVE SUBDIVISION REVIEW**11. 2022-2753-TP**

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

PRELIMINARY SUBDIVISION REVIEW**12. 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, JANUARY 11, 2022 AND THE FEBRUARY 8, 2022 MEETINGS

FINAL SUBDIVISION REVIEW**13. 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 AND THE FEBRUARY 8, 2022 MEETING

14. 2022-2749-FP

Lakeshore Villages, Phase 6A

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

15. 2022-2755-FP

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

OLD BUSINESS

16. Request to Enter the Parish Right-of-Way for the north side of Little Creek Road for the purpose of installing subsurface drainage from Commerce Boulevard to Dream Team Drive.

Debtor: Church of the King (**Resolution No. 20-007**)

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of Little Creek Road, east of LA Highway 59 and 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**

MINUTES
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21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent:

Staff: Ross Liner, Helen Lambert, Erin Cook, Ted Reynolds and Daniel Hill

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION - Randolph

PLEDGE OF ALLEGIANCE - Willie

APPROVAL OF THE JANUARY 11, 2022 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

REQUEST FOR POSTPONEMENTS

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

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

Matt Organ requested postponement

Seeger moved to postpone, second by Barcelona.

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

Nay: N/A

Abstain: N/A

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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

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

Opposition: Laurie Benson, Darren Bourgeois and Barbara Watzke.

Jeff Schoen requested postponement

Seeger moved to postpone, second by Willie.

Yea: Seeger, Truxillo, 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

POSTPONED FROM JANUARY 11, 2022 MEETING

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

Opposition: None.

Paul Mayronne requested postponement

Randolph moved to postpone, second by Barcelona.

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

Nay: N/A

Abstain: Ress

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MINOR SUBDIVISION REVIEW

1. 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

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

Paul Mayronne spoke

Willie moved to approve with waivers, second by McInnis.

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

Nay: N/A

Abstain: N/A

1. 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

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

Barcelona moved to approve with waivers, second by Willie.

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

Nay: N/A

Abstain: N/A

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2. 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

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

Opposition: None

Seeger moved to approve with waivers, second by Willie.

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

Nay: N/A

Abstain: N/A

3. 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

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 approve with waivers, second by Seeger.

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

Nay: N/A

Abstain: N/A

TEXT CHANGE

- 4. 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.**

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

Opposition: None

Randolph moved to approve, second by McInnis.

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

Nay: N/A

Abstain: N/A

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RESUBDIVISION REVIEW

1. 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

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

Opposition: None

Crawford moved to approve with waivers, second by Willie.

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

Nay: N/A

Abstain: N/A

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

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

Truxillo moved to approve, second by Willie.

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

Nay: N/A

Abstain: N/A

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

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

Opposition: Aaron Tuohy, William Hare and Nicholas Locicero
Paul Mayronne spoke

Willie moved to approve, , second by Seeger.

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

Nay: N/A

Abstain: N/A

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

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

Truxillo moved to approve, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

1. 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

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 approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

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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

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

Opposition: None

Seeger moved to approve, second by Willie.

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

Nay: N/A

Abstain: N/A

2. 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

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 approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

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PRELIMINARY SUBDIVISION REVIEW

1. 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

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

Barcelona moved to approve, second by Crawford.

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

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW

1. 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

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

Truxillo moved to approve, second by Ress.

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

Nay: N/A

Abstain: N/A

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2. 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

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 approve, second by Fitzmorris.

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

Nay: N/A

Abstain: N/A

1. 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

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

Opposition: None

Fitzmorris moved to approve, second by Truxillo.

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

Nay: N/A

Abstain: N/A

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OLD BUSINESS

- 1. 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

1 year extension

Resolution 20-107

Fitzmorris made a motion to open a case on the floor, second by Truxillo

Trluxillo made a motion to postpone, second by Barcelona

NEW BUSINESS

ADJOURNMENT

REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT

(As of March 2, 2022)

Meeting Date: March 8, 2022

CASE NO.: REV22-03-002

NAME OF STREET OR ROAD: Unopened portion of 7th Avenue

NAME OF SUBDIVISION: Alexiusville Subdivision

WARD: 3 PARISH COUNCIL DISTRICT: 5

PROPERTY LOCATION: The property is located west of Bravo Street, east of Echo Street between Square 61 and Square 78 in the Alexiusville Subdivision (as delineated on Map #171B), south of the City of Covington, Louisiana, Ward 3, District 5.

SURROUNDING ZONING: A-3 Suburban District & HC-3 Highway Commercial District

PETITIONER/REPRESENTATIVE: Bevolo Gas & Electric Lights, LLC

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of 7th Avenue, in order to assimilate the property into the adjacent property.

Recommendation:

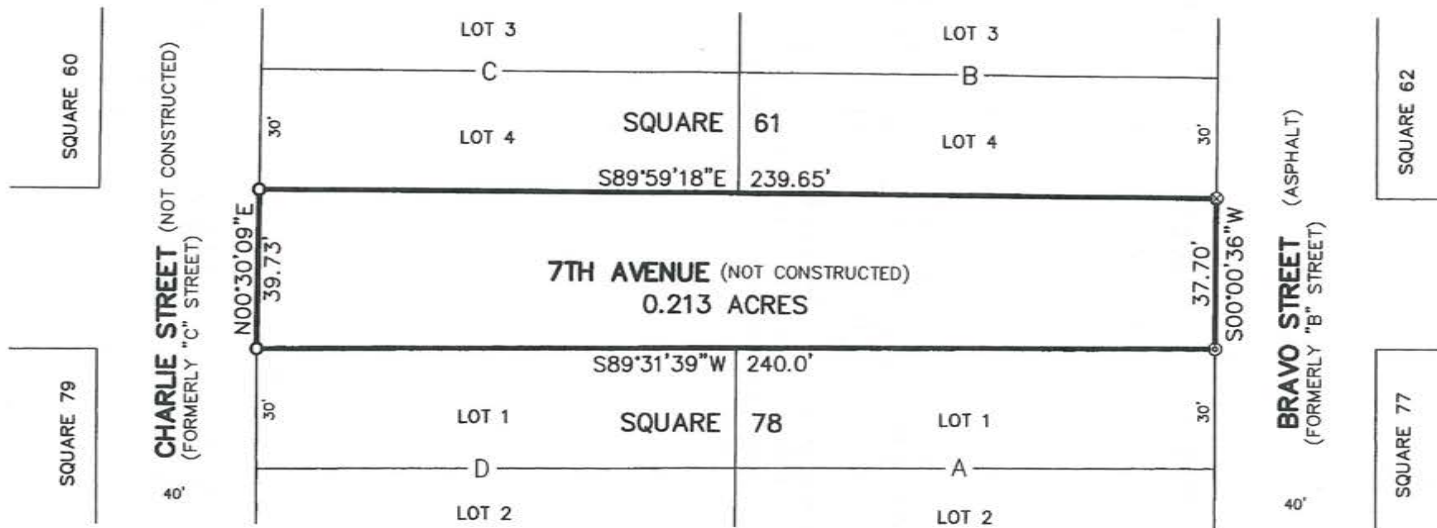
Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, staff has no objections to the requested revocation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



REFERENCE BEARING:

From 1" Iron Pipe at the NE Corner
of Square 85 to a 1" Iron Pipe at
the NW Corner of Square 85,
WEST: per Reference Survey No. 2

AVENUE REVOCATION



LEGEND

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

NOTE:

This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0230 C,
dated October 17, 1989.

REFERENCE SURVEYS:

1. Map of Alexiusville filed in the St. Tammany Clerk of
Court Map File No. 171B.
2. Survey of Don-Son Construction Company, LLC,
by John G. Cummings, Surveyor, dated 01/25/2022,
Job Number 21160-8TH.

APPROVAL:

PARISH COUNCIL PRESIDENT

CHAIRMAN/SECRETARY OF THE PARISH PLANNING COMMISSION

CHAIRMAN OF THE PUBLIC WORKS COMMITTEE

PARISH ENGINEER

CLERK OF COURT

DATE FILED

FILE NO.

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



600 N. JEFFERSON AVE.

John G. Cummings & Associates

Phone (504) 682-1648

COTYDOR, LA 70433

PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI

Fax (504) 682-8250

PLAT PREPARED FOR: **DON-SON CONSTRUCTION COMPANY, LLC.**

SHOWING A SURVEY OF: REVOCATION OF A PORTION OF 7TH AVENUE SOUTH OF
SQUARE 61 AND NORTH OF SQUARE 78, ALEXIUSVILLE, LOCATED IN
SECTION 48, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY
PARISH, LOUISIANA.

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

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 30'

DATE: 02/02/2022

JOB NO. 21160-7TH

REVOCATION STAFF ANALYSIS REPORT

(As of March 2, 2022)

Meeting Date: March 8, 2022

CASE NO.: REV22-03-003

NAME OF STREET OR ROAD: Unopened portion of 8th Avenue

NAME OF SUBDIVISION: Alexiusville Subdivision

WARD: 3

PARISH COUNCIL DISTRICT: 5

PROPERTY LOCATION: The property is located west of Bravo Street, east of Echo Street between Square 78 and Square 85 in the Alexiusville Subdivision (as delineated on Map #171B), south of the City of Covington, Louisiana, Ward 3, District 5.

SURROUNDING ZONING: A-6 Multiple Family Residential, A-3 Suburban & HC-3 Highway Commercial

PETITIONER/REPRESENTATIVE: Bevolo Gas & Electric Lights, LLC

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of 8th Avenue, in order to assimilate the property into the adjacent property.

Recommendation:

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



REFERENCE BEARING:
From Iron Pipe (X)
to Iron Pipe (O)
WEST
(per Reference Survey No. 2)

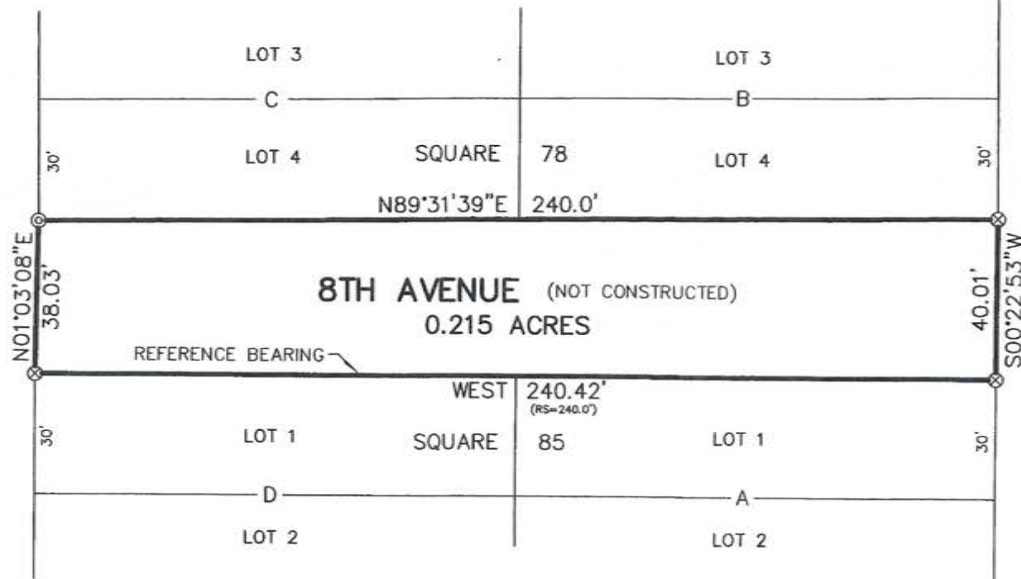
SQUARE 79

40'

SQUARE 84

(NOT CONSTRUCTED)
CHARLIE STREET
(FORMERLY "C" STREET)

40'



(ASPHALT)
BRAVO STREET
(FORMERLY "B" STREET)
(NOT CONSTRUCTED)

SQUARE 77

40'

SQUARE 86

NOTE:
This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0230 C,
dated October 17, 1989.

APPROVAL:

PARISH COUNCIL PRESIDENT

CHAIRMAN/SECRETARY OF THE PARISH PLANNING COMMISSION

CHAIRMAN OF THE PUBLIC WORKS COMMITTEE

PARISH ENGINEER

CLERK OF COURT

DATE FILED

FILE NO.

LEGEND

- (X) = 1" IRON PIPE FOUND
(O) = 1/2" IRON ROD FOUND

REFERENCE SURVEYS:

1. Map of Alexiusville filed in the St. Tammany Clerk of Court Map File No. 171B.
2. Survey of Square 85, Alexiusville for Fix Right, LLC., Resource Bank, Winters Title Agency, Inc. & First American Title Insurance Company by Randall W. Brown, Surveyor, dated November 7, 2000.
3. Survey for Don-Son Construction Company, LLC. by John G. Cummings, Surveyor, dated 08/17/2021.

