

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, FEBRUARY 14, 2023**  
**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, February 14, 2023.

**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 JANUARY 10, 2023 MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

**REVOCATION REVIEW**

**1- REV23-01-001**

The revocation of an unopened portion of Tammany Avenue, north of Landmark Lane, south of Walden Road, east of Hwy 437, Ward 3, District 2.

Applicant: Sherrel Phillips

Parish Council District Representative: Hon. David R. Fitzgerald

**MINOR SUBDIVISION REVIEW**

**2- 2022-3021-MSP**

Minor subdivision of Parcel D2 into Parcels D2-A, D2-B, D2-C, D2-D, D2-E

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

**3- 2023-3218-MSP**

Minor subdivision of Lots 1, 2, 3, 4, 5 and a revoked portion of Shubert Ln into Lots 1-A & 5-A

Owner & Representative: James & Karen Young

Surveyor: Randal W. Brown & Associates, Inc.

Parish Council District Representative: Cheryl Tanner

General Location: The property is located at the end of Shubert Lane, Covington, Louisiana. Ward 10, District 6

**4- 2023-3221-MSP**

Minor subdivision of Parcel 5A into Lots 5A-1 & 5A-2

Owner & Representative: Kasey King

Surveyor: Land Surveying, LLC

Parish Council District Representative: David R. Fitzgerald

General Location: The property is located on the northwest side of Pine Knoll Drive, east of LA Highway 40, Covington, Louisiana. Ward 2, District 2

**5- 2023-3228-MSP**

Minor subdivision of Parcel BV-1 and an outparcel (1.083 acres) into Parcels BV-1A, BV-1B, BV-1C & BV-1D

Owner & Representative: Brown's Village Plaza, LLC & Felicity Center, LLC

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Ronald Randolph

General Location: The property is located on the northwest corner of US Highway 11 & Brown's Village Road, Slidell, Louisiana. Ward 8, District 14

**6- 2023-3230-MSP**

Minor subdivision of Parcel 2 (10.95 ac), Parcel 3 (14.88 ac) & Parcel 4 (9.50 ac) into Parcels 2-A, 2-B, 3-A, 4-A & A-P

Owner & Representative: All State Financial Company

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the east side of LA Highway 1085, on the south side of Bricker Road and on the north and south sides of future Armstrong Pkwy, Covington, Louisiana. Ward 1, District 1

**RESUBDIVISION REVIEW****7- 2023-3215-MRP**

Resubdivision of Tracts P2-1 & P2-2 of Phase 2-A and Tract WW-2 into Tracts P2-1-A & P2-2-A of Phase 2-A & Tract WW-2-A Lakeshore Estates

Owner & Representative: Citizens Savings Bank – Glenn Magee Sr., Vice-President and NS-DMT Holding, LLC and LS-WW2, LLC – Robert L. Torres, Jr., Manager

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

Parish Council District Representative: Jake A. Airey

General Location: The property is located on the southeast corner of Lakeshore Blvd East and Lakeshore Blvd South, Slidell, Louisiana. Ward 8, District 13

**8- 2023-3220-MRP**

Resubdivision of Lot 391, a portion of an unnamed street & a portion of a 15 foot reserved area into Lot 391-A, Square 19, Tchefuncta Club Estates

Owner & Representative: Tchefuncta Club Estates Subdivision – Townsend Underhill and Brian Laborde

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Marty Dean

General Location: The property is located on the north side of Riverdale Drive, north of Whippoorwill Drive, Covington, Louisiana. Ward 1, District 1

**9- 2023-3227-MRP**

Resubdivision of Lot 52 and a portion of a 60 right of way into Lots 52-A, 52-B, 52-C & 52-D

Owner: JFS Business Park, LLC - Christopher R. Jean

Representative: Jeffrey Schoen

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Ronald Randolph

General Location: The property is located on the north, east and west sides of Corso Lane, north of J. F. Smith Avenue, Slidell, Louisiana. Ward 9, District 14

**TENTATIVE SUBDIVISION REVIEW****10- 2022-3079-TP**

Moore Park Subdivision

Developer/Owner: Moore 59, 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

**POSTPONED AT THE OCTOBER 11, 2022 & NOVEMBER 9, 2022 MEETINGS FOR ONE MONTH AND POSTPONED AT THE DECEMBER 13, 2022 MEETING FOR TWO MONTHS**

**11- 2022-3185-TP**

Clark Branch Estates Subdivision

Developer/Owner: S&P Land Company, LLC

Engineer: Fairway Consulting + Engineering

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the east side of LA Highway 450 (McDougal Road), north of LA Highway 25, Folsom, Louisiana. Ward 2, District 3

**POSTPONED AT THE JANUARY 10, 2023 MEETING FOR ONE MONTH**

**PRELIMINARY SUBDIVISION REVIEW****12- 2022-3154-PP**

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

**POSTPONED AT THE DECEMBER 13, 2022 AND THE JANUARY 10, 2023 MEETINGS FOR ONE MONTH**

**13- 2022-3193-PP**

Jubilee RV & Camping Park, Phase 1-3

Developer/Owner: Jubilee RV, LLC

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

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located on the southwest side of US Highway 190, south of Indian Village Road Slidell, Louisiana. Ward 8, District 13

**POSTPONED AT THE JANUARY 10, 2023 MEETING**

**14- FINAL SUBDIVISION REVIEW****2023-3224-FP**

Money Hill Subdivision, Phase 8A-1

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. Ward 6, District 6

**OLD BUSINESS****NEW BUSINESS****ADJOURNMENT**

**MINUTES**  
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**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

Absent: Ress and Willie

Staff: Helen Lambert, Emily Couvillion, Leslie Delatte, Carl Cleland, Maria Robert 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 – Seeger**

**PLEDGE OF ALLEGIANCE – Crawford**

**APPROVAL OF THE DECEMBER 13, 2022 MEETING MINUTES**

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

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:**

**ELECTION OF OFFICERS**

Fitzmorris moved to nominate Dave Doherty for Chairman, second by Truxillo

Fitzmorris called for a vote

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:**

Crawford moved to nominate Fitzmorris for Vice-Chairman, second by Truxillo

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:**

Doherty appointed Crawford for Parliamentarian

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**REQUEST FOR POSTPONEMENTS**

**14- 2022-2903-PP**

Maison du Village Subdivision

Developer/Owner: MidSouth Developers, LLC

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

Parish Council District Representative: Hon. Arthur Laughlin

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, JULY 12, 2022, AUGUST 9, 2022, SEPTEMBER 13, 2022, OCTOBER 11, 2022, NOVEMBER 9, 2022 AND DECEMBER 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

**Seeger moved to postpone to March, second by Truxillo**

Opposition: N/A

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** N/A

**15- 2022-3154-PP**

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

**POSTPONED AT THE DECEMBER 13, 2022 MEETING**

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 February, second by Seeger**

Opposition: N/A

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** N/A

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**19- 2022-3193-PP**

**Jubilee RV & Camping Park, Phase 1-3**

Developer/Owner: Jubilee RV, LLC

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

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located on the southwest side of US Highway 190, south of Indian Village Road 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:

**Truxillo moved to postpone one month, second by McInnis**

Opposition: N/A

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** N/A

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

**1- TRC23-01-001**

Request to Enter the Tammany Trace for the purpose of constructing a 5' concrete sidewalk and culvert to connect to the Tammany Trace Parkway

Debtor: St. Tammany Parish Government

Parish Council District: Hon. Arthur Laughlin

General Location: The property is located south of US Highway 190, approximately 1600 feet west of South Tranquility Road, 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: Jeff Schoen

**Crawford moved to approve with requirements, second by McInnis**

Opposition: N/A

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** N/A

**REVOCATION REVIEW**

**2- REV23-01-001**

The revocation of an unopened portion of Tammany Avenue, north of Landmark Lane, south of Walden Road, east of Hwy 437, Ward 3, District 2.

Applicant: Sherrel Phillips

Parish Council District Representative: Hon. David R. Fitzgerald

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A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sherrel Phillips and Maurice McGrainy

**Crawford moved to postpone for one month, second by Troncoso**

Opposition: Melinda Mizel

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** N/A

**MINOR SUBDIVISION REVIEW**

**1- 2022-3179-MSP**

Minor subdivision of Parcel D into Parcels D-1, D-2 & D-3.

Owner & Representative: Casa De Leon Development, LLC- Ricky Boles

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Martha J. Cazaubon

General Location: The property is located on the north side of Baham 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: Ricky Boles

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

Opposition: N/A

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** N/A

**4- 2022-3180-MSP**

Minor subdivision of Tract B into Tracts B-1, B-2, B-3, B-4 & B-5

Owner & Representative: GT Family Holdings, LLC – James C. Theriot, Jr.

Surveyor: John G. Cummings & Associates

Parish Council District Representative: David R. Fitzgerald

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

**MINUTES**  
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A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: James Theriot

**Seeger moved to approve with waivers, second by Smail**

Opposition: N/A

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** N/A

**5- 2022-3181-MSP**

Minor subdivision of 8.825 acres and 33.285 acres into Parcels A-3, A-4 & A-5

Owner & Representative: Theresa M. Nave & Wilhemina Morgan Brooks

Surveyor: Land Surveying, LLC

Parish Council District Representative: Martha J. Cazaubon

General Location: The property is located on the west side of LA Highway 25, south of Theresa Nave 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: Wilhemina Brooks

**Fitzmorris moved to approve with waivers, second by Smail**

Opposition: N/A

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** N/A

**6- 2022-3182-MSP**

Minor subdivision of Parcel 7A1-AD1-2 into Parcels 7A1-AD1-3 & 7A1-AB1

Owners: All State Financial Company & MVA Holdings, LLC – Don McMath

Representative: Jeffrey D. Shoen

Surveyor: Lowe Engineers

Parish Council District Representative: Marty Dean

General Location: The property is located on the west side of Ochsner Blvd and on the north side of West Ochsner Blvd, 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: Jeff Schoen

**Seeger moved to approve, second by Fitzmorris**

Opposition: N/A

**MINUTES**  
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**Yea:** Seeger, Truxillo, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** McInnis

**7- 2022-3183-MSP**

Minor subdivision of 60.208 acres into Parcels A & B

Owner & Representative: Heartland Properties, LLC

Surveyor: Aucoin & Associates, Inc.

Parish Council District Representative: Arthur Laughlin

General Location: The property is located on the west side of LA Highway 434, north of Krentel Road, 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: Shelly Varnado

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

Opposition: N/A

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** N/A

**8- 2022-3198-MSP**

Minor Subdivision of 5 acres & 10.05 acres into Parcels A & B

Owner: Gerald Glenn Bradford & Clearwater Sanctuary – Nancey Troncoso

Representative: Paul J. Mayronne

Surveyor: Land Surveying, LLC

Parish Council District Representative: Cheryl Tanner

General Location: The property is located on the west side of LA Highway 1083, south of LA Highway 40, north of Hemphill Road, Bush, Louisiana. Ward 5, District 6

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

**Seeger moved to approve with waivers, second by Fitzmorris**

Opposition: N/A

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** N/A

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**RESUBDIVISION REVIEW**

**1- 2022-3161-MRP**

Resubdivision of Parcels 2-A & 3-A into Parcels 2-A-1, 2-A-2 & 3-A-1 and the dedication of Henry Street and a drainage servitude, Wadsworth Subdivision

Owner & Representative: Love's Travel Stops and Country Stores -Brad Peck and The Azby Fund – Patrick Fitzmorris

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

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

General Location: The property is located on the west side of Wadsworth Blvd, on the north & south sides of Harvey Drive and on the north side of LA Highway 1088 & 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

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

Opposition: N/A

**Yea:** Seeger, Truxillo, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** McInnis

**2- 2022-3178-MRP**

Resubdivision of Lots 86, 87, 91, 92, 93 & 94, into Lot 94A, Whippoorwill Grove on Money Hill

Owner & Representative: Louis & Barbara Luzynski and

Surveyor: Land Surveying, LLC

Parish Council District Representative: Cheryl Tanner

General Location: The property is located on the west side of Whippoorwill Drive, on the north side of Fairgrounds Blvd and on the east side of Quail Hollow Lane, Bush, Louisiana. Ward 5, District 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Louis Luzynski and Kellie Pagan with questions

**Seeger moved to approve, second by Fitzmorris**

Opposition: N/A

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:**

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**11- 2022-3194-MRP**

Resubdivision of Lot 30 River Park Estates, Phase 2 & 0.686 acre into Lot 30-A River Parc Estates, Phase 2

Owner & Representative: Don C. & Kimberly Grossnickle

Surveyor: John G. Cummings & Associates

Parish Council District Representative: David R. Fitzgerald

General Location: The property is located on the north side of River Parc Drive and on the east side of Hill Street, 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: Don Grossnickle

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

Opposition: N/A

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain**

**12- 2022-3197-MRP**

Resubdivision of Lot 44 into Lots 44-A & 44-B, Alamosa Park, Phase 3-A

Owner & Representative: Alamosa Park, LLC - R.G. Rathe

Surveyor: Kelly McHugh & Associates

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

General Location: The property is located on the north side of Compass Way North & Compass Way East, 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: Richard Rathe

**McInnis moved to approve, second by Fitzmorris**

Opposition: N/A

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain**

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**TENTATIVE SUBDIVISION REVIEW**

**13- 2022-3185-TP**

Clark Branch Estates Subdivision

Developer/Owner: S&P Land Company, LLC

Engineer: Fairway Consulting + Engineering

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the east side of LA Highway 450 (McDougal Road), north of LA Highway 25, 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: John Catalanato and Jamie Truett

**McInnis moved to postpone for one month, second by Troncoso**

Opposition: Matt Garver and Michelle Rodriguez

**Yea:** Seeger, Truxillo, McInnis, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain**

It was requested to hear together case 2022-3191-PP, 2022-3186-PP and 2022-3190-PP

**16- 2022-3191-PP**

Lakeshore Villages, Phase 11 - "Resubmitted"

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

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

**Fitzmorris moved to approve, second by Truxillo**

Opposition: N/A

**Yea:** Seeger, Truxillo, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** McInnis

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**17- 2022-3186-PP**

Lakeshore Villages, Phase 12 - "Resubmitted"  
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

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

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

Opposition: N/A

**Yea:** Seeger, Truxillo, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** McInnis

**18- 2022-3190-PP**

Lakeshore Villages, Phase 13 - "Resubmitted"  
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

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

**Fitzmorris moved to approve, second by Truxillo**

Opposition: N/A

**Yea:** Seeger, Truxillo, Doherty, Fitzmorris, Crawford, Smail, and Troncoso

**Nay:** N/A

**Abstain:** McInnis

**OLD BUSINESS**

**NEW BUSINESS**

Doherty discussed the rules for a motion to postpone

**ADJOURNMENT**

# **REVOCATIONS**

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## REVOCATION STAFF ANALYSIS REPORT

*(As of February 14, 2023)*

*Meeting Date: February 14, 2023*

CASE NO.: REV23-01-001

NAME OF STREET OR ROAD: A portion of Tammany Avenue

NAME OF SUBDIVISION: N/A

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located north of Landmark Lane, south of Walden Road, east of LA Highway 437. Ward 3, District 2.

SURROUNDING ZONING: A-1 Suburban District

PETITIONER/REPRESENTATIVE: Sherrel Phillips

### **STAFF COMMENTARY:**

#### **Department of Planning & Development Comments:**

The applicant is requesting to revoke a 288 ft. portion of Tammany Avenue that is located on the property that she currently owns. Ms. Phillips owns the property on both sides of the Avenue.

The Parish accepted Tammany Avenue into the Parish Maintenance System in August of 1986. Tammany Avenue is 2,640 ft. in total length. The Parish owns the right of way for the 1,284 ft. portion of the avenue that is located within the Tammany Terrace subdivision. However, the Parish owns only the blacktopped road surface for the remaining 1,356 ft.

Approximately 628 ft. of the road surface is located on Ms. Phillips property. The applicant is seeking to revoke a 288 ft. portion of road surface located at the end of Tammany Avenue, past the Lee Road Water Corporation Property.

#### **Recommendation:**

A turnaround is located at the end of Tammany Avenue on the portion of property the applicant seeks to revoke. It is the Staff's opinion that the portion of Tammany Avenue that the petitioner seeks to revoke serves legitimate public benefit through its use as a turnaround.

If this revocation is approved it should be conditioned on a new turnaround being established and constructed at the new end of publicly maintained roadway. The turnaround would have to be built according to Parish standards and be done solely at the petitioner's expense.

SEC. 2

SEC. 11

HENRY R. RAUBER  
1085/804

HENRY R. RAUBER  
1199/579

MARVIN AMACKER  
748/245

20.41 ACRES

1/4 SECTION  
CORNER

N89°30'44"E

703.46'

\*74.9'

Fnd. 1 1/2"  
Iron Pipe

Fnd. 1/2"  
Iron Rod

\*74.2'

N00°52'42"W  
1266.14'

S00°32'35"E  
1326.35'

RES.  
F.F. ELEV. = 73.5'  
119.5'

70.1'

133.4'

BM

Fnd. 1/2"  
Iron Pipe

45.1'

\*65.8'

341.91'  
S68°12'54"W

LEE ROAD WATER CORP.  
734/170

\*67.3' Fnd. 1/2"  
Iron Rod

N00°29'59"W  
184.30'

\*67.7'

S89°31'54"W

377.51'

66.3'

Fnd. Old Wood  
w/Nail in Top

REFERENCE: 1.) SURVEY BY C.R. SCHULTZ DATED APRIL 9, 1957.  
2.) SURVEY BY JERON FITZMORRIS DATED OCTOBER 1, 1973 FOR LEE ROAD WATER COOPERATIVE SURVEY NO. B.  
3.) SURVEY BY JERON FITZMORRIS DATED JANUARY 5, 1983 FOR HENRY R. RAUBER, ET. UX., SURVEY NO. 2914.  
4.) SURVEY BY JERON FITZMORRIS DATED MARCH 29, 1985 FOR HENRY R. RAUBER, AND CHARLES E. OGLE, SURVEY NO. 3868.

LEGEND

- 1/2" Iron Rod Set  
● 1/2" Iron Rod Found  
⊗ Cross

GRAPHIC SCALE



( IN FEET )

1 INCH = 200 FEET

BENCHMARK  
NAIL IN POWER POLE  
AT HOUSE  
ELEV. = 72.0'

BUILDING SETBACKS  
(\* Verify Prior to Construction)  
Front Setback.....\*  
Side Setback.....\*  
Rear Setback.....\*

ADDRESS: 20257 TAMMANY AVENUE

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 "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS D 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 0150 C  
F.I.R.M. Date 10/17/89  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.

20100518

DATE:

8/26/10

**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

Mississippi Phone: 228-435-5800

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:

JL

CHECKED BY:

SMB

SCALE:

1" = 200'

**A SURVEY MAP OF A 20.41 ACRE  
PARCEL OF LAND SITUATED IN  
SECTION 11, T-6-S, R-11-E,  
ST. TAMMANY PARISH, LOUISIANA**

SURVEYED BY:

CERTIFIED  
TO:

GIBBS CONSTRUCTION, LLC

SEAN M. BURKES  
LA REG. No. 4785

# **MINOR SUBDIVISIONS**



**PLANNING STAFF REPORT**  
2022-3021-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      stpgov.org/planning

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**Hearing:** February 14, 2023

**Posted:** 01/24/2023

**Determination:** Approved, Denied, Postponed

**Location:** The property is located on the north side of LA Highway 1088, west of Hickory Street, Mandeville, Louisiana. Ward: 4 Council District: 5; S5 & S32, T7S & T8S, 12E,

**Owner & Representative:** Donald R. Jenkins

**Engineer/Surveyor:** Randall W. Brown & Associates, Inc.

**Type of Development:** Rural/Residential



**Current Zoning**

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

**Total Acres**

16.96 acres

**# of Lots/Parcels**

Parcel D2 into Parcels D-2A, D-2B, D-2C, D2-D & D2-E.

**Surrounding Land Uses:**

Residential, Commercial, Undeveloped

**Flood Zone:**

Effective Flood Zone A; Preliminary  
Flood Zone AE; CDA

**STAFF COMMENTARY:**

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

The applicant is requesting to create a total of five (5) parcels from Parcel D2. The Minor subdivision request requires a public hearing due to:

- Parcel D2 was previously part of a minor subdivision approved in November, 2022 (2022-3134-MSA).
- Parcels D2-A, D2-B, D2-C, D2-D & D2-E 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 40' access drive/right of way and the required drainage prior to building permit being issued on parcels D2-A, D2-B, D2-C, D2-D & D2-E

Planning Commission  
February 14, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

HL  
2022-3021-MSP



**PLANNING STAFF REPORT**  
2022-3021-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

E instead of prior to plats being recorded. Add the following note to the survey: **BUILDING PERMITS CANNOT BE FILED ON PARCELS D2-A, D2-B, D2-C, D2-D & D2-E UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.**

The request shall be subject to the below comments:

1. Approval of the access road name as Cypress Pond Road.
2. Note that street name sign and all required other signs shall be installed after completion of the construction of the access.
3. Confirm that the calculation for the area of Parcels D2-A, D2-B, D2-C, D2-D & D2-E are exclusive of the proposed private access drive/right of way.
4. Provide a cul de sac or "T" Turn around at the end of Cypress Pond Road.
5. Submit plans of proposed private drive to the Department of Engineering for review and approval.
6. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
  - a. Perpetual servitude of access with a minimum width of 35 feet.
  - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
  - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
  - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
  - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
  - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
  - g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.



**PLANNING STAFF REPORT**  
2022-3021-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

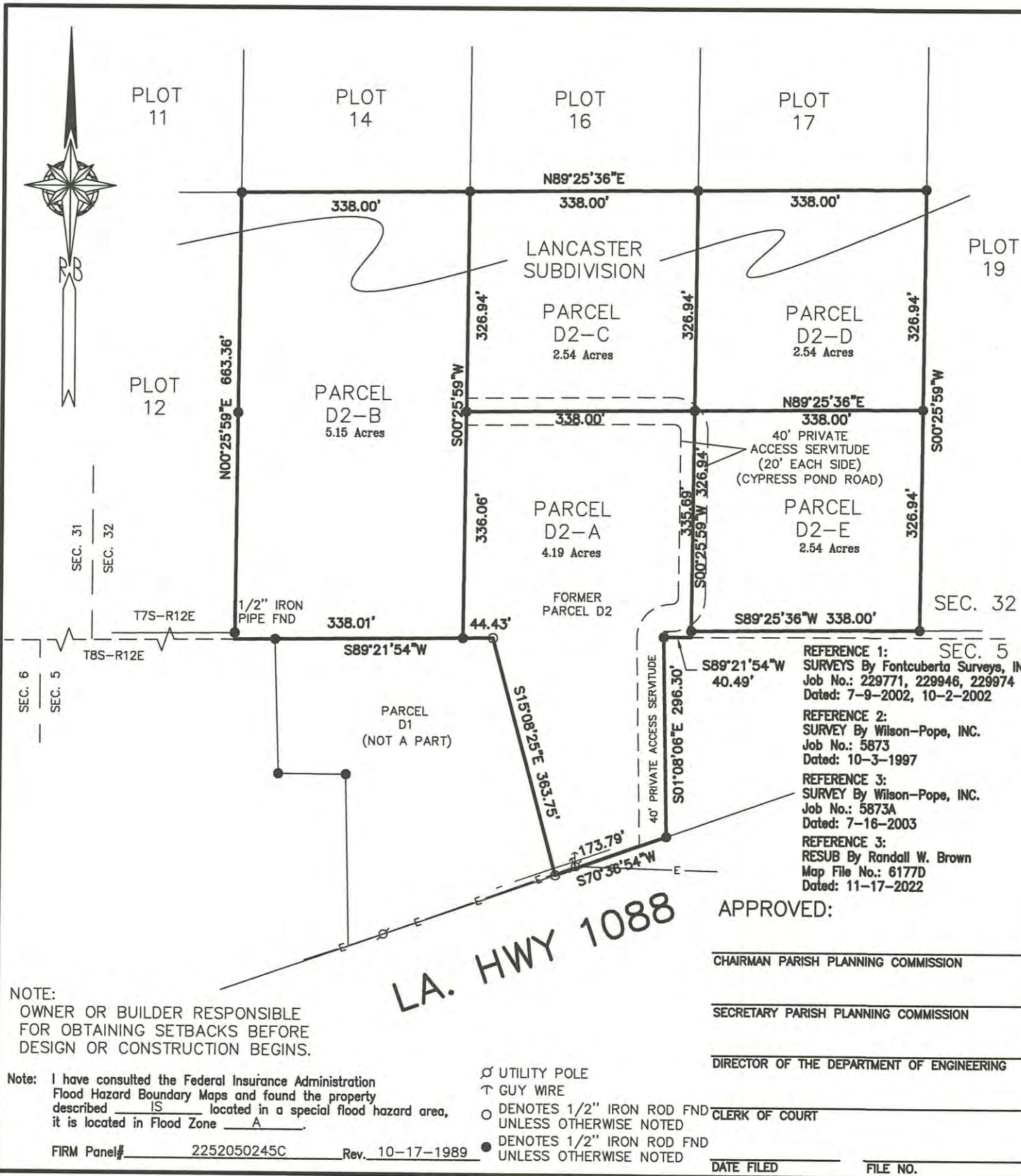
**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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.

