

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, AUGUST 9, 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, August 9, 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 JULY 12, 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. 2022-2964-MSP

A minor subdivision of Lot C-1 into lots C-1-A & C-1-B

Owners & Representatives: Jared Plaia & Samantha Plaia

Parish Council District Representative: Hon. Mike M. Smith

General Location: The parcel is located at the southeast corner of Crowe's Landing Road & Military Road, Pearl River, Louisiana. Ward 8, District 9

3. 2022-2969-MSP

A minor subdivision of Parcel A into Parcels A-1 & A-2

Owners & Representatives: Michael P. Wisner, Kimberly Wisner, Shelley L. Speed

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the northwest side of Frank Gilbert Lane, west of Fish Hatchery Road, Lacombe, Louisiana. Ward 7, District 7

4. 2022-2974-MSP

A minor subdivision of a 10.116 acres into Parcels 1, 2, 3, 4 & 5

Owners & Representatives: Anthony McGee, Anthony McGee Jr., Amanda McGee, Leonard McGee, Julius W. McGee Jr., Shirley Davis, Betty Profit, Francina McGee

Parish Council District Representative: Hon. Martha J. Cazaubon

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

5. 2022-2979-MSP

A minor subdivision of Lot C-1 into Lots C-1A & C-1B

Owners & Representatives: Sydel Wischan, Paris Hebert, Marcel Hebert Morales

Parish Council District Representative: Hon. Kirk Drumm

General Location: The parcel is located on the north side of US Highway 190, west of Brier Lake Drive, Lacombe, Louisiana. Ward 7, District 11

6. 2022-2981-MSP

A minor subdivision of Parcel A, 2.47 acres & 6.38 acres into Parcels A-1 & A-2

Owners & Representatives: Belinda Bourgeois, Lauren Donaldson, Paul Donaldson

Parish Council District Representative: Hon. Martha J. Cazaubon

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

7. 2022-2982-MSP

A minor subdivision of Lots E-1 & E-2 into Lots E-1-A, E-2-A & E-2-B

Owners & Representatives: Elaine Fuller

Parish Council District Representative: Hon. Mike M. Smith

General Location: The parcel is located on the east side of River Drive, north of Davis Landing Road, Slidell, Louisiana. Ward 8, District 9

8. 2022-2984-MSP

A minor subdivision of Parcels 7A1-AD1 and 7A1-AB1 into Parcels 8A, 8B, 8C, 8D, and Ochsner Boulevard Extension

Owners & Representatives: All State Financial Company - Josh Wainer and BGWL, LLC - Don McMath

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the west side of Ochsner Boulevard, west of LA Highway 21, Covington, Louisiana. Ward 1, District 1

9. 2022-2987-MSP

A minor subdivision of Parcel A into Parcels A-1 & A-2

Owners & Representatives: Mass P. Blackwell III

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the east side of LA Highway 41, north of Howard Oberry Road, Pearl River, Louisiana. Ward 6, District 6

10. 2022-2988-MSP

Resubdivision of a 11.035 acres into Tracts A, B, C, D & E

Owner & Representative: August Maurer, Charles Maurer, Venora M. Galatas

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

Parish Council District Representatives: Hon. Jerry Binder & Hon Thomas J. "T.J." Smith

General Location: The property is located on the north side of Sloat Road, on the east and west sides of Vincent Street, on the east side of West Avenue and on the south side of Martin Road, Slidell, Louisiana. Ward 9, Districts 12 & 14

11. 2022-2993-MSP

A minor subdivision of 22 acres into Parcels A & B

Owners & Representatives: Dennis A. Raquet

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located at the end of Robert Bush Road and on the north side of Gina Denny Lane, Abita Springs, Louisiana. Ward 10, District 6

12. 2022-2999-MSP

A minor subdivision of Parcels 1 & 3 into Parcels 1A, 1B, 3A & 3B

Owners & Representatives: Kevin Dendinger, Kendall Dendinger, Gwen Penny, Charles Penny, Victoria Lawche, Frederick Lawshe, Jr., John Newbold & Wanda Newbold

Parish Council District Representative: Hon. Kirk Drumm

General Location: The parcels are located at the end of Dendinger Road, west of LA Highway 434, Lacombe, Louisiana. Ward 6, District 11

RESUBDIVISION REVIEW**13. 2022-2939-MRP**

Resubdivision of Lots 21 & 22 into Lot 21A, Magnolia Trace

Owner & Representative: Judy S. Vogel and Shannon M. Duplantis

Surveyor: J.V. Burkes & Associates Inc.

Parish Council District Representative: Hon. Mike M. Smith

General Location: The property is located on the east side of Taylor Drive, south of Michelle Court, Pearl River, Louisiana. Ward 8, District 9

14. 2022-2954-MRP

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

POSTPONED AT THE JULY 12, 2022 MEETING

15. 2022-2972-MRP

Resubdivision of Lot 39-D Northpark Phase II & Lot 132 Northpark Phase III Section 1-B into Lot 39-D1 Northpark Phase II

Owner & Representative: JSB Northpark Lot 132 LLC - John S. Bowers III

Surveyor: John G. Cummings & Associates

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

General Location: The property is located on the south side of Park Place and on the northwest side of Northpark Boulevard, Covington, Louisiana. Ward 3, District 5

16. 2022-2980-MRP

Resubdivision of Lots 20, 21, & 22 into Lots 20-A & 22-A, Oak Hill Estates, Phase 2

Owner & Representative: Jason P. Miller, David & Nicole Espey, Richard D. Kittok, Sr.

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located at the southwest corner of Rolling Hills Boulevard, west of Willie Road, Folsom, Louisiana. Ward 2, District 3

TENTATIVE SUBDIVISION REVIEW**17. 2022-2983-TP**

Nature Walk Subdivision

Developer: Covington Creek, LLC

Engineer: Geoff Wilson Engineering, LLC

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located west of 3rd Avenue, south of Helenbirg Road, north of Interstate-12, Covington, Louisiana. Ward 4, District 5

18. 2022-2985-TP

Money Hill Subdivision, Phase 8-C

Developer/Owner: Money Hill Plantation, LLC

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

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs,

PRELIMINARY SUBDIVISION REVIEW**19. 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 & AT THE JULY 12, 2022 MEETINGS

20. 2022-2986-PP

Money Hill Subdivision, Phase 8-C

Developer/Owner: Money Hill Plantation, LLC

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

Parish Council District Representative Hon. Cheryl Tanner

General Location: The property is located north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana. Ward 6, District 6

FINAL SUBDIVISION REVIEW**21. 2022-2992-FP**

River Club Subdivision, Phase 4-B

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, Covington, Louisiana. Ward 1, District 1

NEW BUSINESS**ADJOURNMENT**

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MINUTES
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

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

Absent: Crawford, Smail, Truxillo

Staff: Helen Lambert, Ross Liner, Carl Cleland, Theodore Reynolds

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION – Randolph

PLEDGE OF ALLEGIANCE – Willie

APPROVAL OF THE JUNE 14, 2022 MEETING MINUTES

Randolph moved to approve, second by Barcelona

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

Nay:

Abstain: McInnis

REQUEST FOR POSTPONEMENTS

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

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

Barcelona moved to postpone, second by Randolph

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

Nay: N/A

Abstain: N/A

8. 2022-2954-MRP

A Resubdivision 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

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

Barcelona moved to postpone, second by Randolph

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

Nay: N/A

Abstain: N/A

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

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

Randolph moved to postpone, second by Barcelona

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

Nay: N/A

Abstain: N/A

REVOCATION REVIEW**1. REV22-07-008 - POSTPONED**

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

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

Opposition: N/A

Willie moved to approve with an amendment for a 30' Right-of-Way, second by Ress

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

Nay: N/A

Abstain: N/A

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Tim Sanchez, Ed Lancaster

Opposition: N/A

Ress moved to approve with waivers, Barcelona to second

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

Nay: N/A

Abstain: N/A

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

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

Opposition: N/A

Barcelona moved to approve with waivers & the inclusion of a 35' driveway, Randolph to second.

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

Nay: N/A

Abstain: N/A

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

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

Opposition: N/A

Seeger moved to approve with waivers, Randolph to second

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

Nay: N/A

Abstain: N/A

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

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

McInnis moved to approve, second by Barcelona

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

Nay: N/A

Abstain: N/N

7. 2022-2954-MRP – POSTPONED

A resubdivision 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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Tim Sanchez, Ed Lancaster

Opposition: N/A

Barcelona moved to approve, Fitzmorris to second

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

Nay: Ress

Abstain: N/A

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Tim Sanchez, Ed Lancaster

Opposition: N/A

Fitzmorris moved to approve, second by Randolph

Yea: Willie, Doherty, Barcelona, Randolph, Ress, McInnis, Fitzmorris

Nay: Seeger

Abstain: N/A

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

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**

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Tim Sanchez, Ed Lancaster

Opposition: N/A

Barcelona moved to approve, Fitzmorris to second

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

Nay: Ress

Abstain: N/A

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Tim Sanchez, Ed Lancaster

Opposition: N/A

Fitzmorris moved to approve, second by Randolph

Yea: Willie, Doherty, Barcelona, Randolph, Ress, McInnis, Fitzmorris

Nay: Seeger

Abstain: N/A

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

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**

REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Postponed from July 5, 2002 meeting

Meeting Date: August 9, 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 is currently working with 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 finalized. Therefore, staff recommends that this item be postponed to the September 13, 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:LX.

(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

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

SCALE: 1" = 80'

DATE: 3-21-2022

NUMBER: 20734

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Meeting Date: August 9th, 2022

CASE NO.: 2022-2964-MSP

Owners & Representative: Jared Plaia & Samantha Plaia

ENGINEER/SURVEYOR: Lester Martin Jr. & Associates LLC

SECTION: 19

TOWNSHIP: 8 South

RANGE: 15 East

WARD: 8

PARISH COUNCIL DISTRICT: 9

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 southeast corner of Crowe's Landing Road & Military Road, Pearl River, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 1.14 acres

NUMBER OF LOTS/PARCELS: Lot C-1 into lots C-1-A & C-1-B

ZONING: A-3 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

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

- Lots C-1-A & C-1-B do not meet the minimum lot size of 1 acre, required as per Section 125.188 of the minor subdivision ordinance and requiring a waiver from the Planning Commission.

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

1. Amend the survey to show the original total acreage of the property: C-1 (1.14 acres).
2. As per 911 Communication District, the survey should be amended as follow: ~~Military Road AKA Highway 1090~~ **Highway 1090 AKA Military Road.**

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.



SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME AND 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.

REFERENCE BEARING:
THIS SURVEY IS BASED ON THE SURVEY LISTED FOR REFERENCE.

REFERENCE:
SURVEY OF PARCEL C-1, SECTION 19, T8S, R15E BY J.V. BURKES & ASSOCIATE, INC. DATED 10-02-2003.

PER FIRM: UNINCORPORATED ST. TAMMANY PARISH, 225205, 0430 D, DATED 04-21-1999, THIS PROPERTY IS IN ZONES A4, B & C AS GRAPHICALLY DEPICTED ON THIS RESUBDIVISION.

NOTE: THE POWER LINE AND FIRE HYDRANT FOUND ALONG THE MILITARY ROAD RIGHT OF WAY MAY INDICATE AN EASEMENT FOR UTILITIES. THE REFERENCE SURVEY DOES NOT SHOW AND EASEMENT.



APPROVALS:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

CLERK OF COURT

DATE

MAP FILE NUMBER



- = FIRE HYDRANT
- = POWER POLE
- = GUY ANCHOR
- = OVERHEAD LINE
- IRS = 1/2" REBAR SET
- IRF = 1/2" REBAR FOUND
- IPF = 1/2" PIPE FOUND



SURVEYOR'S CERTIFICATE
STATE OF LOUISIANA
PARISH OF ST. TAMMANY



I, LESTER H. MARTIN JR., PROFESSIONAL SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED, COMPUTED AND PLOTTED THE PROPERTY SHOWN HEREON LOCATED IN SECTION 19, T8S, R15E, ST. TAMMANY PARISH, LA. SURVEYED AT THE REQUEST OF SAMANTHA PLAIA.

WITNESS MY SIGNATURE ON JUNE 17, 2022.

Lester H. Martin Jr. P.L.S. #4758

RESUBDIVISION OF
LOT C-1, SEC. 19, T8S, R15E INTO
LOTS C-1-A & C-1-B
ST. TAMMANY PARISH, LA

DATE: 06-17-2022

SCALE: 1"=60'

DWG. BY: LMJ

LESTER MARTIN JR.

& Associates LLC

418 Hickory Drive
Slidell, Louisiana 70458

Cell & Text: (985) 285-9099 Fax: 1 (208) 279-0935
E-mail: LMJSurveyor@gmail.com

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Meeting Date: August 9th, 2022

CASE NO.: 2022-2969-MSP

Owners & Representative: Michael P. Wisner II, Kimberly Wisner, Shelley L. Speed

ENGINEER/SURVEYOR: Lester Martin Jr. & Associates LLC

SECTION: 13

TOWNSHIP: 8 South

RANGE: 12 East

WARD: 7

PARISH COUNCIL DISTRICT: 7

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 northwest side of Frank Gilbert Lane, west of Fish Hatchery Road, Lacombe, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 10.41 acres

NUMBER OF LOTS/PARCELS: Parcel A into Parcels A-1 & A-2

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

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

- Parcel A-1 is proposed to be created as a Flag lot and located below the Urban Growth Boundary line, requiring a waiver from the Planning Commission.
- The parent property to be subdivided totals less than 25 acres in size and only the 2 acre residual parcel being created has been surveyed, requiring a waiver of the regulations by the Planning Commission, since the site is located south of the Urban Growth Boundary Line.

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

1. Provide instrument number for 20 foot servitude of passage in favor of Parcel A-1.
2. According to the originally approved survey, the current 10.41 acre parcel/Parcel A includes the portion of the property identified as "Not a Part". If the portion of the property identified as "Not a Part" was sold, the survey should be amended to reflect the removal of the portion of the parcel from the 10 acre/Parcels A-1 & A-2.

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.



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

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME AND 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.

REFERENCE BEARING:

THIS SURVEY IS BASED ON THE SURVEY LISTED FOR REFERENCE.

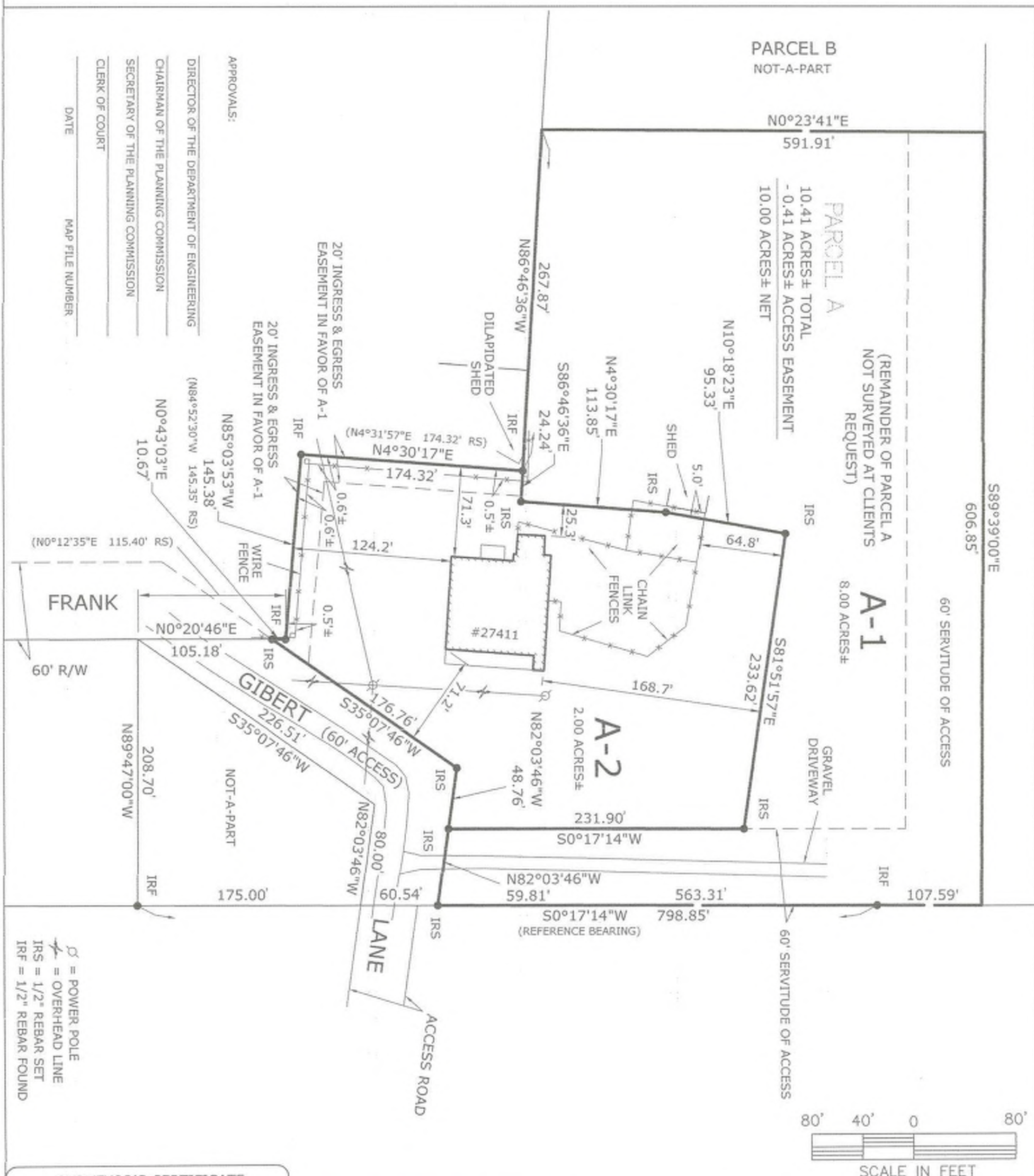
REFERENCE:

SURVEY OF PARCELS A & B IN PART OF SECTION 13, TOWNSHIP 8 SOUTH, RANGE 12 EAST BY JOHN E. BONNEAU & ASSOCIATES, INC. DATED 01-08-1997 REV. 01-23-1997.

PER FIRM: UNINCORPORATED ST. TAMMANY PARISH, 2252059, 0380 C, DATED 04-02-1991 THIS PROPERTY IS IN ZONE C, EL. N/A.

NOTE: THE 60' SERVITUDE OF ACCESS WAS SHOWN ON THE SURVEY LISTED FOR REFERENCE.

THE 20' INGRESS & EGRESS EASEMENT IN FAVOR OF PARCEL A-1 IS WHAT MY CLIENT WANTS AS PART OF THIS RESUBDIVISION.



**SURVEYOR'S CERTIFICATE
STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

I, LESTER H. MARTIN JR., PROFESSIONAL LAND SURVEYOR
DOES HEREBY CERTIFY THAT I HAVE SURVEYED, COMPUTED
AND PLOTTED THE PROPERTY SHOWN HEREON LOCATED IN
SECTION 13, T8S, R15E. SURVEYED AT THE REQUEST OF
MICHAEL WISNER.

WITNESS MY SIGNATURE ON JUNE 22, 2022

Lester H. Martin Jr., P.L.S. #4758



**MINOR SUBDIVISION OF
PARCEL A
IN PART OF SECTION 13
T 8 S - R 12 E, INTO
PARCELS A-1 & A-2
ST. TAMMANY PARISH,
LOUISIANA**

DATE: 06-22-2022

REV:

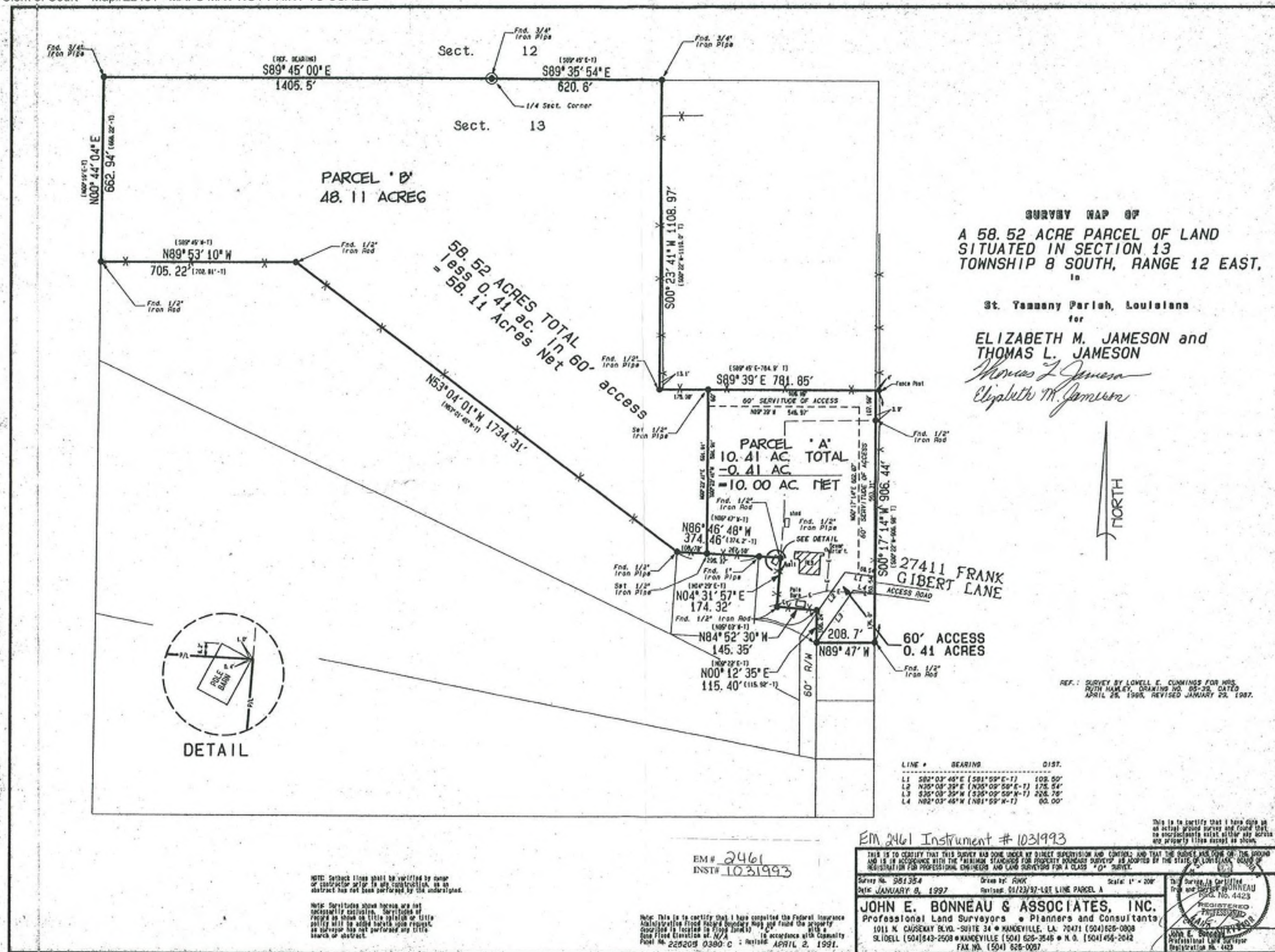
REV:

SCALE: 1"=80'

DWG. BY: LMJ

**LESTER MARTIN JR.
& ASSOCIATES, L.L.C.**

418 Hickory Drive
Slidell, Louisiana 70458
Cell & Text: (985) 285-9099
Fax: 1 (208) 279-0935
E-mail: LMJSurveyor@gmail.com



MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Meeting Date: August 9th, 2022

CASE NO.: 2022-2974-MSP

Owners & Representative: Anthony McGee, Anthony McGee Jr., Amanda McGee, Leonard McGee, Julius W. McGee Jr., Shirley Davis, Betty Profit, Francina McGee

ENGINEER/SURVEYOR: John G Cummings & Associates

SECTION: 8

TOWNSHIP: 5 South

RANGE: 10 East

WARD: 2

PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The parcel is located on the west side of Anthony Road, south of Buck Anthony Road, Folsom, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 10.116 Acres

NUMBER OF LOTS/PARCELS: 10.116 acres into Parcels 1, 2, 3, 4 & 5

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (5) five lots from 10.116 acres. The minor subdivision request requires a public hearing due to:

- The property is proposed to be subdivided into 5 lots, and Parcels 2, 3 & 4 are proposed to be accessed from a 35 foot access drive.
- Requesting a waiver to construct the 35' access servitude and the required drainage prior to building permit being issued on Parcels 3 & 4 instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PARCELS 3 & 4 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. Amend the survey as follow: A minor subdivision of a **10.116 acre** parcel into parcels 1, 2, 3, 4 & 5.
2. Identify the parcels directly abutting the 10.116 acre to the north and abutting Buck Anthony Road to the south as "Not A Part".

3. Provide the recordation number for the existing 25 foot servitude from Buck Anthony Road. Inst # 1803315
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.

2022-2974-MSP

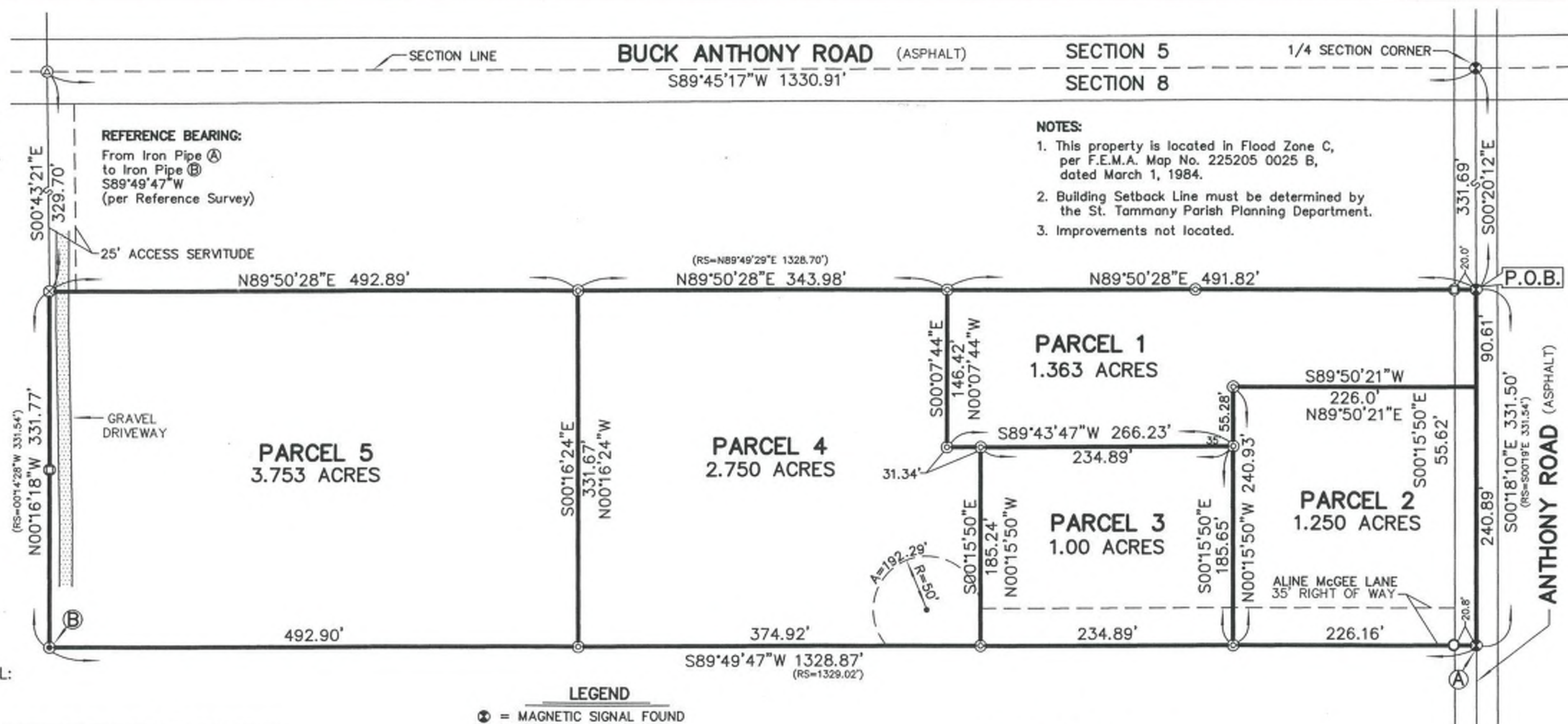
ANTHONY RD

BUCK ANTHONY RD

ALINE MCGEE LN

CAVARETTA LN

COTTON LN



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.

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

LEGEND

- ⊗ = MAGNETIC SIGNAL FOUND
- ⊙ = MAGNETIC NAIL FOUND
- = 2-1/2" IRON PIPE FOUND
- ⊕ = 1" IRON PIPE FOUND
- ⊗ = 60D NAIL FOUND
- ⊕ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.
2. Building Setback Line must be determined by the St. Tammany Parish Planning Department.
3. Improvements not located.

REFERENCE SURVEY:

Survey of the property for the Succession of Julis Wiley Magee, Sr. by Wayne R. Simkin, Surveyor, dated October 15, 2007, Job No. 07-79.

