

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - WEDNESDAY, NOVEMBER 9, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, November 9, 2022.

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE SEPTEMBER 13, 2022 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

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

- 1- Request to Enter the Parish Right-of-Way for 2ND Ave (The Birg Boulevard Subdivision) for the purpose of taking soil borings and gaining access to the property.

Debtor: AEW Salles Development, LLC

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

General Location: The property is located east of Slemmer Road, North of Helenbirg Road, Covington, Louisiana. Ward 3, District 5

MINOR SUBDIVISION REVIEW

2- 2022-3092-MSP

A minor subdivision of Tracts A & A-1 into Tracts A-2, A-3, A-4, A-5 & A-6

Owner & Representative: Coremen Investments, LLC – Jack J. Mendheim and Mark & Kasey, LLC – Mark S. Hosch

Parish Council District Representative: Hon. **David R. Fitzgerald**

General Location: The parcel is located at the end of Mayhaw Drive, west of South Fitzmorris Road, Covington, Louisiana. Ward 3, District 2

3- 2022-3093-MSP

A minor subdivision of 19.93 acres into Parcels A, B, C & D

Owner & Representative: Jamie L. Jenkins, Trustee of the Margaret W. Lawrence Testamentary Trust

Parish Council District Representative: Hon. **Martha J. Cazaubon**

General Location: The parcel is located on the east side of Gottschalk Road, south of Breen Road, Covington, Louisiana. Ward 1, District 3

4- 2022-3108-MSP

A minor subdivision of 1.281 acres into Parcels A & B

Owner & Representative: Audrey Wedig, Keith Wedig, Richard Wedig, Robert Wedig, Jr., Daniel Wedig, Patricia Wedig Glass

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

General Location: The parcel is located on the north & south sides of Wallace Road, east of Galatas Road, Madisonville, Louisiana. Ward 1, District 4

RESUBDIVISION REVIEW**5- 2022-3021-MRP**

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

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

6- 2022-3089-MRP

Resubdivision of Parcel 5 into Parcels 5-A, 5-B, 5-C, 5-D & 5-E, Handsome Meadow Farms Subdivision

Owner & Representative: Succession of Manuel Lloyd – Dustin Lloyd, Administrator

Surveyor: John G. Cummins & Associates

Parish Council District Representative: **Hon. Martha J. Cazaubon**

General Location: The property is located on the south side of Handsome Meadow Lane, west of LA Highway 437, Covington, Louisiana. Ward 2, District 3

7- 2022-3103-MRP

Resubdivision of 8.094 acres comprised of Squares 50, 51, 64, 65, 74 and the North ½ of Square 75 and revoked portion of 6th Avenue, 7th Avenue & “F” Streets into Parcels 50A, 64A & 74A, Square 65, Town of Alexiusville

Owner: Baldwin Motors, INC – John T. Baldwin

Representative: Paul J. Mayronne

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

Parish Council District Representative: Hon. **David R. Fitzgerald**

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

8- 2022-3109-MRP – WITHDRAWN

Resubdivision of 11A, 11B, & 11C into Lot 11A-1, Glenwood Acres

Owner & Representative: St. Tammany Parish Council on Aging, Inc. – Julie Agan

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

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

General Location: The property is located on the east side of LA Highway 434, Lacombe, Louisiana. Ward 7, District 7

TENTATIVE SUBDIVISION REVIEW**9- 2022-3079-TP**

Moore Park Subdivision

Developer/Owner: Moore Park, LLC

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

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of LA Highway 1088, west of Hickory Street, south of Interstate 12, Mandeville, Louisiana. Ward 4, District 5

PRELIMINARY SUBDIVISION REVIEW**10- 2022-3081-PP**

Rigolets Estates Subdivision, Phase 3A-2

Developer/Owner: Succession of Frederick J. Sigur

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

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located south of LA Highway 433, west of US Highway 90, Slidell, Louisiana. Ward 8, District 13

NEW BUSINESS**ADJOURNMENT**

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, OCTOBER 11, 2022
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, October 11, 2022.

ROLL CALL

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

Absent: None

Staff: Ross Liner, Helen Lambert, Emily Couvillion and 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 AUGUST 9, 2022 MEETING MINUTES

Crawford moved to approve, second by Fitzmorris

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

Nay: N/A

Abstain: Ress and McInnis

REQUEST FOR POSTPONEMENTS

1- REV22-07-008

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

Applicant: Larry D. Terrell

Parish Council District Representative: Hon. David R. Fitzgerald

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

Truxillo moved to postpone to December, second by Barcelona

Opposition: N/A

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

Nay: N/A

Abstain: N/A

10-2022-3079-TP

Moore Park Subdivision

Developer/Owner: Moore Park, LLC

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

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of LA Highway 1088, west of Hickory Street, south of Interstate 12, Mandeville, Louisiana. Ward 4, District 5

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

Truxillo moved to postpone to November, second by Barcelona

Opposition: N/A

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

Nay: N/A

Abstain: N/A

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, THE AUGUST 9, 2022 AND THE SEPTMEBER 13, 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

Barcelona moved to postpone to December, second by Randolph

Opposition: N/A

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

Nay: N/A

Abstain: N/A

12- 2022-3081-PP

Rigolets Estates Subdivision, Phase 3A-2

Developer/Owner: Succession of Frederick J. Sigur

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

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located south of LA Highway 433, west of US Highway 90, Slidell, Louisiana. Ward 8, District 13

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

Barcelona moved to postpone to November, second by Randolph

Opposition: N/A

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

Nay: N/A

Abstain: N/A

A vote was taken to move up Cases 2022-3803-MSP and 2022-3054-MRP

Seeger moved to move up, second by Truxillo

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

Nay: N/A

Abstain: N/A

7-2022-3083-MSP

A minor subdivision of Lot S2 into lots S2-1 & S2-2

Owner & Representative: Shane & Allison Hillman

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the north side of Stanga Road, west of LA Highway 1077, Covington, Louisiana. Ward 1, District 3

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

Barcelona moved to approve, second by Fitzmorris

Opposition: T. Honore

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

Nay: N/A

Abstain: N/A

8 2022-3054-MRP

Resubdivision of Lots 24 & 25 into Lots 24-A, The Willows

Owner & Representative: Stephen P. & Louise C. Higgins

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the south side of Rue Charlotte, east of Willow Bend Drive, Covington, Louisiana. Ward 1, District 3

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

Barcelona moved to approve with staff comment #1, second by Crawford

Opposition: N/A

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

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW**2-2022-3048-MSP**

A minor subdivision of Tract 2B into Tracts 2B1, 2B2, & 2B3

Owner & Representative: Jeffrey L. & Chloe C. Coombe

Parish Council District Representative: Hon. Marty Dean

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

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

Seeger moved to approve, second by Barcelona

Opposition: N/A

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

Nay: N/A

Abstain: N/A

3-2022-3051-MSP

A minor subdivision of Parcels A & D into Parcels A-1 & D-1

Owner & Representative: Cade & Abby Investments LLC - Robert B. Laville

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the east side of LA Highway 1077, south of Railroad Avenue, Covington, Louisiana. Ward 1, District 3

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

Barcelona moved to approve, second by Randolph

Opposition: N/A

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

Nay: N/A

Abstain: N/A

4-2022-3067-MSP

A minor subdivision of Parcel E into Parcels E1, E2, E3, E4

Owner & Representative: James Strahan, Jr.

Parish Council District Representative: Hon. Kirk Drumm

General Location: The parcel is located on the west side of Chris Kennedy Road, north of Pine Street Extension, Pearl River, Louisiana. Ward 9, District 11

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

Crawford moved to approve, second by Smail

Opposition: N/A

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

Nay: N/A

Abstain: N/A

5-2022-3076-MSP

A minor subdivision of Lot 4 in lots 4-A & 4-B

Owner & Representative: Roy & Shannon L. McLaughlin

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the south side of Miss Lou Road, east of LA Highway 434, 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: Roy McLaughlin

Crawford moved to approve, second by Randolph

Opposition: N/A

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

Nay: N/A

Abstain: N/A

6- 2022-3078-MSP

A minor subdivision of Parcel 3A-4 into Parcels 3A-4A & 3A-4B

Owner & Representative: Gottes Wald, LLC - Paul Dietzel

Parish Council District Representative: Hon. David R. Fitzgerald

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

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

Seeger moved to approve, second by Truxillo

Opposition: N/A

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

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW**9-2022-3075-MRP**

Resubdivision of Lots 1A, 2A, & 23A into Lot 1A-1, Alpha Industrial Park Ph 2A

Owner & Representative: Alpha 59 LLC - Mark Sieverding

Surveyor: Lowes Engineers

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

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

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

Smail moved to approve, second by Truxillo

Opposition: N/A

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

Nay: N/A

Abstain: N/A

Helen Lambert reminded the Members that the November meetings will be on Wednesday

Fitzmorris made a motion to adjourn, second by Truxillo.

