AGENDA

ST. TAMMANY PARISH PLANNING COMMISSION MEETING 6:00 PM - TUESDAY, MAY 9, 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, May 9, 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 APRIL 11, 2023 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

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

1- Request to Enter the Parish Right-of-Way for the Alexiusville Subdivision (11th Avenue and Charlie Street)

Developer/Owner: Mr. Bhavin Chauhan

Engineer/Surveyor: Mr. Bhavin Chauhan (Currently)

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located at the end of 11th Avenue, west of US Highway 190, south

of Three Rivers Road, Covington, Louisiana. Ward 3, District 5

MINOR SUBDIVISION REVIEW

2- 2022-3228-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 AND THE MARCH 8, 2023 MEETINGS UNTIL MAY 9, 2023 MEETING

3- <u>2023-3310-MSP</u>

Minor subdivision of 21.99 acres into Parcels 1, 2 & 3 Owner & Representative: Frank J. & Sunny Francois

Surveyor: James J. Jones

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the east side of Davidson Road, south of LA Highway 1077,

Folsom, Louisiana. Ward 2, District 3

RESUBDIVISION REVIEW

4- 2023-3338-MRP

Resubdivision of Lots 33 & 43A into lot 43B, Covington Industrial Park, Phase II

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 north side of Fabrication Row, on the west side of Airport Road and on the south side of Painters Row, Covington, Louisiana, Ward 3, District 2

PRELIMINARY APPROVAL

5- 2022-3193-PP

Jubilee RV & Camping Park, Phase 1 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, THE MARCH 8, 2023 AND THE APRIL 11, 2023 MEETINGS FOR ONE MONTH.

6- 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 AND THE APRIL 11, 2023 MEETINGS FOR ONE MONTH

7- 2023-3313-PP

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the north side of M. P. Planche Road, west of LA

Highway 25, Covington, Louisiana. Ward 3, District 3

8- 2023-3315-PP

Money Hill Subdivision, Phase 9-B

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, Louisiana, Ward 6, District 6

FINAL REVIEW

9- 2023-3319-FP

Garden Walk Subdivision, Phase 3

Developer/Owner: The Garden Walk, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of Emerald Forest Boulevard, east of Falconer

Road, Covington, Louisiana Ward 3, District 5

2023-3317-FP

10- Bedico Creek Subdivision, Phase 10-B Developer/Owner: Bedico Creek Preserve, LLC Engineer/Surveyor: Kelly McHugh & Associates, Inc. Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the northwest side of LA Highway 1085, South of Interstate

12, Madisonville, Louisiana. Ward 1, District 1

TEXT CHANGE

11-2023-3320

Text change An ordinance to amend the St. Tammany Parish Code of Ordinances Sec 125-95, 130-5, and 130-1674 to prohibit the location of greenspace and/or open space required in major residential subdivisions, including Planned Unit Developments, separated from the major development by a State or Local Roadway which is not part of the permitted development.

12-2023-3340

An ordinance to amend St. Tammany Parish Code of Ordinances Sec. 125-160 to allow during the administrative review process to exempt certain developments from the requirement to provide a Traffic Impact Analysis and for related matters.

VOLUNTARY DEVELOPMENTAL AGREEMENT (SECOND AMENDMENT)

13- Nord du Lac Commercial Property (Ward 1, District 1)

Developer: Wainer Brothers

Council District Representative: Hon. Marty Dean

OLD BUSINESS

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

Request to Enter the Parish Right-of-Way for the north side of Little Creek Road for the purpose of installing subsurface drainage from Commerce Boulevard to Dream Team Drive.

Debtor: Church of the King

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of Little Creek Road, east of LA Highway 59 and north of Interstate 12, Mandeville, Louisiana. Ward 4, District 5.

Developer requesting an extension of time to submit the required documentation and to complete the

NEW BUSINESS

ADJOURNMENT



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

ROLL CALL

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

Absent: Fitzmorris

Staff: Helen Lambert, Drew Joiner, Leslie Delatte, Daniel Hill, Diana Valez and Theodore Reynolds

PUBLIC ANNOUNCEMENTS

- Please silence all phones and electronic devices
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- 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 – DeLatte

APPROVAL OF THE MARCH 8, 2023 MEETING MINUTES

Crawford moved to approve, second by Truxillo

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

Nay: Abstain:

REQUEST FOR POSTPONEMENTS

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

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

Truxillo made a motion to postpone indefinitely, second by Ress

Opposition:

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

Nay: N/A Abstain: N/A

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

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 ATTHE JANUARY 10, 2023 MEETING FOR TWO MONTHS AND POSTPONED AT THE MARCH 8, 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

Truxillo made a motion to postpone indefinitely, second by McInnis

Opposition:

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

Nav: N/A Abstain: N/A

13-2022-3193-PP

Jubilee RV & Camping Park, Phase 1-3 Developer/Owner: Jubilee RV, LLC

Engineer/Surveyor: J.V. Burkes & Associates, Inc. Parish Council District Representative: Hon. Jake Airey

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

Village Road Slidell, Louisiana. Ward 8, District 13

POSTPONED AT THE JANUARY 10, 2023, THE FEBRUARY 14, 2023 AND THE MARCH 8, 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: Paul Mayronne

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

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

Nay: N/A Abstain: N/A

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

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

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

Crawford made a motion to approve, second by Truxillo

Opposition:

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

Nay: N/A Abstain: N/A

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

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

Developer/Owner: All State Financial Company Engineer/Surveyor: Kelly McHugh & Associates, Inc. Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south and west sides of Bricker Road, north of LA

Highway 21, north of Interstate I-12 south of Covington, Louisiana. Ward 1, District 1

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

in favor of this request: Paul Mayronne

Truxillo made a motion to approve, second by Seeger

Opposition: Nancy Wagner

Yea: Seeger, Ress, Truxillo and Doherty

Nay: Crawford, Smail, Troncoso and Hernandez

Abstain: McInnis

This motion failed

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

MINOR SUBDIVISION REVIEW

3- 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, Chervl 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

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

in favor of this request: Mike Anderson

Seeger made a motion to approve with the waiver, second by Ress

Opposition:

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

Nay: N/A Abstain: N/A

5- 2023-3278-MSP

Minor subdivision of Parcel 5A3 int 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

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 approve, second by Truxillo

Opposition:

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

Nav: N/A Abstain: N/A

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

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

McInnis made a motion to approve with the waiver, second by Seeger

Opposition:

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

Nay: N/A Abstain: N/A

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

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 approve with the two waivers, second by McInnis Opposition:

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

Nay: N/A Abstain: N/A

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

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

McInnis made a motion to approve with the waiver, second by Truxillo

Opposition:

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

Nay: N/A Abstain: N/A

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

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

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

Ress made a motion to approve with staff comments, second by Truxillo Opposition:

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

Nay: N/A Abstain: N/A

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: Squnch, 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

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 Truxillo

Opposition:

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

Nav: N/A Abstain: N/A

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

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

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

in favor of this request: Jeff Schoen

Smail made a motion to approve, second by Troncoso

Opposition:

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

Nay: N/A Abstain: N/A

PRELIMINARY APPROVAL

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

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

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

Opposition: Arnold Kirschmann, Hazel Piazza, Rachel Voorhus, Peggy Miranda and Nancy Wagner

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

Nay: N/A

Abstain: McInnis

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

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

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

in favor of this request: Jeff Schoen

Seeger made a motion to approve, second by Truxillo

Opposition:

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

Nav: N/A Abstain:

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.

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 Truxillo

Opposition:

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

Nav: N/A Abstain:

OLD BUSINESS

MINUTES 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

NEW BUSINESS

1- 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.

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

Seeger made a motion to hear the case, second by Smail Opposition:

Yea: Seeger, Ress, McInnis and Truxillo

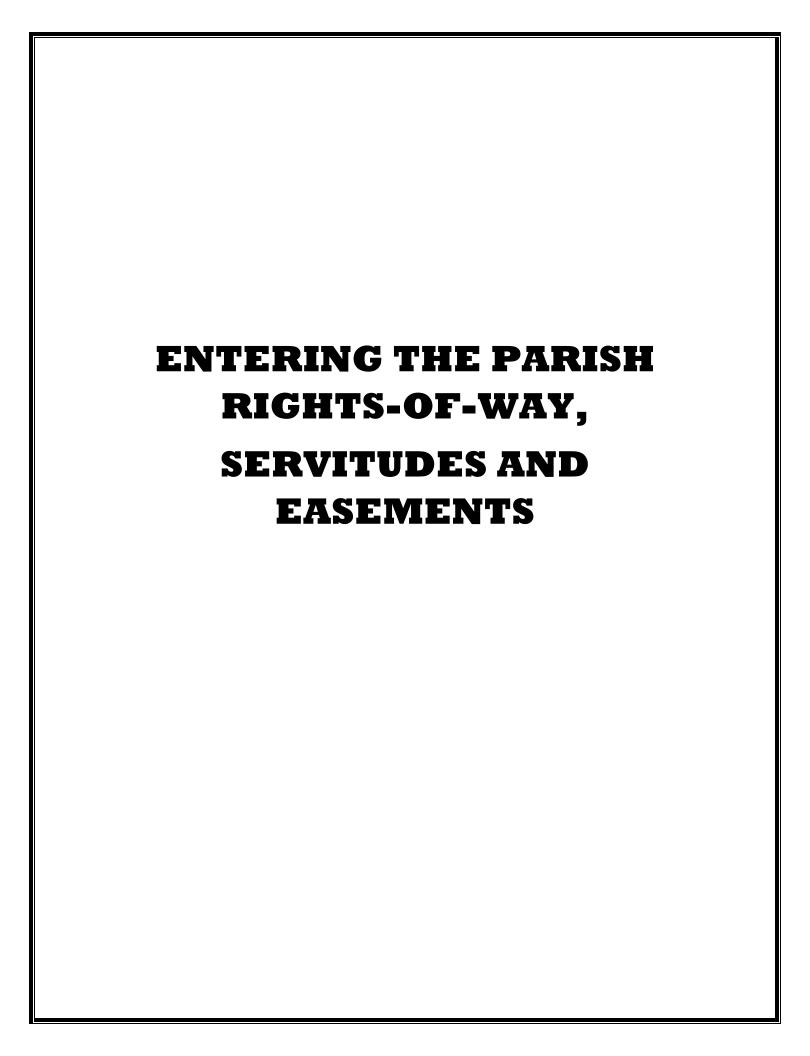
Nay: Doherty, Crawford, Smail, Troncoso and Hernandez

Abstain:

This motion failed

ADJOURNMENT







ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO.

TITLE: A RESOLUTION AUTHORIZING MR. BHAVIN CHAUHAN, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MR. BHAVIN CHAUHAN, 120 HOLIDAY BLVD. COVINGTON, LA 70433; OR ASSIGNEES, TO ENTER PARISH RIGHT-OF-WAY,

SPECIFICALLY THE UNOPENED PORTION OF 11TH AVEUNE & CHARLIE STREET, ALEXIUSVILLE SUBDIVISION, FOR THE PURPOSE OF CAINING ACCESS TO PROPERTY

PURPOSE OF GAINING ACCESS TO PROPERTY.

WARD 3, DISTRICT 5.

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

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

- 6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
- 7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
- 8. That the petitioner post a Performance Obligation in the amount of \$3,000.00 for a period of one (1) year.
- 9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$1,650.00 for a period of two (2) years.
- 10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
- 11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
- 12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
- 13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
- 14. That the petitioner shall submit a copy of the current owner's deed.
- 15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
- 16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
- 17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
- 18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 5.
- 19. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations". If the petitioner cannot provide the required right of way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.
- 20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
- 21. 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.

WAS AS FOLLOWS:	
MOVED FOR ADOPTION BY BY FOLLOWING:	
YEA:	
NAY:	
ABSTAIN:	
ABSENT:	
	DECLARED DULY ADOPTED ON THE <u>11TH</u> DAY R MEETING OF THE PLANNING COMMISSION, A BEING PRESENT.
	DAVID DOHERTY, JR., CHAIRMAN ST. TAMMANY PARISH PLANNING COMMISSION
ATTEST:	
ROSS P. LINER, SECRETARY ST. TAMMANY PARISH PLANN	ING COMMISSION

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON

Bhavin Chauhan 120 Holiday Blvd Covington, LA 70433 504 458 9244

9/1/22

Permission to enter the Parish Right of Way Alexiusville, Covington, LA

To whom it may concern,

I am writing to you to request permission to enter the right of way to gain access to a property that I own in Alexiusville, Covington. The property consist of all lots in two squares:117-1/2 and 118-1/2. 11th Avenue terminates shy of the property and I would like to extend 11th Avenue west about 25ft by the width of the road and South about 20ft by the width of Charlie street so that we could access square 117-1/2 at a minimum of 5ft from the corner of the property.

Please call me with any questions. I can be reached at 504 458 9244.

Thank you, Bhavin Chauhan



Enter R.O.W. Project PLANS RECEIVED 8/15/2022 DEVELOPMENT ENGINEERING

ENGINEERING REVIEW COPY

DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

REFERENCE:

RESUB. By Randoll W. Brown, PLS Map File No.: 1861 Date Filed: 12-20-2000

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 ______

2252050230C Rev.__10-17-1989 FIRM Panel

TARY PARISH PLANNING COMMISSION

Monique T Bringol, Deputy Clerk

Resubdivision of

LOTS 1-A, 2-A & 3-A * SQUARE 117 1/2 AND LOTS 1-A, 2-A & 3-A * SQUARE 118 1/2 ALEXIUSVILLE * SEC. 48, T-7-S, R-11-E ST. TAMMANY PARISH, LOUISIANA

INTO

1/2 & LOT 3-A-1, SQUARE SQUARE 117

NO ATTEMPT HAS BEEN MADE BY RANDAL W. BROWN & ASSOC, INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EXSENENTS, RIGHTS OF WAY, DEED RESTRICTION WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCLIMBRANCES ON THIS PROPERTY OF THAN THOSE FURNISHED BY THE CUENT. NO DAKES.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS' _SURVEY. FOR A CLASS_

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

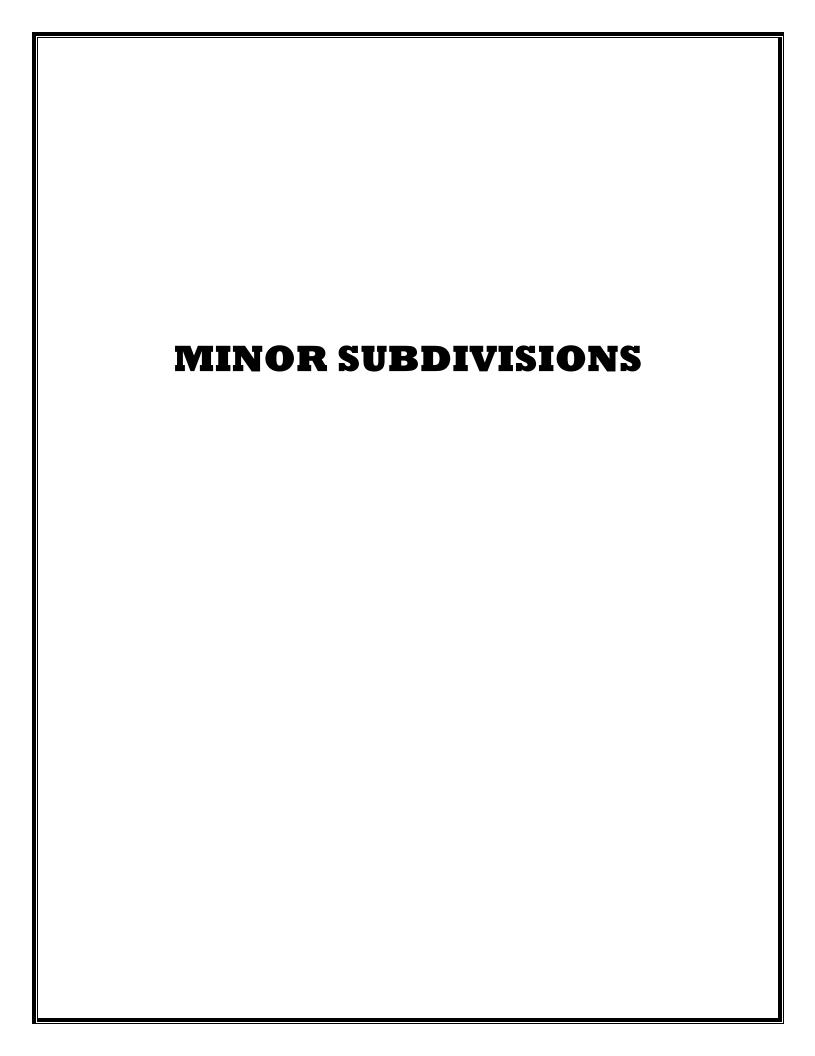
Brown 🔏 Associates, Inc.

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

Date: NOVEMBER 22, 2022 Survey No. 22619 Project No. (CR5) A22619

Drown By: J.E.D.

Randall 2022





PLANNING STAFF REPORT

2023-3228-MSP



PLANNING & DEVELOPMENT

Ross Liner Director

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

Hearing: May 9, 2023 **Posted:** April 28, 2023

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

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

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

Type of Development: Commercial



Current Zoning

HC-3 Highway Commercial District

Total Acres

14.171 acres

of Lots/Parcels

Minor subdivision of Parcel BV-1 and an outparcel (1.083 acres) into Parcels BV-

1A, BV-1B, BV-1C & BV-1D

Surrounding Land Uses:

Mixed-Use

Flood Zone:

Effective Flood Zone A1; Preliminary Flood Zone AE; CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

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

- Parcel BV-1 was previously part of a minor subdivision approved in March 2020 (2020-1778-MSA).
- Parcels BV-1C & BV-1D do not meet the minimum lot size of 1 acre, required as per Section 125.188 of the minor subdivision ordinance and requiring a waiver from the Planning Commission.