508 N. JEFFERSON AVE

John G. Cummings & Associates

Phone (985) 882-1549

COVINGTON, LA 70433

PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI

Fax (985) 882-9250

PLAT PREPARED FOR:

ANTHONY McGEE ET AL

SHOWING A SURVEY OF:

MINOR SUBDIVISION OF A PARCEL OF LAND INTO PARCELS 1, 2, 3, 4 & 5, LOCATED IN SECTION 8, TOWNSHIP 5 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'

DATE: 05/23/2022

JOB NO. 22068



MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Meeting Date: August 9th, 2022

CASE NO.: 2022-2979-MSP

Owners & Representative: Sydel Wischan, Paris Hebert, Marcel Hebert Morales

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 33

TOWNSHIP: 8 South

RANGE: 13 East

WARD: 7

PARISH COUNCIL DISTRICT: 11

TYPE OF DEVELOPMENT: X 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 north side of US Highway 190, west of Brier Lake Drive, Lacombe, Louisiana.

SURROUNDING LAND USES: Residential, Sewer Treatment Plant & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 10.65 Acres

NUMBER OF LOTS/PARCELS: Lot C-1 into Lots C-1A & C-1B

ZONING: A-3 Suburban & NC-4 Neighborhood Institutional Districts

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

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

- Lot C-1A is proposed to be accessed by a 20 private servitude of access, requiring approval from the Planning Commission.



U.S. Hwy. 190



Brier Lake Drive



LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6271 office (985) 898-0355 fax

MAP PREPARED FOR
Chaignaud Developers, Inc.

SCALE: 1" = 160'	DRANN BY: JWG
DATE: 6-1-2022	
Section 33, T-8-S, R-13-E, St. Tammany Parish, La.	
SURVEY NUMBER 20845	

A Minor Subdivision of Lot C-1 into Lots C-1A & C-1B, situated in Section 33, T-8-S, R-13-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CHAIRMAN PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

Reference:
1) A Survey Map by this Firm, Map File No. 5209A, File Date 9-23-2013, Clerk of Courts Office (Based Bearing)
2) A Survey Plot by Ivan M. Borgen, in Map File No. 5398B, Clerk of Courts Office
3) A Deed in Instrument No. 2316000, Clerk of Courts Office

Reference calls not shown

The P.O.B. is N89°33'W-1103.5' from the Section Corner common to Sections 27, 28, 33 & 34, T8S-R13E, St. Tammany Parish, Louisiana

LEGEND:
☒ = Fnd. 5/8" Iron Rod
☒ = Fnd. 1" Iron Pipe
☒ = Fnd. 1/2" Iron Rod
☒ = Set 1/2" Iron Rod

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

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

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

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

Bruce M. Butler III
 License No. 4894
 PROFESSIONAL LAND SURVEYOR
 BRUCE M. BUTLER III
 LA. PROFESSIONAL LAND SURVEYOR
 LIC. NO. 4894

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Meeting Date: August 9th, 2022

CASE NO.: 2022-2981-MSP

Owners & Representative: Belinda Bourgeois, Lauren Donaldson, Paul Donaldson

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 7

TOWNSHIP: 5 South

RANGE: 10 East

WARD: 2

PARISH COUNCIL DISTRICT: 3

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 west side of Lee Settlement Road, north of LA Highway 40, Folsom, Louisiana.

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 12.89 Acres

NUMBER OF LOTS/PARCELS: Parcel A, 2.47 acres & 6.38 acres into Parcels A1 & A2

ZONING: A-1A & A-1 Suburban Districts

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (2) two Parcels from Parcel A (4.04 acres), 2.47 acres & 6.38 acres. The minor subdivision request requires a public hearing due to:

- Parcel A1 does not meet the minimum lot width of 200 feet required under the A-1A Suburban Zoning District and requiring a waiver from the Planning Commission.
- Parcel A2 does not meet the minimum lot width of 300 feet required under the A-1 Suburban Zoning District and requiring a waiver from the Planning Commission.

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

1. Provide the Instrument number (CIN 985394) for the existing 20 right of way located on Parcel A2.

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.

2022-2981-MSP

DUDLEY RD

DORIS RD

LEE SETTLEMENT RD

FRANK PIERRE RD

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

Line Table:

L1=N87°59'13"W-129.07'

L2=N79°37'20"E-464.78'

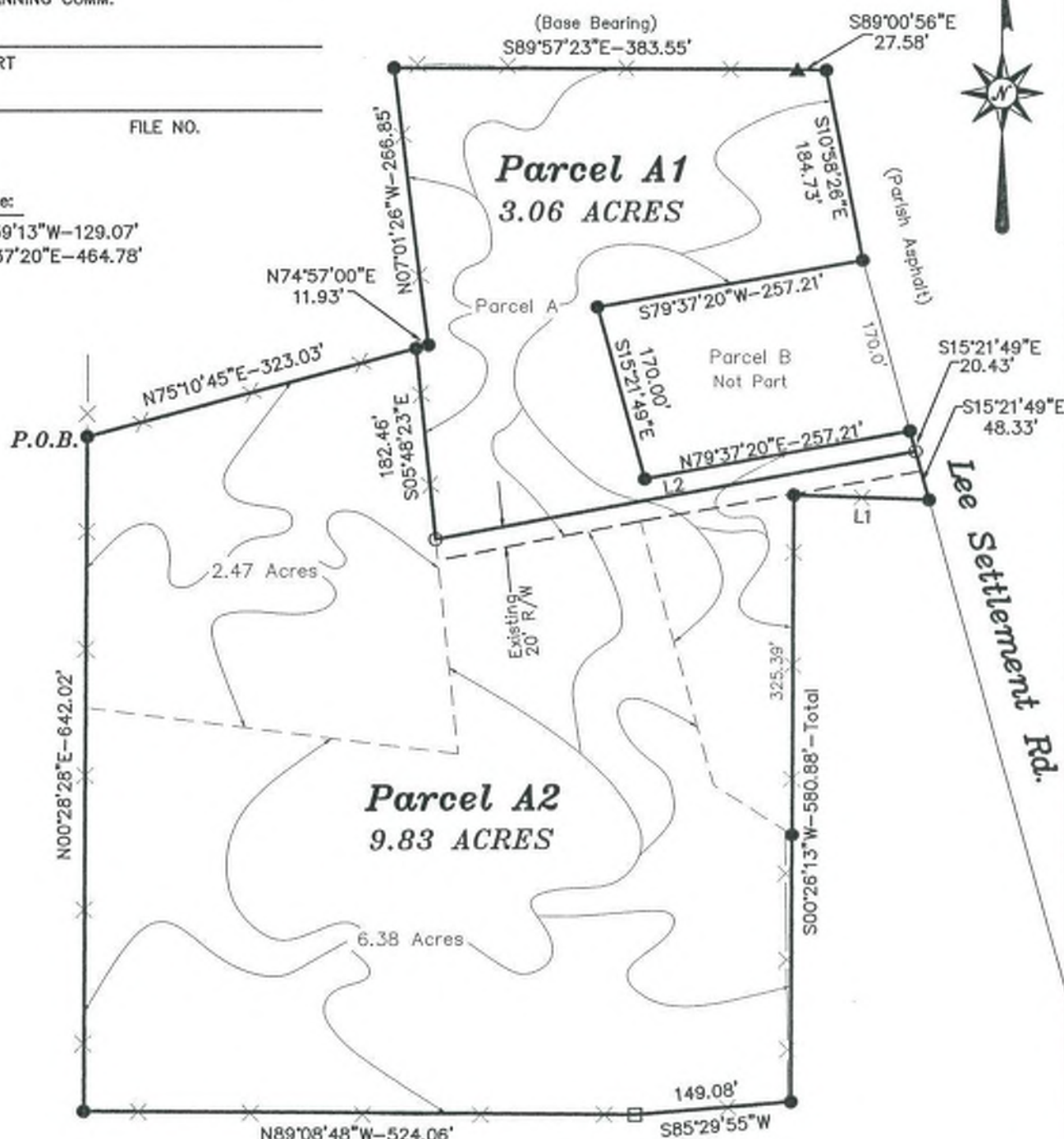
A Minor Subdivision of Parcel A (4.04 Acres) and a 2.47 & 6.38 Acre Parcel of Land, into Parcels A1 & A2, in Section 7, T-5-S, R-10-E, St. Tammany Parish, Louisiana

The P.O.B. is reported to be N89°50'W-1111.4'; S00°28'W-350.86' from the Center of Section 7, T-5-S, R-10-E, St. Tammany Parish, La.

Reference:

- 1) A Resub by this Firm, File Date 7-17-2012, File No. 5057F, Clerk of Courts Office (Base Bearings)
- 2) A Survey Map by Jeron Fitzmorris Dated 7-17-2007, #13253
- 3) A Survey Map by Jeron Fitzmorris Dated 10-18-1995, #6972

Reference calls not shown



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.

Improvements & Utilities not shown

LEGEND:

- = Fnd. 1/2" Iron Rod
- ▲ = Fnd. Mag Nail
- = Fnd. Fence Post
- = Set 1/2" Iron Rod
- X- = Fence

MAP PREPARED FOR **BELINDA G. BOURGEOIS, LAUREN S. & PAUL DONALDSON**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 7, T-5-S, R-10-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
(905) 842-6271 office (905) 848-0355 fax
landsurveyingllc@gmail.com

CERTIFIED CORRECT

Bruce M. Butler, III 7-6-2022
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE:

1" = 150'

DATE:

7-6-2022

NUMBER:

20860

Terr3/SecBourgeoisResub

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Meeting Date: August 9th, 2022

CASE NO.: 2022-2982-MSP

Owners & Representative: Elaine Fuller

ENGINEER/SURVEYOR: Randall W. Brown & Associates, INC

SECTION: 29

TOWNSHIP: 8 South

RANGE: 15 East

WARD: 8

PARISH COUNCIL DISTRICT: 9

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 east side of River Drive, north of Davis Landing Road, Slidell, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 8.604 Acres

NUMBER OF LOTS/PARCELS: Lots E-1 & E-2 into Lots E-1-A, E-2-A & E-2-B

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (3) three lots from lots E-1 & E-2. The minor subdivision request requires a public hearing due to:

- Lots E-1 & E-2 were previously part of a minor subdivision approved in September 2021 (2021-2541-MSA)

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

1. Extend the leaders lines to the northern property line of lot E-1 and to the southern lot line of lot E-2.

GREENERY CIR

NATURE DR

RUSTIC CIR

RIVER DR

LEAF CIR

DAVIS LANDING RD

TULIP DR

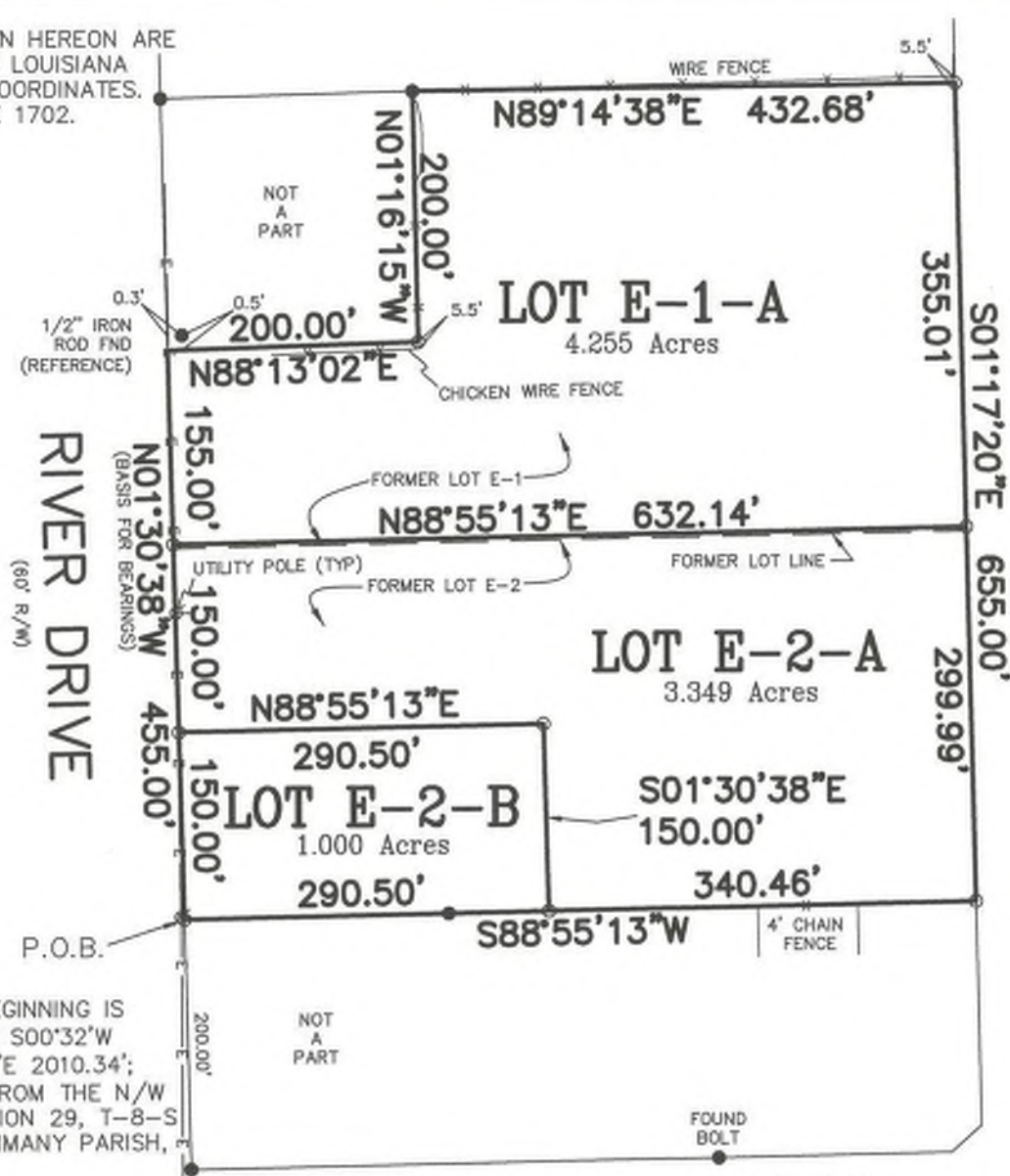
PEACH TREE DR

TROY DR

BRYAN DR

ROGER DR

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



POB NOTE:
THE POINT OF BEGINNING IS
REPORTED TO BE S00°32'W
2687.92'; S89°45'E 2010.34';
N00°01'W 230.1' FROM THE N/W
CORNER OF SECTION 29, T-8-S
R-15-E, ST. TAMMANY PARISH,
LOUISIANA

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

REFERENCE 1:
RESUB By Randall W. Brown & Assoc., INC.
Map File No.: 6043F
Date Filed: 9-21-2021

REFERENCE 2:
SURVEY BY MAN M. BORGES
Survey No.: 4035
Dated: 6-18-1975

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# 2252050430D Rev. 4-21-1999

NOTES:
-OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
DESIGN OR CONSTRUCTION BEGINS.
-IMPROVEMENTS SHOWN HEREON
WERE LOCATED ON OR BEFORE
JUNE 17, 2021.
-OLD SHED ON LOT E-2-A IS TO
BE MOVED OR RAZED.

APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

A Resubdivision of
LOTS E-1 & E-2
SECTION 29 * TOWNSHIP 8 SOUTH * RANGE 15 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS E-1-A, E-2-A, & E-2-B

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

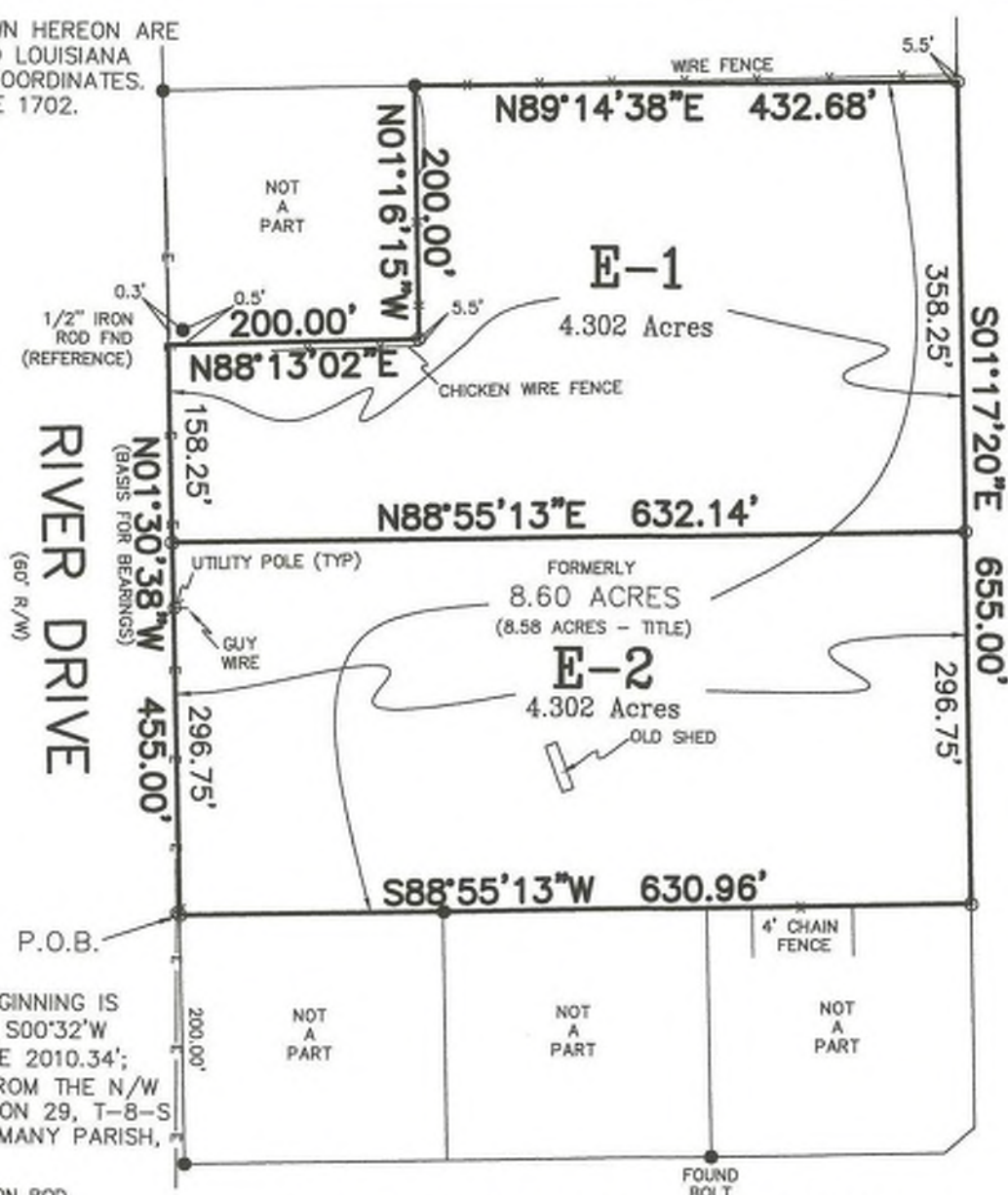
SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE
STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS C SURVEY.

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

**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: JULY 12, 2022
Survey No. 22377
Project No. (CR5) B21067.TXT
Scale: 1" = 150' ±
Drawn By: RJB
Revised:

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



NOTE:
THE POINT OF BEGINNING IS
REPORTED TO BE S00°32'W
2687.92'; S89°45'E 2010.34';
N00°01'W 230.1' FROM THE N/W
CORNER OF SECTION 29, T-8-S
R-15-E, ST. TAMMANY PARISH,
LOUISIANA

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

REFERENCE 1:
SURVEY BY RANDALL W. BROWN & ASSOC., INC.
Survey No.: 21067
Dated: 2-18-2021

REFERENCE 2:
SURVEY BY NAN M. BORGES
Survey No.: 4035
Dated: 6-18-1975

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# 2252050430D Rev. 4-21-1999

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

APPROVED:

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

Amy White
CLERK OF COURT
Amy White, Deputy Clerk

DATE FILED 09.21.2021

FILE NO. 6043F

A Minor Subdivision of
AN 8.6 ACRE PARCEL OF GROUND
SECTION 29 * TOWNSHIP 8 SOUTH * RANGE 15 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS E-1 & E-2

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

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

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

Date: JUNE 17, 2021
Survey No. 21396
Project No. (CR5) B21067.TXT

Scale: 1" = 150' ±
Drawn By: J.E.D.
Revised:

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Meeting Date: August 9th, 2022

CASE NO.: 2022-2984-MSP

Owners & Representative: All State Financial Company - Josh Wainer and BGWL, LLC - Don McMath

ENGINEER/SURVEYOR: Lowe Engineers

SECTION: 12

TOWNSHIP: 7 South

RANGE: 10 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)
_____ X OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The parcel is located on the west side of Ochsner Boulevard, west of LA Highway 21, Covington, Louisiana.

SURROUNDING LAND USES: Commercial

TOTAL ACRES IN DEVELOPMENT: 96.71 acres

NUMBER OF LOTS/PARCELS: Parcels 7A1-AD1 and 7A1-AB1 into Parcels 8A, 8B, 8C, 8D, and Ochsner Boulevard Extension

ZONING: PBC-1 Planned Business Campus & A-5 Two Family Residential Districts

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (4) Parcels from parcels 7A1-AD1 & 7A1-AB1. The minor subdivision request requires a public hearing due to:

- Parcels 7A1-AD1 & 7A1-AB1 were previously part of a minor subdivision approved in March 2020 (2020-1815-MSP)
- The property is proposed to be subdivided into 4 parcels accessed from W. Ochsner Blvd, which is currently under construction.
- The proposed name of the access depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name "W. OCHSNER BLVD" has been submitted and approved by St. Tammany Parish Communication District.
- Requesting a waiver to allow recordation of the plat before completion of the construction of W. Ochsner Blvd. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON THE PARCELS UNTIL THE DRAINAGE AND THE CONSTRUCTION OF W. OCHSNER BLVD HAS BEEN COMPLETED.

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

1. Remove Ochsner Boulevard Extension and replace with W. Ochsner Blvd.
2. The survey should read as follow: Minor subdivision of Parcels 7A1-AD1 and 7A1-AB1 into Parcels ~~8A, 8B, 8C, 8D~~, **7A1-AD1-1, 7A1-AD1-2, 7A1-AB1-1 & 7A1-AB1-2** and Ochsner Boulevard Extension.
3. Indicate on the survey Parcel 6 “Not a Part” & parcel 7A1-AD2 “Not a Part”.
4. Approval of the name of the access shown on the survey as W. Ochsner Blvd.

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.

BEAU ARBRE CT

LAKE PLACID DR

SHADY LAKE DR

HOLLY DR

EVERGREEN LOOP

SMAGNOLIA DR

PINE ST

BAY DR

CEDAR DR

JASMINE DR

PALM DR

OCHSNER BLVD

OCHSNER BLVD

N CORNICHE DU LAC

SCORNICHE DU LAC

CRATER LAKE DR

LAKE TAHOE DR

WATERCROSS PKWY

OCHSNER HWY 1077 CONNECTOR

BREWSTER RD

WICKFIELD DR

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.

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ALL RIGHTS RESERVED
LOWE ENGINEERS, LLC

BUILDING SETBACKS

FRONT: N/A
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

REFERENCE SURVEY:
A survey map by this firm dated January 20, 2020 and revised February 17, 2020 and March 10, 2020. Survey# 2018 428 and Map File# 5825C

BASES FOR BEARINGS:
The Reference Map.

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.

Survey No. 2019-428
Date: JULY 13, 2022

Drawn by: SPH/DNC Scale: 1" = 450'
Revised:

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
LICENSED PROFESSIONAL
SURVEYOR
Professional Land Surveyor

LINE#	BEARING	LENGTH	CURVE#	RADIUS	ARC	CHORD	CHORD BEARING	CHORD LENGTH
1	N89°22'29"W	20.43'						
2	S04°24'08"W	31.88'						
3	S89°58'43"W	40.00'						
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INTERSTATE 14

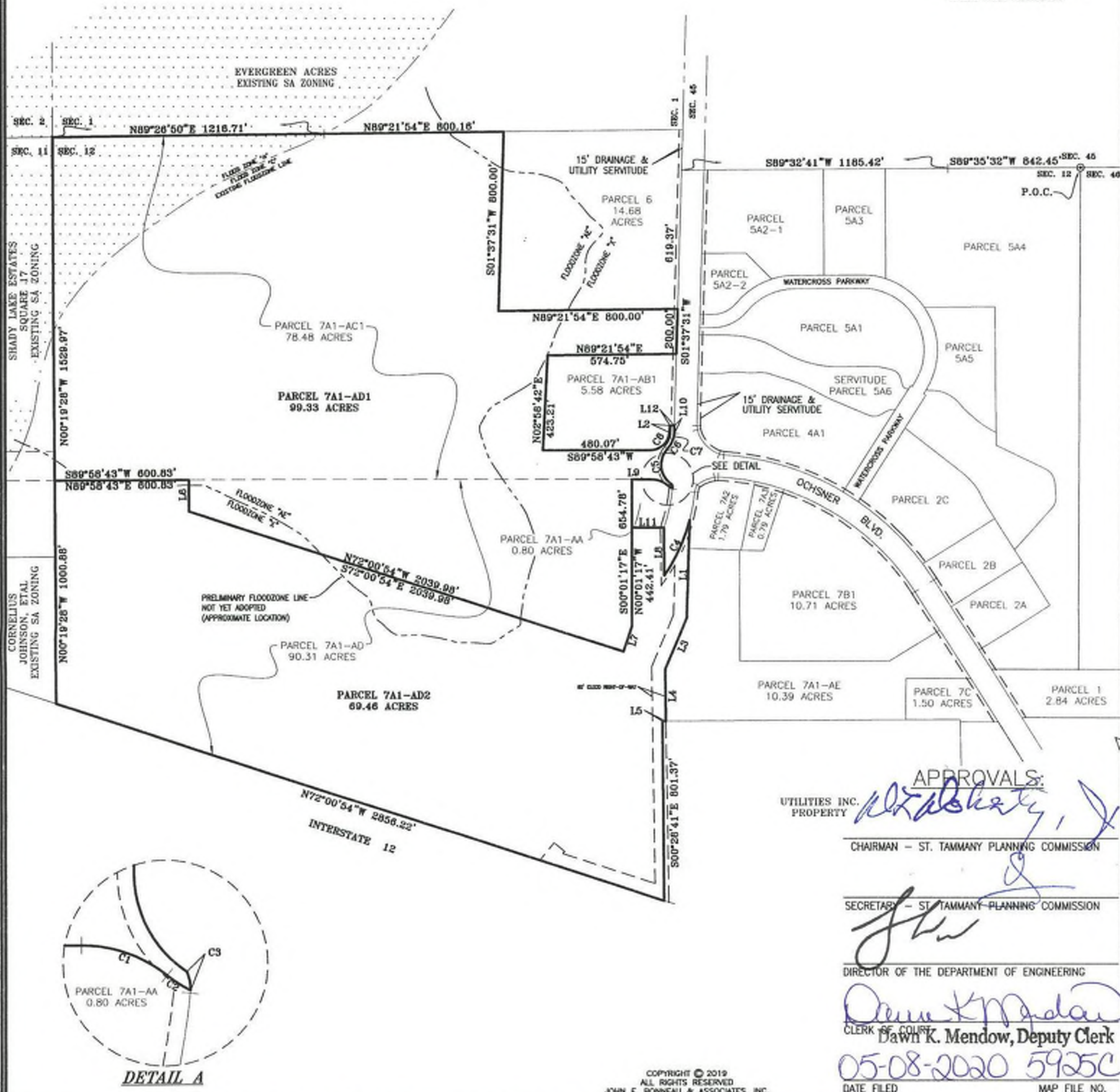
NUMBER	DIRECTION	DISTANCE
L1	S01°39'49"W	436.65'
L2	S04°24'08"W	31.68'
L3	S22°37'58"W	253.45'
L4	S00°59'57"E	232.38'
L5	S89°42'27"W	15.54'
L6	S00°23'11"E/N00°23'11"W	179.02'
L7	N18°50'18"E/S18°00'18"W	120.76'
L8	S00°28'41"E	214.87'
L9	S89°58'43"W	84.43'
L10	S01°37'31"W	36.50'
L11	S89°58'43"E	143.97'
L12	N00°32'33"W	20.43'



NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C1	S70°31'30"E	122.00'	83.63'	83.43'
C2	S56°59'58"E	119.23'	24.85'	
C3	S10°31'31"E	40.00'	17.22'	17.89'
C4	N24°31'11"E	800.00'	273.55'	272.18'
C5	S07°12'24"E	185.00'	181.48'	199.30'
C6	S31°04'07"W	135.00'	52.96'	52.62'
C7	S10°43'38"W	75.00'	23.83'	23.73'
C8	S47°11'26"W	85.00'	126.96'	115.48'



LOUISIANA STATE PLANE
COORDINATE SYSTEM (NAD 83)
BASIS FOR BEARINGS



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

REFERENCE SURVEY: A survey map by this firm with survey no. 2006 948 Q and map file no. 4972A.

