

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, SEPTEMBER 13, 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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, September 13, 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**

**1- ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE -WITHDRAWN**

**Request to Enter the Parish Right-of-Way for 11th Avenue and Charlie Street (Alexiusville Subdivision) for the purpose of gaining access to the property.**

Debtor: Bhavin Chauhan

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

General Location: The property is located at the west end of 11th Avenue, south of Charlie Street, south of Three Rivers road, west Highway 190 and north of Interstate 12, Mandeville, Louisiana. Ward 5, District 3.

**REVOCATION REVIEW**

**2- REV22-07-008**

The revocation of an unopened portion of 8<sup>th</sup> Street and an unopened portion of 9<sup>th</sup> 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**

**3- 2022-3001-MSP**

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

Owner & Representative: Kimberly Jarrell

Parish Council District Representative: Hon. Martha J. Cazaubon

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

**4- 2022-3008-MSP**

A minor subdivision of 25.61 acres and 7 acres into Parcels A, B, C, D & E

Owner & Representative: Joseph Pieri, Jr.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the west side of LA Highway 40 and at the end of Bluebird Lane, Folsom, Louisiana. Ward 2, District 3

**5- 2022-3013-MSP**

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

Owner & Representative: Colleen Baker

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the south side of Million Dollar Road, west of Jessie Hyatt Road, Covington, Louisiana. Ward 2, District 2

**6- 2022-3022-MSP**

A minor subdivision of Parcels 1, 2, 3 & 4 and a remainder of Parcels 5 & 6 and 2.81 acres into Parcels 1A, 2A, 3A, 4A & 5A

Owners: Robert C. Sinclair Family Trust- Robert C. Sinclair -Trustee, Barry Craig Sinclair, Annie Carleton Sinclair, William Luther Sinclair- Trust- William Luther Sinclair -Trustee, Alan Noel Sinclair, Jennifer Sinclair

Representative: Jeffrey D. Shoen

Parish Council District Representative: Hon. Marty Dean

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

**7- 2022-3025-MSP**

A minor subdivision of 20.66 acres into lots 3 & 4

Owners: Lacombe Business Park, LLC

Representative: Jeffrey D. Shoen

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the west side of LA Highway 434, south of Interstate 12, Lacombe, Louisiana. Ward 7, District 7

**8- 2022-3040-MSP**

A minor subdivision of 30 acres into Parcels A, B & C

Owners & Representatives: Mark I. & Tammie B. Martinez and Mark I. Martinez, Jr.

Parish Council District Representative: Hon. **Cheryl Tanner**

General Location: The parcel is located on the east side of Peg Keller Road, south of LA Highway 435, Abita Springs, Louisiana. Ward 6, District 6

**RESUBDIVISION REVIEW****9- 2022-3021-MRP**

Resubdivision of Plots 13, 15 & 18 of Landcaster Subdivision, a portion of the dedicated Road Right of Way, 3.12 acres and 1.44 acres into Plots 13A, 13B, 15A, 18A, 18B & Parcels D1 & D2, Lancaster Subdivision.

Owner & Representative: Donald R. Jenkins

Surveyor: Randall W. Brown & Associates, Inc.

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

General Location: The property is located on the north side of LA Highway 1088, west of Hickory Street, Mandeville Louisiana. Ward 4, District 5

**10- 2022-3026-MRP**

Resubdivision of Lot 2 into Lots 2-A & 2-B St. Tammany Oaks Subdivision

Owner: Rouse/Kingsmill, LLC

Representative: Gulf States Development Services, LLC

Surveyor: Dading, Marques & Associates, LLC

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

General Location: The parcel is located on the north side of Park Place, east of US Highway 190, Covington, Louisiana. Ward 3, District 5

**PRELIMINARY SUBDIVISION REVIEW****11- 2022-2903-PP**

Maison du Village Subdivision

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, THE JULY 12, 2022 AND THE AUGUST 9, 2022 MEETINGS**

**FINAL SUBDIVISION REVIEW****12- 2022-3023-FP**

Bedico Creek Subdivision, Parcel C-2

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the northwest side of LA Highway 1085, South of I-12, Madisonville, Louisiana. Ward 1, District 1

**13- 2022-3028-FP**

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.

**14- 2022-3029-FP**

Lakeshore Villages Subdivision, Phase 9B

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

**NEW BUSINESS****ADJOURNMENT**

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**MINUTES**  
**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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, August 9, 2022.

**ROLL CALL**

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

Absent: Seeger, Doherty

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 JULY 12, 2022 MEETING MINUTES**

**Randolph moved to approve, second by Crawford**

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

**Nay:** N/A

**Abstain:** N/A

**REQUEST FOR POSTPONEMENTS**

**1. REV22-07-008**

The revocation of an unopened portion of 8<sup>th</sup> Street and an unopened portion of 9<sup>th</sup> 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: Jeff Schoen

Opposition: N/A

**Crawford moved to postpone, second by Truxillo**

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

**Nay:** N/A

**Abstain:** N/A

**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**

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

Opposition: N/A

**Barcelona moved to postpone, second by Randolph**

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

**Nay:** N/A

**Abstain:** N/A

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

The revocation of an unopened portion of 8<sup>th</sup> Street and an unopened portion of 9<sup>th</sup> 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: Jeff Schoen

Opposition: N/A

**Crawford moved to postpone, second by Truxillo**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition: N/A

**Randolph moved to approve with waivers, second by Truxillo**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition: N/A

**Crawford moved to approve with waiver, second by Randolph**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition: N/A

**Willie moved to approve with waiver, second by Randolph.**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition: David Elguezabel, Bob Bosenberg (questions/concerns), Harold Melerine

**Ress moved to approve with moving the 20' servitude to avoid the 50' buffer, second by Crawford.**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition: N/A

**Willie moved to approve with waiver, second by Randolph.**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition: Craig Weaver

**Barcelona moved to approve, second by Truxillo.**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition:

**Willie moved to approve with waiver, second by Barcelona.**

**Yea:** Willie, Barcelona, Crawford, Smail, Randolph, Ress, Fitzmorris, Truxillo

**Nay:** N/A

**Abstain:** N/A

**Absent:** McInnis

**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

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

Opposition: N/A

**Barcelona moved to approve with a waiver, second by Randolph.**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition: N/A

**Randolph moved to approve with waivers, second by Crawford.**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition: N/A

**McInnis moved to approve with waivers, second by Barcelona.**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition: N/A

**Barcelona moved to approve with waivers, second by Crawford.**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition: N/A

**Crawford moved to approve, second by Randolph.**

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

**Nay:** N/A

**Abstain:** N/A

**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**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Corey M., Dwight Doskey

Opposition: N/A

**Truxillo moved to approve, second by Ress.**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition: N/A

**Barcelona moved to approve, second by Randolph.**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition: N/A

**Willie moved to approve, second by McInnis.**

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

**Nay:** N/A

**Abstain:** N/A

**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

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

Opposition: N/A

**Randolph moved to approve with a waiver, second by Barcelona.**

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

**Nay:** N/A

**Abstain:** N/A

**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,

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

Opposition: N/A

**Randolph moved to approve with NO WAIVERS, second by Truxillo.**

**Yea:** Willie, Barcelona, Crawford, Randolph, Ress, Fitzmorris, Truxillo

**Nay:** Smail

**Abstain:** N/A

**Absent:** McInnis

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

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

Opposition: N/A

**Barcelona moved to postpone, second by Randolph**

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

**Nay:** N/A

**Abstain:** N/A

**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

**Randolph moved to approve, second by Barcelona.**

**Yea:** Willie, Barcelona, Crawford, Randolph, Ress, Fitzmorris, Truxillo, Smail

**Nay:** N/A

**Abstain:** N/A

**Absent:** McInnis

**Following this approval, brought a motion to the table to reconsider Case Number 18 – 2022-2985-TP. Crawford seconded this motion, and the vote to reconsider was approved. There was no public comment for or against this motion. Repeat vote of 2022-2985-TP.**



**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,

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

Opposition: N/A

**Randolph moved to approve with waivers, second by Barcelona.**

**Yea:** Willie, Barcelona, Crawford, Randolph, Ress, Fitzmorris, Truxillo, Smail

**Nay:** McInnis

**Abstain:** N/A

**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

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

Opposition: N/A

**Randolph moved to approve subject to comments excluding comment #3, second by Barcelona.**

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

**Nay:** N/A

**Abstain:** N/A

**NEW BUSINESS****ADJOURNMENT**

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# **REVOCATIONS**

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**REVOCATION STAFF ANALYSIS REPORT**  
*(As of September 6, 2022)*  
*Postponed from July 5, 2022 & August 9, 2022 meetings*  
*Meeting Date: September 13, 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 8<sup>th</sup> and 9<sup>th</sup> 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 9<sup>th</sup> 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'

Area to be Revoked

15015.35 Sq. Ft.

S00°08'16"W-300.33'

SQ. "28"

N00°06'27"E-300.50'

Area to be Revoked

15025.23 Sq. Ft.

S00°06'27"W-300.51'

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 46:LXI.

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

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

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

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

**LAND SURVEYING LLC**

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

Revised: 5-27-2022



SCALE: 1"= 80'

DATE: 3-21-2022

NUMBER: 20734

# **MINOR SUBDIVISIONS**

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2022-3001-MSP

HENDERSON RD

T6 - R10E

18



A Minor Subdivision of Parcel B into  
Parcel B-1 & B-2 in Section 18, T-6-S,  
R-10-E, St. Tammany Parish, Louisiana

Final Approval:

Secretary, Planning Comm.

Director, Dept. of Engineering

Clerk of Court

Date Filed Map File No.

Reference:

- 1) A Survey by Lowell E. Cummings dated 7-14-1971 for Thomas M. Brown
- 2) A Survey by H.C. Sanders dated 11-22-1976 #ST-76-374
- 3) A Survey by John Cummings dated 4-18-2001 #0211A
- 4) Survey by Kelly McHugh dated 7-14-1998 #98-210
- 5) Survey by Jeron Fitzmorris dated 5-10-1985 in Inst. #583408 Clerks Office
- 6) Survey by Jeron Fitzmorris dated 6-29-1982 in Inst. #493720 Clerk of Court Office (Base Bearings)
- 7) Survey by Land Surveying, LLC Map File No. 6109C filed in Clerk of Court office, St. Tammany Parish, LA

Reference calls not shown

The P.O.B. is described as being S31°51'W-631.76'; S00°22'W-1320.0' from the 1/4 Section Corner common to Sections 7 & 18, T-6-S, R-10-E, St. Tammany Parish, La. (as per Ref 6)

Note: Powerlines along Henderson Road are not shown

(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 C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

- Legend:
- = Fnd. 1/2" Iron Rod
  - ◻ = Fnd. 3/4" Triangle Iron Rod
  - = Fnd. 5/8" Iron Rod
  - = Set 1/2" Iron Rod
  - X— = Fence

MAP PREPARED FOR

**Kimberly Jarrell**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 18 Township 6 South Range 10 East,  
St. Tammany Parish, Louisiana

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

**LAND SURVEYING LLC**

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

CERTIFIED CORRECT

*Bruce M. Butler, III* 7-15-2022

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

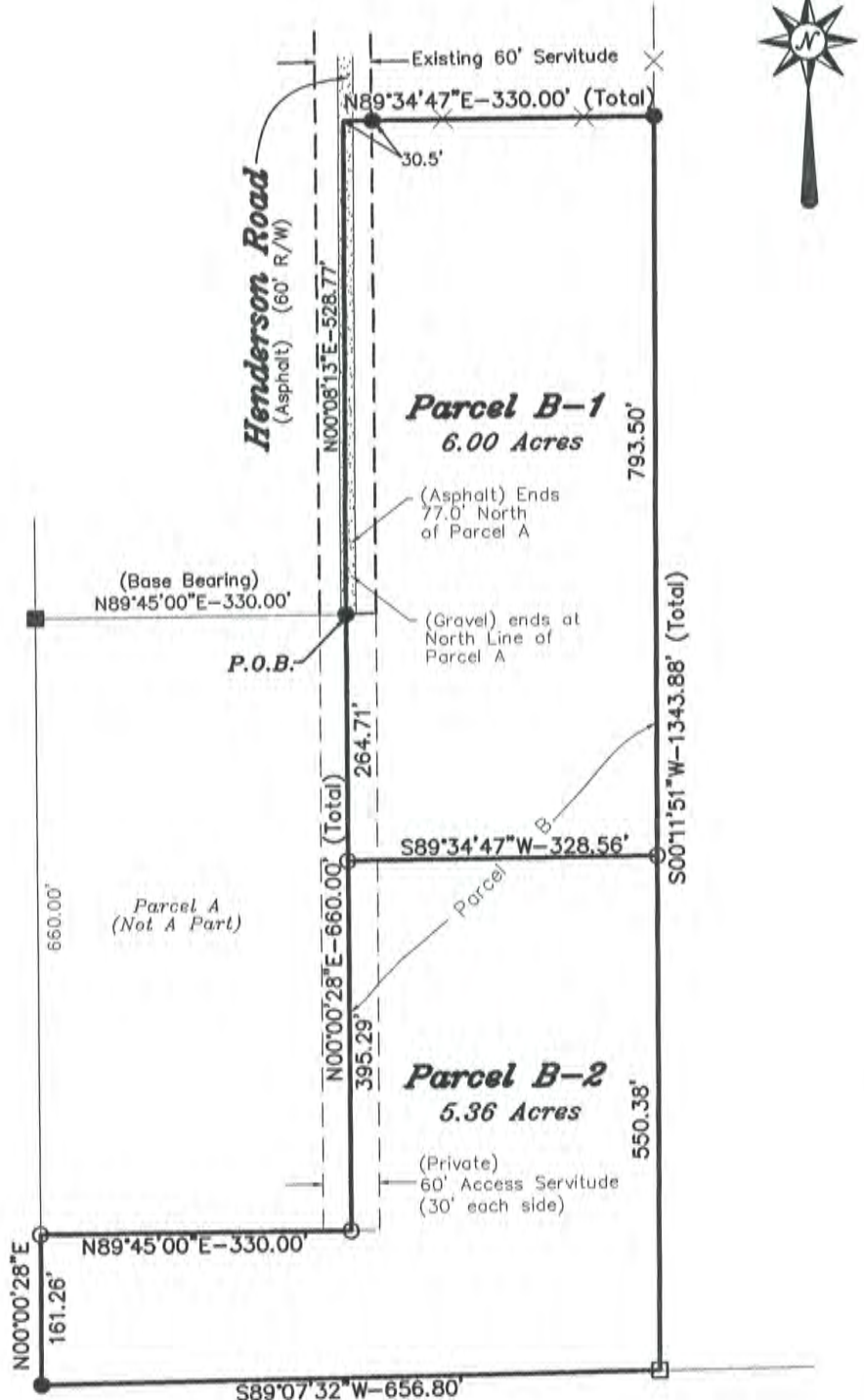
Revised: 7-15-2022

SCALE: 1" = 200'

DATE: 6-22-2022

NUMBER: 20849

Terr3/KimJarrell11.36Acresub





FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

Monique T Bringol, Deputy Clerk

Reference:

- 1) A Survey Map by Lowell E. Cummings Dated 7-14-1971, for Thomas M. Brown
- 2) A Survey Map by H.C. Sanders, Dated 11-22-1976, #ST-76-374
- 3) A Survey Map by John Cummings, Dated 4-18-2001, #0211A
- 4) A Survey Map by Kelly McHugh, Dated 7-14-1998, #98-210
- 5) A Survey Map by Jeron Fitzmorris, Dated 5-10-1985, in Inst. #583408 Clerks Office
- 6) A Survey Map by Jeron Fitzmorris, Dated 6-29-1982, in Inst. #493720 Clerks Office (Base Bearings)

Reference calls not shown

The P.O.B. is described as being S31°51'W-631.76'; S00°22'W-1320.0' from the 1/4 Section Corner common to Sections 7 & 18, T-6-S, R-10-E, St. Tammany Parish, La. (as per Ref 6)

Note: Powerlines along Henderson Road are not shown

William Bloecher  
Inst. #2059183

Marlane Barlow  
Inst. #1793860

(Base Bearing)  
N89°45'00"E-330.00'

P.O.B.

(16.36 Acres)

Parcel B

11.36 ACRES

Parcel A

5.00 ACRES

A Minor Subdivision of a 16.36 Acre Parcel of Land, into Parcel A & B, in Section 18, T-6-S, R-10-E, St. Tammany Parish, Louisiana



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

MAP PREPARED FOR

KIMBERLY JARRELL & KEVIN HENDERSON

SCALE: 1" = 120'

DATE: 12-20-2021

DRAWN BY

JWG

SECTION 18, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

SURVEY NUMBER

20625

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:IX.1.1.1.

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

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

Newella Smith Jr.  
COB 1340/843 & 844

LEGEND:

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

(Must verify prior to Construction)

Building Setbacks:

Front:

Side:

Rear:

Side Street:

## MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of September 6th , 2022)

Meeting Date: September 13th, 2022

CASE NO.: 2022-3008-MSP

Owners & Representative: Joseph Pieri, Jr and Roosevelt A. Smith & Marchella K. Smith

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 9

TOWNSHIP: 5 South

RANGE: 10 East

WARD: 2

PARISH COUNCIL DISTRICT: 3

TYPE OF DEVELOPMENT: \_\_\_\_\_SUBURBAN (Residential acreage between 1-5 acres)  
\_\_\_\_\_X RURAL (Low density residential 5 acres or more)  
\_\_\_\_\_OTHER(PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The parcel is located on the west side of LA Highway 40 and at the end of Bluebird Lane, Folsom, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 32.61 Acres

NUMBER OF LOTS/PARCELS: 25.61 Acres parcel & a 7.00 Acre Parcel into Parcels A, B, C, D, & E

ZONING: A-1 Suburban District

### STAFF COMMENTARY:

#### Department of Planning & Development and Department of Engineering

The applicant is requesting create five (5) parcels from 25.61 acres & 7 acres. The minor subdivision request requires a public hearing due to:

- Parcel E is located at the end of Bluebird Lane and does not meet the minimum lot width of 300 feet required under the A-1 Suburban Zoning District, requiring a waiver from the Planning Commission.
- The minor subdivision of the four parcels is proposed to be access from a proposed 35 foot access drive, requiring approval from the Planning Commission.
- The 35 foot access servitude depicted on the survey shall be named and the name shall be granted approval by the Planning Commission. The proposed access name "Morgan Branch Lane " has been submitted and approved by St. Tammany Parish Communication District.
- Requesting a waiver to construct the 35' access servitude and the required drainage prior to building permit being issued on Parcels A, B, C & D instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PARCELS A, B, C & D UNTIL THE DRAINAGE AND ROAD HAVE BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.

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

1. Submit 10 original stamped copies of the survey.
2. Approval of the access road name and add name to the survey.
3. Confirm that the calculation for the area of parcels A, B, C & D is exclusive of the proposed private drive.
4. Note that street name sign and all required other signs 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. 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.



QUAGLINO RD

BLUEBIRD LN

T5-R10E

N MORGAN RD

10

N MORGAN RD

S MORGAN RD

15

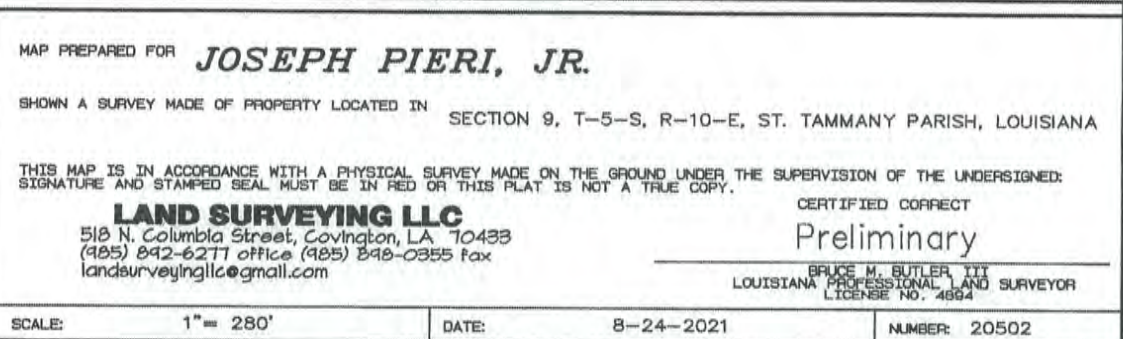
UNEEDUS RD

40

16

9







## MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of September 6th , 2022)

Meeting Date: September 13th, 2022

CASE NO.: 2022-3013-MSP

Owners & Representative: Colleen Baker

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 31

TOWNSHIP: 5 South

RANGE: 11 East

WARD: 2

PARISH COUNCIL DISTRICT: 2

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

GENERAL LOCATION: The parcel is located on the south side of Million Dollar Road, west of Jessie Hyatt Road, Covington, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 4.25 Acres

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

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

### STAFF COMMENTARY:

#### **Department of Planning & Development and Department of Engineering**

The applicant is requesting to create two (2) Parcels from Parcel B-1. The minor subdivision request requires a public hearing due to:

- Parcel B-1-A does not meet the minimum lot width of 150 feet required under the A-2 Suburban 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.



