

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, APRIL 11, 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 Tuesday, April 11, 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 MARCH 8, 2023 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

REVOCATION

1- REV23-04-002

The revocation of an unopened portion of Ozone Street, located south of Robert Road, east of LA Highway 59, between Square 17 and Square 18 in the Abita Springs Terrace Subdivision (as delineated on Map #1C), Ward 4, District 7.

Applicant: Amy Wagner

Parish Council District Representative: Hon. James J. Davis

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

2- Request to Enter the Tammany Trace Right-of-Way for the purpose of constructing a concrete sidewalk from the proposed recreation area to the Tammany Trace, associated with "Maison du Village"

Developer/Owner: MidSouth Developers, LLC

Engineer/Surveyor: J.V. Burkes and Associates

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the south side of the Tammany Trace, south of US Highway 190 West, west of Sylve Road, Ward 9, District 11

3- 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

MINOR SUBDIVISION REVIEW**4- 2023-3269-MSP**

Minor subdivision of Parcel D into Parcels D-1 & D-2

Owner & Representative: Michael W. & Mary S. Anderson

Surveyor: Land Surveying, LLC.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the east side of Allen Road and on the south side of Anderson Alley, Abita Springs, Louisiana. Ward 10, District 6

5- 2023-3278-MSP

Minor subdivision of Parcel 5A3 into Parcels 5A3-1 & 5A3-2

Owner & Representative: Briggs Ochsner, LLC – David G. Briggs, Jr.

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of Watercross Parkway, east of Ochsner Blvd., Covington, Louisiana. Ward 1, District 1

6- 2023-3282-MSP

Minor subdivision of a 5 acre parcel into Parcels A & B

Owner & Representative: Robert Greg Thigpen

Surveyor: Land Surveying, LLC.

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the east side of Taylor Road, north of US Highway 190, Covington, Louisiana. Ward 1, District 3

7- 2023-3290-MSP

Minor subdivision of 43.24 acres into Lots 1, 2, 3, 4 & 5

Owner & Representative: The Fences, LLC – Donald Jenkins & David Glass

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Martha Cazaubon

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

8- 2023-3303-MSP

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

Owner & Representative: Kimberly H. Jarrell

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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

RESUBDIVISION REVIEW**9- 2023-3281-MRP**

Resubdivision of Lots 306-A, Square 32 into lots 306-A1 & 306-A2, Tchefuncta Club Estates

Owner & Representative: John J. & Suzanne B. Graham

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Marty Dean

General Location: The property is located at the southeast corner of Oaklawn Drive & Mistletoe Drive, Covington, Louisiana. Ward 1, District 1

10- 2023-3287-MRP

Resubdivision of Lot 8, Phase 1C and a portion of Proposed Phase 2 into Lot 8A, Phase 1C, Seymour Myers Industrial Park

Owner & Representative: Squinch, LLC - Greg Mann & Seymour Ventures, LLC - Robert G. Myers

Surveyor: Duplantis Design Group, P.C. – Dennis L. Gowin, P.L.S.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located at the end of Seymour Myers Blvd, west of LA Highway 1077, south of I-12, Madisonville, Louisiana Ward 1, District 1

11- 2023-3292-MRP

Resubdivision of Lots 608 & 609 into Lot 608-A Phase 2 Tchefuncta Club Estates

Owner & Representative: Matthew C. & Sondra J. Hunt

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Marty Dean

General Location: The property is located at the east end of Wax Myrtle Lane, south of Hummingbird Road, Covington, Louisiana. Ward 1, District 1

PRELIMINARY APPROVAL**12- 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. POSTPONED AT THE JANUARY 10, 2023 MEETING FOR TWO MONTHS AND POSTPONED AT THE MARCH 8, 2023 MEETING FOR ONE MONTH.

13- 2022-3193-PP

Jubilee RV & Camping Park, Phase 1-3

Developer/Owner: Jubilee RV, LLC

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

Parish Council District Representative: Hon. Jake Airey

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

POSTPONED AT THE JANUARY 10, 2023, THE FEBRUARY 14, 2023 AND THE MARCH 8, 2023 MEETINGS FOR ONE MONTH.

14- 2023-3248-PP

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

POSTPONED AT THE MARCH 8, 2023 MEETING FOR ONE MONTH

15- 2023-3256-PP

Money Hill Subdivision, Phase 9-A

Developer/Owner: Money Hill Plantation, LLC

Engineer/Surveyor: Kyle Associates, LLC/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

FINAL APPROVAL**16- 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

POSTPONED AT THE MARCH 8, 2023 MEETING FOR ONE MONTH.

NEW BUSINESS**17- Chapter 125 – Section 160 Proposed Ordinance Change**

Staff is requesting a modification to this section regarding the allowance of exceptions that are needed for certain parcels/ sites that meet specific criteria in accordance with the proposed DRAFT Ordinance.

ADJOURNMENT

MINUTES
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6:00 PM - TUESDAY, MARCH 8, 2023
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PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: Truxillo

Staff: Helen Lambert, Emily Couvillion, Leslie Delatte, 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 FEBRUARY 14, 2023 MEETING MINUTES

Fitzmorris moved to approve, second by Crawford

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

Nay: N/A

Abstain: McInnis

REQUEST FOR POSTPONEMENTS

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

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

Fitzmorris made a motion to postpone for one month, second by Crawford

Opposition:

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

Nay: N/A

Abstain: N/A

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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

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

Crawford made a motion to postpone to May, second by Seeger

Opposition:

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

Nay: N/A

Abstain: N/A

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

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 made a motion to postpone for one month, second by Troncoso

Opposition:

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

Nay: N/A

Abstain: N/A

Chairman Doherty called for a community meeting for this case on March 30, 2023. Attendees will be Doherty, Smail, Crawford, Hernandez and Troncoso

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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

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

Crawford made a motion to postpone for one month, second by Seeger

Opposition:

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

Nay: N/A

Abstain: N/A

2023-3248-PP

1- 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

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 made a motion to postpone for one month, second by Fitzmorris

Opposition:

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

Nay: N/A

Abstain: N/A

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21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

12- 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

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

Crawford made a motion to postpone for one month, second by Fitzmorris

Opposition:

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

Nay: N/A

Abstain: N/A

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

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

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

Ress made a motion to approve, second by Crawford

Opposition:

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

Nay: N/A

Abstain: N/A

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21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

MINOR SUBDIVISION REVIEW

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

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

McInnis made a motion to approve with waivers, second by Fitzmorris

Opposition:

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

Nay: N/A

Abstain: N/A

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

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

Fitzmorris made a motion to approve with waivers, second by Ress

Opposition:

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

Nay: N/A

Abstain: N/A

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RESUBDIVISION REVIEW

1- 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

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

Fitzmorris made a motion to approve, second by Crawford

Opposition:

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

Nay: N/A

Abstain: N/A

6- 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

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

Fitzmorris made a motion to approve, second by Crawford

Opposition:

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

Nay: N/A

Abstain: N/A

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21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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

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

Fitzmorris made a motion to approve, second by Ress

Opposition:

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

Nay: McInnis

Abstain: N/A

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

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

Fitzmorris made a motion to approve with the amended plat and the 2 waivers, second by Smail

Opposition:

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

Nay: McInnis

Abstain: N/A

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21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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)

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

Fitzmorris made a motion to approve with the Warranty Obligation, second by Crawford

Opposition:

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

Nay:

Abstain: N/A

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

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

Crawford made a motion to approve, second by Fitzmorris

Opposition:

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

Nay:

Abstain: N/A

NEW BUSINESS

ADJOURNMENT Fitzmorris made a motion to adjourn

REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT

(As of April 4, 2023)

Meeting Date: April 11, 2023

CASE NO.: REV23-04-002

NAME OF STREET OR ROAD: Unopened portion of Ozone Street

NAME OF SUBDIVISION: Abita Terrace Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located south of Robert Road, north of Casril Drive between Square 17 and Square 18 in the Abita Springs Terrace Subdivision (as delineated on Map #1C), Ward 4, District 7.

SURROUNDING ZONING: HC-2 Highway Commercial

PETITIONER/REPRESENTATIVE: Amy Wagner

STAFF COMMENTARY:

Department of Planning & Development Comments:

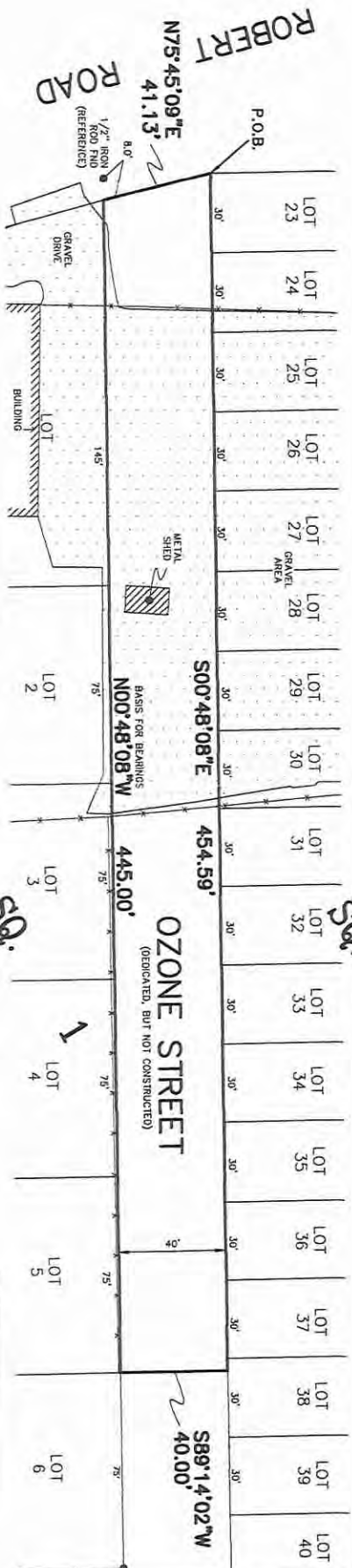
The applicant is requesting to revoke an unopened portion of Ozone Street, in order to assimilate the property into the adjacent property.

Recommendation:

Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, staff has no objections to the requested revocation request subject to the applicant assimilating the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.



Revocation Plat of
A PORTION OF OZONE STREET R/W
ST. TAMMANY PARISH, LOUISIANA
FOR
AMI BELLONI WAGNER



UTILITY NOTE:
NO UTILITIES WERE FOUND IN
THE RIGHT OF WAY.

NOTE:
BEARINGS SHOWN HEREON ARE
REFERENCED TO LOUISIANA
STATE PLANE COORDINATES.
LA SOUTH ZONE 1702.
REFERENCE 1:
ABITA SPRINGS TERRACE SdL, plat
Map File No. 1C
Date Filed 7-11-1927
REFERENCE 2:
RED GAP ACRES SdL, plat
Map File No. 2A
Date Filed 10-27-1961

LEGAL DESCRIPTION OF OZONE STREET R/W
COMMENCING FROM THE CORNER COMMON
TO THE NORTHWEST CORNER
OF LOT 23, SQUARE 17, ABITA SPRINGS
TERRACE SUBDIVISION, THE EASTERN RIGHT
OF WAY LINE OF OZONE STREET RIGHT OF
WAY AND THE SOUTHERN RIGHT OF WAY
LINE OF ROBERT ROAD RIGHT OF WAY, ALSO
THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING GO SOUTH
00 DEGREES 48 MINUTES 08 SECONDS EAST
A DISTANCE OF 454.59 FEET; THENCE
SOUTH 89 DEGREES 14 MINUTES 02
SECONDS WEST A DISTANCE OF 40.00 FEET;
THENCE NORTH 00 DEGREES 48 MINUTES 08
SECONDS WEST A DISTANCE OF 445.00
FEET; THENCE NORTH 75 DEGREES 45
MINUTES 09 SECONDS EAST A DISTANCE OF
41.13 FEET BACK TO THE POINT OF
BEGINNING.



• DENOTES 1/2" IRON ROD FOUND
UNLESS OTHERWISE NOTED

L.A. HWY 59 (SIDE)



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

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04596

**Randall W. Brown
& Associates, Inc.**
Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5389
info@rbrownsurveyors.com

Date: JUNE 9, 2021
Project No. D21277.1X1
Scale: 1" = 40' ±
Drawn By: J.E.D.
Reviewed:

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

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

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J.V. Burkes & Associates, Inc.

1805 Shortcut Highway
Slidell, Louisiana 70458

985.649.0075 office
985.649.0154 fax
www.jvburkes.com



February 17, 2023

Mr. Theodore Reynolds, PE
St. Tammany Parish Engineering Dept.
P.O. Box 828
Covington, LA 70434

**RE: Maison du Village- Enter Tammany Trace Right of Way
Preliminary Re-Submittal**

Dear Mr. Reynolds:

Please see attached formal request permission to enter the Tammany Trace for the purposes of connection of a path from our recreation area to the trace, as well as regrading a ditch by removing silt from the ditch southwest approximately 300ft per our drainage plan. The actual ditch vast majority is located outside of the trace however approximately 8ft would be encroached into the trace in order to slope the ditch at a 3:1 slope. Please see attached map of proposed request.

Respectfully,

A handwritten signature in blue ink, appearing to read "Sean M. Burkes", is written over a light blue rectangular background.

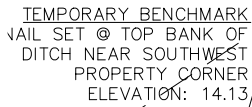
Sean M. Burkes, PE, PLS

J.V. Burkes & Associates, Inc.

SMB/sb

Attachments

REQUEST TO ENTER TAMMANY TRACE



ENTERING THE TAMMANY TRACE STAFF ANALYSIS REPORT

(As of April 4, 2023)

Meeting Date: February 14, 2023

CASE NO.: TRC23-04-002

REQUEST AND PURPOSE: The petitioner is requesting to enter the Tammany Trace for the purpose of constructing a concrete sidewalk from the proposed recreation area to the Tammany Trace, associated with “Maison du Village”

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

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

WARD: 9 PARISH COUNCIL DISTRICT: 11

PROPERTY LOCATION: The property is located on the south side of the Tammany Trace, south of Hwy 190 West, west of Sylve Road.

STAFF COMMENTARY:

The Staff recommends approval of the access request subject to the comments listed below:

COMMENTS:

Department of Planning and Development

1. The width of the cleared area for the construction of a path to access the Trace shall not exceed ten (10) feet and the width of the pavement shall not exceed five (5) feet.
2. A land clearing permit must be acquired prior to work order and a pre-land clearing site visit will be conducted to ensure proper fencing or staking is in place to ensure no adverse effects on trees or Trace Right-of-Way.
3. The applicant shall procure written approval from the Director of the Tammany Trace prior to commencing any construction and shall provide said director with a daily work schedule.
4. The Tammany Trace shall not be closed or obstructed due to construction activity for more than one hour at any time unless it is approved by the Director of the Tammany Trace.
5. Only rubber tire excavating equipment is to be used on the trace.

6. All construction activities on the Tammany Trace shall be limited to daylight hours, Monday through Friday only (no weekends).
7. The Tammany Trace must be kept clean and free of construction material and debris at all times.
8. Obtain a work order from the Parish Engineer.
9. Signage or markings need to be added at the end of the road showing the road ends and the path is for Pedestrian Traffic only.
10. Based on the existing and proposed elevations the existing ditch will need to be regraded to provide positive flow. Update the plans accordingly.
11. Add a proposed elevation or a note stating the path be placed to match natural grade and not adversely effect the drainage in this area.
12. Provide existing and proposed cross-section showing ditch limits, elevations, top of bank, and bottom of ditch, etc.
13. A revised and detailed plan all of the aforementioned comments must be provided prior to final approval.
14. The applicant shall provide the parish with an acknowledgement and hold harmless agreement indemnifying St Tammany Parish from any and all liability that arises in connection with the requested access subject to review and approval by the parish's legal department.

INFORMATIONAL ITEMS:

A construction cost estimate shall be submitted by the petitioner's engineer for the Performance Obligation.

If the Planning Commission approves this request, an Ordinance must be drafted for approval by the St. Tammany Parish Council.

Revised drawings will not be accepted for review or placement in the packet prior to the April 11, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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 11TH DAY OF APRIL, 2023, 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

MINOR SUBDIVISIONS

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PLANNING STAFF REPORT
2023-3269-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: April 11, 2023 Posted: 03/30/2023

Location: The property is located on the east side of Allen Road and on the south side of Anderson Alley, Abita Springs, Louisiana. Ward 10, District 6; S21, T6S, R12E

Owner & Representative: Michael W. & Mary S. Anderson

Engineer/Surveyor: Land Surveying, LLC.

Type of Development: Residential



Current Zoning

A-2 Suburban District

Total Acres

11.64 acres

of Lots/Parcels

Minor sub of Parcel D into
Parcels D-1 & D-2

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) parcels from Parcel D. The minor subdivision request requires a public hearing due to:

- Parcel D-1 does not meet the minimum lot width of 150 feet required under A-2 Suburban District, requiring a waiver of the regulation by the Planning Commission.



PLANNING STAFF REPORT
2023-3269-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

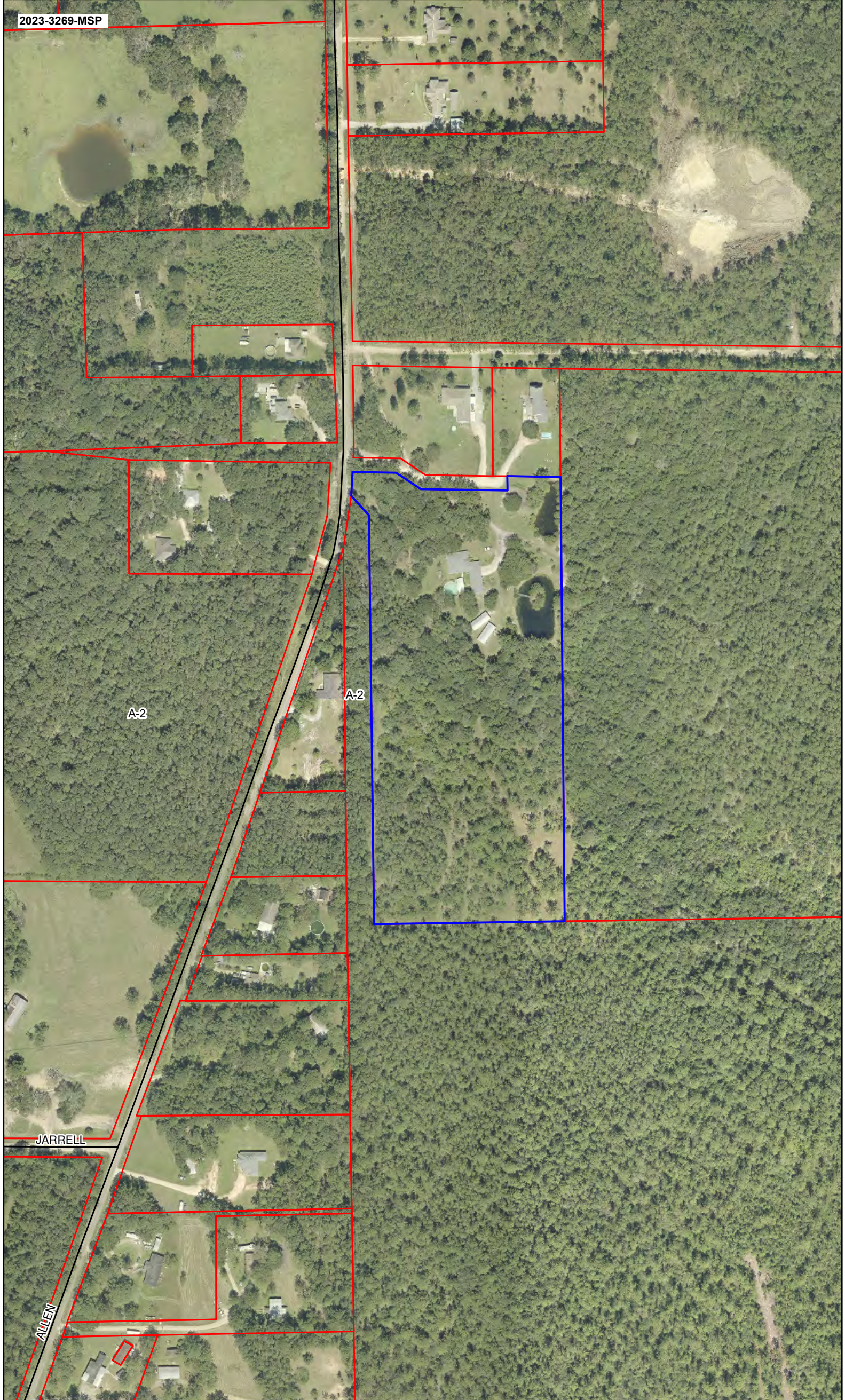
The request shall be subject to the above and below comments:

1. Provide a servitude of passage from Parcel D-1 to Parcel D-2. If Servitude of Passage is to be provided from Anderson Alley, provide signed maintenance agreement.
2. Add 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.

New Directions 2040

Rural and Agriculture 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.



MINOR SUBDIVISION OF PARCEL D
INTO PARCEL D-1 AND D-2 IN
SECTION 21 TOWNSHIP 6 SOUTH
RANGE 12 EAST, ST. TAMMANY
PARISH, LOUISIANA

FINAL APPROVAL

DIRECTOR, DEPT. OF ENGINEERING

SECRETARY, PLANNING COMMISSION

CLERK OF COURT

DATE FILED MAP FILE NO.

Reference:
1. Survey prepared by Land Surveying,
Inc. dated 4-18-2001 Survey No. 9239
(Base Bearing)
2. Survey prepared by Land Surveying,
Inc. dated 10-4-2006 Survey No. 12112
3. Survey prepared by Land Surveying,
Inc. Map File No. 45138 filed in Clerk
of Court office, St. Tammany Parish, LA

P.O.B. is located South, 1669.45'
from the Section Corner common
to Sections 16, 17, 20 & 21 T-6-S,
R-12-E, St. Tammany Parish,
Louisiana

This property is located in Flood Zone C,
as per FEMA FIRM, Comm. Panel No.
225205 0150C, map dated 10-17-1989

LINE	BEARING	DISTANCE
L1	S00°00'00"W	42.85'
L2	S00°00'00"W	35.01'
L3	N55°54'22"W	72.55'
L4	S00°01'17"E	35.00'
L5	S88°37'09"E	210.99'
L6	S55°54'22"E	72.55'
L7	S88°36'59"E	123.88'

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

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

MAP PREPARED FOR

Michael W. Anderson

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Section 21 Township 6 South Range 12 East,
St. Tammany Parish, Louisiana

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

CERTIFIED CORRECT

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6271 office (985) 898-0355 fax
landsurveyingllc@gmail.com

Bruce M. Butler, III
2-28-2023

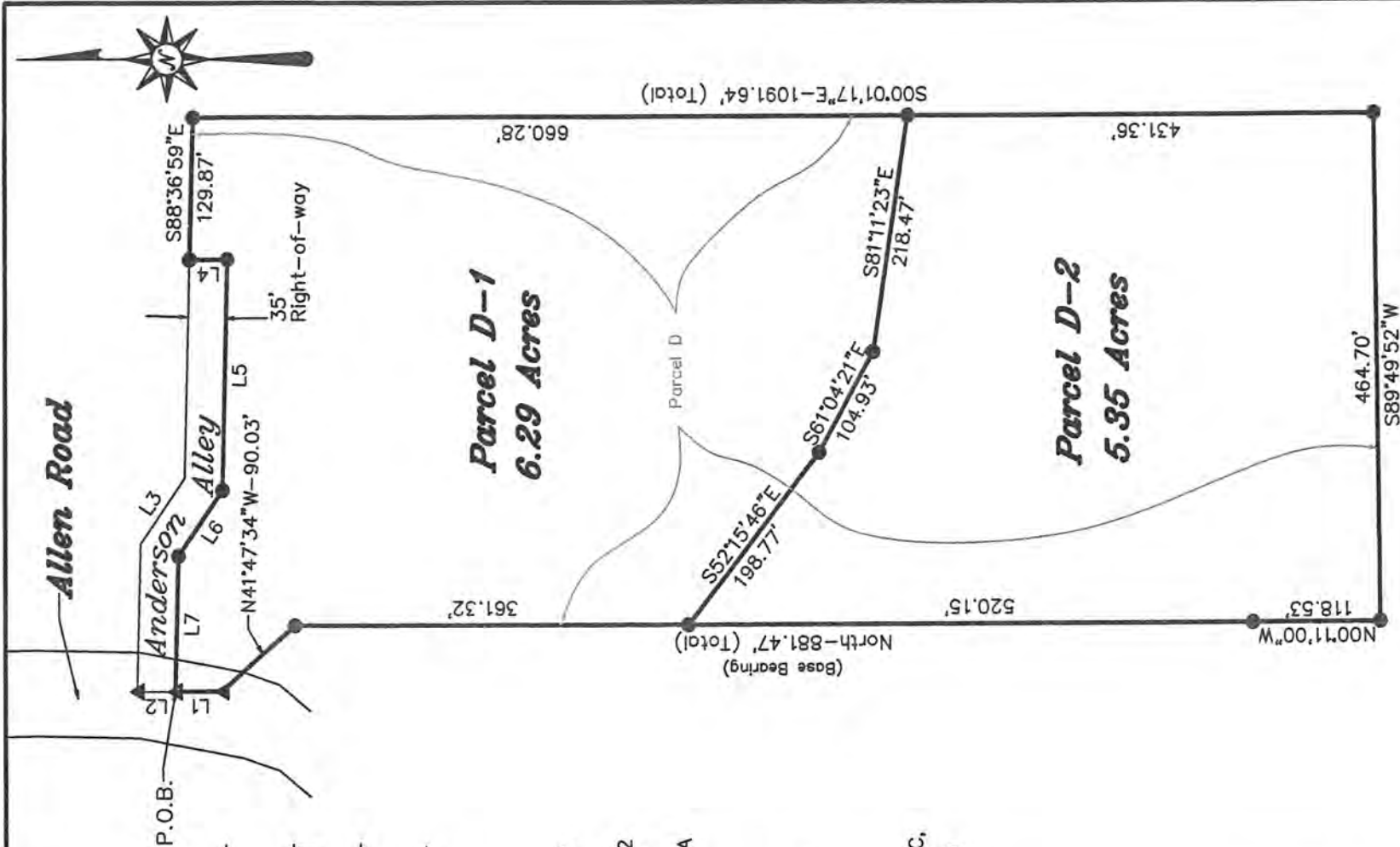
BRUCE M. BUTLER, III
PROFESSIONAL LAND SURVEYOR
LOUISIANA LICENSE NO. 4894

SCALE: 1" = 150'

DATE: 02-27-2023

NUMBER: 21147

Terr3/MikeAnderson11.64Acresresub



Legend:
▲ Nail Found
● 1/2" Rebar Found



PLANNING STAFF REPORT
2023-3278-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: April 11, 2023

Posted: March 30, 2023

Location: The property is located on the north side of Watercross Pkwy, west of Ochsner Blvd, Covington, Louisiana. Ward 1, District 1; S12, T7S, R10E

Owner & Representative: Briggs Ochsner, LLC – David G. Briggs, Jr.

