

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - WEDNESDAY, MARCH 8, 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. The livestream will begin at 6:00 PM on Wednesday, March 8, 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 FEBRUARY 14, 2023 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

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

1- Request to Enter the Parish Right-of-Way for the entrance of the proposed Vieux Carre Subdivision (Bootlegger Road)

Developer/Owner: All State Financial Company

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south and west sides of Bricker Road, north of LA Highway 21, north of Interstate I-12 south of Covington, Louisiana. Ward 1, District 1

2- Request to Enter the Parish Right-of-Way for the entrance of Abita Lakes Estates Subdivision to install lighting on the fence (Clear Lake Boulevard)

Developer/Owner: Abita Lakes Property Association

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located east of LA Hwy 59, south of Lowe Davis Road and north of Abita Springs. Ward 10, District 6

MINOR SUBDIVISION REVIEW

3- 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

POSTPONED AT THE FEBRUARY 14, 2023 MEETING FOR ONE MONTH

4- 2023-3246-MSP

Minor subdivision of 1 acre & 1.07 acres into Lots A & B

Owner & Representative: Troy L. & Ina B. Bounds

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

Parish Council District Representative: Hon. Ronald Randolph

General Location: The property is located on the west side of James Crosby Road, west of LA Highway 41, Pearl River, Louisiana. Ward 8, District 14

5- 2023-3251-MSP

Minor subdivision of a 13.78 acres parcel into parcels A & B

Owner & Representative: Joseph S. Rawls Jr., Benjamin H. Rawls II, Stephen B. Rawls, Thomas W. Rawls, James Clifton Burns Rawls, John P. Rawls, Mary Rawls McCann

Surveyor: Land Surveying, LLC.

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the north side of Lake Ramsey Road, east of Bulloch Road, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

RESUBDIVISION REVIEW**6- 2023-3237-MRP**

Resubdivision of Lot 16A, Ph 1 & Lot 26A, Ph II into Lot 16A2, Ph 1 & II, Covington Industrial Park,

Owner & Representative: Favret Investments, LLC – Uncas Favret, Jr.

Surveyor: John G. Cummings & Associates

Parish Council District Representative: David R. Fitzgerald

General Location: The property is located on the southwest corner of Fabrication Row & Airport Road, Covington, Louisiana. Ward 3, District 2

7- 2023-3239-MRP

Resubdivision of Lot 269, Square 30 & 0.153 acres of reserved area Tchefuncta Club Estates into Lot 269-A Square 30 Tchefuncta Club Estates

Owner & Representative: Tchefuncta Club Estates Subdivision – Brian Laborde and George T. Underhill

Surveyor: Acadia Land Surveying LLC

Parish Council District Representative: Marty Dean

General Location: The property is located on the south side of Mistletoe Drive, south of Wisteria Lane, Covington, Louisiana. Ward 1, District 1

TENTATIVE APPROVAL**8- 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. POSTPONED AT THE FEBRUARY 14, 2023 MEETING FOR ONE MONTH

9- 2023-3255-TP

Melody Cove Subdivision

Developer/Owner: AEW Sales Development, LLC

Engineer: Fairway Consulting & Engineering

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located at the end of Melody Lane, north of Helenbirg Road, east LA Highway 190, north Interstate 12, Covington, Louisiana. Ward 3, District 5

PRELIMINARY APPROVAL**10- 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 FOR ONE MONTH AND AT THE JANUARY 10, 2023 MEETING FOR TWO MONTHS

11- 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 AND THE FEBRUARY 14, 2023 MEETINGS FOR ONE MONTH

2023-3248-PP**12- Vieux Carre Subdivision**

Developer/Owner: All State Financial Company

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south and west sides of Bricker Road, east of LA Highway 1085, north of LA Highway 21, Louisiana. Ward 1, District 1

FINAL APPROVAL**13- 2023-3249-FP**

Oaklawn Trace Subdivision, Phase 2

Developer/Owner: J/MAC Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana. Ward 7, District 11

OLD BUSINESS**14- 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

Establish a Warranty Obligation for a period of two years (Final approval granted at the February 14, 2023 meeting)

15- 2022-3140-MRP

Resubdivision of lots 1 to 250 of Northshore Mobile Home Community into Parcel 1 Jubilee RV & Camping Park

Owner: Northshore Mobile Home Park Inc. – Gary W. Fordham, President

Representative: Jeffrey Shoen

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

Parish Council District Representative: Hon. Jake A. 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

ORIGINALLY APPROVED AT THE DECEMBER 13, 2023 MEETING

NEW BUSINESS**ADJOURNMENT**

MINUTES
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

ROLL CALL

Present: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Absent: McInnis and Blair

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 – Fitzmorris

APPROVAL OF THE JANUARY 10, 2023 MEETING MINUTES

Fitzmorris moved to approve, second by Truxillo

Yea: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain:

REQUEST FOR POSTPONEMENTS

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

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

Fitzmorris moved to postpone to March, second by Seeger

Opposition: N/A

Yea: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain: N/A

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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

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 postpone to March, second by Fitzmorris

Opposition: N/A

Yea: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain: N/A

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

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 March, second by Fitzmorris

Opposition: N/A

Seeger moved to deny, second by Fitzmorris

Yea: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain: N/A

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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

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

Opposition: Jeff Barker and Harold Dutsch

Seeger moved to deny, second by Fitzmorris

Yea: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford and Hernandez

Nay: Smail and Troncoso

Abstain: N/A

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

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

Opposition: N/A

Fitzmorris moved to approve with waiver, second by Truxillo

Yea: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain: N/A

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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

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

Fitzmorris moved to approve with the waiver, second by Seeger

Opposition: N/A

Yea: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain: N/A

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

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

Opposition: N/A

Truxillo moved to approve with the waiver, second by Smail

Yea: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain: N/A

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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

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

Opposition: N/A

Fitzmorris moved to approve, second by Truxillo

Yea: Seeger, Truxillo, Ress, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain: N/A

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

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

Opposition: N/A

Fitzmorris moved to approve, second by Seeger

Yea: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain: N/A

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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

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

Opposition: N/A

Fitzmorris moved to approve, second by Truxillo

Yea: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain: N/A

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

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

Opposition: N/A

Crawford moved to approve with staff comments, second by Smail

Yea: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain: N/A

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TENTATIVE SUBDIVISION REVIEW

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

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

Opposition: N/A

Smail moved to approve with the waivers, second by Fitzmorris

Yea: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain: N/A

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

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

Opposition: N/A

Crawford moved to approve, second by Ress

Yea: Seeger, Truxillo, Ress, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain: N/A

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FINAL SUBDIVISION REVIEW

14- 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

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

Opposition: N/A

Truxillo moved to approve, second by Fitzmorris

Yea: Seeger, Truxillo, Ress, Doherty, Fitzmorris, Crawford, Troncoso, Smail, and Hernandez

Nay: N/A

Abstain: N/A

OLD BUSINESS

NEW BUSINESS

Helen Lambert reminded the Commission Members that next months meetings will be back to back. Zoning will be March 7th and Planning will

ADJOURNMENT

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

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING ALLSTATE FINANCIAL COMPANY, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO ALLSTATE FINANCIAL COMPANY, 321 VETERANS BLVD. METAIRE, LA 70005; OR ASSIGNEES, TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY A PORTION OF BOOTLEGGER RD. AT THE ENTRANCE OF THE PROPOSED VIEUX CARRE SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 1.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the asphalt road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$47,520 for a period of one (1) year.
8. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$26,140 for a period of two (2) years.
9. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.

10. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
11. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
12. That the petitioner shall submit a copy of the current owner's deed.
13. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
14. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the project is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the new R/W as shown on the approved construction drawings..
15. That the petitioner submit as-built drawings certifying that road is constructed within the existing and new right of way.
16. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.
17. That the petitioner will dedicate the new right-of-way to the Parish prior to the warranty obligation being released..

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 23_____, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

ROSS P. LINER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised February 16, 2020



Kelly McHugh
&
Associates, Inc.

February 6, 2023

St. Tammany Parish
Department of Engineering
Attn: Ted Reynolds
21454 Koop Drive
Bldg B, Suite 1B
Mandeville, La 70471

RE: Request to Enter STP Right-Of-Ways
Bootlegger Rd at entrance to Vieux Carre
Subd located in Section 46, T-7-S, R-11-E
St. Tammany Parish, Louisiana

Ted,

My client, Allstate Financial Company, 321 Veterans Blvd, Suite 201, Metairie, La 70005, requests permission to enter Bootlegger Rd right of way to install turning lanes to access Vieux Carre Subdivision located in Section 46, T-7-S, R-11-E, St. Tammany parish Louisiana.

Attached is drawings detailing this work.

Your kind attention to this matter is greatly appreciated.

Sincerely,

Kelly McHugh, PE, PLS

KJM/kah

From: Josh Wainer <josh@wainerco.com>
Sent: Friday, February 24, 2023 2:25 PM
To: Shelby R. Vorenkamp
Cc: Theodore C. Reynolds; Paul Mayronne; Kelly McHugh; Bruce Wainer
Subject: Vieux Carre Preliminary Approval & Enter the Parish ROW Bootlegger Rd.

EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Shelby,

I would like to formally request the postponement of both Vieux Carre Preliminary Approval & Enter the Parish ROW Bootlegger Rd. to the April Planning commission meeting.

Thanks,

Josh Wainer
Wainer Companies
321 Veterans Blvd., Ste. 201
Metairie, LA 70005
504-834-5511

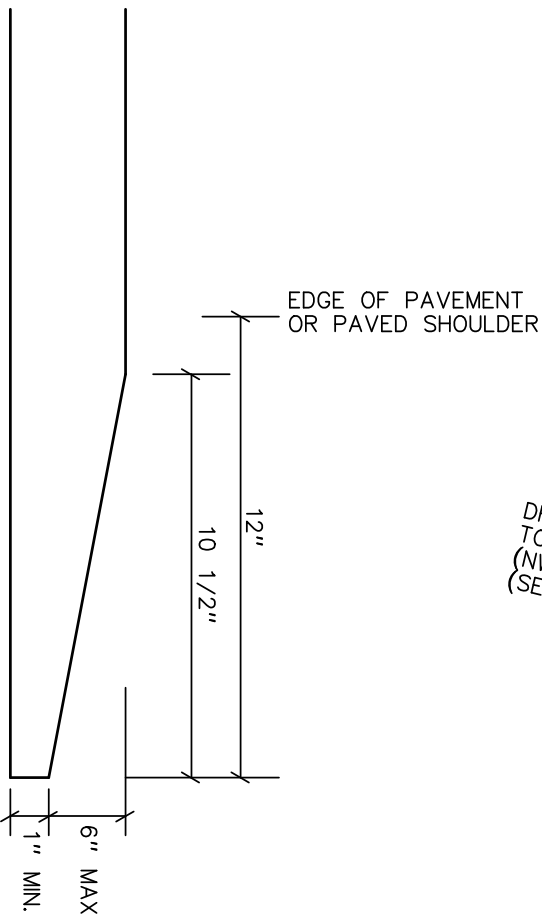
TYPICAL BASE SECTION
(NEW ROADWAY)

- 2" ASPHALTIC CONCRETE WEARING COURSE (SUPERPAVE LEVEL 2)
- 3" ASPHALTIC CONCRETE BINDER COURSE (SUPERPAVE LEVEL 2)
- 12" CLASS II BASE COURSE (610 LIMESTONE)
- AGGREGATE SHOULDER
- EXISTING SURFACE
- SELECT FILL (SEE EMBANKMENT NOTE BELOW)
- MIL AND OVERLAY 2" ASPHALTIC CONCRETE WEARING COURSE (SUPERPAVE LEVEL 2)

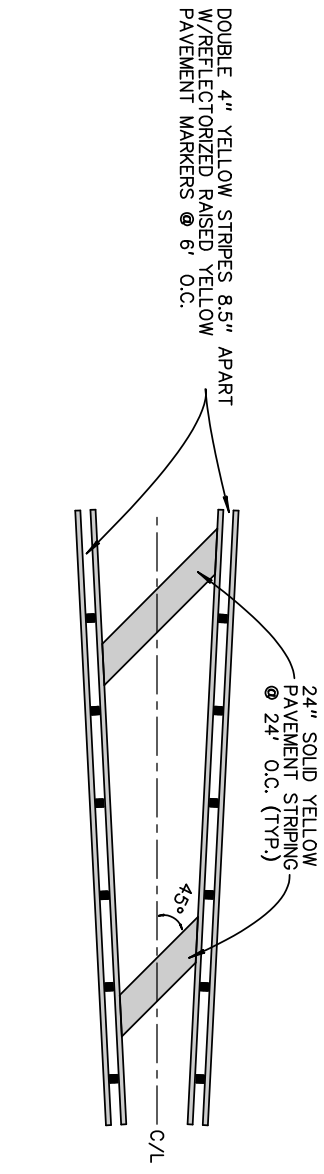
EMBANKMENT NOTE: IN EMBANKMENT AREAS UNDER NEW PAVEMENT, ALL EXISTING MATERIAL SHALL BE REMOVED TO A MINIMUM OF 12" BELOW THE NEW PAVEMENT SURFACE. ALL EXISTING MATERIAL SHALL BE REMOVED TO A MINIMUM OF 12" BELOW THE NEW PAVEMENT SURFACE. ALL EXISTING MATERIAL SHALL BE REMOVED TO A MINIMUM OF 12" BELOW THE NEW PAVEMENT SURFACE.

