

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, JUNE 13, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, June 13, 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 MAY 9, 2023 MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

**REVOCATION**

**1- REV23-07-004**

The revocation of an unopened portion of Dogwood Drive, located on the south side of Tchefuncte Drive, west of Willow Drive between Lot 49, Square K and Lot 1, Square J of the Country Club Estates Extension Subdivision, Ward 4, District 4.

Applicant: Kelly Donahue

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

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

**2- 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 11<sup>th</sup> Avenue, west of US Highway 190, south of Three Rivers Road, Covington, Louisiana. Ward 3, District 5

**POSTPONED AT THE MAY 9, 2023**

**MINOR SUBDIVISION REVIEW****3- 2023-3228-MSP**

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

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

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Ronald Randolph

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

**POSTPONED AT THE FEBRUARY 14, 2023, AT THE MARCH 8, 2023 FOR 2 MONTHS, AT THE MAY 9, 2023.**

**4- 2023-3357-MSP**

Minor subdivision of Parcel 3 into Parcels 3-A, 3-B, 3-C, 3-D, 3-E

Owner & Representative: Kain Brake, LLC – William Magee

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the south side of Stein Road, west of Clarence Road, Sun, Louisiana. Ward 5, District 6

**5- 2023-3359-MSP**

Minor subdivision of 10.58 acres into Tracts A, B & C

Owner & Representative: Hugh McCormick

Surveyor: RJ Fuselier & Associates, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the south side of Horseshoe Island Road, east of LA Highway 434, Lacombe, Louisiana. Ward 6, District 11

**6- 2023-3382-MSP**

Minor subdivision of 7.780 acres into Parcels A & B

Owner & Representative: Wayne Brannan, LLC

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the east side of Lenel Road, north of Lowe Davis Road, Covington, Louisiana. Ward 10, District 6

**RESUBDIVISION REVIEW****7- 2023-3368-MRP**

Resubdivision of Lots 8 & 9 into Lot 9-A, Sierra Ridge Subdivision

Owner & Representative: Zachary P. & Michelle J. Adema

Surveyor: Lester Martin Jr. & Associates, LLC

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

General Location: The property is located on the southeast side of Sierra Ridge Court, south of LA Highway 22, Madisonville, Louisiana, Ward 1, District 4



**8- 2023-3380-MRP**

Resubdivision of Lots 7, 8, 9, 10, 11 & Part of lots 6 & 12 into lots 7-A, 7-B, 7-C, 7-D, 7-E & 7-F, Square 14, Shady Lake Estates

Owner & Representative: J Mendoza Homes, LLC – Jose Mendoza

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Lake Tahoe Drive, east of Lake St. Claire Drive, Covington, Louisiana, Ward 1, District 1

**9- 2023-3381-MRP**

Resubdivision of lot 54 and 5.301 acres into lot 54-A Covington Industrial Park, Phase II

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

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the west side of Helpers Row, on the south side of Fabrication Row and on the west side of Welders Row, Covington, Louisiana, Ward 3, District 2

**PRELIMINARY APPROVAL****10- 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

**POSTPONED AT THE MAY 9, 2023 MEETING**

**11- 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

**POSTPONED AT THE MAY 9, 2023 MEETING**

**12- 2023-3374-PP**

Balsam Manor Subdivision

Developer/Owner: AEW Sales Development, LLC

Engineer: Fairway Consulting & Engineering

Parish Council District Representative: Hon. Rykert Toledano

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

**13- 2023-3375-PP**

Providence Parks Subdivision, Phase 2 & 3

Developer/Owner: Tower Capital Corporation

Engineer: Novus Reb Engineering, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the east side LA Highway 1077, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3

**FINAL REVIEW****14- 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

**POSTPONED AT THE MAY 9, 2023 MEETING**

**15- 2023-3377-FP**

Crosswind Cove Subdivision

Developer/Owner: Summerview Development, LLC

Engineer/Surveyor: Hide Tide Consultants, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the west side of Airport Road, north of Meadows Blvd & Interstate 12, Slidell, Louisiana. Ward 9, District 11

**16- 2023-3367-FP**

Spring Haven Subdivision, Phases 3A & 3B

Developer/Owner: Spring Haven, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

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

General Location: The property is located south of Spring Haven Lane, west of Dummyline Road, north of LA Highway 22, Madisonville, Louisiana. Ward 1, District 4

**17- 2023-3379-FP**

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, Louisiana, Ward 6, District 6

**OLD BUSINESS**

**NEW BUSINESS**

**UNIFIED DEVELOPMENT CODE REWRITE**

**Revise Part II of the St. Tammany Parish Code of Ordinances, establishing a new Unified Development Code in which traditional zoning and subdivision regulations are combined with other parish development regulations such as sign requirements, design guidelines and water management to assist with review of development applications and permitting requirements.**

**Discussion will not take place at this time and staff recommends postponing until August.**

**ADJOURNMENT**

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**MINUTES**  
**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**

**ROLL CALL**

Present: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Absent: Seeger, Fitzmorris and Troncoso

Staff: Helen Lambert, Leslie Delatte, Theodore Reynold, Maria Robert, Emily Couvillion and Diana Valez

**PUBLIC ANNOUNCEMENTS**

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

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**INVOCATION – Crawford**

**PLEDGE OF ALLEGIANCE – Truxillo**

**APPROVAL OF THE APRIL 11, 2023 MEETING MINUTES**

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

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

**REQUEST FOR POSTPONEMENTS**

**1- 2023-3228-MSP - POSTPONED**

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**

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

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

Opposition: N/A

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

**7- 2023-3313-PP - POSTPONED**

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

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

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

Opposition: N/A

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

**9- 2023-3319-FP -POSTPONED**

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

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

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

Opposition: N/A

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, 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 Alexiusville Subdivision (11th Avenue and Charlie Street) - POSTPONED**

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 11<sup>th</sup> Avenue, west of US Highway 190, south of Three Rivers Road, Covington, Louisiana. Ward 3, District 5

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

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

Opposition: N/A

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

**MINOR SUBDIVISION REVIEW**

**2- 2023-3310-MSP – APPROVED WITH WAIVER**

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

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

**Ress made a motion to approve with waiver, second by Crawford**

Opposition: Lindsey Flower

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

**RESUBDIVISION REVIEW**

**4- 2023-3338-MRP - APPROVED**

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

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

**Crawford made a motion to approve, second by Smail**

Opposition: Lindsey Flower

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

**PRELIMINARY APPROVAL**

**1- 2023-3193-PP - APPROVED WITH WAIVERS**

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.**

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 with the waivers, second by Gaines**

**Crawford then amended his motion and approved the preliminary plat only second by Gaines**

Opposition: N/A

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

**Crawford made a motion to approve waiver #2, second by Smail**

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

**Crawford made a motion to approve waiver #3, second by Smail**

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

**5- 2023-3248-PP - APPROVED**

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**

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 Gaines**

Opposition: Loretta O'Reilly Neil Cary, Hazel Piazza and Arnold Kirschman

Other: Matthew Allen



**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING MAY 9, 2023**

Yea: Ress, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez  
Nay: N/A  
Abstain: McInnis

**8- 2023-3315-PP - POSTPONED**

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

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

Opposition: N/A

Other: N/A

**Truxillo made a motion to approve with the waivers, second by Ress**

Yea: Ress, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez  
Nay: N/A  
Abstain: McInnis  
**This motion failed**

**McInnis then made a vote to reconsider, second by Smail**

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez  
Nay: N/A  
Abstain: N/A

**Truxillo then made a motion to postpone, second by Gaines**

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez  
Nay: N/A  
Abstain: N/A

**FINAL REVIEW**

**10- 2023-3317-FP - MOTION FAILED**

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

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 Crawford**

Opposition: Gary Ogle

Other: N/A

Yea: Ress, Doherty and Hernandez

Nay: McInnis, Truxillo, Gaines, Crawford and Smail

Abstain: N/A

**This motion failed.**

Chairman Doherty moved up Voluntary Developmental Agreement (Second Amendment) case:

**VOLUNTARY DEVELOPMENTAL AGREEMENT (SECOND AMENDMENT) - APPROVED**

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

Developer: Wainer Brothers

Council District Representative: Hon. Marty Dean

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

**Crawford made a motion to approve, second by Gaines**

Opposition: N/A

Yea: Ress, Truxillo, Doherty, Gaines, Crawford, Smail and Hernandez

Nay: N/A

Abstain: McInnis

**TEXT CHANGE**

**11- 2023-3320 - APPROVED**

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.

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

**Smail made a motion to approve, second by Truxillo**

Opposition: N/A

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail and Hernandez

Nay: N/A

Abstain: N/A

**12- 2023-3340 -APPROVED**

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.

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

**Truxillo made a motion to approve, second by Smail**

Opposition: N/A

Other: N/A

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING MAY 9, 2023**

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford and Smail

Nay: Hernandez

Abstain: N/A

**OLD BUSINESS**

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

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 project**

**ADJOURNMENT**

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# **REVOCATIONS**

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## REVOCATION STAFF ANALYSIS REPORT

*(As of June 6, 2023)*

*Meeting Date: June 13, 2023*

CASE NO.: REV23-07-004

NAME OF STREET OR ROAD: Unopened portion of Dogwood Drive

NAME OF SUBDIVISION: Country Club Estates Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 4

PROPERTY LOCATION: The property is located on the south side of Tchefuncte Drive, west of Willow Drive between Lot 49, Square K and Lot 1, Square J of the Country Club Estates Extension Subdivision (as delineated on Map #152B) Ward 4, District 4.

SURROUNDING ZONING: A-3 Suburban & A-4 Single Family Residential

PETITIONER/REPRESENTATIVE: Kelly Donahue

### **STAFF COMMENTARY:**

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

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

#### **Recommendation:**

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



## LEGAL DESCRIPTIONS :

## LOT 49, SQUARE K -

A CERTAIN PIECE OR PARCEL OF LAND BEING LOT 49, SQUARE K, COVINGTON COUNTRY CLUB ESTATES, EXT IN ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER (WHICH IS ALSO THE POINT OF BEGINNING) OF LOT 49, SQUARE K, RUN SOUTH 19 DEGREES, 32 MINUTES, 16 SECONDS WEST FOR A DISTANCE OF 225.0 FEET TO A POINT AND CORNER; THENCE RUN NORTH 70 DEGREES, 27 MINUTES, 44 SECONDS WEST FOR A DISTANCE OF 100 FEET TO A POINT AND CORNER; THENCE RUN NORTH 19 DEGREES, 32 MINUTES, 16 SECONDS EAST FOR A DISTANCE OF 220.0 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 74 DEGREES, 09 MINUTES, 09 SECONDS EAST FOR A DISTANCE OF 100 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.51 ACRES MORE OF LESS (22,240.056 SQUARE FEET)

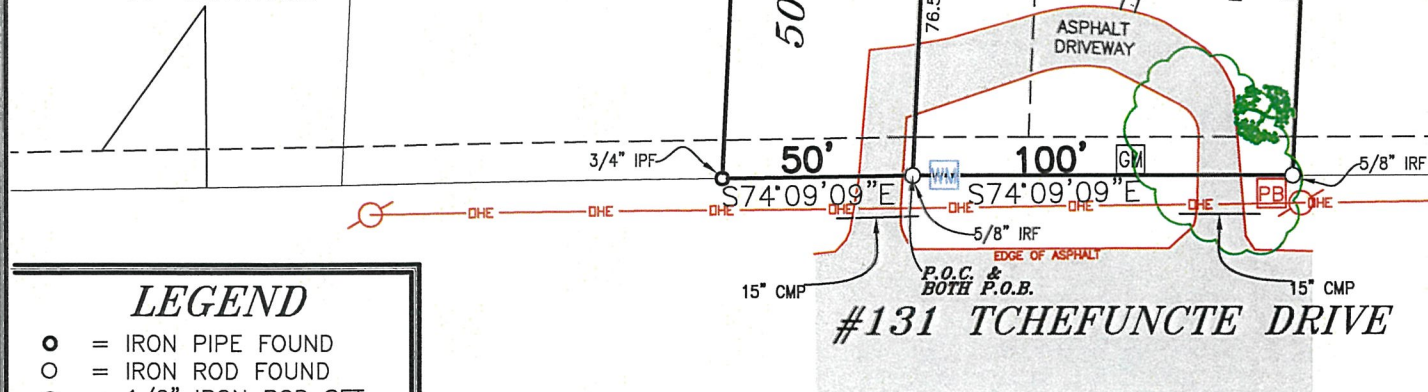
## 50' FUTURE ACCESS R.O.W. (PORTION OF DOGWOOD DRIVE-NOT CONSTRUCTED) -

A CERTAIN PIECE OR PARCEL OF LAND BEING A 50' FUTURE ACCESS R.O.W. IN ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER (WHICH IS ALSO THE POINT OF BEGINNING) OF LOT 49, SQUARE K, RUN SOUTH 74 DEGREES, 09 MINUTES, 09 SECONDS EAST FOR A DISTANCE OF 50 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 19 DEGREES, 32 MINUTES, 16 SECONDS WEST FOR A DISTANCE OF 228.0 FEET TO A POINT AND CORNER; THENCE RUN NORTH 70 DEGREES, 27 MINUTES, 44 SECONDS WEST FOR A DISTANCE OF 50 FEET TO A POINT AND CORNER; THENCE RUN NORTH 19 DEGREES, 32 MINUTES, 16 SECONDS EAST FOR A DISTANCE OF 225.0 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.26 ACRES MORE OF LESS (11,319.4 SQUARE FEET)

50' 10' SERVITUDE



## LEGEND

- = IRON PIPE FOUND
- = IRON ROD FOUND
- = 1/2" IRON ROD SET
- WM = WATER METER
- = POWER POLE
- PB = PULL BOX
- GM = GAS METER
- x = FENCE LINES
- DHE = POWER LINES

ST. TAMMANY PARISH COUNCIL CHAIRMAN

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING,

DATE FILED

MAP FILE No.

ST. TAMMANY PARISH CLERK OF COURT

(OWNER)

NOTE: BEARINGS ARE BASED OFF  
OF STATE PLANE.

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LOWE ENGINEERS, LLC

Survey No. 23-140199

Drawn by: MAB

Scale: 1" = 50'

Date: MAY 02, 2023

Revised:

Sheet:

## REFERENCE SURVEY:

The Recorded Subdivision Map & Survey done by  
Mandle Surveying, INC, dated June 14, 1991

## BASIS FOR BEARINGS/ANGLES:

The Reference Survey.

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E; Revised: AUGUST 16, 1995

A SURVEY & REVOCATION MAP OF  
LOT 49, SQUARE K, COVINGTON COUNTRY CLUB  
ESTATES, EXT. & 50' OF DOGWOOD DRIVE  
(NOT CONSTRUCTED) BEING REVOKED

in  
St. Tammany Parish, Louisiana

for  
JAMES PATRICK DONAHUE &  
KELLY REITER DONAHUE

## BUILDING SETBACKS

FRONT: 50'  
SIDE: 20'  
SIDE STREET: 30'  
REAR: 25'

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

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

**LOWE**  
ENGINEERS

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

**NOTE:** Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

**NOTE:** Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified  
True and Correct By

JOHN E. BONNEAU  
LICENSE No. 4423  
PROFESSIONAL

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423



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

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING 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 11<sup>TH</sup> AVEUNE &  
CHARLIE STREET, ALEXIUSVILLE SUBDIVISION, FOR THE  
PURPOSE OF GAINING ACCESS TO PROPERTY.  
WARD 3, DISTRICT 5.**

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

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

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$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.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 11TH DAY OF APRIL, 2023, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

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

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.

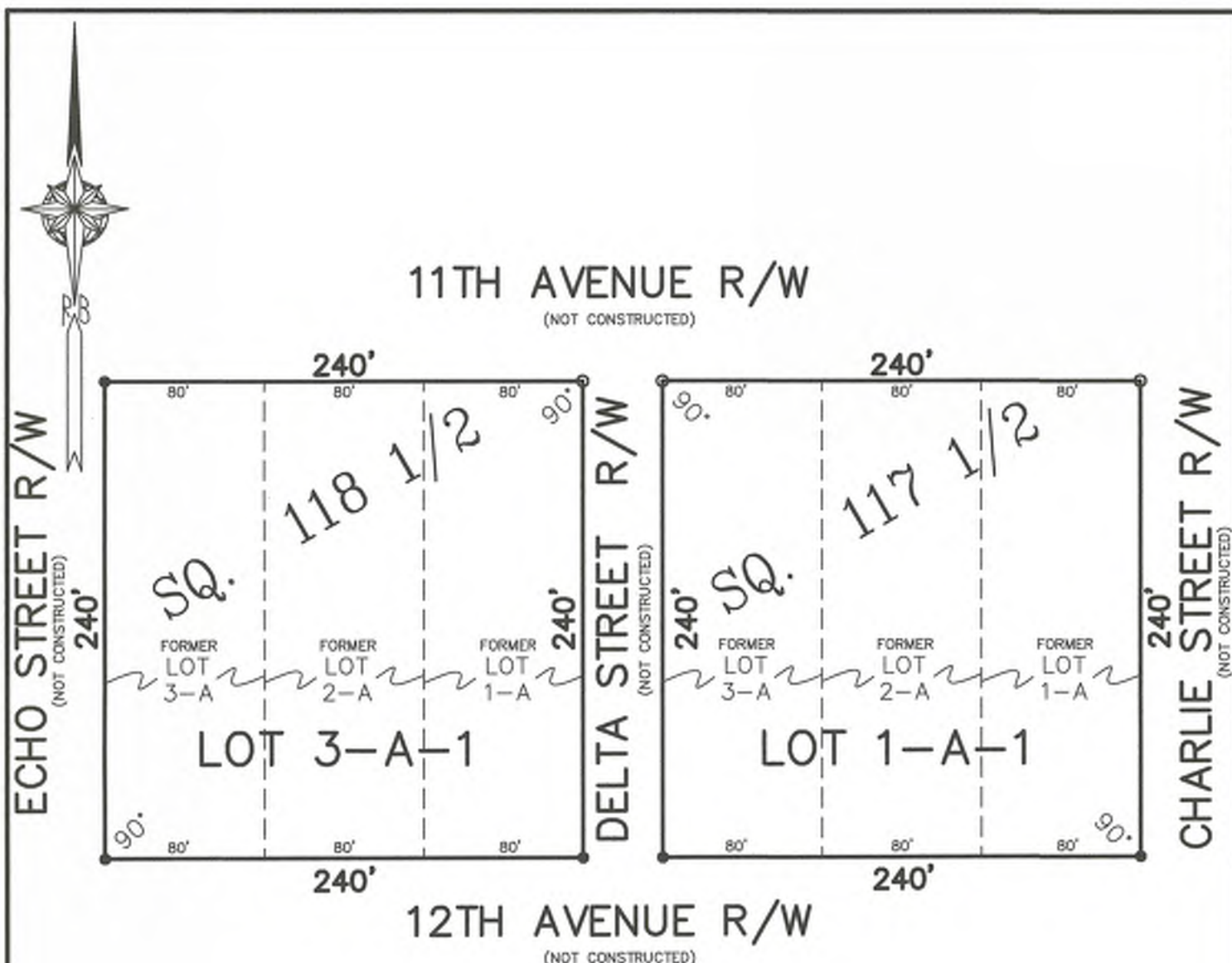
Thank you,  
Bhavin Chauhan



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

**ENGINEERING  
REVIEW COPY**





- DENOTES 1/2" IRON ROD TO BE SET  
UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND  
UNLESS OTHERWISE NOTED

**REFERENCE:**

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

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

FIRM Panel# 2252050230C Rev. 10-17-1989

APPROVED:

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT  
Monique T Bringol, Deputy Clerk

03-28-2023

6204C

DATE FILED

FILE NO.