OLD BUSINESS**NEW BUSINESS**

ADJOURNMENT Fitzmorris moved to adjourn, second by Truxillo

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

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING AEW SALLES DEVELOPMENT, LLC C/O MR. ANDREW McIVER TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO AEW SALLES DEVELOPMENT, LLC C/O MR. ANDREW McIVER, 404 E. GIBSON ST., 2, COVINGTON, LA 70433 OR ASSIGNEES, TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 2ND STREET NORTH OF HELINGBIRG RD. THE BIRG BOULEVARD SOUTHERN DIVISION SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 5.

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

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

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$13,000.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$7,260.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 5.
19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
20. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

(DRAFT DATE 10/27/2022)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____
DAY OF _____, 20_____, AT A REGULAR
MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING
PRESENT.

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

ATTEST:

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

Geoportal Map



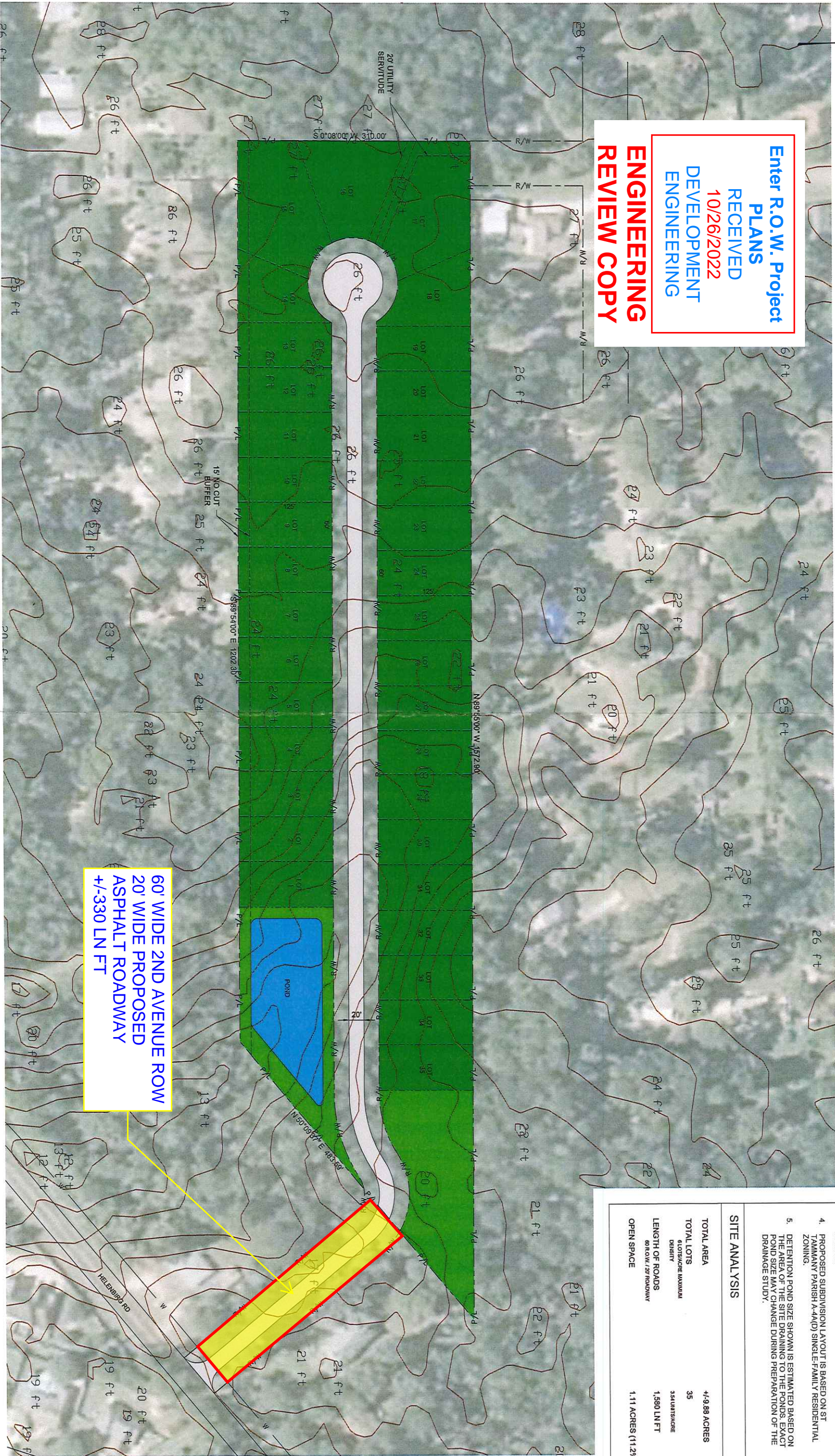
Additional data layers not originating in the Assessors Office are also presented for informational purposes only and is not to be used or interpreted as a legal survey or legal document. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.

NOTES

1. THIS PLAN IS FOR CONCEPTUAL PLANNING PURPOSES ONLY AND SHALL NOT BE USED FOR PERMITTING OR CONSTRUCTION PURPOSES.
2. SURVEY INFORMATION SHOWN IS FROM A BOUNDARY SURVEY PREPARED BY EDWARD J. MURPHY.
3. SUBJECT PROPERTY IS LOCATED IN SECTION 14 AND 15, TOWNSHIP 15 SOUTH, RANGE 11 EAST IN ST. TAMMANY PARISH.
4. PROPOSED SUBDIVISION LAYOUT IS BASED ON ST. TAMMANY PARISH A-4(AD) SINGLE-FAMILY RESIDENTIAL ZONING.
5. DETENTION POND SIZE SHOWN IS ESTIMATED BASED ON THE AREA OF THE SITE DRAINING TO THE PONDS. EXACT POND SIZE MAY CHANGE DURING PREPARATION OF THE DRAINAGE STUDY.

SITE ANALYSIS

TOTAL AREA	+/-9.88 ACRES
TOTAL LOTS	35
6 LOTS/ACRE MAXIMUM DENSITY	33.4 LOTS/ACRE
LENGTH OF ROADS SHOWN +/- ROADWAY	1,580 LN FT
OPEN SPACE	1.11 ACRES (11.2%)



Enter R.O.W. Project
PLANS
RECEIVED
10/26/2022
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

REV	DATE	BY	CONCEPTUAL DESCRIPTION
A	09/23/21	MSL	CONCEPTUAL

SCALE	1" = 60'
WARNING	0 1/2 1 IF THIS DATA DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

DESIGNED	D. SILBERNAGEL
DRAWN	M. LOCKER
CHECKED	J. CATALANOTTO

CONCEPTUAL - AUGUST 2021

NOT FOR CONSTRUCTION
This document is an interim document and not suitable for construction. As an interim document, it may contain data that is potentially inaccurate or incomplete and is not to be relied upon without the express written consent of the preparer.



CONCEPTUAL SITE PLAN
HELENBERG ROAD SUBDIVISION
COVINGTON, LOUISIANA

SHEET
P-2

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MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of November 2, 2022)

Meeting Date: November 9th, 2022

CASE NO.: **2022-3092-MSP**

Owners & Representative: Coremen Investments, LLC. and Mark & Kasey LLC

ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 9

TOWNSHIP: 6S

RANGE: 11E

WARD: 3

PARISH COUNCIL DISTRICT: 2

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

GENERAL LOCATION: The parcel is located at the end of Mayhaw Drive, west of South Fitzmorris Road, Covington, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 27.72 acres

NUMBER OF LOTS/PARCELS: Tracts A & A-1 into Tracts A-2, A-3, A-4, A-5 & A-6

ZONING: A-1 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create five (5) Tracts from Tracts A & A-1. The minor subdivision request requires a public hearing due to:

- The property is proposed to be subdivided into 5 parcels, accessed from a proposed 50 foot access drive/right of way.
- Tracts A-3 & A-4 do not meet the minimum lot width of 300 feet, required under the A-1 Suburban Zoning District and requiring a waiver from the Planning Commission.
- Requesting a waiver to construct the 50' access drive/right of way and the required drainage prior to building permit being issued on tracts A-2, A-3, A-4, A-5 & A-6 instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON TRACTS A-2, A-3, A-4, A-5 & A-6 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. Provide information regarding the access shown at western end of Tracts A-2 & A-6 and if it provides access to another parcel or remove from survey.