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

Type of Development: Commercial



Current Zoning

PBC-1 Planned Business Campus
District

Total Acres

3 acres

of Lots/Parcels

Minor subdivision of Parcel 5A3 into
Parcels 5A3-1 & 5A3-2

Surrounding Land Uses:

Residential and Commercial

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) parcels from Parcel 5A3. The minor subdivision request requires a public hearing due to:

- Parcel 5A3 was previously part of a minor subdivision approved in April 2013 (MS13-01-003)

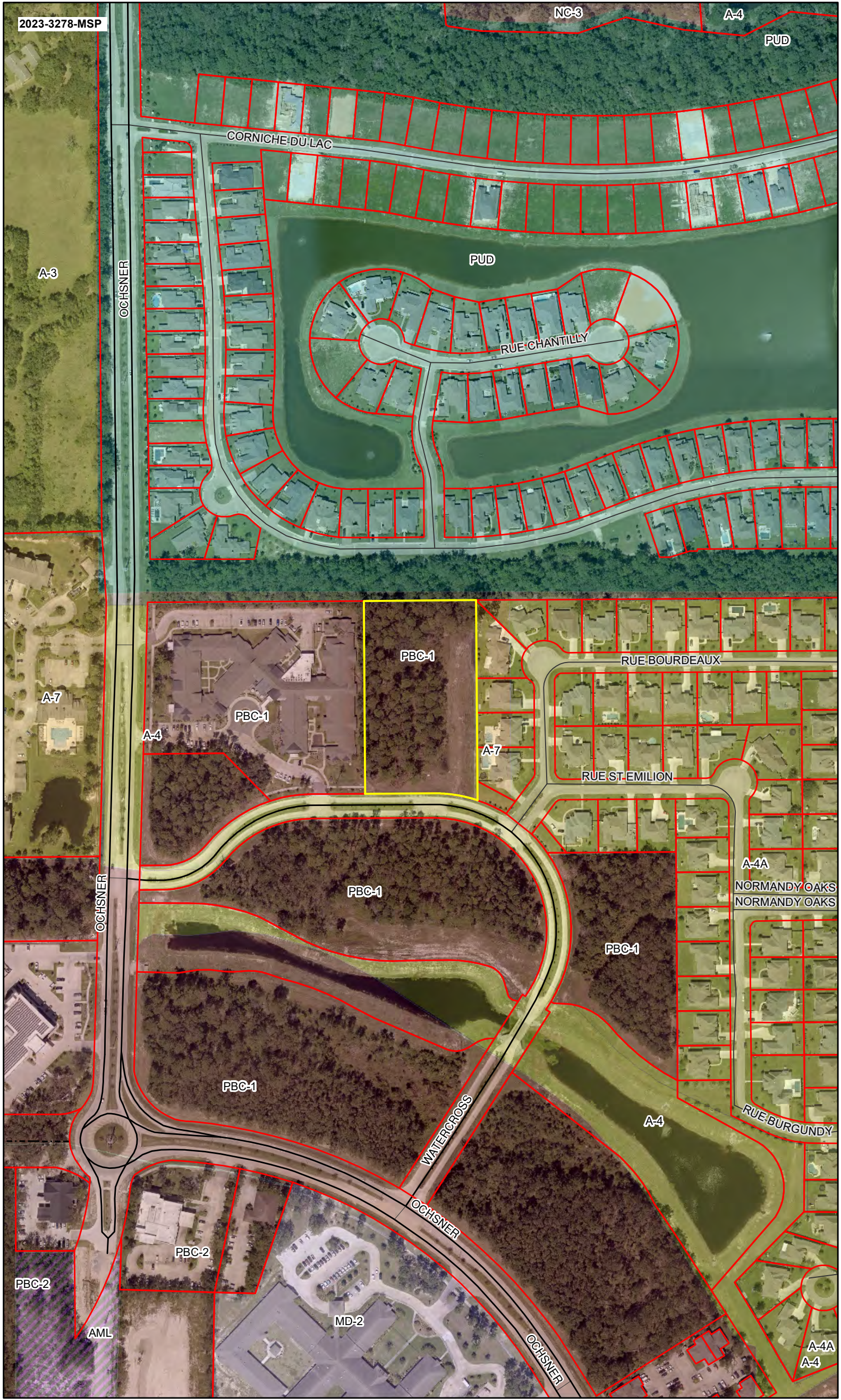
New Directions 2040

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.

Planning Commission
April 11, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3278-MSP



NC-3

A-4

PUD

CORNICHE DU LAC

PUD

RUE CHANTILLY

A-3

OCHSNER

A-7

A-4

PBC-1

PBC-1

A-7

RUE BOURDEAUX

RUE ST. EMILION

A-4A

NORMANDY OAKS
NORMANDY OAKS

PBC-1

PBC-1

A-4

RUE BURGUNDY

WATERCROSS

OCHSNER

PBC-2

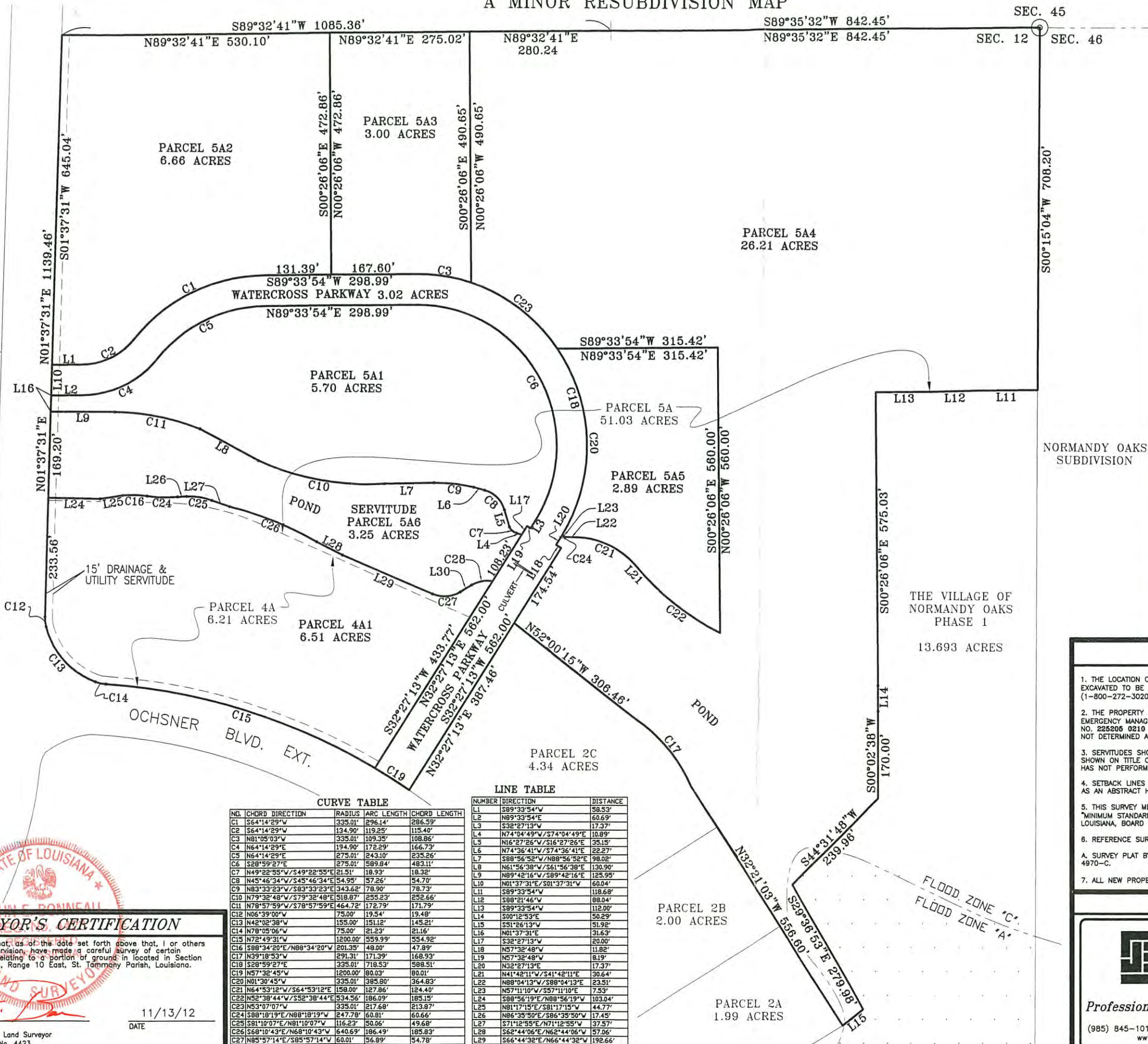
MD-2

AML

PBC-2

A-4A
A-4

A MINOR RESUBDIVISION MAP



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

NOTE: PARCEL 5A REPRESENTS A PARCEL WITHIN AN EXISTING MINOR SUBDIVISION RECORDED IN THE PUBLIC RECORD RELATIVE TO MINOR SUBDIVISION CASE NO. MS11-02-007, RECORDED UNDER MAP FILE NO. 4970C, DATED MARCH 24, 2011; AND FURTHERMORE, REQUESTS THAT THE CLERK OF COURT MAKE MENTION OF SAME WITHIN THE MARGIN OF THE ORIGINAL FILING, TO SERVE AS OCCASION MAY REQUIRE.

APPROVALS

David Doreen
CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

Ron Keller
SECRETARY - ST. TAMMANY PLANNING COMMISSION

[Signature]
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

Melissa Henry
CLERK OF COURT

4-10-2013 5160B
DATE FILED MAP FILE NO.

GENERAL NOTES

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA CALL "DOTTE" BEFORE DIGGING. (1-800-272-3020)
- THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "A" & "C" ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 226206 0210 C WITH A REVISED DATE OF OCTOBER 17, 1999 WITH BASE FLOOD ELEVATION NOT DETERMINED AND NO BASE FLOOD ELEVATION RESPECTIVELY.
- SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDE'S 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.
- SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.
- THIS SURVEY MEETS OR EXCEEDS A CLASS "D" SURVEY AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- REFERENCE SURVEY(S):
A. SURVEY PLAT BY THIS FIRM DATED 02-07-11, W/ JOB #20069480 1 AND MAP FILE NUMBER 4970-C.
7. ALL NEW PROPERTY CORNERS WILL BE SET WITH 1/2" IRON RODS.

SURVEYOR'S INFORMATION

JOHN E. BONNEAU & ASSOCIATES, INC.

Professional Land Surveyors - Planners - Consultants
420 HWY. 1085, EXIT 57, MADISONVILLE, LA. 70447
(985) 845-1012 * (985) 845-1013 * (985) 845-1351 * FAX No.: (985) 845-1778
www.JEBCOLandSurveying.com * e-mail: jebco1@bellsouth.net

Survey for: All State Financial Company

Property: A MINOR RESUBDIVISION OF PARCEL 4A & 5A SITUATED IN SECTION 12, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA. INTO PARCELS 4A1, 5A1, 5A2, 5A3, 5A4, 5A5 & 5A6 (A SERVITUDE PARCEL) ST. TAMMANY PARISH, LOUISIANA.

SHEET NUMBER

1 OF 1

SURVEYOR'S CERTIFICATION

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain planimetric features relating to a portion of ground located in Section 12, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana.

11/13/12
DATE

JOHN E. BONNEAU
Registered Professional Land Surveyor
Louisiana Registration No. 4423



PLANNING STAFF REPORT
2023-3282-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Hearing: April 11, 2023

Posted: March 30, 2023

Location: The property is located on the east side of Taylor Road, north of US Highway 190, Covington, Louisiana. Ward 1, District 3; S27, T6S, R10E

Owner & Representative: Robert Greg Thigpen

Engineer/Surveyor: Land Surveying LLC

Type of Development: Residential



Current Zoning

A-2 Suburban District

Total Acres

5 acres

of Lots/Parcels

Minor sub of 5 acres into
Parcels A & B

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone A4
Preliminary Flood Zone AE

Critical Drainage: No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The minor subdivision request requires a public hearing due to:

- Parcels A & B do not have Parish Road frontage and are proposed to be created off a private road/Taylor Road, requiring a waiver from the Planning Commission.
- Parcels A & B are proposed to be accessed from a private road which already exceed the maximum allowable number of 5 parcels off of a private road, requiring a waiver from the Planning Commission.
- The Minor Subdivision shall conform to the subdivision drainage requirements including an engineering prepared drainage plan, hydraulic analysis, and onsite detention pond(s) or requires a waiver of the regulation by the Planning Commission.

Planning Commission
April 11, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3282-MSP



PLANNING STAFF REPORT
2023-3282-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

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

1. Add signature line for the Chairman of the Planning Commission.
2. Should the waivers listed above not be approved, the plat will be required to include a notation that the Private Drive must be constructed prior to the issuance of any building permit.

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.

Informational Items:

- A zoning Change to A-2 Suburban District was approved by the Council on 12/01/22 as Ordinance 22-5051.
- The applicant submitted a maintenance agreement for the existing private road, signed by the current property owners accessing properties along Taylor Road (see attached).



PLANNING STAFF REPORT
2023-3282-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

A-1

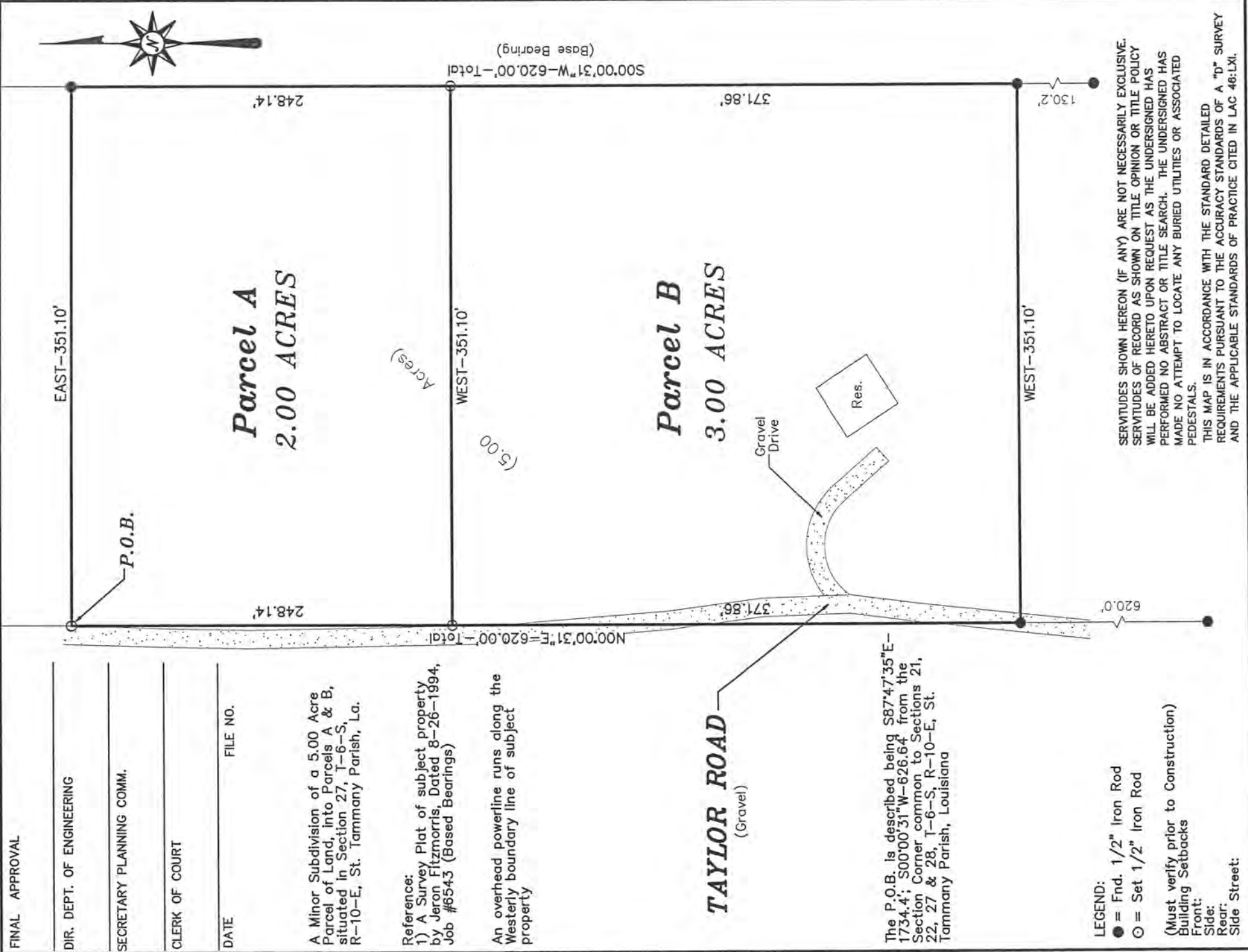
A-2

I-2

A-1

TAYLOR

HC-2



MAP PREPARED FOR **TAYLOR G. THICPEN**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 27, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

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

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 842-6277 office (985) 840-0355 fax
landsurveyingllc@gmail.com

Bruce M. Butler, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

1-30-2023

SCALE: 1" = 80'

DATE: 11-29-2022

NUMBER: 21122

Terr3/TaylorThicpenResub

PRIVATE ROAD MAINTENANCE AGREEMENT

An Agreement made this original date of March 3, 2023,
applicable to the undersigned parcel owners and users.

RECITALS

WHEREAS, Taylor Road is a private road situated from the corner common to Sections 21, 22, 27 and 28, Township 6 South, Range 10 East, Parish of St. Tammany, State of Louisiana, and

WHEREAS, the undersigned parcel owners or users of the Roadway Property situated in Township 6, Parish of St. Tammany, State of Louisiana commonly known as Taylor Road, and described as follows:

From the corner common to Sections 21, 22, 27 and 28, Township 6 South, Range 10 East, St. Tammany Parish, Louisiana, measure South 87 degrees 47 minutes 35 seconds East 1734.4 feet to an iron; thence South 00 degrees 00 minutes 31 seconds West 626.64 feet to an iron and the point of beginning; thence 30' on both sides of the following line, East and West, being South 00 degrees 00 minutes 31 seconds West 2301.00 feet to the northerly right of way line of U.S. Highway 190, bolded.

All in accordance with the survey of Land Surveying, Inc., Registered Land Surveyors, dated August 26, 1994, Number 6543, attached hereto and made a part hereof.

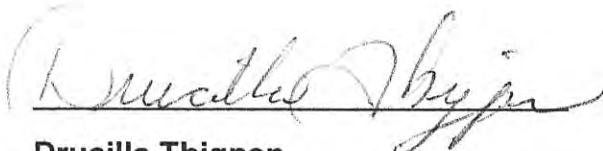
WHEREAS, the parties desire to enter into an Agreement regarding the maintenance and improvements to Taylor Road; and

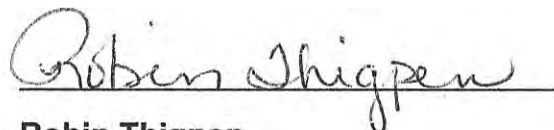
WHEREAS, it is agreed that future parcel owners or users will add their signatures to this document;

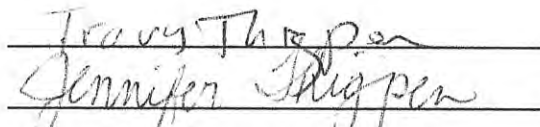
St. Tammany Parish 2399
Instrmnt #: 2366156
Registry #: 2888791 LFP
3/24/2023 4:00:00 PM
MB CB X MI UCC

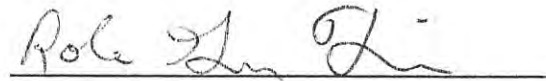
NOW THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

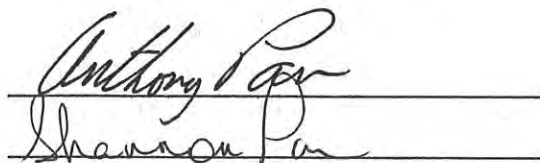
1. Said easement described herein shall be used in common with other owners of said easement or lands to which such easement is attached.
2. Said easement shall be maintained in good, passable condition under all traffic and weather conditions.
3. Repairs and maintenance on said easement shall be required when a majority of those owners bound by this agreement who use said easement for ingress or egress reach a decision that such repairs or maintenance are necessary.
4. Said easement shall be subject to a perpetual, nonexclusive easement for ingress and egress granting access to all agents, employees, guests, services, and emergency vehicles.
5. Said easement shall be subject to a perpetual nonexclusive public utility easement for the purpose of permitting above and below ground public utilities to be installed and maintained.


Drucilla Thigpen


Robin Thigpen


Travis and Jennifer Thigpen


Robert "Greg" Thigpen


Anthony and Shannon Parr


Shawn Thigpen

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PLANNING STAFF REPORT
2023-3290-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: April 11, 2023

Posted: March 30, 2023

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

Owner & Representative: The Fences, LLC – Donald Jenkins & David Glass

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

Type of Development: Residential



Current Zoning

A-1 Suburban District

A-2 Suburban District

Total Acres

43.24 acres

of Lots/Parcels

Minor sub of 43.24 acres into

Lots 1, 2, 3, 4 & 5

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 five (5) lots from 43.24 acres. The minor subdivision request requires a public hearing due to:

- Lot 1 does not meet the minimum lot width of 150 feet required under A-2 Suburban District and requiring a waiver from the Planning Commission.
- The property is proposed to be subdivided into 5 lots and accessed from a proposed 35 foot private drive.
- The proposed name of the 35 foot private drive depicted on the survey plat shall be granted approval by the Planning Commission. The proposed name "Ranchero Road" has been submitted and approved by St. Tammany Parish Communication District.
- Requesting a waiver to construct the 35' access drive/right of way and the required drainage prior to building permit being issued on lots 1, 2, 3, 4 & 5 instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON LOTS 1, 2, 3, 4 & 5 UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.

Planning Commission
April 11, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3290-MSP



PLANNING STAFF REPORT
2023-3290-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

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

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



PLANNING STAFF REPORT
2023-3290-MSP

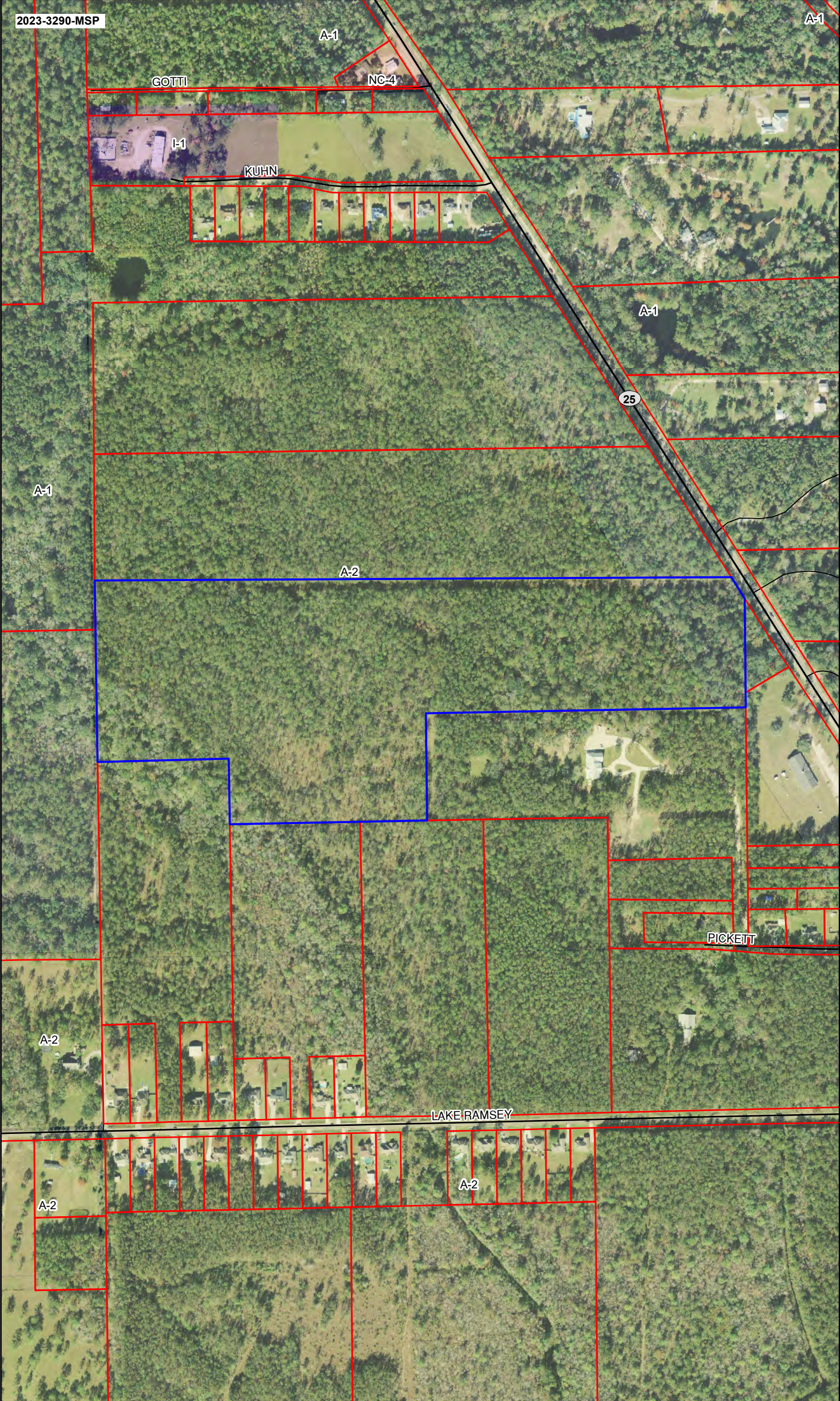
MICHAEL B. COOPER
PARISH PRESIDENT

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.