30

MILLION DOLLAR RD

T5-R11E

31

HEINTZ SHARP RD

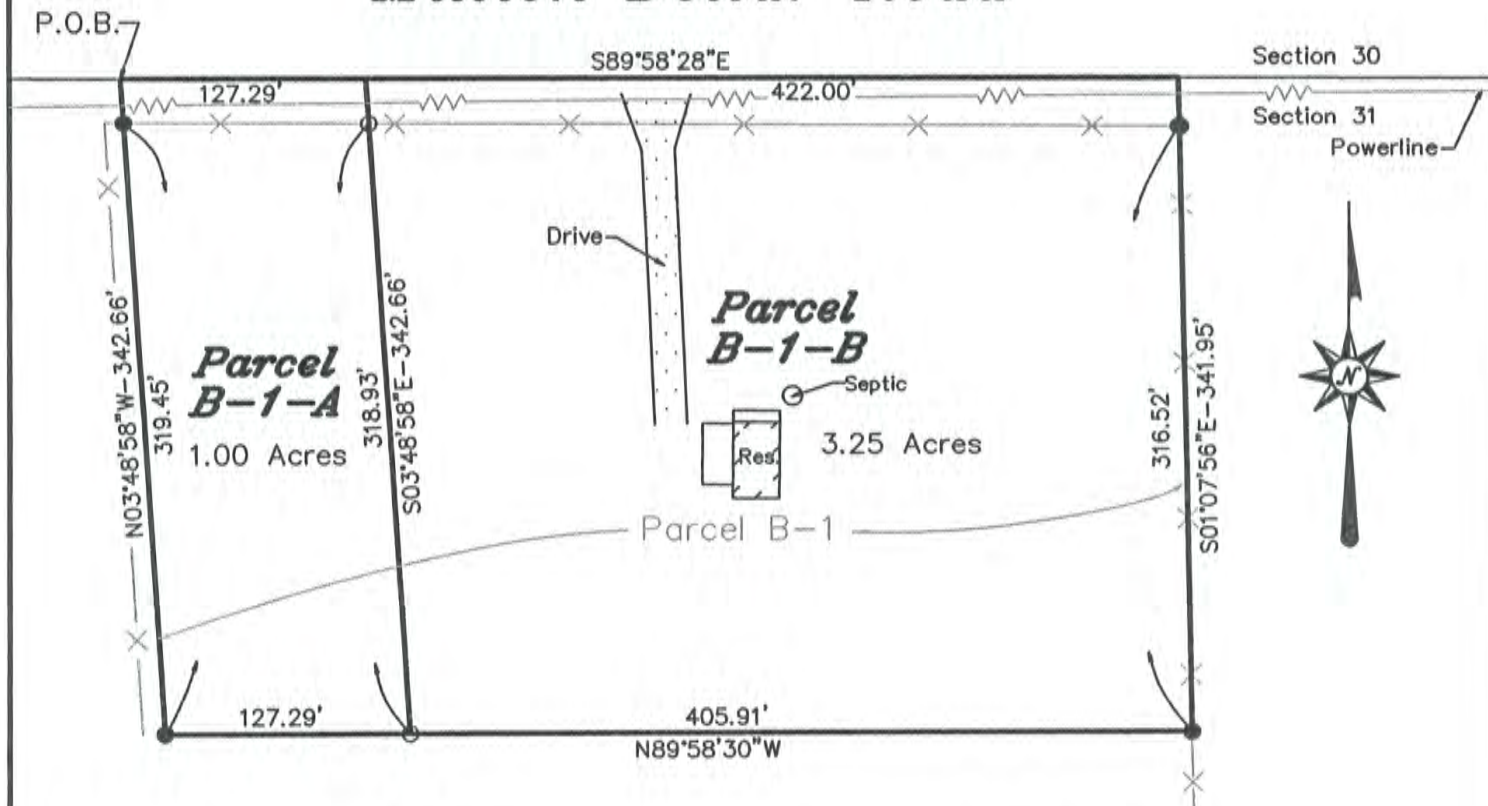
MILLION DOLLAR RD



P.O.B. is S89°58'28"E, 741.14';  
S89°58'28"E, 35.05' from the  
1/4 Corner common to Sections  
30 & 31 Township 5 South  
Range 11 East, St. Tammany  
Parish, Louisiana

This property is located in Flood Zone C  
as per FEMA FIRM, Comm. Panel No.  
225205 0125 C, map dated 10-17-1989

## Million Dollar Road



### Reference:

1. Minor Subdivision Survey prepared by Land Surveying, LLC dated 9-16-2014 revised 10-16-2014 Map File No. 5329C filed in Clerk of Court office, St. Tammany Parish, LA (Base Bearing)
2. Survey prepared by Land Surveying, Inc. dated 11-25-2009 Map File No. 4848E filed in Clerk of Court office, St. Tammany Parish, LA

MINOR SUBDIVISION OF PARCEL B-1  
INTO PARCEL B-1-A & B-1-B IN  
SECTION 31 T-5-S. R-11-E, ST.  
TAMMANY PARISH, LOUISIANA

Chairman, Planning Commission

Director, Dept. of Engineering

Secretary, Planning Commission

Clerk of Court

Map File No.

Date Filed

### Legend:

- 1/2" Rebar Set
- 1/2" Rebar Found
- ✕ Fence

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

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

MAP PREPARED FOR

**Colleen Baker**

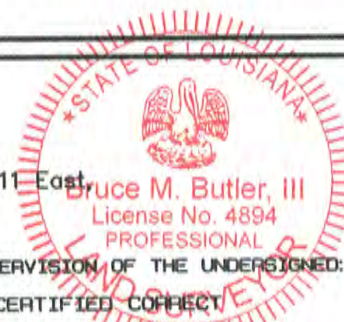
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 31 Township 5 South Range 11 East,  
St. Tammany Parish, Louisiana

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

### LAND SURVEYING LLC

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



*Bruce M. Butler, III*  
BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894  
8-2-2022

SCALE: 1" = 100'

DATE: 8-1-2022

NUMBER: 20894

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## MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of September 6th , 2022)

Meeting Date: September 13th, 2022

CASE NO.: 2022-3022-MSP

Owners: Robert C. Sinclair Family Trust- Robert C. Sinclair -Trustee, Barry Craig Sinclair, Annie Carleton Sinclair, William Luther Sinclair- Trust- William Luther Sinclair -Trustee, Alan Noel Sinclair, Jennifer Sinclair

Representative: Jeffrey D. Schoen

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 11

TOWNSHIP: 7 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: The parcels are located on the north side of Brewster Road, east of LA Highway 1077, Covington, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 127.92 Acres

NUMBER OF LOTS/PARCELS: Parcels 1, 2, 3 & 4 and a remainder of Parcels 5 & 6 and 2.81 acres into Parcels 1A, 2A, 3A, 4A & 5A

ZONING: A-2 Suburban District

### STAFF COMMENTARY:

#### Department of Planning & Development and Department of Engineering

The applicant is requesting to create five (5) parcels from Parcels 1, 2, 3 & 4 and a remainder of Parcels 5 & 6. The minor subdivision request requires a public hearing due to:

- Parcel 1-A is proposed to be accessed from a 35 foot servitude of passage requiring approval from the Planning Commission.
- The 35 foot access servitude depicted on the survey plat shall be named and shall be granted approval by the Planning Commission.

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

1. Approval of the 35 foot access servitude name and add name to the survey.
2. Note that street name sign shall be installed after completion of the construction of the access.



CRATER LAKE DR

LAKE TAHOE DR

LAKE PLACID DR

OCHSNER HWY 1077 CONNECTOR

12E

12W

11

12

MIKE BREWSTER RD

T7 - R10E

HERITAGE OAKS BLVD

BREWSTER RD

TAYLOR RD

CHRISTINE CT

AMELIA LN

13

FAIR OAKS LN

14

41

DENDINGER DR

MILLOTT LN

MILLOTT LNS

1077

TURNPIKE RD



FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

Line Table:

L1=N11°34'49"W-340.06'

L2=N41°10'05"E-99.56'

L3=N87°24'41"E-279.11'

LEGEND:

● = Fnd. 1/2" Iron Rod

○ = Set 1/2" Iron Rod

—X— = Fence

A Minor Subdivision of Parcel 1, 2, 3 & 4, a Remainder of Parcel 5 & 6 and a 2.81 Acre Parcel of Land, into Parcels 1A, 2A, 3A, 4A & 5A, in Section 11, T7S-R10E, St. Tammany Parish, Louisiana

Reference:

- 1) A Survey Plat of Parcels 1, 2, 3, 4, 5 & 6 by Jeron Fitzmorris, Dated 10-04-1984, Job #3668 (Based Bearing)
- 2) A Survey Map of 2.81 Acres by Jeron Fitzmorris, Dated 5-15-2003, Job #10138

Reference calls, Utilities and 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 "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:XX.

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

BRUCE M. BUTLER III  
L.A. PROFESSIONAL LAND SURVEYOR  
LIC. NO. 4894



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

MAP PREPARED FOR

Sinclair Family

SCALE: 1" = 300'

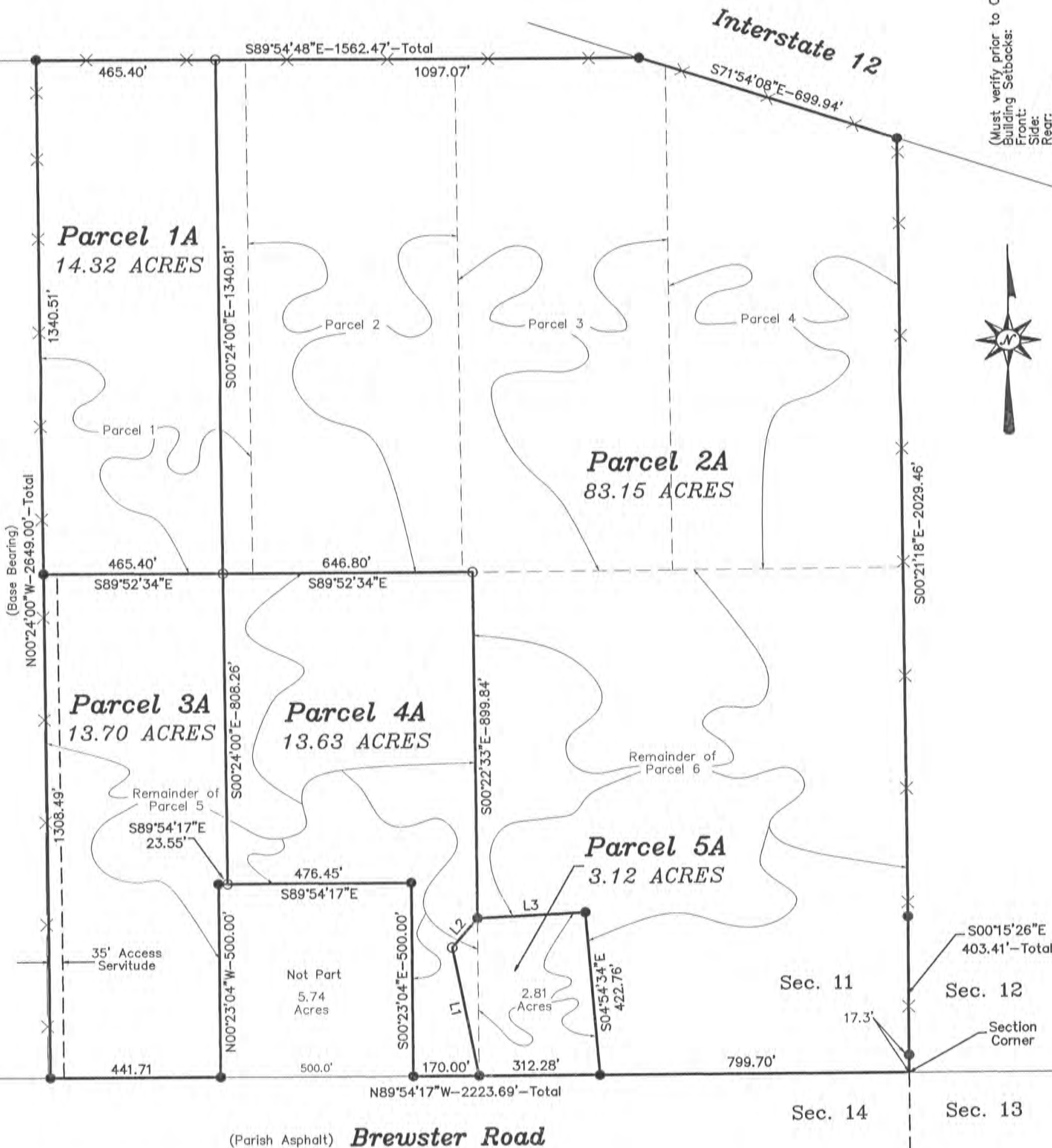
DATE: 8-9-2022

Located in Section 11, Township 7 South,  
Range 10 East, St. Tammany Parish, La.

SURVEY NUMBER

20905

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



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## MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of September 6th , 2022)

Meeting Date: September 13th, 2022

CASE NO.: 2022-3025-MSP

Owners Lacombe Business Park, LLC

Representative: Jeffrey D. Shoen

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

SECTION: 18

TOWNSHIP: 8 South

RANGE: 13 East

WARD: 7

PARISH COUNCIL DISTRICT: 7

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 LA Highway 434, south of Interstate 12, Lacombe, Louisiana.

SURROUNDING LAND USES: Industrial, Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 20.66 Acres

NUMBER OF LOTS/PARCELS: 20.66 acres into lots 3 & 4

ZONING: HC-3 Highway Commercial District

### STAFF COMMENTARY:

#### Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) lots from 20.66 acres. The minor subdivision request requires a public hearing due to:

- Lots 3 & 4 are proposed to be accessed from an existing 60 foot right of way.
- The 60 foot right of way is part of Lot 4, and providing access to Lots 1, 2-A & 3.
- Waiver of the required Road Construction standards for a minor subdivision since the road is an existing 60 foot right of way with a 24 foot pavement, already meeting standards.

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

1. As per 911 Communication District: 60' R/W SHOULD SHOW 'AKA LBP 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.



KRENTEL RD

KRENTEL RD S

12W

12E

17

18

T8-R13E

434

PINE ACRES RD

CAPPEL RD

LITTLE DIXIE RANCH RD

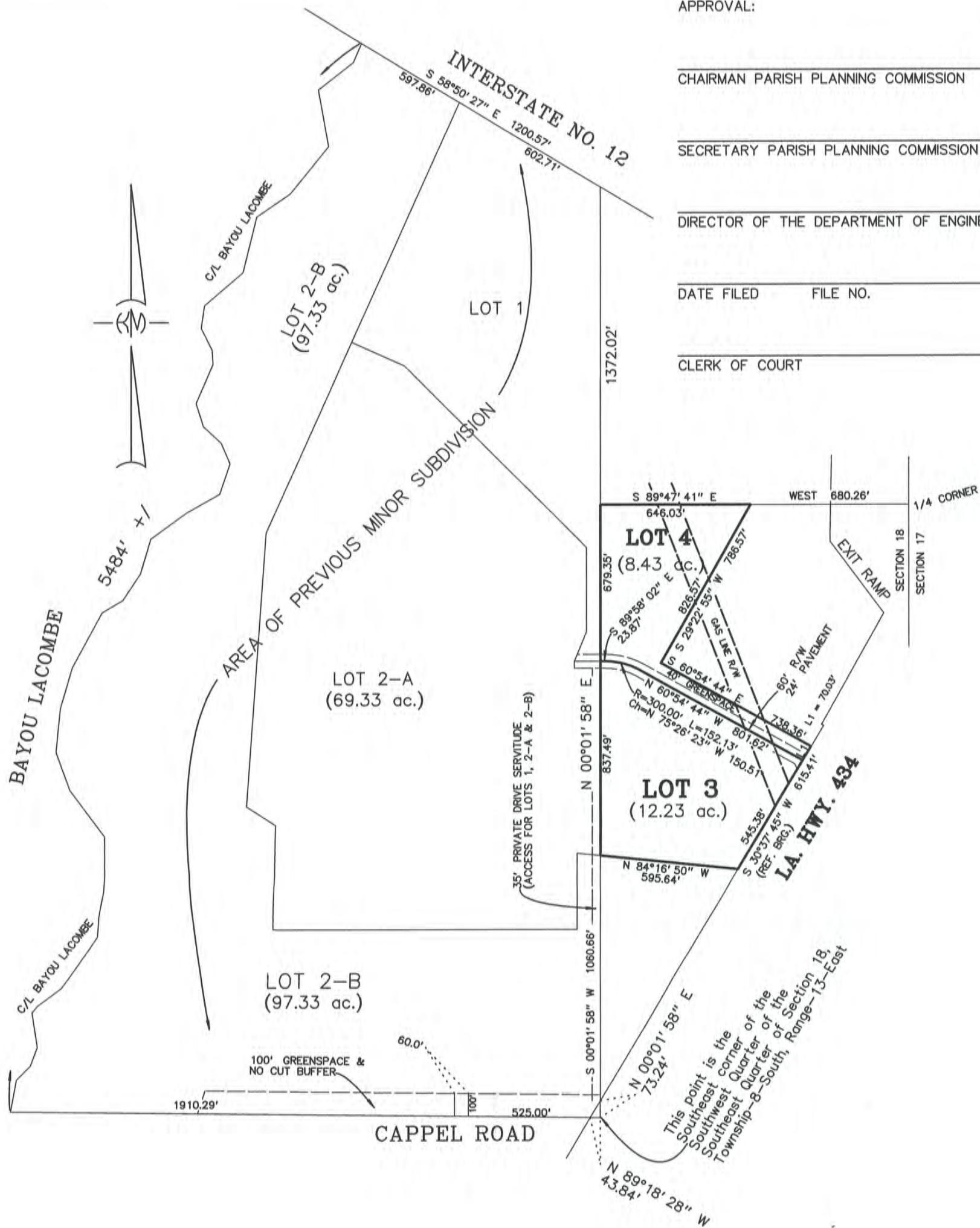
19

MISS LOU ST

20

EQUITANA LN





APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

ACCESS NOTE;  
60ft R/W (24' WIDE PAVEMENT)  
RUNNING NORTHWESTERLY FROM LA. HWY 434  
SHALL PROVIDE ACCESS TO LOTS 1, 2A, 3, & 4.

REFERENCES:

1. PLAT OF A MINOR SUBDIVISION  
FILED FOR RECORD AS MAP FILE NO. 5087D,  
RECORDED 09-06-2012.
2. PLAT OF AN AMENDMENT TO A PEVIOUSLY APPROVED  
MINOR SUBDIVISION FILED FOR RECORD AS  
MAP FILE NO. 5324D, RECORDED 11-24-2014.
3. PLAT OF AN AMENDMET TO A PEVIOUSLY APPROVED  
MINOR SUBDIVISION FILED FOR RECORD AS  
MAP FILE NO. 5726A, RECORDED 03-27-2018.

A MINOR SUBDIVISION OF 20.66 AC.  
INTO LOTS 3 & 4, ALL IN  
SECTION 18, T-8-S, R-13-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

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



*Kelly J. McHugh* 8-9-22  
Kelly J. McHugh, REG. NO. 4443

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

PREPARED FOR:

LACOMBE BUSINESS PARK, LLC.

SCALE: 1" = 500' DATE: 08-09-22  
DRAWN: DRJ JOB NO.: 03-150/09-136  
REVISED:

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS

845 GALVEZ ST., MANDEVILLE, LA. 626-5611

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## MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of September 6th , 2022)

Meeting Date: September 13th, 2022

CASE NO.: 2022-3040-MSP

Owners & Representative: Mark I. & Tammie B. Martinez and Mark I. Martinez, Jr.

ENGINEER/SURVEYOR: John G Cummings and Associates

SECTION: 30

TOWNSHIP: 6 South

RANGE: 13 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 Peg Keller Road, south of LA Highway 435, Abita Springs, Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 30.00 Acres

NUMBER OF LOTS/PARCELS: 30 acres into Parcels A, B & C

ZONING: A-1 Suburban District

### STAFF COMMENTARY:

#### **Department of Planning & Development and Department of Engineering**

The applicant is requesting to create three (3) parcels from 30 acres. The minor subdivision request requires a public hearing due to:

- Add to the survey, the 10 acre parcel identified as not a part, and designate as Parcel C.
- The survey should read as follow: Minor subdivision of 30 acres into Parcels A, B & C.
- Add signature line for the Chairman of the Planning Commission.
- Parcels A, B & C are proposed to be accessed from a 35 foot access servitude requiring approval from the Planning Commission.
- The 35 foot access servitude depicted on the survey plat shall be named and shall be granted approval by the Planning Commission.
- Requesting a waiver to construct the 35' access servitude and the required drainage prior to building permit being issued on Parcels A, B & C instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PARCELS A, B & C UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.