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



PLANNING & DEVELOPMENT

Ross Liner Director

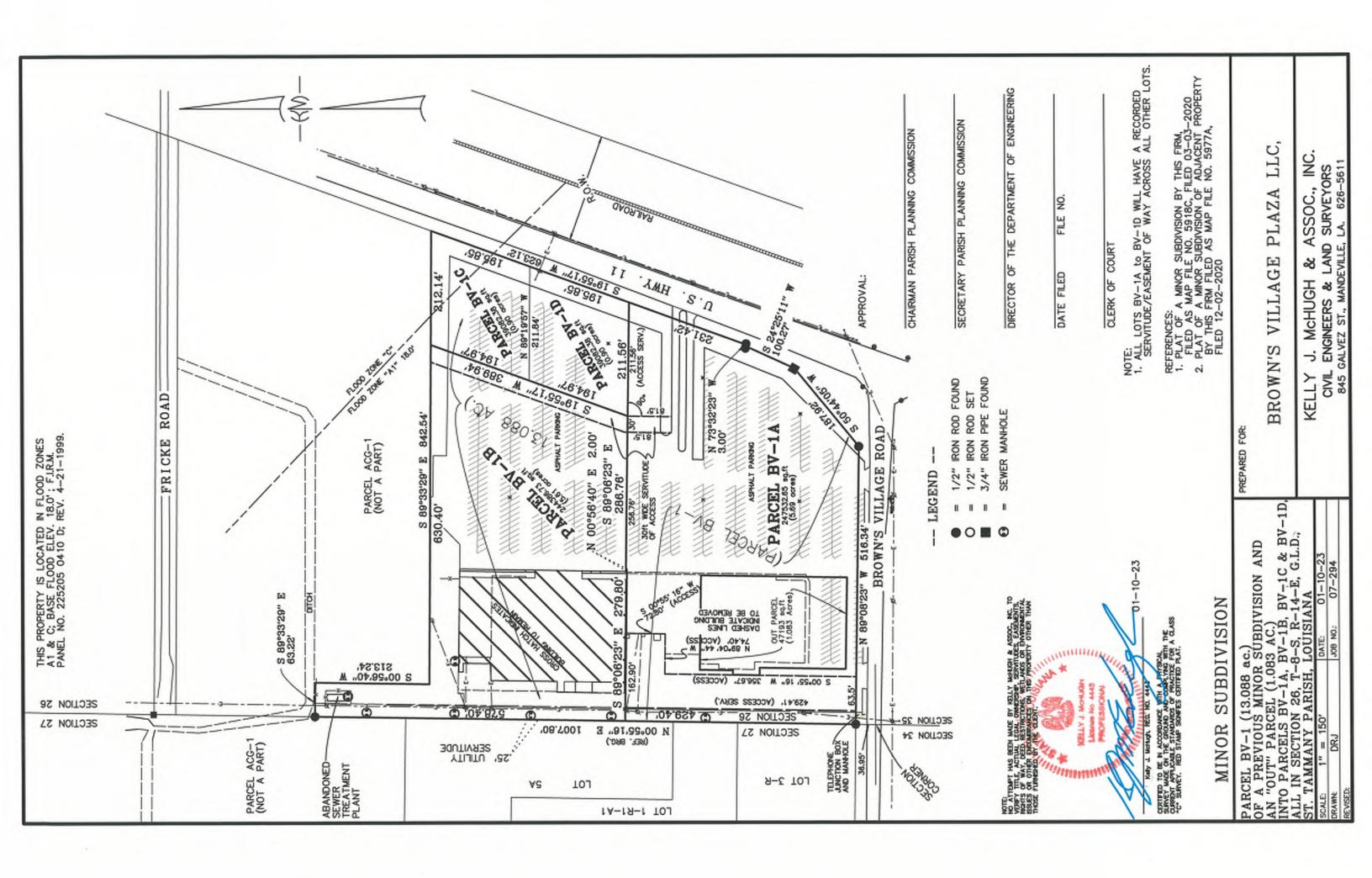
New Directions 2040

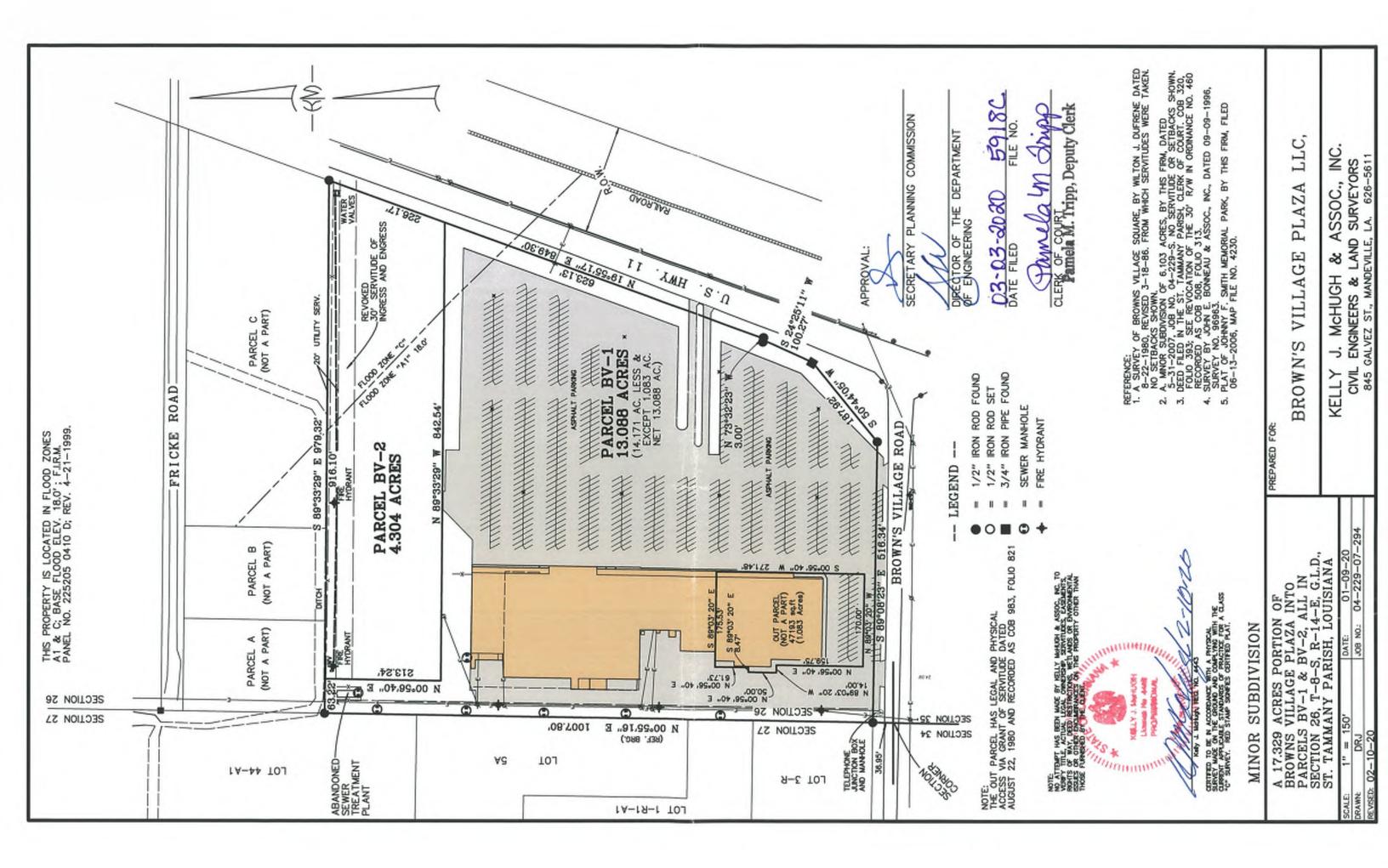
2023-3228-MSP

PLANNING STAFF REPORT

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









PLANNING STAFF REPORT

2023-3310-MSP



PLANNING & DEVELOPMENT

Ross Liner Director

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

Hearing: May 9, 2023 **Posted:** April 28, 2023

Location: The property is located on the east side of Davidson Road, south of LA Highway 1077, Folsom, Louisiana. Ward 2, District 3; S26, T5S, R10E

Owners & Representative: Frank J. & Sunny Francois

Engineer/Surveyor: James J. Jones

Type of Development: Rural/Residential



Current Zoning

A-1 Suburban District
Total Acres
21.99 acres

of Lots/Parcels

Minor subdivision of 21.99 acres into Parcels 1, 2 & 3

Surrounding Land Uses:

Residential & Undeveloped

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 three (3) parcels from 21.99 acres. The minor subdivision request requires a public hearing due to:

• Parcels 1 & 3 do not meet the minimum lot width of 300 feet required under the A-1 Suburban District and requiring a waiver from the Planning Commission.

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



PLANNING STAFF REPORT

2023-3310-MSP

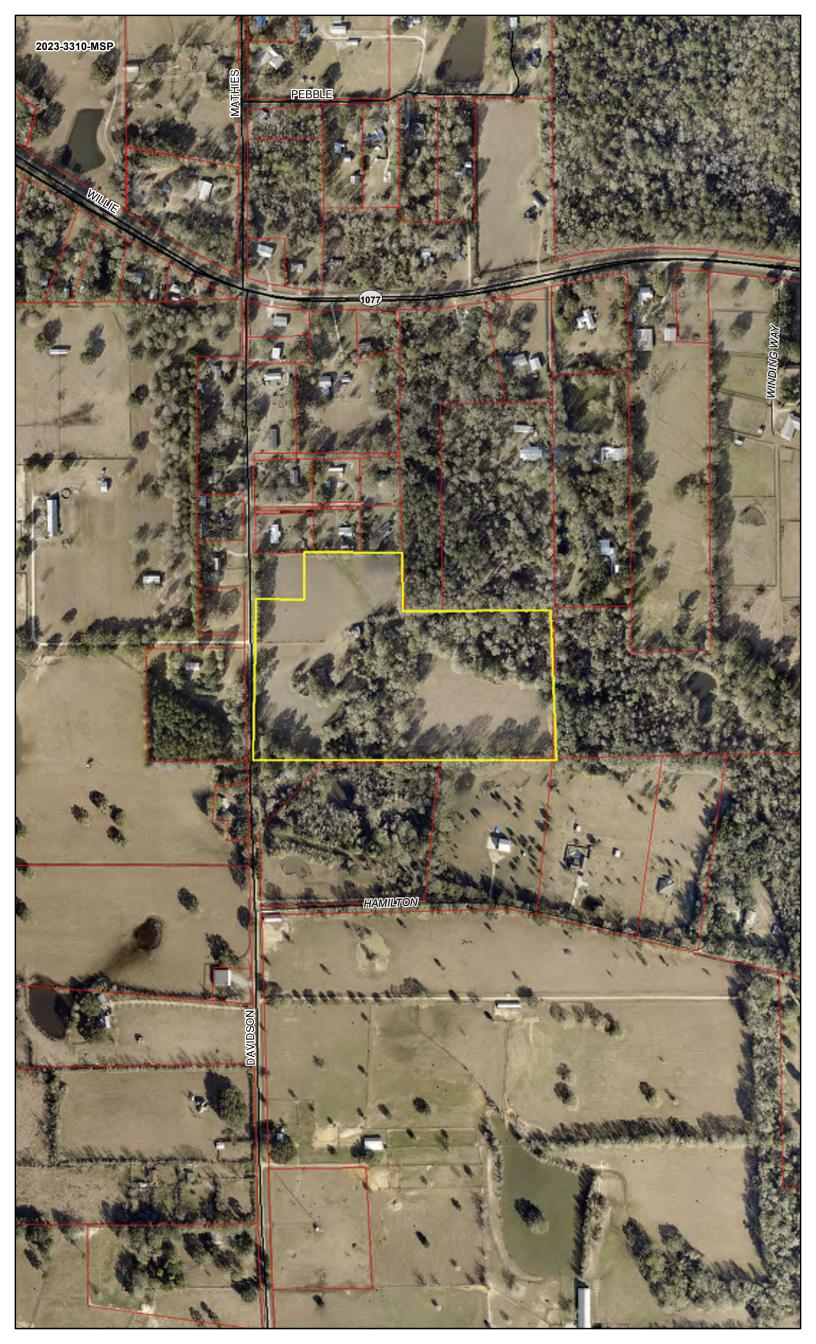
PLANNING & DEVELOPMENT
Ross Liner

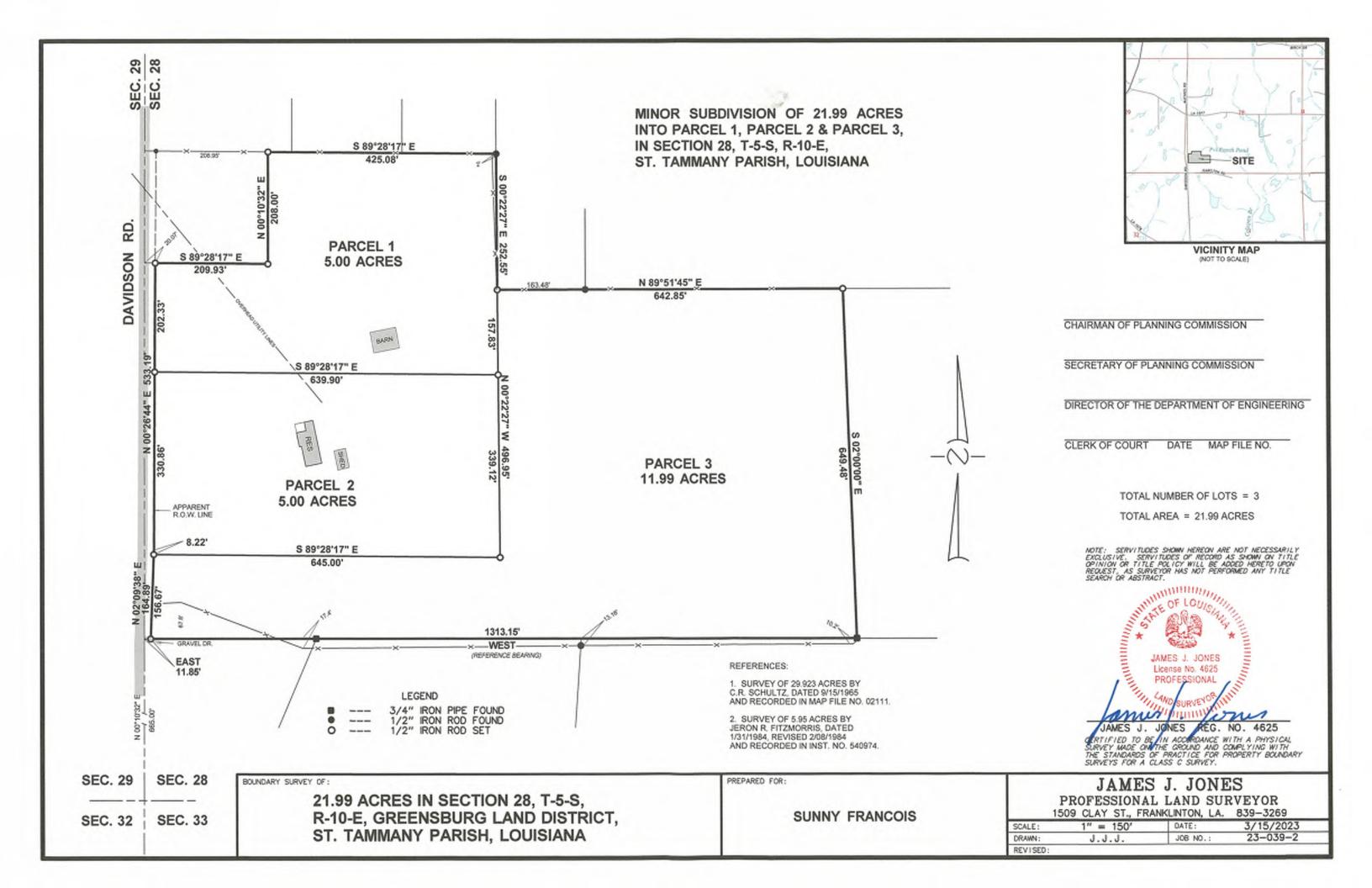
PARISH PRESIDENT Ross Line

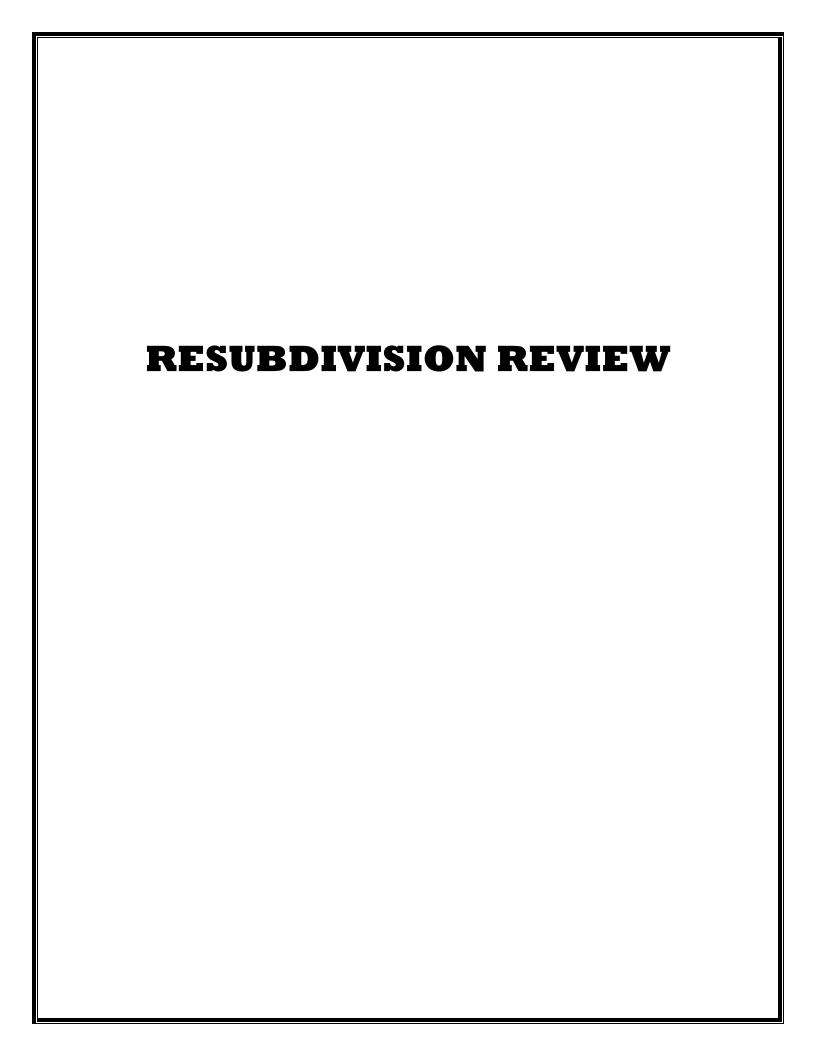
Director

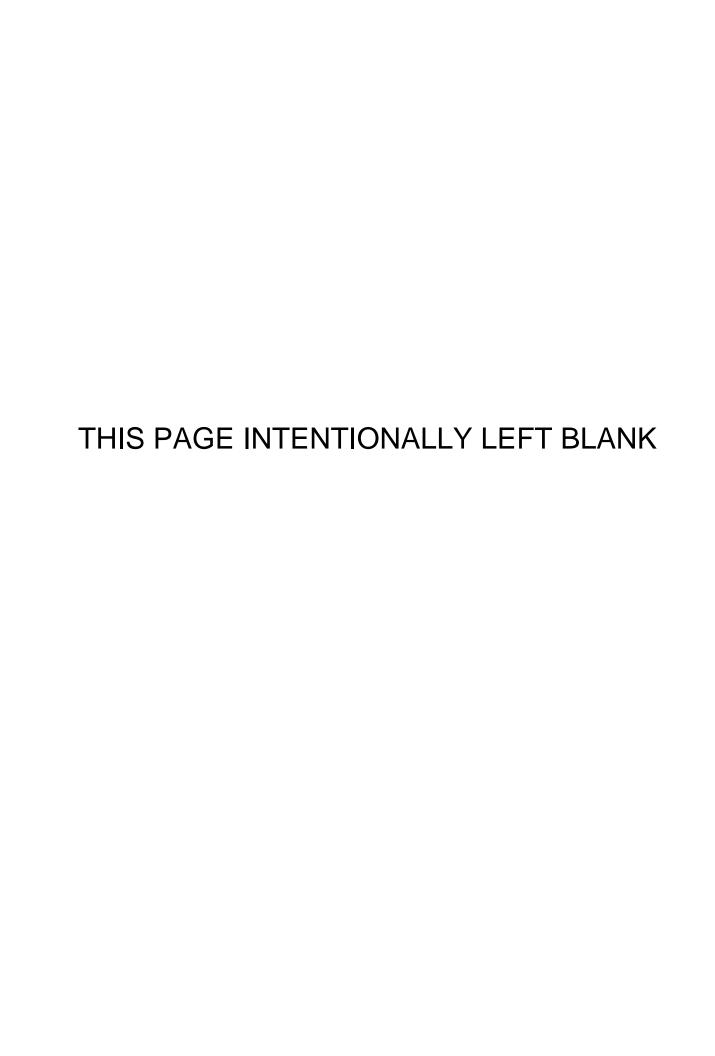
New Directions 2040

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









PLANNING STAFF REPORT

2023-3338-MRP



PLANNING & DEVELOPMENT

Ross Liner Director

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

Hearing: May 9, 2023 Posted: April 28, 2023

Location: The property is located on the north side of Fabrication Row, on the west side of Airport Road and on the south side of Painter Row, Covington, Louisiana. Ward 3, District 2; S20, T6S, R11E

