

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, JULY 12, 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, July 12, 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 JUNE 14, 2022 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

REVOCATION REVIEW

1. REV22-07-008

The revocation of an unopened portion of 8th Street and an unopened portion of 9th Street, located on the south side of LA Highway 36, north of the Tammany Trace, in the Town of New Claiborne Subdivision, Ward 3, District 2.

Applicant: Larry D. Terrell

Parish Council District Representative: Hon. David R. Fitzgerald

MINOR SUBDIVISION REVIEW

2. 2022-2932-MSP

A minor subdivision of 6.477 acres into Parcels A & B

Owners & Representatives: Rudy R. Booth

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the west side of LA Highway 25, north of River Park Drive, south of Lake Ramsey Road, Covington, Louisiana. Ward 3, District 3

3. 2022-2945-MSP

A minor subdivision of 5.87 acres into Parcels A, B & C

Owners & Representatives: Tim Sanchez

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the southwest corner of Jarrell Road & Allen Road, Abita Springs, Louisiana. Ward 10, District 6

4. 2022-2958-MSP

A minor subdivision of 34.863 acres into Lots A, B, C, D & E

Owners & Representatives: Michael & Laura Rotolo LLC.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the west side of LA Highway 1083, south of Military Road, Covington, Louisiana, Ward 10, District 6

5. 2022-2961-MSP

A minor subdivision of 11.591 acres into Parcels B1 & B2

Owners & Representatives: Lionel Ingram Family Trust – Michael Dugas and Koogie Vision, LLC – Herman Kron

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located at the end of Koogie Road, north of Wardline Road, Covington, Louisiana. Ward 2, District 2

RESUBDIVISION REVIEW**6. 2022-2931-MRP**

Resubdivision of Lots 85 & 86 into lots 85-A, 86-B & Greenspace 3-A Conservation Servitude, River Club Phase 1

Owner & Representative: River Club Development, LLC

Surveyor: Kelly McHugh & Associates

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located at the end of Ox Bow Lane, east of Ox Bow Court, Covington, Louisiana. Ward 1, District 1

7. 2022-2954-MSP

A minor subdivision of Tracts C-1-A-1-A & C-4-A into Tracts C-1-A-1-A-1 & C-1-A-1-A-2

Owners & Representatives: BSREP II Cypress Covington Owner, LLC & BSREP II Cypress TRS LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the north side of Pinnacle Pkwy, east of LA Highway 21, Covington, Louisiana. Ward 1, District 1

8. 2022-2955-MRP

Resubdivision of Lots 3A, 4A, 6A, 7A, 8A, 9A, 10A & 11A into Lot 3A1, Alpha Industrial Park, Phase 2A & 2B

Owner & Representative: Alpha 59, LLC

Surveyor: Lowe Engineers

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

General Location: The property is located on the southeast corner of LA Highway 59 & Alpha Boulevard, Mandeville, Louisiana. Ward 4, District 5

9. 2022-2956-MRP

Resubdivision of Lots 15A, 16A, 17A & 18A into Lots 17A1 & 18A1, Alpha Industrial Park, Phase 2A

Owner & Representative: Alpha 59, LLC

Surveyor: Lowe Engineers

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

General Location: The property is located on the north side of Alpha Boulevard, east of LA Highway 59, Mandeville, Louisiana. Ward 4, District 5

PRELIMINARY SUBDIVISION REVIEW**10. 2022-2903-PP**

Maison du Village

Developer/Owner: MidSouth Developers, LLC

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

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located west of LA Highway 433, south of US Highway 190, Slidell, Louisiana. Ward 9, District 11

POSTPONED AT THE JUNE 14, 2022 MEETING

OLD BUSINESS - WITHDRAWN**11. 2020-2151-PP & 2020-2152-PP**

Lakeshore Villages, Phases 12 & 13

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 a waiver to Chapter 125-214 "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" for Lot #2637 (Phase 12) and Lot #2987 (Phase 13).

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, July 12, 2022.

NEW BUSINESS**ADJOURNMENT**

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, JUNE 14, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: McInnis, Fitzmorris

Staff: Helen Lambert, Carl Cleland, Maria Robert

*Arrived after 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

INVOCATION – Randolph

PLEDGE OF ALLEGIANCE – Willie

RE-APPROVAL OF THE APRIL 12, 2022 MEETING MINUTES

Crawford moved to approve, second by Randolph

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

Nay: N/A

Abstain: N/A

(Smail had not arrived for vote)

APPROVAL OF THE MAY 10, 2022 MEETING MINUTES

Crawford moved to approve, second by Randolph

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

Nay: N/A

Abstain: Ress

(Smail had not arrived for vote)

REQUEST FOR POSTPONEMENTS

16- 2022-2903-PP

Maison du Village

Developer/Owner: MidSouth Developers, LLC

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

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located west of LA Highway 433, south of US Highway 190, Slidell, Louisiana. Ward 9, District 11

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

Opposition: N/A

Crawford moved to postpone, second by Barcelona

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

Nay: N/A

Abstain: N/A

REVOCATION REVIEW**1. 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.

POSTPONED AT THE MAY 10, 2022 MEETING

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

Opposition: Jason Shepard (seeking clarification & interest in the property)

Crawford moved to approve, second by Randolph

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

Nay: Willie

Abstain: N/A

2. REV22-06-007

The revocation of an unopened portion of Labarre Street, located east of Carroll Street, north of Destin Street, between Square 234 and Square 264 of the Town of Mandeville Subdivision, Ward 4, District 10.

Applicant: Ronald H. King

Parish Council District Representative: Hon. Maureen O'Brien

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Ronald H. King

Opposition: Keith Fitzmorris (seeking clarification)

Crawford moved to approve, second by Randolph

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

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW**3. 2022-2858-MSP**

A minor subdivision of Parcels A1-A4, A1-A3, A2-A into Parcel A1-A5

Owners & Representatives: St. Tammany Memorial Gardens, LLC – Sandra Hoshor

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Harrison Avenue, east of Abita River Drive, west of Flowers Drive, Covington, Louisiana. Ward 3, District 2

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

Opposition: N/A

Smail moved to approve, second by Randolph

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

Nay: N/A

Abstain: N/A

4. 2022-2880-MSP

A minor subdivision of 14.245 acres into Parcels A & B

Owners & Representatives: Dillon & Katelyn Cain

Parish Council District Representative: Hon. Kirk Drumm

General Location: The parcel is located on the south side of Golden Lane and on the east side of Crawford Road, Pearl River, Louisiana. Ward 8, District 11

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Dillon & Katelyn Cain

Opposition: N/A

Crawford moved to approve, second by Truxillo

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

Nay: N/A

Abstain: N/A

(Commission needed to revote due to a motion not being made to approve with waivers)

Crawford moved to approve WITH WAIVERS, second by Truxillo

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

Nay: N/A

Abstain: N/A

5. 2022-2883-MSP

A minor subdivision of Parcels 36A & 36B into Parcels 36A1 & 36B1

Owners & Representatives: Wayne J. & Suzanne Bergeron

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Miller Lane, west of Kustenmaker Road, Abita Springs, Louisiana. Ward 10, District 2

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Wayne J. & Suzanne Bergeron

Opposition: N/A

Willie moved to approve, second by Seeger

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

Nay: N/A

Abstain: N/A

6. 2022-2887-MSP

A minor subdivision of Tract C into Tracts C-1 & C-2

Owners & Representatives: John B. & Patricia R. Stoddard

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

General Location: The parcel is located on the west side of Lochmere Drive, north of Sharp Road, Mandeville, Louisiana. Ward 4, District 5

Commissioner Ress read letter of no objection from Lochmere Subdivision HOA into the record.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Wayne J. & Suzanne Bergeron

Opposition: N/A

Ress moved to approve WITH WAIVER, second by Truxillo

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

Nay: N/A

Abstain: Barcelona

7. 2022-2891-MSP

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

Owners & Representatives: Lance Olsen

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located at the end of Garon Drive, south of LA Highway 1088, Mandeville, Louisiana. Ward 4, District 7

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

Opposition: Doug Owen (seeking clarification)

Crawford moved to approve, second by Truxillo

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

Nay: N/A

Abstain: N/A

8. 2022-2897-MSP

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

Owners & Representatives: R & P Enterprises LLC – Franc C. Ricca III

Parish Council District Representative: Hon. Kirk Drumm

General Location: The parcel is located at the end of Christa Drive, south of US Highway 190. W. Gause Blvd, Slidell, Louisiana. Ward 9, District 11