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



SECTION 12, T-6-S, R-10-E
SECTION 7, T-6-S, R-11-E

190.46'
N 00°35'27" E

N 00°18'00" E 544.47'

N 00°14'37" E 267.44'

S 89°43'45" W 533.50'

LOT 5

TOTAL AREA 8.93 acres
(388979.19 sq.ft.)
NET AREA 8.78 acres

S 00°14'37" W 725.66'

LOT 4

TOTAL AREA 9.19 acres
(400383.51 sq.ft.)
NET AREA 8.76 acres

S 00°14'37" W 987.68'

LOT 3

TOTAL 9.11 acres
(396790.85 sq.ft.)
NET AREA 8.78 acres

S 00°24'35" W 435.60'

S 00°24'35" W 546.67'

LOT 2

TOTAL AREA 8.00 acres
(348408.77 sq.ft.)
NET AREA 7.48 acres

S 00°24'35" W 538.04'

LOT 1

TOTAL AREA 8.00 acres
(348636.74 sq.ft.)
NET AREA 7.51 acres

S 00°24'53" W 443.17'

S 89°16'28" E 2587.11'

642.41'

300'
(ASSUMED)

S 31°17'42" E
101.48'

EXISTING
ACCESS
POINT

L.A. HWY 25

S 89°57'23" W 1300.05'

ZONED A-1
ZONED A-2
APPROXIMATE LOCATION

- NOTES:
1. ALL LOT CORNERS MARKED WITH 1/2 IRON RODS
2. THIS PROPERTY IS LOCATED IN FLOOD ZONE C
RE: FIRM PANEL NO. 225205 0125 C, REV 10-17-89

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

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



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.

03-08-23

A MINOR SUBDIVISION OF 43.24 ACRES
INTO LOTS 1 THRU 5, ALL IN SECTION 7,
T-6-S, R-11-E, G.L.D. ST. TAMMANY PARISH, LA.

SCALE: 1" = 200'
DRAWN: DRJ
DATE: 03-08-23
JOB NO.: 23-046

KELLY J. McHUGH & ASSOC., INC.

CIVIL ENGINEERS & LAND SURVEYORS

845 GALVEZ ST., MANDEVILLE, LA. 70401-5611

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PLANNING STAFF REPORT
2023-3303-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: April 11, 2023

Posted: March 31, 2023

Location: The property is located on the east side of Henderson Road, south of Gottschalk Road, Covington, Louisiana. Ward 1, District 3; S18, T6S, R10E

Owner & Representative: Kimberly H. Jarrell

Engineer/Surveyor: Land Surveying Inc.

Type of Development: Residential



Current Zoning

A-1 Suburban District

A-2 Suburban District

Total Acres

6 acres

of Lots/Parcels

Minor sub of Parcel B-1 into
Parcels B-1A & B-1B

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) parcels from Parcel B-1. The minor subdivision request requires a public hearing due to:

- Parcel B-1 was previously part of a minor subdivision approved in October 2022 (2022-2001-MSP).
- Parcel B-1A does not meet the minimum lot width of 150 feet required under the A-2 Suburban District, 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
April 11, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3303-MSP



PLANNING STAFF REPORT
2023-3303-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

A-2

COUNTRY

HOOVER

A-2

A-2

A-2

GOTTSCALK

LILY

HENDERSON

BREEN

A-1A

A-1

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

Final Approval:

Chairman, Planning Commission

Secretary, Planning Comm.

Director, Dept. of Engineering

Clerk of Court

Date Filed

Map File No.

Monique T Bringol, Deputy Clerk

Reference:

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

Reference calls not shown

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

Note: Powerlines along Henderson Road are not shown

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

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

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

Legend:

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

MAP PREPARED FOR

Kimberly Jarrell

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

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

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

CERTIFIED CORRECT

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(485) 842-6277 office (485) 848-0355 fax
landsurveyingllc@gmail.com

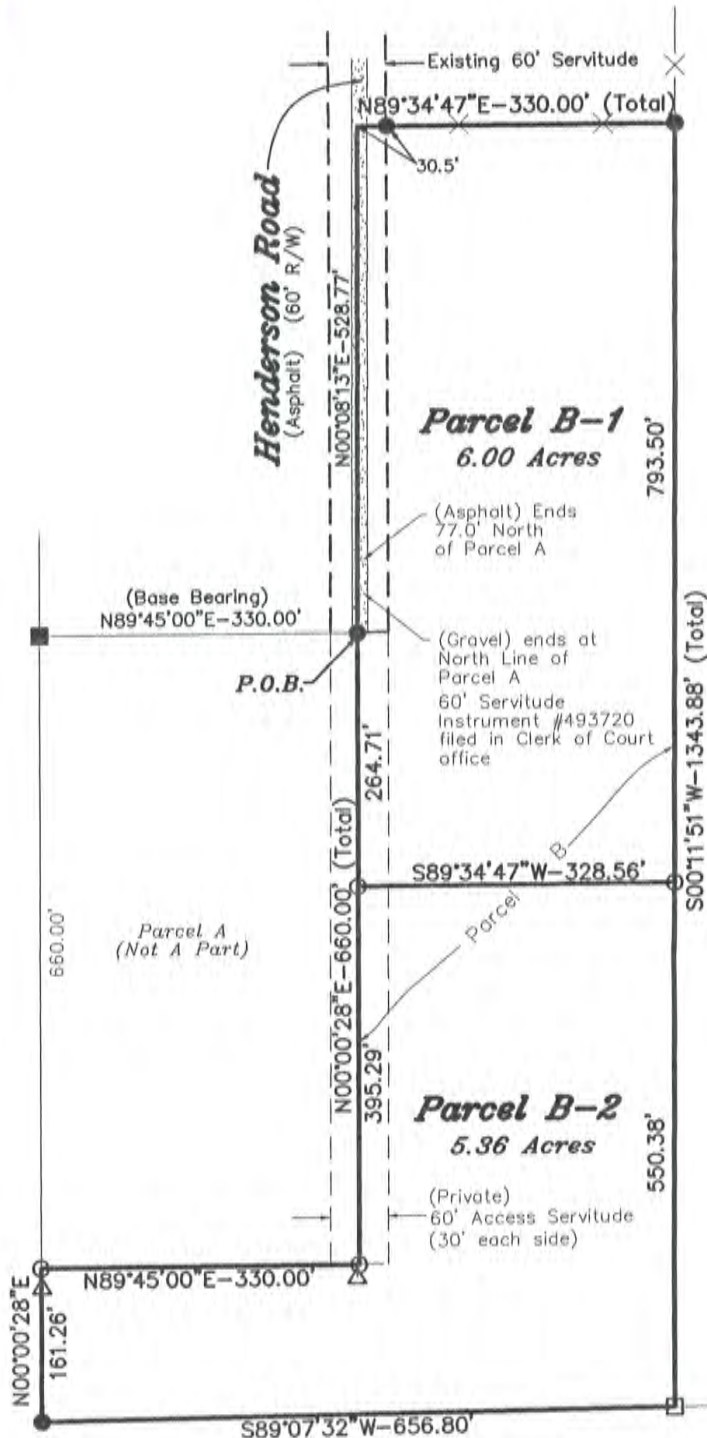
Revised: 7-15-2022, 9-26-2022

SCALE: 1" = 200'

DATE: 6-22-2022

NUMBER: 20849

Terr3/KimberlyJarrell11.36Acrsub



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

Final Approval:

Chairman, Planning Commission
Secretary, Planning Comm.
Director, Dept. of Engineering
Clerk of Court
Date Filed
Map File No.

Reference:

- 1) A Survey by Lowell E. Cummings dated 7-14-1971 for Thomas M. Brown
- 2) A Survey by H.C. Sanders dated 11-22-1976 ST-76-374
- 3) A Survey by John Cummings dated 4-18-2001 #0211A
- 4) Survey by Kelly McHugh dated 7-14-1998 #98-210
- 5) Survey by Jeron Fitzmorris dated 5-10-1985 in Inst. #583408 Clerks Office
- 6) Survey by Jeron Fitzmorris dated 6-29-1982 in Inst. #493720 Clerk of Court Office (Base Bearings)
- 7) Survey by Land Surveying, LLC Map File No. 6109C filed in Clerk of Court office, St. Tammany Parish, LA
- 8) Survey by Land Surveying, LLC Map File No. 6166A filed in Clerk of Court office, St. Tammany Parish, LA

Reference calls not shown

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

Note: Powerlines along Henderson Road are not shown

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

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

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

MAP PREPARED FOR **KIMBERLY JARRELL**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA

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

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

CERTIFIED CORRECT
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

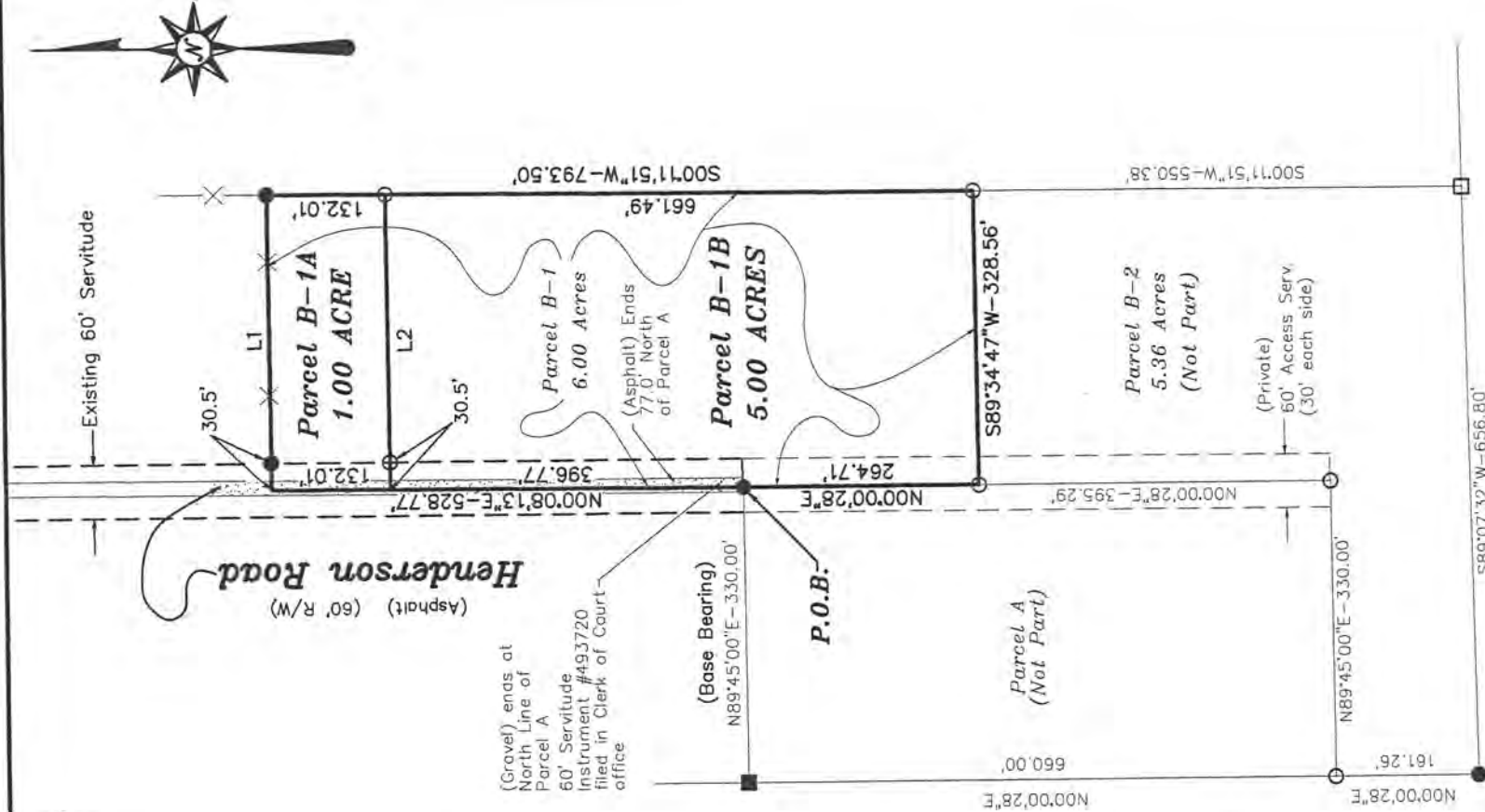
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 200'

DATE: 10-12-2022

NUMBER: 20995

Terr3/KimberlyJarrellB-1Resub



Line Table:

L1=N89°34'47"E-330.00'-Total
L2=S89°34'47"W-329.86'-Total

Legend:

● = Fnd. 1/2" Iron Rod
□ = Fnd. 3/4" Triangle Iron Rod
■ = Fnd. 5/8" Iron Rod
○ = Set 1/2" Iron Rod
X = Fence

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RESUBDIVISION REVIEW

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PLANNING STAFF REPORT
2023-3281-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: April 11, 2023

Posted: March 30, 2023

Location: The property is located at the southeast corner of Oaklawn Drive & Mistletoe Drive, Covington, Louisiana. Ward 1, District 1; S50, T7S, R11E

Owner & Representative: John J. & Suzanne B. Graham

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

Type of Development: Residential



Current Zoning

A-2 Suburban District

Total Acres

~1.62 acres

of Lots/Parcels

Resub of Lot 306-A, Sq. 32 into Lots 306-A1 & 306-A2, W of Mistletoe Dr, S of Oaklawn Dr, Tchefuncte Club Estates

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 owner is requesting to create two (2) lots from Lot 306-A. The public hearing is required considering that:

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

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

1. The gravel path shown on the survey shall be entirely moved onto Lot 306-A2.



PLANNING STAFF REPORT
2023-3281-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.



PUD

RIVERDALE

OAKLAWN

SUNNY HOLLOW

T7-R1E

50

A-2

MISTLETOE

GREENBRIAR

WREN

R=20.00' L=31.41'
CH=N 45°00'31" E
28.28'

OAKLAWN DR.

(REF. BRG.) EAST 326.00'

156.00'

306-A1

306-A2

170.00'

MISTLETOE DR.
NORTH 180.00'

200.00'
2.1' +/-
(GRAVEL PATH)

50' BUILDING SETBACK

RESIDENCE
NOT APPROVED'S NOT
LOCATED AT THE REQUEST

10' ELEC. & TELE. EASEMENT
(5' EACH SIDE)

LOT

306-A

32

176.00'

WEST 199.77'

LOT 305

LOT 304

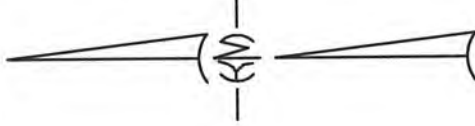
SQ

R=585.87' L=147.79'
CH= N 82°46'24" W
147.40'

REFERENCES:

1. PLAT OF TCHEFUNCTA CLUB ESTATES FILED AS MAP NO. EM110 IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH ON JUNE 13, 1958, FROM WHICH SETBACKS, SERVITUDES AND BASIS OF BEARINGS WERE TAKEN.
2. PLAT OF A RESUBDIVISION BY H.C. SANDERS, FILED FOR RECORD 11-07-88, MAP FILE NO. 995B.

APPROVAL:



--- LEGEND ---

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 1/2" IRON PIPE FOUND
- ▲ = CONC MON. W/BRASS DISC FOUND

THIS PROPERTY IS LOCATED IN FLOOD
ZONE C ; BASE FLOOD ELEV. N/A ; F.I.R.M.
PANEL NO. 225205 0240 E ; REV. 08-16-1995

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.



03-03-23

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 CORRECT PLAT.

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

A RESUBDIVISION OF LOT 306-A, SQ. 32
INTO LOTS 306-A1 & 306-A2, ALL IN
TCHEFUNCTA CLUB ESTATES SUBDIVISION
SECTION 50, T-7-S, R-11-E, G.L.D.
ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:

JOHN J. GRAHAM

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70401

SCALE: 1" = 50' DATE: 03-03-23
DRAWN: DRJ JOB NO: 21-219-RS
REVISED:



July 28, 2021

Mr. & Mrs. Graham
32 Oaklawn Drive
Covington, LA 70433

Mr. & Mrs. Graham,

Thank you for submitting your plans for a re-subdivision of your lot to the TCE Architectural Committee & the TCE Board for approval.

The Board has reviewed the request made by the Grahams to re-establish the pre-1988 lot configuration of their property located at 32 Oaklawn Drive, further identified as Lot 306A. The intent of this request is to subdivide Lot 306A into two adjacent lots identified as Lot 306 (Vacant Property) and Lot 307 (Graham Residence Property) respectively.

The Board recognizes that granting this request will create a condition whereby the existing residence will no longer comply with the 30-foot side yard setback requirement called for in the current T1 Covenants. The resulting side yard setback between the existing residence and the proposed new property line between lots 306 and 307 will be just over 17 feet

The Board also recognizes that denying this request would place undue hardship on the Grahams as full compliance with current T1 setback requirements would require a) the demolition of a portion of their home, or b) the relocation of the proposed property line to a point approximately 12.8 feet west of the original line, thereby reducing the width of Lot 306 to a size smaller than that of the original lot.

As such and pending any Parish requirement(s) or restriction(s) that might prevent the requested subdivision of Lot 306A, the Board grants approval for the Grahams to pursue Parish approval for the subdivision of their lot. Any future improvements on either Lot 306 or Lot 307 shall be in compliance with the then-current Covenants applying to T1 properties. All privileges and liabilities associated with lot ownership in Tchefuncta Club Estates shall now apply to each of Lot 306 and Lot 307, individually.

Please contact the TCE Office at 985-892-4739, with any questions you may have regarding this or any other matter.

Regards,

Clyde Smalley / cse
Clyde Smalley
Tchefuncta Club Estates
Architectural Control Committee Chair /
TCE Board President

cs/ck

WILLIAM J. JONES, JR.
JEFFREY D. SCHOEN
JOHN R. WALKER
MARGARET H. KERN
CALVIN P. BRASSEAU
THOMAS H. HUVAL
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE

ANDREW J. WALKER
KATHERINE L. RIECKE

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

HOWARD R. FUSSELL
(1937-2015)

March 6, 2023

VIA HAND DELIVERY

St. Tammany Parish
Department of Development
c/o Helen Lambert, Assistant Director
21490 Koop Drive
Mandeville, LA 70471

Re: Resubdivision of Lots in Tchefuncta Club Estates

Dear Helen:

In accordance with the foregoing, please find enclosed the following documents, to-wit:

1. Resubdivision and Minor Subdivision Review Application;
2. Partition of Community Property where the subject property was acquired by Mrs. Graham;
3. A Resubdivision Plat prepared by Kelly J. McHugh & Associates, Inc. identifying the subject lots;
4. A letter from Tchefuncta Club Estates granting approval of the resubdivision of lot 306-A into Lots 306 and 307; and
5. Check made payable to the Parish of St. Tammany and check made payable to the Clerk of Court for the fees applicable to this submission.

As you know, Tchefuncta Club Estates ("TCE") was originally developed in 1958. At that time, the entire subdivision property comprised approximately 912.7 acres. Pursuant to the Final Subdivision Plat recorded with the Clerk of Court as Map File #EM110, 404 lots were created out of the approximate 912.7 acres. Therefore, the overall density of the original filing of TCE was approximately 0.44 units per acre. It is important to note, the lots we are proposing to reestablish pursuant to this request, were both part of that original filing.

Ms. Helen Lambert

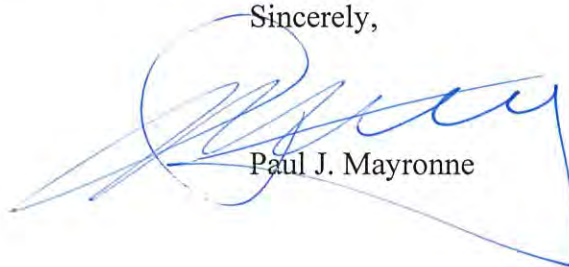
March 6, 2023

Page 2 of 2

As you are also aware, TCE is currently zoned A-2 Suburban District. Pursuant to the A-2 zoning, each lot must have a frontage of not less than one-hundred fifty (150') feet, and the overall density of the development may not exceed one (1) unit per acre. In this instance, we are simply reestablishing the lots that were created back in 1958. Furthermore, each lot has the requisite frontage, and the overall density of the original filing of TCE is far less than one (1) unit per acre.

Thank you for your assistance in processing our application, and should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul J. Mayronne", is written over a large, faint, light blue rectangular outline.

Paul J. Mayronne

PJM/amh

Enclosures

cc: Mr. and Mrs. John Graham

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PLANNING STAFF REPORT
2023-3287-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: April 11, 2023

Posted: March 30, 2023

Location: The property is located at the end of Seymour Myers Blvd, west of LA Highway 1077, south of I-12, Madisonville, Louisiana Ward 1, District 1; S10, T7S, R10E

Owner & Representative: Greg Mann & Seymour Ventures, LLC - Robert G. Myers

Engineer/Surveyor: Duplantis Design Group, P.C. – Dennis L. Gowin, P.L.S.

Type of Development: Industrial



Current Zoning

I-2 Industrial District

Total Acres

4 acres

of Lots/Parcels

Resubdivision of Lot 8 & a portion of proposed Phase 2 into Lot 8A, Phase 1C, Seymour Myers Industrial Park

Surrounding Land Uses:

Industrial

Flood Zone:

Effective Flood Zone C
Preliminary Flood Zone X

Critical Drainage:

No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot from Lot 8 and portion of proposed Phase 2. The public hearing is required considering that:

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



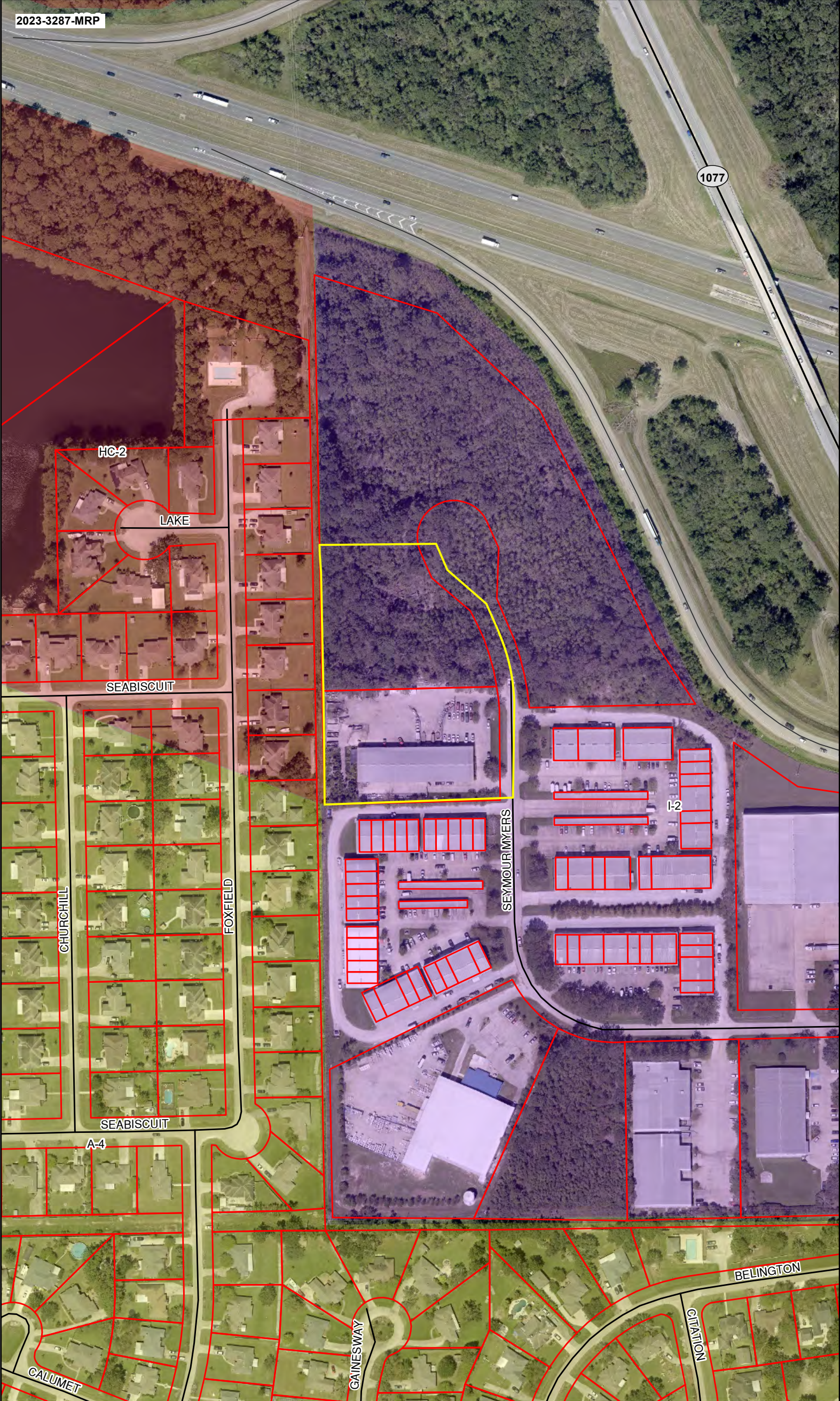
PLANNING STAFF REPORT
2023-3287-MRP

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.