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

Engineer/Surveyor: John G. Cummings & Associates

Type of Development: Industrial



Current Zoning

I-2 Industrial District

Total Acres

5.698 acres

of Lots/Parcels

Resub of Lots 33 & 43A into lot 43B, Covington Industrial Park, Phase II

Surrounding Land Uses:

Industrial

Flood Zone:

Effective Flood Zone A
Preliminary Flood Zone A
Critical Drainage:

Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot from lots 33 & 43A. The public hearing is required considering that:

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

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

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



PLANNING STAFF REPORT

2023-3338-MRP

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

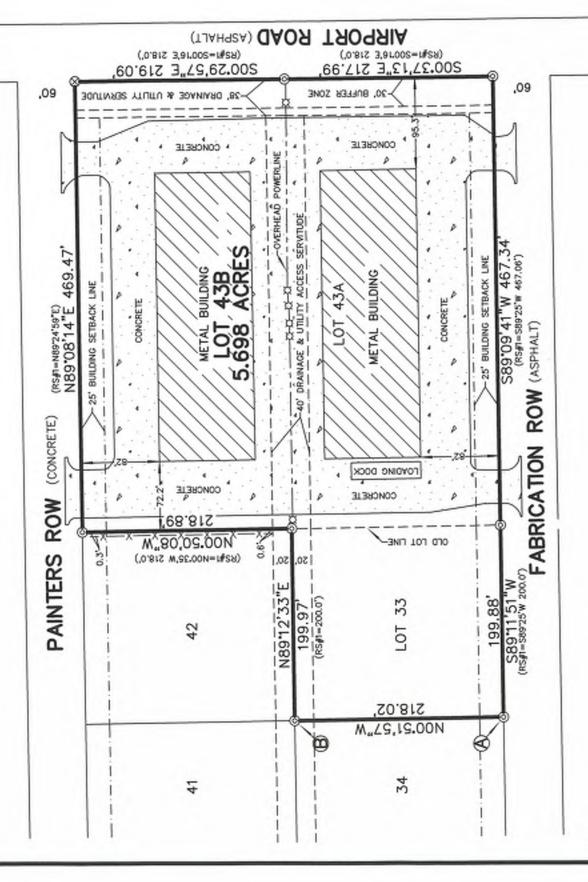
Residential: Medium-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential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





REFERENCE BEARING:

From Iron Rod (A)
to Iron Rod (B)
N00*51*57*W
(per Reference Survey No. 3)



This property is located in Flood Zone per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.

ŝ

Building Setback Lines must be verified by the St. Tammany Parish Planning Department. is

LEGEND

1/2" IRON ROD FOUND
CROSS CUT IN CONCRETE
POWERPOLE
REFERENCE SURVEY
FENCE

| | | | |

⊚⊗¤&×

SURVEYS REFERENCE

- Plat of Covington Industrial Park, Phase II, by Ned R. Wilson, Surveyor, dated May 23, 2003, filed in the St. Tammany Parish Clerk of Court Map File No. 4216, with an Act of Correction Filed in Insturment No. 1654364.
- Resubdivision for Favret Investments, LLC by Ned R. Wilson, Surveyor, dated July 28, 2010, filed in the St. Tammany Parish Clerk of Court Map File No. 4915B.
- Survey for Favret Investments, LLC by John G. Cummings, Surveyor, dated August 23, 2022, Job No. 22176. mi

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DIRECTOR/DEPARTMENT OF ENGINEERING

APPROVAL:

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

8 COMMINGS Ö NHOP

JEFFERSON AVENUE

503 N.

ASSOCIA TES LAND

PHONE (985) 892-1549

FILE NO.

DATE FILED

吕

FAVRET INVESTMENTS,

PLAT PREPARED FOR:

SHOWING

RESUBDIVISION OF LOT 33 & LOT 43A INTO LOT 43B, COVINGTON INDUSTRIAL PARK, PHASE II, LOCATED IN SECTION 20, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA. SURVEY OF:

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

100, SCALE:

JOB NO.

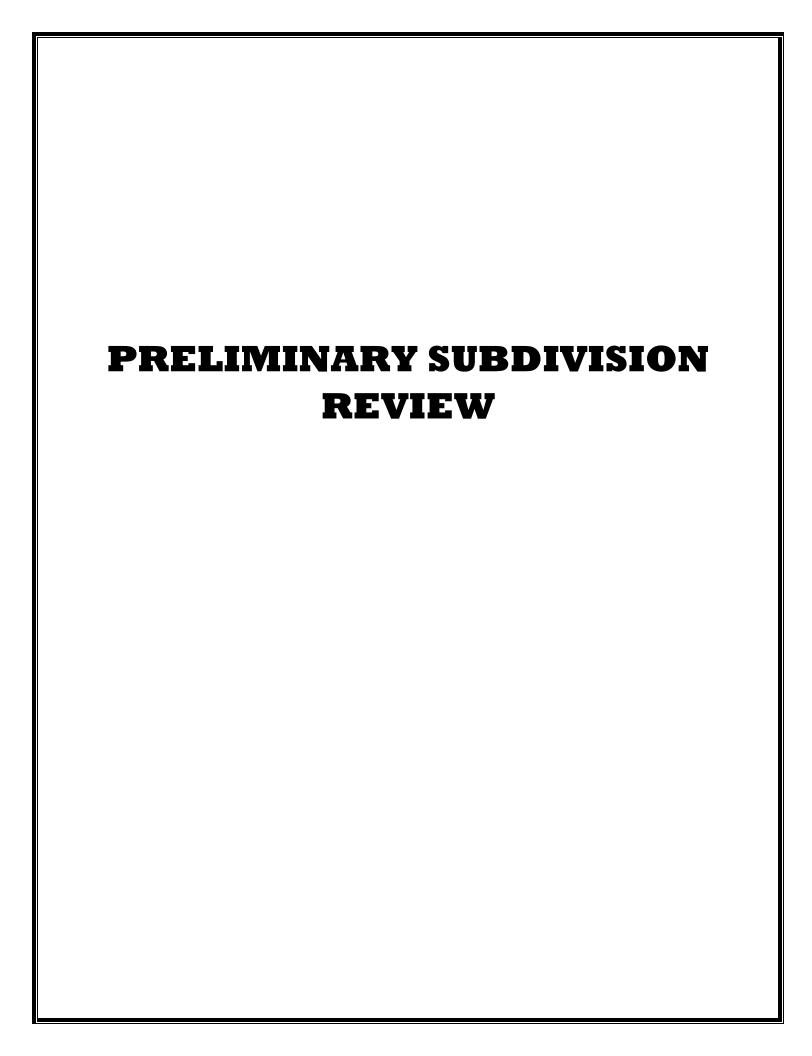
23051

DATE:

8 . 1 6 . I JOHN G. CUMMINGS Santa Salar License No. 677 PROFESSIONAL MOSURIVEYO

REVISED:

04/11/2023





PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT (As of May 2, 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 WARD: 8

TOWNSHIP: 9 South PARISH COUNCIL DISTRICT: 13

RANGE: 15 East

TYPE OF DEVELOPMENT: URBAN (Residential lots less than 1 acre)

SUBURBAN (Residential lots between 1-5 acres)
RURAL (Residential Farm Tract lots 5 acres plus)
X OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located on the 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

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on April 28, 2023. Preliminary Approval of this case shall be subject to the developer complying with comments #1 - #4 and all informational items below and no work order to be issued until all required items are satisfactorily completed and submitted. This case was previously postponed at the January 10, 2023, the February 14, 2023, the March 8, 2023 and the April 11, 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 May 2, 2023.
- 2. Pursuant to Ordinance Section 125-60(5) the developer is requesting a waiver of the minimum roadway elevation shall be at least 6.0' (see attached letter). A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
- 3. The developer has requested a waiver of regulations for detention requirements in accordance with Ordinance Section 125-197(e)(1). Therefore, the Department of Development has calculated a drainage fee in lieu of detention as follows:
 - 51.46 acres x \$3,500.00/acre = \$180,110.00 (this calculation includes the entire footprint of the proposed development)

However, the developer has submitted a letter (see attached) detailing the request to remove the greenspace, preserved areas, and existing impervious areas from the area used for calculation of the fee in lieu of detention based on the existing vs. post-development disturbed areas.

If the Planning Commission agrees with this request the following calculation can be used: 1.11 acres x \$3,500.00/acre = \$3.885.00

The fee shall be due prior to the issuance of any work orders by the Parish;

Water & Sewer Plan:

4. Provide the required water and sewer documentation in accordance with the previous comments and markup summaries issued to the developer and the engineer of record of May 2, 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.

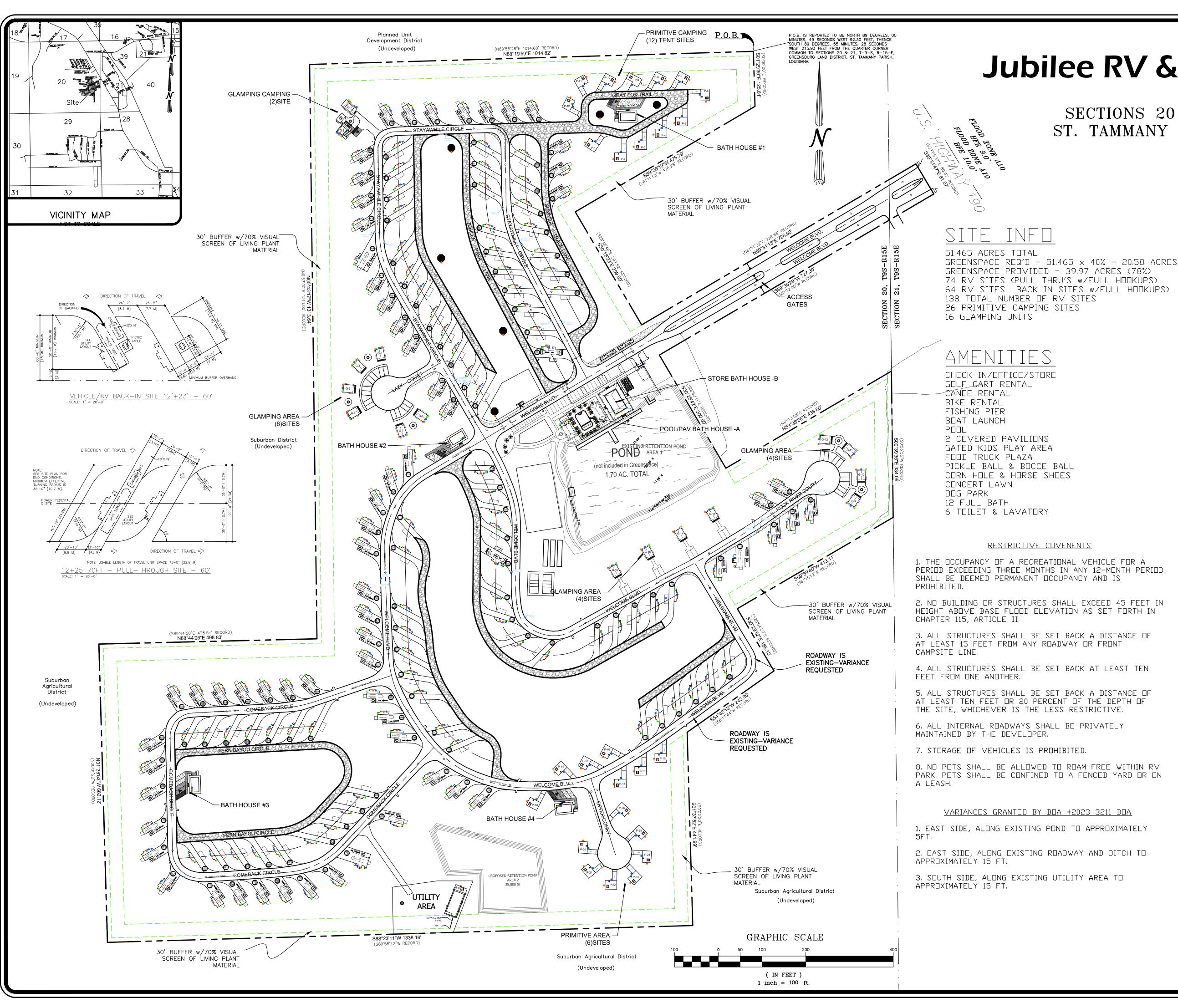
A LDH approval letter will be required for this project regarding the proposed RV Park, Bathhouse's and water and sewer lines and systems associated with this project.

A DEQ discharge permit letter be required for this project regarding the proposed RV Park, Bathhouse's and water and sewer lines and systems associated with this project.

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 May 9, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



Jubilee RV & Camping Park

RESTRICTIVE COVENENTS

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

GENERAL NOTES:

1. EACH RV SITE WILL HAVE IT'S DWN SEWER & WATER CONNECTION AND AN ELECTRICAL HOOKUP w/30 & 50 AMP SERVICES (FULL HOOKUPS).

2. 12 FULL BATH & 6 TOILET & LAVATORY

3. AT LEAST 50% OF ALL TREES WITHIN THE 30' BUFFER SHALL REMAIN INTACT.

4. SMALL TRASH RECEPTACLES SHALL BE LOCATED AT ALL RV SITES AND SCATTERED THROUGHOUT THE PRIMITIVE AND GLAMPING AREAS WITH DAILY PICKUP PROVIDED. A MAIN DUMPSTER DAILY PICKUP IS LOCATED NEAR OFFICE w/7' HIGH OPAQUE FENCE OF WOOD OR

5. THE OFFICE AND CHECK-IN BUILDING SHALL HAVE A CONVENIENCE STORE WITH A MAXIMUM OF 1800 SQUARE FEET w/TDILET AND LAVATORY.

6. ALL EXISTING ROADWAYS THROUGHOUT THE SITE ARE 20' WIDE CONCRETE, THE 4 NEW INTERIOR ROADS FOR THE PULL-THRU RV SITES ARE 16' WIDE W/LIMESTONE SURFACE AND ONE

7. EXISTING ON SITE WATER SUPPLY (WELL) AND SEWER TREATMENT PLANT WILL BE UPGRADED TO MEET CURRENT REQUIREMENTS AND STANDARDS.

8. RV PARKS SHALL BE LIGHTED DURING THE HOURS OF DARKNESS IN A WAY AS TO ENSURE THE SAFETY OF THE OCCUPANTS, SUCH LIGHTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OF THE RV PARK.

9. THE OWNER OF THE RECREATIONAL PARK SHALL BE RESPONSIBLE FOR THE SUPERVISION OPERATION, AND MAINTENANCE OF THE PARK. THE OWNER OR HIS DESIGNER SHALL BE AVAILABLE OR ON CALL AT ALL TIMES IN THE EVENT OF AN EMERGENCY

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

11. ALL RV SITES HAVE INDIVIDUAL POTABLE WATER AND SANITARY SEWER CONNECTIONS.

- CERTIFICATION THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF TH

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 — DEDICATION —

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:

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

DIRECTOR OF PARISH ENGINEERING

CLERK OF COURT FILE NUMBER

ASSOCIATE
RING ENVERO Burkes

JUBILEE RV & CAMPING PARK

JUBILEE RV & CAMPING PARK

PARISH PLANNING COMMISSION CHAIRMAN PARISH PLANNING COMMISSION SECRETARY

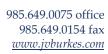
> DRAWN BY: CHECKED B 20220326

1" = 100'

4/21/2023

J.V. Burkes & Associates, Inc.

1805 Shortcut Highway Slidell, Louisiana 70458





April 29, 2023

St Tammany Parish Planning & Development Staff 21454 Koop Dr, Suite B Mandeville LA 70471

Via: Online upload

Re: Requested Waiver(s)

Planning Staff:

Thank you for your reviews and responses to our development plans. Your reviews are culminating in this submittal for waivers on two points as set forth here. These waivers assist us to achieve one of our key goals, that of developing as natural a project as possible. We are working to keep as much untouched green space, plants, trees, and land as we possibly can. Our view is development of a park first and foremost; in which we are inserting an RV/camping community. To that end we are asking for these two waivers.

One, we request a waiver under St Tammany Code Sec. 125-197. – Hydological Study and Plan, Subsection E: a fee in lieu of on-site detention. If granted this will allow us to keep more undisturbed land, trees, and vegetation. More details of this request are in the engineering documents, but here is an overview of our reasoning.

The two basic criteria for approval are met according to our study. One, our location is in the lower one third of the drainage basin and thus we meet this first criteria. Two, our hydrologic study concludes that predevelopment and post development conditions show no negative effect within the drainage basin (Pre-Development not in pond 87.58 cfs and Post-Development 85.85 cfs – a 1.73 cfs reduction). This being the case, the two critera are met. We trust that your technical review of our study will agree that our post development status as an RV & Camping Park creates no negative effect when compared with the predevelopment status as a mobile home development.