BASIS FOR BEARINGS: The Reference 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) "A" & "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0210 C; Revised: OCTOBER 17, 1989

Survey No. 2019 428
Date: JANUARY 20, 2020

Drawn by: SPH Scale: N
Revised: 02/17/20(OFFICE); 03/10/20(OFFICE)

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

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

A MINOR SUBDIVISION MAP OF
PARCELS 7A1-AC1 & 7A1-AD
FORMERLY BEING A PART OF CASE NUMBER 2019-1519-MSP
SECTION 12, T-7-S, R-10-E
into

PARCELS 7A1-AD1 & 7A1-AD2
St. Tammany Parish, Louisiana

ALL STATE FINANCIAL COMPANY

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

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

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

This Survey is Certified
True and Correct By

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

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Meeting Date: August 9th, 2022

CASE NO.: 2022-2987-MSP

Owners & Representative: Mass P. Blackwell III

ENGINEER/SURVEYOR: Lester Martin Jr. & Associates, LLC

SECTION: 5

TOWNSHIP: 7 South

RANGE: 14 East

WARD: 6

PARISH COUNCIL DISTRICT: 6

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 on the east side of LA Highway 41, north of Howard Oberry Road, Pearl River, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 10 Acres

NUMBER OF LOTS/PARCELS: Parcel A into Parcels A-1 & A-2

ZONING: A-2 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

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

- Parcels A-1 & A-2 do not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District and requiring a waiver from the Planning Commission.

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

TOMMY JONES RD

BOGALUSA HWY

41

LOCK NO 1 RD

GLOVER RD

DALTON THOMAS RD

SILAS THOMAS RD

RUSS LN

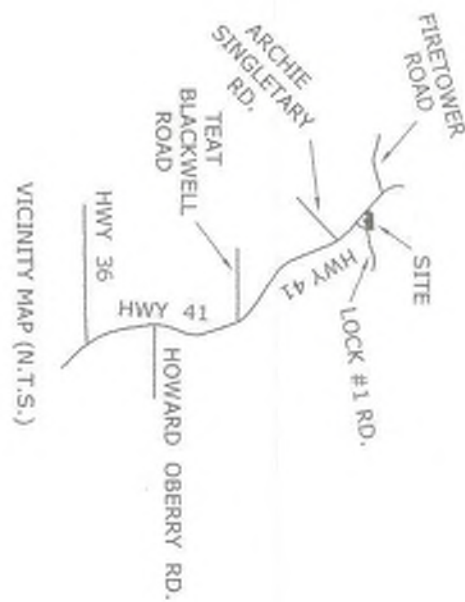
RUSS LN EXT

HARRY KERLEG RD

ARCHIE SINGLETARY RD

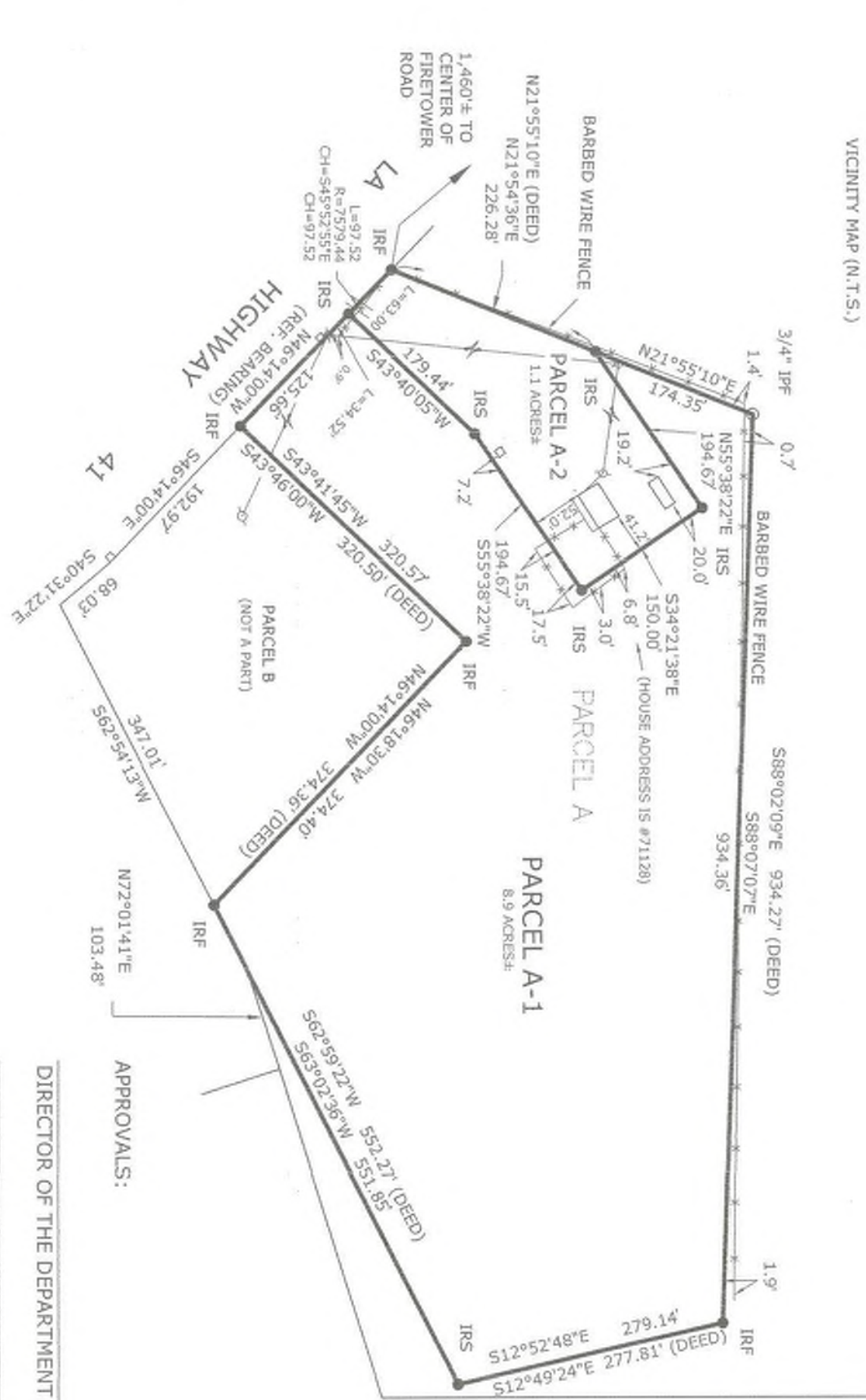
SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.
THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.
THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME AND 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.
REFERENCE BEARING:
THIS SURVEY IS BASED ON THE RESUBDIVISION LISTED FOR REFERENCE.

REFERENCE:
RESUBDIVISION CREATING PARCELS A & B BY JOHN G. CUMMINGS & ASSOCIATES DATED 05-14-2013 AND FILED AS MAP FILE# 51848.
PER FIRM UNINCORPORATED ST. TAMMANY PARISH, 225205 0300 C, DATED 10-17-1989 THIS PROPERTY IS ONE ZONE C, EL. N/A.



VICINITY MAP (N.T.S.)

- ◇ LADOT CONCRETE MONUMENT
- = POWER POLE
- = OVERHEAD LINE
- IRS = 1/2" REBAR SET
- IRF = 1/2" REBAR FOUND
- IPF = IRON PIPE FOUND



**SURVEYOR'S CERTIFICATE
STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

I, LESTER H. MARTIN JR., PROFESSIONAL LAND SURVEYOR
DOES HEREBY CERTIFY THAT I HAVE SURVEYED, COMPUTED
AND PLOTTED THE PROPERTY SHOWN HEREON LOCATED IN
SECTION 5, T7S, R14E, ST. TAMMANY PARISH, LA.
SURVEYED AT THE REQUEST OF MASS BLACKWELL III.

WITNESS MY SIGNATURE ON JULY 5, 2022

[Signature]
Lester H. Martin Jr., P.L.S. #4758



MINOR SUBDIVISION OF
PARCEL A INTO
PARCELS A-1 & A-2
IN SECTION 5 - T7S - R14E
ST. TAMMANY PARISH,
LOUISIANA

DATE: 07-05-2022
REV: SCALE: 1"=150'
REV: DWG. BY: LMJ

**LESTER MARTIN JR.
& ASSOCIATES, L.L.C.**

418 Hickory Drive
Slidell, Louisiana 70458
Cell & Text: (985) 285-9099
Fax: 1 (208) 279-0935
E-mail: LMJSurveyor@gmail.com

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Meeting Date: August 9th, 2022

CASE NO.: 2022-2988-MSP

Owners & Representative: August Maurer, Charles Maurer, Venora M. Galatas

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

SECTION: 9

TOWNSHIP: 9 South

RANGE: 14 East

WARD: 9

PARISH COUNCIL DISTRICT: 12 & 14

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

GENERAL LOCATION: The property is located on the north side of Sloat Road, on the east and west sides of Vincent Street, on the east side of West Avenue and on the south side of Martin Road, Slidell, Louisiana.

SURROUNDING LAND USES: Residential & Industrial

TOTAL ACRES IN DEVELOPMENT: 11.035 Acres

NUMBER OF LOTS/PARCELS: 11.035 acres into Tracts A, B, C, D & E

ZONING: A-3 Suburban & I-2 Industrial Districts

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

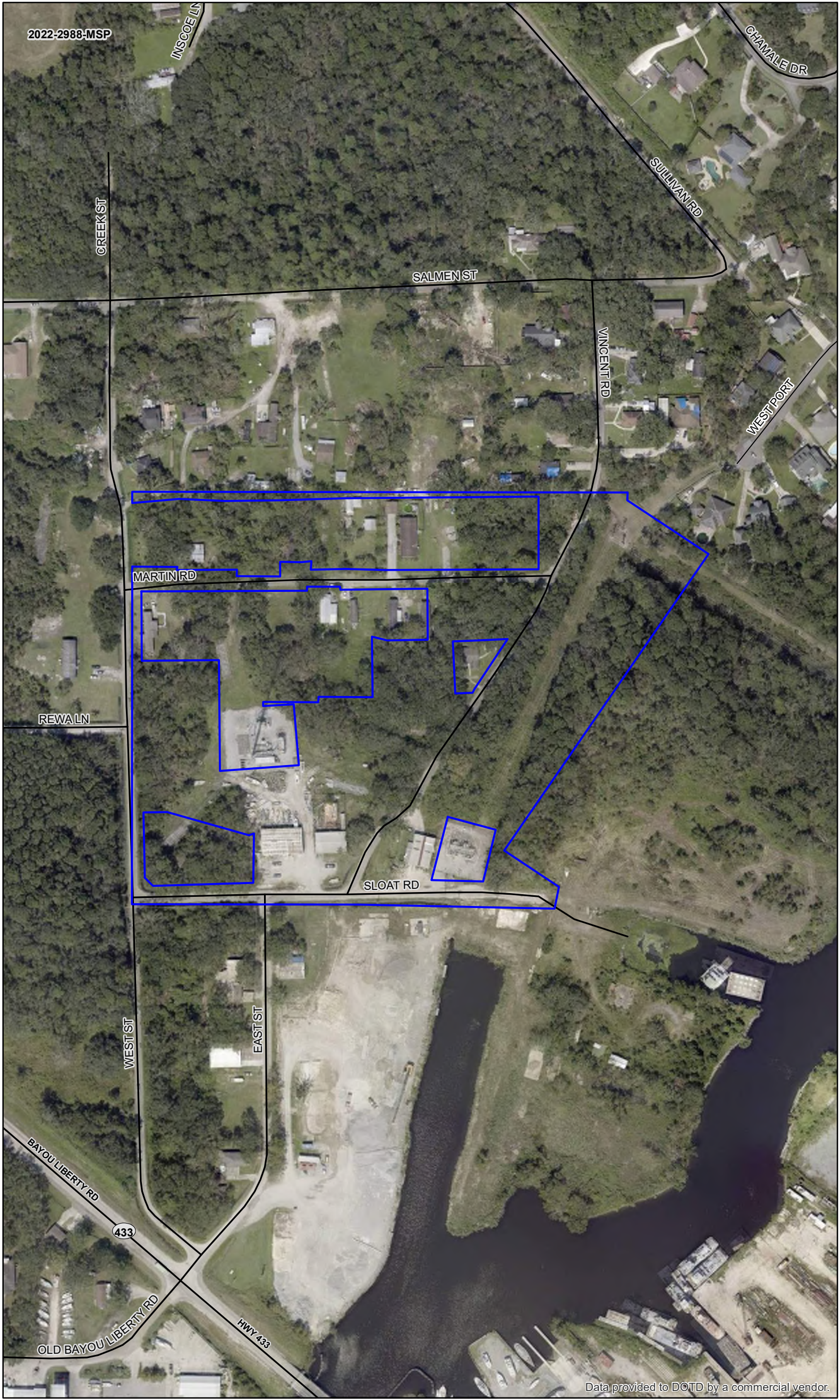
The applicant is requesting to create (4) four Tracts from 11.035 acres. The minor subdivision request requires a public hearing due to:

- Tract C does not meet the minimum lot size of 1 acre required as per Section 125.188 of the minor subdivision ordinance and requiring a waiver from the Planning Commission.
- Tract C does not meet the minimum lot width of 100 feet (due to the shape of the lot), required the A-3 Suburban District and requiring a waiver from the Planning Commission.

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

1. Survey shall be amended as follow: Vincent ~~Street~~ **Road.**

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.



GENERAL NOTES

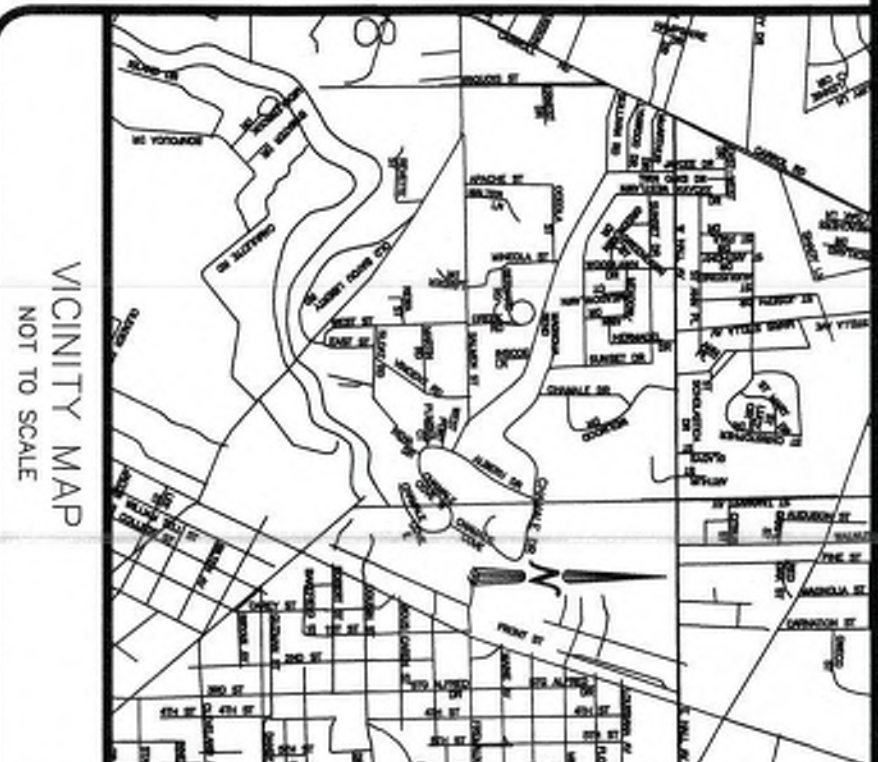
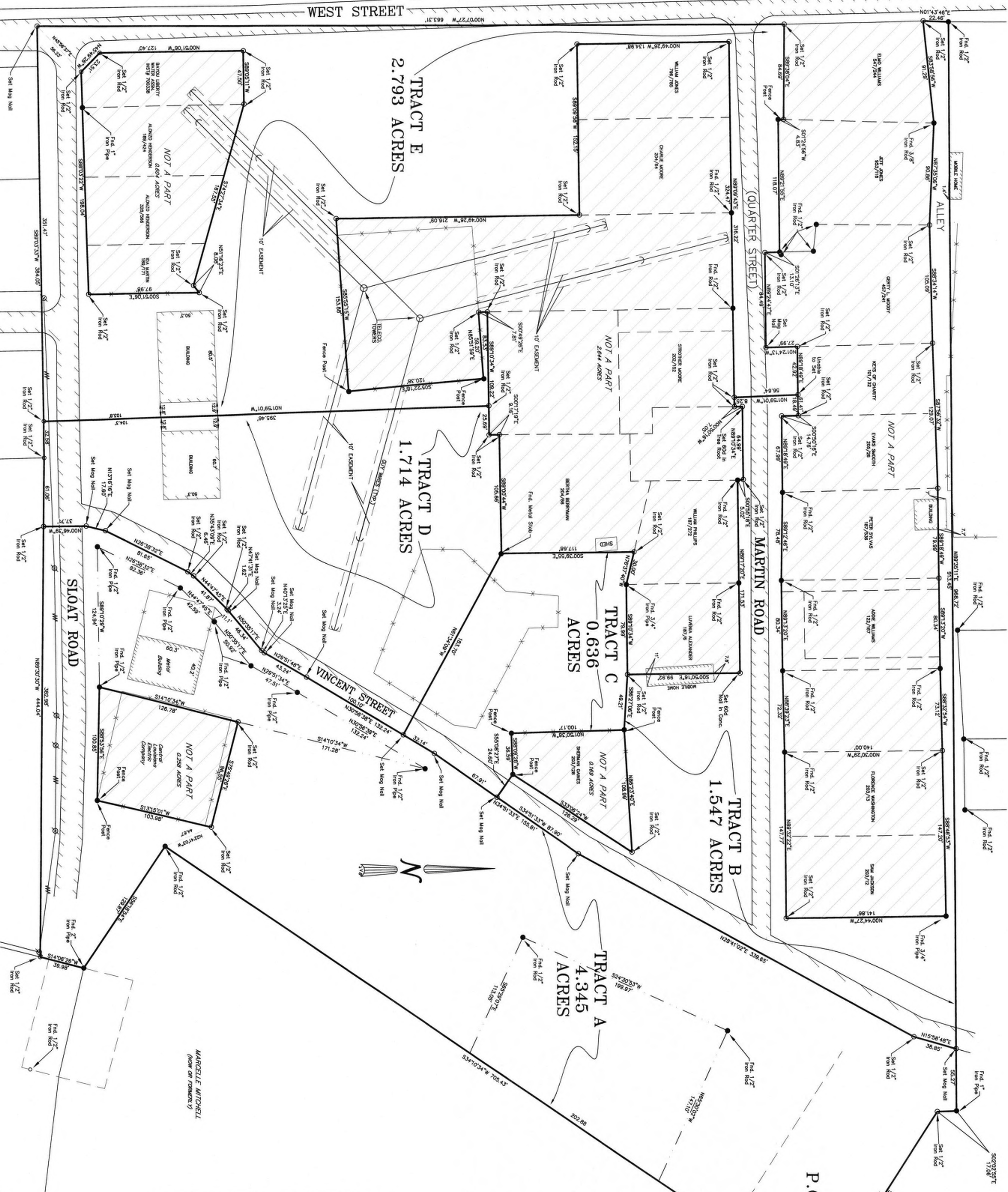
THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON THE RECORDS OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF NEW ORLEANS. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM THE LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PARCEL TO BE IN FLOOD ZONE 1. THE FLOOD INSURANCE RATE MAP NO. 17021, DATED 04/21/1999, FLOOD ZONE 1; BASE FLOOD ELEVATION: 9'.

- REFERENCES:
- 1) SURVEY BY IVAN M. BORGES DATED 7/9/1975, REVISED 8/11/1975 FOR HOKER & ASSOCIATES, INC. (L.S. 17021)
 - 2) A SURVEY MAP OF A 6.895 ACRE AND A 2.928 ACRE PARCEL OF LAND SITUATED IN SEC. 9, T-9S-R-14E, ST. TAMMANY PARISH, LOUISIANA BY J.V. BURKES AND ASSOCIATES, INC. DATED 1/28/2015
 - 3) A SURVEY MAP OF A 0.636 ACRE PARCEL OF LAND IN SEC. 9, T-9S-R-14E, ST. TAMMANY PARISH, LA FOR GIS MAINTENANCE BY IVAN M. BORGES, DATED 1/7/1983, SURVEY NO. 32074
 - 4) SURVEY OF 0.857 ACRE IN SEC. 9, T-9S-R-14E, ST. TAMMANY PARISH, LA BY J.V.BURKES AND ASSOC., INC. DATED 11/5/1995, LAST REVISED 6/3/1997
- BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

LEGEND

- SEWER MANHOLE, SEWER LINE
- WATER MANHOLE, WATER LINE
- GAS MANHOLE, GAS LINE
- TELE. MANHOLE, TELE. LINE
- DRAIN MANHOLE, DRAIN LINE
- POWER POLE / OVERHEAD LINE
- ELECTRIC TELEPHONE CABLE TV
- ELEC. TOWER / OVERHEAD LINES
- CATCH BASIN
- LIGHT STANDARD
- TRAFFIC LIGHT
- TELE. ELEC. CATV FEDESTAL
- GAS, WATER, ELECTRIC METER
- SEWER, DRAIN CLEANOUT
- FIRE HYDRANT
- GUY WIRE ANCHOR
- SIGN
- PLANT
- MAILBOX
- TREE
- SHRUB
- FENCE
- SET 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
- FOUND MONUMENT (AS NOTED)



P.O.B.

P.O.B. IS REPORTED TO BE 5445' W 108.6' FROM THE 1/4 SECTION 9 & 10, T-9S-R-14E, ST. TAMMANY PARISH, LOUISIANA.

APPROVED:

CHAIRMAN OF PLANNING COMMISSION	DATE
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 480,685 SQ. FT. OR 11.035 ACRES	

CERTIFICATION

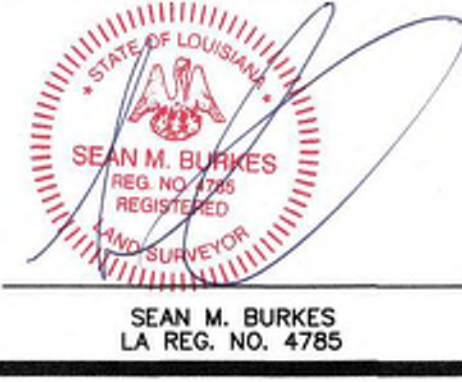
I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES EXCEPT AS SHOWN. ENCROACHMENTS AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST. AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

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.

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING ENVIRONMENTAL

1805 Shortcut Highway
Bossier, Louisiana 70605
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154



PLAT SHOWING MINOR RESUBDIVISION OF A 11.035 ACRE PARCEL INTO TRACTS A THRU E IN SECTION 9, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

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

VAC MARINE

SCALE: 1" = 100'
DATE: 07/15/2014
DRAWN BY: JDL
CHECKED BY: SNB
DWG. NO.: 20210008
SHEET 1 OF 1

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Meeting Date: August 9th, 2022

CASE NO.: 2022-2993-MSP

Owners & Representative: Dennis A. Raquet

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 15 & 22

TOWNSHIP: 6 South

RANGE: 12 East

WARD: 10

PARISH COUNCIL DISTRICT: 6

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 end of Robert Bush Road and on the north side of Gina Denny Lane, Abita Springs, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 22 Acres

NUMBER OF LOTS/PARCELS: 22 acres into Parcels A & B

ZONING: A-1A & A-2 Suburban Districts

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (2) two parcels from 22 acres. The minor subdivision request requires a public hearing due to:

- Parcel A does not meet the minimum lot width of 200 feet required under the A-1A Suburban Zoning District and requiring a waiver from the Planning Commission.

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

2022-2993-MSP

LOWE DAVIS RD

ELVIN BUSH RD

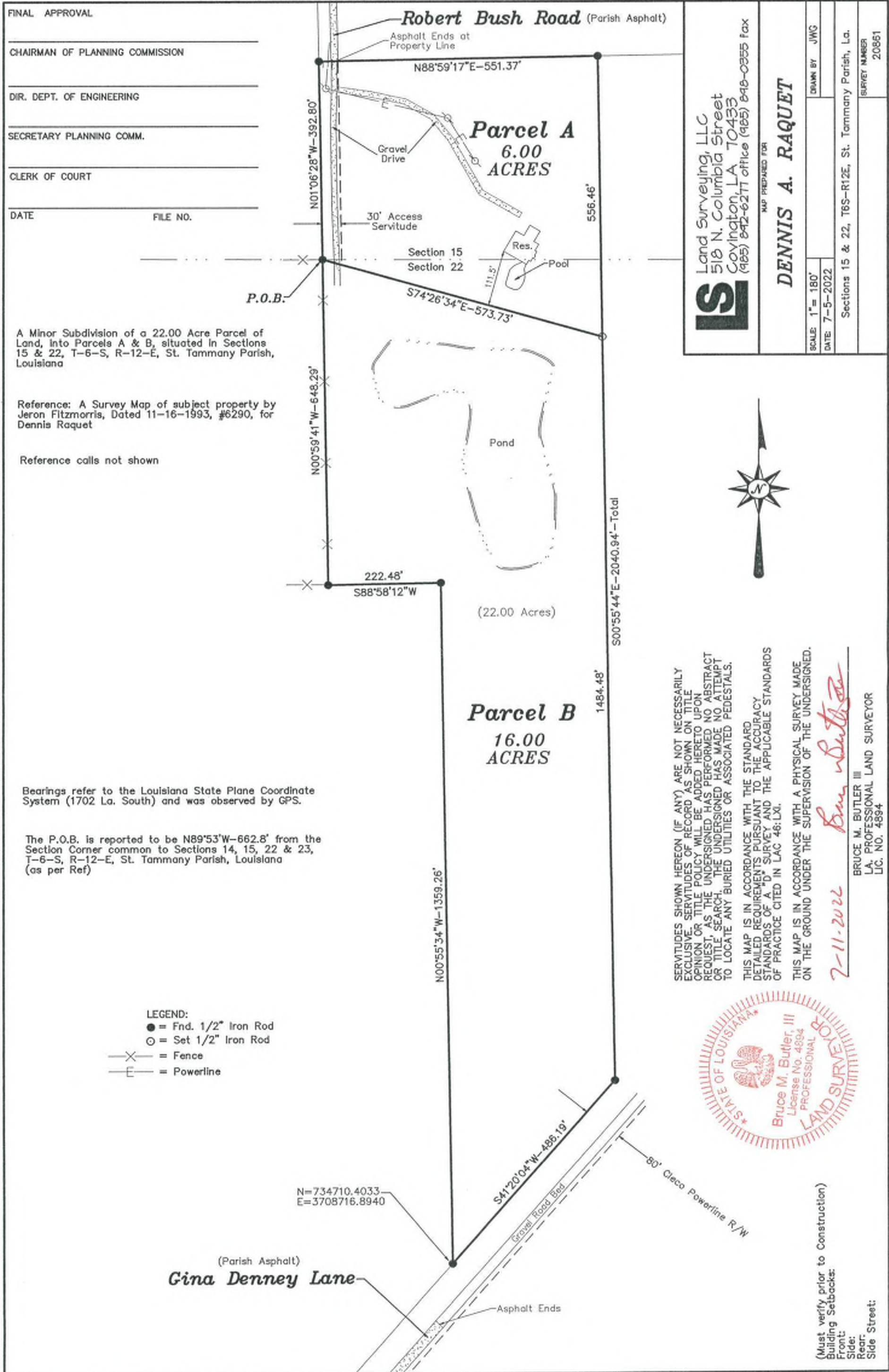
ROBERT BUSH RD

SHUBERT LN

DOWNS AV

GINA DENNEY LN

GINA DENNEY LN



LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax

MAP PREPARED FOR	
DENNIS A. RAQUET	
SCALE: 1" = 180'	DRAWN BY: JWG
DATE: 7-5-2022	
Sections 15 & 22, T6S-R12E, St. Tammany Parish, La.	
SURVEY NUMBER: 20861	



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 48:101.