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

1. Confirm that the calculation for the area of parcels A, B, & C is exclusive of the proposed private drive.
2. Approval of the access road name and add name to the survey.
3. Note that street name sign and all required other signs shall be installed after completion of the construction of the access.
4. Submit plans of proposed private drive to the Department of Engineering for review and approval. 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.



19

20

T6 - R13E

30

29

PERSIMMON LN

PEG KELLER RD





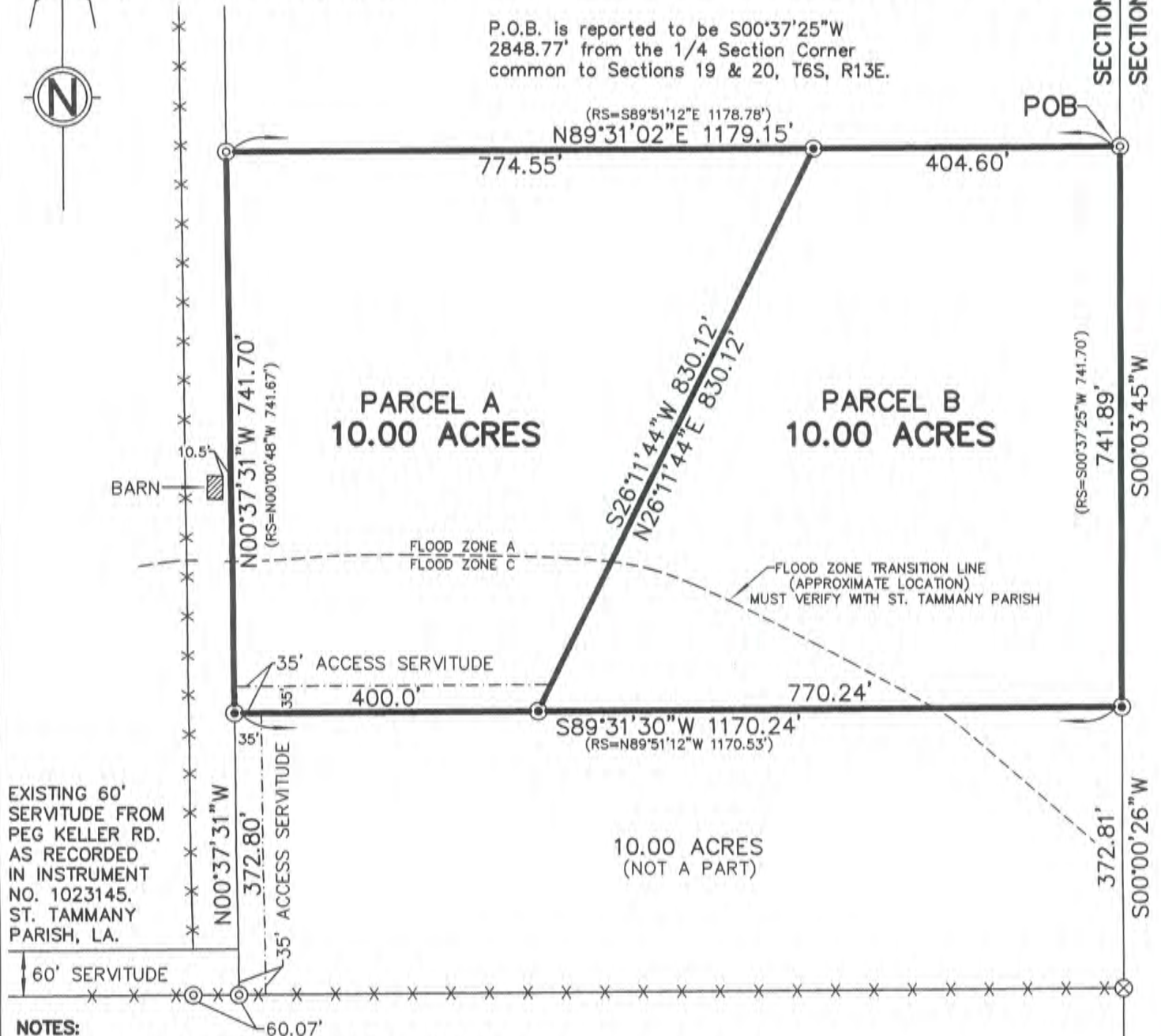
REFERENCE BEARING:

From a Wood Corner found at the SW Corner of  
Section 30 to a Wood Corner found at the NW  
Corner of Section 30: N00°08'17"W  
(per Reference Survey No. 2)

LEGEND

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

P.O.B. is reported to be S00°37'25"W  
2848.77' from the 1/4 Section Corner  
common to Sections 19 & 20, T6S, R13E.



NOTES:

1. This property is located in Flood Zones A & C,  
per F.E.M.A. Map No. 225205 0175 C,  
dated October 17, 1989.

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

3. FIELDWORK PERFORMED ON FEBRUARY 25, 2022.

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

REFERENCE SURVEYS:

1. Survey for Richard C. Davidson, III by Jeron R. Fitzmorris,  
Surveyor, dated 04/05/2001.

2. Survey for Robert Mistretta by John G. Cummings,  
Surveyor, dated May 3, 2016, Job No. 16113.

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.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **MARK & TAMMIE MARTINEZ**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 20.00 ACRES INTO PARCEL A  
AND PARCEL B, LOCATED IN SECTION 30, TOWNSHIP 6  
SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 22049-MS

DATE: 08/09/2022

REVISED:



# **RESUBDIVISION REVIEW**

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## RESUBDIVISION STAFF ANALYSIS REPORT

(As of September 6, 2022)  
Meeting Date: September 13, 2022

CASE FILE NO: 2022-3021-MRP

NAME OF SUBDIVISION: Lancaster Subdivision

LOTS BEING DIVIDED: Plots 13, 15 & 18, a portion of the dedicated Road Right of Way, 3.12 acres and 1.44 acres into Plots 13A, 13B, 15A, 18A, 18B & Parcels D1 & D2.

SECTION: 5  
TOWNSHIP: 8 South  
RANGE: 12 East

WARD: 4  
PARISH COUNCIL DISTRICT: 5

PROPERTY LOCATION: The property is located on the north side of LA Highway 1088, west of Hickory Street, Mandeville, Louisiana.

ZONING: A-2 Suburban District & NC-4 Neighborhood Institutional District

PROPERTY OWNER: Donald R. Jenkins

### STAFF COMMENTARY:

#### Department of Planning & Development and Department of Engineering

The applicant is requesting to create a total of seven (7) plots/parcels from Plots 13, 15 & 18 of, a portion of the dedicated Road Right of Way, 3.12 acres and 1.44 acres. The resubdivision request requires a public hearing due to:

- The proposal involves the creation/adjustment of more than five (5) lots.
- Parcel D-2 & Plots 13A, 13B, 15A, 18A, 18B are proposed to be access from a 40 foot wide access servitude.
- The proposed name of the 40 foot-wide access servitude depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name "Cypress Pond Road" has been submitted and approved by St. Tammany Parish Communication District.
- Requesting a waiver to construct the access and the required drainage prior to building permit being issued on Parcel D-2 & Plots 13A, 13B, 15A, 15B, 18A, 18B instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PLOTS 13A, 13B, 15A, 15B, 18A, 18B UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE SUBDIVISION ORDINANCE.

The request shall be subject to the below comments:

1. The survey should read as follow: Resubdivision of Plots 13, 15 & 18 of, a portion of the dedicated Road Right of Way, 3.12 acres and 1.44 acres into Plots 13A, 13B, 15A, **15B**, 18A, 18B & Parcels ~~D1~~ & D2.
2. Approval of the access road name and add name to the survey.

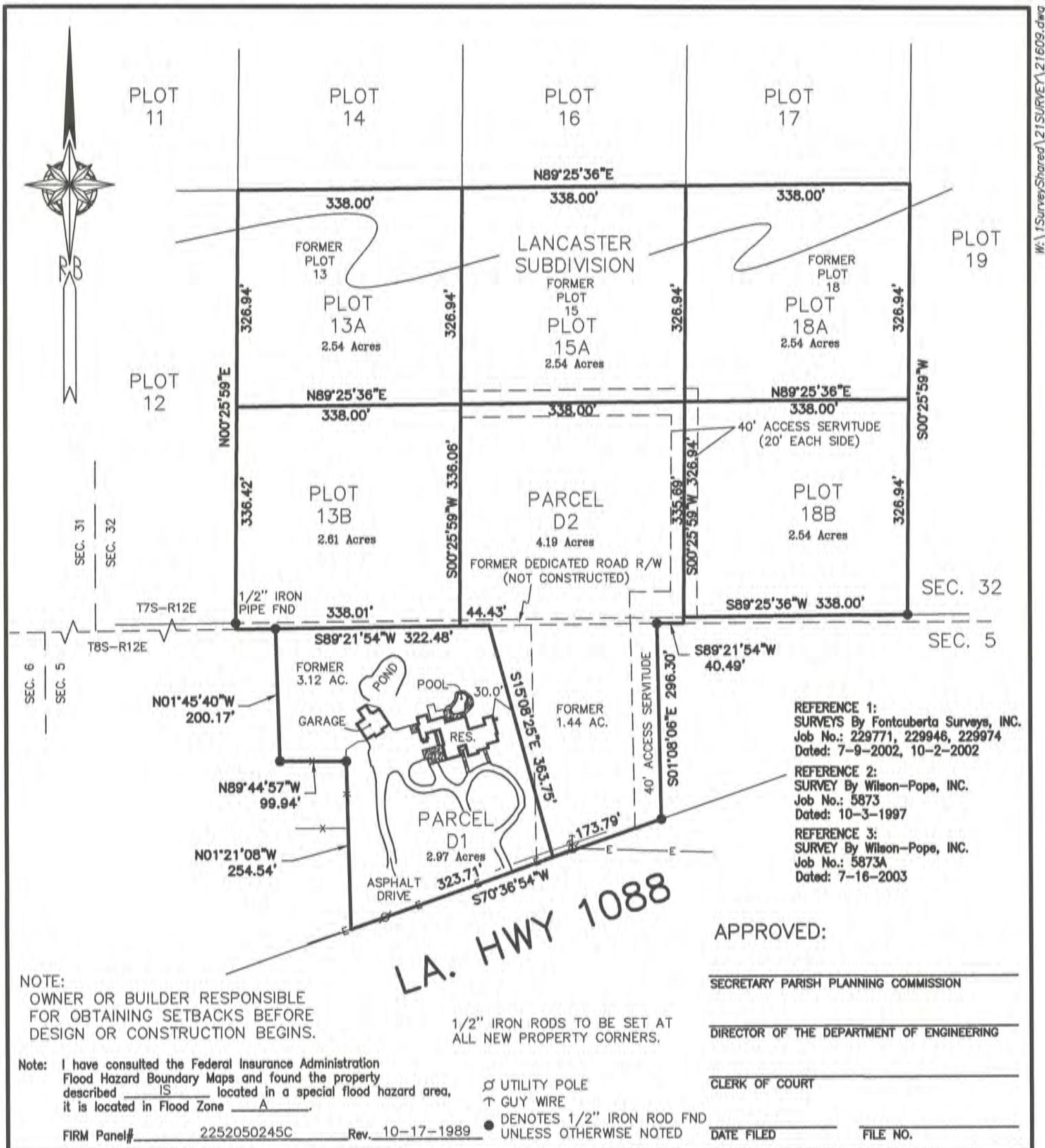
3. Add signature line for the Chairman of the Planning Commission.
4. Note that street name sign and all required other signs shall be installed after completion of the construction of the access.
5. Since the servitude is proposed to access 6 plots, the size of the access shall be increased to 60 feet to meet the minimum roadway requirements for a subdivision or reduce the number of lots to a maximum of 5 lots and construct the road according to the private road minor subdivision requirements.
6. Revised to road alignment at the intersection of proposed Parcel D-2 & Plot 18B to facilitate/improve circulation.
7. If the number of lots is reduced to 5 lots, submit plans of proposed private drive to the Department of Engineering for review and approval. 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.









Resubdivision of  
PLOTS 13, 15, & 18 \* LANCASTER SUBDIVISION, A PORTION  
OF DEDICATED ROAD RIGHT OF WAY, A 3.12 ACRE PARCEL, AND  
A 1.44 ACRE PARCEL, SITUATED IN SEC. 5, T-8-S, R-12-E  
ST. TAMMANY PARISH, LOUISIANA  
INTO  
PLOT 13A, PLOT 13B, PLOT 15A, PLOT 18A, PLOT 18B,  
PARCEL D1, AND PARCEL D2

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: NOVEMBER 17, 2021  
Survey No. 21609  
Project No. (CR5) 021609.TXT

Scale: 1" = 200' ±  
Drawn By: J.E.D./RJB  
Revised:

## RESUBDIVISION STAFF ANALYSIS REPORT

(As of September 6, 2022)  
Meeting Date: September 13, 2022

CASE FILE NO: 2022-3026-MRP

NAME OF SUBDIVISION: St. Tammany Oaks Subdivision

LOTS BEING DIVIDED: Lot 2 into Lots 2-A & 2-B

SECTION: 15

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 5

PROPERTY LOCATION: The property is located on the north side of Park Place Drive, east of US Highway 190, Covington, Louisiana.

ZONING: HC-3 Highway Commercial District

PROPERTY OWNER: Rouse/Kingsmill, LLC

### STAFF COMMENTARY:

#### Department of Planning & Development and Department of Engineering

The applicant is requesting to create (2) two lots from lot 2. The resubdivision 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 10 original copies of the survey to scale.
2. The survey should read as follow: Resubdivision of lot 2 into lots 2-A & 2-B St. Tammany Oaks Subdivision
3. Amend the survey as follow: Reference: Recorded Plat of St. Tammany Oaks Subdivision Clerk of Courts Office **File #1313**



2022-3026-MRP

N190

N190

T7 - R11E

15

PARK PLACE DR

CAROLINE CT

LOUIS PRIMA DR

LOUIS PRIMA DR

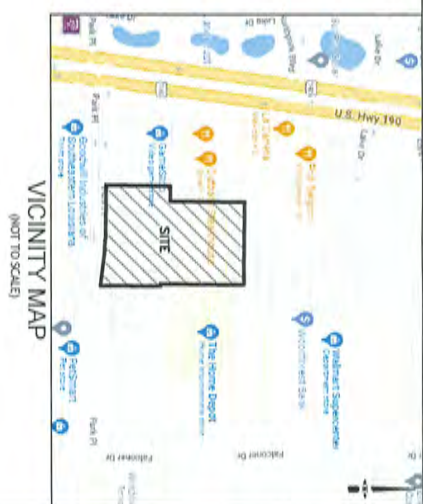
N ORCHARD LN

S ORCHARD LN





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



REDUCED COPY  
(NOT TO SCALE)

CHAIRMAN OF THE PLANNING COMMISSION	DATE
DIRECTOR DEPARTMENT OF ENGINEERS	DATE
SECRETARY PLANNING COMMISSION	DATE
CLERK OF COURT	DATE
APP FILE NUMBER	DATE OF RECONSIDERATION

THE PARISH GOVERNING AUTHORITY ASSUMES NO RESPONSIBILITY FOR THE RELOCATION OF SEWER CONNECTIONS, FIRE HYDRANTS, UTILITY POLES OR CATCH BASINS AS A RESULT OF THIS SUBDIVISION.

## SURVEY REFERENCE

1. ST. TAMMANY PARISH SUBDIVISION BY DIFFERENT SURVEYING & ENGINEERING, INC., DATED NOVEMBER 16, 1994, LAST REVISED MARCH 21, 1995.

2. ALTA/ACSM LAND TITLE SURVEY OF LOT 2, ST. TAMMANY OAKS SUBDIVISION BY DADING, MARQUES & ASSOCIATES, INC., DATED MAY 10, 2004.

BEARING BASIS

TAKEN FROM REFERENCED SURVEY PLAT NO. 1.

## GENERAL SURVEY NOTES

IMPROVEMENTS MAY NOT BE TO SCALE FOR CLARITY. THE DIMENSIONS SHOWN PREVAIL OVER SCALE.

MINOR SUBDIVISION SUBDIVISION OF LOT 2  
INTO LOTS 2A & 2B

SITUATED IN SECTION 15  
TOWNSHIP 7-SOUTH, RANGE 11-EAST  
GREENSBURG LAND DISTRICT

S. L. TANNENBAUM PARRISH, COURTESY

THOSE UNDER MY DIRECT SUPERVISION, MADE AT THE REQUEST OF:

SOUTH AFRICAN POLICE SERVICES

THE SERVICES AND RESERVATIONS SHOWN ON THIS REPORT ARE LIMITED TO THE INFORMATION PROVIDED BY US AND THERE IS NO REPRESENTATION THAT ALL APPLICATIONS OR RESERVATIONS ARE SHOWN. ALSO, THE REPORT HAS MADE NO TITLE SEARCH AND CANNOT BE USED FOR THIS PURPOSE.

DATE	SCALE
------	-------

07-11-2022	$\varphi = 40^\circ$	
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**DADING, MARQUES  
& ASSOCIATES, LLC**

P.O. BOX 790  
METairie LA 70004

(504) 834-0200  
 2025-2026

That puts the benefit and burden of understanding loyalty's

POLYMER	
DRAWN BY:	CHECKED BY:

LM	CAD
----	-----

ND SURVEYO

10/15/12

CONDY A. D'AMICO  
P.L.S. EA. ST. REC. NO. 2069

correct and in accordance with a particular use on the ground under the direction of the licensee coupled with the requirements of regulation 6 of practice for solicitor advocates.