603 N. JEFFERSON AVE. **John G. Cummings & Associates** Phone (985) 882-1548
COVINGTON, LA 70433 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI Fax (985) 882-9250

PLAT PREPARED FOR: **DON-SON CONSTRUCTION COMPANY, LLC.**

SHOWING A SURVEY OF: REVOCATION OF A PORTION OF 8TH AVENUE SOUTH OF SQUARE 78, AND NORTH OF SQUARE 85, ALEXIUSVILLE, LOCATED IN SECTION 48, 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" = 30'

DATE: 01/25/2022

JOB NO. 21160-8TH

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



REVOCATION STAFF ANALYSIS REPORT

(As of March 2, 2022)

Meeting Date: March 8, 2022

CASE NO.: REV22-03-004

NAME OF STREET OR ROAD: Unopened and unnamed portion of Right of Way

NAME OF SUBDIVISION: Landcaster Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 5

PROPERTY LOCATION: The property is located north of LA Hwy 1088, west of Forest Brook Boulevard that abuts the south side of Plot 13 and Plot 15 in the Landcaster Subdivision, Ward 4, District 5.

SURROUNDING ZONING: A-2 Suburban

PETITIONER/REPRESENTATIVE: Donald Jenkins

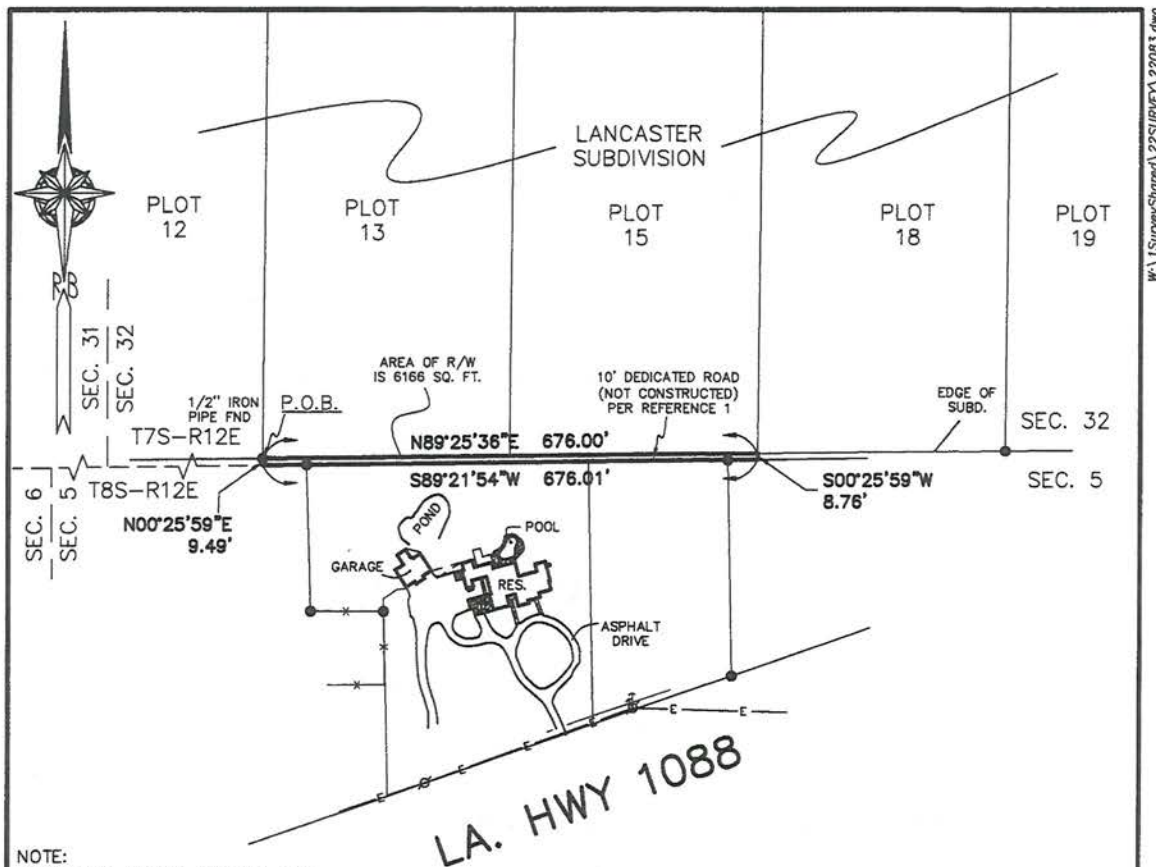
STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Right of Way in order to assimilate the property into the adjacent property. The revocation is necessary to gain access to Plot 13 and Plot 15.

Recommendation:

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



NOTE:
BEARINGS SHOWN HEREON ARE
REFERENCED TO LOUISIANA
STATE PLANE COORDINATES.
LA SOUTH ZONE 1702.

REFERENCE 1:
SURVEYS By Fontcuberta Surveys, INC.
Job No.: 229771, 229946, 229974
Dated: 7-9-2002, 10-2-2002

REFERENCE 2:
SURVEY By Wilson-Pope, INC.
Job No.: 5873
Dated: 10-3-1997

REFERENCE 3:
SURVEY By Wilson-Pope, INC.
Job No.: 5873A
Dated: 7-18-2003

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described _____ IS _____ located in a special flood hazard area, it is located in Flood Zone _____ A _____.

FIRM Panel# 2252050245C

LEGAL DESCRIPTION

COMMENCING FROM THE POINT COMMON TO THE SOUTHEAST CORNER OF PLOT 12, LANCASTER SUBDIVISION, THE SOUTHWEST CORNER OF PLOT 13, LANCASTER SUBDIVISION, AND THE NORTHERN EDGE OF A 10 FOOT DEDICATED ROAD, ALSO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING GO NORTH 89 DEGREES 25 MINUTES 36 SECONDS EAST A DISTANCE OF 676.00 FEET; THENCE GO SOUTH 00 DEGREES 25 MINUTES 59 SECONDS WEST A DISTANCE OF 8.76 FEET; THENCE GO SOUTH 89 DEGREES 21 MINUTES 54 SECONDS WEST A DISTANCE OF 676.01 FEET; THENCE GO NORTH 00 DEGREES 25 MINUTES 36 SECONDS EAST A DISTANCE OF 9.49 FEET BACK TO THE POINT OF BEGINNING.

Ø UTILITY POLE
↑ GUY WIRE
● DENOTES 1/2" IRON ROD END
UNLESS OTHERWISE NOTED

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

Revocation of
A PORTION OF A 10' DEDICATED ROAD
SITUATED IN SEC. 32, T-7-S, R-12-E
ST. TAMMANY PARISH, LOUISIANA
FOR
DONNY JENKINS

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

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

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

Date: FEBRUARY 7, 2022
Survey No. 22083
Project No. (CR5) D21609.TXT

Scale: 1" = 200' ±
 Drawn By: RJB
 Revised:

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of March 2, 2022)

Meeting Date: March 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: ☒ 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-1-A, A-1-B, A-1-C, A-4-A

ZONING: A-2 Suburban District

STAFF COMMENTARY:

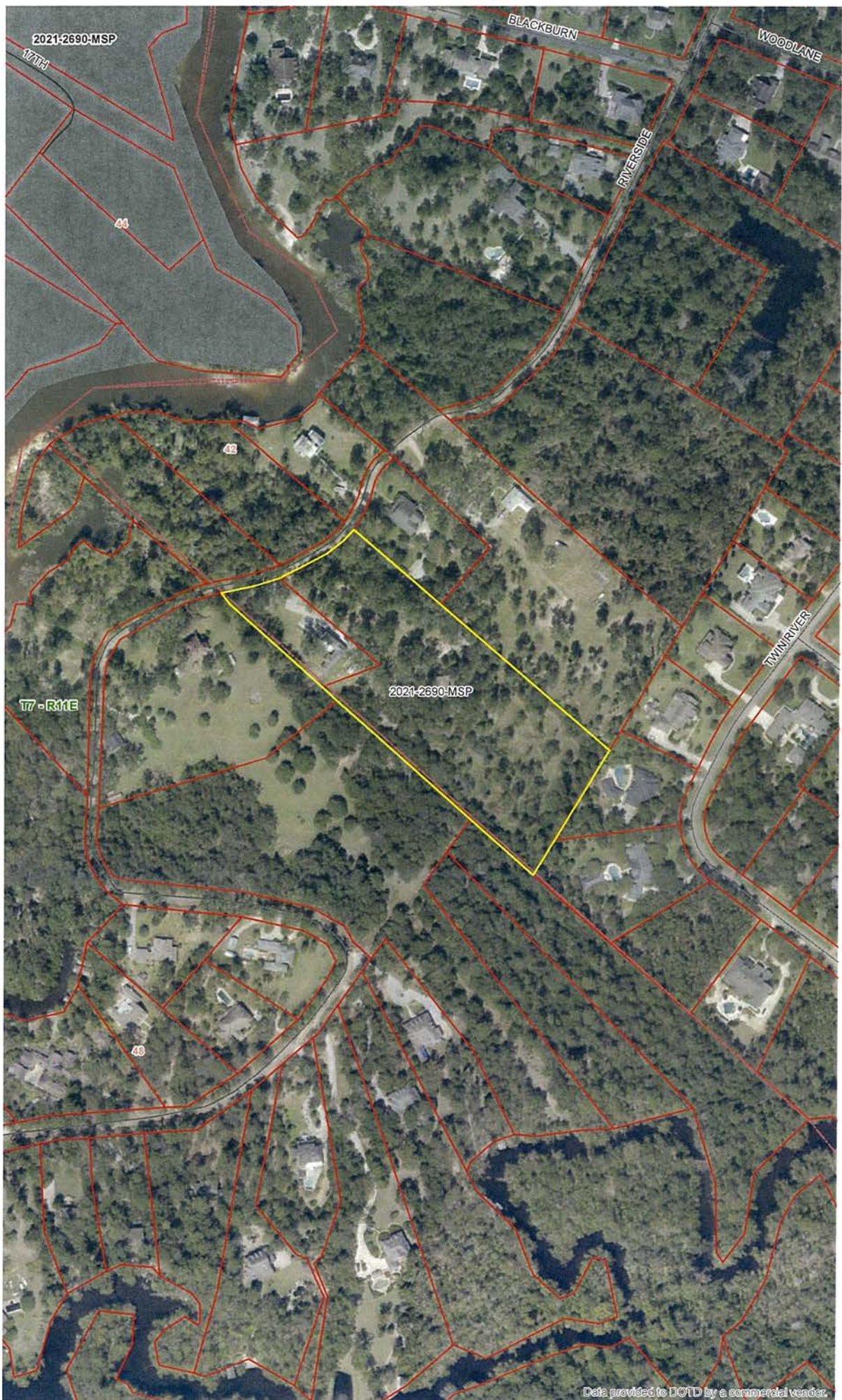
Department of Planning & Development and Department of Engineering