2. Provide signature line for the Chairman of the Planning Commission.
3. Confirm that the calculation for the area of Tracts A-2, A-3, A-4, A-5 & A-6 is exclusive of the proposed private access drive/right of way.
4. Submit plans of proposed private drive to the Department of Engineering for review and approval.
5. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
 - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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

2022-3092-MSP

EAGLE

DEWBERRY

MAYHAW

2022-3092-MSP

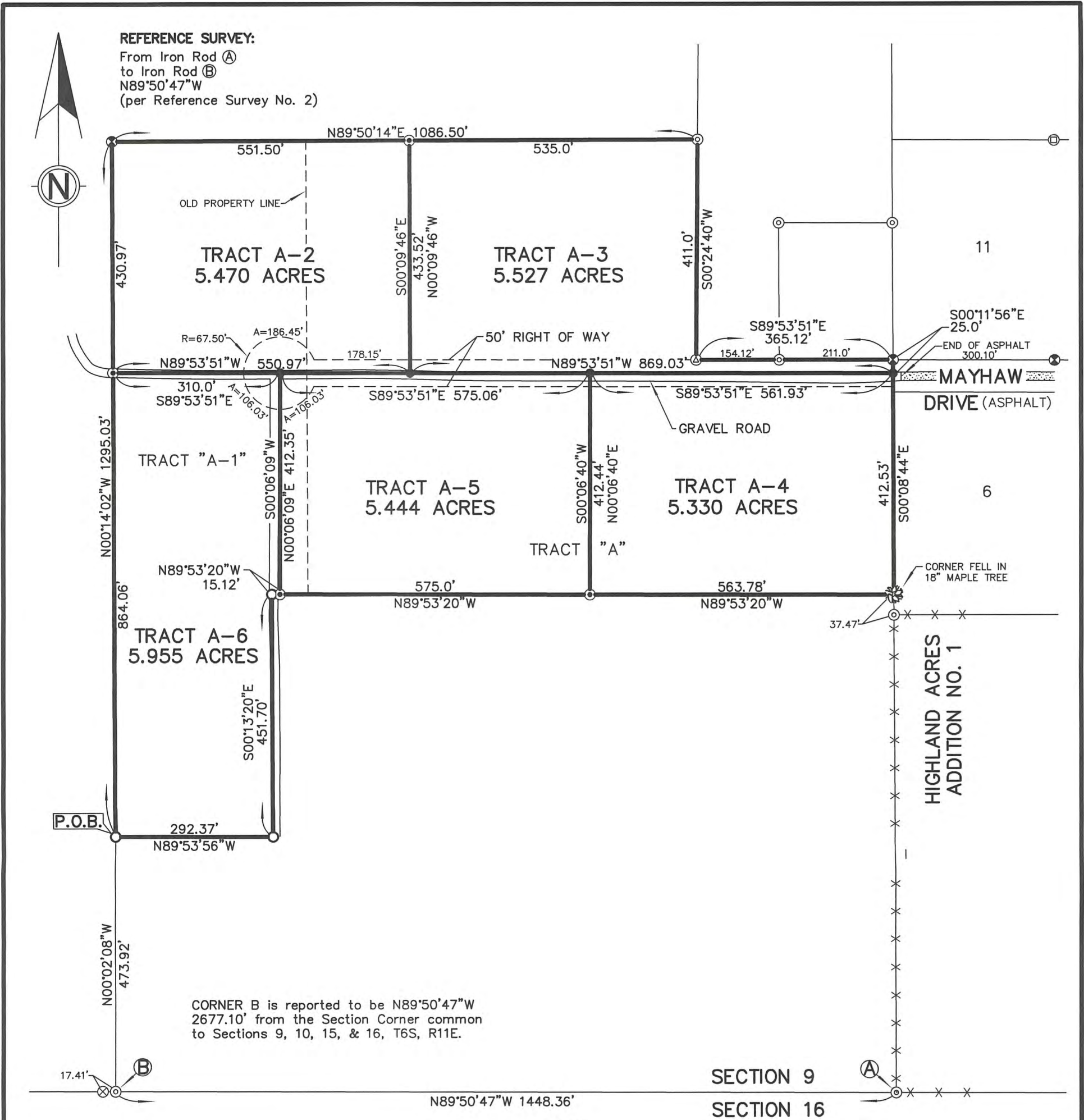
T6-R1E

SUNFLOWER

16

44

HOSMER MILL
REEVES



LEGEND		APPROVAL:	
⊗ = 2" IRON PIPE FOUND			
○ = 1/2" IRON PIPE FOUND			
⊗ = 5/8" IRON ROD FOUND			
⊗ = 1/2" IRON ROD FOUND			
⊗ = 3/4" IRON PIPE FOUND			
⊗ = 60D NAIL FOUND			
⊗ = 1/2" IRON ROD SET			
-X- = FENCE			
REFERENCE SURVEYS:		DIRECTOR/DEPARTMENT OF ENGINEERING	
1. Plat of Highland Acres Subdivision, Addition No. 1 by Gerald Fussell, Surveyor, dated January 7, 1972, filed in the St. Tammany Parish Clerk of Court Map File No. 72D.			
2. Survey for the Estate of A.J. Planche, Sr. by John E. Bonneau, Surveyor, dated June 20, 1994.		SECRETARY/PARISH PLANNING COMMISSION	
NOTES:		CLERK OF COURT	
1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.			
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.			
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.		DATED FILED	
		FILE NO.	

503 N. JEFFERSON AVENUE COVINGTON, LA 70433	JOHN G. CUMMINGS & ASSOCIATES PROFESSIONAL LAND SURVEYORS	PHONE (985) 892-1549 FAX (985) 892-9250
--	---	--

PLAT PREPARED FOR: Coremen Investments, LLC and Mark & Kasey, LLC			
SHOWING A SURVEY OF: A MINOR SUBDIVISION OF TRACT "A" & TRACT "A-1" INTO TRACTS A-2, A-3, A-4, A-5, & A-6, LOCATED IN SECTION 9, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.			
THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.			
			
PROFESSIONAL LAND SURVEYOR			
SCALE: 1" = 200'	JOB NO. 22153	DATE: 09/22/2022	REVISED:

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of November 2, 2022)

Meeting Date: November 9th, 2022

CASE NO.: **2022-3093-MSP**

Owners & Representative: Jamie L. Jenkins, Trustee of the Margaret W. Lawrence Testamentary Trust

ENGINEER/SURVEYOR: Nobles & Associates, LLC

SECTION:18

TOWNSHIP: 6S

RANGE: 10E

WARD: 1

PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The parcel is located on the east side of Gottschalk Road, south of Breen Road, Covington, Louisiana. Ward 1, District 3

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 19.93

NUMBER OF LOTS/PARCELS: 19.93 Acres into Parcels A(5.06 Acres), B(6.47 Acres), C(6.02 Acres) and D(2.38 Acres)

ZONING: A-1 & A-2 Suburban Districts

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (4) four parcels from 19.93 acres. The minor subdivision request requires a public hearing due to:

- The property is proposed to be subdivided into 4 parcels and accessed from a proposed 60 foot servitude of access.
- Requesting a waiver to construct the 60' access servitude and the required drainage prior to building permit being issued on parcels B & C instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PARCELS 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. Amend the survey as follow: SHOWING A **MINOR SUBDIVISION** SURVEY OF: **19.93 ACRES INTO** PARCEL A (5.06 ACRES)....
2. Confirm that the calculation for the area of parcels A, B, C & D is exclusive of the proposed private drive.