JOB NO.:	SHEET:
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62002	1 OF 1
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# **PRELIMINARY SUBDIVISION REVIEW**



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INDIAN HILLS DR  
INDIAN HILLS LOOP

T8 - R13E

40

DIXIE RANCH RD  
FENNER RD

HAMPTON CT

WINDSOR CT

T8 - R14E

31

WASHTON CT

VICTORIA WAY  
E WASHTON CT

TRACEY LN

TWINS LN

TAMMANY TRACE

DUCRE RD

190

190W

SYLVER RD

JOSEPH RD

37

39

TIMBER RIDGE DR

433

ELKS RD

T9 - R13E

T9 - R14E

38

CRANE ST

BLUEBIRD ST

PELICAN ST

ROBIN ST

JAY ST

SNIFE ST

MALLARD ST

QUAIL ST

TEAL ST

ORIOLE ST

LARK ST

GROUSE ST

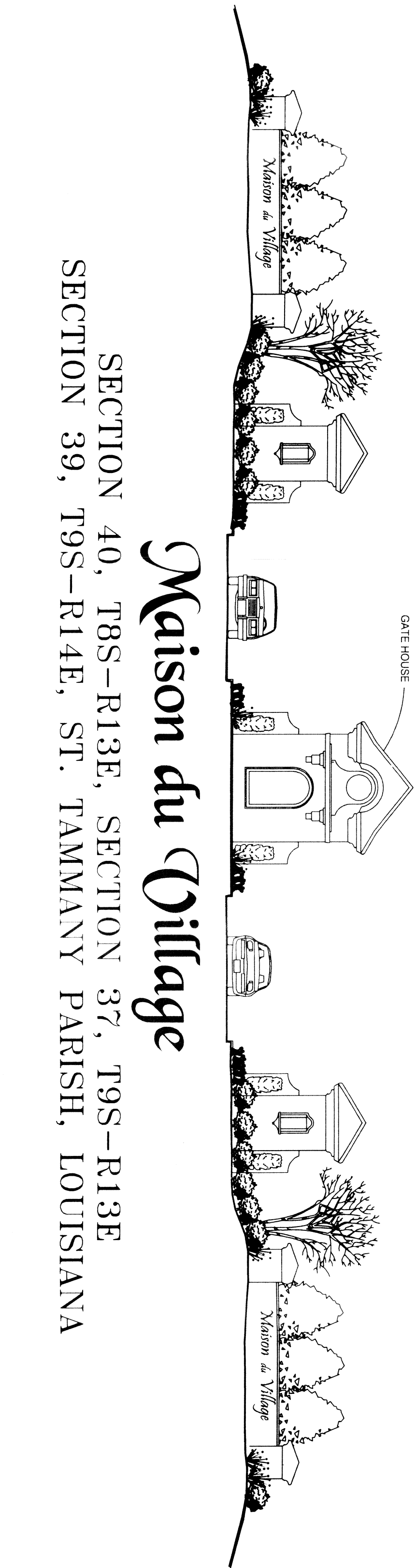
DOVE ST  
DOVE ST  
DOVE ST

39









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

- ## 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 (sewer) sewerage and/or water system(s), all as approved by the Department of Public Works, City of St. Tammany Parish.
  2. No water supply system shall be installed or otherwise connected to a community (sewer) sewerage and/or water system(s), all as approved by the Department of Public Works, City of St. Tammany Parish.
  3. No water supply may be defined or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of such source and any element of the community (sewer) water system (supply).
  4. Construction of any nature is prohibited in Parish drainage or street easements.
  5. No process of offensive action shall be carried upon any lot, no small anything shall be placed on any lot, no structure shall be placed on any lot, no
  6. Lots may not be used for the storage of trash or junk vehicles.
  7. Mobile homes are not permitted to occupy lots as a residence in this subdivision.
  8. The minimum finished floor elevation required shall comply with the latest FEMA standards.
  9. No lot will be further subdivided without approval of the St. Tammany Planning Commission.
  10. The minimum driveway culverts are RCP Concrete and as shown on chart and shall conform to DOTD standards and shall be Reinforced Concrete Pipe.
  11. Reinforced concrete must remain and substance drainage will not be allowed any.
  12. 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 thirty-two (32) feet from the corner of the property closest to the street right-of-way interest. In cases where a driveway on a corner lot is established along the depth or larger dimension of a lot then, the setback shall be at least fifty (50) feet from the corner of said property closest to the street right-of-way interest.
  13. Minimum building height is 35'.
  14. The aforementioned restrictions shall be recited in each title or deed in this subdivision.
  15. 4,566 feet in easements to be delineated in subdivision plat.
  16. The Ultimate Drainage Disposal is Lake Pontchartrain.
  17. The detention pond is to be maintained by St. Tammany Parish.
  18. The easement is maintained by Homeowners Association.
  19. Building Setback:  
Front – 20'; Side – 5'; Setback from the street – 10'; Rear – 15' and 20'.
  20. This subdivision is exempt from the statute of the Inheritance and Sale 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
6. TOTAL GREEN SPACE & RECREATION = 11.16 ACRES

AREA (9.81 ACRES RECURMENT TOTAL ACRES OBTAINED (29% OF TOTAL ACRES) (47% ACTIVE & 53% PASSIVE)

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

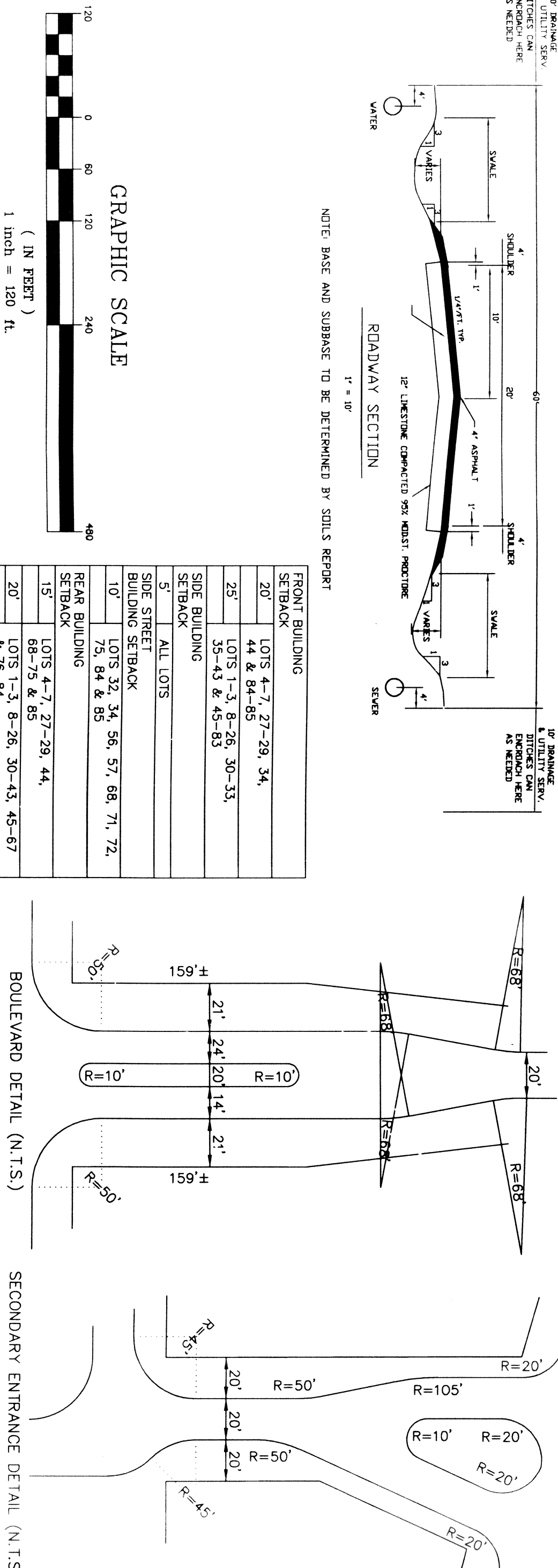
2990 East Gause Blvd., Suite B  
Slidell, Louisiana 70461  
E-mail: [jvbassoc@jvburkes.com](mailto:jvbassoc@jvburkes.com)

Phone: 985-649-0075   Fax: 985-649-0154  
Mississippi Phone: 228-435-5800



RCP - DRAINWAY CULTURE SIZES	
SIZE	LOT NUMBER
15"	1-9,30,31,33,34,55,56(SIDE/55,70(TH), 59,61,63,65,68-75
18"	10-12,7(SIDE), 18(SIDE), 22,53,67,68(SIDE)
20"	13,14
18x28"	15-17,46-51,56,58,60,62,64,66,74(SIDE), 72(SIDE),76,78,80
22x36"	18-25,36-45,72(SIDE), 77,79,81,82,83,84(80TH)
27x44"	26-29,34,35,65(80TH)
31x51"	32

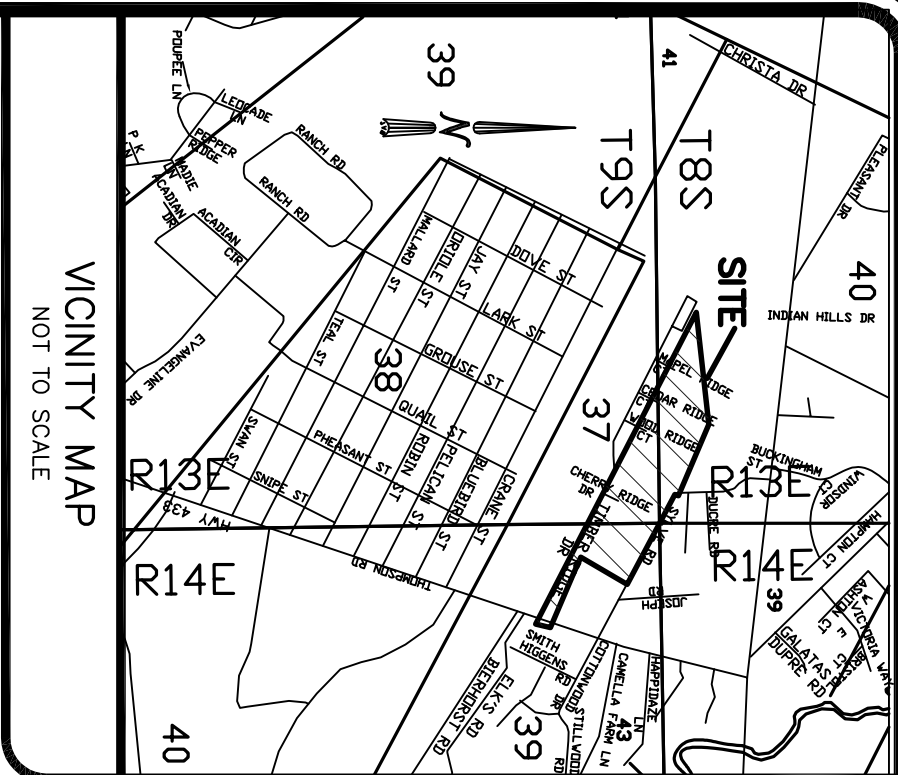
FRONT BUILDING	
SEABACK	
20'	10'S 4-7', 27-29, 34, 44 & 84-85
25'	10'S 1-3', 8-26, 30, 33, 35-43 & 45-63
SIDE BUILDING	
SEABACK	
ALL LOTS	
SIDE STREET	
BUILDING SEABACK	
10'	25, 32, 34, 56, 57, 68, 71, 72, 75, 84 & 85
REAR BUILDING	
SEABACK	
15'	10'S 4-7', 27-29, 44, 68-72 & 85



DWG. NO.	DATE:	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'	
1061818	DRAWN BY:	CHECKED BY:	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.
	DLT	SMB	MIDSOUTH DEVELOPERS, LLC

4	LOTS 72 & 85 CULVERT SIZE	6/30/2008	DLT	SMB
3	20080647 / 30' DRAINAGE EASEMENT	5/5/2008	DLT	SMB
	POND OUTLET PIPE SIZE	3/31/2008	DLT	SMB
1	REVISED PER ST. TAMMANY PARISH COMMENTS DATED 3/20/2008	03/27/2008	SMB	
10	DESCRIPTION	DATE	BY	OWN

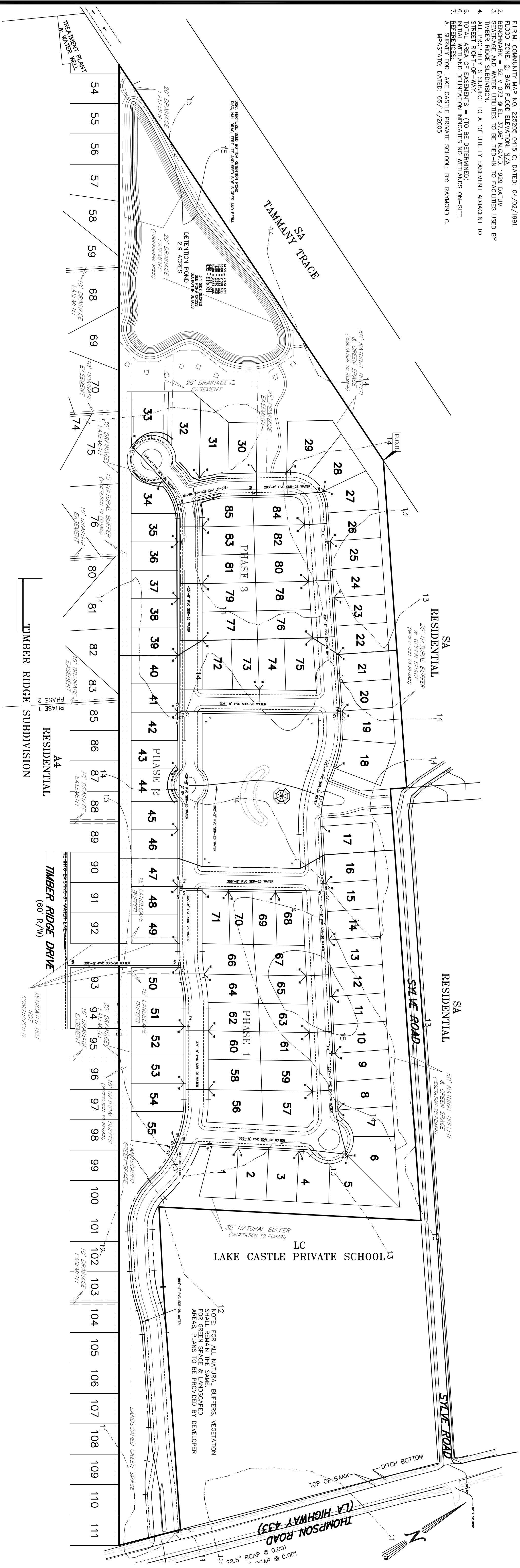




VICINITY MAP  
NOT TO SCALE

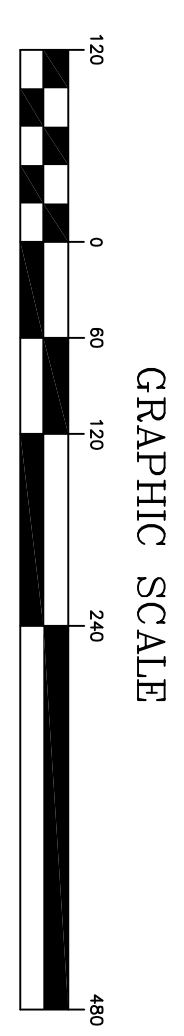
GENERAL NOTES

1. I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
2. F.I.R.M. COMMUNITY MAP NO. 228203, 0413.C, DATED: 04/02/1991.
3. FLOOD ZONE: C, BASE FLOOD ELEVATION: N/A.
4. SEWERAGE AND WATER UTILITIES TO BE TIED-IN TO FACILITIES USED BY TIMBER RIDGE SUBDIVISION.
5. ALL PROPERTY IS SUBJECT TO A 10' UTILITY EASEMENT ADJACENT TO SUBDIVISION.
6. TOTAL AREA OF EASEMENTS = (TO BE DETERMINED).
7. INITIAL WETLAND DELINEATION INDICATES NO WETLANDS ON-SITE.
8. REFERENCES FOR LAKE CASTLE PRIVATE SCHOOL, BY: RAYMOND C. IMPOSTATO, DATED: 05/14/2005.



NOTES:

1. ALL WATER LINES SHALL BE P.V.C. SDR-26 CLASS 160.
2. 1" SERVICE LINES LATERALS WITH 3/4" LINES TO EACH LOT.
3. PROVIDE THRUST BLOCKING FOR ALL FITTINGS AND FIRE HYDRANTS WITH A DEFLECTION OF 11/25' OR MORE.
4. WATER LINES SHALL BE DISINFECTED IN ACCORDANCE WITH STATE SANITARY CODE 12:020-2 OR AWWA-C651-92.
5. ALL PERMITS TO BE OBTAINED BY CONTRACTOR AT THEIR EXPENSE.
6. ALL VALVES ARE 8" EXCEPT AS NOTED.
7. BARREL OF FIRE HYDRANT SHALL BE PAINTED CHROME YELLOW AND THE TOP AND NOZZLE CAPS SHALL BE PAINTED RED.
8. A BLUE RAISED REFLECTOR SHALL BE AFFIXED ON THE ROADWAY IN PROXIMITY TO THE FIRE HYDRANT.
9. WATER IS SUPPLIED AND MAINTAINED BY BAYOU LIBERTY WATER, INC..
10. SEWER AND WATER LINES ARE A MINIMUM OF 10' APART.
11. CROSSING OF SEWER AND WATER LINES SHALL HAVE A MINIMUM VERTICAL SEPERATION OF 18".
12. THE INSTALLATION OF THE WATER MAIN INCORPORATES PROVISIONS OF THE AWWA STANDARDS.
13. AND/OR RECOMMENDED MANUFACTURERS RECOMMENDED INSTALLATION PROCEDURES INVOLVING BUT NOT LIMITED TO BEDDING, COVER, BLOCKING, PRESSURE AND LEAKAGE TESTING, AND DISINFECTION.
14. FIRE HYDRANTS SHALL HAVE AT LEAST THREE OUTLETS PER HYDRANTS; ONE SHALL BE A STEAMER CONNECTION TO ALLOW FIRE APPARATUS TO PROVIDE WATER FROM THE HYDRANT TO THE APPARATUS AND THERE SHALL BE AT LEAST TWO 2.5-INCH OUTLETS WITH NATIONAL STANDARD THREADS.
15. PERMIT NUMBER= PWS 1103005.



GRAPHIC SCALE  
( IN FEET )  
1 inch = 120 ft.

Water Plan

DATE: 5/31/2006 DRAWN BY: DLT CHECKED BY: SMB		SCALE: 1" = 120'		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		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.		MIDSOUTH DEVELOPERS, LLC	
SHEET 3 OF 10									

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

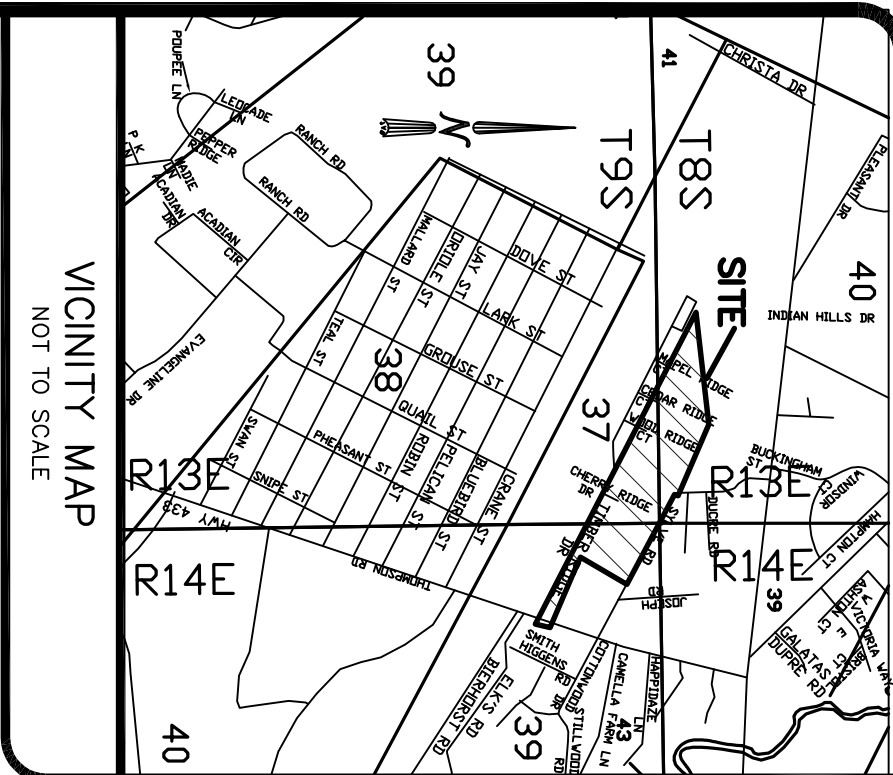
2990 East Gause Blvd., Suite B  
Slidell, Louisiana 70461  
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800

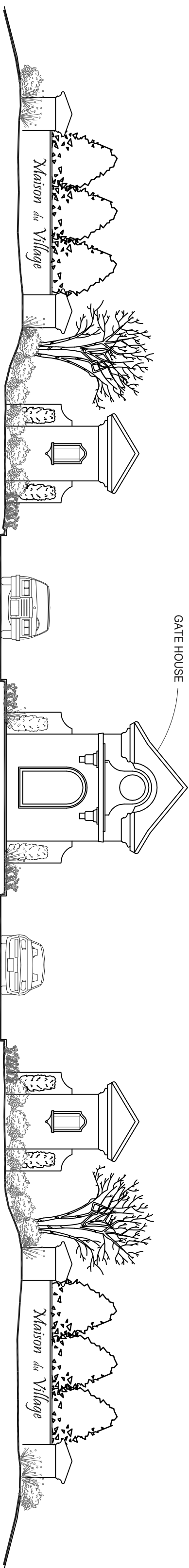
STATE OF LOUISIANA  
SEAN M. BURKES  
REG. NO. 27642  
REGISTERED PROFESSIONAL  
CIVIL ENGINEER