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

LOT 1-A-1, SQUARE 117 1/2 & LOT 3-A-1, SQUARE 118 1/2

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

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

REGISTERED  
PROFESSIONAL  
LAND  
SURVEYOR

**Randall W. Brown  
& Associates, Inc.**

Professional Land Surveyors

228 W. Causeway Approach, Mandeville, LA 70448

(985) 624-5368 FAX (985) 624-5309

info@brownsurveys.com

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

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

Scale: 1" = 80' ±  
Drawn By: J.E.D.  
Revised:



# **MINOR SUBDIVISIONS**

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

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

**Hearing:** June 13, 2023

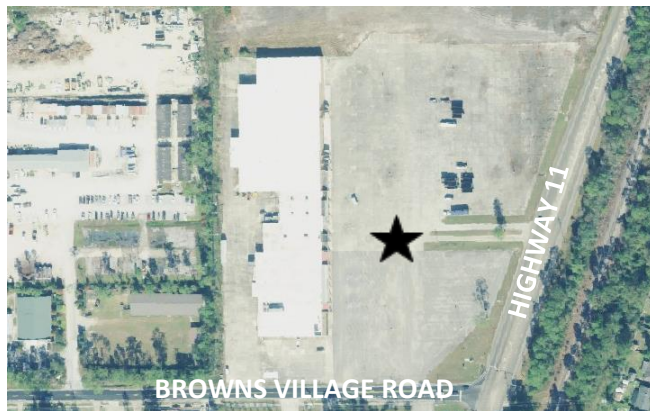
**Posted:** May 30, 2023

**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 &  
I-2 Industrial District

**Total Acres**

14.171 acres

**# of Lots/Parcels**

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

**Surrounding Land Uses:**

Mixed-Use

**Flood Zone:**

Effective Flood Zone A1; Preliminary  
Flood Zone AE; CDA

**STAFF COMMENTARY:**

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

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

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

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

Planning Commission  
June 13, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3228-MSP



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

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

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







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

PARCEL ACG-1  
(NOT A PART)

ABANDONED  
SEWER  
TREATMENT  
PLANT

25' UTILITY  
SERVITUDE

LOT 5A

LOT 1-R1-A1

LOT 3-R

TELEPHONE  
JUNCTION BOX  
AND MANHOLE

SECTION 27  
SECTION 26

FRICKE ROAD

S 89°33'29" E  
63.22'

DITCH

PARCEL ACG-1  
(NOT A PART)

FLOOD ZONE "C"  
FLOOD ZONE "A1" 18.0'

S 89°33'29" E 842.54'

630.40'

212.14'

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

PARCEL BV-1C  
39082.38 sq.ft  
(0.90 acres)

PARCEL BV-1D  
39082.38 sq.ft  
(0.90 acres)

N 00°56'40" E 2.00'

S 89°06'23" E 279.80'

162.90'

256.76'

30ft WIDE SERVITUDE  
OF ACCESS

81.5'

81.5'

211.56'

211.56' (ACCESS SERV.)

194.97'

S 19°55'17" W 389.94'

194.97'

N 89°19'57" W 211.84'

195.85'

S 19°55'17" W 623.12'

U.S. HWY. 11

RAILROAD R.O.W.

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

NOTE:

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

REFERENCES:

1. PLAT OF A MINOR SUBDIVISION BY THIS FIRM,  
FILED AS MAP FILE NO. 5918C, FILED 03-03-2020

2. PLAT OF A MINOR SUBDIVISION OF ADJACENT PROPERTY  
BY THIS FIRM FILED AS MAP FILE NO. 5977A,  
FILED 12-02-2020

01-10-23

Kelly J. McHugh, REG. NO. 4443

CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

MINOR SUBDIVISION

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

SCALE: 1" = 150'

DATE: 01-10-23

DRAWN: DRJ

JOB NO.: 07-294

REVISED:

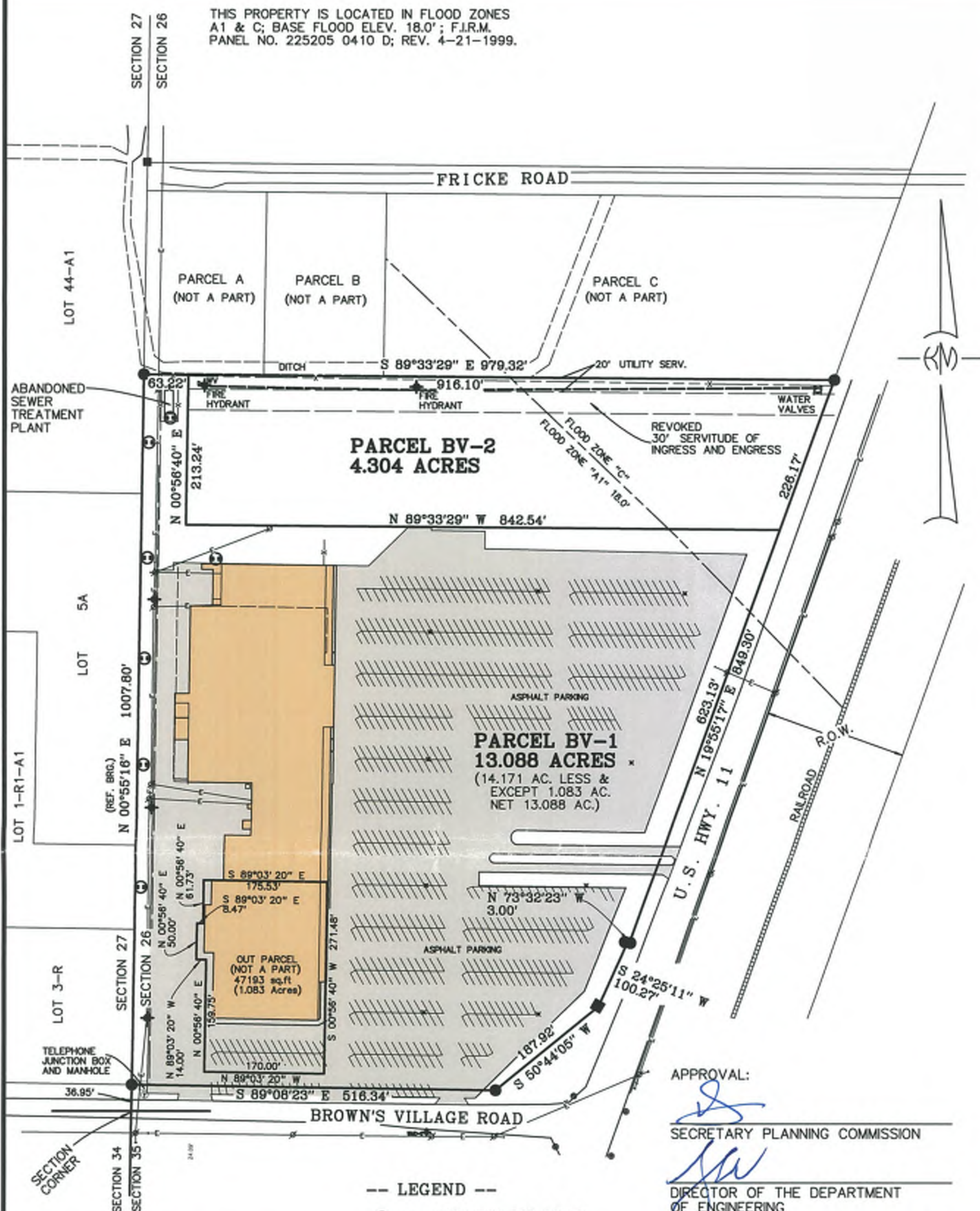
PREPARED FOR:

BROWN'S VILLAGE PLAZA LLC,

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



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



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

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



CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CERTIFIED PLAT.

#### MINOR SUBDIVISION

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

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

PREPARED FOR:

BROWN'S VILLAGE PLAZA LLC,

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

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT  
OF ENGINEERING

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

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

#### REFERENCE:

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



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**PLANNING STAFF REPORT**  
2023-3357-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

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**Hearing:** June 13, 2023

**Posted:** May 23, 2023

**Location:** The property is located on the south side of Stein Road, west of Clarence Road, Sun, Louisiana. Ward 5, District 6; S32, T4S, R13E

**Owners & Representative:** Kain Brake, LLC – William Magee

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

**Type of Development:** Rural/Residential



**Current Zoning**

A-2 Suburban District

**Total Acres**

16.57 acres

**# of Lots/Parcels**

Minor subdivision of Parcel 3 into  
Parcels 3-A, 3-B, 3-C, 3-D, 3-E

**Surrounding Land Uses:**

Undeveloped / Rural

**Flood Zone:**

Effective Flood Zone N/A

Preliminary Flood Zone AE

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

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

The applicant is requesting to create five (5) parcels from Parcel 3. The minor subdivision request requires a public hearing due to:

- Parcels 3-A, 3-B, 3-C, 3-D & 3-E are proposed to be accessed from a 35' access servitude.
- The proposed name of the 35-foot private drive shall be granted approval by the Planning Commission. The proposed name "Kain Brake Lane" has been submitted and approved by the St. Tammany Parish Communications District.
- Requesting a waiver to construct the 35' access drive/right of way and the required drainage prior to building permit being issued on parcels 3-B, 3-C, 3-D & 3-E instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PARCELS 3-B, 3-C, 3-D & 3-E UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.



**PLANNING STAFF REPORT**  
2023-3357-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

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

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



**PLANNING STAFF REPORT**  
2023-3357-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

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



2023-3357-MSP

J FITZMORRIS

DAVIS

CLARENCE

TUFTED TITMOUSE

CAROLINA WREN

SPOTTED TOWHEE

STEIN

32

A-2

45

Sun

REGGIO

PARCEL 3

16

21

55

SUN

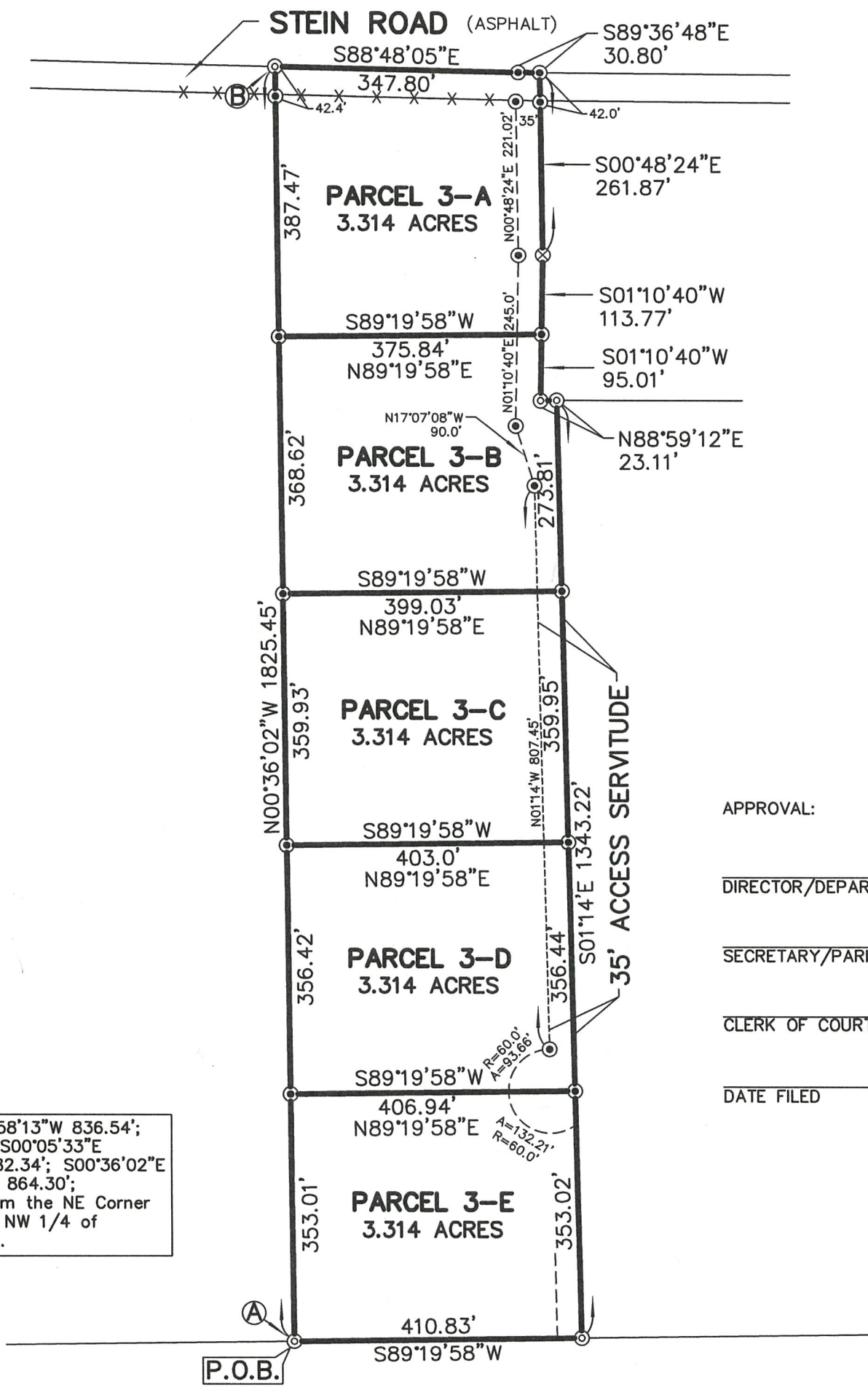
3, 4

25

26,27



REFERENCE BEARING:  
From Iron Rod (A)  
to Iron Rod (B)  
N00°36'02"W  
(per Reference Survey)



P.O.B. is located S89°58'13"W 836.54'; S89°55'45"W 483.74'; S00°05'33"E 691.55'; S29°50'17"E 82.34'; S00°36'02"E 1945.40'; N89°02'24"E 864.30'; N89°19'58"E 47.41' from the NE Corner of the SE 1/4 of the NW 1/4 of Section 32, T4S, R13E.

APPROVAL:  
  
DIRECTOR/DEPARTMENT OF ENGINEERING  
  
SECRETARY/PARISH PLANNING COMMISSION  
  
CLERK OF COURT  
  
DATE FILED FILE NO.

LEGEND

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

NOTES:

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0070 B, dated March 1, 1984.
- Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Minor Subdivision for Kain Brake, LLC by John G. Cummings, Surveyor, dated 09/22/2022, Job No. 22072-PRU.

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

503 N. JEFFERSON AVENUE  
COVINGTON, LA 70433

**JOHN G. CUMMINGS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: **THE ESTATES AT KAIN BRAKE**  
SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF PARCEL 3 INTO PARCELS 3-A, 3-B, 3-C, 3-D & 3-E, LOCATED IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200'

JOB NO. 22072-P3RE2

DATE: 03/13/2023

REVISED:

**MAINTENANCE AGREEMENT FOR SERVITUDE OF PASSAGE**

**ARTICLE I.**

Henceforth, this agreement for the servitude of passage shall be binding upon all owners, assigns and heirs of property within this minor subdivision, more specifically, the parcels, tracts or lots of land hereby defined as follows: Parcels 3-A, 3-B, 3-C, 3-D, 3-E

Kain Brahe Estates

**ARTICLE II.**

Each property owner shall be responsible for the monetary costs and/or in-kind services associated with the maintenance for their section of the private servitude of passage that abuts their property. Maintenance shall be determined at least once annually at the end of each year by a majority of the property owners within the minor subdivision that use and abut said servitude.

**ARTICLE III.**

If it is determined by a majority of the property owners that use and abut said servitude that maintenance of the private servitude of passage is required, then each property owner shall be required to contribute a monetary amount, or an in-kind equivalent, or a combination thereof, in order to satisfy their obligation to make repairs to said servitude.

**ARTICLE IV.**

Responsibility for the collection of the monies needed and/or in-kind services provided to cause the action of repairs to the private servitude of passage shall be determined by a majority of the property owners.

**ARTICLE V.**

A copy of this agreement shall be referenced within each property owners deed or title that use and abut the private servitude of passage within the minor subdivision.

Kain Brahe, L.L.C.

William Magee Managing Member 4/28/23

Owner's Signature

Date

Kain Brahe, L.L.C. - William Magee - M.M.

Owner's Name (Print)

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**PLANNING STAFF REPORT**  
2023-3359-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

---

**Hearing:** June 13, 2023

**Posted:** May 23, 2023

**Location:** The property is located on the south side of Horseshoe Island Road, east of LA Highway 434, Lacombe, Louisiana. Ward 6, District 11; S33, T7S, R13E

**Owners & Representative:** Hugh McCormick

**Engineer/Surveyor:** RJ Fuselier & Associates, LLC

**Type of Development:** Residential



**Current Zoning**

A-2 Suburban District

**Total Acres**

10.58

**# of Lots/Parcels**

Minor subdivision of 10.58 acres into  
Tracts A, B & C

**Surrounding Land Uses:**

Undeveloped / Rural

**Flood Zone:**

Effective Flood Zone A

Preliminary Flood Zone AE

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

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

The applicant is requesting to create three (3) parcels from a 10.58-acre parcel. The minor subdivision request requires a public hearing due to:

- Tract C is proposed to be accessed from a 40' access servitude requiring approval from the Planning Commission.

*New Directions 2040*

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

Planning Commission  
June 13, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3359-MSP



PHILIP SMITH

434

MARKHAM

KIMBALL

AZALEA

OLD KELLER

434

HORSESHOE ISLAND

HENRY SMITH

DIXIE RANCH

VORTISCH

DANTONIO

MARIAS

33

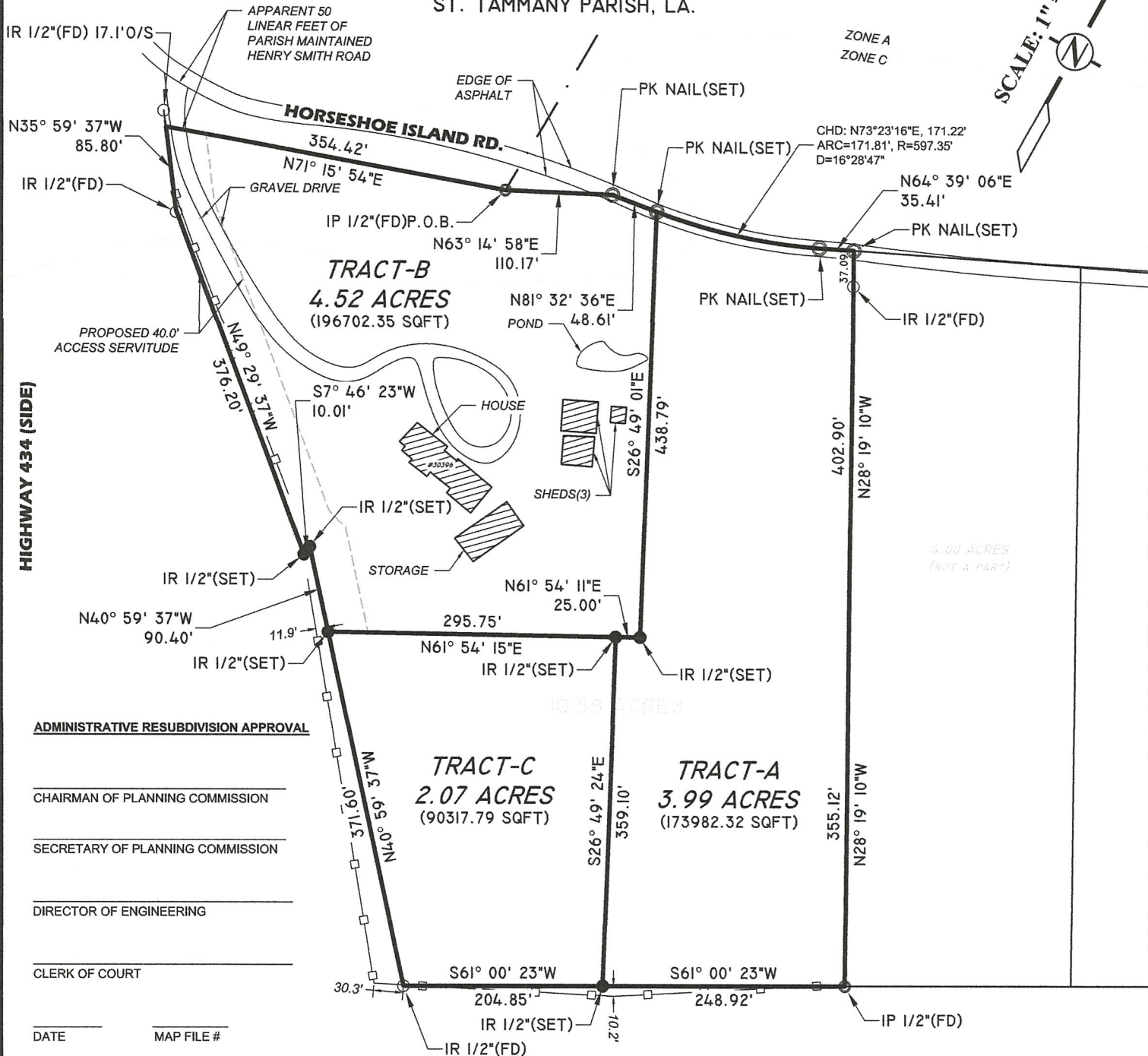
34

4

3



MINOR RESUBDIVISION OF 10.58 ACRES INTO TRACTS A, B, & C  
SECTION 33, T7S, R13E  
ST. TAMMANY PARISH, LA.