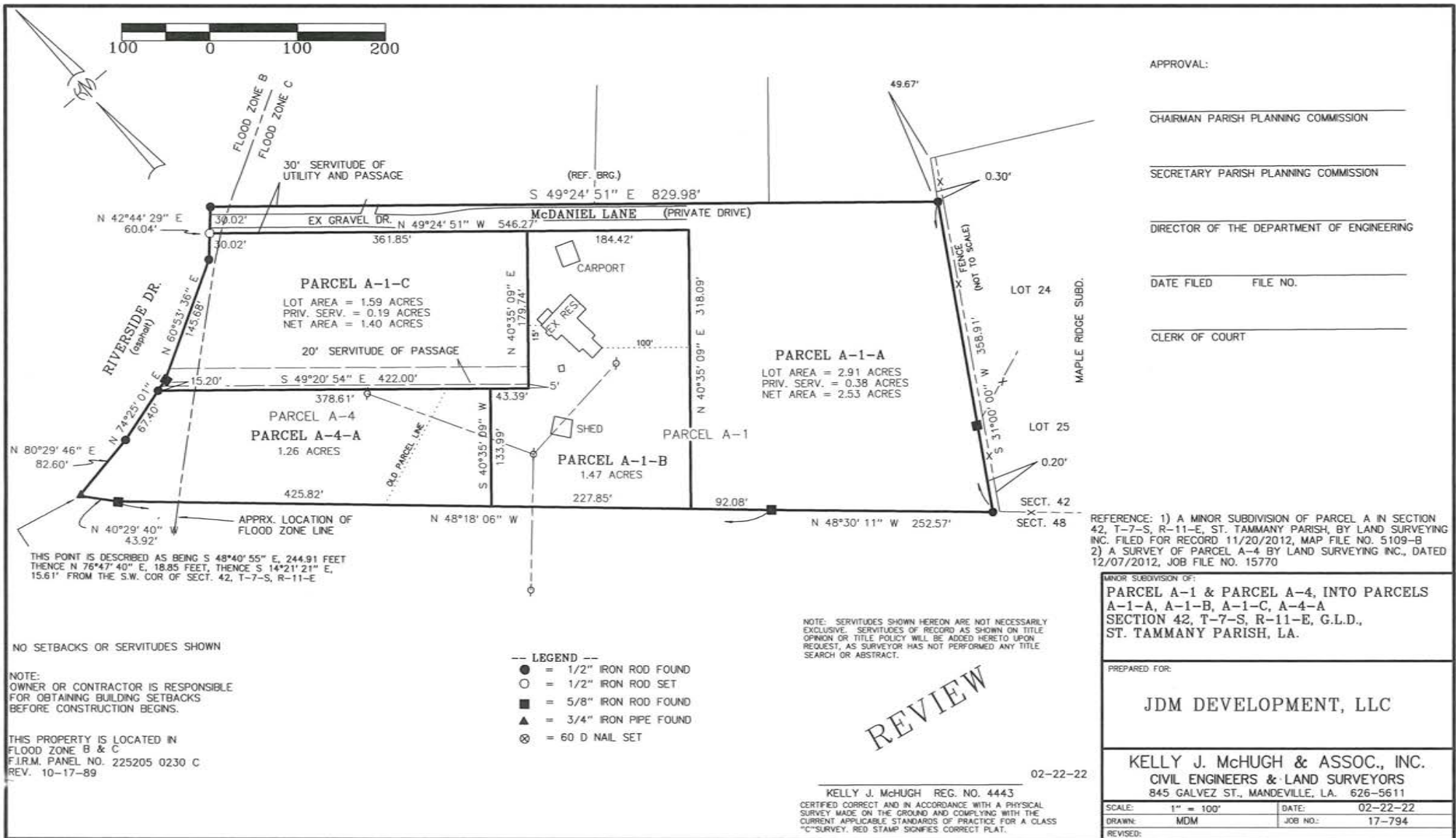
The applicant is requesting to create four (four) parcels from parcels A-1 & A-4. The minor subdivision request requires a public hearing due to:

- Parcels A-1 & A-4 were previously part of a minor subdivision approved in November 2012 (MS12-11-047).
- Parcel A-1-B do not have Parish Road Frontage and is proposed to be accessed from a 20 foot servitude of passage.
- A-1-A is proposed to be created as flag lot requiring a waiver from the Planning Commission since the property is located south of the Urban Growth Boundary Line.
- The proposed name of the 30' servitude of passage/flag lot depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name "McDaniel Lane" has been submitted and approved by St. Tammany Parish Communication District.

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. Proposed 20 foot servitude of passage will have to be recorded and recordation information added to the survey.
4. Provide signed maintenance agreement for the 30 foot private access servitude "McDaniel Lane".
5. Approval of the proposed name of the 30' private access servitude as "McDaniel Lane".
6. Note that street name sign shall be installed after completion of the construction of the access.
7. Submit 10 original stamp copies of the survey addressing all comments.





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

5109 B
FILE NO.

11-20-2012
DATE

This property is located in Flood Zones
A15, B & C as per FEMA FIRM, Comm.
Panel No. 225205 0230 C, map dated
10-17-1989

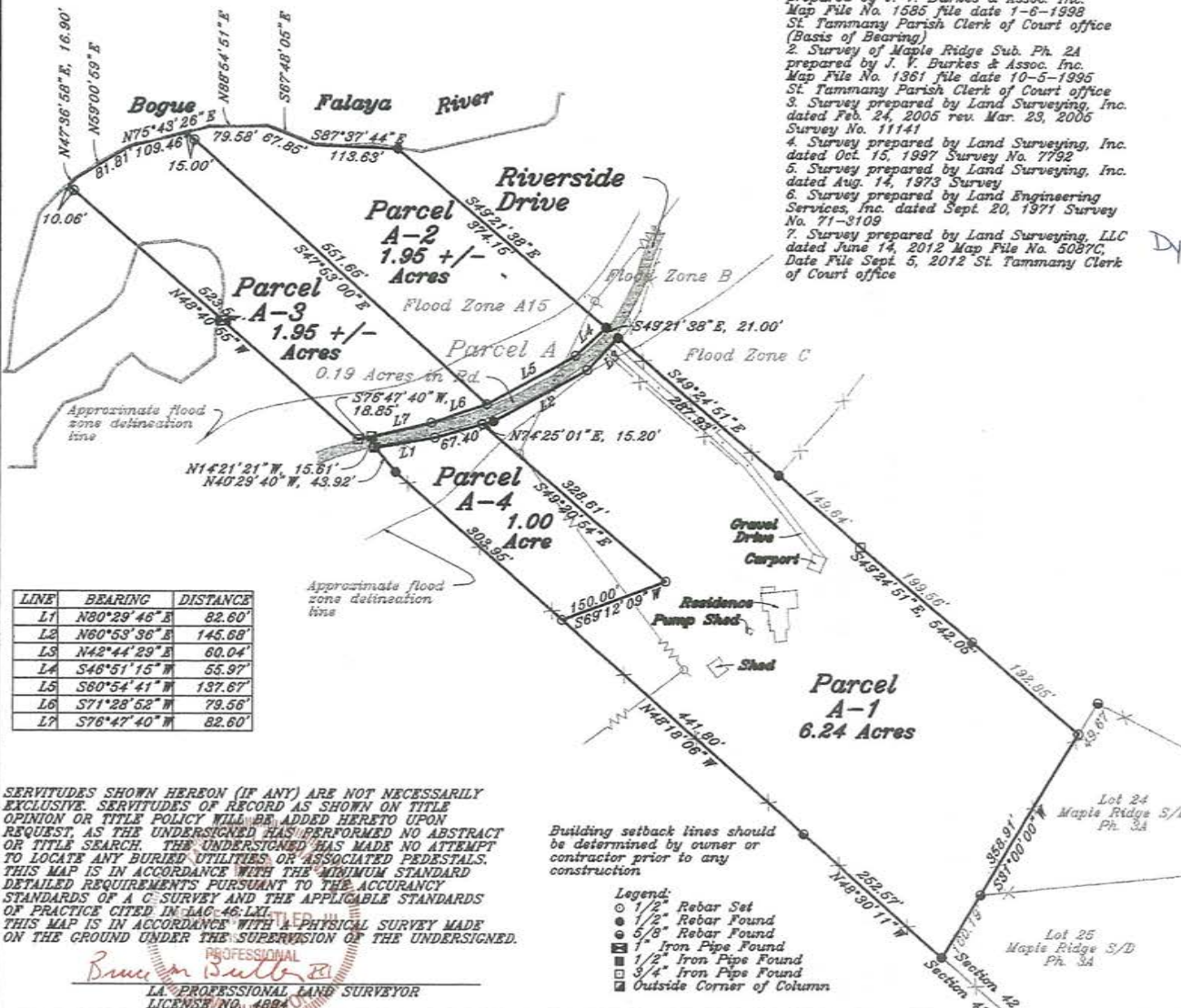
ATTENTION TO CLERK OF COURT:
PARCEL "A" REPRESENTS A PREVIOUSLY
APPROVED PARCEL AS A PART OF ST.
TAMMANY PARISH MINOR SUBDIVISION
CASE NO. MS12-08-033, RECORDED UNDER
MAP FILE NO. 5087C AND FILED FOR RECORD
ON OCTOBER 5, 2012. THE PARISH OF ST.
TAMMANY REQUESTS THAT THE CLERK
OF COURT MAKE MENTION OF SAME
WITHIN THE MARGIN OF THE ORIGINAL
RECORDED FILING, TO SERVE AS OCCASION
MAY REQUIRE.

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6271 office (985) 846-0355 fax

MAP PREPARED FOR
JDM Development, LLC

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

Reference Survey:
1. Survey of Maple Ridge Sub. Ph. 2A
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
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



MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of March 2, 2022)

Meeting Date: March 8, 2022

CASE NO.: 2021-2729-MSP

Owner: Estate of Warren J. Salles Jr. – W. Joseph Salles, III – Executor
Representative: Jeffrey Shoen

ENGINEER/SURVEYOR: Dading, Marquez & Associates, LLC

SECTION: 15 & 22

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 5

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

GENERAL LOCATION: Located on the east side of US Highway 190 Service Road, south of Helenbirg Road, Covington, Louisiana.

SURROUNDING LAND USES: Commercial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 24.93 acres

NUMBER OF LOTS/PARCELS: Lot 2A into lots 2B & 2C

ZONING: HC-2 Highway Commercial District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

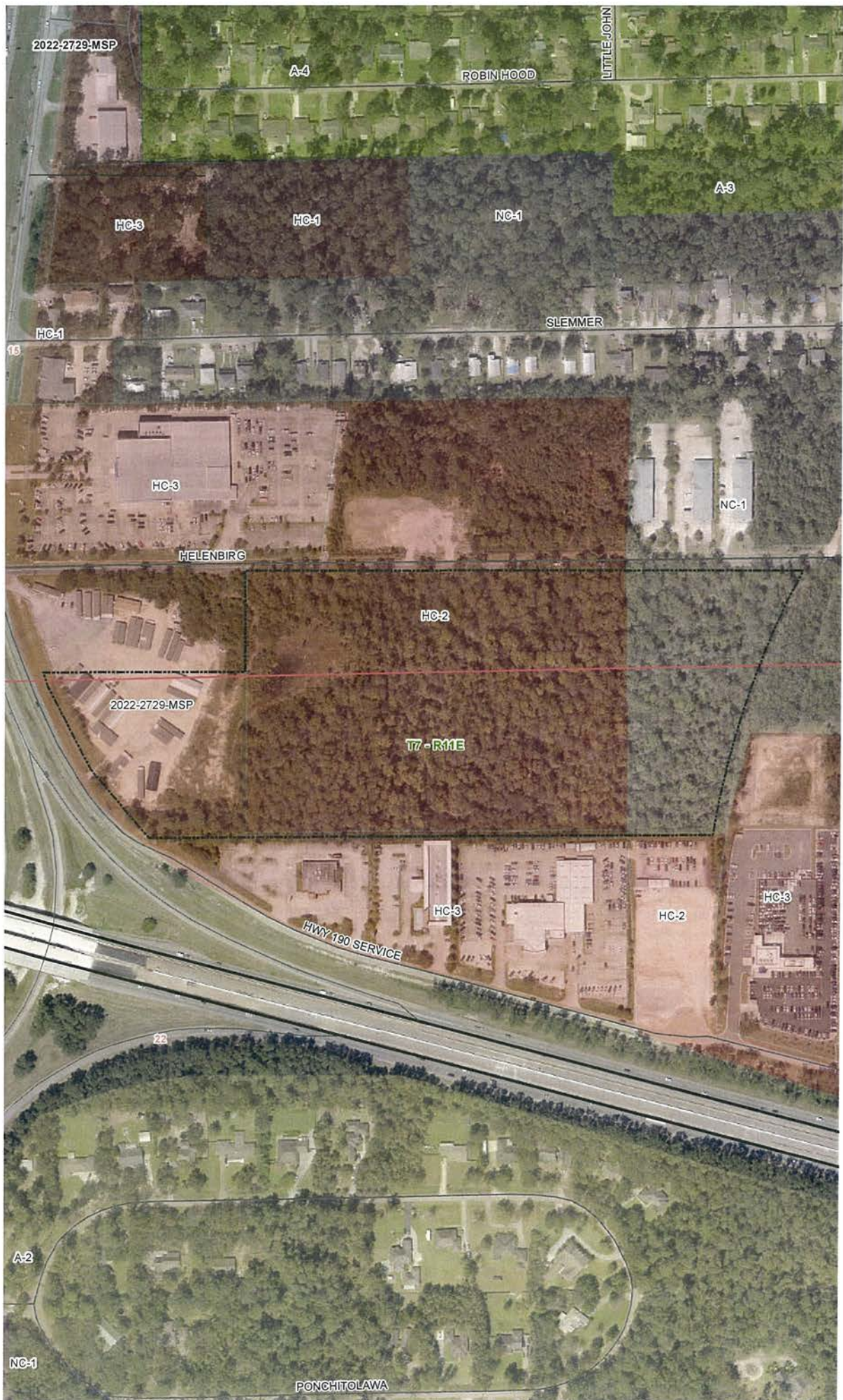
The applicant is requesting to create two (2) lots from lot 2A. The minor subdivision request requires a public hearing due to:

- Lot 2A was previously part of a minor subdivision approved in November 2021 (2021-2593-MSA).
- Lot 2-C is proposed to be created as flag lot requiring a waiver from the Planning Commission since the property is located south of the Urban Growth Boundary Line.

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

1. Provide 10 original copies of the survey.
2. Survey should read as follow: Minor subdivision of Lot 2A into Lots 2A-1 ~~2B~~ and 2A-2 ~~2C~~. Also amend survey to reflect the new lot numbers.