3. Submit plans of proposed private drive to the Department of Engineering for review and approval.
4. Provide turn around/Cul-de-sac at the end of the 60 foot servitude of Access.
5. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
 - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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

2022-3093-MSP

7

COUNTRY

HOOVER

HENDERSON

BREEN

T6-R10E

2022-3093-MSP

BULLEYE

18

MULLEN

COTTISCHALK

TANGIPAHOA PARISH 1-1/4"IPF ST. TAMMANY PARISH

KERI LAIPO
T: N 89°49'00" E

MONUMENT A
N: 738994.13
E: 3624347.63

WILLIAM BLOECHER

MONUMENT B
N: 738005.98
E: 3625013.81

COMMENCE FROM NORTHWEST CORNER
OF THE SOUTHWEST 1/4 OF THE
NORTHWEST 1/4 SECTION 18
T-6-S, R-10-E

S 00°46'10" E
805.62'

POND
4.0'

N 00°46'10" W
138.38'

PARCEL A
5.06 ACRES
ACCESS: 0.357 AC
NET: 4.703 AC

ORIGINAL
19.93 ACRES

N 89°00'44" E
147.22'

N 88°59'03" E 668.28'

S 00°23'55" E
150.00'

N 88°56'53" E
150.00'

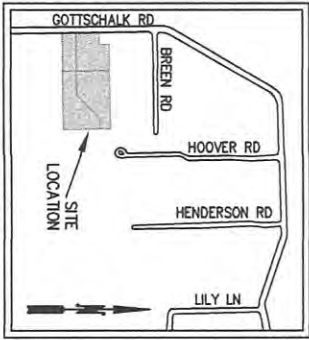
PARCEL C
6.02 ACRES
ACCESS: 0.138 AC
NET: 5.882 AC

PARCEL B
6.47 ACRES
ACCESS: 0.138 AC
NET: 6.332 AC

A MINOR SUBDIVISION OF
19.93 ACRES OF LAND
INTO PARCELS A, B, C AND D
LOCATED IN SEC. 18, T-6-S, R-10-E,
ST. TAMMANY PARISH, LOUISIANA



0 50' 100' 200'
SCALE: 1" = 100'



VICINITY MAP
SCALE: N.T.S.

SOUTHEAST 1/4
SECTION 13
T-6-S, R-9-E

SOUTHWEST 1/4
SECTION 18
T-6-S, R-10-E

261.36' JOSEPH BEDRICH

257.23'

MARIETTA TRUST

S 89°06'55" W 810.56'

WILLIAM BLOECHER

DATE

MAP FILE NO.

CLERK OF COURT

SECRETARY OF PLANNING COMMISSION

CHAIRMAN OF PLANNING COMMISSION

DIRECTOR OF DEPT. OF ENGINEERING

NOTES:

- NO ATTEMPT HAS BEEN MADE BY NOBLES AND ASSOCIATES, LLC TO VERIFY THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, RESTRICTIONS OR BURDENS ON THE PROPERTY OTHER THAN THAT FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND OTHER THAN THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS NOTATION DOES NOT (AND IS NOT INTENDED TO) ALTER, MODIFY OR OTHERWISE CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
- GOVERNING AUTHORITY SHOULD BE CONSULTED FOR SETBACK, SERVITUDE REQUIREMENTS, AND PUBLIC DEDICATION OF PRIVATE ROADS.
- ADJOINING PROPERTY OWNERS PROVIDED BY PARISH TAX ASSESSOR'S OFFICE.
- SEE REFERENCES FOR PARENT TRACT INFORMATION.
- BEARINGS ARE BASED ON R.I.T.K. OBSERVATION UTILIZING LEICA SMARTNET -- GEOD 18, LA S 1702. NAD83(2011), REF. STN. 2235.

MONUMENT A
SPC LA S NORTHING: 738,994.13 FT
SPC LA S EASTING: 3,624,347.63 FT
CONVERGENCE: (+00° 32' 43.91")
CORRECTIONAL FACTOR: 0.99996786
COMBINED FACTOR: 0.99997208

MONUMENT B
SPC LA S NORTHING: 739,005.98 FT
SPC LA S EASTING: 3,625,015.81 FT
CONVERGENCE: (-00° 32' 47.73")
CORRECTIONAL FACTOR: 0.99996787
COMBINED FACTOR: 0.99997209

REFERENCES:

- SURVEY FOR MARGARET LAWRENCE BY ROBERT BARRILLEAUX, PLS. DATED 4/22/1986 INSTR. NO 622525.
- SURVEY FOR MARGARET LAWRENCE BY JOHN BONNEAU & ASSOC., INC., DATED 05/13/2004 INSTR. NO 1435490.
- SURVEY FOR WILLIAM BLOECHER BY LAND SURVEYING, LLC, DATED 06/19/2017 MAP NO 5660B.

LEGEND:	
	P.O.B. POINT OF BEGINNING
	MONUMENT FOUND
	BARB WIRE FENCE
	SERVITUDE LINES
	ADJACENT PROP. LINES
	BOUNDARY LINES
	R.O.W. LINES
	SECTION LINES

SECTION LINES

BOUNDARY LINES

ADJACENT PROP. LINES

SERVITUDE LINES

BARB WIRE FENCE

MONUMENT FOUND

P.O.B. POINT OF BEGINNING

LEGEND:

SECTION LINES

BOUNDARY LINES

ADJACENT PROP. LINES

SERVITUDE LINES

BARB WIRE FENCE

MONUMENT FOUND

P.O.B. POINT OF BEGINNING

LEGEND:

SECTION LINES

BOUNDARY LINES

ADJACENT PROP. LINES

SERVITUDE LINES

BARB WIRE FENCE

MONUMENT FOUND

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SERVITUDE LINES

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P.O.B. POINT OF BEGINNING

LEGEND:

SECTION LINES

BOUNDARY LINES

ADJACENT PROP. LINES

SERVITUDE LINES

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of November 2, 2022)

Meeting Date: November 9th, 2022

CASE NO.: **2022-3108-MSP**

Owners & Representative: Audrey Wedig, Keith Wedig, Richard Wedig, Robert Wedig, Jr., Daniel Wedig, Patricia Wedig Glass

ENGINEER/SURVEYOR: John G. Cummings and Associates

SECTION: 44

TOWNSHIP: 7S

RANGE: 10E

WARD: 1

PARISH COUNCIL DISTRICT: 4

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

GENERAL LOCATION: 1.281 Acres into Parcels A & B Wallace Rd Madisonville Louisiana.

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 1.281

NUMBER OF LOTS/PARCELS: 1.281 Acres into Parcels A & B

ZONING: A-3 Suburban District

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from 1.281 acres. The minor subdivision request requires a public hearing due to:

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

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

1. Show on the survey the dimension of the Parish Right of Way/Wallace Road.

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



2022-3108-MSP

WILLIAMS

GALATAS

44

WALLACE

T7 - R10E

2022-3108-MSP

PINE CREST

38

OLD PONCHATOULA

LEGEND

- = 1-1/2" IRON PIPE FOUND
- = 3/4" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- X- = FENCE

REFERENCE BEARING:
Iron Pipe A to Iron Pipe B
N04°44'38"E
(per Reference Survey)



GALATAS ROAD (ASPHALT)

(B)

S89°15'30"E
177.21'

PARCEL A
0.485 ACRE



22.9'



24.7'

WALLACE ROAD (GRAVEL)

N89°18'40"W 176.86'
S89°18'40"E 176.86'

ZONE A13
ZONE C

FLOOD ZONE TRANSITION LINE

1.0'

26.4'



PARCEL B
0.796 ACRE

(A)

S89°21'43"W
176.62'

POB

WEST 182.95'

THIS CORNER is reported to be West 3459.0'
from the SE Corner of Section 44, T7S, R10E.

NOTES:

1. This property is located in Flood Zones A13 & C, per F.E.M.A. Map No. 225205 0220 C, dated April 2, 1991.
2. 1/2" IRON RODS TO BE SET UPON APPROVAL.

REFERENCE SURVEY:

Survey for Robert R. & Audrey Wedig by John G. Cummings, Surveyor, dated May 2, 2007, Job No. 07071.