SEAN M. BURKES  
LA REG. NO. 27642

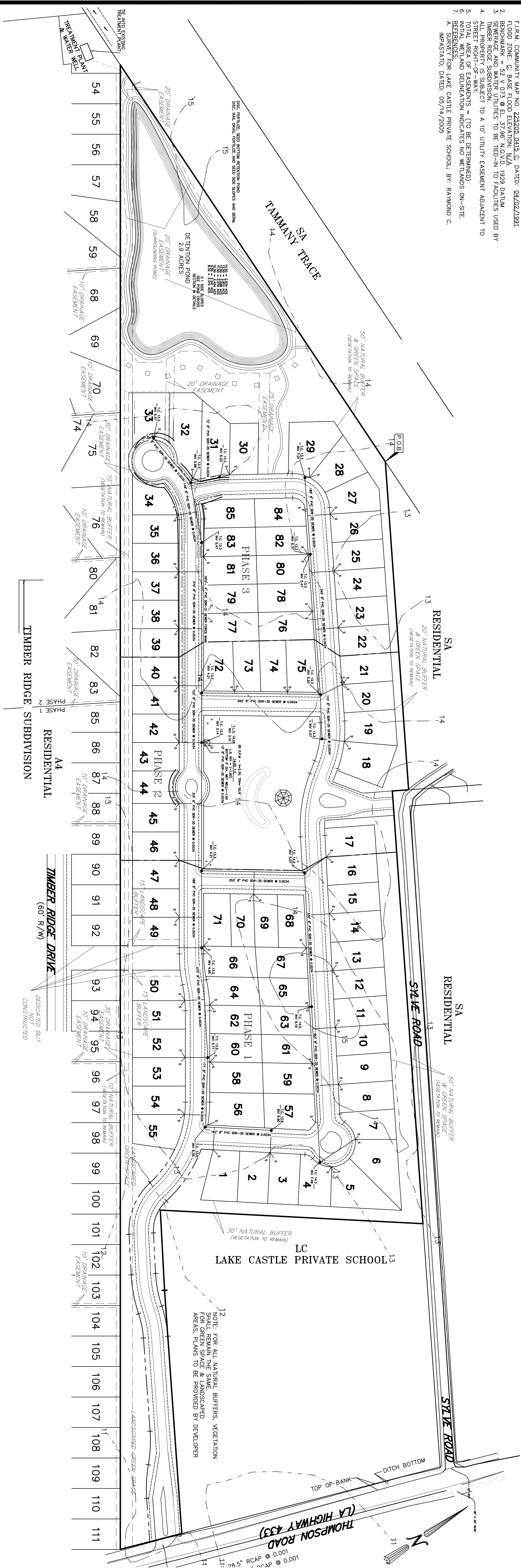





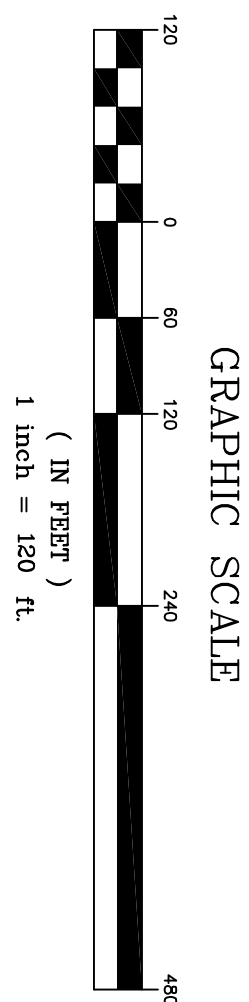
*Maison du Village*  
SECTION 40, T8S-R13E, SECTION 37, T9S-R13E  
SECTION 39, T9S-R14E, ST. TAMMANY PARISH, LOUISIANA



- GENERAL NOTES
1. I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 22203S DATES 6/1/84. DATED: 04/02/1991
  2. BENCHMARK = 52.4 V 0.7 S E L 37.96' N.G.D. 1929 DATED: 04/02/1991
  3. SEWERAGE AND WASTE UTILITIES TO BE TIED-IN TO FACILITIES USED BY STREET RIGHT-OF-WAY.
  4. NUMBER ROADS SUBMISSION: TO A 10' UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAY.
  5. TOTAL AREA OF EASEMENTS = (TO BE DETERMINED)
  6. TOTAL UTILITY AND DEMARKATION NOTICES NO WETLANDS ON-SITE.
- APPROVED FOR LARK CASTLE PRIVATE SCHOOL, BY: RAYMOND C. IMPESTORI. DATED: 05/14/2005



- NOTES:
1. SANITARY SEWER SYSTEM PIPE TO BE PVC A.S.T.M. 3034 SDR-35.
  2. SEWER MAIN TO BE INSTALLED AS SHOWN ON PLANS.
  3. INFILTRATION SHALL NOT EXCEED 125 GALLON/INCH OF DIAMETER/MILE OF PIPE/24 HOURS.
  4. A CERTIFICATE OF INFILTRATION REQUIREMENTS SHALL BE TESTING LABORATORY.
  5. SEWER LINES SHALL BE 8" WITH A MINIMUM OF 0.34% SLOPE.
  6. ALL PERMITS TO BE OBTAINED BY CONTRACTOR AT THEIR EXPENSE.
  7. SEWER LATERALS SHALL BE 6" PVC WITH TWO 4" WTFS.
  8.  = MANHOLES.
  9. SEWER FURNISHED AND MAINTAINED BY CURTIS ENVIRONMENTAL.
  10. SEWER PERMIT NO. LAG 570109. NEW 45,000 GPD STP PERMIT TO BE APPLIED FOR BY CURTIS ENVIRONMENTAL.
  11. COORDINATE SEWER TIE-IN TO NEW TREATMENT PLANT WITH MIKE CURTIS (504) 559-2100



NO.	DESCRIPTION	DATE	BY OK'D
	<b>REVISIONS</b>		

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



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Phone: 985-649-0075   Fax: 985-649-0154  
Mississippi Phone: 228-435-5800

STATE OF LOUISIANA

SEAN M. BURKES

REG. NO. 27642

REGISTERED  
PROFESSIONAL

CIVIL ENGINEERING

SEAN M. BURKES  
LA REG. NO. 27642

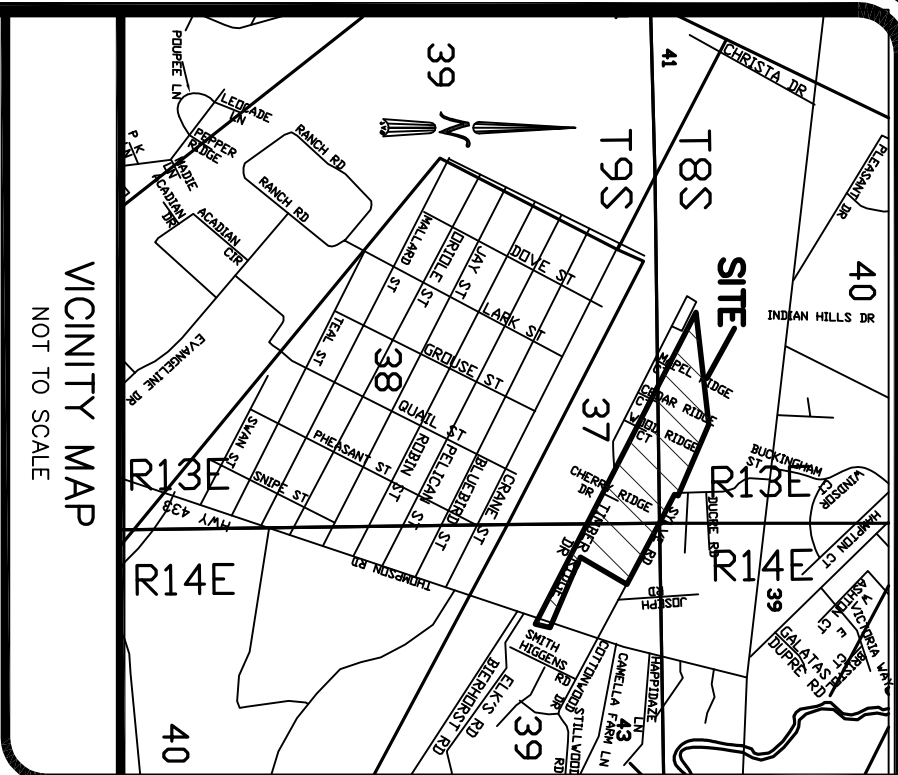
SCALE:	1" = 120'	
DATE:	5/31/2006	
DRAWN BY:	DLT	CHECKED BY: SMB
DWG. NO.	1061818	
SHEET	4	OF 10

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

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.

MIDSOUTH DEVELOPERS, LLC

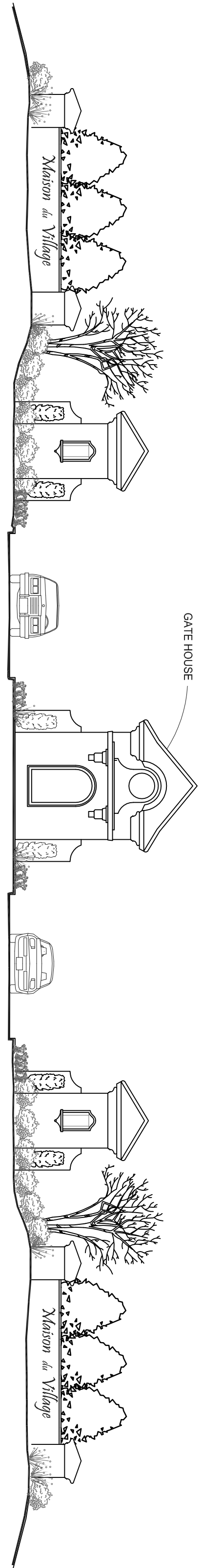




VICINITY MAP  
NOT TO SCALE

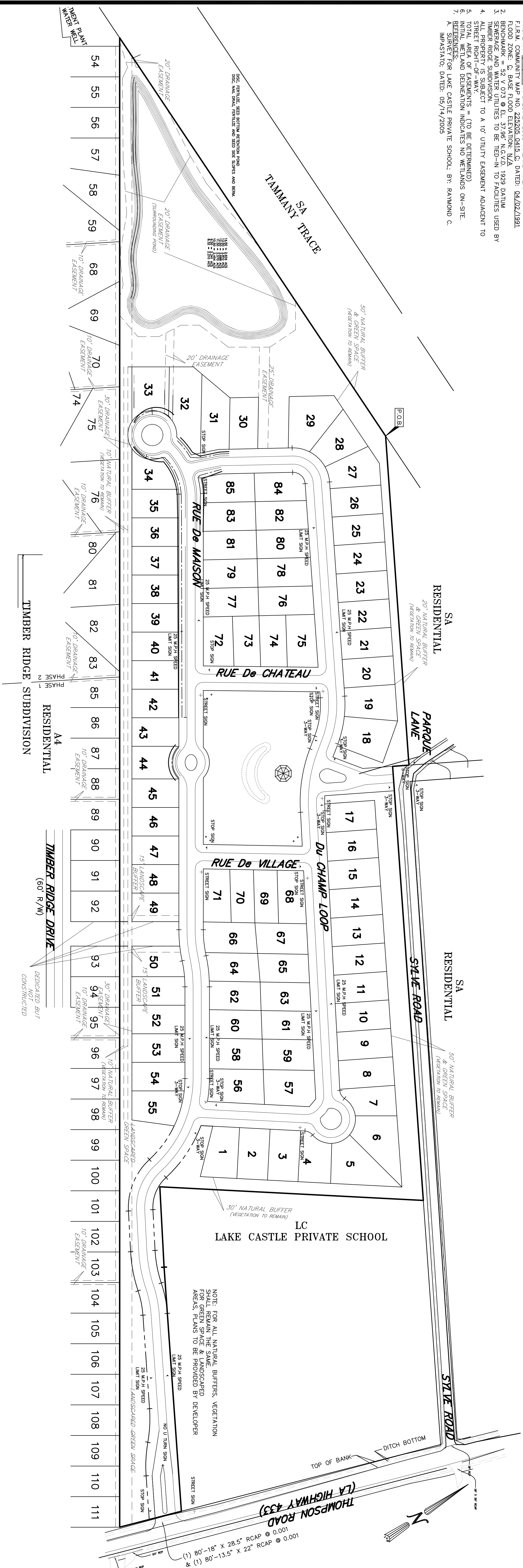
GENERAL NOTES

1. I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
2. F.I.R.M. COMMUNITY MAP NO. 228203, 0418.C, DATED: 04/02/1991.
3. FLOOD ZONE: C, BASE FLOOD ELEVATION: N/A.
4. SEWERAGE AND WATER UTILITIES TO BE TIED-IN TO FACILITIES USED BY TIMBER RIDGE SUBDIVISION.
5. ALL PROPERTY IS SUBJECT TO A 10' UTILITY EASEMENT ADJACENT TO SUBDIVISION.
6. TOTAL AREA OF EASEMENTS = (TO BE DETERMINED)
7. INITIAL WETLAND DELINEATION INDICATES NO WETLANDS ON-SITE.
8. REFERENCES FOR LAKE CASTLE PRIVATE SCHOOL, BY: RAYMOND C. IMPASTATO, DATED: 05/14/2009



# Maison du Village

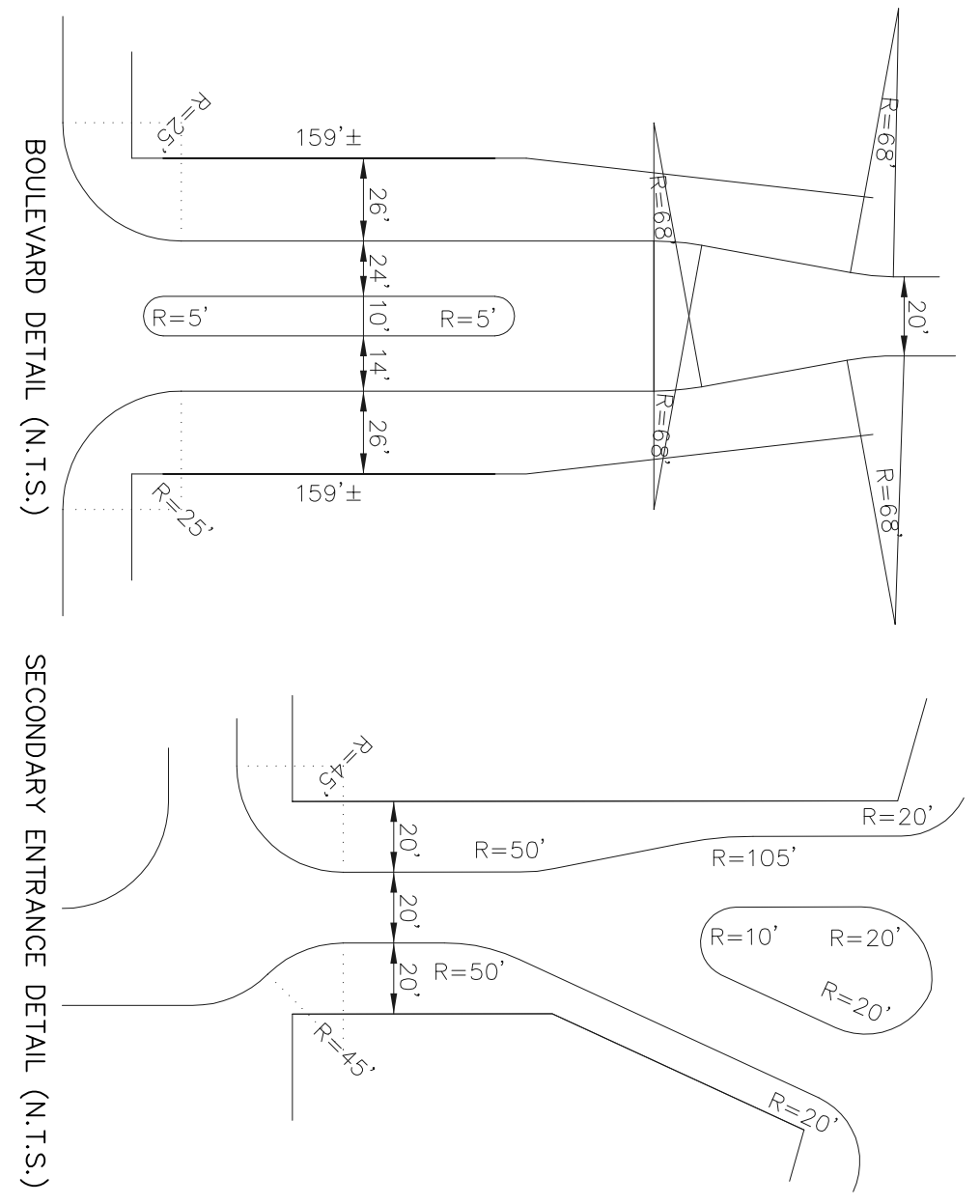
SECTION 40, T8S-R13E, SECTION 37, T9S-R13E  
SECTION 39, T9S-R14E, ST. TAMMANY PARISH, LOUISIANA



TRAFFIC NOTES

- 1) If allowable, post a No Right Turn sign for the designated hours of 7am to 9am and 2pm to 4pm at the intersection of Thompson Road (LA Highway 433) and Sylve Road prohibiting right turns onto Sylve Road.
- 2) If allowable, post No Left Turn signs for the designated hours of 7am to 9am and 2pm to 4pm for the exit driveway on Thompson Road (LA Highway 433) for the Lake Castle Private School. Having a No Left Turn sign on the exit driveway will reduce stocking on Thompson Road (LA Highway 433) and enable vehicles to use the subdivision as an alternate exit route.
- 3) If allowable, post No U-turn signs on Rue De Maisson off of Du Champ Loop.
- 4) The intersection of Sylve Road and Du Champ Loop will not be able to make U-turns on Rue De Maisson in order to make left turns onto Thompson Road (LA Highway 433). The action will allow vehicles to proceed through the subdivision and use Sylve Road as an exit route.
- 5) The intersection of Sylve Road and Du Champ Loop will create a three-way all stop intersection. A three-way all stop intersection will allow traffic a continual flow out of Maison du Village and enable vehicle to proceed down Sylve Road to the Highway 190 intersection.

- + STREET SIGN
- ▲ STOP SIGN
- ▲ 25 M.P.H. SPEED LIMIT SIGN
- ▲ NO OUTLET SIGN
- ▲ NO U TURN SIGN



# Signage Plan

DATE: 5/31/2006

DRAWN BY: DLT

CHECKED BY: SMB

DWG. NO. 1061818

SHEET 5 OF 10

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

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MIDSOUTH DEVELOPERS, LLC

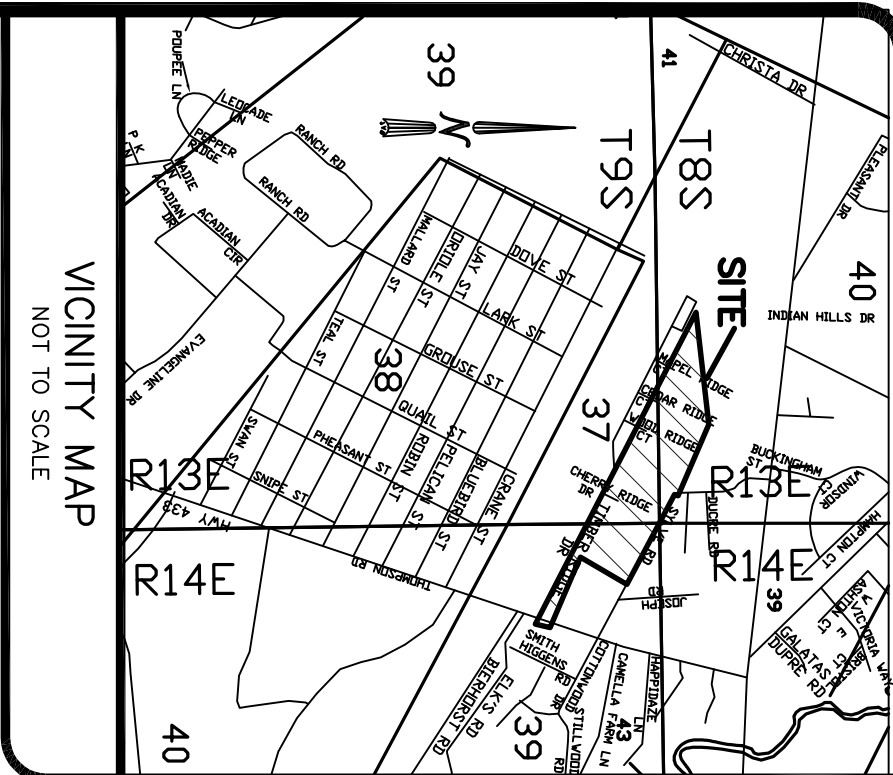
NO.	DESCRIPTION	DATE	BY
1	REMOVED NO OUTLET SIGN PER PARISH COMMENT	5/27/2008	SMB
2	TRAFFIC NOTES	5/5/2008	DLT

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

2990 East Gause Blvd., Suite B  
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E-mail: jvbassoc@jvburkes.com  
Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800