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



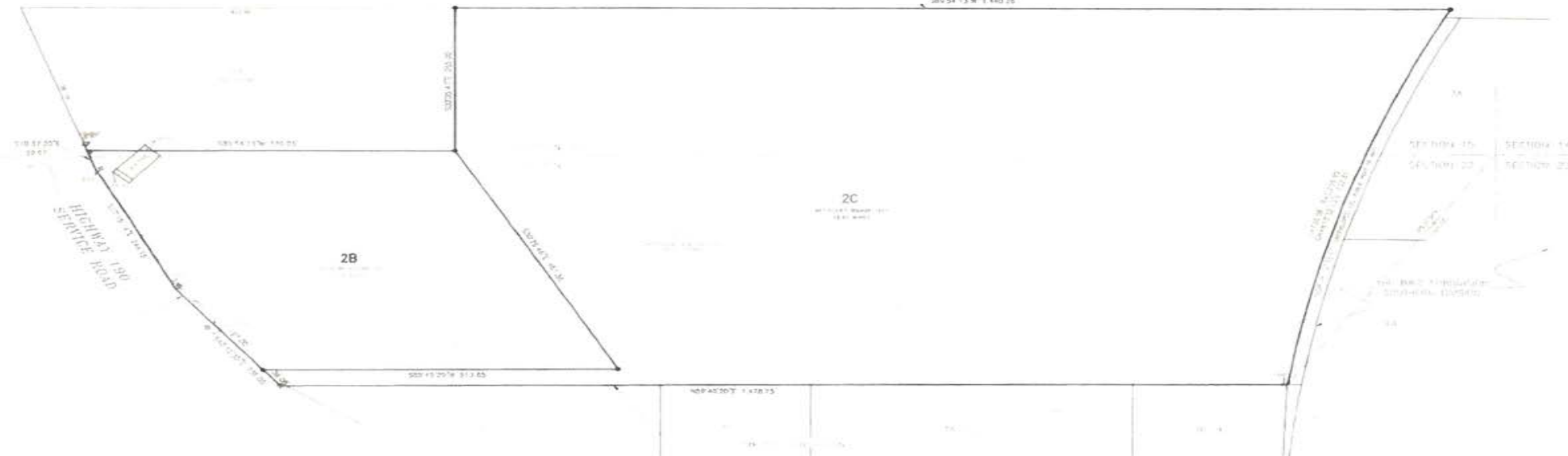
MINOR SUBDIVISION OF LOT 2A
INTO LOTS 2B AND 2C
SITUATED IN SECTIONS 15 & 22
TOWNSHIP-7-SOUTH, RANGE-11-EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP
(NOT TO SCALE)

HELENBURG ROAD

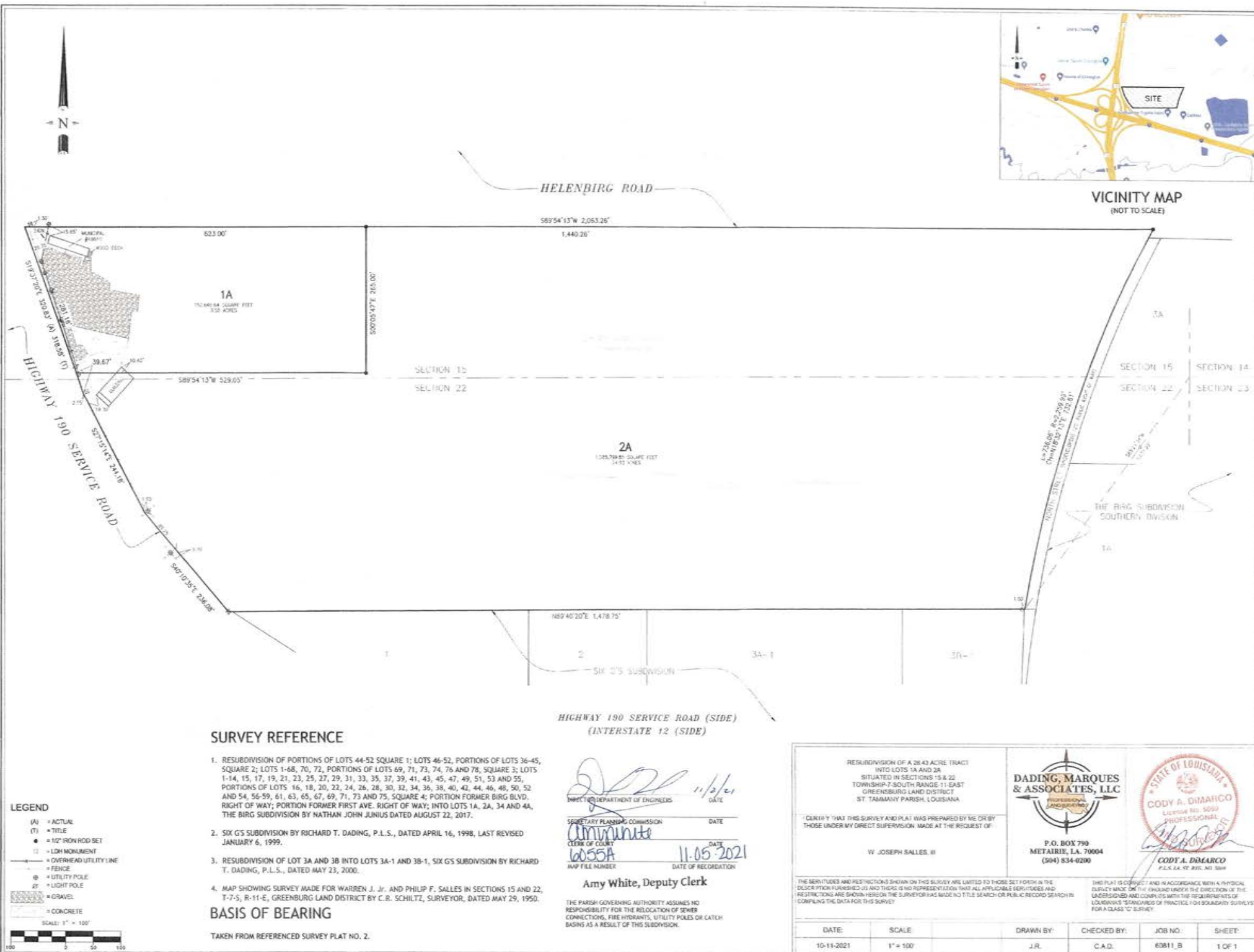
369.54 ± 3.7' ± 1:440.25



HIGHWAY 190 SERVICE ROAD (SIDE)
(INTERSTATE 10 (SIDE))

SURVEY REFERENCE

1. RESUBDIVISION OF A 10 ± AC. TRACT INTO LOTS 1A AND 1A BY JOHN A. MARSHALL, P.E., DATED OCTOBER 11, 2001.
2. RESUBDIVISION OF PORTIONS OF LOTS 44 & 52 SQUARE 1, LOTS 46 & 50, PORTIONS OF LOTS 36 & 40, SQUARE 2, LOTS 1A, 20, 22, PORTIONS OF LOTS 49, 51, 72, 74, 76 AND 78, SQUARE 3, LOTS 1, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51, 53 AND 55, PORTIONS OF LOTS 1A, 14, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42, 44, 46, 48, 50, 52 AND 54, 56, 58, 60, 62, 64, 66, 68, 70, 72 AND 74, SQUARE 4, PORTION FORMER BUREAU 80, RIGHT OF WAY, PORTION FORMER FIRST AND RIGHT OF WAY INTO LOTS 1A, 2A, 3A AND 4A, THE BING SUBDIVISION BY NATHAN JOHN MARSHALL, P.E., DATED AUGUST 22, 2007.
3. MINOR SUBDIVISION BY CHARLES T. DADING, P.E., DATED APRIL 16, 1998, LAST REVISED JANUARY 6, 1999.
4. RESUBDIVISION OF LOT 2A AND 2B INTO LOTS 2A, 2B AND 2C, MINOR SUBDIVISION BY RICHARD T. DADING, P.E., DATED MAY 23, 2021.
5. SURVEYING SURVEY MADE FOR NUMBER 1, 2, AND 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
6. SURVEYING SURVEY MADE FOR NUMBER 1, 2, AND 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.
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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of March 2, 2022)

Meeting Date: March 8, 2022

CASE NO.: 2021-2740-MSP

Owner & Representative: Charles J. & Nancy B. Baird

ENGINEER/SURVEYOR: Dading, Marquez & Associates, LLC

SECTION: 23

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 2

TYPE OF DEVELOPMENT:

☐ SUBURBAN (Residential acreage between 1-5 acres)

☒ RURAL (Low density residential 5 acres or more)

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

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

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 10.44 acres

NUMBER OF LOTS/PARCELS: Lot A5 into Lots A5-1 & A5-2

ZONING: A-1 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) lots from lot A5. The minor subdivision request requires a public hearing due to:

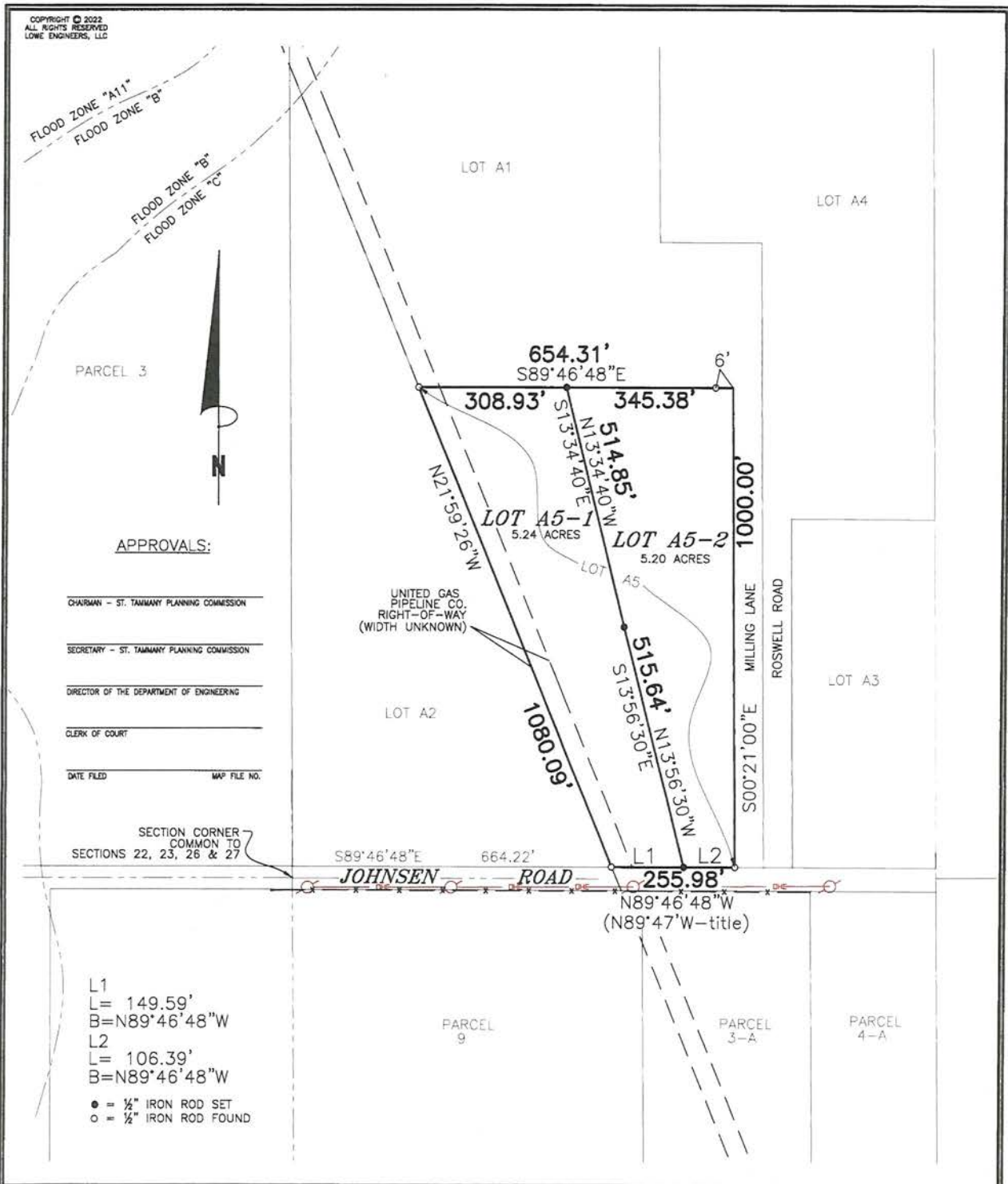
- Lot A5 was previously part of a minor subdivision approved in January 2021 (2020-2155-MSP).
- Lots A5-1 & A5-2 do not meet the required minimum lot width of 300 feet under A-1 Suburban District requiring a waiver from the Planning Commission.
- The proposed name of the access to Lots A5-1 & A5-2 shall be granted approval by the Planning Commission. The proposed access name "San Baird 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 San Baird 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.