*New Directions 2040*

**Coastal Conservation Area:** areas are within the Parish's Coastal Zones (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land





Resubdivision of  
PARCEL D2 \* SITUATED IN SEC. 5, T-8-S, R-12-E AND  
IN SEC. 32, T-7-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA  
INTO  
PARCELS D2-A, D2-B, D2-C, D2-D & D2-E

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**  
REG. NO. 04586  
REGISTERED PROFESSIONAL

**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 21, 2022  
Survey No. 21609  
Project No. (CR5) D21609.TXT

Scale: 1"= 200'±  
Drawn By: RJB  
Revised:



**PLANNING STAFF REPORT**  
2023-3218-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

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**Hearing:** February 14, 2023

**Posted:** January 31, 2023

**Determination:** Approved, Denied, Postponed

**Location:** The property is located at the end of Shubert Lane, Covington, Louisiana; S22, T6S, R12E, Ward: 10 Council District: 6

**Owners & Representatives:** James & Karen Young

**Engineer/Surveyor:** Randal W. Brown & Associates, Inc.

**Type of Development:** Rural/Residential



**Current Zoning**

A-2 Suburban District

**Total Acres**

10 acres

**# of Lots/Parcels**

Minor subdivision of Lots 1, 2, 3, 4, 5  
and a revoked portion of Shubert Ln into  
Lots 1-A & 5-A

**Surrounding Land Uses:**

Rural/Residential

**Flood Zone:**

Effective Flood Zone A2; Preliminary  
Flood Zone X; CDA

**STAFF COMMENTARY:**

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

The applicant is requesting to create two (2) lots from Lots 1, 2, 3, 4, 5 & revoked portion of Shubert Lane. The minor subdivision request requires a public hearing due to:

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

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

Planning Commission  
February 14, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

HL  
2023-3218-MSP



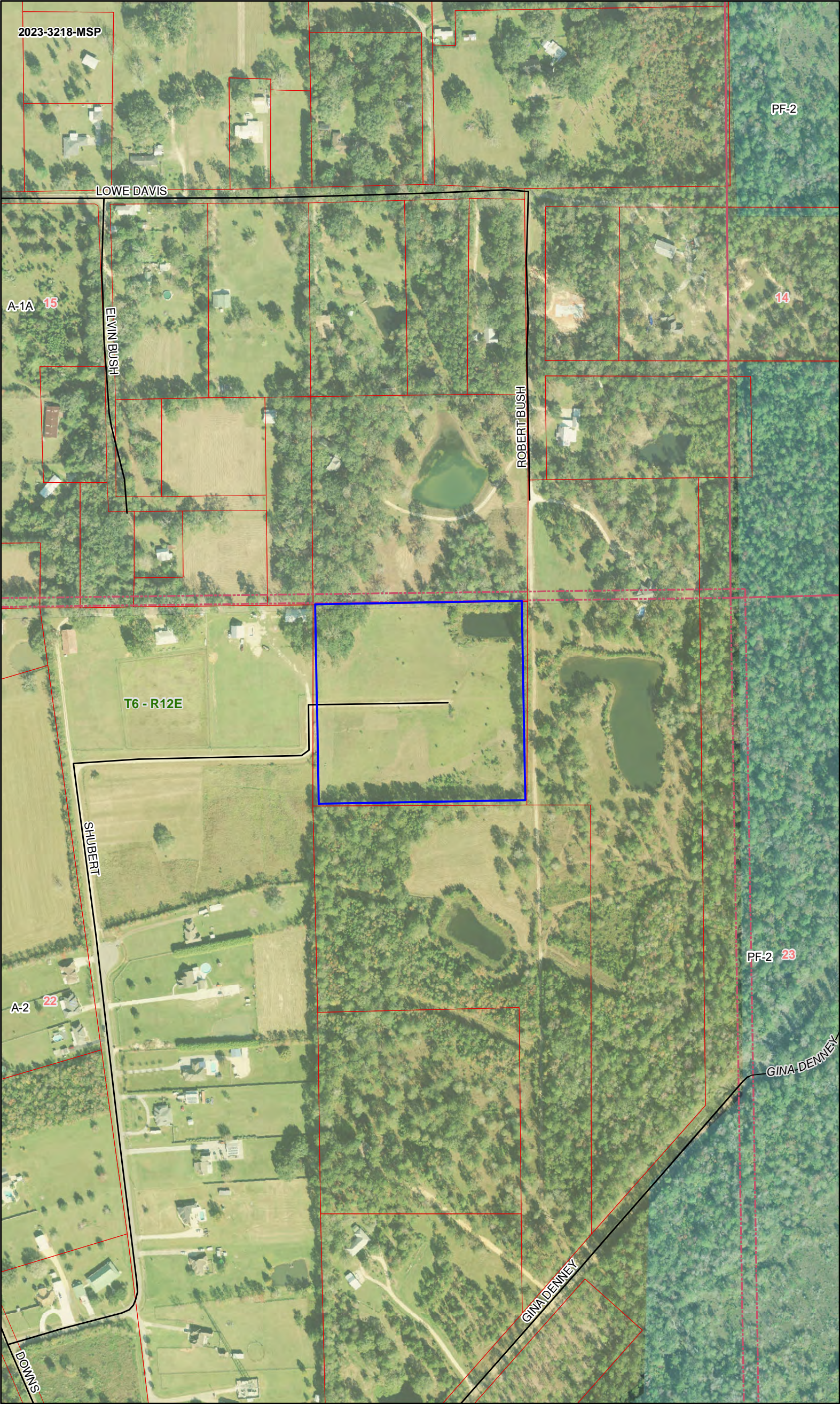
**PLANNING STAFF REPORT**  
2023-3218-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

**Rural & Agricultural:** areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.



2023-3218-MSP

PF-2

LOWE DAVIS

A-1A 15

ELVIN BUSH

14

ROBERT BUSH

T6 - R12E

SHUBERT

A-2 22

PF-2 23

GINA DENNEY

GINA DENNEY

DOWNS





**PLANNING STAFF REPORT**  
2023-3221-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

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**Commission Hearing:** February 14, 2023

**Posted:** January 26, 2023

**Determination:** Approved, Denied, Postponed

**Location:** The property is located on the northwest side of Pine Knoll Drive, east of LA Highway 40, Covington, Louisiana. Ward 2, District 2; S26, T5S, R11E

**Owner & Representative:** Kasey King

**Engineer/Surveyor:** Land Surveying, LLC

**Type of Development:** Rural/Residential



**Current Zoning**

A-3 Suburban District

**Total Acres**

.977 acres

**# of Lots/Parcels**

Minor subdivision of Parcel 5A into Lots  
5A-1 & 5A-2

**Surrounding Land Uses:**

Rural/Residential

**Flood Zone:**

Effective Flood Zone C; Preliminary  
Flood Zone X; Not CDA

**STAFF COMMENTARY:**

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

The applicant is requesting to create two (2) lots from Lot 5A. The minor subdivision request requires a public hearing due to:

- Lots 5A-1 & 5A-2 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.

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.



**PLANNING STAFF REPORT**  
2023-3221-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

**Rural & Agricultural:** areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

A-2

SHORT

ALEX

40

A-5

A-1A

A-2

T5-R11E

26

A-3

PINE KNOLL

1

2

29

27

25

23

21

3

4

HC-2

BARKER

OAK CREST

28

A-3

26

24

22

20

30

31

Minor Subdivision of Parcel 5A into Lots 5A-1 & 5A-2 in Section 26 T-5-S, R-11-E, St. Tammany Parish, Louisiana

The P.O.B. is reported to be East-1109.5; South-527.5'; N89°25'W-277.0'; N89°25'W-206.8'; S25°25'W-262.5'; N89°40'E-196.7' from the 1/4 corner common to Sections 26 & 27, T5S-R11E, St. Tammany Parish, La.

Final Approval:

Director, Dept. of Engineering

Secretary, Planning Commission

Chairman, Planning Commission

Clerk of Court

Date Filed      Map File No.

Any improvements on this property are not shown

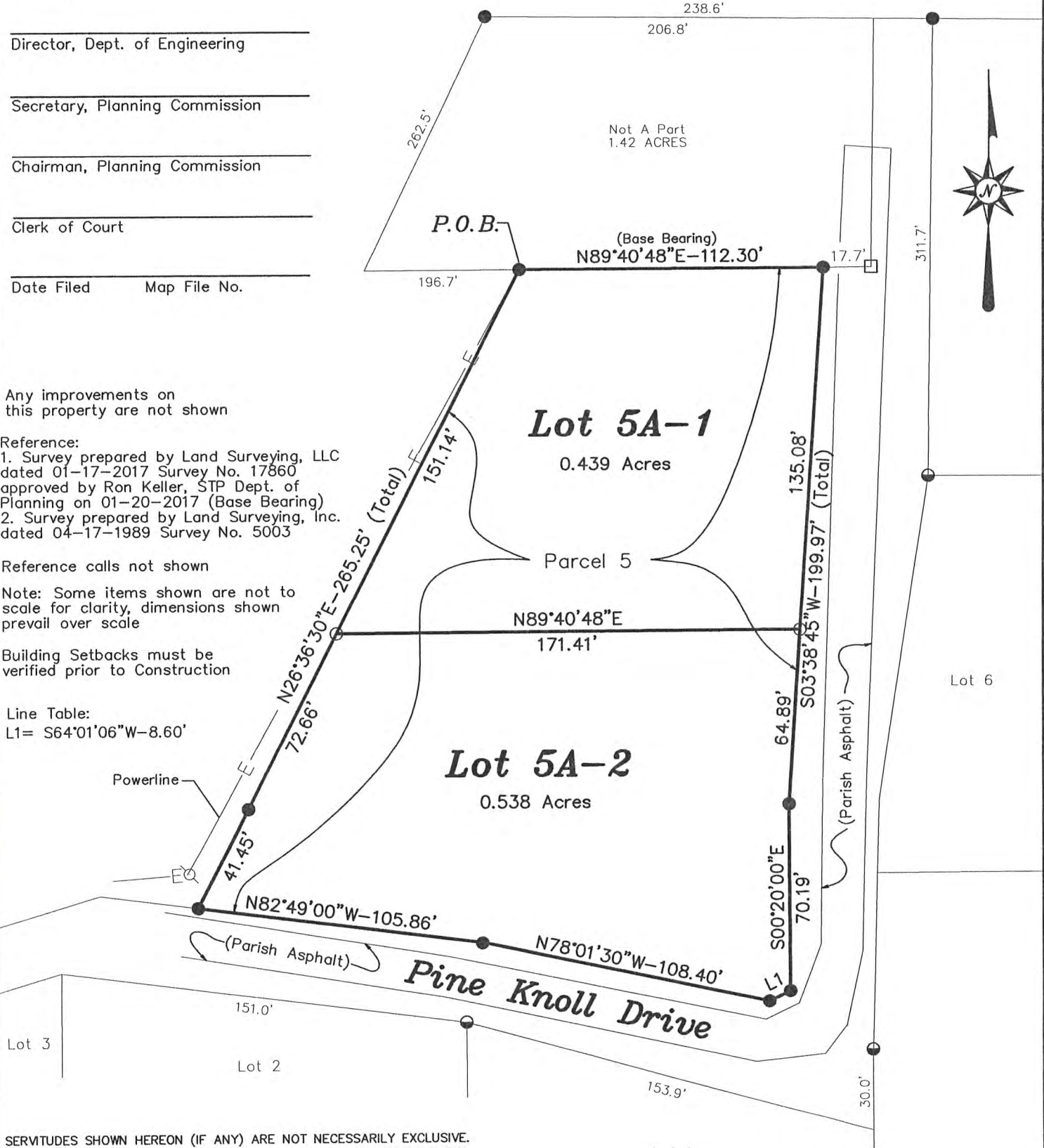
Reference:  
1. Survey prepared by Land Surveying, LLC dated 01-17-2017 Survey No. 17860 approved by Ron Keller, STP Dept. of Planning on 01-20-2017 (Base Bearing)  
2. Survey prepared by Land Surveying, Inc. dated 04-17-1989 Survey No. 5003

Reference calls not shown

Note: Some items shown are not to scale for clarity, dimensions shown prevail over scale

Building Setbacks must be verified prior to Construction

Line Table:  
L1= S64°01'06"W-8.60'



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:LXI.

LEGEND:  
● = Fnd. 5/8" Iron Rod  
⊙ = Fnd. 1/2" Iron Pipe  
□ = Fnd. Iron under asphalt  
○ = Set 1/2" Iron Rod

MAP PREPARED FOR **KASEY KING**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 26, T-5-S, R-11-E, ST. TAMMANY PARISH, LA.

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

STATE OF LOUISIANA

Bruce M. Butler, III

License No. 4894

CERTIFIED CORRECT

1-10-2023

BRUCE M. BUTLER, III

LOUISIANA PROFESSIONAL LAND SURVEYOR

LICENSE NO. 4894

SCALE: 1"= 50'

DATE: 01-10-2023

NUMBER: 21099

Terr3/KaseyKingminorsub



**PLANNING STAFF REPORT**  
2023-3228-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

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**Hearing:** February 14, 2023

**Posted:** January 27, 2023

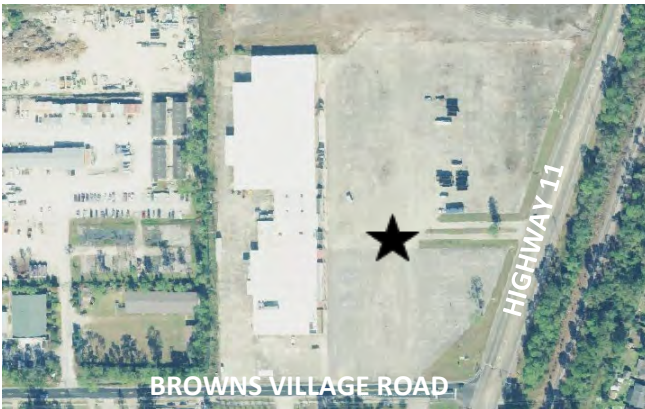
**Determination:** Approved, Denied, Postponed

**Location:** The property is located on the northwest corner of US Highway 11 & Brown's Village Road, Slidell, Louisiana. Ward 8, District 14; S26, T8S, R14E

**Owners & Representative:** Brown's Village Plaza, LLC & Felicity Center, LLC

**Engineer/Surveyor:** Kelly J. McHugh & Associates, Inc.

**Type of Development:** Rural/Residential



**Current Zoning**

HC-3 Highway Commercial District

**Total Acres**

14.171 acres

**# of Lots/Parcels**

Minor subdivision of Parcel BV-1 and an outparcel (1.083 acres) into Parcels BV-1A, BV-1B, BV-1C & BV-1D

**Surrounding Land Uses:**

Mixed-Use

**Flood Zone:**

Effective Flood Zone A1; Preliminary Flood Zone AE; CDA

**STAFF COMMENTARY:**

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

The applicant is requesting to create four (4) parcels from Parcel BV-1 and an outparcel (1.083 acres). The minor subdivision request requires a public hearing due to:

- Parcel BV-1 was previously part of a minor subdivision approved in March 2020 (2020-1778-MSA).
- Parcels BV-1C & BV-1D 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.

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.

Planning Commission  
February 14, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

HL  
2023-3228-MSP



**PLANNING STAFF REPORT**  
2023-3228-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

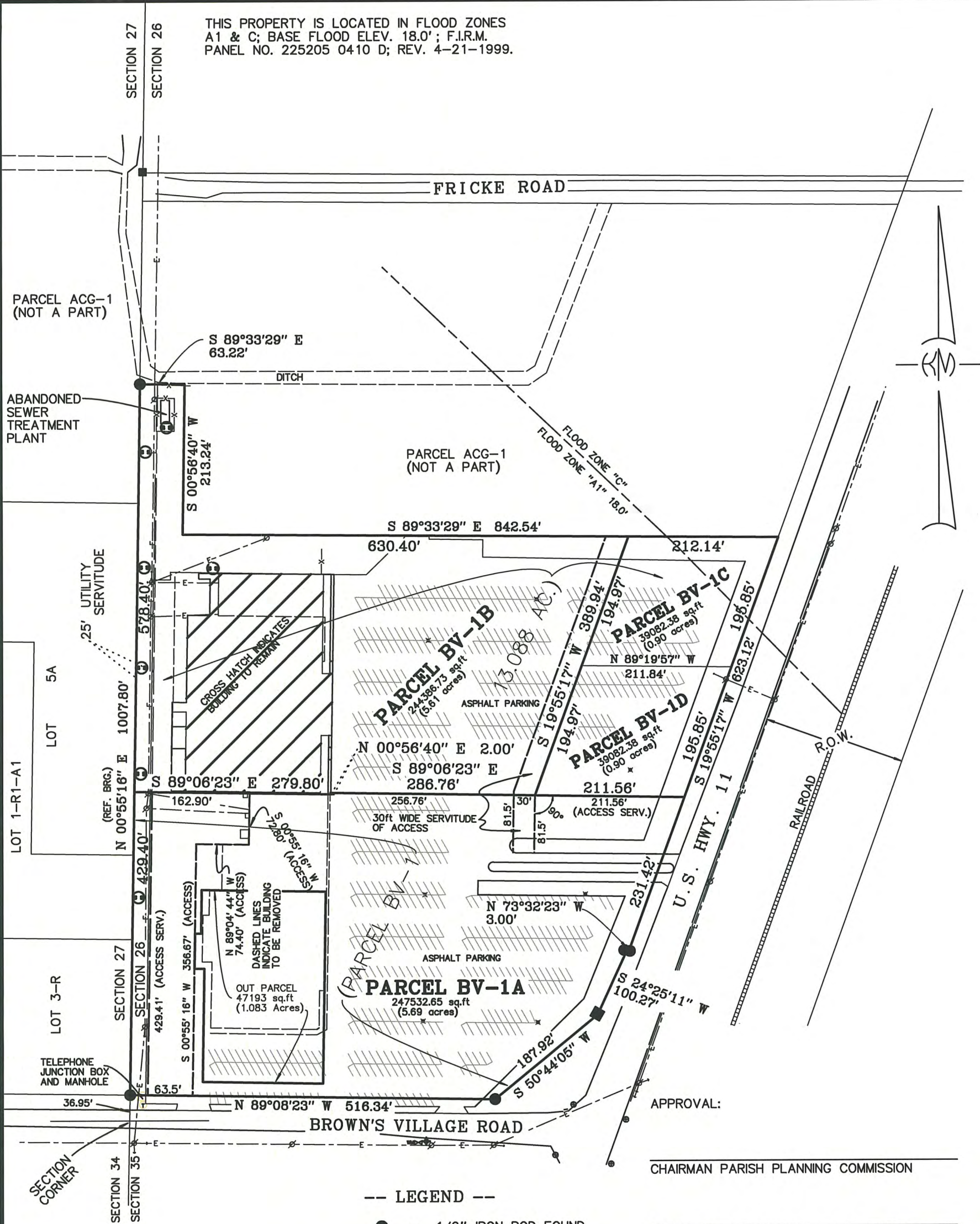
**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

**Commercial:** areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.



THIS PROPERTY IS LOCATED IN FLOOD ZONES  
A1 & C; BASE FLOOD ELEV. 18.0'; F.I.R.M.  
PANEL NO. 225205 0410 D; REV. 4-21-1999.



- LEGEND --
- = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET
  - = 3/4" IRON PIPE FOUND
  - ⊙ = SEWER MANHOLE

APPROVAL:

\_\_\_\_\_  
CHAIRMAN PARISH PLANNING COMMISSION

\_\_\_\_\_  
SECRETARY PARISH PLANNING COMMISSION

\_\_\_\_\_  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

\_\_\_\_\_  
DATE FILED FILE NO.

\_\_\_\_\_  
CLERK OF COURT

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

**KELLY J. McHUGH**  
License No. 4443  
PROFESSIONAL  
LAND SURVEYOR

01-10-23

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.

MINOR SUBDIVISION

PARCEL BV-1 (13.088 ac.)  
OF A PREVIOUS MINOR SUBDIVISION AND  
AN "OUT" PARCEL (1.083 AC.)  
INTO PARCELS BV-1A, BV-1B, BV-1C & BV-1D,  
ALL IN SECTION 26, T-8-S, R-14-E, G.L.D.,  
ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 150' DATE: 01-10-23  
DRAWN: DRJ JOB NO.: 07-294  
REVISED:

PREPARED FOR:

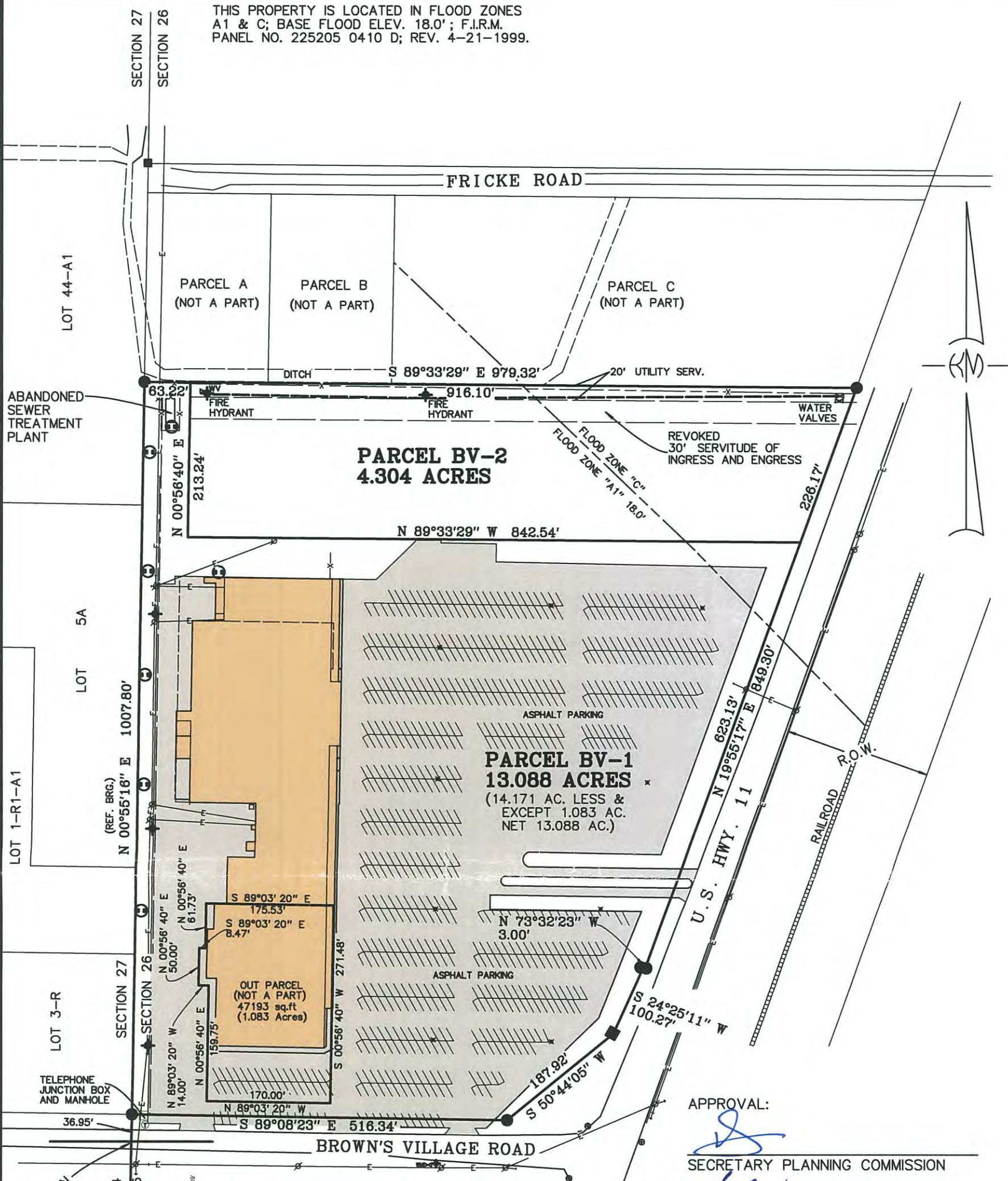
BROWN'S VILLAGE PLAZA LLC,

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

NOTE:  
1. ALL LOTS BV-1A to BV-1D WILL HAVE A RECORDED  
SERVITUDE/EASEMENT OF WAY ACROSS ALL OTHER LOTS.

REFERENCES:  
1. PLAT OF A MINOR SUBDIVISION BY THIS FIRM,  
FILED AS MAP FILE NO. 5918C, FILED 03-03-2020  
2. PLAT OF A MINOR SUBDIVISION OF ADJACENT PROPERTY  
BY THIS FIRM FILED AS MAP FILE NO. 5977A,  
FILED 12-02-2020

THIS PROPERTY IS LOCATED IN FLOOD ZONES  
A1 & C; BASE FLOOD ELEV. 18.0'; F.I.R.M.  
PANEL NO. 225205 0410 D; REV. 4-21-1999.



NOTE:  
THE OUT PARCEL HAS LEGAL AND PHYSICAL  
ACCESS VIA GRANT OF SERVITUDE DATED  
AUGUST 22, 1980 AND RECORDED AS COB 983, FOLIO 821

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.



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.

MINOR SUBDIVISION

A 17.329 ACRES PORTION OF  
BROWNS VILLAGE PLAZA INTO  
PARCELS BV-1 & BV-2, ALL IN  
SECTION 26, T-8-S, R-14-E, G.L.D.,  
ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 150' DATE: 01-09-20  
DRAWN: DRJ JOB NO.: 04-229-07-294  
REVISED: 02-10-20

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 3/4" IRON PIPE FOUND
- ⊙ = SEWER MANHOLE
- ⚡ = FIRE HYDRANT

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT  
OF ENGINEERING

03-03-2020 5918C  
DATE FILED FILE NO.

Pamela M. Tripp  
CLERK OF COURT  
Pamela M. Tripp, Deputy Clerk

REFERENCE:

1. A SURVEY OF BROWNS VILLAGE SQUARE, BY WILTON J. DUFRENE DATED 8-22-1980, REVISED 3-18-86. FROM WHICH SERVITUDES WERE TAKEN. NO SETBACKS SHOWN.
2. A. MINOR SUBDIVISION OF 6.103 ACRES, BY THIS FIRM, DATED 5-31-2007, JOB NO. 04-229-S. NO SERVITUDE OR SETBACKS SHOWN.
3. DEED FILED IN THE ST. TAMMANY PARISH, CLERK OF COURT. COB 320, FOLIO 393; SEE REVOCATION OF THE 30' R/W IN ORDINANCE NO. 460 RECORDED AS COB 508, FOLIO 313.
4. SURVEY BY JOHN E. BONNEAU & ASSOC., INC., DATED 09-09-1996, SURVEY NO. 96963.
5. PLAT OF JOHNNY F. SMITH MEMORIAL PARK, BY THIS FIRM, FILED 06-13-2006, MAP FILE NO. 4230.