**SURVEYORS NOTES:**

1. THIS SURVEY DID NOT REQUIRE NOR DID IT INCLUDE ANY RESEARCH AND INVESTIGATION OF SERVITUDE'S OR EASEMENTS.

2. P.O.B. IS REPORTED AS LYING WEST 1313.4' AND SOUTH 01°30' WEST 728.64' OF THE QUARTER CORNER COMMON TO SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST.

**BEARING BASIS/REFERENCE PLAT:**

BEARINGS BASED ON GRID NORTH AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). COORDINATES IN US SURVEY FEET.

REFERENCE: SKETCH MAP OF TRACTS A, B, C, & D, BY JOHN E. BONNEAU & ASSOCIATES, INC. DATED 1/28/2003.

**FLOOD ZONE CLASSIFICATION:**

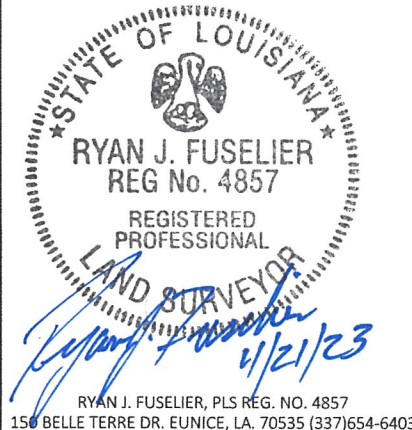
ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 2252050275C HAVING AN EFFECTIVE DATE OF 10/17/1989 THIS PROPERTY IS LOCATED IN ZONE C AND ZONE A.

**CERTIFICATION:**

I HERE BY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "C - BOUNDARY SURVEYS OF RESIDENTIAL OR SUBURBAN AREAS" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

Map of Minor Resubdivision Survey Made For  
**Ramona Fincher**

Being a minor resubdivision of a portion of ground situated in Section 33, Township 7 South, Range 13 East, containing 10.58 acres, into Tracts-A, B, & C, St. Tammany Parish, Louisiana.



**FUSELIER**  
SURVEYING + MAPPING  
RJ FUSELIER & ASSOCIATES LLC  
FIRM REG. #: LA (VF 790), TX (10194363)

PROJ. No. 22N0272  
DETAILED: CDR  
DATE: 3/02/23  
SHEET: 01

DATE	REVISION DESCRIPTION	BY

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**PLANNING STAFF REPORT**  
2023-3382-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

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**Hearing:** June 13, 2023

**Posted:** May 23, 2023

**Location:** The property is located on the east side of Lenel Road, north of Lowe Davis Road, Covington, Louisiana. Ward 10, District 6; S17, T6S, R12E

**Owners & Representative:** Wayne Brannan, LLC

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

**Type of Development:** Rural/Residential



**Current Zoning**

A-1A Suburban District

**Total Acres**

7.78 acres

**# of Lots/Parcels**

Minor subdivision of 7.780 acres into  
Parcels A & B

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone: A

Preliminary Flood Zone: AE

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

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

The applicant is requesting to create two (2) parcels from a 7.780 acres. The minor subdivision request requires a public hearing due to:

- Parcel B does not meet the minimum lot frontage of 200 ft., required as per Section 130-414(b)(1) of the A-1A Suburban District zoning classification 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.

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

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

Planning Commission  
June 13, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3382-MSP



**PLANNING STAFF REPORT**  
2023-3382-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

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



2023-3382-MSP

RAY KEEN

17

RONALD QUAVE

LENN

LOWE DAVIS

1

20

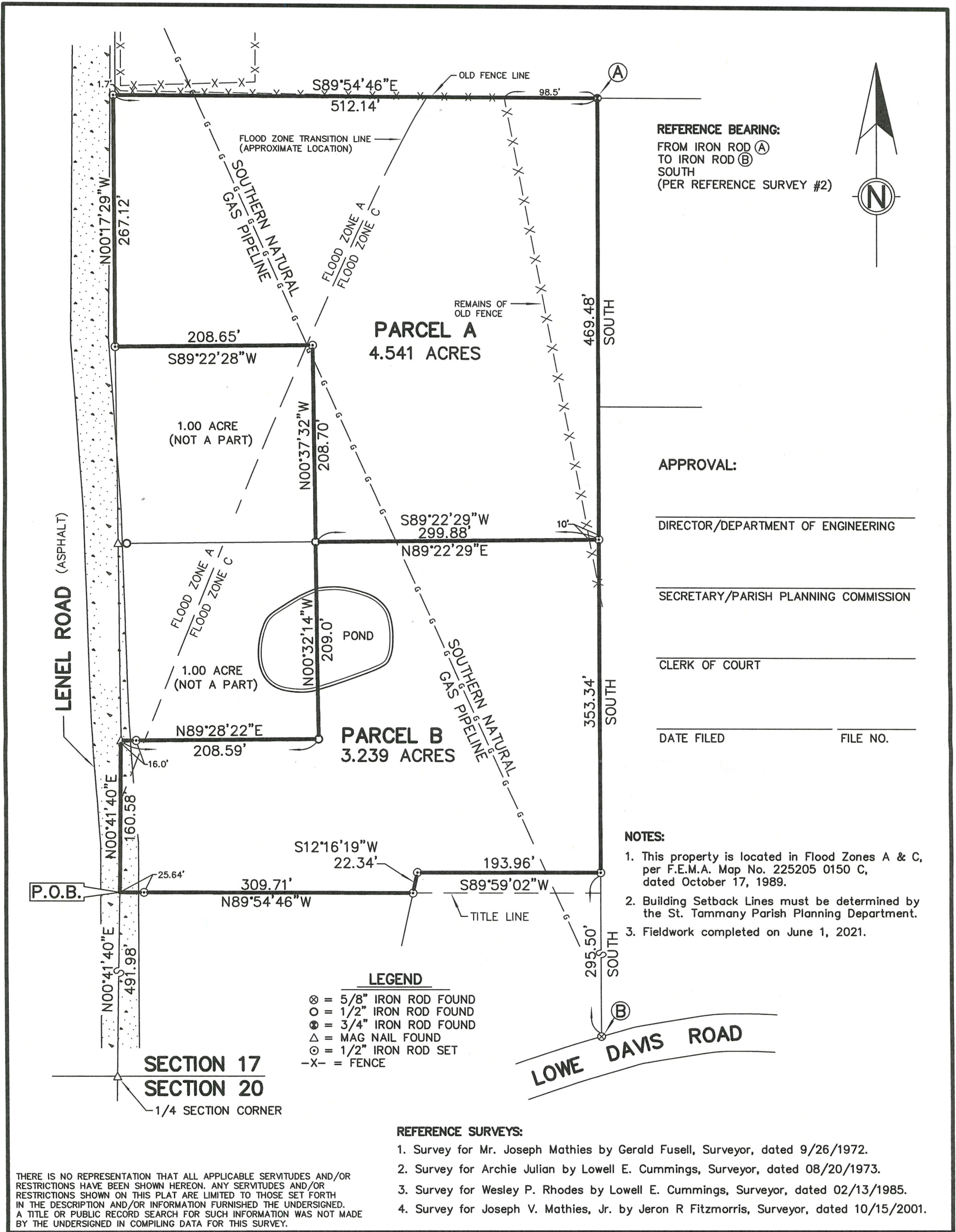
5

A

B

C





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

503 N. JEFFERSON AVENUE  
COVINGTON, LA 70433

**JOHN G. CUMMINGS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: **WAYNE BRANNAN, LLC**

SHOWING A SURVEY OF: **MINOR SUBDIVISION OF 7.780 ACRES INTO PARCELS A & B, LOCATED IN SECTION 17, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 21093-PB1

DATE: 04/27/2023

REVISED:

# **RESUBDIVISION REVIEW**



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**PLANNING STAFF REPORT**  
2023-3368-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

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**Hearing:** June 13, 2023

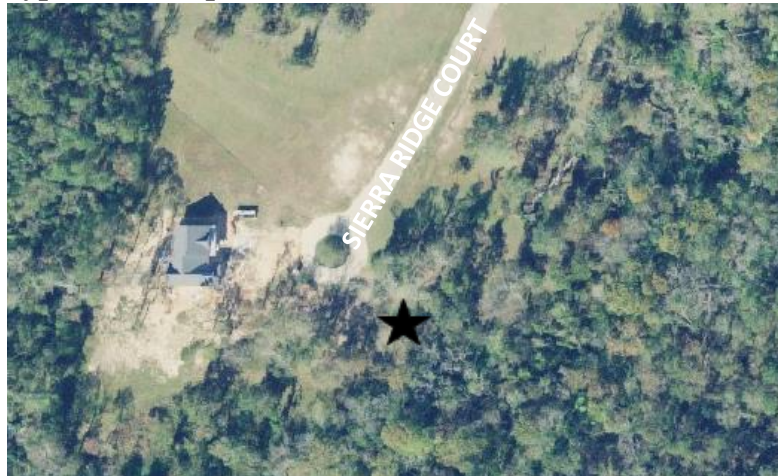
**Posted:** May 23, 2023

**Location:** The property is located on the southeast side of Sierra Ridge Court, south of LA Highway 22, Madisonville, Louisiana, Ward 1, District 4; S37, T7S, R10E

**Owner & Representative:** Zachary P. & Michelle J. Adema

**Engineer/Surveyor:** Lester Martin Jr. & Associates, LLC

**Type of Development:** Residential



**Current Zoning**

A-3 Suburban District

**Total Acres**

1.89 acres

**# of Lots/Parcels**

Resubdivision of Lots 8 & 9 into Lot 9-A,  
Sierra Ridge Subdivision

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone: A10  
Preliminary Flood Zone: AE

**Critical Drainage:**

Yes

**STAFF COMMENTARY:**

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

The owner is requesting to create one (1) lot, being Lot 9-A from lots 8 and 9, Sierra Ridge Subdivision. The public hearing is required considering that:

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



**PLANNING STAFF REPORT**  
2023-3368-MRP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

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

**and**

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







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

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

REFERENCE BEARING:  
THIS SURVEY IS BASED ON THE SUBDIVISION LISTED FOR REFERENCE.

ALL ELEVATIONS ARE IN FEET NAVD88.

REFERENCE:  
PLAN OF SIERRA RIDGE SUBDIVISION BY RICHMOND W. KREBS, PROFESSIONAL SURVEYING DATED 06-07-2007 AND FILED AS MAP FILE# 4492.

PER FIRM UNINCORPORATED ST. TAMMANY PARISH, 225205 0215 C, DATED 04-02-1992, THIS PROPERTY IS IN ZONES C, EL. N/A AND ZONE A10, EL. 11 AS GRAPHICALLY DEPICTED ON THIS SURVEY.

BEFORE HOUSE PLANS OR CONSTRUCTION, CONSULT YOUR LOCAL GOVERNING AUTHORITY TO SEE WHAT FLOOD ZONE AND BASE FLOOD ELEVATION THEY WILL ENFORCE AND TO SEE IF THERE IS A FREEBOARD REQUIREMENT IN THIS AREA. VERIFY THE SETBACKS SHOWN ALSO. THEY ARE SHOWN PER THE S/D PLAN.



PER LOTTIE BROCK AT THE PARISH PLANNING DEPARTMENT, THE PARISH WILL ENFORCE THE ZONE A10, EL = 11 + 1 FOOT OF FREEBOARD MAKING THE LOWEST FLOOR ELEVATION REQUIREMENT BE 12. ELEVATION 12 IS 34 INCHES ABOVE THE 60d SET FOR TBM.

APPROVALS:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

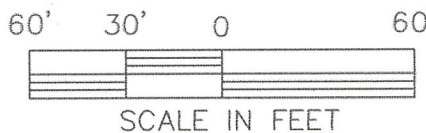
CLERK OF COURT

DATE

MAP FILE NUMBER

KOEPP ROAD (SIDE)

A LINE IS SHOWN ON THE S/D PLAN IN THIS AREA THAT IS TYPICALLY A UTILITY EASEMENT. IT IS NOT LABELED, NOTED OR DIMENSIONED ON THE S/D PLAN. I SCALE IT TO BE 10'±.



DATE: 07-07-2022

REV:

REV:

SCALE: 1"=60'

DWG. BY: LMJ

LESTER MARTIN JR.  
& ASSOCIATES, L.L.C.

418 Hickory Drive  
Slidell, Louisiana 70458  
Cell & Text: (985) 285-9099  
Fax: 1 (208) 279-0935  
E-mail: LMJSurveyor@gmail.com

SURVEYOR'S CERTIFICATE  
STATE OF LOUISIANA  
PARISH OF ST. TAMMANY

I, LESTER H. MARTIN JR., PROFESSIONAL LAND SURVEYOR DOES HEREBY CERTIFY THAT I HAVE SURVEYED, COMPUTED AND PLOTTED THE PROPERTY SHOWN HEREON LOCATED IN SIERRA RIDGE S/D. SURVEYED AT THE REQUEST OF MICHELL & ZACHARY ADEMA.

WITNESS MY SIGNATURE ON JULY 7, 2022.

Lester H. Martin Jr. P.L.S. #4758



MINOR RESUBDIVISION OF  
LOTS 8 & 9  
SIERRA RIDGE S/D INTO  
LOT 9-A  
ST. TAMMANY PARISH  
LOUISIANA

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**PLANNING STAFF REPORT**  
2023-3380-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

---

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

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**Hearing:** June 13, 2023

**Posted:** May 23, 2023

**Location:** The property is located on the south side of Lake Tahoe Drive, east of Lake St. Claire Drive, Covington, Louisiana, Ward 1, District 1; S11, T7S, R10E

**Owner & Representative:** J Mendoza Homes, LLC – Jose Mendoza

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

**Type of Development:** Residential



**Current Zoning**

A-4 Suburban District

**Total Acres**

1.67 acres

**# of Lots/Parcels**

Resub of Lots 7, 8, 9, 10, 11 & Part of  
lots 6 & 12 into lots 7-A, 7-B, 7-C, 7-D,  
7-E & 7-F, Square 14, Shady Lake  
Estates

**Surrounding Land Uses:**

Residential & Undeveloped Commercial

**Flood Zone:**

Effective Flood Zone: C

Preliminary Flood Zone AE

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

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

The owner is requesting to create six (6) lots from Lots 7, 8, 9, 10, 11, and part of Lots 6 and 12, Square 14, Shady Lake Estates. The public hearing is required considering that:

- Per Sec. 125-215(2), a public hearing is required when more than five lots are proposed to be created.

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

1. The survey should read as follow: Resubdivision of lots 7, 8, 9, 10, 11 & Part of Lots 6 & 12 into lots 6-A, 7-A, 8-A, 9-A, 10-A & 11-A.





**PLANNING STAFF REPORT**  
2023-3380-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

**Residential: Medium Intensity-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.

**and**

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



DEL SOL

VILLAGE DES BOIS

2

LAKE CATHERINE

CRATER LAKE

LAKE ST CLAIRE

LAKE REEL FOOT

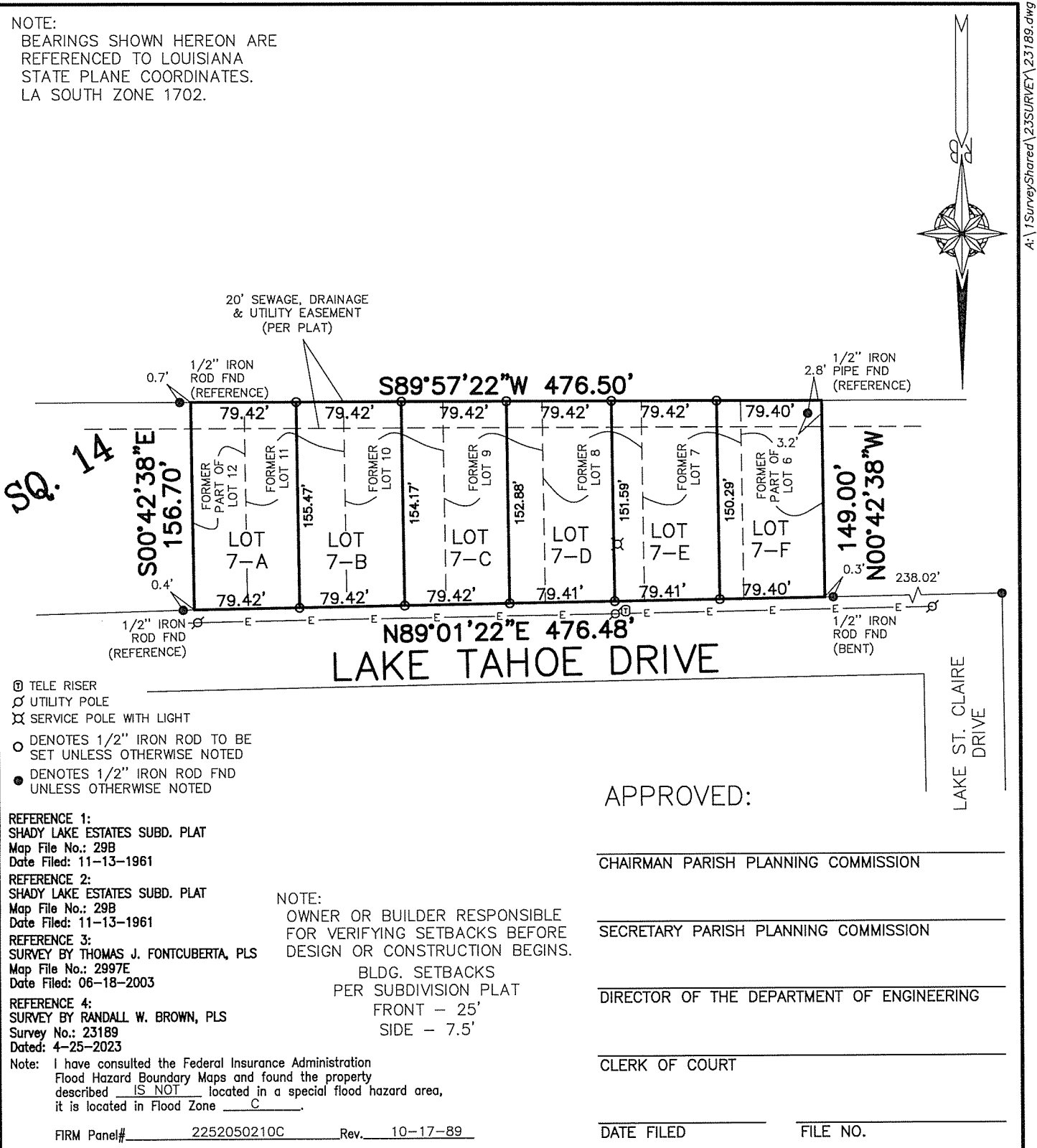
LAKE TAHOE

©CHSNER HWY-1077 CONNECTOR

12

11





Resubdivision of

LOTS 7, 8, 9, 10, 11 & PART OF LOTS 6 & 12

SQUARE 14 \* SHADY LAKE ESTATES

ST. TAMMANY PARISH, LOUISIANA

INTO

LOTS 7-A, 7-B, 7-C, 7-D, 7-E, & 7-F

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

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

**ADVANCED**

**Randall W. Brown & Associates, Inc.**

Professional Land Surveyors

228 W. Causeway Approach, Mandeville, LA 70448

(985) 624-5368 FAX (985) 624-5309

info@brownsurveys.com

Date: APRIL 25, 2023

Survey No. 23189-RESUB

Project No. (CR5) A23189

Scale: 1"= 100'±

Drawn By: J.E.D.