- = EXISTING TRAVEL LANES
- = PROPOSED TURN LANES
- = PROPOSED STRIPED MEDIAN
- = EXISTING BIKE LANE

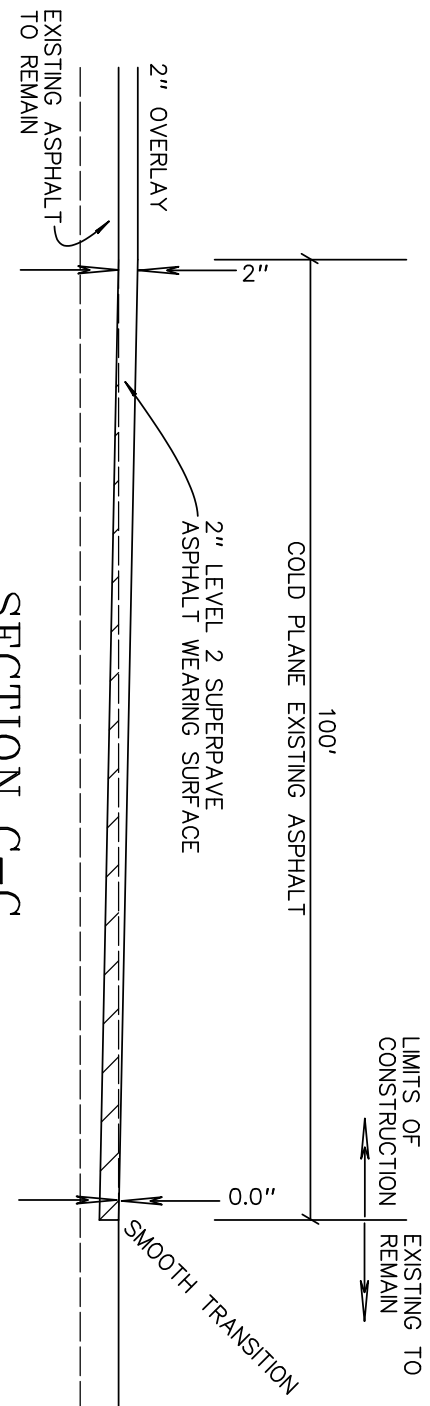
DETAIL-SHOULDER WEDGE



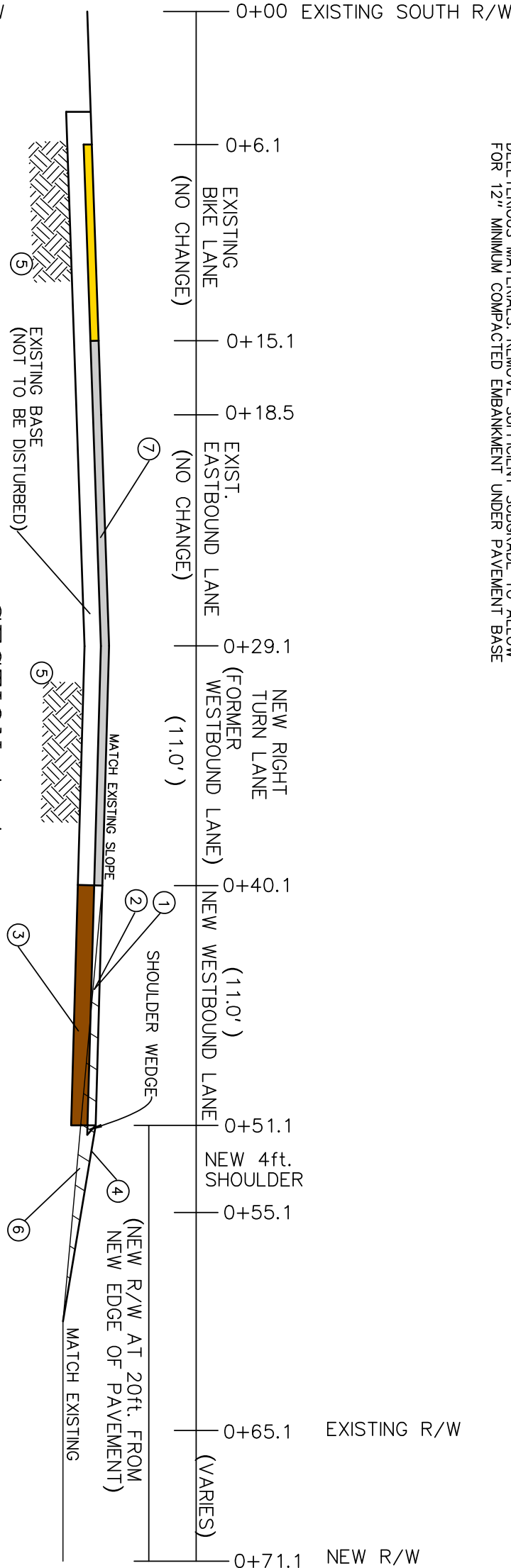
MEDIAN STRIPING DETAIL



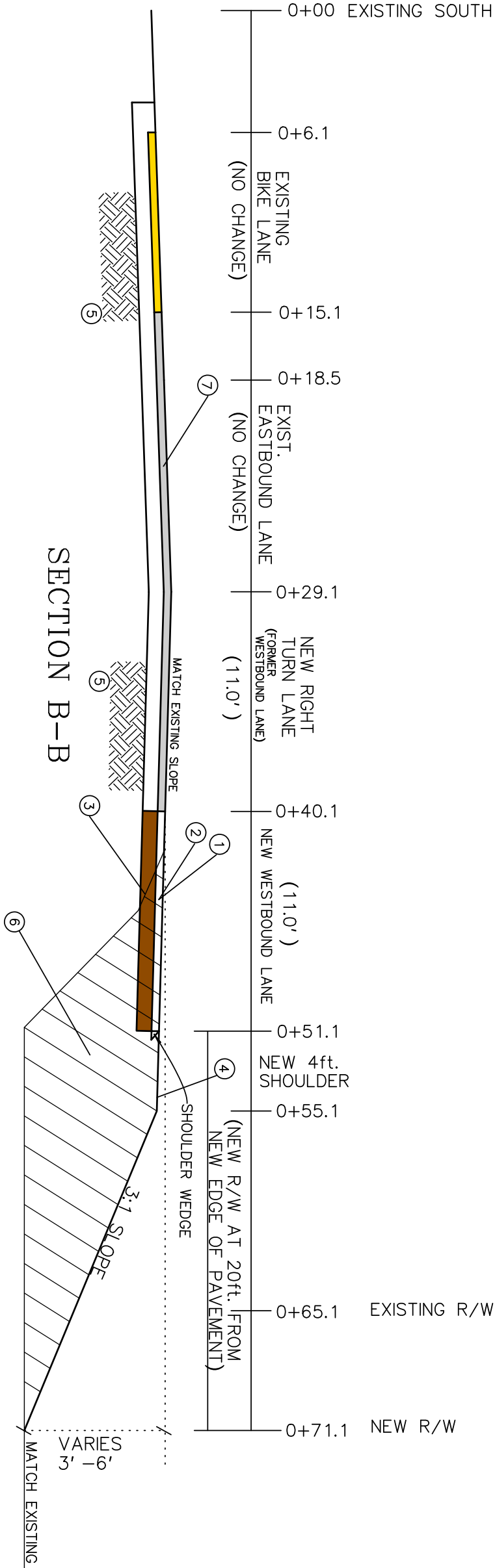
SECTION C-C



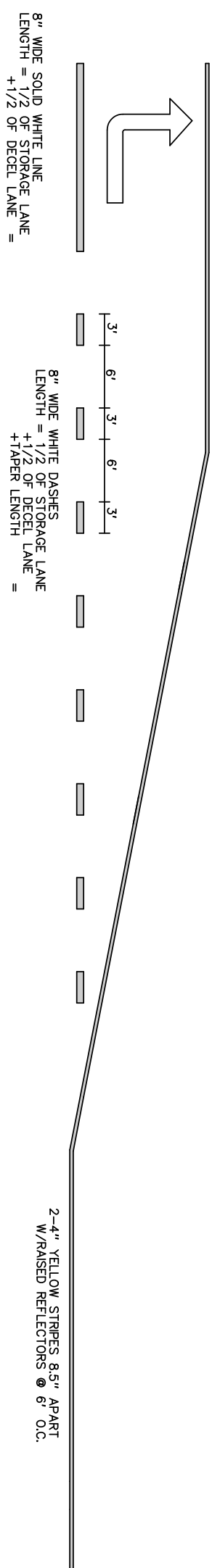
SECTION A-A



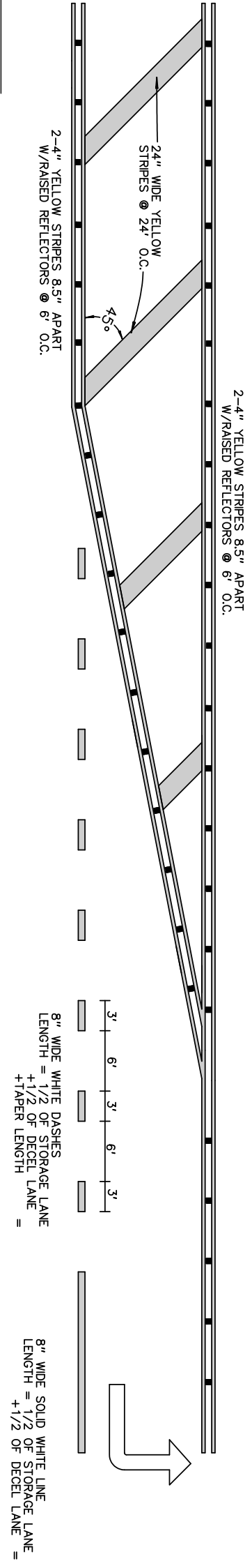
SECTION B-B



RIGHT TURN LANE STRIPING DETAIL



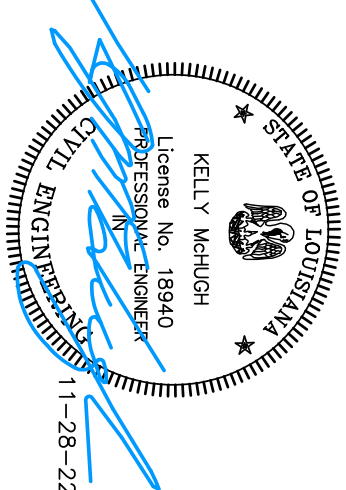
LEFT TURN LANE STRIPING DETAIL



NEW LEFT AND RIGHT TURN LANES
AT BOOTLEGGER RD

VIEUX CARRE, PHASE 1
SECTION 46, T-7-S, R-11-E,
ST. TAMMANY PARISH, LOUISIANA.

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST.,
MADEVILLE, LA. 70851



| REVISIONS | | DATE | |
|-----------|----------|-----------|-----------------|
| | | 11-28-22 | |
| SCALE: | 1" = 50' | DATE: | 08-30-22 |
| DRAWN: | DRJ | JOB NO.: | 16-025 |
| CHECKED: | KJM | DWG. NO.: | SHEET 4(B) OF 7 |

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING THE ABITA LAKES PROPERTY ASSOCIATION TO ENTER RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO THE ABITA LAKES PROPERTY ASSOCIATION, C/O GLENN GARAUDY, PRESIDENT; 551 CAMDEN PARK DR., COVINGTON, LA 70435, OR ASSIGNEE; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE ENTRANCE OF GRAND LAKE DR., ABITA LAKES ESTATES SUBDIVISION, FOR THE PURPOSE OF INSTALLING ENTRANCE LIGHTING. WARD 10, DISTRICT 6.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$8,700 for a period of one (1) year.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
9. That the petitioner submit as-built drawings certifying that the project is constructed in accordance with the approved drawing(s).

10. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 23_____, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

ROSS P. LINER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Abita Lakes

January 26, 2023

Saint Tammany Parish Government
Planning Commission
21454 Koop Dr
Mandeville, Louisiana 70471

Dear Sir or Madam

The Abita Lakes Property Association (ALPOA), acting on behalf of Abita Lakes Estates Subdivision, desires to install entrance lighting on the fence entering the neighborhood on Grand Lake Dr. As President of the Association, I am submitting this request along with sketches showing the location of the work and details of the intended project.

From the sketches the intended project scope is as follows:

- Bore under Grand Lake and install two 2-inch conduits.
- Pull two 120 Volt, 20-amp circuits through new conduits.
- Install new light fixtures on each side of fence as shown.
- Install power meter loop including meter box with disconnect.
- Install outdoor GFCI Receptacles near ground on the backside of each fence.
- Have WST Electric CO-OP run power to meter box, install meter, and commission.

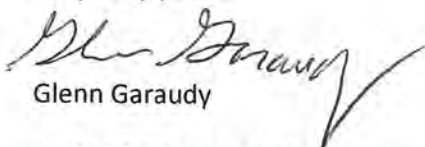
All materials, installation methods, and work will be done in accordance with Parish Codes and the National Electric Code. Installation of the meter loop, conduits and receptacles will be installed by a licensed Electrician.

ALPOA will be paying for all materials and installation.

| | |
|---|----------------------------|
| The petitioner | Abita Lakes Estates |
| Glenn Garaudy | 201 Clear Lake Blvd |
| ALPOA President | Covington, Louisiana 70435 |
| 551 Camden Park Dr | |
| Covington, Louisiana 70435 | |
| Tel: 504-231-8306 | |
| Email: ggaraudy@gmail.com | |

As a result of the above, I am asking for your approval. Should you need to contact me, please feel free to do so at any time at my phone number or email address.

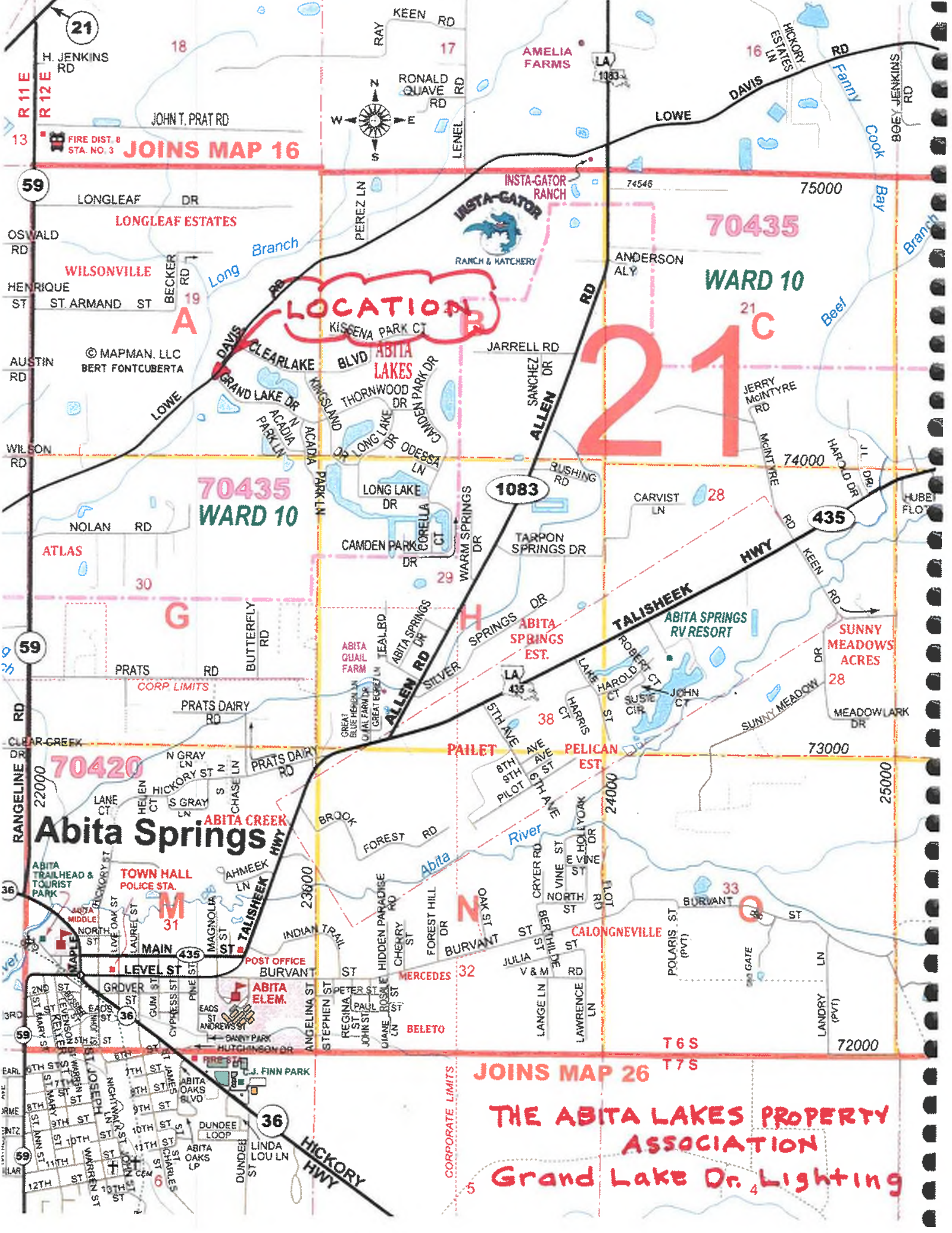
Very truly yours



Glenn Garaudy

cc. ALPOA Board of Directors

Attachments: Plot Plan, Sketch 1, Sketch 2



JOINS MAP 16

70435

WARD 10

21

70435
WARD 10

Abita Springs

JOINS MAP 26


THE ABITA LAKES PROPERTY ASSOCIATION

Grand Lake Dr. Lighting

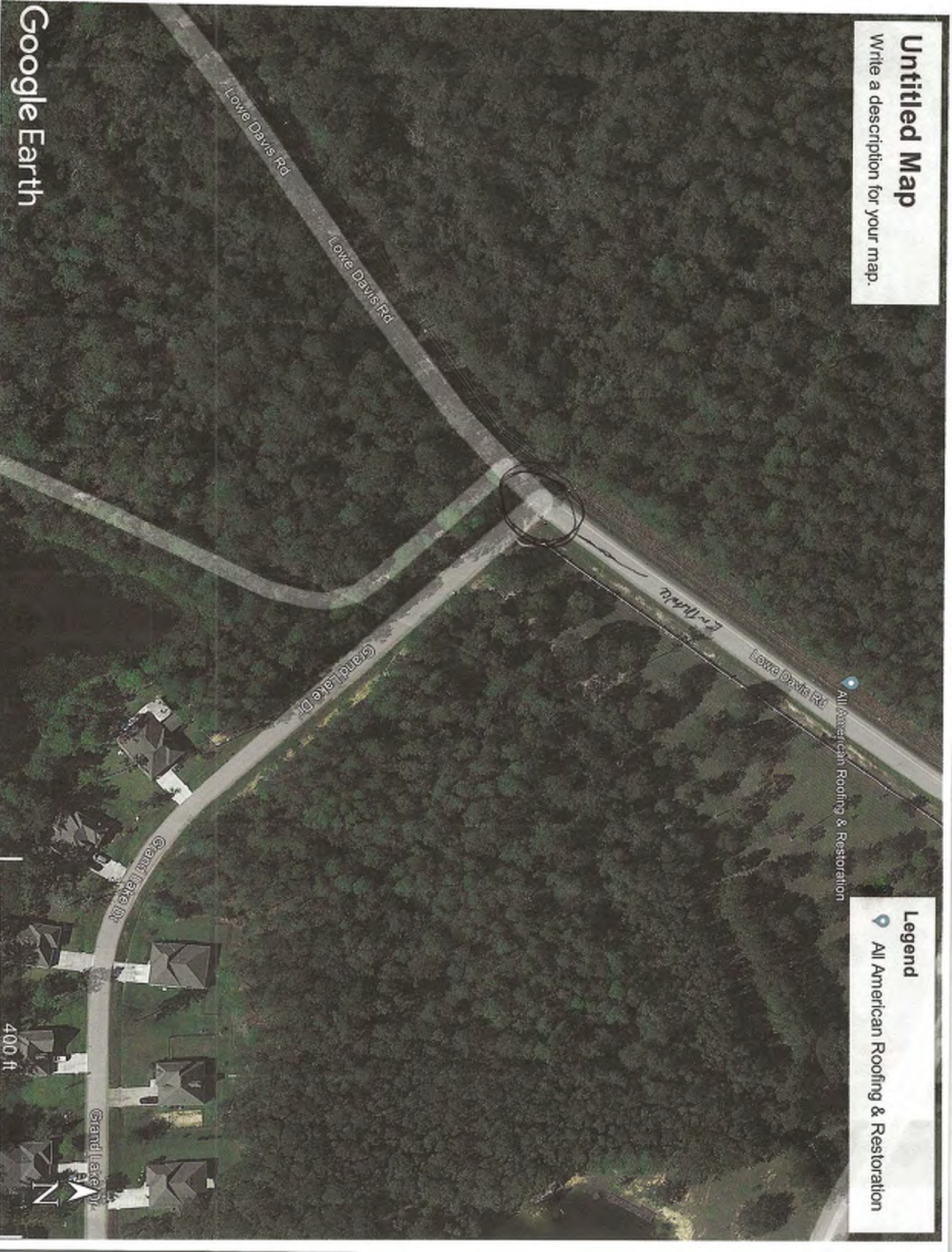
Untitled Map

Write a description for your map.

Legend

 All American Roofing & Restoration

 All American Roofing & Restoration



ALARM 12/15/2015
DECEASED LIEUT
FURNITURE ON BOTH
SIDES

FEENE FLOOR WST

SKETCH 1
ENTRANCE TO ADJTD LATER SUBDIVISION



Libra Fixtures

New Tracks

Two 2" conduits under road
Two 120V conduits

Sketch 2

EXIT FROM ABITO LAKES TO LOWE DAVIS ROAD

Power Feeder From West

MINOR SUBDIVISIONS

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PLANNING STAFF REPORT
2023-3228-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

Hearing: March 8, 2023

Posted: 02/27/2023

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
March 8, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

HL
2023-3228-MSP



PLANNING STAFF REPORT
2023-3228-MSP

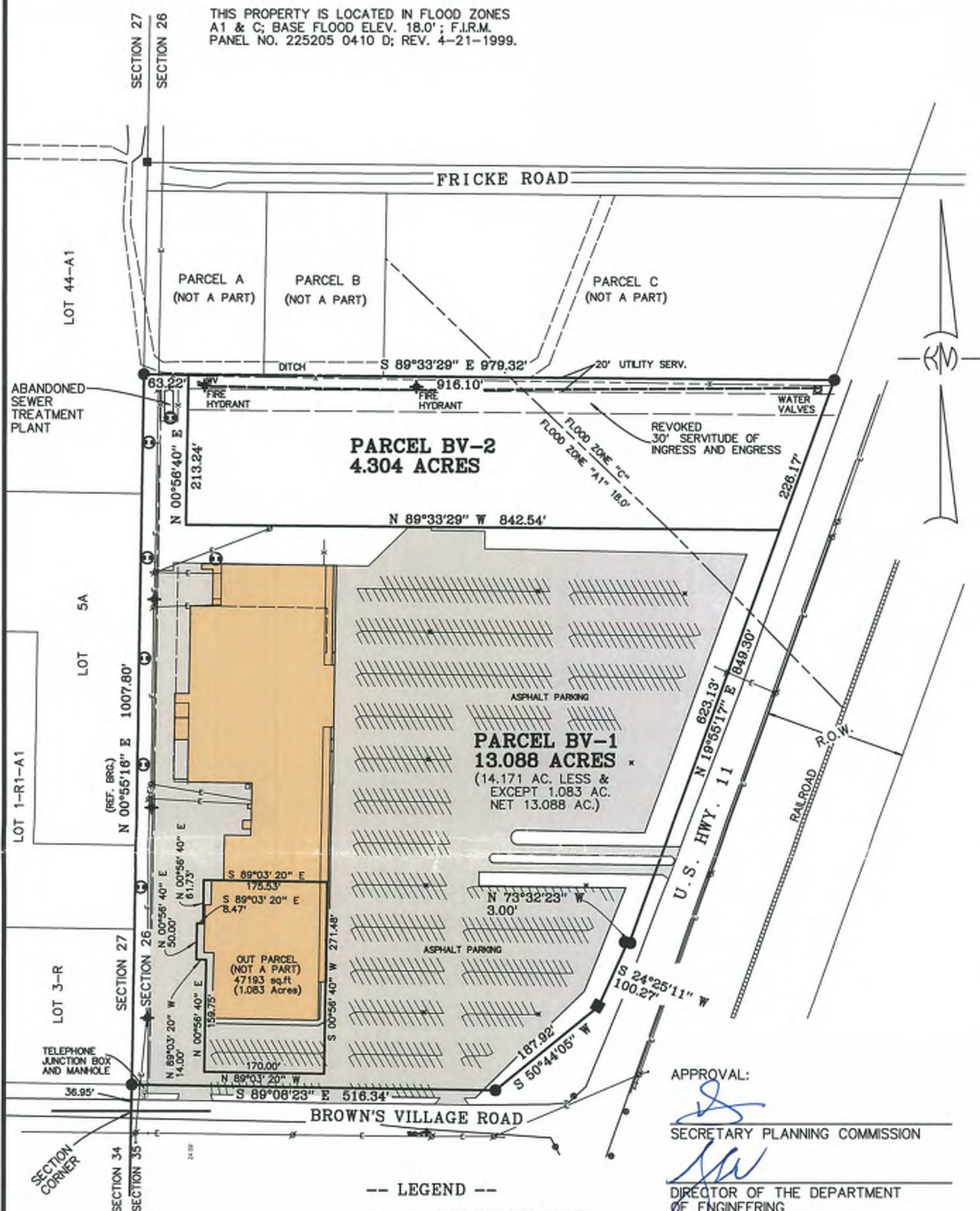
MICHAEL B. COOPER
PARISH PRESIDENT

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.



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

PREPARED FOR:

BROWN'S VILLAGE PLAZA LLC,

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

-- 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.

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

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

PARCEL ACG-1
(NOT A PART)

ABANDONED
SEWER
TREATMENT
PLANT

S 89°33'29" E
63.22'

DITCH

PARCEL ACG-1
(NOT A PART)

S 89°33'29" E 842.54'

PARCEL BV-1B
244,586.73 sq.ft.
(5.61 acres)

PARCEL BV-1C
390,823.38 sq.ft.
(8.90 acres)

PARCEL BV-1D
390,823.38 sq.ft.
(8.90 acres)

PARCEL BV-1A
247,532.65 sq.ft.
(5.69 acres)

BROWN'S VILLAGE ROAD

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

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

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:
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.



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.