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: **Audrey F. Wedig, Robert R. Wedig, Jr., Daniel P. Wedig, Keith J. Wedig, Richard C. Wedig, & Patricia Wedig Glass**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 1.281 ACRES INTO PARCELS A & B, LOCATED IN SECTION 44, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'

JOB NO. 07071-RSB2

DATE: 9/1/2020

REVISED: RECERTIFIED & ADDED
SIGNATURE LINE 10/11/22



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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of November 2, 2022)

Meeting Date: November 9, 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 & 32

WARD: 4

TOWNSHIP: 8 & 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 12 East

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:

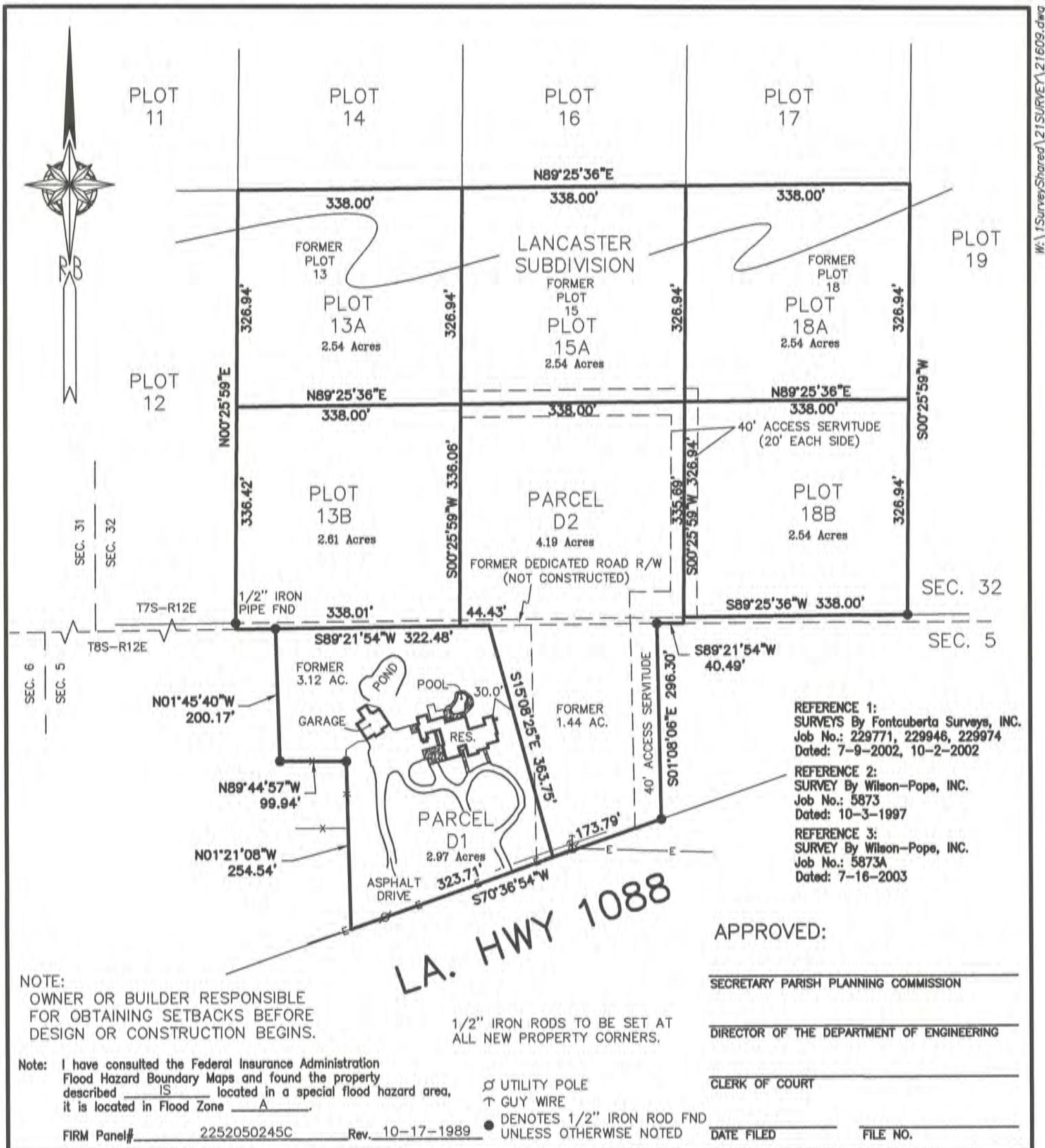
- The proposal involves the creation/adjustment of more than five (5) lots.
- Parcel D-2 & Plots 13A, 13B, 15A, 18A, 18B are proposed to be access from a 40 foot wide access servitude.
- The proposed name of the 40 foot-wide access servitude depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name "Cypress Pond Road" has been submitted and approved by St. Tammany Parish Communication District.

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.





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

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

FIRM Panel# 2252050245C Rev. 10-17-1989

1/2" IRON RODS TO BE SET AT
ALL NEW PROPERTY CORNERS.

○ UTILITY POLE
+ GUY WIRE
● DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

APPROVED:

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

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
& 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:

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

RESUBDIVISION STAFF ANALYSIS REPORT

(As of November 2, 2022)

Meeting Date: November 9, 2022

CASE FILE NO: 2022-3089-MRP

NAME OF SUBDIVISION: Handsome Meadow Farms

LOTS BEING DIVIDED: Parcel 5 into Parcels 5-A, 5-B, 5-C, 5-D & 5-E

SECTION:5

WARD:2

TOWNSHIP: 5 South

RANGE: 11E

PARISH COUNCIL DISTRICT: 3

PROPERTY LOCATION: The property is located on the south side of Handsome Meadow Lane, west of LA Highway 437, Covington, Louisiana.

ZONING: A-1 Suburban District

PROPERTY OWNER: Succession of Manuel Lloyd – Dustin Lloyd, Administrator

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create a total of five (5) parcels from Parcel 5. 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.
- Parcel 5-D does not meet the minimum lot width of the 300 fee required under the A-1 Suburban Zoning District and requiring a waiver from the Planning Commission.

The request shall be subject to the below comments:

1. Add signature line for the Chairman of the Planning Commission.
2. Handsome Meadow Subdivision Plat shows Parcel 5 as 39.10 acres; however, the requested resubdivision is to allow for the creation of 5 parcels of 7.469 acres each, which equals to 37.345 acres. Revised the total acreage of each parcel accordingly.
3. As 911 Communication District, survey should be amended as follow: SHOULD SHOW 'HANDSOME MEADOW ROAD LANE'