Revised:

Randall W. Brown, P.L.S.

Professional Land Surveyor

LA Registration No. 04586

Copyright 2023 - Randall W. Brown & Associates, Inc.

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**PLANNING STAFF REPORT**  
2023-3381-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

**Hearing:** June 13, 2023

**Posted:** May 25, 2023

**Location:** The property is located on the west side of Helpers Row, on the south side of Fabrication Row and on the west side of Welders Row, Covington, Louisiana, Ward 3, District 2; S20, T6S, R11E

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

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

**Type of Development:** Industrial



**Current Zoning**

I-2 Industrial District

**Total Acres**

8.735 acres

**# of Lots/Parcels**

Resub of lot 54 and 5.301 acres into lot 54-A  
Covington Industrial Park, Phase II

**Surrounding Land Uses:**

Industrial

**Flood Zone:**

Effective Flood Zone C

Preliminary Flood Zone X

**Critical Drainage:** No

**STAFF COMMENTARY:**

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

The owner is requesting to create one (1) lot from lot 54 and 5.301 acres. 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:

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

*New Directions 2040*





**PLANNING STAFF REPORT**  
2023-3381-MRP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

**Residential: Medium Intensity-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.



2023-3381-MRP

17

PAINTERS

HELPERS

COASTAL

FABRICATION

WELDERS

HARD HAT

20

OIL

BOMOKA

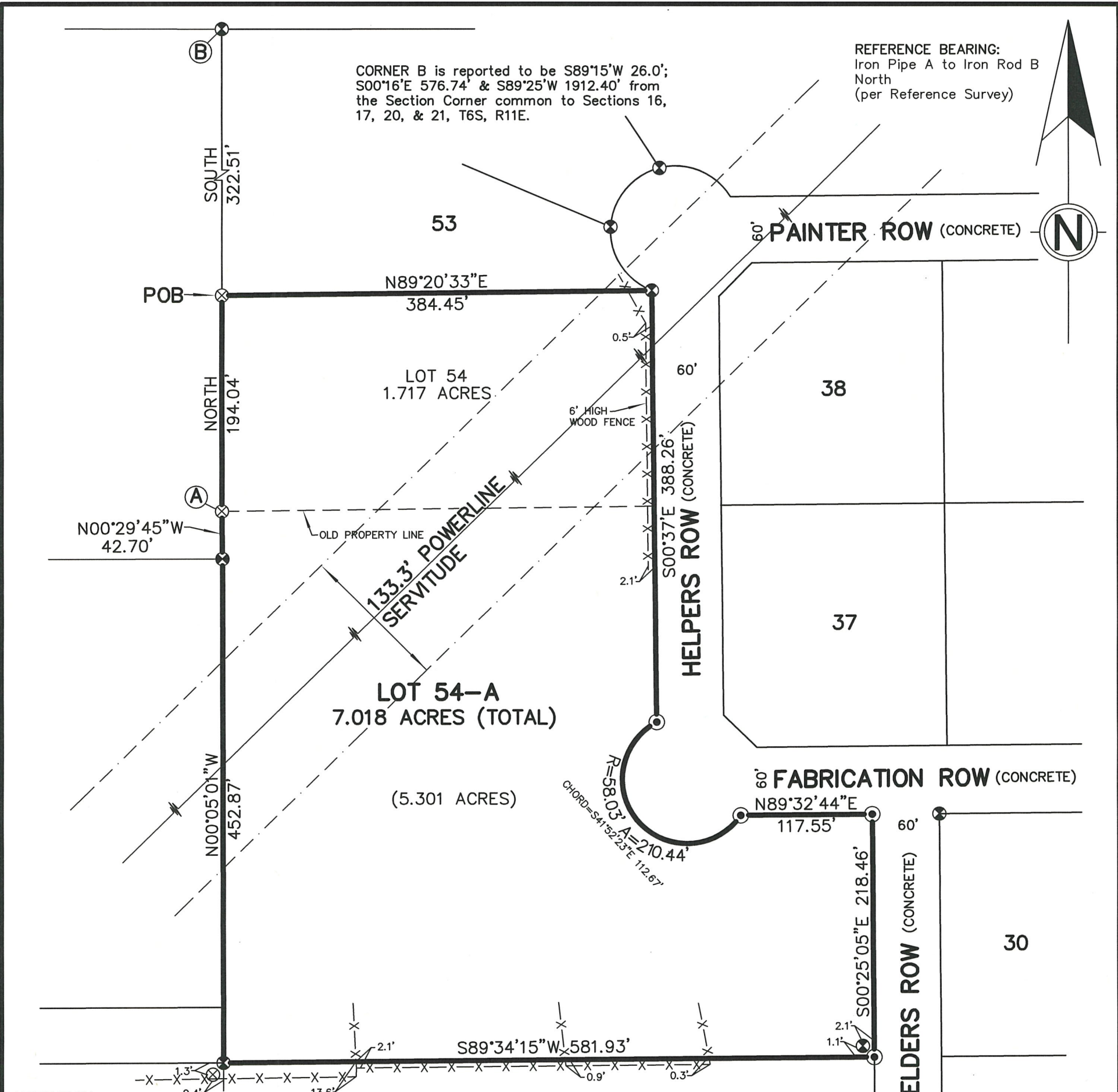
25

NORWEL

25

WYLIE JENKINS





APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

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

NOTES:

- This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
- SUBDIVISION SETBACK LINES: FRONT = 25'
- INTERIOR FENCES NOT SHOWN.

REFERENCE SURVEY:

Survey for Favret Investments, LLC by John G. Cummings, Surveyor, dated December 26, 2022, Job No. 22258.

503 N. JEFFERSON AVENUE  
COVINGTON, LA 70433

**JOHN G. CUMMINGS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: **Favret Investments, LLC**

SHOWING A SURVEY OF: **A RESUBDIVISION OF LOT 54, COVINGTON INDUSTRIAL PARK, PHASE II AND 5.301 ACRES INTO LOT 54-A, COVINGTON INDUSTRIAL PARK, PHASE II, LOCATED IN SECTION 20, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 22258-RSB

DATE: 5/9/2023

REVISED:

# **PRELIMINARY SUBDIVISION REVIEW**



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**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 6, 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  
TOWNSHIP: 6 South  
RANGE: 11 East

WARD: 3  
PARISH COUNCIL DISTRICT: 3

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 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

NUMBER OF POSTPONEMENTS: 1

**STAFF COMMENTARY:**

**Department of Planning and Development**

This case was previously postponed at the May 9, 2023 Planning Commission meeting.

The developer requested this case be postponed for one (1) month on June 1, 2023 in order to allow sufficient time to address outstanding staff comments. Staff has no objection to this postponement request.

**Informational Items:**

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

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

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

A funded **Maintenance Obligation** in the amount of **\$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.

A **Performance Obligation** in the amount of \$101,200.00 for a period of one (1) year will be required to ensure the construction of the required road widening and subsurface drainage improvements along M.P. Planche Road in accordance with Council Ordinance #21-4551. A Warranty Obligation will be required once all required roadway improvements have been completed and will be established at the appropriate Final Approval hearing for a period of (2) years.

Prior to any work commencing within the M.P. Planche Right-of-Way the developer will need to furnish The Parish acceptable documentation to commence work within a Parish Right-of-Way including a Hold Harmless Agreement, as well as the appropriate Liability Insurance Policy.

**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 June 13, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



Located in Section 18, Township 6 South,  
Range 11 East, St. Tammany Parish, Louisiana

Located in Section 18, Township 6 South,  
Range 11 East, St. Tammany Parish, Louisiana



## RESTRICTIVE COVENANTS

- ## DEDICATION

ALL STREET RIGHTS-OF-WAY, INCLUDING ALL TRAFFIC SIGNS, STREET SIGNS, POSTS AND RETENTION PONDS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

## CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED AND IS CERTIFIED TO CONFORM TO THE PROVISIONS OF THE STATE OF LOUISIANA RS: 33-5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY.



DATE FILED	FILE NO.
------------	----------

NOTE: DRAINAGE DETENTION SHALL BE WET PONDS LOCATED ON SITE. PONDS SHALL BE MAINTAINED BY ST. TAMMANY PARISH.

NOTE: CENTRAL SEWER & WATER SERVICE PROVIDED BY MAGNOLIA UTILITIES

NOTE: ENTIRE DEVELOPMENT IS LOCATED IN FLOOD ZONE "C" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225205 0125 C, MAP REVISED OCTOBER 17, 1989. BASE FLOOD ELEVATION N/A.

CLIENT: RIVER PARK ESTATES, LLC

PROJECT DESCRIPTION: PRELIMINARY SUBDIVISION PLAN OF RIVER PARK TRAILS, SITUATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA

This drawing and design are the property of DEEP SOUTH DESIGN GROUP. They are submitted on the condition that they are not to be used, reproduced or copied in whole or part or used for furnishing information to others, without the prior written consent of DEEP SOUTH DESIGN GROUP. All common law rights of copyright and otherwise are hereby specifically reserved.

REVISION NO:	

OB NO:	21-157
DATE:	03.13.2023
DRAWN BY:	JPH
SCALE:	AS SHOWN
COMPUTER FILE:	

SD-1.0




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).  
 134.733 ACRES x 0.75 = 101.05 x 4 = 404 LOTS ALLOWED (A-4 UNDERLYING ZONING)  
 TOTAL LOTS ALLOWED = 404 LOTS

RECREATION:  
WITHIN THE GREENSPACE THERE SHALL BE ACTIVE AND PASSIVE RECREATION. ACTIVE RECREATION SHALL BE PLAYGROUND EQUIPMENT. PASSIVE RECREATION SHALL BE REMAINING GREENSPACE FOR ENJOYING THE NATURE AND WOODED AREAS.

GREENSPACE REQUIRED=134.73 x 25% = 33.68 ACRES



GREENSPACE PROVIDED  = 38.83 ACRES  
@ 100%




GREENSPACE PROVIDED @ 50%  = 13.24 ACRES

TOTAL PROVIDED = 52.07 ACRES

3.97 AC. ACTIVE (BASKETBALL COURT, WALKING PATH, PLAYGROUND & SPORTS PARK)

34.86 AC. PASSIVE (REMAINING GREENSPACE)

	TOTAL WETLANDS=27.77 ACRES
	WETLANDS TO BE MITIGATED=4.89 ACRES
	TOTAL WETLANDS TO REMAIN=22.88 ACRES

	LOT WIDTH 50' - 60'	112 LOTS
	LOT WIDTH 60' - 70'	212 LOTS
	ESTATE SIZE LOTS 75'	48 LOTS

Boundary Description :  
**RIVER PARK TRAILS**


A certain parcel of land situated in Section 18, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section corner common to Sections 17, 18, 19 & 20, Township 6 South, Range 11 East, and run North 89 Degrees 53 Minutes, 58 Seconds West for a Distance of 1,020.29 Feet to the Point of Beginning;

From the Point of Beginning South 89 Degrees 29 Minutes 32 Seconds West for a distance of 1,335.34 Feet to a Point; Thence Run North 01 Degrees 01 Minutes 19 Seconds West for a distance of 650.41 feet to a point; Thence Run North 88 Degrees 58 Minutes 41 Seconds East for a distance of 20.18 feet to a point; Thence Run North 00 Degrees 59 Minutes 29 Seconds West for a distance of 608.59 feet to a point; Thence Run South 89 Degrees 43 Minutes 01 Seconds West for a distance of 708.52 feet to a point; Thence Run South 01 Degrees 01 Minutes 32 Seconds East for a distance of 1,268.44 feet to a point; Thence Run South 88 Degrees 32 Minutes 09 Seconds West for a distance of 653.07 feet to a point; Thence Run North 01 Degrees 05 Minutes 37 Seconds West for a distance of 2,644.57 feet to a point; Thence Run North 88 Degrees 28 Minutes 49 Seconds East for a distance of 2,416.17 feet to a point; Thence Run South 01 Degrees 02 Minutes 13 Seconds East for a distance of 622.58 feet to a point; Thence Run South 01 Degrees 01 Minutes 35 Seconds East for a distance of 730.09 feet to a point; Thence Run North 87 Degrees 45 Minutes 52 Seconds East for a distance of 260.06 feet to a point; Thence Run South 01 Degrees 09 Minutes 39 Seconds East for a distance of 1325.04 feet back to the Point of Beginning.

Containing 134.733 Acres or 5,868,977 square feet

"ADDITIONAL PUD APPROVAL REQUIREMENTS"

1. WIDEN MP PLANCHE ROAD TO 24FT WIDE FROM HWY. 25 TO THE 2ND ENTRANCE OF RIVER PARK CROSSING.
2. SOUTHBOUND RIGHT TURN LANE AT HWY. 25 AND MP PLANCHE ROAD TO BE CONSTRUCTED AS REQUIRED BY DOTD.
3. CONSTRUCT A SOUTHBOUND RIGHT TURN LANE AT HWY 25 AND MP PLANCHE ROAD.
4. IF PARISH AND DOTD DEEM IT NECESSARY, CONSTRUCT AN ACCELERATION LANE SOUTHBOUND AT MP PLANCHE AND HWY. 25.
5. CONVERT THE 2.8 ACRE GREENSPACE AREA TO A SPORTS PARK WITH A PAVILION, BASEBALL BACKSTOP, AND SOCCER GOALS.
6. ADD A WALKING TRAIL ALONG THE DETENTION POND AT THE SOUTHEAST CORNER OF THE PROPERTY.
7. THE AREA DESIGNATED BY  (22.87 ACRES) AT THE NORTH END OF THE PROJECT TO BE DESIGNATED AS A CONSERVATION ASSESSMENT.
8. ONE (1) ADDITIONAL CLASS "A" TREE MIN. 2" CALIPER NOT LESS THAN 12' TALL MUST BE PLANTED ON EACH PLOT PRIOR TO OCCUPANCY. COMPLIANCE TO BE INSURED BY DEVELOPER AND/OR HOME OWNERS ASSOCIATION.

A REVISED PUD PLAN MEETING ALL COUNCIL STIPULATIONS WILL BE REQUIRED BEFORE TENTATIVE SUBMITTAL. MAJOR AMENDMENTS TO THE PUD SHALL REQUIRE THE DEVELOPER TO SUBMIT REVISED PLANS TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT AND MUST BE APPROVED BY THE ZONING COMMISSION. MAJOR AMENDMENTS INCLUDE THE USE OF THE LAND AND AS SHOWN, THIS PROPOSED LAYOUT WILL REQUIRE A MAJOR AMENDMENT.

NOTE: ALL PVC PIPING SHALL CONFORM TO DOTD STANDARDS AND SPECIFICATIONS.

BENCHMARK: BENCHMARK TO BE SET DURING CONSTRUCTION AND NOTED ON THE FINAL PLAT FOR REFERENCE.

NOTE:  $\frac{1}{2}$ " IRON RODS TO BE SET AT ALL PROPERTY CORNERS.

NOTE: EACH LOT SHALL BE SUBJECT TO A 10' UTILITY, DR  
& ACCESS EASEMENT ALONG THE STREET FRONTAGE.

NOTE: ENTIRE DEVELOPMENT IS LOCATED IN FLOOD ZONE "C" AS PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 225205 0125 C, MAP REVISED OCTOBER 17, 1989. BASE FLOOD ELEVATION N/A.



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The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on May 31<sup>st</sup>, 2023. Preliminary Approval of this case shall be subject to the developer complying with comments #1 - #3 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.

**Water & Sewer Plan:**

3. 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".

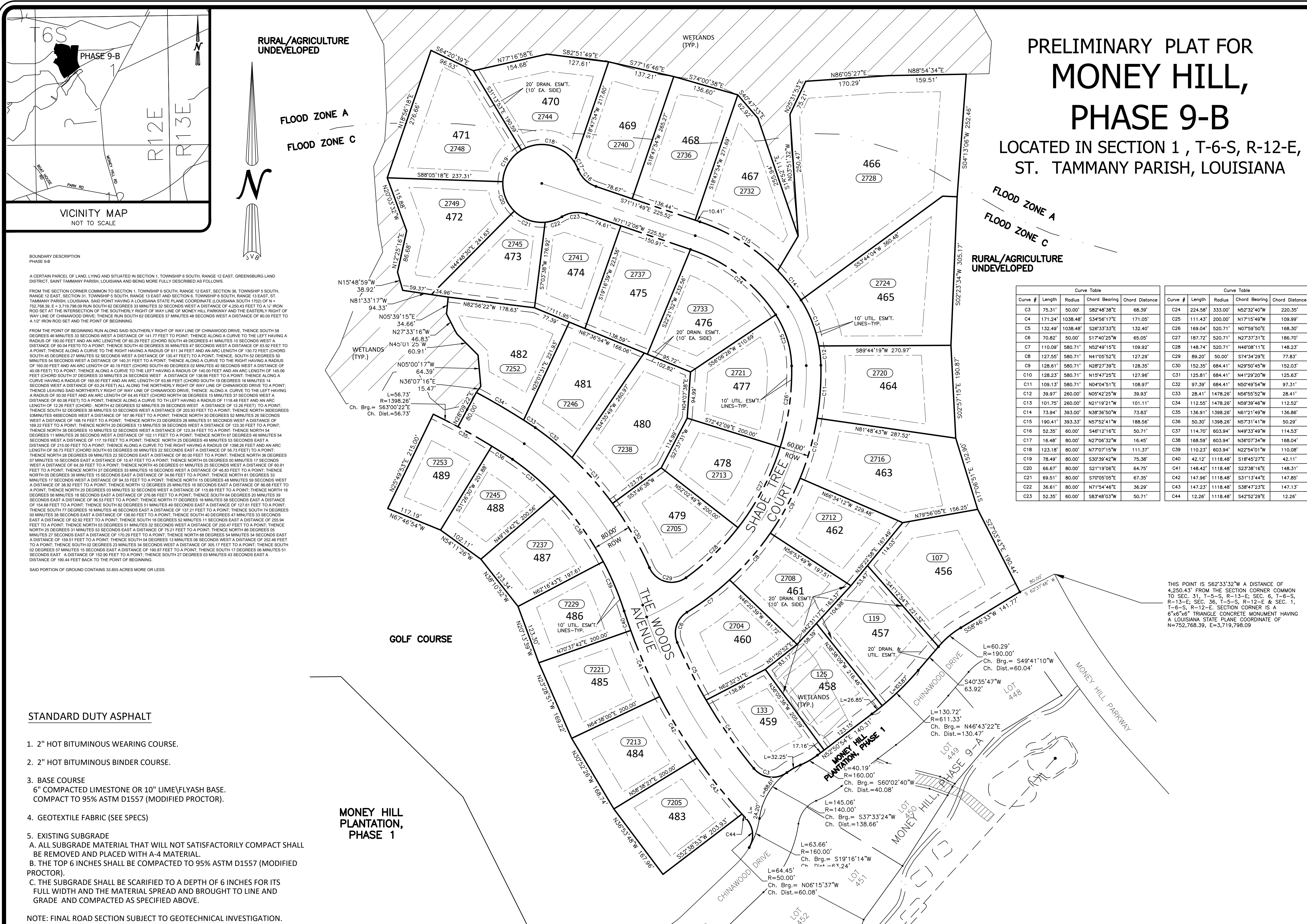
**No funded Maintenance Obligation** is required since this subdivision is connecting to privately owned and maintained streets.

**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 June 13, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



LAST PLOTTED: 4/25/2023 12:09 PM  
LAYOUT NAME: PUD PLAN PHASE 9-B  
PATHFILE: C:\ENGINEERING\2023\0220155-Money Hill-Phase 9-B\20230155-Money Hill-Phase 9-B.dwg







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](mailto:tcreynolds@stpgov.org)

PRELIMINARY PLANS  
RECEIVED  
4/26/2023  
DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY**

**RE: Waiver Requests for  
Money Hill, Phase 9-B  
KA Project No. 22055**

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 dead-ends 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



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,

A handwritten signature in blue ink, appearing to read 'JEP', with a stylized flourish extending to the right.