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Franc C. Ricca III

Opposition: N/A

Truxillo moved to approve WITH WAIVER, second by Randolph

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

Nay: N/A

Abstain: N/A

9. 2022-2899-MSP

A minor subdivision of 3.584 acres & 8.82 acres into Parcels A & B

Owners & Representatives: John Edward Allen & Roberta Devoe Potter Allen

Parish Council District Representative: Hon. Marty Dean

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

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

Opposition: N/A

Randolph moved to approve WITH WAIVER, second by Truxillo

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

Nay: N/A

Abstain: N/A

10. 2022-2900-MSP

A minor subdivision of 4.86 Acre Parcel into Parcels A, B, & C

Owners & Representatives: 1819 Johnson, LLC – Wayne Thompson

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the southwest corner of LA Highway 36 & Josephine Road, Covington, Louisiana. Ward 3, District 2

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

Opposition: Janis Hazelett

Smail moved to deny, Randolph to second

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

Nay: Barcelona

Abstain: N/A

11. 2022-2916-MSP

A minor subdivision of Tracts 2 and 3 into Tract 2A

Owners & Representatives: Chris Michael & Ethel L. Harris

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the east side of Ordogne Ruppert Road, north of Pontchartrain Drive, Lacombe, Louisiana. Ward 7, District 7

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Chris & Ethel Harris

Opposition: N/A

Crawford moved to approve, second by Randolph

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

Nay: N/A

Abstain: N/A

12. 2022-2920-MSP

A minor subdivision of 81.069 acres into Parcels 1, 2 & 3

Owners & Representatives: Matthew Philip & Leslie Thames Westmoreland

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the north and south sides of Yates Road, east of Lela Belle Road, Folsom, Louisiana. Ward 2, District 3

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

Opposition: N/A

Willie moved to approve WITH WAIVERS, second by Seeger

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

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW**13. 2022-2857-MRP**

Resubdivision of Lots 1 to 15, 17A, 19 & 20 into Lots 1A, 3A, 5A, 7A, 9A, 11A, 13A, 17A-1 & 19A, Square 13, Spanish Trail Highlands Subdivision

Owner & Representative: Devin & Jamee Romero

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

Parish Council District Representative: Hon. Jerry Binder

General Location: The property is located on the south side of Rio Street and on the north side of Short Street, Slidell, Louisiana. Ward 9, District 12

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

Opposition: N/A

Truxillo moved to approve as amended (item #2 on staff report), second by Barcelona

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

Nay: Smail

Abstain: N/A

14. 2022-2898-MRP

Resubdivision of Lots 167 & 168 into Lots 167-A & 168-A, Clipper Estates Phase 3-C

Owner & Representative: Michael & Deana Pisciotta and Blaise & Sandra Sauro

Surveyor: R.W. Krebs Professional Land Surveying, LLC

Parish Council District Representative: Hon. Jake a. Airey

General Location: The property is located on the west side of Cuttysark Cove, Slidell, Louisiana. Ward 9, District 13

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

Opposition: N/A

Crawford moved to approve, second by Willie

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

Nay: N/A

Abstain: N/A

TENTATIVE SUBDIVISION REVIEW**15. 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, APRIL 12, 2022 AND MAY 10, 2022

MEETINGS

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

Opposition: N/A

Smail moved to deny, but out of order so the motion cannot apply.

Barcelona moved to approve, second by Seeger

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

Nay: N/A

Abstain: Smail

PRELIMINARY SUBDIVISION REVIEW**16. 2022-2903-PP**

Maison du Village

Developer/Owner: MidSouth Developers, LLC

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

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located west of LA Highway 433, south of US Highway 190, Slidell, Louisiana. Ward 9, District 1

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

Opposition: N/A

Crawford moved to postpone, second by Barcelona

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

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW**17. 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 AND MAY 10, 2022 MEETINGS

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

Opposition: N/A

Willie moved to approve, second by Crawford

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

Nay: N/A

Abstain: N/A

18. 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

POSTPONED AT THE MAY 10, 2022 MEETING

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

Opposition: N/A

Barcelona moved to approve, second by Truxillo

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

Nay: Smail

Abstain: N/A

19. 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

POSTPONED AT THE MAY 10, 2022 MEETING

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

Opposition: N/A

Willie moved to approve, second by Truxillo

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

Nay: N/A

Abstain: N/A

20. 2022-2906-FP

Johnny F. Smith Memorial Business Park, Phase 2

Developer/Owner: Paris Properties

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Thomas Smith

General Location: The property is located west of LA Highway 11, north of Interstate-10, Slidell, Louisiana. Ward 9, District 14

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

Opposition: N/A

Randolph moved to approve, second by Crawford

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

Nay: N/A

Abstain: N/A

OLD BUSINESS**NEW BUSINESS**

Off the Floor Request:

2022-2798-PP: To reapprove this case with the following waivers:

1. Requesting a “fee in lieu of detention” waiver for the developable area of 31.05 acres. This acreage includes lots and ROW’s and excludes greenspace and waterway. The exact waiver was approved in Ph. 1 and a waiver of detention for the entire development was previously reviewed and approved. The fee request is 15.34 acres times \$2000/acre for a total of \$30,680.
2. Requesting a waiver of the minimum floor elevation be 12” inches above the street for lots along the waterway (lots 133-135). Because of the extreme slope of lots towards the rear waterway, placing the houses 12” street places the houses at an excess elevation above the rear of the lot and waterway. The elevation requirement for waterway lots will still be 12” above the BFE. This exact request was approved for Phase I.
3. Requesting a waiver of maximum block length of 700’ to 875’ which is only 175’ more than the maximum. The unique shape and topography of the property dictate the layout and this plan was previously reviewed and approved as part of the PUD approval.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Kelly McHugh (provided an explanation to the commission)

Opposition: N/A

Randolph made a motion to open the item to the commission, Willie to second.

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

Nay: N/A

Abstain: N/A

Willie made a motion to approve the correction with the added THREE (3) waivers, Randolph to second.

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

Nay: N/A

Abstain: N/A

ADJOURNMENT

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REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT

(As of July 5, 2022)

Meeting Date: July 12, 2022

CASE NO.: REV22-07-008

NAME OF STREET OR ROAD: Unopened portion of 8th Street & 9th Street

NAME OF SUBDIVISION: Town of New Claiborne Subdivision

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located on the south side of Hwy 36, north of the Tammany Trace, in the Town of New Claiborne Subdivision, Ward 3, District 2.

SURROUNDING ZONING: A-4A Single Family Residential & I-1 Industrial

PETITIONER/REPRESENTATIVE: Larry D. Terrell

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is proposing to revoke an unopened portion of 8th and 9th Street. The petitioner desires to assimilate this property into the adjacent properties in order to build a new warehouse for Northlake Moving Storage Inc. However, the Department of Public Works has confirmed that the Parish maintains a drainage ditch within the 9th Street right-of-way that the applicant proposes to revoke.

Recommendation:

The petitioner's engineer has recently contacted the Department of Public Works to negotiate terms that would allow this revocation request to move forward. As of this writing, no workable reroute plan has been proposed. Therefore, the Staff recommends that this item be postponed to the August 9, 2022 meeting.

La. Hwy. 36



8th Street (Not Constructed)

9th Street

* Revocation Map of a Portion of 8th & 9th Street Town of New Claiborne, St. Tammany Parish, Louisiana

Reference:

- 1) Survey Map by Thomas Fontcuberta, dated 2-11-1994, #944117
- 2) Survey Map by John G. Cummings dated 4-19-2005 Job No. 05086

Note:

This is not a boundary survey map

Bearings were derived by magnetic compass

S89°55'08"E-50.00'

S89°55'08"E-50.00'

N00°08'16"E-300.29'

S00°08'16"W-300.33'

Area to be Revoked
15015.35 Sq. Ft.

SQ. "28"

N00°06'27"E-300.50'

S00°06'27"W-300.51'

Area to be Revoked
15025.23 Sq. Ft.

SQ. "21"

N89°52'38"W-50.00'

N89°52'38"W-240.16'

N89°54'31"W-50.00'

Tammany Trace

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 NOT IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:LXII.

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

MAP PREPARED FOR **NORTHLAKE MOVING & STORAGE, INC., et al**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN NEW CLAIBORNE SUBDIVISION, ST. TAMMANY PARISH, LOUISIANA

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

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com email

Revised: 5-27-2022

SCALE: 1" = 80'

DATE: 3-21-2022

Bruce M. Butler, III
License No. 489471-2022
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 489471

NUMBER: 20734

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of July 5, 2022)

Meeting Date: July 12, 2022

CASE NO.: 2022-2932-MSP

Owners & Representative: Rudy R. Booth

ENGINEER/SURVEYOR: Kelly J McHugh & Assoc., INC.