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

2022-3089-MRP

T4 - R11E

32

437

HANDSOME MEADOW

CAMUS

2022-3089-MRP

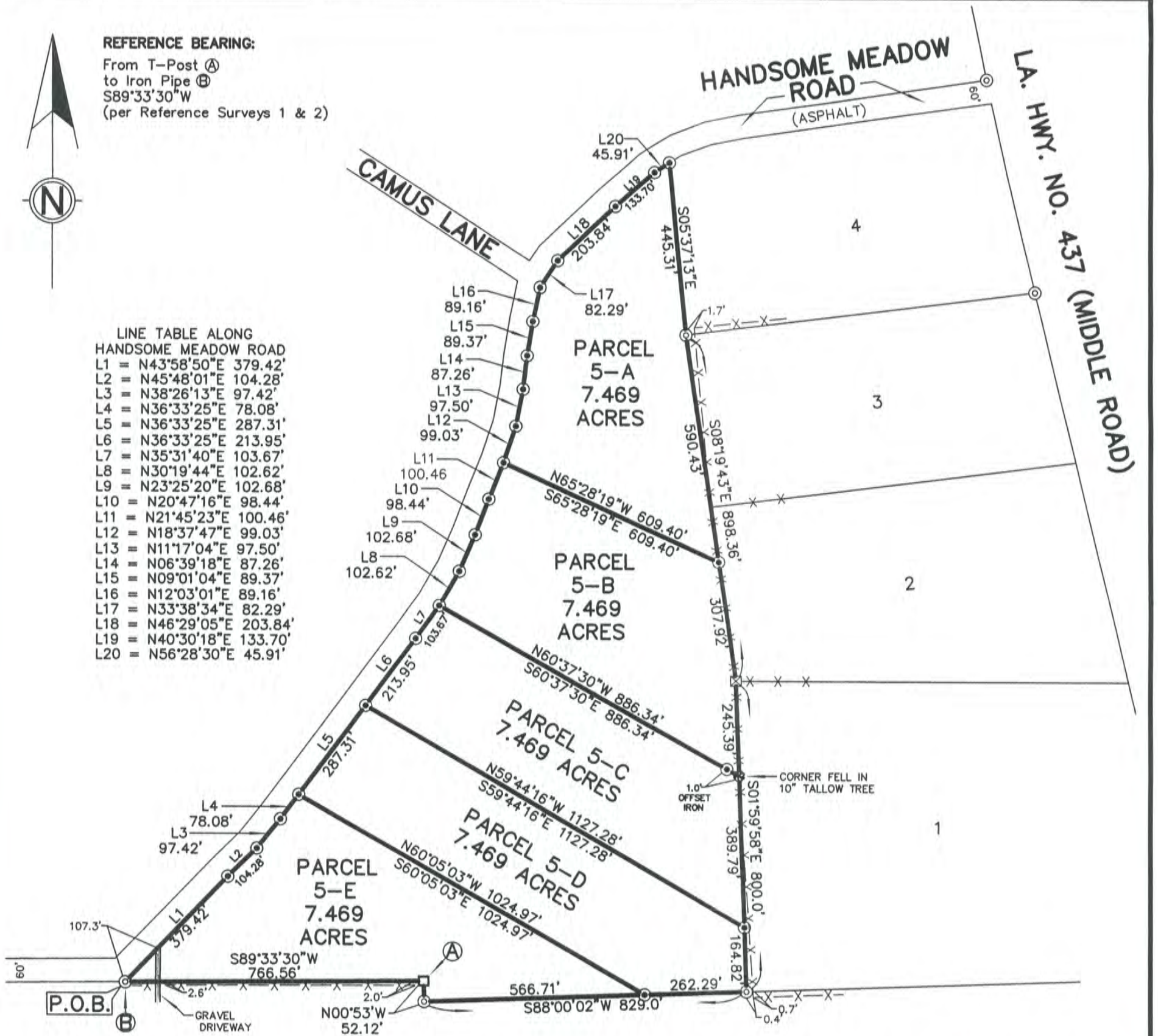
T5 - R11E

5



REFERENCE BEARING:
From T-Post (A)
to Iron Pipe (B)
S89°33'30"W
(per Reference Surveys 1 & 2)

LINE TABLE ALONG
HANDSOME MEADOW ROAD
L1 = N43°58'50"E 379.42'
L2 = N45°48'01"E 104.28'
L3 = N38°26'13"E 97.42'
L4 = N36°33'25"E 78.08'
L5 = N36°33'25"E 287.31'
L6 = N36°33'25"E 213.95'
L7 = N35°31'40"E 103.67'
L8 = N30°19'44"E 102.62'
L9 = N23°25'20"E 102.68'
L10 = N20°47'16"E 98.44'
L11 = N21°45'23"E 100.46'
L12 = N18°37'47"E 99.03'
L13 = N11°17'04"E 97.50'
L14 = N06°39'18"E 87.26'
L15 = N09°01'04"E 89.37'
L16 = N12°03'01"E 89.16'
L17 = N33°38'34"E 82.29'
L18 = N46°29'05"E 203.84'
L19 = N40°30'18"E 133.70'
L20 = N56°28'30"E 45.91'



LEGEND

- ⊙ = 1/2" IRON PIPE FOUND
□ = T-POST FOUND
⊠ = FENCE CORNER POST FOUND
⊙ = 1/2" IRON ROD SET
-X- = FENCE

P.O.B. is reported to be S00°20'11"W 2431.41';
N89°22'39"E 1314.26'; N87°17'37"E 680.58';
N89°33'30"E 583.38'; from the Northwest Corner
of Section 5, T5S, R11E.

NOTES:

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0050 C, dated October 17, 1989.
- Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

- Survey for Manuel A. Lloyd by John E. Bonneau, Surveyor, dated May 12, 1993.
- Plat of Handsome Meadow Farms Subdivision by John E. Bonneau, Surveyor, dated March 8, 1994, filed in the St. Tammany Parish Clerk of Court Map File No. 1245.

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

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: **HEIRS OF MANUEL A. LLOYD**

SHOWING A SURVEY OF: **RESUBDIVISION OF PARCEL 5 INTO PARCELS 5-A, 5-B, 5-C, 5-D & 5-E, HANDSOME MEADOW FARMS SUBDIVISION, LOCATED IN SECTION 5, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 300'

JOB NO. 22155

DATE: 08/25/2022

REVISED:

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of November 2, 2022)

Meeting Date: November 9, 2022

CASE FILE NO: **2022-3103-MRP**

NAME OF SUBDIVISION: Town of Alexiusville

LOTS BEING DIVIDED: Squares 50, 51, 64, 65, 74 and the North ½ of Square 75 and revoked portion of 6th Avenue, 7th Avenue & “F” Streets into Parcels 50A, 64A & 74A, Square 65

SECTION: 48

WARD: 3

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

PROPERTY LOCATION: The property is located on the east side of US Highway 190, south of Harrison Avenue, Covington, Louisiana. Ward 3, District 2

ZONING: HC-3 Highway Commercial District

PROPERTY OWNER: Baldwin Motors, INC – John T. Baldwin

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create a total of three (3) parcels from Squares 50, 51, 64, 65, 74 and the North ½ of Square 75 and revoked portion of 6th Avenue, 7th Avenue & “F” Streets. The resubdivision request requires a public hearing due to:

- Parcel 74A does not meet the minimum lot width of the 80 feet required under the HC-3 Highway Commercial Zoning District and requiring a waiver from the Planning Commission.