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

NOTE: The P.O.B. is reported to be N00°19'W - 25', S89°46'48"E - 654.22' from the Section Corner common to Sections 22, 23, 26 & 27, T-6-S, R-11-E, St. Tammany Parish, Louisiana.

REFERENCE SURVEYS:

1. A survey by Land Surveying, Inc. dated December 04, 1981 with number 2538.
2. The recorded subdivision map of Bogue Glen, Addition one to Magnolia Gardens, Phase two.
3. Re-Subdivision Map File #5985A by John E. Bonneau & Associates, Inc., Dated June 03, 2020.

BASIS FOR BEARINGS: The Reference Survey 1.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C", "B" & "A11" with a Base Flood Elevation of 28' in accordance with Community Panel No. 225205 0150 C ; Revised: OCTOBER 17, 1989

Survey No. 22-140053
Date: FEBRUARY 01, 2022
Drawn by: MAB
Revised:

Scale: 1" = 200'

A RESUBDIVISION MAP OF
LOT A5 SITUATED IN
SECTION 23, T-6-S, R-11-E
into
LOTS A5-1 & A5-2
St. Tammany Parish, Louisiana
for
CHARLES J. BAIRD

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

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

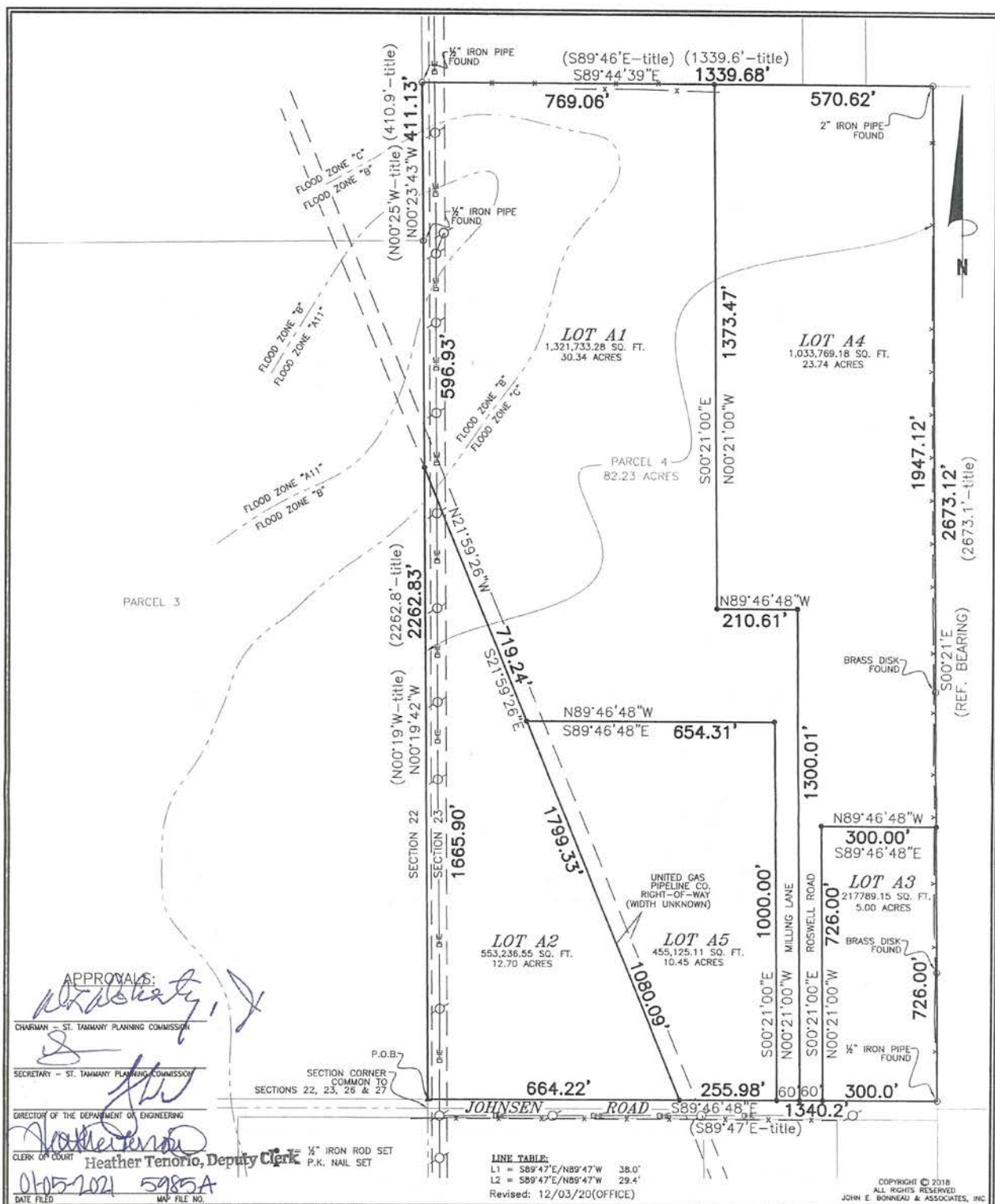
Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified True and Correct by

JOHN E. BONNEAU
Professional Land Surveyor
Registration No. 4423

LOWE
ENGINEERS

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



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

NOTE: The P.O.B. is reported to be N00°19'W - 25' from the Section Corner common to Sections 22, 23, 26 & 27, T-6-S, R-11-E, St. Tammany Parish, Louisiana

REFERENCE SURVEYS:
 1. A survey by Land Surveying, Inc. dated December 04, 1981 with number 2538.
 2. The recorded subdivision map of Bogue Glen, Addition one to Magnolia Gardens, Phase two.

BASIS FOR BEARINGS: The Reference Survey 1.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C", "B" & "A11" with a Base Flood Elevation of 28' in accordance with Community Panel No. 225205 0150 C ; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF
 PARCEL 4 BEING 82.23 ACRES AND SITUATED IN
 SECTION 23, T-6-S, R-11-E

into
 LOTS A1, A2, A3, A4 & A5
 St. Tammany Parish, Louisiana

for
 JOHNSEN ROAD PARTNERSHIP IN COMMENDAM
 TMC REALTY, L.L.C.

Survey No. 2020 1238
 Date: JUNE 03, 2020
 Drawn by: SPH
 Revised: 10/15/20(CERT.); 11/06/20(OFFICE)
 Scale: 1" = 250'

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471
 (985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
 www.JEBOLandSurveying.com • e-mail: info@jebcosurvey.com

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

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

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

This Survey is Certified
 True and Correct By

JOHN E. BONNEAU
 LICENSE NO. 277
 PROFESSIONAL LAND SURVEYOR
 Registration No. 4423

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of March 2, 2022)

Meeting Date: March 8, 2022

CASE NO.: 2021-2743-MSP

Owner & Representative: Charles R. & Deborah Allen

ENGINEER/SURVEYOR: Land Surveying LLC.

SECTION: 27

TOWNSHIP: 5 South

RANGE: 10 East

WARD: 2

PARISH COUNCIL DISTRICT: 3

TYPE OF DEVELOPMENT:

☐ SUBURBAN (Residential acreage between 1-5 acres)

☒ RURAL (Low density residential 5 acres or more)

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

GENERAL LOCATION: Located at the northeast corner of Booth Road and Jessica Lane, Folsom, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 15.37 acres

NUMBER OF LOTS/PARCELS: 15.37 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 15.37 acres. The minor subdivision request requires a public hearing due to:

- Parcel B does not meet the minimum lot width of 300 feet, in the rear of the property, under A-1 Suburban District 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.

WILLIE RD WILLIE

2022-2743-MSP

TAP

A-1

27

JESSICA

T5-R10E

BOOTH

2022-2743-MSP

ELLIS JOURDAN

BESSIE BOOTH

A-1

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of March 2, 2022)

Meeting Date: March 8, 2022

CASE NO.: 2021-2751-MSP

Owner: Healthcare Rentals II, LLC & R4 Holdings, LLC - Jared Caruso-Riecke

Representative: Paul J. Mayronne

ENGINEER/SURVEYOR: Randal W. Brown & Associates, Inc.

SECTION: 46

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 1

PARISH COUNCIL DISTRICT: 1

TYPE OF DEVELOPMENT:

☐ SUBURBAN (Residential acreage between 1-5 acres)

☐ RURAL (Low density residential 5 acres or more)

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

GENERAL LOCATION: Located on the west side of LA Highway 1085, north of Maison du Lac Blvd, Covington, Louisiana.

SURROUNDING LAND USES: Residential, Commercial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 21.67 acres

NUMBER OF LOTS/PARCELS: Lots 12B-1, 11A, 11B & 12A into lots 12B-1A, 12A-1 & 11A-1

ZONING: MD-3 Suburban District

STAFF COMMENTARY:

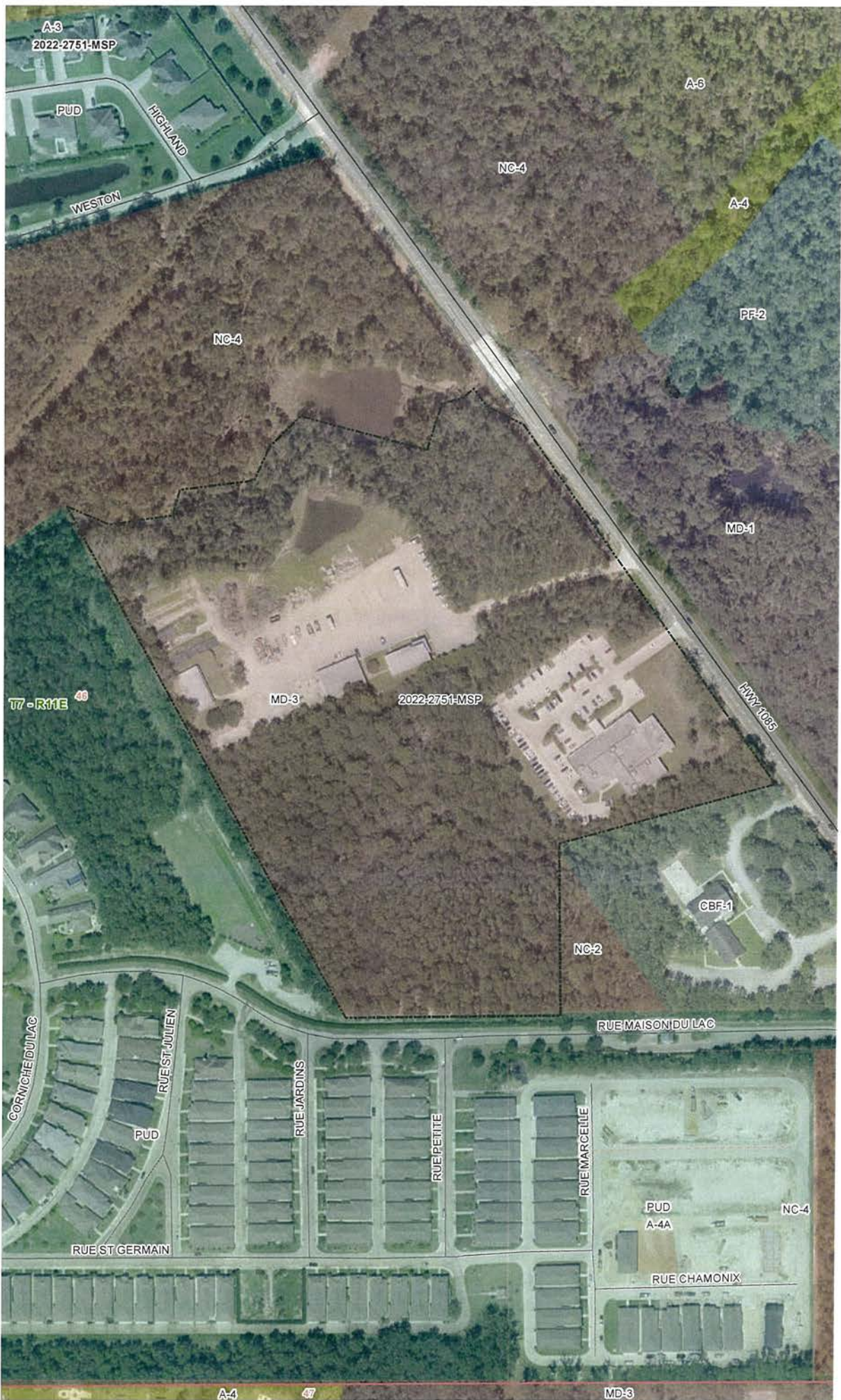
Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) lots from lots 12B-1, 11A, 11B & 12A. The minor subdivision request requires a public hearing due to:

- Lots 12B-1, 11A, 11B & 12A were previously part of a minor subdivision approved in April 2009 and in December 2011 (2020-2155-MSP).