PREPARED FOR:

BROWN'S VILLAGE PLAZA LLC,

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

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**PLANNING STAFF REPORT**  
2023-3230-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

**Hearing:** February 14, 2023

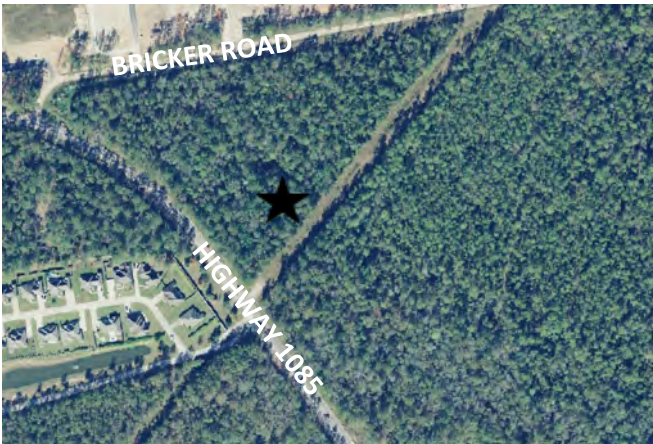
Posted: February 2, 2023

**Determination:** Approved, Denied, Postponed

**Location:** The property is located on the east side of LA Highway 1085, on the south side of Bricker Road and on the north and south sides of future Armstrong Pkwy, Covington, Louisiana. Ward 1, District 1; S46, T7S, R11E

**Owner & Representative:** All State Financial Company  
**Engineer/Surveyor:** Lowe Engineers

**Type of Development:** Rural/Residential



**Current Zoning**

PUD Planned Unit Development Overlay  
&

PBC-1 Planned Business Campus

**Total Acres** 35.33 acres

**# of Lots/Parcels**

Minor subdivision of Parcel 2 (10.95 ac),  
Parcel 3 (14.88 ac) & Parcel 4 (9.50 ac)  
into Parcels 2-A, 2-B, 3-A, 4-A & A-P

**Surrounding Land Uses:**

Undeveloped / Residential

**Flood Zone:**

Effective Flood Zone A; Preliminary  
Flood Zone AE; CDA

**STAFF COMMENTARY:**

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

The applicant is requesting to create five (5) parcels from Parcel 2 (10.95 ac), Parcel 3 (14.88 ac) & Parcel 4 (9.50 ac). The minor subdivision request requires a public hearing due to:

- Parcel 2 (10.95 ac), Parcel 3 (14.88 ac) & Parcel 4 (9.50 ac) were previously part of a minor subdivision approved in December 2021 (2021-2671-MSA).
- Parcel A-P is proposed to be created to allow for the construction of the Access Road, identified as Armstrong Parkway, to proposed Parcels 2-B, 3-A, 4-A.
- The proposed name of the access depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name "Armstrong Parkway." has been submitted and approved by St. Tammany Parish Communication District.



**PLANNING STAFF REPORT**  
2023-3230-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

1. Approval of the road name as Armstrong Parkway.
2. Install Street sign after completion of the construction of Armstrong Parkway.

*New Directions 2040*

**Mixed-Use:** areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.



LINE TABLE		
Line #	Length	Direction
L1	99.05'	N36°25'51"W
L2	158.13'	N54°33'41"E
L3	334.06'	S87°33'20"E
L4	1.18'	S2°05'25"E
L5	89.76'	N32°37'38"W
L6	64.04'	N2°44'16"E
L7	10.00'	S10°07'11"E
L8	80.08'	S35°26'19"E
L9	158.13'	S54°33'41"W
L10	85.88'	S2°05'25"E
L11	292.35'	N87°33'20"W
L12	90.22'	N2°05'25"W

CURVE TABLE				
Curve #	Length	Radius	Chord Bearing	Chord Length
C1	418.46'	1181.57'	N45°15'10"W	416.28'
C2	229.14'	1181.57'	N60°57'10"W	228.78'
C3	230.00'	1040.00'	S60°53'50"W	229.53'
C4	634.74'	960.00'	N7°30'10"E	623.24'
C5	4.38'	960.00'	N89°54'30"E	4.38'
C6	457.63'	1040.00'	S79°50'20"W	453.95'

APPROVALS:

CHAIRMAN – ST. TAMMANY PLANNING COMMISSION

SECRETARY – ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED                      MAP FILE NO.

Survey No. 21-140095E                      Drawn by: SAC                      Scale: 1" = 200'  
Date: DECEMBER 20, 2022                      Revised:                      Sheet:

PARCEL 2 (10.95 ACRES), PARCEL 3 (14.88 ACRES),

& PARCEL 4 (9.50 ACRES)

into  
PARCELS 2-A, 2-B, A-P, 3-A, & 4-A

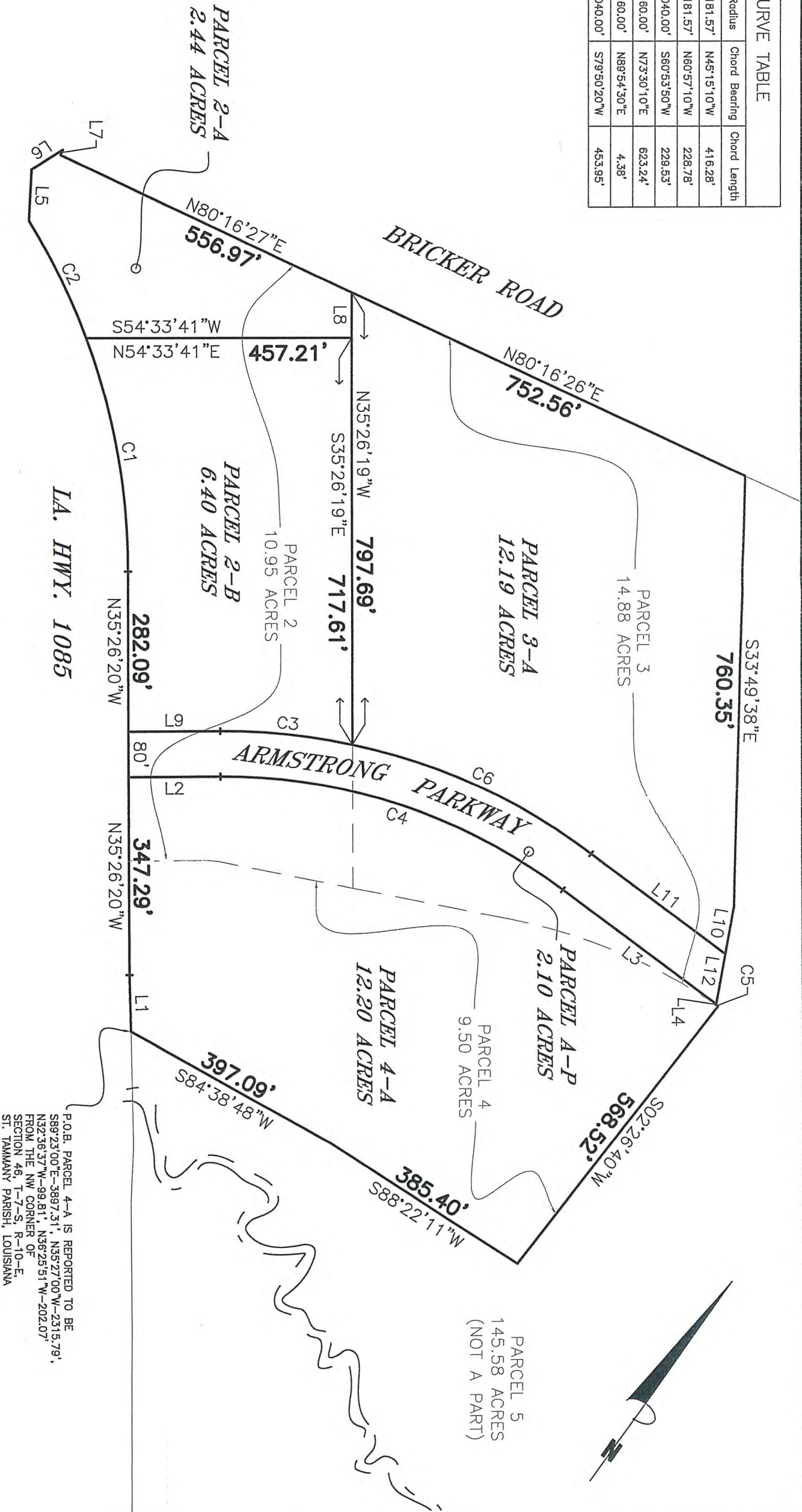
situated in

SECTION 46, T-7-S, R-11-E

St. Tammany Parish, Louisiana

for

ALL STATE FINANCIAL



REFERENCE SURVEY:

A Minor Subdivision Map of 196.37 Acres into Parcels 1-5, by this firm, dated 10/18/21, job #21-140095, Map File #6071, Recorded 12-20-2021

BASIS FOR BEARINGS/ANGLES:

The Reference Survey.

BUILDING SETBACKS

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

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

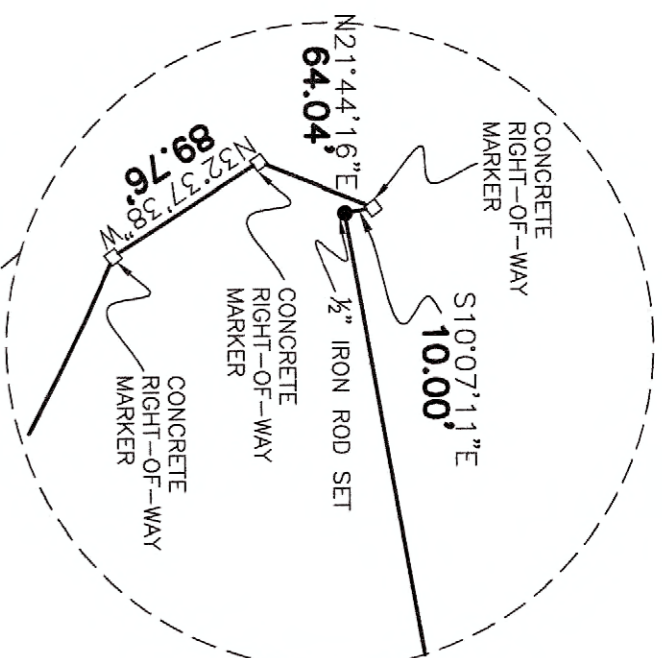
FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" & "A" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0210 C; Revised: OCTOBER 17, 1989

**LOWE**  
ENGINEERS

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

This Survey is Certified  
True and Correct By

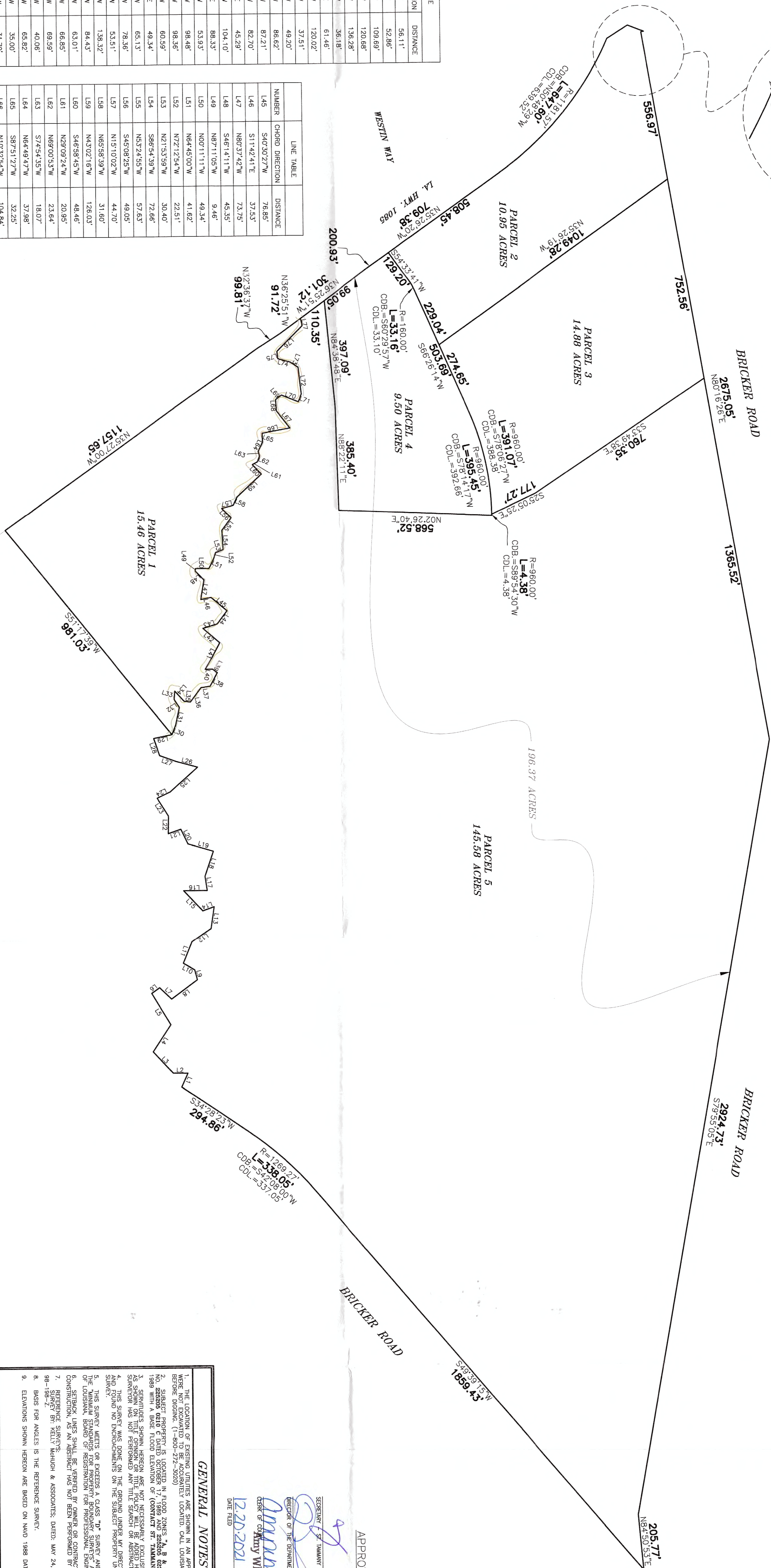
JOHN E. BONNEAU  
LICENSE NO. 4423  
PROFESSIONAL  
Surveyor  
John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423



LINE TABLE	
NUMBER	CHORD DIRECTION DISTANCE
L1	N85°43'07\"W 56.11'
L2	S00°43'26\"W 52.86'
L3	S46°41'05\"W 109.69'
L4	N66°27'09\"W 120.66'
L5	S59°03'39\"W 136.28'
L6	N35°23'57\"W 36.18'
L7	N43°46'45\"E 61.46'
L8	N26°29'22\"W 120.02'
L9	S75°24'07\"W 37.51'
L10	S29°57'14\"W 49.20'
L11	N67°45'39\"W 86.62'
L12	N33°59'19\"W 87.21'
L13	N81°19'33\"W 82.70'
L14	S19°54'06\"E 45.29'
L15	S46°47'34\"W 104.10'
L16	N00°01'53\"E 88.33'
L17	S81°25'29\"W 53.93'
L18	N17°00'57\"W 98.48'
L19	S16°17'50\"W 98.36'
L20	S64°19'32\"W 60.58'
L21	S18°46'20\"E 49.34'
L22	N88°55'04\"W 65.13'
L23	S58°13'28\"W 78.36'
L24	N25°24'41\"W 53.51'
L25	N41°51'42\"W 138.32'
L26	S15°08'57\"W 84.43'
L27	S20°05'50\"W 63.01'
L28	S70°41'03\"W 66.85'
L29	N11°37'21\"W 69.59'
L30	N68°07'35\"W 40.06'
L31	N77°54'04\"W 65.82'
L32	S57°25'39\"W 35.00'
L33	N85°37'54\"W 31.70'
L34	N47°58'10\"E 51.67'
L35	N07°55'42\"E 23.25'
L36	N52°52'52\"W 66.23'
L37	N08°41'36\"W 35.09'
L38	N61°55'42\"W 57.23'
L39	S33°54'05\"W 21.76'
L40	S00°32'13\"E 27.45'
L41	N62°11'36\"W 110.99'
L42	S41°38'38\"W 81.21'
L43	N16°28'15\"W 53.67'
L44	N53°21'06\"W 62.18'

LINE TABLE	
NUMBER	CHORD DIRECTION DISTANCE
L45	S40°30'27\"W 76.85'
L46	S11°42'41\"E 37.53'
L47	N80°37'42\"W 73.75'
L48	S46°41'11\"W 45.35'
L49	N87°11'05\"W 9.46'
L50	N00°11'11\"W 49.34'
L51	N64°45'00\"W 41.62'
L52	N72°12'54\"W 22.51'
L53	N21°53'59\"W 30.40'
L54	S86°54'39\"W 72.66'
L55	N53°24'55\"W 57.63'
L56	S45°08'25\"W 49.05'
L57	N15°10'02\"W 44.70'
L58	N65°36'39\"W 31.60'
L59	N43°02'16\"W 128.03'
L60	S46°58'45\"W 48.46'
L61	N28°09'24\"W 20.95'
L62	N69°00'53\"W 23.64'
L63	S74°54'35\"W 18.07'
L64	N64°48'47\"W 37.98'
L65	S87°51'27\"W 32.25'
L66	N10°32'54\"W 104.84'
L67	S52°13'09\"W 80.86'
L68	S86°24'02\"W 41.44'
L69	N36°53'03\"W 27.46'
L70	N22°18'43\"E 66.90'
L71	N69°31'31\"W 31.96'
L72	S83°44'32\"W 99.51'
L73	S33°42'00\"W 35.94'
L74	S15°56'33\"W 46.38'
L75	S83°38'02\"W 27.28'
L76	N45°23'26\"W 133.62'
L77	S77°13'05\"W 27.44'

NORTHWEST CORNER OF SECTION 46,  
TOWNSHIP 7 SOUTH, RANGE 10 EAST,  
ST. TAMMANY PARISH, LOUISIANA.



APPROVALS:

SECRETARY ST. TAMMANY PLANNING COMMISSION  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING  
*Annunziata*  
CLERK OF COURTY White, Deputy Clerk  
12-20-2021 16071  
DATE FILED MAP FILE NO.

GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL "800" BEFORE DIGGING. (1-800-272-2689) IN 5,000' ZONES "A, B & C" PER E.I.R.M. COMMUNITY NO. 220305 0210 E DATED OCTOBER 17, 1989 AND 220306 0250 E DATED OCTOBER 17, 1989 WITH A BASE FLOOD ELEVATION OF (CONTACT ST. TAMMANY PARISH FOR E.I.R.M.).
2. ALL UTILITIES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. UTILITIES OF RECORD SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. UTILITIES OF RECORD SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. UTILITIES OF RECORD SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE.
3. THIS SURVEY MEETS OR EXCEEDS A CLASS "20" SURVEY AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA. THESE STANDARDS SHALL BE APPLIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
4. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL. I HAVE FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON THIS SURVEY.
5. THIS SURVEY MEETS OR EXCEEDS A CLASS "20" SURVEY AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA. THESE STANDARDS SHALL BE APPLIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
6. THIS SURVEY MEETS OR EXCEEDS A CLASS "20" SURVEY AND IS IN ACCORDANCE WITH THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA. THESE STANDARDS SHALL BE APPLIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
7. REFERENCE SURVEYS:  
88-1827 BY KELLY MAHON & ASSOCIATES, DATED: MAY 24, 1995, DRAWING NO.: 88-1827.
8. BEARS FOR ANGLES IS THE REFERENCE SURVEY.
9. ELEVATIONS SHOWN HEREON ARE BASED ON LWD 1988 DATUM (GEOID 125).

SURVEYOR'S CERTIFICATION

I, **JOHN E. BONNEAU**, a duly qualified and Licensed Professional Land Surveyor, do hereby certify that I am the author of this map and that I have personally surveyed the land shown hereon and that the same is in accordance with the provisions of the Louisiana Surveying Act of 1989, Act No. 467, as amended, and the rules and regulations of the Louisiana Board of Surveying, and that I am not aware of any fraud or deception in the making of this map. My commission expires on 10/18/21.

JOHN E. BONNEAU  
Registered Professional Land Surveyor  
License No. 4423  
Expiration Registration No. 4423

SURVEYOR'S INFORMATION

**LOVE ENGINEERS**  
Professional Land Surveyors - Planners - Consultants  
1011 NORTH CAUSEWAY BLVD., SUITE 34, WABOULE LA 70471  
(985) 845-1012 • (985) 845-1013 • FAX No.: (985) 845-1778  
www.love-engineers.com e-mail: info@love-engineers.com

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DRAWN BY	SPH
DATE	02/11/21
REVISION	DATE
OFFICE	10/18/21
CHECKED	JEB
SCALE	1" = 200'
SURVEY #	21-140095

Survey for:	ALL STATE FINANCIAL
Property:	A MINOR SUBDIVISION MAP OF 196.37 ACRES INTO PARCELS 1-5 SITUATED IN SECTION 46, T7S-R11E, ST. TAMMANY PARISH, LOUISIANA.
SHEET NUMBER	1 OF 1

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# **RESUBDIVISION REVIEW**

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**PLANNING STAFF REPORT**  
2023-3215-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

---

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

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**Hearing:** February 14, 2023

**Posted:** January 31, 2023

**Determination:** Approved, Denied, Postponed

**Location:** The property is located on the southeast corner of Lakeshore Blvd East and Lakeshore Blvd South, Slidell, Louisiana. Ward 9, District 13; S34, T9S, R14E

**Owner & Representative:** Citizens Savings Bank – Glenn Magee Sr., Vice-President and NS-DMT Holding, LLC and LS-WW2, LLC – Robert L. Torres, Jr., Manager

**Engineer/Surveyor:** R. W. Krebs Professional Land Surveying, LLC

**Type of Development:** Mixed-Use



**Current Zoning.**

PUD Planned Unit Development Overlay

**Total Acres**

212.587 acres

**# of Lots/Parcels**

Resubdivision of Tracts P2-1 & P2-2 of Phase 2-A and Tract WW-2 into Tracts P2-1-A & P2-2-A of Phase 2-A & Tract WW-2-A Lakeshore Estates

**Surrounding Land Uses:**

Mixed-Use

**Flood Zone:**

Effective Flood Zone V12; Preliminary Flood Zone AE; CDA

**STAFF COMMENTARY:**

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

The owner is requesting to create three (3) tracts from Tracts P2-1 & P2-2 of Phase 2-A and Tract WW-2. The public hearing is required considering that:

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



**PLANNING STAFF REPORT**  
2023-3215-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

**Residential: Medium-Intensity:** Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

**Commercial:** areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

2023-3215-MRP

PARCEL 2B

PUD

HARBOR CENTER

PARCEL C-C

PARCEL P-R

TRACTA

T9 - R14E

34

P2-3

P2-5

P2-1

P2-2

PUD

438

439

440

441

442

443

444

445

446

447

448

MARINA VILLA

449

450

451

452

453

454

239

T10 - R14E

238

237

236

235

234

TRACTA

TRACTA

Not a Part

326

325

324

323

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SUNRISE

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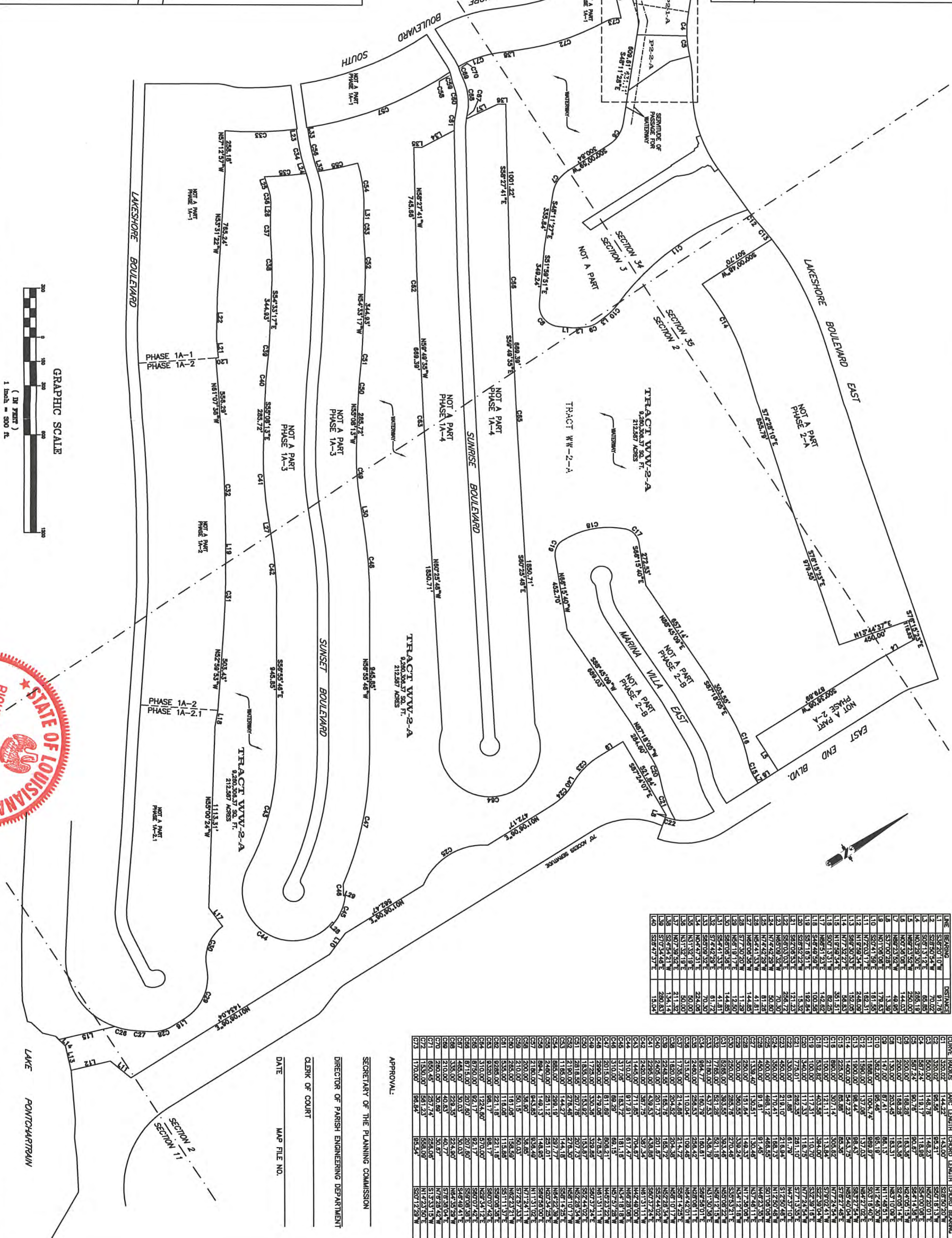
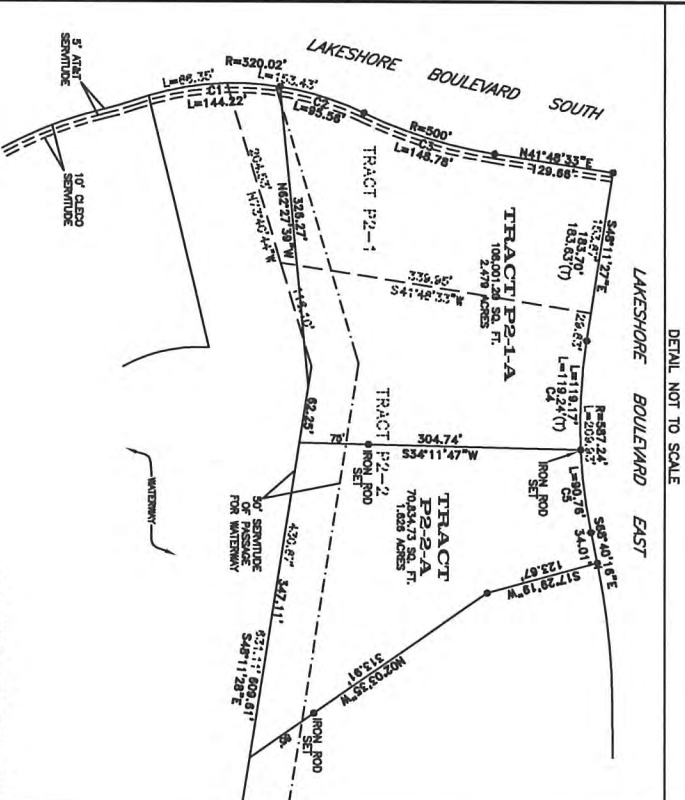
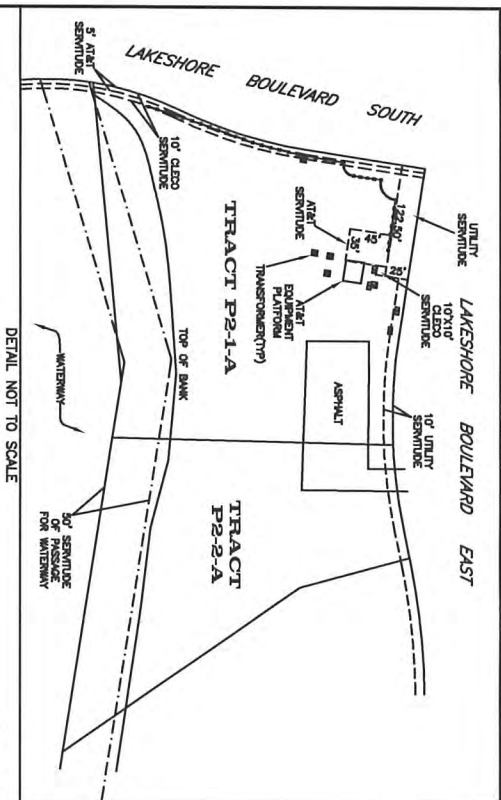
244

B

OAK HARBOR

LAKESHORE

LAKESHORE



LINE	REMARK	DISTANCE
1	STATION 10+0	91.78
2	STATION 95+0	70.02
3	STATION 90+0	60.00
4	STATION 85+0	50.00
5	STATION 80+0	40.00
6	STATION 75+0	30.00
7	STATION 70+0	20.00
8	STATION 65+0	10.00
9	STATION 60+0	0.00
10	STATION 55+0	10.00
11	STATION 50+0	20.00
12	STATION 45+0	30.00
13	STATION 40+0	40.00
14	STATION 35+0	50.00
15	STATION 30+0	60.00
16	STATION 25+0	70.00
17	STATION 20+0	80.00
18	STATION 15+0	90.00
19	STATION 10+0	100.00
20	STATION 5+0	110.00
21	STATION 0+0	120.00
22	STATION 0+0	130.00
23	STATION 0+0	140.00
24	STATION 0+0	150.00
25	STATION 0+0	160.00
26	STATION 0+0	170.00
27	STATION 0+0	180.00
28	STATION 0+0	190.00
29	STATION 0+0	200.00
30	STATION 0+0	210.00
31	STATION 0+0	220.00
32	STATION 0+0	230.00
33	STATION 0+0	240.00
34	STATION 0+0	250.00
35	STATION 0+0	260.00
36	STATION 0+0	270.00
37	STATION 0+0	280.00
38	STATION 0+0	290.00
39	STATION 0+0	300.00
40	STATION 0+0	310.00

LINE	NO.	NAME	AGE	HEIGHT	WEIGHT	HAIR	COMPLEXION	COMMENTS
1	10005	JOHN	17	5'10"	150	B	F	GOOD
2	10006	JOHN	17	5'10"	150	B	F	GOOD
3	10007	JOHN	17	5'10"	150	B	F	GOOD
4	10008	JOHN	17	5'10"	150	B	F	GOOD
5	10009	JOHN	17	5'10"	150	B	F	GOOD
6	10010	JOHN	17	5'10"	150	B	F	GOOD
7	10011	JOHN	17	5'10"	150	B	F	GOOD
8	10012	JOHN	17	5'10"	150	B	F	GOOD
9	10013	JOHN	17	5'10"	150	B	F	GOOD
10	10014	JOHN	17	5'10"	150	B	F	GOOD
11	10015	JOHN	17	5'10"	150	B	F	GOOD
12	10016	JOHN	17	5'10"	150	B	F	GOOD
13	10017	JOHN	17	5'10"	150	B	F	GOOD
14	10018	JOHN	17	5'10"	150	B	F	GOOD
15	10019	JOHN	17	5'10"	150	B	F	GOOD
16	10020	JOHN	17	5'10"	150	B	F	GOOD
17	10021	JOHN	17	5'10"	150	B	F	GOOD
18	10022	JOHN	17	5'10"	150	B	F	GOOD
19	10023	JOHN	17	5'10"	150	B	F	GOOD
20	10024	JOHN	17	5'10"	150	B	F	GOOD
21	10025	JOHN	17	5'10"	150	B	F	GOOD
22	10026	JOHN	17	5'10"	150	B	F	GOOD
23	10027	JOHN	17	5'10"	150	B	F	GOOD
24	10028	JOHN	17	5'10"	150	B	F	GOOD
25	10029	JOHN	17	5'10"	150	B	F	GOOD
26	10030	JOHN	17	5'10"	150	B	F	GOOD
27	10031	JOHN	17	5'10"	150	B	F	GOOD
28	10032	JOHN	17	5'10"	150	B	F	GOOD
29	10033	JOHN	17	5'10"	150	B	F	GOOD
30	10034	JOHN	17	5'10"	150	B	F	GOOD
31	10035	JOHN	17	5'10"	150	B	F	GOOD
32	10036	JOHN	17	5'10"	150	B	F	GOOD
33	10037	JOHN	17	5'10"	150	B	F	GOOD
34	10038	JOHN	17	5'10"	150	B	F	GOOD
35	10039	JOHN	17	5'10"	150	B	F	GOOD
36	10040	JOHN	17	5'10"	150	B	F	GOOD
37	10041	JOHN	17	5'10"	150	B	F	GOOD
38	10042	JOHN	17	5'10"	150	B	F	GOOD
39	10043	JOHN	17	5'10"	150	B	F	GOOD
40	10044	JOHN	17	5'10"	150	B	F	GOOD
41	10045	JOHN	17	5'10"	150	B	F	GOOD
42	10046	JOHN	17	5'10"	150	B	F	GOOD
43	10047	JOHN	17	5'10"	150	B	F	GOOD
44	10048	JOHN	17	5'10"	150	B	F	GOOD
45	10049	JOHN	17	5'10"	150	B	F	GOOD
46	10050	JOHN	17	5'10"	150	B	F	GOOD
47	10051	JOHN	17	5'10"	150	B	F	GOOD
48	10052	JOHN	17	5'10"	150	B	F	GOOD
49	10053	JOHN	17	5'10"	150	B	F	GOOD
50	10054	JOHN	17	5'10"	150	B	F	GOOD
51	10055	JOHN	17	5'10"	150	B	F	GOOD
52	10056	JOHN	17	5'10"	150	B	F	GOOD
53	10057	JOHN	17	5'10"	150	B	F	GOOD
54	10058	JOHN	17	5'10"	150	B	F	GOOD
55	10059	JOHN	17	5'10"	150	B	F	GOOD
56	10060	JOHN	17	5'10"	150	B	F	GOOD
57	10061	JOHN	17	5'10"	150	B	F	GOOD
58	10062	JOHN	17	5'10"	150	B	F	GOOD
59	10063	JO						

**APPROVAL:**

SECRETARY OF THE PLANNING COMMISSION

**DIRECTOR OF PARISH ENGINEERING DEPARTMENT**

CLERK OF COURT

<b>DATE</b>	<b>MAP FILE NO.</b>
-------------	---------------------



RICHMOND

MADE AT THE REQUEST OF JONES FUSSELL, LLP  
BY: *Richard W. Krebs*  
RICHMOND W. KREBS, SR., PLS. No. 4836

**R.W. KREIBS**  
PROFESSIONAL LAND SURVEYING, LLC  
RICHMOND W. KREIBS, SR., PLS  
3445 N. CAUSEWAY BLVD, SUITE 201  
MIDLAND, TEXAS 79706  
PHONE: (817) 389-0916  
FAX: (817) 389-0916  
E-MAIL: [info@rwkreibs.com](mailto:info@rwkreibs.com)  
WEB: [www.rwkreibs.com](http://www.rwkreibs.com)

RESUBDIVISION SURVEY  
TRACTS P2-1 AND P2-2 OF  
PHASE 2-A AND TRACT  
WW-2 INTO TRACTS P2-1  
AND P2-2-A OF PHASE 2  
AND WW-2-A  
LAKESHORE ESTATES  
ST. TAMMANY PARISH, 1

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT OF 1968, CHAPTER 29 FOR A SURVEY OF THE LANDS OF THE STATE OF ALABAMA. THE SURVEY IS BEING SUBMITTED IN ALABAMA AS A COMPLETE SURVEY. THE SURVEY IS BEING SUBMITTED IN ALABAMA AS A COMPLETE SURVEY. THE SURVEY IS BEING SUBMITTED IN ALABAMA AS A COMPLETE SURVEY.

MADE AT THE REQUEST OF JONES, RUSSEL, LLP

BY: *Richard W. Jones*

RICHARD W. JONES, SR., P.L.S. No. 4436

REFERENCE NOTES	
ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1: PLAN OF SURVEY BY R.W. NOVEMBER 15, 2017	
DATE: NOVEMBER 29, 2022	1
SCALE: 1" = 300'	1
SUB & 2223463	1

[illegible]

**ELEVATION NOTES**

THIS IS CERTAIN THAT SUBJECT PROPERTY IS LOCATED IN THE  
FLOOD ZONE. THE BASE FLOOD ELEVATION RATE MAY VARY  
(FIRM) DATED: 11/22/2006 LOUISIANA FLOOD ZONE: AE  
BASE FLOOD ELEVATION: 13'  
COMMUNITY PANEL # 225205 0035 D

**NOTE:**  
SOME PLANS MAY NOT BE TO SCALE FOR CLARITY.  
DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE.  
FINISHES ARE SHOWN FOR GENERAL INFORMATION PURPOSES  
ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION



**PLANNING STAFF REPORT**  
2023-3220-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

---

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stp.gov.org/planning](http://stp.gov.org/planning)

---

**Commission Hearing:** February 14, 2023

**Posted:** January 30, 2023

**Determination:** Approved, Denied, Postponed

**Location:** The property is located on the north side of Riverdale Drive, north of Whippoorwill Drive, Covington, Louisiana. Ward 1, District 1; S50, T7S, R11E

**Owner & Representative:** Tchefuncta Club Estates Subdivision – Townsend Underhill and Brian Laborde

**Engineer/Surveyor:** John G. Cummings and Associates

**Type of Development:** Residential



**Current Zoning**

A-2 Suburban District

**Total Acres**

1.575 acres

**# of Lots/Parcels**

Resubdivision of Lot 391, a portion of an unnamed street & a portion of a 15-foot reserved area into Lot 391-A, Square 19, Tchefuncta Club Estates

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone C; Preliminary Flood Zone X; Not CDA

**STAFF COMMENTARY:**

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

The owner is requesting to create one (1) lot from Lot 391, a portion of an unnamed street & a portion of a 15-foot reserved area. The public hearing is required considering that:

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

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

1. Provide no objection letter from Bellsouth, since the existing Bellsouth infrastructure currently located Right of way to proposed to be move on private property.

Planning Commission  
February 14, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

HL  
2023-3220-MRP



**PLANNING STAFF REPORT**  
2023-3220-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

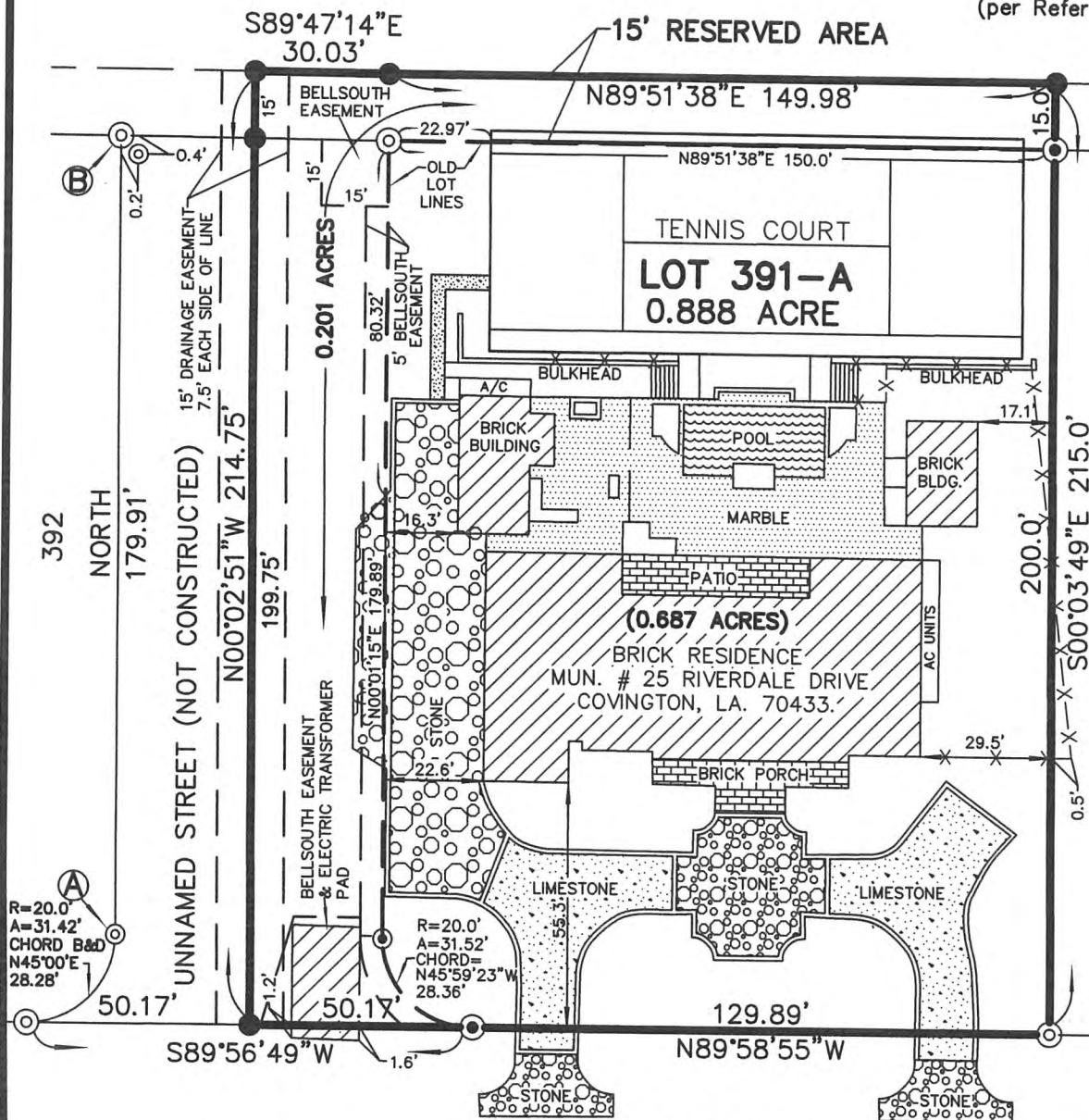
**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

**Residential: Medium-Intensity:** Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.



REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
NORTH  
(per Reference Survey)



SQUARE 19

390

**BUILDING SETBACK LINES**

FRONT = 50'  
SIDE = 15'  
REAR = 25'

**RIVERDALE DRIVE (ASPHALT)**  
(60' R.O.W.)

**LEGEND**

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

APPROVAL:

**NOTES:**

1. This property is located in Flood Zone B, per F.E.M.A. Map No. 225205 0240 E, dated August 16, 1995.
3. Building Setback Lines must be verified by the St. Tammany Parish Planning Department.

**REFERENCE SURVEY:**

Survey for Brian & Elisabeth Laborde, First American Title Insurance, and Rodrigue & Rodrigue by John G. Cummings, Surveyor, dated 8-31-2022, revised 9-7-2022.

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.

CHAIRMAN OF THE PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(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: **BRIAN & ELISABETH LABORDE, FIRST AMERICAN TITLE INSURANCE, COMPANY & RODRIGUE & RODRIGUE.**

SHOWING A SURVEY OF: A RESUBDIVISION OF LOT 391, A PORTION OF AN UNNAMED STREET, AND A PORTION OF A 15' RESERVED AREA, INTO LOT 391-A, SQUARE 19, TCHEFUNCTA CLUB ESTATES, LOCATED IN SECTION 50, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 40'

JOB NO. 22184-RSB

DATE: 9-21-2022

REVISED: 10-25-2022  
SHOWING EASEMENTS 9-27-2022



January 27, 2023

Townsend & Jamie Underhill  
26 Mistletoe Drive  
Covington, LA 70433

Re: 26 Mistletoe Drive

Dear Mr. & Mrs. Underhill

Consistent with a TCE Board vote to unanimously approve the acquisition of property this is to inform you that Tchefuncta Club Estates has no objection to this purchase. The terms and purchase price will be detailed in other documents from our attorney Paul Mayronne.

The purchase price of \$18,433 plus all related cost will be your responsibility and will be detailed to you under separate cover.

Sincerely yours,

A handwritten signature in blue ink, appearing to read 'Brian Laborde', is positioned above the printed name.

Brian Laborde  
President, Tchefuncta Club Estates

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**PLANNING STAFF REPORT**  
2023-3227-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

**Commission Hearing:** February 14, 2023

**Posted:** January 30, 2023

**Determination:** Approved, Denied, Postponed

**Location:** The property is located on the north, east and west sides of Corso Lane, north of J. F. Smith Avenue, Slidell, Louisiana. Ward 9, District 14; S27, T8S, R14E

**Owner:** JFS Business Park, LLC - Christopher R. Jean

**Representative:** Jeffrey Schoen

**Engineer/Surveyor:** Kelly J. McHugh & Associates, Inc.

**Type of Development:** Industrial



**Current Zoning**

I-2 Industrial District

**Total Acres**

25.18 acres

**# of Lots/Parcels**

Resubdivision of Lot 52 and a portion of a 60 right of way into Lots 52-A, 52-B, 52-C & 52-D

**Surrounding Land Uses:**

Industrial

**Flood Zone:**

Effective Flood Zone A1; Preliminary Flood Zone AE; CDA

**STAFF COMMENTARY:**

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

The owner is requesting to create four (4) lots from Lot 52 and a portion of a 60 foot right of way. The public hearing is required considering that:

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

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

1. Survey should read as follow: A RESUBDIVISION OF LOT 52 AND A PORTION OF A 60FT RIGHT OF WAY INTO LOTS 52-A, 52-B, 52-C AND CORSO LANE RIGHT OF WAY.
2. Note that Dedication language for Corso Lane shall be added to the plat with owner signature.



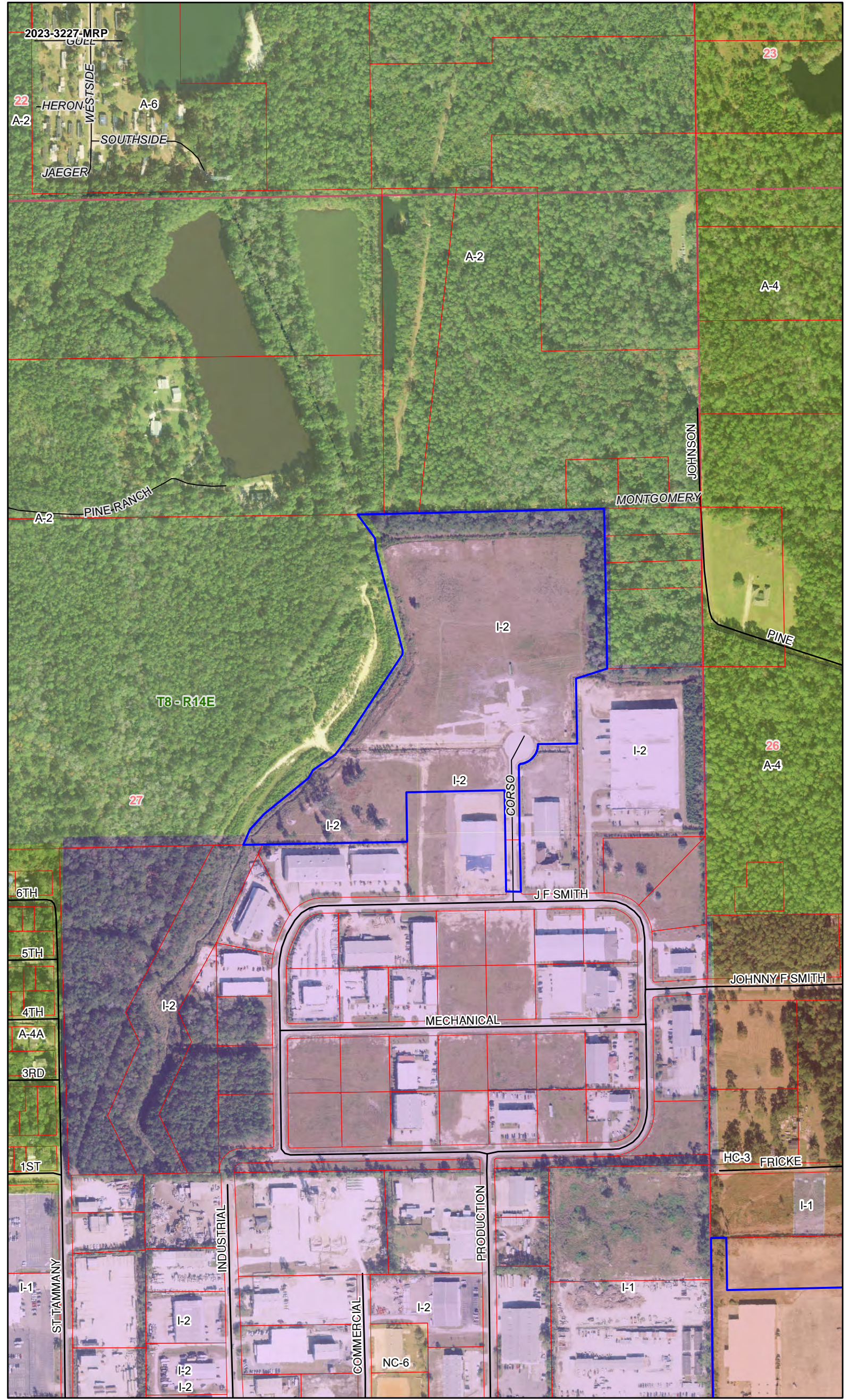
**PLANNING STAFF REPORT**  
2023-3227-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

**Manufacturing & Logistics:** areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high capacity transportation corridors.