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

7-11-2022 *Bruce M. Butler III*

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



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

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Meeting Date: August 9th, 2022

CASE NO.: 2022-2999-MSP

Owners & Representative: Kevin Dendinger, Kendall Dendinger, Gwen Penny, Charles Penny, Victoria Lawche, Frederick Lawshe, Jr., John Newbold & Wanda Newbold

ENGINEER/SURVEYOR: Lowe Engineers

SECTION: 21

TOWNSHIP: 7 South

RANGE: 13 East

WARD: 6

PARISH COUNCIL DISTRICT: 11

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 parcels are located at the end of Dendinger Road, west of LA Highway 434, Lacombe, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 50.38 Acres

NUMBER OF LOTS/PARCELS: Parcels 1 & 3 into Parcels 1A, 1B, 3A & 3B

ZONING: A-3 Suburban & A-4 Single Family Residential Districts

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (4) four lots from Parcels 1 & 3 acres. The minor subdivision request requires a public hearing due to:

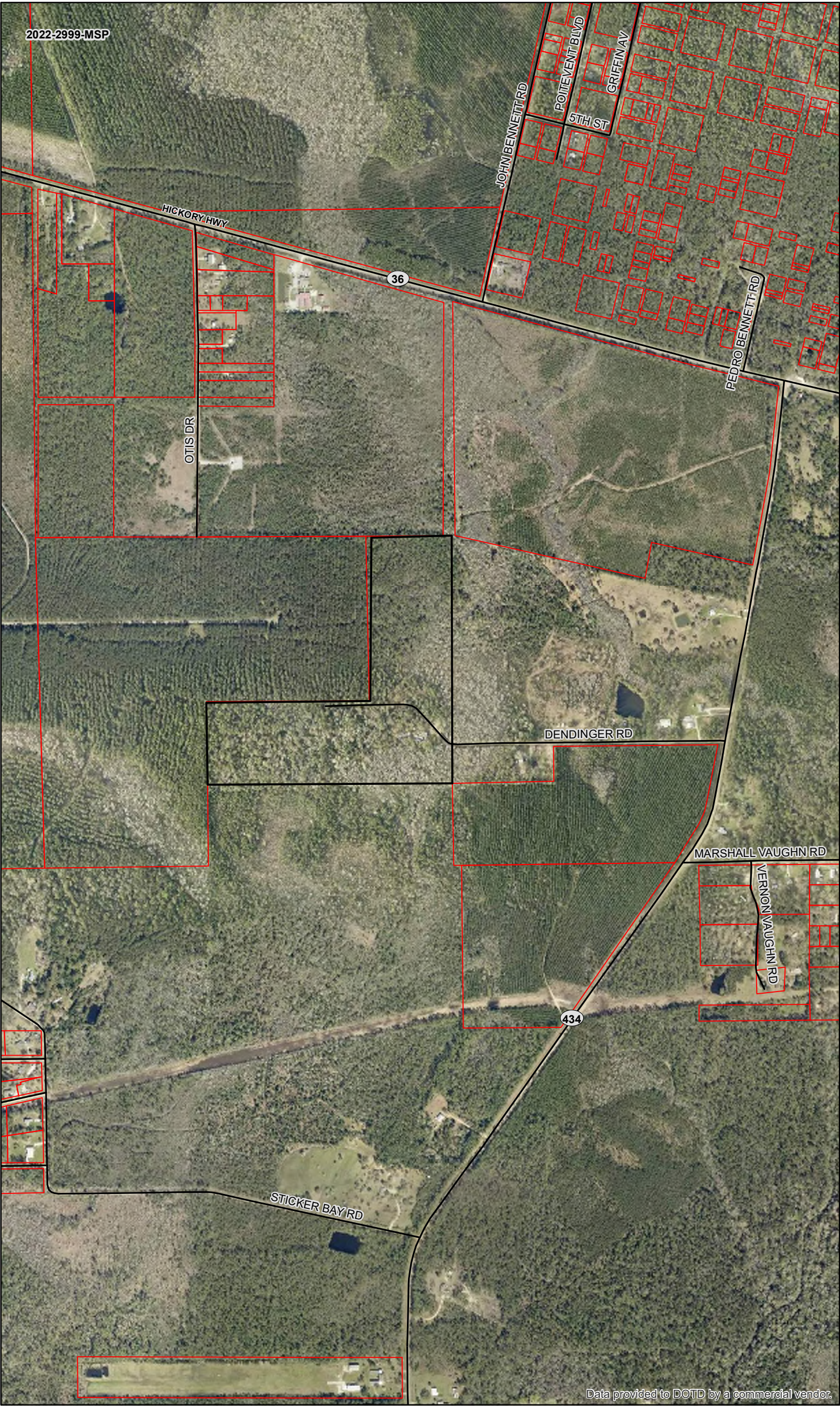
- The property is proposed to be subdivided into 4 parcels, accessed from a proposed 35 foot access drive.
- Requesting a waiver to construct the 35' access servitude and the required drainage prior to building permit being issued on parcels 1A, 1B, 3A & 3B instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PARCELS 1A, 1B, 3A & 3B UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.

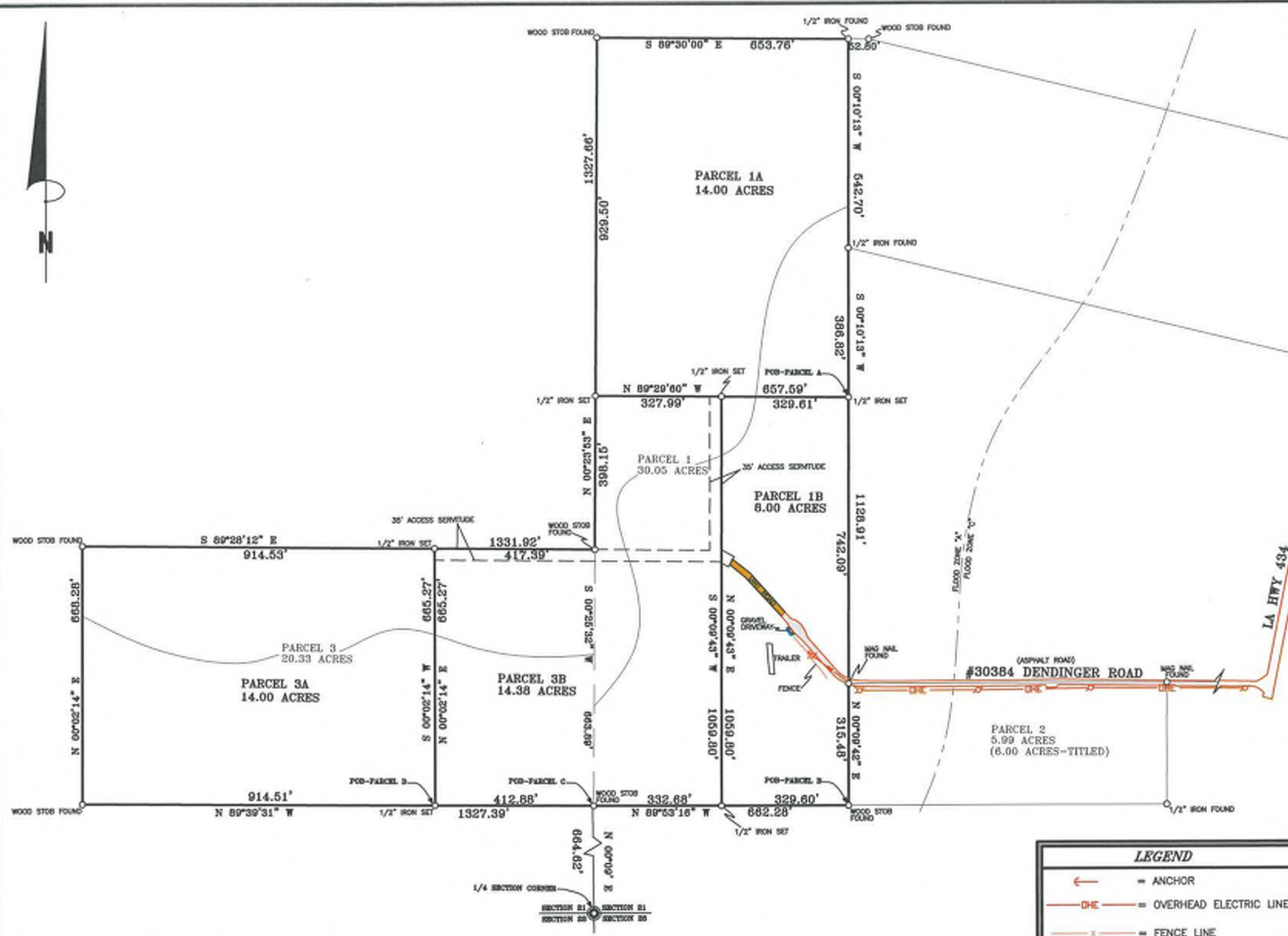
The request shall be subject to the above and below comments:

1. Confirm that the calculation for the area of parcels 1A, 1B, 3A & 3B is exclusive of the proposed private drive.

2. Submit plans of proposed private drive to the Department of Engineering for review and approval.
3. Extend the 35 foot wide servitude up the end of the asphalt road.
4. Provide turn around/Cul-de-sac at the end of each servitude of passage.
5. 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.





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.

POB-PARCEL A: S BEGINNING AT THE CORNER WHICH IS THENCE NORTH 00 DEGREES 09 MINUTES EAST FOR A DISTANCE OF 664.62 FEET, SOUTH 89 DEGREES 35 MINUTES EAST FOR A DISTANCE OF 661.98 FEET AND NORTH 00 DEGREES 09 MINUTES 42 SECONDS EAST FOR A DISTANCE OF 1128.91 FEET OF THE QUARTER CORNER BETWEEN SECTIONS 21 & 28, TOWNSHIP 7 SOUTH, RANGE 13 EAST.

POB-PARCEL B: S BEGINNING AT THE CORNER WHICH IS NORTH 00 DEGREES 09 MINUTES EAST FOR A DISTANCE OF 664.62 FEET AND SOUTH 89 DEGREES 35 MINUTES EAST FOR A DISTANCE OF 661.98 FEET OF THE QUARTER CORNER BETWEEN SECTIONS 21 & 28, TOWNSHIP 7 SOUTH, RANGE 13 EAST.

POB-PARCEL C: BEGINNING AT THE CORNER WHICH IS NORTH 00 DEGREES 09 MINUTES EAST FOR A DISTANCE OF 664.62 FEET AND NORTH 89 DEGREES 39 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 412.88 FEET OF THE QUARTER CORNER BETWEEN SECTIONS 21 & 28, TOWNSHIP 7 SOUTH, RANGE 13 EAST.

POB-PARCEL C: BEGINNING AT THE CORNER WHICH IS NORTH 00 DEGREES 09 MINUTES EAST FOR A DISTANCE OF 664.62 FEET AND NORTH 89 DEGREES 39 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 412.88 FEET OF THE QUARTER CORNER BETWEEN SECTIONS 21 & 28, TOWNSHIP 7 SOUTH, RANGE 13 EAST.

BUILDING SETBACKS

FRONT: N/A
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

REFERENCE SURVEY:

A survey map for Albert & J.J. Dendinger in Section 21 & 22, T-7-S, R-13-E by Joseph Pugh dated April 12, 1943

BASIS FOR BEARINGS:

The Reference Map.

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

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ALL RIGHTS RESERVED
LOWE ENGINEERS, LLC

Survey No. 22-140011

Drawn by: MAB/DMC

Scale: 1" = 300'

Date: MAY 17, 2022

Revised:

A MINOR SUBDIVISION OF
PARCELS 1 & 3
INTO PARCELS 1A, 1B, 3A & 3B
situated in
Section 21, T-7-S, R-13-E
in
St. Tammany Parish, Louisiana
for
JOHN NEWBOLD

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) "A & C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0275 C; Revised: OCTOBER 17, 1989

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

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 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
Surveyor
John E. Bonneau
Professional Land Surveyor

RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Meeting Date: August 9, 2022

CASE FILE NO: 2022-2939-MRP

NAME OF SUBDIVISION: Magnolia Trace

LOTS BEING DIVIDED: Lots 21 & 22 into Lot 21A

SECTION: 19

WARD: 8

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 9

RANGE: 15 East

PROPERTY LOCATION: The property is located on the east side of Taylor Drive, south of Michelle Court, Pearl River, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Judy S. Vogel and Shannon M. Duplantis

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create (1) one lot from lots 21 & 22. 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.

2022-2939-MRP

FOREST RIDGE LOOP

MORGAN BLUFF RD

MICHELLE CT

T8 - R15E

TAYLOR DR



MICHELLE COURT

APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

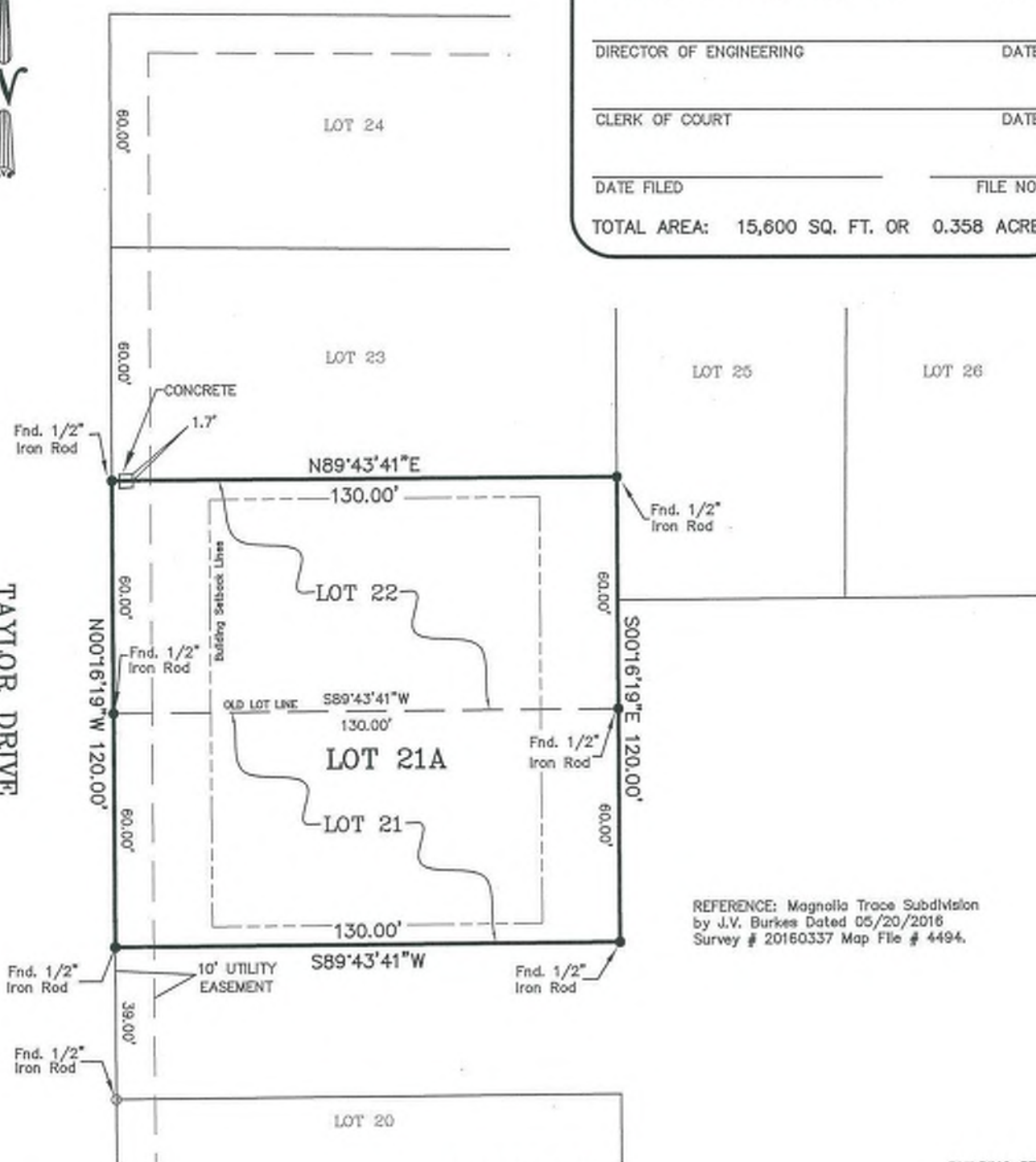
DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 15,600 SQ. FT. OR 0.358 ACRES

TAYLOR DRIVE



REFERENCE: Magnolia Trace Subdivision
by J.V. Burkes Dated 05/20/2016
Survey # 20160337 Map File # 4494.

LEGEND

- 1/2" Iron Rod Set
● 1/2" Iron Rod Found
⊕ Cross (S) Sewer

ADDRESS: TAYLOR DRIVE

GRAPHIC SCALE



(IN FEET)

1 INCH = 40 FEET

BENCHMARK
CROSS ON CURB
ELEV. = 13.30'

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....25'
Side Setback.....5'
Rear Setback.....20'

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 0430 D
F.I.R.M. Date 04/21/1999
ZN: C B.F.E. N/A
* Verify prior to construction with
Local Governing Body.

DRAWING NO.

20220285

DATE:

05/18/2022

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:

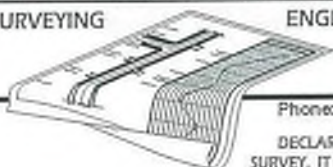
VLL

CHECKED BY:

DJP

SCALE:

1" = 40'



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 21 & 22 INTO LOT 21A,
MAGNOLIA TRACE SUBDIVISION
IN SECTION 19, T-8-S, R-15-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: DENNIS COLLIER CONSTRUCTION



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RESUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Postponed from July 5, 2002 meeting

Meeting Date: August 9, 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 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. Show the boundaries of Tract C-1-A-1-A as per the previously approved survey.
2. Under Reference, add Map File # 5675D.
3. Increase the existing 25 foot easement to a 40 foot easement, along the boundary of Flowers Estates Subdivision to match with the existing easement located along Watercross Estates.



ZINNI DR

IRIS DR

PELICAN LANDING SHOPPING CTR
HYACINTH DR

STYLER ST

21

21

DAHLIA DR

BEGONIA DR

SMARIGOLD DR

HYACINTH DR

CYPRESS POINT CIR

CYPRESS POINT DR

WESTSHORE DR

T7-R11E

PINNACLE PKWY

STIRLING BLVD

RIVERCHASE DR

CONTINENTAL DR

ARCHWAY CIR

PRESTWOOD LN

CHRISTWOOD LOOP

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

**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**



VICINITY MAP

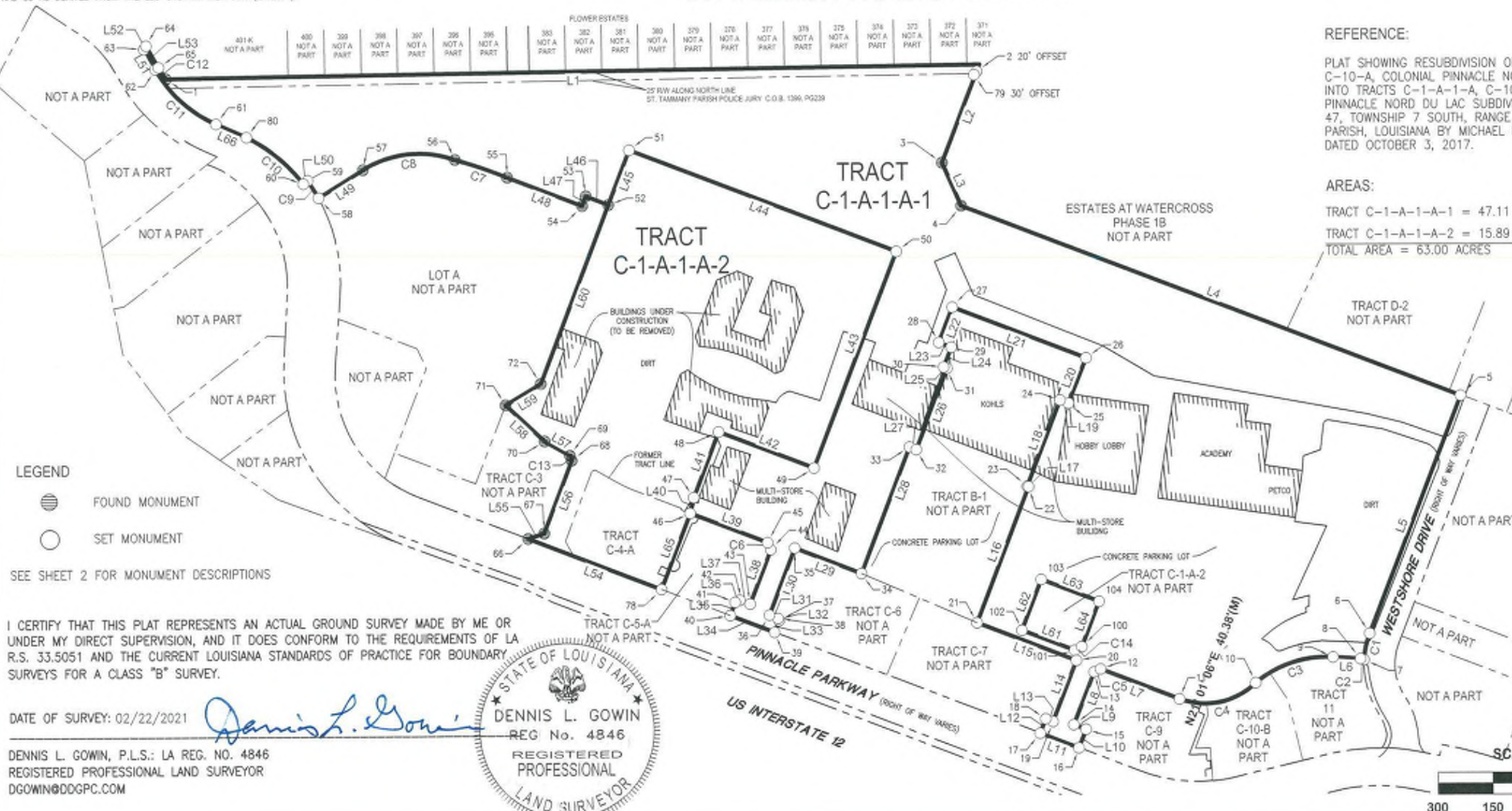
REFERENCE:

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, PLS. 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

NOTE:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2020.1).



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	

NOTE:

CAPPED IRON ROD DENOTES 5/8" IRON ROD
WITH PLASTIC CAP MARKED DDG VF804.

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 MON 20
101	X MARK SET IN CONCRETE	
102	MAG NAIL SET	
103	MAG NAIL SET	
104	MAG NAIL 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

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	1461.58'
L5	S21°01'21"W	697.35'
L6	N86°14'06"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	391.60'
L22	S21°01'18"W	103.70'
L23	S68°56'25"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°00'26"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	191.99'
L42	S69°01'49"E	279.79'
L43	N21°01'52"E	634.74'
L44	N68°58'08"W	783.24'
L45	S20°58'17"W	160.38'
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°54'15"W	46.30'
L56	S21°03'35"W	213.28'
L57	S60°21'57"E	79.98'
L58	S46°59'51"E	145.90'
L59	S50°10'25"W	112.99'
L60	S21°01'52"W	524.41'
L61	N69°01'29"W	154.54'
L62	N21°00'56"E	149.05'
L63	S68°55'48"E	168.84'
L64	S21°00'56"W	132.87'
L65	N20°57'13"E	232.90'
L66	N65°54'56"W	91.00'

PARCEL CURVE DATA

SEGMENT	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C1	74.21'	242.01'	S12°14'28"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'	S66°01'06"W 19.45'
C6	23.56'	15.00'	N23°58'51"W 21.21'
C7	151.02'	1162.14'	N70°53'01"W 150.91'
C8	263.02'	289.48'	S84°04'39"W 254.07'
C9	56.37'	486.48'	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



REVISION	BY

DDG
DUPLANTIS DESIGN GROUP, PC
SURVEY
18654 Riverchase Road, Suite 101
Covington, LA 70433
Phone: 985.349.6180 • Fax: 985.349.6190
1300 Carondelet Street Blvd. Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



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

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

RESUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2022)

Meeting Date: August 9, 2022

CASE FILE NO: 2022-2972-MRP

NAME OF SUBDIVISION: Northpark Phase II & Phase III

LOTS BEING DIVIDED: Lot 39-D Northpark Phase II & Lot 132 Northpark Phase III Section 1-B into Lot 39-D1 Northpark Phase II

SECTION: 15

WARD: 3

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 11 East

PROPERTY LOCATION: The property is located on the south side of Park Place and on the northwest side of Northpark Boulevard, Covington, Louisiana.

ZONING: HC-2 Highway Commercial District

PROPERTY OWNER: JSB Northpark Lot 132 LLC - John S. Bowers III

STAFF COMMENTARY:

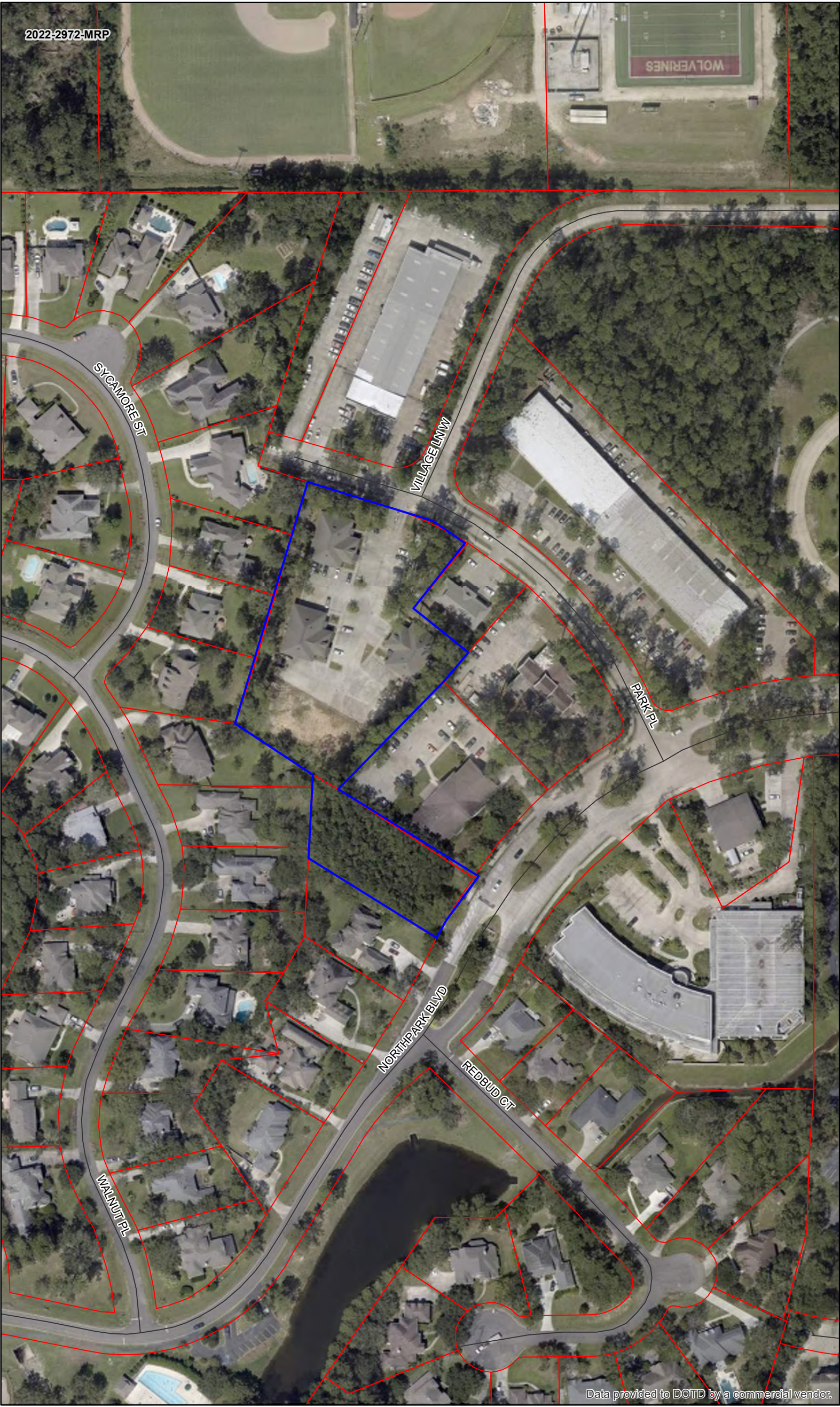
Department of Planning & Development and Department of Engineering

The owner is requesting to create (1) one lot from lots 39-D & 132. 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.

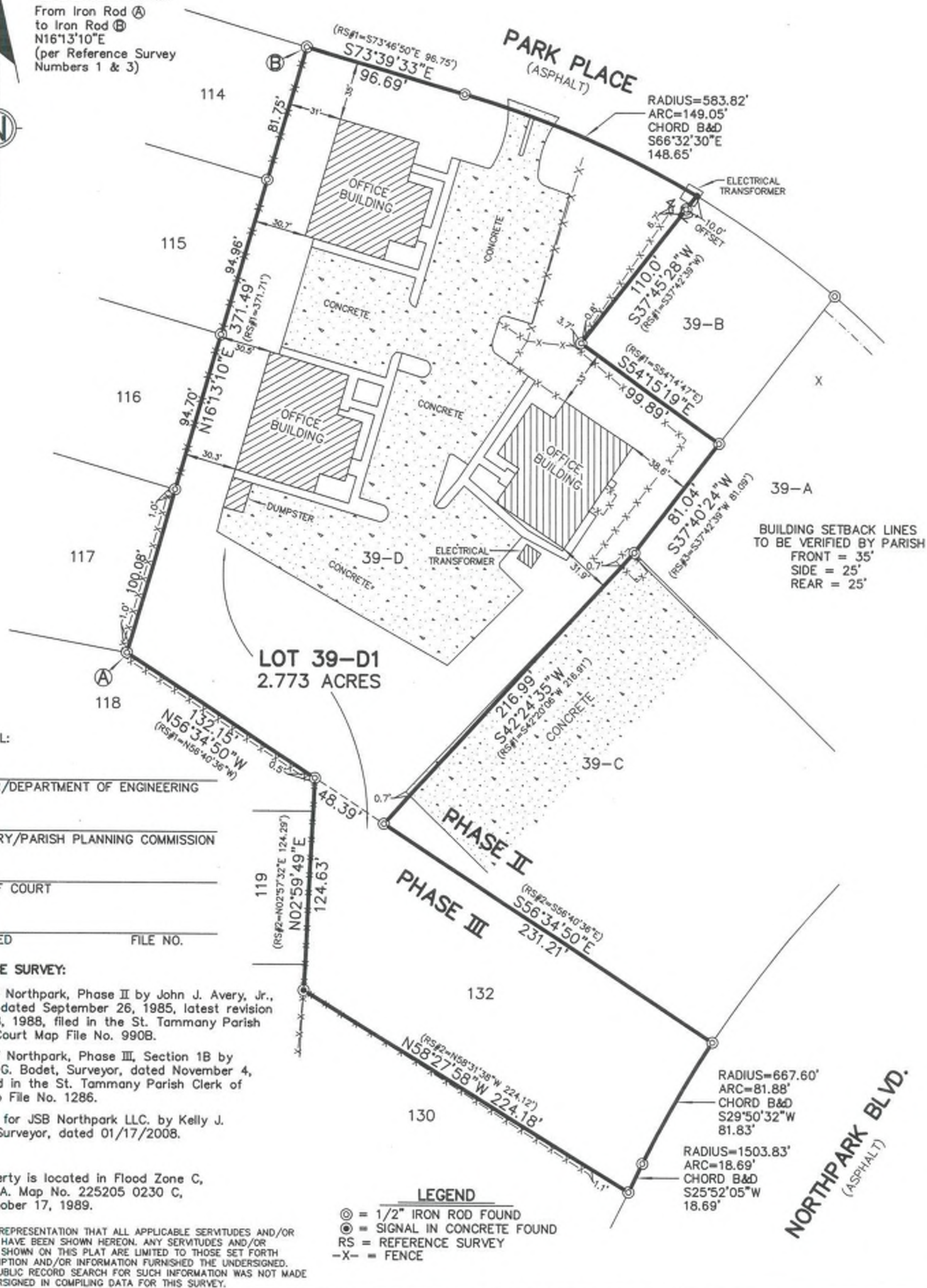
The request shall be subject to the below comments:

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





REFERENCE BEARING:
From Iron Rod (A)
to Iron Rod (B)
N16°13'10"E
(per Reference Survey
Numbers 1 & 3)



APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

REFERENCE SURVEY:

1. Plat of Northpark, Phase II by John J. Avery, Jr., Surveyor, dated September 26, 1985, latest revision August 18, 1988, filed in the St. Tammany Parish Clerk of Court Map File No. 9908.