As to calculation of the fee, here are our pre and post development calculations as to the net effect of the impacted area.



EXISTING		POST DEVELOPMENT	
Existing Area	51.47 Acres	Post Development Area	51.47 Acres
GREEN SPACE	41.09	GREEN SPACE	39.97 Acres
IMPERVIOUS AREAS		IMPERVIOUS AREAS	
Concrete Streets	3.94 Acres	Concrete Streets	3.94 Acres
Concrete Pads	1.94 Acres	Gravel RV Pads & Gravel Parking	4.78 Acres
Mobile Homes	4.46 Acres	Buildings/Concrete/Impervious	1.02 Acres
Wastewater Building	.04 Acres	New Gravel Roads	1.75 Acres
TOTAL IMPERVIOUS	10.38 Acres	TOTAL IMPERVIOUS	11.49 Acres
TOTAL GREEN & IMP	51.47 ACRES	TOTAL GREEN & IMP	51.47 ACRES

Thus, it appears that the total Impacted Area is 1.01 +- Acres (the end analysis of Total Impervious 11.49-10.38 = 1.11 Acres) and given a fee of \$3,500 would result in a Total Impact Fee of \$3,885.

Our second requested waiver is that the new limestone roads are not required to meet the STP Ordinance that all new roads meet a 6' MSL requirement. This would dictate that we bring in fill. We are working with the existing land elevations to create no additional fill in the development. To this end we are requesting this waiver.

We appreciate your consideration of these submitted requests of waiver and stand ready to meet and discuss any questions or comments you may have. Thank you again for your time and consideration.

Sincerely,

Sean M. Burkes, PE, PLS

J.V. Burkes & Associates, Inc.

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT

(As of May 2, 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)
X 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 and the April 11, 2023 Planning Commission meetings.

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on April 26, 2023. Preliminary Approval of this case shall be subject to the developer complying with comment #1 and the informational items below and no work order to be issued until all required items are satisfactorily completed and submitted.

General Comments:

1. 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 modifications for the roadway and crossing in this location. The required modeling and associated information will be required to be completed by the developer's engineer of record and submitted to the Parish. The aforementioned improvements must show a no net increase in the water surface elevation over the existing conditions and shall be accomplished within the limits of the existing Bricker Road right-of-way and Vieux Carre development. Staff is requiring a Performance Obligation in the amount of \$275,000.00 (see below) to ensure the required modeling and determined improvements are completed in conjunction with the proposed Armstrong Parkway connection to Bricker Road.

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.

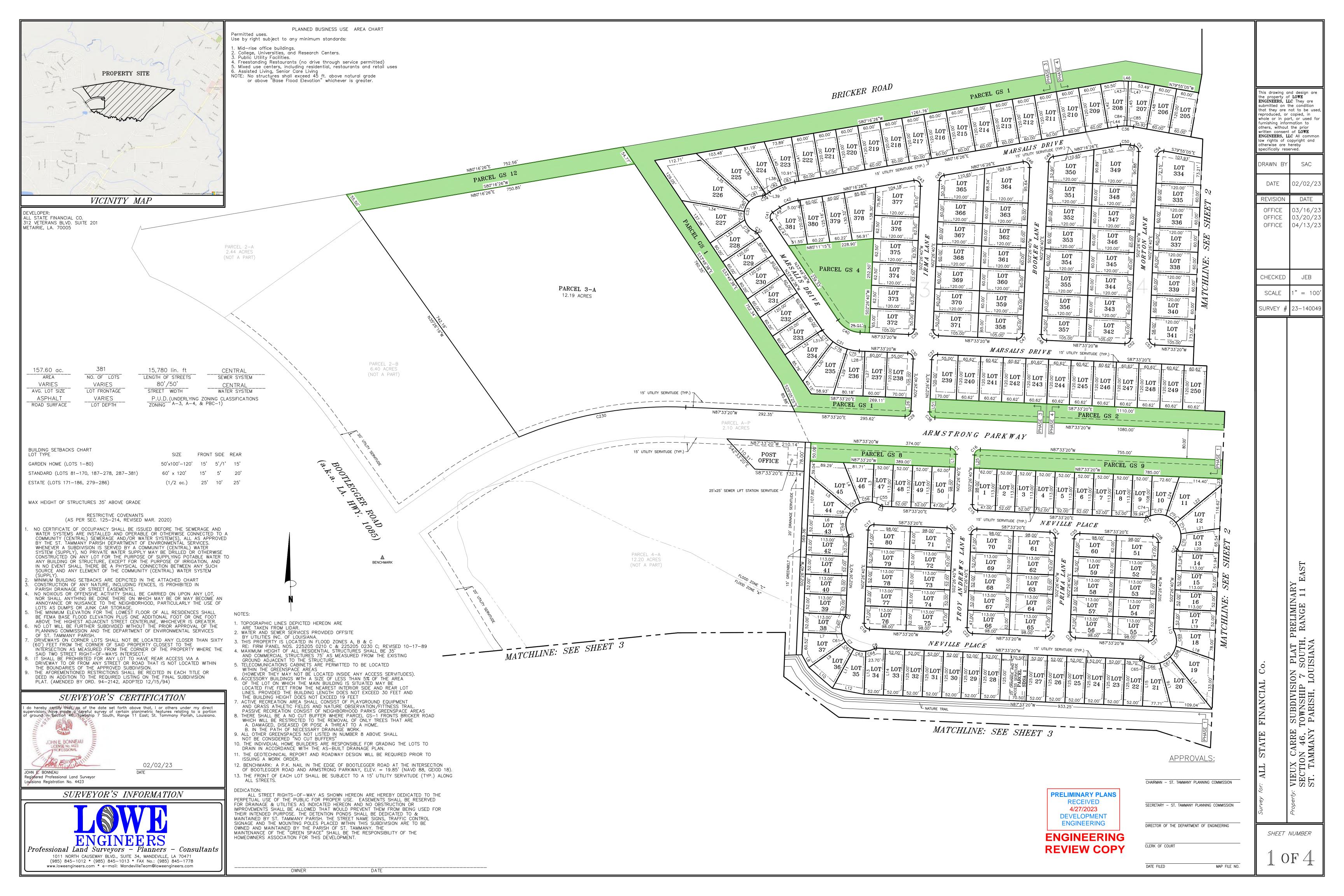
A funded **Maintenance Obligation** in the amount of **\$20,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

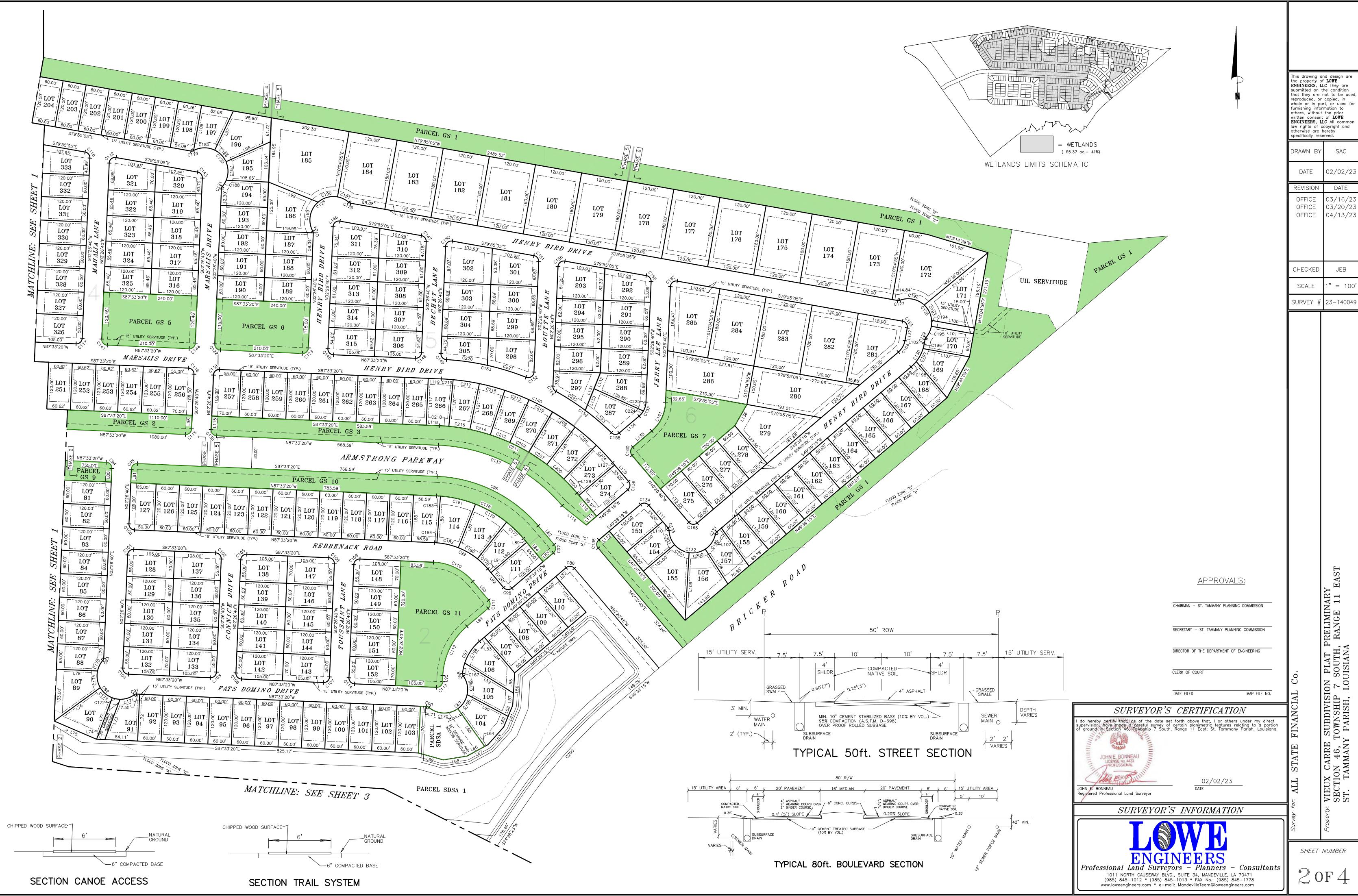
A **Performance Obligation** in the amount of \$275,000.00 will be required to ensure the construction of the required Bricker Road raising associated with the Timber Branch crossing. Since staff has not received any finalized plans or costs estimates associated with this work, this obligation was based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

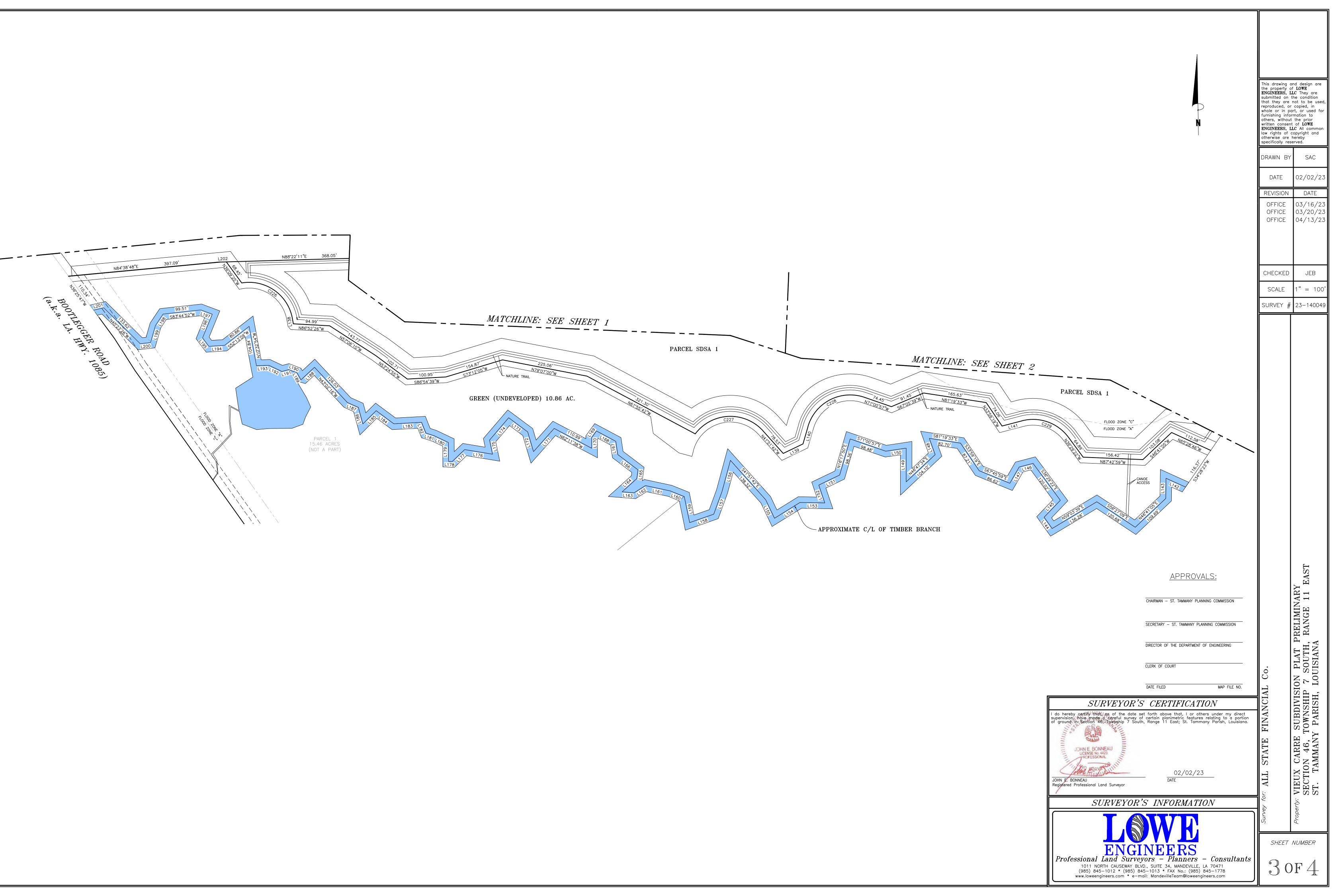
Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,".

Revised drawings will not be accepted for review or placement in the packet prior to the May 9, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated

into the revised plans.







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 89 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 453.94 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 BRICKER 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 SOUTH 79 DEGREES 55 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 2924.73 FEET TO A POINT AND CORNER; THENCE RUN NORTH 84 DEGREES 50 MINUTES 53 SECONDS EAST 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 47 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 104.10 FEET TO A POINT AND CORNER; THENCE RUN NORTH 00 DEGREES 01 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 88.33 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 81 DEGREES 25 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 53.93 FEET TO A POINT AND CORNER; THENCE RUN NORTH 71 DEGREES 00 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 98.48 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 16 DEGREES 17 MINUTES 50 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 SOUTH 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 42 SECONDS EAST FOR A DISTANCE OF 23.25 FEET TO A POINT AND CORNER; THENCE RUN NORTH 52 DEGREES 52 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 42 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 81.21 FEET TO A POINT AND CORNER; THENCE RUN NORTH 16 DEGREES 26 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 53.67 FEET TO A POINT AND CORNER; THENCE RUN NORTH 53 DEGREES 21 MINUTES 06 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 NORTH 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 36 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 66.90 FEET TO A POINT AND CORNER; THENCE RUN NORTH 69 DEGREES 31 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 31.96 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 NORTH 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

SAID AREA OF PARCEL CONTAINS 157.60 ACRES MORE OR LESS

SECONDS WEST FOR A DISTANCE OF 27.44 FEET BACK TO THE POINT OF BEGINNING.

CURVE TABLE									
CURVE # LENGTH RAD			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'					
С3	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'	S76°56'35"W	5.35'					
С9	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°12'57"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'	N76°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'					

CUF	RVE TABLE		CURVE TABLE				
RADIUS	CHORD BEARING	CHORD LENGTH	CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENG
15.00'	N42°33'20"W	21.21'	C21	23.56	15.00'	N47°26'40"E	21.21'
15.00'	N47°26'40"E	21.21'	C22	23.56'	15.00'	N42°33'20"W	21.21'
10.00'	S72°03'15"E	5.35'	C23	23.56'	15.00'	S47°26'40"W	21.21'
60.00'	N47°26'40"E	116.44	C24	23.56'	15.00'	S42°33'20"E	21.21'
10.00'	N13°40'13"W	5.14'	C25	23.56'	15.00'	N47°26'40"E	21.21'
10.00'	N17°38'07"E	5.44'	C26	23.56'	15.00'	N42°33'20"W	21.21'
50.00'	N42°33'20"W	116.44'	C27	23.56'	15.00'	S47°26'40"W	21.21'
10.00'	S76°56'35"W	5.35'	C28	23.56'	15.00'	S42°33'20"E	21.21'
0.00'	N72°03'15"W	5.35'	C29	23.56'	15.00'	N47°26'40"E	21.21'
50.00'	S47°26'40"W	116.44	C30	23.56'	15.00'	N42°33'20"W	21.21'
10.00'	S13°12'57"E	5.29'	C31	117.22	125.00'	N60°41'29"W	112.97'
10.00'	S17°56'45"W	5.35'	C32	5.86'	10.00'	N50°36'21"W	5.77'
50.00'	S42°33'20"E	116.44	C33	137.11	50.00'	N11°10'22"E	98.01'
10.00'	N76°56'35"E	5.35'	C34	5.86'	10.00'	N72°57'06"E	5.77'
15.00'	S42°33'20"E	21.21'	C35	73.61'	175.00'	N68°13'24"E	73.07'
15.00'	S47°26'40"W	21.21'	C36	43.21'	125.00'	S89°49'20"E	43.00'
15.00'	N47°26'40"E	21.21'	C37	23.56'	15.00'	S47°26'40"W	21.21'
15.00'	N42°33'20"W	21.21'	C38	23.56'	15.00'	S42°33'20"E	21.21'
15.00'	S47°26'40"W	21.21'	C39	23.56'	15.00'	N47°26'40"E	21.21'
15.00'	S42°33'20"E	21.21'	C40	70.33'	75.00'	S60°41'29"E	67.78'

CURVE TABLE							
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENG			
C41	23.56'	15.00'	S11°10'22"W	21.21'			
C42	52.58'	125.00'	S68°13'24"W	52.19'			
C43	26.75	15.00'	N48°38'27"W	23.34'			
C44	23.56'	15.00'	N42°33'20"W	21.21'			
C45	20.38'	15.00'	N41°21'33"E	18.84'			
C46	26.75	15.00'	S48°38'27"E	23.34'			
C47	23.56'	15.00'	S47°26'40"W	21.21'			
C48	23.56'	15.00'	S42°33'20"E	21.21'			
C49	20.38'	15.00'	S41°21'33"W	18.84			
C50	25.93'	75.00'	N89°49'20"W	25.80'			
C51	21.56'	15.00'	N38°44'13"W	19.75			
C52	23.56'	15.00'	N47°26'40"E	21.21'			
C53	23.56'	15.00'	S42°33'20"E	21.21'			
C54	25.56'	15.00'	S51°15'47"W	22.58'			
C55	24.44'	60.00'	N68°13'23"W	24.27'			
C56	33.51'	60.00'	S84°06'33"W	33.07			
C57	29.76	60.00'	S53°54'16"W	29.45'			
C58	22.65'	60.00'	S28°52'57"W	22.52'			
C59	48.83'	60.00'	S05°14'43"E	47.49'			
C60	48.50'	60.00'	S10°17'29"W	47.19			