James E. Powell, Jr., P.E., P.L.S.  
Sr. Vice President – Engineering Operations  
Kyle Associates, LLC

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**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 6, 2023)*

CASE NO.: 2023-3374-PP

SUBDIVISION NAME: Balsam Manor Subdivision

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

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

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

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

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

TOTAL ACRES IN DEVELOPMENT: 9.94 Acres

NUMBER OF LOTS: 35 Lots                      AVERAGE LOT SIZE: 60' x 110'

SEWER AND WATER SYSTEMS: Community

PROPOSED OR EXISTING ZONING: A-4(A) Suburban

FLOOD ZONE DESIGNATION: "C"

TENTATIVE GRANTED: March 8, 2023

NUMBER OF POSTPONEMENTS: 0

**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 June 2<sup>nd</sup>, 2023.

Staff recommends the postponement of this submittal for one (1) month in order to allow sufficient time to address outstanding staff comments and to allow time for staff and the applicant to meet.

**General Comment:**

1. The Balsam Manor Subdivision is proposing 35 lots which requires 20,300 sq. ft. of greenspace. While the proposed configuration of the preliminary plat provides 20,474 square feet of greenspace thereby meeting ordinance, staff has concerns that the designated greenspace areas are negligible and will not amount to useable greenspace area for the residents of the subdivision.

**Preliminary Plat:**

2. 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 June 6, 2023.

**Drainage Plan:**

3. The Drainage & Grading 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 June 6, 2023.

**Water & Sewer Plan:**

4. The Water & Sewer 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 June 6, 2023.

**SWPPP & Signage Plan:**

5. The SWPPP & Signage Plan needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on June 6, 2023.

**Informational Items:**

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

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

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

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



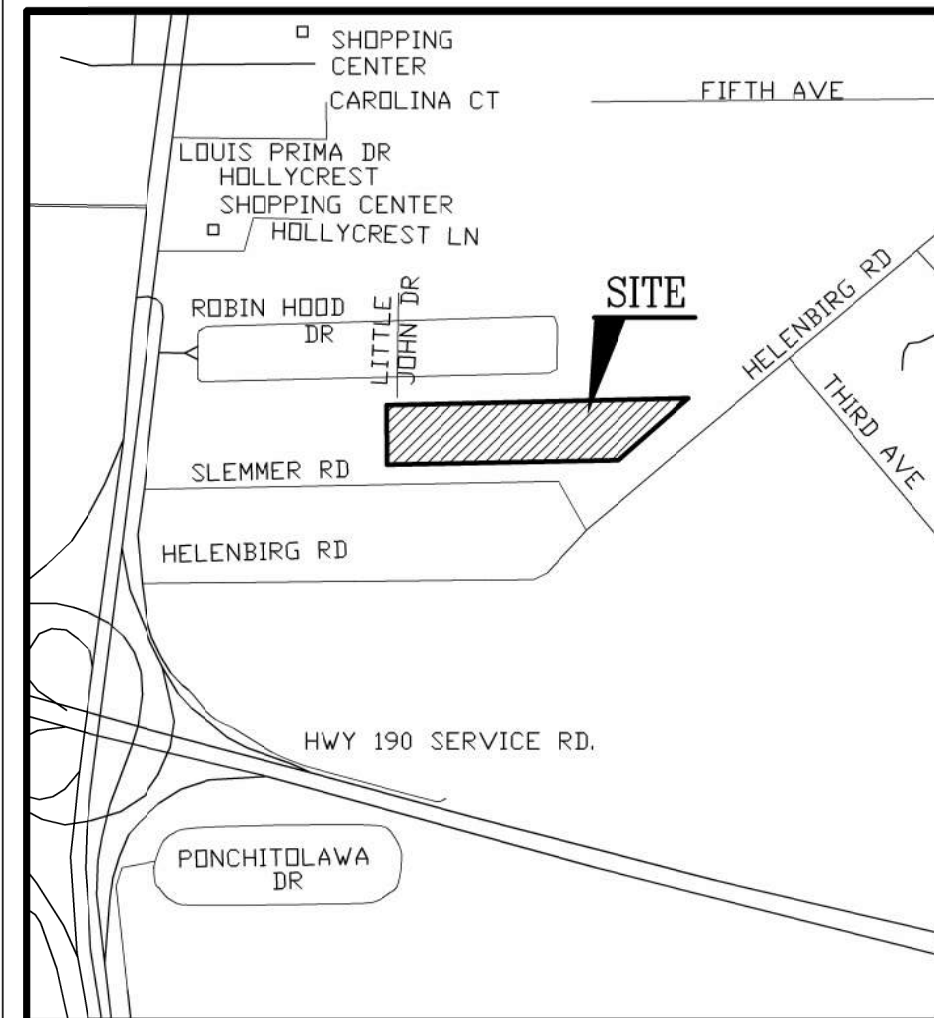
A **Performance Obligation** in the amount of \$1,375.00 for a period of one (1) year will be required to ensure the construction of the required water line improvements within the unopened portion of Little John Lane.

Prior to any work commencing within the Little John Lane unopened Right-of-Way the developer will need to furnish The Parish acceptable documentation to commence work within a Parish Right-of-Way including a Hold Harmless Agreement, as well as the appropriate Liability Insurance Policy

**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 June 13, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





VICINITY MAP  
NOT TO SCALE

POINT OF BEGINNING NOTE:  
THE POINT OF BEGINNING IS REPORTED TO BE SOUTH 89 DEGREES 17 MINUTES EAST, A DISTANCE OF 404.2 FEET; SOUTH 08 DEGREES 25 MINUTES WEST, A DISTANCE OF 3970.7 FEET; SOUTH 89 DEGREES 55 MINUTES EAST, A DISTANCE OF 1599.2 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 10 AND 15, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

# PRELIMINARY PLAT BALSAM MANOR

SECTIONS 14 & 15, TOWNSHIP 7 SOUTH-RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA

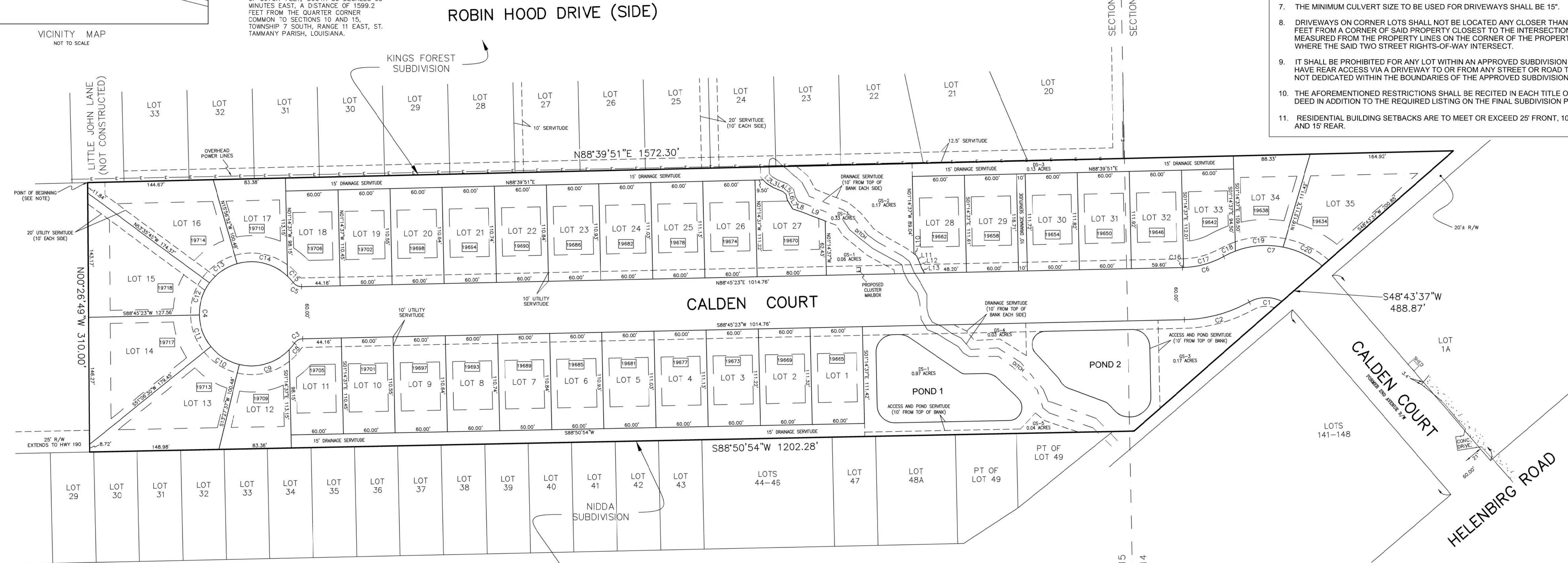
9.94 ACRES AREA	35 NO. OF LOTS	ONE PHASE	60' x 110' AVG. LOT SIZE	26130 SQ. FEET GREENSPACE AREA
20' STREET WIDTH	CONCRETE ROAD SURFACE	1211± L.F. STREET LENGTH	LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	



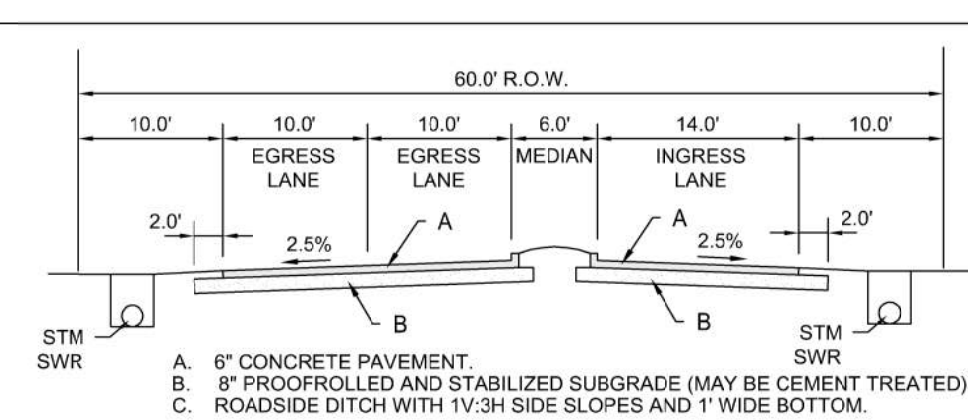
## RESTRICTIVE COVENANTS

- WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ALL DRAINAGE, STREET AND UTILITY EASEMENTS/SERVITUDES.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES IN FLOOD ZONE "C" SHALL BE NO LESS THAN 12 INCHES ABOVE THE CENTERLINE OF STREET OR TOP OF CURB FRONTING THE HOME, WHICHEVER IS GREATER.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- THE MINIMUM CULVERT SIZE TO BE USED FOR DRIVEWAYS SHALL BE 15".
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
- RESIDENTIAL BUILDING SETBACKS ARE TO MEET OR EXCEED 25' FRONT, 10' SIDE, AND 15' REAR.

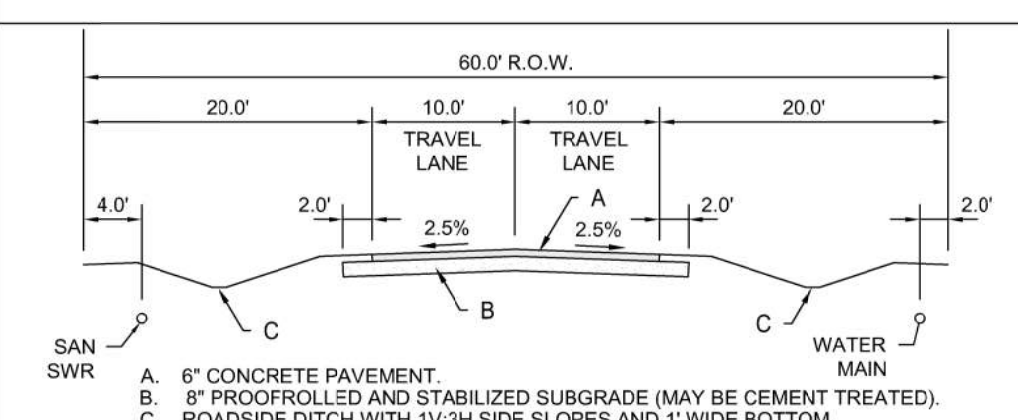
HWY 190 SERVICE ROAD (SIDE)



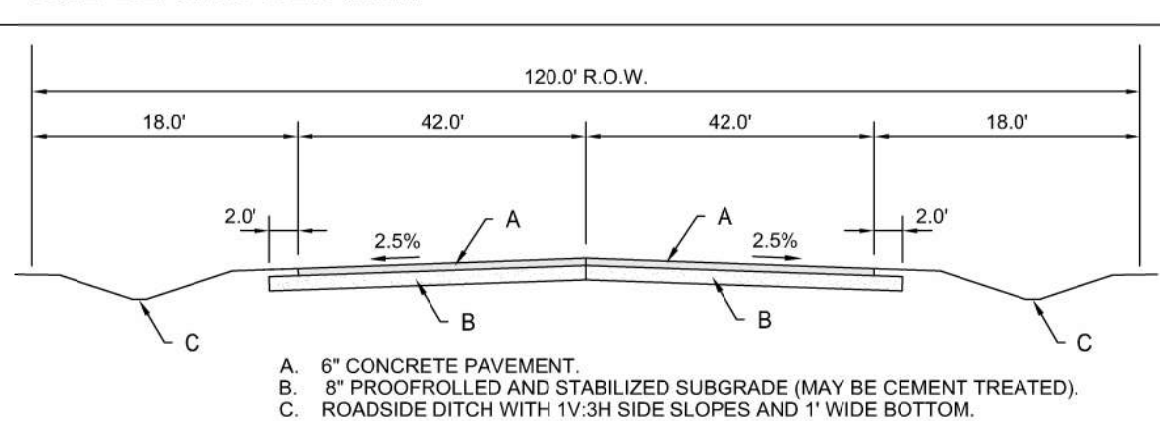
### BOULEVARD ENTRANCE SECTION



### TYPICAL ROADWAY SECTION



### CUL-DE-SAC SECTION



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

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

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

FIRM Panel# 2252050240E Rev. 8-16-1995

### NET DENSITY

MAX NET DENSITY: 6 UNITS PER ACRE  
9.94 ACRES  
-0.69 ACRES (STREETS)  
-1.43 ACRES (POND & SERV.)  
7.82 ACRES = 46 UNITS

PROPOSED NET DENSITY: 4.9 UNITS PER ACRE (35 UNITS)

### GREENSPACE

REQUIRED: 580 SQ FT X 35 LOTS = 20,300 SQ FT  
PROVIDED: 20,474 SQ FT

### PROPERTY DESCRIPTION

COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 10 & 15, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, THENCE GO SOUTH 89 DEGREES 17 MINUTES EAST A DISTANCE OF 404.2 FEET; THENCE SOUTH 08 DEGREES 25 MINUTES WEST A DISTANCE OF 3,970.7 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES EAST A DISTANCE OF 1,599.2 FEET TO THE POINT OF BEGINNING.

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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00	39.13	37.59	S88°49'57"W	56°02'40"
C2	160.00	78.04	77.27	S74°47'00"W	27°56'46"
C3	12.00	11.38	10.95	S61°35'56"W	54°18'53"
C4	60.00	302.25	70.00	N01°14'37"W	288°37'46"
C5	12.00	11.38	10.95	S64°05'11"E	54°18'53"
C6	100.00	48.78	48.29	N74°47'00"E	27°56'46"
C7	100.00	121.03	113.78	S84°30'59"E	69°20'49"
C8	60.00	9.44	9.43	S38°57'03"W	9°01'07"
C9	60.00	62.83	60.00	S7°27'37"W	60°00'00"
C10	60.00	39.42	38.72	N57°42'57"W	37°38'53"
C11	60.00	39.42	38.72	N20°04'04"W	37°38'53"
C12	60.00	39.42	38.72	N17°34'49"E	37°38'53"
C13	60.00	39.42	38.72	N55°13'42"E	37°38'53"
C14	60.00	62.83	60.00	S75°56'52"E	60°00'00"
C15	60.00	9.44	9.43	S41°26'18"E	9°01'07"
C16	100.00	0.40	0.40	N88°58'28"E	0°13'49"
C17	100.00	48.37	47.90	N74°40'05"E	27°42'56"
C18	100.00	14.80	14.79	N65°03'00"E	8°28'46"
C19	100.00	55.72	55.00	N85°15'08"E	37°55'29"
C20	100.00	50.52	48.98	S64°18'53"E	28°56'37"

LINE	BEARING	DISTANCE
L2	S47°34'42"E	5.35
L3	S59°05'50"E	8.91
L4	S67°31'59"E	12.18
L5	S48°13'24"E	4.86
L6	S13°08'03"E	6.73
L7	S30°27'09"E	11.82
L8	S71°39'55"E	11.80
L9	S68°59'55"E	28.65
L10	S57°36'27"E	3.66
L11	S23°02'37"E	8.68
L12	S22°43'06"E	6.68
L13	S30°08'39"E	6.75

PRELIMINARY PLANS  
RECEIVED  
5/25/2023  
DEVELOPMENT  
ENGINEERING

ENGINEERING  
REVIEW COPY

### 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

### APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

### BALSAM MANOR

All street right-of-ways and drainage servitudes as shown hereon are dedicated to the Parish of St. Tammany. Traffic signage and posts, Detention ponds and green spaces will be maintained by the Homeowners Association. Easements shall be reserved for drainage and utilities as indicated hereon and no obstruction or improvements shall be allowed that would prevent them from being used for their intended purposes.

Owner Date

RANDALL W. BROWN & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448  
(985) 624-5368 • INFO@BROWNSURVEYS.COM



PRELIMINARY PLAT  
BALSAM MANOR  
SECTIONS 14 & 15 - TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY:

CHECKED BY:

DATE:

SCALE:

1" = 60' ±

SURVEY No.

22566

SHEET



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**Department of Planning and Development**

Staff did not receive the required plans and supporting documentation for this project by the established deadline, as such staff is recommending a postponement of this case to allow sufficient time to address all outstanding comments previously sent to the developer and the engineer of record on 5/19/2023.

**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.

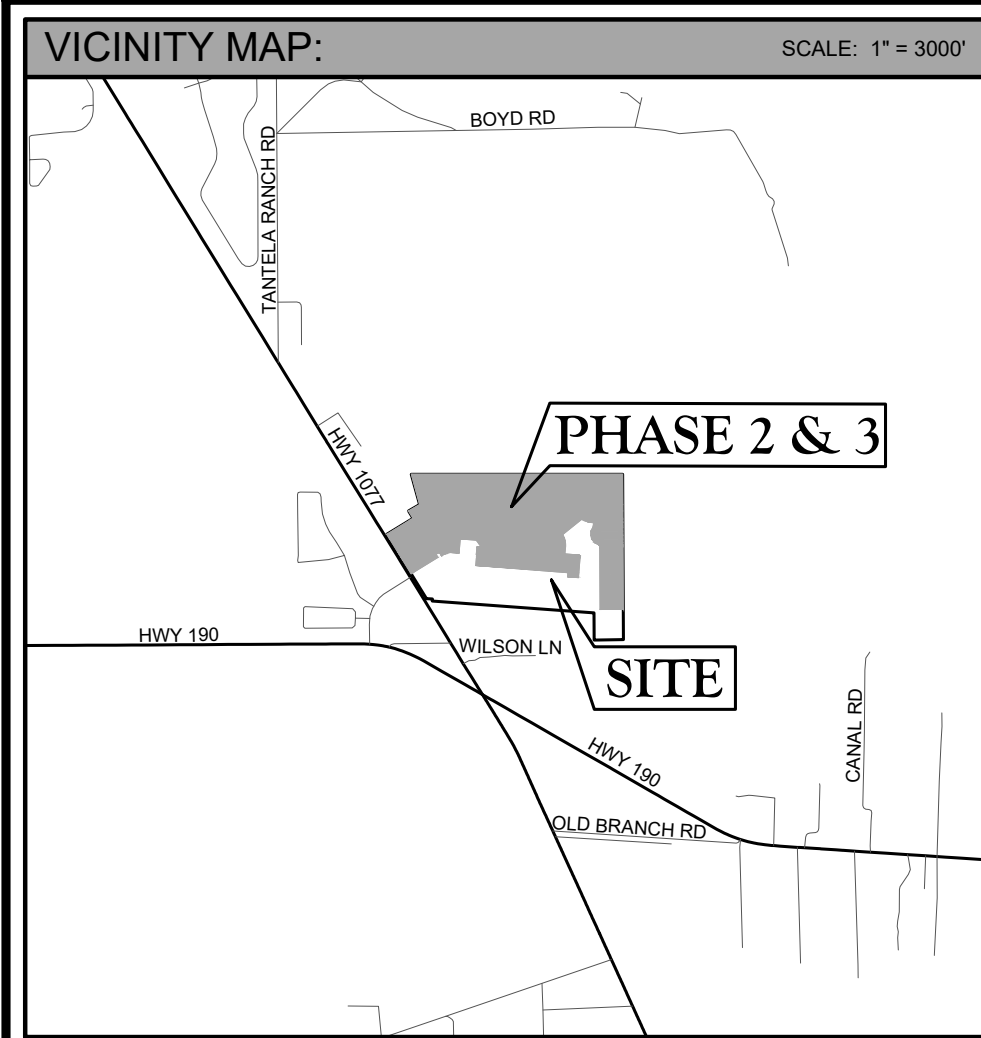
A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

No funded Maintenance Obligation is required since this project will not connect to a Parish maintained roadway.