SECTION: 18

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 3

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

X RURAL (Low density residential 5 acres or more)

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

GENERAL LOCATION: The parcel is located on the west side of LA Highway 25, north of River Park Drive, south of Lake Ramsey Road, Covington, Louisiana

SURROUNDING LAND USES: Commercial, Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 6.477 Acres

NUMBER OF LOTS/PARCELS: 6.477 acres into Parcels A & B

ZONING: HC-2 Highway Commercial, NC-4 Neighborhood Institutional & A-2 Suburban Districts

STAFF COMMENTARY:

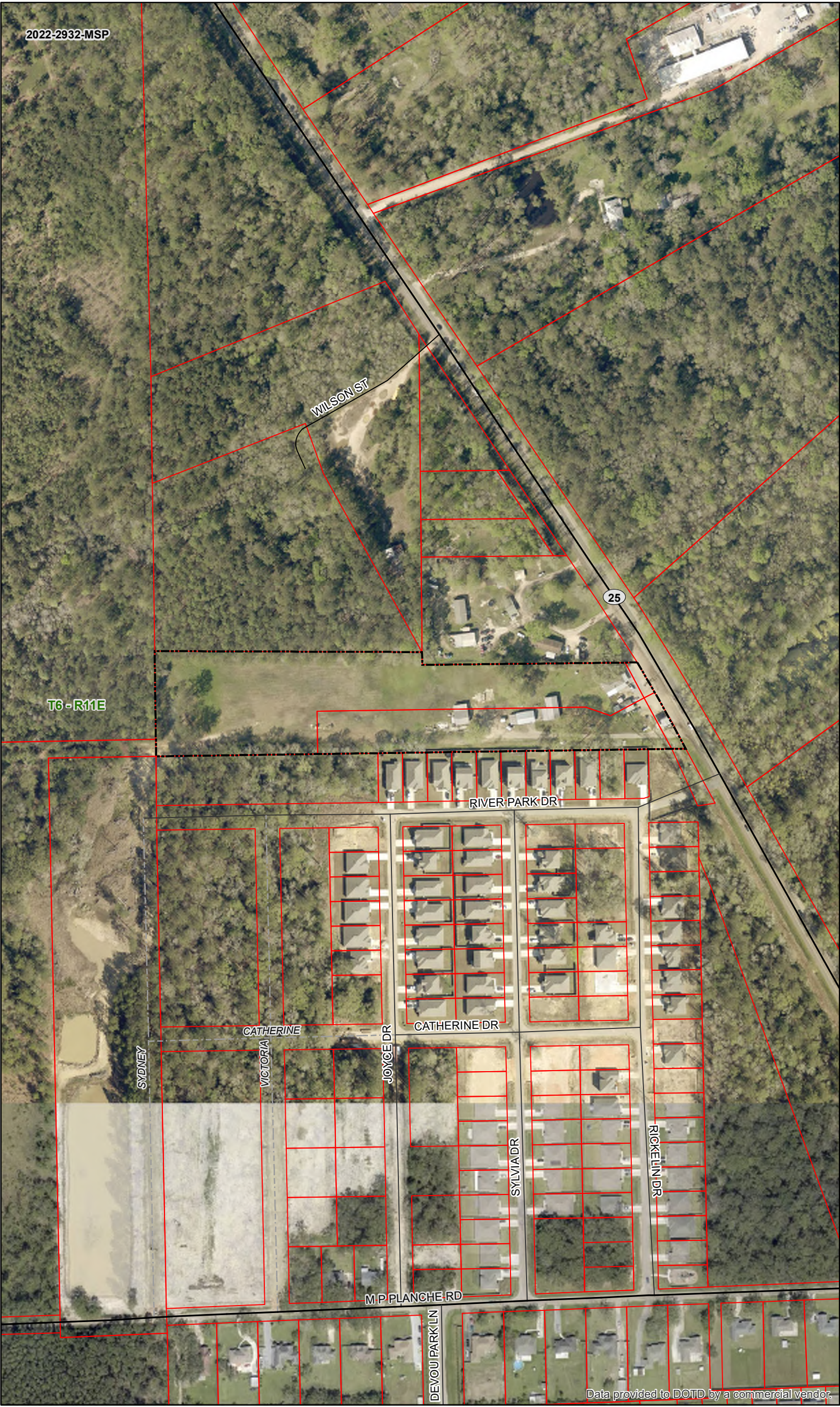
Department of Planning & Development and Department of Engineering

The applicant is requesting to create to create (2) two parcels from 6.477 acres. The minor subdivision request requires a public hearing due to:

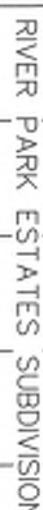
- Parcel B is proposed to be access from a 15 foot private drive servitude, requiring approval from the Planning Commission.

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

1. Provide recordation information for the 15 foot private access servitude in favor of Parcel B.



- N 01°07'17" W 248.30' (T-N 01°00'00" W 248.00')



Commence at the section corner common to sections 14, 15, 16 and 20, Township 6 South, Range 11 East, and measure North 00 degrees 35 minutes 00 seconds West a distance of 2,538.00 feet; thence North 23 degrees 45 minutes 00 seconds West a distance of 153.00 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING run South 89 degrees 45 minutes 00 seconds

-- LEGEND --

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

CLERK OF COURT

KELLY J. MACHUGA
License No. 4443
PROFESSIONAL

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 GRANITE CERTIFIED PLAT.

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

SCALE:	1" = 100'	DATE:	04-28-22
DRAWN:	DRJ	JOB NO.:	08-137
REVISED:			

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of July 5, 2022)

Meeting Date: July 12, 2022

CASE NO.: 2022-2945-MSP

Owners & Representative: Tim Sanchez

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 20

TOWNSHIP: 6 South

RANGE: 12 East

WARD: 10

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 on the southwest corner of Jarrell Road & Allen Road, Abita Springs, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 5.87 Acres

NUMBER OF LOTS/PARCELS: 5.87 acres into Parcels A, B & C

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (3) three parcels from 5.87 acres. The minor subdivision request requires a public hearing due to:

- Parcels B & C do not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District in the rear of the parcels, requiring a waiver from the Planning Commission.

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

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

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.

T6 - R12E

20

21

JARRELL RD

ALLEN RD

SANCHEZ DR



A Minor Subdivision of a 5.87 Acre Parcel of Land,
into Parcels A, B & C, situated in Section 20, T-6-S,
R-12-E, St. Tammany Parish, Louisiana

Reference: A Survey Map of subject property
by Jeron Fitzmorris, Dated 9-8-1977, #1174
(Based Bearings)

Reference calls not shown

The P.O.B. is reported to be N89°15'W-341.8';
S21°12'W-1383.51' from the 1/4 Section Corner
common to Sections 20 & 21, T-6-S, R-12-E,
St. Tammany Parish, Louisiana (as per Ref)

