

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, MAY 10, 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, May 10, 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 APRIL 12, 2022 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

REVOCATION REVIEW

1- REV22-05-005

The revocation of an unopened portion of “G” Street and 7th Avenue, located east of North Highway 190, north of 9th Avenue, Louisiana, Ward 3, District 2.

Applicant: Baldwin Motors, Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

2- REV22-05-006

The revocation of an unopened portion of Cours Carson Street, located north of Preval Street, south of Joans Street in Square 311A of the Town of Mandeville Subdivision, Louisiana, Ward 4, District 7.

Applicant: Nancy Landers

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

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

3- Request to Enter the Parish Right-of-Way for Manor Street, Robert Street and Walker Street (Robindale Subdivision, Squares 10 & 11) for the purpose of gaining access to the property.

Debtor: Steadfast Development

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located east of Hwy 21, west of Hwy 59, north of Hwy 36, Abita Springs, Louisiana. Ward 3, District 2

MINOR SUBDIVISION REVIEW**4- 2022-2811-MSP**

A minor subdivision of 3.9 acres into Parcels A & B

Owners & Representatives: Chad Almquist and Pat Almquist

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the north side of US Highway 190, west of Blackwell Drive, being 24401 US Highway 190, Lacombe, Louisiana. Ward 4, District 7

5- 2022-2815-MSP

A minor subdivision of 3.847 acres into Parcels A and B

Owners & Representatives: Dustin W. Mooney, Johnnie C. Slade, II & Suzanne P. Slade

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located at the southwest corner of J. Slade Road and Columbia Road, Bush, Louisiana. Ward 5, District 6

6- 2022-2832-MSP

A minor subdivision of the remaining portion of Parcel 11 into Parcel 11A

Owners: Stirling Properties, LLC - James Moran

Representative: Mark Salvetti

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located at the southeast corner of East Brewster Road and River Chase Drive, Covington, Louisiana. Ward 1, District 1

7- 2022-2845-MSP

A minor subdivision of 7.38 acres & 3.61 acres into Parcels 3-A, 3-B & 3-C

Owners & Representatives: Maribel Soto Burgos Currow

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located at the northeast corner of Dummy Line Road and LA Highway 1077 and along Currow Lane, Madisonville, Louisiana. Ward 1, District 1

8- 2022-2846-MSP

A minor subdivision of 30.19 acres into Parcels A1, A2, A3, A4 & A5

Owners: S & L Properties of Mandeville, LLC

Representative: Jason VanHaelen

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the north side of LA Highway 21 (Military Road), east of Higgins Road, Bush, Louisiana. Ward 5, District 6

9- 2022-2848-MSP

A minor subdivision of 20.408 acres into Parcels A, B, C & D

Owners & Representatives: South Fitzmorris/ Meyers RD LLC – Karl Gottfried Jr. and Carol Fontan Gottfried

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located at the northeast corner of South Fitzmorris Road & Myers Road, Covington, Louisiana. Ward 3, District 2

10- 2022-2852-MSP

A minor subdivision of 3 acres into lots A, B & C

Owners & Representatives: Cadis Investments, LLC – Christopher Cadis

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located on the west side of Goslee Road, south of Ronald Reagan Highway, Covington, Louisiana. Ward 1, District 3

RESUBDIVISION REVIEW**11- 2022-2823-MRP**

Resubdivision of 1.87 acres & lot 10-A Fairview Oaks Business Park into Parcel CW-1 and lot 10-A-1 Fairview Oaks Business Park

Owner & Representative: Favret Investments, LLC - Uncas B. Favret, Jr.

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location: The property is located on the south side of LA Highway 22 & at the end of Fairview Oaks Drive, Madisonville, Louisiana. Ward 4, District 4

12- 2022-2847-MRP

Resubdivision of lots 2 & 3 into lot 2-A Northshore Commercial Park

Owner & Representative: MJS Ventures, LLC. – Michael J. Schwartz

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location: The property is located on the east side of General Patton Avenue, south of Marshall Road, Mandeville, Louisiana. Ward 4, District 5

13- 2022-2849-MRP

Resubdivision of lots 45, 46 & 47 into lot 45-M Covington Industrial Park Phase 2

Owner & Representative: Favret Investments, LLC - Uncas B. Favret, Jr

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: David R. Fitzgerald

General Location: The property is located on the north side of Painters Row, west of Airport Road, Covington, Louisiana. Ward 4, District 2

14- 2022-2850-MRP

Resubdivision of lots 164-B & 166 into lots 164-B1 & 166A Terra Bella Phase 1A-2

Owner & Representative: Sunny Gizmo Trust -Edward S. & Cynthia B. Schmidt and David & Hope Richard

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of Chretien Point Avenue, north and west of Melrose Avenue, Covington, Louisiana. Ward 1, District 1

15- 2022-2851-MRP

Resubdivision of lots 24 & 25 into lot 24A Alamosa Park

Owner & Representative: RML Properties, LLC – Richard C. & Lisa Maia

Surveyor: Lowe Engineers

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

General Location: The property is located on the southwest corner of Commercial Way North and on the north side of Marion Lane, Mandeville, Louisiana. Ward 3, District 5

16- 2022-2853-MRP

Resubdivision of site 230 and a portion of the common area into site 230-A Natchez Trace Phase 4

Owner & Representative: Rockwell Builders, LLC – Robert Rockwell

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of Natchez Court, east of Delta Queen Court, Covington, Louisiana. Ward 1, District 1

17- 2022-2856-MRP

Resubdivision of Lots 134, 135 & 136 into Lots 134A & 136A, The Bluffs Subdivision, Phase 5-B

Owner & Representative: Matthew & Michelle Pecoraro

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

Parish Council District Representative: Hon. Mike M. Smith

General Location: The property is located at the end of Pearl View Court, east of Arbor View Drive, Slidell, Louisiana. Ward 8, District 9

TENTATIVE SUBDIVISION REVIEW**18- 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

POSTPONED AT THE MARCH 8, 2022 AND APRIL 12, 2022 MEETING

PRELIMINARY SUBDIVISION REVIEW**FINAL SUBDIVISION REVIEW****19- 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

POSTPONED AT THE MARCH 8, 2022 AND APRIL 12, 2022 MEETING

20- 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

POSTPONED AT THE MARCH 8, 2022 AND APRIL 12, 2022 MEETING

21- 2022-2792-FP

Tribute at Tamanend, Phase 1

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Kirk Drumm

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

POSTPONED AT THE APRIL 12, 2022 MEETING

22- 2022-2795-FP

Bonterra, Phase 1-A

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 AT THE APRIL 12, 2022 MEETING

23- 2022-2797-FP

Guste Island Estates, Parcel I

Developer/Owner: McInt, Inc.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

POSTPONED AT THE APRIL 12, 2022 MEETING

24- 2022-2842-FP

Covington Place Cottage, Phase 2

Developer/Owner: Tidal Group, LLC

Engineer: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the north side of 10th Street, east of Ruby Street, Covington. Ward 3, District 2

25- 2022-2843-FP

Lakeshore Villages, Phase 6B

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

26- 2022-2844-FP

Abita Ridge, Phases 3A & 3B

Developer/Owner: Abita River Park, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the north of Harrison Avenue, east of US Highway 190, Covington, Louisiana. Ward 3, District 2

OLD BUSINESS**27- ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**

Request to Enter the Parish Right-of-Way for portions of Seventh Avenue, Eight Avenue and Seventh Street for the propose of extending the street and installing drainage features (Pailet First Subdivision).

Debtor: HMM Development, LLC

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on Seventh Avenue, Eighth Avenue and Seventh Street, east of Sixth Street, south of Hwy 435, Abita Springs, Louisiana, Ward 10, District 6

Developer requesting a modification to the original request and an extension of time to submit the required documentation and to complete the work

NEW BUSINESS**ADJOURNMENT**

MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, APRIL 12, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: Ress

Staff: Ross Liner, Helen Lambert, Ted Reynolds, Daniel Hill, Maria Robert

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 ALLIEGANCE - Willie

APPROVAL OF THE MARCH 8, 2022 MEETING MINUTES

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

Nay: N/A

Abstain: N/A

REQUEST FOR POSTPONEMENTS

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

- 1- **Request to Enter the Parish Right-of-Way for Henry Clay Street (Town of Mandeville UNINCORPORATED) for the purpose of gaining access to the property.**

Debtor: Dilso Caetano Goncalves

Parish Council District Representative: Hon. Maureen O'Brien

General Location: The property is located at the west end of Henry Clay Street, west of Coffee Street, north of LA Highway 190 and south of Interstate 12, Mandeville, Louisiana. Ward 4, District 10.

Fitzmorris moved to approve, second by Truxillo.

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

Nay: N/A

Abstain: N/A

2- Request to Enter the Parish Right-of-Way for Delta Street and Eldora Avenue (Tammany Terrace Subdivision) for the purpose of gaining access to the property.

Debtor: Tammany Terrace, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located at the south of Walden Street, east of LA Highway 437, north of LA Highway 190 and north of Interstate 12, Covington, Louisiana. Ward 3, District 2.

Barcelona moved to approve, second by Randolph.

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

Nay: N/A

Abstain: N/A

3- Request to Enter the Parish Right-of-Way for Fairview Drive (Woodland Park Subdivision) for the purpose of gaining access to the property.

Debtor: Mr. Patrick DeLoach

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located at the east end of Fairview Drive, north of LA Highway 190 and south of Interstate 12, Slidell, Louisiana. Ward 9, District 11.

Truxillo moved to approve, Fitzmorris to second.

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

Nay: N/A

Abstain: Smail

MINOR SUBDIVISION REVIEW

4- 2022-2775-MSP

A minor subdivision of 13.52 acres into Parcels A & B

Owners & Representatives: Casey Revere and Justin & Ashley Revere

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located on the north side of LA Highway 40, west of Anthony Road, Folsom, Louisiana. Ward 2, District 3

Smail moved to approve with waiver, second by Willie

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

Nay: N/A

Abstain: N/A

Truxillo not present for vote

5- 2022-2781-MSP

A minor subdivision of 16.36 acres into Parcels A & B

Owners & Representatives: Kimberly H. Jarrell, Kevin Henderson, Keith Henderson

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located at the southeast end of Henderson Road, south of Gottschalk Road, Covington, Louisiana. Ward 1, District 3

Smail moved to approve with waiver, Willie to second

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

Nay: N/A

Abstain: N/A

Barcelona not present for vote

6- 2022-2786-MSP

A minor subdivision of Lot B into lots B-1, B-2 & B-3

Owners & Representatives: Keith R. and Jane H. Campo

Parish Council District Representative: Hon. Thomas J. "T.J." Smith

General Location: The parcel is located on the south side of Robert Road, west (**Corrected by staff; EAST**) of Katie & Val Lane, Pearl River, Louisiana. Ward 8, District 14

Randolph moved to approve with waiver, Crawford to second

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

Nay: N/A

Abstain: N/A

7- 2022-2791-MSP

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

Owners & Representatives: Gillis E & Jamie Cure

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

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

Fitzmorris moved to approve with waiver, Randolph to second

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

Nay: N/A

Abstain: N/A

8- 2022-2796-MSP

A minor subdivision of 8.59 acres of land into Lots M-1 and M-2

Owners & Representatives: Walter Morton

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Amanda Drive, east of US Highway 25, Covington, Louisiana. Ward 3, District 2

Truxillo moved to approve with waiver, Fitzmorris to second.

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

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW**9- 2022-2770-MRP**

Resubdivision of lots 36-A, 37-A & 38-A into lots 36-A1 & 38-A1 Lakeshore Estates Marina Villa

Owner & Representative: Daniel J and Ann Sharon DeBlanc

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

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located on the east side of Marina Villa North, north of Marina Villa Blvd, Slidell, Louisiana. Ward 9, District 13

McInnis moved to approve, Fitzmorris to second.

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

Nay: N/A

Abstain: N/A

10- 2022-2773-MRP

Resubdivision of lot 16A1 into lots C1, C2 & 16A2 Money Hill Plantation

Owner & Representative: Money Hill Plantation, LLC – Mary Goodyear Dossett

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

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located at the southeast corner of LA Highway 21 & Money Hill Parkway, Abita Springs, Louisiana. Ward 5, District 6

McInnis moved to approve, Randolph to second.

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

Nay: N/A

Abstain: N/A

Truxillo and Willie not present for vote.

11- 2022-2782-MRP

Resubdivision of lots 165 & 166 into lot 165-A Whippoorwill Grove on Money Hill Phase 3

Owner & Representative: Michael and Edna Brooks

Surveyor: Nobles & Associates, LLC.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of Turkey Ridge Road, east of Blue Heron Drive, Bush, Louisiana. Ward 5, District 6

Willie moved to approve, Randolph to second.

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

Nay: N/A

Abstain: N/A

12- 2022-2785-MRP

Resubdivision of lots 122A & 123A into lot 123A-1 Lakeshore Est. Phase 1A-1

Owner & Representative: Michael & Maureen Perkins

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

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located on the north side of Lakeshore Blvd, east of Lakeshore Blvd. South, Slidell, Louisiana. Ward 9, District 13

Fitzmorris moved to approve, Randolph to second.

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

Nay: N/A

Abstain: N/A

PETITIONS/REQUESTS**13- (1 -) PET-2022-04-001 – MOVED TO TOP OF THE AGENDA BY SEEGER**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the north side of Edward Street, east of August Avenue, being lot 22, Square 44, West Addition to Morgan Subdivision, Slidell, Louisiana. Ward 9, District 14

Owner/Portioner/Representative: Lateisha Foster

Parish Council District Representative: Thomas J. Smith

Seeger moved to approve, second by Truxillo.

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

Nay: N/A

Abstain: N/A

TENTATIVE SUBDIVISION REVIEW

14- 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

POSTPONED AT THE MARCH 8, 2022 MEETING

Randolph moved to postpone for one month, Fitzmorris to second

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

Nay: N/A

Abstain: N/A

PRELIMINARY SUBDIVISION REVIEW

15- 2021-2568-PP

Bonterra Subdivision, Phases 2 & 3

Developer/Owner: Lynn Levy Land Co., LLC

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

Parish Council District Representative: Hon. Michael Smith

General Location: The property is located on the east & west sides of North Military Road/LA Highway 1090, north of Interstate 12, Slidell, Louisiana. Ward 8, District 9

POSTPONED FROM OCTOBER 12, 2021, NOVEMBER 9, 2021, DECEMBER 14, 2021, JANUARY 11, 2022, THE FEBRUARY 8, 2022 MEETING AND THE MARCH 8, 2022 MEETING

Smail moved to deny, McInnis to second.

Yea: Seeger, McInnis, Willie, Doherty, Crawford, Smail, Truxillo

Nay: Fitzmorris, Barcelona, Randolph

Abstain: N/A

16- 2022-2798-PP

River Club, Phase 3

Developer/Owner: River Club Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located along Ox Bow Court, north of Delta Lane, south of Brewster Road, west of the Tchefuncte River, south of Interstate-12, Covington, Louisiana. Ward 1, District 1

Seeger moved to approve, Fitzmorris to second.

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

Nay: N/A

Abstain: N/A

McInnis not present for vote.

FINAL SUBDIVISION REVIEW**17- 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

POSTPONED AT THE MARCH 8, 2022 MEETING

Willie moved to postpone, Randolph to second.

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

Nay: N/A

Abstain: N/A

18- 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

POSTPONED AT THE MARCH 8, 2022 MEETING

Truxillo moved to postpone, Seeger to second.

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

Nay: N/A

Abstain: N/A

19- 2022-2792-FP

Tribute at Tamanend, Phase 1

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Kirk Drumm

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

Truxillo moved to postpone, Seeger to second.

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

Nay: N/A

Abstain: N/A

20- 2022-2794-FP

Southern Oaks, Phase 2

Developer/Owner: Yanin, LLC

Engineer: Kyle Associates, LLC

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

General Location: The property is located on the west of Trapagnier Road, south side of LA Highway 22, south of Interstate-12, Covington, Louisiana. Ward 1, District 4

Fitzmorris moved to approve, Crawford to second.

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

Nay: N/A

Abstain: N/A

21- 2022-2795-FP

Bonterra, Phase 1-A

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

Seeger moved to postpone, Randolph to second.

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

Nay: N/A

Abstain: N/A

22- 2022-2797-FP

Guste Island Estates, Parcel I

Developer/Owner: McInt, Inc.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

Seeger moved to postpone, Truxillo to second.

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

Nay: N/A

Abstain: N/A

OLD BUSINESS**23- 2021-2326-MSP**

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

Owners & Representatives: Michael W. Wittich, Kathryn Gayle Wittich, Brian Yaniga, Alicia Graham Jordan

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the east side of LA Highway 25, north of Airport Road, south of Wylie Jenkins Road, Covington, Louisiana. Ward 3, District 2

Willie moved to approve, Smail to second.

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

Nay: N/A

Abstain: N/A

24- 2021-2398-PP

Alexander Ridge, Phase 4

Developer/Owner: Savannahs Community, LLC

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: East of LA Highway 1081, South of Smith Road, Covington, Louisiana.

Ward 3, District 2

Developer is requesting modifications to the Preliminary Plat approved at the June 8, 2021 meeting

Smail moved to deny, no second.

McInnis moved to approve, Seeger to second.

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

Nay: Smail

Abstain: N/A

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**25- Request to Enter the Parish Right of Way for Eddins Place for the purpose of installing utilities (Northwood Village Subdivision) (Resolution No. 21-009), - WITHDRAWN**

Debtor: Mangano Properties, LLC

Parish Council District: Hon. Chris Canulette

General Location: The property is located north of Brownswitch Road, west of LA Highway 1091, within Northwood Village Subdivision, Slidell, Ward 8, District 8

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

26- 2020-2012-PP

Lakeshore Villages, Phase 11

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

Developer is requesting modifications to the Preliminary Plat approved at the September 8, 2020 meeting

Seeger to approve, Randolph to second.

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

Nay: McInnis

Abstain: N/A

27- Entering the Parish R.O.W.

Request to Enter the Parish Right of Way for Ozone Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features (Resolution No 19-105).

Debtor: SMS Holdings, LLC

Parish Council District: Hon. James Davis

General Location: The property is located on the north side of Joans Street, east of Soult Street, Mandeville, Louisiana. Ward 4, District 7

Developer's Engineer is requesting a waiver for "Fee in Lieu of Detention"

Seeger to approve, Crawford to second.

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

Nay: N/A

Abstain: N/A

NEW BUSINESS**ADJOURNMENT**

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REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE NO.: REV22-05-005

NAME OF STREET OR ROAD: Unopened portion of "G" Street and 7th Avenue

NAME OF SUBDIVISION: Alexiusville Subdivision

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located east of North Highway 190, north of 9th Avenue, in the Alexiusville Subdivision (as delineated on Map #171B), Ward 3, District 2.

SURROUNDING ZONING: A-4A Single Family Residential & HC-3 Highway Commercial

PETITIONER/REPRESENTATIVE: Baldwin Motors, Inc.

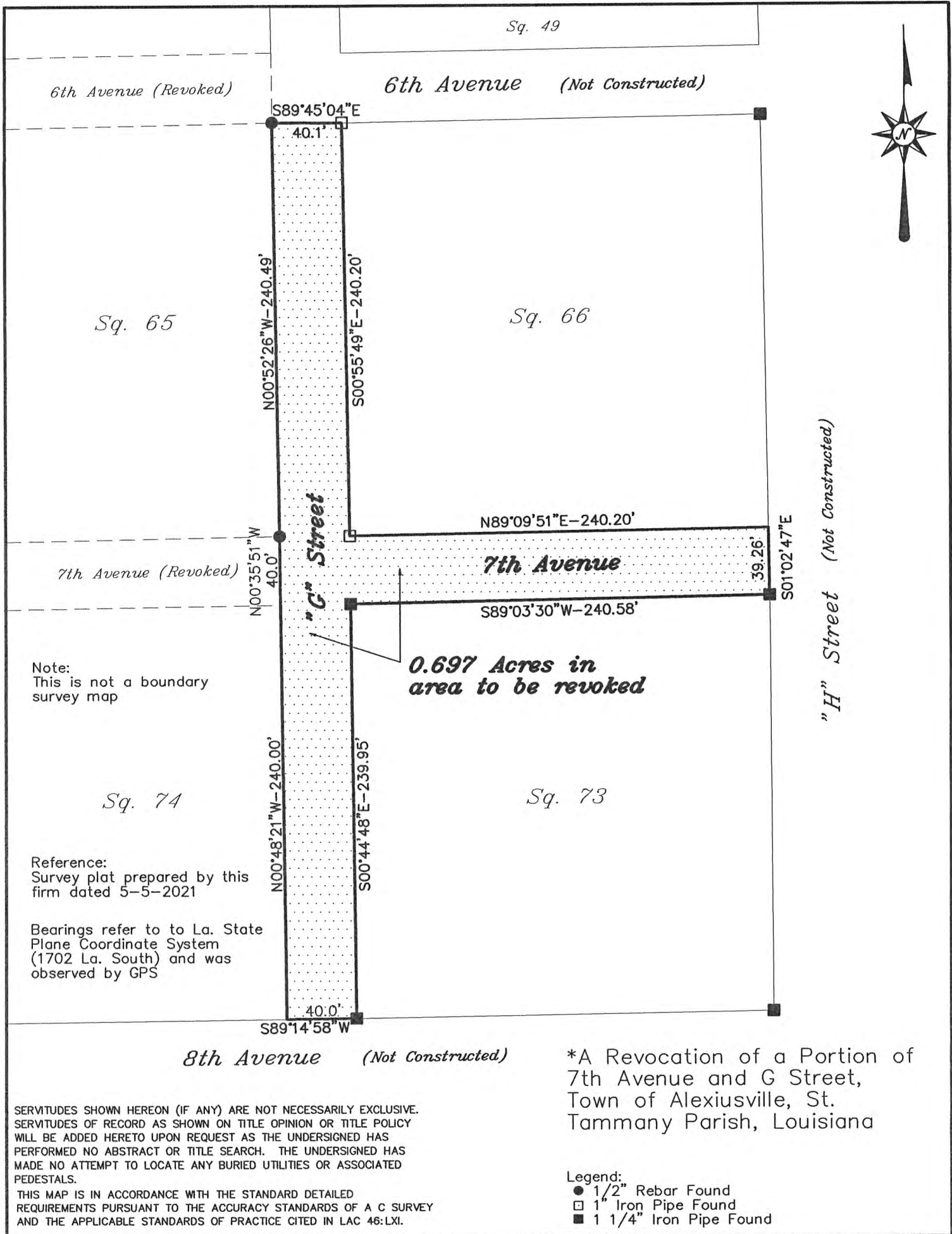
STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of "G" Street and 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 request subject to the applicant assimilating the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.



MAP PREPARED FOR

Baldwin Motors, Inc.

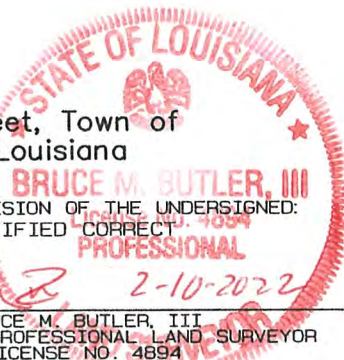
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Portion of 7th Avenue and G Street, Town of
Alexiusville, St. Tammany Parish, Louisiana

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

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax
landsurveyingllc@gmail.com



SCALE: 1" = 70'

DATE: 2-10-2022

NUMBER: 20686

REVOCATION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE NO.: REV22-05-006

NAME OF STREET OR ROAD: Unopened portion of Cours Carson Street

NAME OF SUBDIVISION: Town of Mandeville Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located north of Preval Street, south of Joans Street in Square 311A of the Town of Mandeville Subdivision (as delineated on Map #208A), Ward 4, District 7.

SURROUNDING ZONING: A-4 Single Family Residential

PETITIONER/REPRESENTATIVE: Nancy Landers

STAFF COMMENTARY:

Department of Planning & Development Comments:

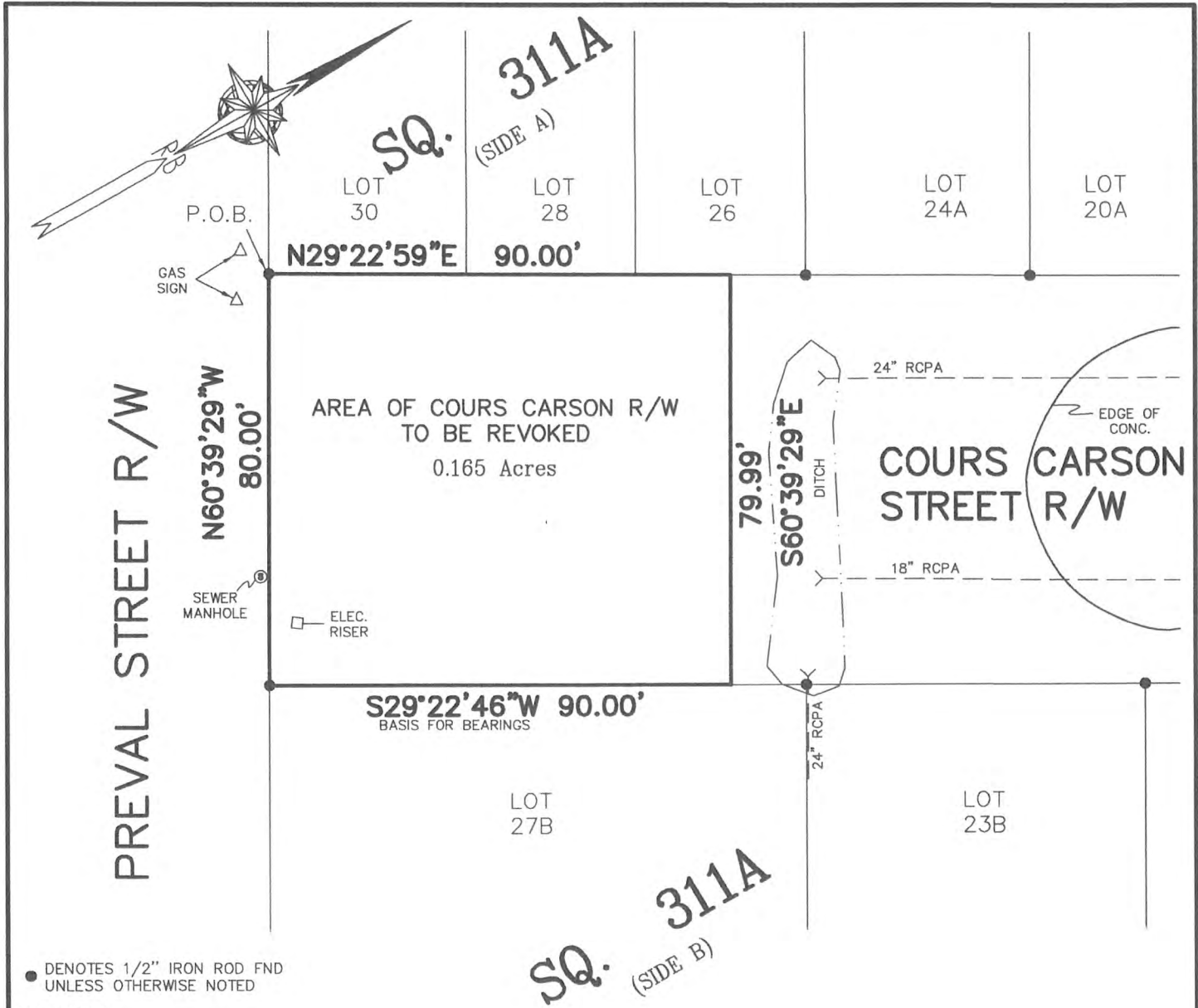
The applicant is requesting to revoke an unopened portion of Cours Carson Street, in order to assimilate the property into the adjacent residential property that the owner has purchased. However, this section of Cours Carson is subject to existing water and sewer lines that service the homes being constructed on the Cours Carson Extension.

Recommendation:

Before the revocation can be proceed, utility and access servitudes need to be granted for these lines, being in favor of the Magnolia Water Utility Company. As of this writing, the required correspondence related to this issue has not been submitted. In addition, we have not received letters of no objections from all of the other major utility companies whose facilities are located in the unopened portion of Parish right-of-way that the petitioner is seeking to revoke.

Although the Staff is not opposed to the revocation of this unopened portion of Cours Carson, the applicant has not submitted all of the information and documents that are required by Parish Ordinance to proceed with the revocation process.

Therefore, the Staff recommends that this item be postponed to the June 14, 2022 meeting.



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

REFERENCE 1:
Survey By Ned Wilson, PLS
Map File No.: 903A
Date Filed: 12-27-1985
REFERENCE 2:
Resub. By J.V. Burkes & Assoc., INC.
Map File No.: 5909C
Date Filed: 01-27-2020
REFERENCE 3:
Survey By Randall W. Brown & Assoc., INC.
Survey No.: 22144
Dated: 3-10-2022

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

FIRM Panel# 2252050360C Rev. 4-2-1991

LEGAL DESCRIPTION

COMMENCING FROM THE INTERSECTION OF THE WESTERN RIGHT
OF WAY LINE OF COURS CARSON STREET RIGHT OF WAY AND
THE NORTHERN RIGHT OF WAY LINE OF PREVAL STREET RIGHT
OF WAY, ALSO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING GO NORTH 29 DEGREES 22
MINUTES 59 SECONDS EAST A DISTANCE OF 90.00 FEET;
THENCE GO SOUTH 60 DEGREES 39 MINUTES 29 SECONDS
EAST A DISTANCE OF 79.99 FEET; THENCE GO SOUTH 29
DEGREES 22 MINUTES 46 SECONDS WEST A DISTANCE OF
90.00 FEET; THENCE GO NORTH 60 DEGREES 39 MINUTES 29
SECONDS WEST A DISTANCE OF 80.00 FEET BACK TO THE
POINT OF BEGINNING.

Revocation of
A PORTION OF COURS CARSON RIGHT OF WAY
SQUARE 311A SIDE A & B
TOWN OF MANDEVILLE
ST. TAMMANY PARISH, LOUISIANA
FOR
NANCY LANDERS

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.

Advance

**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: APRIL 1, 2022
Survey No. 22181
Project No. (CR5).

Scale: 1"= 30'±
Drawn By: J.E.D.
Revised:

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

**ENTERING THE PARISH
RIGHTS-OF-WAY,
SERVITUDES AND
EASEMENTS**

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Kelly McHugh
&
Associates, Inc.