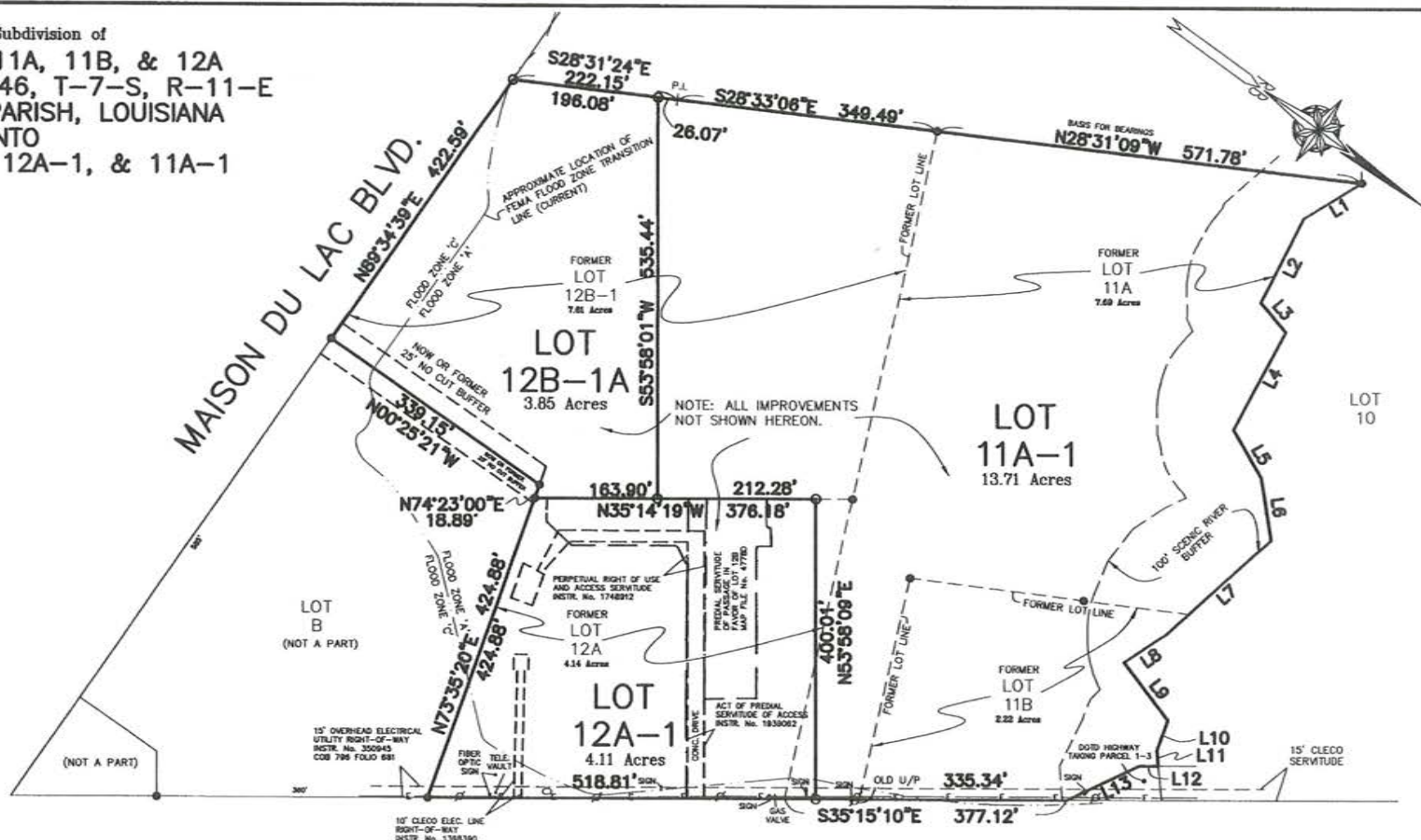
The request shall be subject to the above and below comments:

1. As per 911 Communication District survey should read as follow: **RUE** MAISON DU LAC BLVD.



A Minor Subdivision of
 LOTS 12B-1, 11A, 11B, & 12A
 SITUATED IN SEC. 46, T-7-S, R-11-E
 ST. TAMMANY PARISH, LOUISIANA
 INTO
 LOTS 12B-1A, 12A-1, & 11A-1

LINE	BEARING	DISTANCE
L1	S66°36'43"E	91.16'
L2	N81°34'05"E	126.04'
L3	N14°20'38"E	51.71'
L4	N82°47'33"E	147.98'
L5	N24°41'30"E	73.82'
L6	N45°43'24"E	84.83'
L7	S77°01'19"E	188.61'
L8	S69°15'46"E	67.06'
L9	N17°48'44"E	96.21'
L10	N74°33'14"E	42.89'
L11	N49°37'54"E	20.90'
L12	S35°08'26"E	25.76'
L13	S60°42'45"E	106.43'



LA. HWY. No. 1085
 (a.k.a. BOOTLEGGER ROAD)

APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

LEGEND

- ☐ LIGHT STANDARD
- WATER METER
- GUY WIRE
- UTILITY POLE
- 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

REFERENCE 1:
 RIGHT OF WAY TAKING MAP By BFM Corporation LLC
 File No: 9720
 Dated: 11-3-2017

REFERENCE 2:
 RESUB. By Land Surveying INC.
 Number: 18114
 Dated: 10-29-2013

REFERENCE 3:
 RESUB. By John E. Bonneau & Assoc., INC.
 Map File No: 5



LOT 12

LOT 29

LOT 11
9.99 ACRES

LOT 11A
7.69 ACRES
(335,138 SQ. FT.)

LOT 11B
2.30 ACRES
(100,163 SQ. FT.)

LA. HWY. 1085

APPROVALS:

Ron Kellen
SECRETARY - ST. TAMMANY PLANNING COMMISSION

Jeffrey
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

Angela C. Storken
CLERK OF COURT

12-5-2011
DATE FILED

5033 A
MAP FILE NO.

P.O.B. IS REPORTED TO BE S89°22'25"E
3809.99'; THENCE RUN N35°15'10"W
1939.36' FROM THE SECTION CORNER
COMMON TO SECTIONS 12, 45 & 46,
T7S-R10E, ST. TAMMANY PARISH, LOUISIANA.

NOTE: IMPROVEMENTS NOT SHOWN
This is to certify that I have done an
actual ground survey and found that
no encroachments exist either way across
any property lines except as shown.

RESUBDIVISION MAP OF
LOT 11 (9.99 ACRES) INTO
LOTS 11A (7.69 ACRES) AND 11B (2.30 ACRES)
SITUATED IN SECTION 46, T7S-R11E
St. Tammany Parish, Louisiana
for
MOREL YORSCH, LLC

NOTE: This is to certify that I have consulted the Federal
Insurance Administration Flood Hazard Boundary Maps and found
the property described is located in Flood Zone(s) ***
with a Base Flood Elevation of "A & C" in accordance with
Community Panel No. 225205 0210 C
Revised: OCTOBER 12, 1989

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

Survey No. 2006049A
Date: MARCH 7, 2008

Drawn by: L.F.R.
Revised: 09/12/11(UPDATE)

Scale: 1" = 100'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors Planners and Consultants

420 HWY. 1085, EXIT 57, MADISONVILLE, LA. 70447
(985) 845-1012 • (985) 845-1013 • (985) 845-1351 • FAX No.: (985) 845-1778
www.JEBCOLandSurveying.com • e-mail: jebcol@bellsouth.net

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

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

JOHN E. BONNEAU
REG. No. 4423
REGISTERED
PROFESSIONAL
LAND SURVEYOR
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of March 2, 2022)

Meeting Date: March 8, 2022

CASE FILE NO: 2022-2758-MRP

NAME OF SUBDIVISION: The Bluffs Phase 5A

LOTS BEING DIVIDED: Lots 122 & 123 into lot 122A

SECTION: 37

WARD: 8

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 9

RANGE: 15 East

PROPERTY LOCATION: The property is located at the end of Star Ance Court, south of Arbor View,
Slidell, Louisiana

ZONING: A-3 Suburban District

PROPERTY OWNER: Dale & Kelli Busbee

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

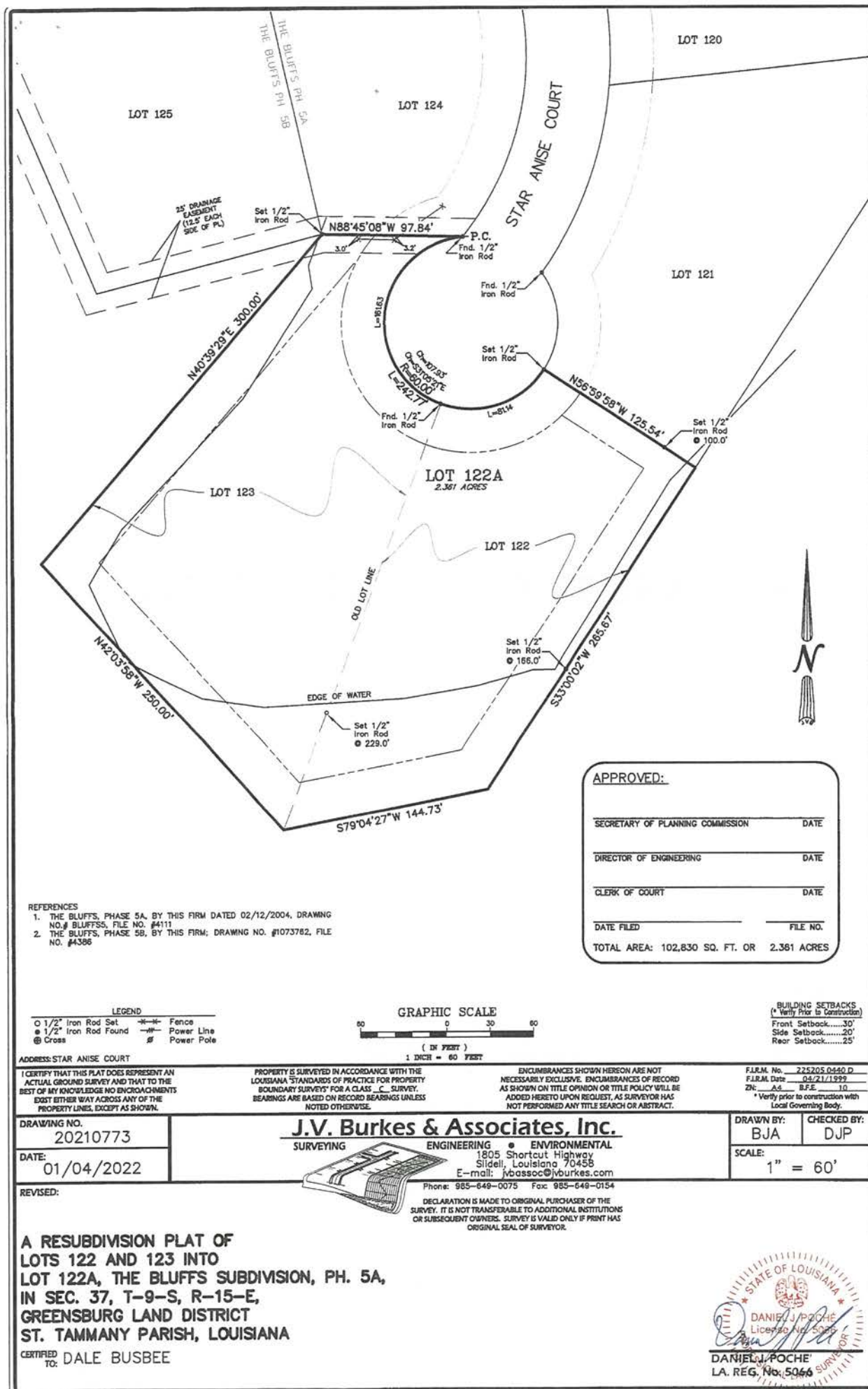
The owner is requesting to create one (1) lot – 122A. The public hearing is required considering that:

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

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

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





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**TENTATIVE SUBDIVISION
REVIEW**

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of March 1, 2022)

CASE NO.: 2022-2753-TP

PROPOSED SUBDIVISION NAME: River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

DEVELOPER: River Park Estates, LLC
22161 Marshall Road
Mandeville, LA 70471

ENGINEER/SURVEYOR: Deep South Design Group, LLC
P.O. Box 1122
Mandeville, LA 70447

SECTION: 18 WARD: 3
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 3
RANGE: 11 East

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

GENERAL LOCATION: The property is located on the north and south side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana.