CURVE TABLE								
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH				
C61	23.24	60.00'	S23°57'30"E	23.09'				
C62	29.76	60.00'	S49°15'40"E	29.45'				
C63	33.00'	60.00'	S79°13'28"E	32.58'				
C64	24.69'	60.00'	N73°13'52"E	24.52'				
C65	8.04'	60.00'	S60°23'38"E	8.04'				
C66	42.37'	60.00'	S84°27'49"E	41.49'				
C67	32.65'	60.00'	N59°43'09"E	32.25'				
C68	32.77'	60.00'	N28°29'08"E	32.36'				
C69	43.35'	60.00'	N07°51'31"W	42.42'				
C70	43.20'	60.00'	N12°49'09"E	42.28'				
C71	33.11'	60.00'	N23°37'03"W	32.69'				
C72	33.01'	60.00'	N55°11'21"W	32.60'				
C73	42.07	60.00'	S88°57'32"W	41.22'				
C74	7.78'	60.00'	S65°09'21"W	7.77'				
C75	32.50'	125.00'	S80°06'26"E	32.41'				
C76	43.45'	125.00'	S62°42'03"E	43.23'				
C77	41.27	125.00'	S43°17'06"E	41.08'				
C78	44.52'	50.00'	S41°52'37"E	43.06'				
C79	22.82'	50.00'	S03°17'50"E	22.62'				
C80	28.59'	50.00'	S26°09'18"W	28.20'				

CURVE TABLE

CURVE # LENGTH RADIO		RADIUS	CHORD BEARING	CHORD LENGTH	
C81	41.19'	50.00'	S66°07'57"W	40.03'	
C82	36.81	175.00'	S62°11'53"W	36.74	
C83	36.81	175.00'	S74°14'55"W	36.74	
C84	25.31'	125.00'	S86°04'31"W	25.27	
C85	17.90'	125.00'	N84°01'15"W	17.89'	
C86	23.56'	15.00'	N85°20'45"W	21.21	
C87	95.38'	125.00'	S27°47'44"W	93.08'	
C88	7.23'	10.00'	S14°46'27"E	7.07'	
C89	173.98'	60.00'	S47°35'10"W	119.12'	
C90	6.67	10.00'	N68°26'56"W	6.55'	
C91	6.67	10.00'	S73°20'16"W	6.55'	
C92	174.28	60.00'	N42°33'20"W	119.16'	
C93	6.67	10.00'	N21°33'04"E	6.55'	
C94	23.56'	15.00'	N42°33'20"W	21.21	
C95	23.56'	15.00'	S47°26'40"W	21.21	
C96	296.63	360.00'	N63°57'02"W	288.31'	
C97	23.56'	15.00'	N04°39'15"E	21.21	
C98	23.56'	15.00'	S85°20'45"E	21.21'	
C99	156.55	190.00'	S63°57'02"E	152.16'	
C100	23.56'	15.00'	S42°33'20"E	21.21'	

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENG
C101	23.56'	15.00'	N47°26'40"E	21.21'
C102	23.56'	15.00'	S42°33'20"E	21.21'
C103	23.56'	15.00'	S47°26'40"W	21.21'
C104	23.56'	15.00'	N42°33'20"W	21.21'
C105	23.56'	15.00'	N47°26'40"E	21.21'
C106	23.56'	15.00'	S42°33'20"E	21.21'
C107	23.56'	15.00'	S47°26'40"W	21.21'
C108	23.56'	15.00'	N42°33'20"W	21.21'
C109	23.56'	15.00'	S47°26'40"W	21.21'
C110	115.36	140.00'	N63°57'02"W	112.12'
C111	23.56'	15.00'	N04°39'15"E	21.21'
C112	144.19	175.00'	N26°02'58"E	140.15
C113	23.56'	15.00'	N47°26'40"E	21.21'
C114	23.56'	15.00'	S42°33'20"E	21.21'
C115	23.56'	15.00'	N47°26'40"E	21.21'
C116	23.56'	15.00'	N42°33'20"W	21.21'
C117	23.56'	15.00'	N47°26'40"E	21.21'
C118	21.56'	15.00'	N38°44'13"W	19.75'
C119	6.67'	10.00'	N80°58'31"E	6.55'
C120	166.28	60.00'	S38°44'13"E	117.95

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CURVE TABLE							
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH			
C221	103.55	660.00'	N72°54'06"W	103.44'			
C222	89.50'	660.00'	N57°08'57"W	89.43'			
C223	88.05'	660.00'	N49°26'34"W	87.98'			
C224	17.06'	50.00'	N39°52'53"E	16.97'			
C225	24.14	50.00'	N16°16'36"E	23.91'			
C226	178.89'	115.00'	N55°06'41"W	161.39'			
C227	202.98'	115.00'	S87°34'21"W	177.64'			
C228	186.03	115.00'	S62°38'27"W	166.40'			
C229	136.70	115.00'	N70°32'37"W	128.80'			
C230	457.63	1040.00	S79°50'19"W	453.94'			

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'					

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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'	S26°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°16'26"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

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGT
C161	82.40'	100.00'	N26°02'58"E	80.09
C162	25.56'	15.00'	N51°15'47"E	22.58'
C163	23.56'	15.00'	S34°55'05"E	21.21'
C164	34.53'	50.00'	S29°52'05"W	33.85'
C165	23.56'	15.00'	N85°20'45"W	21.21'
C166	68.47'	125.00'	S33°57'45"W	67.61'
C167	26.91	125.00'	S12°06'14"W	26.86'
C168	49.85	60.00'	N11*41'00"W	48.43'
C169	44.41'	60.00'	N33°19'21"E	43.40'
C170	79.72'	60.00'	S87°24'28"E	73.99'
C171	38.71'	60.00'	N72°42'42"E	38.04'
C172	20.39'	60.00'	S79°04'20"E	20.29'
C173	40.88'	60.00'	S49°49'01"E	40.10'
C174	44.33'	60.00'	S09°07'46"E	43.33'
C175	29.97'	60.00'	S26°20'53"W	29.66'
C176	255.43	310.00	N63°57'02"W	248.26'
C177	60.36'	310.00	N45*55'26"W	60.26
C178	36.99'	190.00'	N45°55'26"W	36.94'
C179	92.18'	310.00'	N60°01'14"W	91.85'
C180	56.50'	190.00'	N60°01'14"W	56.29'

LINE TABLE

CURVE TABLE

G	CHORD LENGTH	CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
	80.09'	C181	92.29'	310.00'	N77°04'06"W	91.95
	22.58'	C182	56.56'	190.00'	N77°04'06"W	56.36'
	21.21'	C183	10.60'	310.00'	N86°34'34"W	10.60'
	33.85'	C184	6.50'	190.00'	N86°34'34"W	6.49'
	21.21'	C185	56.18'	60.00'	S88°41'29"W	54.15'
	67.61'	C186	42.23'	60.00'	N44°19'19"W	41.37'
	26.86'	C187	48.89'	60.00'	N00°48'56"W	47.55'
	48.43'	C188	18.99'	60.00'	N31°35'32"E	18.91'
	43.40'	C189	81.73'	60.00'	S10°28'02"W	75.56'
	73.99'	C190	52.91'	60.00'	S74°45'25"W	51.21'
	38.04'	C191	32.53'	60.00'	N64°26'50"W	32.13'
	20.29'	C192	66.71	60.00'	N79°04'03"W	63.33'
	40.10'	C193	44.84	60.00'	N25°48'17"W	43.80'
	43.33'	C194	15.16'	60.00'	N02°50'35"E	15.12'
	29.66'	C195	32.47'	60.00'	N25°35'00"E	32.07'
	248.26	C196	12.17'	100.00'	N13°34'04"E	12.16'
	60.26	C197	37.76'	100.00'	N27°52'18"E	37.54'
	36.94'	C198	19.14'	100.00'	N44°10'19"E	19.11'
	91.85'	C199	47.65	60.00'	N34°11'28"E	46.41'
	56.29'	C200	43.31'	60.00'	N77°37'07"E	42.37'

LINE TABLE

CURVE #	LENGIH	RADIUS	CHORD BEARING	CHORD LENGTH
C201	43.31'	60.00'	S61°01'29"E	42.38'
C202	40.02'	60.00'	S21°14'21"E	39.28'
C203	49.15	490.00'	N43°13'10"W	49.13'
C204	61.19'	610.00'	N43°13'10"W	61.16'
C205	57.28'	490.00'	N49°26'30"W	57.25'
C206	71.31'	610.00'	N49°26'30"W	71.27
C207	56.16'	490.00'	N56°04'27"W	56.13'
C208	69.92'	610.00'	N56°04'27"W	69.88'
C209	54.49'	490.00'	N62°32'37"W	54.46'
C210	67.84	610.00'	N62°32'37"W	67.80'
C211	403.74	490.00'	N63°57'02"W	392.42'
C212	53.61'	490.00'	N68°51'50"W	53.59'
C213	66.74	610.00	N68°51'50"W	66.71
C214	54.08'	490.00'	N75°09'37"W	54.06'
C215	67.33'	610.00	N75°09'37"W	67.29'
C216	54.55'	490.00'	N81°30'41"W	54.52'
C217	67.90'	610.00	N81°30'41"W	67.87'
C218	24.42'	490.00'	N86°07'41"W	24.41'
C219	30.40'	610.00	N86°07'41"W	30.39'
C220	105.87	660.00	N81°59'30"W	105.75

CURVE TABLE

CURVE # LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH

C229	136.70'	115.00'	N70°32'37"W
C230	457.63	1040.00'	S79°50'19"W
·	·		

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

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

L6	105.22	S87°33'20"E		L26	35.00'	N02°26'40"E
L7	105.13	S87°33'20"E		L27	120.00'	N02°26'40"E
L8	38.86'	N28°51'18"W		L28	15.01'	N87°33'20"W
L9	120.00'	S54°56'51"W		L29	128.52	S17°20'28"W
L10	84.06	N48°37'52"W		L30	133.99	S37°15'26"W
L11	119.92	S28°38'07"W		L31	1.81'	N33°49'38"W
L12	86.10	S79°07'43"E		L32	120.00'	S56°10'22"W
L13	115.50	N02°26'40"E		L33	112.30'	S56°10'22"W
L14	125.00	N02°26'40"E		L34	170.95	N80°13'29"W
L15	119.90'	S02°26'40"W		L35	192.24	N47°27'55"W
L16	123.13	S14°41'32"E		L36	153.15	N33°49'38"W
L17	179.50	S38°44'13"E		L37	4.18'	S56°10'22"W
L18	108.56	S70°52'05"E		L38	11.13'	S56°10'22"W
L19	113.00'	N87°33'20"W		L39	15.31'	N56°10'22"E
L20	113.00'	S87°33'20"E		L40	126.65	S21°46'36"E
	LINE TA	NBLE]		LINE TA	 ABLE
LINE #	LENGTH	DIRECTION		LINE #	LENGTH	DIRECTION
L141	53.98'	N75°24'07"E		L161	65.82	N77°54'04"W
L142	56.11	N65°43'07"W		L162	35.00'	S57°25'39"W
L143	52.86'	N00°43'26"E		L163	31.70'	N85°37'54"W
L144	36.18'	S35°23'57"E		L164	51.62'	N47°58'10"E

LINE TABLE

LINE # LENGTH | DIRECTION

L21 | 105.65' | N82°11'28"E

L22 | 158.89' | N50°34'25"E

L23 | 16.90' | S02°26'40"W |

L24 | 110.09' | N19°02'53"E

L25 35.00' N02*26'40"E

	LINE TA	BLE
LINE #	LENGTH	DIRECTION
L161	65.82'	N77°54'04"W
L162	35.00'	S57°25'39"W
L163	31.70'	N85°37'54"W
L164	51.62	N47°58'10"E
L165	23.25'	N07°55'42"E
L166	66.23'	N52°52'52"W
L167	35.09'	N08°41'36"W
L168	57.23'	N61°55'42"W
L169	21.76'	S35°54'05"W
L170	27.45	S00°32'13"E
L171	81.21	S41°38'38"W
L172	53.67	N16°26'15"W
L173	62.18'	N53°21'06"W
L174	76.85	S40°30'27"W
L175	37.53	S11°42'41"E
L176	73.75'	N80°37'42"W
L177	45.35'	S46°14'11"W
L178	9.46'	N87°11'05"W
L179	49.34	N00°11'11"W
L180	41.62'	N64°45'00"W

LINE TABLE				
LINE #	LENGTH	DIRECTION		
L61	59.78'	N22°34'49"E		
L62	29.50'	N22°34'49"E		
L63	60.60'	N41°49'46"E		
L64	9.51'	N61°19'54"E		
L65	118.63	N35°28'24"V		
L66	51.84'	N61°19'54"E		
L67	61.35'	N61°19'54"E		
L68	61.42	S80°58'03"W		
L69	66.05	N74°29'42"V		
L70	120.00'	N02°26'40"E		
L71	15.84'	S87°33'20"E		
L72	120.00'	N02°26'40"E		
L73	110.56	S20°39'48"W		
L74	21.06'	S87°33'20"E		
L75	118.39	N66°46'37"W		
L76	146.00'	S54°06'53"W		
L77	113.71	S20°39'48"W		
L78	105.84	N87°33'20"W		
L79	31.70'	N02°26'40"E		
L80	35.00'	N02°26'40"E		

LINE TABLE

LINE # LENGTH DIRECTION

L202 | 17.35' | N88°22'11"E

L201 | 27.44' | S77°13'05"W

INE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L81	35.00'	N02°26'40"E	L101	110.00'	S79°55'05'
L82	62.94'	N40°20'45"W	L102	11.81'	S10°04'55"
L83	35.00'	N49°39'15"E	L103	120.74	S79°55'05'
L84	77.94	N40°20'45"W	L104	121.83'	S40°20'45'
L85	120.00'	S02°26'40"W	L105	120.00'	N40°20'45'
L86	120.00'	N04°24'11"E	L106	120.35	S35°59'48'
L87	120.00'	N21°27'37"E	L107	15.52'	N49°39'15'
L88	120.00'	N38°29'54"E	L108	106.34	S33°03'32'
L89	12.94	N40°20'45"W	L109	173.51	S03°23'44'
L90	120.00'	S49°39'15"W	L110	21.70'	S40°20'45'
L91	12.94	S40°20'45"E	L111	76.70'	N40°20'45'
L92	62.94'	S40°20'45"E	L112	35.00'	S49°38'19'
L93	62.94'	N40°20'45"W	L113	35.00'	S49°35'24'
L94	71.06'	N49°39'15"E	L114	79.41	N51°14'12'
L95	16.02'	N02°26'40"E	L115	35.00'	S02°26'40"
L96	35.00'	N02°26'40"E	L116	77.94	N40°20'45'
L97	111.17	N25°30'51"E	L117	120.00'	S02°26'40"
L98	124.54	N65°50'32"E	L118	33.59'	N87°33'20'
L99	137.06	N67°57'08"W	L119	33.59'	N87°33'20'
_100	111.91	S79°55'05"E	L120	120.00'	S05°17'58'

LINE TABLE				
LINE #	LENGTH	DIRECTION		
L121	120.00'	S11°40'39"W		
L122	120.00'	S18°00'06"W		
L123	120.00'	S24°16'14"W		
L124	120.00'	S30°38'33"W		
L125	120.00'	S37°12'34"W		
L126	120.00'	S43°54'26"W		
L127	7.94'	S40°20'45"E		
L128	7.97'	N40°20'45"W		
L129	62.94'	S40°20'45"E		
L130	120.00'	S49°38'19"W		
L131	103.59	N21°56'23"E		
L132	43.61'	S21°56'23"W		
L133	59.98'	S21°56'23"W		
L134	66.91'	S49°39'15"W		
L135	64.05'	N49°39'15"E		
L136	62.45	N29°44'02"E		
L137	32.86'	S10°04'55"W		
L138	14.64'	N10°32'54"W		
L139	57.34'	S64°19'32"W		
L140	47.12'	S16°17'50"W		

APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

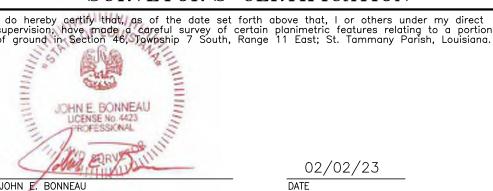
SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

SURVEYOR'S CERTIFICATION



SURVEYOR'S INFORMATION

Registered Professional Land Surveyor



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.loweengineers.com * e-mail: MandevilleTeam@loweengineers.com

SHEET NUMBER

VIEUX SECTIO



PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT

(As of May 2, 2023)

CASE NO.: 2023-3313-PP

SUBDIVISION NAME: River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

DEVELOPER: River Park Estates, LLC

22161 Marshall Road Mandeville, LA 70471

ENGINEER/SURVEYOR: Deep South Design Group

P.O. Box 1122

Madisonville, LA 70447

SECTION: 18 WARD: 3

TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 3

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)

X OTHER (Multi family, commercial or industrial)(PUD)

___X_OTHER (Multi family, commercial of industrial)(POD)

GENERAL LOCATION: The property is located on the north side of M. P. Planche Road, west of

LA Highway 25, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 135.29 Acres

NUMBER OF LOTS: 372 Lots AVERAGE LOT SIZE: 60' x 120'

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: A4 & PUD

FLOOD ZONE DESIGNATION: "C"

TENTATIVE or PUD APPROVAL GRANTED: June 14, 2022

STAFF COMMENTARY:

Department of Planning and Development

Staff is recommending this case be postponed in order to allow sufficient time for the developer to obtain approval regarding the Traffic Impact Analysis and required improvements from LADOTD which is currently under appeal with LADOTD. As well as, to address the outstanding plan comments and provide the missing documentation needed related to this Preliminary Approval request.

Preliminary Approval of this case shall be subject to the developer complying with comments #1 - #5 and all informational items below and no work order to be issued until all required items are satisfactorily completed and submitted.

General Comments:

- 1. A Drainage Impact Analysis has been submitted to the Parish and is currently under review, any comments regarding this document will be forthcoming.
- 2. A Traffic Impact Analysis has been submitted to STP and LADOTD, this study and the required improvements were not approved by LADOTD and are currently being appealed by the developer. This appeal and required improvements need to be finalized between LADOTD and the developer and the final acceptance/correspondence submitted to STP.