2023-3227-MRP

GULL

22

A-2

HERON

WESTSIDE

A-6

SOUTHIDE

JAEGER

23

A-2

A-4

JOHNSON

MONTGOMERY

A-2

PINE RANCH

PINE

T8-R14E

I-2

I-2

I-2

I-2

26

A-4

27

6TH

5TH

4TH

A-4A

3RD

1ST

I-2

JF SMITH

JOHNNY F SMITH

MECHANICAL

HC-3 FRICKE

I-1

I-1

I-2

NC-6

I-2

I-2

I-2

COMMERCIAL

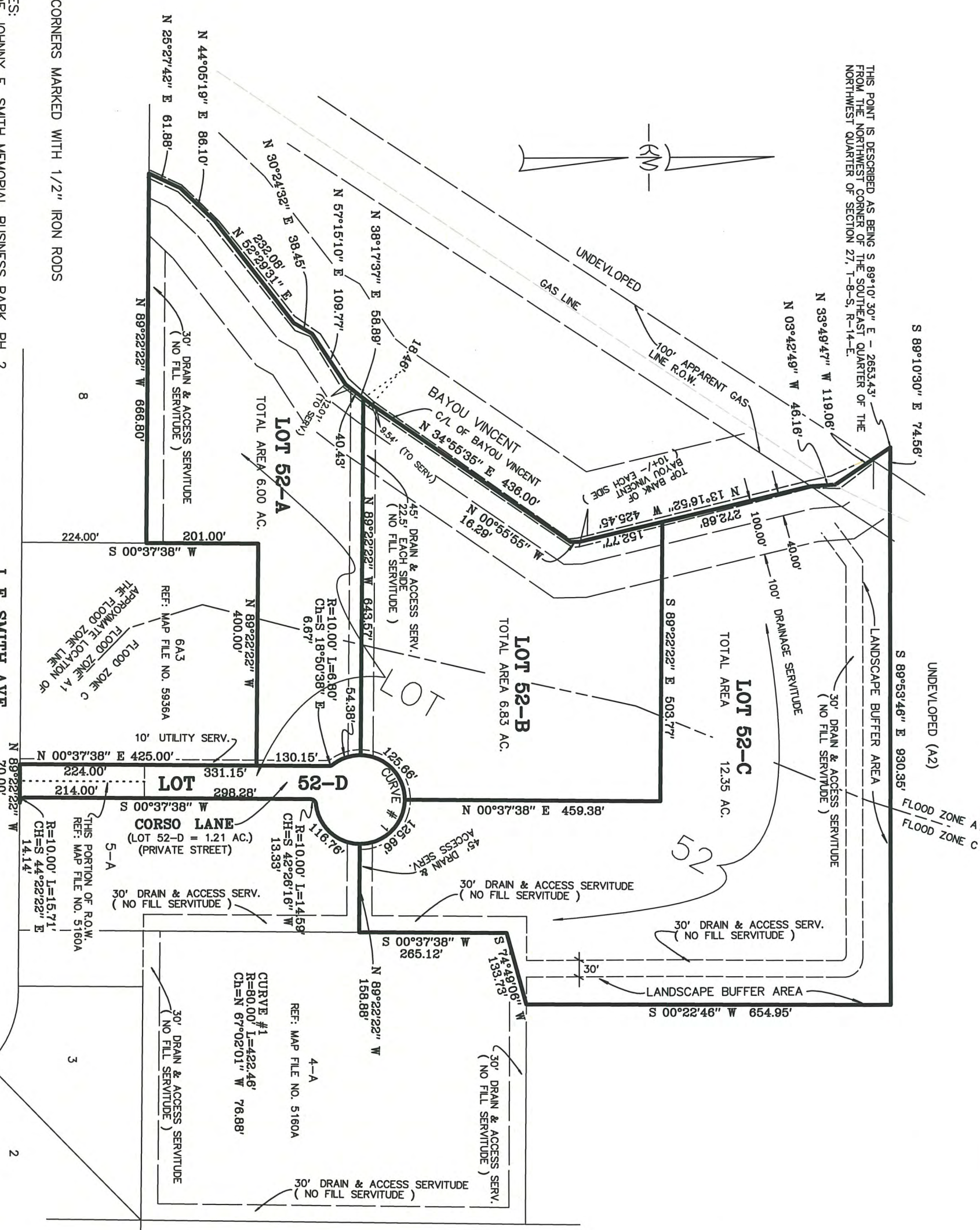
PRODUCTION

INDUSTRIAL

ST TAMMANY



THIS POINT IS DESCRIBED AS BEING S 89°10'30" E - 2653.43' FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 27, T-8-S, R-14-E.



NOTE:  
ALL LOT CORNERS MARKED WITH 1/2" IRON RODS

- REFERENCES:
1. PLAT OF JOHNNY F. SMITH MEMORIAL BUSINESS PARK, PH. 2, BY THIS FIRM, FILED FOR RECORD 10-07-2022, MAP NO. 6168
  2. PLAT OF A RESUBDIVISION BY THIS FIRM, FILED FOR RECORD 04-02-2013, MAP NO. 5160A

J. F. SMITH AVE.

CORSO LANE  
(LOT 52-D = 1.21 AC.)  
(PRIVATE STREET)

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

KELLY J. McHUGH  
License No 4445  
PROFESSIONAL

01-11-23

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

## A RESUBDIVISION OF

PREPARED FOR: JF SMITH BUSINESS PARK, LLC

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

LOT 52 AND A PORTION OF 60ft. RIGHT OF WAY INTO LOTS 52-A, 52-B & 52-C AND 52-D ALL IN JOHNNY F. SMITH MEMORIAL BUSINESS PARK, PHASE 2, SECTION 27, T-8-S, R-14-E, G.L.D. ST. TAMMANY PARISH, LOUISIANA

SCALE:	1" = 200'	DATE:	01-11-23
DRAWN:	DRJ	JOB NO.:	22-350
REVISED:			

# **TENTATIVE SUBDIVISION REVIEW**

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**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
***(As of February 7, 2023)***

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)  
                                                                           X   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**

Staff recommends a postponement of this proposed Tentative Subdivision submittal request to allow for additional time to submit to outstanding documentation, and obtain the necessary Board of Adjustment Variances outlined in the comments and informational items below.

This case was previously postponed at the October 11, 2022 and November 9, 2022 Planning Commission meetings for one month and at the December 13, 2022 Planning Commission meeting for two months.

### **General Comments:**

1. A Traffic Impact Analysis (T.I.A.) is required for this development in accordance with STP Ordinance Section 125-160 and was received by this office on Nov. 28, 2022 and is currently under review.
2. Provide “will serve” letters from Tammany Utilities regarding water and sewer services for the proposed development.
3. A Board of Adjustment (B.O.A.) variance is required for the setbacks to the existing utility tower and associated buildings/structures in accordance with Section 130-2213(41)(a)(2)(iii)(B) “towers shall be set back from the property line a distance equal to the height of the tower or shall conform with the setbacks established from the underlying zoning district, whichever is greater”, as well as Section 130-2213(41)(a)(2)(iii)(D) “all buildings and other structures to be located on the same property as a tower shall conform with the setbacks established for the underlying zoning district”.

### **Informational Items**

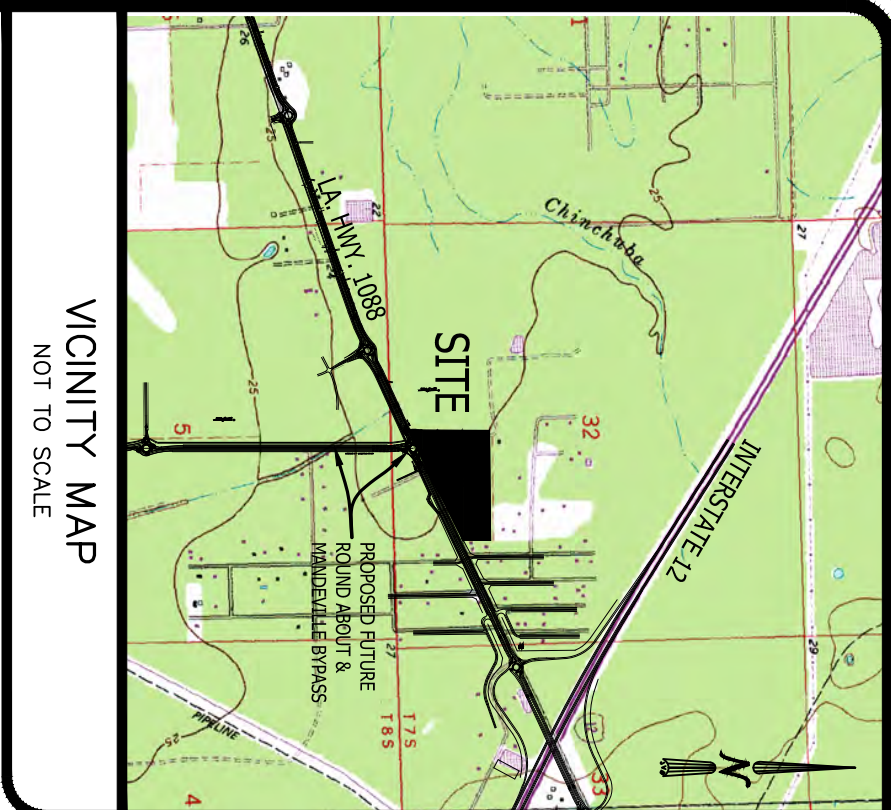
The developer is responsible for contacting the USPS Regional Growth management Coordinator to verify the appropriate street names, addresses and mail delivery location for this development.

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.

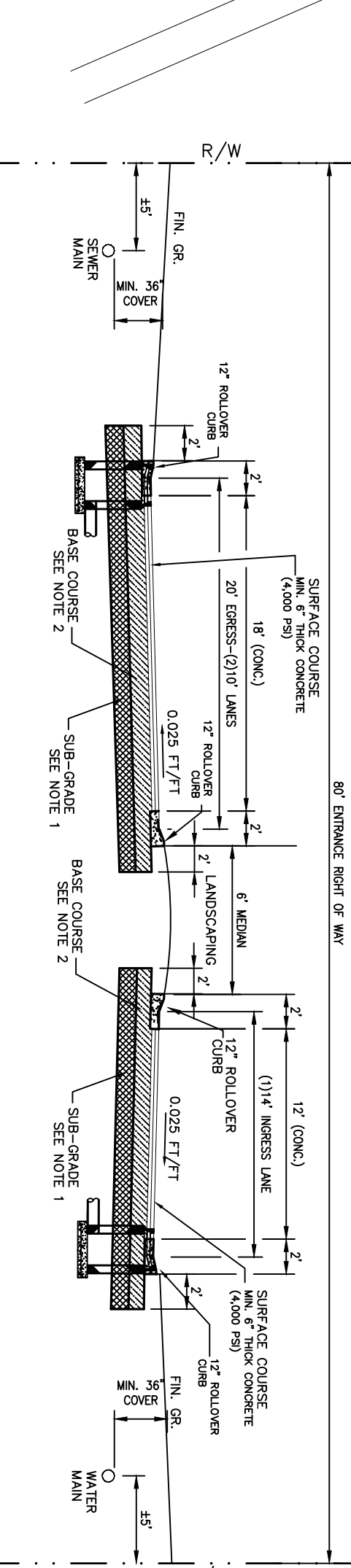
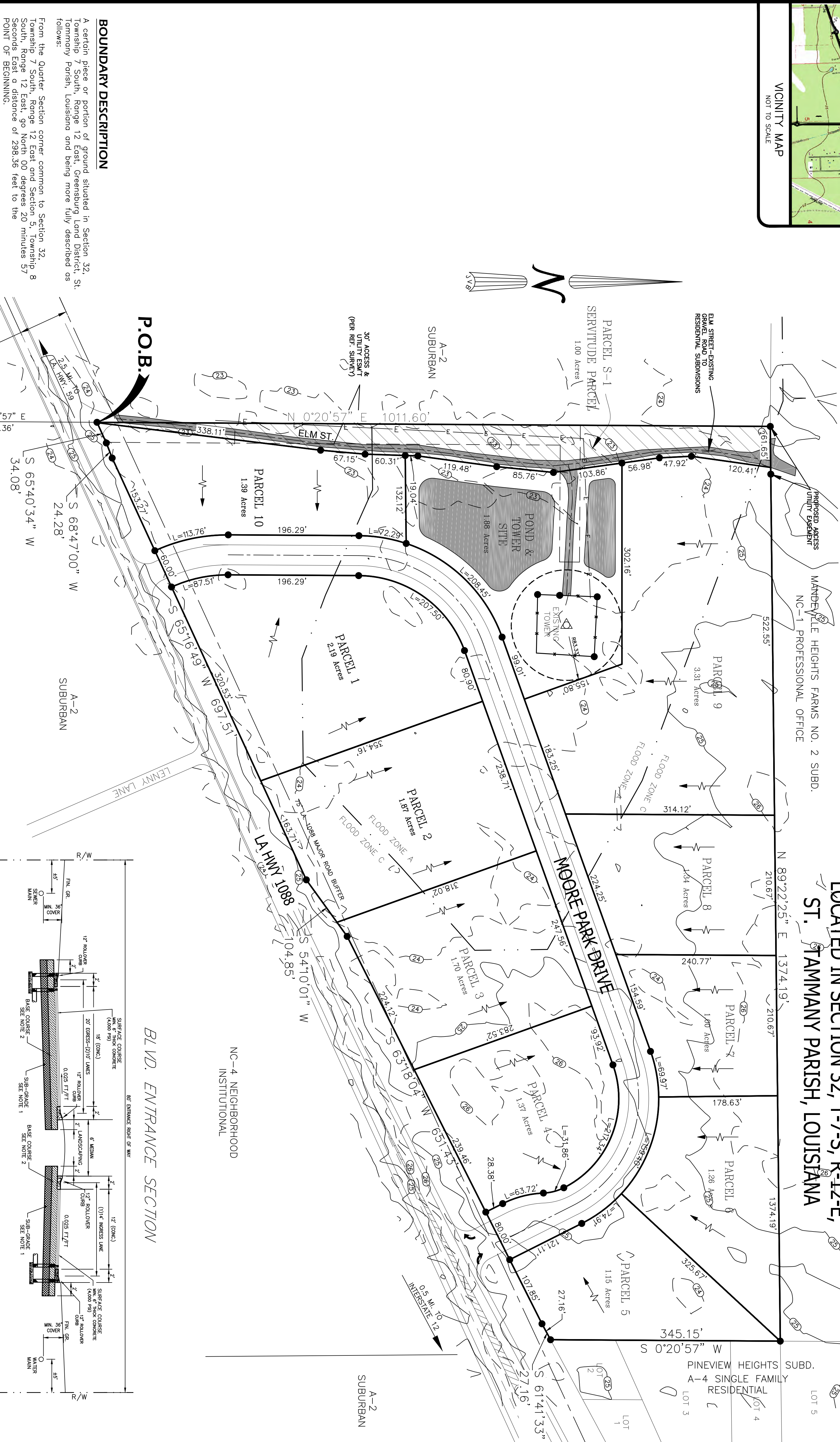
Revised drawings will not be accepted for review or placement in the packet prior to the February 14, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





TENTATIVE S/D PLANS  
RECEIVED  
11/28/2022 - 4:00 P.M.  
DEVELOPMENT  
ENGINEERING  
REVIEW COPY

# TENTATIVE PLAN OF MOORE PARK (BEFORE ROUND-ABOUT) A 21.69 ACRE TRACT OF LAND LOCATED IN SECTION 32, T-7-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA



**FLOOD ZONE NOTE**  
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND  
FLOOD ZONE MAPS FOR THE AREA OF THIS PROJECT. THE  
FLOOD ZONE MAP NO. 22020470-0045 DATED 10/07/2019  
FLOOD ZONES A & C, BASE FLOOD ELEVATION 18.0' & N/A

**NOTES:**  
1. ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.  
2. ULTIMATE DISPOSAL OF WATER IS BY THE CATCHMENT TO LAKE PONCHARTRAIN.  
3. (20) DENOTES MUNICIPAL NUMBER.  
4. CENTRALIZED SEWER AND WATER WILL BE PROVIDED BY TAMMANY UTILITIES.  
5. CONTOURS SHOWN WERE TAKEN FROM LIDAR DATA AND ARE NOT FIELD  
6. TYPICAL LOT DRAINAGE FLOW DIRECTION.

**GRAPHIC SCALE**  
1" = 80'  
0 40 80 120 160 200 240 280 320  
1 inch = 80 ft

**RESTRICTIVE COVENANTS**  
1. MINIMUM BUILDING SETBACK SHALL BE 10 FEET SQUARE FEET TO THE LOT LINE AND NO MORE  
THAN 20 FEET FROM THE LOT LINE TO THE LOT LINE.  
2. MINIMUM LOT AREA SHALL NOT BE LESS THAN 20,000 SQUARE FEET IN AREA AS PER  
ZONING REQUIREMENTS. MINIMUM LOT AREA IN THIS DEVELOPMENT IS 120 ACRES.  
3. THE MINIMUM FINISH FLOOR ELEVATION REQUIRED SHALL BE AS PER THE LATEST  
FEMA FLOOD MAP SET +1'. MINIMUM BUILDING HEIGHT TO BE 35' ABOVE FINISHED  
FLOOR ELEVATION.  
4. IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE  
ANY LOT LARGER THAN 100 ACRES.  
5. NO LOT SHALL BE FLATTER SUPERSED UNLESS OTHERWISE APPROVED BY ST.  
TAMMANY PARISH PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL  
SERVICES.  
6. STREET PLANNING AREAS SHALL COMPLY WITH THE STANDARDS OF SECTION  
10.01 OF THE TAMMANY PARISH CODE OF ORDINANCES, CHAPTER 120, ARTICLE 10, DIVISION 2.  
7. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE AND STREET  
EASEMENTS.  
8. NO NOXIOUS OR OFFENSIVE ACTION SHALL BE TAKEN BY ANY UNIT, NOR SHALL  
ANYTHING BE DONE THEREON WHICH MAY BECOME AN OBSTACLE OR OBSTACLE  
TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF UNITS AS DOWNS OR JUNK CAR  
STORAGE.  
9. PINEVIEW HEIGHTS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SEWERAGE  
DRAINAGE. PINEVIEW ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAN 60  
FEET FROM CORNER OF ANY PROPERTY ADJACENT TO THE SUBDIVISION. THE SUBDIVISION SHALL  
INTERSECT.  
10. MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS  
SUBDIVISION.  
11. ADDITIONAL COVENANTS RECORDED IN C.O.B. FOLIO \_\_\_\_\_ AND  
C.O.B. FOLIO \_\_\_\_\_.  
12. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND  
WATER SYSTEMS ARE COMPLETED AND THE LOT IS READY FOR OCCUPANCY. ALL AS APPROVED BY THE  
ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. PARISH, WHENEVER A  
PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR  
THE PURPOSE OF SUPPLYING WATER TO ANY BUILDING OR STRUCTURE, EXCEPT  
FOR THE PURPOSE OF SUPPLYING WATER TO ANY BUILDING OR STRUCTURE, EXCEPT  
(CENTRAL) WATER SYSTEM (SUPPLY).  
13. THE DETENTION POND AND STRUCTURE WILL BE MAINTAINED BY ST. TAMMANY  
PARISH.  
14. UNDERGROUND UTILITIES SHALL BE PROVIDED.

**CERTIFICATION**  
THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A  
PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE  
UNDERSIGNER.  
SEAN W. BURKES - L.S. P.L.S. No. 4785  
THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE  
STATE OF LOUISIANA LAW RS.33.505.1 AND LAWS AND ORDINANCES OF  
THE PARISH OF ST. TAMMANY WITH WAIVERS.  
SEAN W. BURKES - L.S. P.L.S. No. 27642  
DEDICATION  
BE IT RESOLVED BY THE UNDERSIGNED OWNER OF THE LAND AS  
SHOWN AND DESCRIBED HEREON THAT HE DOES DECARE THIS TO BE  
A TRUE AND ACCURATE 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  
IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM  
BEING USED FOR THEIR INTENDED PURPOSES.

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

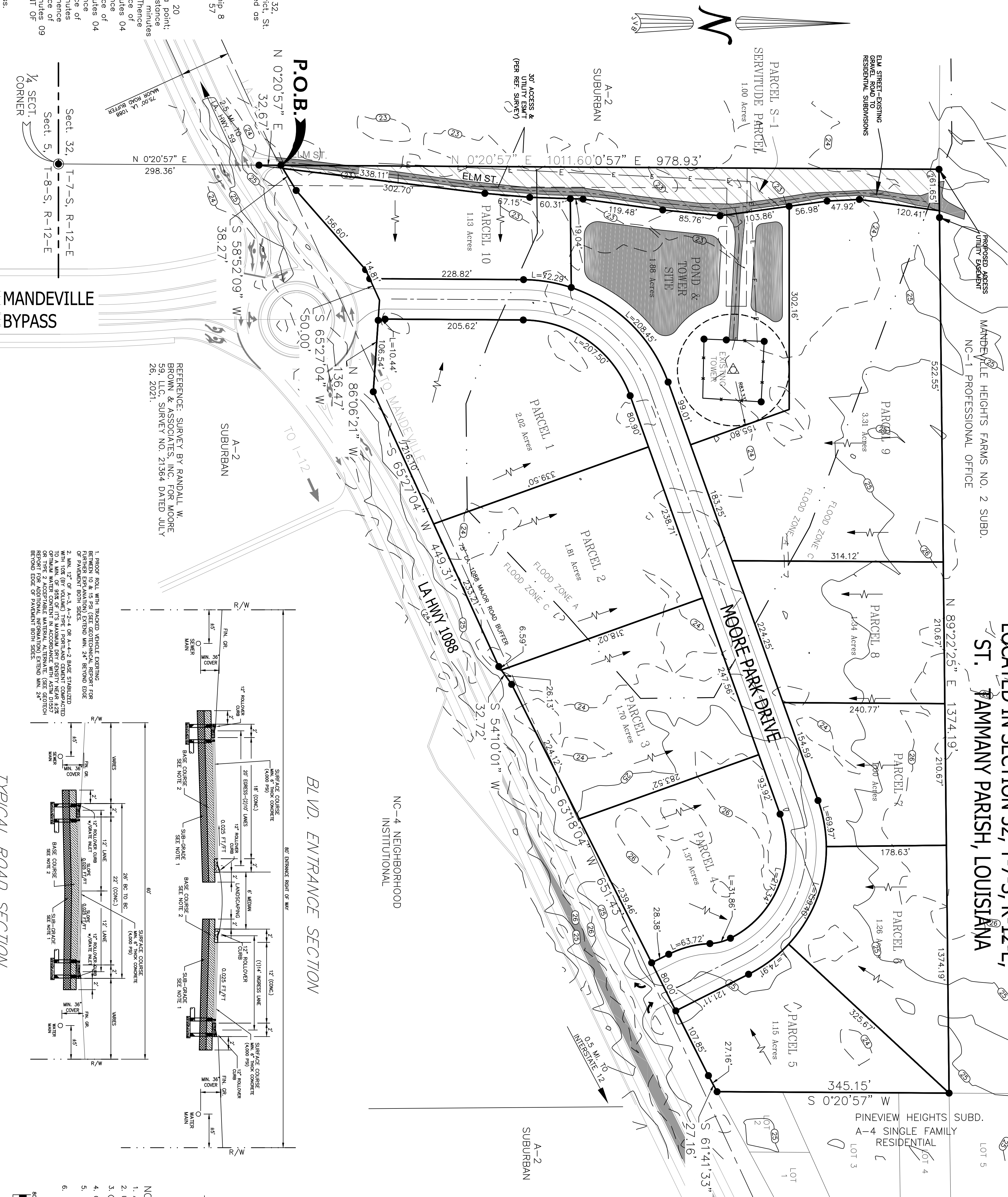
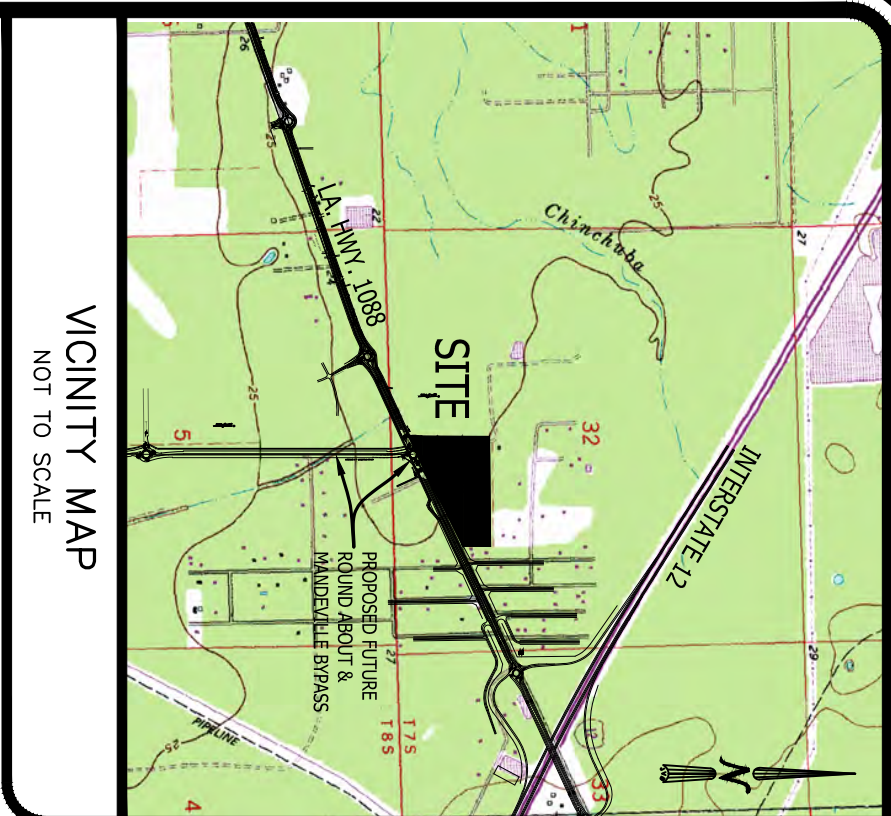
**MOORE PARK**  
21.69 ACRES 10 NO. OF LOTS 1.635 L.F. LGTH. OF STREETS  
AREA  
1.64 ACRES 60' ROW NEIGHBORHOOD  
AVE. LOT SIZE STREET WIDTH INSTITUTIONAL DISTRICT  
CONCRETE CENTRAL ZONING  
ROAD SPURKING SEWAGE SYSTEM WATER SYSTEM

**TENTATIVE SUBDIVISION PLAN OF  
MOORE PARK, A 21.69 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

**REVISIONS**  
NO. DESCRIPTION DATE BY OK'D

**DATE:** 11/16/2022  
**DRAWN BY:** RMK  
**CHECKED BY:** SMB  
**DWG. NO.:** 20220470  
**SHEET:** 1 OF 2



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 70066

## 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.

BASED HEREON, THAT HE DOES  
STATE MAP OF:

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 DAMAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

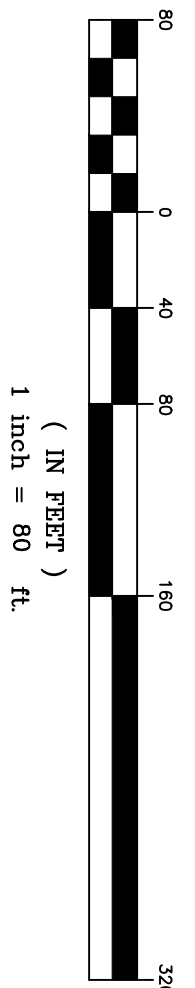
OWNER _____	DATE _____
APPROVAL _____	
PARISH PLANNING COMMISSION CHAIRMAN _____	
PARISH PLANNING COMMISSION SECRETARY _____	
DIRECTOR OF PARISH ENGINEERING _____	
CLERK OF COURT _____	
FILE FILED _____	FILE NUMBER _____

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

## FLOOD ZONE NOTE

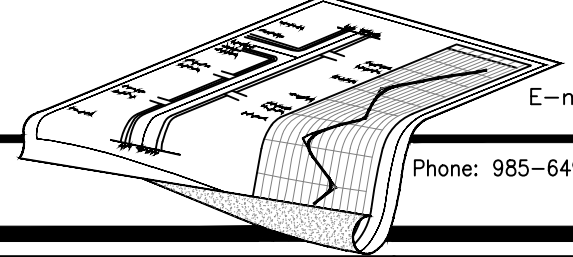
I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0245 C, DATED: 10/17/89 FLOOD ZONES: A & C; BASE FLOOD ELEVATION: T.B.D. & N/A.