SURROUNDING LAND USES: North - Single Family Residential
 South - Single Family Residential
 East - Single Family Residential
 West - Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 134.733 Acres

NUMBER OF LOTS: 378 Lots TYPICAL LOT SIZE: 60' x 120'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A4 & PUD

FLOOD ZONE DESIGNATION: "C" per the Effective FIRM Map
 : "A & C" per the Preliminary FIRM Map

STAFF COMMENTARY:

Staff is postponing this case until the required Major Amendment to the PUD per the revised Feb. 9, 2022 plan is applied for with the Planning Department.

Informational Items

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

Revised drawings will not be accepted for review or placement in the packet prior to the March 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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**PRELIMINARY SUBDIVISION
REVIEW**

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of March 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, the January 11, 2022 Planning Commission meeting and the February 8, 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 February 25, 2022.

Staff recommends postponement of this submittal until LADOTD Approval of the proposed Military Road improvements is granted as outlined in the LADOTD Traffic Impact Analysis acceptance letter received on 2/17/2022. Planning Commission approval shall be subject to the following items being addressed:

General Comments:

1. Provide an approved and signed LADOTD Project Permit for Phase 2 & 3 of this development that includes the required improvements outlined in the updated Traffic Impact Analysis and acceptance letter.
2. Update call-outs on the Sewer Plan and the SWPP 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.

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 (Refer to markups sent on 2/25/2022 for exact conflict locations).
4. Update the plat to show all required drainage, access and utility servitudes (Refer to markups sent on 2/25/2022 for exact conflict locations).
5. The proposed building setbacks are encroaching within the required 20ft drainage servitudes. Revise plans accordingly for the building setbacks to not encroach into any drainage servitudes. (Typical Comment)

Paving & Drainage Plan:

6. Revise the provided fill plan and fill mitigation calculations to address the comments and markups sent on 2/25/2022.

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

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

PRELIMINARY PLANS
RECEIVED
DEVELOPMENT
ENGINEERING
REVIEW COPY

RESTRICTIVE COVENANTS

1. EACH UNIT/LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. FRONT BUILDING SETBACK SHALL NOT BE LESS THAN 15' FROM EACH FRONT LOT LINE. EXCEPT LOTS 25-78 SHALL BE 20' FROM EACH FRONT LOT LINE. EXCEPT LOTS 25-78 SHALL BE 20' FROM EACH FRONT LOT LINE. EXCEPT LOTS 25-78 SHALL BE 20' FROM EACH FRONT LOT LINE.
3. THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE 13.0' ABOVE MEAN SEA LEVEL. MINIMUM BUILDING HEIGHT TO BE 35'.
4. NO NOISY OR OFFENSIVE ACTION SHALL BE CARRIED ON ANY UNIT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE DEEMED AN ABUSE OR AN OBSTRUCTION TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS SOURCES OF JUNK CAR STORAGE.
5. THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE 13.0' ABOVE MEAN SEA LEVEL. MINIMUM BUILDING HEIGHT TO BE 35'.
6. SIDEWALK CEMENTS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SURFACE DRAINAGE.
7. MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
8. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 50% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE NEAREST INTERIOR SIDE A REAR LOT LINE PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET & THE BUILDING HEIGHT DOES NOT EXCEED 20 FEET.
9. TELECOMMUNICATION CABLE IS PERMITTED TO BE LOCATED WITHIN THE GREENSPACE. A 45 FOOT MAX. STRIP IN THE GREENSPACE ADJACENT TO THE SUBDIVISION ENTRANCE SHALL BE MAINTAINED TO INCLUDE CABLEING, CABLEING, POWER, WATER, LANDSCAPING AND SIGNAL FOR THE SUBDIVISION.
10. NO CULVERTS OR DISCHARGES SHALL BE ALLOWED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO THE ST. TAMMANY PARISH DEPARTMENT OF SANITARY SERVICES. ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF SANITARY SERVICES. SEWERAGE AND WATER SYSTEMS SHALL BE MAINTAINED BY THE COMMUNITY (CENTRAL) WATER SYSTEM (CWS). NO PRIVATE WATER SUPPLY MAY BE USED OR OTHERWISE CONNECTED TO THE CWS. THE CWS SHALL BE RESPONSIBLE FOR SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PARTS OF IRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (CWS).
11. DRAINAGE ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAN 10 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID STREET RIGHT-OF-WAY INTERSECT.
12. ALL UTILITIES INCLUDING DRAINAGE, PONDS, ROADWAYS, SHALL BE MAINTAINED BY THE PUBLIC (CWS). THE CWS SHALL MAINTAIN THE UTILITIES FROM THE CORNER OF THE PROPERTY WHERE THE SAID STREET RIGHT-OF-WAY INTERSECT.
13. UNDERGROUND UTILITIES SHALL BE PROVIDED.
14. MAXIMUM HEIGHT OF BUILDING SHALL BE 35'.
15. NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION AND THE DEPARTMENT OF CONSERVATION, FORESTRY AND DNR.
16. ADDITIONAL COVENANTS RECORDED IN C-88, F-10, F-11, F-12, F-13, F-14, F-15, F-16, F-17, F-18, F-19, F-20, F-21, F-22, F-23, F-24, F-25, F-26, F-27, F-28, F-29, F-30, F-31, F-32, F-33, F-34, F-35, F-36, F-37, F-38, F-39, F-40, F-41, F-42, F-43, F-44, F-45, F-46, F-47, F-48, F-49, F-50, F-51, F-52, F-53, F-54, F-55, F-56, F-57, F-58, F-59, F-60, F-61, F-62, F-63, F-64, F-65, F-66, F-67, F-68, F-69, F-70, F-71, F-72, F-73, F-74, F-75, F-76, F-77, F-78, F-79, F-80, F-81, F-82, F-83, F-84, F-85, F-86, F-87, F-88, F-89, F-90, F-91, F-92, F-93, F-94, F-95, F-96, F-97, F-98, F-99, F-100, F-101, F-102, F-103, F-104, F-105, F-106, F-107, F-108, F-109, F-110, F-111, F-112, F-113, F-114, F-115, F-116, F-117, F-118, F-119, F-120, F-121, F-122, F-123, F-124, F-125, F-126, F-127, F-128, F-129, F-130, F-131, F-132, F-133, F-134, F-135, F-136, F-137, F-138, F-139, F-140, F-141, F-142, F-143, F-144, F-145, F-146, F-147, F-148, F-149, F-150, F-151, F-152, F-153, F-154, F-155, F-156, F-157, F-158, F-159, F-160, F-161, F-162, F-163, F-164, F-165, F-166, F-167, F-168, F-169, F-170, F-171, F-172, F-173, F-174, F-175, F-176, F-177, F-178, F-179, F-180, F-181, F-182, F-183, F-184, F-185, F-186, F-187, F-188, F-189, F-190, F-191, F-192, F-193, F-194, F-195, F-196, F-197, F-198, F-199, F-200, F-201, F-202, F-203, F-204, F-205, F-206, F-207, F-208, F-209, F-210, F-211, F-212, F-213, F-214, F-215, F-216, F-217, F-218, F-219, F-220, F-221, F-222, F-223, F-224, F-225, F-226, F-227, F-228, F-229, F-230, F-231, F-232, F-233, F-234, F-235, F-236, F-237, F-238, F-239, F-240, F-241, F-242, F-243, F-244, F-245, F-246, F-247, F-248, F-249, F-250, F-251, F-252, F-253, F-254, F-255, F-256, F-257, F-258, F-259, F-260, F-261, F-262, F-263, F-264, F-265, F-266, F-267, F-268, F-269, F-270, F-271, F-272, F-273, F-274, F-275, F-276, F-277, F-278, F-279, F-280, F-281, F-282, F-283, F-284, F-285, F-286, F-287, F-288, F-289, F-290, F-291, F-292, F-293, F-294, F-295, F-296, F-297, F-298, F-299, F-300, F-301, F-302, 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FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As March 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 and the February 8, 2022 Planning Commission meeting.

Periodic inspections were made by this office during construction and the final inspection was made on February 24, 2022. The final inspection disclosed that all of the asphalt roads are constructed, and the roadside ditches were functioning.

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

Informational Items:

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

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.

Additionally, 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 March 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 March 1, 2021)

CASE NO.: 2022-2749-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 6A

DEVELOPER: D.R. Horton, Inc. - Gulf Coast
7696 Vincent Road
Denham Springs, LA 70726

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

SECTION: 35

WARD: 9

TOWNSHIP: 9 SOUTH

PARISH COUNCIL DISTRICT: 13

RANGE: 14 EAST

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

GENERAL LOCATION: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana

TOTAL ACRES IN DEVELOPMENT: 88.983 Acres

NUMBER OF LOTS: 129 Lots

AVERAGE LOT SIZE: 7,346 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AH" and "X" (*where shaded*)

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on February 24, 2022. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is 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. Drop Inlet filter socks need to be cleaned and maintained throughout this phase of Lakeshore Villages. (Typical Comment)
2. Install blue reflectors in the vicinity of all fire hydrants. (Typical Comment)
3. Straighten all leaning street name and traffic control signage throughout this phase of Lakeshore Villages. (Typical Comment)
4. The greenspace at the end of Spruce Key Lane needs to be vegetated. Install and maintain proper erosion control measures until vegetation is established.
5. The 20' drainage servitude area between Lots #1516 & #1517, and the 30' drainage servitude area at the rear of these lots needs to be vegetated. Install and maintain proper erosion control measures until vegetation is established.
6. Erosion issues observed at the rear of Lots #1506 - #1518. This area needs to be reestablished and stabilized/armored. Install and maintain proper erosion control measures until vegetation is established.
7. Erosion issues observed at the 20' drainage servitude and greenspace area north of Lot #1506. This area needs to be reestablished and stabilized/armored. Install and maintain proper erosion control measures until vegetation is established.
8. The rear of Lots #1224 - #1229, and Lots #1233 - #1240 need to be vegetated. Install and maintain proper erosion control measures until vegetation is established.
9. Erosion issues observed at the east side of the Delta Ridge Ave. cross culvert. This area needs to be reestablished and stabilized/armored. Install and maintain proper erosion control measures until vegetation is established.

Final Plat:

10. Provide professional surveyor's certification and seal on the Final Plat.
11. Show and label the Point of Beginning (P.O.B.).
12. Update the General Information Table, the Open Green Space Calculations, and the Legal Description to reflect "Phase 6A".

Paving & Drainage As-Builts:

13. Provide as-built elevations at all property corners in accordance with the previously submitted fill and grading statement.
14. Provide missing structure manhole as-built top of casting and invert elevations for the structures along Pier Park Ave. and Spring Briar Street.

Water & Sewer Plan:

15. Provide a Letter of Acceptance and Perpetual Maintenance for this phase of Lakeshore Villages from Oak Harbor East Utilities.
16. Provide a water and sewer capacity letter for this phase of Lakeshore Villages from Oak Harbor East 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 4,750 linear feet x \$22.00 per linear foot = \$104,500.00 for a period of two (2) years.

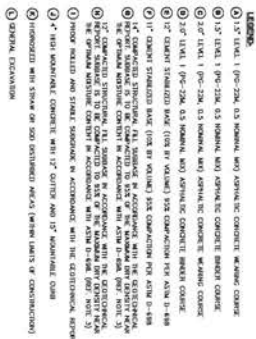
No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005.

This subdivision is within the Urban Growth Boundary Line.