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

3

HC-3

A-2

DEF

HARRISON

NC-1

HC-2

HC-1

COURTANO

4TH

NC-2

HC-3

5TH

HC-2A

HC-1

48

A-3

BRAVO

8TH

7TH

HC-3

A-4A

T7 - R11E

ALPHA

HC-2

HC-1

BIRD

LANDRY KATE

NC-1

9TH

A-6

10TH

HC-2

11TH

HC-1

12TH

HC-3

ALPHA

HC-3

11TH

HC-2

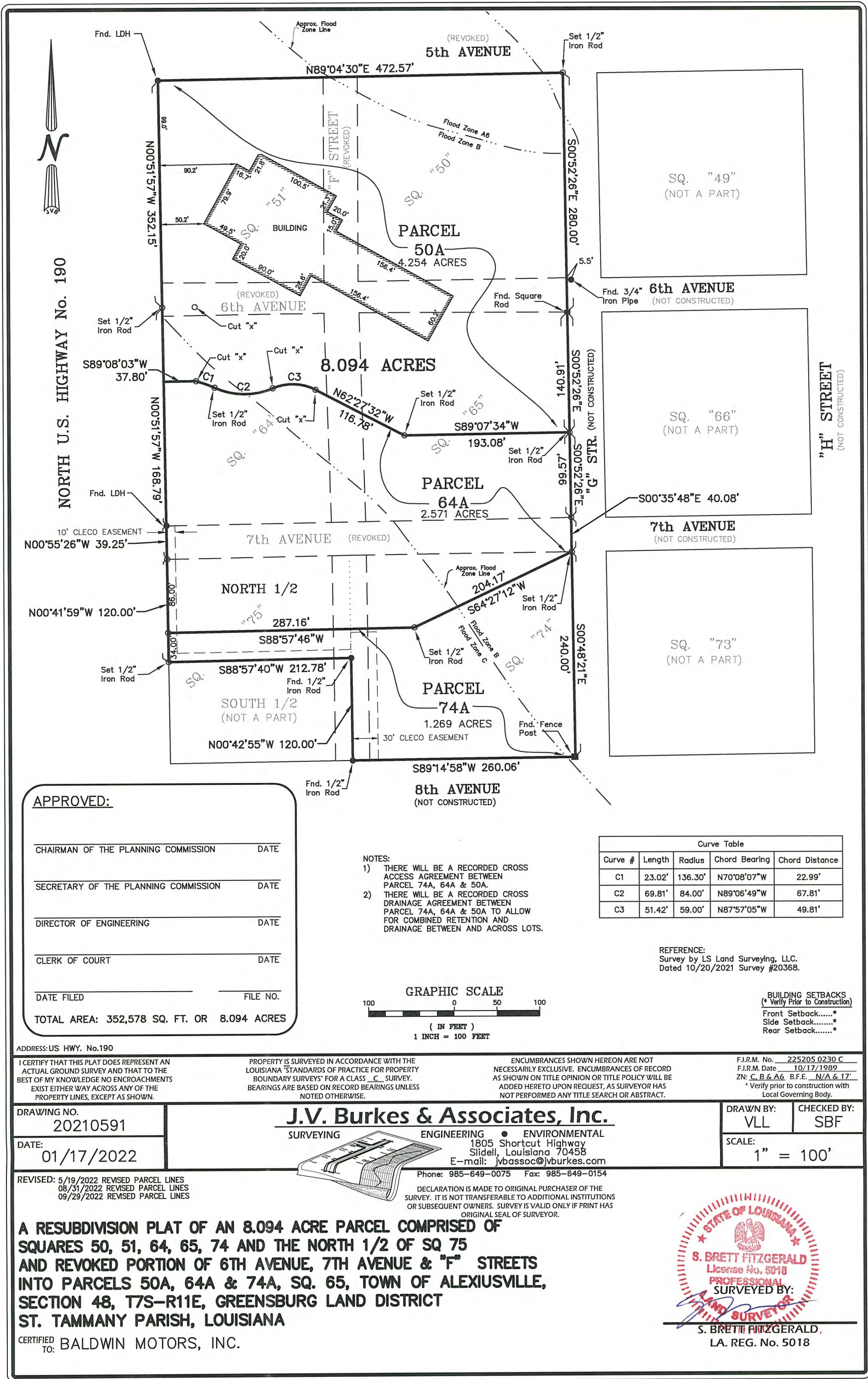
NC-4

A-4A

HC-1

12TH

Z



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RESUBDIVISION STAFF ANALYSIS REPORT

(As of November 4 ,2022)

Meeting Date: November 9, 2022

CASE FILE NO: **2022-3109-MRP**

NAME OF SUBDIVISION: Glenwood Acres

LOTS BEING DIVIDED: Resubdivision of 11A, 11B, & 11C into Lot 11A-1, Glenwood Acres

SECTION: 43

WARD:7

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 7

RANGE: 13 East

PROPERTY LOCATION: The property is located on the east side of LA Highway 434, Lacombe, Louisiana. Ward 7, District 7

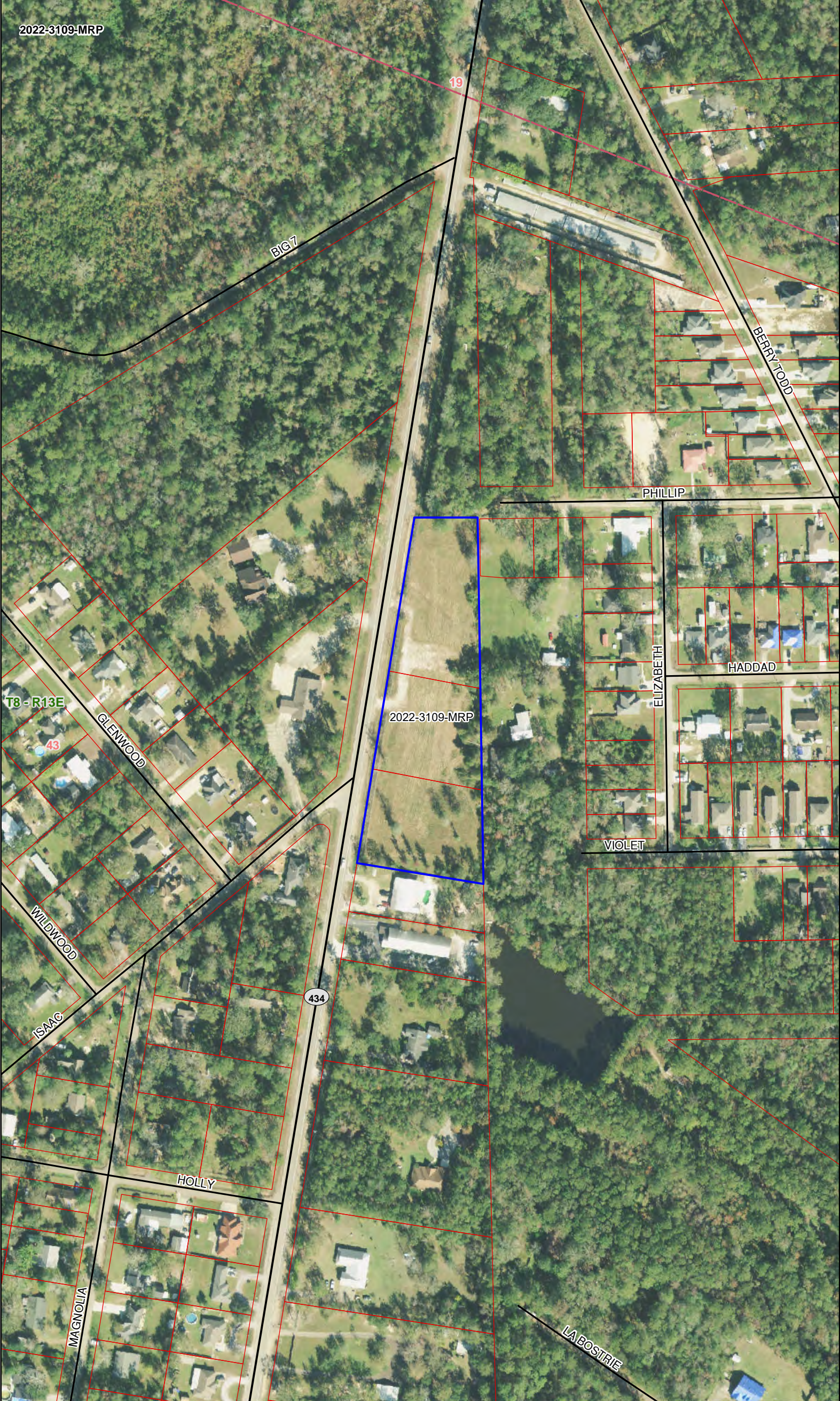
ZONING:

PROPERTY OWNER: St. Tammany Parish Council on Aging, Inc

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create (2) two lots from lots 20, 21 & 22. The minor subdivision request requires a public hearing due to:



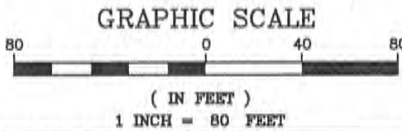
NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 08/08/2022.

REFERENCE #1: A Re-Subdivision Plat by this firm Dated 05/18/2006 Survey # 1081533.

LA HIGHWAY No. 434
(PREVIOUSLY LA. HIGHWAY 187)

NOTE: P.O.B. BY OTHERS AND NOT FIELD VERIFIED BY THIS FIRM.

THE EAST CORNER OF LOT 7 IN A SUBDIVISION OF LOT 3 IN SECTION 39, T-8-S, R-13-E, ACCORDING TO SURVEY BY M. JUDICE, 6/18/67 & BY C.R. SCHULTZ, D.Y. RISH SURVEYOR, 8/2/1934



BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....*

Side Setback.....*

Rear Setback.....*

ADDRESS: LA. HWY. No. 434

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

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

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

F.I.R.M. No. 225205 0385 C
F.I.R.M. Date 10/17/1998
ZN: C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20220337

DATE:
08/08/2022

REVISED:

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL

1805 Shortcut Highway

Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

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

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.

DRAWN BY:
VLL

CHECKED BY:
JDL

SCALE:

1" = 80

A RESUBDIVISION PLAT OF
LOTS 11A, 11B & 11C INTO LOT 11A-1 IN
GLENWOOD ACRES SUBDIVISION IN
SECTION 43, T-8-S, R-13-E,
ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: COUNCIL ON AGING ST. TAMMANY



S. BRETT FITZGERALD
LA. REG. No. 5018

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TENTATIVE SUBDIVISION REVIEW

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

CASE NO.: 2022-3079-TP

PROPOSED SUBDIVISION NAME: Moore Park Subdivision

DEVELOPER: Moore 59, LLC
2900 East Causeway Approach
Mandeville, LA 70448

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

SECTION: 32 WARD: 4
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 5
RANGE: 12 East

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

GENERAL LOCATION: The property is located on the north side of LA Highway 1088, west of Hickory Street, south of Interstate 12, Mandeville, Louisiana

SURROUNDING LAND USES: North - Professional Office
 South - Neighborhood Institutional
 East - Residential
 West - Residential

TOTAL ACRES IN DEVELOPMENT: 21.69 Acres

NUMBER OF LOTS: 10 Lots TYPICAL LOT SIZE: 1.68 Acres

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: NC-4 Neighborhood Institutional

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Planning and Development

The developer for this project requested that this case be postponed on November 1, 2022. This case was previously postponed at the October 11, 2022 Planning Commission meeting.