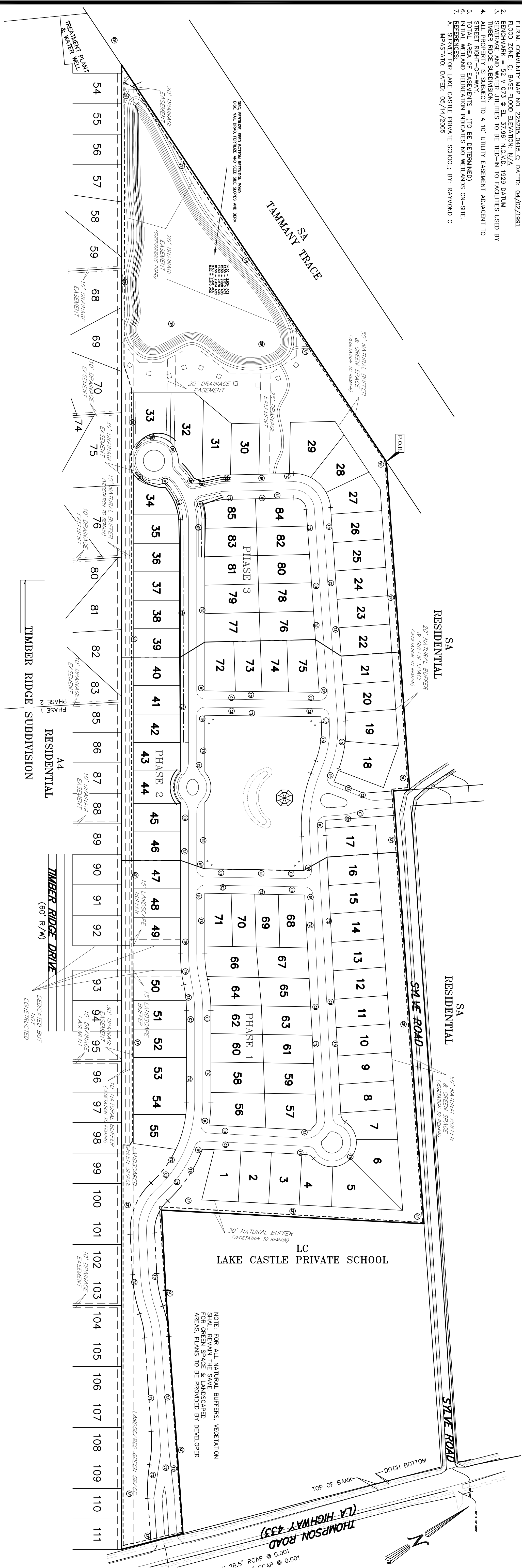
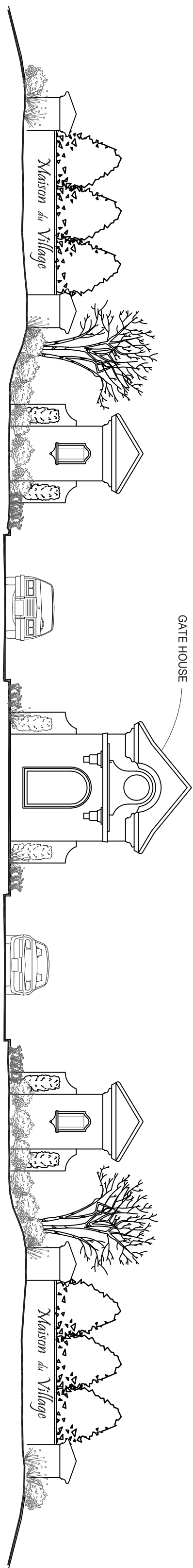
SEAN M. BURKES  
LA REG. NO. 27642





- GENERAL NOTES
1. I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. DATE: 04/02/1991
  2. F.I.R.M. COMMUNITY MAP NO. 225203-0415 C/D. DATE: 04/02/1991
  3. FLOOD ZONE: C, BASE FLOOD ELEVATION: 19.29 DATUM
  4. SEWERAGE AND WATER UTILITIES TO BE TIED-IN TO FACILITIES USED BY THUNDER BOLT SUBDIVISION.
  5. STREET RIGHT-OF-WAY: ADJACENT TO A 10' UTILITY EASEMENT ADJACENT TO
  6. TOTAL AREA OF EASEMENTS = (70' BE DETERMINED)
  7. RENTAL WELLS AND DELINEATION INDICATORS ON WELLS/05 ON-SITE.
  8. SURVEY FOR LAKE CASTLE PRIVATE SCHOOL. BY: RAMON C. IMPASTATO. DATE: 05/14/2005

**Maison du Village**  
SECTION 40, T8S-R13E, SECTION 37, T9S-R13E  
SECTION 39, T9S-R14E, ST. TAMMANY PARISH, LOUISIANA



# Sedimentation Plan

SHEET 6 OF 10	DWG. NO.  1061818	DATE: 5/31/2006	SCALE: 1" = 120'	<b>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</b>
		DRAWN BY: CMB CHECKED BY:		
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.				MIDSOUTH DEVELOPERS, LLC

No.	DESCRIPTION	DATE	BY	OK'D	
	<b>REVISIONS</b>				

**J.V. Burkes & Associates, Inc.**  
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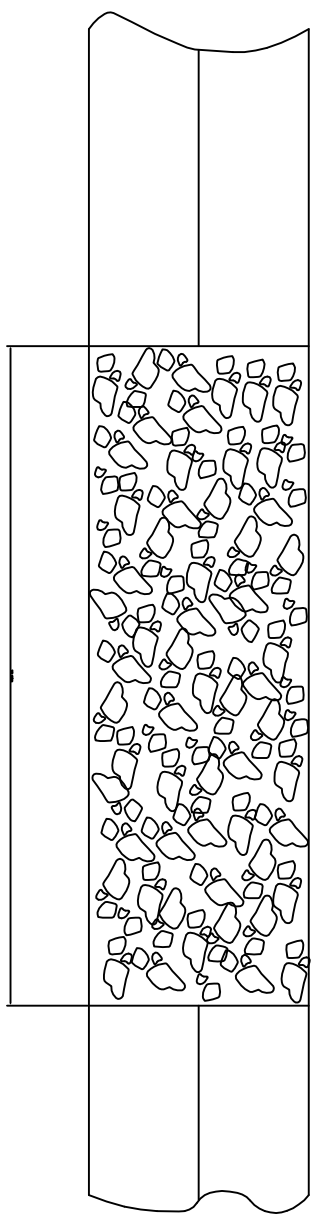
Phone: 985-649-0075   Fax: 985-649-0154  
Mississippi Phone: 228-435-5800

SEAN M. BURKES  
LA REG. NO. 27642







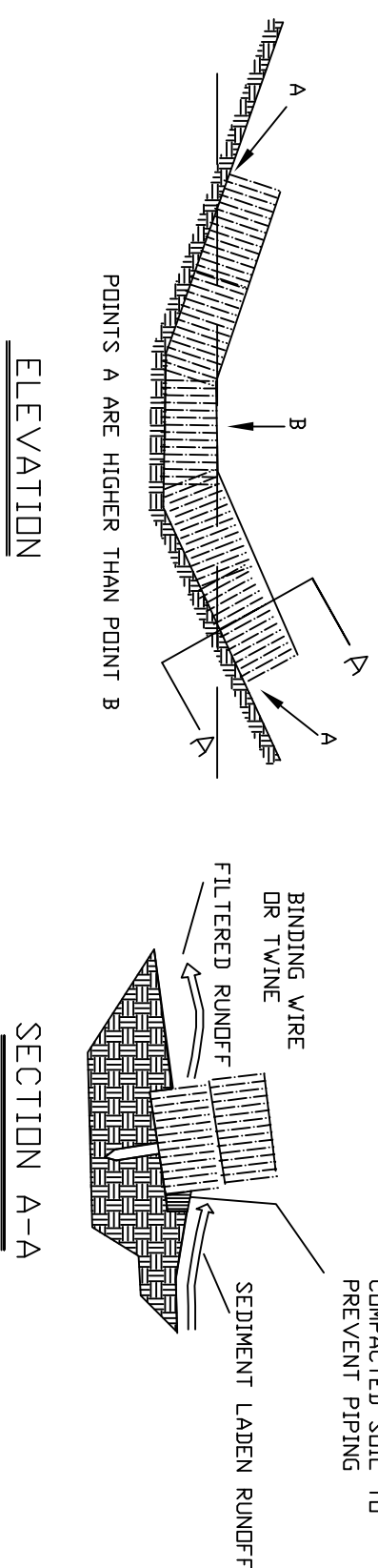


# TEMPORARY STONE CONSTRUCTION ENTRANCE

NOTES:

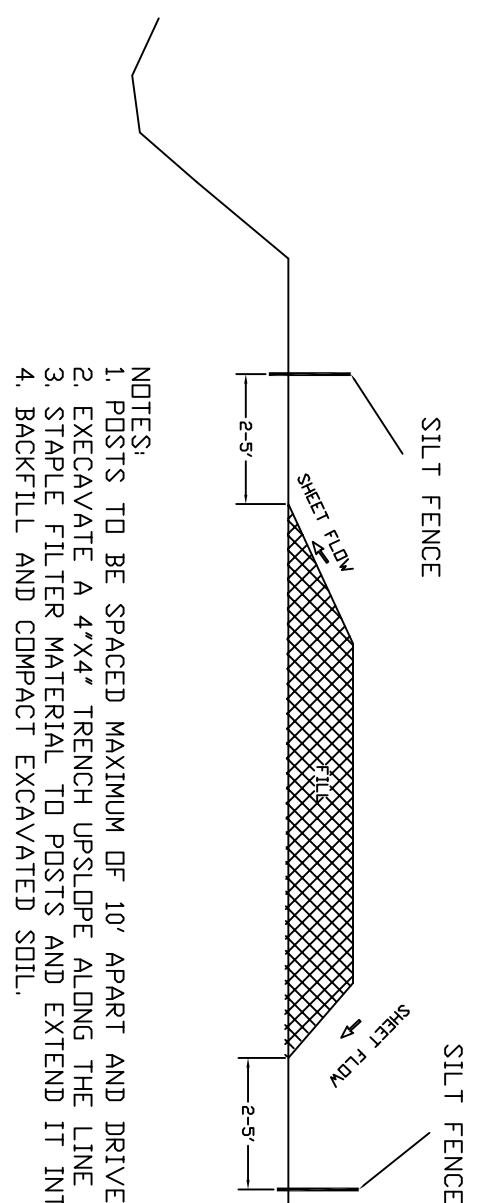
TEMPORARY STONE CONSTRUCTION ENTRANCE AND/OR WASH RACK

1. THE STONE LAYER MUST BE AT LEAST 6" THICK.
2. THE STONE SHALL CONFORM TO SECTION 71020XCLASS 2LB OF LABDOTT STANDARD SPECIFICATIONS.
3. THE LENGTH OF THE PAD MUST BE AT LEAST 75 FEET AND IT MUST EXTEND THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS.
4. A GEOTEXTILE FABRIC UNDERLIER IS REQUIRED. THE GEOTEXTILE FABRIC SHALL BE IN ACCORDANCE WITH SECTION 1019X(TYPE D) OF THE LABDOTT STANDARD SPECIFICATIONS.
5. IF A WASH RACK IS NECESSARY, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF-SITE.

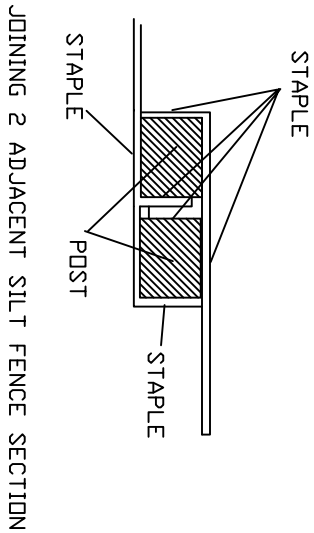
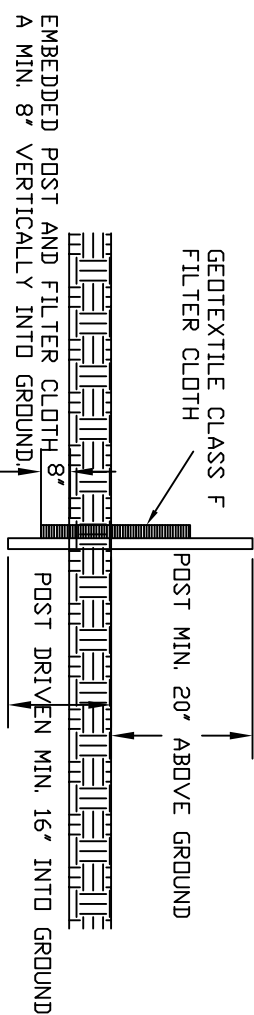


# TEMPORARY SEDIMENT CHECK DAM (HAY)

NOTES:  
A HAY BALE BARRIER IS A TEMPORARY SEDIMENT BARRIER CONSISTING OF A ROW OF ENTRENCHED AND ANCHORED BALES OF STRAW OR HAY. THE HAY BALE BARRIER IS ALSO USED AS A CHECK DAM TO REDUCE THE VELOCITY IN SMALL DITCHES OR SWALES. THE HAY BALES SHOULD BE IN ACCORDANCE WITH LADDDT STD. SPECIFICATIONS, SECT. 204.



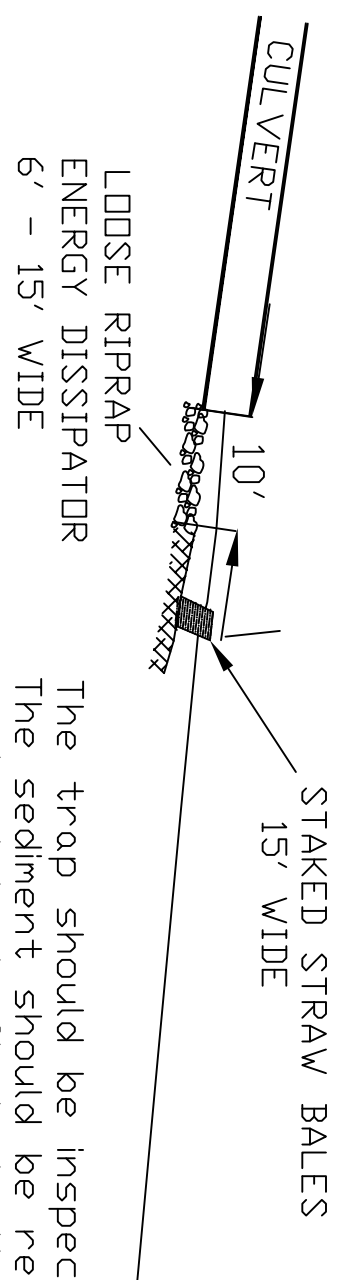
1. POSTS TO BE SPACED MAXIMUM OF 10' APART AND DRIVEN 16" INTO GROUND.
2. EXCAVATE A 4"x4" TRENCH UPSLOPE ALONG THE LINE OF STAKES.
3. STAPLE FILTER MATERIAL TO POSTS AND EXTEND IT INTO TRENCH.
4. BACKFILL AND COMPACT EXCAVATED SOIL.



SILT FENCE



## TYPICAL DETAILS



## OUTLET CONTROL



## SEEDING PROCEDURES BEHIND DITCHES

APRIL TO OCTOBER

MIX 1 PART BROWN TOP MILLET, 1 PART BAHIA GRASS (CRACKED SEED) AND 1 PART 13-13-13 FERTILIZER IN GARBAGE CAN.

THE SEEDING SHOULD BE DONE ON LOOSE SOIL, THEN THE AREA SHOULD BE BACKROLLED TO IMPLANT THE SEED. (SEEDING SHOULD BE HEAVY).

\*FOR AREAS ON SLOPE, HAY SHOULD BE SPREAD AND THEN ROLLED OVER WITH A CRIMPER TO HOLD THE LOOSE DIRT ON THE SLOPE.

OCTOBER TO APRIL

MIX 1 PART BROWN TOP MILLET, 1 PART RYE GRASS, 1 PART 13-13-13 FERTILIZER IN GARBAGE CAN.



## LEGEND

- |      |                                    |
|------|------------------------------------|
| (SF) | SILT FENCING                       |
| (TS) | TEMPORARY SEEDING                  |
| (TP) | OUTLET PROTECTION                  |
| (IP) | INLET PROTECTION                   |
| (CS) | TEMP. GRAVEL CONSTRUCTION ENTRANCE |
| (CD) | TEMP. SEDIMENT CHECK DAM           |

## Sediment Details

[illegible]

**J.V. Burkes & Associates, Inc.**  
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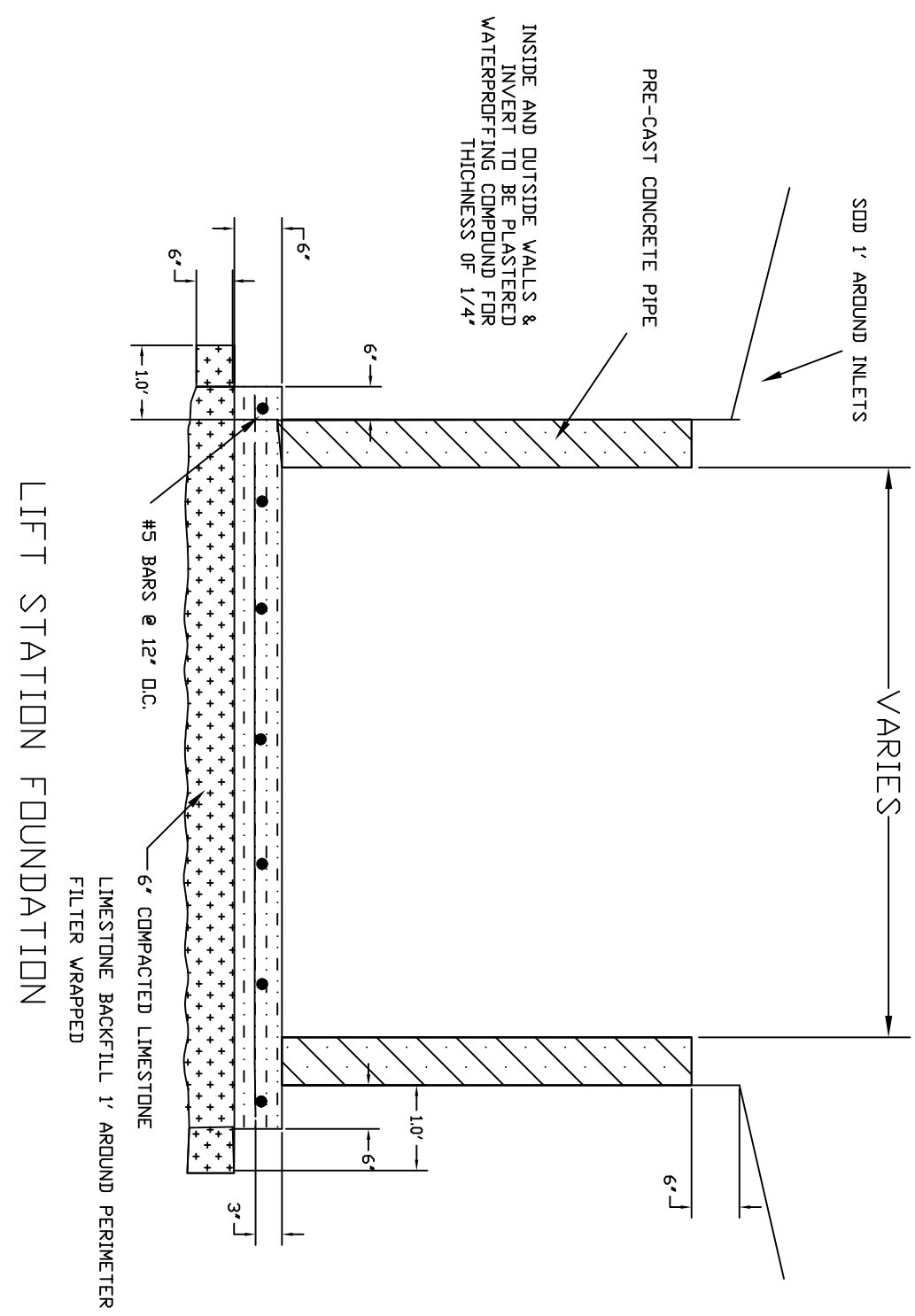
SEAN M. BURKES  
LA REG. NO. 27642