- NOTES:
- ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.
  - ULTIMATE DISPOSAL OF WATER IS BY AVOI CHINCHUBA TO LAKE PONCHARRANNAN.
  - 210 DENOTES MUNICIPAL NUMBER.
  - CENTRALIZED SEWER AND WATER WILL BE PROVIDED BY TAMMANY UTILITIES.
  - CONDUITS SHOWN WERE TAKEN FROM LUAR DATA AND ARE NOT FIELD VERIFIED FOR CONCEPTUAL DESIGN ONLY.
  - 6' TYPICAL FLOW DRAINAGE FLOW DIRECTION.



1 inch = 80 ft

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



1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: [jvbassoc@jvburkes.com](mailto:jvbassoc@jvburkes.com)

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5-649-0075 Fax: 985-649-0154

SEAN M. BURKES  
LA REG. NO. 27642

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

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

DATE:		11.18.2022	
DRAWN BY:		CHECKED BY:	
RMK		SMB	
DWG. NO.		20220470	
SHEET			

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**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
***(As of February 7, 2023)***

CASE NO.: 2022-3185-TP

PROPOSED SUBDIVISION NAME: Clark Branch Estates Subdivision

DEVELOPER: S&P Land Company, LLC  
824 Southwest Railroad Avenue; Suite B  
Hammond, LA 70403

ENGINEER/SURVEYOR: Fairway Consulting + Engineering  
827 West 22nd Avenue  
Covington, LA 70433

SECTIONS: 16, 17, 20 & 21      WARD: 2  
TOWNSHIP: 4 South      PARISH COUNCIL DISTRICT: 3  
RANGE: 10 East

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

GENERAL LOCATION: The property is located on the east side of LA Highway 450  
(McDougal Road), north of LA Highway 25, Folsom, Louisiana.

SURROUNDING LAND USES:      North - A-1(D) Suburban  
                                         South - A-1(D) Suburban  
                                         East - A-1(D) Suburban  
                                         West - A-1(D) Suburban

TOTAL ACRES IN DEVELOPMENT: 414.1 Acres

NUMBER OF LOTS: 65 Lots      TYPICAL LOT SIZE: 5.0+ Acres

SEWER AND WATER SYSTEMS: Individual

PROPOSED ZONING: A-1(D) Suburban

FLOOD ZONE DESIGNATION: "C"

**STAFF COMMENTARY:**

**Department of Planning and Development**

This case was previously postponed at the January 10, 2023 Planning Commission meeting.

The Tentative plans and documentation have been reviewed by this office and an inspection was made of the site on February 3, 2023.

**General Comments:**

1. A Traffic Impact Analysis (T.I.A.) is required for this development in accordance with STP Ordinance Section 125-160 and was received by this office on Dec. 16, 2022 and is currently under review.
2. The developer needs to contact the 911 Addressing office regarding this phase of Clark Branch Estates to get lot addresses issued and road names approved.
3. Pursuant to Ordinance Section 125-56(d)(2) the developer is requesting a waiver of the maximum cul-de-sac length of 700', see attached letter. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
4. Pursuant to Ordinance Section 125-61 the developer is requesting a waiver of the maximum block length of 1,500', see attached letter. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
5. A waiver of the required central water and community sewer systems is being requested for this development, see attached letter. This waiver will need to be granted by the Planning Commission and the Director of Environmental Services before individual water and sewer can be utilized. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership. See attached letter with supporting information from the developer's Engineer of Record regarding this waiver request.
6. In accordance with STP Ordinance Section 125-88 all drainage rights-of-way/ servitudes shall not be located within an individual lot. The current lot configuration shows lots encumbered with private drainage servitudes, as such the plan needs to be revised to conform with Section 125-88 or a waiver of this Ordinance Section be granted by a 2/3rds majority affirmative vote of the Planning Commission Membership.

**Tentative Plat:**

7. Add a restrictive covenant stating that "St. Tammany Parish is to maintain all drainage ponds and channels" in accordance with the proposed dedication language.
8. Update the plat to include the required building setback dimensions.
9. Update the dedication language section to include "and drainage Rights-of-Way".

**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.

The plat will need to be updated at the Preliminary Approval submittal to show Clark Branch as a Scenic

River and all of its associated tributaries. The plat will also need to show the required No Cut Buffers associated with these drainage features, and a Scenic River permit from LA Wildlife & Fisheries or a LONO will need to be provided prior to any work orders being issued.

An LADOTD driveway permit will be required for the proposed connection to LA Hwy 450.

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 February 14, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

January 30, 2023

**Attention: Theodore C. Reynolds, PE – Assistant Director - Development**

St. Tammany Parish  
21454 Koop Dr, Bldg B, Suite 1B  
Mandeville, Louisiana 70471

via: email ([tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org))

Re: St. Tammany Parish Government  
Clark Branch Estates (Case No. 2022-3185-TP)  
Follow-ups from January 10, 2023 Planning Commission Meeting

**TENTATIVE S/D PLANS**  
**RECEIVED**  
**2/6/2023 - 4:00 P.M.**  
**DEVELOPMENT**  
**ENGINEERING**

**ENGINEERING**  
**REVIEW COPY**

Dear Mr. Reynolds,

On January 10, 2023, Case No. 2022-3185-TP was heard by the St. Tammany Parish Planning Commission. The case was deferred for one (1) month. Please see the below requested information as a follow-up to inquiries received from the Commissioners at the January 10, 2023 Planning Commission meeting.

1. **Request No. 1:** Cost estimate to provide community water and sewer.

- a. Response: Fairway Consulting and Engineering (Fairway) coordinated with Utilities, Inc. of Louisiana (UIL) and the St. Tammany Department of Utilities (TU) in regards to the nearest location that community water and sewer is available. The nearest location of a community UIL and TU system is between five (5) miles, and ten (10) miles to the development.

A planning level opinion of probable construction cost to construct a central water and sewer system within the development is provided as Attachment A. The cost of providing a central water and sewer system creates a financial burden for the development. We request a waiver to provide central water and sewer be granted.

2. **Request No. 2:** Provide individual sewer treatment option details.

Response: Providing a central water and sewer system creates a financial hardship for the development, and is manifestly unreasonable. As such, we propose dedicated wells and sewer treatment plants for each individual lot. Each system will be permitted by the property owners by the Louisiana Department of Health (LDH) and Department of Environmental Quality (LDEQ). The individual wastewater treatment plants will be compliant with the requirements of the State of Louisiana Sanitary Code Title 51, Part XIII (Title 51, Part XIII). Discharge of treated wastewater effluent will either be by means of absorption fields, spray application, overland flow, subsurface drip, or rock filter beds. Each option will have zero discharge to adjacent properties. Figures of each technology have been extracted from Title 51, Part XIII, and are provided as Attachment B.

3. **Request No. 3:** Coordinate with Fire Chief for required volume of water needed in ponds for fire protection.
  - a. Response: The Owner has followed up with St. Tammany Fire District 5 Chief, Mr. Jamie Truett, since the January 10, 2023 Planning Commission Meeting. The Owner acknowledges that a draft site within an onsite detention pond needs to be provided for fire protection. Capacity of the draft site will be compliant with NFPA 1142 (Standards on Water Supplies for Suburban and Rural Fire Fighting). We will continue to coordinate the location and capacity of the draft site with Mr. Truett following Tentative Approval, and ensure that the respective design is included as part of the Preliminary Approval submittal.
4. **Request No. 4:** Clarify clearing limits and scope.
  - a. Response: Clearing for the development will include clear cutting proposed rights-of-ways, servitudes, and pond sites. For the proposed individual lots, select clearing will include under brushing and **leaving** approximately thirty (30) trees per acre. Please reference Attachment C for additional clarity.
5. **Request No. 5:** Add to restrictive covenants to address neighbors' concerns.
  - a. Response: Restrictive covenants that address neighboring property owner's concerns have been added to the Tentative Plat.

Please feel free to reach out if you should have any questions or need any additional information.

Regards,



John A. Catalanotto, PE, PMP  
President

cc: B. Perrilloux (Owner), D. Silbernagel (Fairway)

[illegible]

## 16. Overland Flow

### OVERLAND FLOW

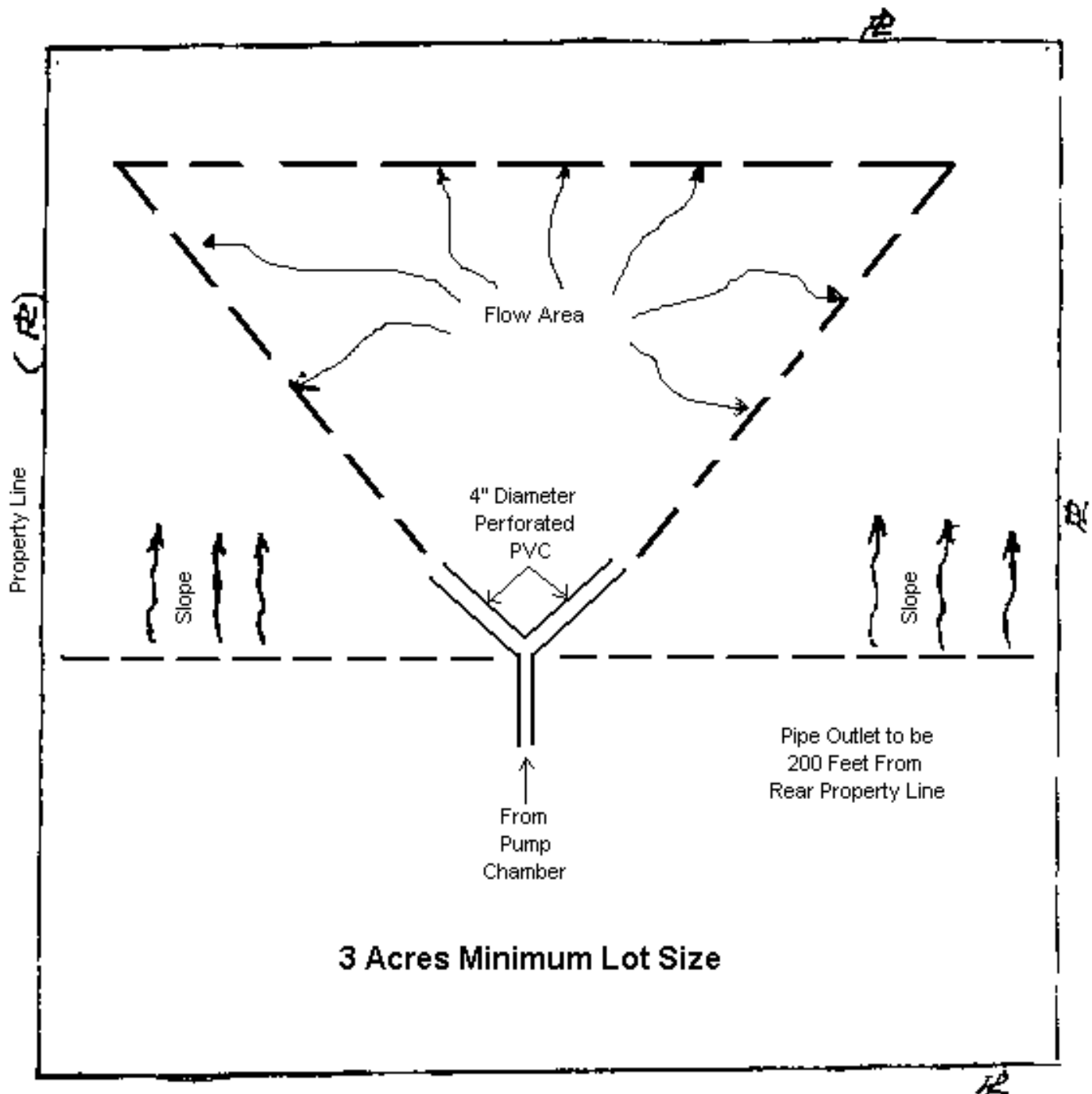


Figure 19

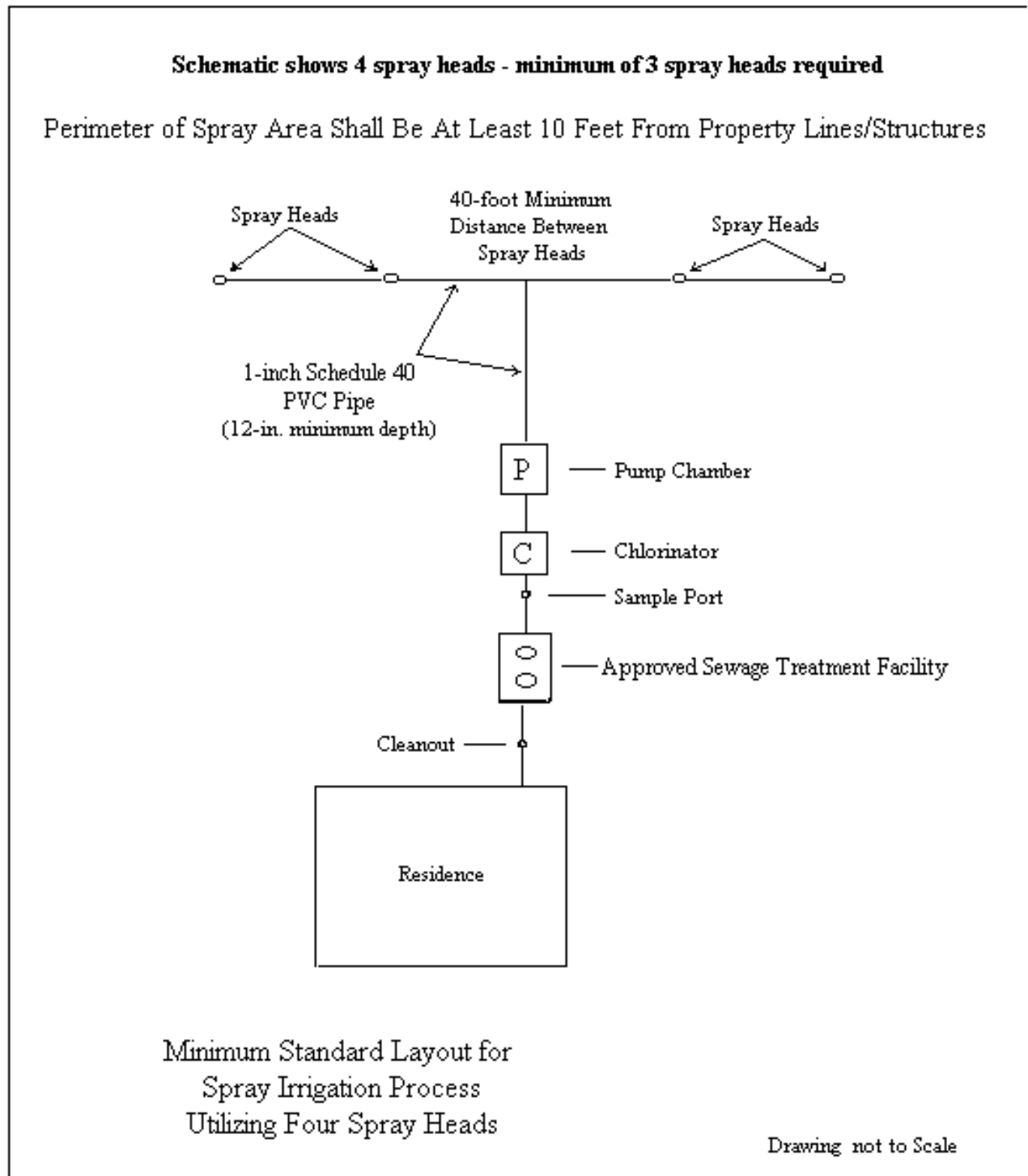
**ATTACHMENT B****SPRAY IRRIGATION SCHEMATIC**

Figure 18

## ATTACHMENT B

## ROCK PLANT

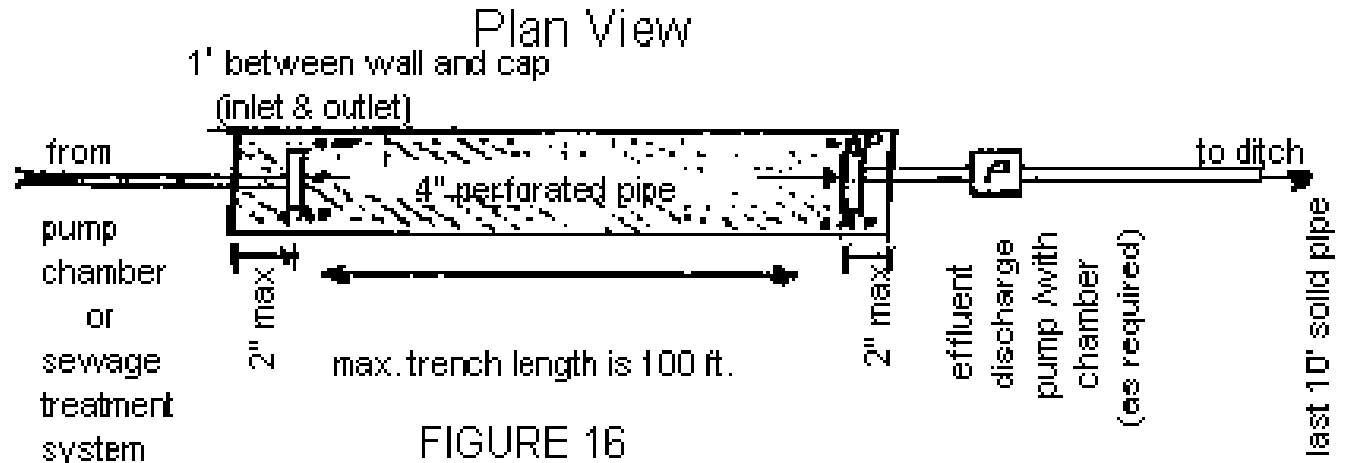


FIGURE 16

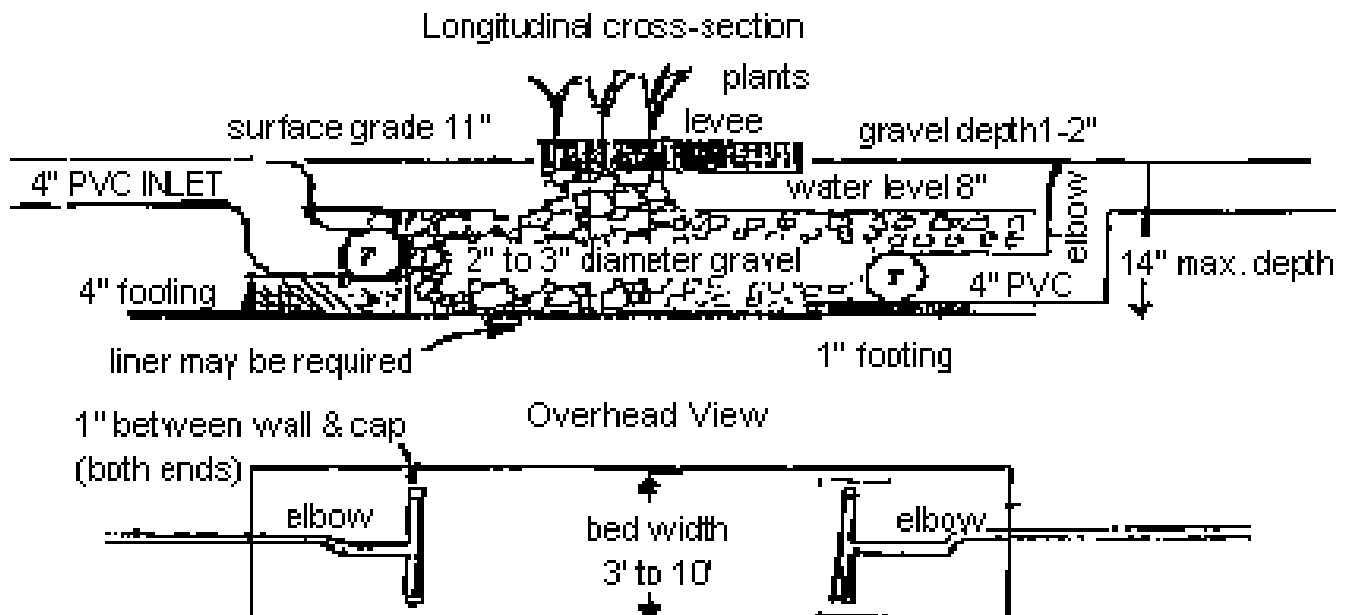
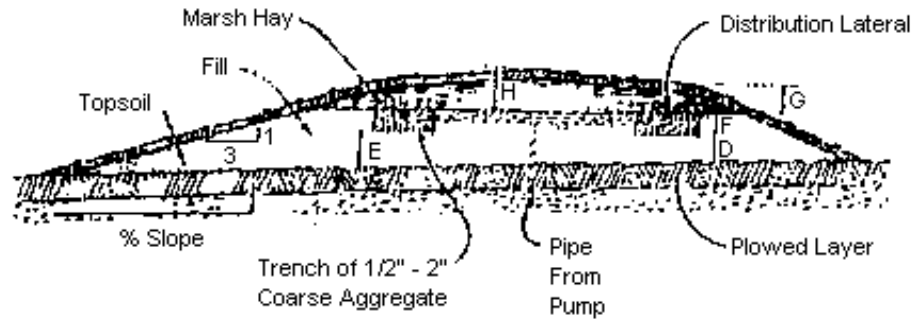
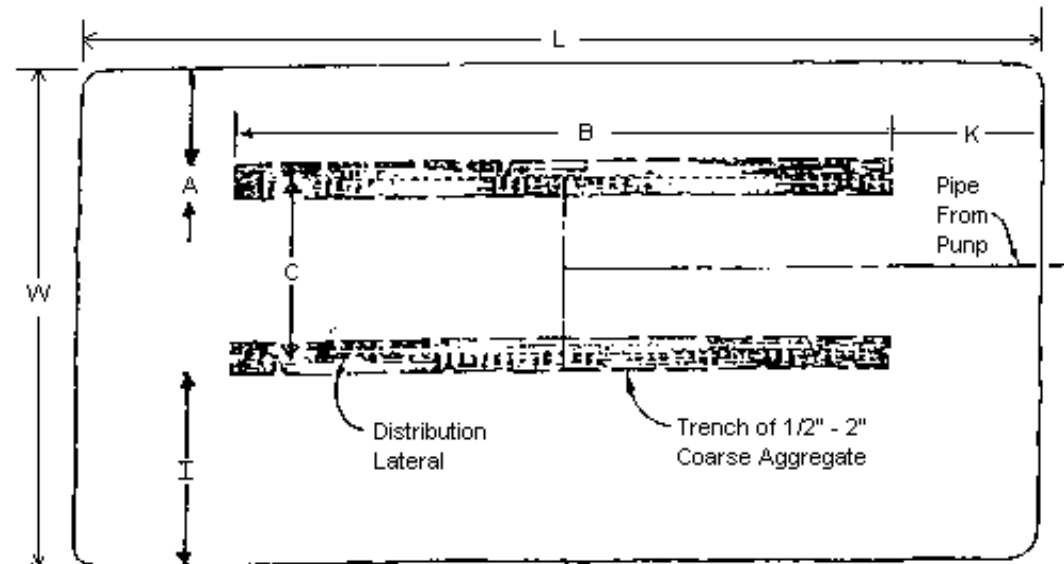


FIGURE 17

**ATTACHMENT B**

## 17. Mounds

**MOUNDS****Cross Section of Mound System Using 2 Trenches for Absorption Area****Plan View of Mound System Using 2 Trenches for Absorption Area****Figure 20**