Enter R.O.W. Project
PLANS
RECEIVED
4/14/2022
DEVELOPMENT
ENGINEERING

April 14, 2022

**ENGINEERING
REVIEW COPY**

St. Tammany Parish
Department of Planning
Attn: Daniel Hill
PO Box 628
Covington, LA 70434

RE: Request to Enter STP Right-Of-Ways
Manor, Walker and Robert Streets
in Robindale Subdivision, Squares 10 & 11

Daniel,

My client, Steadfast Development, requests permission to enter Parish right-of-ways as described above.

The length of roadways is approximately 922 feet. The length of detention improvements is 523 feet.

Also attached is a copy of the cash sale and vicinity map showing this area.

I appreciate your help in this matter.

Sincerely,

Kelly McHugh, PE, PLS

KJM/kah

845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING STEADFAST DEVELOPMENT, LLC, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO STEADFAST DEVELOPMENT, LLC; 949 AUSTERLITZ STREET, MANDEVILLE, LA 70448 OR ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF MANOR STREET AND ROBERT STREET, ROBINDALE SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 2.

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. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the “Subdivision Regulatory Ordinance.” The Parish’s engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a “dormant subdivision” or “subdivision of record” must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,”. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII “Parish Fees,” Division 3 “Development,” Subdivision V “Mandatory Impact Fees” and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the “Drainage Impact Fee Escrow Account” by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$36,900.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$20,295.00 period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter, if applicable.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 2.
19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
20. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

MOVED FOR ADOPTION BY _____, SECONDED BY _____; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

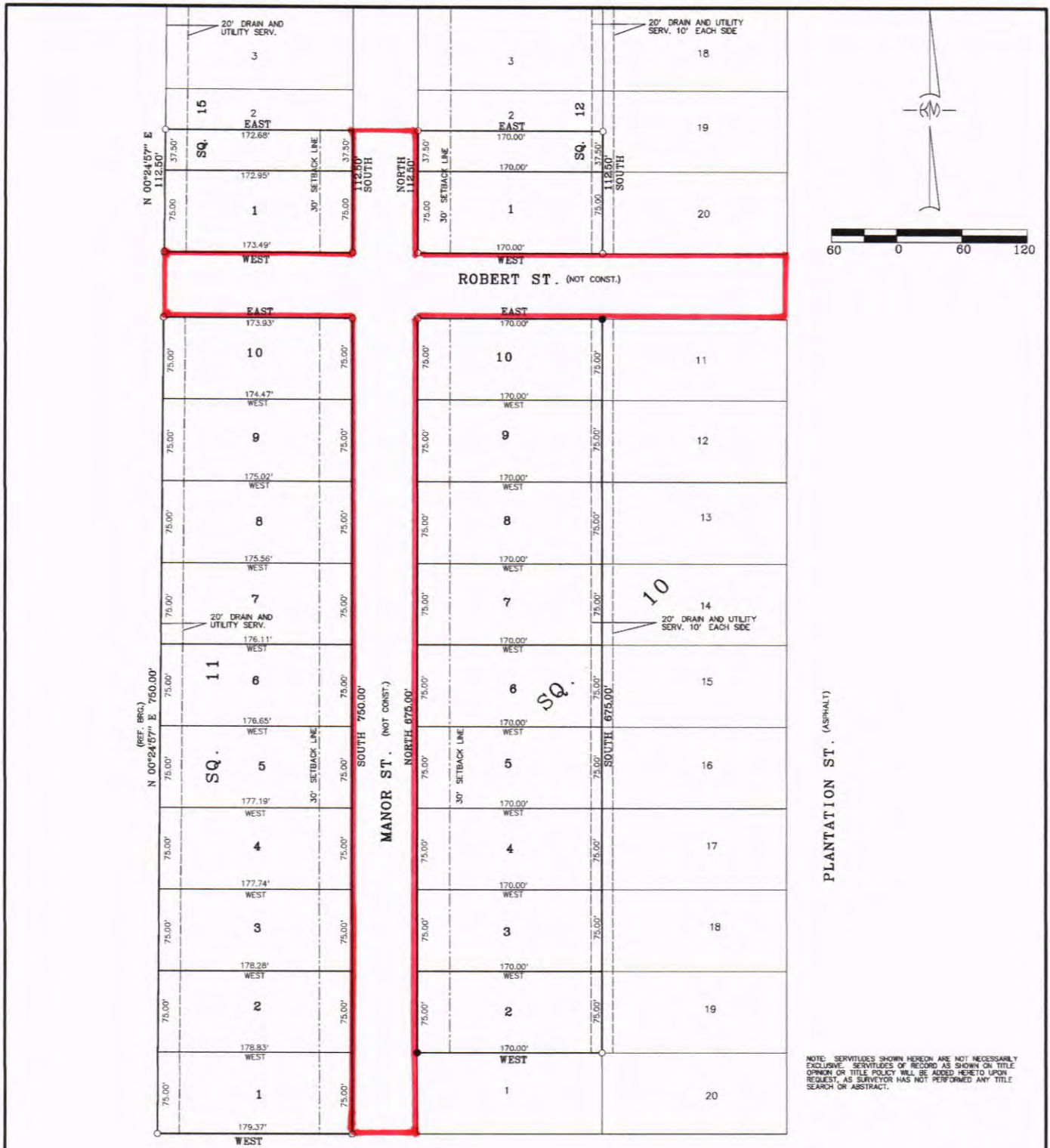
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF MAY, 2022, 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, AICP, PTP, CFM, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



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

Kelly J. McHugh, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

Enter R.O.W. Project
PLANS
RECEIVED
4/14/2022
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

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

SETBACKS (TAKEN FROM BERLINS PLAT)
FRONT SETBACKS 30'

LEGEND

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

THIS PROPERTY IS LOCATED IN FLOOD ZONE A
BASE FLOOD ELEV. NOT DETERMINED
FIRM PANEL NO. 220205 0235 C
REV. 10/17/1989

REFERENCE: A PLAT OF ROBINDALE SUBDIVISION BY ROBERT A. BERLIN, DATED 06/01/1960, JOB NO. J-30-154-1

PREPARED FOR:		STEADFAST DEVELOPMENT, LLC	
BOUNDARY SURVEY OF: LOTS 2-10 SQ. 10, LOTS 1-10 SQ. 11 LOT 1 AND SOUTH 1/2 LOT 2 SQ. 15, LOT 1 AND SOUTH 1/2 LOT 2 SQ. 12 ROBINDALE SUBDIVISION SECTIONS 35, T-6-S, R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.			
REVISIONS		KELLY McHUGH & ASSOCIATES, INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
MARK	DATE	SCALE: 1" = 60'	DATE: 04/06/17
		DRAWN: MDW	JOB NO.: 17-092
		CHECKED: KJM	DWG. NO.: 17-092 SQ 10,11

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MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE NO.: 2022-2811-MSP

Owners & Representative: Chad Almquist and Pat Almquist

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 48

TOWNSHIP: 8 South

RANGE: 12 East

WARD: 4

PARISH COUNCIL DISTRICT: 7

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

GENERAL LOCATION: The parcel is located on the north side of US Highway 190, west of Blackwell Drive, being 24401 US Highway 190, Lacombe, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 3.9 acres

NUMBER OF LOTS/PARCELS: 3.9 acres into Parcels A & B

ZONING: A-2 Suburban & CBF-1 Community Based Facilities Districts

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from 3.9 acres. The minor subdivision request requires a public hearing due to:

- Parcel B does not meet the minimum lot size of 1 acre required under the minor subdivision ordinance and requiring a waiver from the Planning Commission.
- Parcel B has road frontage along Hwy 190; however, the parcel is proposed to be accessed from an existing servitude of passage/driveway from Parcel A, requiring a waiver from the Planning Commission. The objective of the request is to avoid the construction of another driveway/curb cut along Hwy 190.

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

1. Show the location and width of the servitude of passage to Parcel B, on the survey.
2. Increase the size of the driveway at Hwy 190 to a minimum of 24 foot wide and obtain DOTD permit since Parcel B will be used for commercial purposes.
3. Provide signature line for the Chairman of 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.



FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

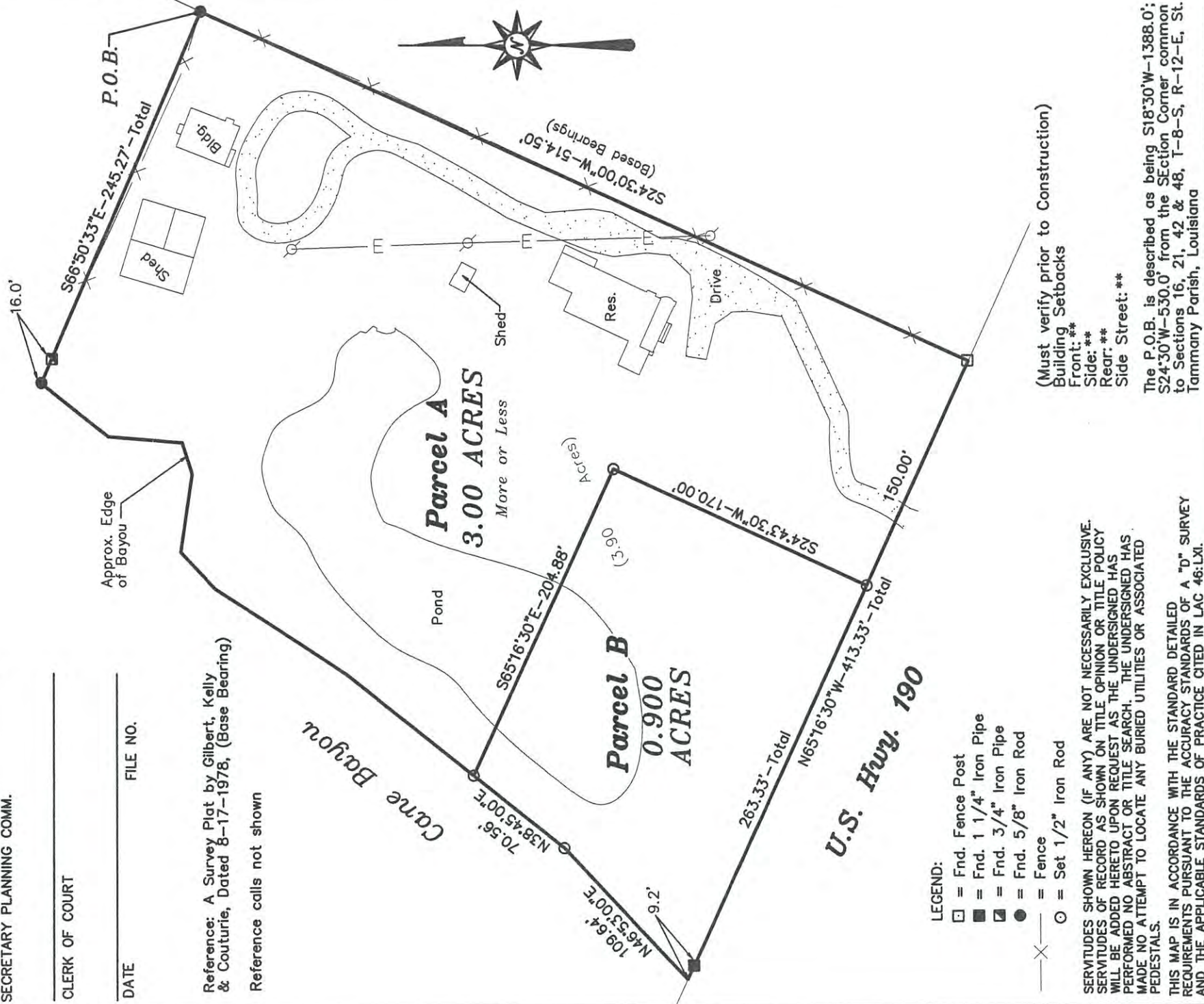
CLERK OF COURT

DATE FILE NO.

Reference: A Survey Plat by Gilbert, Kelly & Couturie, Dated 8-17-1978, (Base Bearing)

Reference calls not shown

A Minor Subdivision of a 3.90 Acre (more or less) Parcel of Land, into Parcels A & B, situated in Section 48, T-8-S, R-12-E, St. Tammany Parish Louisiana



LEGEND:

- = Fnd. Fence Post
- = Fnd. 1 1/4" Iron Pipe
- ▣ = Fnd. 3/4" Iron Pipe
- = Fnd. 5/8" Iron Rod
- X— = Fence
- = Set 1/2" Iron Rod

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

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

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

The P.O.B. is described as being S18°30'W-1388.0'; S24°30'W-530.0' from the Section Corner common to Sections 16, 21, 42 & 48, T-8-S, R-12-E, St. Tammany Parish, Louisiana

MAP PREPARED FOR **CHAD ALMQUIST**

SHOWN A ELEVATION SURVEY MADE OF PROPERTY LOCATED IN SECTION 48, T-8-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

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

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 842-6271 office (985) 848-0355 fax
landsur@bellsouth.net email

Chad Almquist
No 3884 2022
CERTIFIED CORRECT
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 80'

DATE: 3-9-2022

NUMBER: 18090C

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE NO.: 2022-2815-MSP

Owners & Representative: Dustin W. Mooney, Johnnie C. Slade, II & Suzanne P. Slade

ENGINEER/SURVEYOR: John G. Cummings and Associates

SECTION: 41

TOWNSHIP: 5 South

RANGE: 13 East

WARD: 5

PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: The parcel is located at the southwest corner of J. Slade Road and Columbia Road, Bush, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 3.847 acres

NUMBER OF LOTS/PARCELS: 3.847 acres into Parcels A and B

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from 3.847 acres. The minor subdivision request requires a public hearing due to:

- Parcel B does not meet the minimum lot width of 150 feet required under the A-2 Suburban District and requiring a waiver from the Planning Commission.

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

1. Provide signature line for the Chairman of the Planning Commission.
2. Provide leaders lines showing the boundaries of the current 3 parcels.
3. Amend survey as follow: Minor subdivision of ~~3.847 acres~~ **(number) acres, (number) acres & (number) acres into Parcels A & B**

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.

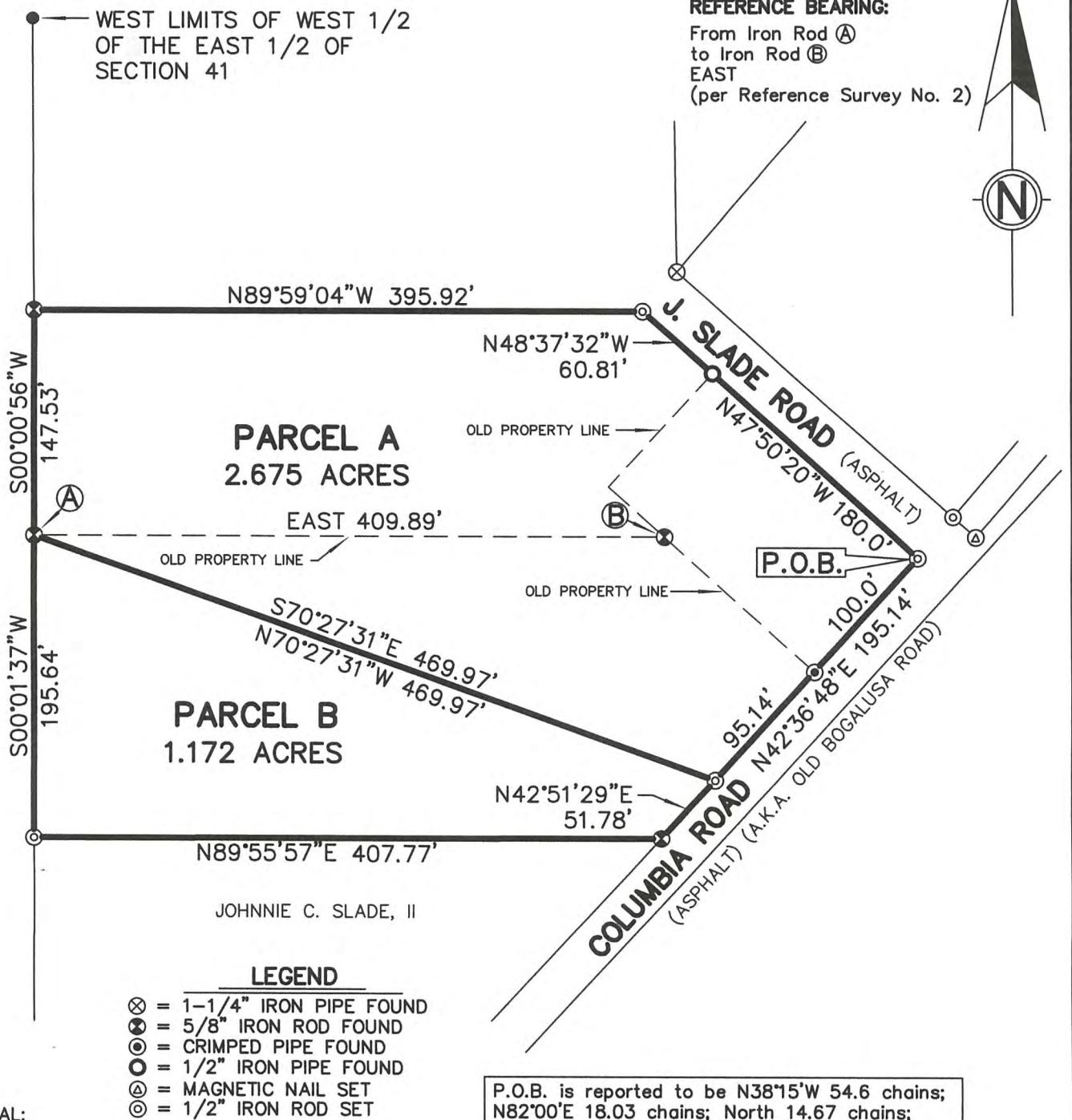
T5 - R13E

41

J SLADE RD

COLUMBIA RD

CRAWFORD CEMETERY LN



(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **DUSTIN MOONEY**

SHOWING A SURVEY OF: MINOR SUBDIVISION OF 3.847 ACRES INTO PARCEL A & PARCEL B, LOCATED IN SECTION 41, TOWNSHIP 5 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 22043

DATE: 03/02/2022

REVISED:

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE NO.: 2022-2832-MSP

Owners: Stirling Properties, LLC - James Moran

Representative: Mark Salvetti

ENGINEER/SURVEYOR: Acadia Land Surveying LLC

SECTION: 47

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: The parcel is located at the southeast corner of East Brewster Road and River Chase Drive, Covington, Louisiana

SURROUNDING LAND USES: Commercial, Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 2.916 acres

NUMBER OF LOTS/PARCELS: remaining portion of Parcel 11 into Parcel 11A

ZONING: NC-5 Retail and Service District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create one (1) parcel from 2.916 acres. The minor subdivision request requires a public hearing due to:

- Parcel 11A was previously part of a larger tract of land and was never officially created, requiring approval from the Planning Commission.



T7-R11E

RIVER CHASE DR

CONTINENTAL DR

BRADBURY PL

ARCHWYCK CIR

PRESTWOOD LN

DELTA LN

RIVER CLUB DR

47

49

APPROVALS

Secretary Parish Planning Commission

Director of Department of Engineering

Date Filed File Number

Clerk of Court

Chairman of The Planning Commission

CERTIFICATION:

This is to certify to Stirling Properties that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

MICHAEL P. BLANCHARD
REG. NO. 4861
REGISTERED
03/24/2022
Michael P. Blanchard, P.L.S., Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

LEGAL DESCRIPTION - PARCEL 11A:

A certain tract or parcel of land containing 2.916 acres or 127,033 square feet being Remaining Portion of Parcel 11 of Maurmont Property, LLC, located in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, State of Louisiana, being more particularly described as follows:

Commencing at the intersection of the eastern right of way line of River Chase Drive and the southern right of way line of Brewster Road, said point being the "POINT OF COMMENCEMENT,"

Then, continuing along the southern right of way line of Brewster Road, North 82 degrees 17 minutes 27 seconds East a distance of 297.98 feet to a point
Then, along a curve to the right with a delta of 02 degrees 13 minutes 20 seconds, a radius of 4,036.20 feet, an arc length of 156.54 feet, a chord bearing of North 83 degrees 24 minutes 06 seconds East a chord distance of 156.53 feet to a point;
Then, departing the southern right of way line of Brewster Road, South 00 degrees 00 minutes 00 seconds East, 262.90 feet to a point;
Then, along a curve to the right have a delta of 73 degrees 35 minutes 48 seconds, a radius of 5.00 feet an arc length of 6.42 feet a chord bearing of South 36 degrees 47 minutes 27 seconds West and a distance of 5.99 feet to a point;
Then, along a curve to the left having a delta of 12 degree 56 minutes 46 seconds, a radius of 910.50 feet, an arc length of 205.73 feet, a chord bearing of South 67 degrees 06 minutes 31 seconds West and a chord distance of 205.29 feet to a point;
Then, along a curve to the right, having a delta of 72 degrees 43 minutes 33 seconds a radius of 34.50 feet, an arc length of 43.79 feet, a chord bearing of North 83 degrees 00 minutes 01 seconds West and a chord distance of 40.91 feet to a point;
Then, North 46 degrees 37 minutes 54 seconds West a distance 71.38 feet to a point;
Then, along a curve to the right having a delta of 16 degrees 51 minutes 07 seconds, a radius of 269.50 feet, an arc length of 79.27 feet a chord bearing of North 38 degrees 12 minutes 21 seconds West and a chord distance of 78.98 feet to a point;
Then, South 54 degree 16 minute 54 seconds West a distance of 131.01 feet to a point, said point located along the eastern right of way line of River Chase Drive;
Then, continuing along the eastern right of way line of River Chase Drive, along a curve to the right having a delta of 09 degrees 09 minutes 12 seconds, a radius of 400.00 feet, an arc length of 63.90 feet, a chord bearing of North 27 degrees 08 minutes 55 seconds West and a chord distance of 63.83 feet to a point;
Then, along a curve to the right have a delta 14 degrees 50 minutes 06 seconds, a radius of 100.00 feet, an arc length of 25.89 feet, a chord bearing of North 15 degrees 09 minutes 16 seconds West and a chord distance of 25.82 feet to a point;
Then, North 07 degrees 44 minutes 13 seconds West a distance of 110.89 feet to a point;
Then, North 34 degrees 42 minutes 16 seconds East a distance of 71.05 feet to a point, said point being the "POINT OF BEGINNING."

REFERENCE MAP & BEARINGS:

The Preserve at River Chase Phases 1A & 1B, Act of Amendment "Exhibit A"
Prepared By: Barry J. Bleichner, PE, PLS
Dated: December 19, 2018
Recorded Instrument: 2140033

A final plat of The Preserve at River Chase Phase 1 "A Planned Unit Development" Located in Section 47, T-7-S, R-11-E, G.L.D., St. Tamany Parish, Louisiana
Prepared By: Barry J. Bleichner, PE, PLS
Dated: June 22, 2018

FEMA FLOOD ZONE AND HAZARDS:

In accordance with FEMA Flood Insurance Rate Map panel number 225205 0210 C, dated October 17, 1989, for St. Tammany Parish, Louisiana; The property hereon is located in Flood Zone "C".

NOTES:

- 1.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used hereon is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

PLAT SHOWING
MINOR SUBDIVISION
OF
THE REMAINING PORTION OF PARCEL 11
INTO
PARCEL 11A
OF MAURMONT PROPERTIES, LLC
LOCATED IN SECTION 47,
TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
STIRLING PROPERTIES

SCALE: 1" = 80'
SCALE IN FEET



SHEET 2 OF 2

ACADIA
LAND SURVEYING, LLC
ALABAMA • LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE: MARCH 21, 2022

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE NO.: 2022-2845-MSP

Owners & Representative: Maribel Soto Burgos Currow

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 41 & 44

TOWNSHIP: 7 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: The parcel is located at the northeast corner of Dummy Line Road and LA Highway 1077 and along Currow Lane, Madisonville, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 10.99 acres

NUMBER OF LOTS/PARCELS: 7.38 acres & 3.61 acres into Parcels 3-A, 3-B & 3-C

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from 7.38 acres. The minor subdivision request requires a public hearing due to:

- The minor subdivision of the three parcels is proposed to be access from a proposed 35 foot access drive, requiring approval from the Planning Commission.
- Parcels 3-A, 3-B & 3-C were previously part of a minor subdivision approved in February 2022 (2022-2716-MSP).
- Requesting a waiver to construct the 35' access servitude and the required drainage prior to building permit being issued on Parcels 3-A & 3-B instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PARCELS 3-A & 3-B UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.

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

1. Confirm that the calculation for the area of parcels 3-A, 3-B & 3-C is exclusive of the proposed private drive.
2. Note that street name sign shall be installed after completion of the construction of the access.
3. Submit plans of proposed private drive to the Department of Engineering for review and approval.
4. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - a. Perpetual servitude of access with a minimum width of 35 feet.

- b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
- c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
- d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
- e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
- f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
- g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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.

14

COLLINS LN

PENCARROW CIR

UPTON GREY CT

LONGUE VIEW PL

GLENDURGAN WAY

KENSINGTON DR

CLAYMONT CT

CORMAIC CT

KENSINGTON PL

1077

T7-R10E

41

44

COUSIN RD

DUMMY LINE RD

TURNPIKE RD

WOODS DR

BRAVENDER WAY

21

GOVINGTON HWY

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

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

Reference:
1) A Survey Map of Parcel 3 by E.J. Champagne, Dated 6-8-1978, Revised 9-19-1978, for Mr. Frank Currow
2) Survey Plat of Arbor Walk, Phase 3, by Randall Brown, File Date 9-24-2004, File No. 3568, Clerk of Courts Office
3) A Survey Map by Jeron Fitzmorris, Dated 4-16-2002, #9626, for North Cross United Methodist Church

Reference calls not shown

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

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

Note:
This Survey will supersede the previous survey recorded 02-24-2022 file no. 6093C

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

(Turnpike Road)
La. Hwy. 1077

Parcel 3-C
3.31 ACRES

Currow Lane

Section 44
Section 41

Cynthia B. Caruso

James P. Casadaban
Parcel 2

James Newsham III
Parcel 1

North Cross United Methodist Church

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OR TITLE POLICY WILL BE ADDED HEREON UPON REQUEST, AS THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:XXI. LICENSE NO. 4894
BRUCE M. BUTLER III
L.A. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

Parcel 3-B
3.84 ACRES

Parcel 3-A
3.84 ACRES

Claymont Court
Bldg.
Site 11, Arbor Walk, Ph.3

LEGEND:
= Fnd. 1 1/2" Iron Pipe
= Fnd. 1/2" Iron Pipe
= Fnd. 2" Iron Pipe
= Fnd. Old Axle
= Fnd. 3/4" Iron Pipe
= Fnd. 1/2" Iron Rod
= Fnd. Conc. Hwy. Mon.
= Set 1/2" Iron Rod
= Fence

LS
Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
MAP PREPARED FOR
MARIBEL S. CURROW

SCALE: 1" = 130'
DATE: 11-1-2021
DRAWN BY JWG

Located in Sections 41 & 44, T-7-S, R-10-E, St. Tammany Parish, La.
Revised: 2-9-2022 (Road names),
SURVEY NUMBER 20634

Terr./MaribelCurrow

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

Heather Tenorio, Deputy Clerk

DATE

FILE NO.