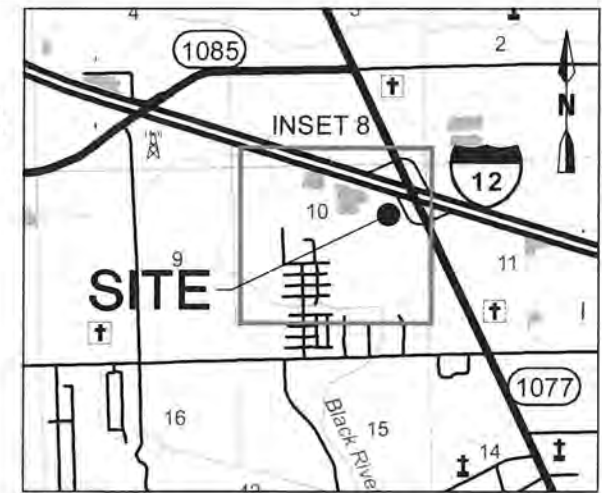


NOTES:
GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2023.03).

REFERENCES:

- 1) MAP PREPARED FOR SEYMOUR MYERS INDUSTRIAL PARK PHASE 1C, BY LAND SURVEYING, INC. DATED 09/04/1996, FILED 01/22/1997, IN FILE NO. 1505.
- 2) FINAL PLAT OF MADISON FARM PHASE 6 & 7, BY RANDALL W. BROWN & ASSOCIATES, INC. REVISED 09/06/2006, DATED 08/07/2006.
- 3) BOUNDARY SURVEY OF LOTS 6 AND 7, PHASE 1B SEYMOUR MYERS INDUSTRIAL PARK BY KELLY J. MCHUGH AND ASSOCIATES, INC DATED 05-03-05

RESUBDIVISION OF
LOT 8, PHASE 1C AND A PORTION OF PROPOSED PHASE 2
INTO LOT 8A, PHASE 1C
SEYMOUR MYERS INDUSTRIAL PARK
SECTION 10, TOWNSHIP 7 SOUTH - RANGE 10 EAST,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP

OWNERS

JACK W EDWARDS AND BARBARA K. EDWARDS
REVOCABLE LIVING TRUST
2100 W. 21ST. AVENUE
COVINGTON, LA 70433

SQUUNCH, LLC
145 HWY 1077
MADISONVILLE, LA 70447

APPROVAL

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

ZONING: I-2 INDUSTRIAL DISTRICT
AREA LOT 8: 2.005 AC
AREA TO BE ACQUIRED: 1.995 AC
TOTAL AREA: 4.000 AC

RESUBDIVISION OF LOT 8
COVINGTON, LOUISIANA
ST. TAMMANY PARISH
VOELKEL MCWILLIAMS CONSTRUCTION, LLC

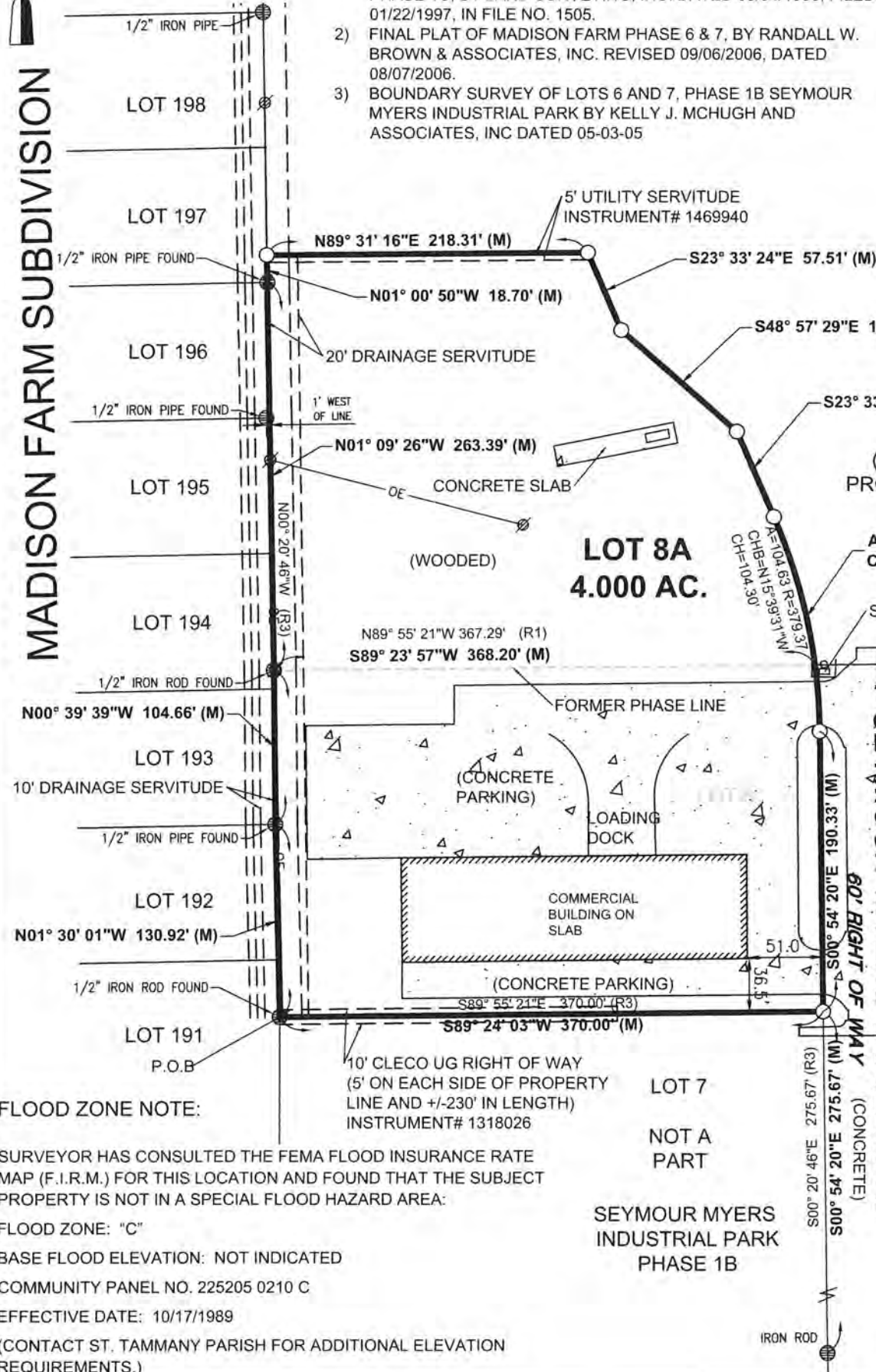


PROJECT NO. 21-187
21-187 B 01252023.DWG
01/25/2023

CHECKED
DRAWN BY DLG
RPE
SHEET NAME

1-1

MADISON FARM SUBDIVISION



FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA:

FLOOD ZONE: "C"

BASE FLOOD ELEVATION: NOT INDICATED

COMMUNITY PANEL NO. 225205 0210 C

EFFECTIVE DATE: 10/17/1989

(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

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

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA R.S. 33.5051 AND THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

Dennis L. Gowin

DENNIS L. GOWIN, P.L.S.: LA REG. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DGOWIN@DDGPC.COM



PLAN
SCALE IN FEET

DATE OF SURVEY: 01/16/2023



PLANNING STAFF REPORT
2023-3292-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Hearing: April 11, 2023

Posted: March 30, 2023

Location: The property is located at the east end of Wax Myrtle Lane, south of Hummingbird Road, Covington, Louisiana. Ward 1, District 1; S49, T7S, R11E

Owner & Representative: Matthew C. & Sondra J. Hunt

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

Type of Development: Residential



Current Zoning

PUD Planned Unit Development
Tchefuncte Club Estates

Total Acres

~16,297 sq. ft.

of Lots/Parcels

Resub of Lots 608 & 609 into lot 608-A,
Wax Myrtle Ln, Tchefuncte Club
Estates, Ph 2

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 owner is requesting to create one (1) lot from Lots 608 & 609. 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
2023-3292-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.



MD-1

MD-1

PUD

A-3

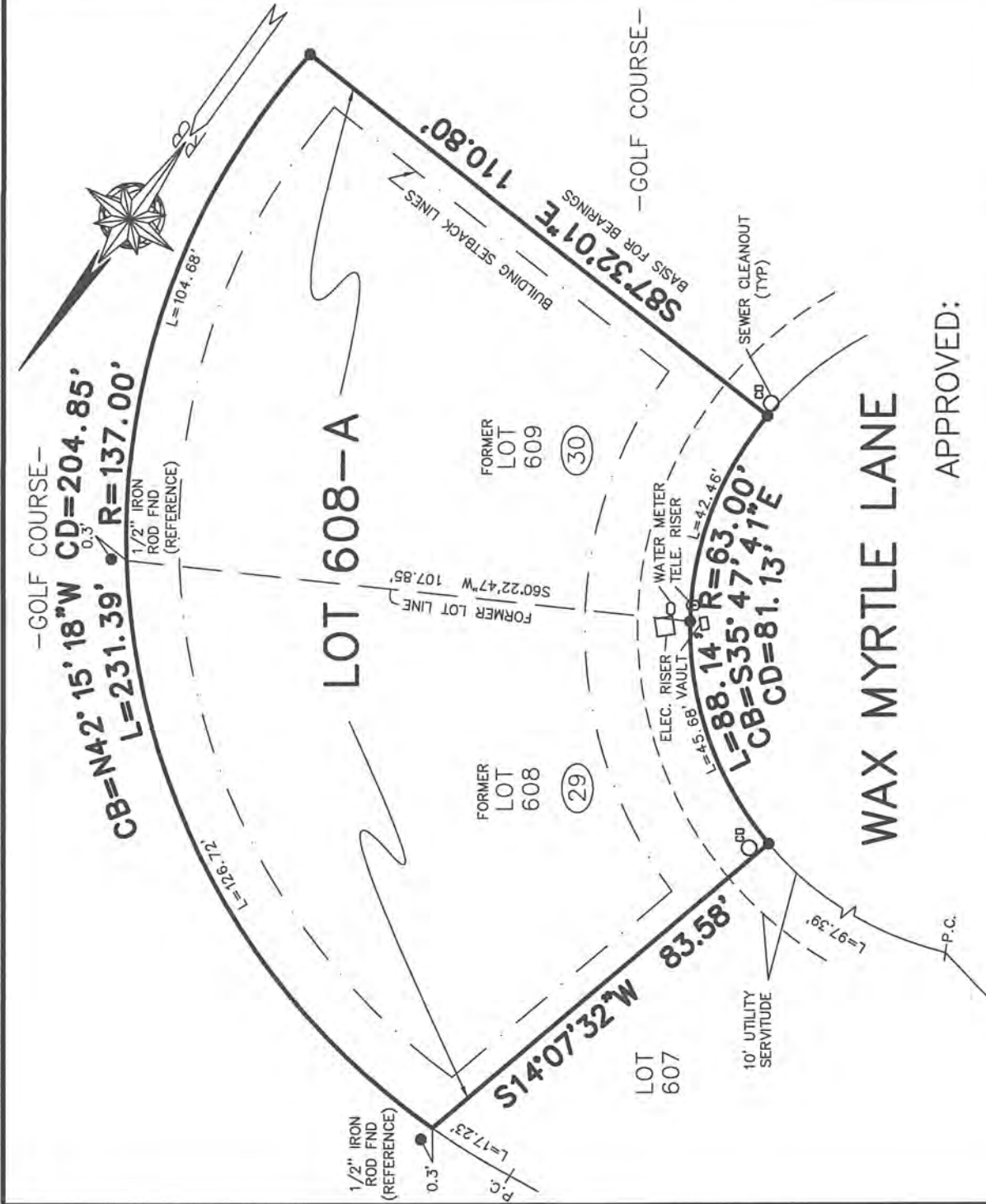
HUMMINGBIRD

PUD

WAX-MYRTLE

CBF-1

A-2



APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

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

BLDG. SETBACKS PER RECORDED
SUBDIVISION PLAT
FRONT - 20'
SIDE - 5'
REAR - 10'

(29) MUNICIPAL ADDRESS

• DENOTES 1/2" IRON ROD FND
UNLESS OTHERWISE NOTED

REFERENCE:
TCHEFUNCTA CLUB ESTATES Ph. 2 plat
Map File No.: 4702
Date Filed: 5-16-2008

Note: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described IS NOT located in a special flood hazard area,
it is located in Flood Zone C.

FIRM Panel# 2252050220C Rev. 4-2-1991

DATE FILED FILE NO.

Resubdivision of

LOTS 608 & 609 * TCHEFUNCTA CLUB ESTATES * PHASE 2
ST. TAMMANY PARISH, LOUISIANA
INTO
LOT 608-A

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

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



RANDALL W. BROWN, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

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

OF LOUISIANA
REGISTERED
PROFESSIONAL
SURVEYOR

Date: MARCH 1, 2023
Survey No. 23102
Project No. (CRS) D23102.TXT

Scale: 1" = 30' ±
Drawn By: J.E.D.
Revised:

PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of April 4, 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

Staff is recommending this project be postponed indefinitely in order to allow the developer adequate time to address all outstanding plan comments including the questions/concerns discussed during the community meeting held on 3/30/2023, as well as the joint meeting held on 3/31/2023.

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. Additionally, this case was postponed for one month at the March 8, 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 April 3, 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.

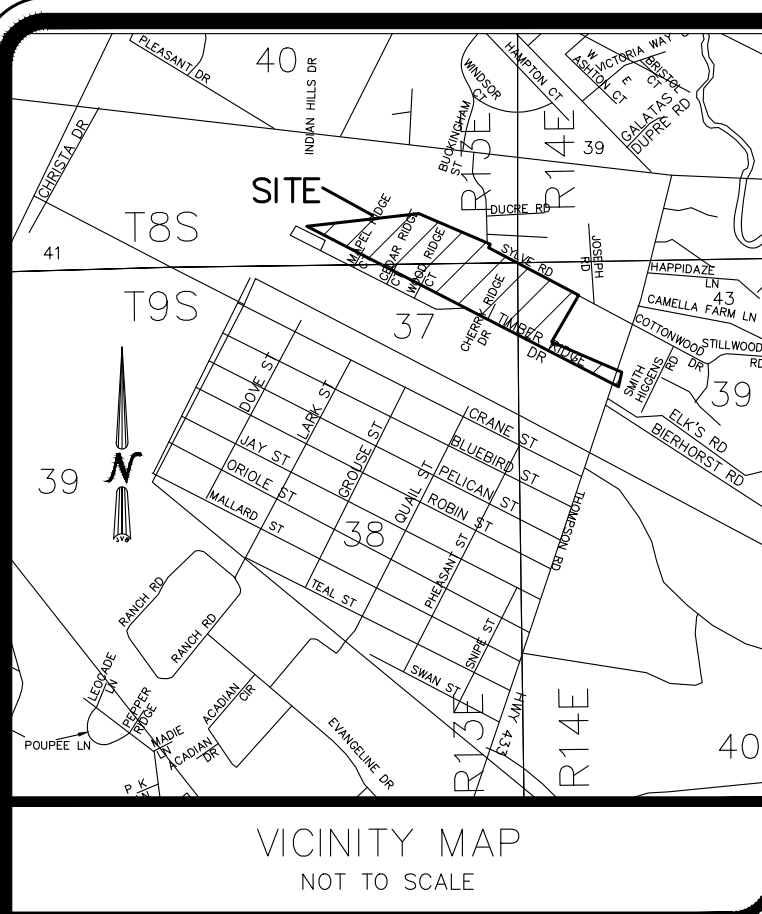
A D.E.S. Letter of No Objection will be required for this project regarding the water and sewer lines and systems associated with this project.

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 April 11, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



PRELIMINARY PLANS
RECEIVED
3/27/2023
ENGINEERING
REVIEW COPY

Maison du Village

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

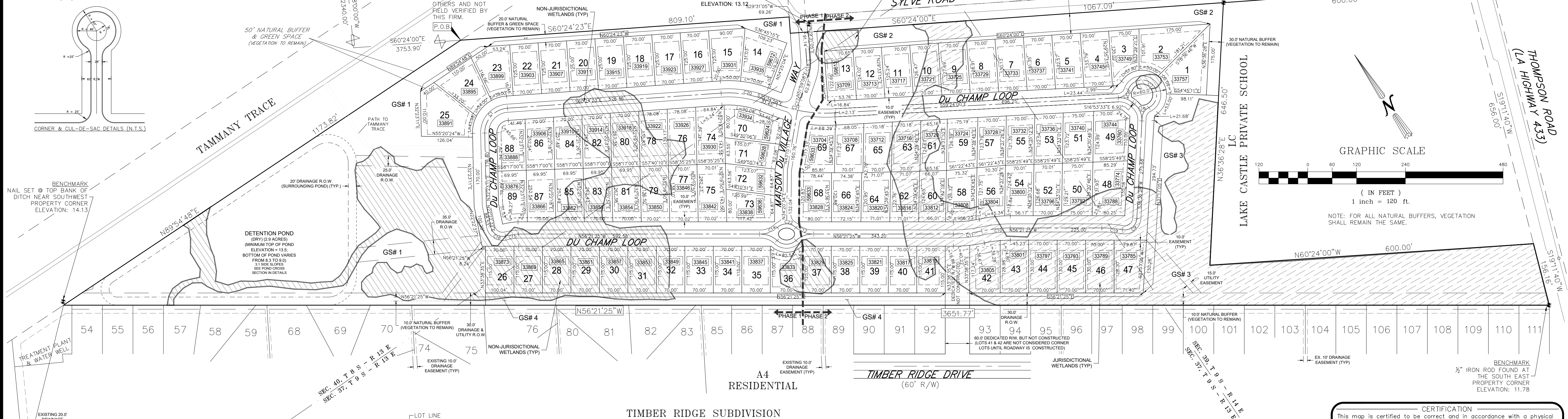
LAND AREA NOTES:
1. TOTAL AREA = 39.22 ACRES
2. RESIDENTIAL = 47%
3. COMMERCIAL = N/A
4. INDUSTRIAL = N/A
5. RIGHT-OF-WAYS = 6.39 ACRES
6. GREEN SPACE = 15.90 ACRES (40.5%)
7. 9.81 ACRES REQ'D / 14.64 ACRES OBTAINED
(50% ACTIVE & 50% PASSIVE)

Green Space			
GS#	Area (S.F.)	Area (Ac.)	Land Use
1	345,690.43	7.94	Active
2	54,491.37	1.25	Passive
3	182,833.61	5.45	Passive
4	54,727.53	1.26	Passive

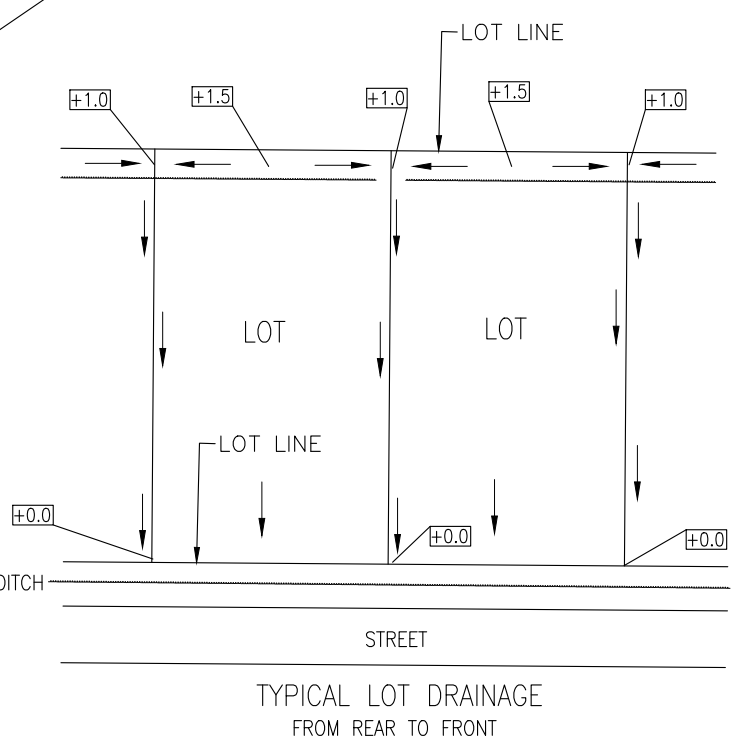
39.22 Acres	89	4,300 L.F.
Area	Number of Lots	Length of Streets
70' x 125'	CENTRAL	P.U.D.
Average Lot Size	Sewerage System	Zoning
CONCRETE	20'	CENTRAL
Road Surfacing	Street Width	Water System

- GENERAL NOTES:
- I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.
F.I.R.M. COMMUNITY MAP #225205-0415-C, DATED: 04/02/1991.
FLOOD ZONE: C; BASE FLOOD ELEVATION: N/A
 - BENCHMARK = 52 V. 073 @ EL. 37.96' N.G.V.D. 1929 DATUM
 - SEWERAGE AND WATER UTILITIES TO BE TIED-IN TO FACILITIES USED BY TIMBER RIDGE SUBDIVISION.
 - ALL PROPERTY IS SUBJECT TO A 10' UTILITY EASEMENT ADJACENT TO STREET RIGHT-OF-WAY.
 - PROJECT WILL NEED A WETLAND PERMIT. THERE ARE JURISDICTIONAL WETLANDS ON PROPERTY.
- PHASE 1 SHALL BEGIN CONSTRUCTION 8/2023. PHASE 2 ESTIMATED TO BEGIN CONSTRUCTION 12/2023.