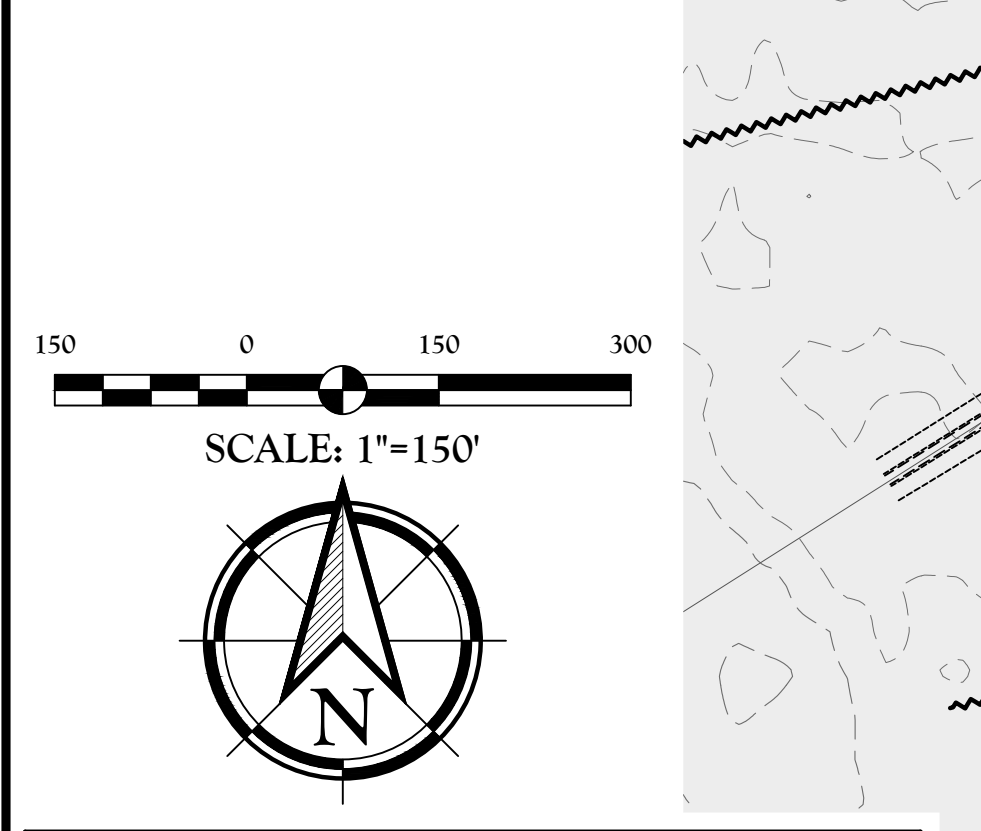
**Mandatory Developmental fees** will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the June 13, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





- TRACT "X-1" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-2" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-3" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-4" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-5" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-6" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-7" (NOT A BUILDING SITE) COMMON AREA
- TRACT "W-1" (NOT A BUILDING SITE) 30x30' SANITARY SEWER PUMP STATION SITE
- TRACT "X-9" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-12" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-13" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-15" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-16" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-17" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-18" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-19" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-20" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-21" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-22" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-23" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-25" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-26" (NOT A BUILDING SITE) COMMON AREA



PHASE 2 & 3 RESIDENTIAL LOT STATISTICS:

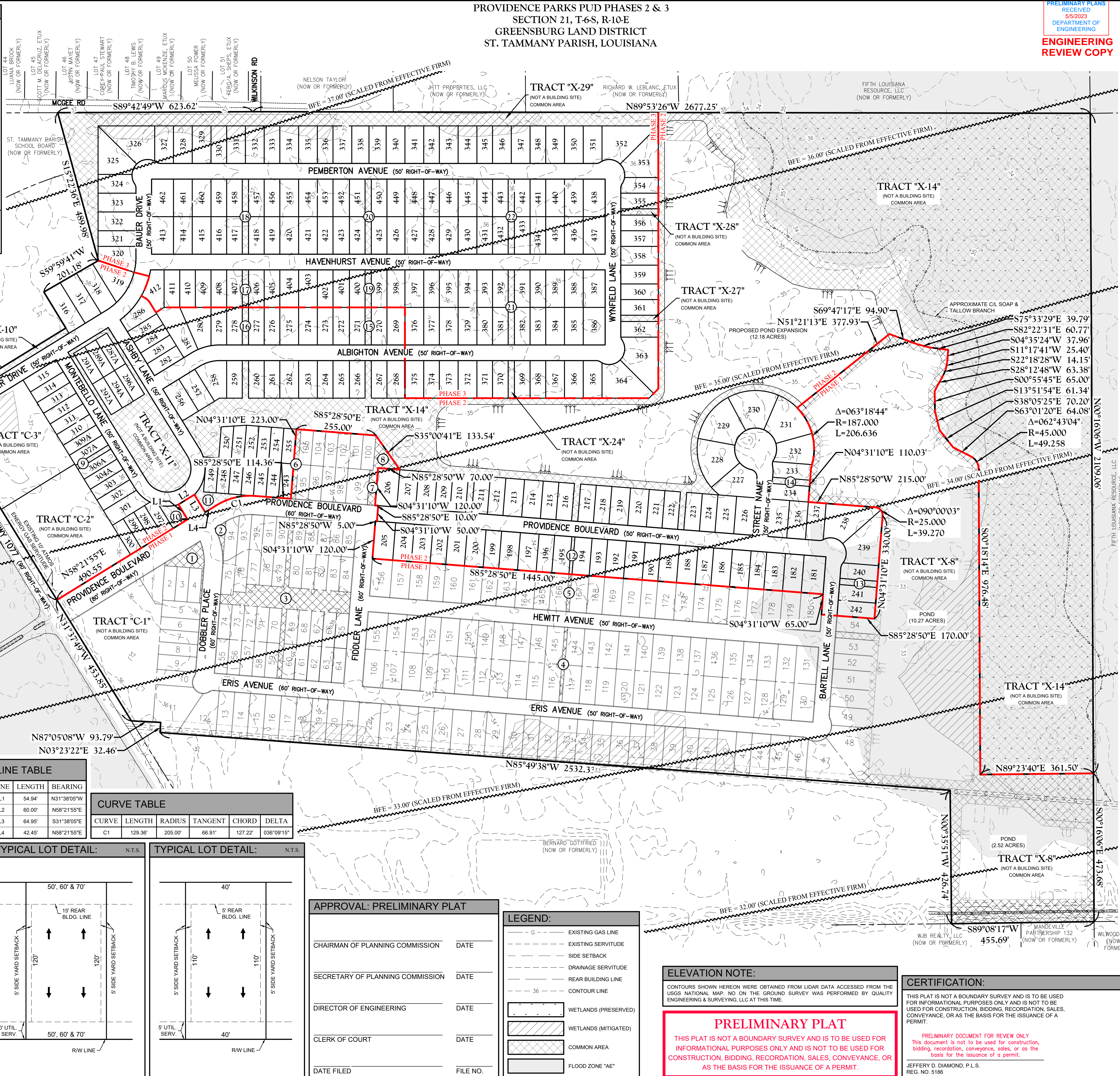
1. ZONING: HG-2, A-4, A-5, & PUD
2. WATER: TAMMANY UTILITIES - WEST
3. SEWER: TAMMANY UTILITIES - WEST
4. ELECTRICAL: CLECO
5. CABLE/TELEPHONE: ATT
6. DRAINAGE: SEE SURFACE DRAINAGE NOTE
7. STREETS: PUBLIC - 50' RW - ASPHALT WITH CURB & GUTTER
8. ALLEYS: PRIVATE - PCC PAVEMENT

PHASE 2 & 3 RESIDENTIAL LOT STATISTICS:

LOT DESCRIPTION	NUMBER OF LOTS	AVERAGE SIZE
FRONT-LOADED LOTS	235	±60' x 120'
ALLEY-LOADED LOTS	41	±40' x 120'
TOTAL	276	N/A
AVERAGE RESIDENTIAL LOT SIZE = 276 LOTS / 43.84 ACRES = 6,919.10 S.F.		

PHASE 2 & 3 SITE STATISTICS:

DESCRIPTION	TOTAL QUANTITY
ROADWAY LINEAR FOOTAGE	9,552.55 L.F.
ROADWAY LINEAR FOOTAGE - PER LOT	33.87 L.F.
ALLEY LINEAR FOOTAGE	1,457.86 L.F.
MAXIMUM BLOCK LENGTH	1,450 L.F.
NO. OF BLOCKS	16
DRAINAGE LINEAR FOOTAGE	7,577.17 L.F.
SEWER LINEAR FOOTAGE	9,690.34 L.F.
GREEN SPACE	39.26 ACRES
AREA OF PUD PHASE 2 & 3	109.19 ACRES

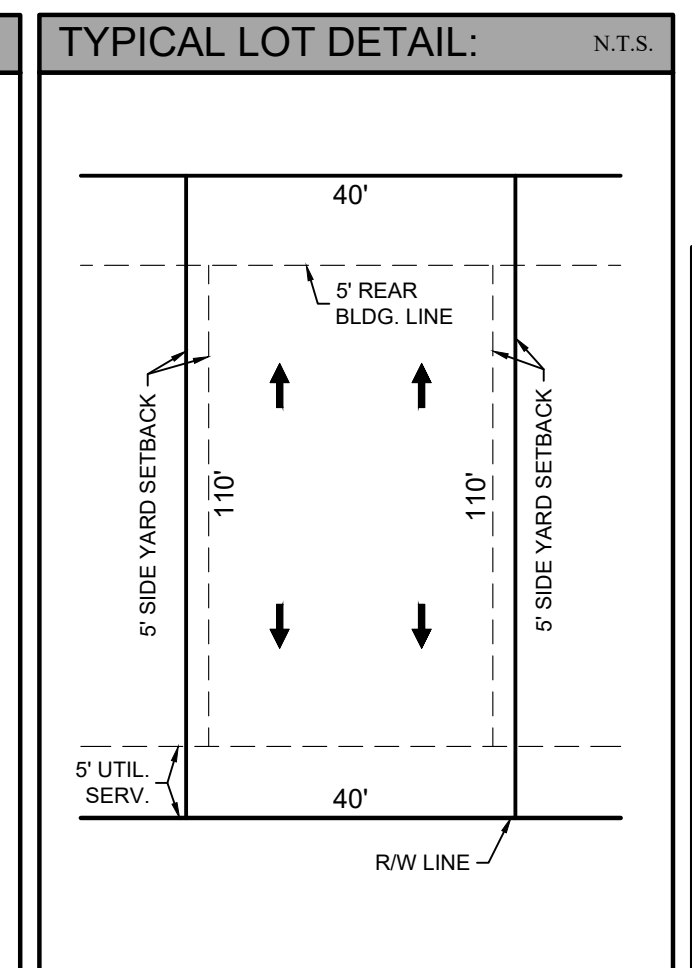
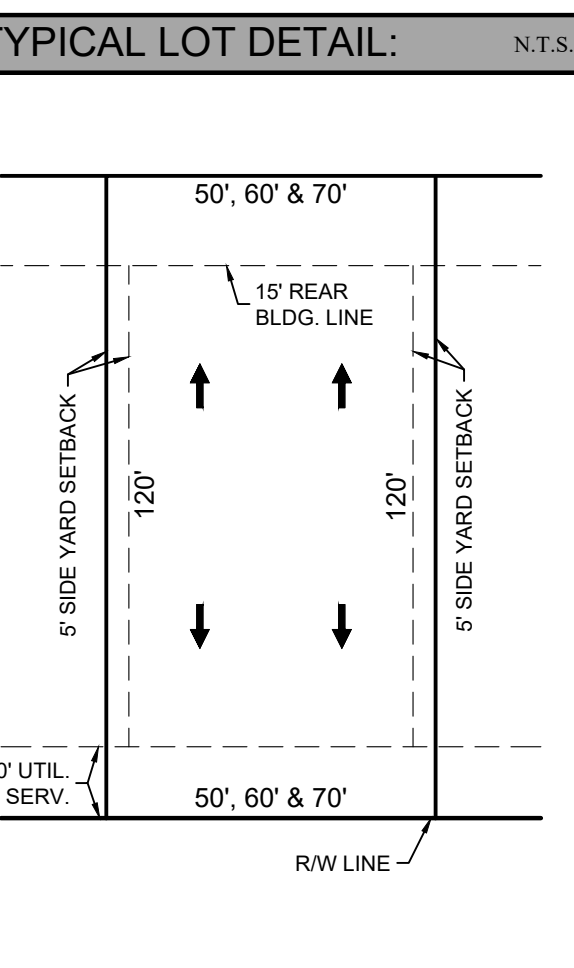


LINE TABLE

LINE	LENGTH	BEARING
L1	54.94'	N31°38'05"W
L2	60.00'	N58°21'55"E
L3	64.95'	S31°38'05"E
L4	42.45'	N58°21'55"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	129.36'	205.00'	66.91'	127.22'	036°09'15"



APPROVAL: PRELIMINARY PLAT

CHAIRMAN OF PLANNING COMMISSION	DATE
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.

LEGEND:

---	EXISTING GAS LINE
---	EXISTING SERVITUDE
---	SIDE SETBACK
---	DRAINAGE SERVITUDE
---	REAR BUILDING LINE
---	CONTOUR LINE
---	WETLANDS (PRESERVED)
---	WETLANDS (MITIGATED)
---	COMMON AREA
---	FLOOD ZONE "AE"

ELEVATION NOTE:  
CONTOURS SHOWN HEREON WERE OBTAINED FROM LIDAR DATA ACCESSED FROM THE USGS NATIONAL MAP. NO ON THE GROUND SURVEY WAS PERFORMED BY QUALITY ENGINEERING & SURVEYING, LLC AT THIS TIME.

**PRELIMINARY PLAT**  
THIS PLAT IS NOT A BOUNDARY SURVEY AND IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, SALES, CONVEYANCE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

CERTIFICATION:  
THIS PLAT IS NOT A BOUNDARY SURVEY AND IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, SALES, CONVEYANCE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

PRELIMINARY DOCUMENT FOR REVIEW ONLY  
This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

JEFFERY D. DIAMOND, P.L.S.  
REG. NO. 5186

**RESTRICTIVE COVENANTS:**

- NO LOT SHALL HAVE MORE THAN ONE DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S). ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- BUILDING SETBACKS:  
ALLEY-LOADED LOTS: FRONT - 5'; SIDE - 5'; AND REAR - 5'  
FRONT-LOADED LOTS: FRONT - 10'; SIDE - 5'; AND REAR - 15'  
FRONT-FACING GARAGE: FRONT - 20'; SIDE - 5'; AND REAR - 15'  
MAXIMUM HEIGHT LIMIT SHALL BE 36'
- BUILDING SETBACKS SHALL NOT EXTEND OVER A SERVITUDE, ADJUST AS SHOWN ON PLAT.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED BY THE LATEST FEMA MAP. THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 1' ABOVE THE CROWN OF THE ADJACENT STREET OR MEET THE LATEST FEMA STANDARDS, WHICHEVER IS HIGHER.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- THE AFORESAID RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94).
- THE ARCHITECTURAL DESIGN CODE CREATED FOR PROVIDENCE PARKS SETS FORTH RESTRICTIONS REGARDING THE IMPROVEMENTS PLACED ON A LOT. THESE RESTRICTIONS REGARD MATERIALS, BUILDING TYPOLOGIES, CONFIGURATIONS AND TECHNIQUES FOR VIRTUALLY ALL ASPECTS OF ONE'S PROPERTY, SUCH AS BUILDING WALLS, CHIMNEYS, PORCHES, STOODS, FENCES, DRIVEWAYS, GARAGES, MAILBOXES, ROOFS, WINDOWS AND DOORS. ALL CONSTRUCTIONS AND IMPROVEMENTS ON A SITE MUST COMPLY WITH THE ARCHITECTURAL DESIGN CODE UNLESS THE PROPERTY OWNERS ASSOCIATION GRANTS A VARIANCE.
- FURTHER RESTRICTIONS MAY BE RECORDED WITH THE SALE OF PROPERTY IN THE DEVELOPMENT.
- PRIVATE ALLEYS SHOWN AS A PRIVATE SERVITUDE OF PASSAGE (P.S.O.P.) WILL BE MAINTAINED BY THE SUBDIVISIONS HOA. DRAINAGE, INSTALLED IN THE ALLEYS WILL BE MAINTAINED BY THE SUBDIVISIONS HOA. TRAFFIC SIGNS THROUGHOUT THE PUD WILL BE MAINTAINED BY THE SUBDIVISIONS HOA. GREEN SPACE SHOWN AS LOTS WITH THE PREFIX "X" (OTHER THAN POND TRACT X-14) WILL BE MAINTAINED BY THE SUBDIVISIONS HOA. GREEN SPACE POND TRACT X-14 WILL BE MAINTAINED BY ST. TAMMANY PARISH. SIDEWALKS IN FRONT OF "X" LOTS WILL BE CONSTRUCTED BY THE DEVELOPER AND MAINTAINED BY THE SUBDIVISIONS HOA. SIDEWALKS IN FRONT OF RESIDENTIAL LOTS WILL BE CONSTRUCTED BY THE BUILDER AND MAINTAINED BY THE OWNER.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM A CORNER OF SAID PROPERTY, CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.

**GREEN SPACE POND TRACT NOTE:**  
ST. TAMMANY PARISH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF GREENSPACE POND TRACT X-14. SEE RESTRICTIVE COVENANT #12.

**SIDEWALK NOTE:**  
ST. TAMMANY PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY SIDEWALKS. SEE RESTRICTIVE COVENANT #12.

**PUBLIC DEDICATION NOTE:**  
THE PUBLIC STREETS AND RIGHT OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PUBLIC SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

**SEWAGE NOTE:**  
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL OR ACCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM UNTIL THE METHOD OF SEWAGE TREATMENT OR DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH FOR THIS SUBDIVISION.

**SURFACE DRAINAGE NOTE:**  
PUD SURFACE DRAINAGE WILL FLOW TO THE PROPOSED PONDS ON SITE AND OUTFALL TO THE SOUTH INTO A PARISH DITCH WHICH FLOWS EAST INTO THE CHEFUNCTA RIVER. SEE DRAINAGE ANALYSIS DATED 7/19/2019 BY SLD ENGINEERING AND SURVEYING, LLC FOR DRAINAGE DESIGN DETAILS.