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PLANNING STAFF REPORT
2023-3246-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

Hearing: March 8, 2023

Posted: 02/17/2023

Location: The property is located on the west side of James Crosby Road, west of LA Highway 41, Pearl River, Louisiana. Ward 8, District 14; S11, T8S, R14E

Owner & Representative: Troy L. & Ina B. Bounds

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

Type of Development: Residential



Current Zoning

A-4 Single-Family Residential District

Total Acres

2.068 acres

of Lots/Parcels

Minor sub of 1.00 acre & 1.07 acres into
Lot A & Lot B

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone C
Preliminary Flood Zone X

Critical Drainage:

No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) lots from 1.00 acre & 1.07 acres. The minor subdivision request requires a public hearing due to:

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

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

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

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

Planning Commission
March 8, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

HL
2023-3246-MSP



PLANNING STAFF REPORT
2023-3246-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

GARDEN PARK

OLD MILL

SULLIVAN

41

SULLIVAN

HC-2

JAMES CROSBY ROAD

JAMES CROSBY

COX

GUINN

A-4A

BOLDEN

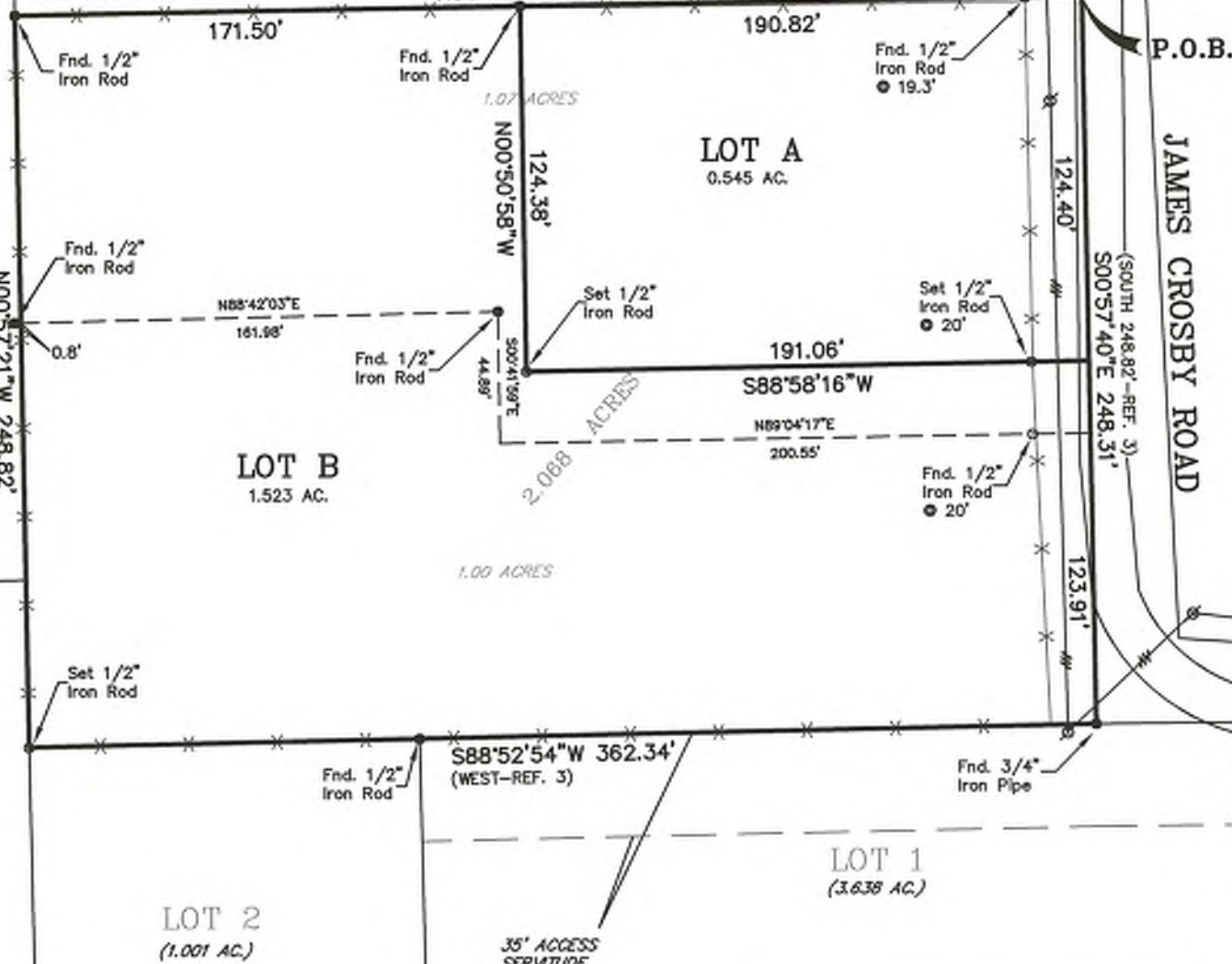
14



REF: 1.) A Survey by this Firm dated 09/23/1991 Survey # 910366.
2.) A Survey by this Firm dated 01/10/2019 Survey # 20180837.
3.) A Survey by Albert Lovell dated 2/10/82, Job No. 94873.

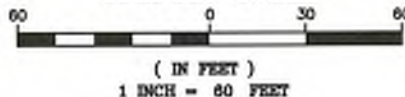
NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 - NAD83) BASED ON GPS RTN TIES ACCESED ON 11/02/2022.

(EAST-REF. 3)
N88°57'47"E 362.32'



P.O.B. IS REPORTED TO BE N78°30'E 168.96';
THENCE SOUTH 308.96' FROM THE SECTION
CORNER COMMON TO SECTIONS 11 & 41, T-8-S,
R-14-E, GLD, ST. TAMMANY PARISH, LOUISIANA.

GRAPHIC SCALE



LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊗ Cross
- Fence
- Power Line
- Power Pole

ADDRESS: JAMES CROSBY ROAD

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

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS 1 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 0300 C
F.I.R.M. Date 10/17/89
Z.N. C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.

20220563

DATE:

11/2/22

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL

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

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

DRAWN BY:

JDL

CHECKED BY:

SBF

SCALE:

1" = 60'

**A MINOR SUBDIVISION MAP OF A
1.00 AC. & A 1.07 AC. TRACT INTO
LOT A & LOT B IN SECTION 11, T-8-S,
R-14-E, GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: TROY BOUNDS



S. BRETT FITZGERALD
LA. REG. No. 5018



PLANNING STAFF REPORT
2023-3251-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

Hearing: March 8, 2023

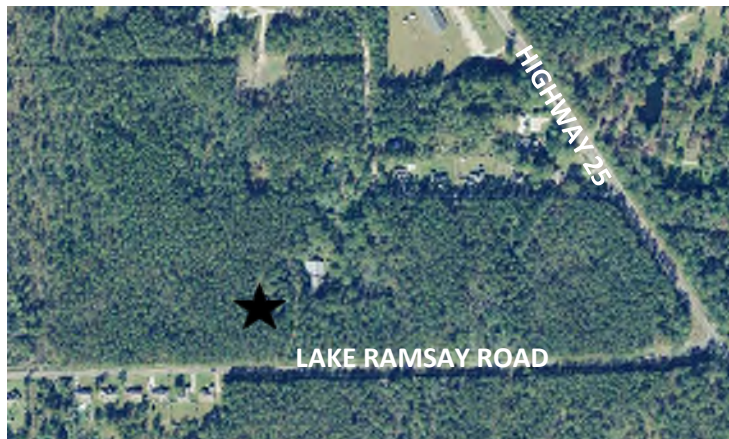
Posted: 02/16/2023

Location: The property is located on the north side of Lake Ramsey Road, east of Bulloch Road, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3; S7 & S18, T6S, R11E

Owner & Representative: Joseph S. Rawls Jr., Benjamin H. Rawls II, Stephen B. Rawls, Thomas W. Rawls, James Clifton Burns Rawls, John P. Rawls, Mary Rawls McCann

Engineer/Surveyor: Land Surveying, LLC.

Type of Development: Residential



Current Zoning

A-2 Suburban District

Total Acres

13.78 acres

of Lots/Parcels

Minor sub of a 13.78 ac Parcel into
parcels A & B

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone C
Preliminary Flood Zone AE

Critical Drainage:

Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from 13.78 acres. The minor subdivision request requires a public hearing due to:

- Parcel A is requested to be created as a flag lot, requiring a waiver of the regulation by the Planning Commission, since flag lots are only permitted above the Urban Growth Boundary Line.



PLANNING STAFF REPORT
2023-3251-MSP

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.

Rural and 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.



FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of a 13.78 Acre Parcel of Land, into Parcels A & B, situated in Sections 7 & 18, T-6-S, R-11-E, St. Tammany Parish, Louisiana

Reference:

- 1) A Survey Map by this Firm, Dated 3-16-2019, #19229A, for Matthew & Kimberly Cole (Based Bearings)
- 2) A Survey Map by Thomas Fontcuberta, Dated 11-03-2000, #208469
- 3) A Survey Map by Thomas Fontcuberta, Dated 3-08-2001, #208470
- 4) A Deed of subject property in COB 802/504 & COB 1420/731 Clerk of Courts Office

Deed bearing calls not shown

The P.O.B. is described as being S00°30'W-668.0'; S89°58'E-2065.7' from the NW Corner of Section 18, T-6-S, R-11-E, St. Tammany Parish, Louisiana

LEGEND:

- = Fnd. 1/2" Iron Pipe
- = Fnd. 1 1/4" Iron Pipe
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- X— = Fence (Remnants)

Apparent R/W Line

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

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:128.

(Base Bearing)
(501.0'-Deed)
N89°57'23"E-501.56'-Total

135.3'

S00°31'33"W-530.61'

N00°27'10"E-1199.88'-Total
(1208.5'-Deed)

Section 7

Section 18

(13.78 ACRES)

(13.90 Acres-Deed)

(1208.5'-Deed)

S00°26'39"W-667.89'

N89°47'49"E-450.00'

Parcel B
3.09 ACRES

450.00'
S89°47'49"W-501.00'-Total

51.0'

LAKE RAMSEY ROAD

(Asphalt)

P.O.B.

MAP PREPARED FOR **JOSEPH S. RAWLS, JR., et al**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 7 & 18, T-6-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
(905) 842-6271 office (905) 848-0355 fax
landsurveyingllc@gmail.com



SCALE:

1" = 150'

DATE:

11-17-2022

NUMBER: 21091

Terr3/JosephRawls

RESUBDIVISION REVIEW

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PLANNING STAFF REPORT
2023-3237-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

Hearing: March 8, 2023

Posted: February 17, 2023

Location: The property is located on the southwest corner of Fabrication Row & Airport Road, Covington, Louisiana. Ward 3, District 2; S20, T6S, R11E

Owner & Representative: Favret Investments, LLC – Uncas Favret, Jr.

Engineer/Surveyor: John G. Cummings & Associates

Type of Development: Industrial



Current Zoning

I-2 Industrial District

Total Acres

4.89 acres

of Lots/Parcels

Resub of Lot 16A, Ph 1 & Lot 26A, Ph II
into Lot 16A2, Ph 1 & II

Surrounding Land Uses:

Industrial / Commercial

Flood Zone:

Effective Flood Zone C
Preliminary Flood Zone AE

Critical Drainage:

Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot from Lots 16A & 26A. 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
2023-3237-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.

A-2

AIRPORT

A-2

PAINTERS

LM SPELL

I-2

FABRICATION

CBF-1

HARD HAT

A-2

OIL

I-2

STAINLESS

AVILA

ST-JOSEPHS

PF-2

I-2

A-2

A-2

NC-4

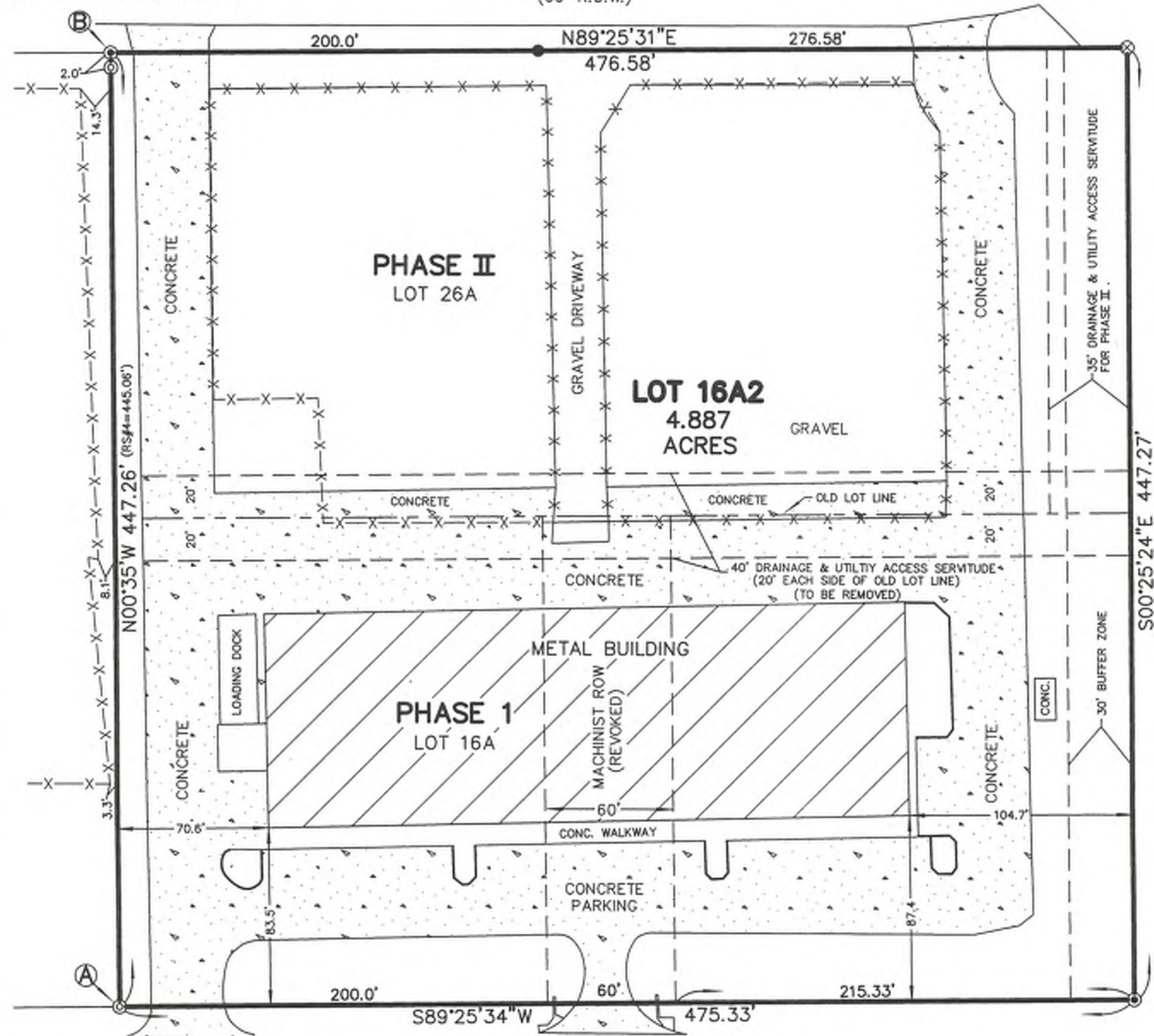
BURNS

A-2

REFERENCE BEARING:

From Iron Rod (A)
to Iron Rod (B)
N00°35'W
(per Reference Survey No. 4)

FABRICATION ROW (CONCRETE)
(60' R.O.W.)



AIRPORT ROAD (ASPHALT)

REFERENCE SURVEYS:

1. Plat of Covington Industrial Park, Phase I by Ned R. Wilson, Surveyor, dated 09/09/1985, latest, revision 03/07/1988, filed in the St. Tammany Parish Clerk of Court Map File No. 981B, with an Act of Correction Filed in Instrument No. 1654364.
2. Plat of Covington Industrial Park, Phase II by Ned R. Wilson, Surveyor, dated 05/23/2003, filed in the St. Tammany Parish Clerk of Court Map File No. 4216, with an Act of Correction filed in Instrument No. 1654364.
3. Resubdivision for Favret Investments, LLC by Ned R. Wilson, Surveyor, dated 03/22/2006, filed in the St. Tammany Parish Clerk of Court Map File No. 4195B.
4. Resubdivision for Favret Investments, LLC by Ned R. Wilson, Surveyor, dated 02/22/2007, Filed in the St. Tammany Parish Clerk of Court Map File No. 4423C.
4. Resubdivision for Farhad Shad by Ned R. Wilson, Surveyor, dated 11/01/2009, Filed in the St. Tammany Parish Clerk of Court Map File No. 4839C.

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.

HARD HAT DRIVE (CONCRETE)
(60' R.O.W.)

LEGEND

- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- ⊗ = CROSS CUT IN CONC. SET
- RS = REFERENCE SURVEY
- X- = FENCE

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
2. Building Setback Lines must be verified by the St. Tammany Parish Planning Department.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: **FAVRET INVESTMENTS, LLC**

SHOWING A SURVEY OF: **RESUBDIVISION OF LOT 16A, PHASE 1 & LOT 26A, PHASE II, INTO LOT 16A2, PHASE 1 & II, COVINGTON INDUSTRIAL PARK, LOCATED IN SECTION 20, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

[Signature]
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO. 22177

DATE: 08/23/2022

REVISED:



PLANNING STAFF REPORT
2023-3239-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

Hearing: March 8, 2023

Posted: February 16, 2023

Location: The property is located on the south side of Mistletoe Drive, south of Wisteria Lane, Covington, Louisiana. Ward 1, District 1; S51, T7S, R11E

Owner & Representative: Tchefuncte Club Estates Subdivision – Brian Laborde and George T. Underhill

Engineer/Surveyor: Acadia Land Surveying LLC

Type of Development: Residential



Current Zoning

PUD Planned Unit Development

Total Acres

Lot 269 & 0.153 acres portion of reserved area

of Lots/Parcels

Resubdivision of Lot 269, Square 30 & 0.153 acres of reserved area Tchefuncte Club Estates into Lot 269-A Square 30 Tchefuncte Club Estates

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone C
Preliminary Flood Zone AE

Critical Drainage:

Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot from Lot 269 & a 0.513 acre portion of reserved area of Tchefuncta Estates. 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
2023-3239-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