2. Plat of Northpark, Phase III, Section 1B by Lawrence G. Bodet, Surveyor, dated November 4, 1994, filed in the St. Tammany Parish Clerk of Court Map File No. 1286.

3. Survey for JSB Northpark LLC. by Kelly J. McHugh, Surveyor, dated 01/17/2008.

NOTE:

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

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

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: **JSB NORTHPARK II, LLC.**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOT 39-D, NORTHPARK, PHASE II AND LOT 132, NORTHPARK, PHASE III, SECTION 1B, INTO LOT 39-D1, NORTHPARK, PHASE II, LOCATED IN SECTION 15, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO. 20304-39-D1

DATE: 06/16/2022

REVISED:

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of August , 2022)

Meeting Date: August 9, 2022

CASE FILE NO: 2022-2980-MRP

NAME OF SUBDIVISION: Oak Hill Estates, Phase 2

LOTS BEING DIVIDED: Lots 20, 21, & 22 into Lots 20-A & 22-A

SECTION: 17, 18, 19, 20

WARD: 2

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

PROPERTY LOCATION: The property is located at the southwest corner of Rolling Hills Boulevard, west of Willie Road, Folsom, Louisiana.

ZONING: A-1 Suburban District

PROPERTY OWNER: Jason P. Miller, David & Nicole Espey, Richard D. Kittok, Sr.

STAFF COMMENTARY:

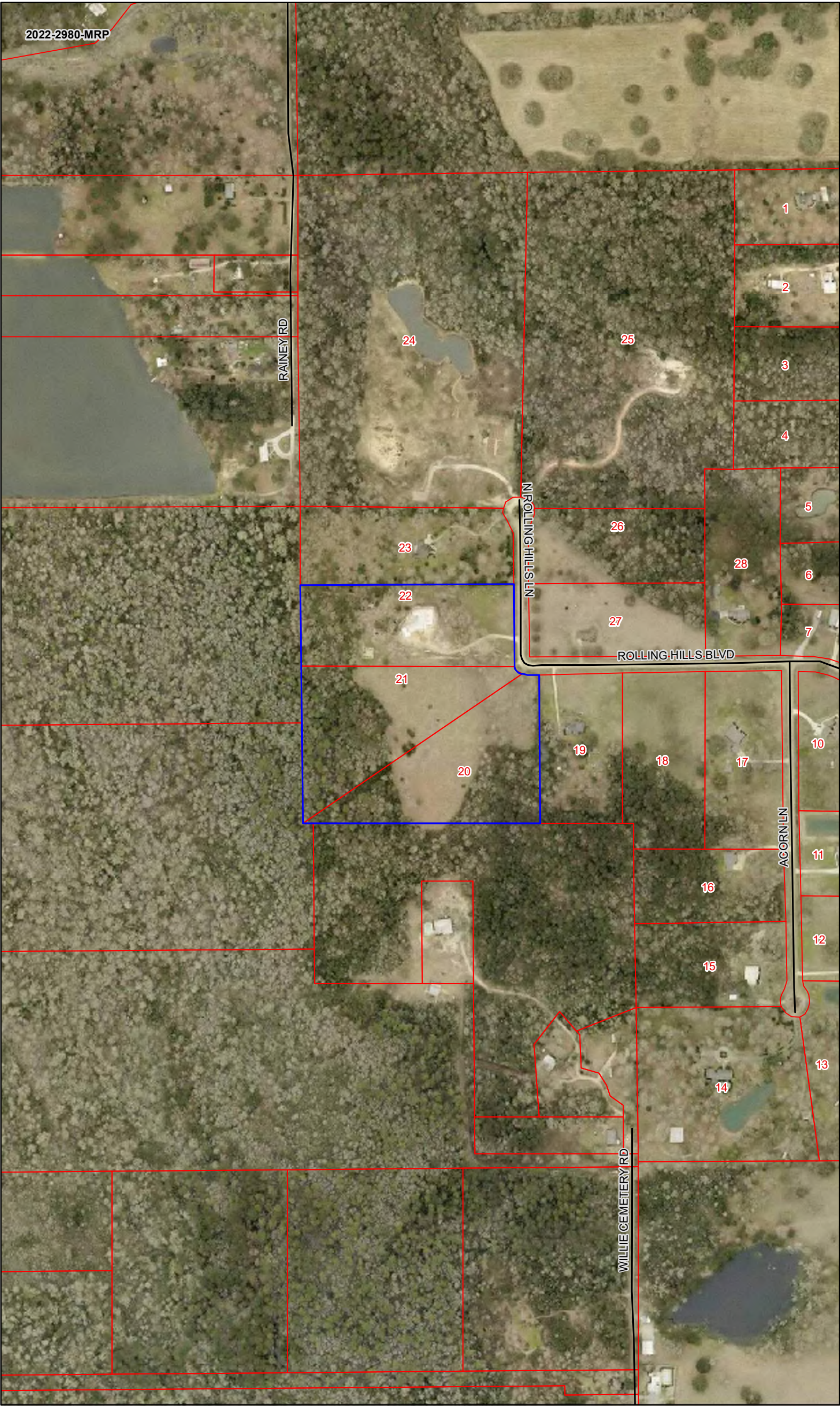
Department of Planning & Development and Department of Engineering

The applicant is requesting to create (2) two lots from lots 20, 21 & 22. 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 below comments:

1. Provide signature line for the Chairman of the Planning Commission.
2. Amend the survey as follow: Reference: Recorded Plat of Oak Hill Estates S/D Phase 2, Clerk of Courts Office **File #1627**



RAINEY RD

N ROLLING HILLS LN

ROLLING HILLS BLVD

ACORN LN

WILLIE CEMETERY RD

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

Reference: Recorded Plat of Oak Hill Estates S/D, Phase 2, Clerk of Courts Office

Plat calls not shown

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

There is a 10' Utility Servitude along the Front boundary line of subject properties

Improvements not shown

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

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

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

Bruce M. Butler III 6-21-2022

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

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

MAP PREPARED FOR

DAVID ESPEY & JASON MILLER

SCALE: 1" = 125'
DATE: 6-16-2022
DRAWN BY: JWJ

LOT 20, 21 & 22, OAK HILL ESTATES S/D, PHASE 2,
ST. TAMMANY PARISH, LOUISIANA

SURVEY NUMBER
20842

A Resubdivision of Lots 20, 21 & 22, into Lots
20-A & 22-A, Oak Hill Estates S/D, Phase 2,
St. Tammany Parish, Louisiana

North Rolling
Hills Lane

Rolling Hills
Blvd.

20-A
11.52 ACRES

22-A
9.70 ACRES

N89°24'47"E-863.85'

N89°24'30"E-862.83'

N65°43'33"E-940.79'

S52°35'52"W-1095.50'

S89°42'12"W-958.90'

S00°31'28"E-300.70'

N89°23'55"E-339.7'

S00°38'03"E

Curve Table:
C1-R=60.00', L=50.49'
S25°11'30"E-49.02'-Chd.
C2-R=60.00', L=44.12'
S69°42'45"E-43.14'-Chd.

Line Table:
L1=N89°23'55"E-37.22'

LEGEND:
● = Fnd. 1/2" Iron Rod
■ = Fnd. 5/8" Iron Rod
■ = Fnd. 3/4" PVC Pipe in Conc.
□ = Fnd. 3/8" Iron Rod
○ = Set 1/2" Iron Rod

70'x110' Detention Pond
Area & Drain Servitude
(as per Plat)

30' Drain Servitude &
St. Tammany Electric
Right of Way
(15' each side)

30'x320' W.S.T.
Electric R/W
(15' each side)

Building Setback Line

Building Setback Line



(Must verify prior to Construction)
Building Setbacks:
Front: 50'
Side: 15'
Rear: 25'
Side Street: 50'

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TENTATIVE SUBDIVISION REVIEW

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2022)

CASE NO.: 2022-2983-TP

PROPOSED SUBDIVISION NAME: Nature Walk Subdivision

DEVELOPER: Covington Creek, LLC
1875 Highway 59
Mandeville, LA 70448

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

SECTION: 22 & 23
TOWNSHIP: 7 South
RANGE: 11 East

WARD: 4
PARISH COUNCIL DISTRICT: 5

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 3rd Avenue, south of Helenbirg Road,
 north of Interstate-12, Covington, Louisiana.

SURROUNDING LAND USES: North - A-2 Suburban
 South - Interstate
 East - A-2 Suburban
 West - PBC-1 Planned Business Campus

TOTAL ACRES IN DEVELOPMENT: 76 Acres

NUMBER OF LOTS: 38 Lots TYPICAL LOT SIZE: 75' x 130'

SEWER AND WATER SYSTEMS: Central

UNDERLYING ZONING: A-2

FLOOD ZONE DESIGNATION: "B", "C" and "A6"

STAFF COMMENTARY:

Department of Planning and Development

Staff has no objection to the proposed Tentative Subdivision submittal request subject to the developer complying with all comments, waiver requests and informational items below.

General Comments:

1. Pursuant to Ordinance Section 125-56(d)(2) the developer is requesting a waiver of the maximum cul-de-sac length of 700'. Based on the proposed layout and existing topography of the site staff has no objection to this waiver request.
2. Update the plat to show the required access and drainage servitude associated with the proposed detention pond.
3. The 25' access servitude must be dedicated to The Parish since The Parish is responsible for the maintenance of the proposed detention pond. Since the "walking path" is located on the 25' access servitude, an appropriate statement regarding liability and maintenance of the "walking path" needs to be established and reflected on the Final Plat.

Informational Items

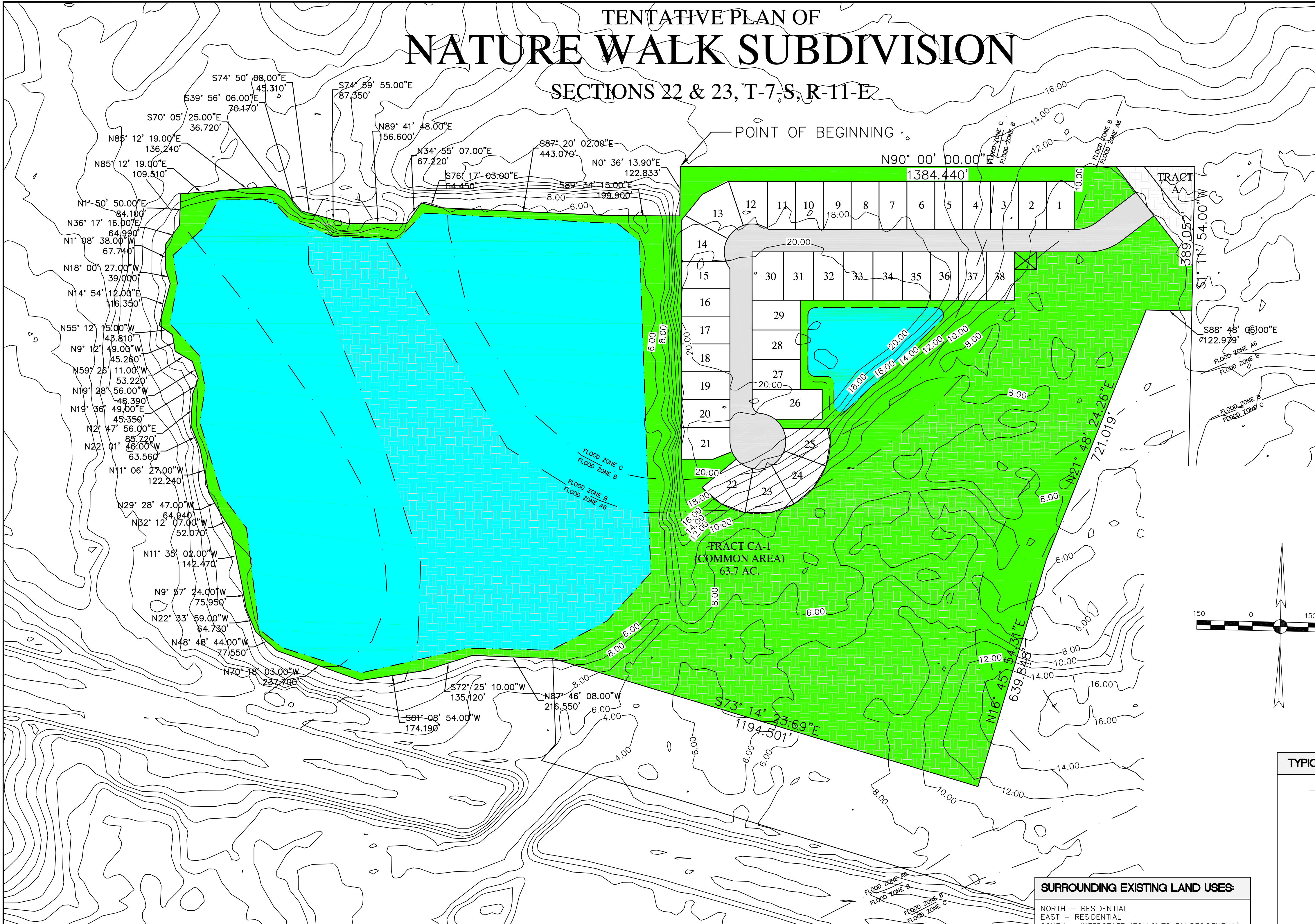
Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

Revised drawings will not be accepted for review or placement in the packet prior to the August 9, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

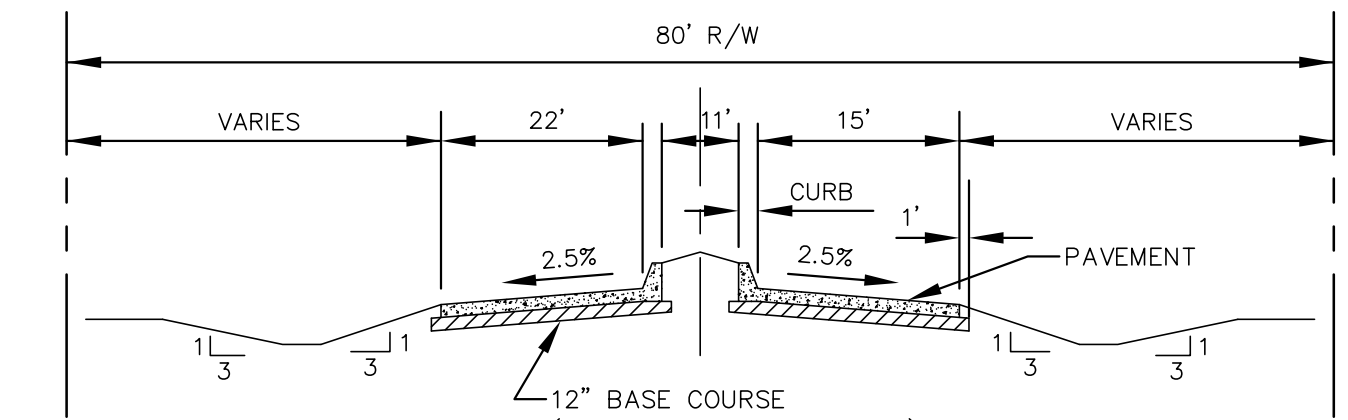
TENTATIVE PLAN OF
NATURE WALK SUBDIVISION

SECTIONS 22 & 23, T-7-S, R-11-E

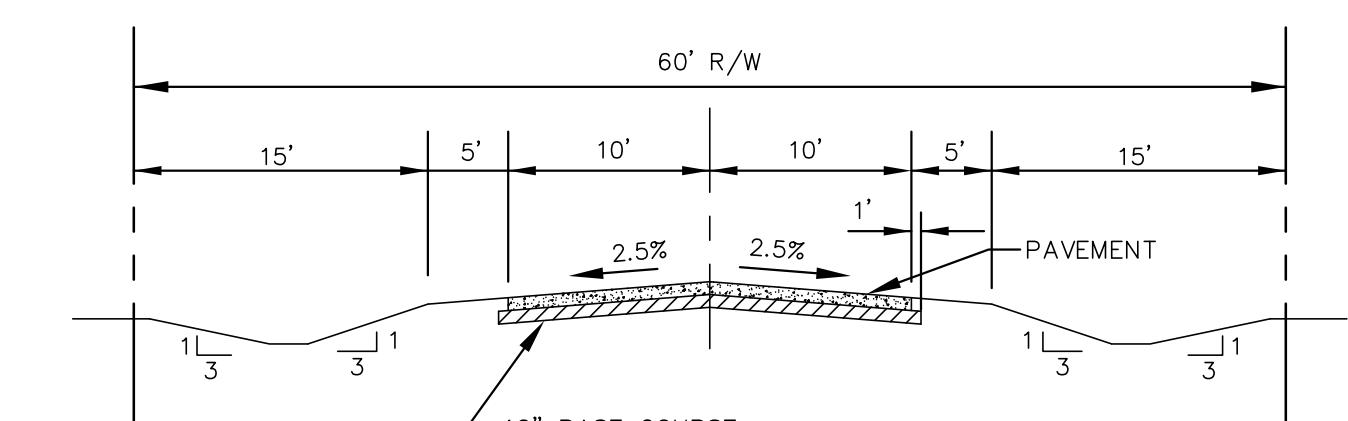
POINT OF BEGINNING



TYPICAL SECTIONS:



TYPICAL BOULEVARD SECTION
NOT TO SCALE



TYPICAL STREET SECTION
NOT TO SCALE

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(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).
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY DRAINAGE OR STREET EASEMENT.
3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
4. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH.
5. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (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. (AMENDED PER ORD. NO. 94-2142, ADOPTED DECEMBER 15, 1994)
6. 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. (AMENDED PER ORD. 12-2711, ADOPTED APRIL 5, 2012)
7. THE FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
8. ALL PLANS SPECIFICATIONS FOR IMPROVEMENTS ON ANY LOT MUST BE REVIEWED AND APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION. IN ADDITION, FURTHER RESTRICTIVE COVENANTS APPLYING TO USE, RULES AND REGULATIONS, CONSTRUCTION AND REQUIREMENTS SHALL BE FOUND IN SEPARATE RECORDED DOCUMENTS FOR ADDITIONAL RESTRICTIONS.
9. MAXIMUM BUILDING HEIGHT IS 35' ABOVE BASE FLOOD ELEVATION.
10. SUBDIVISION LOTS ARE TO BE SINGLE FAMILY RESIDENTIAL USES ONLY.
11. THE MINIMUM FINISHED FLOOR FOR HABITABLE STRUCTURES SHALL BE 12 INCHES ABOVE THE ADJACENT BASE FLOOD ELEVATION OR 12 INCHES ABOVE THE POND 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.

SETBACKS:

SETBACKS FOR RESIDENCES
FRONT SETBACK = 25 FEET
REAR SETBACK = 20 FEET
SIDE SETBACK = 10 FEET

SETBACKS FOR ACCESSORY STRUCTURES
REAR SETBACK = 10 FEET
SIDE SETBACK = 10 FEET

GENERAL NOTES:

1. OTHER THAN AN ON-SITE SEWAGE PUMP STATION, ALL WATER AND SEWER FACILITIES ARE PROVIDED OFF-SITE.
2. A 12-FOOT UTILITY EASEMENT IS TO BE PROVIDED ALONG THE FRONT OF EACH LOT.
3. LOT 30 SHALL HAVE A 20-FOOT BUILDING LINE ON THE WEST AND A 25-FOOT FRONT BUILDING LINE ON THE NORTH.
4. SURFACE DRAINAGE SHALL BE CAPTURED IN SUBSURFACE DRAINAGE SYSTEM, DISCHARGED INTO POND, WHICH SHALL OUTFALL INTO PONCHITOLAWA CREEK.
5. THE STREETS SHOWN HEREON SHALL BE DEDICATED TO THE PARISH.
6. THE NEW 1.5-ACRE DETENTION POND SHALL BE DEDICATED TO THE PARISH. THE EXISTING 30-ACRE LAKE SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
7. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL GREENSPACES.

SURROUNDING EXISTING LAND USES:

NORTH - RESIDENTIAL
EAST - RESIDENTIAL
SOUTH - INTERSTATE (FOLLOWED BY RESIDENTIAL)
WEST - COMMERCIAL

LEGEND:

- ☒ SPACE ALLOCATION FOR TELECOMMUNICATION CABINET, SEWAGE PUMP STATION, AND COMMUNITY MAIL BOX
- ☒ WETLAND DELINEATION (SUBJECT TO CHANGE)

DEVELOPMENT NOTES:

TOTAL ACRES: 76.0 ACRES
TOTAL LOTS: 38 LOTS
TOTAL DETENTION AREA: 1.5 ACRES
TOTAL GREEN SPACE: 63.7 ACRES
UNDERLYING ZONING: A-2

MAX NET DENSITY:
76.0 AC. x 0.75 x 1 LOT/AC. = 57 LOTS

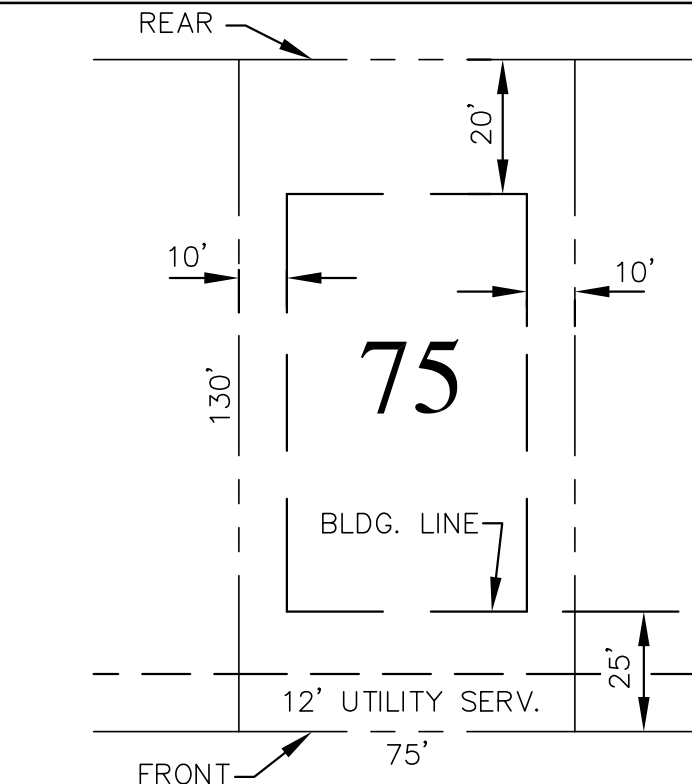
PROVIDED DENSITY:
38 LOTS / 76.0 AC. = 1 LOT / 2 ACRES

REQUIRED OPEN SPACE CALCULATION:
76.0 AC. x 0.25 = 19.0 ACRES

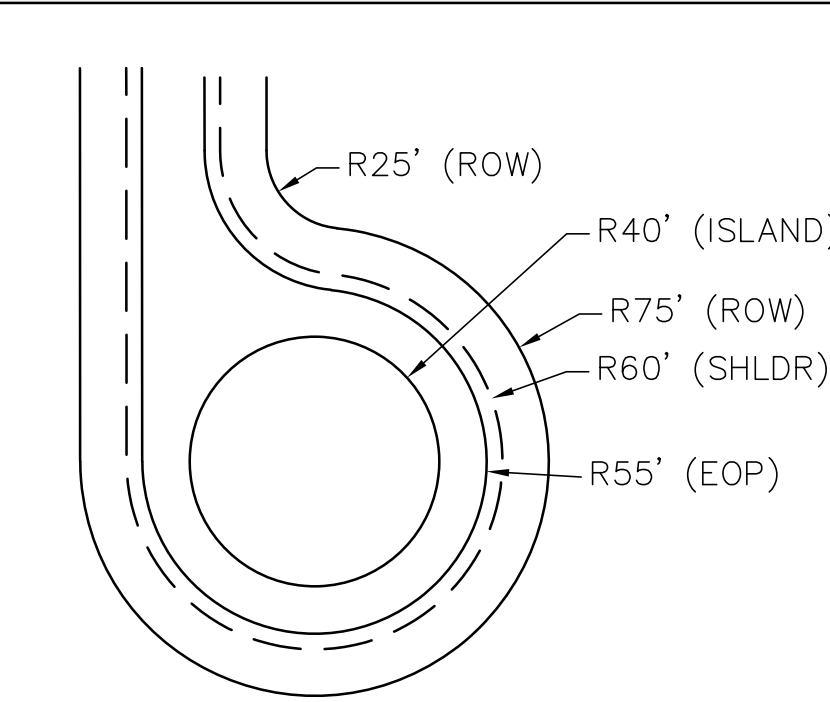
PROVIDED OPEN SPACE CALCULATION:
CA-1 = 63.7 AC. (32.0 AC. OF POND) = 31.7 AC. + 16.0 AC. = 47.7 ACRES
TOTAL PROVIDED = 47.4 AC. (62%)

TOTAL LENGTH OF STREETS: 2,000 FEET
MAXIMUM BLOCK LENGTH: 1,100 FEET
AVERAGE LOT SIZE: 75'x130'=9,750'
SEWAGE DISPOSAL: TAMMANY UTILITIES
WATER SUPPLY: TAMMANY UTILITIES

TYPICAL LOT LAYOUT (N.T.S.)



CUL-DE-SAC DETAIL (N.T.S.)



PROPOSED AMENITIES:

PASSIVE (31.7 AC. / 50% OF COMMON AREA)
PICNIC AREA
LIMESTONE WALKING PATH
UNDISTURBED HABITAT
ACTIVE (32.0 AC. / 50% OF COMMON AREA)
POND FOR FISHING

GENERAL NOTES:

NO ATTEMPT HAS BEEN MADE BY GEOFF WILSON ENGINEERING, LLC TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIPS, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE.

THIS PLAN DOES NOT, NOR IS IT INTENDED TO, REPRESENT AN ON THE GROUND SURVEY BY GEOFF WILSON ENGINEERING, LLC.

THIS PLAN SHALL NOT BE USED FOR THE SALE OR CONVEYANCE OF PROPERTY.

PROPERTY BOUNDARIES, ELEVATIONS, AND OTHER EXISTING INFORMATION SHOWN ON THIS PLAN ARE AS SHOWN ON PRELIMINARY PLAT OF NATURE WALK SUBDIVISION BY JOHN E. BONNEAU & ASSOCIATES, INC. DATED 07/20/05.

ACCORDING TO FEMA FIRM 225050240C, DATED 08/16/1995, THIS PROPERTY IS LOCATED IN FLOOD ZONE B, C, AND A6. BASE FLOOD ELEVATION IS 14.