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

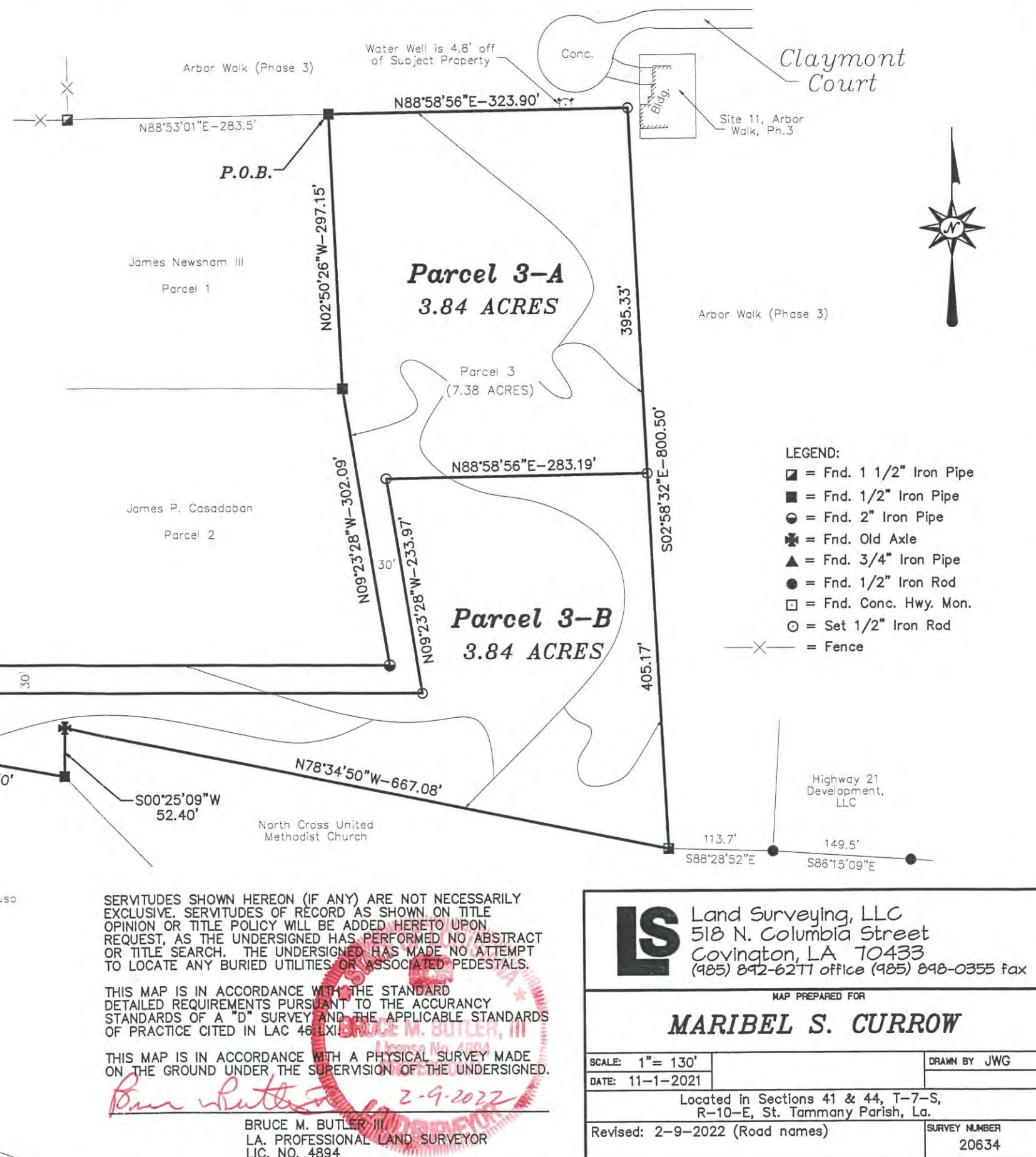
Reference:

- 1) A Survey Map of Parcel 3 by E.J. Champagne, Dated 6-8-1978, Revised 9-19-1978, for Mr. Frank Currow
- 2) Survey Plat of Arbor Walk, Phase 3, by Randall Brown, File Date 9-24-2004, File No. 3568, Clerk of Courts Office
- 3) A Survey Map by Jeron Fitzmorris, Dated 4-16-2002, #9626, for North Cross United Methodist Church

Reference calls not shown

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

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



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

LS Land Surveying, LLC 518 N. Columbia Street Covington, LA 70433 (985) 892-6277 office (985) 898-0355 fax	
MAP PREPARED FOR MARIBEL S. CURROW	
SCALE: 1" = 130'	DRAWN BY JWG
DATE: 11-1-2021	
Located in Sections 41 & 44, T-7-S, R-10-E, St. Tammany Parish, La.	
Revised: 2-9-2022 (Road names)	SURVEY NUMBER 20634

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE NO.: 2022-2846-MSP

Owner: S & L Properties of Mandeville, LLC

Representative: Jason VanHaelen

ENGINEER/SURVEYOR: Nobles & Associates LLC

SECTION: 33

TOWNSHIP: 5 South

RANGE: 12 East

WARD: 5

PARISH COUNCIL DISTRICT: 6

TYPE OF DEVELOPMENT:

 X SUBURBAN (Residential acreage between 1-5 acres)

 X RURAL (Low density residential 5 acres or more)

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

GENERAL LOCATION: The parcel is located on the north side of LA Highway 21 (Military Road), east of Higgins Road, Bush, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 30.19 acres

NUMBER OF LOTS/PARCELS: 30.19 acres into Parcels A1, A2, A3, A4 & A5

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create five (5) parcels from 30.19 acres. The minor subdivision request requires a public hearing due to:

- The minor subdivision of the five parcels is proposed to be access from a proposed 35 foot access drive, requiring approval from the Planning Commission.
- The proposed name of the access depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name "Fletcher Way" has been submitted and approved by St. Tammany Parish Communication District.
- Requesting a waiver to construct the 35' access servitude and the required drainage prior to building permit being issued on Parcels A2, A3, A4 & A5 instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PARCELS A2, A3, A4 & A5 UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.

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

1. Identify on the Parent Tract on the survey, as listed under Notes, Item 7.
2. Amend title block as follow: SHOWING A SURVEY OF: **30.19 ACRES into Parcel A1 - 7.03 acre, Parcel A2 - 3.40 acres...**
3. Amend survey as follow: A **MINOR** SUBDIVISION OF 30.19 ACRES INTO PARCELS A1, A2, A3, A4 AND A5.

4. Approval of the proposed name of the 35' private access servitude as "Fletcher Way". Add the name of the access to the survey.
5. Note that street name sign shall be installed after completion of the construction of the access.
6. Confirm that the calculation for the area of parcels A1, A2, A3, A4 & A5 is exclusive of the proposed private drive.
7. Submit plans of proposed private drive to the Department of Engineering for review and approval.
8. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
 - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

T5 - R12E
33

34

HOGGINS RD

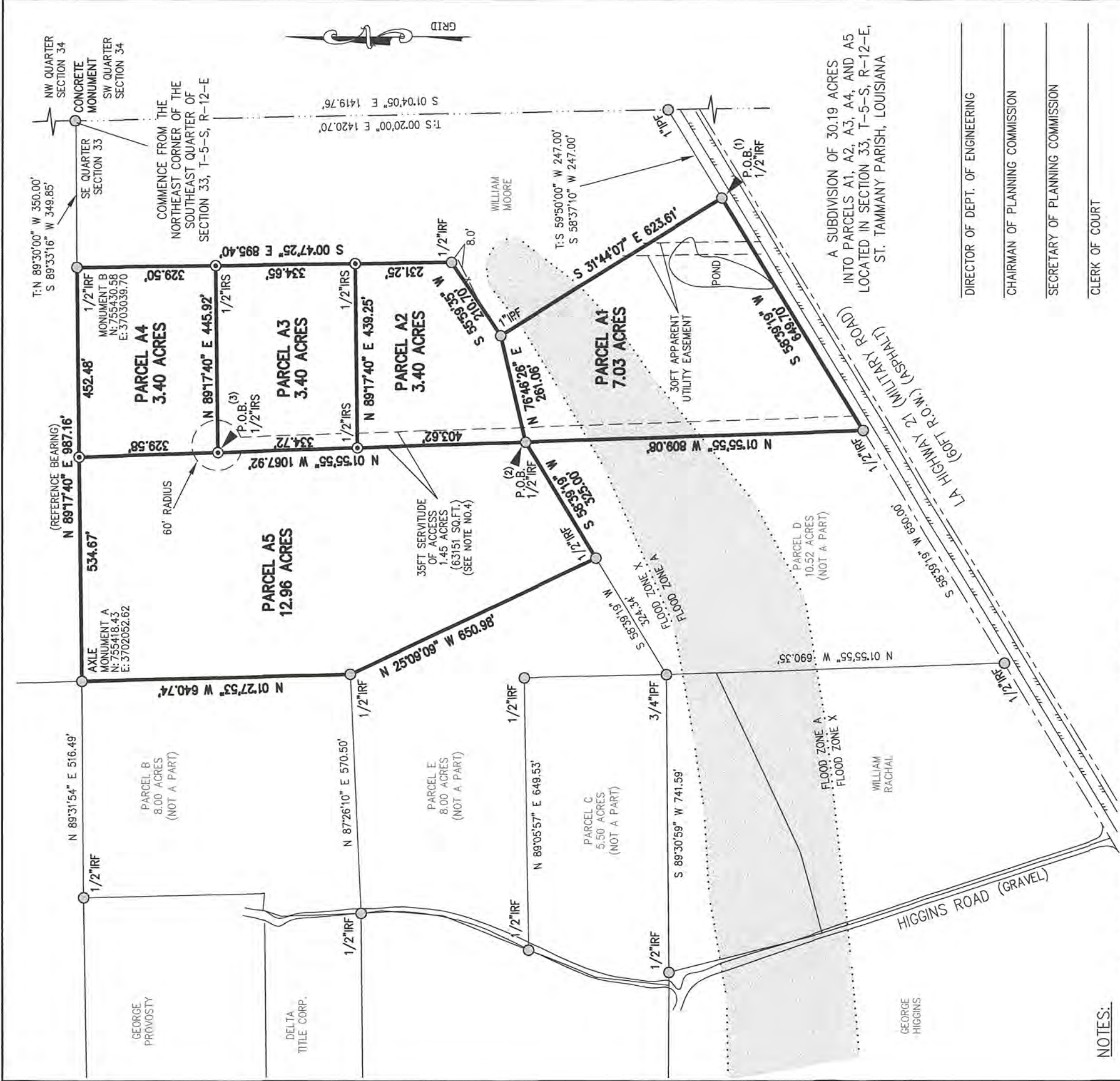
MILITARY RD

21

T6 - R12E

4

3



NOTES:

1. NO ATTEMPT HAS BEEN MADE BY NOBLES AND ASSOCIATES, LLC TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, RESTRICTIONS OR BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED TO) ALTER, MODIFY OR OTHERWISE CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
2. THERE ARE NO BUILDINGS ON THIS PROPERTY.
3. GOVERNING AUTHORITY SHOULD BE CONSULTED FOR SETBACK, SERVITUDE REQUIREMENTS, AND PUBLIC DEDICATION OF PRIVATE ROADS.
4. PRIVATE ROAD TO BE MAINTAINED BY ADJOINING PROPERTIES THAT BENEFIT FROM ITS USE.
5. THE BASE FLOOD ELEVATION IS SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED BY THE APPROPRIATE AUTHORITY.
6. ADJOINING PROPERTY OWNERS PROVIDED BY PARISH TAX ASSESSOR'S OFFICE.
7. SEE REFERENCES FOR PARENT TRACT INFORMATION.
8. BEARINGS ARE BASED ON R.T.K. OBSERVATION UTILIZING TOPCON TOPNET - GEOD 18, LA S 1702, NAD83(2011).

MONUMENT A
SPC LA S NORTHING: 755,418.43 FT
SPC LA S EASTING: 3,702,052.62 FT
CONVERGENCE: (+00' 40' 09.21")
SCALE FACTOR: 0.99997501

MONUMENT B
SPC LA S NORTHING: 755,430.58 FT
SPC LA S EASTING: 3,703,039.70 FT
CONVERGENCE: (+00' 40' 14.86")
SCALE FACTOR: 0.99997501

REFERENCES:

- SURVEY FOR GEORGE PROVOSTY BY GERALD FUSSELL, PLS, DATED 10/22/1973.
- SURVEY FOR WILLIAM MOORE BY C.R. SCHULTZ, PLS, DATED 05/16/1960.
- SURVEY FOR DELTA TITLE CORP. BY GILBERT, KELLY, & COUTURIE, INC., DATED 07/07/1984.
- SURVEY FOR WILLIAM RACHAL BY JARON FITSMORRIS, PLS, DATED 08/16/1972.



Professional Engineers, Land Surveyors & Designers
562 Columbia St. Bogalusa, LA 70427 Phone: 985-732-0380 Fax: 985-732-0322
800 Mariner's Plaza Suite 808 Mandeville, LA 70448 Phone: 985-727-7221 Fax: 985-727-7231

PLAT PREPARED FOR: S & L PROPERTIES OF MANDEVILLE, LLC
SHOWING A SURVEY OF: 7.03 ACRES, 3.40 ACRES, 3.40 ACRES, 3.40 ACRES, & 12.96 ACRES OF LAND
LOCATED IN SECTION 33, TOWNSHIP 05 SOUTH, RANGE 12 EAST, ST. HELENA MERIDIAN,
ST. TAMMANY PARISH, LOUISIANA.

DATE:	04/07/2022	REVISED:		CPN:	22103C0205F	BASE FLOOD:	----
DRAWN BY:	SWL	JOB NO.:	3559-C	FIRM DATE:	04/30/2008	SCALE:	1" = 250'
CHECKED BY:	GBN	SHEET SIZE:	11x17	FIRM ZONE:	A & X	DATE OF FIELD SURVEY:	02/04/2021

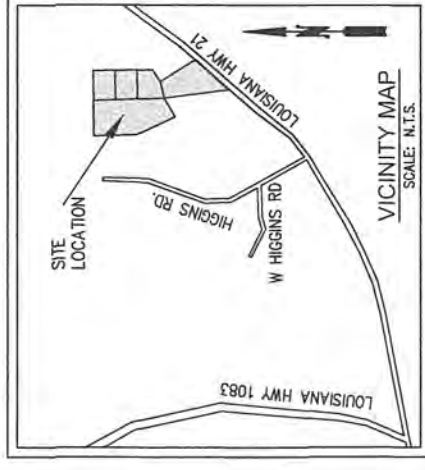


GEORGE B. NOBLES, P.E., REG. NO. 4896
PROFESSIONAL LAND SURVEYOR LOUISIANA
RED STAMP SIGNIFIES CORRECT PLAT

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION, IN ACCORDANCE WITH THE STANDARDS FOR PROFESSIONAL SURVEYS FOR A CLASS & SURVEY

LEGEND:

- P.O.B. POINT OF BEGINNING
MONUMENT FOUND
1/2" IRON ROD SET
BARB-WIRE FENCE
TITLE CALLS
BOUNDARY LINES
R.O.W. LINES
SECTION LINES
SERVITUDE LINES



DIRECTOR OF DEPT. OF ENGINEERING

CHAIRMAN OF PLANNING COMMISSION

SECRETARY OF PLANNING COMMISSION

CLERK OF COURT

MAP FILE NO.

DATE

A SUBDIVISION OF 30.19 ACRES
INTO PARCELS A1, A2, A3, A4, AND A5
LOCATED IN SECTION 33, T-5-S, R-12-E,
ST. TAMMANY PARISH, LOUISIANA

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE NO.: 2022-2848-MSP

Owners & Representatives: South Fitzmorris/ Meyers RD LLC – Karl Gottfried Jr. and Carol Fontan Gottfried

ENGINEER/SURVEYOR: John G Cummings & Associates

SECTION: 10

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 2

TYPE OF DEVELOPMENT:

 X SUBURBAN (Residential acreage between 1-5 acres)

 X RURAL (Low density residential 5 acres or more)

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

GENERAL LOCATION: The parcel is located at the northeast corner of South Fitzmorris Road & Myers Road, Covington, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 20.408 acres

NUMBER OF LOTS/PARCELS: 20.408 acres into Parcels A, B, C & D

ZONING: A-1A Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create four (4) parcels from 20.408 acres. The minor subdivision request requires a public hearing due to:

- Parcel B does not meet the minimum lot width of 200 feet required under the A-1A Suburban District, along S. Fitzmorris Road, and requiring a waiver from the Planning Commission.

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

1. Provide signature line for the Chairman of the Planning Commission.
2. As per 911 Communication District, the survey should be amended as follow: Meyers~~Road~~ Drive.

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

2022-2848-MSP

BLYTHEN LN

N MEYERS DR

10

T6-R11E

MEYERS DR

S FITZMORRIS RD

HOSMER MILL RD

15

LATICE DR

TUPELO CT

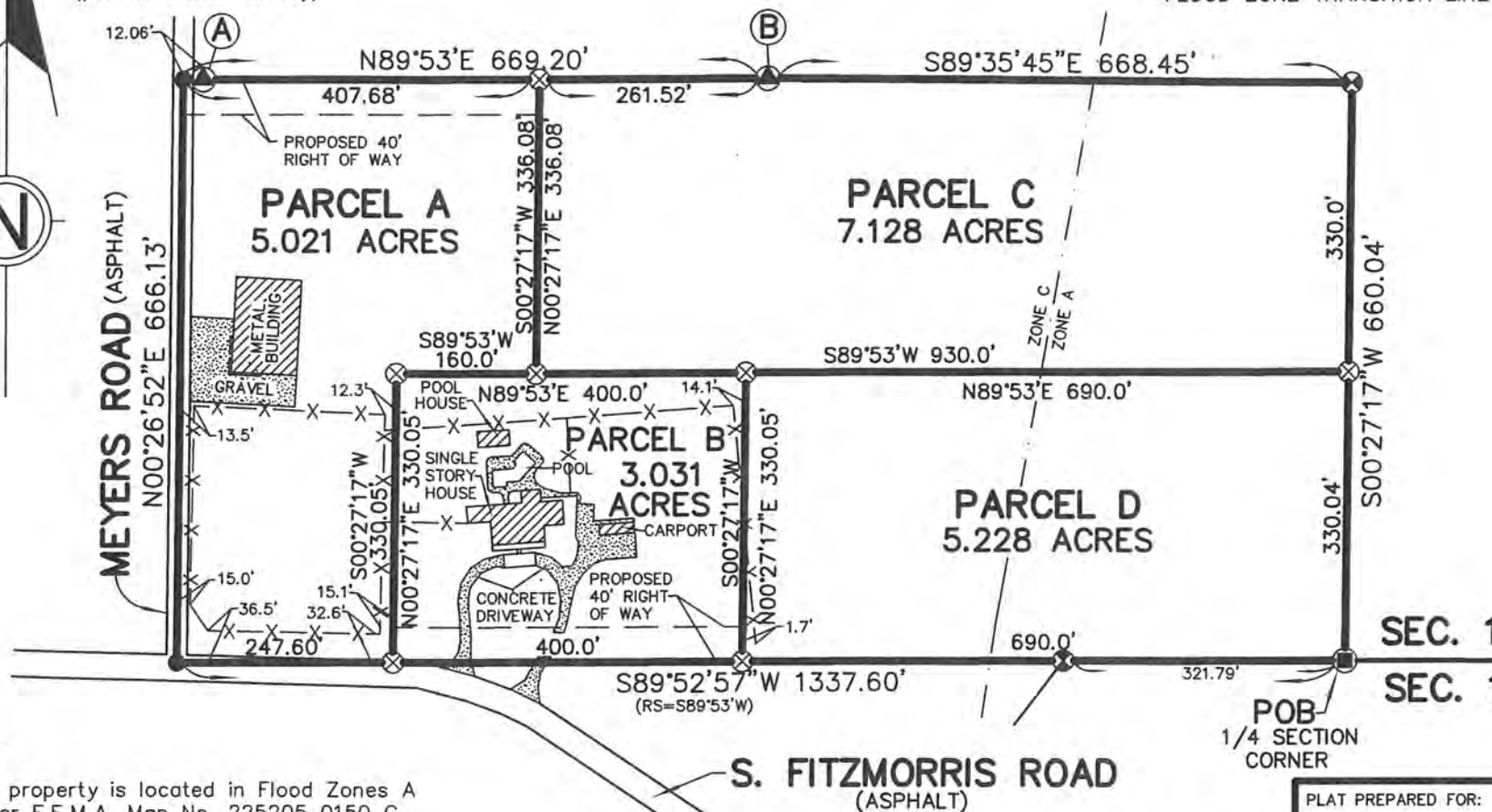
CLEAR CREEK LN



REFERENCE BEARING:
Iron Rod A to Iron Rod B
N89°53'E
(per Reference Survey)

LEGEND

- = 2" IRON PIPE FOUND
- ⊙ = 5/8" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- X- = FENCE
- RS = REFERENCE SURVEY



APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

PLAT PREPARED FOR:

Karl Gottfried, III

SCALE

1" = 200'

DATE:

4/11/2022

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

PROFESSIONAL LAND SURVEYOR

A MINOR SUBDIVISION OF 20.408 ACRES INTO PARCELS A, B, C, & D, LOCATED IN SECTION 10, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES

PROFESSIONAL LAND SURVEYORS

JOB NO.

21182-RSB

(985) 892-1549

503 N. JEFFERSON AVE.

COVINGTON, LA 70433

NOTES:

1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.

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

REFERENCE SURVEY

Survey for Karl Gottfried, Jr. by Jeron R. Fitzmorris, Surveyor, dated May 9, 1977.

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



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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE NO.: 2022-2852-MSP

Owners & Representatives: Cadis Investments, LLC – Christopher Cadis

ENGINEER/SURVEYOR: Edward J Murphy

SECTION: 27

TOWNSHIP: 6 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 3

TYPE OF DEVELOPMENT:

 X SUBURBAN (Residential acreage between 1-5 acres)

 RURAL (Low density residential 5 acres or more)

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

GENERAL LOCATION: The parcel is located on the west side of Goslee Road, south of Ronald Reagan Highway, Covington, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 3 acres

NUMBER OF LOTS/PARCELS: 3 acres into lots A, B & C

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

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

- Lot A is proposed to be accessed from a 35 foot servitude of passage, requiring approval from the Planning Commission.



RAILROAD AV

TAYLOR RD

GOSLEE RD

T6-R10E

27

W GOSLEE RD

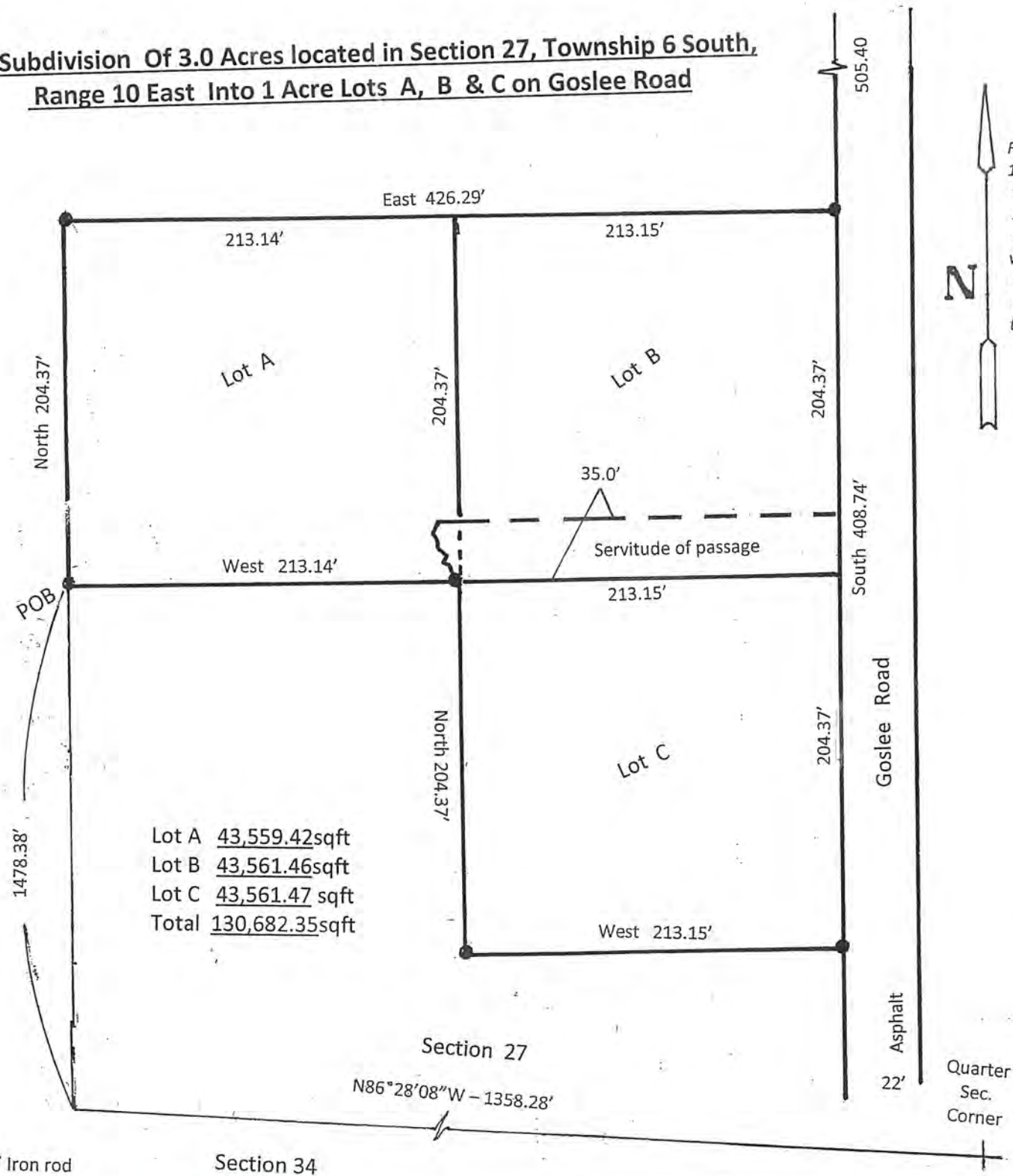
Note: Setback lines shall be verified by owner or contractor prior to any construction, as an abstract has not been performed by the undersigned

Reference Survey Plat by John E. Bonneau & Assoc
for Diane Colomb & John Goslee dated 10/7/1998
job number 98790.

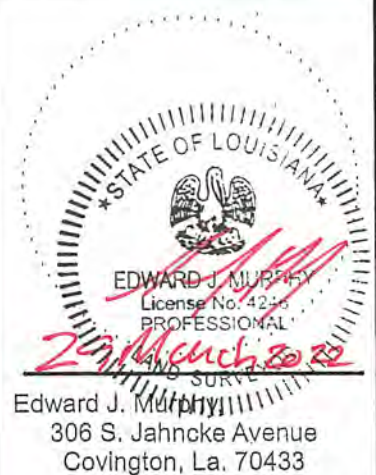
Chairman - St. Tammany Planning Commission

St. Tammany Parish Clerk of Court

Re-Subdivision Of 3.0 Acres located in Section 27, Township 6 South,
Range 10 East Into 1 Acre Lots A, B & C on Goslee Road



Re-Subdivision Of 3.0 Acres located in
Section 27, Township 6 South, Range 10 East
Into 1 Acre Lots A, B & C on Goslee Road



PROJECT NO:	
DATE:	29 MARCH 2022
SCALE:	1 inch = 80 feet
DRAWN BY:	HWM

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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE FILE NO: 2022-2823-MRP

NAME OF SUBDIVISION: Fairview Oaks Business Park

LOTS BEING DIVIDED: 1.87 acres & lot 10-A into Parcel CW-1 and lot 10-A-1

SECTION: 54

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 4

RANGE: 11 East

PROPERTY LOCATION: The property is located on the south side of LA Highway 22 & at the end of Fairview Oaks Drive, Madisonville, Louisiana

ZONING: HC-1 & HC-2 Highway Commercial Districts

PROPERTY OWNER: Favret Investments, LLC - Uncas B. Favret, Jr. and KR Conigliaro, LLC – Raymond Conigliaro,

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create two (2) Parcel/Lot parcel CW-1 & lot 10-A-1. The public hearing is required considering that:

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



FAIRVIEW RIVERSIDE SP

BURKHARDT LN

FAIRVIEW DR

22

PONCHATOULA HWY

T7 - R11E

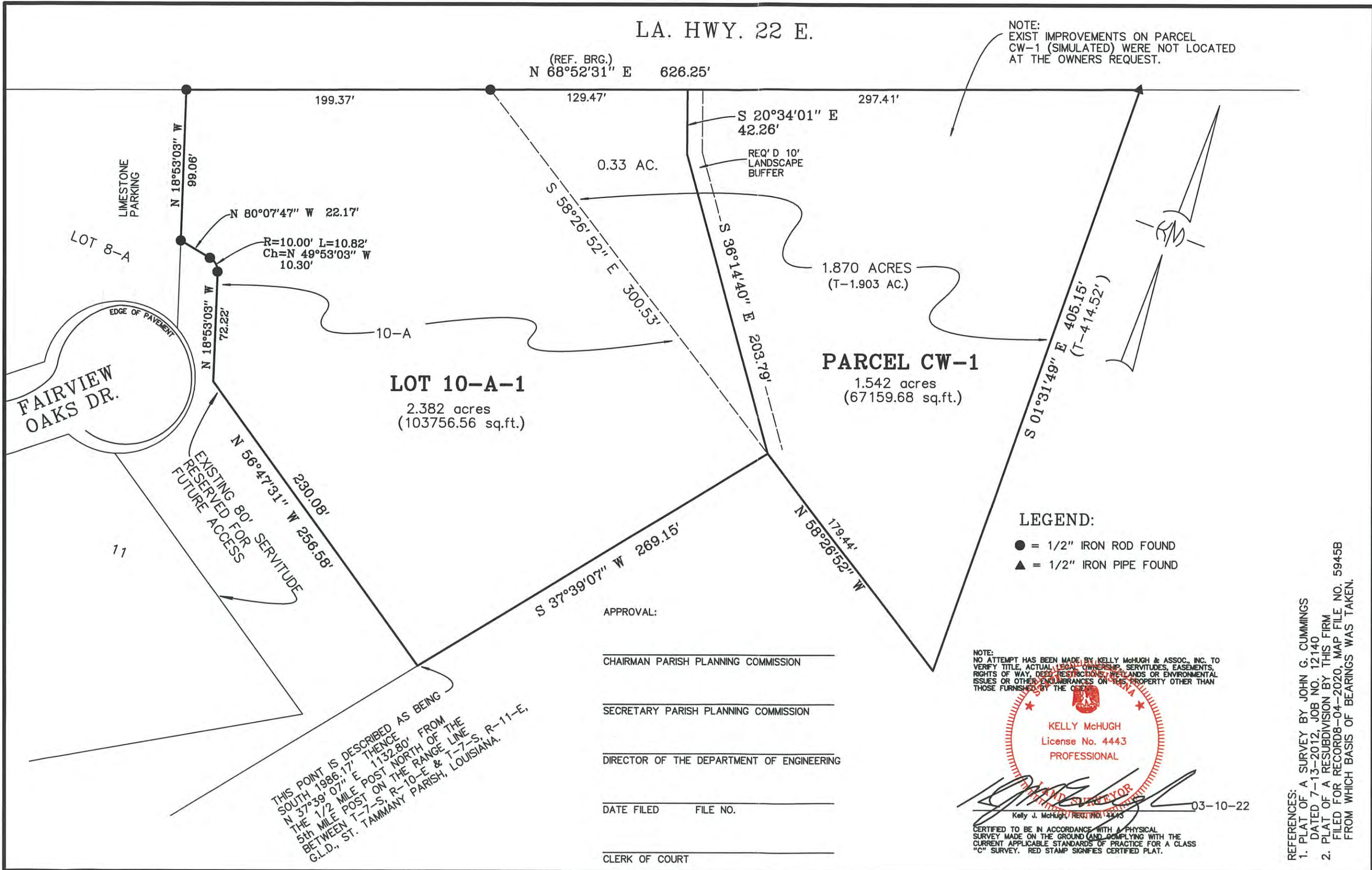
54

40

T7 - R10E

FAIRVIEW OAKS DR

LOGGERS



A RESUBDIVISION OF LOT 10-A OF FAIRVIEW OAKS BUSINESS PARK AND A 1.87 ac. (Title 1.903 ac.) TRACT OF LAND INTO LOT 10-A-1, FAIRVIEW OAKS BUSINESS PARK AND PARCEL CW-1 IN SECT. 54, T-7-S, R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.				KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 70401-5611			
UNCAS FAVRET				03-10-22			
PREPARED FOR:				DATE: 03-10-22			
SCALE: 1" = 60'				JOB NO.: 19-415			
DRAWN: DRJ				REVISED:			

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE FILE NO: 2022-2847-MRP

NAME OF SUBDIVISION: Northshore Commercial Park

LOTS BEING DIVIDED: lots 2 & 3 into lot 2-A

SECTION: 18

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 12 East

PROPERTY LOCATION: The property is located on the east side of General Patton Avenue, south of Marshall Road, Mandeville, Louisiana.