**FLOOD ZONE NOTE:**  
ACCORDING TO THE EFFECTIVE NFIP FLOOD INSURANCE RATE MAP PANEL NO. 225050125C DATED OCTOBER 17, 1989 THIS PROPERTY IS WITHIN FLOOD ZONE A4 CHARACTERIZED AS AREAS OF 100-YEAR FLOOD. BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED ACCORDING TO THE NFIP FLOOD INSURANCE RATE MAP PANEL NO. 2210300165 DATED APRIL 30, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE X & AE. BASE FLOOD ELEVATION = 37.00 - 32.00 FEET.

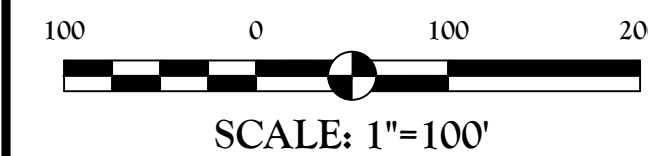
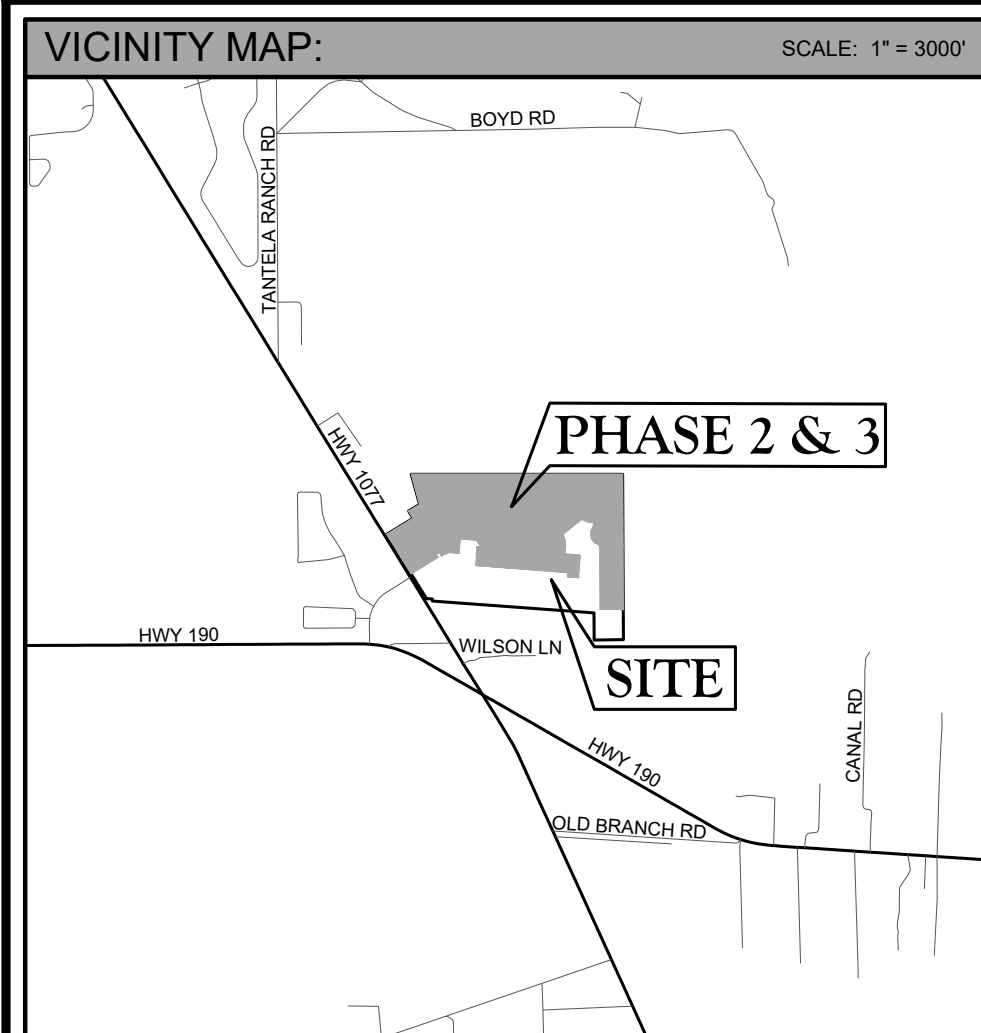
**BASIS OF BEARING:**  
THE BASIS OF BEARING AS SHOWN HEREON IS REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (NAD 83) SOUTH ZONE (1702) AS OBSERVED BY GPS OBSERVATION.

**REFERENCE MAP:**  
MAP SHOWING SURVEY & SUBDIVISION OF A 163.74 ACRE TRACT OF LAND IN SECTION 21, T-6-S, R-10-E, G.L.D., INTO TRACTS P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11, P-12, P-13, P-14, P-15, P-16, P-17, P-18, P-19, P-20, P-21, P-22, P-23, P-24, P-25, P-26, P-27, P-28, P-29, P-30, P-31, P-32, P-33, P-34, P-35, P-36, P-37, P-38, P-39, P-40, P-41, P-42, P-43, P-44, P-45, P-46, P-47, P-48, P-49, P-50, P-51, P-52, P-53, P-54, P-55, P-56, P-57, P-58, P-59, P-60, P-61, P-62, P-63, P-64, P-65, P-66, P-67, P-68, P-69, P-70, P-71, P-72, P-73, P-74, P-75, P-76, P-77, P-78, P-79, P-80, P-81, P-82, P-83, P-84, P-85, P-86, P-87, P-88, P-89, P-90, P-91, P-92, P-93, P-94, P-95, P-96, P-97, P-98, P-99, P-100, P-101, P-102, P-103, P-104, P-105, P-106, P-107, P-108, P-109, P-110, P-111, P-112, P-113, P-114, P-115, P-116, P-117, P-118, P-119, P-120, P-121, P-122, P-123, P-124, P-125, P-126, P-127, P-128, P-129, P-130, P-131, P-132, P-133, P-134, P-135, P-136, P-137, P-138, P-139, P-140, P-141, P-142, 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P-1000.

**QUALITY Engineering & Surveying, LLC**  
18320 Hwy 42, Port Vincent, LA 70726  
225.698.1000 | www.qualitysurveying.com

DWG: Puds-P-2022-Proposed-Phase 2 & 3 - Providence Parks - Landscape Architecture - Drawing Preliminary Plat (Current Preliminary Plat, Phase 2 & 3)  
Project No: 22-246 Dates: APRIL 2023 Sheet: 1 OF 3  
Drawn By: JSM Checked By: GMS





ST. TAMMANY PARISH  
SCHOOL BOARD  
(NOW OR FORMERLY)

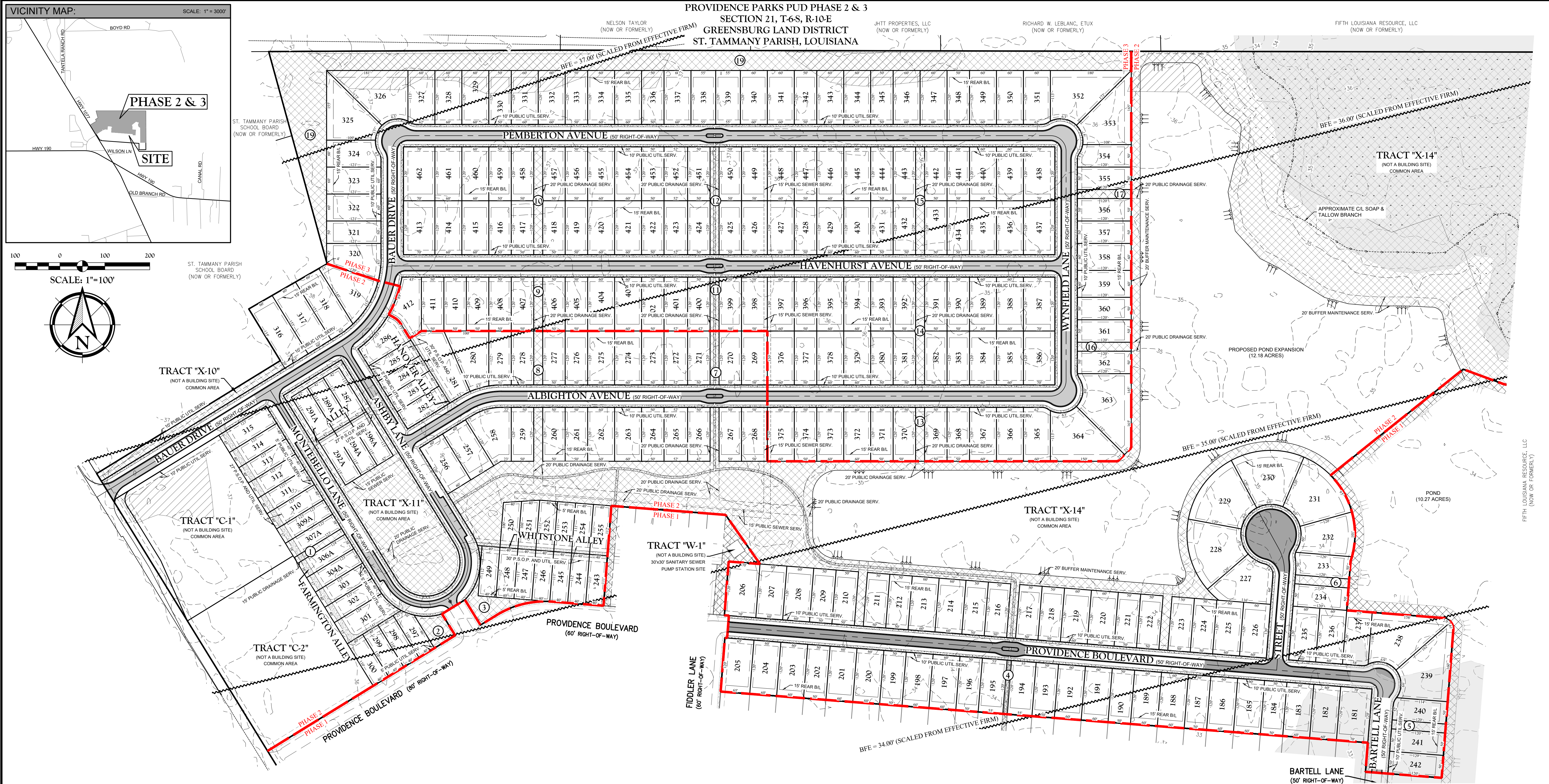
PROVIDENCE PARKS PUD PHASE 2 & 3  
SECTION 21, T-6-S, R-10-E  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA

NELSON TAYLOR  
(NOW OR FORMERLY)

JHTT PROPERTIES, LLC  
(NOW OR FORMERLY)

RICHARD W. LEBLANC, ETUX  
(NOW OR FORMERLY)

FIFTH LOUISIANA RESOURCE, LLC  
(NOW OR FORMERLY)



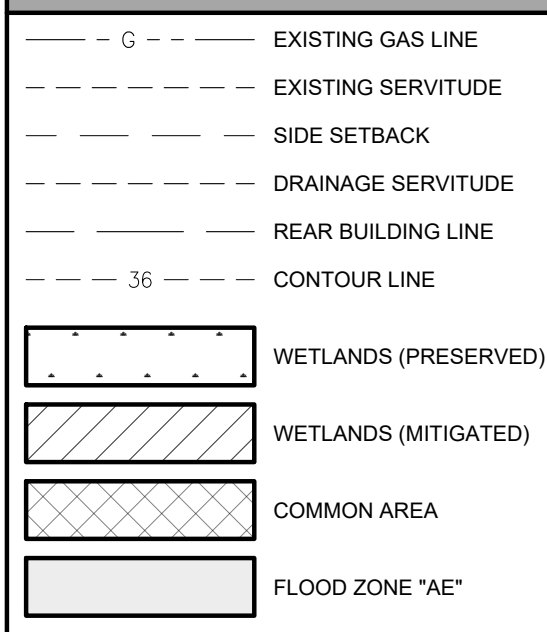
PHASE 2 RESIDENTIAL LOT STATISTICS:		
LOT DESCRIPTION	NUMBER OF LOTS	AVERAGE SIZE
FRONT-LOADED LOTS	92	±60' x 120'
ALLEY-LOADED LOTS	41	±40' x 120'
TOTAL	133	N/A
AVERAGE RESIDENTIAL LOT SIZE = 133 LOTS / 20.41 ACRES = 6,684.66 S.F.		

PHASE 3 RESIDENTIAL LOT STATISTICS:		
LOT DESCRIPTION	NUMBER OF LOTS	AVERAGE SIZE
FRONT-LOADED LOTS	143	±60' x 120'
ALLEY-LOADED LOTS	0	N/A
TOTAL	143	N/A
AVERAGE RESIDENTIAL LOT SIZE = 143 LOTS / 23.43 ACRES = 7,137.14 S.F.		

PHASE 2 SITE STATISTICS:	
DESCRIPTION	TOTAL QUANTITY
ROADWAY LINEAR FOOTAGE	5,021.74 L.F.
ROADWAY LINEAR FOOTAGE - PER LOT	36.13 L.F.
ALLEY LINEAR FOOTAGE	1,457.86 L.F.
MAXIMUM BLOCK LENGTH	1,445 L.F.
NO. OF BLOCKS	11
DRAINAGE LINEAR FOOTAGE	4,807.51 L.F.
SEWER LINEAR FOOTAGE	4,941.51 L.F.
GREEN SPACE	36.04 ACRES
AREA OF PUD PHASE 2	77.89 ACRES

PHASE 3 SITE STATISTICS:	
DESCRIPTION	TOTAL QUANTITY
ROADWAY LINEAR FOOTAGE	4,530.81 L.F.
ROADWAY LINEAR FOOTAGE - PER LOT	31.68 L.F.
ALLEY LINEAR FOOTAGE	N/A
MAXIMUM BLOCK LENGTH	1,450 L.F.
NO. OF BLOCKS	6
DRAINAGE LINEAR FOOTAGE	2,989.68 L.F.
SEWER LINEAR FOOTAGE	4,748.83 L.F.
GREEN SPACE	9.22 ACRES
AREA OF PUD PHASE 3	31.30 ACRES

LEGEND:



- 1 TRACT "X-9" (NOT A BUILDING SITE) COMMON AREA
- 2 TRACT "X-12" (NOT A BUILDING SITE) COMMON AREA
- 3 TRACT "X-13" (NOT A BUILDING SITE) COMMON AREA
- 4 TRACT "X-15" (NOT A BUILDING SITE) COMMON AREA
- 5 TRACT "X-16" (NOT A BUILDING SITE) COMMON AREA
- 6 TRACT "X-17" (NOT A BUILDING SITE) COMMON AREA
- 7 TRACT "X-18" (NOT A BUILDING SITE) COMMON AREA
- 8 TRACT "X-19" (NOT A BUILDING SITE) COMMON AREA
- 9 TRACT "X-20" (NOT A BUILDING SITE) COMMON AREA
- 10 TRACT "X-21" (NOT A BUILDING SITE) COMMON AREA
- 11 TRACT "X-22" (NOT A BUILDING SITE) COMMON AREA
- 12 TRACT "X-23" (NOT A BUILDING SITE) COMMON AREA
- 13 TRACT "X-24" (NOT A BUILDING SITE) COMMON AREA
- 14 TRACT "X-25" (NOT A BUILDING SITE) COMMON AREA
- 15 TRACT "X-26" (NOT A BUILDING SITE) COMMON AREA
- 16 TRACT "X-27" (NOT A BUILDING SITE) COMMON AREA
- 17 TRACT "X-28" (NOT A BUILDING SITE) COMMON AREA
- 18 TRACT "X-29" (NOT A BUILDING SITE) COMMON AREA

ELEVATION NOTE:

CONTOURS SHOWN HEREON WERE OBTAINED FROM LIDAR DATA ACCESSED FROM THE USGS NATIONAL MAP. NO ON THE GROUND SURVEY WAS PERFORMED BY QUALITY ENGINEERING & SURVEYING, LLC AT THIS TIME.

PRELIMINARY PLAT

THIS PLAT IS NOT A BOUNDARY SURVEY AND IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, SALES, CONVEYANCE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

CERTIFICATION:

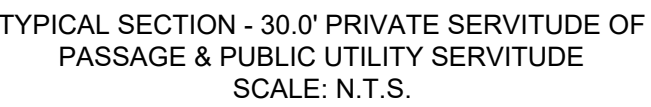
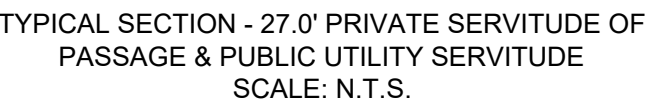
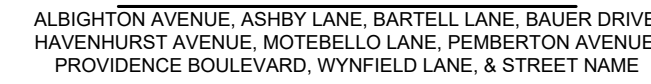
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PRELIMINARY DOCUMENT FOR REVIEW ONLY  
This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

JEFFERY D. DIAMOND, P.L.S.  
REG. NO. 5186

TITLE:	PRELIMINARY PLAT
PROJECT:	PROVIDENCE PARKS PHASES 2 & 3
DESCRIPTION:	LOTS 181-462, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA
CLIENT:	PROVIDENCE PARKS, LLC 1100 CAMELLIA BOULEVARD, SUITE 200 LAFAYETTE, LA 70508
<b>QUALITY</b> Engineering & Surveying, LLC 18320 Hwy 42, Port Vincent, LA 70726 225.698.1000   www.qualitys.com   info@qualitys.com	
DWG. Paths: P:\2022\Projects\22-246 - Providence Parks\2 - Landscape Architecture\Drawings\Preparation\Plat\22-246 Preliminary Plat, Phase 2 & 3.dwg	
Project No:	22-246
Dates:	APRIL 2023
Drawn By:	JSM
Checked By:	GMS
Sheet:	2 OF 3






**CERTIFICATION:**

THIS PLAT IS NOT A BOUNDARY SURVEY AND IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, SALES, CONVEYANCE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

**PRELIMINARY DOCUMENT FOR REVIEW ONLY**

This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

JEFFERY D. DIAMOND, P.L.S.  
REG. NO. 5186

TITLE:					
PRELIMINARY PLAT					
PROJECT: PROVIDENCE PARKS PHASES 2 & 3					
DESCRIPTION:  LOTS 181-462, LOCATED IN SECTION 21, TOWNSHIP 36 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA					
CLIENT:  PROVIDENCE PARKS, LLC 1100 CAMELLIA BOULEVARD, SUITE 200 LAFAYETTE, LA 70508					
<div><div><div>QUALITY</div><div>Engineering &amp; Surveying, LLC</div></div><div></div></div> <div>18320 Hwy 42, Port Vincent, LA 70725 225.698.1600   <a href="http://www.qesla.com">www.qesla.com</a>   <a href="mailto:info@qesla.com">info@qesla.com</a></div>					
DWG: (Paths) (P1)-(P2) (Projects) (P2)-18 - Providence Parks) - (Landscape Architecture) (Drawings) (Preliminary Plats) (Current Preliminary Plat) (P2)-186, Preliminary Plat, Phase 2 & 3.dwg					
Project No:	22-246	Date:	APRIL 2023	Sheet:	
Drawn By:	JSM	Checked By:	GMS	3	OF 3



# **FINAL SUBDIVISION REVIEW**

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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 6, 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  
TOWNSHIP: 7 SOUTH  
RANGE: 11 EAST

WARD: 3  
PARISH COUNCIL DISTRICT: 5

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

NUMBER OF LOTS: 19 Lots      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: A4-A/PUD

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 1

**STAFF COMMENTARY:**

**Department of Planning and Development**

This case was previously postponed at the May 9, 2023 Planning Commission meeting.

The developer requested this case be postponed for one (1) month on June 1, 2023 in order to allow sufficient time to address outstanding staff comments. Staff has no objection to this postponement request.