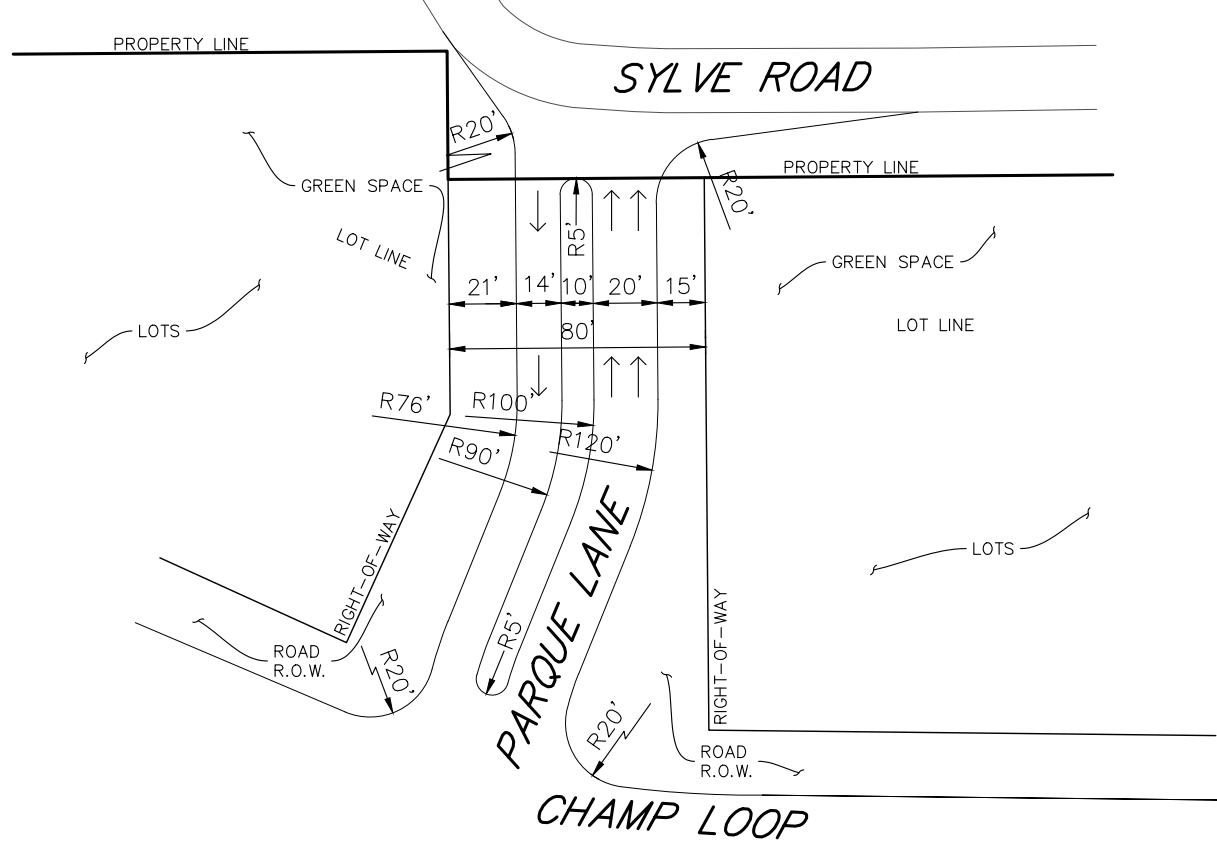
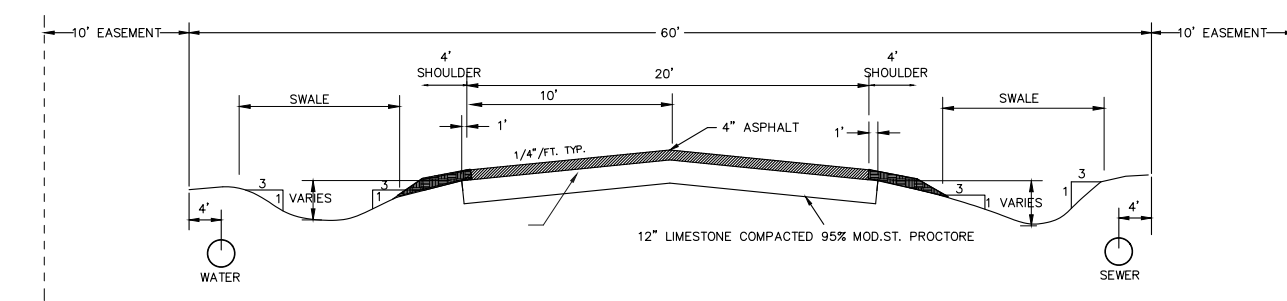
- REFERENCES:
- SURVEY FOR LAKE CASTLE PRIVATE SCHOOL; BY: RAYMOND C. IMPASTATO; DATED: 05/14/2005



Curve Table						
Curve #	Radius	Length	Tangent	Delta	Chord Bearing	Chord
C1	60.00'	91.32'	57.14'	087°22'28"	N75°59'21.8"E	82.76'
C2	250.00'	108.32'	55.02'	02°49'27"	S47°59'39.3"E	107.47'
C3	336.00'	146.05'	74.19'	02°43'59"	S48°01'55.3"E	144.90'
C4	50.00'	37.09'	19.45'	042°30'27"	S38°08'46.6"E	36.25'
C5	50.00'	46.69'	25.20'	053°30'01"	S09°51'27.4"W	45.01'
C6	30.00'	35.32'	20.03'	067°27'14"	S86°52'23.2"W	33.31'
C7	36.00'	140.48'	90.05'	22°33'46"	N15°03'50.5"W	66.86'
C8	30.00'	31.48'	17.36'	060°07'05"	N66°40'00.2"E	30.05'
C9	30.00'	50.70'	33.81'	096°50'05"	S85°01'30.4"W	44.88'
C10	330.00'	70.49'	35.38'	012°14'20"	N62°28'34.8"W	70.36'
C11	330.00'	70.49'	35.38'	012°14'20"	N62°28'34.8"W	70.36'
C12	60.00'	44.78'	23.49'	042°45'43"	S34°58'33.6"E	43.75'
C13	34.05'	50.83'	31.49'	085°31'26"	S56°21'25.0"E	46.24'
C14	60.00'	44.78'	23.49'	042°45'43"	S77°44'16.4"E	43.75'
C15	172.49'	31.81'	15.95'	010°33'54"	N65°03'28.2"W	31.76'
C16	30.00'	48.55'	31.46'	092°43'02"	N23°58'54.3"W	43.42'
C17	100.00'	15.24'	7.64'	008°43'57"	N47°37'09.7"E	15.23'
C18	98.09'	38.46'	19.48'	022°28'03"	N40°45'06.6"E	38.22'
C19	300.00'	51.31'	25.72'	009°47'58"	N51°27'26.0"W	51.25'
C20	250.00'	108.32'	55.02'	02°49'27"	S47°59'39.3"E	107.47'
C21	336.00'	146.05'	74.19'	02°43'59"	S48°01'55.3"E	144.90'
C22	34.05'	50.83'	31.49'	085°31'26"	S56°21'25.0"E	46.24'



FRONT BUILDING SETBACK	
20'	LOTS 1-3, 23-25
25'	4-22, 26-89
SIDE BUILDING SETBACK	
5'	ALL LOTS
SIDE STREET BUILDING SETBACK	
10'	LOTS 48-49, 68-69, 70-73, 88-89
REAR BUILDING SETBACK	
15'	LOTS 1-3, 23-25, 42-47,
20'	LOTS 4-22, 26-41, 48-89



BOUNDARY DESCRIPTION

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

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

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

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

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

South 36 Degrees 36 minutes 28 seconds West - 646.50 feet to a point; thence

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

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

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

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

RESTRICTIVE COVENANTS

- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water system(s), all as approved by the Department of Environmental Services of St. Tammany Parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
 - Construction of any nature is prohibited in Parish drainage or street R.O.W..
 - No noxious or offensive action shall be carried upon any lot, nor shall anything be done thereon which may or may become an annoyance or nuisance.
 - Lots may not be used for the storage of trash or junk vehicles.
 - Mobile homes are not permitted to occupy lots as a residence in this subdivision.
 - The minimum finished floor elevation shall be at least BFE+1ft or 1ft above centerline of street, whichever is highest.
 - No lot will be further subdivided without approval of the St. Tammany Planning Commission.
 - See drainage plan for driveway culverts size and type.
 - Driveways on corner lots where a driveway is to be established along the width or smaller dimension of the lot, shall not be located any closer than sixty (60') feet from the corner of the property closest to the intersection as measured from the corner of the property where the street right-of-ways intersect.
 - Maximum building height is 35'.
 - The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat.
 - 8.428 Acres in R.O.W. to be dedicated to Parish is needed.
 - The Ultimate Drainage Disposal is Lake Pontchartrain.
 - The detention pond is to be maintained by St. Tammany Parish.
 - Green space, walking path and all amenities shall be maintained by the Homeowners Association.
 - Building Setbacks: See table for detailed setbacks per lot.
 - Front - 20' & 25'(Corner Lot); Side - 5'; Side Street - 10'; Rear - 15' & 20'(Corner Lot).
 - It shall be prohibited for any lot within an approved subdivision to have rear access via a driveway to or from any street or road that is not dedicated within the boundaries of the approved subdivision plat.
- **This subdivision is exempt from the statute of the Interstate Land Sales Act.

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

2990 East Gause Blvd., Suite B
Slidell, Louisiana 70461
E-mail: jburkes@jvburkes.com
Phone: 885-649-0075 Fax: 885-649-0154
Mississippi Phone: 228-435-5900

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

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
MIDSOUTH DEVELOPERS, LLC

This map is certified to be correct and in accordance with a physical survey made on this ground under supervision of the undersigned.

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

This plan is certified to conform to the provision of the State of Louisiana law RS.33:5051 and laws and ordinances of the Parish of St. Tammany with waivers.

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

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

MAISON DU VILLAGE

The dedication of street right-of-way including street, traffic signage and posts as shown in this development is intended as a dedication to the parish of St. Tammany, all streets and detention pond will be public. Servitudes shall be reserved for drainage and utilities as indicated hereon and no obstructions or improvements shall be allowed that would prevent them from being used for their intended purposes.

Owner _____ Date _____
FOR _____
MIDSOUTH DEVELOPERS, LLC
APPROVAL _____
Parish Planning Commission Chairman _____ Director, Department of Engineering
Parish Planning Commission Secretary _____ Clerk of Court
Date Filed _____ File Number _____

SCALE: 1" = 120'
DATE: 03/27/2023
DRAWN BY: JLD CHECKED BY: SMB
DWG. NO. 20220326
SHEET 1 OF 20

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of April 4, 2023)

CASE NO.: 2022-3193-PP

SUBDIVISION NAME: Jubilee RV & Camping Park, Phase 1

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: 1 Lot 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, the February 14, 2023 and the March 8, 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 April 4, 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 April 11, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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

10. NO NEW CAMPSITE SHALL HEREAFTER BE CONSTRUCTED NOR SHALL MAJOR ALTERATIONS BE MADE TO EXISTING CAMPSITES WITHOUT THE PRIOR WRITTEN APPROVAL OF, AND UNLESS IN ACCORDANCE WITH PLANS AND SPECIFICATIONS APPROVED IN ADVANCE BY, THE STATE HEALTH OFFICER.

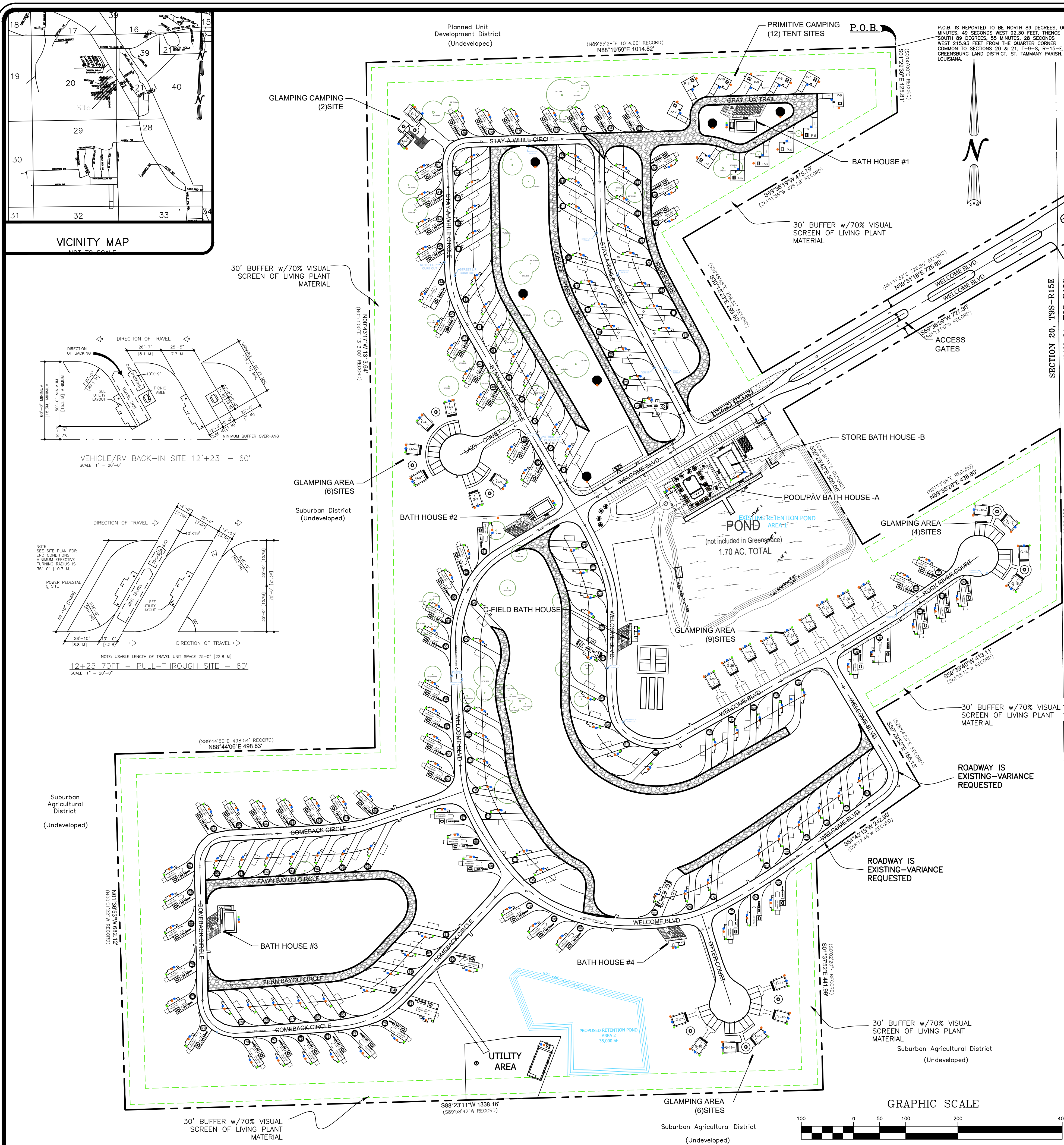
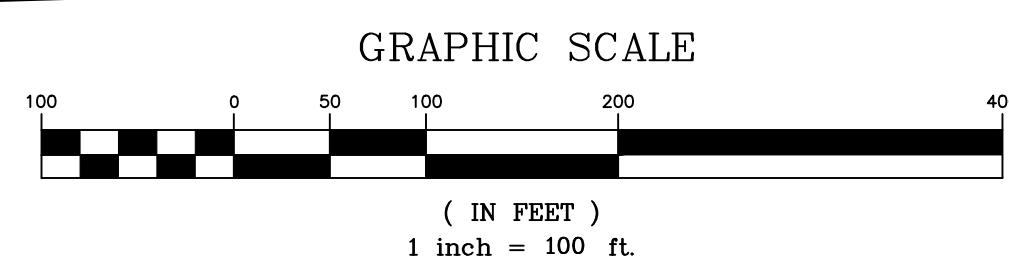
51.465 ACRES TOTAL
GREENSPACE REQ'D = 51.465 x 40% = 20.58 ACRES
GREENSPACE PROVIDED = 25.40 ACRES (49%)
77 RV SITES (35'x85' PULL THRU'S w/FULL HOOKUPS) (12%)
67 RV SITES (35'x75' BACK IN SITES w/FULL HOOKUPS) (9%)
144 TOTAL NUMBER OF RV SITES (TOTAL=21%)
12 PRIMITIVE CAMPING SITES (30'x40') (1%)
27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

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 & Bocce B
CORN HOLE & HORSE SHC
CONCERT LAWN
DOG PARK
11 FULL BATH
8 TOILET & LAVATORY

8. NO PETS SHALL BE ALLOWED TO ROAM FREE WITHIN RV PARK. PETS SHALL BE CONFINED TO A FENCED YARD OR ON A LEASH.

3. SOUTH SIDE, ALONG EXISTING UTILITY AREA TO APPROXIMATELY 15 FT.

PARISH PLANNING COMMISSION SECRETARY CLERK OF COURT



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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of April 4, 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 on the south and west sides of Bricker Road, east of
LA Highway 1085, north of LA Highway 21, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 157.60 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

This case was previously postponed at for one month at the March 8, 2023 Planning Commission meeting.

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on March 30, 2023. Preliminary Approval of this case shall be subject to the developer complying with comments #1 - #2 and the informational items below and no work order to be issued until all required items are satisfactorily completed and submitted.

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 April 4, 2023.
2. In accordance with comments from the Zoning Staff Report the developer and his engineer agree that the low portion of Bricker Road where Timber Branch crosses needs to be evaluated and improved as a part of this project. The evaluation of this crossing will require additional modeling to accurately determine the correct improvements and evaluations for the roadway and crossing in this location and is required prior to the issuance of a Work Order for drainage improvements.

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.

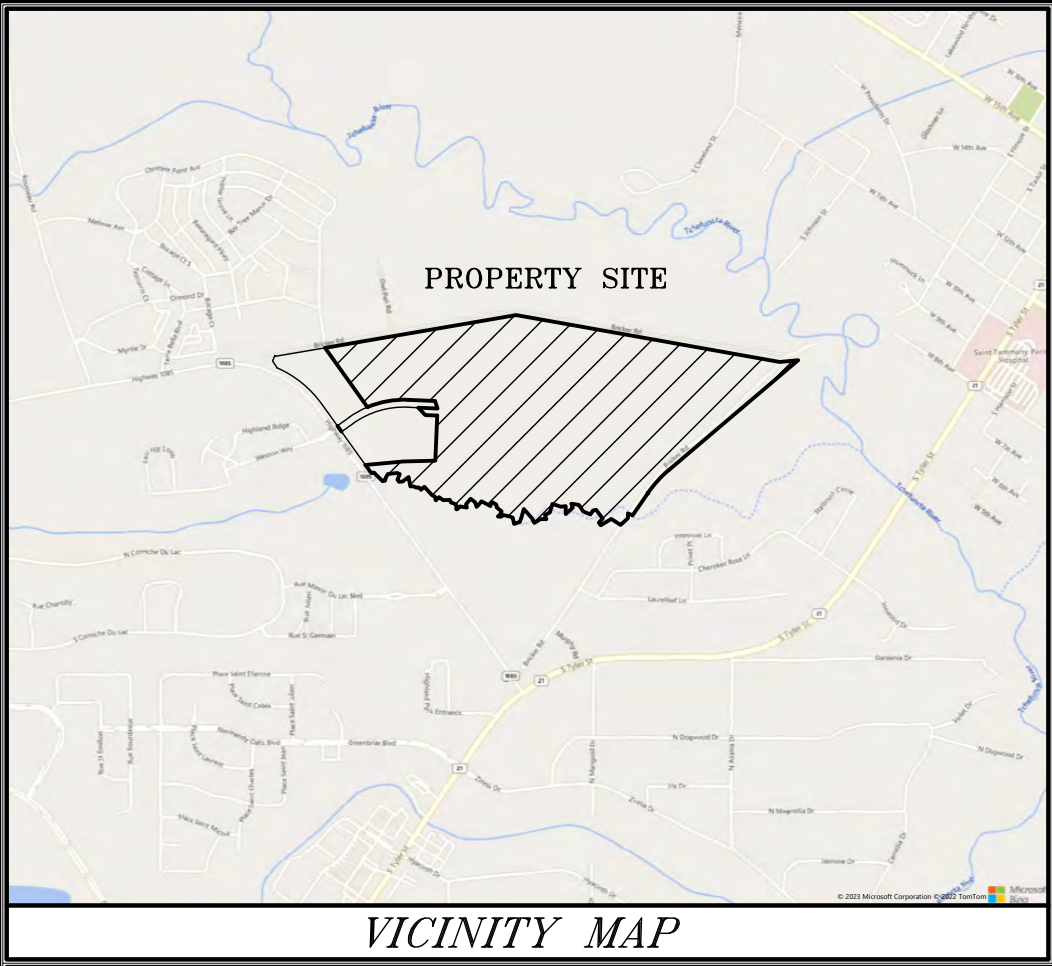
In accordance with comments from the Zoning Staff Report LADOTD concurrence is needed regarding the review of the LA 21 @ Bootlegger Road intersection and “future” signal modifications.

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.

A **Performance Obligation** in the amount of \$275,000.00 will be required to ensure the construction of the required Bricker Road raising associated with the Timber Branch crossing. Since staff has not received any finalized plans or costs estimates associated with this work, this obligation was based on cost estimates associated with similar road rising projects in St. Tammany Parish.

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 April 11, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



DEVELOPER:
ALL STATE FINANCIAL CO.
312 VETERANS BLVD. SUITE 201
METAIRIE, LA. 70005

APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

157.60 ac.	SEE BELOW	15,780 lin. ft	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIES	VARIES	80' / 50'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	VARIES	P.U.D. (UNDERLYING ZONING CLASSIFICATIONS)	
ROAD SURFACE	LOT DEPTH	ZONING - A-3, A-4, & PBC-1	

BUILDING SETBACKS CHART	SIZE	FRONT SIDE	REAR
LOT TYPE			
GARDEN HOME	50'x100'-120'	15'	5' / 1' 15'
STANDARD	60' x 120'	15'	5' 20'
ESTATE	(1/2 ac.)	25'	10' 25'
MAX HEIGHT OF STRUCTURES 35' ABOVE GRADE			

RESTRICTIVE COVENANTS
(AS PER SEC. 125-214, REVISED MAR. 2020)

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. 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).
- MINIMUM BUILDING SETBACKS ARE DEPICTED IN THE ATTACHED CHART. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH 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 FEMA BASE FLOOD ELEVATION PLUS ONE ADDITIONAL FOOT OR ONE FOOT ABOVE THE HIGHEST ADJACENT STREET CENTERLINE, WHICHEVER IS GREATER.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (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 RIGHT-OF-WAYS INTERSECT.
- IT SHALL BE PROHIBITED FOR ANY LOT TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT LOCATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION.
- THE AFOREMENTIONED RESTRICTIONS SHALL BE REITED 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)

NOTES:

- TOPOGRAPHIC LINES DEPICTED HEREON ARE TAKEN FROM LIDAR.
- WATER AND SEWER SERVICES PROVIDED OFFSITE BY UTILITIES INC. OF LOUISIANA.
- THIS PROPERTY IS LOCATED IN FLOOD ZONES A, B & C RE: FIRM PANEL NOS. 225205 0210 C & 225205 0230 C; REVISED 10-17-89
- MAXIMUM HEIGHT OF ALL RESIDENTIAL STRUCTURES SHALL BE 35' AND COMMERCIAL STRUCTURES 75' AS MEASURED FROM THE EXISTING GROUND ADJACENT TO THE STRUCTURE.
- TELECOMMUNICATIONS CABINETS ARE PERMITTED TO BE LOCATED WITHIN THE GREENSPACE AREAS (HOWEVER THEY MAY NOT BE LOCATED INSIDE ANY ACCESS SERVITUDES).
- ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN 5% OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE FEET FROM THE NEAREST INTERIOR SIDE AND REAR LOT LINES. PROVIDED THE BUILDING LENGTH DOES NOT EXCEED 30 FEET AND THE BUILDING HEIGHT DOES NOT EXCEED 19 FEET
- ACTIVE RECREATION AREA SHALL CONSIST OF PLAYGROUND EQUIPMENT AND GRASS ATHLETIC FIELDS AND NATURE OBSERVATION/FITNESS TRAIL. PASSIVE RECREATION CONSIST OF NEIGHBORHOOD PARKS GREENSPACE AREAS
- THERE SHALL BE A NO CUT BUFFER WHERE PARCEL GS-1 FRONTS BRICKER ROAD WHICH WILL BE RESTRICTED TO THE REMOVAL OF ONLY TREES THAT ARE
A. DAMAGED, DISEASED OR POSE A THREAT TO A HOME.
B. IN THE PATH OF NECESSARY DRAINAGE WORK.
- ALL OTHER GREENSPACES NOT LISTED IN NUMBER 8 ABOVE SHALL NOT BE CONSIDERED "NO CUT BUFFERS"
- THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT DRAINAGE PLAN.
- THE GEOTECHNICAL REPORT AND ROADWAY DESIGN WILL BE REQUIRED PRIOR TO ISSUING A WORK ORDER.
- BENCHMARK: A P.K. NAIL IN THE EDGE OF BOOTLEGGER ROAD AT THE INTERSECTION OF BOOTLEGGER ROAD AND ARMSTRONG PARKWAY, ELEV. = 19.85' (NAD 83, GEOID 18).
- THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 15' UTILITY SERVITUDE ALONG ALL STREETS.

DEDICATION:

ALL STREET RIGHTS-OF-WAY AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE. THE DETENTION PONDS SHALL BE DEDICATED TO & MAINTAINED BY ST. TAMMANY PARISH. THE STREET NAME SIGNS, TRAFFIC CONTROL SIGNAGE AND THE MOUNTING POLES PLACED WITHIN THIS SUBDIVISION ARE TO BE OWNED AND MAINTAINED BY THE PARISH OF ST. TAMMANY. THE MAINTENANCE OF THE "GREEN SPACE" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT.

SURVEYOR'S CERTIFICATION

I do hereby certify that all of the data set forth above that I or others under my direct supervision have made a careful survey of certain platmetric features relating to a portion of ground in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.



02/02/23

DATE

JOHN E. BONNEAU
Registered Professional Land Surveyor
Louisiana Registration No. 4423

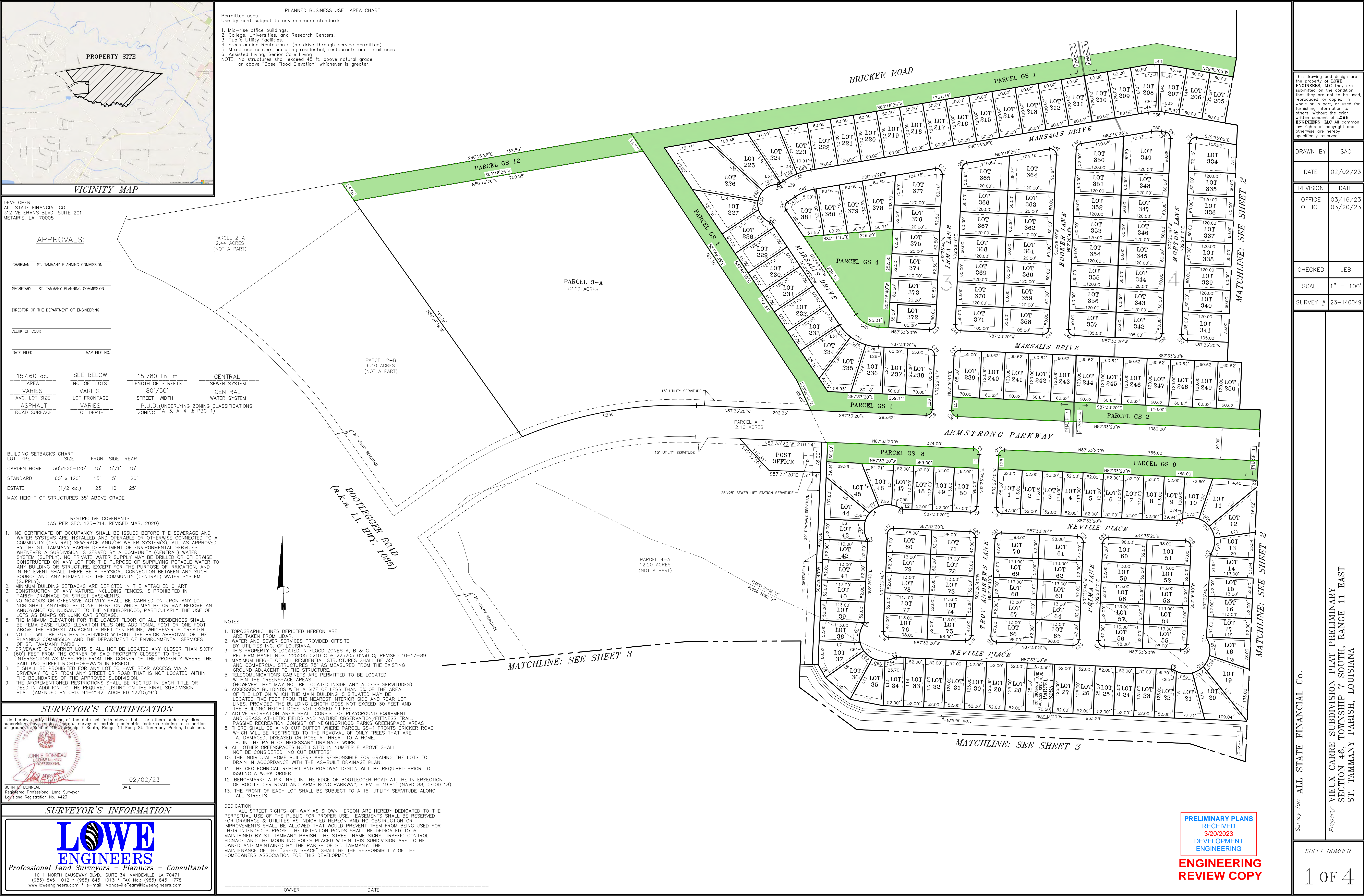
SURVEYOR'S INFORMATION

LOWE
ENGINEERS
Professional Land Surveyors - Planners - Consultants

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

OWNER

DATE



Survey for: ALL STATE FINANCIAL Co.