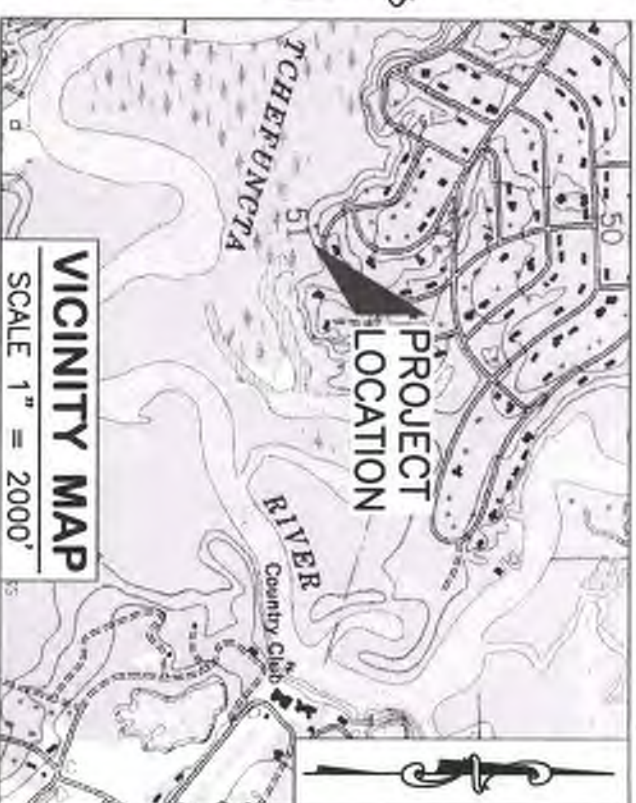
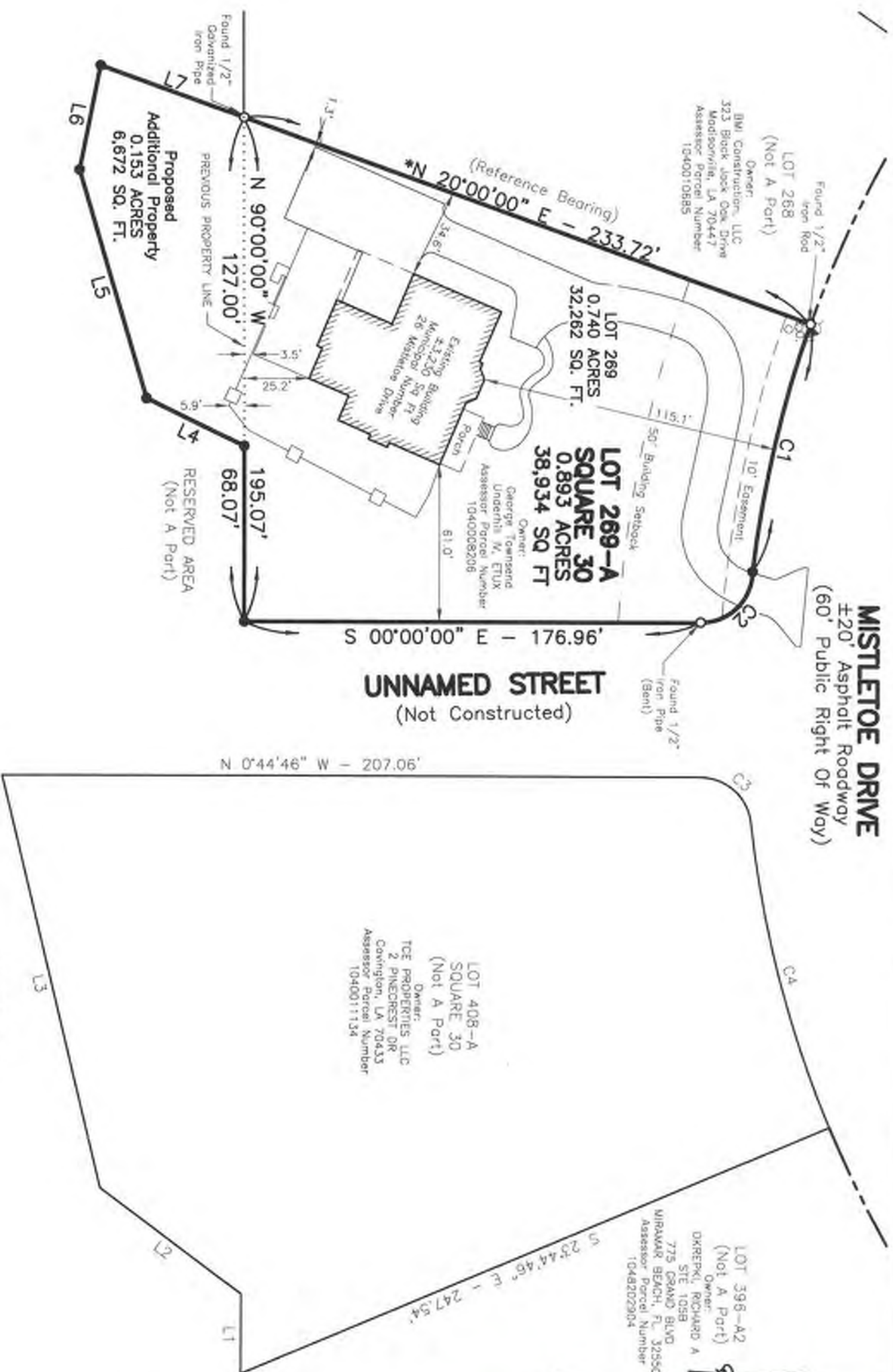
PLANNING & DEVELOPMENT
Ross Liner
Director

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.



MISTLETOE DRIVE ±20' Asphalt Roadway (60' Public Right Of Way)



PLAT SHOWING RE-DIVISION OF

**LOT 269 & 0.153 ACRE OF
 RESERVED AREA SQUARE 30
 TCHEFUNCTA CLUB ESTATES**
 INTO
**LOTS 269-A SQUARE 30
 TCHEFUNCTA CLUB ESTATES**
 LOCATED IN SECTION 51,
 TOWNSHIP 7 SOUTH, RANGE 11 EAST
 ST TAMMANY PARISH, LOUISIANA
 FOR
TOWNSEND UNDERHILL

SHEET 1 OF 2

ACADIA
 LAND SURVEYING, LLC
 LOUISIANA • MISSISSIPPI • TEXAS
 208 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
 Phone • (985) 448-0094 Fax • (985) 448-0085
 EMAIL • ACADIA@ACADIALANDSURVEYING.COM

| LEGEND | |
|--------|--|
| ○ | FOUND PROPERTY CORNER (AS NOTED) |
| ● | SET 3/4" IRON ROD (UNLESS NOTED OTHERWISE) |
| ○ | EXISTING SEWER CLEANOUT |
| □ | EXISTING TELEPHONE PEDESTAL |
| — | EXISTING IRON FENCE LINE |
| — | EXISTING CUT POLE |



SCALE: 1" = 50'
 SCALE IN FEET

CERTIFICATION:
 This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

MICHAEL P. BLANCHARD
 REG. No. 4861

Michael P. Blanchard, P.L.S.

Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

01/27/2023

*REFERENCE MAP & BEARINGS:

Survey of Lot 269, Sq 30, Tchefuncta Club Estates, St.Tammany Parish, Louisiana

Prepared By: Randall W. Brown 7 Associates, Inc.

Dated: August 25, 1994

Tchefuncta Club Estates Plan of Subdivision, St. Tammany Parish

Prepared by Clifford G. Webb, Civil Engineer

Dated January 30, 1958

FEMA FLOOD ZONE AND HAZARDS:

This lot is located in Flood Zone "A9" per FEMA Map Community Panel Number 225205 0240 E for St. Tammany Parish, Louisiana dated August 16, 1995.

NOTES:

- 1.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 2.) The words "Certify," "Certifies" or "Certification" as used hereon is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

CERTIFICATION:

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

MICHAEL P. BLANCHARD

REG. NO. 4861

PROFESSIONAL

Michael P. Blanchard, P.L.S.,

Reg. No. 4861

| CURVE TABLE | | | | |
|-------------|-----------|---------|---------|--------------------------|
| CURVE | DELTA | RADIUS | LENGTH | CHORD BEARING & DISTANCE |
| C1 | 13°14'14" | 424.24' | 98.01' | S 76°36'01" E - 97.80' |
| C2 | 90°00'00" | 20.00' | 31.42' | S 45°00'00" E - 28.28' |
| C3 | 83°59'37" | 20.00' | 29.32' | N 40°48'59" E - 26.76' |
| C4 | 16°33'25" | 424.24' | 122.59' | N 74°32'05" E - 122.17' |

| LINE TABLE | | |
|------------|---------------|---------|
| LINE | BEARING | LENGTH |
| L1 | S 89°15'14" W | 31.19' |
| L2 | S 36°05'14" W | 68.40' |
| L3 | S 75°45'14" W | 165.00' |
| L4 | S 25°03'41" W | 41.95' |
| L5 | S 73°00'54" W | 92.21' |
| L6 | N 79°17'27" W | 41.18' |
| L7 | N 19°15'14" E | 58.93' |

APPROVALS

Secretary Parish Planning Commission

Director of Department of Engineering

Date Filed File Number

Clerk of Court

Chairman of Planning Commission

PLAT SHOWING
RE-DIVISION

OF
LOT 269 & 0.153 ACRE OF
RESERVED AREA SQUARE 30
TCHEFUNCTA CLUB ESTATES

INTO
LOTS 269--A SQUARE 30
TCHEFUNCTA CLUB ESTATES
LOCATED IN SECTION 51,
TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST TAMMANY PARISH, LOUISIANA
FOR
TOWNSEND UNDERHILL

SHEET 2 OF 2

ACADIA
LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

208 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

FIELD WORK COMPLETED ON: MARCH 26, 2021



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,

Brian Laborde
President, Tchefuncta Club Estates

TENTATIVE SUBDIVISION REVIEW

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of February 28, 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)
 ☒ 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

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.

This case was also previously postponed for one month at the February 14, 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 24, 2023. Tentative approval shall be subject to the below informational items and comment #1 being completed and addressed.

General Comments:

1. The Tentative Plat, Traffic Impact Analysis 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 28, 2023.

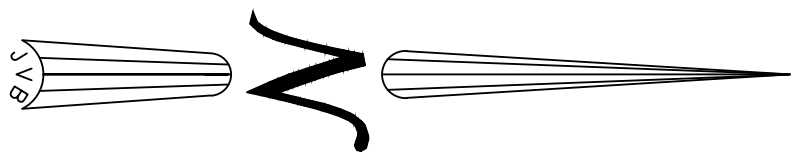
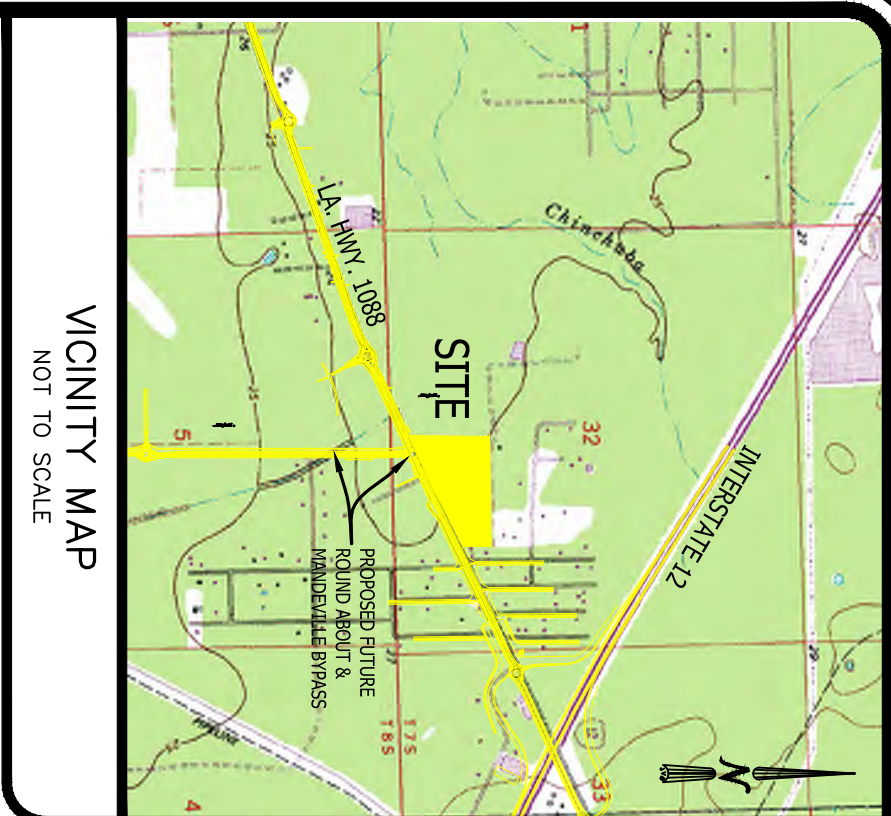
Informational Items

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.

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 March 8, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



TENTATIVE S/D PL.
RECEIVED
02/17/2023
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

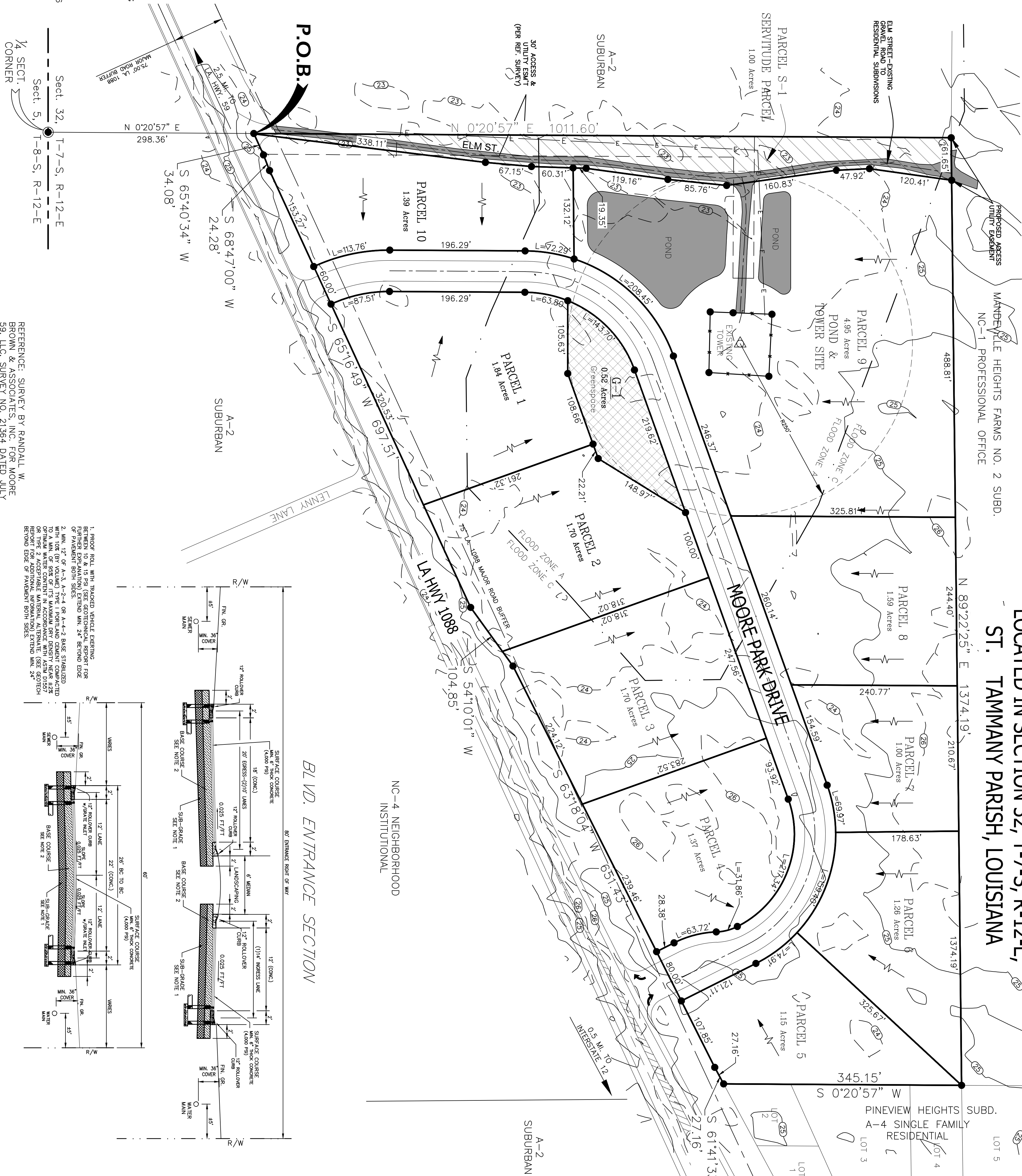
BOUNDARY DESCRIPTION

A certain piece or portion of ground situated in Section 32, Township 7 South, Range 12 East, Greensburg Land District, St. Tammany Parish, Louisiana and being more fully described as follows:

From the quarter Section corner common to Section 32, Township 7 South, Range 12 East and Section 5, Township 8 South, Range 12 East, go North 00 degrees 20 minutes 57 Seconds East a distance of 298.36 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING, Thence North 00 degrees 20 minutes 57 seconds East a distance of 1011.60 feet to a point; Thence North 89 degrees 22 minutes 25 seconds East a distance of 1314.19 feet to a point; Thence South 00 degrees 20 minutes 57 seconds West a distance of 345.15 feet to a point; Thence South 61 degrees 41 minutes 33 seconds West a distance of 27.16 feet to a point; Thence South 65 degrees 16 minutes 07 seconds West a distance of 1651.43 feet to a point; Thence South 65 degrees 16 minutes 07 seconds West a distance of 104.85 feet to a point; Thence South 65 degrees 16 minutes 49 seconds West a distance of 697.51 feet to a point; Thence South 68 degrees 47 minutes 00 seconds West a distance of 24.28 feet to a point; Thence South 65 degrees 40 minutes 34 seconds West a distance of 34.08 feet back to the POINT OF BEGINNING.

Said portion of ground contains 21.69 acres more or less



**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**

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 DIRECTOR OF PARISH ENGINEERING

PARISH PLANNING COMMISSION SECRETARY


| DATE FILED | FILE NUMBER |
|------------|-------------|
|------------|-------------|

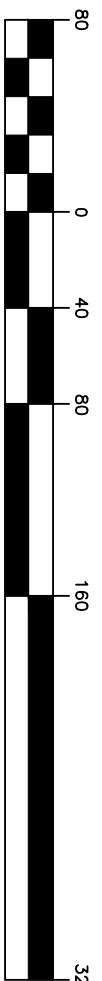
| | | |
|----------------|---------------|------------------------|
| 21.69 ACRES | 10 | 1,935 L.F. |
| AREA | NO. OF LOTS | LGH. OF STREETS |
| 1.64 ACRES | 60' ROW | NC-4 |
| AVG. LOT SIZE | STREET WIDTH | NEIGHBORHOOD |
| CONCRETE | CENTRAL | INSTITUTIONAL DISTRICT |
| ROAD SURFACING | SEWAGE SYSTEM | 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.

TESTS:

1. ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.
2. ULTIMATE DISPOSAL OF WATER IS BY/THU CHINCHUBA TO TAKE POUND/CHARTMAN
3. (216) DENOTES MUNICIPAL NUMBER.
4. CENTRALIZED SEWER AND WATER WILL BE PROVIDED BY TAMMANY UTILITIES.
5. CONTROLS SHOWN WERE TAKEN FROM LIDAR DATA AND ARE NOT FIELD VERIFIED. FOR CONCEPTUAL DESIGN ONLY.
6.  TYPICAL LOT DRAINAGE FLOW DIRECTION.