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

FINAL PLANS
RECEIVED
2/14/2022 - 10:00 A.M.
DEPARTMENT OF
ENGINEERING

TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

[illegible]

1. DATE _____ 2. NAME _____ 3. ADDRESS _____ 4. CITY _____ 5. STATE _____ 6. ZIP _____ 7. PHONE _____ 8. FAX _____ 9. E-MAIL _____ 10. TELETYPE _____ 11. TELEFAX _____ 12. TELEPHONE _____ 13. TELEFAX _____ 14. TELEPHONE _____ 15. TELEFAX _____ 16. TELEPHONE _____ 17. TELEFAX _____ 18. TELEPHONE _____ 19. TELEFAX _____ 20. TELEPHONE _____ 21. TELEFAX _____ 22. TELEPHONE _____ 23. TELEFAX _____ 24. TELEPHONE _____ 25. TELEFAX _____ 26. TELEPHONE _____ 27. TELEFAX _____ 28. TELEPHONE _____ 29. TELEFAX _____ 30. TELEPHONE _____ 31. TELEFAX _____ 32. TELEPHONE _____ 33. TELEFAX _____ 34. TELEPHONE _____ 35. TELEFAX _____ 36. TELEPHONE _____ 37. TELEFAX _____ 38. TELEPHONE _____ 39. TELEFAX _____ 40. TELEPHONE _____ 41. TELEFAX _____ 42. TELEPHONE _____ 43. TELEFAX _____ 44. TELEPHONE _____ 45. TELEFAX _____ 46. TELEPHONE _____ 47. TELEFAX _____ 48. TELEPHONE _____ 49. TELEFAX _____ 50. TELEPHONE _____ 51. TELEFAX _____ 52. TELEPHONE _____ 53. TELEFAX _____ 54. TELEPHONE _____ 55. TELEFAX _____ 56. TELEPHONE _____ 57. TELEFAX _____ 58. TELEPHONE _____ 59. TELEFAX _____ 60. TELEPHONE _____ 61. TELEFAX _____ 62. TELEPHONE _____ 63. TELEFAX _____ 64. TELEPHONE _____ 65. TELEFAX _____ 66. TELEPHONE _____ 67. TELEFAX _____ 68. TELEPHONE _____ 69. TELEFAX _____ 70. TELEPHONE _____ 71. TELEFAX _____ 72. TELEPHONE _____ 73. TELEFAX _____ 74. TELEPHONE _____ 75. TELEFAX _____ 76. TELEPHONE _____ 77. TELEFAX _____ 78. TELEPHONE _____ 79. TELEFAX _____ 80. TELEPHONE _____ 81. TELEFAX _____ 82. TELEPHONE _____ 83. TELEFAX _____ 84. TELEPHONE _____ 85. TELEFAX _____ 86. TELEPHONE _____ 87. TELEFAX _____ 88. TELEPHONE _____ 89. TELEFAX _____ 90. TELEPHONE _____ 91. TELEFAX _____ 92. TELEPHONE _____ 93. TELEFAX _____ 94. TELEPHONE _____ 95. TELEFAX _____ 96. TELEPHONE _____ 97. TELEFAX _____ 98. TELEPHONE _____ 99. TELEFAX _____ 100. TELEPHONE _____ 101. TELEFAX _____ 102. TELEPHONE _____ 103. TELEFAX _____ 104. TELEPHONE _____ 105. TELEFAX _____ 106. TELEPHONE _____ 107. TELEFAX _____ 108. TELEPHONE _____ 109. TELEFAX _____ 110. TELEPHONE _____ 111. TELEFAX _____ 112. TELEPHONE _____ 113. TELEFAX _____ 114. TELEPHONE _____ 115. TELEFAX _____ 116. TELEPHONE _____ 117. TELEFAX _____ 118. TELEPHONE _____ 119. TELEFAX _____ 120. TELEPHONE _____ 121. TELEFAX _____ 122. TELEPHONE _____ 123. TELEFAX _____ 124. TELEPHONE _____ 125. TELEFAX _____ 126. TELEPHONE _____ 127. TELEFAX _____ 128. TELEPHONE _____ 129. TELEFAX _____ 130. TELEPHONE _____ 131. TELEFAX _____ 132. TELEPHONE _____ 133. TELEFAX _____ 134. TELEPHONE _____ 135. TELEFAX _____ 136. TELEPHONE _____ 137. TELEFAX _____ 138. TELEPHONE _____ 139. TELEFAX _____ 140. TELEPHONE _____ 141. TELEFAX _____ 142. TELEPHONE _____ 143. TELEFAX _____ 144. TELEPHONE _____ 145. TELEFAX _____ 146. TELEPHONE _____ 147. TELEFAX _____ 148. TELEPHONE _____ 149. TELEFAX _____ 150. TELEPHONE _____ 151. TELEFAX _____ 152. TELEPHONE _____ 153. TELEFAX _____ 154. TELEPHONE _____ 155. TELEFAX _____ 156. TELEPHONE _____ 157. TELEFAX _____ 158. TELEPHONE _____ 159. TELEFAX _____ 160. TELEPHONE _____ 161. TELEFAX _____ 162. TELEPHONE _____ 163. TELEFAX _____ 164. TELEPHONE _____ 165. TELEFAX _____ 166. TELEPHONE _____ 167. TELEFAX _____ 168. TELEPHONE _____ 169. TELEFAX _____ 170. TELEPHONE _____ 171. TELEFAX _____ 172. TELEPHONE _____ 173. TELEFAX _____ 174. TELEPHONE _____ 175. TELEFAX _____ 176. TELEPHONE _____ 177. TELEFAX _____ 178. TELEPHONE _____ 179. TELEFAX _____ 180. TELEPHONE _____ 181. TELEFAX _____ 182. TELEPHONE _____ 183. TELEFAX _____ 184. TELEPHONE _____ 185. TELEFAX _____ 186. TELEPHONE _____ 187. TELEFAX _____ 188. TELEPHONE _____ 189. TELEFAX _____ 190. TELEPHONE _____ 191. TELEFAX _____ 192. TELEPHONE _____ 193. TELEFAX _____ 194. TELEPHONE _____ 195. TELEFAX _____ 196. TELEPHONE _____ 197. TELEFAX _____ 198. TELEPHONE _____ 199. TELEFAX _____ 200. TELEPHONE _____ 201. TELEFAX _____ 202. TELEPHONE _____ 203. TELEFAX _____ 204. TELEPHONE _____ 	
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2-2 SHEET 20 346 PLATE 6A TALL 2	SUBDIVISION OF LAKESHORE VILLAGES (PHASE 6A) SLIDELL, LOUISIANA ST. TAMMANY PARISH FOR: DR HORTON, INC. - GULF COAST	 DUPLANTIS DESIGN GROUP	DUPLANTIS DESIGN GROUP, PC SURVEY 16554 Brewster Road, Suite 101 Covington, LA 70433 Phone: 985.248.6180 Fax: 985.248.6190 1308 Camellia Blvd. Suite 200 Lafayette, LA 70508 WWW.ddgpc.com	REVISION BY
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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of March 1, 2022)

CASE NO.: 2022-2755-FP

SUBDIVISION NAME: River Park Estates, Phase 2

DEVELOPER: River Park Estates, LLC
841 N. Collins, Suite 12
Covington, LA 70433

ENGINEER/SURVEYOR: Deep South Design Group
P.O. Box 1122
Madisonville, LA 70447

SECTION: 18
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 on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 20.220 Acres

NUMBER OF LOTS: 79 Lots AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on February 24, 2022. The inspection disclosed that all of the asphalt roads are constructed and the roadside ditches and shoulders 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. Provide roadway base and asphalt test results.
2. Provide utility trench bedding and backfill test results.
3. Reestablish the M.P. Planche Road shoulder near the roadway widening section.
4. Reestablish the pond weir outfall section.
5. Install blue reflectors in the vicinity of all fire hydrants. (Typical Comment)
6. Raise all low fire hydrants to provide the minimum require clearance. (Typical Comment)
7. Remove siltation from all drainage culverts. (Typical Comment)
8. 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)
9. Bring all roadside shoulders to final grade and properly vegetate. Install and maintain proper erosion control measures until vegetation is established. (Typical Comment)
10. The detention pond inflow ditches and pond banks need to be properly vegetated. Install and maintain proper erosion control measures until vegetation is established.
11. Add "All-Way Plaques" to the all-way stop intersections. (Typical Comment)
12. Correct detention pond bank issues occurring near the Catherine Drive & Sydney Drive intersection.
13. Repair the damaged pavement sections on Catherine Drive to the north of Lot #1.
14. Regrade the rear drainage swale behind Lots #1- #10 to the north of River Park Drive and properly vegetate. Install and maintain proper erosion control measure until vegetation is established.
15. Remove all siltation occurring in the detention pond. (Typical Comment)

Final Plat:

16. The Final Plat needs to be revised to include all missing information and correct all conflicts outlined in the Final Plat Markup Summary sent on 2/25/2022 and attached for reference.

Paving & Drainage Plan:

17. The As-Built Paving & Drainage Plan needs to be revised to include all missing information and correct all conflicts outlined in the As-Built Paving & Drainage Markup Summary sent on 2/25/2022 and attached for reference.

Water & Sewer Plan:

18. Provide a clear water test for this phase of River Park Estates.
19. Provide a Letter of Acceptance and Perpetual Maintenance for this phase of River Park Estates from Magnolia Utilities.
20. Provide a response to the previously issued March 31, 2021 water and sewer email regarding the status of this water and sewer system and its current capacity.

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 3,900 linear feet x \$22.00 per linear foot for a total of \$85,800.00 for a period of two (2) years.

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

This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the March 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

March 1, 2022

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

OLD BUSINESS
March 8, 2022 Agenda

Re: Enter Parish R.O.W. Resolution No. 20-007- Request to Enter the Parish Right-of-Way for the north side of Little Creek Road for the purpose of installing subsurface drainage from Commerce Boulevard to Dream Team Drive.

Honorable Commissioners,

The above referenced resolution was adopted on February 11, 2020. The resolution states "that the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission."

As of the date of this letter, our office has not received the required documentation. 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 8, 2022, thereby extending the ONE (1) year submittal of documentation to March 8, 2023 and the completion date to March 8, 2024.

The petitioner's engineer, Mr. Franz Zemmer, P.E, has requested an extension of time to submit required documentation (see attached email dated February 21, 2022).

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

Sincerely,



Daniel P. Hill, P.E.

Director, Department of Engineering

*Attachments: St. Tammany Parish Planning Commission Resolution No. 20-007
Email dated February 21, 2022 from Mr. Franz Zemmer, P.E., requesting an extension of one (1) year to submit the required documentation and two (2) years to preform 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. Randy Craighead, Church of the King
Mr. Franz Zemmer, P.E., Richard C. Lambert Consultants, LLC
Mr. Jeff Schoen, Jones Fussell, LLP

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 20-007

**TITLE: A RESOLUTION AUTHORIZING CHURCH OF THE KING,
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO CHURCH OF THE
KING, 22205 LITTLE CREEK ROAD, MANDEVILLE, LA 70471 OR
ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY
THE PORTION OF LITTLE CREEK ROAD LOCATED BETWEEN
COMMERCE BOULEVARD AND DREAM TEAM DRIVE, FOR THE
PURPOSE OF INSTALLING SUBSURFACE DRAINAGE.
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 releases the Performance Obligation.
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 post a Performance Obligation in the amount of \$10,400 for a period of one (1) year.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.
9. That the petitioner submit as-built drawings certifying that the subsurface drainage is constructed in accordance with the approved drawing(s).

10. 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 required to reapply for permission.

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

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

YEA: MR. THOMAS SEEGER, MR. KENNETH RESS, MS. NELWYN MCINNIS,
MR. RAY BERNIE WILLIE, MR. TODD RICHARD, MR. DAVID DOHERTY,
MR. WELDON CRAWFORD, MR. KIRK DRUMM, MR. RONALD RANDOLPH

NAY: NONE

ABSTAIN: NONE

ABSENT: MR. PATRICK FITZMORRIS

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 11TH DAY OF FEBRUARY, 2020 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



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

ATTEST:



ROSS P. LINER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Shelby R. Vorenkamp

From: Franz Zemmer <fzemmer@rclconsultants.com>
Sent: Monday, February 14, 2022 4:36 PM
To: Theodore C. Reynolds
Cc: rcraighead@churchoftheking.com; tnaquin@byronetalbot.com; Scotty Chabert; Shelby R. Vorenkamp; Daniel P. Hill; Brandon Himel
Subject: RE: Little Creek Road - Enter the Right-of-Way (Res. #20-007) Unlimited Work Order

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

Ted,

RCLC, on behalf of COTK, is requesting the extension of Little Creek Road Enter the Right of Way (Resolution #20-007) Unlimited Work Order and Performance Obligation for another year. Byron E. Talbot is the contractor performing the subsurface drainage along Little Creek Road. They have started the work but are not complete at this time.

Thanks,



Franz "Frank" J. Zemmer, P.E.

Office: (985) 727-4440 | **Direct:** (985) 727-4449

fzemmer@rclconsultants.com | www.rclconsultants.com

900 W. Causeway Approach | Mandeville, LA 70471

RICHARD C. LAMBERT CONSULTANTS, LLC



[RCLC ShareFile](#)
[Upload Link](#)

From: Christopher P. Tissue <cptissue@stpgov.org>
Sent: Wednesday, October 20, 2021 2:38 PM
To: Franz Zemmer <fzemmer@rclconsultants.com>; Theodore C. Reynolds <tcreynolds@stpgov.org>
Cc: rcraighead@churchoftheking.com; tnaquin@byronetalbot.com; Scotty Chabert <schabert@churchoftheking.com>; Shelby R. Vorenkamp <srvorenkampdev@stpgov.org>; Daniel P. Hill <dphill@stpgov.org>
Subject: RE: Little Creek Road - Enter the Right-of-Way (Res. #20-007) Unlimited Work Order

Frank,

Upon further review of the Little Creek Road Enter the Right of Way (Resolution #20-007), the Unlimited Work Order is valid for a period of 2 years from April 13, 2020 and the security in place for the performance obligation is cash; as such, the Unlimited Work Order and Performance Obligation are still currently active. This item will not be placed on the November Planning Commission agenda as no additional approval is needed to begin construction of the approved plans. Please notify this office when you plan to commence construction.

Let me know if you have any questions or would like to discuss,

Thanks,

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