NOTE: MUST BE APPROVED BY OPH - ENGINEERING SERVICES  
IN CONSULTATION WITH SANITARIAN REGIONAL DIRECTOR

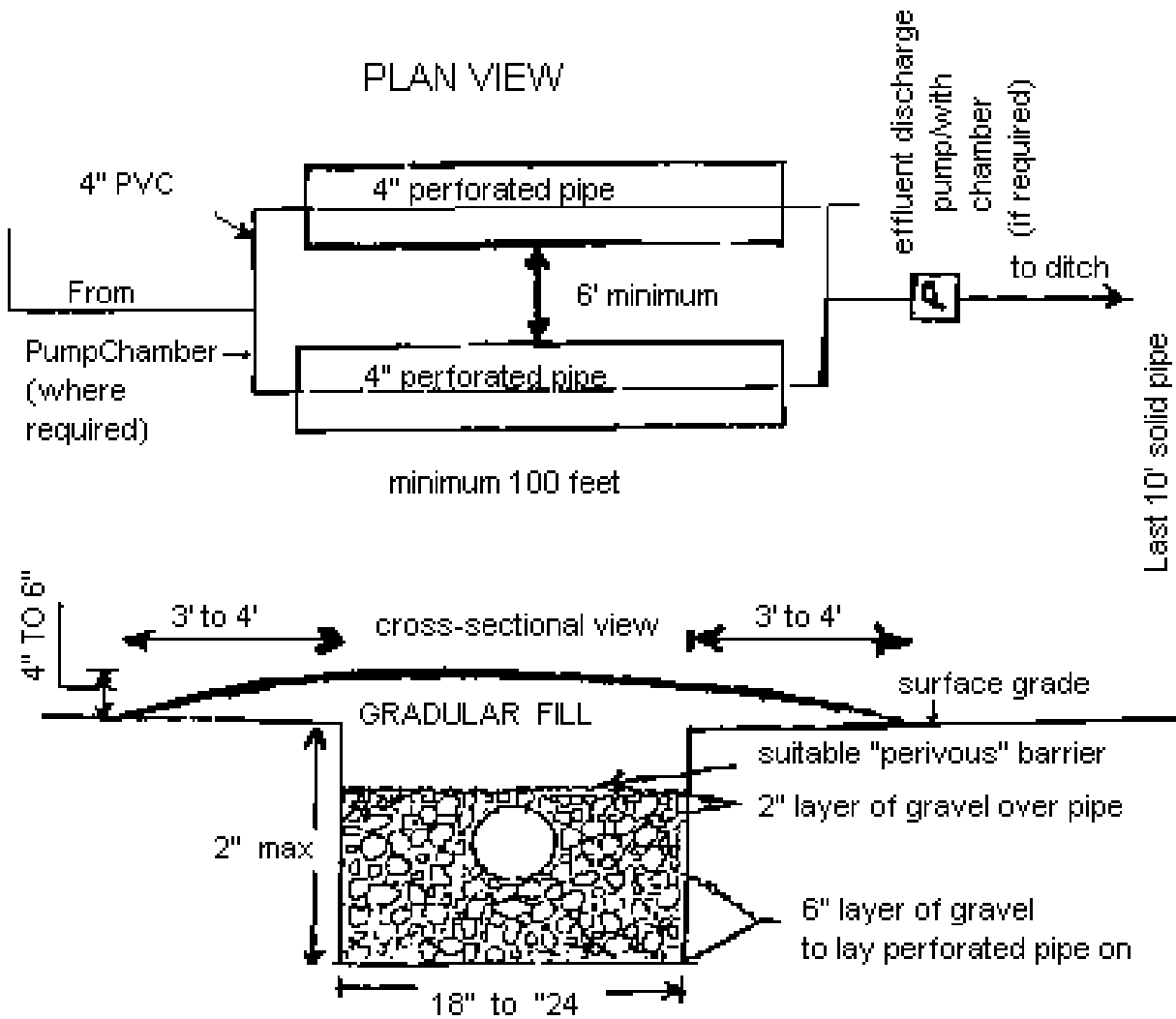




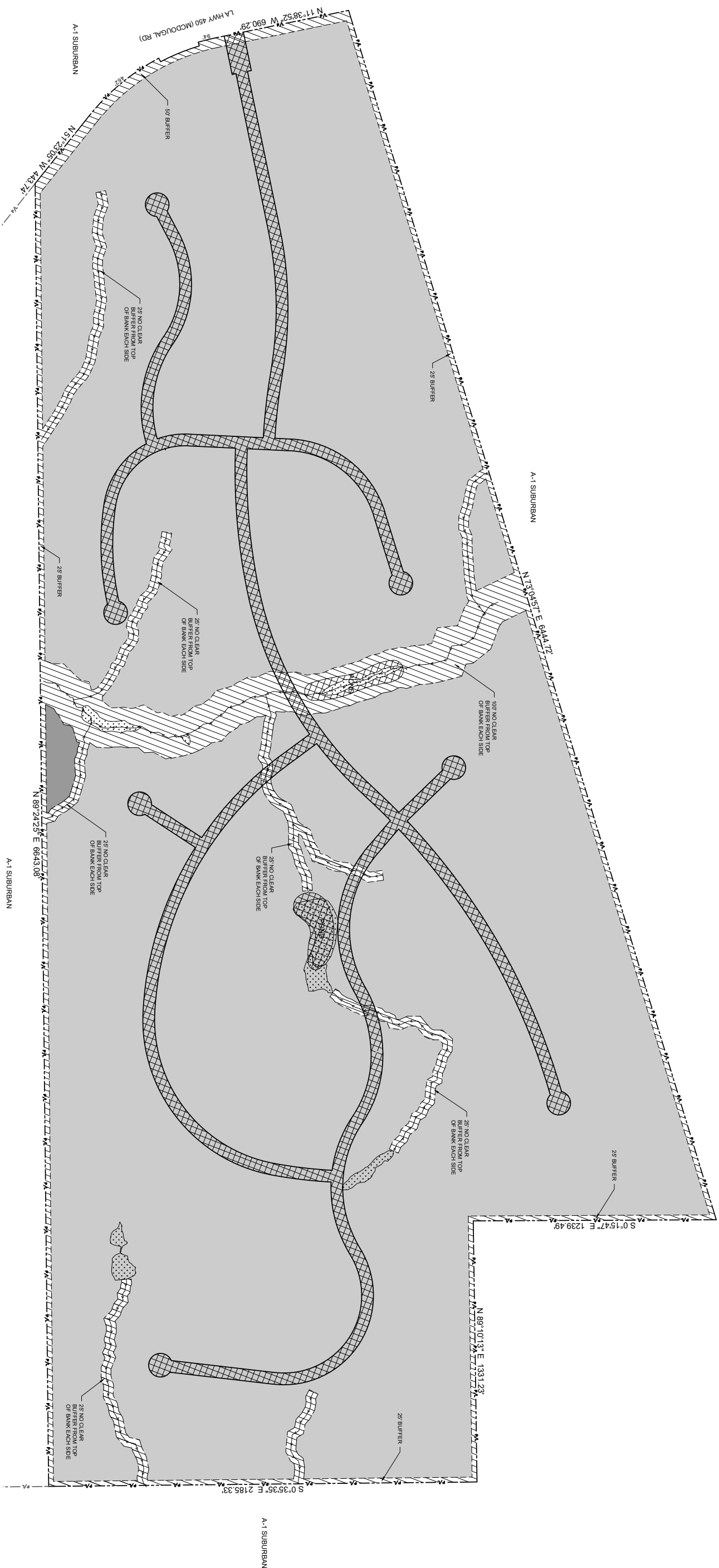
**ATTACHMENT B****EFFLUENT REDUCTION FIELD**

Figure 15

# ATTACHMENT C

LEGEND	
	NO CUT BUFFER (EXCLUDING DEAD TREES)
	SELECT CUT AREAS (+30 TREES PER ACRE)
	CLEAR CUT AREAS
	WETLANDS

[illegible]

# ATTACHMENT C



# ATTACHMENT C



# ATTACHMENT C



ATTACHMENT C

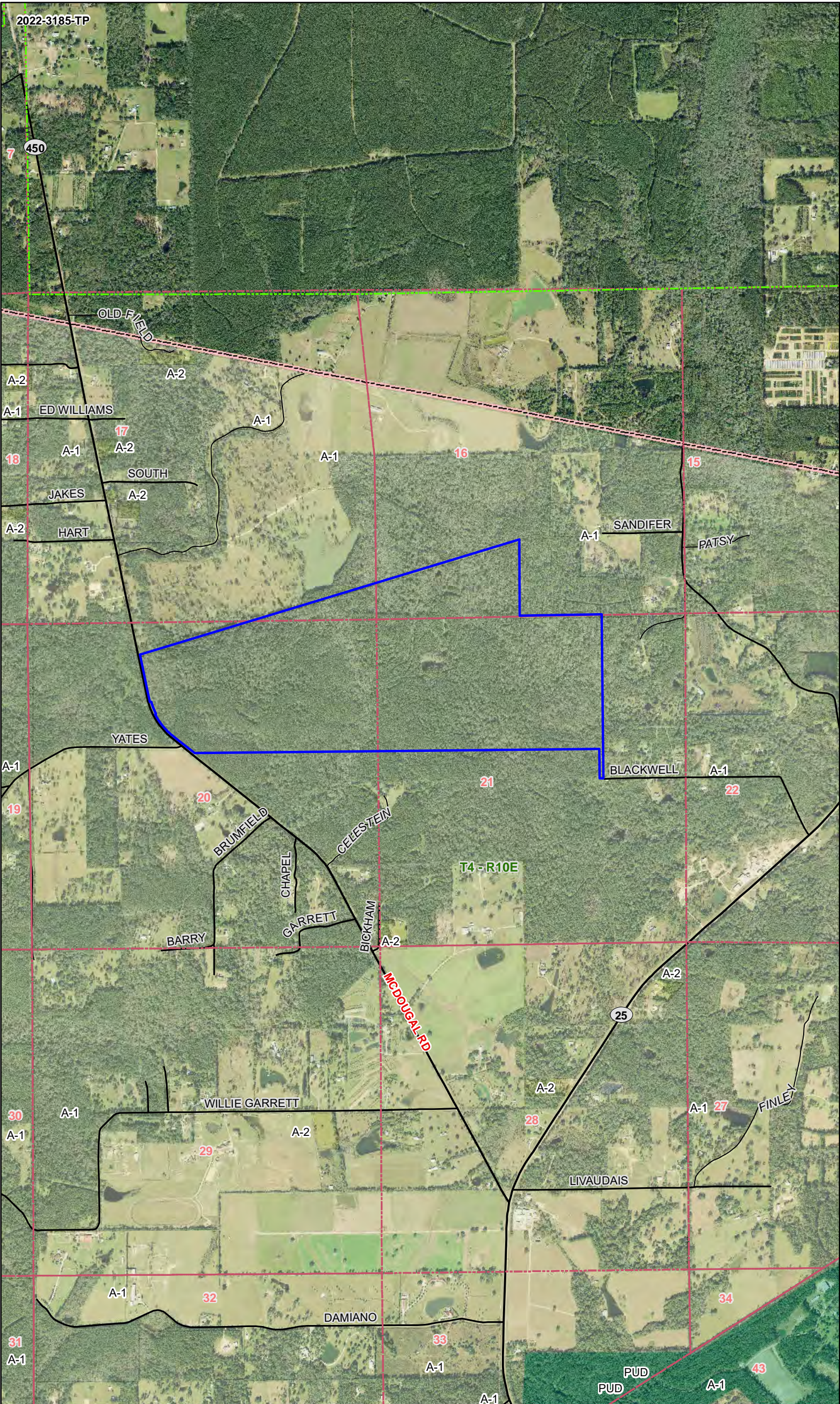


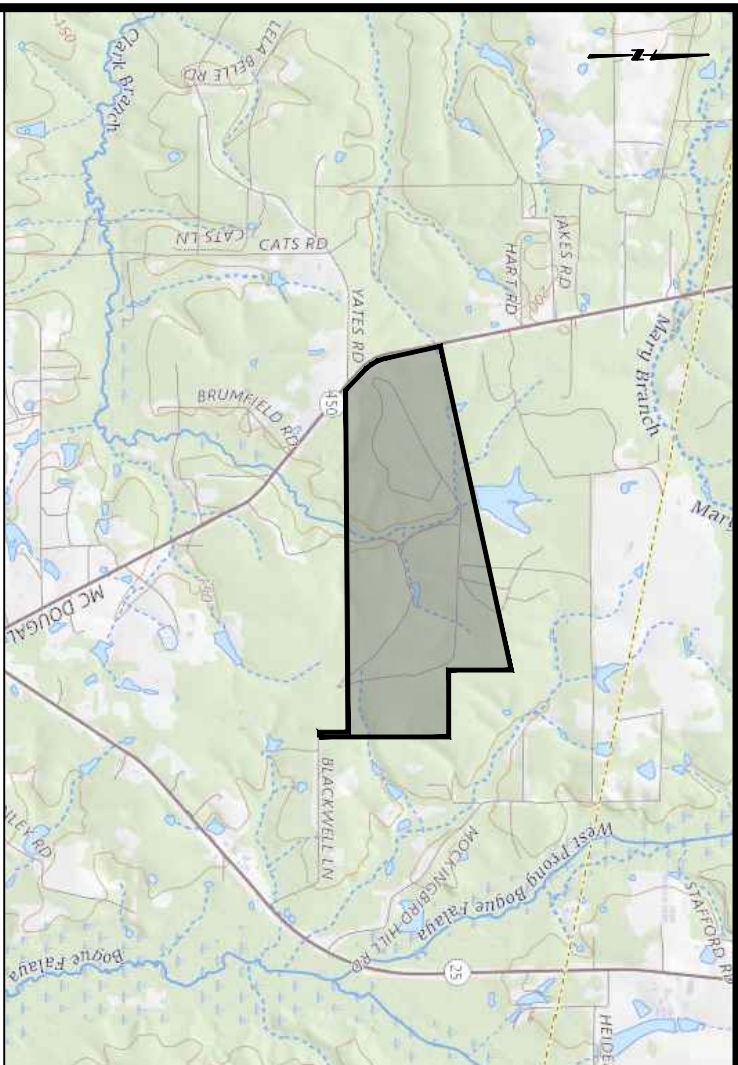
# ATTACHMENT C



# ATTACHMENT C







## LEGAL DESCRIPTION




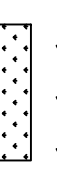
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# TENTATIVE PLAN OF

# CLARK BRANCH ESTATES

SECTIONS 16, 17, 20 & 21, T-4-S, R-10-E

ST. TAMMANY PARISH, LOUISIANA

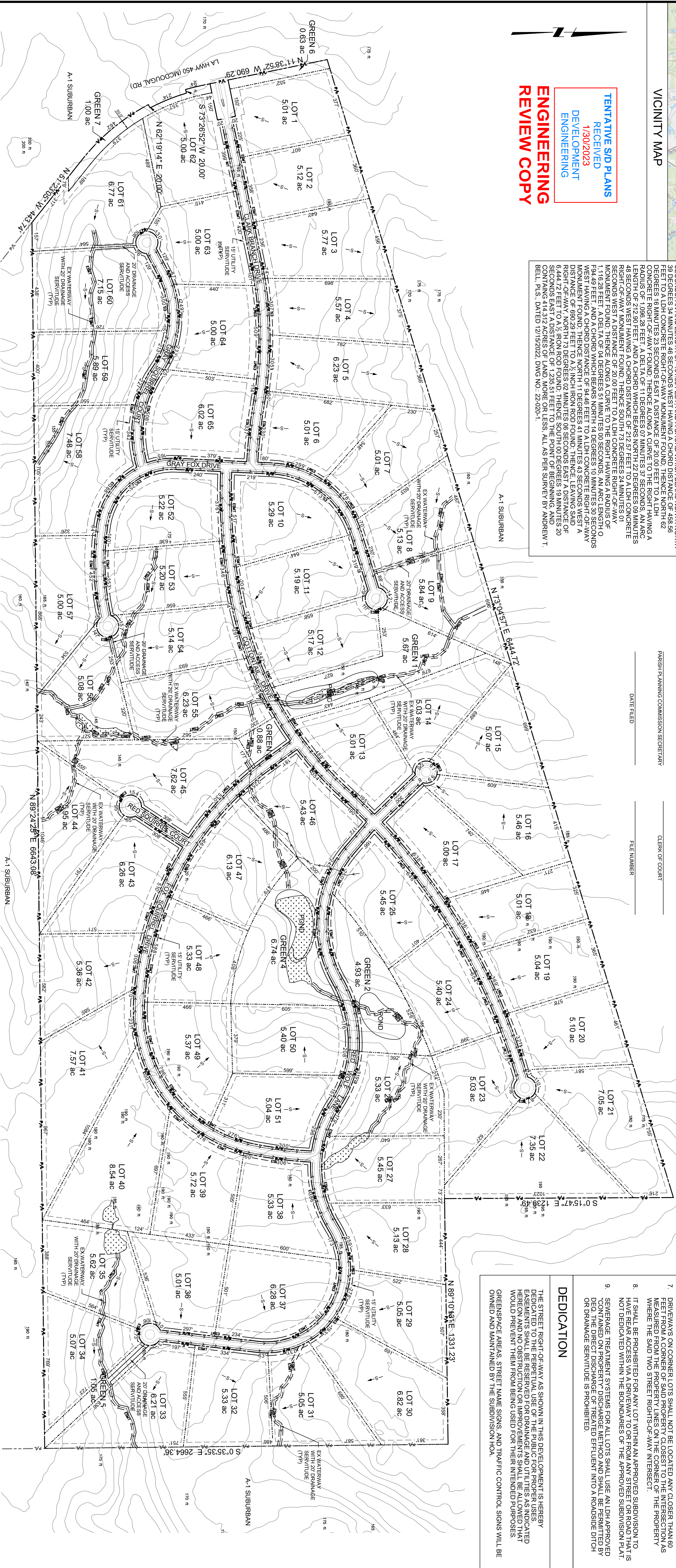
LEGEND	RESTRICTIVE COVENANTS
 PROPOSED ROADSIDE DITCH  PROPOSED SERVITUDE  EXISTING WATERWAY  WETLANDS	<ol style="list-style-type: none"> <li>1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND PERMANENT OR OTHER MUSIC CONNECTED TO THE MAIN SEWERAGE SYSTEM AND THE PROPERTY IS FULLY SERVED BY THE SYSTEM APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.</li> <li>2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.</li> <li>3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.</li> <li>4. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES IN FLOOD ZONE "C" SHALL BE NO LESS THAN 12 INCHES ABOVE THE CENTERLINE OF STREET OR TOP OF CURB FRONTING THE HOME, WHICHEVER IS GREATER.</li> <li>5. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.</li> <li>6. THE MINIMUM CULVERT SIZE TO BE USED FOR DRIVEWAYS SHALL BE 15".</li> </ol>
<b>GREEN SPACE</b>  REQUIRED GREEN SPACE: 0.87 ACRES  \$80 SQ. FT. PER LOT; \$80 X 65 = 37,700 SQ. FT.  PROVIDED GREEN SPACE: 19.85 ACRES	

## RESTRICTIVE COVENANTS

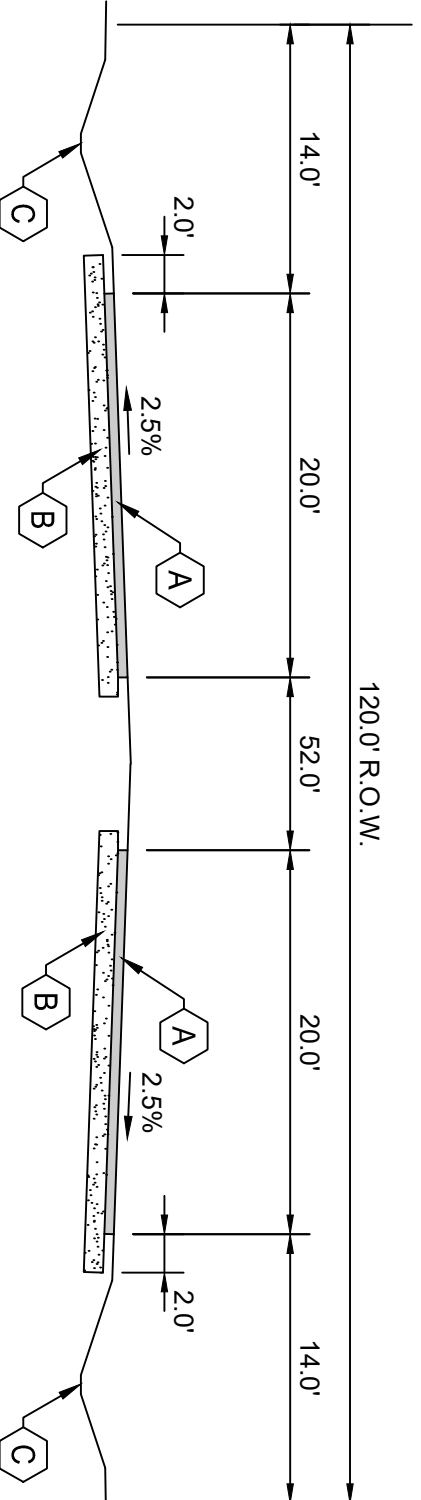
1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE (OR OTHERWISE CONNECTED TO A COMMUNITY CENTRAL SEWERAGE AND/OR WATER SYSTEM), ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.
3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
4. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES IN FLOOD ZONE "C" SHALL BE NO LESS THAN 12 INCHES ABOVE THE CENTRUM OF STREET OR TOP OF CURB FRONTING THE HOME, WHICHEVER IS GREATER.
5. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
6. THE MINIMUM CULVERT SIZE TO BE USED FOR DRAINWAYS SHALL BE 15".
7. DRAINWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
8. IT SHALL BE PROHIBITED FOR ANY LOT WITH AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
9. SEWERAGE TREATMENT SYSTEMS FOR ALL LOTS SHALL USE AN ILLD APPROVED BY DEO. THE DIRECT DISCHARGE METHOD AND SHALL BE PERMITTED BY DEO. NO DRAINAGE SEWER/DITCH IS PROHIBITED.

## DEDICATION

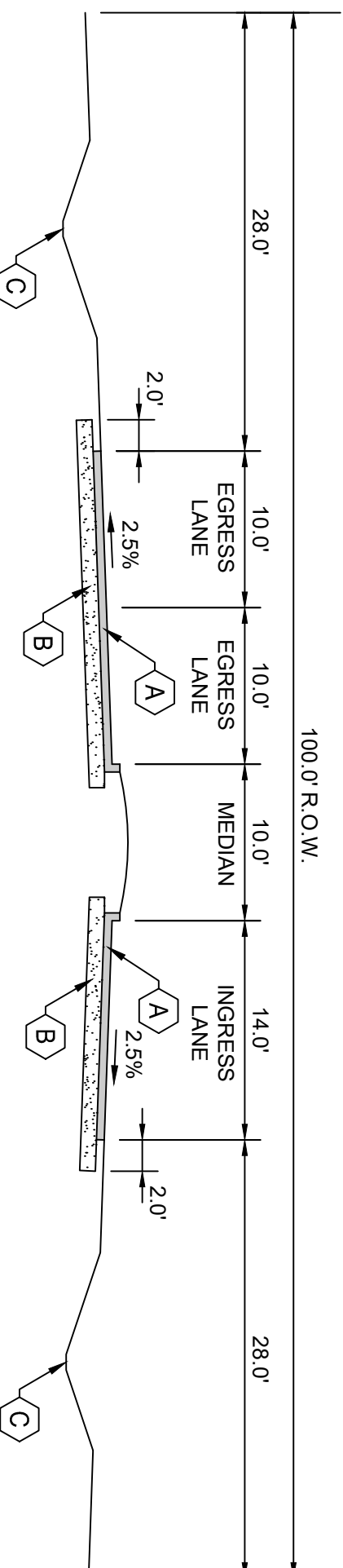
THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. EASEMENTS SHALL BE RESERVED FOR DAMAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES. GREENSPACE AREAS, STREET NAME SIGNS, AND TRAFFIC CONTROL SIGNS WILL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOA.



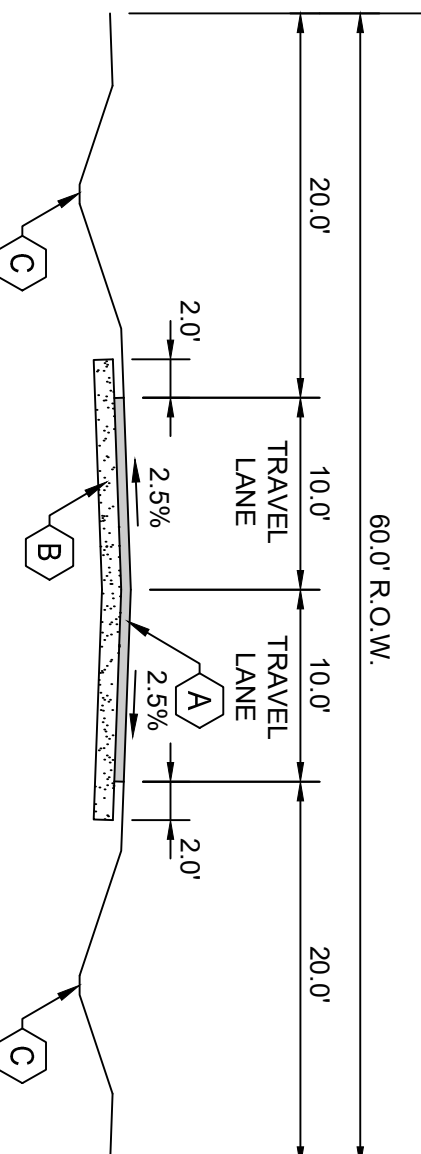
## CUL-DE-SAC SECTION



## BOULEVARD ENTRANCE SECTION



## TYPICAL ROADWAY SECTION



## SUBDIVISION INFORMATION

414.1 ACRES AREA	65	17.33 IN FT
5.0+ ACRES AVG LOT SIZE	20' (60' ROW) STREET WIDTH	A-1(D) SUBURBAN ZONING
ASPHALT ROAD SURFACING	INDIVIDUAL SEWER SYSTEM	INDIVIDUAL WATER SYSTEM
	+/- 310'	
	BLOCK LENGTH	

			SCALE	WARNING	DESIGNED: D SILBERNAGEL	TENTATIVE - DECEMBER 2022	 <b>FAIRWAY</b> CONSULTING + ENGINEERING	CLARK BRANCH ESTATES	TENTATIVE PLAN		SHEET
			0 1/4 1 If THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE	DRAWN: D SILBERNAGEL	NOT FOR CONSTRUCTION						
0	01/30/22	DGS	TENTATIVE SUBDIVISION APPROVAL						SECS 16, 17, 20 & 21, T-4-S, R-10-E FOLSOM, LOUISIANA	P-1	
	REV	DATE	BY	DESCRIPTION	CHECKED: J. CATALANOTTO	<p>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.</p>					

# **PRELIMINARY SUBDIVISION REVIEW**

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The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on February 3, 2023. Preliminary Approval of this case shall be subject to the developer complying with comments #1 - #3 below and no work order to be issued until all required items are satisfactorily completed and submitted.

**General Comments:**

1. The Preliminary Plat, Preliminary Plans and supporting documentation need to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on February 7, 2023.

**Water & Sewer Plan:**

2. Provide a plan approval letter from the individual utility companies who will be responsible to own and maintain these systems.
3. Provide written verification from the utility provider that there will be sufficient water and sewer capacity.