Property: Vieux Carre Subdivision Plat Preliminary
SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

SHEET NUMBER

1 OF 4

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DRAWN BY SAC

DATE 02/02/23

REVISION DATE

OFFICE 03/16/23

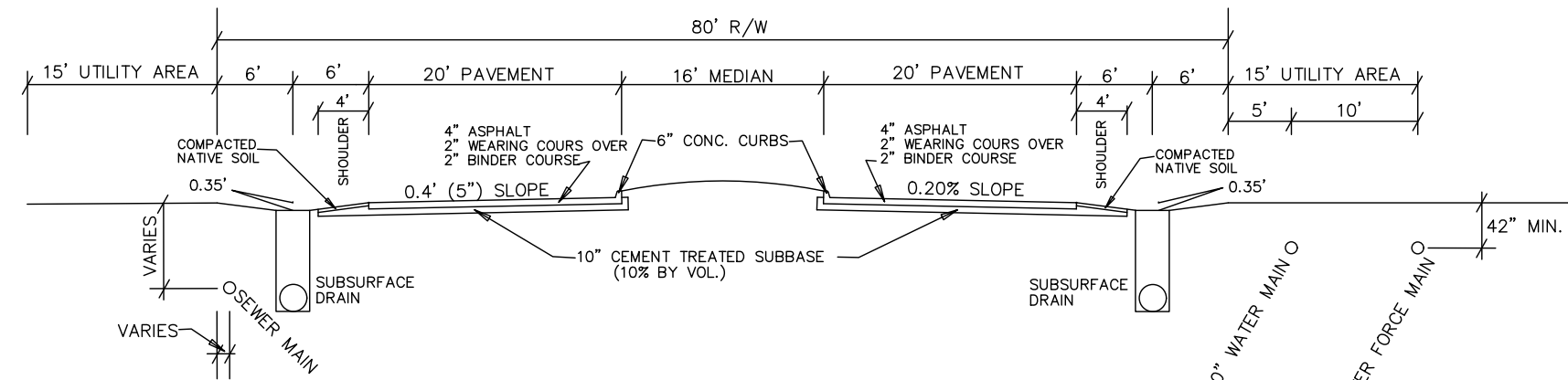
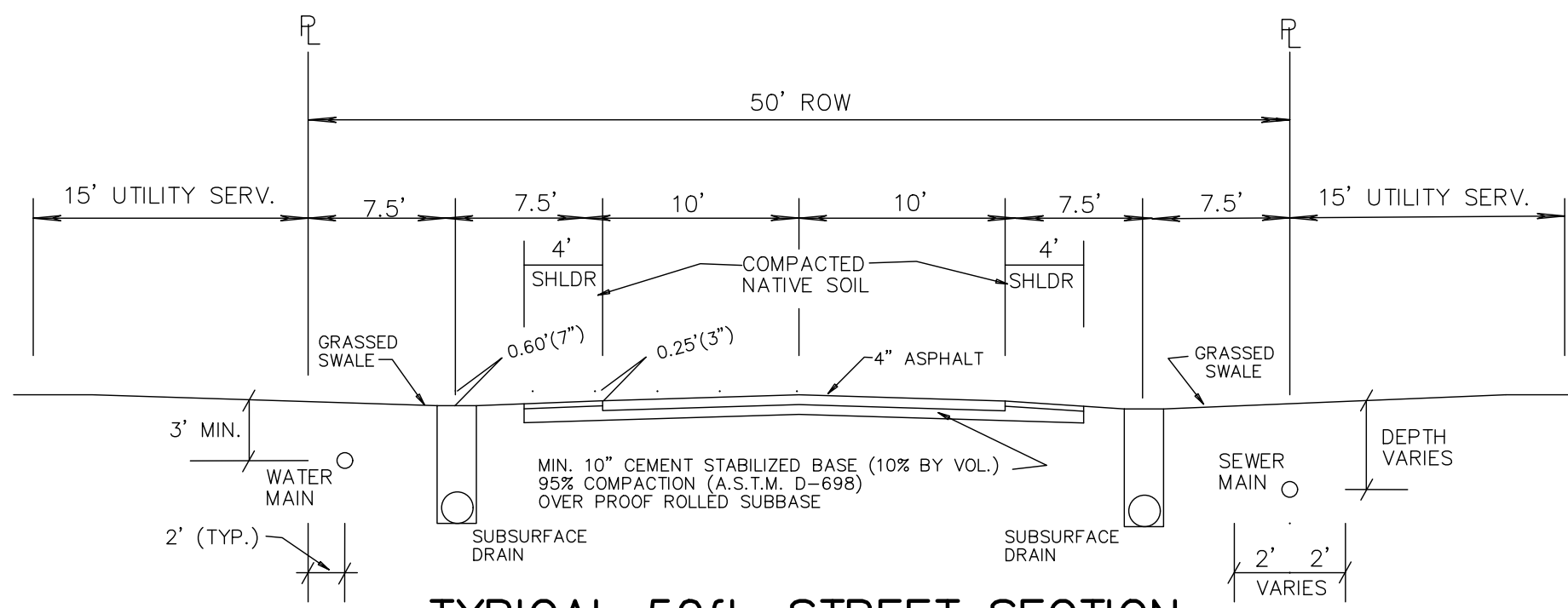
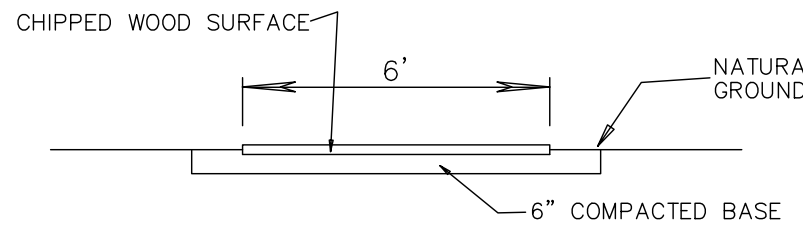
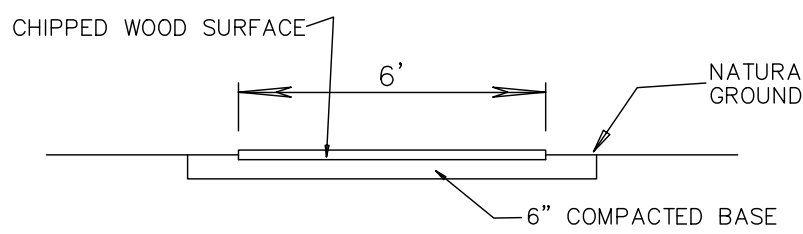
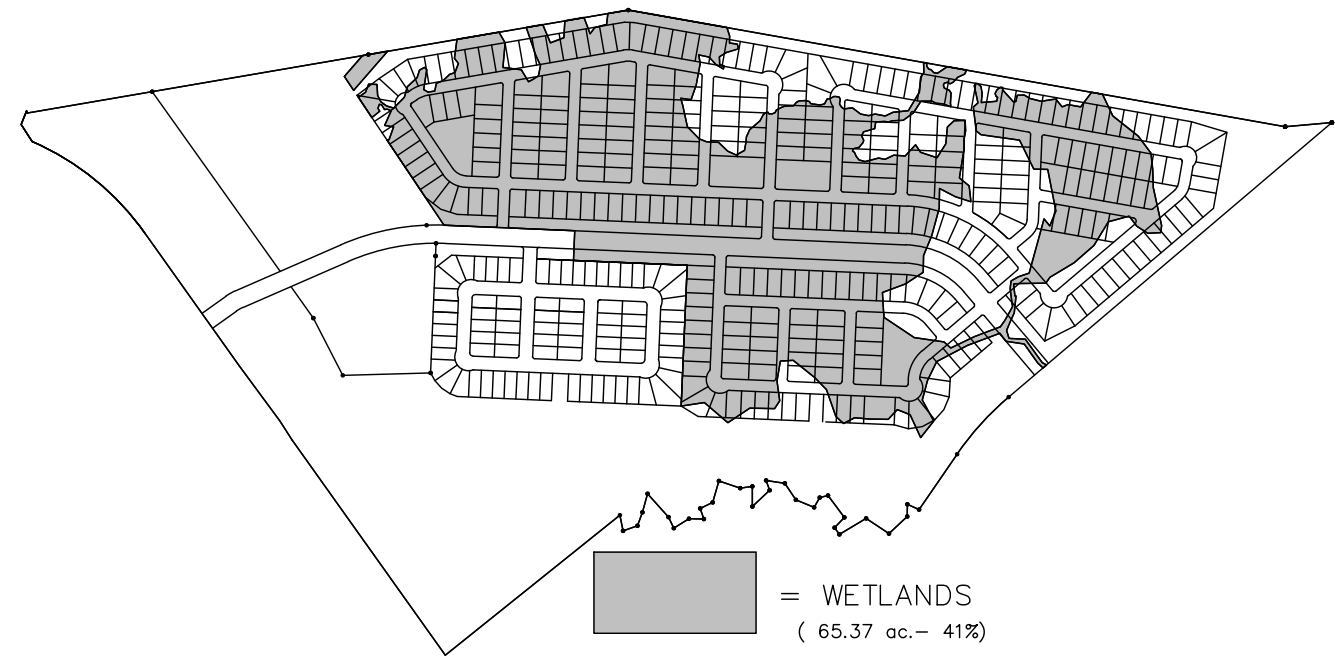
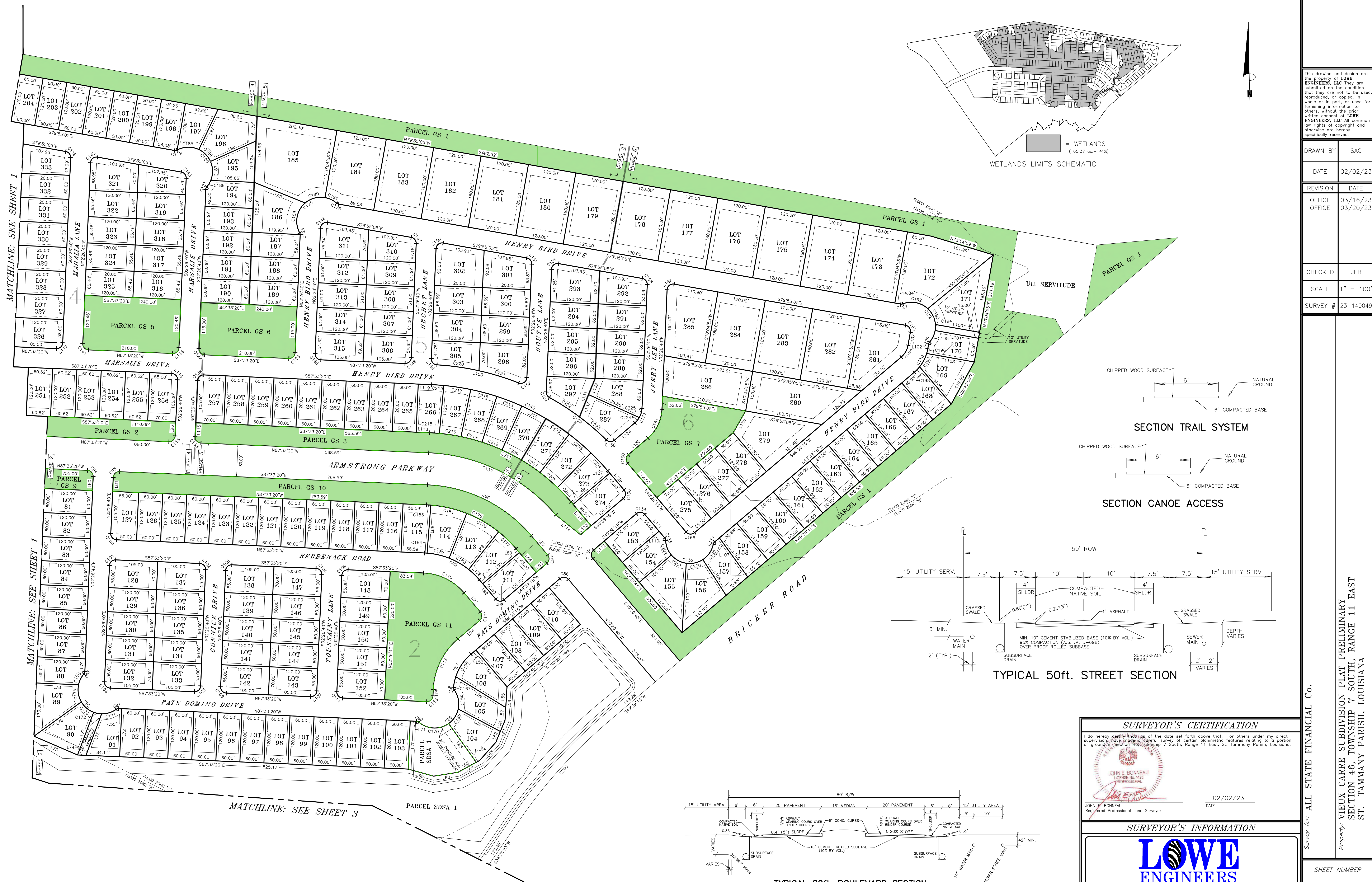
OFFICE 03/20/23

CHECKED JEB

SCALE 1" = 100'

SURVEY # 23-140049

PRELIMINARY PLANS
RECEIVED
3/20/2023
DEVELOPMENT
ENGINEERING
**ENGINEERING
REVIEW COPY**



SURVEYOR'S CERTIFICATION

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain platometric features relating to a portion of ground in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.

JOHN E. BONNEAU
 LICENSE # 423
 PROFESSIONAL

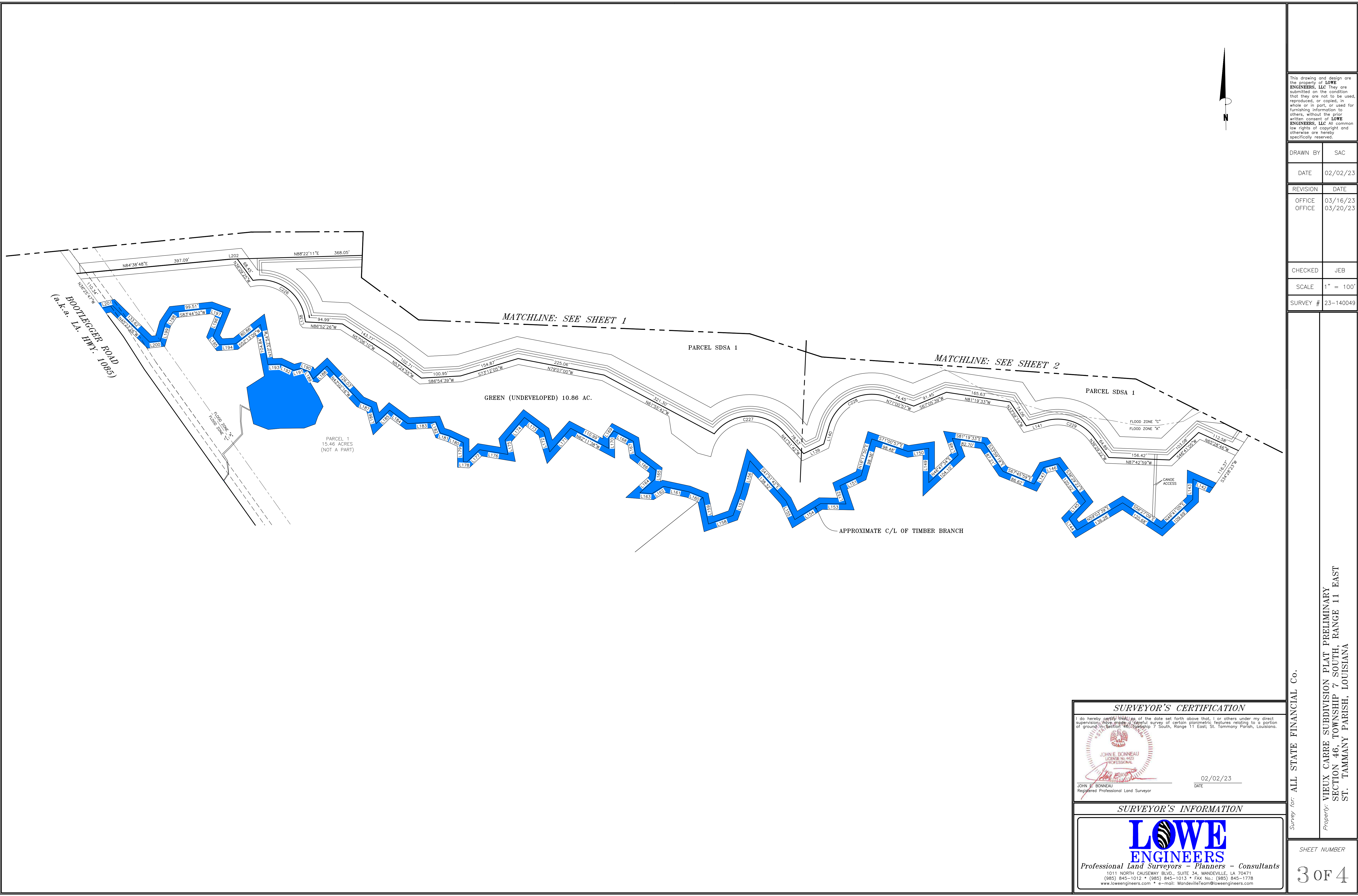
DATE 02/02/23

JOHN E. BONNEAU
 Registered Professional Land Surveyor

SURVEYOR'S INFORMATION

LOWE
ENGINEERS
 Professional Land Surveyors - Planners - Consultants
 1011 NORTH CAUSEWAY BLVD., SUITE 34, MANDEVILLE, LA 70471
 (985) 845-1012 • (985) 845-1013 • FAX No.: (985) 845-1778
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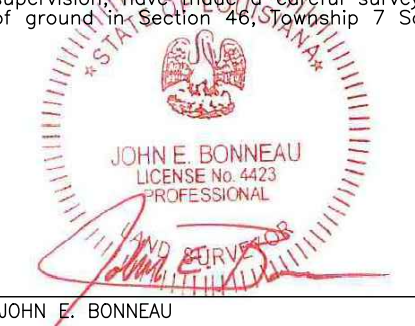
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DRAWN BY	SAC
DATE	02/02/23
REVISION	DATE
OFFICE	03/16/23
OFFICE	03/20/23
CHECKED	JEB
SCALE	1" = 100'
SURVEY #	23-140049
Survey for: ALL STATE FINANCIAL Co.	
Property: VEUX CARRE SUBDIVISION PLAT PRELIMINARY SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA	
SHEET NUMBER	
2 OF 4	



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DATE	02/02/23
REVISION	DATE
OFFICE	03/16/23
OFFICE	03/20/23
CHECKED	JEB
SCALE	1" = 100'
SURVEY #	23-140049
Survey for: ALL STATE FINANCIAL Co.	
Property: VIEUX CARRE SUBDIVISION PLAT PRELIMINARY SECTION 46, TOWNSHIP 7 SOUTH, RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA	
SHEET NUMBER	
3 OF 4	

SURVEYOR'S CERTIFICATION

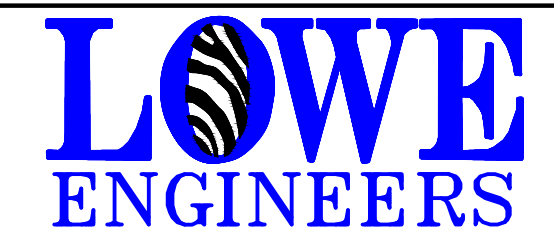
I do hereby certify that, as of the date set forth above, I or others under my direct supervision, have made a careful survey of certain planimetric features relating to a portion of ground in Section 46, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana.



JOHN E. BONNEAU
LICENSE No. 4423
REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: 02/02/23

SURVEYOR'S INFORMATION



LOWE ENGINEERS
Professional Land Surveyors - Planners - Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34, MANDEVILLE, LA 70471
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www.lowengineers.com • e-mail: Mandevilleteam@lowengineers.com

LEGAL DESCRIPTION OF A PUD OF VIEUX CARRE, SITUATED IN SECTIONS 46, T-7-S, R-11-E IN ST. TAMMANY PARISH, LOUISIANA

A CERTAIN PARCEL OF LAND DESIGNATED AS A PUD OF VIEUX CARRE, SITUATED IN SECTION 46, T-7-S, R-11-E IN ST. TAMMANY PARISH, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE NORTHWEST CORNER OF SECTION 46, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA RUN ALONG THE SECTION LINE OF SECTION 46, T-7-S, R-11-E SOUTH 80 DEGREES 23 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 3897.31 FEET TO A POINT ON THE EAST RIGHT OF WAY OF LA HWY 1085; THENCE ALONG SAID RIGHT OF WAY RUN NORTH 35 DEGREES 27 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 2315.79 FEET TO A POINT; THENCE RUN NORTH 32 DEGREES 36 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 99.76 FEET TO A POINT; THENCE NORTH 36 DEGREES 25 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 91.72 FEET TO A POINT AND CORNER ON THE CENTERLINE OF TIMBER BRANCH BEING THE 'POINT OF BEGINNING'.