Preliminary Plat:

3. The Preliminary Plat needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on May 2, 2023.

Paving & Drainage Plan:

4. The Paving & Drainage Plans 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 May 2, 2023.

Water & Sewer Plan:

5. Provide the required water and sewer documentation in accordance with the previous comments and markup summaries issued to the developer and the engineer of record on May 2, 2023.

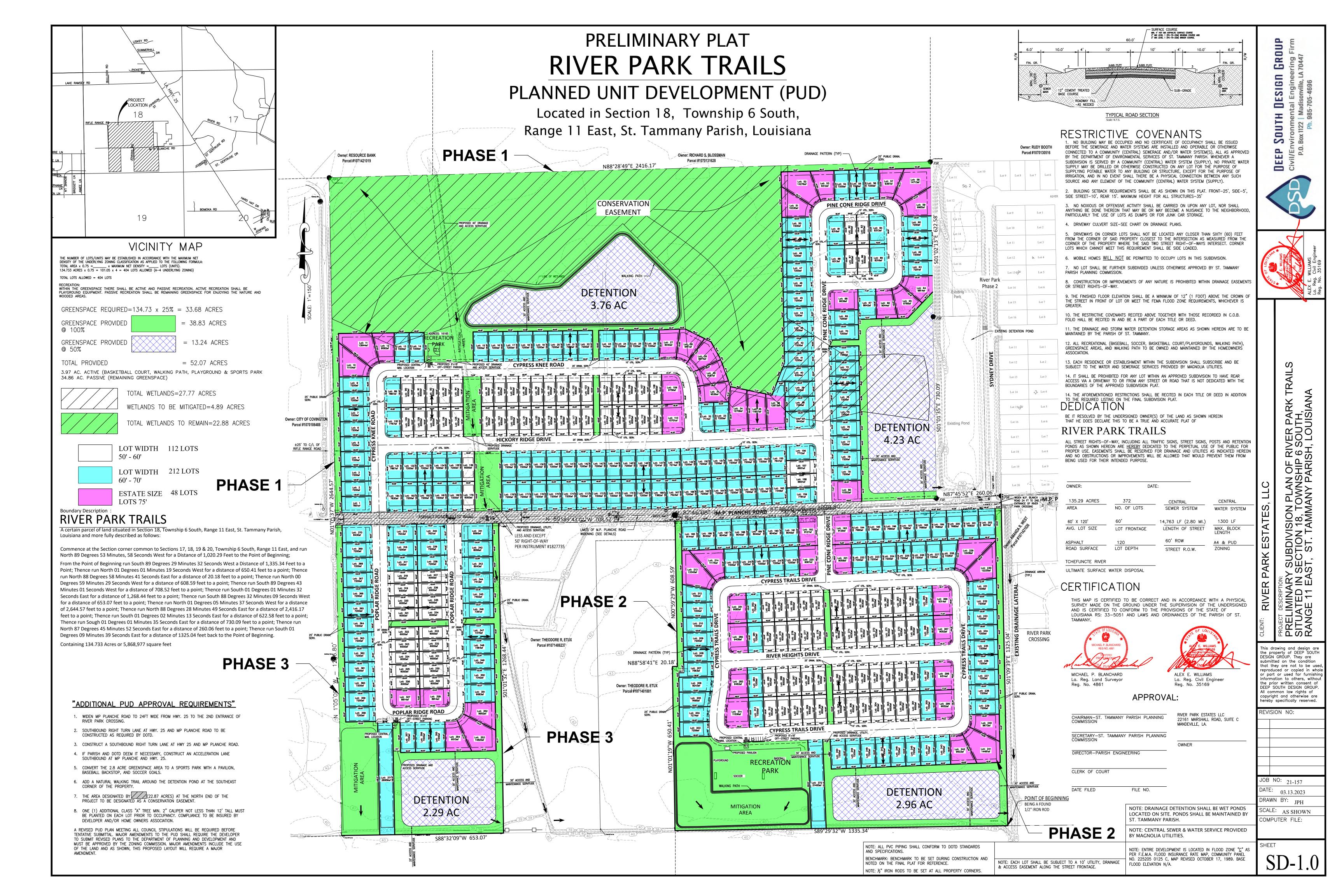
Informational Items:

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

A funded **Maintenance Obligation** in the amount of **\$30,000.00** 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 and associated infrastructure resulting from construction in connection with the subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the May 9, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT (As of May 2, 2023)

CASE NO.: 2023-3315-PP

SUBDIVISION NAME: Money Hill Subdivision, Phase 9-B

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: 33.855 Acres

NUMBER OF LOTS: 34 Lots AVERAGE LOT SIZE: 38,083 Square Feet

SEWER AND WATER SYSTEMS: Central

EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "A & 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 April 26, 2023. Preliminary Approval of this case shall be subject to the developer complying with comments #1 - #4 and all informational items below and no work order to be issued until all required items are satisfactorily completed and submitted.

General Information:

- 1. Pursuant to Ordinance Section 125-56(d)(2) the developer is requesting a waiver of the maximum cul-de-sac length of 700' (see attached letter). A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
- 2. Pursuant to Ordinance Section 125-88 the developer is requesting a waiver of the requirement for all drainage rights-of-way/ servitudes shall not be located within an individual lot (see attached letter). The current lot configuration shows lots encumbered with private drainage servitudes, as such the plan needs to be revised to conform with Section 125-88 or a waiver of this Ordinance Section be granted by a 2/3rds majority affirmative vote of the Planning Commission Membership.

Paving & Drainage Plan:

3. The 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 of May 1, 2023.

Water & Sewer Plan:

4. Provide the required water and sewer documentation in accordance with the previous comments and markup summaries issued to the developer and the engineer of record of May 1, 2023.

Informational Items:

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

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

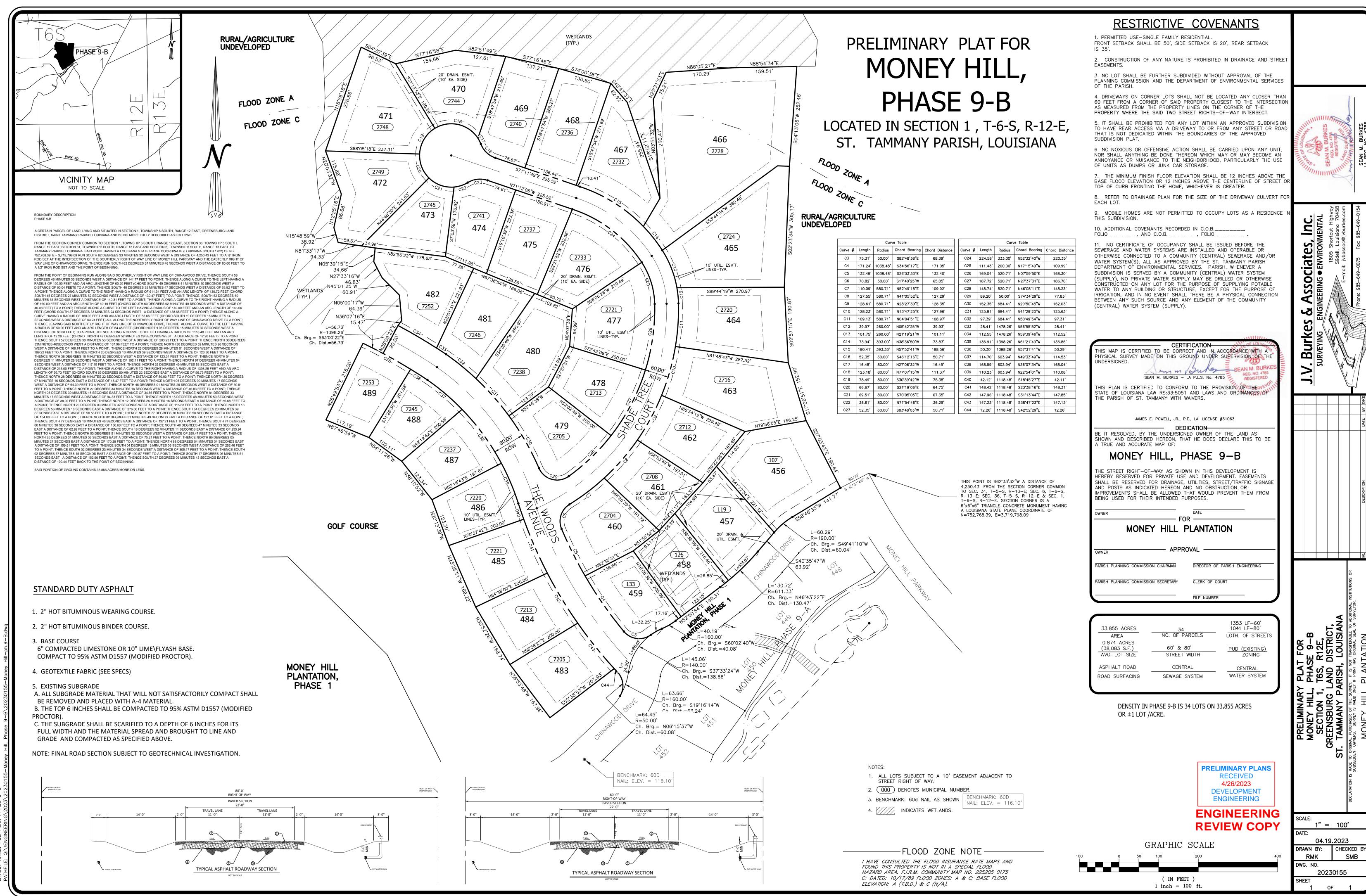
A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

A **Performance Obligation** in the amount of \$10,000.00 will be required to ensure the construction of the proposed temporary turnaround at the end of "The Woods Avenue".

No funded Maintenance Obligation is required since this subdivision is connecting to privately owned and maintained streets.

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 May 9, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





April 25, 2023

Mr. Theodore C. Reynolds, P.E. Assistant Director – Development Department of Engineering St. Tammany Parish Government 21454 Koop Drive, Suite 1B Mandeville, LA 70471

Email: tcreynolds@stpgov.org

RE: Waiver Requests for Money Hill, Phase 9-B KA Project No. 22055 PRELIMINARY PLANS
RECEIVED
4/26/2023
DEVELOPMENT
ENGINEERING
ENGINEERING
REVIEW COPY

Dear Mr. Reynolds:

Based on comments received from your office on April 20, 2023 related to our Preliminary Subdivision Approval submittal for the referenced project, we are hereby requesting two (2) waivers to be considered by the St. Tammany Parish Planning Commission as part of the Preliminary Subdivision Approval request currently under review. These include a waiver to extend the length of a dead-end street beyond the 700-ft limit and to allow for drainage easements within residential lots. The following is a further explanation of each waiver request.

First, we are requesting that a waiver be granted to allow for the construction of Shade Tree Court (measuring approx. 1,400 feet long) per the current plans being reviewed which deadends at a large cul-de-sac. The alignment of Shade Tree Court follows the natural topography of the area and is desired to provide a more aesthetic residential layout while avoiding unnecessary flow-through traffic in the area. The street would service only 20 residential lots in total and the length of the cul-de-sac allows the lots to remain large in line with the overall development plans for this phase and future phases of Money Hill.

Second, we are requesting that a waiver be granted to allow drainage easements within the residential lots along the property lines as indicated on the preliminary plat and drainage plans. The intent of the overall subdivision grading plan is to honor the natural topography which necessitates these easements. An unnatural filling of the lots would be necessary, in

Mr. Theodore C. Reynolds, P.E. Money Hill Phase 9-B – Waiver Requests April 25, 2023 Page 2 of 2

some instances, to provide for typical back-to-front drainage from the rear of the lots to the roadside ditches. The use of the requested easements would allow us to maintain more natural drainage patterns throughout the development. These drainage easements are utilized in other phases of Money Hill and have not caused any issues. Furthermore, the covenants and restrictions within Money Hill prevent the construction of improvements in these areas that could block the drainage from one lot to another and then ultimately out of the phase of this subdivision.

We respectfully request approval of these two (2) waivers to allow for the development of Money Hill Phase 9-B as currently being submitted for approval. If you have any additional questions or comments, do not hesitate to contact this office.

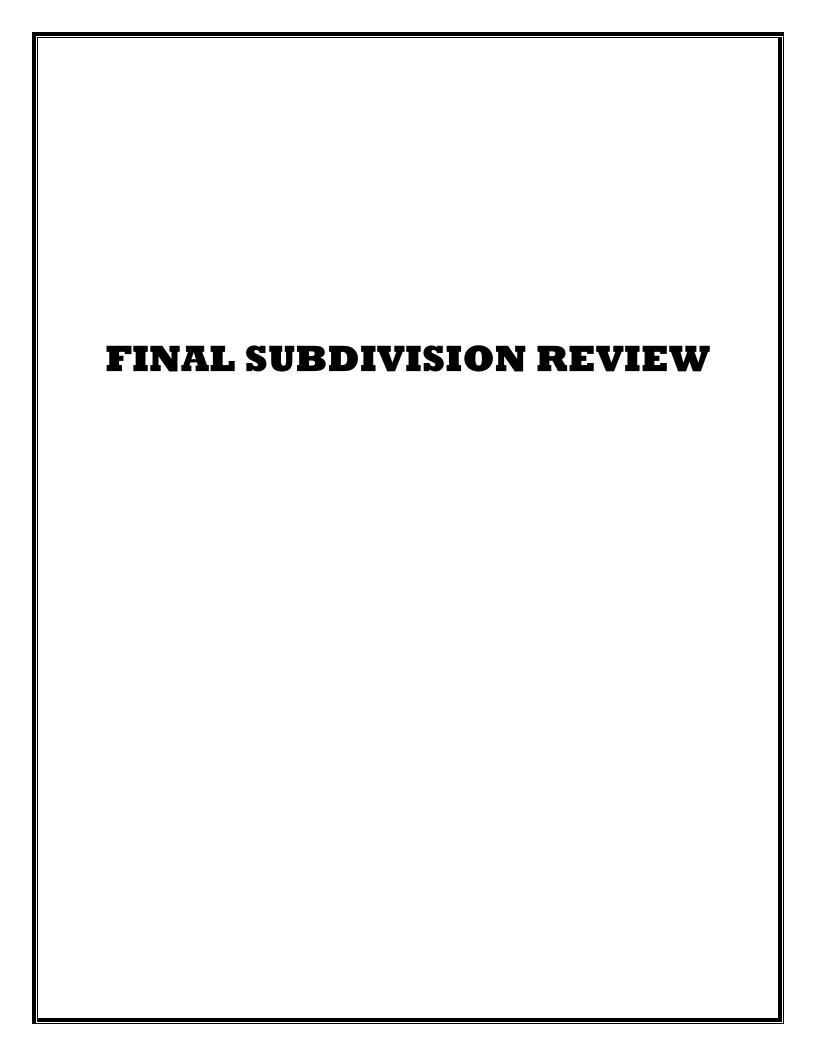
Sincerely,

James E. Powell, Jr., P.E., P.L.S.

Sr. Vice President – Engineering Operations

Kyle Associates, LLC







FINAL SUBDIVISION STAFF ANALYSIS REPORT (As of May 2, 2023)

CASE NO.: 2023-3319-FP SUBDIVISION NAME: Garden Walk Subdivision, Phase 3 DEVELOPER: The Garden Walk, LLC 129 Garden Walk Drive Covington, LA 70433 ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc. 845 Galvez Street Mandeville, LA 70448 SECTION: 11 WARD: 3 PARISH COUNCIL DISTRICT: 5 TOWNSHIP: 7 SOUTH 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) X OTHER (Multi family, commercial or industrial) (PUD) GENERAL LOCATION: The property is located on the north side of Emerald Forest Boulevard, east of Falconer Road, Covington, Louisiana. TOTAL ACRES IN DEVELOPMENT: 4.25 Acres 19 Lots Varies NUMBER OF LOTS: AVERAGE LOT SIZE: SEWER AND WATER SYSTEMS: Central

ZONING: A4-A/PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on April 28, 2023. The inspection disclosed that two (2) inches of the asphalt roads are constructed, road shoulders and the detention ponds are constructed.

Staff recommends postponement of this submittal due to the following uncompleted items that existed at the time of the final inspection and review. Planning Commission approval shall be subject to the following items #1 - #10 being completed before plats are signed:

General Comments:

- 1. The detention pond on the east side (G-4) and the west side (G-6) of Ph. 3 was observed with standing water in it. The ponds need to be regraded to drain properly, as well as have its banks and slopes re-established and vegetated.
- 2. There was a breach/low spot along the north side of the detention pond in G-6. This deficiency needs to be corrected and the pond armored/vegetated to ensure the pond is functioning as designed.
- 3. The end of the inflow pipe located between Lots #56 & #57 was silted in and needs to be cleaned out
- 4. The end of the inflow pipe located between Lots #36 & #37 was silted in and needs to be cleaned out.
- 5. The end of the inflow pipe located between Lots #62 & #63 was silted in and needs to be cleaned out.
- 6. Not all sidewalks were installed in accordance with the previously approved plans and has shown on the As-Built Paving Plan. Complete work accordingly.
- 7. The debris obstructing the detention pond outfall needs to be removed.
- 8. Install a blue reflector in the vicinity of the fire hydrant need Lot #54.

Final Plat:

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

Paving & Drainage Plan:

10. 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 of May 1, 2023.

Informational Items:

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

The roadways located within this phase of Garden Walk Subdivision are currently under an active Performance Obligation associated with Phase 2 of this development. A Warranty Obligation is not required at this time and will be established upon release of the aforementioned Performance Obligation.