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

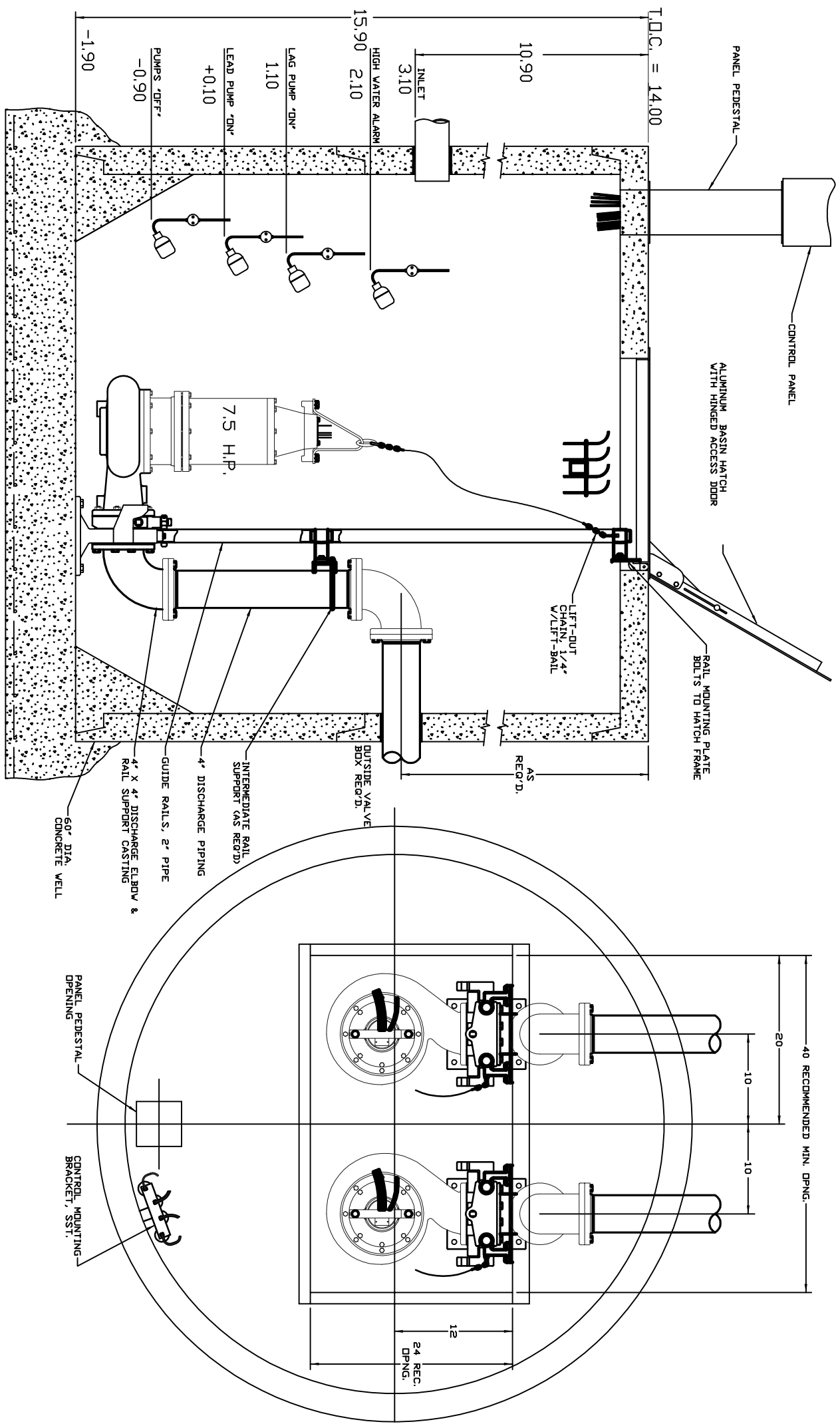
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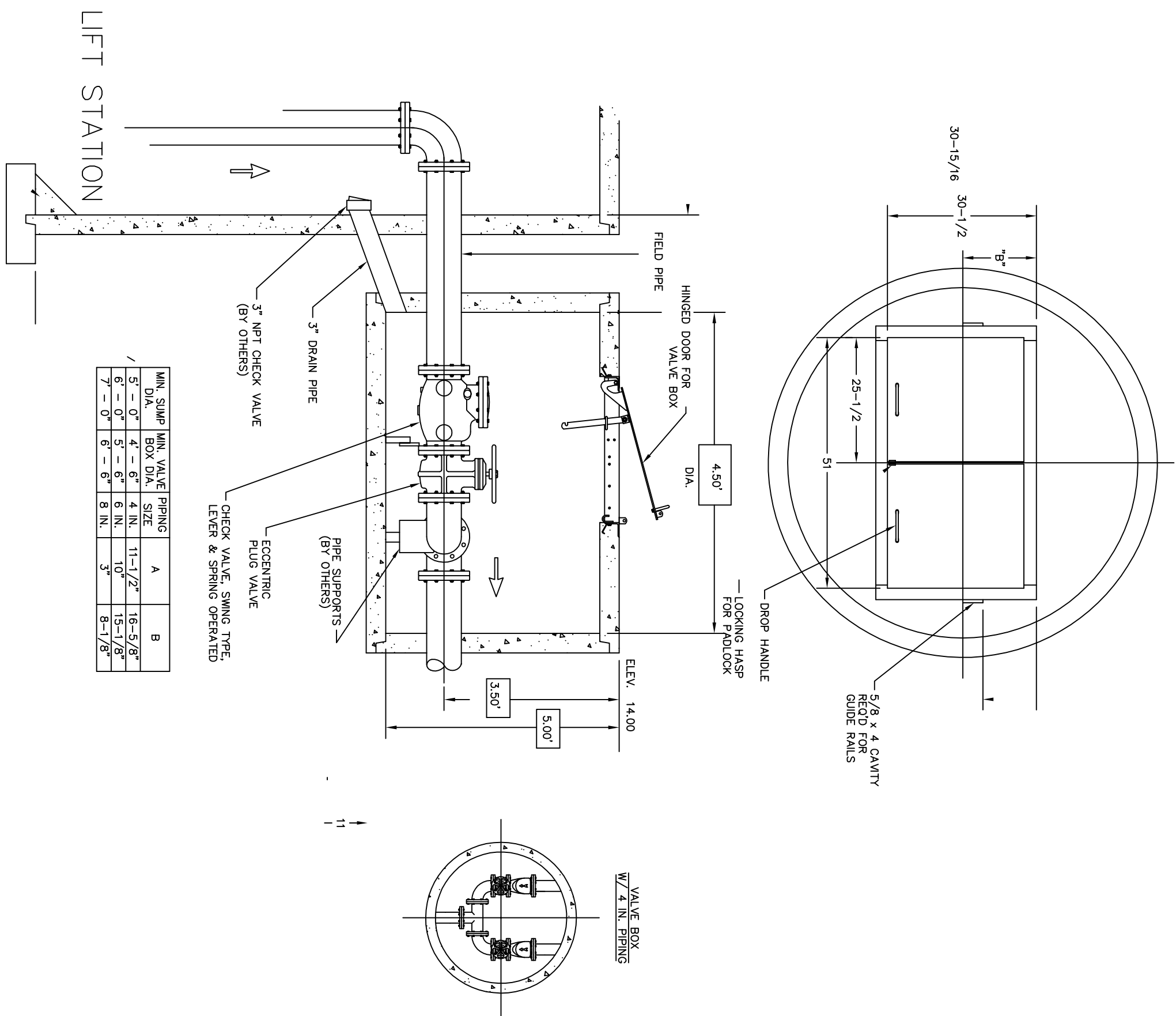




NOTE: INSTALL HOSE BIB ADJACENT TO LIFT STATION



2-GIRMAN- RUPP PUMPS 135V3660-E6.2- 85 GPM  
TDH = 50.9' - 1750 RPM - 7.5 H.P. - 8.27" IMP.-. 4" FORCE MAIN - V=2.30 FPS  
3" NON-CLOG SUBMERSIBLE, HOR. DISCHARGE WITH SLIDE RAIL. 5' DIA. WET WELL  
BOTTOM OF WET WELL = (-190)  
Maison du Village S/D



NOTE: WET WELL WILL BE LINED WITH 20 MIL. WARREN ENVIRONMENTAL SYSTEM 100% SOLIDS EPOXY OR EQUAL.

# Gift Station Details

No.	DESCRIPTION	DATE	BY	OK'D	
	<b>REVISIONS</b>				

**J.V. Burkes & Associates, Inc.**  
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Mississippi Phone: 228-435-5800

SCALE:	NOT TO SCALE	
DATE:	5/31/2006	
DRAWN BY:	DLT	CHECKED BY: SMB
DWG. NO.	1061818	
SHEET	9	OF 10

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. TAMMANG PARISH  
LOUISIANA

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MIDSOUTH DEVELOPERS, LLC





# **FINAL SUBDIVISION REVIEW**

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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 6, 2022)*

CASE NO.: 2022-3023-FP

SUBDIVISION NAME: Bedico Creek Subdivision, Parcel C-2

DEVELOPER: Bedico Creek Preserve, LLC  
3520 Holiday Drive, Suite 100  
New Orleans, LA 70114

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

SECTION: 6  
TOWNSHIP: 7 SOUTH  
RANGE: 10 EAST

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: The property is located on the northwest side of LA Highway 1085, South of I-12, Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 20.30 Acres

NUMBER OF LOTS: 31                    AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on September 1, 2022. The inspection disclosed that all of the concrete roads and roadside shoulders are constructed, and the roadside swales and subsurface drainage is functioning.

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

**Final Plat:**

1. Update the notes, legal description and restrictive covenants on the Final Plat in accordance with the markups & summary emailed to the developer and the engineer of record on 9/6/2022.

**Paving & Drainage Plan:**

2. Update the As-Built Paving & Drainage Plan to include the required information in accordance with the markups & summary emailed to the developer and the engineer of record on 9/6/2022.

**Informational Items:**

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

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,000 linear feet x \$25.00 per linear foot for a total of \$50,000.00 for a period of two (2) years.

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

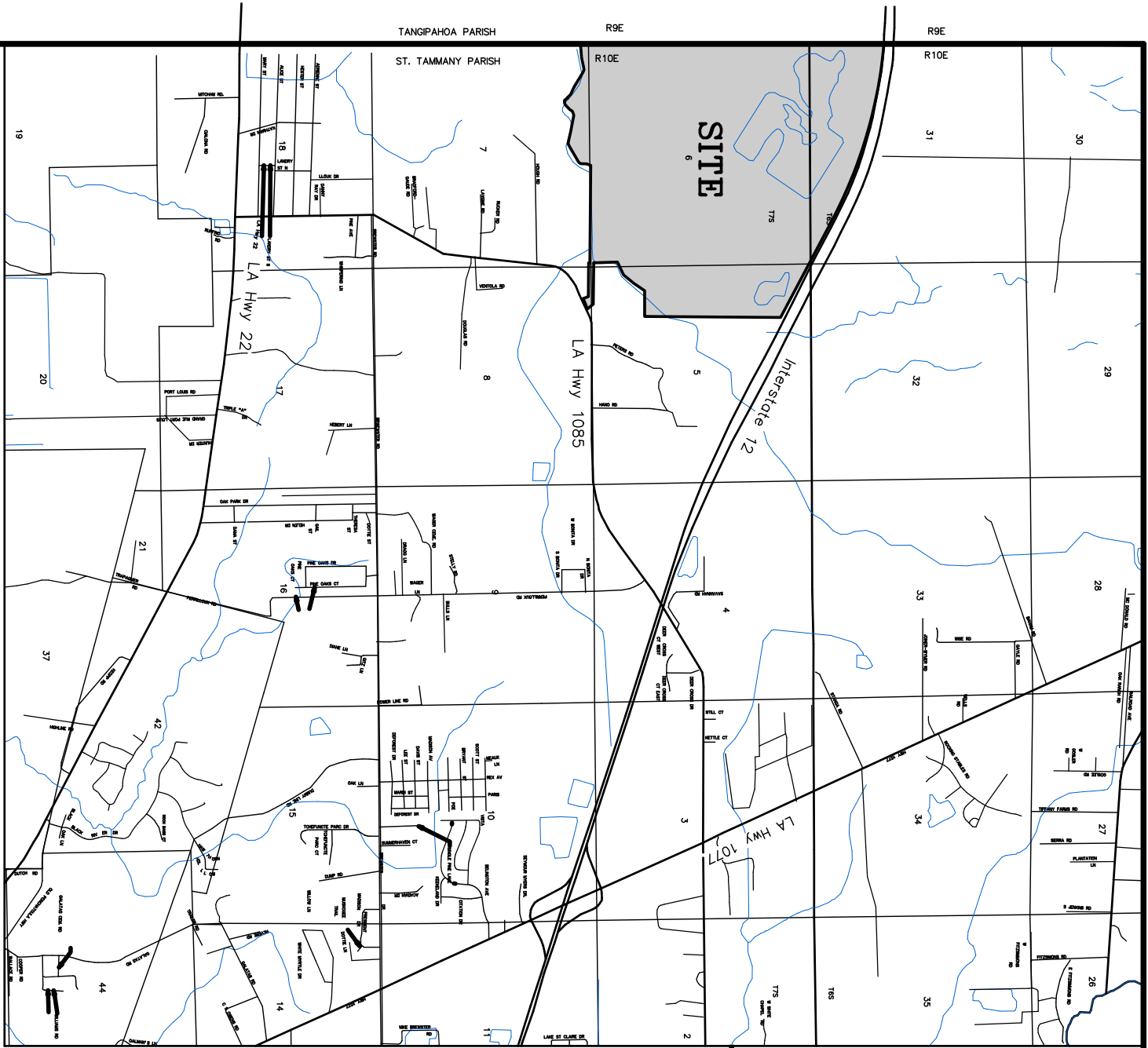
No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005.

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

Revised drawings will not be accepted for review or placement in the packet prior to the September 13, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

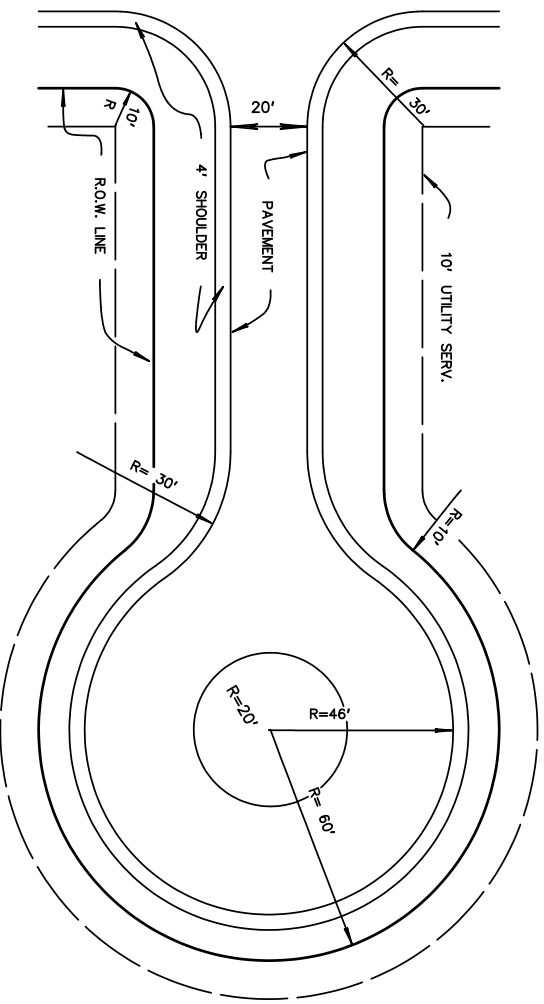


## FUTURE PHASE

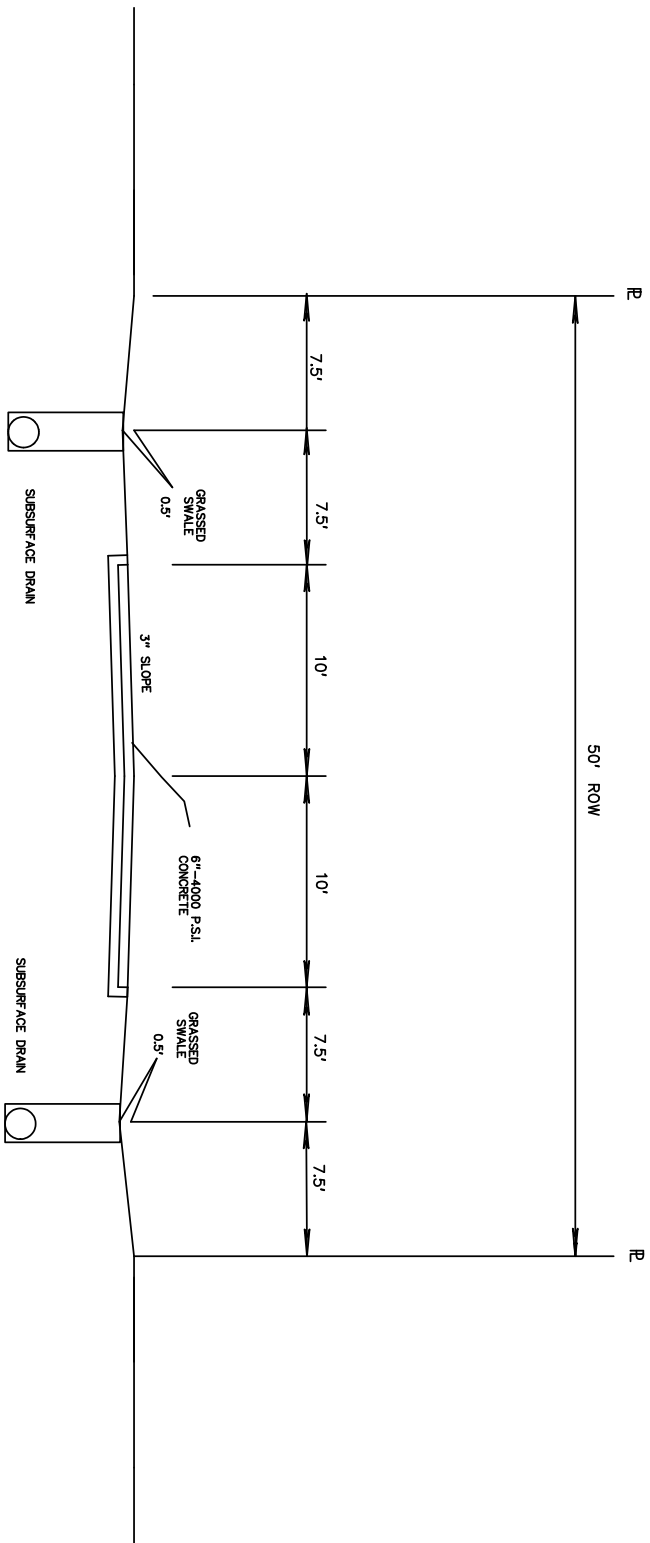
VICINITY MAP  
NOT TO SCALELEGAL DESCRIPTION  
BEDICO CREEK PARCEL C-2

A certain parcel of ground situated in Section 5, Township-7-South, Range-10-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows: Commence at the Section Corner common to Sections 5, 6, 7, & 8 Township-7-South, Range-10-East and measure North 83°58'20" West a distance of 2928.62 feet to the Point of Beginning From the Point of Beginning measure

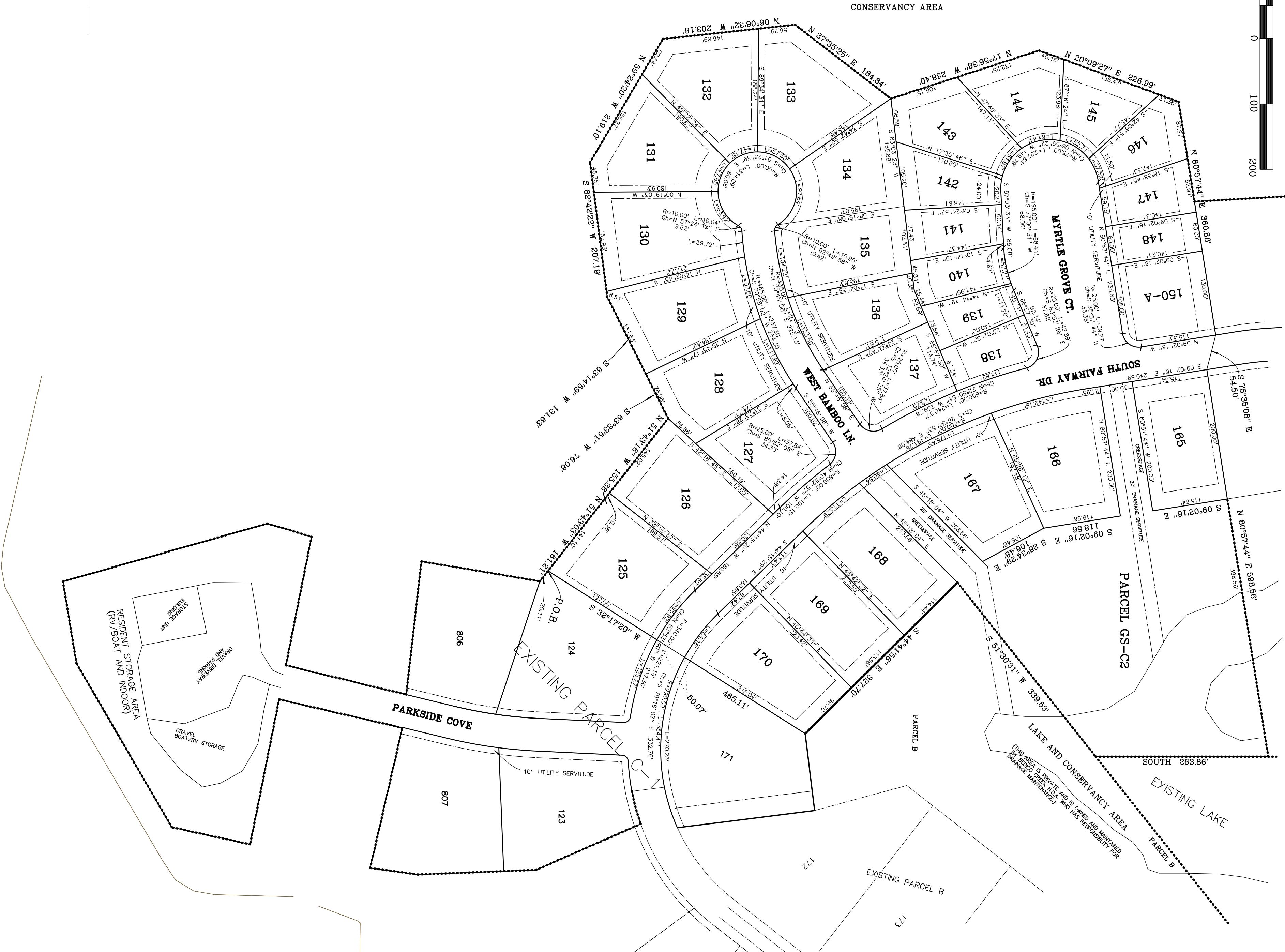
Thence North 51°14.3' 03"	West	distance of	14.10 feet	to a point;
Thence North 51°13.3' 51"	West	distance of	155.38 feet	to a point;
Thence South 63°21.1' 54"	West	distance of	207.71 feet	to a point;
Thence South 53°34.2' 26"	West	distance of	219.10 feet	to a point;
Thence North 60°06.6' 32"	West	distance of	203.18 feet	to a point;
Thence North 37°35.5' 25"	East	distance of	184.84 feet	to a point;
Thence North 17°56.8' 38"	West	distance of	223.40 feet	to a point;
Thence North 20°09.2' 22"	East	distance of	225.29 feet	to a point;
Thence North 20°09.2' 22"	East	distance of	225.29 feet	to a point;
Thence North 80°37.4' 44"	East	distance of	54.50 feet	to a point;
Thence North 75°35.0' 08"	East	distance of	54.50 feet	to a point;
Thence North 80°37.4' 44"	East	distance of	598.56 feet	to a point;
Thence North 09°00.0' 00"	East	distance of	263.86 feet	to a point;
Thence South 24°21.5' 56"	West	distance of	323.35 feet	to a point;
Thence South 24°21.5' 56"	West	distance of	323.35 feet	to a point;
Thence South 32°17.2' 20"	West	distance of	465.11 feet	to the POINT OF BEGINNING, and continuing
884,388.77 square feet or 20,302.8 acres) of				
and more or less.				