FROM THE POINT OF BEGINNING, LEAVING SAID CENTERLINE OF TIMBER BRANCH CONTINUE ALONG THE EAST RIGHT OF WAY OF LA HWY 1085 NORTH 36 DEGREES 25 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 110.35 FEET TO A POINT AND CORNER; THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 84 DEGREES 38 MINUTES 48 SECONDS EAST FOR A DISTANCE OF 397.09 FEET TO A POINT AND CORNER; THENCE RUN NORTH 88 DEGREES 22 MINUTES 11 SECONDS EAST FOR A DISTANCE OF 385.40 FEET TO A POINT AND CORNER; THENCE RUN NORTH 02 DEGREES 26 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 569.36 FEET TO A POINT AND CORNER ON THE SOUTH RIGHT OF WAY OF ARMSTRONG BOULEVARD; THENCE RUN ALONG SAID RIGHT OF WAY SOUTH 87 DEGREES 33 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 60.00 FEET TO A POINT AND CORNER; THENCE LEAVING SAID RIGHT OF WAY RUN NORTH 02 DEGREES 26 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 80.00 FEET TO A POINT AND CORNER ON THE NORTH RIGHT OF WAY OF ARMSTRONG BOULEVARD; THENCE RUN ALONG SAID RIGHT OF WAY NORTH 87 DEGREES 33 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 398.98 FEET TO A POINT AND CORNER ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE); THENCE RUN ALONG SAID CURVE, HAVING A RADIUS OF 1040.00 FEET, AN ARC LENGTH OF 457.63 FEET, A CHORD BEARING RUNNING SOUTH 79 DEGREES 50 MINUTES 19 SECONDS WEST AND A CHORD LENGTH OF 453.84 FEET TO A POINT AND CORNER; THENCE LEAVING SAID CURVE AND RIGHT OF WAY RUN NORTH 35 DEGREES 26 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 797.68 TO A POINT AND CORNER ON THE SOUTH RIGHT OF WAY OF BROOKER ROAD; THENCE RUN ALONG SAID RIGHT OF WAY NORTH 80 DEGREES 16 MINUTES 26 SECONDS EAST FOR A DISTANCE OF 2118.07 FEET TO A POINT AND CORNER; THENCE RUN NORTH 79 DEGREES 55 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 2924.73 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 84 DEGREES 50 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 205.77 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 49 DEGREES 39 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 1859.43 FEET TO A POINT AND CORNER ON A CURVE TO THE LEFT (COUNTER-CLOCKWISE); THENCE RUN ALONG SAID CURVE HAVING A RADIUS OF 1269.27 FEET, AN ARC LENGTH OF 338.05 FEET, A CHORD BEARING RUNNING SOUTH 42 DEGREES 08 MINUTES 00 SECONDS WEST AND A CHORD LENGTH OF 337.05 FEET TO A POINT AND CORNER; THENCE LEAVING SAID CURVE RUN SOUTH 34 DEGREES 28 MINUTES 23 SECONDS WEST FOR A DISTANCE OF 294.86 FEET TO A POINT AND CORNER ON THE CENTERLINE OF TIMBER BRANCH; THENCE LEAVING SAID RIGHT OF WAY RUN ALONG THE CENTERLINE OF TIMBER BRANCH NORTH 65 DEGREES 43 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 56.11 FEET A POINT AND CORNER; THENCE RUN SOUTH 00 DEGREES 43 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 52.86 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 46 DEGREES 41 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 109.69 FEET TO A POINT AND CORNER; THENCE RUN NORTH 56 DEGREES 27 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 120.68 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 59 DEGREES 03 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 136.28 FEET TO A POINT AND CORNER; THENCE RUN NORTH 35 DEGREES 23 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 36.18 FEET TO A POINT AND CORNER; THENCE RUN NORTH 43 DEGREES 46 MINUTES 45 SECONDS EAST FOR A DISTANCE OF 61.46 FEET TO A POINT AND CORNER; THENCE RUN NORTH 36 DEGREES 29 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 120.02 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 75 DEGREES 24 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 37.51 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 29 DEGREES 57 MINUTES 14 SECONDS WEST FOR A DISTANCE OF 49.20 FEET TO A POINT AND CORNER; THENCE RUN NORTH 67 DEGREES 45 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 86.62 FEET TO A POINT AND CORNER; THENCE RUN NORTH 33 DEGREES 59 MINUTES 19 SECONDS WEST FOR A DISTANCE OF 87.21 FEET TO A POINT AND CORNER; THENCE RUN NORTH 81 DEGREES 19 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 82.70 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 19 DEGREES 54 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 45.29 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 46 DEGREES 41 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 98.36 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 64 DEGREES 19 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 60.59 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 18 DEGREES 46 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 49.34 FEET TO A POINT AND CORNER; THENCE RUN NORTH 88 DEGREES 55 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 65.13 FEET TO A POINT AND CORNER; THENCE RUN NORTH 58 DEGREES 13 MINUTES 28 SECONDS WEST FOR A DISTANCE OF 78.36 FEET TO A POINT AND CORNER; THENCE RUN NORTH 25 DEGREES 24 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 53.51 FEET TO A POINT AND CORNER; THENCE RUN NORTH 41 DEGREES 51 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 138.32 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 15 DEGREES 08 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 84.43 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 20 DEGREES 05 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 63.01 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 70 DEGREES 41 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 66.85 FEET TO A POINT AND CORNER; THENCE RUN NORTH 11 DEGREES 37 MINUTES 21 SECONDS WEST FOR A DISTANCE OF 69.59 FEET TO A POINT AND CORNER; THENCE RUN NORTH 68 DEGREES 07 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 40.06 FEET TO A POINT AND CORNER; THENCE RUN NORTH 77 DEGREES 54 MINUTES 04 SECONDS WEST FOR A DISTANCE OF 65.82 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 57 DEGREES 25 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 35.00 FEET TO A POINT AND CORNER; THENCE RUN NORTH 85 DEGREES 37 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 31.70 FEET TO A POINT AND CORNER; THENCE RUN NORTH 47 DEGREES 58 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 51.62 FEET TO A POINT AND CORNER; THENCE RUN NORTH 07 DEGREES 55 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 66.23 FEET TO A POINT AND CORNER; THENCE RUN NORTH 08 DEGREES 41 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 35.09 FEET TO A POINT AND CORNER; THENCE RUN NORTH 61 DEGREES 55 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 57.23 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 35 DEGREES 54 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 21.76 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 00 DEGREES 32 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 27.45 FEET TO A POINT AND CORNER; THENCE RUN NORTH 62 DEGREES 11 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 110.99 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 41 DEGREES 38 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 53.67 FEET TO A POINT AND CORNER; THENCE RUN NORTH 16 DEGREES 26 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 62.18 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 40 DEGREES 30 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 76.85 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 11 DEGREES 42 MINUTES 41 SECONDS EAST FOR A DISTANCE OF 37.53 FEET TO A POINT AND CORNER; THENCE RUN NORTH 80 DEGREES 37 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 73.75 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 46 DEGREES 14 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 45.35 FEET TO A POINT AND CORNER; THENCE RUN NORTH 87 DEGREES 11 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 9.46 FEET TO A POINT AND CORNER; THENCE RUN NORTH 00 DEGREES 11 MINUTES 11 SECONDS WEST FOR A DISTANCE OF 49.34 FEET TO A POINT AND CORNER; THENCE RUN NORTH 64 DEGREES 45 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 41.62 FEET TO A POINT AND CORNER; THENCE RUN NORTH 72 DEGREES 12 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 22.51 FEET TO A POINT AND CORNER; THENCE RUN NORTH 21 DEGREES 53 MINUTES 59 SECONDS WEST FOR A DISTANCE OF 30.40 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 86 DEGREES 54 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 72.66 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 53 DEGREES 24 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 57.63 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 45 DEGREES 08 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 49.05 FEET TO A POINT AND CORNER; THENCE RUN NORTH 15 DEGREES 10 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 44.70 FEET TO A POINT AND CORNER; THENCE RUN NORTH 65 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 31.60 FEET TO A POINT AND CORNER; THENCE RUN NORTH 43 DEGREES 02 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 126.03 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 46 DEGREES 58 MINUTES 45 SECONDS WEST FOR A DISTANCE OF 48.46 FEET TO A POINT AND CORNER; THENCE RUN NORTH 29 DEGREES 09 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 20.95 FEET TO A POINT AND CORNER; THENCE RUN NORTH 69 DEGREES 00 MINUTES 53 SECONDS WEST FOR A DISTANCE OF 23.64 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 74 DEGREES 54 MINUTES 35 SECONDS WEST FOR A DISTANCE OF 18.07 FEET TO A POINT AND CORNER; THENCE RUN NORTH 64 DEGREES 49 MINUTES 47 SECONDS WEST FOR A DISTANCE OF 37.98 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 87 DEGREES 51 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 32.25 FEET TO A POINT AND CORNER; THENCE RUN NORTH 10 DEGREES 32 MINUTES 54 SECONDS WEST FOR A DISTANCE OF 104.84 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 52 DEGREES 13 MINUTES 09 SECONDS WEST FOR A DISTANCE OF 80.86 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 86 DEGREES 24 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 41.44 FEET TO A POINT AND CORNER; THENCE RUN NORTH 38 DEGREES 53 MINUTES 03 SECONDS WEST FOR A DISTANCE OF 27.46 FEET TO A POINT AND CORNER; THENCE RUN NORTH 22 DEGREES 18 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 68.90 FEET TO A POINT AND CORNER; THENCE RUN NORTH 69 DEGREES 31 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 31.86 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 83 DEGREES 44 MINUTES 52 SECONDS WEST FOR A DISTANCE OF 99.51 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 33 DEGREES 42 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 35.94 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 15 DEGREES 56 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 46.38 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 83 DEGREES 38 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 27.28 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 45 DEGREES 23 MINUTES 26 SECONDS WEST FOR A DISTANCE OF 133.62 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 77 DEGREES 13 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 27.44 FEET BACK TO THE POINT OF BEGINNING.

SAID AREA OF PARCEL CONTAINS 157.60 ACRES MORE OR LESS

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	N42°33'20"W	21.21'
C2	23.56'	15.00'	N47°26'40"E	21.21'
C3	5.41'	10.00'	S72°03'15"E	5.35'
C4	159.18'	60.00'	N47°26'40"E	116.44'
C5	5.20'	10.00'	N13°40'13"W	5.14'
C6	5.51'	10.00'	N17°38'07"E	5.44'
C7	159.18'	60.00'	N42°33'20"W	116.44'
C8	5.41'	10.00'	S78°56'35"W	5.35'
C9	5.41'	10.00'	N72°03'15"W	5.35'
C10	159.18'	60.00'	S47°26'40"W	116.44'
C11	5.36'	10.00'	S13°12'97"E	5.29'
C12	5.41'	10.00'	S17°56'45"W	5.35'
C13	159.18'	60.00'	S42°33'20"E	116.44'
C14	5.41'	10.00'	N78°56'35"E	5.35'
C15	23.56'	15.00'	S42°33'20"E	21.21'
C16	23.56'	15.00'	S47°26'40"W	21.21'
C17	23.56'	15.00'	N47°26'40"E	21.21'
C18	23.56'	15.00'	N42°33'20"W	21.21'
C19	23.56'	15.00'	S47°26'40"W	21.21'
C20	23.56'	15.00'	S42°33'20"E	21.21'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C121	6.67'	10.00'	S21°33'04"W	6.55'
C122	23.56'	15.00'	S42°33'20"E	21.21'
C123	23.56'	15.00'	N47°26'40"E	21.21'
C124	5.41'	10.00'	N13°03'25"W	5.35'
C125	167.18'	60.00'	N51°15'47"E	118.11'
C126	5.41'	10.00'	S64°25'00"E	5.35'
C127	5.41'	10.00'	N84°34'50"E	5.35'
C128	159.18'	60.00'	S34°55'05"E	116.44'
C129	5.41'	10.00'	S25°35'00"W	5.35'
C130	69.07'	100.00'	S29°52'05"W	67.70'
C131	6.67'	10.00'	S30°32'51"W	6.55'
C132	174.28'	60.00'	N85°20'45"W	119.16'
C133	6.67'	10.00'	N21°14'21"W	6.55'
C134	23.57'	15.00'	N85°21'13"W	21.22'
C135	23.56'	15.00'	S04°38'47"W	21.21'
C136	23.56'	15.00'	S04°38'47"W	21.21'
C137	362.54'	440.00'	N63°57'02"W	352.38'
C138	23.56'	15.00'	N42°33'20"W	21.21'
C139	23.56'	15.00'	N47°26'40"E	21.21'
C140	502.62'	610.00'	S63°57'02"E	488.52'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.00'	S02°26'40"W
L2	23.94'	S87°33'20"E
L3	103.54'	N02°26'40"E
L4	118.89'	N21°53'18"W
L5	144.78'	N50°18'10"W
L6	105.22'	S87°33'20"E
L7	105.13'	S87°33'20"E
L8	38.86'	N28°51'18"W
L9	120.00'	S54°56'51"W
L10	84.06'	N48°37°52"W
L11	119.92'	S28°38'07"W
L12	86.10'	S79°07'43"E
L13	115.50'	N02°26'40"E
L14	125.00'	N02°26'40"E
L15	119.90'	S02°26'40"W
L16	123.13'	S14°41'32"E
L17	179.50'	S38°44'13"E
L18	108.56'	S70°52'05"E
L19	113.00'	N87°33'20"W
L20	113.00'	S87°33'20"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L141	53.98'	N75°24'07"E
L142	56.11'	N65°43'07"W
L143	52.86'	N00°43'26"E
L144	36.18'	S35°23'57"E
L145	61.46'	S43°46'45"W
L146	37.51'	N75°24'07"E
L147	49.20'	N29°57'14"E
L148	45.29'	N19°54'06"W
L149	88.33'	S00°01'53"W
L150	53.93'	N81°25'29"E
L151	60.59'	N64°19'32"E
L152	49.34'	N18°46'20"W
L153	65.13'	S88°55'04"E
L154	78.36'	N58°13'28"E
L155	53.51'	S25°24'41"E
L156	84.43'	N15°08'57"E
L157	63.01'	N20°05'50"E
L158	66.85'	N70°41'03"E
L159	69.59'	S11°37'21"E
L160	40.06'	N68°07'35"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C21	23.56'	15.00'	N47°26'40"E	21.21'
C22	23.56'	15.00'	N42°33'20"W	21.21'
C23	23.56'	15.00'	S47°26'40"W	21.21'
C24	23.56'	15.00'	S42°33'20"E	21.21'
C25	23.56'	15.00'	N47°26'40"E	21.21'
C26	23.56'	15.00'	N42°33'20"W	21.21'
C27	23.56'	15.00'	S47°26'40"W	21.21'
C28	23.56'	15.00'	S42°33'20"E	21.21'
C29	23.56'	15.00'	N47°26'40"E	21.21'
C30	23.56'	15.00'	N42°33'20"W	21.21'
C31	117.22'	125.00'	N60°41'29"W	112.97'
C32	5.86'	10.00'	N50°36'21"W	5.77'
C33	137.11'	50.00'	N11°10'22"E	98.01'
C34	5.86'	10.00'	N78°56'35"E	5.77'
C35	73.61'	175.00'	N68°13'24"E	73.07'
C36	43.21'	125.00'	S89°49'20"W	43.00'
C37	23.56'	15.00'	S47°26'40"W	21.21'
C38	23.56'	15.00'	S42°33'20"E	21.21'
C39	23.56'	15.00'	N47°26'40"W	21.21'
C40	70.33'	75.00'	S60°41'29"E	67.78'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C141	23.56'	15.00'	S42°33'20"E	21.21'
C142	25.56'	15.00'	S51°15'47"W	22.58'
C143	21.56'	15.00'	N38°44'13"W	19.75'
C144	23.56'	15.00'	N47°26'40"E	21.21'
C145	23.56'	15.00'	N42°33'20"W	21.21'
C146	25.56'	15.00'	N51°15'47"E	22.58'
C147	21.56'	15.00'	S38°44'13"E	19.75'
C148	23.56'	15.00'	S47°26'40"W	21.21'
C149	23.31'	15.00'	N42°04'16"W	21.03'
C150	25.56'	15.00'	N51°15'47"E	22.58'
C151	21.56'	15.00'	S38°44'13"E	19.75'
C152	28.58'	15.00'	S57°01'07"W	24.45'
C153	209.42'	660.00'	N77°29'49"W	208.54'
C154	16.62'	15.00'	N29°17'41"W	15.78'
C155	25.56'	15.00'	N51°15'47"E	22.58'
C156	21.56'	15.00'	S38°44'13"E	19.75'
C157	41.20'	50.00'	S28°02'58"W	40.04'
C158	22.18'	15.00'	N87°59'00"W	20.21'
C159	177.54'	660.00'	N53°19'39"W	177.01'
C160	23.56'	15.00'	N04°39'15"E	21.21'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	120.00'	S09°43'34"E
L42	120.00'	S09°43'34"E
L43	24.89'	S88°07'25"E
L44	25.60'	N80°16'28"E
L45	120.00'	N01°52'35"E
L46	42.46'	N88°07'25"W
L47	17.57'	S88°07'25"E
L48	120.00'	N10°04'55"E
L49	23.48'	S56°10'22"W
L50	10.61'	N79°55'05"W
L51	35.00'	S02°26'40"W
L52	35.00'	N49°39'15"E
L53	16.06'	N49°39'15"E
L54	120.00'	S40°20'45"E
L55	51.92'	N03°26'07"E
L56	83.65'	N03°26'07"E
L57	31.73'	N03°26'07"E
L58	30.28'	N22°34'49"E
L59	146.36'	N58°20'45"W
L60	119.03'	S61°58'42"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L181	22.51'	N72°12'54"W
L182	35.00'	N21°53'59"W
L183	72.66'	S86°54'39"W
L184	57.63'	N53°24'55"W
L185	49.05'	S45°08'25"W
L186	44.70'	N15°10'02"W
L187	31.60'	N65°58'39"W
L188	48.46'	S46°58'45"W
L189	20.95'	N29°09'24"W
L190	23.64'	N69°00'53"W
L191	81.21'	S41°38'38"W
L192	37.98'	N64°49'47"W
L193	32.25'	S87°51'27"W
L194	41.44'	S86°24'02"W
L195	27.46'	N36°53'03"W
L196	66.90'	N22°18'43"E
L197	31.96'	N69°31

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of April 4, 2023)

CASE NO.: 2023-3256-PP

SUBDIVISION NAME: Money Hill Subdivision, Phase 9-A

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

ENGINEER/SURVEYOR: Kyle Associates, LLC J.V. Burkes & Associates, Inc.
638 Village Lane North & 1805 Shortcut Highway
Mandeville, LA 70471 Slidell, LA 70458

SECTION: 1 WARD: 6
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 6
RANGE: 12 East

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

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

TOTAL ACRES IN DEVELOPMENT: 5.773 Acres

NUMBER OF LOTS: 8 Lots AVERAGE LOT SIZE: 32,000 Square Feet

SEWER AND WATER SYSTEMS: Central

EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: January 5, 2023

STAFF COMMENTARY:

Department of Planning and Development

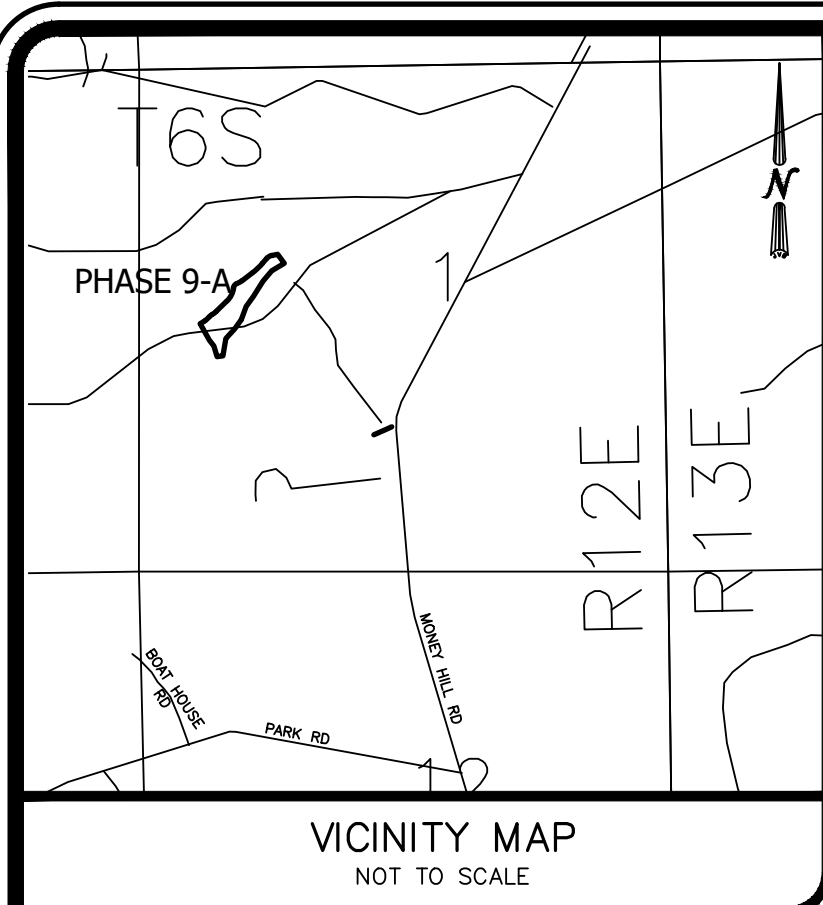
The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on March 30, 2023. Preliminary Approval of this case shall be subject to the developer complying with all informational items below and no work order to be issued until all required items are satisfactorily completed and submitted.

Informational Items:

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

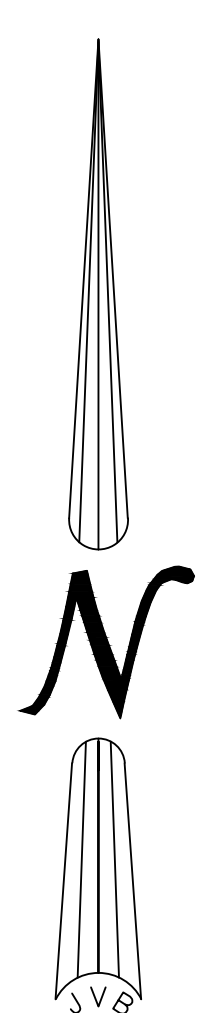
No Mandatory Developmental fee is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since a public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the April 11, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



PRELIMINARY PLANS
RECEIVED
3/27/2023
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**



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

CE
OF
R COMMON
6, T-10-S,
& SEC. 1,
A 6"x6"x6"
NG
OF N =

PRELIMINARY PLAT OF
MONEY HILL,
PHASE 9-A
LOCATED IN SECTION 1 , T-6-S, R-12-E,
ST. TAMMANY PARISH, LOUISIANA

BOUNDARY DESCRIPTION
PHASE 9-A

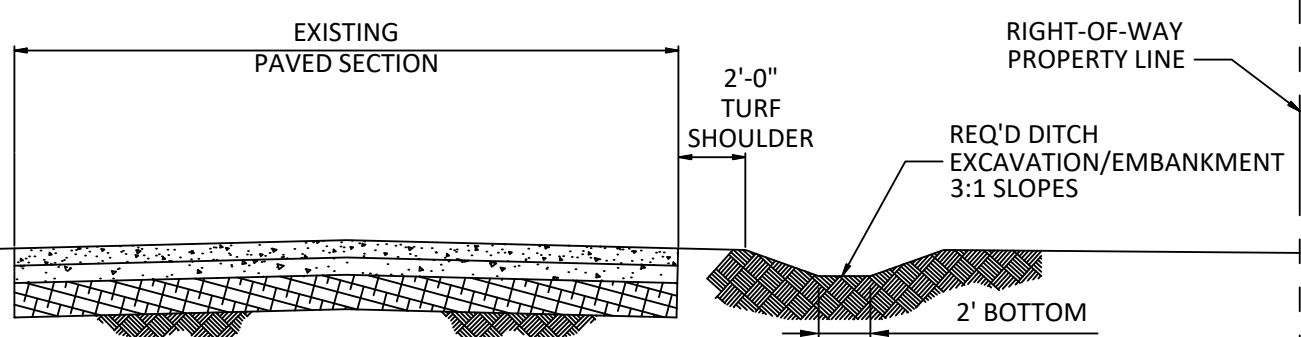
A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS.

FROM THE SECTION CORNER COMMON TO SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, SECTION 36, TOWNSHIP 5 SOUTH, RANGE 12 EAST, SECTION 31, TOWNSHIP 5 SOUTH, RANGE 13 EAST AND SECTION 6, TOWNSHIP 6 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA. SAID POINT HAVING A LOUISIANA STATE PLANE COORDINATE (LOUISIANA SOUTH 1702) OF N = 752,768.39; E = 3,719,798.09; ROD SOUTH 60 DEGREES 58 MINUTES 18 SECONDS WEST A DISTANCE OF 4327.57 FEET TO A 1/2" IRON ROD NAIL AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE, MONEY HILL PARKWAY AND THE EASTERLY RIGHT OF WAY LINE OF CHINAWOOD DRIVE, THENCE NAD SOUTH 77 DEGREES 07 MINUTES 24 SECONDS WEST A DISTANCE OF 45.17 FEET TO A 1/2" IRON ROD SET AND THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN ALONG SAUTHERLY RIGHT OF WAY LINE OF MONEY HILL PARKWAY, SOUTH 35 DEGREES 35 MINUTES 32 SECONDS EAST A DISTANCE OF 120.39 FEET TO A POINT, THENCE LEAVING THE WESTERLY RIGHT OF WAY LINE OF MONEY HILL PARKWAY, RUN SOUTH 59 DEGREES 01 MINUTES 42 SECONDS WEST A DISTANCE OF 155.23 FEET TO A POINT, THENCE, SOUTH 49 DEGREES 40 MINUTES 32 SECONDS WEST A DISTANCE OF 122.57 FEET TO A POINT, THENCE, SOUTH 28 DEGREES 22 MINUTES 05 SECONDS WEST A DISTANCE OF 20.09 FEET TO A POINT, THENCE, SOUTH 32 DEGREES 32 MINUTES 05 SECONDS WEST A DISTANCE OF 171.94 FEET TO A POINT, THENCE, SOUTH 55 DEGREES 45 MINUTES 47 SECONDS WEST A DISTANCE OF 136.14 FEET TO A POINT, THENCE, SOUTH 19 DEGREES 44 MINUTES 32 SECONDS WEST A DISTANCE OF 152.73 FEET TO A POINT, THENCE, SOUTH 35 DEGREES 02 MINUTES 32 SECONDS WEST A DISTANCE OF 122.57 FEET TO A POINT, THENCE, SOUTH 38 DEGREES 02 MINUTES 19 SECONDS WEST A DISTANCE OF 139.42 FEET TO A POINT, THENCE, SOUTH 09 DEGREES 32 MINUTES 53 SECONDS WEST A DISTANCE OF 185.55 FEET TO A POINT, THENCE, SOUTH 82 DEGREES 08 MINUTES 05 SECONDS WEST A DISTANCE OF 61.73 FEET TO A POINT, THENCE, NORTH 17 DEGREES 38 MINUTES 50 SECONDS EAST A DISTANCE OF 127.57 FEET TO A POINT, THENCE, NORTH 38 DEGREES 08 MINUTES 42 SECONDS WEST A DISTANCE OF 78.77 FEET TO A POINT, THENCE, SOUTH 09 DEGREES 30 MINUTES 10 SECONDS WEST A DISTANCE OF 189.97 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF CHINAWOOD DRIVE, THENCE RUN ALONG THE EASTERLY RIGHT OF WAY LINE OF CHINAWOOD DRIVE, ALONG A CURVE TO THE LEFT LEAVING A RADIUS OF 482.28 FEET AN ARC LENGTH OF 100.60 FEET, THENCE, SOUTH 57 DEGREES 53 MINUTES 53 SECONDS EAST A DISTANCE OF 56.73 FEET, THENCE ALONG A CURVE TO THE LEFT LEAVING A RADIUS OF 240.00 FEET AN ARC LENGTH OF 63.66 FEET (CHORD-NORTH 46 DEGREES 54 MINUTES 55 SECONDS EAST A DISTANCE OF 63.47 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.01 FEET AN ARC DISTANCE OF 40.50 FEET (CHORD-NORTH 49 DEGREES 51 MINUTES 36 SECONDS EAST A DISTANCE OF 40.27 FEET), THENCE ALONG A CURVE TO THE LEFT LEAVING A RADIUS OF 110.01 FEET AN ARC DISTANCE OF 40.50 FEET (CHORD-NORTH 53 DEGREES 20 MINUTES 40 SECONDS EAST A DISTANCE OF 59.02 FEET), THENCE, NORTH 46 DEGREES 16 MINUTES 56 SECONDS EAST A DISTANCE OF 152.56 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AN ARC LENGTH OF 160.89 FEET (CHORD- NORTH 27 DEGREES 04 MINUTES 40 SECONDS EAST A DISTANCE OF 157.89 FEET), THENCE ALONG A CURVE TO THE LEFT LEAVING A RADIUS OF 240.00 FEET AN ARC LENGTH OF 160.89 FEET (CHORD-NORTH 33 DEGREES 33 MINUTES 24 SECONDS EAST A DISTANCE OF 59.43 FEET), THENCE ALONG A CURVE TO THE LEFT LEAVING A RADIUS OF 240.00 FEET AN ARC LENGTH OF 60.28 FEET (CHORD-NORTH 60 DEGREES 02 MINUTES 40 SECONDS EAST A DISTANCE OF 60.12 FEET), THENCE, NORTH 52 DEGREES 50 MINUTES 54 SECONDS EAST A DISTANCE OF 140.31 FEET, THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 110.01 FEET AN ARC DISTANCE OF 40.50 FEET (CHORD-NORTH 53 DEGREES 20 MINUTES 40 SECONDS EAST A DISTANCE OF 59.02 FEET), THENCE, NORTH 40 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 63.92 FEET, THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET AN ARC LENGTH OF 70.13 FEET (CHORD-NORTH 58 DEGREES 51 MINUTES 35 SECONDS EAST A DISTANCE OF 66.95 FEET, THENCE, NORTH 77 DEGREES 07 MINUTES 24 SECONDS EAST A DISTANCE OF 63.14 FEET ALI TO THE EASTERLY RIGHT OF WAY LINE OF CHINAWOOD DRIVE, AND BACK TO THE POINT OF BEGINNING.