ZONING: I-2 Industrial District

PROPERTY OWNER: MJS Ventures, LLC. – Michael J. Schwartz

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot 2-A . The public hearing is required considering that:

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

MARSHALL RD

T7 - R12E

18

GENERAL PATTON AV

MARSHALL ROAD

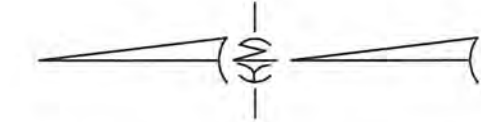
APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.



368.20'

GENERAL PATTON AVE.

N 89°55'01" W 200.00'

LOT 2

LOT 2-A

0.92 acres
(40000.00 sq.ft.)

LOT 3

N 89°55' 01" W 200.00'

N 00°04'59" E - 200.00'

(REF. BRG.)

N 89°55'01" W 200.00'

10' UTILITY SERV.

100.00'

100.00'

S 00°04'59" W - 200.00'

SUBDIVISION BOUNDARY

-- LEGEND --

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

THIS PROPERTY IS LOCATED IN FLOOD
ZONE A3; BASE FLOOD ELEV. 29.0'; F.I.R.M.
PANEL NO. 225205 0245 C; REV. 10-17-89

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



Kelly J. McHugh, REG. NO. 4443

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

REFERENCE: PLAT OF NORTSHORE COMMERCIAL PARK
BY THIS FIRM, FILED FOR RECORD 11-22-2006,
MAP FILE NO. 4342, FROM WHICH
BASIS OF BEARINGS WERE TAKEN.

A RESUBDIVISION OF

LOTS 2 AND 3 INTO LOT 2-A,
NORTSHORE COMMERCIAL PARK,
SECTION 18, T-7-S, R-12-E, G.L.D.
ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:

MICHAEL SCHWARTZ

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

SCALE: 1" = 50'

DRAWN: DRJ

REVISED:

DATE: 04-12-22

JOB NO.: 21-327

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE FILE NO: 2022-2849-MRP

NAME OF SUBDIVISION: Covington Industrial Park Phase 2

LOTS BEING DIVIDED: lots 45, 46 & 47 into lot 45-M

SECTION: 20

WARD: 4

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

PROPERTY LOCATION: The property is located on the north side of Painters Row, west of Airport Road, Covington, Louisiana.

ZONING: I-2 Industrial District

PROPERTY OWNER: Favret Investments, LLC - Uncas B. Favret, Jr

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot 45-M. 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.

17

16

T6 - R11E

PAINTERS ROW

21

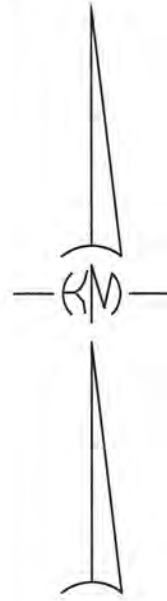
LM SPELL RD

20

FABRICATION ROW

AIRPORT RD

60 0 60 120



(REF. BRG.)

N 89°25'00" E 640.00'

40' DRAINAGE AND ACCESS SERV.

EXISTING 25' CLECO SERV.

N 00°16'00" W 238.03'

LOT 48

LOT 47

LOT 46

LOT 45

LOT 45 - M
3.50 ACRES

25' SETBACK LINE

38' DRAINAGE AND ACCESS SERV.

S 00°16'00" E 238.03'

AIRPORT RD.

S 89°25'00" W 640.00'

PAINTERS ROW

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

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

SETBACKS

FRONT 25'

LEGEND

● = 1/2" RION ROD FOUND

○ = 1/2" RION ROD SET

THIS PROPERTY IS LOCATED IN
FLOOD ZONE C
BASE FLOOD ELEV. N/A
F.I.R.M. PANEL NO. 225205 0150 C
REV. 10-17-1989

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



Kelly J. McHugh, REG. NO. 4443

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

REFERENCE: A SURVEY PLAT BY NED R. WILSON, FILED
FOR RECORD 05-17-2006, MAP FILE NO. 4216
FROM WHICH SETBACKS, SERVITUDES AND BASIS
OF BEARING WERE TAKEN.

PREPARED FOR: ORGAN PROPERTIES

LOTS 45, 46 & 47, COVINGTON INDUSTRIAL PARK PH II
INTO LOT 45-M, COVINGTON INDUSTRIAL PARK PH II
SECTION 20, T-6-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

KELLY McHUGH & ASSOCIATES
CIVIL ENGINEERS & LAND SURVEYORS
MANDVILLE, LOUISIANA

SCALE: 1" = 60'	DATE: 03-14-22
DRAWN: MDM	JOB NO.: 22-037
CHECKED: KJM	DWG. NO.: 22-037 RESUB

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE FILE NO: 2022-2850-MRP

NAME OF SUBDIVISION: Terra Bella Phase 1A-2

LOTS BEING DIVIDED: lots 164-B & 166 into lots 164-B1 & 166A

SECTION: 45

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 10 East

PROPERTY LOCATION: The property is located on the west side of Chretien Point Avenue, north and west of Melrose Avenue, Covington, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Sunny Gizmo Trust -Edward S. & Cynthia B. Schmidt and David & Hope Richard

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create two (2) lots 164-B1 & 166A. 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.

T6 - R10E

37

T7 - R10E

45

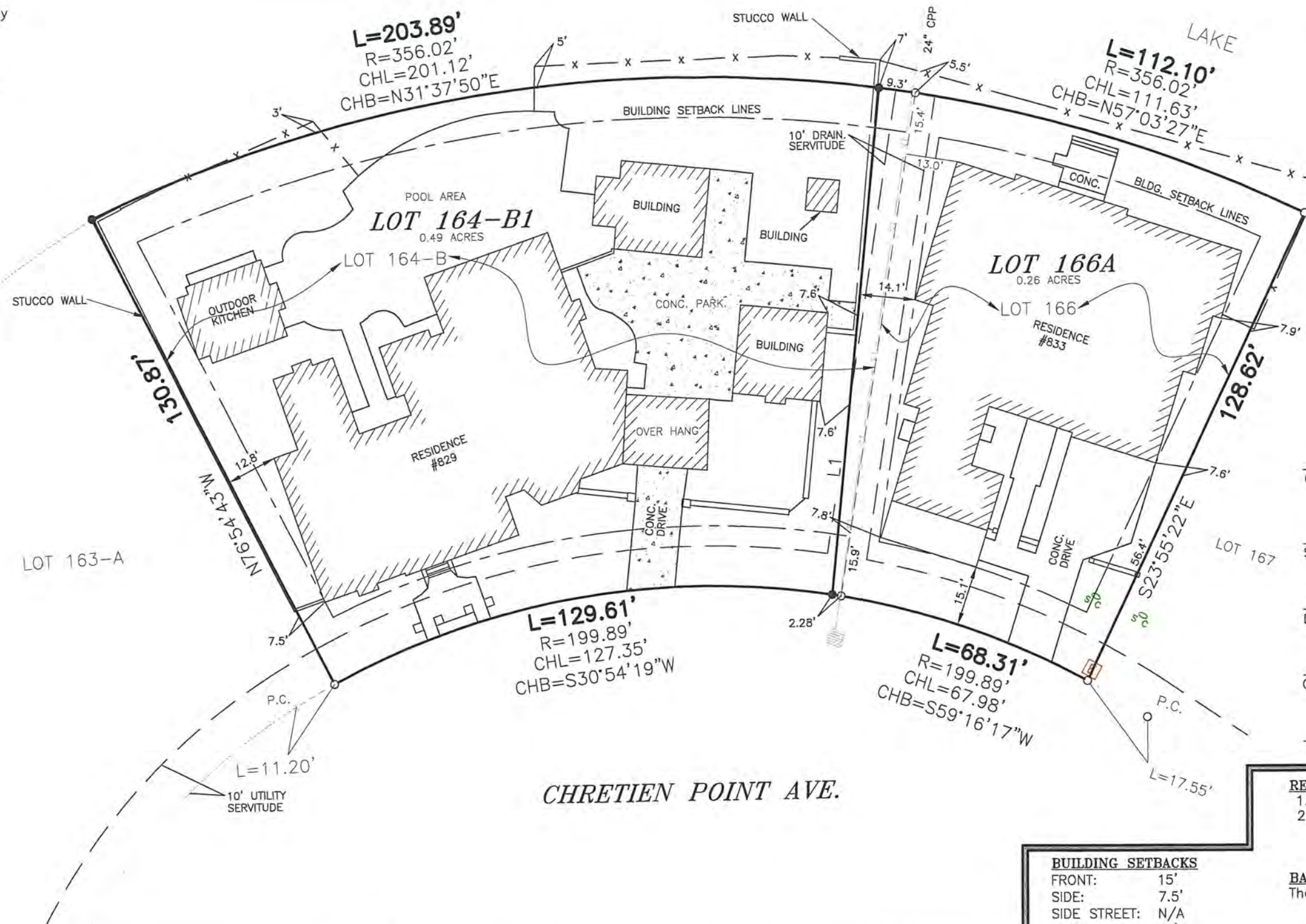
CHRETIEN POINT AV

MELROSE AV

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.

HC = HOUSE CONNECT
LS = LIGHT STANDARD
E = ELEC. BOX
DI = DRAIN INLET
SC/O = SEWER C/O
● = 1/2" IRON ROD SET
○ = 1/2" IRON ROD FND

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LOWE ENGINEERS, LLC



L1: N43°39'22\"W - 126.61' /
S43°39'22\"E - 126.61'

APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

REFERENCE SURVEY:

1. The Recorded Subdivision Map.
2. A Resubdivision map by Kelly McHugh & Assoc., recorded as Map File No. 5743D with the St. Tammany Clerk of Court.

BASIS FOR BEARINGS/ANGLES:

The Reference Survey No. 2.

BUILDING SETBACKS

FRONT: 15'
SIDE: 7.5'
SIDE STREET: N/A
REAR: 10'

A RE-SUBDIVISION MAP OF
LOTS 164-B AND 166
into

LOTS 164-B1 AND 166A
TERRA BELLA, PHASE 1A-2

St. Tammany Parish, Louisiana
for

CINDY SCHMIDT & EDDIE SCHMIDT and
DAVID & HOPE RICHARD

Survey No. 2020 1574

Date: NOVEMBER 25, 2020

Drawn by: SPH / JWS / MAB

Revised: 04/12/22 (RE-SUB)

Scale: 1" = 30'

LOWE
ENGINEERS

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

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

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

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE No. 4423
Professional Land Surveyor
Registration No. 4423

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE FILE NO: 2022-2851-MRP

NAME OF SUBDIVISION: Alamosa Park- Phase 2-B

LOTS BEING DIVIDED: lots 24 & 25 into lot 24A

SECTION: 24

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 5

PROPERTY LOCATION: The property is located on the southwest corner of Commercial Way North and on the north side of Marion Lane, Mandeville, Louisiana.

ZONING: I-2 Industrial District

PROPERTY OWNER: RML Properties, LLC – Richard C. & Lisa Maia

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot 24A. The public hearing is required considering that:

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

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

1. Add map file reference number for Alamosa Park - Phase 2-B.

T7-R1E

24

MARION LN

COMMERCIAL WAY N

TAMMANY TRACE DR

COMMERCIAL WAY S

APPROVALS:

CHAIRMAN – ST. TAMMANY PLANNING COMMISSION

SECRETARY – ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

UNNAMED CREEK

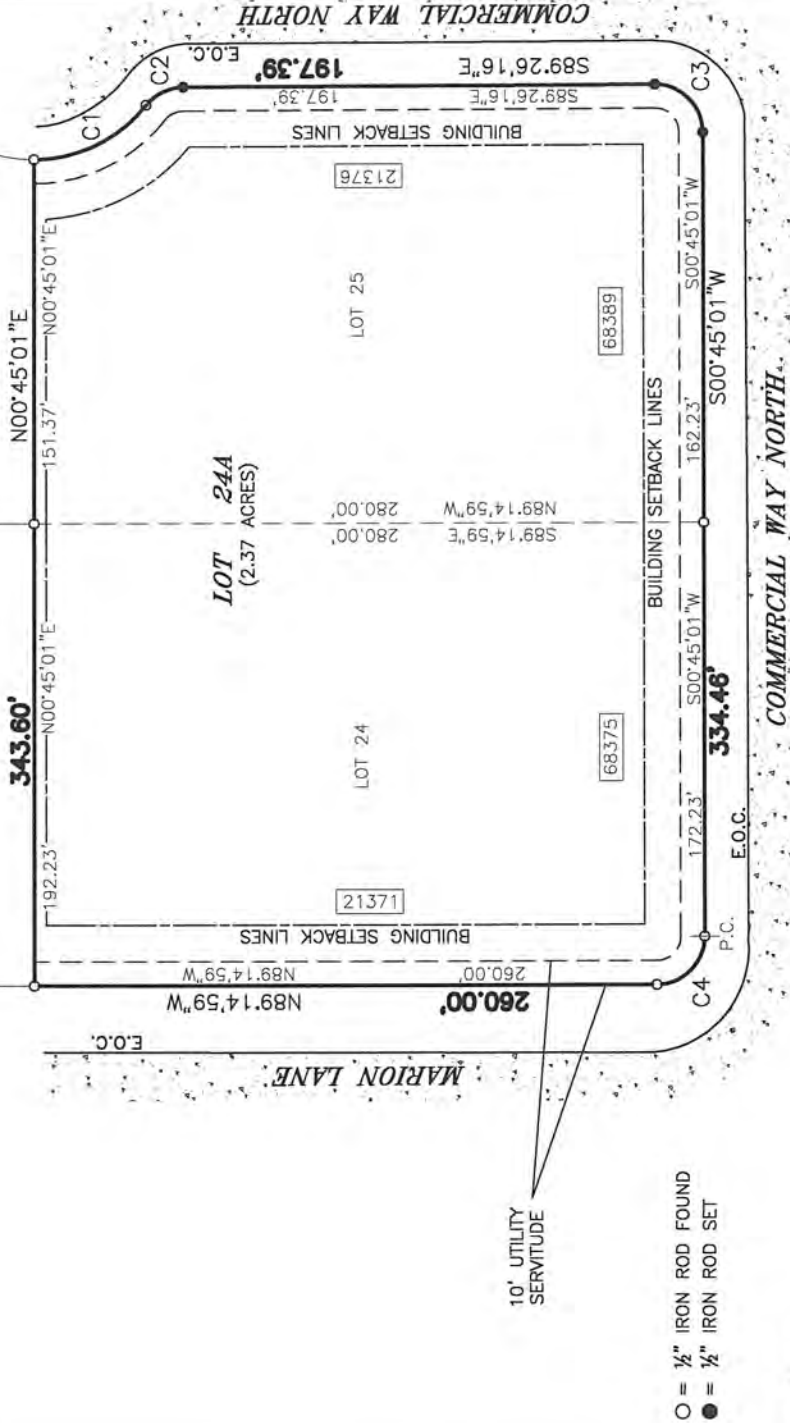


LOT 23

LOT 26

CURVE TABLE

#	RADIUS	LENGTH	CHORD	BEARING
C1	60.00	53.94'	52.14'	N64°59'18"E
C2	20.00	17.91'	17.32'	N64°54'29"E
C3	20.00	31.48'	28.33'	S44°20'29"E
C4	20.00	31.42'	28.28'	S45°45'01"W



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LOWE ENGINEERS, LLC

BUILDING SETBACKS:
FRONT: 25'
SIDE: 5'
SIDE STREET: N/A
REAR: 5'

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0245 C; Revised: OCTOBER 17, 1989

NOTE: Setback lines shall be verified by owner 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.

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.

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

A RESUBDIVISION MAP OF
LOTS 24 & 25, ALAMOSA PARK,

into
LOT 24A, ALAMOSA PARK,
situated in
SECTION 24, TOWNSHIP-7-SOUTH, RANGE-11-EAST
in

St. Tammany Parish, Louisiana

for
RLM PROPERTIES, LLC

Survey No. 22-140169
Date: MARCH 31, 2022

Drawn by: MAB
Revised:

Scale: 1" = 80'

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 Survey is Certified
True and Correct By



JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE FILE NO: 2022-2853-MRP

NAME OF SUBDIVISION: Natchez Trace Phase 4

LOTS BEING DIVIDED: site 230 and a portion of the common area into site 230-A Natchez Trace Phase 4

SECTION: 52

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: The property is located on the north side of Natchez Court, east of Delta Queen Court, Covington, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Rockwell Builders, LLC – Robert Rockwell

STAFF COMMENTARY:

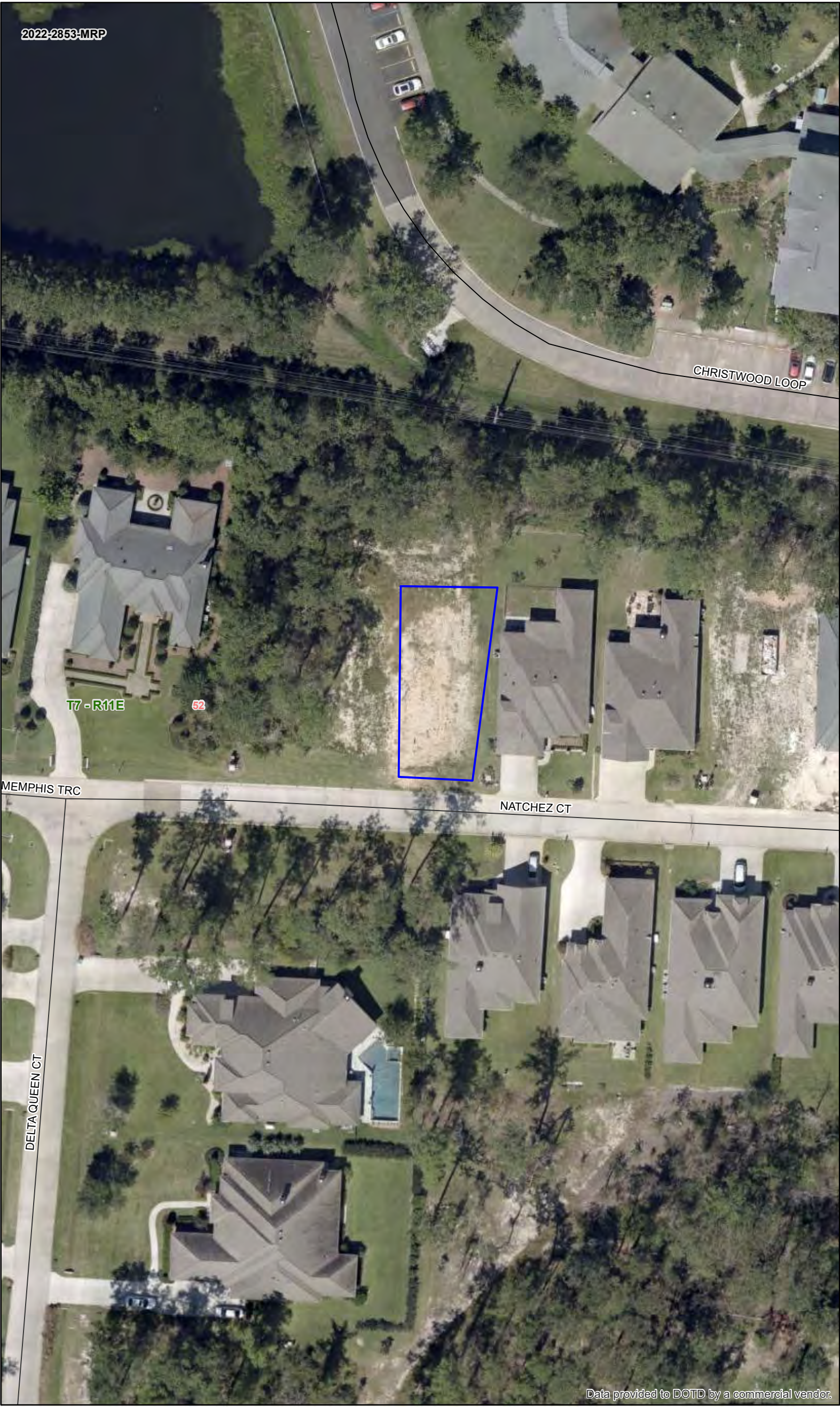
Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) site 230-A. The public hearing is required considering that:

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

The request shall be subject to the below comments:

1. Provide letter of no objection from the Natchez Trace Homeowner Association regarding the addition of common area to the site.
2. Show abutting Common Area with leaders lines.



CHRISTWOOD LOOP

T7-R1E

52

MEMPHIS TRC

NATCHEZ CT

DELTA QUEEN CT

DELTA QUEEN CT.

LOT 149

REFERENCE: PLAT OF NATCHEZ TRACE, PH. 4
BY RANDALL W. BROWN & ASSOC, INC.
FILED 09/02/2015, MAP NO. 5423.

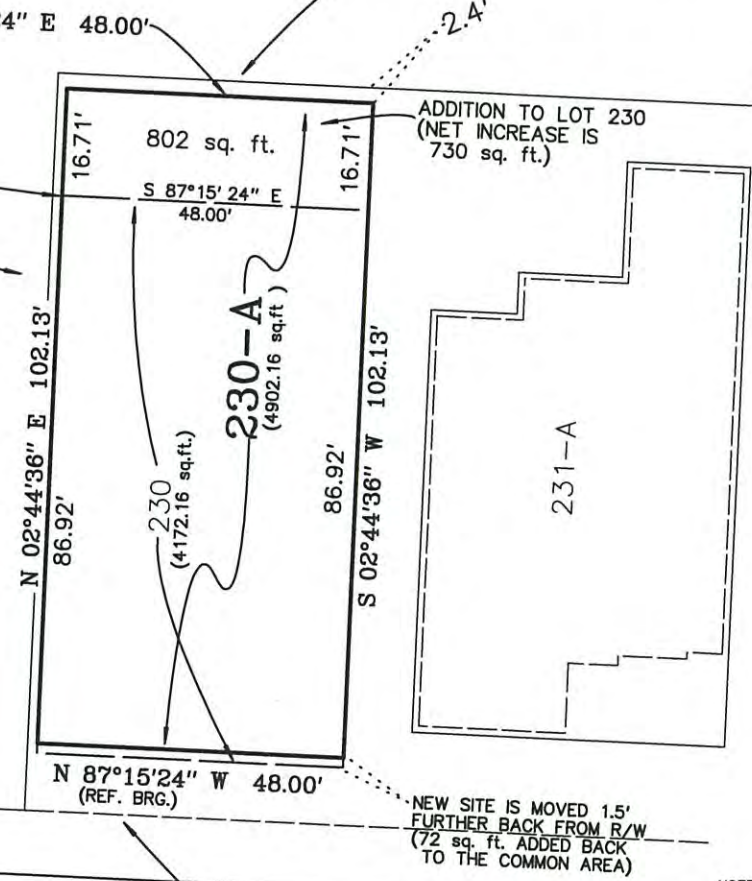
THIS POINT IS DESCRIBED AS BEING
S 00°39' 14" E 687.10', THENCE
N 87°08' 32" W 675.43',
FROM THE SECTION CORNER COMMON TO
SECTIONS 47, 49, & 52, T-7-S, R-10-E.

GREENSPACE

NATCHEZ COURT

GREENSPACE

GREENSPACE



ADDITION TO LOT 230
(NET INCREASE IS
730 sq. ft.)

NEW SITE IS MOVED 1.5'
FURTHER BACK FROM R/W
(72 sq. ft. ADDED BACK
TO THE COMMON AREA)

40' ACCESS SERV.

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C; BASE FLOOD ELEV. NA; F.I.R.M.
PANEL NO. 225205 0220 C; REV. 4-2-91

-- LEGEND --

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

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

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



[Signature] 4/13/22
Kelly J. McHugh, REG. NO. 4443

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

A RESUBDIVISION OF

SITE 230 AND A PORTION OF COMMON AREA
INTO SITE 230-A, NATCHEZ TRACE, PHASE 4
SECTION 52, T-7-S, R-11-E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 30' DATE: 03-18-22
DRAWN: DRJ JOB NO.:
REVISED:

PREPARED FOR:

ROCKWELL BUILDERS

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70401

LOTS2022/L07230 NATCHEZ TRACE RESUB

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of May 3, 2022)

Meeting Date: May 10, 2022

CASE FILE NO: 2022-2856-MRP

NAME OF SUBDIVISION: The Bluffs Subdivision, Phase 5-B

LOTS BEING DIVIDED: Lots 134, 135 & 136 into Lots 134A & 136A

SECTION: 37

WARD: 8

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 9

RANGE: 15 East

PROPERTY LOCATION: The property is located at the end of Pearl View Court, east of Arbor View Drive, Slidell, Louisiana.

ZONING: A-3 Suburban District

PROPERTY OWNER: Matthew & Michelle Pecoraro

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create two (2) lots 134A & 136A. The public hearing is required considering that:

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

The request shall be subject to the below comments:

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

CAMERON CT

STAR ANISE CT

HIGHLAND BLUFF DR

ARBOR VIEW DR

PEARL VIEW CT

T9 - R15E

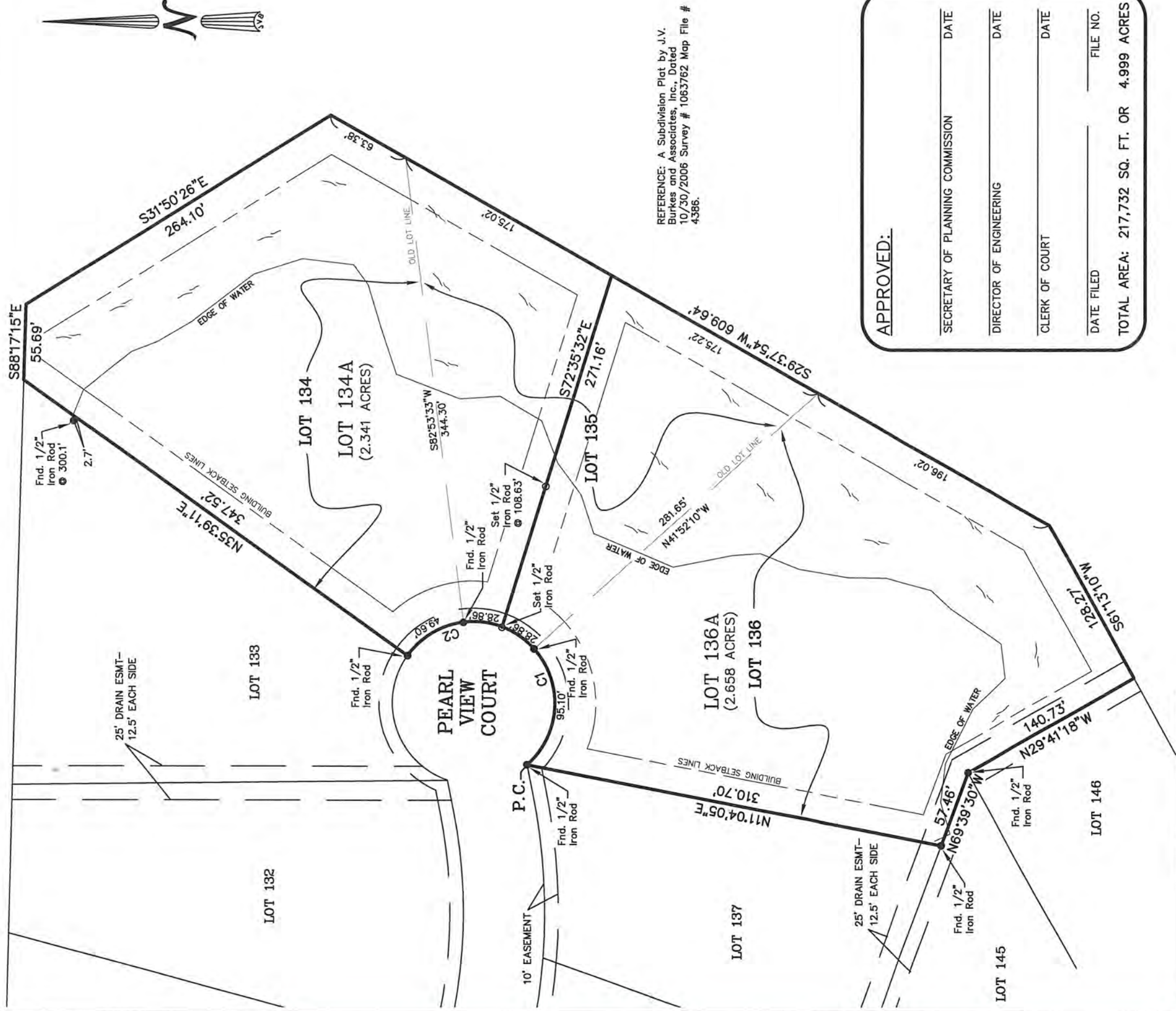
37

ARBOR VIEW DR

BAY RIDGE DR

PINEY CR

39



REFERENCE: A Subdivision Plat by J.V. Burkes and Associates, Inc., Dated 10/30/2006 Survey # 1063762 Map File # 4386.

APPROVED:

SECRETARY OF PLANNING COMMISSION

DATE

DIRECTOR OF ENGINEERING

DATE

CLERK OF COURT

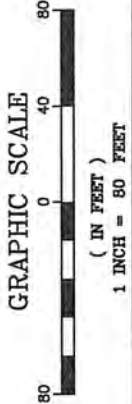
DATE

DATE FILED

FILE NO.

TOTAL AREA: 217,732 SQ. FT. OR 4.999 ACRES

Curve Table			
Curve #	Length	Radius	Chord Bearing
C1	123.96'	60.00'	N79°45'37"E
C2	78.46'	60.00'	N16°53'13"W



BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....30'
Side Setback.....20'
Rear Setback.....25'

ADDRESS: PEARL VIEW COURT

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

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

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

F.I.R.M. No. 225205 0440 D
F.I.R.M. Date 04/21/1999
ZN: A4 B.F.E. 10
* Verify prior to construction with Local Governing Body.