Mandatory Developmental Fees are required as follows:

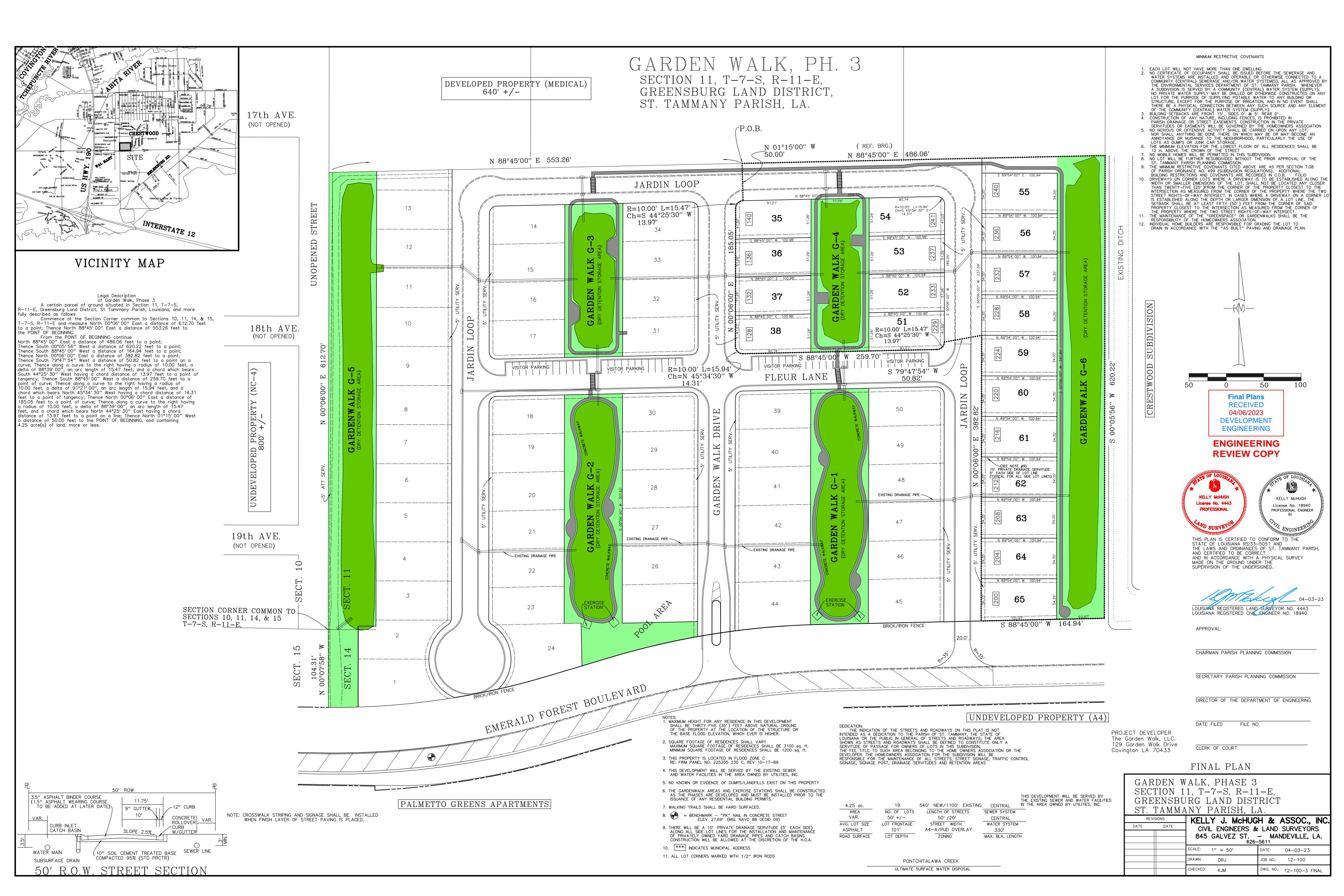
Road Impact Fee at \$1,077.00 per lot x 19 lots for a total of \$20,463.00.

Drainage Impact Fee at \$1,114.00 per lot x 19 lots for a total of \$21,166.00.

Fees are due before subdivision plats can be signed.

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 May 9, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



FINAL SUBDIVISION STAFF ANALYSIS REPORT (As of May 2, 2023)

CASE NO.: 2023-3317-FP SUBDIVISION NAME: Bedico Creek Subdivision, Parcel 10-B DEVELOPER: Bedico Creek Preserve, LLC 3520 Holiday Drive; Suite 100 New Orleans, LA 70114 ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc. 845 Galvez Street Mandeville, LA 70448 SECTION: 6 WARD: 1 TOWNSHIP: 7 SOUTH PARISH COUNCIL DISTRICT: 1 RANGE: 10 EAST TYPE OF DEVELOPMENT: _____URBAN (Residential lots less than 1 acre) SUBURBAN (Residential lots between 1-5 acres) RURAL (Residential Farm Tract lots 5 acres plus) X OTHER (Multi family, commercial or industrial) (PUD) GENERAL LOCATION: The property is located on the northwest side of LA Highway 1085, South of Interstate 12, Madisonville, Louisiana. TOTAL ACRES IN DEVELOPMENT: 11.92 Acres

NUMBER OF LOTS: 7 Lots AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on April 26, 2023. The roadways and roadside ditches associated with the lots located in this phase of Bedico Creek Subdivision where constructed under a previous phase of this development.

The following uncompleted items #1 - #3 existed at the time of the final inspection and will be completed before the plats are signed:

General Comments:

- 1. The bore pits associated with the direction bore work for this phase of Bedico Creek need to be closed in, returned to existing grade and sodded/matted.
- 2. Provide verification for the Department of Utilities that the sewer tie-in work has been accepted.

Final Plat:

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

Informational Items:

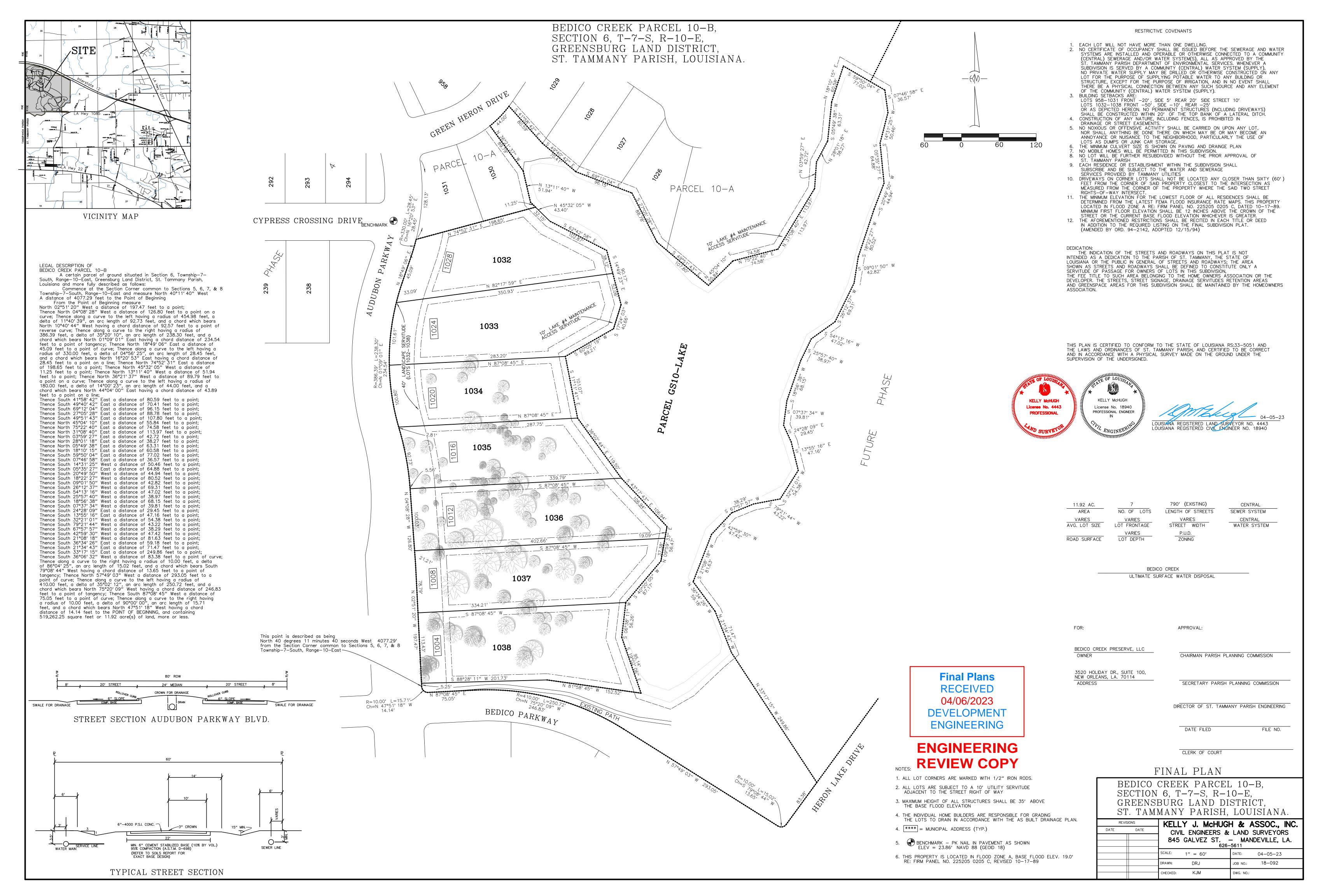
The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

No Warranty Obligation is required for this phase of Bedico Creek Subdivision since the infrastructure was apart of a previous phase of this development.

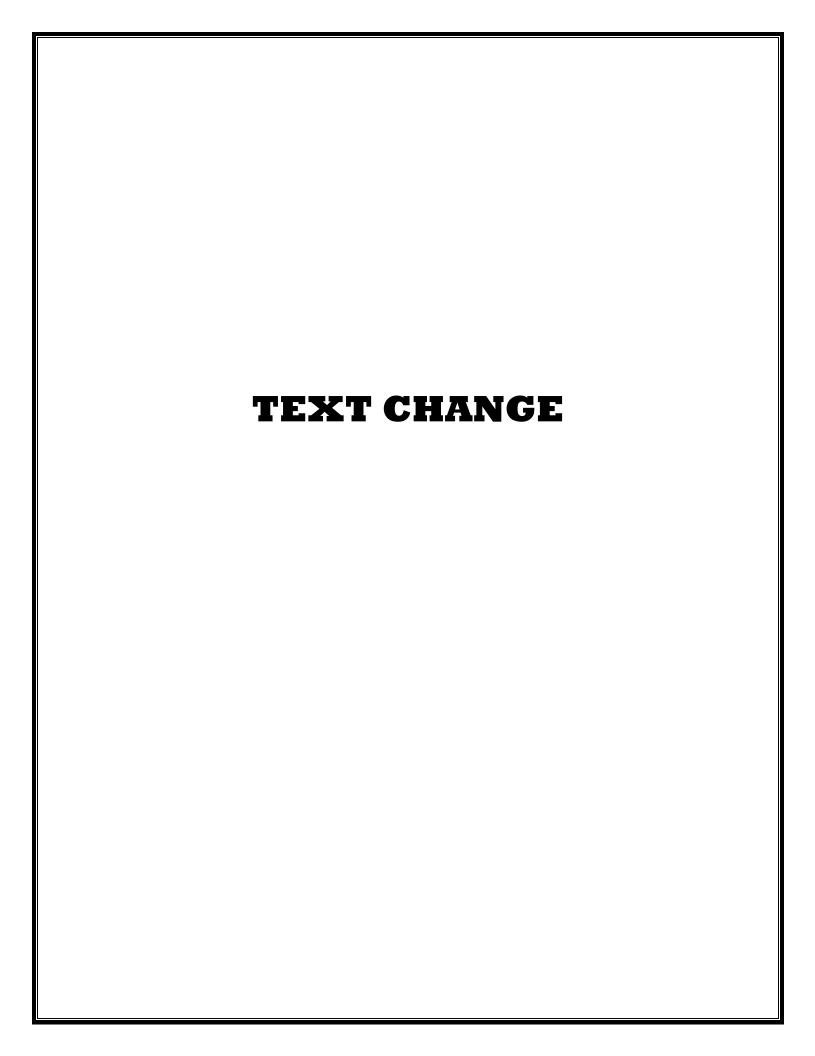
No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005.

This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the May 9, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.









ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 7239

ORDINANCE COUNCIL SERIES NO.

COUNCIL SPONSOR: MR. SMITH

PROVIDED BY: COUNCIL STAFF

INTRODUCED BY: MR. SMITH

SECONDED BY: MR. DAVIS

ON THE 6[™] DAY OF APRIL, 2023

AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES SEC. 125-95, 130-5, AND 130-1674 TO PROHIBIT THE LOCATION OF GREENSPACE AND/OR OPEN SPACE REQUIRED IN MAJOR RESIDENTIAL SUBDIVISIONS, INCLUDING PLANNED UNIT DEVELOPMENTS, SEPARATED FROM THE MAJOR DEVELOPMENT BY A STATE OR LOCAL ROADWAY WHICH IS NOT A PART OF THE PERMITTED DEVELOPMENT.

WHEREAS, it is necessary to amend the St. Tammany Parish Code of Ordinances Sections 125-95, 130-5, and 130-1674 to protect the health, safety and welfare of citizens; and

WHEREAS, it is further necessary to amend said sections of the Parish Code of ordinances to address the location of greenspace and open space in major residential subdivisions in order to prohibit the location of such greenspace or open space across a major local roadway, state roadway or federally maintained roadway as part of the major subdivision.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the St. Tammany Parish Code of Ordinances shall be amended as follows:

Sec. 125-95. Greenspace requirements.

(a) The developer of each subdivision with more than 25 lots shall set aside land within their development for the use of the residents for recreational purposes. Said land shall be exclusive of green belts, reserved easements or servitude and golf courses.

(b)Subdivisions with more than 25 lots shall provide greenspace area at a ratio of not less than 580 square feet per residential lot. Greenspace shall be contiguous to the approved development and shall not be separated from the development by any major local roadway, state roadway or federally maintained roadway.

Sec. 130-5. Definitions.

* * *

Open space means an unoccupied space open to the sky on the same lot with the building, or, in the case of a PUD overlay, land and/or water area retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state. Open space shall be contiguous to the approved development and shall not be separated from the development by any major local roadway, state roadway or federally maintained roadway.

* * *

Sec. 130-1674. Plan Approval.

* * *

- (8) Maximum total land area, minimum public and private open space, streets, off-street parking and loading areas. Breakdown by percent of total land area devoted to each use such as:
 - a. Residential uses.
 - Commercial/institutional uses limited to those permitted in the NC-1, NC-2, NC-3, NC-4, NC-5, MD-1, and ED-1 districts or any uses permitted in the underlying zoning district.
 - Open space (as defined in section 130-5).
 - A minimum of 25 percent of open space is required for all PUDs.
 - In no case shall required open space along the existing road frontage be less than one-quarter acre in area and less than 100 feet in width.
 - In no case shall required open space along other boundary lines (without road frontage) be less than one-quarter acre in area and less than 50 feet in width.
 - 4. No more than 50 percent of the required open space shall be satisfied using limited use land (herein defined). Limited use land shall mean land which is inundated by water for a period of greater than four months within each calendar year. Two acres of limited use land are required to satisfy one acre of required open space.
 - Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts, etc.
 - Passive recreational uses shall include comparable uses such as picnic areas, permeable nature trails, undisturbed habitat, etc.
 - Open space in a residential PUD shall be contiguous to the approved development and shall not be separated from the development by any major local, state or federally maintained roadway.

* * *

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinano	e shall become effective fifteen (15) days after adoption
MOVED FOR ADOPTION BY:	, SECONDED BY:
WHEREUPON THIS ORDINANCE FOLLOWING:	WAS SUBMITTED TO A VOTE AND RESULTED IN THE
YEAS:	
NAYS:	
ABSTAIN:	
ABSENT:	

ORDINANCE CALENDAR NUMBER: 7239
ORDINANCE COUNCIL SERIES NO: _____
Page 3 of 5

		ORDINANCE CALENDAR NUMBER: 7239 ORDINANCE COUNCIL SERIES NO: Page 4 of 5
		OPTED AT A REGULAR MEETING OF THE PARISH MES ORDINANCE COUNCIL SERIES NO. 23
		JAKE AIREY, COUNCIL CHAIRMAN
ATTEST:		
KATRINA L. BUCKLEY, COUNCIL CLERK		
		MICHAEL B. COOPER, PARISH PRESIDENT
Published Introduction: MARCH 29, 2023		
Published Adoption:	, 2023	
Delivered to Parish President:		_, 2023 at
Returned to Council Clerk:	,2	023 at

ORDINANCE CALENDAR NUM	BE	R:	723	39	
ORDINANCE COUNCIL SERIES NO:					
Pa	ge	5	of	5	

Staff Comment

Amendments to relevant portions of the uniform development code to address the location of greenspace and open space in major residential subdivisions. The intent is to prohibit the location of such required greenspace or open space across from a major local roadway, state roadway or federally maintained roadway as part of permitting the major subdivision.

Sec. 130-1674. Plan approval.

- (a) Conceptual plan. Prior to submitting a PUD rezoning petition, an informal pre-application conference with designated staff from the parish department of planning and development shall be required. The purpose of this conference shall be to discuss PUD parameters and to bring the overall petition as nearly as possible into conformity with parish regulations. Following the PUD pre-application conference, a conceptual plan shall be submitted with the rezoning application. This plan shall provide the following information:
 - (1) The title of the project and the names of the project planner and developer.
 - (2) A legal description of the property including township, section and range.
 - (3) Plat indicating scale, date, north arrow, and general vicinity map indicating existing land uses within 500 feet of all boundaries of the proposed PUD shall be designated. This plat shall include all existing physical features such as existing streets, buildings, watercourses, easements, soil conditions, vegetative cover and topography.
 - (4) Net density shall be set based upon the underlying zoning classification utilizing one of the following options:
 - The number of lots/units may be established in accordance with the maximum net density of the underlying zoning classification as applied to the following formula:

 Total area x 0.75 = x maximum net density = lots (units)
 - b. The number of lots/units may be established by a yield plan consisting of conventional street layouts including but not limited to basic topography, soil conditions, drainage, vegetative cover, locations of wetlands, and 100-year floodplains. Said yield plan shall be based upon the standards of the underlying zoning district and comply with all meet all applicable development standards.
 - c. Pending the comprehensive rezoning review of unincorporated St. Tammany Parish, the zoning commission shall have the authority to establish appropriate density levels for all properties zoned R Rural and SA Suburban Agricultural at the time of the PUD request. Once the area in which the subject property is located has undergone a comprehensive rezoning review the standards of the newly adopted zoning classification shall govern, in accordance with article IV of this chapter.
 - (5) Site information including the following criteria shall be provided:
 - Boundaries of the property involved;
 - b. Average size and maximum number of lots;
 - c. Parcels or sites to be developed or occupied by buildings;
 - d. The general location and maximum amount of area to be developed for parking;
 - The general location of areas to be devoted to open space, including those areas to be dedicated or conveyed for parks, playgrounds or school sites;
 - f. Public buildings and other common use areas;
 - g. The approximate location of ingress, egress and access streets;
 - h. The approximate location of pedestrian and vehicular ways;
 - i. The extent of landscaping and planting;
 - j. Location and/or source of water and sewer facilities; and
 - k. Front, side and rear yard setback lines.
 - (6) Tabulation of the maximum square footage of each use.
 - (7) The proposed maximum height of any building or structure.
 - (8) Maximum total land area, minimum public and private open space, streets, off-street parking and loading areas. Breakdown by percent of total land area devoted to each use such as:
 - Residential uses.
 - Commercial/institutional uses limited to those permitted in the NC-1, NC-2, NC-3, NC-4, NC-5, MD-1, and ED-1 districts or any uses permitted in the underlying zoning district.
 - c. Open space (as defined in section 130-5).
 - A minimum of 25 percent of open space is required for all PUDs.
 - In no case shall required open space along the existing road frontage be less than onequarter acre in area and less than 100 feet in width.