1 inch = 80 ft

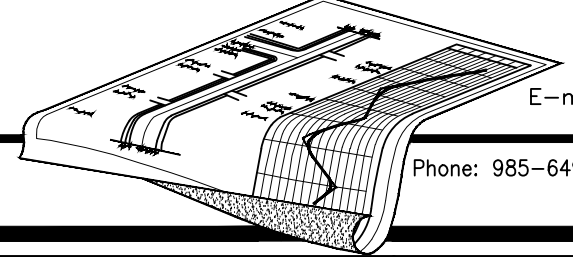
TENTATIVE SUBDIVISION PLAN OF
MOORE PARK, A 21.69 ACRE TRACT OF LAND
SITUATED IN SECTION 32, T7S, R12E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

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

[illegible]

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

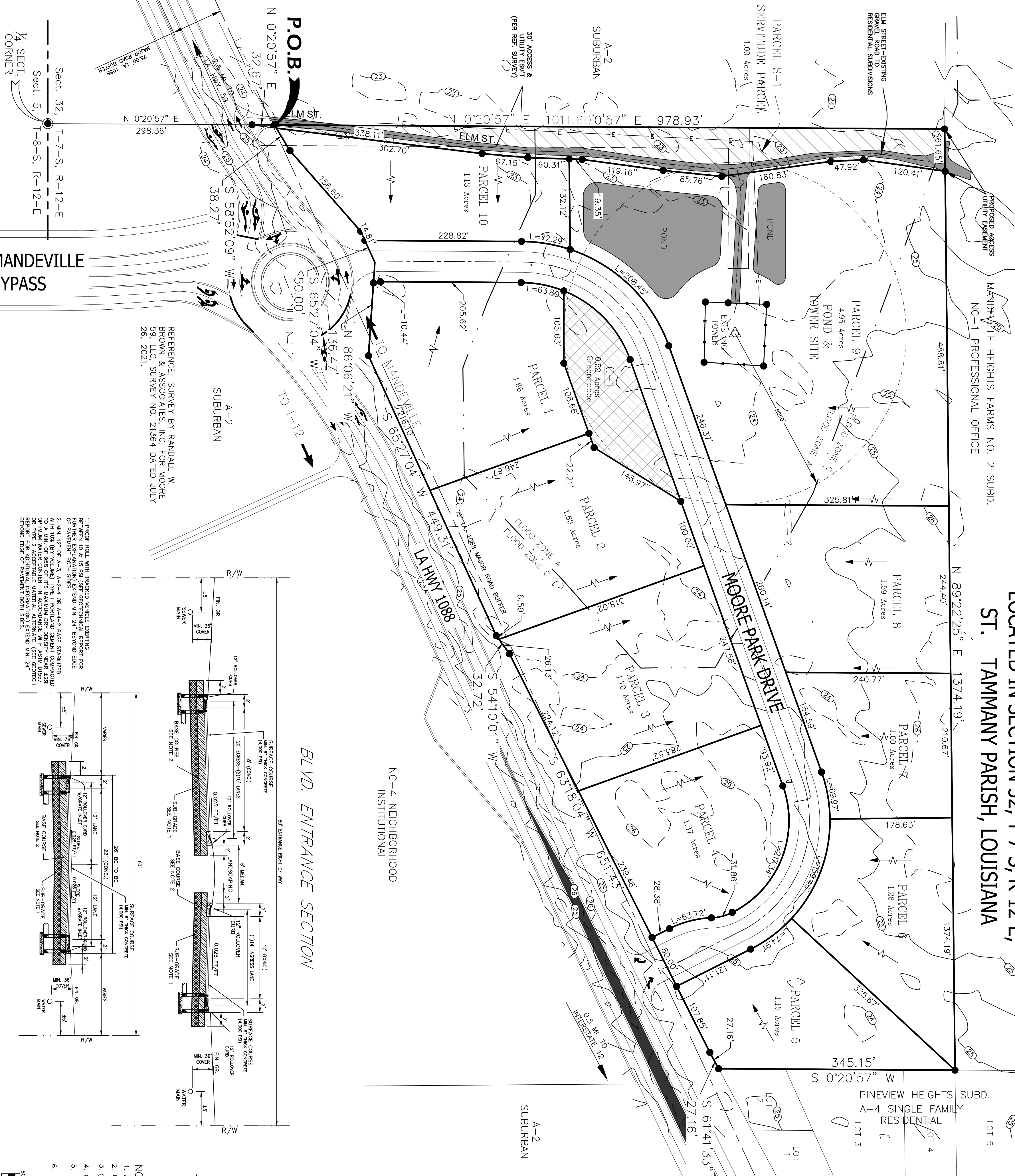
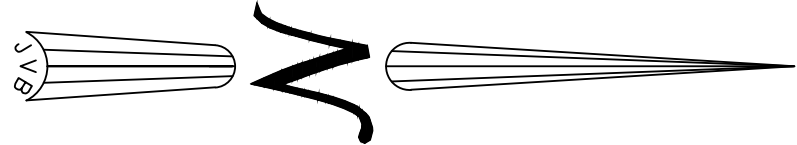
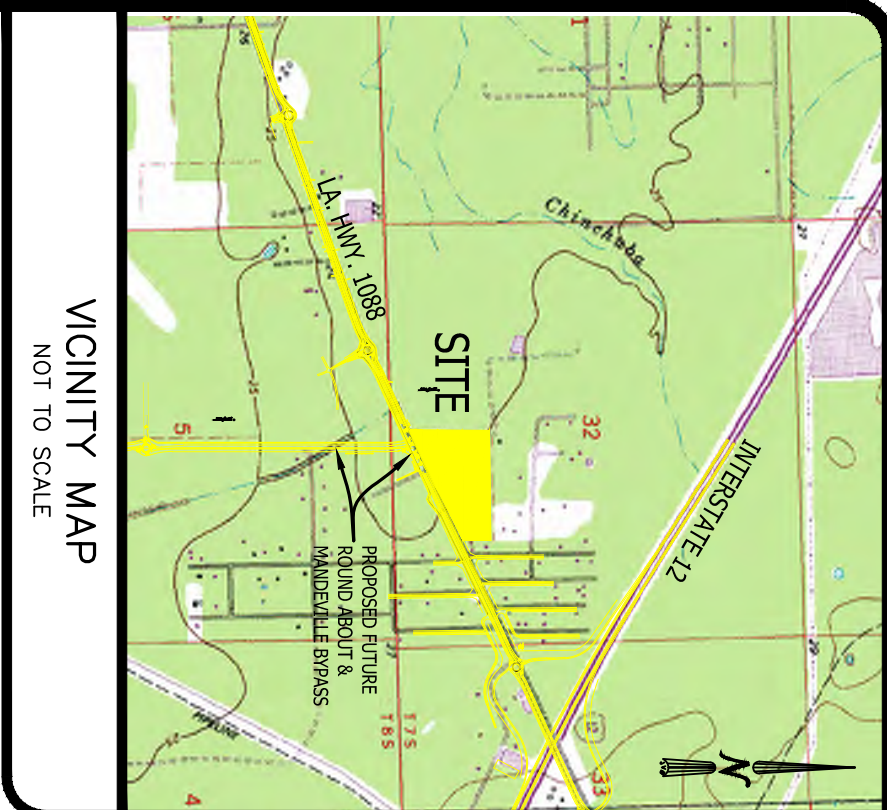
SEAN M. BURKES
LA REG. NO. 27642

DATE: 1" = 80'

| | |
|------------|-------------|
| 01.27.2023 | |
| DRAWN BY: | CHECKED BY: |
| CHW | CHW |

20222047

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**

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.

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

OWNER _____ DATE _____

APPROVAL _____

PARISH PLANNING COMMISSION SECRETARY


| DATE FILED | FILE NUMBER |
|------------|-------------|
| | |

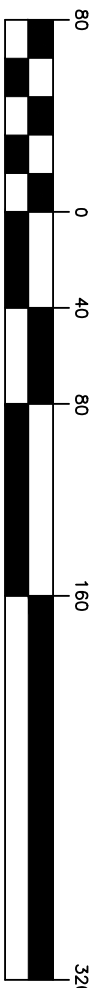
| | | |
|----------------|---------------|------------------------|
| 21.09 ACRES | 10 | 1,635 L.F. |
| AREA | NO. OF LOTS | LGTH. OF STREETS |
| 1.60 ACRES | 60' ROW | NC-4 |
| AVG. LOT SIZE | STREET WIDTH | NEIGHBORHOOD |
| CONCRETE | CENTRAL | INSTITUTIONAL DISTRICT |
| ROAD SURFACING | SEWAGE SYSTEM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

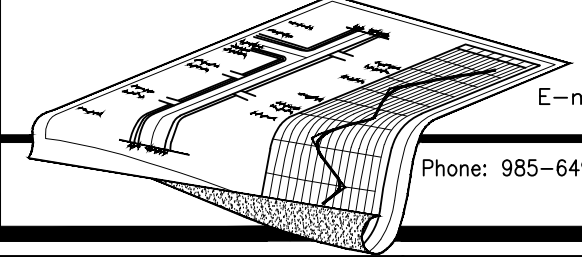
TESTS:

1. ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.
2. ULTIMATE DISPOSAL OF WATER IS BY/THRU CHINDENIA TO LAKE PONCHARTRAIN.
3. **(218)** 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 VERIFIED. FOR CONCEPTUAL DESIGN ONLY.
6.  TYPICAL LOT DRAINAGE FLOW DIRECTION.



1 inch = 80 ft

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



Phone: 985-649-0075 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

[illegible]

| | | | |
|-----------|--|-------------|--|
| DATE: | | 01.27.2023 | |
| DRAWN BY: | | CHECKED BY: | |
| RMK | | SMB | |
| DWG. NO. | | 20220470 | |
| SHEET | | | |

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of February 28, 2023)

CASE NO.: 2023-3255-TP

PROPOSED SUBDIVISION NAME: Melody Cove Subdivision

DEVELOPER: AEW Salles Development, LLC
404 E. Gibson Street; Suite 2
Covington, LA 70433

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

SECTION: 14 & 15 WARD: 3
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 5
RANGE: 11 East

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

GENERAL LOCATION: The property is located at the end of Melody Lane, north of
 Helenbirg Road, east LA Highway 190, north Interstate 12,
 Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 9.94 Acres

NUMBER OF LOTS: 35 Lots TYPICAL LOT SIZE: 0.17 Acres

SEWER AND WATER SYSTEMS: Community

PROPOSED ZONING: A-4(A) Suburban

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

The Tentative plans and documentation have been reviewed by this office and an inspection was made of the site on February 24, 2023. Tentative approval shall be subject to the below informational items and comments #1 - #6 being completed and addressed.

General Comments:

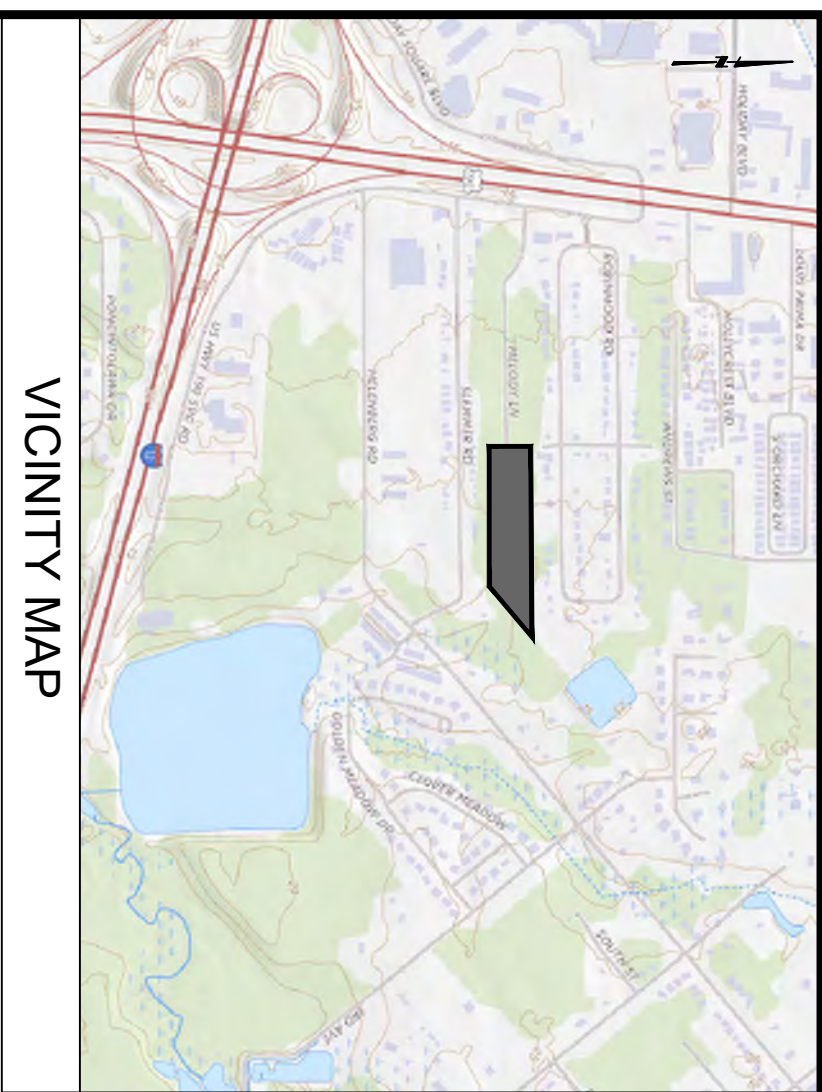
1. Pursuant to Ordinance Section 125-56(d)(2) the developer is requesting a waiver of the maximum cul-de-sac length of 700', see attached letter. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
2. In accordance with STP Ordinance Section 125-88 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.
3. In accordance with STP Ordinance Section 125-56(c) subdivisions where only one entrance is provided shall be required to provide a boulevard entrance meeting Section 125-56 (c) standards. The current subdivision configuration does not account for the minimum boulevard entrance standards, as such the plan needs to be revised to conform with Section 125-56 or a waiver of this Ordinance Section be granted by a 2/3rds majority affirmative vote of the Planning Commission Membership.
4. The developer for this project would like to request that the name for this development be "Balsam Manor Subdivision" in lieu of the previously advertised "Melody Cove Subdivision". Staff has no objection to the proposed request, subject to all plans an applicable documentation being updated to reflect the name change once approved.
5. Provide break down of the net density calculation. The net density must be calculated by excluding the unbuildable portions of the site including any acreage proposed for detention, streets, unmitigated wetlands etc. and then multiplying by 6 as per the A-4A zoning. The tentative plan must provide the acreage and subsequent calculation for these areas.
6. The Tentative Plat 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 28, 2023.

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.

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 March 8, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



REQUIRED SETBACKS AND BUILDING HEIGHTS

FRONT YARD SETBACK: FRONT BUILDING LINES SHALL CONFORM TO THE AVERAGE BUILDING LINES ESTABLISHED IN A DEVELOPED BLOCK. IN ALL CASES, THIS FRONT BUILDING LINE SHALL BE SET BACK A MINIMUM OF 30 FEET FROM THE FRONT PROPERTY LINE.

SIDE VARIO SETBACK. THERE SHALL BE TWO FEET VARIO, ONE ON EACH SIDE OF THE BUILDING, HAVING A MINIMUM WIDTH 7 1/2 FEET EACH PLUS ONE ADDITIONAL FOOT FOR EACH SIDE SETBACK OF FIVE FEET MAY BE AUTHORIZED WHEN THE DEPARTMENT OF ENGINEERING HAS DETERMINED THAT DAMAGE IMPACTS HAVE BEEN ADEQUATELY MITIGATED. THE DEPARTMENT OF ENGINEERING MAY REQUIRE THE INSTALLATION OF DRAINAGE DEVICES, SUCH AS DRAINAGE OR DRAINAGE SWALES ON AN INDIVIDUAL LOT THAT WOULD OTHERWISE DRAIN, IN DEVELOPMENT OF THE PROPOSED INSTALLATION OF SUBSISTENCE INFRASTRUCTURE, TO THE STREET OR TO STABAS. THE DEPARTMENT OF ENGINEERING MAY REQUIRE THE INSTALLATION OF DRAINAGE DEVICES, SUCH AS DRAINAGE OR DRAINAGE SWALES ON AN INDIVIDUAL LOT THAT WOULD OTHERWISE DRAIN, IN DEVELOPMENT OF THE PROPOSED INSTALLATION OF SUBSISTENCE INFRASTRUCTURE, TO THE STREET OR TO STABAS. (VARO SETBACK FROM THE SIDE STREET OF NO LESS THAN 30 FEET)

REAR YARD SETBACK: THERE SHALL BE A REAR YARD HAVING A DEPTH OF NOT LESS THAN 25 FEET, PLUS ONE ADDITIONAL FOOT FOR EVERY ONE FOOT IN BUILDING HEIGHT OVER 20 FEET ABOVE BASE FLOOD ELEVATION.

HEIGHT REGULATIONS: NO BUILDING OR DWELLING FOR RESIDENTIAL OR BUSINESS PURPOSES SHALL EXCEED 35 FEET IN HEIGHT ABOVE THE NATURAL GRADE OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE OR BASE FLOOR ELEVATION AS ESTABLISHED IN CHAPTER 115, ARTICLE II, WHICHEVER IS HIGHER.

TENTATIVE PLAN OF BALSAM MANOR SUBDIVISION

SECTIONS 14 & 15, T-7-S, R-11-E

ST. TAMMANY PARISH, LOUISIANA

PARISH PLANNING COMMISSION CHAIRMAN

DIRECTOR OF PARISH ENGINEERING

PARISH PLANNING COMMISSION SECRETARY

DATE FILED

LEGAL DESCRIPTION

A 9.94 ACRE PORTION OF GROUND SITUATED IN SECTIONS 14 & 15, TOWNSHIP 7 SOUTH, RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA

ALL THAT CERTAIN PORTION OF GROUND, SITUATED IN SECTIONS 14 & 15, TOWNSHIP 2 SOUTH, RANGE 11 EAST, AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 10 & 15, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, THENCE SOUTH 89 DEGREES 17 MINUTES EAST A DISTANCE OF 404.2 FEET; THENCE SOUTH 08 DEGREES 17 MINUTES WEST A DISTANCE OF 3,970.7 FEET; THENCE SOUTH 89 DEGREES 55 MINUTE EAST A DISTANCE OF 1,599.2 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO NORTH 88 DEGREES 39 MINUTES 51 SECONDS EAST A DISTANCE OF 1572.30 FEET. THENCE SOUTH 48 DEGREES 43 MINUTES 37 SECONDS WEST A DISTANCE OF 488.87 FEET. THENCE SOUTH 88 DEGREES 50 MINUTES 54 SECONDS WEST A DISTANCE OF 1,202.28 FEET. THENCE NORTH 00 DEGREES 26 MINUTES 49 SECONDS WEST A DISTANCE OF 310.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9.94 ACRES OF GROUND, MORE OR LESS

DEDICATION

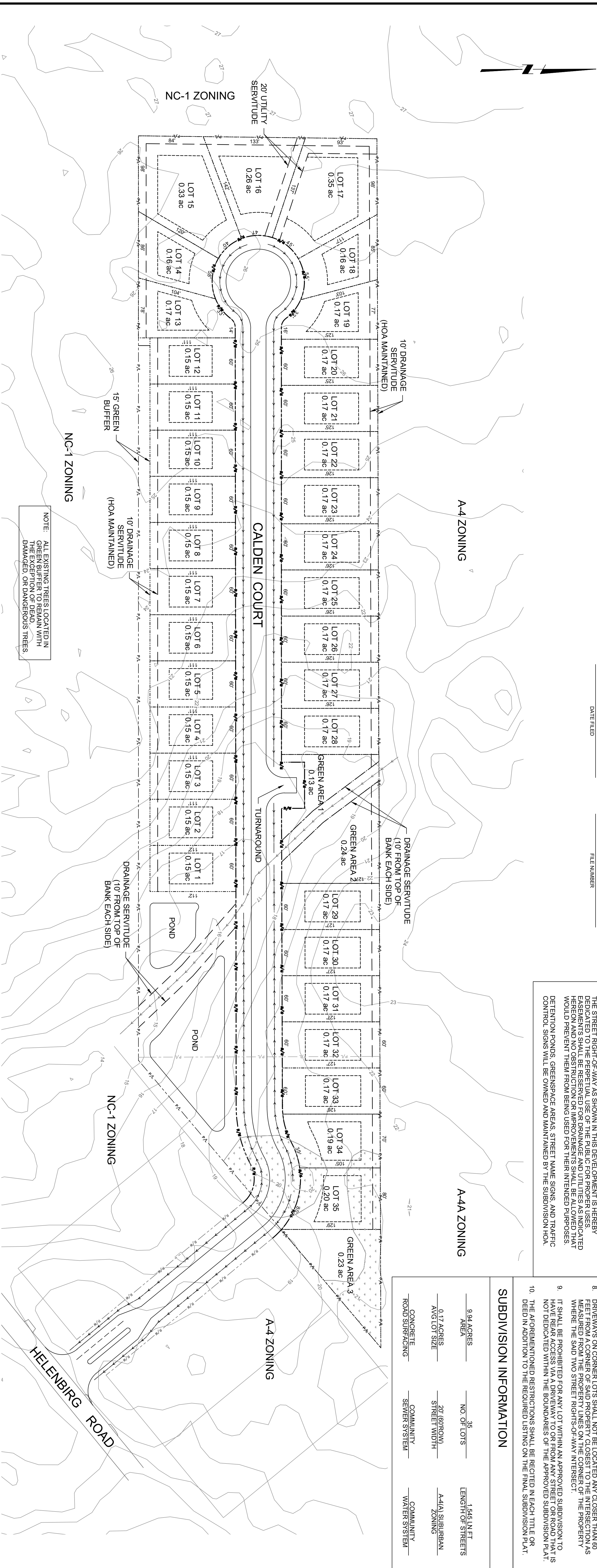
THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. EASEMENTS SHALL BE RESERVED FOR DAMAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED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

RESTRICTIVE COVENANTS

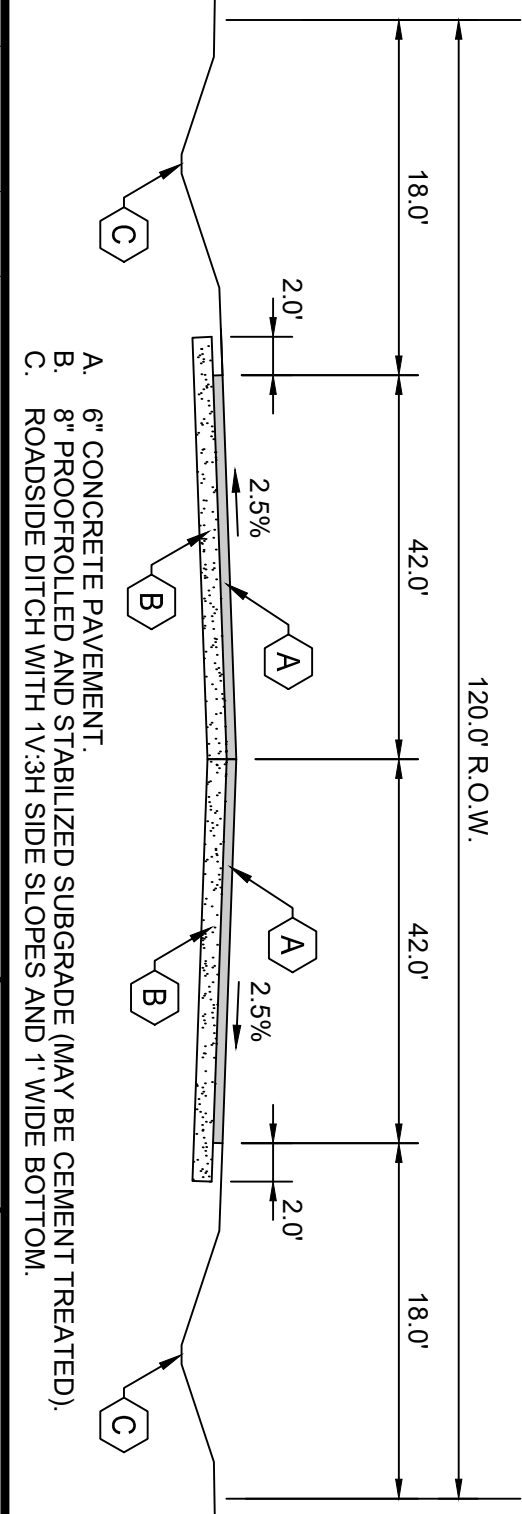
1. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE ON THAT LOT. THERE SHALL BE NO SUCH SOURCE AND NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
3. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ALL DRAINAGE, STREET AND UTILITY EASEMENTS/SERVITUDES.
4. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
5. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES, IN FLOOD ZONE "C" SHALL BE NOT LESS THAN 12 INCHES ABOVE THE CENTRALLINE OF STREET OR TOP OF CURB FRONTING THE HOME, WHICHEVER IS GREATER.
6. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
7. THE MINIMUM LOT/VERT SIZE TO BE USED FOR DRIVEWAYS SHALL BE 15'.
8. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 80 FEET FROM THE CORNER OF THE LOT. DRIVEWAYS SHALL BE MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHENEVER THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
9. IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO BE FURTHER SUBDIVIDED OR REZONED. THE BOUNDARIES OF THE LOTS THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAN.
10. THE FOREMENTIONED RESTRICTIONS SHALL BE RECIPIED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAN.