Informational Items

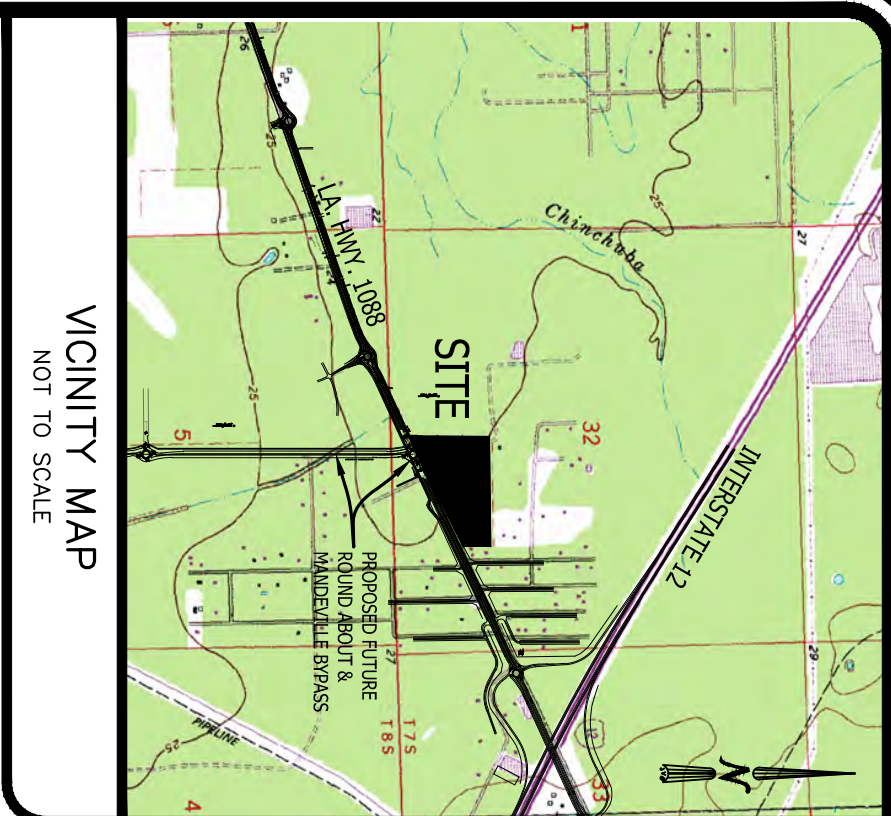
The developer is responsible for contacting the USPS Regional Growth management Coordinator to verify the appropriate street names, addresses and mail delivery location for this development.

This development is proposing to connect to a future parish roadway “The Mandeville Bypass Road” which is currently being designed as a “Three-Leg” round-about at the intersection of Hwy 1088, any modifications to this design or the addition of the northern leg “Fourth-Leg” would be the responsibility of Moore 59, LLC to receive approvals/permits from LADOTD. The project and associated state road connections are being permitted with LADOTD currently and are roughly at the 80% competition. The Parish’s intention is to bid this project out in the first quarter of 2023.

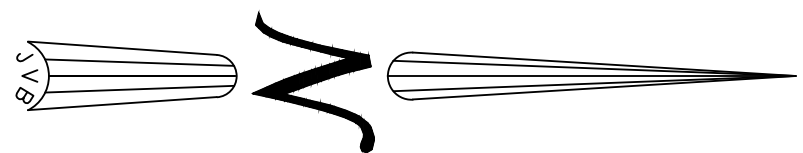
Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

Revised drawings will not be accepted for review or placement in the packet prior to the October 11, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





VICINITY MAP
NOT TO SCALE



MANDEVILLE HEIGHTS FARMS NO. 2 SUBD
NC-1 PROFESSIONAL OFFICE

TENTATIVE PLAN OF
MOORE PARK
(AFTER ROUND-ABOUT)
A 21.09 ACRE TRACT OF LAND
LOCATED IN SECTION 32, T-7-S, R-12-E,
ST. TAMMANY PARISH, LOUISIANA

N 89°22'25" E 1374.19'

PINEVIEW HEIGHTS SUBD.
A-4 SINGLE FAMILY
RESIDENTIAL

RESTRICTIVE COVENANTS

- [illegible]

CERTIFICATION

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

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

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

DEDICATION _____
 BY THE UNDERSIGNED OWNER OF THE LAND AS
 DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE
 A TRUE AND CORRECT MAP OF:

MOORE PARK

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

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

APPROVAL _____

DIRECTOR OF PARISH ENGINEERING

CLERK OF COURT


FILE NUMBER

1

21.09 ACRES	10	1,635 L.F.
AREA	NO. OF LOTS	LGTH. OF STREETS
1.63 ACRES		NO.-4
AVG. LOT SIZE	60' ROW	NEIGHBORHOOD
	STREET WIDTH	INSTITUTIONAL ZONING
CONCRETE	CENTRAL	
ROAD SURFACING	SEWAGE SYSTEM	CENTRAL
		WATER SYSTEM

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0245 C; DATED: 10/17/89 FLOOD ZONES: A & C; BASE FLOOD ELEVATION: T.B.D. & N/A.

1. ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY;
2. ULTIMATE DISPOSAL OF WATER IS BY/TO CHICHUDBA TO LAKE PONTCHARTRAIN
3. (219) DENOTES MUNICIPAL NUMBER.
4. CENTRALIZED SEWER AND WATER WILL BE PROVIDED.
5. CONTOURS SHOWN WERE TAKEN FROM LIDAR DATA AND ARE NOT FIELD VERIFIED. FOR CONCEPTUAL DESIGN ONLY.
6.  TYPICAL LOT DRAINAGE FLOW DIRECTION.

SCALE

1 inch = 80 ft

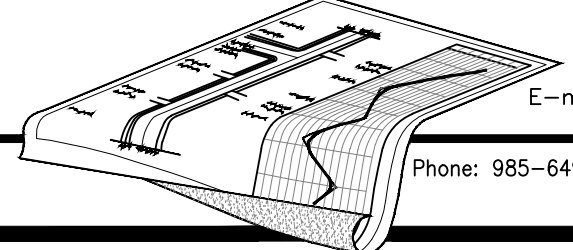
SHEET 2 OF 2

TENTATIVE SUBDIVISION PLAN OF
MOORE PARK, A 21.09 ACRE TRACT OF LAND
SITUATED IN SECTION 32, T7S, R12E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

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

MOORE 59, LLC

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



1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

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

SEAN M. BURKES
LA REG. NO. 27642

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PRELIMINARY SUBDIVISION REVIEW

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

CASE NO.: 2022-3081-PP

SUBDIVISION NAME: Rigolets Estates Subdivision, Parcel 3A-2

DEVELOPER: Succession of Frederick J. Sigur
P.O. Box 59
Arabi, LA 70032

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

SECTION: 37

WARD: 8

TOWNSHIP: 10 South

PARISH COUNCIL DISTRICT: 13

RANGE: 14 East

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

GENERAL LOCATION: The property is located south of LA Highway 433, west of US Highway 90, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 54.679 Acres

NUMBER OF LOTS: 80 Lots

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: P.U.D.

FLOOD ZONE DESIGNATION: V15

PUD APPROVAL GRANTED: February 1, 2022

STAFF COMMENTARY:

Department of Planning and Development

The developer for this project requested that this case be postponed on November 2, 2022. This case was previously postponed at the October 11, 2022 Planning Commission meeting.

Informational Items:

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

A D.E.S. Letter of No Objection will be required for this project regarding the water and sewer lines and systems associated with this project.

A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

No funded Maintenance Obligation is required since this subdivision fronts on a state highway.

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

Revised drawings will not be accepted for review or placement in the packet prior to the October 11, 2022 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

2022-3081-PP

T10 - R15E

37

37

T10 - R14E

433

RIGOLETS AV

REDFISH

BLUEGILL

CHINOOK DR

HERRING DR

MARLIN DR

2022-3081-PP
A-1