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

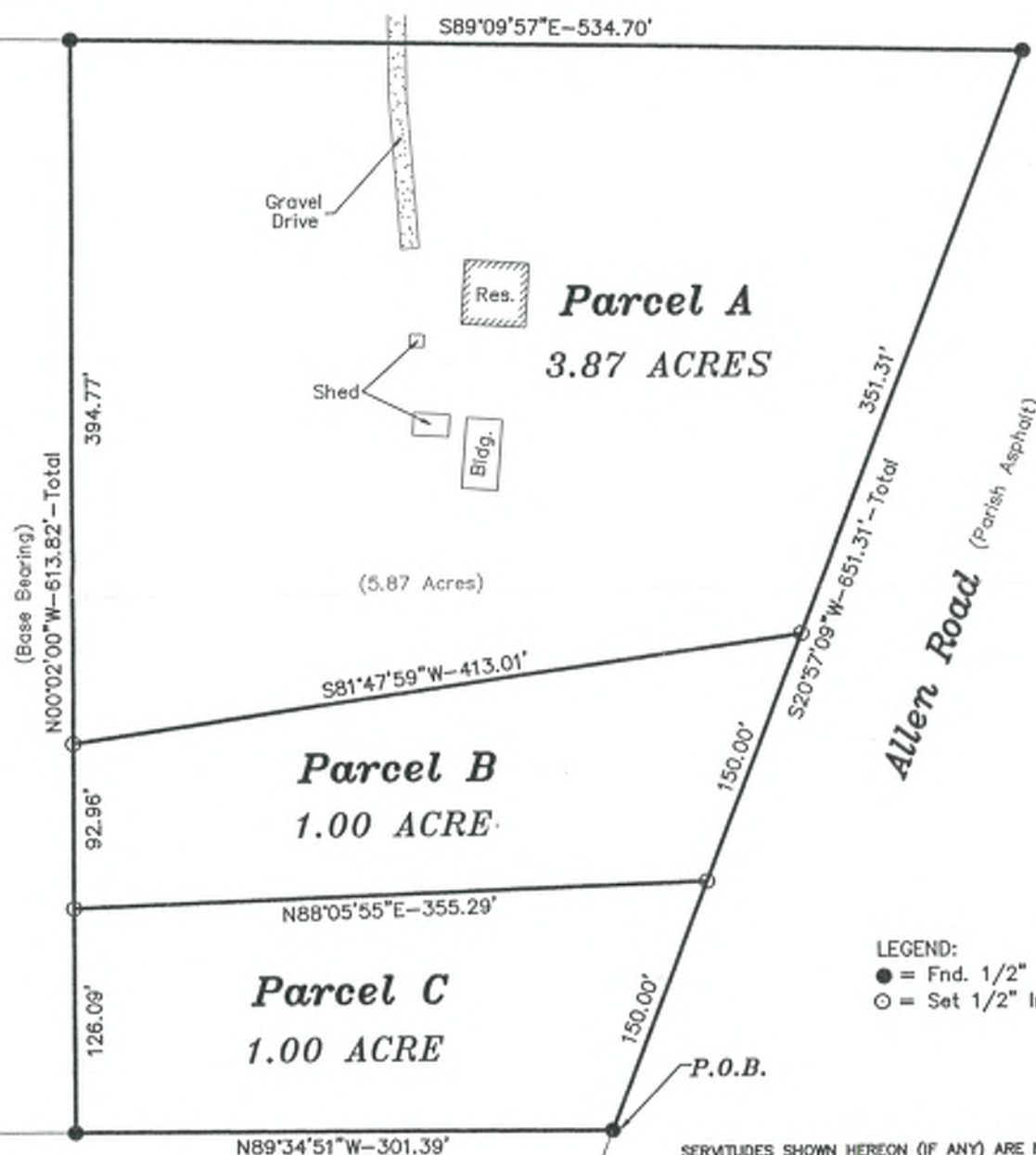
SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

(Parish Asphalt) **Jarrell Road**



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

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

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

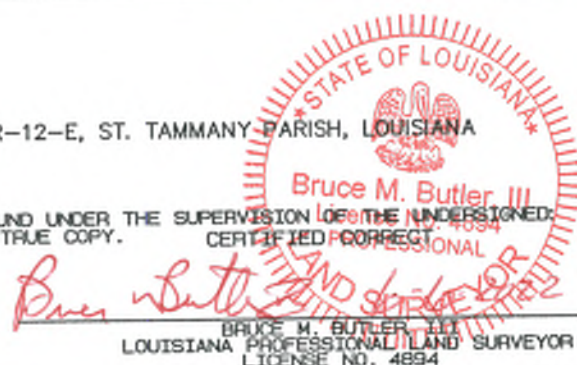
MAP PREPARED FOR **TIM D. SANCHEZ**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 20, T-6-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) 842-6277 office (985) 848-0355 fax
landsurveyingllc@gmail.com



SCALE: 1" = 100'

DATE: 5-26-2022

NUMBER: 20827

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

1. Confirm that the calculation for the area of lots A, B, C, D & E is exclusive of the proposed private drive.
2. Approval of the proposed name of the 30' private access servitude as "GOODLIFE LANE".
3. Identify the access servitude as "GOODLIFE LANE" on the survey.
4. Note that street name sign shall be installed after completion of the construction of the access.
5. Submit plans of proposed private drive to the Department of Engineering for review and approval.
6. 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.

2022-2958-MSP

MILITARY RD

ALLEN RD

21

T6 - R12E

MILNE CIR

1083

CLELAND RD

N RIAN DR

MARIA LN

N GRETCHEN DR

SOPHIA LN

HEIDI DR

SCALE: 1" = 200'

DATE: 06/14/2022

DRAWN BY: DJP

CHECKED BY: JDL

DWG. NO: 20220233

SHEET 1 OF 1

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

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 2252050150C
DATE: 10/17/1989
ZONE: C & A
B.F.E. = N/A

Verify prior to construction with local governing body.

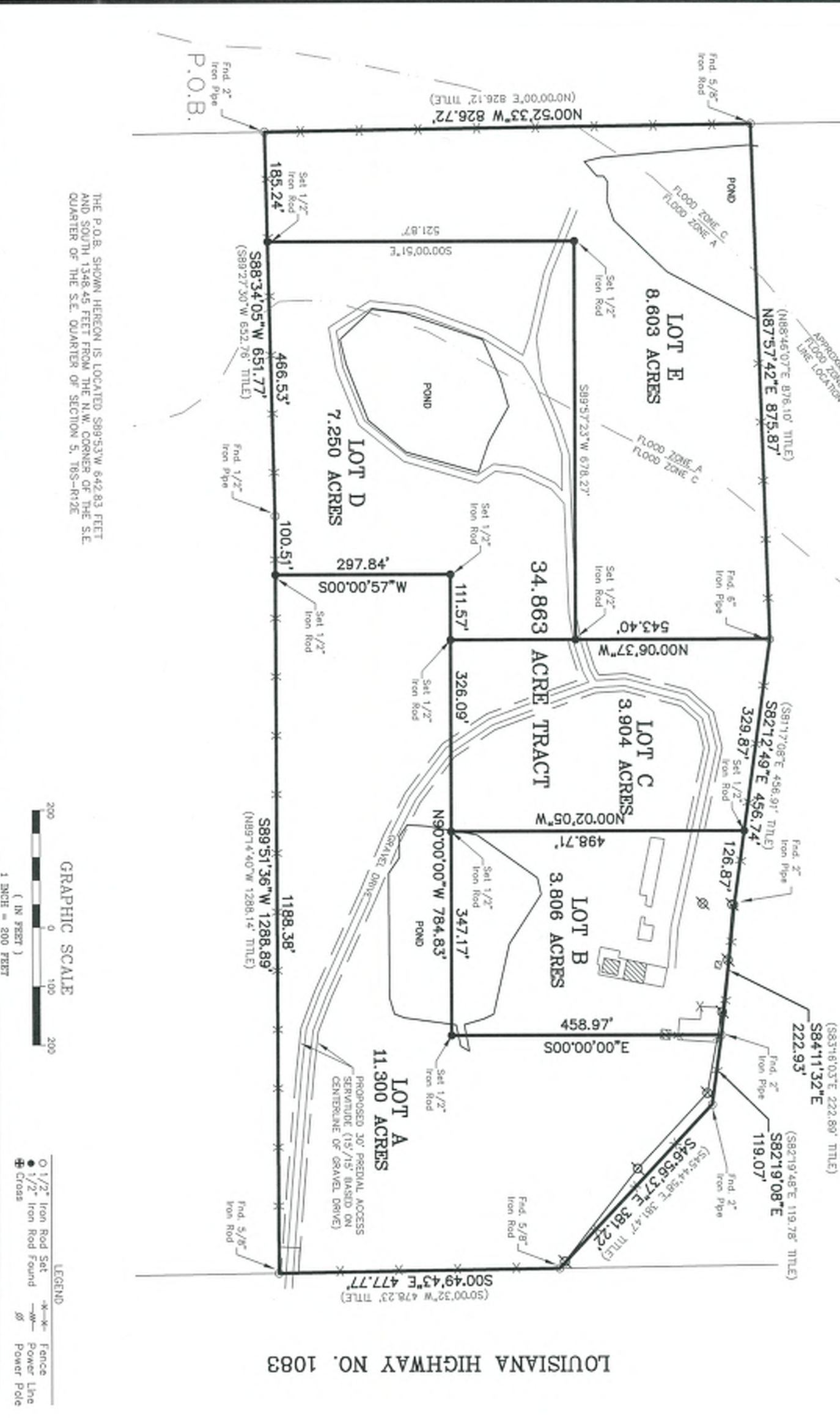
**RESUBDIVISION PLAT OF 34.863 ACRES
INTO LOTS A THRU E
SECTION 5, T-6-S, R-12-E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA**

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

1805 Shortleaf Highway
Slidell, Louisiana 70458
E-mail: jvbossc@jvburkes.com

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

DANIEL J. POCHÉ
Licensed No. 5066
LA REG. NO. 5066



APPROVED:

CHARMAN OF THE PLANNING COMMISSION	DATE

SECRETARY OF PLANNING COMMISSION	DATE

DIRECTOR OF ENGINEERING	DATE

CLERK OF COURT	DATE

DATE FILED: FILE NO.