SUBDIVISION INFORMATION

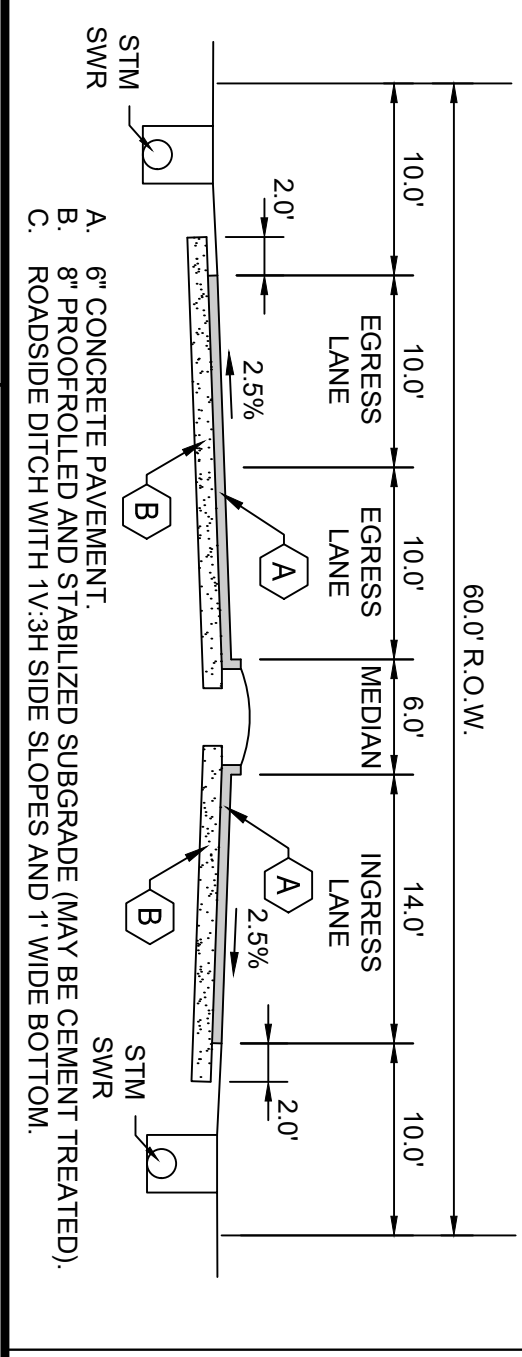
| | | |
|----------------------------|--------------------------------|------------------------------------|
| 9.94 ACRES AREA | 35 NO. OF LOTS | 1,456 IN. FT. LENGTH OF STREETS |
| 0.17 ACRES AVG LOT SIZE | 20' (60' ROOM) STREET WIDTH | A-1(A) SUBURBAN ZONING |
| CONCRETE ROAD SURFACING | COMMUNITY SEWER SYSTEM | COMMUNITY WATER SYSTEM |



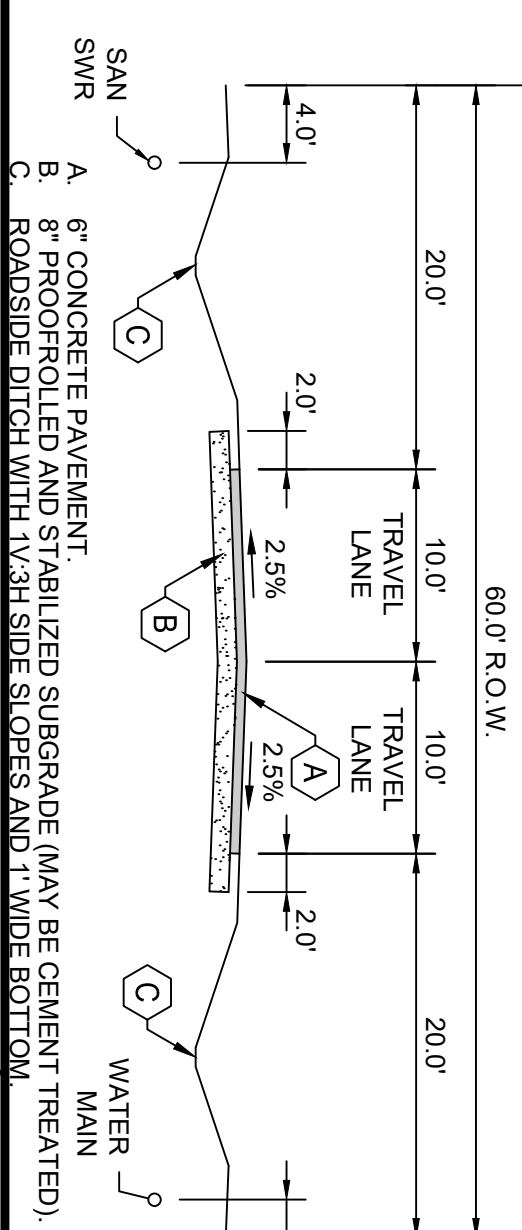
CUL-DE-SAC SECTION



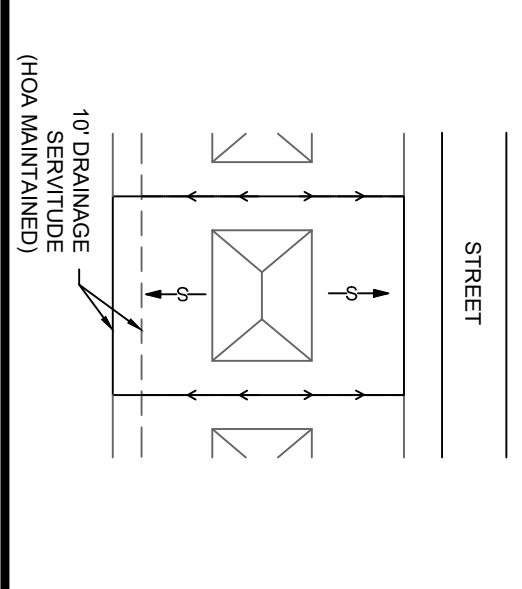
BOULEVARD ENTRANCE SECTION



TYPICAL ROADWAY SECTION



TYPICAL LOT DRAINAGE



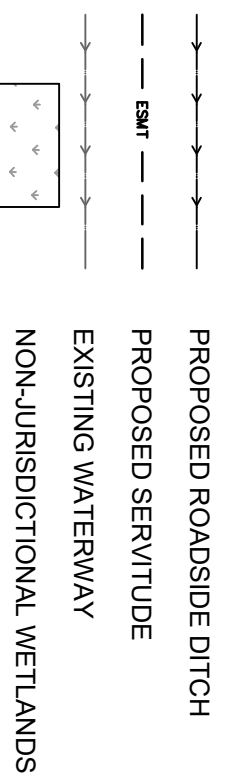
GREEN SPACE

REQUIRED: 580 SQ FT X 35 LOTS = 20,300 SQ FT
PROVIDED: 26,130 SQ FT

NET DENSITY

| | |
|-----------------------|-----------------------|
| MAX NET DENSITY: | 6 UNITS PER ACRE |
| | 7.11 ACRES = 42 UNITS |
| PROPOSED NET DENSITY: | 4.9 UNITS PER ACRE |
| | 35 UNITS |

LEGEND



TENTATIVE PLAN

SECTIONS 14 & 15, T-7-S, R-11-E
COVINGTON, LOUISIANA

P-1

P-1

February 23, 2023

Theodore Reynolds, PE
Assistant Director – Development
Department of Engineering
St. Tammany Parish Government
21454 Koop Drive, Bldg B, Suite 1B
Mandeville, LA 70471
Ph: 985.898.2552

Re: Melody Cove Subdivision Tentative Subdivision Waiver Request

Dear Mr. Reynolds,

We are requesting a waiver by the Planning Commission for Tentative Subdivision approval detailed below.

Requirement: A street terminated by a cul-de-sac shall be no greater than 700 feet in length.

Request: The width of subject property only allows for one roadway down the middle with no access to connect into another existing roadway. Consequently, the street is terminated by a cul-de-sac with a length of 1,545 feet, greater than 700 feet in length. Therefore, we request this requirement be waived provided there will be a paved turnaround constructed at about 700 feet into the subdivision.

Please do not hesitate to contact us should you have any questions or need anything further.

Sincerely,

AEW Salles Development, LLC
404 E Gibson Street, 2
Covington, LA 70433
985.805.6325

From: Helen Lambert
Sent: Thursday, February 23, 2023 8:14 AM
To: Shelby R. Vorenkamp
Subject: FW: Melody Cove Subdivision - Tentative Submittal Markup Plan & Summary

See below, Andrew sent a follow up email last night.

From: Andrew McIver <andrew@spacesthatwork.com>
Sent: Wednesday, February 22, 2023 9:16 PM
To: Helen Lambert <hlambert@stpgov.org>; Maria T. Robert <mtrobert@stpgov.org>
Cc: Dustin Silbernagel <dustin.silbernagel@fairwayce.com>; Erin D. Cook <edcook@stpgov.org>; Patrick McMath <patrick@spacesthatwork.com>; John Catalanotto <john.catalanotto@fairwayce.com>; tiffany.brauner@fairwayce.com; jds@jonesfussell.com; Ross P. Liner <rliner@stpgov.org>; Chris A Cloutet <cacloutet@stpgov.org>; Shelby R. Vorenkamp <svorenkampdev@stpgov.org>
Subject: Re: Melody Cove Subdivision - Tentative Submittal Markup Plan & Summary

EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Thank you Helen for the heads up. In an effort to submit for tentative tomorrow morning, we took the liberty of naming the development as follows:

Subdivision Name: Balsam Manor
Street Name: Calden Court

We will adjust accordingly if there is a conflict.

Many thanks,
Andrew McIver
Founder
Office 985.805.6256
Direct 985.805.6325
Cell 985.222.9961
Fax 985.805.6301



404 E. Gibson St, Suite 2A Covington, LA 70433

From: Helen Lambert <hlambert@stpgov.org>
Date: Wednesday, February 22, 2023 at 3:07 PM

PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of March 1, 2023)

CASE NO.: 2022-2903-PP

SUBDIVISION NAME: Maison du Village

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

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

SECTION: 40 & 37

WARD: 9

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 11

RANGE: 13 East

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

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

TOTAL ACRES IN DEVELOPMENT: 39.22 Acres

NUMBER OF LOTS: 89 Lots

AVERAGE LOT SIZE: 70' x 125'

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: February 2, 2006

STAFF COMMENTARY:

Department of Planning and Development

The developer's representative for this project requested that this case be postponed on February 28, 2023 in order to schedule a community meeting to discuss this project. Staff has no objection to this postponement. This case was previously postponed at the June 14, 2022, the July 12, 2022, the August 9, 2022, September 13, 2022, November 9, 2022 and the December 13, 2022 Planning Commission meetings.

This case was also postponed for two months 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 March 1, 2023.

Informational Items:

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

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

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

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.

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

Revised drawings will not be accepted for review or placement in the packet prior to the March 8, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of March 1, 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

Staff is recommending this case be postponed due to the number of outstanding comments to be addressed and the missing documentation needed related to this Preliminary Approval request. This case was previously postponed at the January 10, 2023 and the February 14, 2023 Planning Commission meetings.

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 March 1, 2023.

Informational Items:

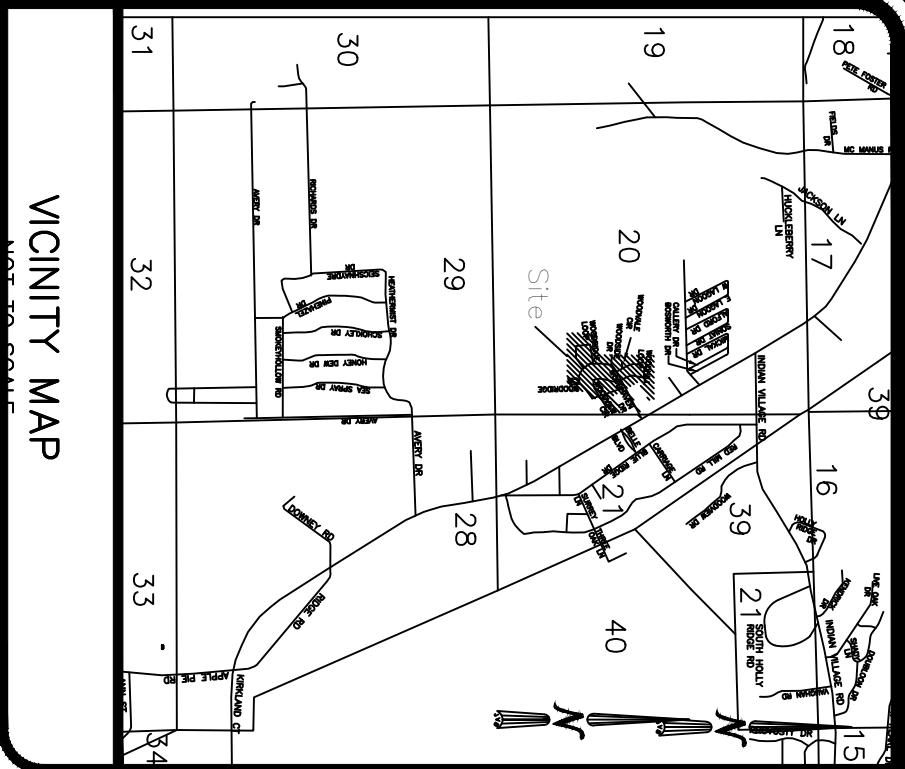
The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

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.

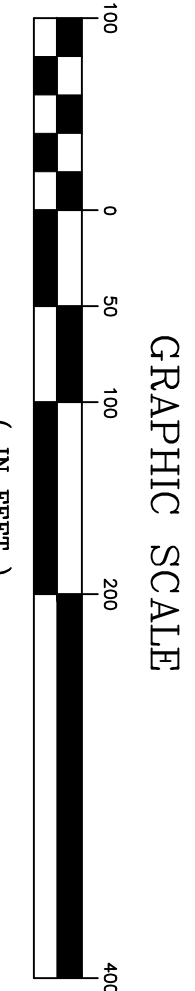
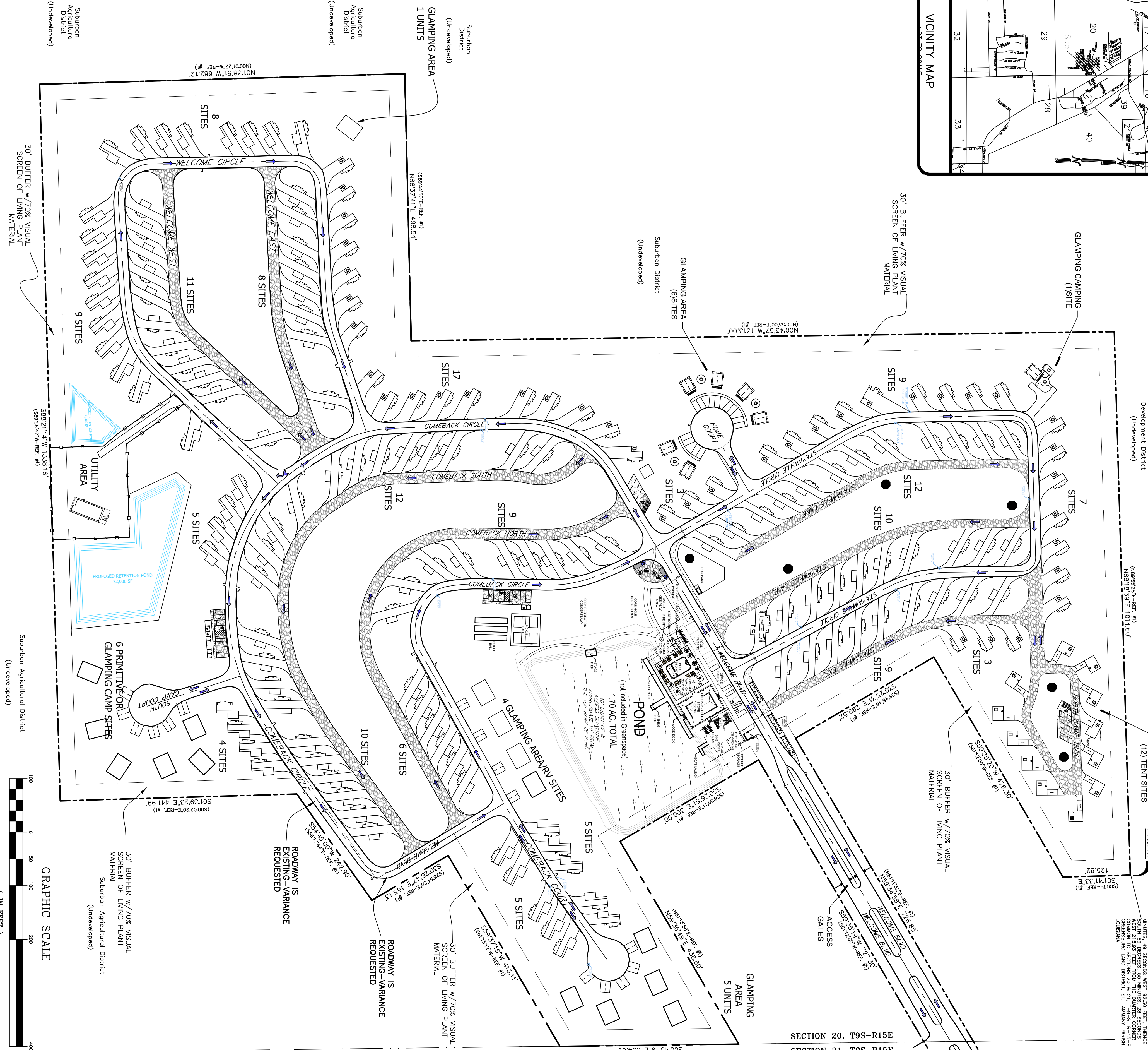
No funded **Maintenance Obligation** for the subdivision connection is required since this subdivision is connecting to a state-maintained highway.