- In no case shall required open space along other boundary lines (without road frontage) be less than one-quarter acre in area and less than 50 feet in width.
- 4. No more than 50 percent of the required open space shall be satisfied using limited use land (herein defined). Limited use land shall mean land which is inundated by water for a period of greater than four months within each calendar year. Two acres of limited use land are required to satisfy one acre of required open space.
- Active recreation shall include such comparable uses as playgrounds, ball fields, swimming pools, tennis courts, etc.
- Passive recreational uses shall include comparable uses such as picnic areas, permeable nature trails, undisturbed habitat, etc.
- Open space in a residential PUD shall be contiguous to the approved development and shall not be separated from the development by any major local, state or federally maintained roadway.
- d. Access parking and loading areas
- Location of the existing and proposed easements to the extent they are reasonably ascertainable
 with the understanding that the future easements may be needed based on more complete
 engineering studies.
- (9) Restrictive covenants including the assurance of maintenance of common areas and the continued protection of the PUD. The department of planning and development must review and approve the restrictive covenants prior to recordation thereof with the clerk of court.
- (10) Circulation element indicating the proposed principal movement of vehicles, goods and pedestrians.
- (11) Environmental assessment data form (signed and dated).
- (12) Initial wetland delineation as determined by a qualified wetlands consultant.
- (13) Flood zone demarcation lines (indicate FIRM map and panel number).
- (14) Documents indicating ultimate disposal of surface drainage.
- (15) The zoning commission or the parish council may require additional material such as plans, maps, aerial photographs, studies and reports, including hydrological analysis and traffic impact analysis, which may be needed in order to make the necessary findings and determinations that the applicable parish standards and guidelines have been achieved. Hydrological analysis shall be required in critical drainage areas.
- (b) Formal review. The planning staff shall hold a formal review of the PUD submission two weeks prior to the public hearing by the zoning commission and note areas of concern to the applicant in writing within one week of the review. The purpose of this review is to provide constructive feedback to the developer on compliance with the PUD requirements.
- (c) Public hearing. The zoning commission shall hold the formal public hearing on the zoning overlay request and forward a recommendation to approve or deny the PUD to the parish council after the required public hearing. The zoning commission reserves the right to add stipulations and conditions to its approval and shall determine if the applicant has met all or part of the PUD parameters including:
 - (1) The tract for the proposed PUD is suitable in terms of its relationships to the parish comprehensive plan and that the areas surrounding the proposed PUD can continue to be developed in coordination and substantial compatibility with the PUD proposed.
 - (2) That the desirable modifications of general zoning regulations as applied to the particular case, justify such modifications of regulations and at least an equivalent degree the regulations modified, based on the design and amenities incorporated in the site development plant.
 - (3) That increased open space over conventional development is provided for the occupants of the proposed PUD and the general public, and desirable natural features indigenous to the site in accordance with the open space parameters as follows:
 - Open spaces shall be required within the PUD and should be devoted to active and/or passive recreational purposes.
 - Protects all floodplains and wetlands in accordance with parish regulations pertaining to fill.
 - c. Preserves and maintain to the extent possible mature woodlands and buffers.
 - Protects rural roadside character and improves public safety by minimizing development fronting and accessing directly onto the public road.
 - Provides for pedestrian circulation between properties and features of the site and continuity of open spaces where possible.
 - (4) Internal planned unit development parameters:

- a. The density of the proposal shall not exceed the density permitted in accordance with the requirements of article IV of this chapter.
- b. Every dwelling unit or other use within the PUD shall have direct access to a public or private street via pedestrian ways, courts or other access related easements. It should not be construed that access for permitted uses must front on a dedicated street.
- c. If lots and or parcels are created within the boundaries of the PUD, no minimum size or yards shall be required, except as approved as part of the individual PUD proposal.
- (5) Central sewerage and water systems shall be provided to all uses within this overlay. Septic tanks and individual water wells are prohibited in PUD developments.
- (d) Binding nature of approval for PUD. All terms, conditions, safeguards, and stipulations made at the time of approval for PUD shall be binding upon the applicant or any successors in interest. Deviations from approved plans or failure to comply with any requirements, conditions, or safeguards shall constitute a violation of these zoning regulations.
 - (1) Tentative-preliminary-final development plans. Plans for development of land approved for PUD shall be processed in accordance with the procedures established by chapter 125, pertaining to subdivisions. The PUD approval may be substituted for the tentative plat approval required by said chapter 125 only when all tentative approval requirements as set forth in chapter 125 have been satisfied and when the department of planning and development designates in writing that PUD overlay approval shall be substituted for tentative subdivision review by the planning commission.
 - (2) Final development plan. After approval of the conceptual development plan by the parish council the applicant shall submit a final plan to the department of planning and development indicating all terms, conditions, safeguards and stipulations required by the zoning commission and the parish council.
 - (3) Review and approval of a PUD overlay is a multi-step process, requiring zoning commission and planning commission approval (except in those cases where minor subdivision approval is authorized, or an exemption applies). Approval of a PUD overlay does not change the underlying zoning classification of the property until approval of the preliminary plat. PUD overlay approvals that have been granted approval by the parish council, after consideration by the zoning commission, shall remain in effect for a period of not more than two years from the date of approval by the parish council, unless a portion or phase of the proposed development has been granted preliminary plat approval by the planning commission in accordance with chapter 125, pertaining to subdivisions.
 - (4) If no portion or phase of the original PUD, which has been granted zoning approval by the parish council, is granted preliminary approval within two years of the date of the parish council's original approval of the PUD, the owner/developer shall be required to submit an application for a new PUD overlay review and approval by the zoning commission and parish council, and pay all applicable fees.

(Code 1998, app. C, § 6.0103; Ord. No. 07-1548, § 6.0103, 5-3-2007; Ord. No. 14-3241, 11-6-2014; Ord. No. 21-4557, 6-3-2021)

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PARISH PRESIDENT

May 1, 2023

St. Tammany Parish Planning Commission P.O. Box 628 Covington, LA 70434 <u>TEXT CHANGE</u> May 9, 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,

Theodore Reynolds, P.E.

Assistant Director - Development

Department of Engineering

Sec. 125-160. When required.

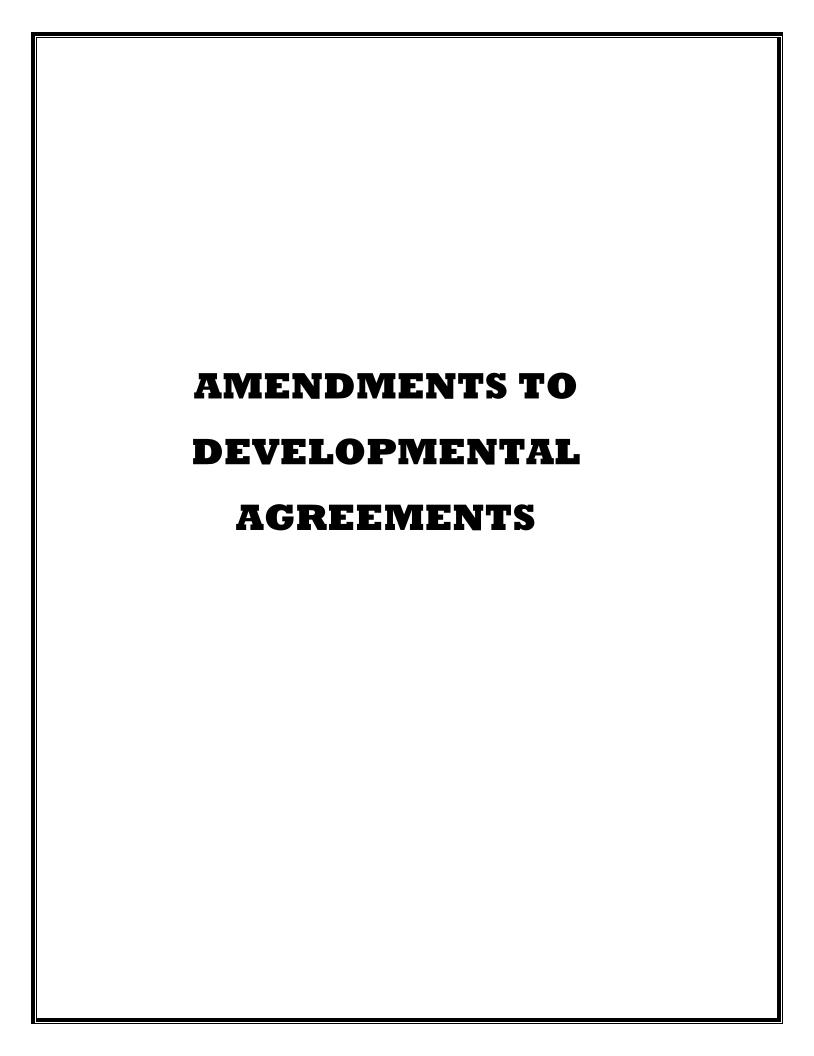
(a) A transportation impact analysis (TIA) study shall be required for all subdivisions or developments when the following project threshold levels are met or exceeded. In the event that alternative threshold levels are specified (i.e., units vs. square footage) the more restrictive shall prevail.

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:
 - 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)







Warren Montgomery District Attorney

22nd Judicial District Washington – St. Tammany Parishes

Joseph L. Alphonse Assistant District Attorney, Civil Division 21454 Koop Drive, Suite 2G Mandeville, Louisiana 70471

Telephone: (985) 898-3427

Facsimile: (985) 867-5124

MEMORANDUM

Date: May 1, 2023

To: Planning Commission

From: Joey Alphonse (jalphonse@22da.com)

CC: Chris Tissue

RE: Developmental Agreement (Second Amendment)

Wainer Bros.

Nord du Lac Commercial Property (Ward 1, District 1)

Comments:

St. Tammany Parish seeks to enter into a Second Amendment to Developmental Agreement with Wainer Brothers for creditable costs associated with Wainer Brothers upsizing a sewer force main to be constructed and running from Armstrong Parkway, Bootlegger Road, south of Maison Du Lac and Ochsner Boulevard to a wastewater treatment facility owned by Utilities, Inc. The upsizing of the sewer force main will provide Parish with availability to regionalize wastewater treatment in the area with Utilities, Inc by interconnecting collection systems to convey wastewater to the regional wastewater treatment facility owned and operated by Utilities, Inc. Parish could perform the design, engineering and construction of its own force main. However, undertaking that construction alone would cost approximately forty percent more than the credits proposed, exclusive of necessary design and engineering costs.

Louisiana law¹ and Parish Ordinances² provide for availability of Parish to enter into development agreements for infrastructure matters that would/could not be otherwise provided by St. Tammany Parish directly due to capital/fiscal constraints. Original and amendments to development agreements require approval of Planning Commission before seeking Council approval.

The more common mandatory impact fee/credit agreement procedures only apply to traffic and drainage infrastructure.

¹ La.R.S. 33:4780.21, et seq.

² STP Code of Ordinances, Sec. 125-121, et seq.

SECOND AMENDMENT TO DEVELOPMENTAL AGREEMENT (Nord du Lac Commercial Property)

BE IT KNOWN, on the dates hereinafter set forth;

BEFORE EACH OF US, the undersigned Notaries Public, duly commissioned and qualified in and for the Parish and State hereinafter set forth, and in the presence of the undersigned and competent witnesses,

PERSONALLY CAME AND APPEARED:

PARISH OF ST. TAMMANY, a political subdivision of the State of Louisiana and the governing authority of St. Tammany Parish, whose mailing address is P.O. Box 628, Covington, LA, 70434, herein appearing by and through Michael B. Cooper, its Parish President, duly authorized by the St. Tammany Parish Home Rule Charter (hereinafter referred to as "**Parish**");

and

WAINER BROTHERS, a Louisiana partnership, organized and existing under the laws of the State of Louisiana, operating in accordance with the Amended and Restated Agreement of Partnership registered in Partnership Book 11, folio 738 of the records of Jefferson Parish, Louisiana, herein represented by its undersigned partners, duly authorized, which mailing address is declared to be 3421 N. Causeway Blvd, Suite 201, Metairie, Louisiana 70002 (hereinafter referred to as **"Wainer")**;

The above captioned parties hereinafter may be collectively referred to as "Parties" and individually as "Party."

WITNESSETH

WHEREAS, the Parties entered into a Developmental Agreement under the authority of St. Tammany Parish Policy Jury <u>Ordinance No. 92-1655</u>, by Developmental Agreement dated June 9, 2006, recorded as Instrument No. 1579755 of the records of St. Tammany Parish, La. ("Developmental Agreement").

WHEREAS, the Parties amended the Developmental Agreement pursuant to the First Amendment to Developmental Agreement dated February 21, 2018, recorded as Instrument No. 1676954 of the records of St. Tammany Parish, La. (the "First Amendment").

WHEREAS, the Parties desire to further amend and supplement the Developmental Agreement and First Amendment in the particulars hereinafter set forth in order to recognize additional contributions by Wainer for infrastructure benefiting the Parish and the public, which were not mandated as a condition of development and are in excess of the requirements of St. Tammany Parish; and

WHEREAS, it is the intent of the Parties to include the additional expenditures of money in accordance with the contracts and invoices attached hereto as Exhibit "A" and made a part hereof, and to allow Wainer to utilize such contribution as a credit against the Impact Fee Ordinance as defined in the Developmental Agreement, as same may be amended from time to time.

NOW THEREFORE, in consideration of the premises and the mutual covenants contained within the Developmental Agreement, the First Amendment and this Second Amendment to Developmental Agreement, the Parties hereto agree and bind themselves as follows:

1. The Parties do hereby add new Section 3(b) entitled "2023 Supplemental Construction and Improvements"; Assessment and Collection" to read as follows:

3(b) <u>2023 Supplemental Construction and Improvements; Assessment and Collection</u>:

3b(1) Arising from the increase in population within portions of District 1 and District 3 of the Parish, in general the area bounded by Louisiana Highway 21 on the east, the Little Tchefuncte River on the north, U.S. Interstate 12 on the south and Louisiana Highway 1077 on the west, and the desire of Wainer and the Parish to continue to bring and/or provide central sewerage service to this area, Wainer intends to construct and install a sewer force main and lift station, along with all appurtenant facilities and equipment relating thereto, extending from a point along Bootlegger road to the sewerage treatment facilities owned by Utilities Inc. of Louisiana located adjacent to and north of U.S. Interstate 12, all in accordance with plans and specifications approved by St. Tammany Parish described as follows:

Engineering Design, permitting, excavation, and installation of a 12" sewer force main and lift station, all in accordance with plans and specifications by Richard C. Lambert Consultants, Design Engineers as approved by the St. Tammany Parish Department of Engineering.

All work will be performed according to the cost itemization contracts and invoices itemized on the attached Exhibit "A", as same may be accepted and or confirmed by the Parish.

(herein referred to as "Supplemental Infrastructure Improvements").

- **3b(2)** All Supplemental Infrastructure Improvements have been approved by the State of Louisiana and the St. Tammany Parish Department of Engineering prior to any work commencement and all work will be completed by Wainer, through its contractors, including Byron E. Talbot, Contractor, Inc. The Supplemental Infrastructure Improvements will be completed at a total estimated cost of \$1,170,389.33. Upon completion of the Supplemental Infrastructure Improvements, Wainer shall provide the Parish sufficient data to substantiate the total payments for the Supplemental Infrastructure Improvements and, upon the Parish receipt of this data, Wainer shall be entitled to an additional Impact Fee Credit against amounts due or to become due and owing under the Impact Fee Ordinance, as amended from time to time, as that obligation is set forth in Section 3 of the Developmental Agreement, of one-half of the actual cost of the Supplemental Infrastructure Improvements, not to exceed \$585,194.67 ("Impact Fee Credits"). It being understood that these Impact Fee Credits shall not accrue until actual completion of the Supplemental Infrastructure Improvements. This Second Amendment to Developmental Agreement may, post-completion, be supplemented to confirm in writing the actual Impact Fee Credits awarded, without the necessity of further approval of the St. Tammany Parish Planning Commission and/or St. Tammany Parish Council.
- **3b(3)** Wainer and the Parish agree that the provisions of this Second Amendment to Developmental Agreement shall supersede the Impact Fee Ordinance and shall govern and control any obligation of Wainer and the Parish as it relates to the matters set forth herein, including but not limited to the amount due for impact fees under the Impact Fee Ordinance. The provisions of the Impact Fee Ordinance in conflict with this Second Amendment to Developmental Agreement, or the procedures of the Impact Fee Ordinance not complied with in execution of and adoption of this Second Amendment to Developmental Agreement are specifically waived.
- **3b(4)** The Impact Fee Credits created in this Second Amendment to Developmental Agreement are in addition to the Impact Fee Credits set forth in Section 3.2 of the Developmental Agreement and Section 3.2(a) of the First Amendment.
- **3b(5)** This Second Amendment to Developmental Agreement is intended to supplement the Developmental Agreement and the First Amendment with Section 3(b) set forth above; all of the original sections of the Developmental Agreement and First Amendment shall remain in full force and effect and this new Section 3(b) shall be incorporated into the Developmental Agreement and First Amendment as a new Section to the Developmental Agreement. All of the provisions of the Developmental Agreement executed by the Parties and recorded as Instrument No. 1579755, and the First Amendment executed by the Parties and recorded as Instrument No. 1767945, shall remain in full force and effect.

	NOTARY PUI Name:_ Bar Roll No:_	
	ВҮ:	BRUCE WAINER, PARTNER
WITNESSES:		WAINER BROTHERS
day of, 2023.		
		hole, in various counterparts on this the
•		many Parish, State of Louisiana, as of the date firs
		First Amendment to Developmental Agreement to nder signed officers, each in the presence of the
	Bar Roll No:_	
	NOTARY PUI Name:	
-		
		MICHAEL B. COOPER, President
	BY:	
WITNESSES:		ST. TAMMANY PARISH
this the, day of	, 2023.	
of the date first herein above set	t forth, after diligent	reading of the whole, in various counterparts or
presence of the undersigned two	(2) competent witne	esses in St. Tammany Parish, State of Louisiana, as
Agreement to be duly executed	in multiple origina	ls by the hereunder signed officers, each in the
IN WITNESS WHEREOR	F, the Parties have ca	used this Second Amendment to Developmenta

EXHIBIT "A"

TOTAL	<u>\$ 1,:</u>	170,389.33
Plus 5% Contingency	\$	55,732.83
Total Costs	\$1,1	14,656.50
Legal (Servitudes)	\$	5,079.00
Surveying	\$	13,490.00
Engineering and Consulting Fees	\$	58,837.50
Labor & Materials	\$ 1,	037,250.00