TOTAL AREA: 1,518,656 SQ. FT. OR 34.863 ACRES

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of July 5, 2022)

Meeting Date: July 12, 2022

CASE NO.: 2022-2961-MSP

Owners & Representative: Lionel Ingram Family Trust – Michael Dugas and Koogie Vision, LLC – Herman Kron

ENGINEER/SURVEYOR: John G Cummings & Associates

SECTION: 31

TOWNSHIP: 5 South

RANGE: 11 East

WARD: 2

PARISH COUNCIL DISTRICT: 2

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

GENERAL LOCATION: The parcel is located at the end of Koogie Road, north of Wardline Road, Covington, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 11.591 Acres

NUMBER OF LOTS/PARCELS: 11.591 acres into Parcels B1 & B2

ZONING: A-1 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

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

- Parcel B1 does not meet the minimum lot width of 300 feet required under the A-1 Suburban District, along the private road, requiring a waiver from the Planning Commission.

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

1. Amend the survey as follow: An Amended Minor Subdivision of ~~11.591 acres~~ **Parcel B** into Parcels B1 & B2.
2. Provide documentation showing that the private road was established and in use prior to November 10, 2010 and signed maintenance agreement form.

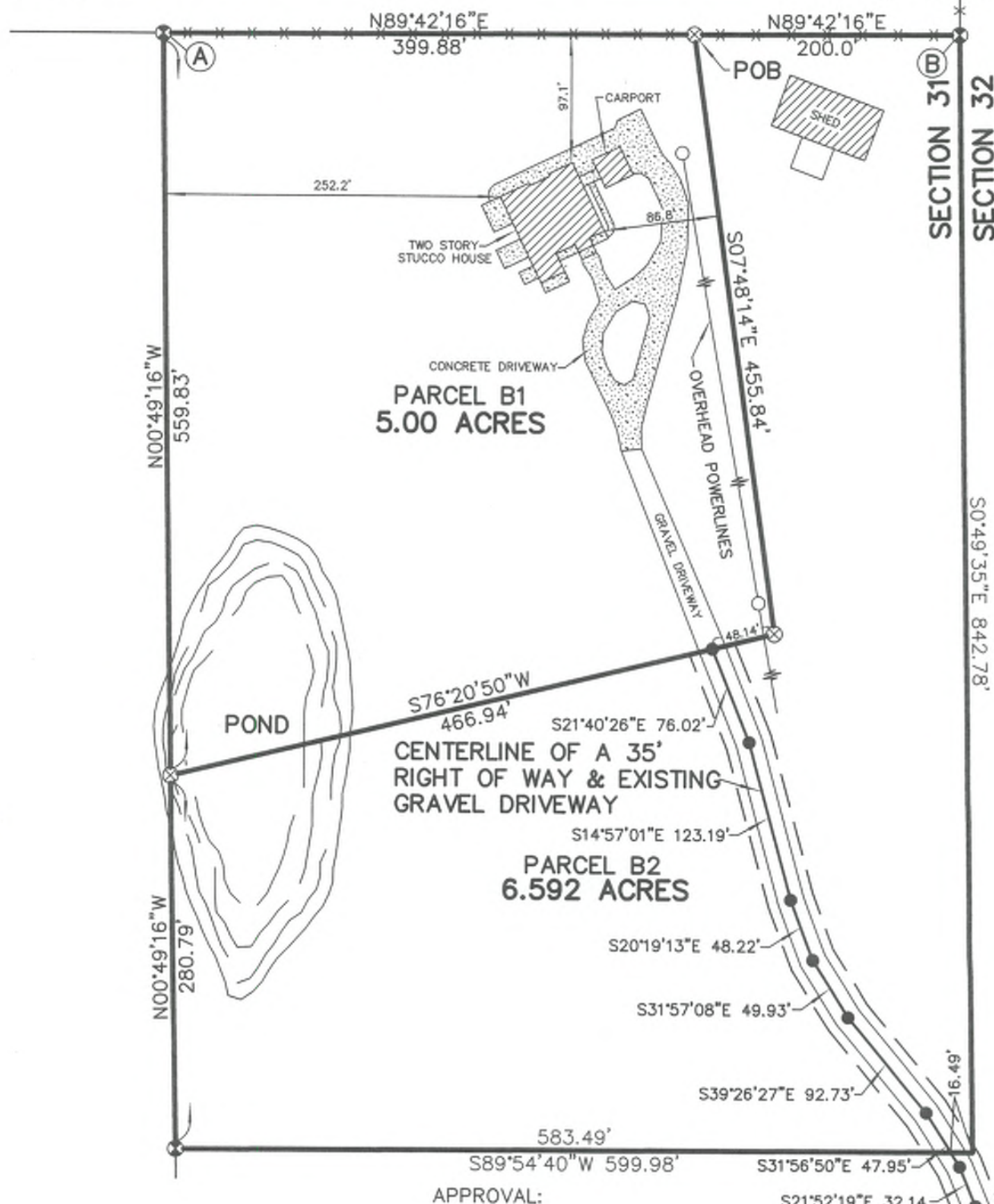
In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.



LEGEND

- = MAG NAIL FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET UPON APPROVAL
- = POWERPOLE

REFERENCE BEARING:
Iron Rod A to Iron Rod B
N89°42'16"E
(per Reference Survey No. 1)



CORNER B is reported to be S00°51'E 338.58' from the 1/4 Section Corner common to Sections 31 & 32, T5S, R11E.

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0125 C, dated October 17, 1989.
2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

SURVEY FOR LIONEL INGRAM BY JOHN G. CUMMINGS SURVEYOR, DATED 06/16/2014, RECORDED IN MAP FILE 5291C, ST. TAMMANY PARISH CLERK OF COURT OFFICE.

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

APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: **John Dublin**

SHOWING A SURVEY OF: **AN AMENDED MINOR SUBDIVISION OF 11.591 ACRES INTO PARCELS B1 & B2, LOCATED IN SECTION 31, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 11100-RS

DATE: 12/22/2020

REVISED:

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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of July 5, 2022)

Meeting Date: July 12, 2022

CASE FILE NO: 2022-2931-MRP

NAME OF SUBDIVISION: River Club Phase 1

LOTS BEING DIVIDED: Lots 85 & 86 Into Lot 85-A, 85-B & Greenspace 3-A

SECTION: 47 & 49

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: The property is located at the end of Ox Bow Lane, east of Ox Bow Court, Covington, Louisiana

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: River Club Development, LLC

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create three (3) lots 85-A, 86-B & Greenspace 3-A. The public hearing is required considering that:

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

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

- 1- Proposed Parcel 3-A shall be added to the adjacent existing Greenspace identified as GS-3, considering that the creation of Greenspace 3-A would result in the creation of a parcel having no access from a Parish or Private Road.
- 2- Survey shall be amended as follow: Resubdivision of Lots 85 & 86 into Lots 85-A, 85-B and the addition of 1.77 acres to Existing Greenspace GS-3.
- 3- Show the boundaries of the Existing Greenspace GS-3 including the additional 1.77 acres.

OXBOW CT

DELTA LN

RIVERBEND DR

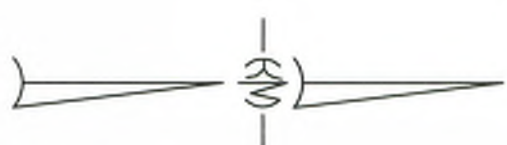
OXBOW LN

T7 - R1E

DELTA TR

RIVER CLUB LOOP

RIVER CLUB DR



CLERK OF COURT

CHECKED: KJM PWG. NO.: 06-127 RE-SUB

SIDE STREET 20'
SENIC RIVER BUFFER REAR (LOTS 85 - 86)

THIS PROPERTY IS LOCATED IN
FLOOD ZONE B & A9
BASE FLOOD ELEV. 11.0'
F.I.R.M. PANEL NO. 225205 0240 E
REV. 04-02-91

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

KELLY J. MICHUGO

License No. 4443

~~PROPOSITION~~

THE UNIVERSITY OF CHICAGO

272

Math: 100

4. Webuser.FEEDBACK

SURVE

IN ACCEPTANCE

IN THE GROUND AN

TABLE STANDARDS

STAMP SIGNIF

NEW 2100T-200V-150A

1000000

LOTS2006\LOTS0854086 RIVER CLUB RESUR

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of July 5, 2022)

Meeting Date: July 12, 2022

CASE FILE NO: 2022-2954-MRP

NAME OF SUBDIVISION: Colonial Pinnacle Nord du Lac

LOTS BEING DIVIDED: Tracts C-1-A-1-A & C-4-A into Tracts C-1-A-1-A-1 & C-1-A-1-A-2

SECTION: 47

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: The parcel is located on the north side of Pinnacle Pkwy, east of LA Highway 21, Covington, Louisiana.