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 March 8, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP



Jubilee RV & Camping Park

SECTIONS 20 & 21, T9S-R15E
ST. TAMMANY PARISH, LOUISIANA

SITE INFO

51.465 ACRES TOTAL
GREENSPACE REQ'D = 51.465 x 40% = 20.58 ACRES
GREENSPACE PROVIDED = 25.40 ACRES (49%)
87 RV SITES (35'x85' PULL THRU'S w/FULL HOOKUPS) (12%)
75 RV SITES (35'x75' SITES w/FULL HOOKUPS) (9%)
162 TOTAL NUMBER OF RV SITES (TOTAL=21%)
12 PRIMITIVE CAMPING SITES (30'x40') (1%)
20 GLAMPING UNITS (30'x40') (1%)

AMENITIES

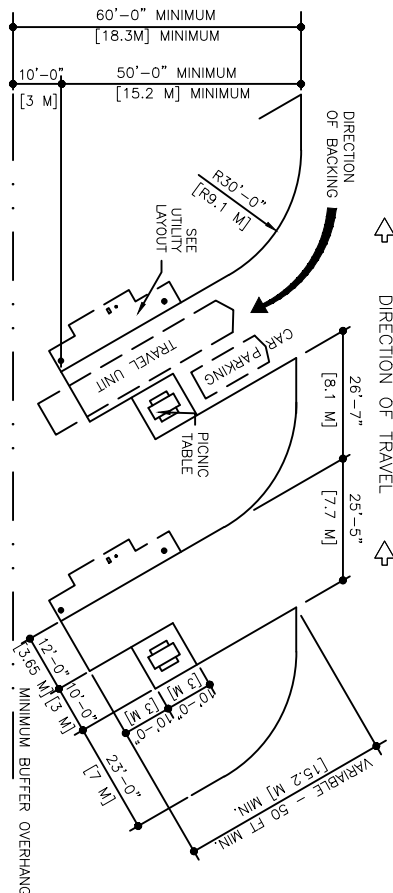
CHECK-IN/OFFICE/STORE
GOLF CART RENTAL
CANOE RENTAL
BIKE RENTAL
FISHING PIER
BOAT LAUNCH
POOL
2 COVERED PAVILIONS
GATED KIDS PLAY AREA
FOOD TRUCK PLAZA
PICKLE BALL & BOCCIE BALL
CORN HOLE & HORSE SHOES
CONCERT LAWN
DOG PARK
5 BATH HOUSES (21 UNITS TOTAL)
10 SHOWERS
10 TOILET & LAVATORY

RESTRICTIVE COVENANTS

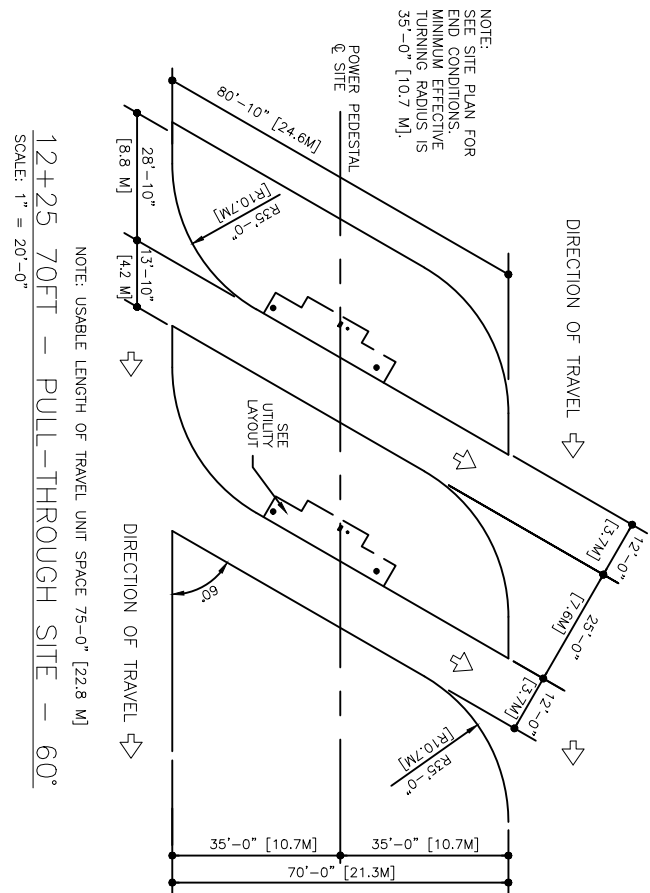
1. THE OCCUPANCY OF A RECREATIONAL VEHICLE FOR A PERIOD EXCEEDING THREE MONTHS IN ANY 12-MONTH PERIOD SHALL BE DEEMED PERMANENT OCCUPANCY AND IS PROHIBITED.
2. NO BUILDING OR STRUCTURES SHALL EXCEED 45 FEET IN HEIGHT ABOVE BASE FLOOD ELEVATION AS SET FORTH IN CHAPTER 1115, ARTICLE II.
3. ALL STRUCTURES SHALL BE SET BACK A DISTANCE OF AT LEAST 15 FEET FROM ANY ROADWAY OR FRONT CAMPSITE LINE.
4. ALL STRUCTURES SHALL BE SET BACK AT LEAST TEN FEET FROM ONE ANOTHER. RV'S SHALL NOT BE CLOSER THAN FIVE FEET TO A SIDE CAMPSITE LINE.
5. ALL STRUCTURES SHALL BE SET BACK A DISTANCE OF AT LEAST TEN FEET OR 20 PERCENT OF THE DEPTH OF THE SITE, WHICHEVER IS THE LESS RESTRICTIVE.
6. ALL INTERNAL ROADWAYS SHALL BE PRIVATELY MAINTAINED BY THE DEVELOPER.
7. STORAGE OF VEHICLES IS PROHIBITED.
8. NO PETS SHALL BE ALLOWED TO ROAM FREE WITHIN RV PARK. PETS SHALL BE CONFINED TO A FENCED YARD OR ON A LEASH.

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. 5 BATHHOUSES WITH 10 TOILETS, SHOWERS AND LAVATORY STALLS EACH ARE PROVIDED WITHIN THE PARK. IT WILL ALSO HAVE AN OUTDOOR COVERED AREA WITH A LAVATORY 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 MAIN 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 1800 SQUARE FEET w/TOILET AND LAVATORY.
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.



VEHICLE/RV BACK-IN SITE 12'x23' - 60'



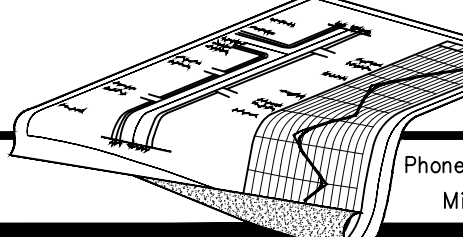
VEHICLE/RV PULL-THROUGH SITE - 60'

PRELIMINARY PLANS
RECEIVED
02/17/2023
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

| | |
|--|--------------------|
| OVERALL SITE PLAN FOR JUBILEE RV & CAMPING PARK LOCATION IN SECTS. 20 & 21, T-9-S, R-15-E, ST. TAMMANY PARISH, LOUISIANA | |
| WHITESTONE MANAGEMENT LLC #1 | |
| 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. | |
| SCALE: 1" = 100' | DATE: 2/17/2023 |
| DRAWN BY: RUK | CHECKED BY: SMB |
| DWG. NO. 20220326 | SHEET 1 OF 12 |

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



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

1805 HWY. 190 EAST
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

SEAN M. BURKES
LA REG. NO. 27642

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of March 1, 2023)

CASE NO.: 2023-3248-PP

SUBDIVISION NAME: Vieux Carre Subdivision

DEVELOPER: All State Financial Company
321 Veterans Boulevard; Suite 201
Metairie, LA 70005

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

SECTION: 46

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

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

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

TOTAL ACRES IN DEVELOPMENT: 160.44 Acres

NUMBER OF LOTS: 381 Lots

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: Zones "A", "B" & "C"

PUD APPROVAL GRANTED: March 23, 2022

STAFF COMMENTARY:

Department of Planning and Development

The developer for this project requested that this case be postponed on February 24, 2023. Staff has no objection to this postponement.

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 February 16, 2023.

Informational Items:

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

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

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

A funded **Maintenance Obligation** in the amount of **\$20,000.00** 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,”.

Revised drawings will not be accepted for review or placement in the packet prior to the March 8, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of March 1, 2023)

CASE NO.: 2023-3249-FP

SUBDIVISION NAME: Oaklawn Trace Subdivision, Phase 2

DEVELOPER: J/MAC Development, LLC
P.O. Box 67
Mandeville, LA 70470

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

SECTION: 33
TOWNSHIP: 8 SOUTH
RANGE: 13 EAST

WARD: 7
PARISH COUNCIL DISTRICT: 11

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 south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 30.95 Acres

NUMBER OF LOTS: 96 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A10," "B," & "C"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on February 23, 2023. The inspection disclosed that all of the asphalt roads and road shoulders are constructed; however, the shoulders need to be vegetated and the roadside ditches need final grading/vegetation.

Staff recommends this case be postponed so that staff has time to discuss with the developer the required PUD Recreational Amenities that have not been constructed to date and are required prior to the Plats for Phase 2 being recorded, as well as allow the developer additional time to complete the outstanding field items.

The following uncompleted items #1 - #13 existed at the time of the final inspection and will be completed before the plats are signed:

General Comments:

1. The existing path installed within the Trace R.O.W. does not match the previously submitted plans. Comments sent associated with the Enter the Right-of-Way request need to be addressed and a work order issued for the proposed trace connection. Once the work order is issued the connection needs to be corrected and built in accordance with the proposed plans. This work needs to be completed prior to the Phase 2 plats being recorded.
2. All disturbed areas need to be seeded and/or sodded, including but not limited to the greenspace areas.
3. Regrade the roadside ditches and drainage ditches throughout this development to provide positive flow. Roadside ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. Side slopes of the ditches are eroding and needs to be re-established and vegetated.
4. The roadside shoulders throughout this phase of Oaklawn Trace need to be vegetated. (Typical Comment)
5. Repair/re-establish the Rip-Rap located at the South Pond outfall pipes.
6. Asphalt pavement surface looks uneven and damaged by heavy equipment in numerous areas and needs to be corrected. Some areas of the roadway need to be cleaned so that a meaningful inspection can be made. (Typical Comment)
7. Cross-culverts throughout this phase of Oaklawn Trace have need silted in and need to be cleaned. (Typical Comment)
8. The drainage feature located to the rear of Lot #124 is encroaching on this private lot. The feature needs to be extended to the roadside ditch and relocated outside of Lot #124.
9. The recreation parking area needs to have wheel stops installed and parking space striping added.
10. The proposed 15" HDPE drainage pipe under the recreation parking area was not installed. This pipe needs to be constructed in accordance with the approved plans or the as-builts modified and certified by the engineer of record to show this pipe is not required.

Final Plat:

11. The Final Plat needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on March 1, 2023.

Paving & Drainage Plan:

12. The As-Built Paving & Drainage Plan needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on March 1, 2023.

As-Built Signage Plan:

13. The As-Built Signage Plan needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on March 1, 2023.

Informational Items:

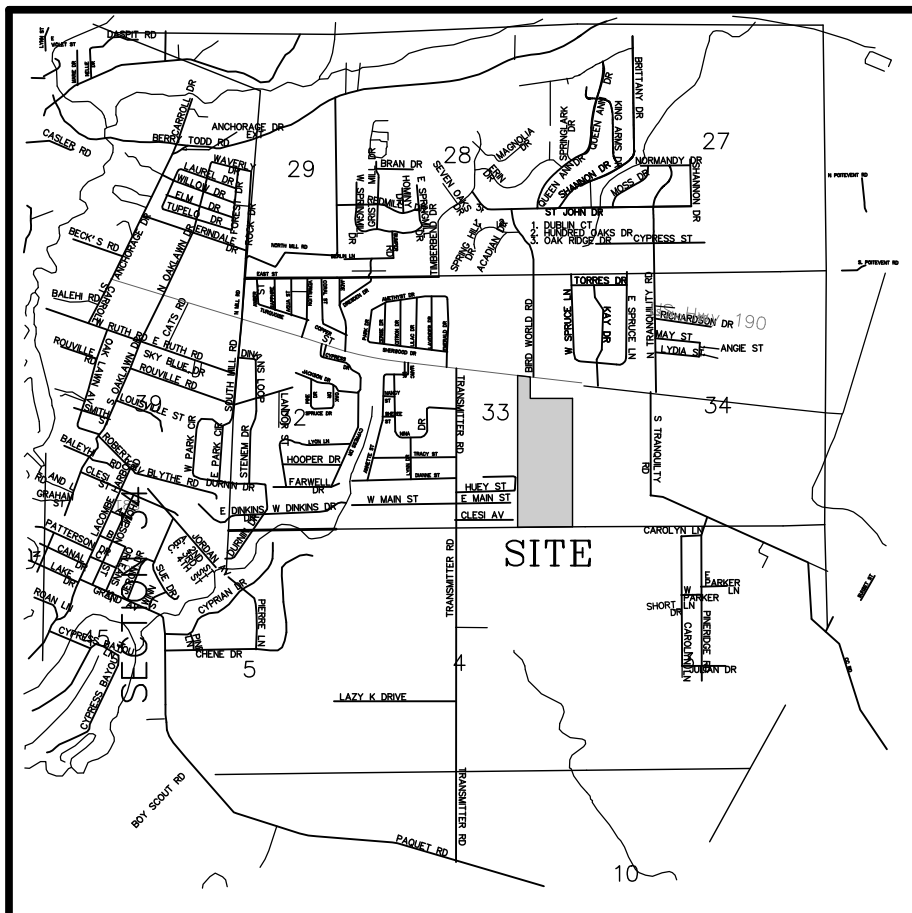
The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,670 linear feet x \$22.00 per linear foot for a total of \$80,740.00 for a period of two (2) years.

No Mandatory Development fees are required since this project entered into a Voluntary Developmental Agreement which has been satisfied to date.

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 March 8, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP

Legal Description

Range 13 East, St. Tammany Parish, Louisiana and more fully described as follows:
Commence at the Section Corner common to Sections 3 & 4 Township 8 South, Range 13 East and Sections 33 and 34, Township 8 South, Range 13 East, and measure North 00°52'42" West a distance of 1851.44 feet to the POINT OF BEGINNING
From the POINT OF BEGINNING measure
Thence South 00 degrees 02 minutes 42 seconds West a distance of 1,099.25 feet to a point;
Thence North 89 degrees 08 minutes 45 seconds East a distance of 1,318.83 feet to a point;
Thence North 01 degrees 15 minutes 28 seconds East a distance of 801.94 feet to a point;
Thence South 88 degrees 48 minutes 12 seconds East a distance of 134.68 feet to a point;
Thence North 49 degrees 51 minutes 28 seconds East a distance of 808.75 feet to a point;
Thence North 42 degrees 39 minutes 56 seconds East a distance of 59.57 feet to a point;
Thence North 33 degrees 07 minutes 35 seconds East a distance of 62.95 feet to a point;
Thence North 30 degrees 40 minutes 55 seconds East a distance of 680.00 feet to a point;
Thence South 59 degrees 19 minutes 05 seconds East a distance of 120.00 feet to a point;
Thence North 30 degrees 40 minutes 55 seconds West a distance of 680.00 feet to a point;
Thence South 59 degrees 19 minutes 05 seconds East a distance of 120.00 feet to a point;
Thence North 00 degrees 02 minutes 42 seconds East a distance of 124.74 feet to a point;
Thence South 89 degrees 07 minutes 18 seconds East a distance of 60.00 feet to a point;
Thence North 00 degrees 52 minutes 42 seconds East a distance of 170.00 feet to the POINT OF BEGINNING, and containing 30.9468 acre(s) of land, more or less.

OAKLAWN TRACE, PHASE 2
SECTION 33, T-8-S, R-13-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

RESTRICTIVE COVENANTS

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS. ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- BUILDING SETBACKS: GARDEN HOME LOTS 138-151: 0' ALL SIDES
ALL OTHER LOTS FRONT - 25', SIDE - 5', REAR - 25'
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH OR PRIVATE DRAINAGE OR STREET EASEMENTS.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12 INCHES ABOVE THE CROWN OF THE STREET OR ABOVE THE CURRENT BASE FLOOD ELEVATION AS DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY LOCATED IN FLOOD ZONE A10 B C RE: FIRM PANEL NO. 225205 0395 D, REV. 04-02-1991, A-10 BASE FLOOD ELEVATION-10' (FEET) MSL. THE MINIMUM CULVERT SIZE WILL BE SHOWN ON THE APPROVED PAVING AND DRAINAGE PLAN.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60' (FEET) FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
- DRAINAGE AND STORMWATER DETENTION STORAGE AREAS AND DRAINAGE SERVIDUTES TO BE DEDICATED TO AND MAINTAINED BY THE PARISH OF ST. TAMMANY, THE RECREATION AREA AND GREENSPACES TO BE DEDICATED TO AND BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- THE AFORESAID RESTRICTIONS SHALL BE RECYCLED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

DEDICATION:
ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE, STREETS, DRAINAGE, SERVIDUTES, STORMWATER DETENTION AREAS, STREET STORAGE AND MOUNTING POLES SHALL BE DEDICATED TO, OWNED, AND MAINTAINED BY THE PARISH OF ST. TAMMANY.

OWNER DATE

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



Kelly McHugh
02-02-23
PROFESSIONAL LAND SURVEYOR NO. 4443
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

| | | | |
|---------------|--------------|-------------------|--------------|
| 30.95 ACRES | 96 | 3670 +/- | CENTRAL |
| AREA | NO. OF LOTS | LENGTH OF STREETS | SEWER SYSTEM |
| VARIABLES | VARIABLES | 60' / 20' | CENTRAL |
| AVG. LOT SIZE | LOT FRONTAGE | STREET WIDTH | WATER SYSTEM |
| ASPHALT | VARIABLES | PUD | |
| ROAD SURFACE | LOT DEPTH | ZONING | |

P.O.B.
CYPRESS BAYOU TO BAYOU LACOMBE
ULTIMATE SURFACE WATER DISPOSAL

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

DATE FILED FILE NO.