LEGAL DESCRIPTION:

A CERTAIN PIECE OR PORTION OF LAND BEING SITUATED IN SECTIONS 22 & 23, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22, & 23, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA AND RUN EAST FOR A DISTANCE OF 1320.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING MEASURE EAST FOR A DISTANCE OF 1384.44 FEET TO A POINT; THENCE SOUTH 01 DEGREES 54 SECONDS WEST FOR A DISTANCE OF 389.05 FEET TO A POINT; THENCE NORTH 88 DEGREES 48 MINUTES 6 SECONDS WEST FOR A DISTANCE OF 122.98 FEET TO A POINT; THENCE SOUTH 21 DEGREES 48 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 721.02 FEET TO A POINT; THENCE SOUTH 16 DEGREES 45 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 639.85 FEET; THENCE NORTH 73 DEGREES 14 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 1194.50 FEET; THENCE NORTH 87 DEGREES 46 MINUTES 8 SECONDS WEST A DISTANCE OF 216.55 FEET TO A POINT; THENCE SOUTH 72 DEGREES 25 MINUTES 10 SECONDS WEST A DISTANCE OF 135.12 FEET TO A POINT; THENCE NORTH 81 DEGREES 8 MINUTES 54 SECONDS WEST A DISTANCE OF 174.19 FEET TO A POINT; THENCE NORTH 70 DEGREES 18 MINUTES 3 SECONDS WEST A DISTANCE OF 237.70 FEET TO A POINT; THENCE NORTH 48 DEGREES 48 MINUTES 44 SECONDS WEST A DISTANCE OF 77.55 FEET TO A POINT; THENCE NORTH 22 DEGREES 33 MINUTES 59 SECONDS WEST A DISTANCE OF 64.73 FEET TO A POINT; THENCE NORTH 9 DEGREES 57 MINUTES 24 SECONDS WEST A DISTANCE OF 75.95 FEET TO A POINT; THENCE NORTH 11 DEGREES 35 MINUTES 2 SECONDS WEST A DISTANCE OF 142.27 FEET TO A POINT; THENCE NORTH 32 DEGREES 12 MINUTES 7 SECONDS WEST A DISTANCE OF 52.07 FEET TO A POINT; THENCE NORTH 29 DEGREES 28 MINUTES 47 SECONDS WEST A DISTANCE OF 64.94 FEET TO A POINT; THENCE NORTH 11 DEGREES 6 MINUTES 27 SECONDS WEST A DISTANCE OF 122.24 FEET TO A POINT; THENCE NORTH 22 DEGREES 1 MINUTES 48 SECONDS WEST A DISTANCE OF 63.56 FEET TO A POINT; THENCE NORTH 2 DEGREES 47 MINUTES 56 SECONDS WEST A DISTANCE OF 85.72 FEET TO A POINT; THENCE NORTH 19 DEGREES 36 MINUTES 49 SECONDS WEST A DISTANCE OF 45.35 FEET TO A POINT; THENCE NORTH 19 DEGREES 28 MINUTES 56 SECONDS WEST A DISTANCE OF 48.39 FEET TO A POINT; THENCE NORTH 59 DEGREES 26 MINUTES 11 SECONDS WEST A DISTANCE OF 53.22 FEET TO A POINT; THENCE NORTH 9 DEGREES 12 MINUTES 49 SECONDS WEST A DISTANCE OF 45.28 FEET TO A POINT; THENCE NORTH 55 DEGREES 12 MINUTES 15 SECONDS WEST A DISTANCE OF 43.81 FEET TO A POINT; THENCE NORTH 14 DEGREES 54 MINUTES 12 SECONDS EAST A DISTANCE OF 116.35 FEET TO A POINT; THENCE NORTH 18 DEGREES 00 MINUTES 27 SECONDS WEST A DISTANCE OF 39.00 FEET TO A POINT; THENCE NORTH 1 DEGREES 8 MINUTES 38 SECONDS WEST A DISTANCE OF 67.74 FEET TO A POINT; THENCE NORTH 36 DEGREES 17 MINUTES 16 SECONDS EAST A DISTANCE OF 64.99 FEET TO A POINT; THENCE NORTH 1 DEGREE 50 MINUTES 50 SECONDS EAST A DISTANCE OF 84.10 FEET TO A POINT; THENCE NORTH 85 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 109.51 FEET TO A POINT; THENCE NORTH 85 DEGREES 12 MINUTES 19 SECONDS EAST A DISTANCE OF 136.24 FEET TO A POINT; THENCE SOUTH 70 DEGREES 5 MINUTES 25 SECONDS EAST A DISTANCE OF 36.72 FEET TO A POINT; THENCE SOUTH 39 DEGREES 56 MINUTES 6 SECONDS EAST A DISTANCE OF 70.17 FEET TO A POINT; THENCE SOUTH 74 DEGREES 50 MINUTES 8 SECONDS EAST A DISTANCE OF 45.31 FEET TO A POINT; THENCE SOUTH 74 DEGREES 59 MINUTES 55 SECONDS EAST A DISTANCE OF 87.35 FEET TO A POINT; THENCE NORTH 89 DEGREES 41 MINUTES 48 SECONDS EAST A DISTANCE OF 156.60 FEET TO A POINT; THENCE NORTH 34 DEGREES 55 MINUTES 7 SECONDS EAST A DISTANCE OF 67.22 FEET TO A POINT; THENCE SOUTH 76 DEGREES 17 MINUTES 3 SECONDS EAST A DISTANCE OF 54.45 FEET TO A POINT; THENCE SOUTH 87 DEGREES 20 MINUTES 2 SECONDS EAST A DISTANCE OF 443.07 FEET TO A POINT; THENCE SOUTH 89 DEGREES 34 MINUTES 15 SECONDS EAST A DISTANCE OF 199.90 FEET TO A POINT; THENCE NORTH 0 DEGREES 36 MINUTES 14 SECONDS A DISTANCE OF 122.83 FEET BACK TO THE POINT OF BEGINNING.
SAID PARCEL CONTAINING 76.0 ACRES MORE OR LESS.

LEGAL DESCRIPTION:

A CERTAIN PIECE OR PORTION OF LAND BEING SITUATED IN SECTIONS 22 & 23, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

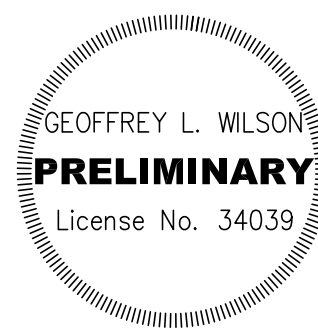
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SAID PARCEL CONTAINING 76.0 ACRES MORE OR LESS.

SEE SHEET 2 FOR
LOT LAYOUT
DETAILS

TENTATIVE S/D PLANS
RECEIVED
7/25/2022
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY



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CONVEYANCE, SALES OR AS THE BASIS
FOR THE ISSUANCE OF A PERMIT
ISSUE DATE: 07/25/2022

TENTATIVE PLAN OF
NATURE WALK SUBDIVISION
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
LOCATED IN ST. TAMMANY PARISH

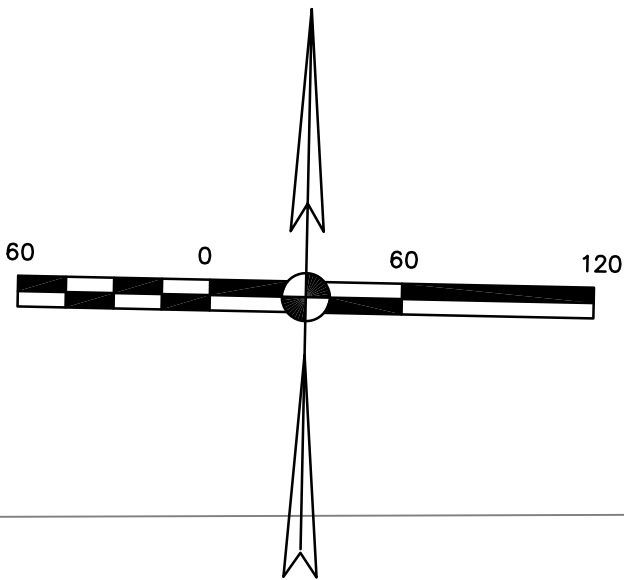
SHEET NO.	1
SHEET NAME	FULL LAYOUT

NO.	DATE	DESCRIPTION	REVISIONS

SEE SHEET 1 FOR
PROJECT NOTES +
DETAILS

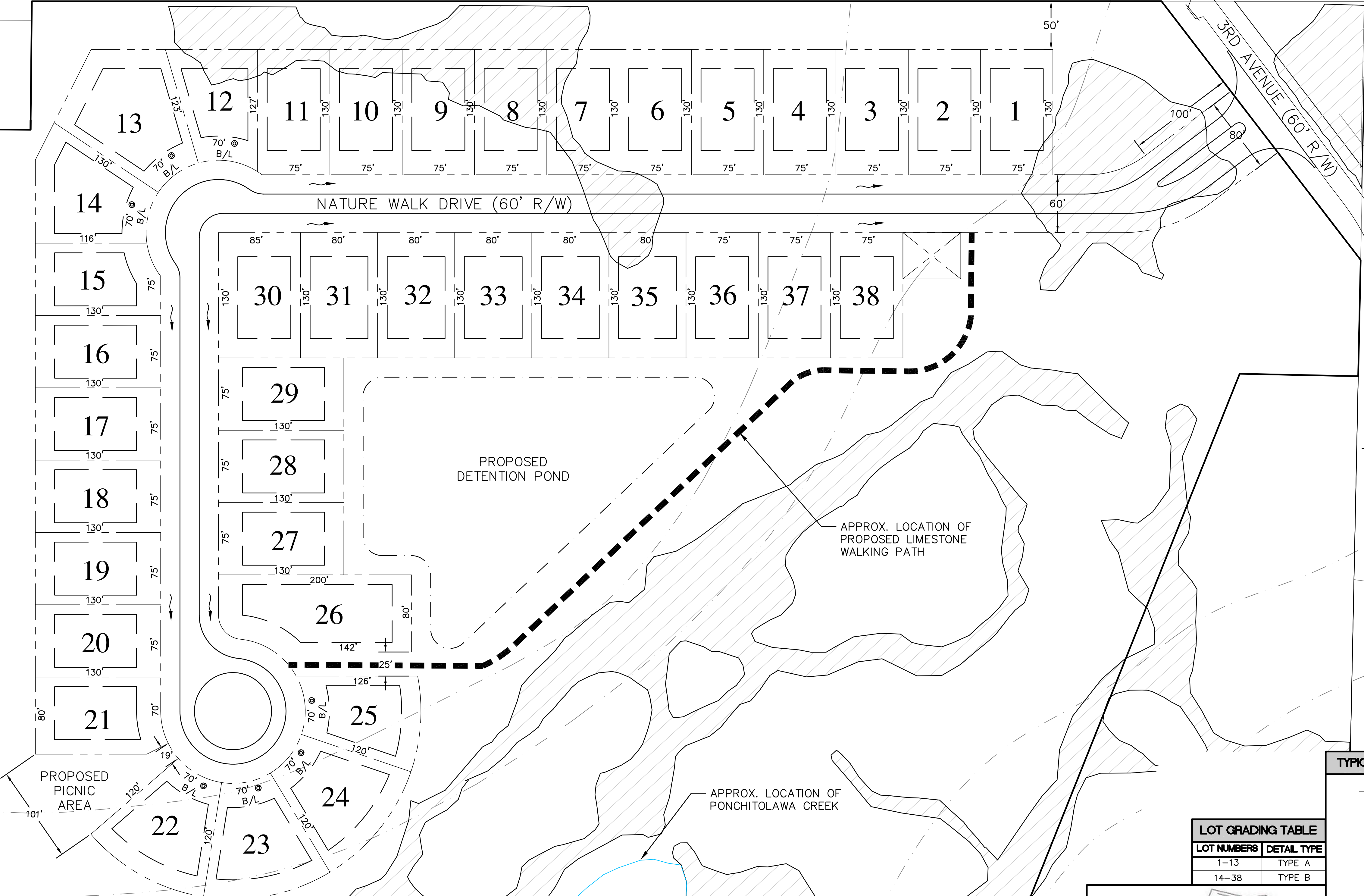
TENTATIVE PLAN OF
NATURE WALK SUBDIVISION

SECTIONS 22 & 23, T-7-S, R-11-E



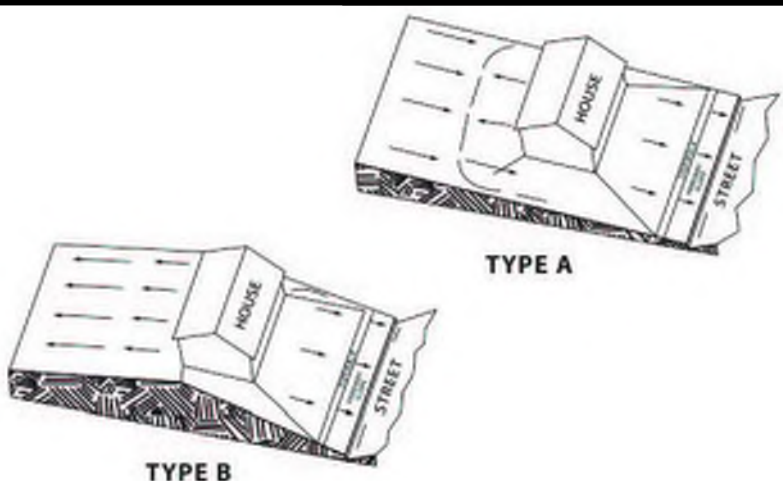
FLOOD ZONE C
FLOOD ZONE B

FLOOD ZONE B
FLOOD ZONE A6

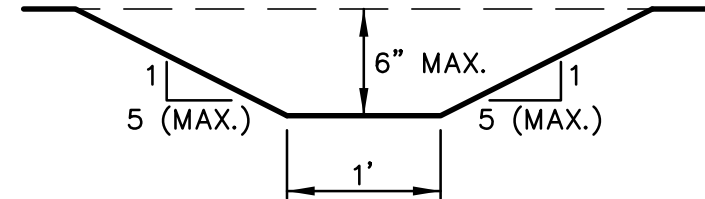


TRACT CA-1
(COMMON AREA)
63.7 AC.

LOT GRADING TABLE	
LOT NUMBERS	DETAIL TYPE
1-13	TYPE A
14-38	TYPE B

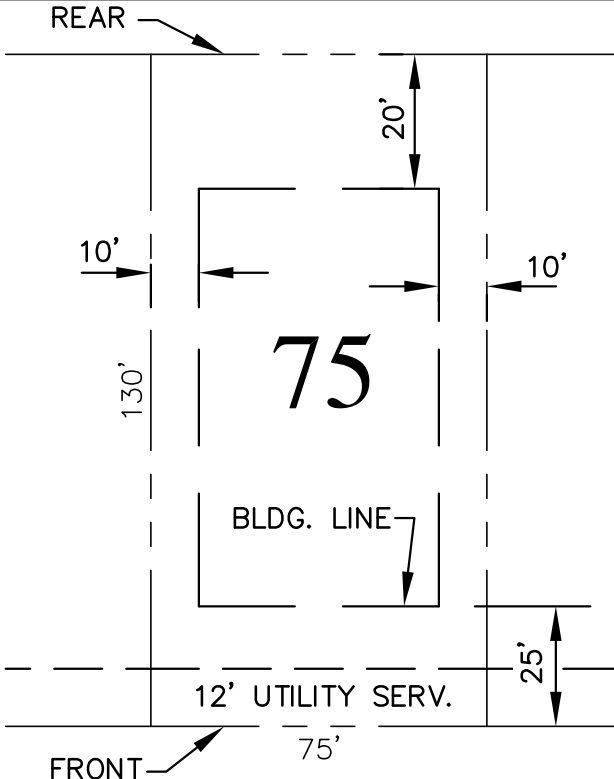


TYPICAL BETWEEN LOTS SWALE:



NOTE: APPLIES TO ALL LOTS WITH TYPE A GRADING. BUILDER IS RESPONSIBLE FOR ENSURING SWALE DRAINS FROM REAR TO FRONT.

TYPICAL LOT LAYOUT (N.T.S.)



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ISSUE DATE: 07/25/2022

TENTATIVE PLAN OF
NATURE WALK SUBDIVISION
A SINGLE FAMILY RESIDENTIAL DEVELOPMENT
LOCATED IN ST. TAMMANY PARISH

GEOFF WILSON ENGINEERING, LLC

2297 PORT HUDSON-PRIDE ROAD, ZACHARY, LA 70791 / Phone: 225-206-9869
C:\firm\Documents\Kyle\Kerr\Nature Walk\CA1\Final\Tentative.dwg [6/24/2022] Jul 24, 2022 - 1:49pm

SHEET NO.	2
SHEET NAME	LOT LAYOUT

TIGER AV
2022-2983-TP

HIDDEN SPRINGS LN

ROBIN HOOD DR

SLEMMER RD

HWY 190 SERVICE RD

BODET LN

PEAR ST

ORLEANS AV

CHINQUAPIN CIR

BROOKSTONE DR

BUCKTHORN CIR

N TALLOWOOD DR

HEATHERSTONE LN

LITTLE CREEK LN

DOUBLE J RD

SOUTH ST

4TH AV

DORIS ST

3RD AV

3RD AV

CLOVER MEADOW DR

GOLDEN MEADOW DR

HELENBURG RD

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2022)

CASE NO.: 2022-2985-TP

PROPOSED SUBDIVISION NAME: Money Hill Subdivision, Phase 8-C

DEVELOPER: Money Hill Plantation, LLC
100 Country Club Drive
Abita Springs, LA 70420

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

SECTION: 1
TOWNSHIP: 6 South
RANGE: 11 East

WARD: 6
PARISH COUNCIL DISTRICT: 6

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 Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana.

SURROUNDING LAND USES: North - A-2 Suburban
South - A-2 Suburban
East - A-2 Suburban
West - A-2 Suburban

TOTAL ACRES IN DEVELOPMENT: 6.024 Acres

NUMBER OF LOTS: 7 Lots TYPICAL LOT SIZE: 37,000 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

Staff has no objection to the proposed Tentative Subdivision submittal request subject to the developer complying with all comments, waiver requests and informational items below.

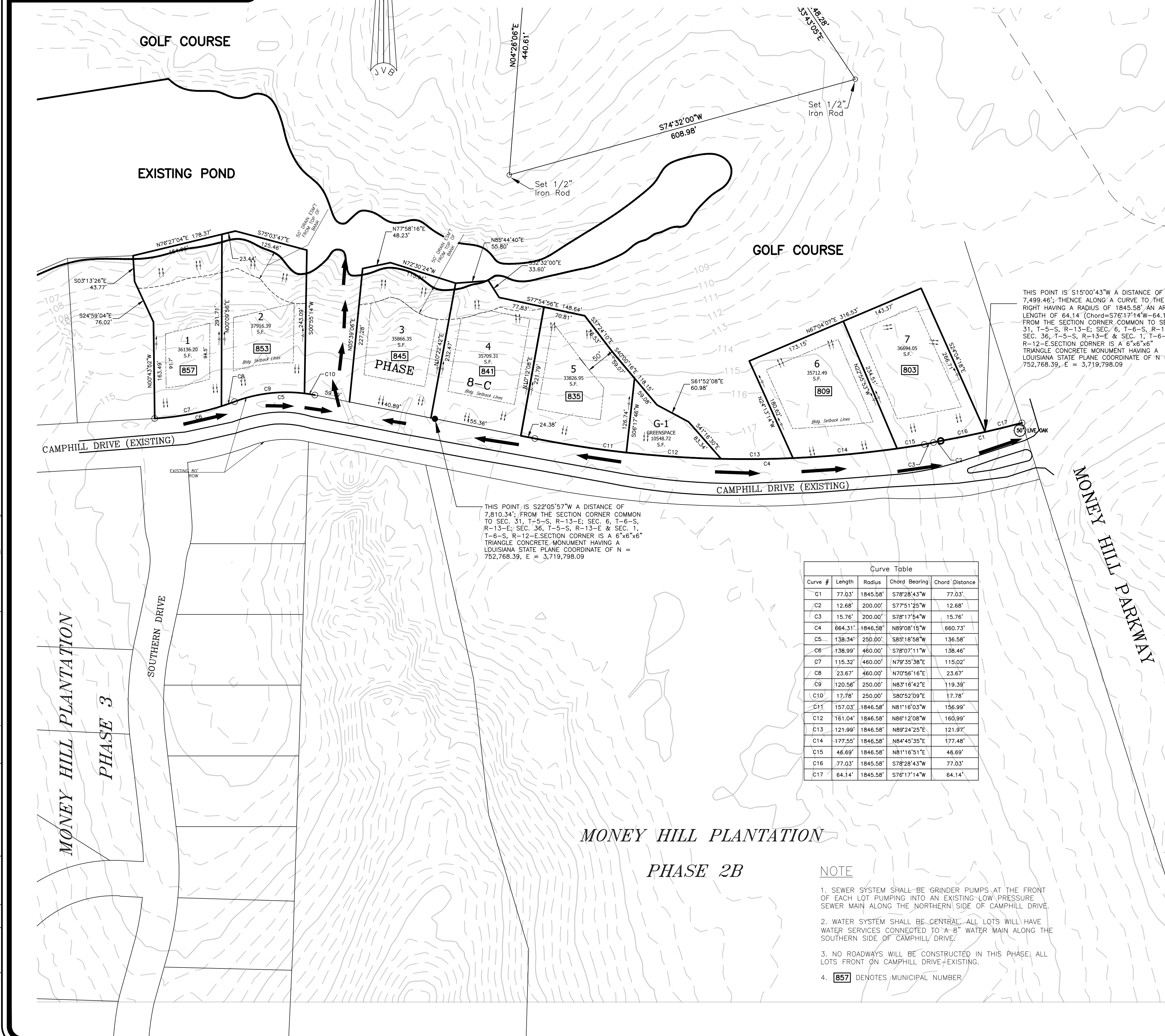
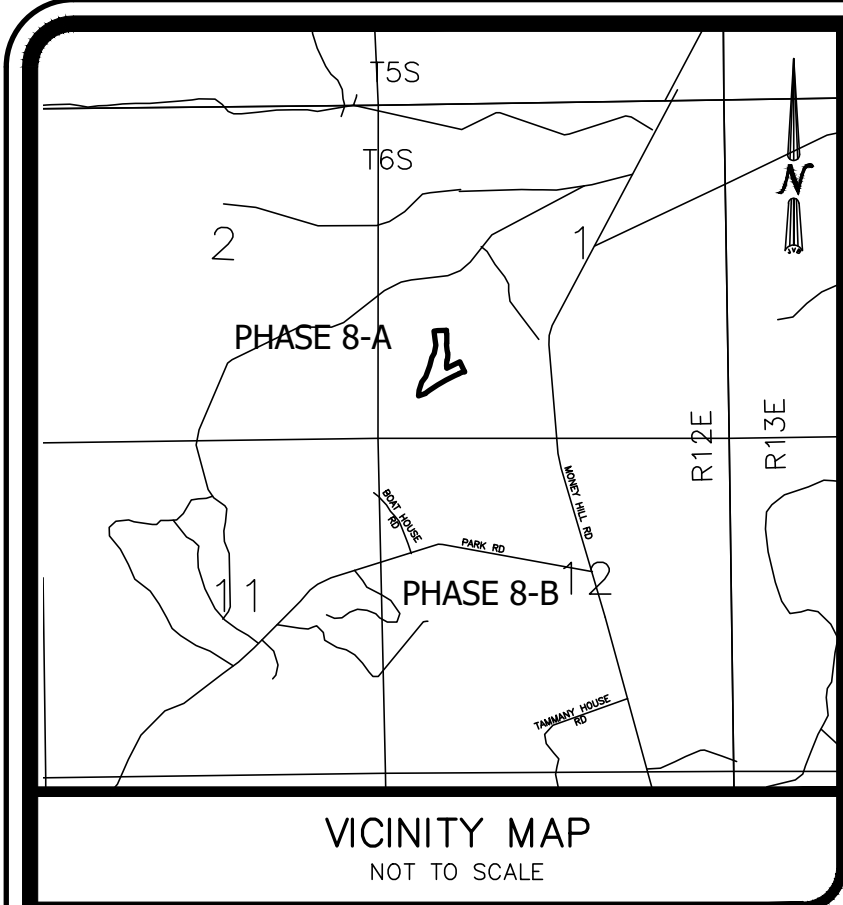
General Comments:

1. Update Restrictive Covenant #7 to reflect one foot above the centerline of the road, or a waiver of this regulation must be granted by the Planning Commission.

Informational Items:

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

Revised drawings will not be accepted for review or placement in the packet prior to the August 9, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	77.03'	1845.58'	S78°28'43"W	77.03'
C2	12.68'	200.00'	S77°51'25"W	12.68'
C3	15.76'	200.00'	S78°17'54"W	15.76'
C4	664.31'	1846.58'	N89°08'15"W	660.73'
C5	138.34'	250.00'	S85°18'58"W	136.58'
C6	138.99'	460.00'	S78°07'11"W	138.46'
C7	115.32'	460.00'	N79°35'38"E	115.02'
C8	23.67'	460.00'	N70°56'16"E	23.67'
C9	120.56'	250.00'	N83°16'42"E	119.39'
C10	17.76'	250.00'	S80°52'09"E	17.76'
C11	157.03'	1846.58'	N81°16'03"W	156.99'
C12	161.04'	1846.58'	N86°12'08"W	160.99'
C13	121.98'	1846.58'	N89°24'25"E	121.97'
C14	177.55'	1846.58'	N84°45'35"E	177.48'
C15	46.69'	1846.58'	N81°16'51"E	46.69'
C16	77.03'	1846.58'	S78°28'43"W	77.03'
C17	64.14'	1846.58'	S76°17'14"W	64.14'

NOTE

- SEWER SYSTEM SHALL BE GRINDER PUMPS AT THE FRONT OF EACH LOT PUMPING INTO AN EXISTING LOW PRESSURE SEWER MAIN ALONG THE NORTHERN SIDE OF CAMPHILL DRIVE.
- WATER SYSTEM SHALL BE CENTRAL-ALL LOTS WILL HAVE WATER SERVICES CONNECTED TO A 6" WATER MAIN ALONG THE SOUTHERN SIDE OF CAMPHILL DRIVE.
- NO ROADWAYS WILL BE CONSTRUCTED IN THIS PHASE ALL LOTS FRONT ON CAMPHILL DRIVE-EXISTING.
- [857] DENOTES MUNICIPAL NUMBER

PLAT FOR
MONEY HILL,
PHASE 8-C

LOCATED IN SECTIONS 1, T-6-S, R-11-E,
ST. TAMMANY PARISH, LOUISIANA

BOUNDARY DESCRIPTION
PHASE 8-C

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS.

FROM THE SECTION CORNER COMMON TO SEC. 31, T-5-S, R-13-E; SEC. 6, T-6-S, R-13-E; SEC. 36, T-5-S, R-13-E & SEC. 1, T-6-S, R-12-E, SECTION CORNER BEING A 6"x6"x6" TRIANGLE CONCRETE MONUMENT HAVING A LOUISIANA STATE PLANE COORDINATE OF N = 752,768.39, E = 3,719,798.09 RUN S22°05'57"W A DISTANCE OF 7,810.34' TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE; THENCE RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, NORTH 78 DEGREES 49 MINUTES 53 SECONDS EAST A DISTANCE OF 207.57 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AN ARC LENGTH OF 17.78 FEET (CHORD=NORTH 80 DEGREES 52 MINUTES 09 SECONDS WEST-17.78 FEET) TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AN ARC LENGTH OF 120.56 FEET (CHORD= SOUTH 83 DEGREES 16 MINUTES 42 SECONDS WEST-119.39 FEET) TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AN ARC LENGTH OF 138.99 FEET (CHORD= SOUTH 78 DEGREES 07 MINUTES 11 SECONDS WEST A DISTANCE OF 138.46 FEET) TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, RUN NORTH 00 DEGREES 43 MINUTES 52 SECONDS WEST A DISTANCE OF 163.49 FEET TO POINT; THENCE RUN NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST A DISTANCE OF 76.02 FEET TO A POINT; THENCE RUN NORTH 03 DEGREES 13 MINUTES 26 SECONDS WEST A DISTANCE OF 43.77 FEET TO A POINT; THENCE RUN NORTH 76 DEGREES 27 MINUTES 04 SECONDS EAST A DISTANCE OF 178.37 FEET TO A POINT; THENCE RUN SOUTH 75 DEGREES 03 MINUTES 47 SECONDS EAST A DISTANCE OF 125.46 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 55 MINUTES 14 SECONDS WEST A DISTANCE OF 243.09 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE BACK TO THE POINT OF BEGINNING.

AND

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS.

FROM THE SECTION CORNER COMMON TO SEC. 31, T-5-S, R-13-E; SEC. 6, T-6-S, R-13-E; SEC. 36, T-5-S, R-13-E & SEC. 1, T-6-S, R-12-E, SECTION CORNER BEING A 6"x6"x6" TRIANGLE CONCRETE MONUMENT HAVING A LOUISIANA STATE PLANE COORDINATE OF N = 752,768.39, E = 3,719,798.09 RUN S22°05'57"W A DISTANCE OF 7,810.34' TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, NORTH 78 DEGREES 49 MINUTES 53 SECONDS WEST A DISTANCE OF 147.78 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, RUN NORTH 05 DEGREES 39 MINUTES 06 SECONDS EAST A DISTANCE OF 227.28 FEET TO A POINT; THENCE RUN NORTH 77 DEGREES 58 MINUTES 16 SECONDS EAST A DISTANCE OF 48.23 FEET TO A POINT; THENCE RUN SOUTH 72 DEGREES 30 MINUTES 24 SECONDS EAST A DISTANCE OF 115.91 FEET TO A POINT; THENCE RUN NORTH 85 DEGREES 44 MINUTES 40 SECONDS EAST A DISTANCE OF 55.80 FEET; THENCE RUN SOUTH 32 DEGREES 32 MINUTES 00 SECONDS EAST A DISTANCE OF 33.60 FEET TO A POINT; THENCE RUN SOUTH 77 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 148.64 FEET TO A POINT; THENCE RUN SOUTH 37 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 76.53 FEET TO A POINT; THENCE RUN SOUTH 40 DEGREES 00 MINUTES 16 SECONDS EAST A DISTANCE OF 118.15 FEET TO A POINT; THENCE RUN SOUTH 61 DEGREES 52 MINUTES 08 SECONDS EAST A DISTANCE OF 60.98 FEET TO A POINT; THENCE RUN SOUTH 14 DEGREES 16 MINUTES 30 SECONDS EAST A DISTANCE OF 83.34 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1846.58 FEET AN ARC LENGTH OF 318.07 FEET TO A POINT; THENCE CONTINUE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, NORTH 78 DEGREES 49 MINUTES 53 SECONDS WEST A DISTANCE OF 172.85 FEET BACK TO THE POINT OF BEGINNING.