ZONING: HC-3 Highway Commercial District & RBCO Regional Business Center Overlay

PROPERTY OWNER: BSREP II Cypress Covington Owner, LLC & BSREP II Cypress TRS LLC

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (2) two Tracts from Tracts C-1-A-1-A & C-4-A. The minor subdivision request requires a public hearing due to:

- 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. Show the boundaries of Tract C-1-A-1-A as per the previously approved survey.
2. Under Reference, add Map File # 5675D.



APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO

NOTE:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU CAG RIK NETWORK (2020.1).

PLAT SHOWING RESUBDIVISION OF TRACTS C-1-A-1-A AND C-4-A

INTO

TRACTS C-1-A-1-A-1 AND C-1-A-1-A-2

SECTION 47, TOWNSHIP 7 SOUTH - RANGE 11 EAST,
GREENSBURG LAND DISTRICT

ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP

REFERENCE:

PLAT SHOWING RESUBDIVISION OF TRACTS C-1-A-1 AND C-10-A, COLONIAL PINNACLE NORD DU LAC SUBDIVISION INTO TRACTS C-1-A-1-A, C-10-B AND C-11 COLONIAL PINNACLE NORD DU LAC SUBDIVISION LOCATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BY MICHAEL P. BLANCHARD, P.L.S.
DATED OCTOBER 3, 2017.

AREAS:

TRACT C-1-A-1-A-1 = 47.11 ACRES
TRACT C-1-A-1-A-2 = 15.89 ACRES
TOTAL AREA = 63.00 ACRES

FLOWER ESTATES											
400	399	398	397	396	395	394	393	392	391	390	389
NOT A PART	NOT A PART	NOT A PART	NOT A PART	NOT A PART	NOT A PART	NOT A PART	NOT A PART	NOT A PART	NOT A PART	NOT A PART	NOT A PART

20' R/W ALONG NORTH LINE
ST. TAMMANY PARISH POLICE JURY C.O.B. 1586.00239

TRACT C-1-A-1-A-2

TRACT C-1-A-1-A-1

ESTATES AT WATERCROSS
PHASE 1B
NOT A PART

TRACT D-2
NOT A PART

LEGEND

- FOUND MONUMENT
- SET MONUMENT

SEE SHEET 2 FOR MONUMENT DESCRIPTIONS

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA R.S. 33.5051 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

DATE OF SURVEY: 02/22/2021

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DGOIN@DDGPC.COM



US INTERSTATE 12

PINNACLE PARKWAY (RIGHT OF WAY VARIES)

WESTSHORE DRIVE (RIGHT OF WAY VARIES)

SCALE IN FEET



RESUBDIVISION

SECTION 47 T7S-R11E, ST. TAMMANY PARISH, LOUISIANA
FOR BROOKFIELD PROPERTIES



DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 • Fax: 985.249.6190
1308 Canella Street Blvd., Suite 200
Lafayette, LA 70508
WWW.ddgpc.com

REVISION	BY

DRAWN BPN
CHECKED DLG
PROJECT NO. 20-380
FILE 20-380 RESUB
SHEET 1-2

MONUMENT TABLE

Point #	MONUMENT DESCRIPTION	NOTE:
1	5/8" IRON ROD FOUND	
2	5/8" CAPPED IRON ROD SET	20' OFFSET
3	5/8" IRON ROD FOUND	
4	1/2" IRON ROD FOUND	
5	5/8" CAPPED IRON ROD SET	N68°46'W 8.8' TO 1/2" IRON ROD FOUND
6	5/8" CAPPED IRON ROD SET	S04°25'W 2.5' TO 1" IRON ROD FOUND
7	5/8" CAPPED IRON ROD SET	S02°45'W 2.4' TO 1" IRON ROD FOUND
8	5/8" CAPPED IRON ROD SET	S06°57'W 2.4' TO 1" IRON ROD FOUND
9	5/8" CAPPED IRON ROD SET	
10	5/8" CAPPED IRON ROD SET	
11	X MARK SET IN CONCRETE	
12	X MARK SET IN CONCRETE	S04°57'W 1.8' TO 1" IRON ROD FOUND
13	X MARK SET IN FACE OF CURB	S09°31'W 1.8' TO 1" IRON ROD FOUND
14	X MARK ON CURB	S11°58'E 12.2' TO 1" IRON ROD FOUND
15	MAG NAIL SET	
16	5/8" CAPPED IRON ROD SET	S12°13'W 1.8' TO 1" IRON ROD FOUND
17	5/8" CAPPED IRON ROD SET	
18	5/8" CAPPED IRON ROD SET	S11°28'W 1.7' TO 1" IRON ROD FOUND
19	X MARK SET IN CONCRETE	
20	MAG NAIL SET	S09°56'W 1.7' TO PK NAIL FOUND
21	MAG NAIL SET	N22°23'E 12.3' TO A PK NAIL FOUND IN CENTER OF ROAD
22	MAG NAIL SET	
23	MAG NAIL SET	
24	X MARK SET IN CONCRETE	
25	X MARK SET IN CONCRETE	
26	X MARK SET IN CONCRETE	
27	MAG NAIL SET	
28	MAG NAIL SET	
29	MAG NAIL SET	
30	MAG NAIL SET	
31	MAG NAIL SET	AGAINST WALL OF KOHL'S
32	X MARK SET	BASE OF CONCRETE CURB
33	X MARK SET	IN CONCRETE WALKWAY
34	MAG NAIL SET	
35	MAG NAIL SET	S07°59'W 1.5' TO A PK NAIL FOUND IN CENTER OF ROAD
36	5/8" CAPPED IRON ROD SET	S07°12'W 1.4' TO 1" IRON ROD FOUND
37	5/8" CAPPED IRON ROD SET	S09°29'W 1.4' TO 1" IRON ROD FOUND
38	5/8" CAPPED IRON ROD SET	S09°28'W 1.4' TO 1" IRON ROD FOUND
39	5/8" CAPPED IRON ROD SET	S10°54'W 1.4' TO 1" IRON ROD FOUND
40	5/8" CAPPED IRON ROD SET	S11°13'W 1.2' TO 1" IRON ROD FOUND
41	5/8" CAPPED IRON ROD SET	
42	5/8" CAPPED IRON ROD SET	S14°02'W 1.3' TO 1" IRON ROD FOUND
43	5/8" CAPPED IRON ROD SET	S05°45'W 1.4' TO 1" IRON ROD FOUND
44	5/8" CAPPED IRON ROD SET	S18°25'W 2.0' TO 1" IRON ROD FOUND
45	5/8" CAPPED IRON ROD SET	
46	5/8" CAPPED IRON ROD SET	
47	5/8" CAPPED IRON ROD SET	
48	X MARK SET IN CONCRETE	
49	MAG NAIL SET	
50	5/8" CAPPED IRON ROD SET	

PLAT SHOWING RESUBDIVISION OF

TRACTS C-1-A-1-A AND C-4-A

INTO

TRACTS C-1-A-1-A-1 AND C-1-A-1-A-2

OF COLONIAL PINNACLE NORD DU LAC SUBDIVISION

SECTION 47, TOWNSHIP 7 SOUTH - RANGE 11 EAST,

GREENSBURG LAND DISTRICT

ST. TAMMANY PARISH, LOUISIANA

NOTE:

CAPPED IRON ROD DENOTES 5/8" IRON ROD

WITH PLASTIC CAP MARKED DDG VFB04

MONUMENT TABLE

Point #	MONUMENT DESCRIPTION	NOTE:
51	5/8" CAPPED IRON ROD SET	
52	5/8" IRON ROD FOUND	
53	5/8" IRON ROD FOUND	
54	5/8" IRON ROD FOUND	
55	5/8" IRON ROD FOUND	
56	5/8" IRON ROD FOUND	
57	5/8" IRON ROD FOUND	
58	5/8" CAPPED IRON ROD SET	
59	5/8" CAPPED IRON ROD SET	
60	5/8" CAPPED IRON ROD SET	
61	5/8" CAPPED IRON ROD SET	
62	5/8" CAPPED IRON ROD SET	
63	5/8" CAPPED IRON ROD SET	
64	5/8" CAPPED IRON ROD SET	
65	5/8" CAPPED IRON ROD SET	
66	5/8" IRON ROD FOUND	
67	5/8" IRON ROD FOUND	
68	5/8" IRON ROD FOUND	
69	5/8" IRON ROD FOUND	
70	5/8" IRON ROD FOUND	
71	5/8" IRON ROD FOUND	
72	5/8" IRON ROD FOUND	
78	5/8" CAPPED IRON ROD SET	
79	5/8" CAPPED IRON ROD SET	30' OFFSET
80	5/8" CAPPED IRON ROD SET	
100	X MARK SET IN CONCRETE	S21°01'W 40.3' TO WORK 20
101	X MARK SET IN CONCRETE	
102	MAG NAIL SET	
103	MAG NAIL SET	
104	MAG NAIL SET	

PARCEL LINE DATA

SEGMENT	DIRECTION	LENGTH
L1	N89°15'45"E	2228.38'
L2	S20°59'35"W	288.16'
L3	S24°00'45"E	129.54'
L4	S68°58'39"E	1481.58'
L5	S21°01'21"W	697.35'
L6	N68°14'08"W	75.13'
L7	N68°58'39"W	231.18'
L8	S21°00'56"W	154.94'
L9	S68°59'06"E	35.52'
L10	S21°00'57"W	54.53'
L11	N68°57'42"W	112.96'
L12	N21°00'55"E	42.44'
L13	S68°59'01"E	21.44'
L14	N21°00'57"E	179.25'
L15	N68°58'22"W	291.63'
L16	N21°01'15"E	398.29'
L17	N68°58'55"W	3.79'
L18	N21°00'55"E	252.28'
L19	S68°59'04"E	24.81'
L20	N21°00'55"E	133.08'
L21	N68°57'46"W	391.00'
L22	S21°01'18"W	103.70'
L23	S68°58'25"E	36.50'
L24	S21°01'52"W	58.15'
L25	S68°57'59"E	9.82'
L26	S21°00'55"W	237.96'

PARCEL LINE DATA

SEGMENT	DIRECTION	LENGTH
L27	N68°59'04"W	19.95'
L28	S21°00'56"W	370.00'
L29	N68°58'09"W	196.26'
L30	S21°01'33"W	196.32'
L31	S68°58'22"E	25.65'
L32	S22°44'34"E	6.39'
L33	S21°01'42"W	34.51'
L34	N68°57'40"W	130.04'
L35	N21°01'40"E	38.76'
L36	N68°00'28"E	14.11'
L37	S69°01'15"E	30.01'
L38	N21°00'52"E	159.20'
L39	N68°59'11"W	226.54'
L40	N13°05'14"E	44.12'
L41	N20°58'17"E	191.89'
L42	S69°01'49"E	279.79'
L43	N21°01'52"E	634.74'
L44	N68°58'08"W	793.24'
L45	S20°58'17"W	180.38'
L46	N68°59'27"W	66.49'
L47	S20°49'31"W	28.45'
L48	N68°58'08"W	220.37'
L49	S57°49'05"W	143.37'
L50	S51°36'22"W	14.94'
L51	N29°34'34"W	63.58'
L52	N34°02'02"E	11.19'

PARCEL LINE DATA

SEGMENT	DIRECTION	LENGTH
L53	S29°34'34"E	68.52'
L54	N68°57'43"W	391.95'
L55	S71°34'15"W	46.30'
L56	S21°03'35"W	213.28'
L57	S60°21'57"E	79.88'
L58	S46°59'51"E	149.90'
L59	S59°10'25"W	112.99'
L60	S21°01'50"W	524.41'
L61	N69°01'29"W	154.54'
L62	N21°00'56"E	148.05'
L63	S68°55'46"E	168.84'
L64	S21°00'56"W	132.87'
L65	N20°57'13"E	222.90'
L66	N65°54'56"W	91.00'

PARCEL CURVE DATA

SEGMENT	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C1	74.21'	242.01'	S12°14'26"W 73.92'
C2	10.27'	24.50'	N74°13'39"W 10.20'
C3	228.93'	298.50'	S71°48'29"W 223.36'
C4	225.36'	196.00'	S78°07'23"W 213.15'
C5	21.60'	13.75'	S65°01'06"W 19.45'
C6	23.56'	15.00'	N23°56'51"W 21.21'
C7	191.02'	1162.14'	N70°53'01"W 150.91'
C8	263.02'	289.48'	S84°04'39"W 254.07'
C9	58.37'	488.48'	N31°46'24"W 56.34'
C10	202.96'	451.09'	N50°17'49"W 201.25'
C11	228.33'	360.00'	N47°44'46"W 224.52'
C12	37.94'	350.00'	S32°45'34"E 37.92'
C13	15.63'	11.00'	S19°39'11"E 14.35'
C14	23.43'	16.00'	S62°57'32"W 21.39'

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA R.S. 33:5051 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

DATE OF SURVEY: 02/22/2021

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846

REGISTERED PROFESSIONAL LAND SURVEYOR

DGOWIN@DDGPC.COM



RESUBDIVISION

SECTION 47 T7S-R11E, ST. TAMMANY PARISH, LOUISIANA
FOR BROOKFIELD PROPERTIES



DUPLANTIS DESIGN GROUP, PC
SURVEY
16594 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 • Fax: 985.243.6190
1306 Carondelet Street Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com

REVISION BY

DRAWN BY

CHECKED BY

PROJECT NO.

FILE

SHEET

2-2

RESUBDIVISION STAFF ANALYSIS REPORT

(As of July 5, 2022)

Meeting Date: July 12, 2022

CASE FILE NO: 2022-2955-MRP

NAME OF SUBDIVISION: Alpha Industrial Park, Phase 2A & 2B

LOTS BEING DIVIDED: Lots 3A, 4A, 6A, 7A, 8A, 9A, 10A & 11A into Lot 3A1

SECTION: 19

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 12 East

PROPERTY LOCATION: The property is located on the southeast corner of LA Highway 59 & Alpha Boulevard, Mandeville, Louisiana.

ZONING: I-2 Industrial District

PROPERTY OWNER: Alpha 59, LLC

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create to create one (1) lot 3A1. 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. Under Reference Survey add Map File #4960
2. 22 foot access shown on Final Plat. Add to the survey or provide verification that the access has been removed.

1

2

3

4

5

SOUTH LN

3

6

9

SOLAR CT

WEST CT

MARION LN

1A

T7 - R12E

2A

23A

22A

21A

20A

19

19A

18A

17A

16A

15A

ALPHA BLVD

3A

6A

7A

8A

9A

10A

11A

12A

13A

14A

4A

8A

5A

59

2A

CALCO

GISELLE

FRIER

STRAIN RD

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.