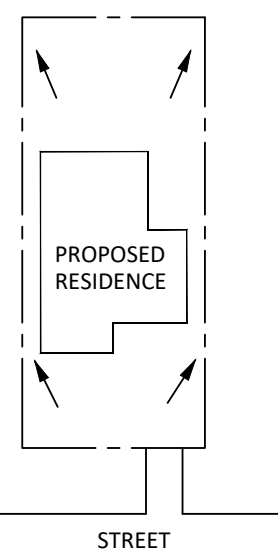
SAID PARCEL CONTAINS 5.773 ACRES OF LAND MORE OR LESS, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA.

Line Table		
Line #	Length	Direction
L1	39.62'	S70°09'17"E
L2	44.80'	S77°36'35"E
L3	23.45'	S75°06'54"E
L4	37.42'	S79°29'12"E
L5	35.17'	S56°57'20"E
L6	20.80'	S65°31'45"E
L7	33.54'	S64°09'41"E



TYPICAL SECTION

N.T.S.



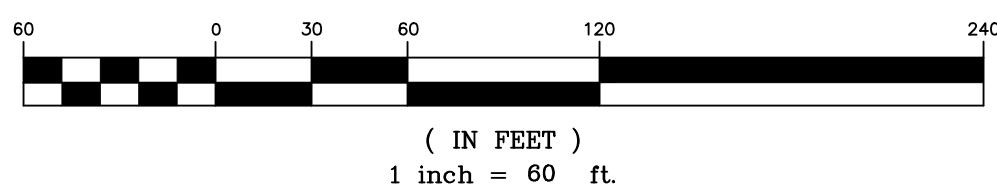
TYPICAL LOT DRAINAGE
N.T.S.

NOTE

1. SEWER SYSTEMS SHALL BE GRINDER PUMPS AT THE FRONT OF EACH LOT PUMPING INTO AN EXISTING LOW PRESSURE SEWER MAIN ALONG THE SOUTHERN SIDE OF CHINAWOOD DRIVE.
2. WATER SYSTEM SHALL BE CENTRAL. ALL LOTS WILL HAVE WATER SERVICES CONNECTED TO A 8" WATER MAIN ALONG THE NORTHERN SIDE OF CHINAWOOD DRIVE.
3. NO ROADWAYS WILL BE CONSTRUCTED IN THIS PHASE. ALL LOTS FRONT ON CHINAWOOD DRIVE-EXISTING.

- FLOOD ZONE NOTE

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



RESTRICTIVE COVENANTS

1. PERMITTED USE—SINGLE-FAMILY RESIDENTIAL. BACKLASH FRONT BACKSLASH SHALL BE 40', SIDE BACKSLASH BE 25', REAR BACKSLASH BE 40'.
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE AND STREET EASEMENTS.
3. NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
4. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION OF THE DRIVEWAY FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
5. IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
6. NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY BECOME AN OBSTACLE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF UNITS AS DUMPS OR JUNK CAR STORAGE.
7. THE MINIMUM FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE CENTERLINE OF THE ROAD IN FRONT OF LOT.
8. REFER TO DRAINAGE PLAN FOR THE SIZE OF THE DRIVEWAY CULVERT FOR EACH LOT.
9. MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
10. ADDITIONAL COVENANTS RECORDED IN C.O.B. _____
FOLIO _____ AND C.O.B. _____ FOLIO _____
11. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR (IF AVAILABLE) CONNECTE WATER SUPPLY MAY DRILLED OR OTHERWISE WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES, PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (IF AVAILABLE), 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, HOWEVER, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
12. THE DETENTION POND AND STRUCTURE WILL BE MAINTAINED BY THE DEVELOPER AND/OR THE HOMEOWNER'S ASSOCIATION.

CERTIFICATION

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

SEAN M. BURKES – LA P.L.S. No. 4785

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

JAMES E. POWELL, JR., P.E., LA. LICENSE #31063

EDUCATION

BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE MAP OF:

MONEY HILL, PHASE 9-A

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

OWNER _____	DATE _____
FOR _____	
MONEY HILL PLANTATION	
APPROVAL _____	
OWNER _____	
PARISH PLANNING COMMISSION CHAIRMAN _____	DIRECTOR OF PARISH ENGINEERING _____
PARISH PLANNING COMMISSION SECRETARY _____	CLERK OF COURT _____
_____	FILE NUMBER _____

5.773 ACRES	8	N/A-EXISTING
AREA	NO. OF PARCELS	LGTH. OF STREETS
32,000 S.F.±	N/A-EXISTING	EXISTING = PUD
AVG. LOT SIZE	STREET WIDTH	ZONING
EXISTING ASPHALT ROAD	CENTRAL	CENTRAL
ROAD SURFACING	SEWAGE SYSTEM	WATER SYSTEM

DENSITY IN PHASE 9-A IS 8 UNITS ON 5.773 ACRES OR 0.72 ACRES/UNIT.

EXISTING ZC-96-11-064
GREENSPACE CALCULATIONS

MAINTENANCE	7.440	ACRES
LAKES	200.000	ACRES
GOLF ACADEMY	5.500	ACRES
GOLF\OPEN SPACE	342.110	ACRES
LESS		
PHASE 8-A	6.373	ACRES
PHASE 8-B	17.397	ACRES
PHASE 8-C	6.024	ACRES
NET GREENSPACE	525.256	ACRES

PRELIMINARY PLAT OF
MONEY HILL, PHASE 9-A
SECTION 1, T6S, R12E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA
MONEY HILL PLANTATION

SCALE:		1" = 60'	
DATE:		01.27.2023	
DRAWN BY:		CHECKED:	
RMK		S	
DWG. NO.		20230041	
SHEET		OF	
1			

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

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FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of April 4, 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: 47.71 Acres

NUMBER OF LOTS: 96 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

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

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on March 29, 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.

The following uncompleted items #1 - #5 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. The required active recreation area and playground area needs to be installed in accordance with the August 9, 2021 Minor Amendment Approval. This work needs to be completed prior to the Phase 2 plats being recorded.
3. All disturbed areas need to be seeded and/or sodded, including but not limited to the greenspace areas.
4. Repair/re-establish the Rip-Rap located at the South Pond outfall pipes.

Paving & Drainage Plan:

5. 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 April 3, 2023.

Informational Items:

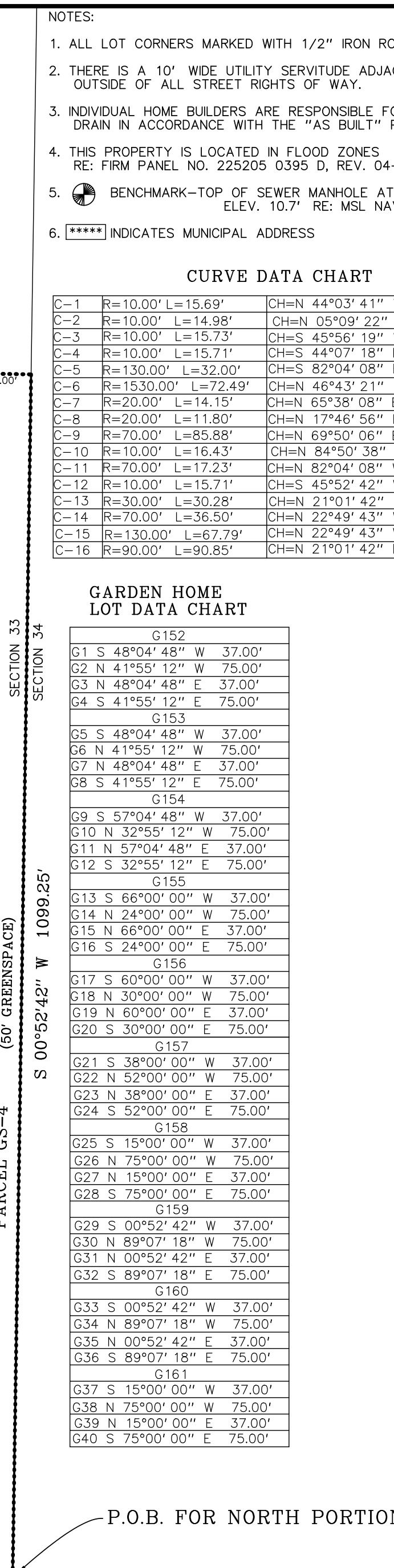
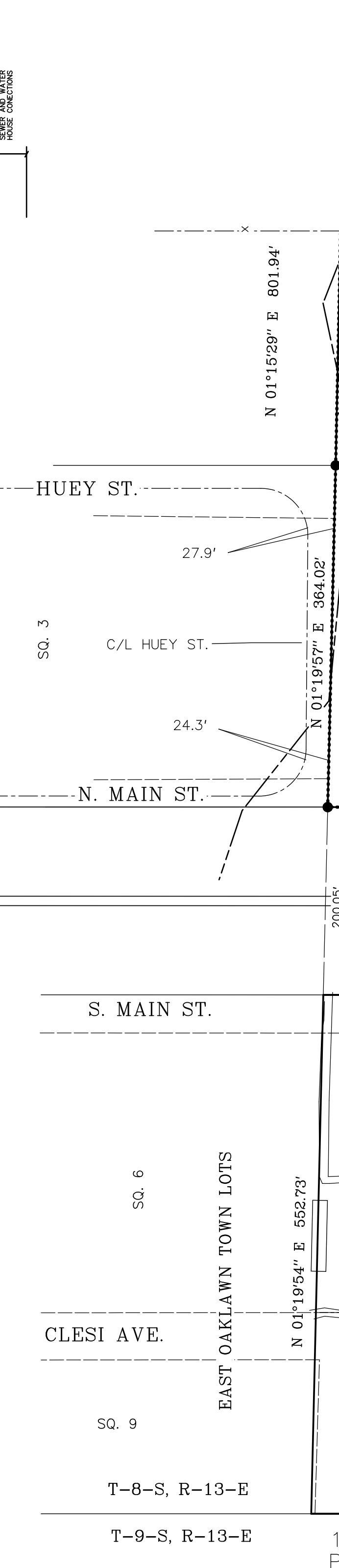
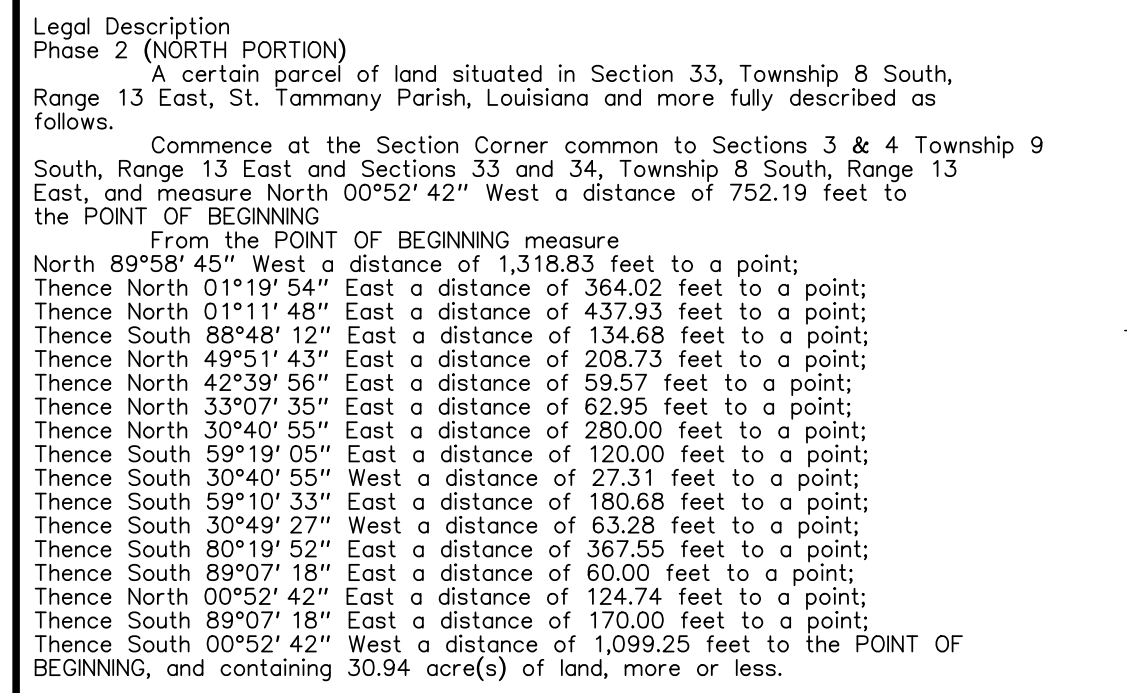
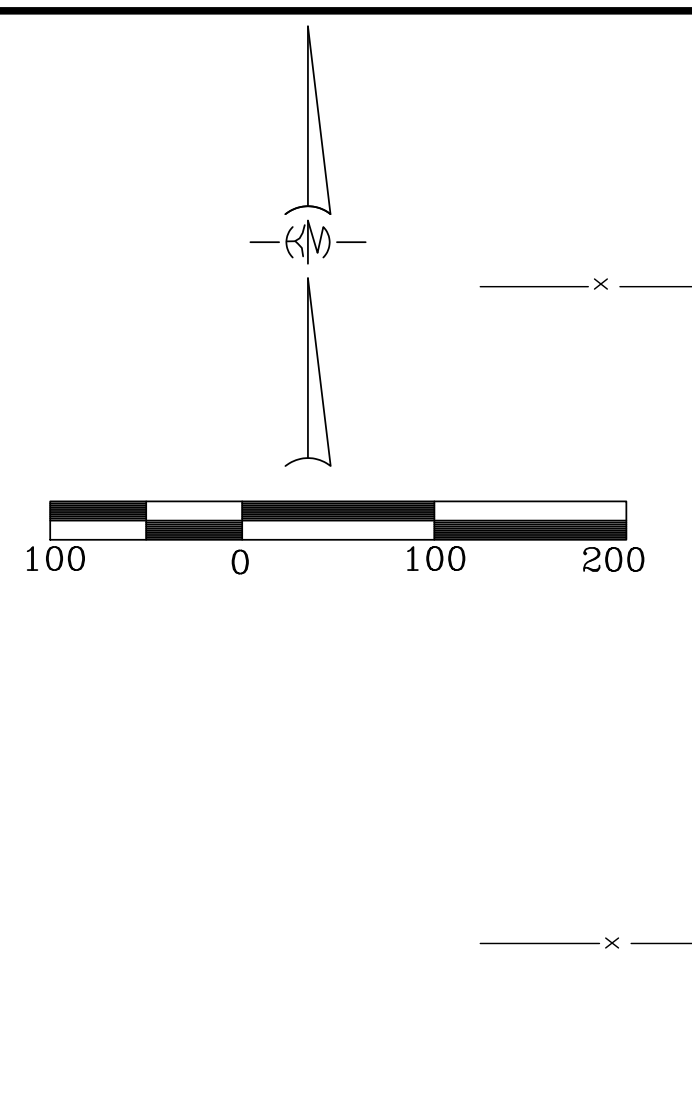
The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

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 April 11, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



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

Legal Description
Phase 2 (SOUTH PORTION-PARCEL GS-3)
A certain parcel of land situated in Section
Range 13 East, St. Tammany Parish, Louisiana and
follows:
Commence at the Section Corner common to
South, Range 13 East and Sections 33 and 34, Town
East, and the POINT OF BEGINNING
From the POINT OF BEGINNING measure
West a distance of 1,324.80 feet to a point;
Thence North 01°15'45" East a distance of 552.73
feet to a point;
Thence South 89°58'54" East a distance of 1,320.21
feet to a point;
Thence South 00°52'42" West a distance of 552.11
feet to the POINT OF BEGINNING.
BEGINNING, and containing 16.77 acre(s) of land, more or less.

SECTION 34

SECTION 3

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=14.71'	CH=S 04°03' 41" E 14.14'
C-5	R=130.00' L=32.00'	CH=N 82°04' 08" E 31.92'
C-6	R=1530.00' 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=20.00' L=85.68'	CH=N 69°50' 00" E 80.60'
C-10	R=10.00' L=16.43'	CH=N 02°13' 38" W 17.19'
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'

[illegible]

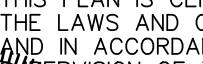
Legal Description
Phase 2 (SOUTH PORTION-PARCEL GS-3)
A certain parcel of land situated in Section
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follows:
Commence at the Section Corner common to
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East, and the POINT OF BEGINNING
From the POINT OF BEGINNING measure
West a distance of 1,324.80 feet to a point;
Thence North 01°15'45" East a distance of 552.73
feet to a point;
Thence South 89°58'54" East a distance of 1,320.21
feet to a point;
Thence South 00°52'42" West a distance of 552.11
feet to the POINT OF BEGINNING.
BEGINNING, and containing 16.77 acre(s) of land, more or less.

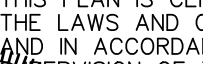
SECTION 34

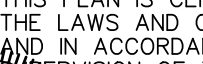
SECTION 3

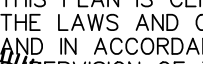
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH OR PRIVATE DRIVEWAYS OR STREET FRONT YARDS.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12 INCHES ABOVE THE FLOOD CROWN AS SHOWN ON THE LATEST 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. 225025 0359 D, R10-02-A-10 TO B-10 FLOOD ELEVATION=10' (FEET) MSL.
7. THE MINIMUM CULVERT SIZE WILL BE SHOWN ON THE APPROVED PAVING AND DRAINAGE PLAN.
8. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
9. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION.
10. 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.
11. DRAINAGE AND STORMWATER DETENTION STORAGE AREAS AND DRAINAGE SERVICES 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.
12. THE ABOVEMENTIONED RESTRICTIONS SHALL BE REQUITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED NOTICES ON THE FINAL SUBDIVISION PLAN. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94)

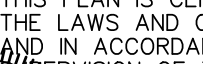
THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS:33--5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE SURVEYOR FOR A CLASS "C" SURVEY.

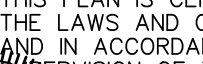


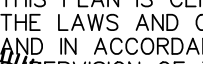


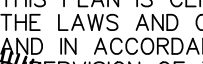


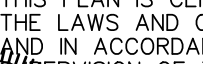


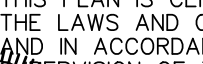


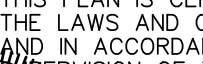


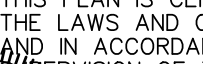


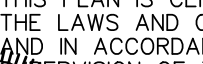


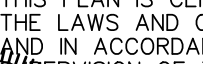


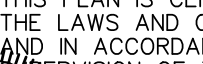


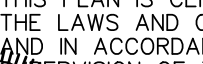


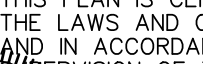


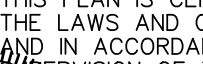


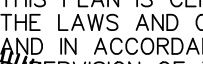


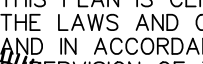


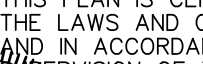


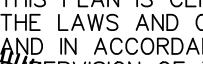


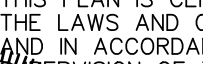


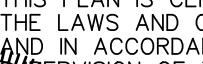


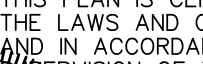


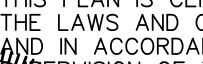


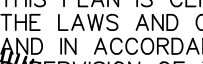


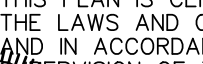


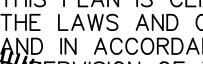


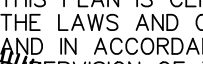


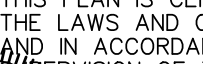


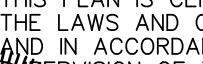


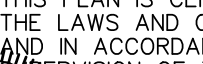


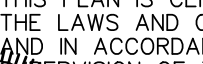


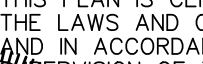


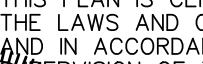


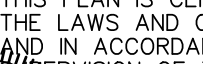












APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

6 feet to a point; 41 feet to a point; 7 feet to the POINT OF re or less.	FINAL PLAT OAKLAWN TRACE, PHASE 2 SECTION 33, T-8-S, R-13-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.
REVISIONS DATE _____ DATE _____ _____ _____ _____	KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 626-5611
SCALE: 1" = 100' DATE: 03-22-23	

<div style="background-color: red; color: white; padding: 5px; text-align: center;"> ENGINEERING VIEW COPY </div>			DRAWN: DRJ	JOB NO.: 21-028
			CHECKED: KJM	DWG. NO.: PH 2 FINAL PLAT-3

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NEW BUSINESS

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ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

April 4, 2023

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

NEW BUSINESS
April 11, 2023 Agenda

Re: Chapter 125 – Section 160 Traffic Impact Analysis Ordinance Amendment

Honorable Commissioners,

Attached for your review and consideration is a proposed Ordinance Amendment to the above reference section as it relates to Traffic Impact Analyses and when they are required. Staff has determined that a modification to this section regarding the allowance of exceptions is needed for certain parcels/ sites that meet specific criteria to more efficiently utilize Parish resources.

These certain exceptions would only be allowed if the proposed site meets the criteria outlined on the attached DRAFT Ordinance, namely the site is connecting only to an LADOTD right-of-way with no proposed connections to Parish Roadways or if the proposed use/development is generating a negligible amount of traffic as defined in the DRAFT Ordinance (i.e. drive-thru banks; or indoor storage buildings that generate very low traffic).

The proposed amendment would effectively eliminate unnecessary reviews and studies that are currently only warranted due to parcel size or the need for a drive-thru (on certain parcels), where the development of the site would have minimal impact on existing traffic patterns and surrounding Parish roadways.

After review of the proposed amendment, the recommendation of the Planning Commission will be forwarded to the Parish Council for consideration and possible adoption.

Sincerely,

A handwritten signature in blue ink, appearing to read "Theodore Reynolds", is written over a horizontal line.

Theodore Reynolds, P.E.
Assistant Director - Development
Department of Engineering

Sec. 125-160. When required.

- (a) A transportation impact analysis (TIA) study shall be required for all subdivisions or developments when the following project threshold levels are met or exceeded. In the event that alternative threshold levels are specified (i.e., units vs. square footage) the more restrictive shall prevail.

Subdivision/Development Type	Threshold
Single-family residential	50 units
Multifamily residential	5 acres or 50 units
Office	3 acres or 50,000 square feet
Commercial/institutional	2 acres or 75,000 square feet
Industrial	8 acres or 100,000 square feet
Commercial outlets with drive-through service	No threshold (applies to all)

- (b) In the case that a development does not meet or exceed the threshold level defined above, a transportation impact analysis may still be deemed necessary by the parish engineer under one or more of the following conditions:
- (1) There are currently high traffic volumes on surrounding roads that may affect movement to and from the proposed development;
 - (2) The development will be located in an area that is currently undergoing substantial growth; or
 - (3) The development will be located in an area that is currently experiencing extreme problems with traffic congestion.
- (c) Expansion of an existing project may also be subject to a traffic study. When determining whether the project meets the threshold, trips from the existing land use shall be included in the trips that are considered "produced" by the project.
- (d) The parish has the right in the administrative review process to require mitigation efforts by the applicant. ~~However, a formal TIA may not be required. The applicant shall meet all applicable requirements found in this Code. Additionally, the parish has the right to request additional improvements or ingress/egress points above the current parish standards.~~
- (e) The parish has the right in the administrative review process to exempt a development from the required TIA if any of the following conditions are satisfied, unless required pursuant to Sec. 130-1674(a)(14):
- (1) For developments with access connection to only right-of-way controlled by the State of Louisiana Department of Transportation and Development (LADOTD) and an access permit has been approved by LADOTD. Developer shall be responsible for requesting the exemption from the Department of Engineering through written request and for providing a copy of the approved LADOTD access permit.
 - (2) If the change in use or expansion of an existing development has a trip generation less than or equal to the existing use. Developer shall be responsible for requesting the exemption from the Department of Engineering through written request and for providing documentation demonstrating current and proposed trips generated from development.
 - (3) For developments where use of property generates less than 50 peak hour trips. Developer shall be responsible for requesting the exemption from the Department of Engineering through written request and for providing documentation demonstrating current and proposed trips generated from development.

(Ord. No. 499, § 40-042.20, 5-21-1970)