AND

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS: U.U

FROM THE SECTION CORNER COMMON TO SEC. 31, T-5-S, R-13-E; SEC. 6, T-6-S, R-13-E; SEC. 36, T-5-S, R-13-E & SEC. 1, T-6-S, R-12-E, SECTION CORNER BEING A 6"x6"x6" TRIANGLE CONCRETE MONUMENT HAVING A LOUISIANA STATE PLANE COORDINATE OF N = 752,768.39, E = 3,719,798.09 RUN SOUTH 15 DEGREES 00 MINUTES 43 SECONDS WEST A DISTANCE OF 7,499.46 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.58 AN ARC LENGTH OF 64.14 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.58 AN ARC LENGTH OF 77.03 FEET (CHORD= SOUTH 78 DEGREES 28 MINUTES 43 SECONDS WEST-77.03 FEET); THENCE CONTINUE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE ALONG A CURVE TO LEFT HAVING A RADIUS OF 200.00 FEET AN ARC LENGTH OF 12.68 FEET (CHORD= SOUTH 77 DEGREES 51 MINUTES 25 SECONDS WEST-12.68 FEET); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AN ARC LENGTH OF 15.76 FEET (CHORD= SOUTH 78 DEGREES 17 MINUTES 54 SECONDS WEST-15.76 FEET); THENCE ALONG CURVE TO THE RIGHT HAVING A RADIUS OF 1845.58 FEET AN ARC LENGTH OF 224.24 FEET (CHORD=) TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, RUN NORTH 24 DEGREES 13 MINUTES 14 SECONDS WEST A DISTANCE OF 160.92 FEET TO A POINT; THENCE RUN NORTH 67 DEGREES 04 MINUTES 07 SECONDS EAST A DISTANCE OF 316.53 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 04 MINUTES 18 SECONDS EAST A DISTANCE OF 266.71 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.662 ACRES MORE OR LESS.

ALL THREE (3) PARCELS CONTAIN 6.024 ACRES OF LAND MORE OR LESS, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND COMPRISE MONEY HILL, PHASE 8-C.

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIRM: COMMUNITY MAP NO. 22523C OF 75 C, DATED: 10/17/89 FLOOD ZONE: C, BASE FLOOD ELEVATION: N/A.

RESTRICTIVE COVENANTS

- PERMITTED USE-SINGLE FAMILY RESIDENTIAL. FRONT SETBACK SHALL BE 50', SIDE SETBACK SHALL BE 20', REAR SETBACK SHALL INCLUDE 50' EASEMENT WHERE PROPERTY LINES ARE ADJACENT TO POND, REAR SETBACK SHALL BE 25' WHERE PROPERTY LINES ARE NOT ADJACENT TO POND.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE AND STREET EASEMENTS.
- NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- 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.
- 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.
- 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.
- THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE 117' & 118' ABOVE MEAN SEA LEVEL. MAXIMUM BUILDING HEIGHT SHALL BE 35. SEE DRAINAGE PLAN.
- MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
- ADDITIONAL COVENANTS RECORDED IN C.O.B. _____ FOLIO _____ AND C.O.B. _____ FOLIO _____
- 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 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 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).
- THE DETENTION POND AND STRUCTURE WILL BE MAINTAINED BY THE DEVELOPER AND/OR THE HOMEOWNER'S ASSOCIATION.

CERTIFICATION

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

SEAN M. BURKES - LA P.L.S. NO. 4785

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

SEAN M. BURKES - LA P.E. NO. 27642

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:

MONEY HILL, PHASE 8-C

THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY RESERVED FOR PRIVATE USE AND DEVELOPMENT. 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
FOR	
MONEY HILL PLANTATION	
APPROVAL	
PARISH PLANNING COMMISSION CHAIRMAN	DIRECTOR OF PARISH ENGINEERING
PARISH PLANNING COMMISSION SECRETARY	CLERK OF COURT
FILE NUMBER	

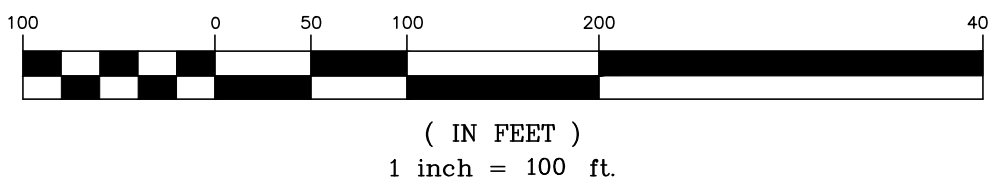
6.024 ACRES	7	N/A-EXISTING
AREA	NO. OF PARCELS	LGTH. OF STREETS
37,000 S.F.±	N/A-EXISTING	EXISTING = PUD
AVG. LOT SIZE	STREET WIDTH	ZONING
EXISTING ASPHALT ROAD	CENTRAL	CENTRAL
ROAD SURFACING	SEWAGE SYSTEM	WATER SYSTEM

DENSITY IN PHASE 8-C IS 7 UNITS ON 6.024 ACRES OR 0.86 UNITS/ACRE.

TENTATIVE S/D PLANS
RECEIVED
7/27/2022
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

GRAPHIC SCALE



J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jbbasoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154
SEAN M. BURKES
LA REC. NO. 4785

TENTATIVE PLAT FOR
MONEY HILL, PHASE 8-C
SECTIONS 1, T6S, R11E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 100'
DATE: 03.11.2022
DRAWN BY: RMK
CHECKED BY: SMB
DWG. NO. 20190574
SHEET 1 OF 1

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PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 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

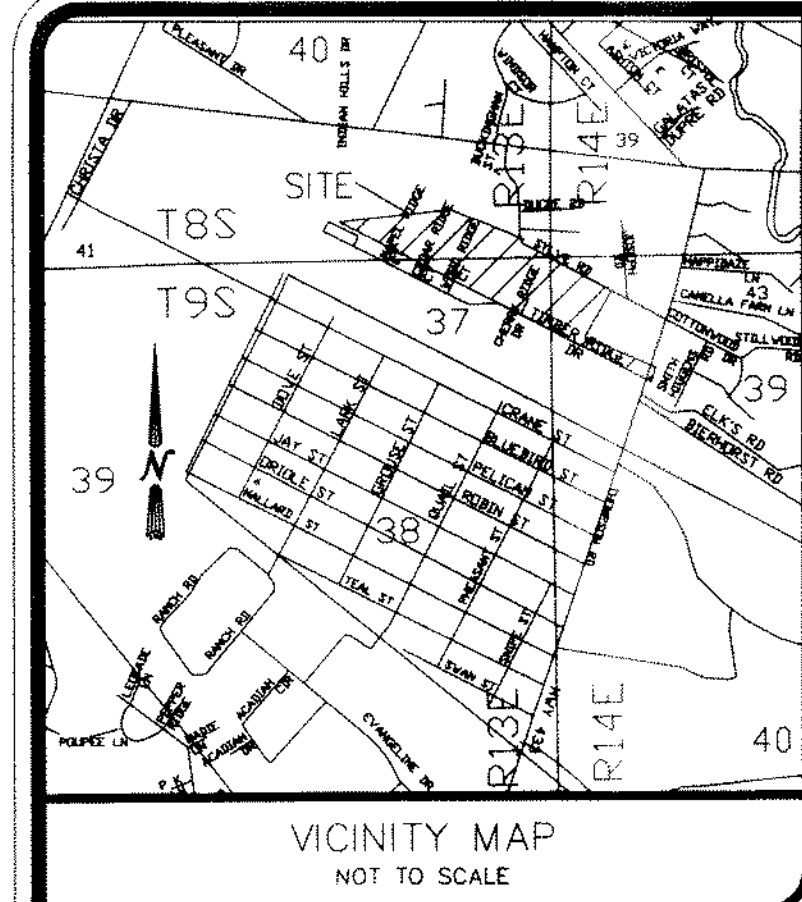
FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: February 2, 2006

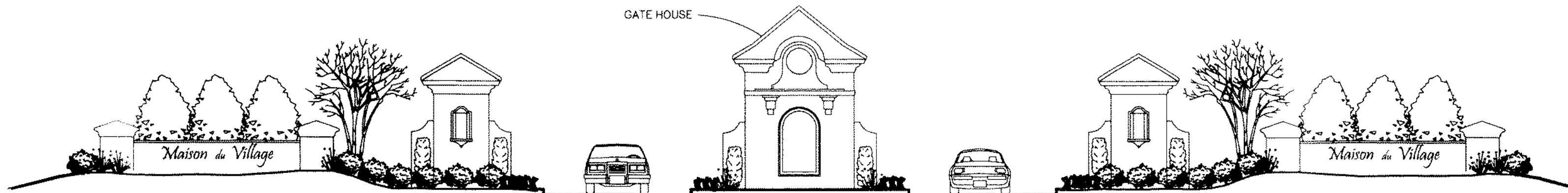
STAFF COMMENTARY:

Department of Planning and Development

The engineer of record for this project requested that this case be postponed on July 25, 2022. Staff has no objections to the requested postponement. This case was previously postponed at the June 14, 2022 and the July 12, 2022 meeting.



PRELIMINARY PLANS
RECEIVED
05/06/2022
DEVELOPMENT
ENGINEERING
**ENGINEERING
REVIEW COPY**

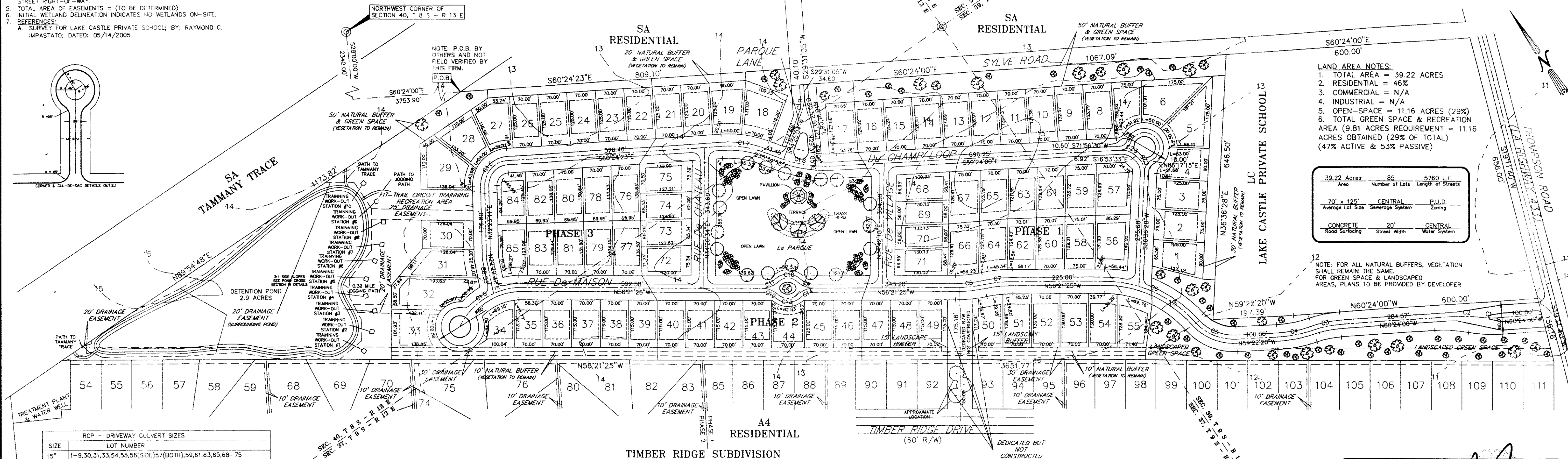


Maison du Village

SECTION 40, T8S-R13E, SECTION 37, T9S-R13E
SECTION 39, T9S-R14E, ST. TAMMANY PARISH, LOUISIANA

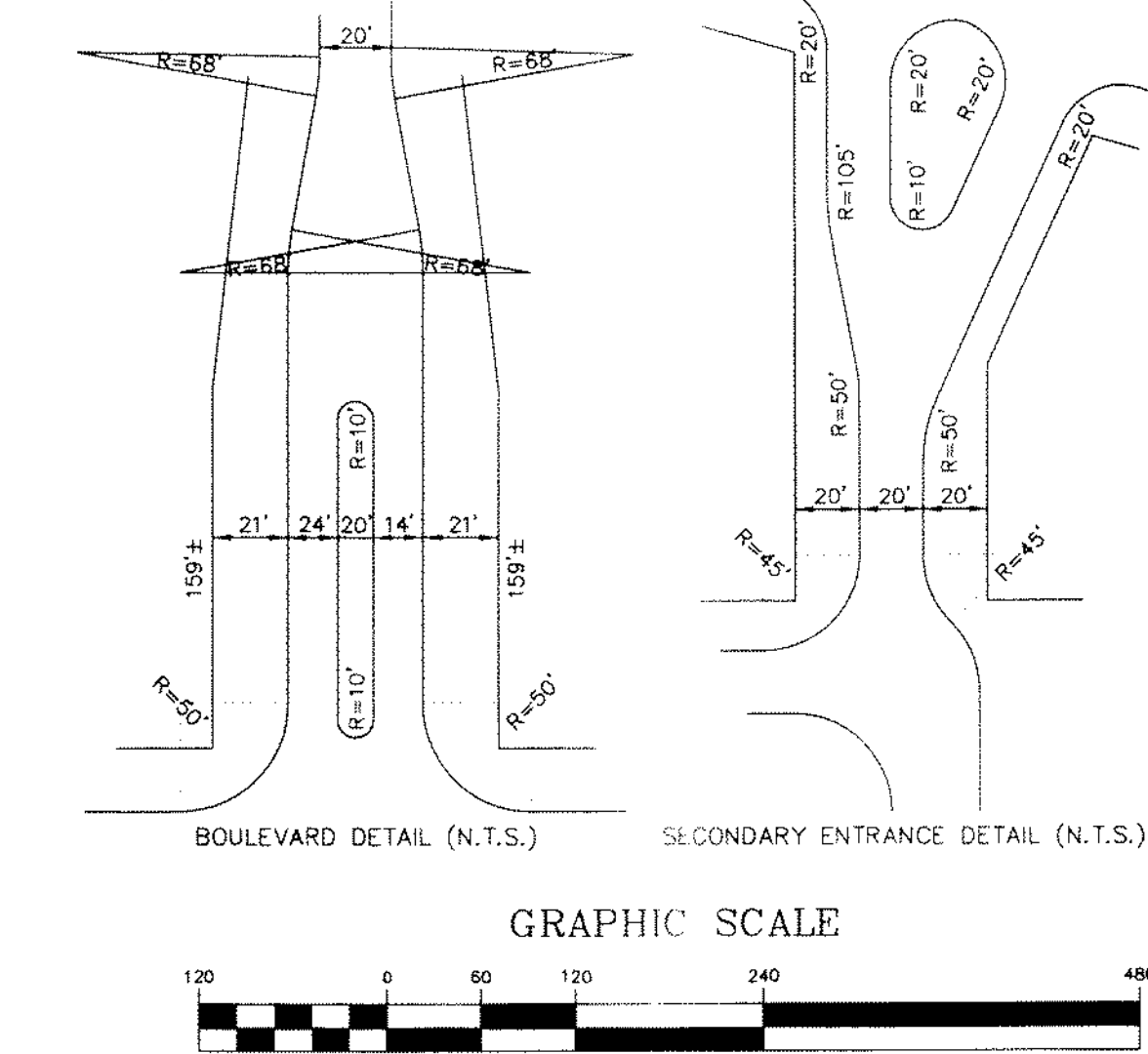
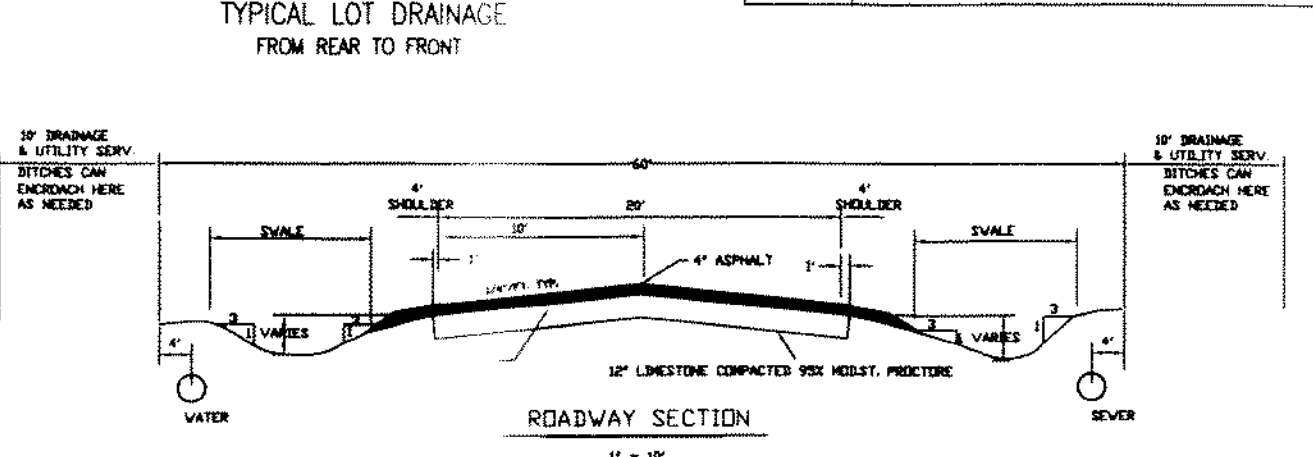
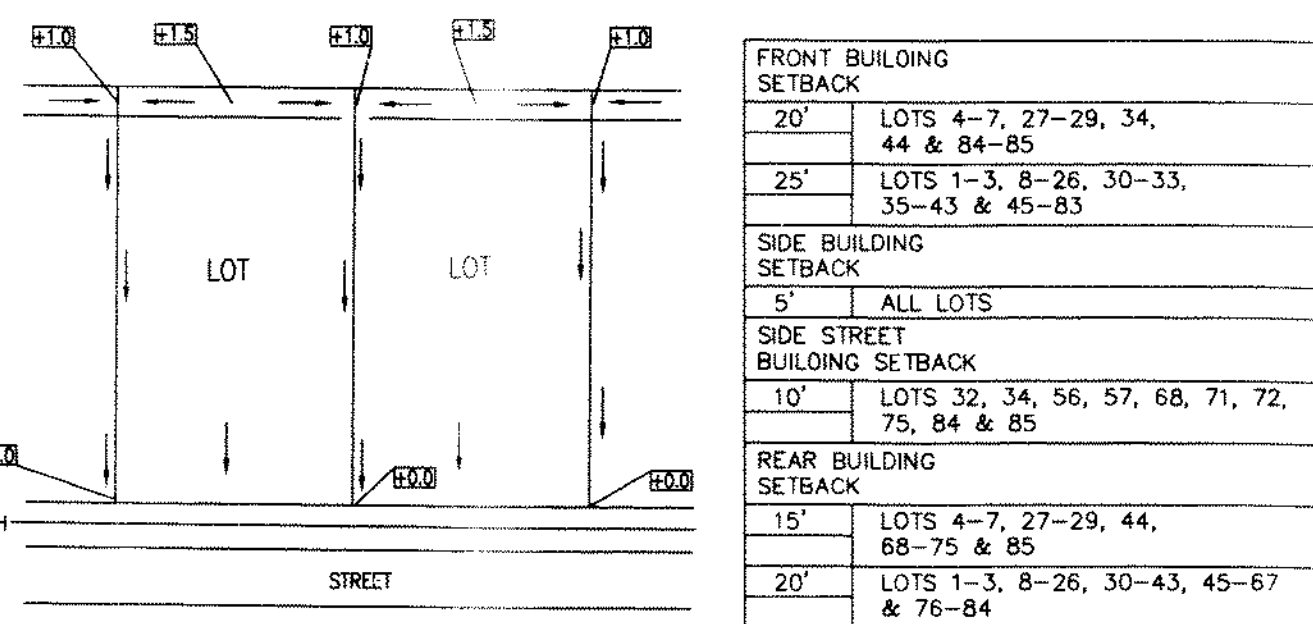
GENERAL NOTES

- I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP NO. 225205-0415-C, DATED: 04/02/1991
FLOOD ZONE: C, BASE FLOOD ELEVATION: N/A
- BENCHMARK = 52 V 073 @ EL. 37.96' N.G.V.D. 1929 DATUM
- SEWERAGE AND WATER UTILITIES TO BE TIED-IN TO FACILITIES USED BY TIMBER RIDGE SUBDIVISION
- ALL PROPERTY IS SUBJECT TO A 10' UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAY.
- TOTAL AREA OF EASEMENTS = (TO BE DETERMINED)
- INITIAL WETLAND DELINEATION INDICATES NO WETLANDS ON-SITE.
- REFERENCES:
A. SURVEY FOR LAKE CASTLE PRIVATE SCHOOL; BY: RAYMOND C. IMPASTATO, DATED: 05/14/2005



SIZE	LOT NUMBER
15'	1-9, 30, 31, 33, 54, 55, 56 (SIDE), 59, 61, 63, 65, 68-75
18'	10-12, 17 (SIDE), 18 (SIDE), 52, 53, 67, 68 (SIDE)
21'	13, 14
18x28'	15-17, 46-51, 56, 58, 60, 62, 64, 66, 71 (SIDE), 75 (SIDE), 76, 78, 80
22x36'	18-25, 36-45, 72 (SIDE), 77, 79, 81, 82, 83, 84 (BOTH)
27x44'	26-29, 34, 35, 85 (BOTH)
31x51'	32

CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD BEARING	CHORD
C1	300.00'	54.85'	27.50'	102°31'	S55°09'44"E	54.77'
C2	300.00'	54.85'	27.50'	102°31'	N55°09'44"W	54.77'
C3	270.00'	68.64'	34.51'	143°40'	N67°41'00"W	68.46'
C4	330.00'	89.82'	45.19'	153°54'	S67°10'10"E	89.54'
C5	330.00'	114.28'	61.13'	202°22'00"	S34°11'20"E	110.63'
C6	300.00'	247.93'	131.54'	47°21'05"	N32°40'52"W	240.94'
C7	330.00'	70.49'	35.38'	121°4'20"	N62°28'35"W	70.36'
C8	330.00'	70.49'	35.38'	121°4'20"	S62°28'35"E	70.36'
C9	50.00'	42.29'	22.50'	48°27'45"	S32°07'32"E	41.04'
C10	50.00'	42.29'	22.50'	48°27'45"	N80°35'18"W	41.04'
C11	39.02'	66.06'	44.08'	98°55'31"	S58°21'25"W	58.46'
C12	39.02'	66.06'	44.08'	98°55'31"	S58°21'25"E	58.46'
C13	50.00'	42.29'	22.50'	48°27'45"	S80°35'18"E	41.04'
C14	50.00'	42.29'	22.50'	48°27'45"	N32°07'32"W	41.04'
C15	172.49'	180.63'	99.59'	60°00'00"	N89°46'31"W	172.49'
C16	60.00'	91.32'	57.14'	87°12'26"	S75°59'24"W	82.76'
C17	250.00'	108.32'	55.02'	24°49'27"	N47°59'39"W	107.47'
C18	336.06'	146.05'	74.19'	24°53'59"	S48°01'55"E	144.90'
C19	100.00'	43.46'	22.08'	24°53'59"	N41°58'05"E	43.12'
C20	100.00'	19.49'	9.77'	110°59'57"	N23°56'07"E	19.46'
C21	100.00'	19.49'	9.77'	110°59'57"	N23°56'07"E	19.46'
C22	50.00'	46.87'	25.32'	53°42'45"	S86°15'22"E	45.18'
C23	50.00'	37.09'	19.45'	42°30'27"	N38°08'47"W	36.25'
C24	40.00'	136.12'	304.19'	194°58'57"	N15°37'16"W	79.32'
C25	50.00'	46.89'	25.20'	53°30'01"	N09°51'27"E	45.01'
C26	50.00'	43.35'	23.15'	49°40'47"	S81°26'51"W	42.01'



BOUNDARY DESCRIPTION

A certain parcel of land, lying and situated in Section 40 Township 8 South - Range 13 East, Section 37 Township 9 South - Range 13 East and Section 39 Township 9 South - Range 14 East, Saint Tammany Parish, Louisiana and more fully described as follows:

COMMENCE from the northwest section corner of Section 40, Township 8 South - Range 13 East; thence go S. 28°00'00"W - 2340.0 ft. and S. 60°24'00"E - 3753.90 ft. to a point on the southern r/w line of TAMMANY TRACE and the Point of Beginning; thence

South 60 Degrees 24 minutes 23 seconds East - 809.10 feet to a point on the northwestern r/w line of Sylvie Road; thence

South 29 Degrees 31 minutes 05 seconds West - 40.10 feet along said r/w line to intersection with the southwestern r/w line of said road; thence

South 60 Degrees 24 minutes 00 seconds East - 1067.09 feet along said r/w line to a point of departure; thence

South 60 Degrees 24 minutes 00 seconds East - 646.50 feet to a point; thence

South 59 Degrees 22 minutes 20 seconds East - 197.39 feet to the most western corner of Lake Castle Private School; thence

South 60 Degrees 24 minutes 00 seconds East - 600.00 feet along the southwestern property line of Lake Castle to the westerly r/w line of Thompson Road (Hwy. 433); thence

South 19 Degrees 11 minutes 40 seconds West - 156.16 feet along said r/w line to the northeast corner of Timber Ridge S/D; thence

North 56 Degrees 21 minutes 25 seconds West - 3651.77 along the northern property line of Timber Ridge S/D to a point on the southern r/w line of TAMMANY TRACE; thence

North 89 Degrees 54 minutes 48 seconds East - 1173.82 feet along said r/w line to the Point of Beginning.

Containing 39.22 acres, said parcel is lying and situated in Section 40 Township 8 South - Range 13 East, Section 37 Township 9 South - Range 13 East and Section 39 Township 9 South - Range 14 East, Saint Tammany Parish, Louisiana.

- ### RESTRICTIVE COVENANTS
- 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).
 - Construction of any nature is prohibited in Parish drainage or street easement.
 - No noxious or offensive action shall be carried upon any lot, nor shall anything be done thereon which may or may become an annoyance or nuisance.
 - Lots may not be used for the storage of trash or junk vehicles.
 - Mobile homes are not permitted to occupy lots as a residence in this subdivision.
 - The minimum finished floor elevation required shall comply with the latest FEMA standards.
 - No lot will be further subdivided without approval of the St. Tammany Planning Commission.
 - The minimum driveway culverts are RCP Concrete and as shown on chart and shall conform to DOTD standards and shall be Reinforced Concrete Pipe. Roadside ditches must remain and subsurface drainage will not be allowed any time in the future.
 - Driveways on corner lots where a driveway is to be established along the width or smaller dimension of the lot, shall not be located any closer than the thirty-five (35) feet from the corner of the property closest to the intersection as measured from the corner of the property where the street right-of-way intersects. 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 rights-of-way intersect.
 - Maximum building height is 35'.
 - The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat.
 - 4.586 Acres in Easements to be dedicated to Parish is needed.
 - The Ultimate Drainage Disposal is Lake Pontchartrain.
 - The detention pond is to be maintained by St. Tammany Parish.
 - Green Space to be maintained by Homeowners Association.
 - Building Setbacks:
Front - 20' & 25'; Side - 5'; Side Street - 10'; Rear - 15' & 20'
 - **This subdivision is exempt from the statute of the Interstate Land Sales Act.

LAND AREA NOTES:

1. TOTAL AREA = 39.22 ACRES
2. RESIDENTIAL = 46%
3. COMMERCIAL = N/A
4. INDUSTRIAL = N/A
5. OPEN-SPACE = 11.16 ACRES (29%)
6. TOTAL GREEN SPACE & RECREATION AREA (9.81 ACRES REQUIREMENT = 11.16 ACRES OBTAINED (29% OF TOTAL) (47% ACTIVE & 53% PASSIVE)

39.22 Acres	85	5760 L.F.
Area	Number of Lots	Length of Streets
70' x 125'	CENTRAL	P.U.D.
Average Lot Size	Sewerage System	Zoning
CONCRETE	20'	CENTRAL
Road Surfacing	Street Width	Water System

NOTE: FOR ALL NATURAL BUFFERS, VEGETATION SHALL REMAIN THE SAME. FOR GREEN SPACE & LANDSCAPED AREAS, PLANS TO BE PROVIDED BY DEVELOPER

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-33:505 and the laws and ordinances of the Parish of St. Tammany with which the undersigned is duly sworn.

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

MAISON DU VILLAGE

All street rights-of-way as shown herein are hereby dedicated to the perpetual use of the public for proper uses. Easements shall be reserved for drainage and utilities as indicated herein and no obstruction or improvement shall be allowed that would prevent them from being used for their intended purposes.