DRAWING NO. 20220041

DATE: 02/08/2022

REVISD:

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: VLL
CHECKED BY: DJP
SCALE: 1" = 80'

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

A RESUBDIVISION PLAT OF
LOTS 134 THRU 136 INTO LOTS 134A & 136A
THE BLUFFS SUBDIVISION, PH. 5-B
IN SEC. 37, T-9-S, R-15-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA
CERTIFIED TO: MATT & MICHELLE PECORARO



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TENTATIVE SUBDIVISION REVIEW

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of May 3, 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:

This case was previously postponed at the March 8, 2022 and the April 12, 2022 Planning Commission meeting. The Tentative Approval shall be subject to this project receiving approval for the required Major Amendment to the PUD, currently being heard at the May 3, 2022 Zoning Commission Meeting as well as the comments below.

Tentative Plat:

1. Update the Tentative Plat to address all the previous plat markups and comments issued by email on February 18, 2022.

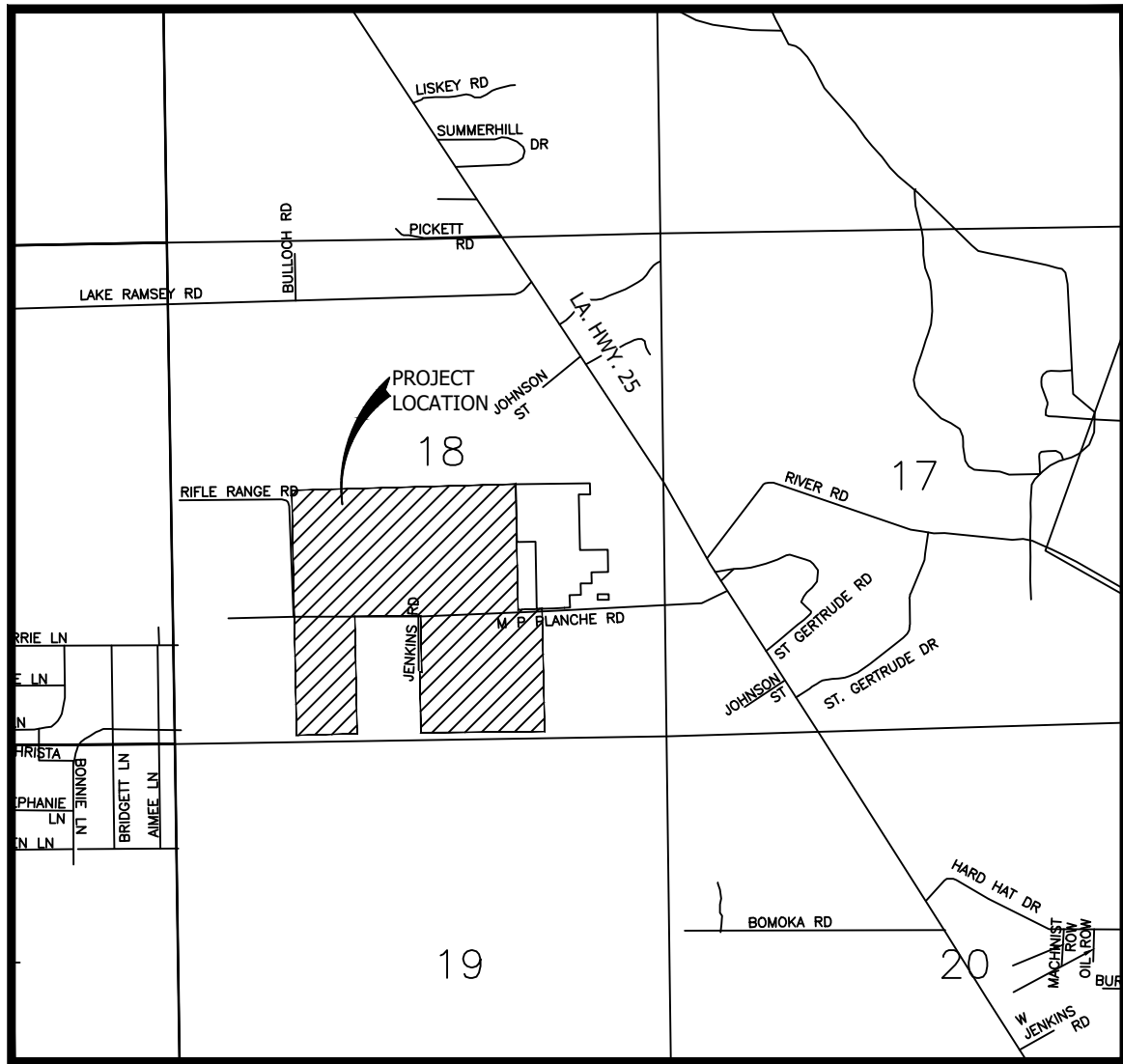
Informational Items

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.

The River Park Trails PUD was approved by the Parish Council by Ordinance Number 21-4551 with the stipulation that the 27.87-acre greenspace area along the northern end of the project be placed into a conservation easement. The applicant has stated that the required conservation easement will be dedicated as part of the Final Plat.

A Traffic Impact Analysis has been submitted for this development and is currently under review by LADOTD and St. Tammany Parish.

Revised drawings will not be accepted for review or placement in the packet prior to the May 10, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP

THE NUMBER OF LOTS/UNITS MAY BE ESTABLISHED IN ACCORDANCE WITH THE MAXIMUM NET DENSITY OF THE UNDERLYING ZONING CLASSIFICATION AS APPLIED TO THE FOLLOWING FORMULA:
TOTAL AREA x 0.75 = MAXIMUM NET DENSITY = LOTS UNITS
134.733 ACRES x 0.75 = 101.05 x 4 = 404 LOTS ALLOWED (A-4 UNDERLYING ZONING)
TOTAL LOTS ALLOWED = 404 LOTS

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

GREENSPACE REQUIRED=134.73 x 25% = 33.68 ACRES

GREENSPACE PROVIDED = 38.32 ACRES @ 100%

GREENSPACE PROVIDED = 13.22 ACRES @ 50%

TOTAL PROVIDED = 51.54 ACRES

3.12 AC. ACTIVE (BASKETBALL COURT, WALKING PATH, PLAYGROUND & SPORTS PARK)
31.26 AC. PASSIVE (REMAINING GREENSPACE)

TOTAL WETLANDS=27.87 ACRES
WETLANDS TO BE MITIGATED=4.92 ACRES
TOTAL WETLANDS TO REMAIN=22.95 ACRES

LOT WIDTH 130 LOTS 50' - 60'
LOT WIDTH 200 LOTS 60' - 70'
ESTATE SIZE 48 LOTS LOTS 75'

BOUNDARY DESCRIPTION : RIVER PARK TRAILS

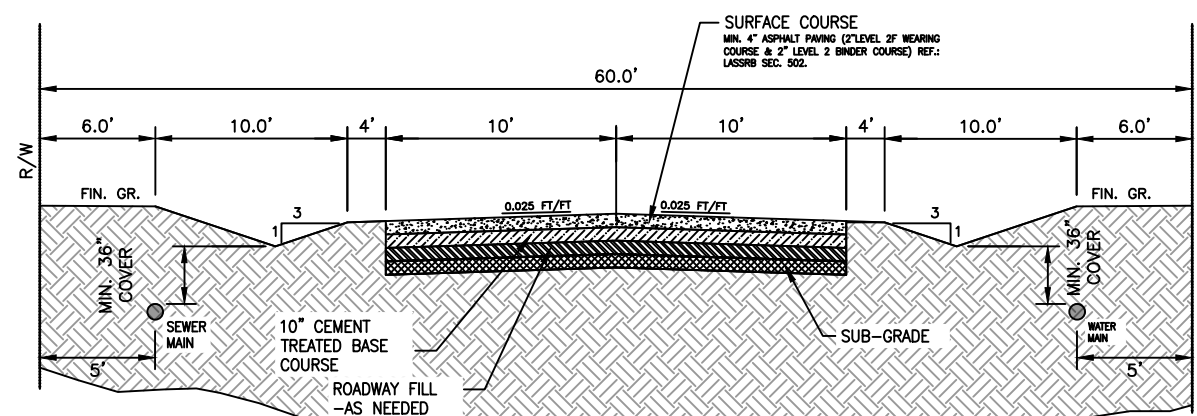
A certain parcel of land situated in Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section corner common to Sections 17, 18, 19 & 20, Township 6 South, Range 11 East, and run North 89 Degrees 53 Minutes, 58 Seconds West for a Distance of 1,020.29 Feet to the Point of Beginning;

From the Point of Beginning run South 89 Degrees 29 Minutes 32 Seconds West a Distance of 1,335.34 Feet to a Point; Thence run North 01 Degrees 01 Minutes 19 Seconds West for a distance of 650.41 feet to a point; Thence run North 88 Degrees 58 Minutes 41 Seconds East for a distance of 20.18 feet to a point; Thence run North 00 Degrees 59 Minutes 29 Seconds West for a distance of 608.59 feet to a point; Thence run South 89 Degrees 43 Minutes 01 Seconds West for a distance of 708.52 feet to a point; Thence run South 01 Degrees 01 Minutes 32 Seconds East for a distance of 1,268.44 feet to a point; Thence run South 88 Degrees 32 Minutes 09 Seconds West for a distance of 653.07 feet to a point; Thence run North 01 Degrees 05 Minutes 37 Seconds West for a distance of 2,644.57 feet to a point; Thence run North 88 Degrees 28 Minutes 49 Seconds East for a distance of 2,416.17 feet to a point; Thence run South 01 Degrees 02 Minutes 13 Seconds East for a distance of 622.58 feet to a point; Thence run South 01 Degrees 01 Minutes 35 Seconds East for a distance of 730.09 feet to a point; Thence run North 87 Degrees 45 Minutes 52 Seconds East for a distance of 260.06 feet to a point; Thence run South 01 Degrees 09 Minutes 39 Seconds East for a distance of 1325.04 feet back to the Point of Beginning.

Containing 134.733 Acres or 5,868,977 square feet

RECREATION DEVELOPMENT PLAN		
RECREATION AREA	DEVELOPMENT TIMING	OWNERSHIP AND MAINTENANCE
WALKING TRAILS	CONSTRUCTED WITH PHASED DEVELOPMENT	HOMEOWNERS ASSOCIATION
RECREATIONAL PARK	CONSTRUCTED WITH PHASED DEVELOPMENT	HOMEOWNERS ASSOCIATION
BASKETBALL COURT	CONSTRUCTED WITH PHASED DEVELOPMENT	HOMEOWNERS ASSOCIATION
COMMON AREAS	CONSTRUCTED WITH PHASED DEVELOPMENT	HOMEOWNERS ASSOCIATION
PONDS	CONSTRUCTED WITH PHASED DEVELOPMENT	ST. TAMMANY PARISH

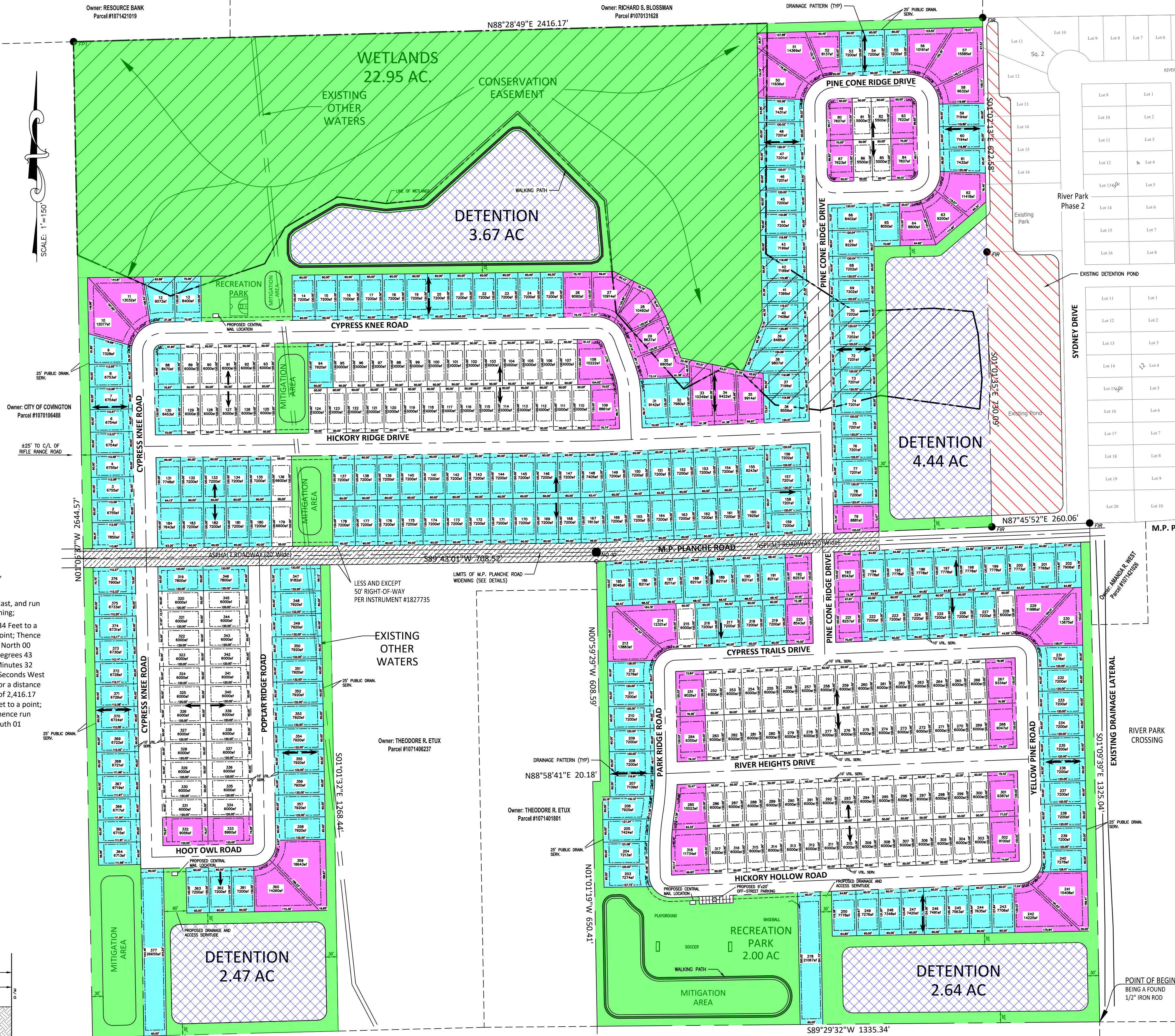


TYPICAL ROADWAY SECTION

NOT TO SCALE

PLANNED UNIT DEVELOPMENT (PUD) RIVER PARK TRAILS

Located in Section 18, Township 6 South,
Range 11 East, St. Tammany Parish, Louisiana



Owner: RUDY BOOTH
Parcel #1070130516

Owner: RICHARD S. BLOSSMAN
Parcel #1070131028

Owner: RESOURCE BANK
Parcel #1071421019

Owner: CITY OF COVINGTON
Parcel #1070106488

Owner: THEODORE R. ETUX
Parcel #1071406237

Owner: THEODORE R. ETUX
Parcel #1071401801

RESTRICTIVE COVENANTS

- NO BUILDING MAY BE OCCUPIED AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- BUILDING SETBACK REQUIREMENTS SHALL BE AS SHOWN ON THIS PLAT. FRONT-25', SIDE-5', SIDE STREET-10', REAR 15'. MAXIMUM HEIGHT FOR ALL STRUCTURES-35'
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON THAT MAY BE OR MAY BECOME A NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR FOR JUNK CAR STORAGE.
- DRIVEWAY CULVERT SIZE-SEE CHART
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM THE CORNER OF SAID PROPERTY. CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT, CORNER LOTS WHICH CANNOT MEET THIS REQUIREMENT SHALL BE SIDE LOADED.
- MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THIS SUBDIVISION.
- NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION.
- CONSTRUCTION OR IMPROVEMENTS OF ANY NATURE IS PROHIBITED WITHIN DRAINAGE EASEMENTS OR STREET RIGHTS-OF-WAY.
- THE FINISHED FLOOR ELEVATION SHALL BE A MINIMUM OF 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF LOT OR MEET THE FEMA FLOOD ZONE REQUIREMENTS, WHICHEVER IS GREATER.
- THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECORDED IN C.O.B. FOLD HALL BE RECITED IN AND BE A PART OF EACH TITLE OR DEED.
- THE DRAINAGE AND STORM WATER DETENTION STORAGE AREAS AS SHOWN HEREON ARE TO BE MAINTAINED BY THE PARISH OF ST. TAMMANY.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY MAGNOLIA UTILITIES.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITH THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- THE FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

DEDICATION

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

RIVER PARK TRAILS

ALL STREET RIGHTS-OF-WAY, INCLUDING ALL TRAFFIC SIGNS, STREET SIGNS, POSTS AND RETENTION PONDS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

OWNER:		DATE:	
134.733 ACRES	378	CENTRAL	CENTRAL
AREA	NO. OF LOTS	SEWER SYSTEM	WATER SYSTEM
60' X 120'	60'	12,400 LF (2.35 MI.)	1300 LF
AVG. LOT SIZE	LOT FRONTAGE	LENGTH OF STREET	MAX. BLOCK LENGTH
ASPHALT	120	60' ROW	A4 & PUD
ROAD SURFACE	LOT DEPTH	STREET R.O.W.	ZONING
TO BE USED FOR THE INTENDED PURPOSE			
ULTIMATE SURFACE WATER DISPOSAL			

CERTIFICATION

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

MICHAEL P. BLANCHARD
La. Reg. Land Surveyor
Reg. No. 4861

ALEX E. WILLIAMS
La. Reg. Civil Engineer
Reg. No. 35169

APPROVAL:

CHAIRMAN-ST. TAMMANY PARISH PLANNING COMMISSION

RIVER PARK ESTATES LLC
22161 MARSHALL ROAD, SUITE C
MADEVILLE, LA.

SECRETARY-ST. TAMMANY PARISH PLANNING COMMISSION

OWNER

DIRECTOR-PARISH ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

"ADDITIONAL PUD APPROVAL REQUIREMENTS"

- WIDEN MP PLANCHE ROAD TO 24' WIDE FROM HWY. #25 TO THE 2ND ENTRANCE OF RIVER PARK CROSSING, MOVING TO THE WEST, WHEN MP PLANCHE ROAD TO 20' WIDE.
- SOUTHBOUND RIGHT TURN LANE AT HWY. #25 AND MP PLANCHE ROAD TO BE CONSTRUCTED AS REQUIRED BY DOTD.
- THE AREA DESIGNATED BY (22.95 ACRES) AT THE NORTH END OF THE PROJECT TO BE DESIGNATED AS A CONSERVATION EASEMENT.
- ONE (1) ADDITIONAL CLASS "A" TREE MIN. 2" CALIPER NOT LESS THAN 12' TALL MUST BE PLANTED ON EACH LOT PRIOR TO OCCUPANCY. COMPLIANCE TO BE INSURED BY DEVELOPER AND/OR HOME OWNERS ASSOCIATION.

NOTE: DRAINAGE DETENTION SHALL BE WET PONDS LOCATED ON SITE. PONDS SHALL BE MAINTAINED BY ST. TAMMANY PARISH.

NOTE: CENTRAL SEWER & WATER SERVICE PROVIDED BY MAGNOLIA UTILITIES.

NOTE: ENTIRE DEVELOPMENT IS LOCATED IN FLOOD ZONE "C" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 22505 0125 C, MAP REVISED OCTOBER 17, 1989, BASE FLOOD ELEVATION N/A.

DEEP SOUTH DESIGN GROUP
Civil/Environmental Engineering Firm
P.O. Box 1122 | Madisonville, LA 70447
Ph: 985-705-4696



CLIENT: RIVER PARK ESTATES, LLC
PROJECT DESCRIPTION:
PLANNED UNIT DEVELOPMENT OF RIVER PARK TRAILS
SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH,
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

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REVISION NO:	
01.25.2021-L01 LAYOUT	
03.16.2021-AMENITIES	
03.22.2021-AMENITIES	
04.12.2021-STP COMMENTS	
02.09.2022-TENTATIVE	
03.25.2022-PUD AMENDMENT	
JOB NO: 14-231	
DATE: 11.10.2020	
DRAWN BY: CAD	
SCALE: 1" = 150'	
COMPUTER FILE:	

SHEET

SD-1

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FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 3, 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
TOWNSHIP: 9 SOUTH
RANGE: 14 EAST

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

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

TOTAL ACRES IN DEVELOPMENT: 88.983 Acres

NUMBER OF LOTS: 132 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 April 29, 2022. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

This case was previously postponed at the March 8, 2022 and April 12, 2022 Planning Commission meetings.

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.

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

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

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

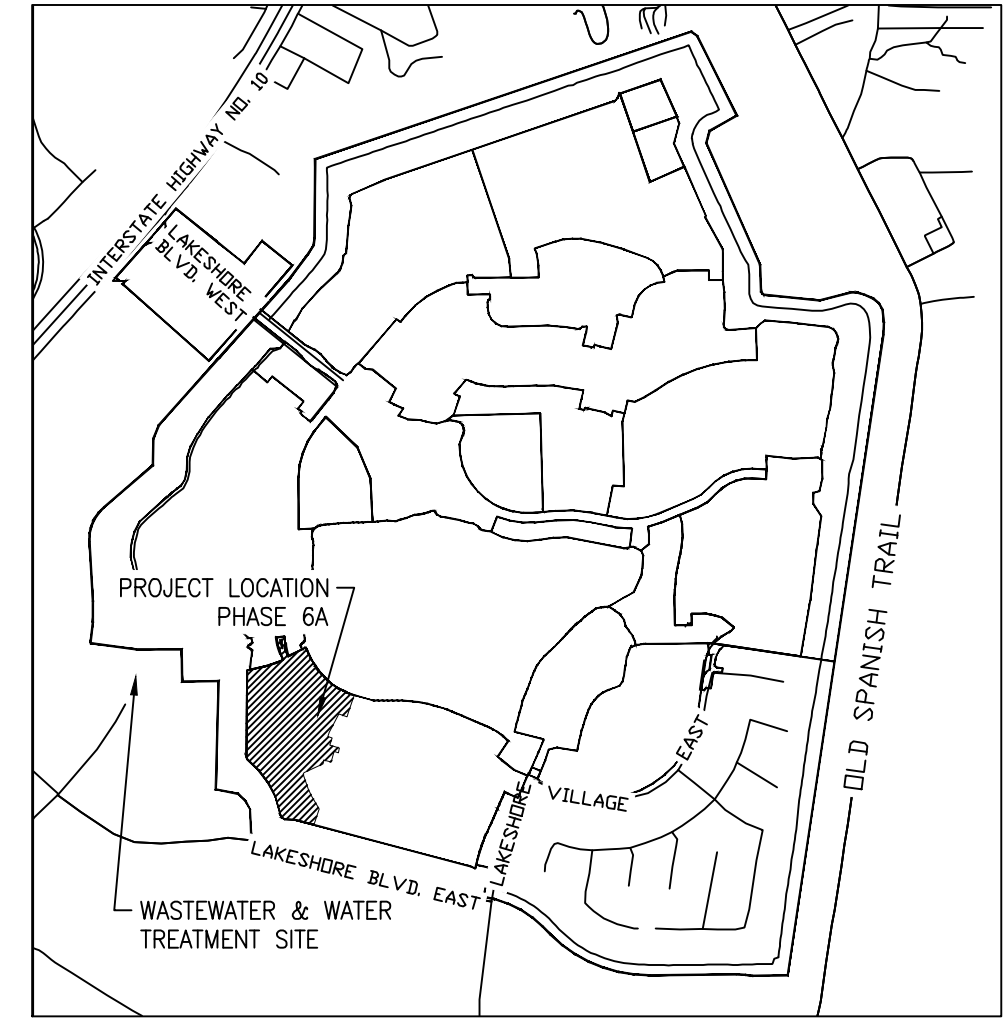
Revised drawings will not be accepted for review or placement in the packet prior to the May 10, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

NOTES:
MEASURED BEARINGS ARE BASED ON GRID NORTH, LOUISIANA
STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED FROM
THE LSU C4G RTK NETWORK (2020.5).

FINAL PLANS
RECEIVED
4/26/2022 - 10:00 A.M.
DEPARTMENT OF
ENGINEERING
**ENGINEERING
REVIEW COPY**

PLAT SHOWING FINAL SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 6A)
LOCATED IN SECTIONS 35
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	132 LOTS NUMBER OF LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
6,980± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET, 55 FEET RIGHT OF WAY WIDTHS
760'± MAX BLOCK LENGTH	4,838'± STREET LENGTH
28.191± ACRES TOTAL AREA OF DEVELOPMENT	18.91 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
BUILDING SETBACKS	
FRONT: 20' (15' LOTS 1238-1241) REAR: 15' (50' ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHTS OF WAY)	



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 6)

OPEN/GREEN SPACE REQUIRED	
88.983 ACRES X 0.25 S.F. OPEN/GREEN SPACE	
22.246 ACRES REQUIRED (=969,035± S.F.)	
OPEN/GREEN SPACE REQUIRED 3,062 ACRES (PHASE 3A) 2,606 ACRES (PHASE 3B) 36,493 ACRES (PHASE 4A) 1,779 ACRES (PHASE 4B) 3,863 ACRES (PHASE 5) 22,246 ACRES (PHASE 6) 5,651 ACRES (PHASE 7) 16,449 ACRES (PHASE 8) 19,969 ACRES (PHASE 9) 8,798 ACRES (PHASE 10) 120,916 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	OPEN/GREEN SPACE PROVIDED 3,318 ACRES (PHASE 3A) 0,770 ACRES (PHASE 3B) 439,779 ACRES (PHASE 4A) 1,289 ACRES (PHASE 4B) 0,657 ACRES (PHASE 5) 1,847 ACRES (PHASE 6) 5,777 ACRES (PHASE 7) 2,226 ACRES (PHASE 8) 6,040 ACRES (PHASE 9) 0,000 ACRES (PHASE 10) 461,703 ACRES TOTAL PROVIDED

DEDICATION:
ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

RESTRICTIVE COVENANTS:

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
4. THIS SUBDIVISION IS LOCATED IN FLOOD ZONES AH AND ZONE X (SHADED) PER LETTER OF MAP REVISION, CASE NO. 19-08-0865P, EFFECTIVE DATE APRIL 16, 2020. THE MINIMUM FINISHED FLOOR ELEVATION OF ALL RESIDENTIAL HOMES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW FIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1') FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
5. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
6. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED.
7. IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
8. THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
9. THE RESIDENTS WITHIN PHASE 6 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATING WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
10. THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
11. THE AFOREMENTIONED RESTRICTIONS SHALL BE REITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

APPROVALS:

CHAIRMAN - PARISH PLANNING COMMISSION

SECRETARY - PARISH PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

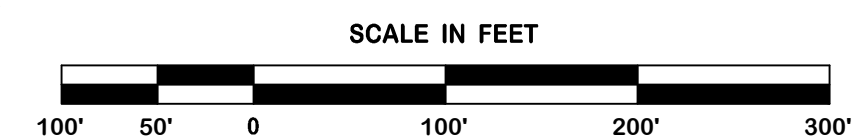
FILE NO.

(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. - GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LA 70726

I CERTIFY THAT THIS FINAL PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN FULL COMPLIANCE WITH LA RS. 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

DATE OF PLAT: 04/22/2022

DENNIS L. GOWIN, P.L.S., LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR



REVISION	BY
PARISH COMMENTS 1 03/25/2022	BPV
PARISH COMMENTS 2 04/22/2022	BPV

DUPLANTIS DESIGN GROUP, P.C.
SURVEY
15544 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
1308 Camellia Blvd, Suite 200
Lafayette, LA 70508
www.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 6A)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR HORTON, INC. - GULF COAST

**DRAWN
BPV**
**CHECKED
DLG**
**PROJECT NO.
20-396**
**FILE
20-396 PHASE 6A FINAL
REV2**
SHEET
1-2

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 3, 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

WARD: 3

TOWNSHIP: 6 SOUTH

PARISH COUNCIL DISTRICT: 3

RANGE: 11 EAST

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

GENERAL LOCATION: The property is located 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 April 29, 2022. The inspection disclosed that all of the asphalt roads and roadside shoulders are constructed and the roadside ditches are functioning.

This case was previously postponed at the April 12, 2022 Planning Commission meeting.

General Comments:

1. Provide utility trench bedding and backfill test results.
2. Add “All-Way Plaques” to the all-way stop intersections. (Typical Comment)

Final Plat:

3. The Legal Description needs to be revised to correct all conflicts in accordance with the markups & summary emailed to the developer and the engineer of record on 2/25/2022.

Water & Sewer Plan:

4. Provide a water and sewer capacity letter for this phase of River Park Estates from Magnolia Water.

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.

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

No Mandatory Development fees are required 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 May 10, 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 May 3, 2022)

CASE NO.: 2022-2792-FP

SUBDIVISION NAME: Tribute at Tamanend, Phase 1

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

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

SECTION: 4
TOWNSHIP: 8 SOUTH
RANGE: 13 EAST

WARD: 7
PARISH COUNCIL DISTRICT: 11

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

GENERAL LOCATION: The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 14.71 Acres

NUMBER OF LOTS: 67 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 April 29, 2022. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

This case was previously postponed at the April 12, 2022 Planning Commission meeting.

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

Final Plat:

1. Revise the legal description and metes and bounds on the Final Plat to include the Future Amenity Site GS-1 and the associated detention ponds as a part of this phase of Tribute at Tamanend.
2. Update the number of lots in the information block to reflect “67 residential lots and 1 utility parcel” in lieu of 68 lots.

Paving & Drainage Plan:

3. Provide as-built information for the infrastructure downstream and up stream of the constructed detention pond.
4. Provide as-built plans for the Tamanend Mass Grading Project (MPN #2020-50375). The Ponds and associated drainage infrastructure needs to be in place prior to Final Subdivision Approval.

Water & Sewer Plan:

5. Provide a Letter of Acceptance and Perpetual Maintenance for this phase of Tribute at Tamanend from The Department of 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.

A Performance Obligation in the amount of \$30,000.00 (\$10,000.00 each x 3 cul-de-sacs) will be required to ensure the construction of the required permanent cul-de-sacs at the ends of Tribute Drive, Thurston Drive, and Rouquette Drive in the event the roadway is not extended with the future phases of Tribute at Tamanend.

Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,972 linear feet x \$22.00 per linear foot for a total of \$87,384.00 for a period of two (2) years.