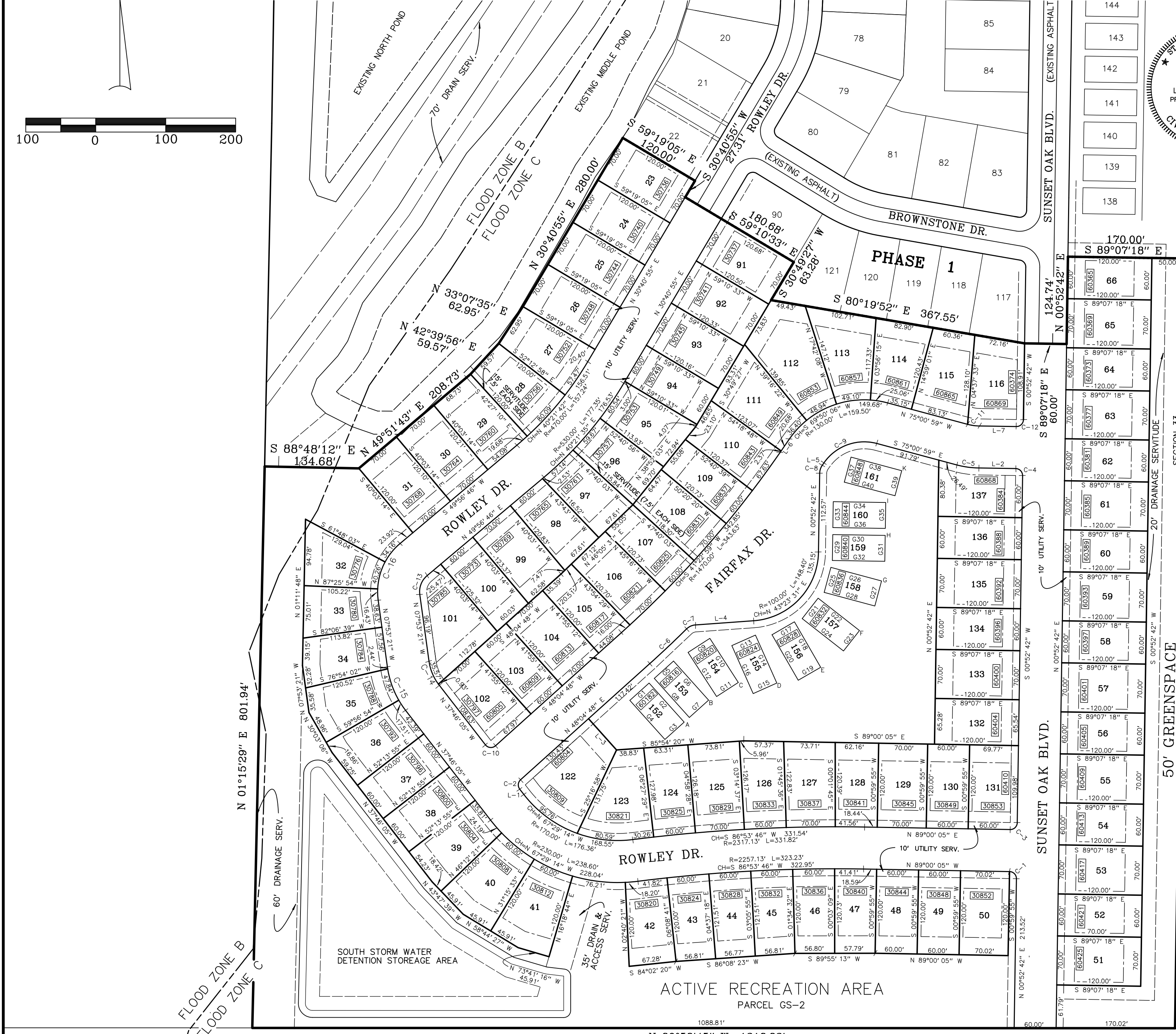
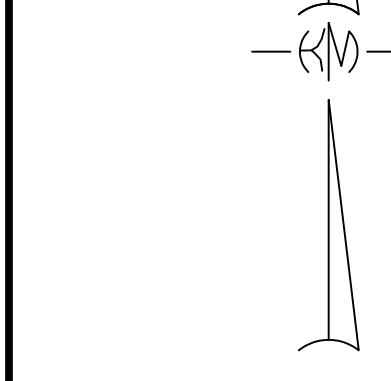
CLERK OF COURT

FOR:
J/MAC DEVELOPMENT LLC
CORPORATION

OFFICER
TIM HENNING

P.O. BOX 67
MANDEVILLE, LA. 70470
ADDRESS

THIS POINT IS REPORTED TO BE
N 00°52'42" E 1851.44' FROM
THE SECTION CORNER COMMON TO
SECTIONS 33 & 34, T-8-S, R-13-E



TAMMANY

TRACE

GARDEN HOME LOT DATA CHART

| | |
|--------------------------|--------------------------|
| G152 | G157 |
| G1 S 48°04'48" W 37.00' | G21 S 38°00'00" W 37.00' |
| G2 N 41°55'12" W 75.00' | G22 N 52°00'00" W 75.00' |
| G3 N 48°04'48" E 37.00' | G23 N 38°00'00" E 37.00' |
| G4 S 41°55'12" E 75.00' | G24 S 52°00'00" E 75.00' |
| G153 | G158 |
| G5 S 48°04'48" W 37.00' | G25 S 15°00'00" W 37.00' |
| G6 N 41°55'12" W 75.00' | G26 N 75°00'00" W 75.00' |
| G7 N 48°04'48" E 37.00' | G27 N 15°00'00" E 37.00' |
| G8 S 41°55'12" E 75.00' | G28 S 75°00'00" E 75.00' |
| G154 | G159 |
| G9 S 57°04'48" W 37.00' | G29 S 00°52'42" W 37.00' |
| G10 N 32°55'12" W 75.00' | G30 N 89°07'18" W 75.00' |
| G11 N 57°04'48" E 37.00' | G31 N 00°52'42" E 37.00' |
| G12 S 32°55'12" E 75.00' | G32 S 89°07'18" E 75.00' |
| G155 | G160 |
| G13 S 66°00'00" W 37.00' | G33 S 00°52'42" W 37.00' |
| G14 N 24°00'00" W 75.00' | G34 N 89°07'18" W 75.00' |
| G15 N 66°00'00" E 37.00' | G35 N 00°52'42" E 37.00' |
| G16 S 24°00'00" E 75.00' | G36 S 89°07'18" E 75.00' |
| G156 | G161 |
| G17 S 60°00'00" W 37.00' | G37 S 15°00'00" W 37.00' |
| G18 N 30°00'00" W 75.00' | G38 N 75°00'00" W 75.00' |
| G19 N 60°00'00" E 37.00' | G39 N 15°00'00" E 37.00' |
| G20 S 30°00'00" E 75.00' | G40 S 75°00'00" E 75.00' |

GARDEN HOME LOTS
TIE TO THE P.O.B.
(P.O.B. to A-K)

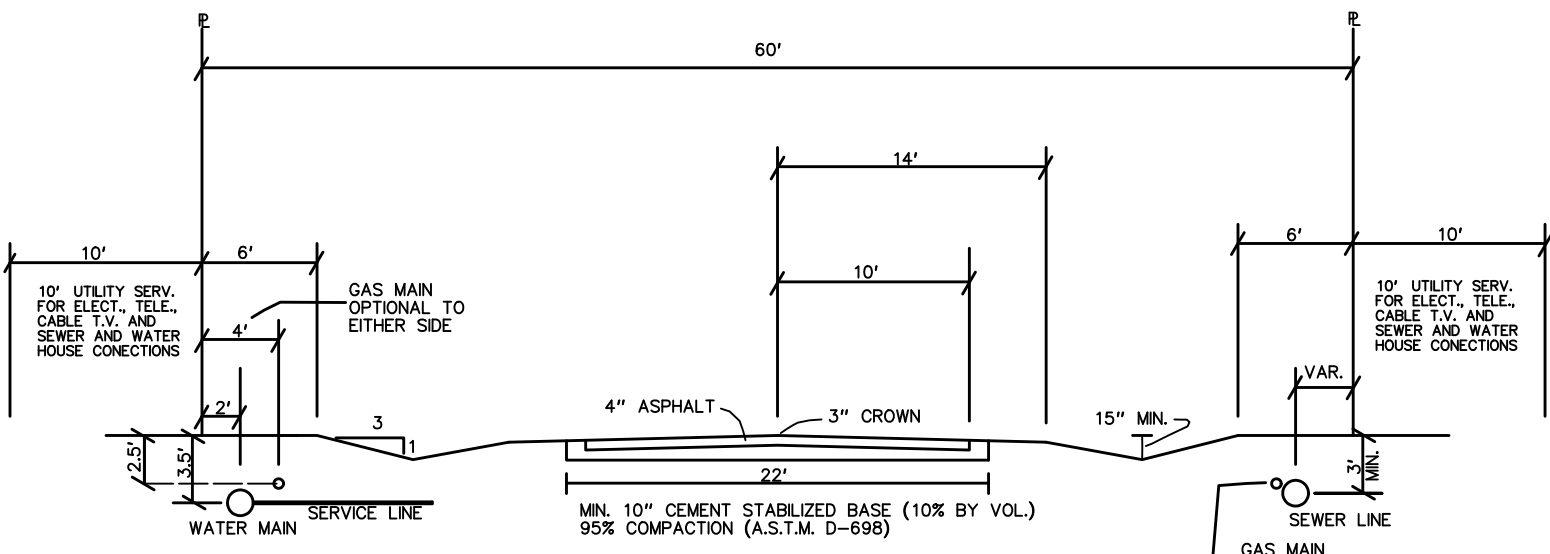
| |
|--------------------------|
| A) S 47°20'33" W 977.00' |
| B) S 47°18'19" W 930.01' |
| C) S 46°38'25" W 881.72' |
| D) S 44°01'49" W 843.20' |
| E) S 41°52'55" W 783.99' |
| F) S 41°22'32" W 707.92' |
| G) S 43°27'46" W 634.34' |
| H) S 47°28'30" W 584.97' |
| I) S 51°00'38" W 553.73' |
| J) S 53°22'02" W 507.85' |

CURVE DATA CHART

| |
|---|
| C-1 R=10.00' L=15.69' CH=N 44°03'41" W 14.13' |
| C-2 R=10.00' L=14.98' CH=N 05°09'22" E 13.62' |
| C-3 R=10.00' L=15.73' CH=S 45°56'19" W 14.16' |
| C-4 R=10.00' L=15.71' CH=S 44°07'18" E 14.14' |
| C-5 R=13.00' L=32.00' CH=S 82°04'08" E 31.92' |
| C-6 R=15.00' L=72.49' CH=N 46°43'21" E 72.48' |
| C-7 R=20.00' L=14.15' CH=N 65°38'08" E 13.86' |
| C-8 R=20.00' L=11.80' CH=N 17°46'56" E 11.63' |
| C-9 R=70.00' L=85.88' CH=N 69°50'06" E 80.60' |
| C-10 R=10.00' L=16.43' CH=N 84°50'38" W 14.65' |
| C-11 R=70.00' L=17.23' CH=N 82°04'08" W 17.19' |
| C-12 R=10.00' L=15.71' CH=S 45°52'42" W 14.14' |
| C-13 R=30.00' L=30.28' CH=N 21°01'42" E 29.01' |
| C-14 R=70.00' L=36.50' CH=N 22°49'43" W 36.09' |
| C-15 R=130.00' L=67.79' CH=N 22°49'43" W 67.03' |
| C-16 R=90.00' L=90.85' CH=N 21°01'42" E 87.04' |

LINE DATA CHART

| |
|--------------------------|
| L-1 N 37°46'05" W 9.35' |
| L-2 S 89°07'18" E 52.63' |
| L-3 N 41°55'12" W 60.00' |
| L-4 S 85°54'20" E 83.29' |
| L-5 N 34°41'11" E 4.26' |
| L-6 S 34°41'11" W 23.05' |
| L-7 N 89°07'18" W 52.63' |



TYPICAL STREET SECTION
SCALE 1"=10'

FINAL PLANS
RECEIVED
2/3/2023
DEVELOPMENT
ENGINEERING
ENGINEERING
REVIEW COPY

NOTES:

- ALL LOT CORNERS MARKED WITH 1/2" IRON RODS
- THERE IS A 10' WIDE UTILITY SERVIDUTE ADJACENT TO AND OUTSIDE OF ALL STREET RIGHTS OF WAY.
- INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOT TO DRAIN IN ACCORDANCE WITH THE "AS BUILT" PAVING AND DRAINAGE PLAN.
- THIS PROPERTY IS LOCATED IN FLOOD ZONES B, C & RE: FIRM PANEL NO. 225205 0395 D, REV. 04-02-91
- BENCHMARK-TOP OF SEWER MANHOLE AT LOTS 72 & 73 ELEV. 10.69' RE: MSL NAVD 88 (GEOID 12A)
- *****INDICATES MUNICIPAL ADDRESS

FINAL PLAT

OAKLAWN TRACE, PHASE 2
SECTION 33, T-8-S, R-13-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA.

| REVISIONS | MARK | DATE | DESCRIPTION |
|--|--------------------------|----------------|----------------|
| 01-24-23 | | | |
| KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 826-5611 | | | |
| SCALE: 1" = 100' | DRAWN: MDM | JOB NO: 04-082 | DATE: 01-03-23 |
| CHECKED: KJM | DWG. NO: 04-082-FP PH. 2 | | |

OLD BUSINESS

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

February 28, 2023

St. Tammany Parish Planning Commission
P.O. Box 628
Covington, LA 70434

OLD BUSINESS

March 8, 2023 Agenda

Re: Money Hill Subdivision, Phase 8A-1 (Club Cottages)
Establish a Warranty Obligation

Honorable Commissioners,

The above captioned subdivision received Final Approval at the February 14, 2023 Planning Commission. A Warranty Obligation in the amount of 762 linear feet x \$20.00 per linear foot for a total of \$15,240.00 needs to be established for this phase of Money Hill Subdivision. This obligation will be established for a period of two (2) years.

Sincerely,


Daniel P. Hill, P.E.

Director, Department of Engineering

xc: Honorable Michael Cooper
Honorable Cheryl Tanner
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Leslie Long
Ms. Helen Lambert
Mr. Earl Magner

Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Ms. Jan Pavur
Ms. Mimi Dossett, Money Hill Plantation, LLC
Mr. Sean Burkes, P.E., P.L.S., J.V. Burkes & Associates, Inc.



PLANNING STAFF REPORT
2022-3140-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

Hearing: March 8, 2023

Posted: 02/24/2023

Location: The parcel is located on the southwest side of US Highway 190, south of Indian Village Road, Slidell, Louisiana; **Ward:** 8 **Council District:** 13, S20 & 21, T9S, R15E;

Owner & Representative: Northshore Mobile Home Park, Inc.

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

Size: 51.46 acres

Type of Development: Residential



Current Zoning

NC-6 Public, Cultural and
Recreational District

Total Acres

51.46 acres

of Lots/Parcels

Lots 1-250 Northshore Mobile Home
Community into Parcel 1 Jubilee RV &
Campground Park

Surrounding Land Uses:

Residential and Undeveloped

Flood Zone:

AE

Staff Commentary:

The applicant originally requested to create four (4) Parcels from Lots 1 – 250 Northshore Mobile Home Community (see attached survey). An amended survey was submitted, requesting to create one (1) parcel from Lots 1 – 250 Northshore Mobile Home Community.

The resubdivision request requires a public hearing due to:

- The property is proposed to be subdivided into 1 parcel and requiring approval from the Planning Commission.

Planning Commission
March 8, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

HL
2022-3140-MRP



PLANNING STAFF REPORT
2022-3140-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

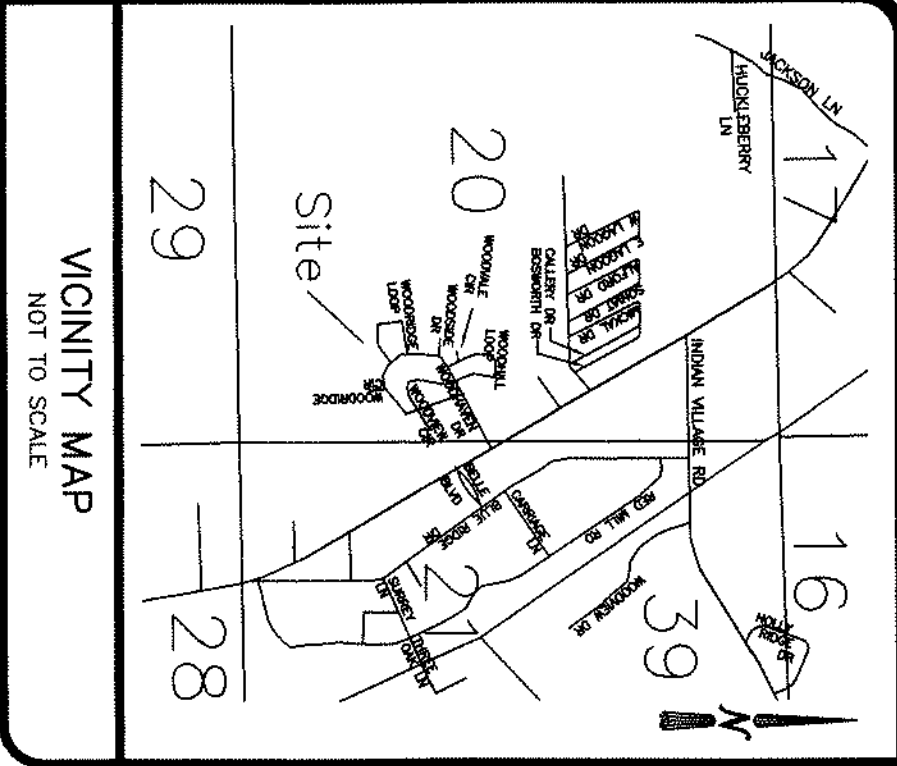
PLANNING & DEVELOPMENT
Ross Liner
Director

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

1. Provide 10 copies of the original survey.
2. Remove previously proposed parcel lines.
3. As per 911 Communication District: Should show: HWY 190 E.
4. As per 911 Communication District: The southernmost road way should show WOODRIDGE CIRCLE instead of WOODBRIDGE CIRCLE
5. As per 911 Communication District. road names can remain as shown on the original resub survey. Site address will be assigned to each lot based on the entire park's main address.

New Directions 2040

Residential – Low-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish's Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.



Planned Unit
Development District
(Undeveloped)
PUD

N89°55'28"E 1014.60'

NOTE: P.O.B. BY
THIS PLAN.

Planned Unit
Development District
(Undeveloped)
PUD

FROM THE QUARTER CORNER COMMON TO
SECTIONS 20 & 21, T9S-R15E, GREENSBURG
LAND DISTRICT, 1500 FEET, 1500 FEET,
AND RANGE, THENCE NORTH 89 DEGREES,
00 MINUTES, 49 SECONDS WEST 82.30
FEET TO A 1/4 CORNER, 1500 FEET, 1500
FEET, 1500 FEET, 1500 FEET, 1500 FEET
MINUTES, 28 SECONDS WEST 215.53 FEET
TO THE POINT OF BEGINNING.

Highway
Commercial
District
(Undeveloped)
C2

Highway
Commercial
District
(Undeveloped)
C2

U.S. HIGHWAY 190
APPROPRIATE
OF ROAD

SECTION 20, T9S-R15E
SECTION 21, T9S-R15E

Highway
Commercial
District
(Undeveloped)
C2

Suburban District
(Undeveloped)
A3

1313.00' N00°53'00"E

PARCEL 1
22.53 ACRES

Suburban District
(Undeveloped)
A3

Resubdivision Map of Lots 1 - 250,
Northshore Mobile Home Community in
Sections 20 & 21, Township 9 South,
Range 15 East, Greensburg Land District,
St. Tammany Parish, Louisiana

into
Parcels 1, 2, 3 & 4,
Jubilee RV & Camping Park

Suburban District
(Undeveloped)
A3

Suburban
Agricultural
District
(Undeveloped)
S4

S89°44'50"E 498.54'

PARCEL 3
15.07 ACRES

PARCEL 2
13.02 ACRES

Suburban
Agricultural
District
(Undeveloped)
S4

S4

Suburban
Agricultural
District
(Undeveloped)
S4

682.12' N00°01'22"W

PARCEL 4
0.84 ACRES

1338.16' S89°58'42"W

Suburban Agricultural District
(Undeveloped)
S4

S4

Suburban Agricultural District
(Undeveloped)
S4

441.99' S00°02'20"E

APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.
TOTAL AREA: 000,000 SQ. FT. OR 00.000 ACRES



RESUBDIVISION MAP OF LOTS 1-250, NORTHSORE
MOBILE HOME COMMUNITY IN SECT. 20 & 21,
T-9-S, R-15-E, GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA INTO
PARCELS 1 2, 3 & 4, JUBILEE RV & CAMPING PARK

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.

WHITESTONE MANAGEMENT LLC #1

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

SEAN M. BURKES
REGISTERED
LA REG. NO. 4785

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| | | | |
|--|--|--|------|
| | | | J.V. |
| | | | S |

DATE _____


DATE _____

1

| | | |
|-----------|----------|-------|
| DATE: | 2/22/23 | |
| DRAWN BY: | JDL | CHECK |
| DWG. NO. | 20220326 | |
| SHEET | 1 | OF |

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.

WHITESTONE MANAGEMENT, LLC #1



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