Owner	Date
MIDSOUTH DEVELOPERS, LLC	5/31/2006
Parish Planning Commission Chairman	Parish Engineer
Parish Planning Commission Secretary	Clerk of Court
Date Filed	File Number

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
2990 East Cause Blvd., Suite B
Slidell, Louisiana 70458
E-mail: JVBurkes@jvburkes.com
Phone: 985-648-0075 Fax: 985-648-0124
Mississippi Phone: 228-435-5800

PRELIMINARY SUBDIVISION PLAT OF MAISON DU VILLAGE
SEC. 39, T 9 S - R 14 E, SEC. 37, T 9 S - R 13 E,
AND SEC. 40, T 8 S - R 13 E
ST. TAMMANY PARISH
LOUISIANA

SCALE: 1" = 120'
DATE: 5/31/2006
DRAWN BY: DLT **CHECKED BY:** SMB
DWG. NO. 1061818
SHEET 1 **OF** 10

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 WASHTON CT

TRACEY LN

TWINS LN

TAMMANY TRACE

DUCRE RD

SYLVER RD

JOSEPH RD

DOVEST
DOVEST
DOVEST
DOVEST

LARK ST

GROUSE ST

T9 - R13E

37

TIMBER RIDGE DR

39

433

ELKS RD

THOMPSON RD

CRANE ST

T9 - R14E

BLUEBIRD ST

PELICAN ST

ROBIN ST

JAY ST

SNIPE ST

MALLARD ST

QUAIL ST

TEAL ST

38

39

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2022)

CASE NO.: 2022-2986-PP

SUBDIVISION NAME: Money Hill Subdivision, Phase 8-C

DEVELOPER: Money Hill Plantation, LLC
100 Country Club Drive
Abita Springs, LA 70420

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

SECTION: 1
TOWNSHIP: 6 South
RANGE: 11 East

WARD: 6
PARISH COUNCIL DISTRICT: 6

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 Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 6.024 Acres

NUMBER OF LOTS: 7 Lots AVERAGE LOT SIZE: 37,000 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

TENTATIVE or PUD APPROVAL GRANTED: To be heard at the August 9, 2022 Planning Commission meeting.

STAFF COMMENTARY:

Department of Planning and Development

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on July 28, 2022.

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

Preliminary Plat:

1. Update the plat to show the proposed private drainage and access servitude between Lots #2 & #3.

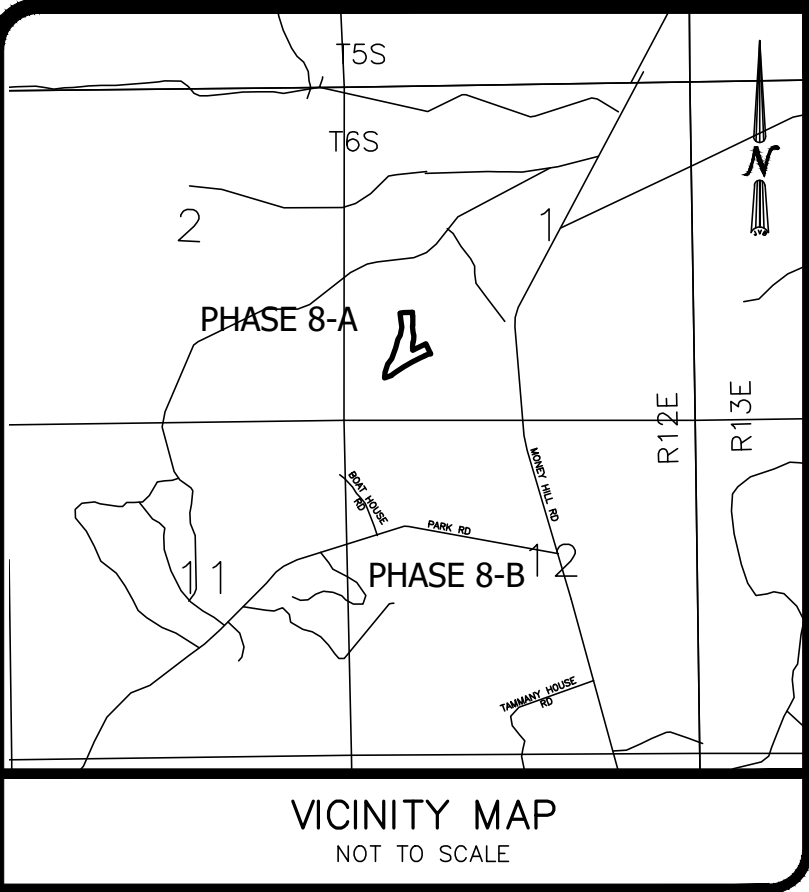
Informational Items:

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

No Maintenance Obligation is required as the roads are existing and this is a private subdivision.

No Mandatory Developmental fee is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since a public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the August 9, 2022 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



GOLF COURSE

EXISTING POND

GOLF COURSE

MONEY HILL PARKWAY

MONEY HILL PLANTATION
PHASE 3

SOUTHERN DRIVE

MONEY HILL PLANTATION PHASE 2B

NOTE

- SEWER SYSTEM SHALL BE GRINDER PUMPS AT THE FRONT OF EACH LOT PUMPING INTO AN EXISTING LOW PRESSURE SEWER MAIN ALONG THE NORTHERN SIDE OF CAMPHILL DRIVE.
- WATER SYSTEM SHALL BE CENTRAL. ALL LOTS WILL HAVE WATER SERVICES CONNECTED TO A 8" WATER MAIN ALONG THE SOUTHERN SIDE OF CAMPHILL DRIVE.
- NO ROADWAYS WILL BE CONSTRUCTED IN THIS PHASE. ALL LOTS FRONT ON CAMPHILL DRIVE-EXISTING.
- [857] DENOTES MUNICIPAL NUMBER

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C1	77.03'	1845.58'	S78°28'43"W	77.03'
C2	12.68'	200.00'	S77°51'25"W	12.68'
C3	15.76'	200.00'	S78°17'54"W	15.76'
C4	664.31'	1846.58'	N89°08'15"W	660.73'
C5	138.34'	250.00'	S85°18'58"W	136.58'
C6	138.99'	460.00'	S78°07'11"W	138.46'
C7	115.32'	460.00'	N79°35'38"E	115.02'
C8	23.67'	460.00'	N70°56'16"E	23.67'
C9	120.56'	250.00'	N83°16'42"E	119.39'
C10	17.78'	250.00'	S80°52'09"E	17.78'
C11	157.03'	1846.58'	N81°16'03"W	156.99'
C12	161.04'	1846.58'	N86°12'08"W	160.99'
C13	121.98'	1846.58'	N89°24'25"E	121.97'
C14	177.55'	1846.58'	N84°45'35"E	177.48'
C15	46.69'	1846.58'	N81°16'51"E	46.69'
C16	77.03'	1846.58'	S78°28'43"W	77.03'
C17	84.14'	1846.58'	S76°17'14"W	84.14'

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. FIRM NO. 225205 0175 C, DATED: 10/17/89 FLOOD ZONE: C; BASE FLOOD ELEVATION: N/A.

PRELIMINARY PLAT FOR MONEY HILL, PHASE 8-C LOCATED IN SECTIONS 1, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

BOUNDARY DESCRIPTION PHASE 8-C

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS.

FROM THE SECTION CORNER COMMON TO SEC. 31, T-5-S, R-13-E; SEC. 6, T-6-S, R-13-E; SEC. 36, T-5-S, R-13-E & SEC. 1, T-6-S, R-12-E, SECTION CORNER BEING A 6"x6"x6" TRIANGLE CONCRETE MONUMENT HAVING A LOUISIANA STATE PLANE COORDINATE OF N = 752,768.39, E = 3,719,798.09 RUN S22°05'57"W A DISTANCE OF 7,810.34' TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE; THENCE RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, NORTH 78 DEGREES 49 MINUTES 53 SECONDS EAST A DISTANCE OF 207.57 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AN ARC LENGTH OF 17.78 FEET (CHORD=NORTH 80 DEGREES 52 MINUTES 09 SECONDS WEST-17.78 FEET) TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF COUNTRY CLUB DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AN ARC LENGTH OF 120.56 FEET (CHORD=SOUTH 83 DEGREES 16 MINUTES 42 SECONDS WEST-119.39 FEET) TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 460.00 FEET AN ARC LENGTH OF 138.99 FEET (CHORD=SOUTH 78 DEGREES 07 MINUTES 11 SECONDS WEST A DISTANCE OF 138.46 FEET) TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, RUN NORTH 00 DEGREES 43 MINUTES 52 SECONDS WEST A DISTANCE OF 163.49 FEET TO POINT; THENCE RUN NORTH 24 DEGREES 59 MINUTES 04 SECONDS WEST A DISTANCE OF 76.02 FEET TO A POINT; THENCE RUN NORTH 03 DEGREES 13 MINUTES 26 SECONDS WEST A DISTANCE OF 43.77 FEET TO A POINT; THENCE RUN NORTH 76 DEGREES 27 MINUTES 04 SECONDS EAST A DISTANCE OF 178.37 FEET TO A POINT; THENCE RUN SOUTH 75 DEGREES 03 MINUTES 47 SECONDS EAST A DISTANCE OF 125.46 FEET TO A POINT; THENCE RUN SOUTH 00 DEGREES 55 MINUTES 14 SECONDS WEST A DISTANCE OF 243.09 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE BACK TO THE POINT OF BEGINNING.

AND

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS.

FROM THE SECTION CORNER COMMON TO SEC. 31, T-5-S, R-13-E; SEC. 6, T-6-S, R-13-E; SEC. 36, T-5-S, R-13-E & SEC. 1, T-6-S, R-12-E, SECTION CORNER BEING A 6"x6"x6" TRIANGLE CONCRETE MONUMENT HAVING A LOUISIANA STATE PLANE COORDINATE OF N = 752,768.39, E = 3,719,798.09 RUN S22°05'57"W A DISTANCE OF 7,810.34' TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, NORTH 78 DEGREES 49 MINUTES 53 SECONDS WEST A DISTANCE OF 147.78 FEET TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, RUN NORTH 05 DEGREES 39 MINUTES 06 SECONDS EAST A DISTANCE OF 227.28 FEET TO A POINT; THENCE RUN NORTH 77 DEGREES 58 MINUTES 16 SECONDS EAST A DISTANCE OF 48.23 FEET TO A POINT; THENCE RUN SOUTH 72 DEGREES 30 MINUTES 24 SECONDS EAST A DISTANCE OF 115.91 FEET TO A POINT; THENCE RUN NORTH 85 DEGREES 44 MINUTES 40 SECONDS EAST A DISTANCE OF 55.80 FEET; THENCE RUN SOUTH 32 DEGREES 32 MINUTES 00 SECONDS EAST A DISTANCE OF 33.60 FEET TO A POINT; THENCE RUN SOUTH 77 DEGREES 54 MINUTES 50 SECONDS EAST A DISTANCE OF 148.64 FEET TO A POINT; THENCE RUN SOUTH 37 DEGREES 24 MINUTES 10 SECONDS EAST A DISTANCE OF 76.53 FEET TO A POINT; THENCE RUN SOUTH 40 DEGREES 00 MINUTES 16 SECONDS EAST A DISTANCE OF 118.15 FEET TO A POINT; THENCE SOUTH 61 DEGREES 52 MINUTES 08 SECONDS EAST A DISTANCE OF 60.98 FEET TO A POINT; THENCE RUN SOUTH 41 DEGREES 16 MINUTES 30 SECONDS EAST A DISTANCE OF 83.34 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE; THENCE RUN ALONG SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1846.58 FEET AN ARC LENGTH OF 318.07 FEET TO A POINT; THENCE CONTINUE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, NORTH 78 DEGREES 49 MINUTES 53 SECONDS WEST A DISTANCE OF 172.85 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 2.662 ACRES MORE OR LESS.

AND

A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS: U U

FROM THE SECTION CORNER COMMON TO SEC. 31, T-5-S, R-13-E; SEC. 6, T-6-S, R-13-E; SEC. 36, T-5-S, R-13-E & SEC. 1, T-6-S, R-12-E, SECTION CORNER BEING A 6"x6"x6" TRIANGLE CONCRETE MONUMENT HAVING A LOUISIANA STATE PLANE COORDINATE OF N = 752,768.39, E = 3,719,798.09 RUN SOUTH 15 DEGREES 00 MINUTES 43 SECONDS WEST A DISTANCE OF 7,499.46 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.58 AN ARC LENGTH OF 64.14 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1845.58 AN ARC LENGTH OF 77.03 FEET (CHORD=SOUTH 78 DEGREES 28 MINUTES 43 SECONDS WEST-77.03 FEET); THENCE CONTINUE ALONG THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE ALONG A CURVE TO LEFT HAVING A RADIUS OF 200.00 FEET AN ARC LENGTH OF 12.68 FEET (CHORD=SOUTH 77 DEGREES 51 MINUTES 25 SECONDS WEST-12.68 FEET); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET AN ARC LENGTH OF 15.76 FEET (CHORD= SOUTH 78 DEGREES 17 MINUTES 54 SECONDS WEST-15.76 FEET); THENCE ALONG CURVE TO THE RIGHT HAVING A RADIUS OF 1845.58 FEET AN ARC LENGTH OF 224.24 FEET (CHORD=) TO A POINT; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE, RUN NORTH 24 DEGREES 13 MINUTES 14 SECONDS WEST A DISTANCE OF 160.92 FEET TO A POINT; THENCE RUN NORTH 67 DEGREES 04 MINUTES 07 SECONDS EAST A DISTANCE OF 316.53 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 04 MINUTES 18 SECONDS EAST A DISTANCE OF 266.71 FEET TO A POINT LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF CAMPHILL DRIVE BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.662 ACRES MORE OR LESS.

ALL THREE (3) PARCELS CONTAIN 6.024 ACRES OF LAND MORE OR LESS, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND COMPRISE MONEY HILL, PHASE 8-C.

RESTRICTIVE COVENANTS

- PERMITTED USE-SINGLE FAMILY RESIDENTIAL. FRONT SETBACK SHALL BE 50', SIDE SETBACK SHALL BE 20', REAR SETBACK SHALL INCLUDE 50' EASEMENT WHERE PROPERTY LINES ARE ADJACENT TO POND, REAR SETBACK SHALL BE 25' WHERE PROPERTY LINES ARE NOT ADJACENT TO POND.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE AND STREET EASEMENTS.
- NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- 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.
- 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.
- 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.
- THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE 117' & 118' ABOVE MEAN SEA LEVEL. MAXIMUM BUILDING HEIGHT SHALL BE 35. SEE DRAINAGE PLAN.
- MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
- ADDITIONAL COVENANTS RECORDED IN C.O.B. _____, FOLIO _____ AND C.O.B. _____, FOLIO _____.
- 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 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 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).
- THE DETENTION POND AND STRUCTURE WILL BE MAINTAINED BY THE DEVELOPER AND/OR THE HOMEOWNER'S ASSOCIATION.

CERTIFICATION THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE UNDERSIGNED. <i>Sean M. Burkes</i> SEAN M. BURKES - LA P.L.S. No. 4785 REGISTERED PROFESSIONAL	
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: MONEY HILL, PHASE 8-C THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY RESERVED FOR PRIVATE USE AND DEVELOPMENT. 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.	
FOR MONEY HILL PLANTATION	
APPROVAL	
OWNER _____	DIRECTOR OF PARISH ENGINEERING _____
PARISH PLANNING COMMISSION CHAIRMAN _____	CLERK OF COURT _____
PARISH PLANNING COMMISSION SECRETARY _____	FILE NUMBER _____

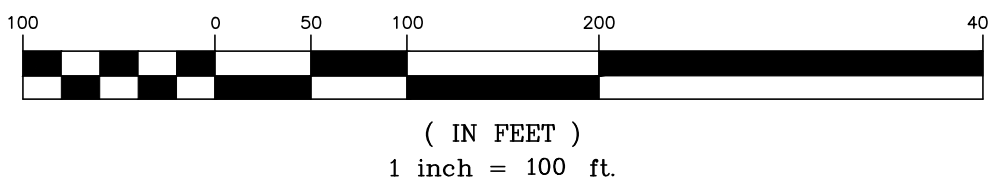
6.024 ACRES	7	N/A-EXISTING
AREA	NO. OF PARCELS	LGTH. OF STREETS
37,000 S.F.±	N/A-EXISTING	EXISTING = PUD
AVG. LOT SIZE	STREET WIDTH	ZONING
EXISTING ASPHALT ROAD	CENTRAL	CENTRAL
ROAD SURFACING	SEWAGE SYSTEM	WATER SYSTEM

DENSITY IN PHASE 8-C IS 7 UNITS ON 6.024 ACRES OR 0.86 UNITS/ACRE.

PRELIMINARY PLANS
RECEIVED
7/27/2022
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

GRAPHIC SCALE



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

**PRELIMINARY PLAT FOR
MONEY HILL, PHASE 8-C
SECTIONS 1, T6S, R11E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

SCALE: 1" = 100'
DATE: 03.11.2022
DRAWN BY: RMK
CHECKED BY: SMB
DWG. NO. 20190574
SHEET 1 OF 1

FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2022)

CASE NO.: 2022-2992-FP

SUBDIVISION NAME: River Club Subdivision, Phase 4-B

DEVELOPER: River Club Developer, LLC
P.O. Box 1810
Covington, LA 70434

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

SECTION: 47 & 49

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 1

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 along Ox Bow Court, north of Delta Lane, south of Brewster Road, west of the Tchefuncte River, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 4.018 Acres

NUMBER OF LOTS: 16 Lots AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD & A-4

FLOOD ZONE DESIGNATION: 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 July 29, 2022. The inspection disclosed that all of the concrete roads and road shoulders are constructed, but the road shoulders and roadside swales need to be final graded and vegetated.

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

General Comments:

1. The roadside shoulders throughout this phase of River Club need to be brought to grade and vegetated (Typical Comment).
2. The roadside swales need to be properly vegetated and proper erosion control measures installed and maintained until vegetation is established (Typical Comment).
3. Remove all clearing and construction debris from the individual lots (Typical Comment).
4. Install missing blue reflectors in the vicinity of all fire hydrants (Typical Comment).
5. Install all required traffic control signage in accordance with the previously approved signage plan (Typical Comment).
6. Provide utility bedding and backfill test results for this phase of River Club.

Final Plat:

7. Revise restrictive covenant #9 to reflect "Sec. 125-214" in lieu of No. 499.

Water & Sewer Plan:

8. Provide a letter of acceptance for the water and sewer lines in this phase of River Club from U.I.L.
9. Provide a Clear Water Test for the water lines in this phase of River Club.

Signage Plan:

10. Revise the signage legend to state "No Outlet" and remove the Maintenance Access information on the signage plan.

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 377 linear feet x \$25.00 per linear foot for a total of \$9,425.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee at \$1,077.00 per lot x 16 lots for a total of \$17,232.00.

Drainage Impact Fee at \$1,114.00 per lot x 16 lots for a total of \$17,824.00.

Fees are due before subdivision plats can be signed.

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

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

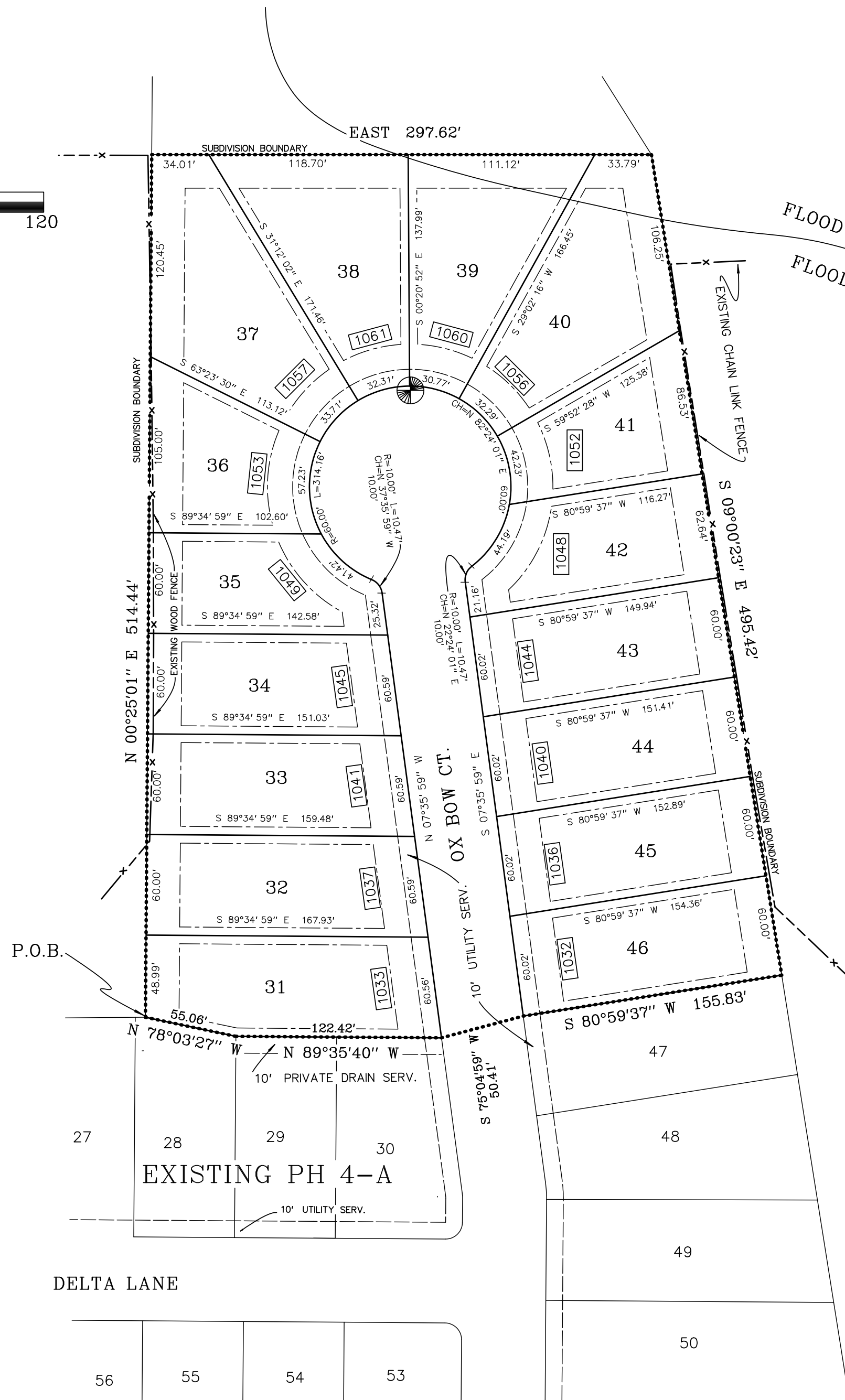
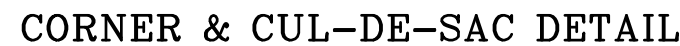
Revised drawings will not be accepted for review or placement in the packet prior to the August 9, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



A certain parcel of land situated in Sections 47 & 49, Township-7-South Range-11-East, St. Tammany Parish, Greensburg and District, Louisiana, is more fully described as follows:


Commence at the Section Corner common to Sections 47, 49, & 52 Township-7-South Range-11-East and measure North 89 degrees 33 minutes 22 seconds East a distance of 1770.72 feet, Thence North 89 degrees 32 minutes 13 seconds East a distance of 1770.72 feet, Thence North 89 degrees 32 minutes 13 seconds East a distance of 786.14 feet to the POINT OF BEGINNING, and from the POINT OF BEGINNING measure

North 00 degrees 25 minutes 01 seconds East a distance of 514.44 feet to a point; Thence East a distance of 297.62 feet to a point; Thence 00 degrees 09 minutes 09 seconds East a distance of 495.42 feet to a point; Thence South 08 degrees 59 minutes 37 seconds West a distance of 155.83 feet to a point; Thence South 75 degrees 04 minutes 30 seconds West a distance of 155.83 feet to a point; Thence North 89 degrees 35 minutes 40 seconds West a distance of 122.42 feet to a point; Thence North 78 degrees 03 minutes 27 seconds East a distance of 122.42 feet to the POINT OF BEGINNING, and containing 0.40182 acre(s) of land, more or less.



NOTES:

1. MAXIMUM HEIGHT FOR ANY RESIDENCE IN THIS DEVELOPMENT SHALL BE THIRTY FIVE (35') FEET ABOVE NATURAL GROUND LEVEL OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE OR THE BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONES B, & C, AND FROM PANEL NO. 225201 TO 0210 C & 0230 C, REV. 10-17-1989 AND FIRM PANEL NO. 225205 0220 C & 0240 E, REV. 04-02-1991
3. ACTIVE RECREATION IS RIVER CLUB BAY/OXBOW AREA AND THE ACCESS AREA FOR RESIDENTS IN RIVER CLUB LOT 2225 AREA 27.25 AC. THIS AMENITY TO BEGIN DURING CONSTRUCTION OF PHASE 1 WITH 25% COMPLETED AT END OF CONSTRUCTING PHASE 1.
4. SEWER AND WATER FACILITIES TO BE PROVIDED BY UTILITIES INC. OF CHICAGO. THESE ARE EXISTING AND LOCATED ON THE STREET.
5. DUE TO THE CLOSE PROXIMITY WITH THE TCHEFUNCTE RIVER STORMWATER DETENTION WILL NOT BE REQUIRED OR PROVIDED, PLEASE REFER TO THE "WATER QUALITY ANALYSIS FOR RIVER CLUB" BY THIS FIRM DATED JAN. 2011.
6. NO LANDFILLS ARE KNOWN TO EXIST NOR ARE VISIBLY EVIDENT ON THIS PROPERTY.
7. ALL LOTS ARE MARKED AS SHOWN.
8. ALL LOTS ARE SUBJECT TO A 10' UTILITY SERVIDUTE ADJACENT TO THE STREET RIGHT OF WAY.

 BENCHMARK - TOP OF SEWER MANHOLE AS SHOWN
ELEV. 1715' MSL, NAVD 88 (GEO ID 18)

10. [****] INDICATES MUNICIPAL NUMBERS

RIVER CLUB, PHASE 4B,
SECTIONS 47 & 49,
T-7-S, R-11-E, G.L.D.
ST. TAMMANY PARISH, LA.

RESTRICTIVE COVENANTS

- 2 EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- 3 NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND
- 4 WASTEWATER TREATMENT PLANT OPERATES. OTHERWISE CONNECTED TO A
- 5 COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS), ALL AS APPROVED BY
- 6 THE CITY ENGINEER. IF THE SUBDIVISION IS NOT SERVED BY SUCH A
- 7 DIVISION, A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY,
- 8 DISTRIBUTION AND TREATMENT) OR AN INDIVIDUAL WELL. THERE SHALL BE
- 9 NO ALLOWANCE FOR THE PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT
- 10 OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- 11 MINIMUM BUILDING CROSSLING OVER OPEN SPACE SHALL BE 20'-0".
- 12 CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN
- 13 MANAGEMENT OF STREET.
- 14 NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT.
- 15 NOTHING SHALL BE DONE THAT MAY CAUSE AN UNDESIRABLE OR AN
- 16 ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF
- 17 STREETS, DRIVEWAYS OR PATHS OR DAMPS OR POND.
- 18 THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF RESIDENCES SHALL BE
- 19 AT OR ABOVE THE BASE FLOOD ELEVATION + 1'0' ABOVE THE GROWTH OF THE
- 20 TREE TRUNK MEASURED 4 FEET ABOVE THE GROUND.
- 21 NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- 22 THE CITY ENGINEER SHALL REVIEW AND APPROVE THE CONSTRUCTION OF THE
- 23 ST. TAMMANY PARISH PLANNING COMMISSION.
- 24 THE CITY ENGINEER SHALL REVIEW AND APPROVE THE CONSTRUCTION OF THE
- 25 PARISH ORDINANCE NO. 499 (SUBDIVISION REGULATIONS). ADDITIONAL
- 26 INTERIM RESTRICTIONS TO BE APPLIED TO THE SUBDIVISION SHALL BE
- 27 DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER
- 28 THAN SIXTY (60') FEET FROM THE CORNER OF THE PROPERTY CLOSEST TO THE
- 29 INTERSECTION AS MEASURED ALONG THE ADJACENT SIDEWALK OR ROAD.
- 30 THE TWO (2) OF THE THREE (3) LOTS SHALL BE THE RESPONSIBILITY OF THE
- 31 HOMEOWNERS ASSOCIATION.
- 32 THE CITY ENGINEER SHALL CONSTRUCT OF FENCES, POOLS, OR STRUCTURES WILL
- 33 BE ALLOWED IN THE CONSERVATION SERVITUDE.
- 34 THE CITY ENGINEER SHALL REVIEW AND APPROVE SUBDIVISION TO HAVE REE
- 35 ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICA
- 36 WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAN.
- 37 THE CITY ENGINEER SHALL REVIEW AND APPROVE THE TITLE OR DEED

DEDICATION: THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA, OR TO ANY AGENCIES IN GENERAL. THE STREETS AND ROADWAYS AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION. THE RIGHT OF WAY TO THE STREETS AND ROADWAYS SHALL BE ASSOCIATION OR THE DEVELOPER, THE DRAINAGE SERVIDUTES AND RETENTION AREAS FOR THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THE STREET SIGNAGE, TRAFFIC CONTROL SIGNAGE AND SIGN POST SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

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



03-22-2011
LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

4.018 ACRES	16	377'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIES	VARIES	50' /20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARIES	PUD & A-4	377'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

TCHEFUNCTE RIVER

ULTIMATE SURFACE WATER DISPOSAL

FOR:

APPROVAL:

RIVER CLUB DEVELOPMENT, LLC
OWNER

CHAIRMAN PARISH PLANNING COMMISSION

P.O. BOX 1810,
COVINGTON, LA. 70434

ADDRESS

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

DATE FILED

FILE NO.

CLERK OF COURT

FINAL PLAT

RIVER CLUB, PHASE 4B,
SECTIONS 47 & 49,
T-7-S, R-11-E, G.L.D.
ST. TAMMANY PARISH, LA

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

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 626-5611	
MARK	DATE		
	03-22-21		
		SCALE: 1" = 60'	DATE: 02-18-21
		DRAWN: MDM	JOB NO.: 21-052
		CHECKED: KJM	DWG. NO.: 21-052 PH-48

Final Plans
RECEIVED
07/15/2022
DEVELOPMENT
ENGINEERING
ENGINEERING
REVIEW COPY