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

Mandatory Developmental Fees are required as follows:

Road Impact Fee at \$1,077.00 per lot x 67 lots for a total of \$72,159.00

Drainage Impact Fee at \$1,114.00 per lot x 67 lots for a total of \$74,638.00

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

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 3, 2022)

CASE NO.: 2022-2795-FP

SUBDIVISION NAME: Bonterra Subdivision, Phase 1-A

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

WARD: 8

TOWNSHIP: 8 SOUTH

PARISH COUNCIL DISTRICT: 9

RANGE: 15 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 east & west sides of North Military Road/LA Highway 1090, north of Interstate 12, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 25.250 Acres

NUMBER OF LOTS: 78 Lots AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: A-4-A/PUD & A-1/PUD

FLOOD ZONE DESIGNATION: "C" & "A4"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on April 29, 2022. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

This case was previously postponed at the April 12, 2022 Planning Commission meeting.

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

Water & Sewer Plan:

1. Provide a Letter of Acceptance and Perpetual Maintenance for this phase of Bonterra from U.I.L.

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 3,160 linear feet x \$22.00 per linear foot for a total of \$69,520.00 for a period of two (2) years.

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

Mandatory Developmental Fees are required as follows:

Road Impact Fee at \$1,077.00 per lot x 78 lots for a total of \$84,006.00.

Drainage Impact Fee at \$1,114.00 per lot x 78 lots for a total of \$86,892.00.

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

FINAL PLAT FOR
BONTERRA, PHASE 1-A
A PLANNED UNIT DEVELOPMENT
LOCATED IN SECTION 31, T-8-S, R-15-E,
ST. TAMMANY PARISH, LOUISIANA

Final Plans
RECEIVED
04/26/2022
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

RESTRICTIVE COVENANTS

1. EACH UNIT/SITE WILL NOT HAVE MORE THAN ONE DWELLING.
2. FRONT BUILDING SETBACK WILL NOT BE LESS THAN 15' FROM EACH FRONT LOT LINE. THE REAR SETBACK SHALL NOT BE LESS THAN 10' FROM EACH REAR LOT LINE, EXCEPT LOTS 25-76 SHALL BE 30'; 173-211, 196-251 & 218-151 FROM EACH SIDE OF THE FRONT LOT LINE AS SHOWN. THE SIDE STREET SETBACK SHALL BE 10'. THE SIDE SETBACK SHALL NOT BE LESS THAN 5' FROM EACH SIDE LOT LINE.
3. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE EASEMENTS AND STREET RIGHT-OF-WAYS.
4. NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED UPON ANY UNIT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF UNITS AS DUMPS OR JUNK CAR STORAGE.
5. THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE 13.0' ABOVE MEAN SEA LEVEL. MAXIMUM BUILDING HEIGHT TO BE 35'.
6. DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SUBSURFACE 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 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE (5) FEET FROM THE EXISTING EXTERIOR SIDE AND REAR LOT LINES PROVIDED THE BUILDING LENGTH DOES NOT EXCEED THIRTY (30) FEET & THE BUILDING HEIGHT DOES NOT EXCEED 20 FEET.
9. TELECOMMUNICATION CABINET IS PERMITTED TO BE LOCATED WITHIN THE GREENSPACE, A 40 FOOT WIDE STRIP IN THE GREENSPACE ADJACENT TO THE EXISTING ENTRANCE TO THE INTERIOR SIDE & REAR LOT LINES PROVIDED THE GREENSPACE, PARK, LANDSCAPING AND SIGNAGE FOR THE SUBDIVISION.
10. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS REQUIRED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. PARISH, WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR CONSTRUCTED IN ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN THE SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
11. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAN 60 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT OF WAY INTERSECT.
12. ALL INFRASTRUCTURE INCLUDING DRAINAGE, PONDS, ROADWAYS, SHALL BE CONSTRUCTED AND MAINTAINED BY THE SUBDIVISION. ALL UTILITIES, UTILITIES AND THEIR SERVICES SHALL BE MAINTAINED BY THE RESPECTIVE UTILITY COMPANIES.
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 ENVIRONMENTAL SERVICES.
16. ADDITIONAL COVENANTS SHALL BE RECORDED IN THE CONVEYANCE RECORDS OF ST. TAMMANY PARISH AFTER RECORDATION OF THE FINAL PLAT.
17. IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO BE FURTHER SUBDIVIDED INTO LOTS OR LOTS OF LAND OR A STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.

*ADDITIONAL RESTRICTIVE COVENANTS MAY BE IMPOSED ON THE ABOVE PARCELS BY SEPARATE WRITTEN AND RECORDED INSTRUMENT.

CERTIFICATION

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

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE
STATE OF LOUISIANA LAW RS:33:5051 AND LAWS AND ORDINANCES OF
THE PARISH OF ST. TAMMANY WITH WAIVERS.

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

**BONTERRA SUBDIVISION
PHASE 1-A**

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

JONATHAN STARNES—MEMBER/MANAGER _____ DATE _____
FOR _____
LYNN LEVY LAND CO. LLC

APPROVAL _____
PARISH PLANNING COMMISSION CHAIRMAN _____ DIRECTOR OF PARISH ENGINEERING _____
PARISH PLANNING COMMISSION SECRETARY _____ CLERK OF COURT _____
DATE FILED _____ FILE NUMBER _____

25.250 ACRES	78	#3,160 LF
AREA	NO. OF LOTS	LGTH. OF STREET
50'x120'	1	A-4-A/PUD
MIN. LOT SIZE	NO. OF PHASES	A-1/PUD
ASPHALT w/CONC. CURB & GUTTER	50' ROW	ZONING
ROAD SURFACING	STREET WIDTH	
10	UTILITIES INC.	UTILITIES INC.
NO. OF BLOCKS	SEWAGE SYSTEM	WATER SYSTEM

FLOOD ZONE NOT

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

NOTES:

1. ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.
2. ULTIMATE DISPOSAL OF WATER IS WEST PEARL RIVER.
3. [] DENOTES MUNICIPAL NUMBER.
4. BENCHMARK: MAG NAIL; ELEV. =14.97'; DATUM: NAVD88
5. [] JURISDICTIONAL WETLANDS ARE LOCATED ON THIS PROPERTY.
6. SEWER AND WATER PROVIDED AND MAINTAINED BY UTILITIES, INC. LOCATED OFFSITE.

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

Phone: 963-649-0073 Fax: 963-649-0134

DESCRIPTION	REVISIONS
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FINAL PLAT OF
BONTERRA SUBDIVISION, PHASE 1-A
SECTION 31, T8S, R15E,

LYNN LEVY LAND CO. LLC

SCALE:		1" = 150'	
DATE:		03.11.2022	
DRAWN BY:		CHECKED	
RMK		SMB	
DWG. NO.		20190242	
SHEET		2 OF 20	

PATHFILE:Q:\ENGINEERING\2019\20190242-ORAMOUS PUD, SEC. 31 T8S,R15E\WORKING FILES\PHASE ONE PLAT\MILITARY RIDGE-PHASE 1-A.dwg

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 3, 2022)

CASE NO.: 2022-2797-FP

SUBDIVISION NAME: Guste Island Estates Subdivision, Parcel I

DEVELOPER: McINT, Inc.
845 Galvez Street
Mandeville, LA 70448

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

SECTION: 20 & 37

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 4

RANGE: 10 EAST

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

GENERAL LOCATION: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 23.06 Acres

NUMBER OF LOTS: 77 Lots

AVERAGE LOT SIZE: 8,400 Square Feet

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 April 28, 2022. The inspection disclosed that all of the concrete roads are constructed, and road shoulders need to be constructed and the roadside ditches need final grading.

This case was previously postponed at the April 12, 2022 Planning Commission meeting.

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

General Comments:

1. Regrade the roadside ditches throughout this phase to provide positive flow. Roadside ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. (Typical Comment)
2. Bring all roadside shoulders to final grade and properly vegetate. Install and maintain proper erosion control measures until vegetation is established. (Typical Comment)
3. Regrade both Parcel GS-I-2 and GS-I-4 to provide positive flow. Greenspaces should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. (Typical Comment)
4. Remove siltation from all drainage culverts. (Typical Comment)

Paving & Drainage Plan:

5. Several lots with drainage arrows indicate positive flow from rear to front. However, the as-built lot corner elevations for these lots indicate positive flow from front to rear. Regrade lots and provide as-built lot corner elevations indicating positive flow from rear to front in accordance with the previously approved plans (Refer to markups sent on 4/4/2022 for exact conflict locations).
6. Revise cross-section A-A and B-B to show as-built information.

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 3,125 linear feet x \$25.00 per linear foot for a total of \$78,125.00 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 May 10, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

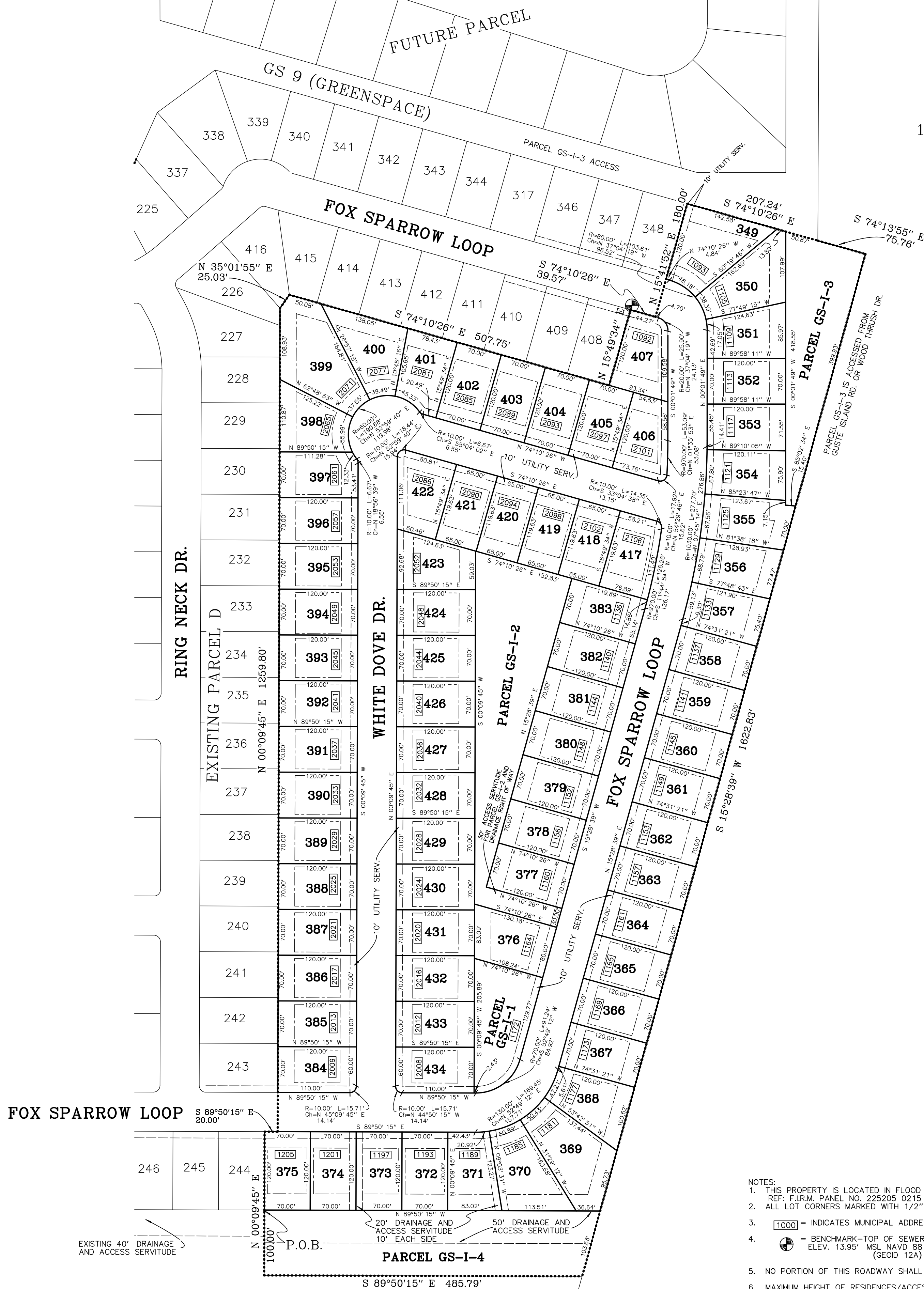



The diagram illustrates a typical street section with a total width of 60'. The layout includes the following components from left to right:

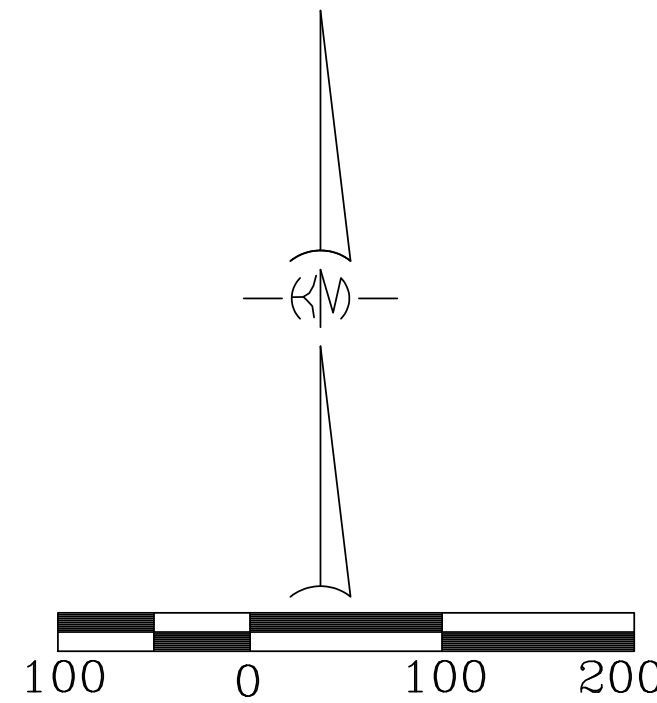
- Left Side (10' wide):** Utility service area for electric, telephone, cable T.V., and sewer and water house connections. It includes a 10" utility service line and a 6" gas main, both optional to either side.
- Water Main:** A 12" water main line is shown on the left side.
- Service Line:** A 6" service line is shown on the left side.
- Pavement and Base Layers:**
 - 6" 4000 PSI CONCRETE:** The top layer of the pavement.
 - 3" CROWN:** A crown layer on top of the concrete.
 - MIN. 8" CEMENT STABILIZED BASE (10% BY VOL.) SOIL COMPACTION (A-5.1-M D=690):** The base layer below the crown.
- Right Side (10' wide):** Utility service area for electric, telephone, cable T.V., and sewer and water house connections. It includes a 10" utility service line and a 6" gas main, both optional to either side.
- Gas Main:** A 15" gas main line is shown on the right side.
- Sewer Line:** A 15" sewer line is shown on the right side.

TYPICAL STREET SECTION
SCALE 1"=10'

GUSTE ISLAND ESTATES, PARCEL I
(THE OAKS)
SECTION 20 & 37, T-7-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.



- NOTES:
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE 1.
REF: F.I.R.M. PANEL 13-225025 03D ZONE C, REVISION 04-02-91
 2. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
 3. [1000] = INDICATES MUNICIPAL ADDRESS
 4.  = BENCHMARK—TOP OF SEWER MANHOLE
ELEV. 13.95' MSL NAVD 88
(GEOD 12A)
 5. NO PORTION OF THIS ROADWAY SHALL BE BELOW ELEVATION 6.0' (MSL)
 6. MAXIMUM HEIGHT OF RESIDENCES/ACCESSORY BUILDINGS SHALL BE 35' ABOVE THE ADJACENT GRADE.

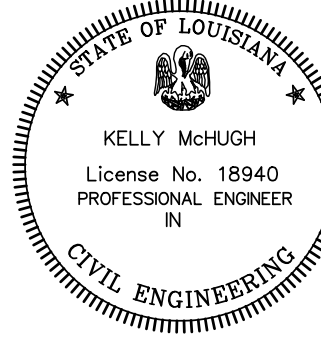


1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH, WHENEVER THE SEWERAGE OR WATER SYSTEM IS TO BE DEPOSED OF OR RIGGATED, AND IN NO EVENT SHALL ANY PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE EXCEPT AS APPROVED BY THE DEPARTMENT OF WATER SUPPLY. THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
3. BUILDING SETBACKS ARE: FRONT - 25', SIDE - 5', REAR - 25' AND SIDE STREET - 15'.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS.
5. NO VEHICLES OR OFFENSIVE CARGO SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF A TRUCK OR AS DUMPS TO DISCARD GARBAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12 INCHES ABOVE THE CROWN OF THE STREET.
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. THE MINIMUM RESIDENCE COVERAGE SHALL BE IN ACCORDANCE WITH THE LATEST VERSION OF ST. TAMMANY PARISH SUBDIVISION REGULATIONS. ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS MAY BE RECORDED AT THE OFFICE OF THE CLERK OF COURT FOR ST. TAMMANY PARISH.
10. DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSIONS OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER TO THE PROPERTY-FILED STREET OR THE DRIVEWAY OF AN ADJACENT LOT THAN THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT, IN CASES WHERE A DRIVEWAY ON A CORNER LOT IS REQUESTED TO BE LOCATED ON THE DRIVEWAY OF AN ADJACENT LOT. THE SETBACK SHALL BE AT LEAST FIFTY (50') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE ADJACENT PROPERTY CLOSEST TO THE INTERSECTION.
11. THE MAINTENANCE OF THE "GREEN SPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
12. ANY UNRECORDED EASEMENT RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)
13. IT SHALL BE PROHIBITED FOR ANY LOT TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.

DEDICATION:
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE. ST. TAMMANY PARISH SHALL OWN AND MAINTAIN THE STREETS AND DRAINAGE CONDUITS. THE HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT SHALL OWN AND MAINTAIN THE TRAFFIC CONTROL SIGNAGE AND MOUNTING POSTS.

OWNER	DATE
-------	------

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



 12-12-18
LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

EXISTING SEWER AND WATER FACILITIES AT GUSTE ISLAND ESTATES

<u>23.06 AC.</u>	<u>77</u>	<u>3125'</u>	<u>CENTRAL</u>
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
<u>8400 SQ. FT.</u>	<u>70'</u>	<u>60' /20'</u>	<u>CENTRAL</u>
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
<u>CONCRETE</u>	<u>120'</u>	<u>P.U.D.</u>	
ROAD SURFACE	LOT DEPTH	ZONING	

LAKE PONTCHARTRAIN
ULTIMATE SURFACE WATER DISPOSAL

FOR: APPROVAL:

McInt, LLC	
CORPORATION	CHAIRMAN PARISH PLANNING COMMISSION

GREG INTRAVIA
OFFICER

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

845 GALVEZ ST.
MANDEVILLE, LA. 70448

FINAL PLAN

GUSTE ISLAND ESTATES, PARCEL I
(THE OAKS)
SECTION 20 & 37 T-7-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. — MANDEVILLE, LA. 626-5611	
MARK	DATE		
	10-23-18 11-26-18		
SERV.	12-12-18 01-10-22		
		SCALE: 1" = 100'	DATE: 10-09-18
		DRAWN: DRJ	JOB NO.: 05-047
		CHECKED: KJM	DWG. NO.: 05-047-PREL

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 3, 2022)

CASE NO.: 2022-2842-FP

SUBDIVISION NAME: Covington Place Cottages Subdivision, Phase 2

DEVELOPER: Tidal Group, LLC
381 LA Hwy 21; Suite 201
Madisonville, LA 70447

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

SECTION: 42
TOWNSHIP: 7 SOUTH
RANGE: 11 EAST

WARD: 3
PARISH COUNCIL DISTRICT: 2

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

GENERAL LOCATION: The property is located on the north side of 10th Street, east of Ruby Street, Covington.

TOTAL ACRES IN DEVELOPMENT: 10.29 Acres

NUMBER OF LOTS: 40 Lots AVERAGE LOT SIZE: 50' x 120'

SEWER AND WATER SYSTEMS: Central

ZONING: P.U.D.

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 April 27, 2022. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

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

Final Plat:

1. Update the notes, legal description and restrictive covenants on the Final Plat in accordance with the markups & summary emailed to the developer and his engineer on 5/2/2022.
2. Update the T.B.M to reflect a Permanent Bench Mark located within this phase of Covington Place Cottages.

Paving & Drainage Plan:

3. Update the As-Built Paving & Drainage Plan to include the required information in accordance with the markups & summary emailed to the developer and his engineer on 5/2/2022.

Water & Sewer Plan:

4. Provide a Letter of Acceptance and Perpetual Maintenance for this phase of Covington Place Cottages from U.I.L.
5. Provide a clear water test for the newly installed water lines associated with this phase of Covington Place Cottages.

Informational Items:

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

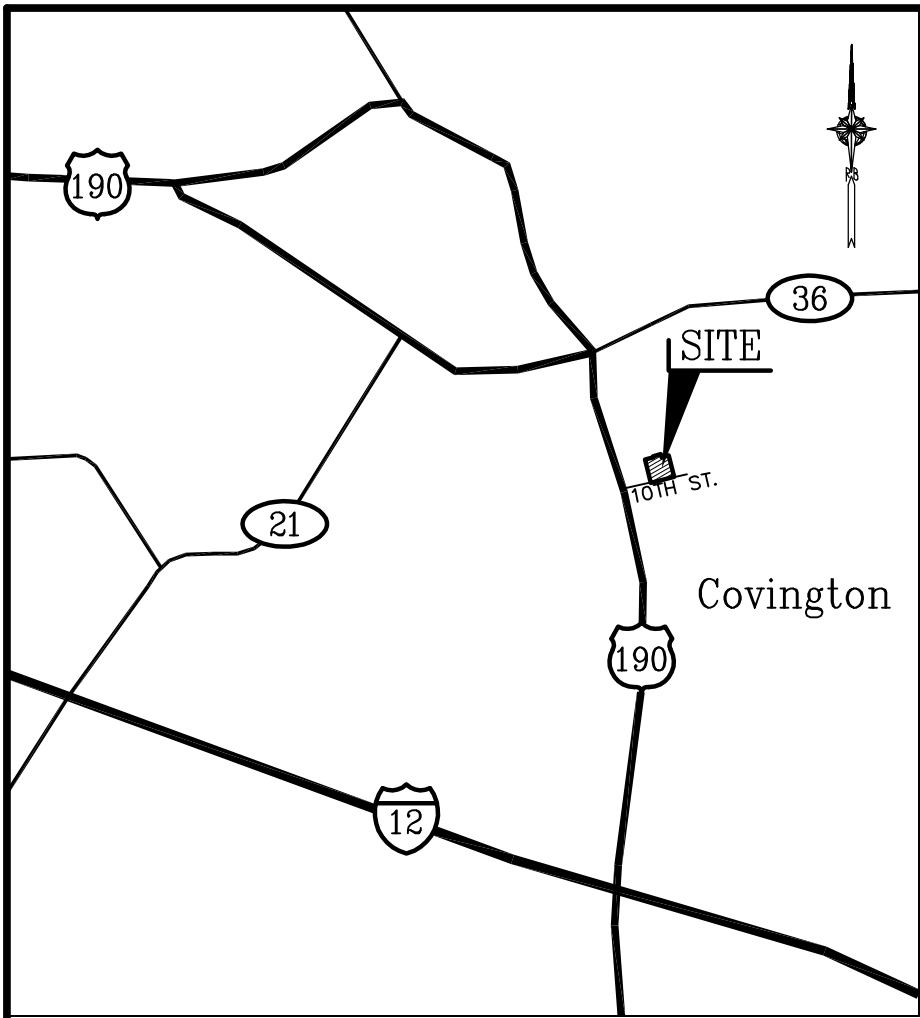
Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 1,238 linear feet x \$22.00 per linear foot for a total of \$27,236.00 for a period of two (2) years.

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

No Mandatory Developmental fees are required in accordance with Ordinance No. 08-1751 and memorandum from Mr. Neil Hall dated October 15, 2009.

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



VICINITY MAP
NOT TO SCALE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	100.00'	156.89'	141.42'	S30°37'43"W
C2	100.00'	157.08'	141.42'	S30°37'43"W
C3	100.00'	173.04'	71.43'	S06°33'10"W
C4	100.00'	173.23'	71.60'	S06°29'58"W
C5	150.00'	136.61'	35.80'	N06°29'49"E
C6	150.00'	109.56'	107.14'	N06°33'10"E
C7	50.00'	78.45'	70.64'	S59°25'30"E
C8	175.00'	47.17'	47.03'	S22°12'04"E
C9	220.00'	133.64'	33.61'	S23°05'46"W
C10	220.00'	139.93'	39.88'	N09°16'43"W

9TH STREET

- NOTES:
- ALL LOTS SUBJECT TO A 10' UTILITY SERVIDE ALONG STREET RIGHT-OF-WAYS.
 - 1/2" IRON REBAR TO BE SET AT ALL PROPERTY CORNERS UPON RECORDATION.
 - DETENTION POND, SIDEWALKS AND COMMON AREA ARE TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION.
 - T.B.M. IS A 604 NAIL IN POWER POLE LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 10TH ST. AND RUBY STREET. ELEV=25.24' N.G.V.D. 29
 - [195] DENOTES MUNICIPAL ADDRESS
 - GEOMETRIC DESIGNS FOR LOTS AND RIGHT OF WAYS WAS PROVIDED BY OTHERS.

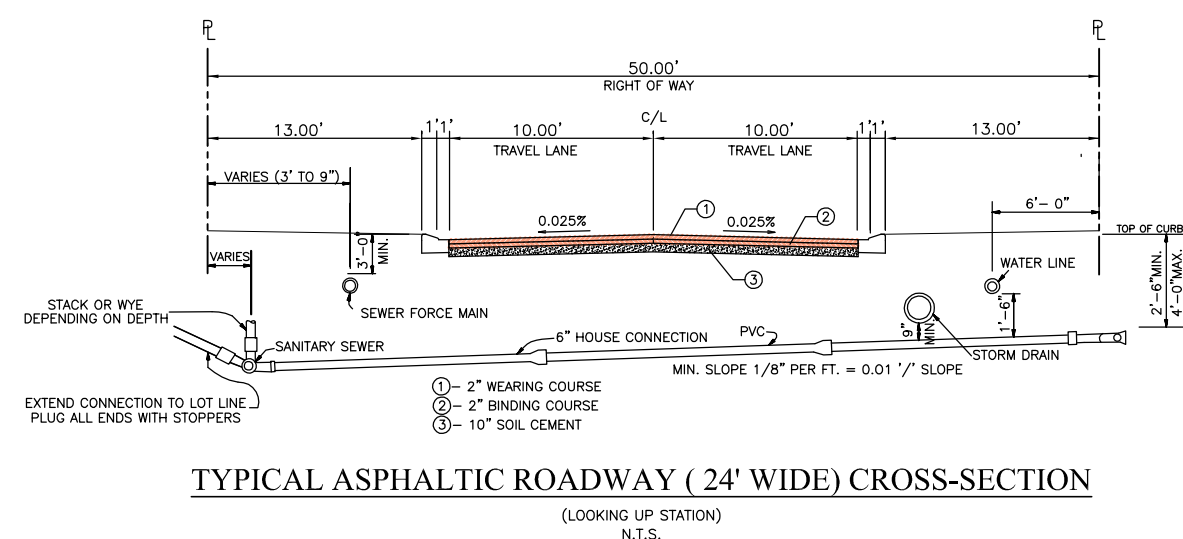
SURVEYED IN ACCORDANCE WITH THE LOUISIANA
"APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS "C" SURVEY.

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

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 a special flood hazard area. It is located in Flood Zone

FIRM Panel# 225205 0230 C Rev. 10-17-89

T.B.M.
SEE T.B.M. NOTE



FILL AND GRADING NOTE:
THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR FILLING AND GRADING THE LOTS
TO DRAIN IN ACCORDANCE WITH THE AS-BUILT DRAINAGE PLAN.

FINAL PLANS
RECEIVED
4/13/2022 - 10:00 A.M.
DEPARTMENT OF
ENGINEERING

ENGINEERING
REVIEW COPY

FINAL PLAT COVINGTON PLACE COTTAGES * PHASE 2

SECTION 42, TOWNSHIP 7 SOUTH-RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA

P.U.D. ZONING	#10.29 ACRES (Phase 2) AREA	40 RESIDENTIAL NO. OF LOTS	TWO PHASE	50' x 120' AVG. LOT SIZE	1.97 ACRES GREENSPACE 1.42 ACRES POND (Total)
22' OR 24' (50' R.O.W.) STREET WIDTH	ASPHALT ROAD SURFACE	1238+ L.F. STREET LENGTH	LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL		OPEN SPACE AREA

ALPINE VILLAGE ESTATES
"PHASE 1"

RESTRICTIVE COVENANTS

- EACH NUMBERED LOT WILL NOT HAVE MORE THAN ONE (1) SINGLE-FAMILY DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE.
- RESIDENTIAL BUILDING SETBACKS ARE TO MEET OR EXCEED 20' FRONT, 5' SIDE, 10' REAR AND 10' SIDE STREET. MAXIMUM HEIGHT LIMIT SHALL BE 35'.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN ALL DRAINAGE EASEMENTS OR STREET RIGHT OF WAY.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE FIRST FLOOR ELEVATION SHALL BE A MINIMUM OF 12 INCHES ABOVE THE HIGHEST CENTERLINE OF STREET FRONTING THE LOT.
- THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 225205 0230C, REV. 10-17-89, AND IS CLASSIFIED AS BEING IN FLOOD ZONE "C".
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF ST. TAMMANY PARISH.
- EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER, SEWERAGE AND SANITATION (GARBAGE AND REFUSE DISPOSAL) SERVICES PROVIDED.
- NO DUMPING OF ANY SUBSTANCE, INCLUDING BUT NOT LIMITED TO OILS, COOKING OILS, OR ANY OTHER DEBRIS INTO OR ON ANY STREET DRAIN.
- MAINTENANCE OF THE POND WILL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION.
- THE AFOREMENTIONED RESTRICTIONS SHALL BE REITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. FURTHERMORE, EACH OWNER, RESIDENT, AND/OR TENANT AGREES TO ABIDE BY THE RESTRICTIVE COVENANTS OF THE HOMEOWNER'S ASSOCIATION, ALSO TO BE REITED IN EACH TITLE OR DEED.
- DRIVEWAYS ON CORNER LOTS (LOTS 85 & 90) WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSION OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN TWENTY-FIVE(25) FEET FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHT-OF-WAYS INTERSECT. IN CASES WHERE A DRIVEWAY ON A CORNER LOT IS ESTABLISHED ALONG THE DEPTH OR LARGER DIMENSION OF A LOT LINE, THE SETBACK SHALL BE AT LEAST FIFTY (50) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHT-OF-WAYS INTERSECT.
- TELECOMMUNICATION CABINET PERMITTED TO BE LOCATED WITHIN THE GREENSPACE.