**CORNER & CUL-DE-SAC DETAIL**



**TYPICAL STREET SECTION**



**Final Plans  
RECEIVED  
08/11/2022  
DEVELOPMENT  
ENGINEERING**

BEDICO CREEK PARCEL C-2 SECTION 6, T-7-S, R-10-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA.	
REVISIONS	
DATE	
<b>KELLY J. McHUGH &amp; ASSOC., INC.</b> CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 826-5611	
SCALE	1" = 100'
DRAWN	
CHECKED	
DATE:	
JOB NO.:	
DWG. NO.:	

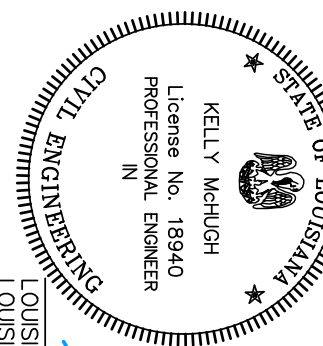
## FINAL PLAT

## RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CENSUS TRAIL, ROAD OR DRIVE OR OTHER UNDESIRABLE COMMUNITY INFRASTRUCTURE WILL BE ALLOWED TO BE CONSTRUCTED ON ANY LOT.
3. THE MINIMUM PARCEL DEPARTMENT OF ENVIRONMENTAL SERVICES (WATER SUPPLY) SHALL BE 1000 SQ. M. (247,900 SQ. FT.) AND NO PRIVATE WATER SUPPLY WILL BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER. NO DRILLING OR CONSTRUCTION OF ANY TYPE, INCLUDING THE CONSTRUCTION OF A WELL, SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL WATER SYSTEM (SUPPLY)).
4. THE MINIMUM PARCEL DEPARTMENT OF ENVIRONMENTAL SERVICES (WATER SUPPLY) SHALL BE 1000 SQ. M. (247,900 SQ. FT.) AND NO PRIVATE WATER SUPPLY WILL BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER. NO DRILLING OR CONSTRUCTION OF ANY TYPE, INCLUDING THE CONSTRUCTION OF A WELL, SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL WATER SYSTEM (SUPPLY)).
5. NO CONSTRUCTION OF ANY TYPE, INCLUDING FENCES, IS PROHIBITED IN THE CONSTRUCTION OF ANY LOT.
6. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY BECOME AN OBSTACLE TO THE CONSTRUCTION OF A LOT.
7. THE MINIMUM LOT SIZE IS 1000 SQ. M. (247,900 SQ. FT.) AND NO PRIVATE WATER SUPPLY WILL BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER. NO DRILLING OR CONSTRUCTION OF ANY TYPE, INCLUDING THE CONSTRUCTION OF A WELL, SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL WATER SYSTEM (SUPPLY)).
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11. THE MINIMUM LOT SIZE IS 1000 SQ. M. (247,900 SQ. FT.) AND NO PRIVATE WATER SUPPLY WILL BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER. NO DRILLING OR CONSTRUCTION OF ANY TYPE, INCLUDING THE CONSTRUCTION OF A WELL, SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL WATER SYSTEM (SUPPLY)).
12. THE MINIMUM LOT SIZE IS 1000 SQ. M. (247,900 SQ. FT.) AND NO PRIVATE WATER SUPPLY WILL BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER. NO DRILLING OR CONSTRUCTION OF ANY TYPE, INCLUDING THE CONSTRUCTION OF A WELL, SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL WATER SYSTEM (SUPPLY)).

DEDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED TO BE CONSIDERED A DEDICATION OF THE ENTIRE STREET OR ROADWAY TO THE PUBLIC IN GENERAL. THE STREETS AND ROADWAYS ARE SHOWN AS STREETS AND ROADWAYS SHALL BE DEEMED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION FOR THE DEVELOPER. THE STREETS, STREET STORAGE, DRAINAGE, SERVITUDES, RETENTION AREAS AND GREENSPACE AREAS FOR THIS SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS.

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.



LOUISIANA REGISTERED LAND SURVEYOR NO. 4443  
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940  
08-10-22

20.30 ACRES	31	2000'	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIABLES	VARIABLES	50'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	VARIABLES	P.U.D.	
LOAD SURFACE	LOT DEPTH	ZONING	

BEDICO CREEK  
ULTIMATE SURFACE WATER DISPOSAL

FOR: APPROVAL:

BEDDO CREEK PRESERVE, LLC OWNER 3520 HOLIDAY DR, SUITE 100, NEW ORLEANS, LA 70114 ADDRESS	CHAIRMAN PARISH PLANNING COMMISSION SECRETARY PARISH PLANNING COMMISSION
---	---

DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

DATE FILED	FILE NO.
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CLERK OF COURT

**ENGINEERING  
REVIEW COPY**



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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 6, 2022)*

CASE NO.: 2022-3028-FP

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

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on September 1, 2022. The inspection disclosed that all of the existing roads and roadside shoulders are constructed, and the roadside ditches are functioning.

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

**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 Warranty Obligation is required because the existing infrastructure was constructed in a prior phase of Money Hill Subdivision.

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

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

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

Revised drawings will not be accepted for review or placement in the packet prior to the September 13, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.







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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 6, 2022)*

CASE NO.: 2022-3029-FP

SUBDIVISION NAME: Lakeshore Villages Subdivision, Phase 9B

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

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

SECTION: 26 & 35  
TOWNSHIP: 9 SOUTH  
RANGE: 14 EAST

WARD: 9  
PARISH COUNCIL DISTRICT: 13

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

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

TOTAL ACRES IN DEVELOPMENT: 23.35 Acres

NUMBER OF LOTS: 92 Lots                    AVERAGE LOT SIZE: 8,818.57 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AH"

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on September 2, 2022. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

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

**General Comments:**

1. Amenity Lake #2 side slopes located at the rear of Lots #2111 & #2112 needs to be stabilized with seed or sod.
2. Blue reflectors need to be installed in the vicinity of all fire hydrants. (Typical Comment)
3. The drainage inlet located in front of Lots #2086 & #2087 appears to be higher than the adjacent concrete. The inlet and adjacent concrete needs to be fixed to provide positive drainage.
4. The final inspection disclosed that signage was missing in this phase of LSV. All signage is required to be installed in accordance with the approved plans. (Typical Comment)
5. Erosion was observed at Amenity Lake #3 located at the rear of Lots #1958 - #1960 and near manhole structure 810. Pond side slopes need to be armored and stabilized with seed or sod.
6. Drainage manhole structure 810 needs to be lowered to grade in accordance with the provided as-builts.
7. The streets within this phase of LSV need to be cleaned so a meaningful inspection can be made.

**Final Plat:**

8. Update the notes, legal description and restrictive covenants on the Final Plat in accordance with the markups & summary emailed to the developer and the engineer of record on 9/6/2022.

**Paving & Drainage Plan:**

9. Update the As-Built Paving & Drainage Plan to include the required information in accordance with the markups & summary emailed to the developer and the engineer of record on 9/6/2022.

**Water & Sewer Plan:**

10. Provide a letter of acceptance for the water and sewer lines in this phase of LSV from Oak Harbor East Utilities.

**Informational Items:**

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

Additionally, should the Planning Commission approve the request for Final Approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,888 linear feet x \$22.00 per linear foot for a total of \$85,536.00 for a period of two (2) years.

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

This subdivision is within the Urban Growth Boundary Line.

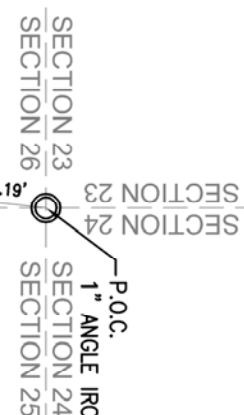


Revised drawings will not be accepted for review or placement in the packet prior to the September 13, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



OL

LOTS 1922-1925, 1944-2002, 2074-2093, & 2104-2112



- 

## OPEN GREEN SPACE CALCULATIONS (PHASE 9)

[illegible]

16564 Brewster Road, Suite 101  
Covington, LA 70433  
Phone: 985.249.6180 \ FAX: 985.249.6190

**WWW.ddgpc.com**

REVISION BYLS

FOR:  
DR HORTON, INC. - GULF COAST

DRAWN  
BY:

1-2

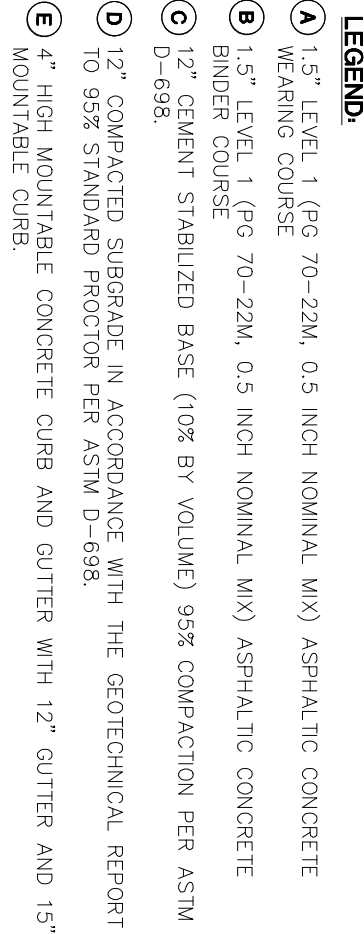


○

LOTS 1922-1925, 1944-2002, 2074-2093, & 2104-2112

TOWNSHIP 9 SOUTH - RANGE 14 EAST

ST. TAMMANY PARISH, LOUISIANA



WEARING COURSE

- B** 3" LEVEL 1"  $\phi$  10-22M, 0.5 INCH NOMINAL MAX ASPHALTIC CONCRETE BINDER COURSE  
**C** 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698.  
**D** 12" COMPACTED SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT TO 95% STANDARD PROCTOR PER ASTM D-698.  
**E** 4" HIGH MOUNTABLE CONCRETE CURB AND GUTTER WITH 12" GUTTER AND 15" MOUNTABLE CURB.

PARCEL CURVE DATATADATAE

	LINE TABLE	
	LINE	LENGTH
	L1	N72.18.58"W 50.66'
	L2	S46°55'.38"W 51.73'
	L3	N68°31'.45"E 45.28'
	L4	N33°11'.17"E 84.92'
	L5	N38°52'.09"E 57.08'
	L6	S50°00.00"E 45.60'
	L7	S74°30.00"E 43.11'
	L8	S00°57'.33"W 60.01'
	L9	N68°46'.29"E 23.79'
	L10	N65°36.45"E 37.24'
	L11	S94°00'.45"E 46.16'
	L12	N14°08.26"E 17.98'
	L13	S70°30.20"E 34.39'
	L14	S49°43'.10"E 22.91'
	L15	S85°49'.35"E 65.71'
	L16	N68°16'.33"E 46.82'
	L17	S70°59.34"W 30.49'
	L18	S70°59.34"W 44.12'
	L19	S07°44.50"W 57.02'
	L20	S83°41'.08"W 66.08'
	L21	S46°29'.11"W 60.49'
	L22	S56°58'.23"E 55.73'
	L23	S88°14.58"W 44.04'
	L24	S88°14.58"W 22.17'
	L25	N60°12'.10"W 70.20'
	L26	S14°26.28"E 10.81'
	L27	N62°31.30"W 53.78'
	L28	S23°49.45"E 12.86'
	L29	S23°49.45"E 6.50'
	L30	N42°09.45"W 30.11'
	L31	S70°53.37"W 17.93'
	L32	N67°34'.08"W 35.92'
	L33	N25°32.54"W 34.24'
	L34	N41°36'.13"E 186.48'
	L35	N18°08'.45"E 29.40'
	L36	N23°40'.14"W 59.10'
	L37	N23°42'.15"W 28.07'

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKESHORE VILLAGES, PHASE 9B, A SUBDIVISION OF A PORTION OF LOT 1-1-A, LOCATED IN SECTIONS 26 AND 35, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

THE ABOVE DESCRIBED PARCELS CONTAINS 2,335 ACRES, AND IS SUBJECT TO ANY SERVITUDES OR EASEMENTS OF RECORD.

9) TITLE	
THE EASEMENTS AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE EASEMENTS AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.	
10) MONUMENT NOTE	
MONUMENT LOCATED AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREET. SIDEWALK BACK CORNERS OF LOTS 1944 - 1947, 1951 - 1966 & 2104 - 2112 WILL BE OFFSET 30' FROM THE BACK LINE (EDGE OF WATER ADJUTY LANE 2 & 3)	
DEDICATION:	
ALL EASEMENTS OF WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARCH OF ST. THOMAS BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SEWERLINES, STREET SPANS, AND TRAFFIC CONTROL SIGNS.	
APPROVALS:	
CLERK OF COURT	
DATE FILED	FILE NO.
(OWNER/OWNER REPRESENTATIVE) DR HORTON, INC. - GOLF COAST DEVELOPMENT, LA 70726	

I CERTIFY THAT THIS FINAL PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS. 33:5501 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS

STATE OF LOUISIANA  
CLERK OF COURT  
PRELIMINARY  
NOT FORRECORDED

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

THE SENTENCES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURETOR THAT ALL APPLICABLE SENTENCES AND RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURETY.

10) MONUMENT NOTE:  
% IRON RODS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREET, SIDEWALK AND DRAINAGE IMPROVEMENTS, AND INSTALLATION OF UTILITIES.  
BACK CORNERS OF LOTS 1944 - 1947, 1951 - 1966 & 2104 - 2112 WILL BE OFFSET 35' FROM THE BACK LINE (EDGE OF WATER MAIN/RY LAKE 2 & 3)

DEDICATION:  
ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY AND ARE DEDICATED TO THE PARRISH, USE OF THE COMMUNITY DEVELOPMENT DEPARTMENT. ANY CHANGES TO THE DEDICATION REQUIREMENTS, REQUIREMENTS, AND CONDITIONS SHALL BE OBTAINED FROM THE PLANNING AND ZONING DEPARTMENT. ANY CHANGES TO THE DEDICATION REQUIREMENTS, REQUIREMENTS, AND CONDITIONS OR APPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE STRUCTURES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

1. ZONING:  
THE SUBJECT PROPERTY IS PART OF LAKESHORE VILLAGE PUD "Y" (PLANNED UNIT DEVELOPMENT), USE AREA U-V-3 (SMALL AND MULTI-FAMILY RESIDENTIAL).
2. PLATTED BUILDING SETBACKS:  
FRONT: 20'  
REAR: 15' (5' ALONG LAKES)  
SIDE: 5' (10' ALONG STREET RIGHTS OF WAY)
3. REFERENCES:  
PLANNING SUBMISSION OF LAKESHORE VILLAGES (PHASE B), PREPARED BY ALAN LUND AND SWEETEN, LLC, DATED FEBRUARY 16, 2020, FILED MARCH 3, 2020 IN FILE NO. 20019.  
ALAN 27, 2019.
4. PLANNING PUD SUBMISSION OF LAKESHORE VILLAGES (PHASE A-V-3), PREPARED BY ALAN LUND AND SWEETEN, LLC, DATED FEBRUARY 16, 2020, FILED MARCH 3, 2020 IN FILE NO. 19001.
5. PLANNING PUD SUBMISSION OF LAKESHORE VILLAGES (PHASE A-V-4), PREPARED BY ALAN LUND AND SWEETEN, LLC, DATED NOVEMBER 13, 2019.

4) FLOOD ZONE: STATE SURVEYOR HAS CONSULTED THE FIRM FLOOD INSURANCE RATE MAP (FIRM) FOR THIS PARCEL AND FLOOD HAZARD MAP FOR THE SUBDIVISION PROPERTY IS PARALLEL IN A SPECIAL FLOOD HAZARD FLOOD ZONE: X SHOWN & M  
BASE FLOOD ELEVATION: N/A & -3'  
COMMUNITY PANEL NO. 22505 0355 D  
MAP REVISED: APRIL 2, 1991

NOTES:  
FLOOD ZONE AND BASE FLOOD ELEVATION SHOWN ARE FROM LETTER OF MAP REVISION, CASE NO. 13-00-01859, DATED APRIL 16, 2020.  
FLOOD ZONE AND BASE FLOOD ELEVATION SHOWN ARE FROM LETTER OF MAP REVISION, CASE NO. 13-00-01859, DATED APRIL 16, 2020.  
CONTACT ST. JAMES PARISH FOR ANY ADDITIONAL ELEVATION REQUIREMENTS.

5) WETLANDS:  
WETLANDS HAVE BEEN PERMITTED BY PERMIT NO. WMA 2002-1717, DATED MAY 7, 2004, AND EXPIRED JUNE 27, 2005 AND FEBRUARY 3, 2011.

7) GREENSPACES:  
GREEN SPACES SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

8) UTILITY LOCATIONS:

NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

9) TITLE:  
THE SEVERITIES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE  
RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF ALABAMA. THERE ARE NO OTHER RESTRICTIONS  
APPLICABLE TO THIS PROPERTY. THE SEVERITIES AND RESTRICTIONS ARE SHOWN, TITLE WAS NOT RECORDED IN  
PREPARATION OF THIS SURVEY.

BACK CORNERS OF LOTS 1944 - 1947, 1951 - 1966 & 2104 - 2112 WILL BE OFFSET 35' FROM THE BACK LINE (EDGE OF WATER MAINLY LAKE 2 & 3)

DEDICATION:  
ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY AND ARE DEDICATED TO THE PEBBLE, USE OF THE COMMUNITY DEVELOPMENT DISTRICT. ANY RIGHTS-OF-WAY NOT SHOWN ON THE DEDICATION DOCUMENT, RESERVATION, OR EASEMENT SHALL BE OWNED BY THE PARISH OF ST. TAMMANY. ANY RIGHTS-OF-WAY, EASEMENTS, OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE STRUCTURES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

SUBDIVISION OF LAKESHORE VILLAGES (PHASE 9B)  
SLIDELL, LOUISIANA  
ST. TAMMANY PARISH

FOR:  
DR HORTON, INC. - GULF COAST



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PROJECT NO.
19-647
FILE
FINAL 19-647 PHASE 9B