**Informational Items:**

The developer is responsible for contacting 911 Addressing and the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

A Letter of No Objection regarding the water and sewer improvements needs to be issued on behalf of The Department of Environmental Services for this Subdivision.

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

A funded **Maintenance Obligation** in the amount of **\$10,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

**Mandatory Developmental fees** will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since no 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 February 14, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
***(As of February 7, 2023)***

CASE NO.: 2022-3193-PP

SUBDIVISION NAME: Jubilee RV & Camping Park, Phases 1 - 3

DEVELOPER: Jubilee RV, LLC  
5401 Toler Street  
Harahan, LA 70123

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

SECTION: 20 & 21  
TOWNSHIP: 9 South  
RANGE: 15 East

WARD: 8  
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 on the southwest side of US Highway 190,  
south of Indian Village Road Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 51.46 Acres

NUMBER OF LOTS: 4 Lots                    AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

EXISTING ZONING: NC-6

FLOOD ZONE DESIGNATION: A10

**STAFF COMMENTARY:**

**Department of Planning and Development**

The developer's Engineering of Record for this project requested that this case be postponed on February 6, 2023. This case was previously postponed at the January 10, 2023 Planning Commission meeting.

**General Comments:**

1. The Preliminary Plans and supporting documentation need to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on December 22, 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.

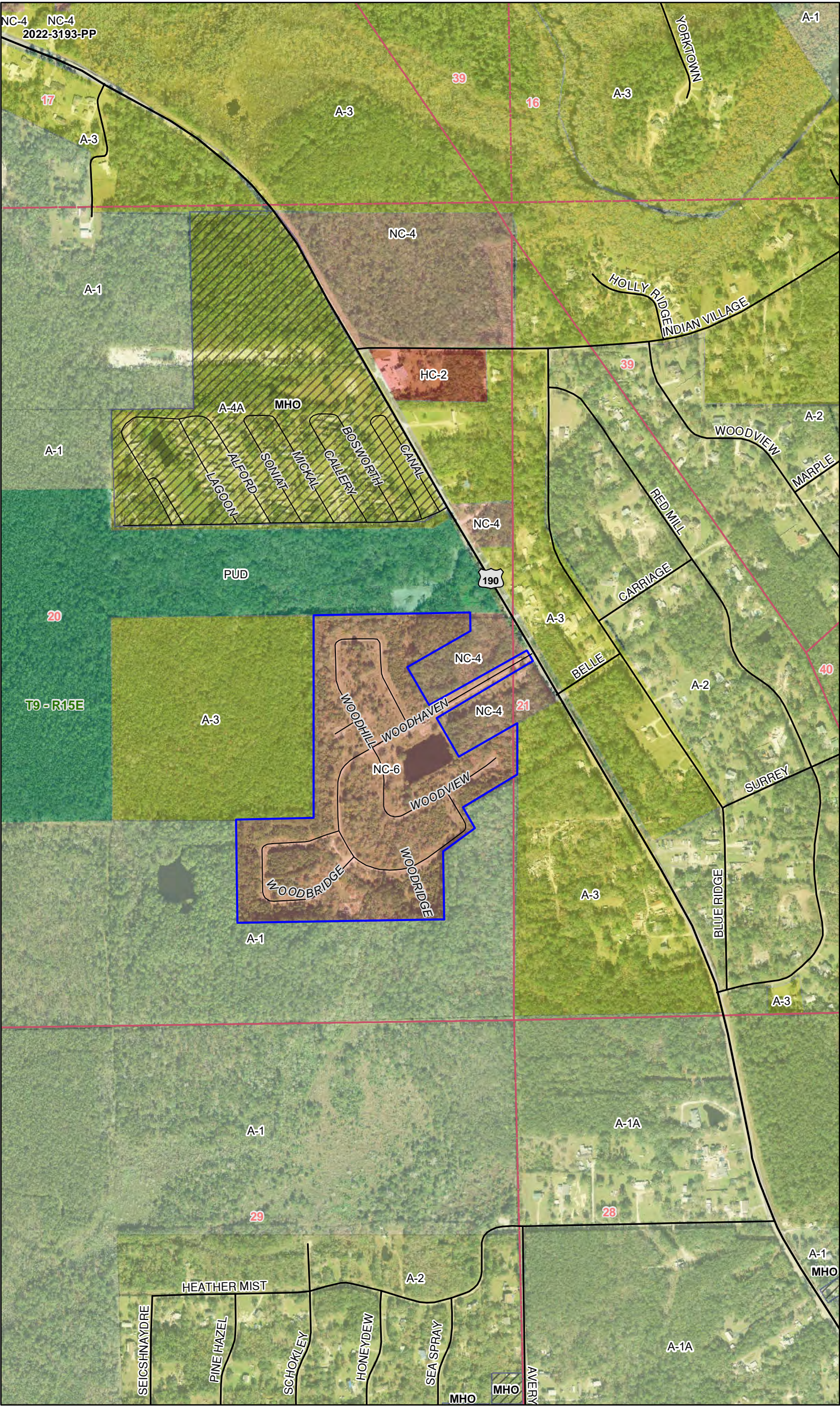
A Letter of No Objection regarding the water and sewer improvements needs to be issued on behalf of The Department of Environmental Services for this Subdivision.

No funded **Maintenance Obligation** for the subdivision connection is required since this subdivision is connecting to a state-maintained highway.

**Mandatory Developmental fees** will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,”.

Revised drawings will not be accepted for review or placement in the packet prior to the February 14, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

NC-4 NC-4  
2022-3193-PP



A-1

A-3

A-3

NC-4

A-1

HOLLY RIDGE  
INDIAN VILLAGE

HC-2

A-4A

MHO

ALFORD  
LAGOON

SONAT  
MICKAL

BOSWORTH  
GALLERY

CANAL

A-1

PUD

190

NC-4

A-2

WOODVIEW

MARPLE

RED MILL

CARRIAGE

A-3

BELLE

A-2

T9-R15E

A-3

NC-4

NC-4

NC-6

WOODHILL

WOODHAVEN

WOODVIEW

WOODBRIDGE

WOODRIDGE

A-1

21

40

SURREY

BLUE RIDGE

A-3

A-1

A-1A

29

28

HEATHER MIST

A-2

SEICSHNAYDRE

PINE HAZEL

SCHOKLEY

HONEYDEW

SEA SPRAY

MHO

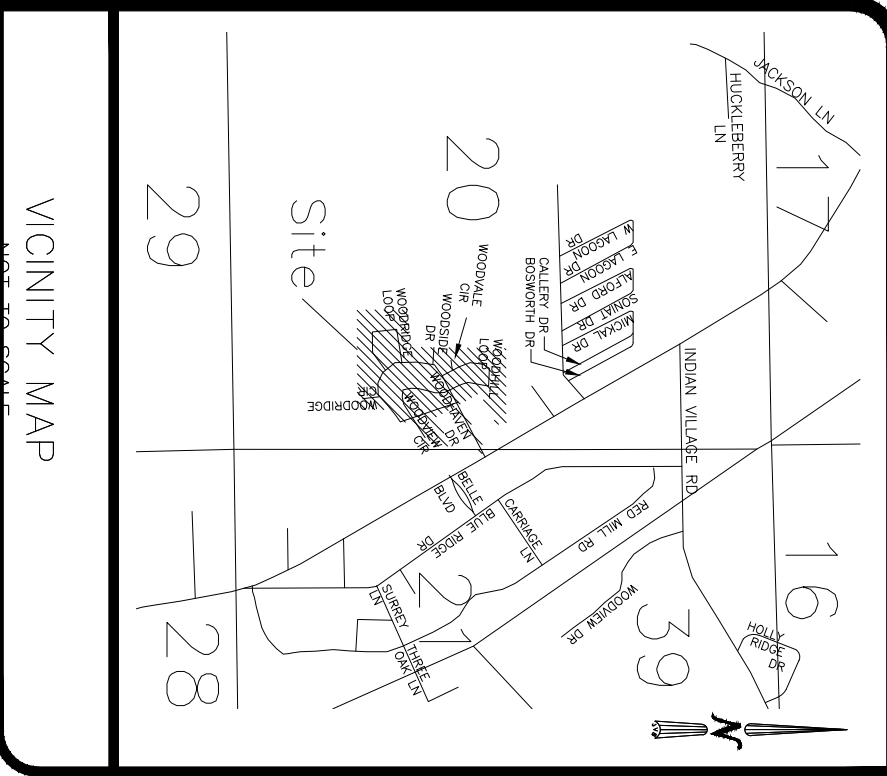
MHO

AVERY

A-1

MHO

A-1A



# Jubilee RV & Camping Park w/ North Shore Mobile Home Park Overlay

SECTIONS 20 & 21, T9S-R15E  
ST. TAMMANY PARISH, LOUISIANA  
FORMERLY KNOWN AS NORTHSORE  
MOBILE HOME COMMUNITY

## GENERAL NOTES:

1. EACH RV SITE WILL HAVE IT'S OWN SEWER & WATER CONNECTION AND AN ELECTRICAL HOOKUP w/ 30' & 50' AMP SERVICES (FULL HOOKUPS).
2. THREE BATHHOUSES WITH 7 TOILETS, SHOWERS AND LAUNDRY STALLS EACH ARE PROVIDED WITHIN THE PARK. IT WILL ALSO HAVE AN OUTDOOR COVERED AREA WITH A LAUNDRY FOR PRIMITIVE CAMPING USE.
3. AT LEAST 50% OF ALL TREES WITHIN THE 30' BUFFER SHALL REMAIN INTACT.
4. SMALL TRASH RECEPTACLES SHALL BE LOCATED AT ALL RV SITES AND SCATTERED THROUGHOUT THE PRIMITIVE AND GLAMPING AREAS. A MAN DUMPSTER LOCATION WITH DAILY PICKUP IS LOCATED NEAR OFFICE w/ 6" SIGHT OBSCURING FENCE.
5. THE OFFICE AND CHECK-IN BUILDING SHALL HAVE A CONVENIENCE STORE WITH A MAXIMUM OF 1500 SQUARE FEET w/ TOILET AND LAUNDRY.
6. ALL EXISTING ROADWAYS THROUGHOUT THE SITE ARE 20' WIDE CONCRETE. THE 4 NEW INTERIOR ROADS FOR THE PULL-THRU RV SITES ARE 14' WIDE w/ LIMESTONE SURFACE AND ONE WAY ONLY.
7. EXISTING ON SITE WATER SUPPLY (WELL) AND SEWER TREATMENT PLANT WILL BE UPGRADED TO MEET CURRENT REQUIREMENTS AND STANDARDS. WATER FILLING STATION LOCATIONS ARE TO BE DETERMINED IN THE NEXT ITERATION. A SEWER DUMP STATION LOCATION IS SHOWN ON THE EXIT LANE OF PARK.

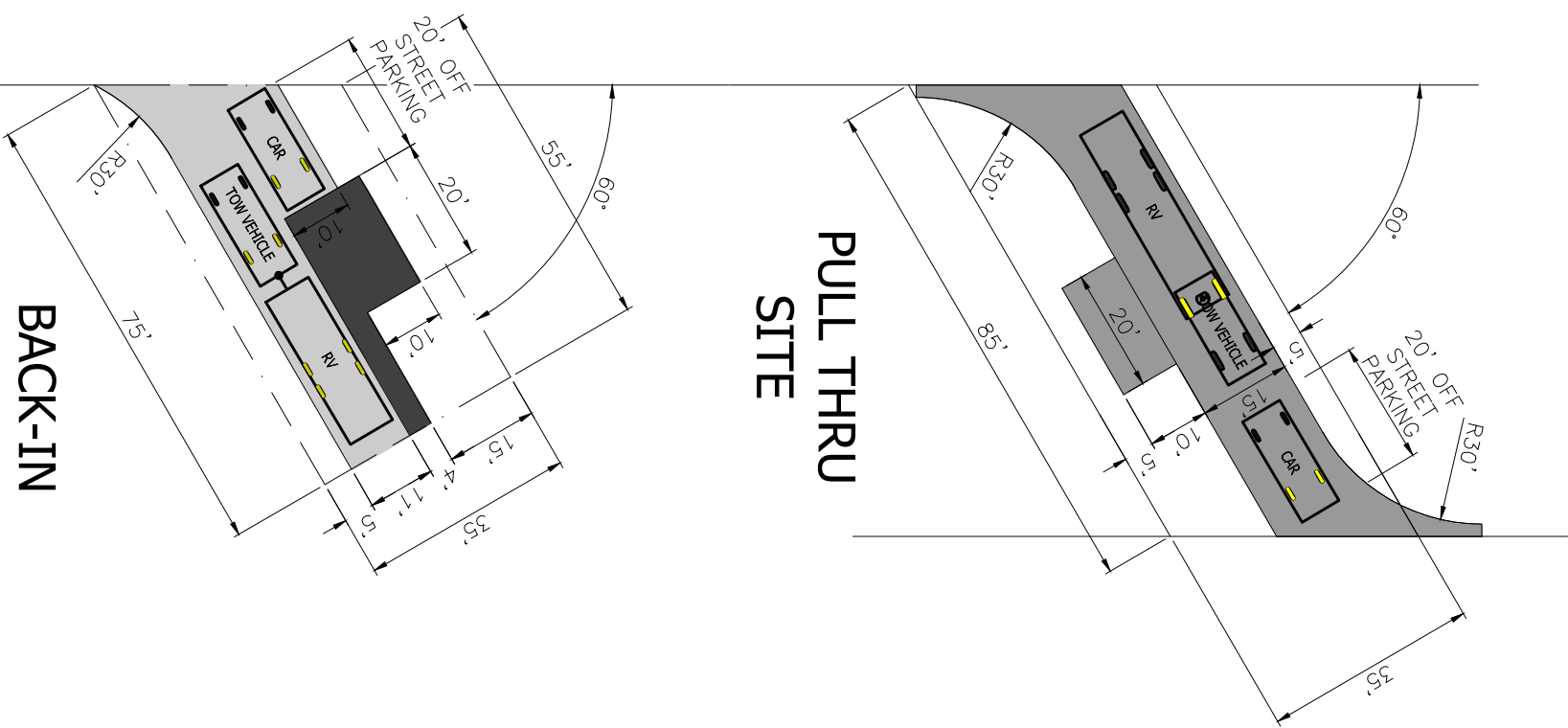
## SITE INFO

51.46 ACRES TOTAL  
GREENSPACE PROVIDED = 51.38 x 40% = 20.58 ACRES  
101 RV SITES (35'x85' PULL THRU'S w/FULL HOOKUPS) (15.5%)  
84 RV SITES (35'x75' SITES w/FULL HOOKUPS) (9.6%)  
185 TOTAL NUMBER OF RV SITES (TOTAL=25.1%)  
13 PRIMITIVE CAMPING SITES (30'x40') (1%)  
16 GLAMPING UNITS (30'x40') (1%)  
PHASE 1 - 22.53 ACRES  
36 RV SITES (35'x85' PULL THRU'S w/FULL HOOKUPS)  
33 RV SITES (35'x75' w/ FULL HOOKUPS)  
1 OFFICE/GENERAL STORE/MAINTENANCE FACILITY AT ENTRANCE  
RECREATION AREA w/ LAKE & FISHING PIER  
6 GLAMPING UNITS (30'x40')  
7 PRIMITIVE CAMPING SITES (30'x40')  
2 NATURAL TRAILS THRU-OUT PROPERTY  
3 FIELD AREAS FOR ACTIVITIES  
3 FIRE PIT AREAS  
PHASE 2 - 13.02 ACRES  
42 RV SITES (35' x 85' PULL THRU'S w/FULL HOOKUPS)  
12 RV SITES (35' x 75' w/FULL HOOKUPS)  
1 COMFORT STATION (aka BATHHOUSE)  
9 GLAMPING UNITS (30'x40')  
1 FIRE PIT  
PHASE 3 - 15.07 ACRES  
23 RV SITES (35' x 85' PULL THRU'S w/FULL HOOKUPS)  
39 RV SITES (35' x 75' w/ FULL HOOKUPS)  
1 GLAMPING UNIT (30'x40')  
6 PRIMITIVE GLAMPING CAMPING SITES (30'x40')  
1 FIRE PIT

PRELIMINARY PLANS  
RECEIVED  
12/16/2022  
DEVELOPMENT  
ENGINEERING  
ENGINEERING  
REVIEW COPY

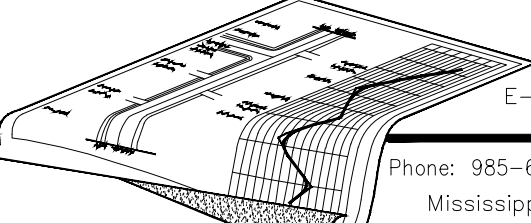
FOR REVIEW - NOT  
FOR CONSTRUCTION

2 TYP. RV PARKING SITE LAYOUT  
Scale: 1" = 30'

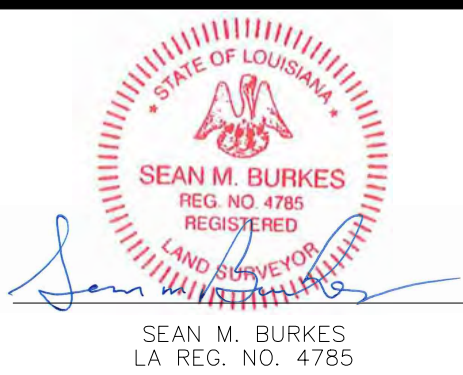


NO.	DESCRIPTION	DATE	BY	CHECKED
1	REVISED PER PARISH COMMENTS.	08.26.2022	RMK/SMB	
2	REVISE PHASE LINES	11.04.2022	RMK/SMB	
3	REVISE/MODIFY SITE LAYOUT	12.14.2022	RMK/SMB	
NO.	DESCRIPTION	DATE	BY	CHECKED

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



1805 HWY. 190 EAST  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com  
Phone: 985-649-0075 Fax: 985-649-0154  
Mississippi Phone: 228-435-5800



CONCEPTUAL LAYOUT FOR  
JUBILEE RV & CAMPING PARK  
LOCATION IN SECTS. 20 & 21, T-9-S, R-15-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.

WHITSTONE MANAGEMENT LLC #1

DATE:	08.10.2022
DRAWN BY:	CHECKED BY:
RMK	SMB
DWG. NO.	20220326
SHEET	1 OF 1

# **FINAL SUBDIVISION REVIEW**

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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
***(As of February 7, 2023)***

CASE NO.: 2023-3224-FP

SUBDIVISION NAME: Money Hill Subdivision, Phase 8A-1

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

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

SECTION: 1  
TOWNSHIP: 6 SOUTH  
RANGE: 11 EAST

WARD: 6  
PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: The property is located north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 4.58 Acres

NUMBER OF LOTS: 1 Lot AVERAGE LOT SIZE: N/A

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 January 31, 2023. The inspection disclosed that all of the existing roads and roadside shoulders are constructed, but the road shoulders and roadside swales need to be vegetated.

The following uncompleted items #1 - #9 existed at the time of the final inspection and will be completed before the plats are signed:

**General Comments:**

1. The developer of Money Hill would like to formally request that the name for this phase of Money Hill be changed from “The Golf Cottages” to “The Club Cottages” (See attached letter). Staff has no objection to the proposed request, subject to all plans and applicable documentation being updated to reflect the name change once approved.
2. The permanent traffic control signs and street name signs need to be installed within this phase of Money Hill.
3. Place additional aggregate as needed to address the deficient areas and correct any potholes. (Typical Comment)
4. Regrade the all ditches throughout this phase to provide positive flow. Ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. (Typical Comment)
5. Install a catch basin at the location of the open pipe/hole in the ground to the south of Golf Cottage Drive, and update the As-Built Drainage plan accordingly.
6. All disturbed areas need to be stabilized and vegetated. (Typical Comment)

**Final Plat:**

7. Update the Final Plat to include the permanent benchmark information.

**Paving & Drainage Plan:**

8. Show all drainage structure (pipe size, material and invert elevations) on the As-Built Drainage plan.

**Water & Sewer Plan:**

9. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from Magnolia Utility Company.

**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.

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 February 14, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



100 Country Club Drive, Abita Springs, LA 70420 (985) 892-3300 office (985) 892-1057 fax [www.moneyhill.com](http://www.moneyhill.com)

February 6, 2023

Theodore C. Reynolds, P.E.  
St. Tammany Parish Government  
21454 Koop Drive, Bldg. B. Ste. 1B  
Mandeville, LA 70471

Dear Theodore,

Please ask the Planning and Zoning Commission to allow Money Hill to change the name of Phase 8-A, the Golf Cottages to Phase 8-A, the Club Cottages. We would like to make this change so that potential buyers know that they are not limited to golfing interests, but will be able to take advantage of their proximity to the club and other amenities as well. Many thanks for your consideration of this, and for all the time and effort put forth by you and your excellent team in helping us bring this project to fruition.

Sincerely,

Mimi Goodyear Dossett  
Money Hill Plantation LLC.



PUD

Money Hill

COUNTRY CLUB

ORCHARD

Money Hill Garden Homes

ST ANDREW

ST MARY

ST CHARLES

[illegible]

**As-Built Plans  
RECEIVED  
2/17/2023  
DEVELOPMENT  
ENGINEERING**



**PUD AMENDMENT TO  
EXISTING ZC-96-11-064  
MONEY HILL "CLUB  
COTTAGES", PHASE 8-A-1**

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

## RESTRICTIVE COVENANTS

1. PERMITTED USE—SINGLE FAMILY RESIDENTIAL (4 UNITS PER BUILDING), ALSO AVAILABLE FOR SHORT TERM RENTAL THROUGH MONEY, LLC OR ITS DISCLOSURE.
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE AND STREET EASEMENTS.
3. NO HOSTILE OR OFFENSIVE ACTION SHALL BE CARRIED UPON ANY UNIT, DRIVEWAY OR DRIVEWAY ADJACENT TO THE RECREATION PARK, NOR BECOME AN OBSTACLE OR HAZARD TO THE RECREATION PARK, INCLUDING THE USE OF UNITS AS DUPES OR JUNK CAR STORAGE.
4. THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE 10.00' AND 11.60' ABOVE MEAN SEA LEVEL.
5. DRIVEWAY CURBSETS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SURFACE DRAINAGE.
7. MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
8. ADDITIONAL COVENANTS RECORDED IN C.O.B. \_\_\_\_\_ FOLLOW \_\_\_\_\_
9. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SUBDIVISION COMPLETION DATE. THE SUBDIVISION SHALL BE MAINTAINED AS ONE ENTIRE TRACT AND NOT PARTIALLY DEVELOPED BY OTHER SYSTEMS(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. PARISH WHENEVER A SUBDIVISION IS DEVELOPED, THE SUBDIVISION SHALL BE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO THE SUBDIVISION. THERE SHALL BE A PRESSURIZED FORCE MAIN REGULATION, AND IN NO EVENT SHALL THERE BE A PRESSURIZED FORCE MAIN BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL WATER SYSTEM (SUPPLY).
10. THE DETENTION POND AND STRUCTURE WILL BE MAINTAINED BY THE DEVELOPER AND/OR THE HOMEOWNER'S ASSOCIATION.

## MONEY HILL GOLF COTTAGES

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A  
 STATEMENT MADE ON THIS GROUND UNDER OATH BY THE  
 UNDERSIGNED

SENAT W. BURGESS - LA. P.L.S. NO. 7185  
 (Notary Public for the State of Louisiana)  
 My Comm. Expires 12-31-2011

THIS PLAN IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A  
 STATEMENT MADE ON THIS GROUND UNDER OATH BY THE  
 STATE OF LOUISIANA LAW RES3335551 AND LAWS AND ORDINANCES OF  
 THE PARISH OF ST. TAMMANY WITH WAIVERS.

SENAT W. BURGESS - LA. P.L.S. NO. 7184  
 (Notary Public for the State of Louisiana)  
 My Comm. Expires 12-31-2011

**DEDICATION**

BE IT RESOLVED, BY THE UNDERSIGNED COUNCIL OF THE LANDS  
 DEPARTMENT, THAT THE ABOVE DESCRIBED PARCELS ARE TO BE  
 DONATED HEREON, THAT THE DATES DECLARED HEREON TO BE  
 TRUE AND ACCURATE MAP OF:

SENAT W. BURGESS - LA. P.L.S. NO. 7185  
 (Notary Public for the State of Louisiana)  
 My Comm. Expires 12-31-2011

SENAT W. BURGESS - LA. P.L.S. NO. 7184  
 (Notary Public for the State of Louisiana)  
 My Comm. Expires 12-31-2011

THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY RESERVED FOR PRIVATE USE AND DEVELOPMENT. TRAFFIC SIGNS AND POSTS WILL BE INCLUDED. EASEMENTS SHALL BE RESERVED FOR DAMAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

MONEY HILL PLANTATION

## APPROVAL

PARISH PLANNING COMMISSION CHAIRMAN	DIRECTOR OF PARISH ENGINEERING
PARISH PLANNING COMMISSION SECRETARY	CLERK OF COURT

5	NAME CHANGE	02.06.2023	RMK	SMB
4	REVISE PERIMETER	02.02.2023	RMK	SMB
3	FINAL PLAT	01.13.2023	RMK	SMB
2	REVISE PERIMETER	08.30.2022	RMK	SMB
1	SEWER AND WATER REVISIONS	7/27/22	SMB	SMB
NO.	DESCRIPTION	DATE	BY	CHKD
	REVISIONS			

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

1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: [jvbassoc@jvburkes.com](mailto:jvbassoc@jvburkes.com)

SEAN M. BURKES  
REG. No. 27642  
REGISTERED PROFESSIONAL  
CIVIL ENGINEERING

PUD AMENDMENT TO ZC-96-11-064  
MONEY HILL CLUB COTTAGES, PHASE 8-A-1  
SECTIONS 1 & 12, T6S, R11E,  
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.

# MONEY HILL PLANTATION

DATE: 01/07/2000

8/25/2022	
DRAWN BY:	CHECKED BY:

DRAWN BY:	CHECKED BY:
WSR/rmk	SMB

DWG. NO.

20190574

SHEET 9 OF 10