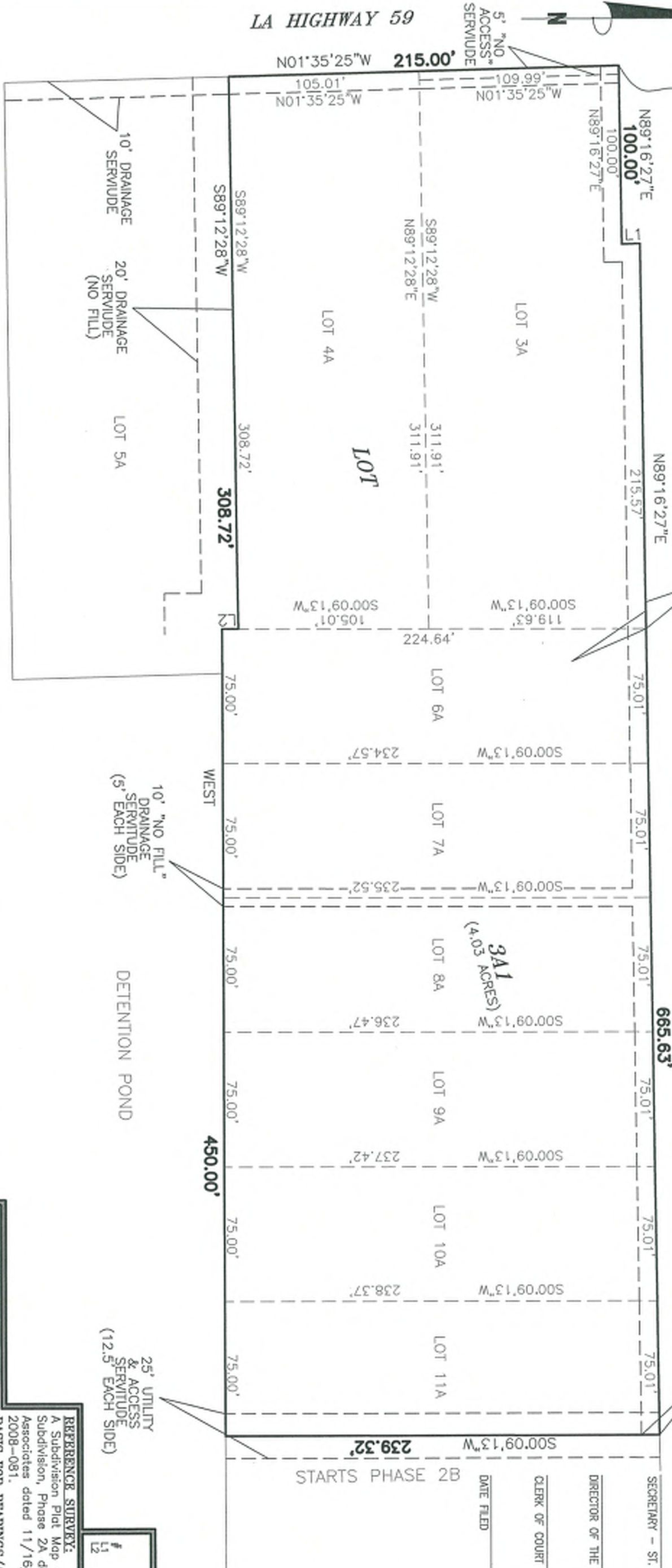
ALPHA BOULEVARD

P.O.B.

15' UTILITY
SERVITUDE

10' UTILITY
SERVITUDE

LA HIGHWAY 59



STARTS PHASE 2B

LINE TABLE		
#	LENGTH	BEARING
11	10.00'	N01°35'04"W
12	8.98'	N00°08'13"E

REFERENCE SURVEY:

A Subdivision Plat Map of Alpha Industrial Park Subdivision, Phase 2A done by John E. Bonneau & Associates dated 11/16/2010, having Survey No. 2008-081.

BASIS FOR BEARINGS/ANGLES:

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

BUILDING SETBACKS

FRONT:
SIDE:
SIDE STREET:
REAR:

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.

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

A RESUBDIVISION MAP OF

LOTS 3A, 4A, 6A, 7A, 8A, 9A, 10A, & 11A, & 3A1, into
ALPHA INDUSTRIAL PARK SUBDIVISION, PHASE 2A

LOTS 3A1, into
ALPHA INDUSTRIAL PARK SUBDIVISION, PHASE 2A

Section 19, Township-7-South, Range-12-East

St. Tammany Parish, Louisiana

for
SIEVERDING CONSTRUCTION, INC.

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.lowengineers.com
e-mail: MandevilleTeam@lowengineers.com

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstrack 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. 2423
PROFESSIONAL
Surveyor
Professional Land Surveyor
Registration No. 4423

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of July 5, 2022)

Meeting Date: July 12, 2022

CASE FILE NO: 2022-2956-MRP

NAME OF SUBDIVISION: Alpha Industrial Park Ph 2A

LOTS BEING DIVIDED: Lots 15A, 16A, 17A PH 2B & 18A PH 2A Into Lot 17A1 Ph 2B & 18A1 Ph 2A

SECTION: 19

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 12 East

PROPERTY LOCATION: The property is located on the southeast corner of LA Highway 59 & Alpha Boulevard, Mandeville, Louisiana.

ZONING: I-2 Industrial District

PROPERTY OWNER: Alpha 59, LLC

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create two (2) lots 17A1 & 18A-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.

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

1. Under Reference Survey add Map File #4960

1

2

3

4

5

SOUTH LN

3

6

9

SOLAR CT

WEST CT

MARION LN

T7 - R11E

24

1A

T7 - R12E

2A

23A

19

22A

21A

20A

19A

18A

17A

16A

15A

ALPHA BLVD

3A

6A

7A

8A

9A

10A

11A

12A

13A

14A

4A

5A

8A

59

2A

CALCO

GISELLE

FRIER

STRAIN RD

I-2 ZONING DEVELOPED

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.

P.O.B.

P.O.B.

10' (NO FILL)
DRAINAGE
SERVITUDE

N89°10'46"E
90.38'

N89°10'46"E
209.66'

75.01'

75.01'

75.01'

75.01'

75.01'



LOT 23A

LOT 22A

LOT 21A

LOT 20A

LOT 19A

N00°09'13"E 234.53'

LOT 18A
(0.49 ACRES)
18A1

LOT 17A
(1.13 ACRES)
17A1

LOT 16A

LOT 15A

STARTS PHASE 2A
S00°09'13"W 234.65'
234.69'

STARTS PHASE 2B
S00°09'13"W 234.65'
234.69'

E 121°16'00" 234.69'

S00°09'13"W 234.78'

S00°09'13"W 234.90'

S00°04'14"W 235.02'

EDGE OF PHASE 2B

75.01'

75.01'

75.01'

75.01'

75.01'

75.01'

75.01'

75.01'

75.01'

75.01'

75.01'

75.01'

75.01'

90.38'

S89°16'27"W

S89°16'27"W

210.00'

10' UTILITY
SERVITUDE

ALPHA BOULEVARD

I-2 ZONING UNDEVELOPED

REFERENCE SURVEY:

A Subdivision Plat Map of Alpha Industrial Park
Subdivision, Phase 2A & 2B done by John E.
Bonneau & Associates dated 11/16/2010 &
02/10/2012, having Survey No. 2008-081 &
2008-081C.

BASIS FOR BEARINGS/ANGLES:

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

BUILDING SETBACKS

FRONT:
SIDE:
SIDE STREET:
REAR:

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.

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

A RESUBDIVISION MAP OF

LOTS 15A, 16A 17A, PHASE 2B & 18A, PHASE 2A,
ALPHA INDUSTRIAL PARK SUBDIVISION

LOTS 17A1, PHASE 2B & 18A1, PHASE 2A,
ALPHA INDUSTRIAL PARK SUBDIVISION

situated in

Section 19, Township-7-South, Range-12-East

St. Tammany Parish, Louisiana

for
SIEVERDING CONSTRUCTION, INC.

LOWE
ENGINEERS

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

NOTE: 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 herein 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
Surveyor
Professional Land Surveyor
Registration No. 4423

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PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of July 5, 2022)

CASE NO.: 2022-2903-PP

SUBDIVISION NAME: Maison du Village

DEVELOPER: MidSouth Developers, LLC
2160 E. Gause Boulevard; Suite 100
Slidell, LA 70461

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.
1805 Shortcut Highway
Slidell, LA 70458

SECTION: 40 & 37

WARD: 9

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 11

RANGE: 13 East

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

GENERAL LOCATION: The property is located west of LA Highway 433, south of US Highway 190, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 39.22 Acres

NUMBER OF LOTS: 85 Lots

AVERAGE LOT SIZE: 70' x 125'

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: February 2, 2006

STAFF COMMENTARY:

Department of Planning and Development

The engineer of record for this project requested that this case be postponed on June 24, 2022. Staff has no objections to the requested postponement. This case was previously postponed at the June 14, 2022 meeting.

INDIAN HILLS DR
INDIAN HILLS LOOP

T8 - R13E

40

DIXIE RANCH RD
FENNER RD

HAMPTON CT

WINDSOR CT

T8 - R14E

WASHTON CT
VICTORIA WAY
E ASHTON CT

TRACEY LN
TWINS LN

TAMMANY TRACE

DUCRE RD

SYLVER RD

JOSEPH RD

DOVE ST
DOVEST
DOVEST
DOVEST

LARK ST

GROUSE ST

T9 - R13E

37

TIMBER RIDGE DR

39

433

ELKS RD

CRANE ST

T9 - R14E

BLUEBIRD ST

PELICAN ST

ROBIN ST

40

ORIOLE ST

MALLARD ST

QUAIL ST

TEAL ST

JAY ST

SNIPE ST

38

39