PROPERTY DESCRIPTION

COMMENCING FROM THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF 7TH STREET AND THE EASTERN RIGHT OF WAY LINE OF RUBY STREET, ALSO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING GO NORTH 75 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 300.64 FEET; THENCE NORTH 14 DEGREES 42 MINUTES 48 SECONDS WEST A DISTANCE OF 40.37 FEET; THENCE NORTH 75 DEGREES 37 MINUTES 43 SECONDS EAST A DISTANCE OF 279.91 FEET; THENCE SOUTH 14 DEGREES 40 MINUTES 00 SECONDS EAST A DISTANCE OF 109.42 FEET; THENCE NORTH 75 DEGREES 35 MINUTES 43 SECONDS EAST A DISTANCE OF 253.26 FEET; THENCE SOUTH 14 DEGREES 28 MINUTES 43 SECONDS EAST A DISTANCE OF 503.73 FEET; THENCE SOUTH 75 DEGREES 31 MINUTES 17 SECONDS WEST A DISTANCE OF 156.22 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 7.19 FEET, WITH A RADIUS OF 12.50 FEET, WITH A CHORD BEARING OF NORTH 29 DEGREES 42 MINUTES 16 SECONDS WEST, WITH A CHORD LENGTH OF 11.17 FEET; THENCE SOUTH 75 DEGREES 26 MINUTES 26 SECONDS WEST A DISTANCE OF 250.00 FEET; THENCE SOUTH 81 DEGREES 39 MINUTES 21 SECONDS WEST A DISTANCE OF 56.34 FEET; THENCE SOUTH 14 DEGREES 33 MINUTES 34 SECONDS EAST A DISTANCE OF 61.49 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 18.51 FEET, WITH A RADIUS OF 275.00 FEET, WITH A CHORD BEARING OF SOUTH 81 DEGREES 52 MINUTES 26 SECONDS WEST, WITH A CHORD LENGTH OF 18.51 FEET; THENCE NORTH 88 DEGREES 34 MINUTES 23 SECONDS WEST A DISTANCE OF 68.90 FEET; THENCE NORTH 88 DEGREES 28 MINUTES 08 SECONDS WEST A DISTANCE OF 16.95 FEET; THENCE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 86.85 FEET, WITH A RADIUS OF 325.00 FEET, WITH A CHORD BEARING OF SOUTH 83 DEGREES 52 MINUTES 33 SECONDS WEST, WITH A CHORD LENGTH OF 86.85 FEET; THENCE SOUTH 75 DEGREES 26 MINUTES 26 SECONDS WEST A DISTANCE OF 65.89 FEET; THENCE SOUTH 75 DEGREES 26 MINUTES 26 SECONDS WEST A DISTANCE OF 97.01 FEET; THENCE NORTH 14 DEGREES 28 MINUTES 43 SECONDS WEST A DISTANCE OF 542.37 FEET BACK TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINS 10.29 ACRES OF GROUND MORE OR LESS.

DEDICATION:

Be it resolved, by the undersigned owner of the land as shown and described hereon, that he does declare this to be a true and accurate map of

COVINGTON PLACE COTTAGES Ph.2

All street right-of-ways as shown hereon are dedicated to the Parish of St. Tammany. Traffic signage and posts, Detention pond, drainage servitudes and greenspaces will be maintained by the Homeowners Association. Easements shall be reserved for drainage and utilities as indicated hereon and no obstruction or improvements shall be allowed that would prevent them from being used for their intended purposes.

Owner _____ Date _____

APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED _____ FILE NO. _____

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



RANDALL W. BROWN & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS * PLANNERS * CONSULTANTS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 * FAX(985) 624-5309

FINAL PLAT
COVINGTON PLACE COTTAGES * PHASE 2
ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY:
JED/RUB

CHECKED BY:
RWB

DATE:
MARCH 8, 2022

SCALE:
1"=50'±

SURVEY No.
20034

SHEET

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 3, 2021)

CASE NO.: 2022-2843-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 6B

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
TOWNSHIP: 9 SOUTH
RANGE: 14 EAST

WARD: 9
PARISH COUNCIL DISTRICT: 13

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: 60.790 Acres

NUMBER OF LOTS: 276 Lots AVERAGE LOT SIZE: 7,404 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 April 29, 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. Clean all roadways throughout this phase of Lakeshore Villages so a meaningful inspection can be made. (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. Drainage manhole #412 located within the 20ft drainage servitude between Lots #1199 & #1200 appeared to be graded over and could not be located in the field. Regrade the associated areas or raise the drainage structure so the top of casting is at grade.
5. Erosion was observed along the bank and within the 20 ft drainage servitude between Lots #1188 & #1189. The slopes need to be re-established and all disturbed areas need to be properly vegetated. Install and maintain proper erosion control measures until vegetation is established.
6. All BMPs for the yard inlets located at the rear of Lots #1164 - #1179 need to be replaced and obstructions need to be removed to allow positive flow. (Typical Comment)
7. Erosion control silt fence located north of Amenity Lake #2 on Delta Ridge Ave. was observed to be damaged resulting in siltation on the roadway. The silt fencing needs to be corrected and the siltation removed.
8. The 8" water main located north of Amenity Lake #2 was damaged and the grading around the pond was disturbed. The pipe needs to be repaired and grading re-established, all disturbed areas need to be properly vegetated. Install and maintain proper erosion control measures until vegetation is established.
9. Erosion/rutting was observed along the banks of Amenity Lake #2. The side slopes need to be re-established and vegetated. Install and maintain proper erosion control measures until vegetation is established.
10. Erosion was observed along the pond bank and within the 20ft drainage servitude between Lots #1536 & #1537. The slopes need to be re-established and all disturbed areas need to be properly vegetated. Install and maintain proper erosion control measures until vegetation is established.
11. Provide asphalt testing results for this phase of Lakeshore Villages.

Final Plat:

12. Update the Legal Description and Final Plat in accordance with the markups & summary emailed to the developer and the engineer of record for this project on 5/2/2022.

Paving & Drainage Plan:

13. Update the As-Built Paving & Drainage Plan to include the required information in accordance with the markups & summary emailed to the developer and the engineering of record for this project on 5/2/2022.

Water & Sewer Plan:

14. Provide a Letter of Acceptance and Perpetual Maintenance for this phase of Lakeshore Villages from Oak Harbor East Utility.
15. Provide a clear water test for the newly installed water lines associated with this phase of Lakeshore Villages.
16. Provide a water and sewer capacity letter for this phase of Lakeshore Villages from Oak Harbor East Utility.
17. Update the As-Built Water & Sewer Plan to include the required information in accordance with the markups & summary emailed to the developer and the engineering of record for this project on 5/2/2022.

Signage Plan:

18. Update the As-Built Signage Plan to include the required information in accordance with the markups & summary emailed to the developer and the engineering of record for this project on 5/2/2022.

Informational Items:

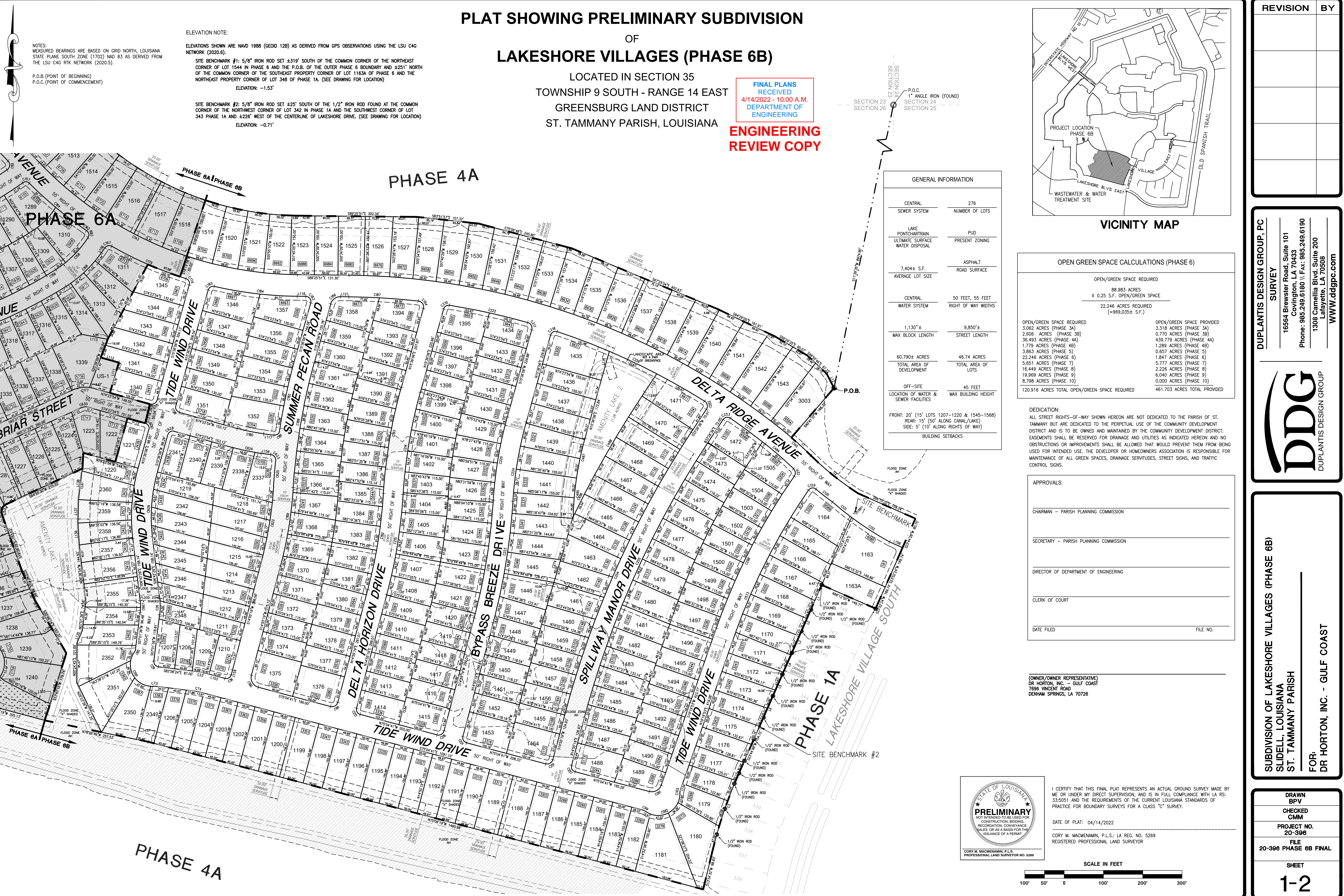
The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Should the Planning Commission approve the request for Final Approval, a Warranty Obligation will be required for the infrastructure in the amount of 9,850 linear feet x \$22.00 per linear foot = \$216,700.00 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 May 10, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



PLAT SHOWING PRELIMINARY SUBDIVISION

OF
LAKESHORE VILLAGES (PHASE 6B)

LOCATED IN SECTION 35
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

FINAL PLANS
RECEIVED
4/14/2022 - 10:00 A.M.
DEPARTMENT OF
ENGINEERING

ENGINEERING
REVIEW COPY

ELEVATION NOTE:

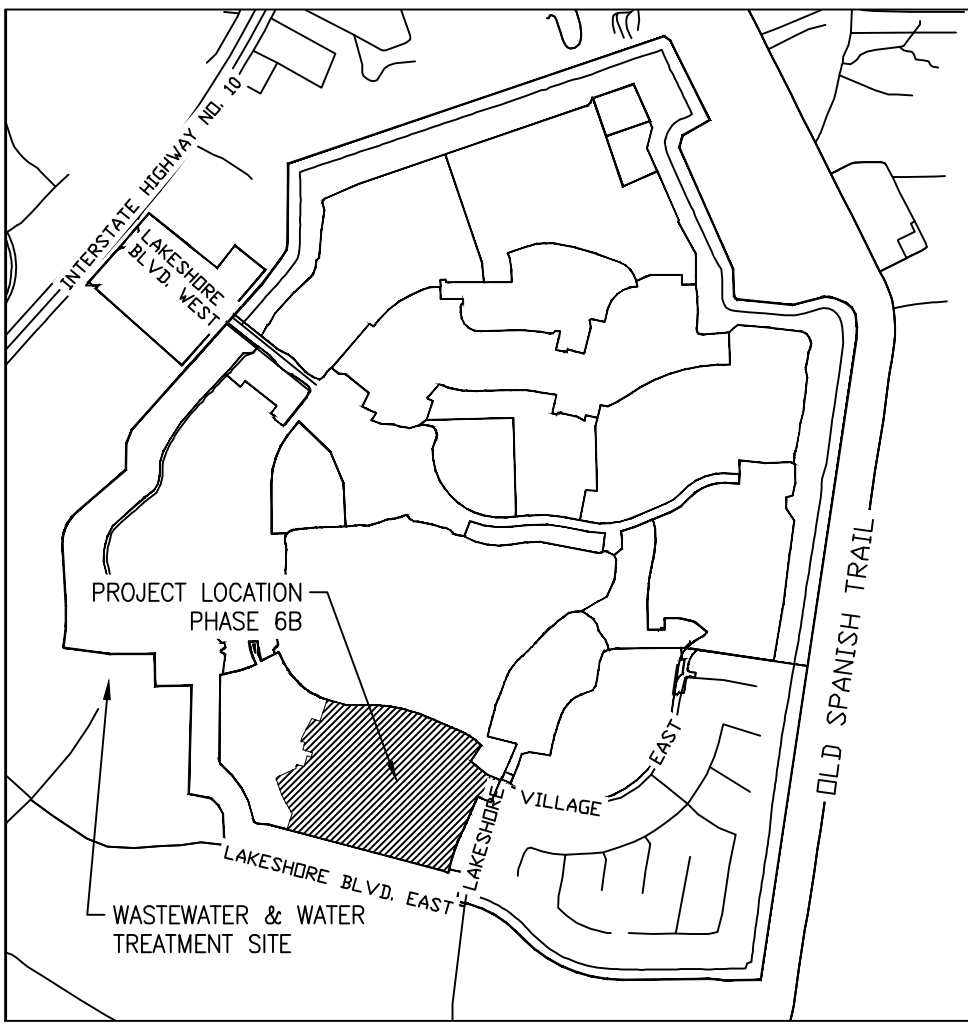
ELEVATIONS SHOWN ARE NAVD 1988 (GEOID 12B) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C4G NETWORK (2020.6).

SITE BENCHMARK #1: 5/8" IRON ROD SET ±319' SOUTH OF THE COMMON CORNER OF THE NORTHEAST CORNER OF LOT 1544 IN PHASE 6 AND THE P.O.B. OF THE OUTER PHASE 6 BOUNDARY AND ±251' NORTH OF THE COMMON CORNER OF THE SOUTHEAST PROPERTY CORNER OF LOT 1163A OF PHASE 6 AND THE NORTHEAST PROPERTY CORNER OF LOT 348 OF PHASE 1A. (SEE DRAWING FOR LOCATION)

ELEVATION: -1.53'

SITE BENCHMARK #2: 5/8" IRON ROD SET ±25' SOUTH OF THE 1/2" IRON ROD FOUND AT THE COMMON CORNER OF THE NORTHWEST CORNER OF LOT 342 IN PHASE 1A AND THE SOUTHWEST CORNER OF LOT 343 PHASE 1A AND ±226' WEST OF THE CENTERLINE OF LAKESHORE DRIVE. (SEE DRAWING FOR LOCATION)

ELEVATION: -0.71'



VICINITY MAP

GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	276 NUMBER OF LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
7.404± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET, 55 FEET RIGHT OF WAY WIDTHS
1,130'± MAX BLOCK LENGTH	9,850'± STREET LENGTH
60.790± ACRES TOTAL AREA OF DEVELOPMENT	46.74 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
BUILDING SETBACKS	
FRONT: 20' (15' LOTS 1207-1220 & 1545-1568) REAR: 15' (50' ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHTS OF WAY)	

OPEN GREEN SPACE CALCULATIONS (PHASE 6)

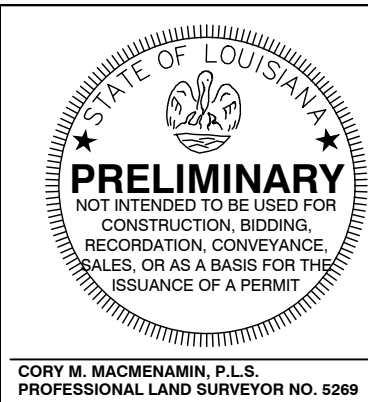
OPEN/GREEN SPACE REQUIRED	
88.983 ACRES X 0.25 S.F. OPEN/GREEN SPACE	
22.246 ACRES REQUIRED (=969,035± S.F.)	
OPEN/GREEN SPACE REQUIRED	OPEN/GREEN SPACE PROVIDED
3.062 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.606 ACRES (PHASE 3B)	0.770 ACRES (PHASE 3B)
36.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.289 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)	0.657 ACRES (PHASE 5)
22.246 ACRES (PHASE 6)	1.847 ACRES (PHASE 6)
5.651 ACRES (PHASE 7)	5.777 ACRES (PHASE 7)
16.449 ACRES (PHASE 8)	2.226 ACRES (PHASE 8)
19.969 ACRES (PHASE 9)	6.040 ACRES (PHASE 9)
8.798 ACRES (PHASE 10)	0.000 ACRES (PHASE 10)
120.916 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	461.703 ACRES TOTAL PROVIDED

DEDICATION:
ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

APPROVALS:

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

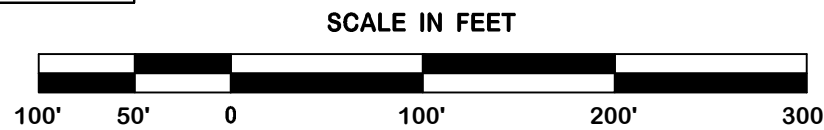
(OWNER/OWNER REPRESENTATIVE)
DR. HORTON, INC. - GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LA 70226



I CERTIFY THAT THIS FINAL PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN FULL COMPLIANCE WITH LA RS. 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

DATE OF PLAT: 04/14/2022

CORY M. MACMENAMIN, P.L.S.: LA REG. NO. 5269
REGISTERED PROFESSIONAL LAND SURVEYOR



REVISION	BY

DUPLANTIS DESIGN GROUP, P.C.
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
1308 Camella Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com

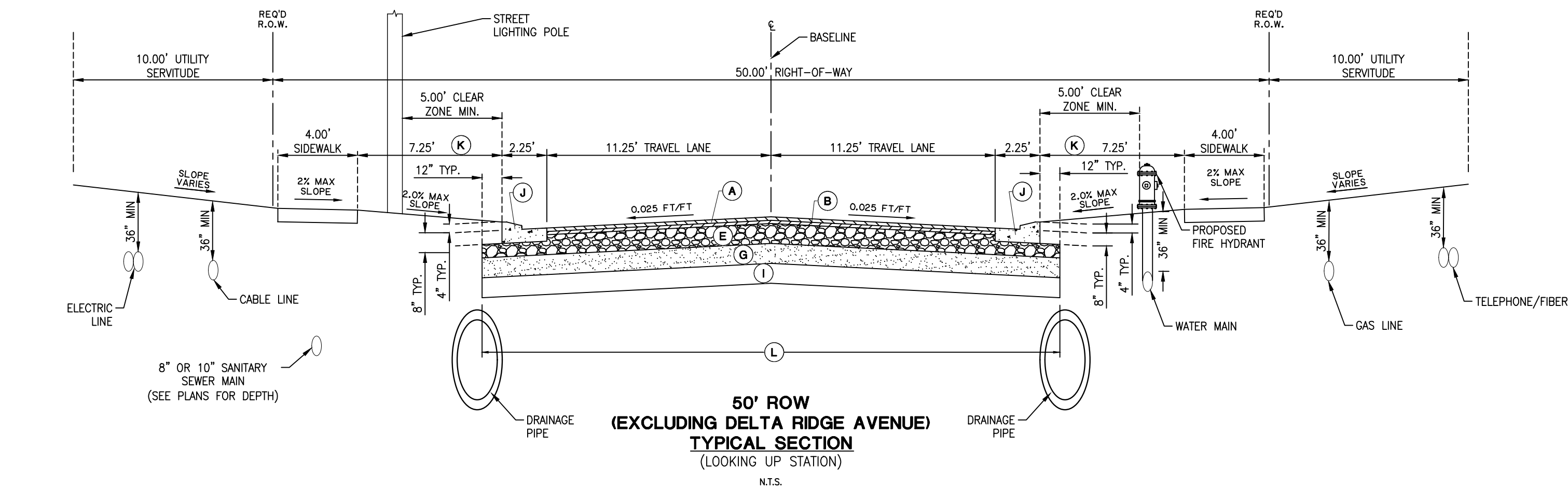


SUBDIVISION OF LAKESHORE VILLAGES (PHASE 6B)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR. HORTON, INC. - GULF COAST

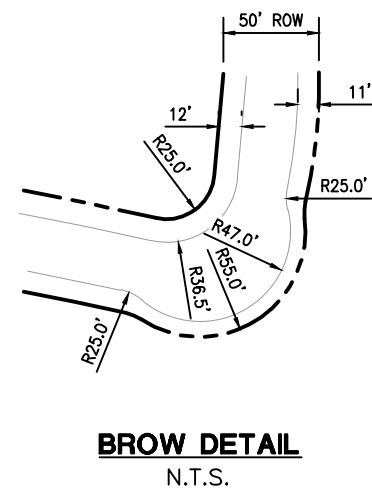
DRAWN BPV
CHECKED CMM
PROJECT NO. 20-396
FILE 20-396 PHASE 6B FINAL
SHEET 1-2

LOCATED IN SECTION 35
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



- (A) 1.5" LEVEL 1 (PG-22M, 0.5 NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
- (B) 1.5" LEVEL 1 (PG-22M, 0.5 NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
- (C) 2.0" LEVEL 1 (PG-22M, 0.5 NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
- (D) 2.0" LEVEL 1 (PG-22M, 0.5 NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
- (E) 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698
- (F) 11" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698
- (G) 14" COMPACTED STRUCTURAL FILL SUBBASE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SUBBASE IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698. (REF. NOTE 3)
- (H) 12" COMPACTED STRUCTURAL FILL SUBBASE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SUBBASE IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698. (REF. NOTE 3)
- (I) PROOF ROLLED AND STABLE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
- (J) 4" HIGH MOUNTABLE CONCRETE WITH 12" GUTTER AND 15" MOUNTABLE CURB
- (K) HYDROSEED WITH STRAW OR SOD DISTURBED AREAS (WITHIN LIMITS OF CONSTRUCTION)
- (L) GENERAL EXCAVATION

		PARCEL CURVE DATA		
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C181	088°38'15"	13.00'	20.11'	S53°01'22"W - 18.16'
C182	006°53'52"	1585.00'	190.81'	S12°09'10"W - 190.70'
C183	105°01'57"	13.00'	23.83'	S36°54'52"E - 20.63'
C184	012°31'00"	975.00'	213.00'	S83°10'21"E - 212.57'
C185	087°29'03"	13.00'	19.85'	N59°20'38"E - 17.98'
C186	074°58'03"	25.00'	32.71'	S53°05'08"W - 30.43'
C187	005°51'39"	173.00'	177.31'	N86°30'11"E - 177.23'
C188	012°01'48"	1535.00'	322.28'	N89°35'12"W - 321.70'
C189	011°21'01"	1025.00'	203.05'	S09°14°59' - 202.72'
C190	090°00'00"	15.00'	39.27'	S30°04'41"E - 35.36'
C191	090°00'00"	25.00'	23.56'	N09°35'19"E - 21.21'
C192	011°21'01"	1255.00'	248.61'	N09°35'12"E - 248.21'
C193	012°01'48"	1305.00'	274.00'	N09°35'12"E - 273.50'
C194	099°10'38"	15.00'	25.96'	N33°59'13"N - 22.84'
C201	012°01'48"	1420.00'	298.15'	S09°35'12"W - 297.60'
C210	083°27'13"	13.00'	18.94'	N57°19'43"E - 17.31'
C212	011°21'01"	1140.00'	225.83'	N09°14°49"E - 225.46'
C213	090°00'00"	13.00'	20.42'	N30°04'41"E - 18.38'
C214	012°01'48"	1255.00'	263.50'	N09°35'12"E - 263.02'
C215	011°21'01"	1300.00'	258.52'	N09°14°49"E - 258.10'



FOLLOWS:

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S23°46'20"W	68.66'	L117	N82°39'31"W	26.35'
L2	S23°38'55"W	60.06'	L118	S89°25'51"E	21.54'
L3	S23°46'37"W	60.14'	L121	N89°25'51"E	21.54'
L4	S23°49'44"W	59.97'	L123	S33°26'36"W	55.33'
L5	S23°45'26"W	59.89'	L128	S76°35'55"E	37.41'
L6	S23°40'10"W	60.10'	L131	N15°36'06"E	57.33'
L7	N72°30'27"E	10.01'	L138	N77°01'34"E	1.03'
L8	N74°54'38"E	49.44'	L133	N76°52'18"W	9.85'
L9	N17°36'48"E	48.95'	L134	S55°34'58"W	30.86'
L10	N67°47'22"E	86.53'	L135	N23°30'48"E	20.42'
L11	N23°39'57"E	62.59'	L136	N30°38'50"W	55.77'
L12	S26°57'51"E	41.24'	L137	N01°16'20"E	59.84'
L104	N52°45'16"W	15.25'	L138	N06°56'55"E	73.61'
L106	N34°12'51"W	15.14'	L144	S02°48'14"W	39.81'
L111	S16°15'46"W	80.52'	L145	N11°33'17"E	6.20'
L112	S74°23'54"E	47.66'	L153	S75°04'41"E	56.40'
L113	N79°07'54"W	68.27'	L154	S15°45'19"W	12.45'
L114	S09°16'36"E	65.87'	L156	S82°39'31"E	24.40'
L115	S20°54'29"E	47.42'	L158	S66°15'32"E	36.12'
L116	S31°59'37"E	48.40'			

CORY M. MACMENAMIN, P.L.S.: LA REG. NO. 5269
REGISTERED PROFESSIONAL LAND SURVEYOR



CORY M. MACMENAMIN, P.L.S.: LA REG. NO. 5269
REGISTERED PROFESSIONAL LAND SURVEYOR



DDG
DUPLANTIS DESIGN GROUP

2-2

D:\20-396 PHASE 6B FINAL.dwg

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 3, 2022)

CASE NO.: 2022-2844-FP

SUBDIVISION NAME: Abita Ridge Subdivision, Phases 3A & 3B

DEVELOPER: Abita River Park, LLC
401 Marina Oaks Drive
Mandeville, LA 70471

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

SECTION: 2 & 3

WARD: 3

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 2

RANGE: 11 EAST

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

GENERAL LOCATION: The property is located on the north of Harrison Avenue, east of US Highway 190, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: Phase 3A - 2.50 Acres/Phase 3B - 28.50 Acres

NUMBER OF LOTS: Phase 3A - 7 Lots/Phase 3B - 72 Lots AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A6, B & 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 April 28, 2022. The inspection disclosed that all of the asphalt roads are constructed, and road shoulders need to be brought to final grade and the roadside ditches need final grading.

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. Roadside shoulders within Abita Ridge, Ph. 3A & 3B need to be final graded and have a mature stand of grass established. Install and maintain proper erosion control measures until vegetation is established. (Typical Comment)
2. The roadway cross culvert located under Abita River Dr. at the intersection of Harrison Ave. is buried and needs to be cleaned and the roadside ditch needs to be regraded to provide positive flow.
3. The roadside ditches have been silted in and need to be regraded to provide positive flow throughout Abita Ridge, Ph. 3A & 3B. Roadside ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established.
4. Clean all roadways throughout this phase of Abita Ridge so a meaningful inspection can be made. (Typical Comment)
5. Drainage infrastructure needs to be cleaned and SWPP BMPs need to be maintained and reinstalled as needed to ensure no further siltation occurs.
6. The asphalt tie-in locations between Phase 1 and Phase 3B at Abita River Dr. and at Monarch Ln. needs to be corrected.
7. The drainage feature located behind Lots #1 - #14 has been silted in and needs to be regraded to provide positive flow. Once regraded, the drainage feature should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established.
8. The drainage swale for the subsurface drain lines located behind Lots #15 - #23 has been silted in and needs to be regraded to provide positive flow. Once regraded, the surface swale should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established.
9. Remove trash and vegetation debris dumped behind fill/cut area located behind Lots #21 - #22.
10. Bank stabilization needs to be installed behind Lots #21 - #23.
11. Remove tree debris from the streets right of ways and within lots of phase 3A.
12. It appears earthwork is not completed within the lots of phase 3A. During site visit, multiple truckloads of fill material was brought into the site.
13. Provide roadway base test results for Phase 3A & Phase 3B of Abita Ridge.

Final Plat:

14. Update the Legal Description, Final Plat, Notes and Restrictive Covenants in accordance with the markups & summary emailed to the developer and the engineer of record for this project on 5/3/2022.

Paving & Drainage Plan:

15. Update the As-Built Paving & Drainage Plan to include the required information in accordance with the markups & summary emailed to the developer and the engineering of record for this project on 5/3/2022.

Water & Sewer Plan:

16. Update the As-Built Water & Sewer Plan to include the required information in accordance with the markups & summary emailed to the developer and the engineering of record for this project on 5/3/2022.
17. Provide a Letter of Acceptance and Perpetual Maintenance for these phases of Abita Ridge from U.I.L.
18. Provide a clear water test for the newly installed water lines associated with these phases of Abita Ridge.

Signage Plan:

19. Update the As-Built Signage Plan to include the required information in accordance with the markups & summary emailed to the developer and the engineering of record for this project on 5/3/2022.

Informational Items:

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

Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,550 linear feet x \$22.00 per linear foot for a total of \$78,100.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Phase 3A:

Road Impact Fee at \$1,077.00 per lot x 7 lots for a total of \$7,539.00.

Drainage Impact Fee at \$1,114.00 per lot x 7 lots for a total of \$7,798.00.

Phase 3B:

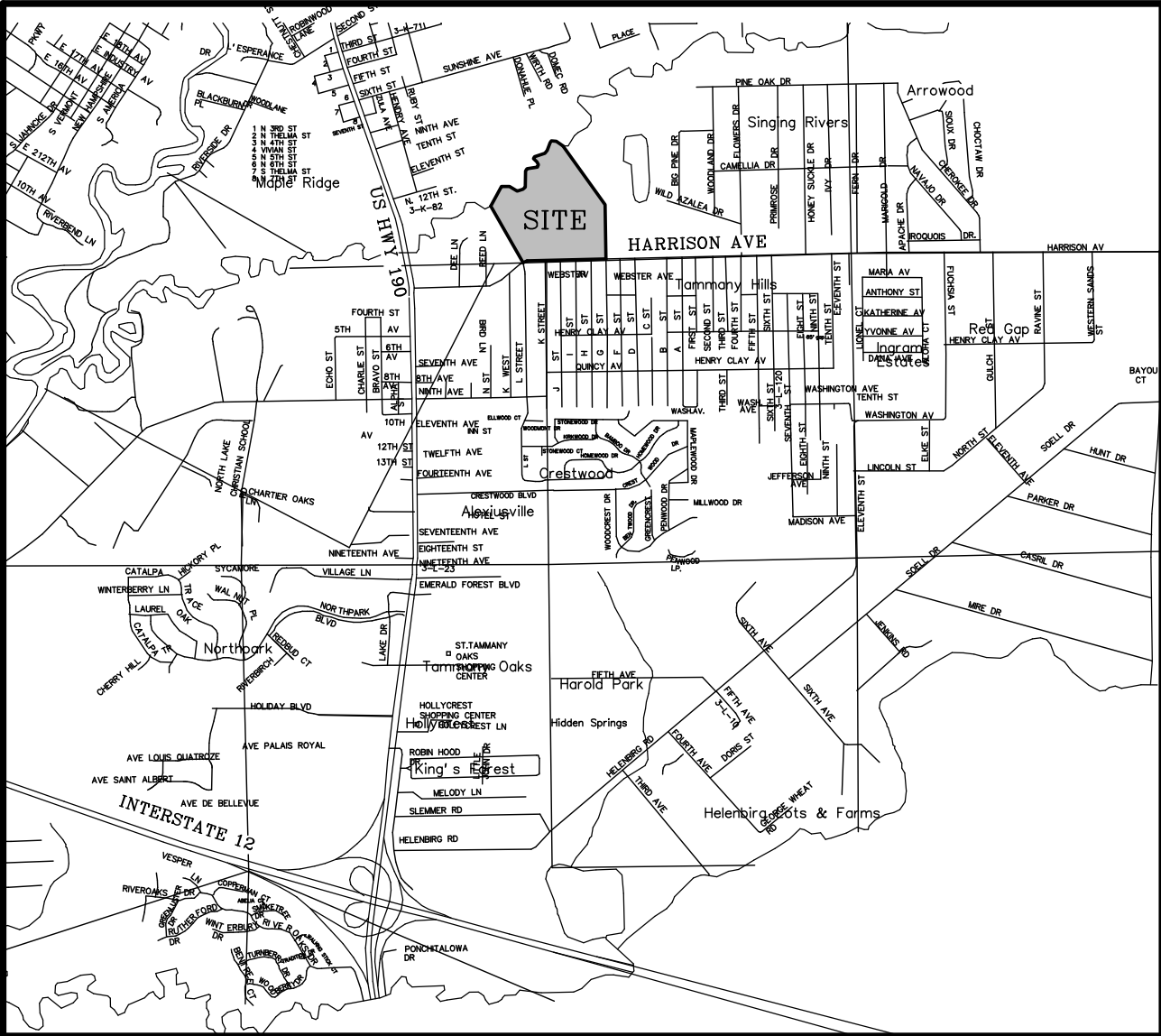
Road Impact Fee at \$1,077.00 per lot x 72 lots for a total of \$77,544.00.

Drainage Impact Fee at \$1,114.00 per lot x 72 lots for a total of \$80,208.00.

Fees are due before subdivision plats can be signed.

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

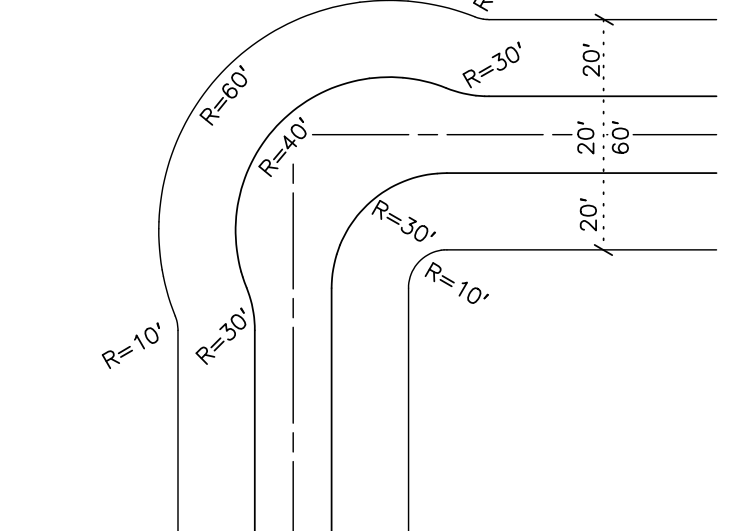
Revised drawings will not be accepted for review or placement in the packet prior to the May 10, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



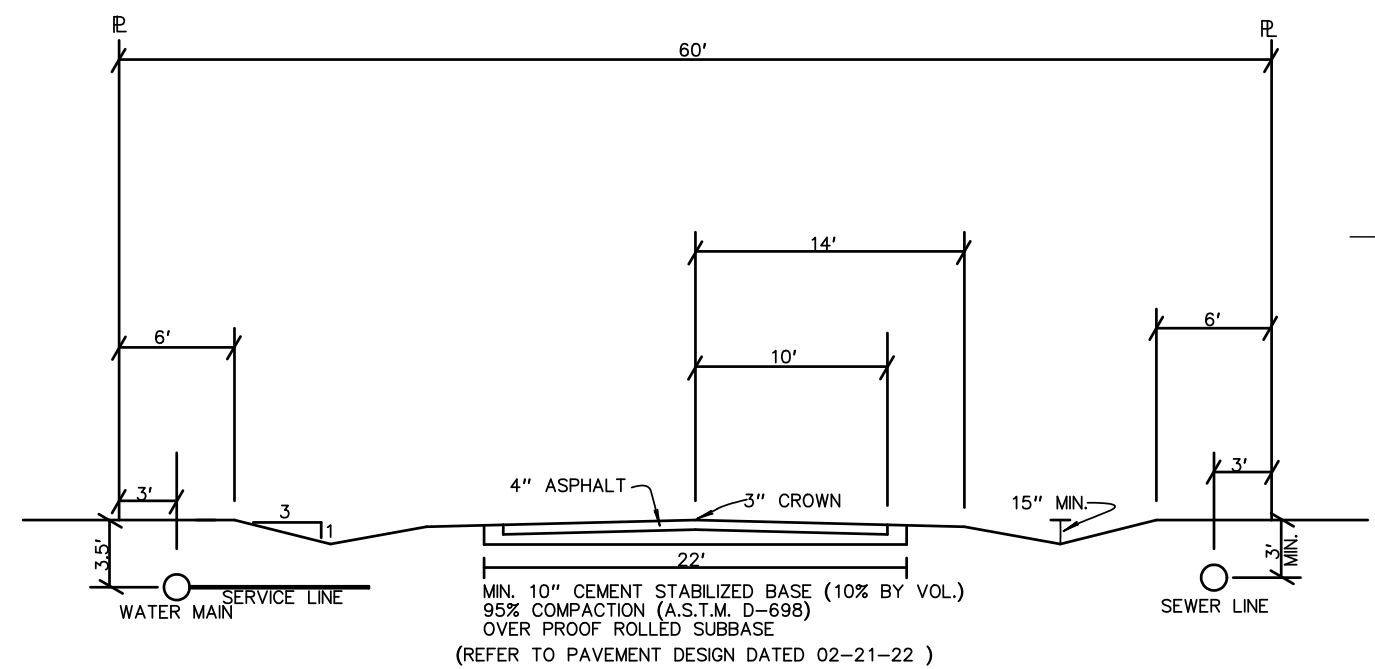
VICINITY MAP
N.T.S.

LEGAL DESCRIPTION
ABITA RIDGE, PHASE 3-B

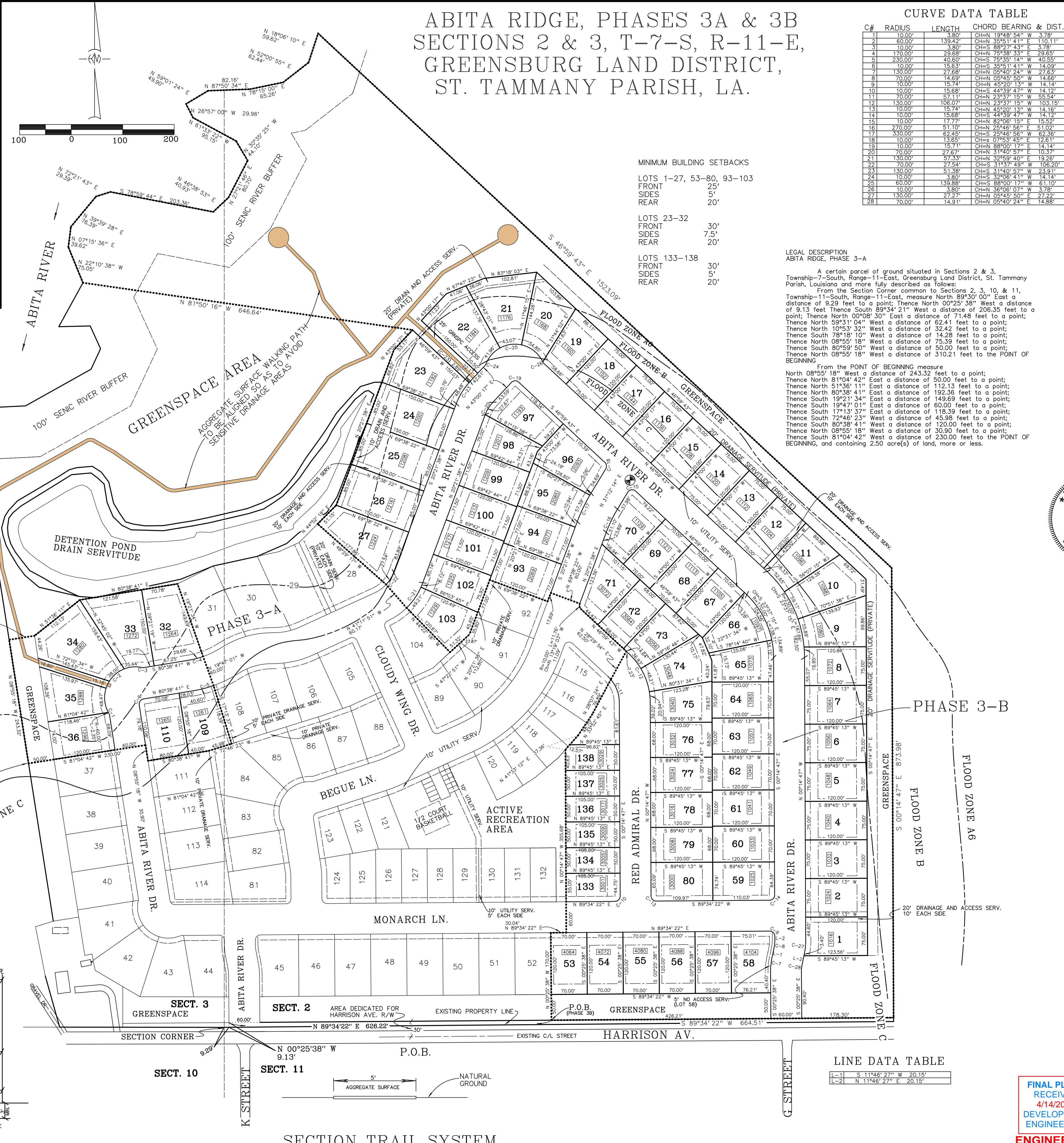
A certain parcel of ground situated in Sections 2 & 3, Township-7-South, Range-11-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:
From the Section Corner common to Sections 2, 3, 10, & 11, Township-11-South, Range-11-East, measure North 89°34'22" East a distance of 9.29 feet Thence North 00°25'38" West a distance of 626.22 feet to the POINT OF BEGINNING.
From the POINT OF BEGINNING measure
North 00°25'38" West a distance of 170.00 feet to a point;
Thence North 89°34'22" East a distance of 30.04 feet to a point;
Thence North 00°14'47" West a distance of 355.68 feet to a point;
Thence North 41°33'12" East a distance of 37.36 feet to a point;
Thence North 33°52'45" East a distance of 48.70 feet to a point;
Thence North 28°07'24" East a distance of 76.89 feet to a point;
Thence North 28°29'54" East a distance of 62.50 feet to a point;
Thence North 46°59'43" West a distance of 119.83 feet to a point of curve; Thence along a curve to the right having a radius of 10.00 feet, a delta of 67°21'21", an arc length of 11.76 feet, and a chord which bears North 13°19'03" West having a chord distance of 11.09 feet to a point on a line;
Thence North 69°38'22" West a distance of 60.00 feet to a point;
Thence South 20°21'38" West a distance of 17.69 feet to a point;
Thence North 69°38'22" West a distance of 120.00 feet to a point;
Thence South 20°21'38" West a distance of 112.80 feet to a point;
Thence South 47°22'51" West a distance of 51.32 feet to a point;
Thence North 44°22'18" West a distance of 120.67 feet to a point;
Thence North 41°11'51" West a distance of 60.17 feet to a point;
Thence North 48°29'17" West a distance of 177.86 feet to a point;
Thence North 44°52'19" East a distance of 51.15 feet to a point;
Thence North 20°21'38" East a distance of 321.82 feet to a point;
Thence North 43°00'17" East a distance of 53.17 feet to a point;
Thence North 81°50'16" West a distance of 646.64 feet to a point;
Thence North 22°10'38" West a distance of 75.05 feet to a point;
Thence North 07°15'38" East a distance of 39.62 feet to a point;
Thence North 39°39'28" East a distance of 76.39 feet to a point;
Thence North 72°21'43" East a distance of 29.39 feet to a point;
Thence South 78°59'44" East a distance of 203.36 feet to a point;
Thence North 46°38'53" East a distance of 40.93 feet to a point;
Thence North 27°21'46" East a distance of 80.70 feet to a point;
Thence North 30°35'25" West a distance of 44.10 feet to a point;
Thence North 81°33'22" West a distance of 95.15 feet to a point;
Thence North 26°57'00" West a distance of 29.96 feet to a point;
Thence North 59°01'24" East a distance of 49.80 feet to a point;
Thence North 87°50'34" East a distance of 82.16 feet to a point;
Thence North 75°15'00" East a distance of 65.26 feet to a point;
Thence North 52°00'55" East a distance of 62.44 feet to a point;
Thence North 18°06'10" East a distance of 59.62 feet to a point;
Thence South 46°59'43" East a distance of 1523.09 feet to a point;
Thence South 00°14'47" East a distance of 873.98 feet to a point;
Thence South 89°34'22" West a distance of 664.51 feet to the POINT OF BEGINNING, and containing 28.50 acre(s) of land, more or less.



BROW DETAIL



TYPICAL STREET SECTION
SCALE 1"=10'



ABITA RIDGE, PHASES 3A & 3B
SECTIONS 2 & 3, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

CURVE DATA TABLE			
C#	RADIUS	LENGTH	CHORD BEARING & DIST.
1	10.00'	139.42'	CH=N 19°48'54" W 3.78'
2	60.00'	139.42'	CH=N 35°51'41" E 110.11'
3	10.00'	139.42'	CH=S 88°27'43" E 3.78'
4	170.00'	29.88'	CH=S 75°38'33" E 29.85'
5	230.00'	40.60'	CH=S 75°35'14" W 40.55'
6	10.00'	15.68'	CH=S 35°51'41" W 14.98'
7	130.00'	27.68'	CH=N 05°40'24" W 27.63'
8	70.00'	14.69'	CH=N 05°45'50" W 14.66'
9	10.00'	15.74'	CH=N 44°59'47" W 14.12'
10	10.00'	15.68'	CH=S 44°59'47" W 14.12'
11	70.00'	15.74'	CH=N 23°37'15" W 103.15'
12	130.00'	106.07'	CH=N 23°37'15" W 103.15'
13	10.00'	15.74'	CH=N 44°59'47" W 14.12'
14	10.00'	15.74'	CH=N 44°59'47" W 14.12'
15	10.00'	15.74'	CH=N 44°59'47" W 14.12'
16	270.00'	51.10'	CH=N 25°48'56" E 51.02'
17	70.00'	27.67'	CH=N 31°40'52" W 27.61'
18	10.00'	15.68'	CH=S 44°59'47" W 14.12'
19	10.00'	15.74'	CH=N 44°59'47" W 14.12'
20	130.00'	106.07'	CH=N 23°37'15" W 103.15'
21	130.00'	106.07'	CH=N 23°37'15" W 103.15'
22	70.00'	27.67'	CH=N 31°40'52" W 27.61'
23	10.00'	15.68'	CH=S 44°59'47" W 14.12'
24	10.00'	15.74'	CH=N 44°59'47" W 14.12'
25	130.00'	106.07'	CH=N 23°37'15" W 103.15'
26	10.00'	15.68'	CH=S 44°59'47" W 14.12'
27	130.00'	106.07'	CH=N 23°37'15" W 103.15'
28	70.00'	27.67'	CH=N 31°40'52" W 27.61'

MINIMUM BUILDING SETBACKS

LOTS 1-27, 53-80, 93-103
FRONT 25'
SIDES 5'
REAR 20'

LOTS 23-32
FRONT 30'
SIDES 7.5'
REAR 20'

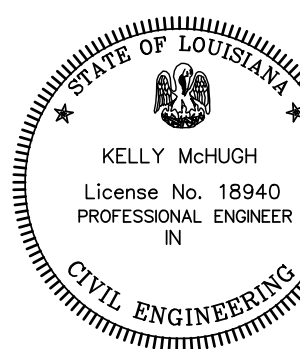
LOTS 133-138
FRONT 30'
SIDES 5'
REAR 20'

LEGAL DESCRIPTION
ABITA RIDGE, PHASE 3-A

A certain parcel of ground situated in Sections 2 & 3, Township-7-South, Range-11-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:
From the Section Corner common to Sections 2, 3, 10, & 11, Township-11-South, Range-11-East, measure North 89°34'22" East a distance of 9.29 feet to a point; Thence North 00°25'38" West a distance of 9.13 feet Thence South 89°34'22" West a distance of 206.35 feet to a point; Thence North 00°25'38" East a distance of 71.48 feet to a point; Thence North 59°31'04" West a distance of 62.41 feet to a point; Thence North 10°53'32" West a distance of 32.42 feet to a point; Thence South 78°18'10" West a distance of 14.28 feet to a point; Thence North 08°55'18" West a distance of 75.39 feet to a point; Thence South 80°55'50" West a distance of 50.00 feet to a point; Thence North 08°55'18" West a distance of 310.21 feet to the POINT OF BEGINNING.
From the POINT OF BEGINNING measure
North 08°55'18" West a distance of 243.32 feet to a point;
Thence North 81°04'42" East a distance of 50.00 feet to a point;
Thence North 51°36'31" East a distance of 112.13 feet to a point;
Thence North 80°38'41" East a distance of 192.33 feet to a point;
Thence South 19°21'34" East a distance of 149.69 feet to a point;
Thence South 19°47'01" East a distance of 60.00 feet to a point;
Thence South 17°13'37" West a distance of 118.39 feet to a point;
Thence South 72°48'23" West a distance of 45.98 feet to a point;
Thence South 80°38'41" West a distance of 120.00 feet to a point;
Thence North 08°55'18" West a distance of 30.90 feet to a point;
Thence South 81°04'42" East a distance of 230.00 feet to the POINT OF BEGINNING, and containing 2.50 acre(s) of land, more or less.

DEDICATION

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



04-14-22
LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

PHASE 3A = 2.50 AC. PHASE 3B = 28.50 AC. AREA	PHASE 3A = 7 PHASE 3B = 72 NO. OF LOTS	3550' +/- LENGTH OF STREETS	CENTRAL SEWER SYSTEM
VARIES AVG. LOT SIZE	VARIES LOT FRONTAGE	60' STREET WIDTH	CENTRAL WATER SYSTEM
ASPHALT ROAD SURFACE	VARIES LOT DEPTH	PUD ZONING	1000' +/- MAX. BLK. LENGTH

ABITA RIVER
ULTIMATE SURFACE WATER DISPOSAL

FOR:

ABITA RIVER PARK, LLC
CORPORATION

BUDDY COATE
OFFICER

401 MARINA OAKS DR.
MANDEVILLE, LA 70471
ADDRESS

APPROVALS

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

NOTES:

- BENCHMARK-TOP OF SEWER MANHOLE, AS SHOWN ELEV. 24.57', MSL NAVD 88 (GEOD 18)
- COMMUNITY SEWER AND WATER SERVICES TO BE PROVIDED BY UTILITIES INC. OF LOUISIANA AT AN EXISTING FACILITY LOCATED OFFSITE.

FINAL PLAT

ABITA RIDGE, PHASES 3A & 3B
SECTIONS 2 & 3, T-7-S, R-11-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC.	
MARK	DATE	CIVIL ENGINEERS & LAND SURVEYORS	
		845 GALVEZ ST., MANDEVILLE, LA.	
		826-5611	
		SCALE: 1" = 100'	DATE: 04-13-22
		DRAWN: DRJ	15-224
		CHECKED: KJM	DWG. NO.: PH 3A & 3B FINAL

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OLD BUSINESS

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

May 3, 2022

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

OLD BUSINESS
May 10, 2022 Agenda

Re: Enter Parish R.O.W. Resolution No. 21-027- Request to Enter the Parish Right-of-Way for 7th Avenue, 8th Avenue and 7th Street (Pallet First Subdivision)

Honorable Commissioners,

The above referenced resolution was adopted on April 7, 2021. 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."

The petitioner's engineer, Mr. Geoff Wilson, P.E., has requested an extension of time to submit required documentation (see attached email dated March 17, 2022).

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 May 10, 2022, thereby extending the ONE (1) year submittal of documentation to May 10, 2023 and the completion date to May 10, 2024.

Mr. Wilson, P.E., has also requested to revise Resolution 21-027 to remove the request to enter the Parish R.O.W. for 7th Avenue and 7th Street.

The Department of Engineering - Development has no objection to Mr. Wilson's requests.

Sincerely,



Daniel P. Hill, P.E.

Director, Department of Engineering

Attachments: St. Tammany Parish Planning Commission Resolution No. 21-027
Email dated March 17, 2022 from Mr. Geoff Wilson, P.E., requesting an extension of one (1) year to submit the required documentation and two (2) years to perform the work
"Exhibit showing off-site drainage servitudes for Pallet First Subdivision" from Mr. Geoff Wilson, P.E.

xc: Honorable Michael Cooper
Honorable Cheryl Tanner
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. Jack Mendheim
Mr. Geoff Wilson, P.E.

From: Geoff Wilson <gwilsonengr@gmail.com>
Sent: Thursday, March 17, 2022 4:24 PM
To: Maria T. Robert
Cc: Jack Mendheim; Theodore C. Reynolds; Shelby R. Vorenkamp; Chris A Cloutet
Subject: Re: Paillet First Resubdivision - 7th Ave, 8th Ave & 7th Street
Attachments: [220317-Paillet-Exhibit.pdf](#)

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

As discussed, please find a larger scale exhibit for future discussions. It is important to note while reviewing this information that the BFE for that area is 35.

I believe Mr. Mendheim would like to meet soon to discuss the project.

He would also like to seek an extension of the right to enter ordinance passed last year for continued coordination with Staff and an adjustment to the ordinance to reduce the right of ways just to 8th Avenue.

Please let me know if you have any questions.

Thanks.

Geoff

Geoff Wilson Engineering, LLC
(225) 205-6869

On Tue, Mar 8, 2022 at 12:43 PM Geoff Wilson <gwilsonengr@gmail.com> wrote:

All

The months keep rolling by, but this does not seem to be moving forward.

Please let Mr. Mendheim and I know what we can do to bring this to a resolution.

Thanks.

Geoff

Geoff Wilson Engineering, LLC
(225) 205-6869

On Wed, Feb 2, 2022 at 1:05 PM Geoff Wilson <gwilsonengr@gmail.com> wrote:

Maria

As requested, please find attached the latest development plans and pond outfall location for discussions at next week's meeting.

The Corps took jurisdiction over a wide swath of wetlands, which caused the project to shrink basically in half from its last iteration.

Let me know if you have any questions or need any additional information.

Thanks.

Geoff

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 21-027

TITLE: A RESOLUTION AUTHORIZING HMM DEVELOPMENT, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO HMM DEVELOPMENT, LLC, C/O MR. JACK J. MENDHEIM (MEMBER/MANAGER) OR ASSIGNEES; 221 ST. ANN DRIVE; SUITE 1, MANDEVILLE, LA 70471; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 7TH AVENUE, 8TH AVENUE AND 7TH STREET, PAILET FIRST SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 10, DISTRICT 6.

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. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Department of Engineering may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$73,600.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$40,480.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
16. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
17. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 10, DISTRICT 6.
18. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
19. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

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

YEA: MR. THOMAS SEEGER, MR. KENNETH RESS, MS. NELWYN MCINNIS, MR. DAVID DOHERTY, JR., MR. PATRICK FITZMORRIS, MR. WELDON CRAWFORD, MR. KIRK DRUMM, MR. RONALD RANDOLPH

NAY: N/A

ABSTAIN: N/A


ABSENT: MR. RAY BERNIE WILLIE, MR. PAUL BARCELONA, P.E.,

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 7TH DAY OF APRIL, 2021, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

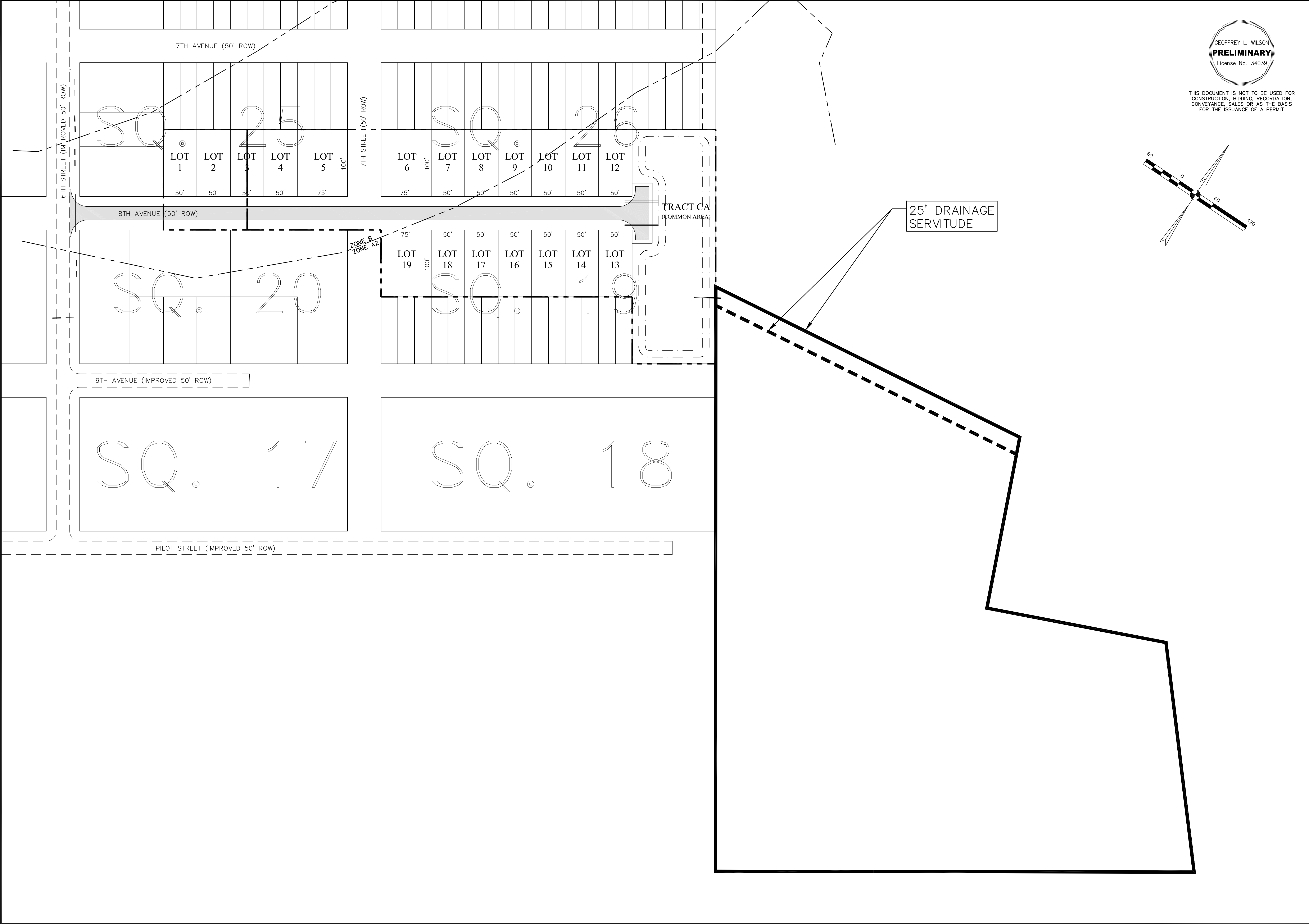



DAVID DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:



ROSS P. LINER, AICP, PTP, CFM, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



<div><div>GEOFF WILSON ENGINEERING, LLC 2297 PORT HUDSON-PRIDE ROAD, ZACHARY, LA 70791 / Phone: 225-205-6869</div></div>																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																								</
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