**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.

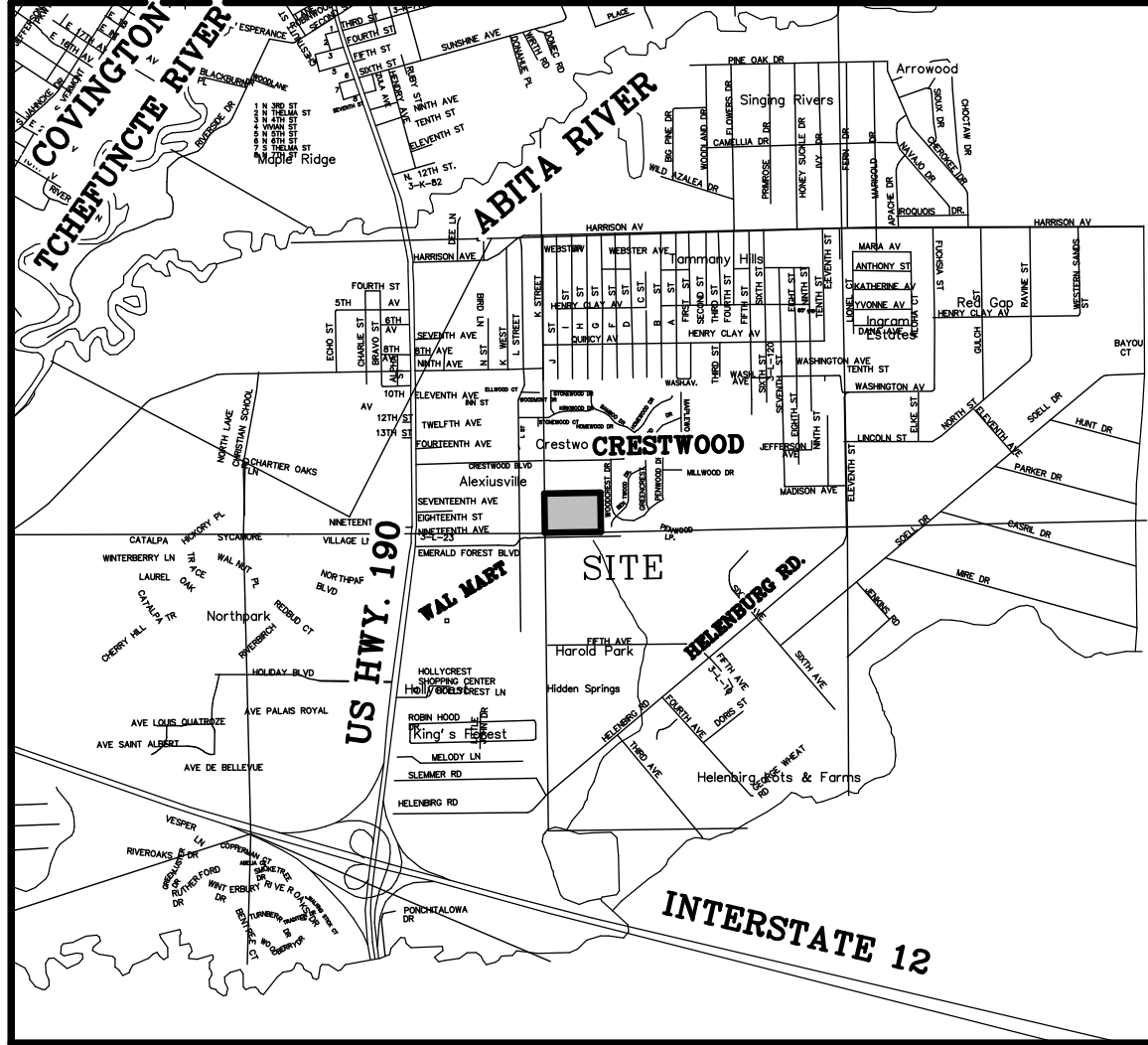
Drainage Impact Fee at \$1,114.00 per lot x 19 lots for a total of \$21,166.00.

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 June 13, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



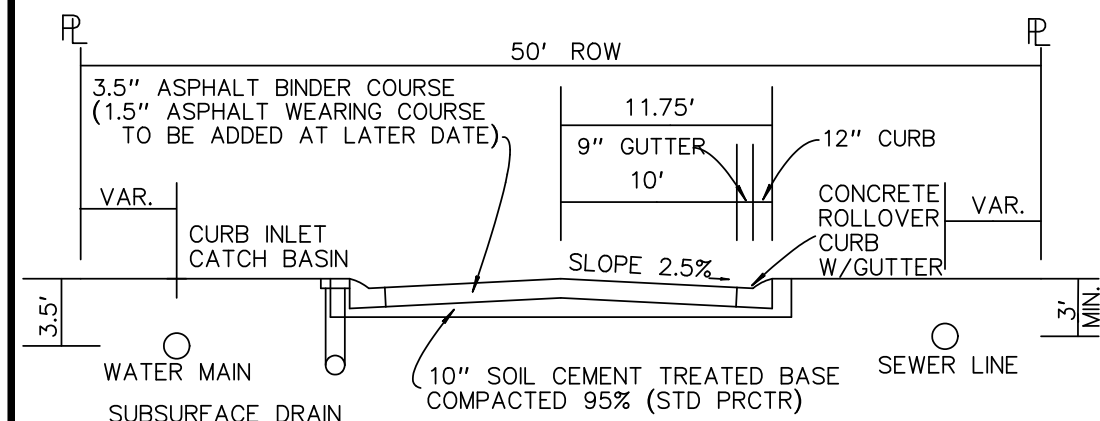


## VICINITY MAP

Legal Description  
of Garden Walk, Phase 3,  
A certain parcel of ground situated in Section 11, T-7-S, R-11-E, Greensburg Land District, St Tammany Parish, Louisiana, and more fully described as follows:  
Commence at the Section Corner common to Sections 10, 11, 14, & 15, T-7-S, R-11-E and measure North 00°06' 00" East a distance of 612.70 feet to a point; Thence North 88°45' 00" East a distance of 553.26 feet to the POINT OF BEGINNING.  
From the POINT OF BEGINNING continue  
North 88°45' 00" East a distance of 486.06 feet to a point;  
Thence South 00°05' 56" West a distance of 620.22 feet to a point;  
Thence South 88°45' 00" West a distance of 164.94 feet to a point;  
Thence North 00°06' 00" East a distance of 382.82 feet to a point;  
Thence South 79°47' 54" West a distance of 50.82 feet to a point on a curve; Thence along a curve to the right having a radius of 10.00 feet, a delta of 88°39' 00", an arc length of 15.47 feet, and a chord which bears South 44°25' 30" West having a chord distance of 13.97 feet to a point of tangency; Thence South 88°45' 00" West a distance of 259.70 feet to a point of curve; Thence along a curve to the right having a radius of 10.00 feet, a delta of 91°21' 00", an arc length of 15.94 feet, and a chord which bears North 45°34' 30" West having a chord distance of 14.31 feet to a point of tangency; Thence North 00°06' 00" East a distance of 185.05 feet to a point of curve; Thence along a curve to the right having a radius of 10.00 feet, a delta of 88°39' 00", an arc length of 15.47 feet, and a chord which bears North 44°25' 30" East having a chord distance of 13.97 feet to a point on a line; Thence North 01°15' 00" West a distance of 50.00 feet to the POINT OF BEGINNING, and containing 4.25 acre(s) of land, more or less.

UNDEVELOPED PROPERTY (NC-4)  
800' +/-

SECTION CORNER COMMON TO  
SECTIONS 10, 11, 14, & 15  
T-7-S, R-11-E,



50' R.O.W. STREET SECTION

NOTE: CROSSWALK STRIPING AND SIGNAGE SHALL BE INSTALLED WHEN FINISH LAYER OF STREET PAVING IS PLACED.

PALMETTO GREENS APARTMENTS

## GARDEN WALK, PH. 3 SECTION 11, T-7-S, R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LA.

DEVELOPED PROPERTY (MEDICAL)  
640' +/-



- NOTES:
1. MAXIMUM HEIGHT FOR ANY RESIDENCE IN THIS DEVELOPMENT SHALL BE THIRTY FIVE (35') FEET ABOVE NATURAL GROUND OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE OR THE BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
  2. SQUARE FOOTAGE OF RESIDENCES SHALL VARY. MAXIMUM SQUARE FOOTAGE OF RESIDENCES SHALL BE 3100 sq. ft. MINIMUM SQUARE FOOTAGE OF RESIDENCES SHALL BE 1200 sq. ft.
  3. THIS PROPERTY IS LOCATED IN FLOOD ZONE C. RE: FIRM PANEL NO. 220708 230 C, REV. 10-17-89
  4. THIS DEVELOPMENT WILL BE SERVED BY THE EXISTING SEWER AND WATER FACILITIES IN THE AREA OWNED BY UTILITIES, INC.
  5. NO KNOWN OR EVIDENCE OF DUMPS/LANDFILLS EXIST ON THIS PROPERTY
  6. THE GARDENWALK AREAS AND EXERCISE STATIONS SHALL BE CONSTRUCTED AS THE PHASES ARE DEVELOPED AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY RESIDENTIAL BUILDING PERMITS.
  7. WALKING TRAILS SHALL BE HARD SURFACED.
  8. = BENCHMARK - "PK" NAIL IN CONCRETE STREET ELEV. 27.69' (MSL NAVD 88 GEOD 09)
  9. THERE WILL BE A 10' PRIVATE DRAINAGE SERVIDUTE (5' EACH SIDE) ALONG ALL SIDE LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF PRIVATELY OWNED YARD DRAINAGE PIPES AND CATCH BASINS. CONSTRUCTION WILL BE ALLOWED AT THE DISCRETION OF THE H.O.A.
  10. INDICATES MUNICIPAL ADDRESS
  11. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS

DEDICATION:  
THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA, OR THE PUBLIC IN GENERAL OF STREETS AND ROADWAYS; THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION. THE FEE TITLE TO SUCH AREA BELONGING TO THE HOME OWNERS ASSOCIATION OR THE DEVELOPER. THE HOMEOWNERS ASSOCIATION FOR THE SUBDIVISION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STREETS, STREET SIGNAGE, TRAFFIC CONTROL SIGNAGE, SIGNAGE POST, DRAINAGE SERVITUDES AND RETENTION AREAS

4.25 ac.	19	540' NEW/1100' EXISTING	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VAR.	50' +/-	50' /20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	101'	A4-A/PUD OVERLAY	330'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

THIS DEVELOPMENT WILL BE SERVED BY THE EXISTING SEWER AND WATER FACILITIES IN THE AREA OWNED BY UTILITIES, INC.

PONTCHITALAWA CREEK  
ULTIMATE SURFACE WATER DISPOSAL

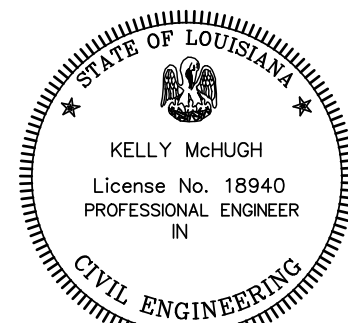
### MINIMUM RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
3. BUILDING SETBACKS ARE FRONT 15', SIDES 0' & 5' REAR 0'.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS. CONSTRUCTION IN THE PRIVATE SERVITUDES OR EASEMENTS WILL BE COVERED BY THE HOMEOWNERS ASSOCIATION.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12 IN. ABOVE THE CROWN OF THE STREET.
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 499 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN CO.B. FOLIO OF PARISH ORDINANCE NO. 499 (SUBDIVISION REGULATIONS).
10. DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSIONS OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN TWENTY-FIVE (25') FEET FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT. IN CASES WHERE A DRIVEWAY ON A CORNER LOT IS ESTABLISHED ALONG THE DEPTH OR LARGER DIMENSION OF A LOT LINE, THE SETBACK SHALL BE AT LEAST FIFTY (50') FEET FROM THE CORNER OF SAID INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
11. THE MAINTENANCE OF THE "GREENWALKS" OR GARDENWALKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
12. INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOT TO DRAIN IN ACCORDANCE WITH THE "AS BUILT" PAVING AND DRAINAGE PLAN.



Final Plans  
RECEIVED  
04/06/2023  
DEVELOPMENT  
ENGINEERING

ENGINEERING  
REVIEW COPY



THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS.33-505.1 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

04-03-23  
LOUISIANA REGISTERED LAND SURVEYOR NO. 4443  
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

PROJECT DEVELOPER  
The Garden Walk, LLC.  
129 Garden Walk Drive  
Covington LA 70433

### FINAL PLAN

GARDEN WALK, PHASE 3  
SECTION 11, T-7-S, R-11-E,  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LA.

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

SCALE: 1" = 50'  
DATE: 04-03-23  
DRAWN: DRJ  
JOB NO.: 12-100  
CHECKED: KJM  
DWG. NO.: 12-100-3 FINAL



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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 6, 2023)*

CASE NO.: 2023-3377-FP

SUBDIVISION NAME: Crosswind Cove Subdivision

DEVELOPER: Summerview Development, LLC  
337 Highway 21; Suite D  
Madisonville, LA 70447

ENGINEER/SURVEYOR: High Tide Consultants, LLC  
434 N. Columbia Street; Suite 200A  
Covington, LA 70433

SECTION: 19  
TOWNSHIP: 8 SOUTH  
RANGE: 14 EAST

WARD: 9  
PARISH COUNCIL DISTRICT: 11

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

GENERAL LOCATION: The property is located on the west side of Airport Road, north of Meadows Blvd & Interstate 12, Slidell, Louisiana

TOTAL ACRES IN DEVELOPMENT: 20.62 Acres

NUMBER OF LOTS: 69 Lots                      AVERAGE LOT SIZE: 7,200 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: A-4A Suburban

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 0

**STAFF COMMENTARY:**

**Department of Planning and Development**

The developer requested this case be postponed for one (1) month on May 24, 2023 in order to allow sufficient time to address outstanding staff comments. Staff has no objection to this postponement request.

**Informational Items:**

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

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,600 linear feet x \$22.00 per linear foot for a total of \$57,200.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee at \$1,077.00 per lot x 69 lots for a total of \$74,313.00.

Drainage Impact Fee at \$1,114.00 per lot x 69 lots for a total of \$76,866.00.

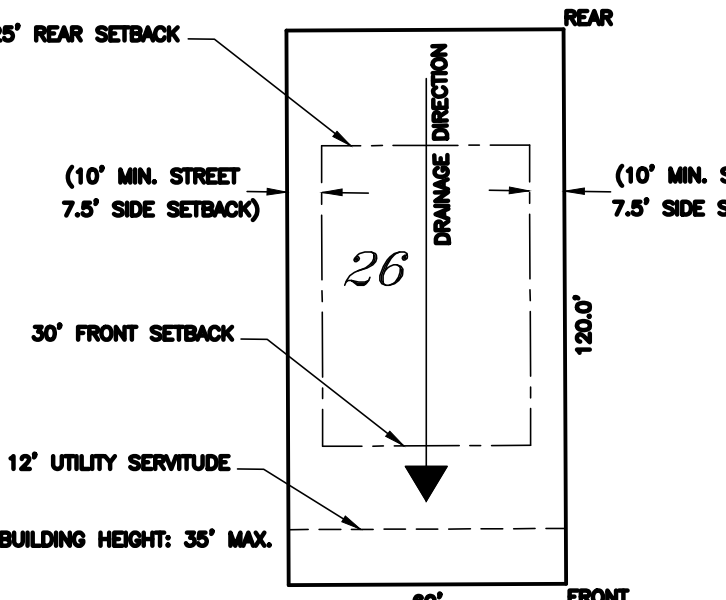
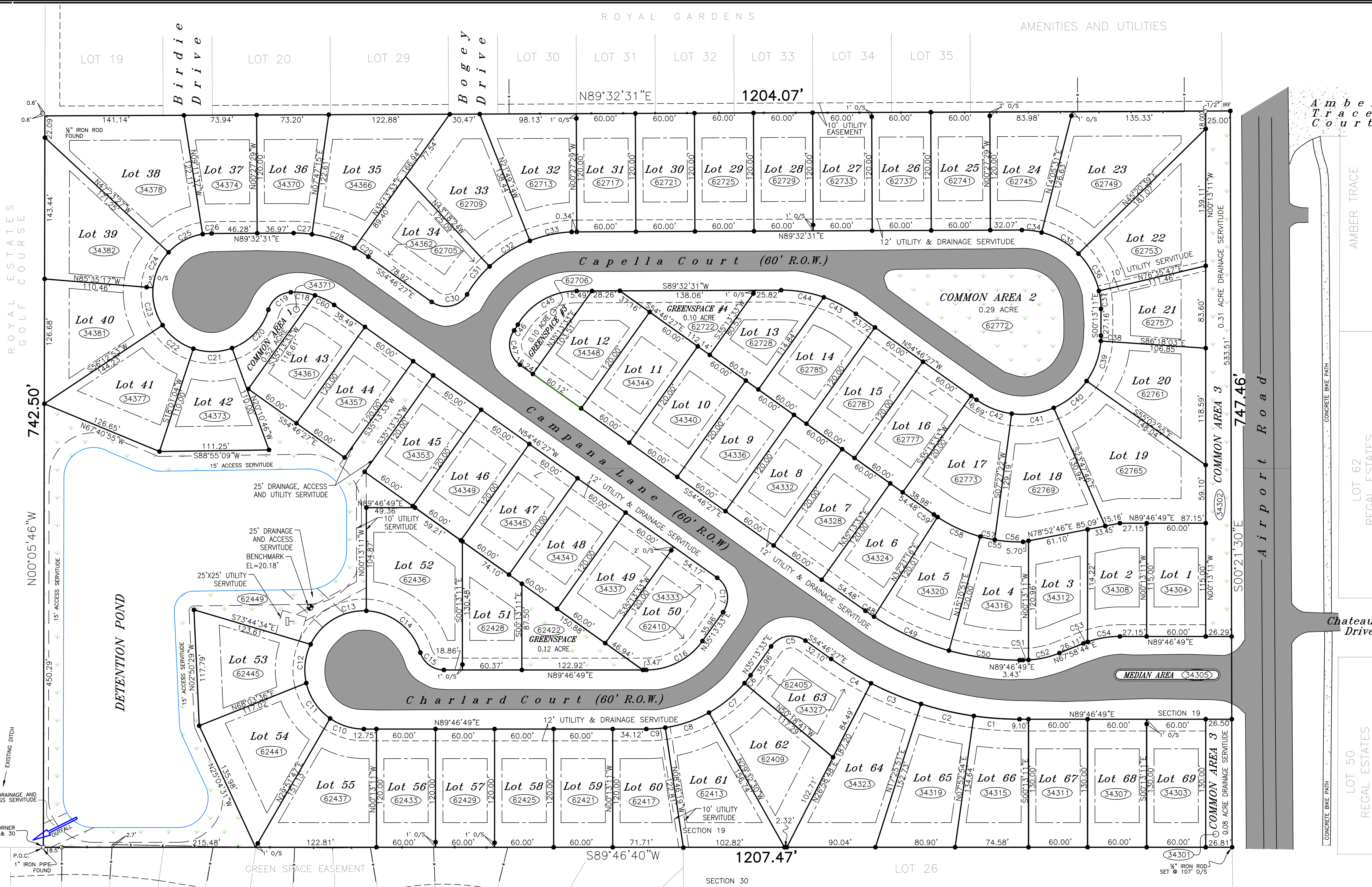
Fees are due before subdivision plats can be signed.

This subdivision **is** within the Urban Growth Boundary Line.

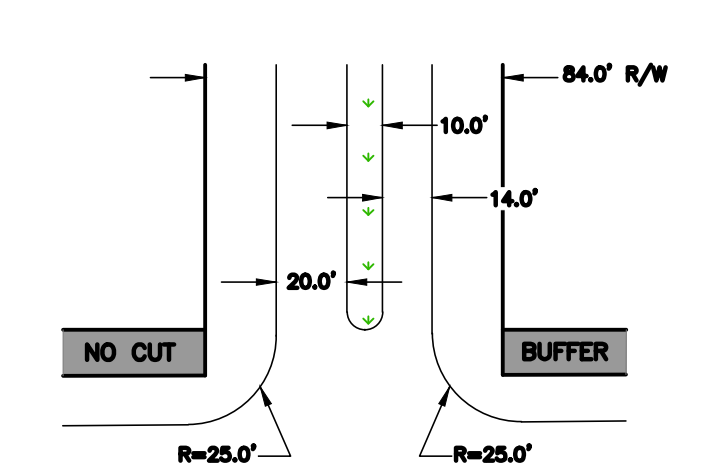
Revised drawings will not be accepted for review or placement in the packet prior to the June 13, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



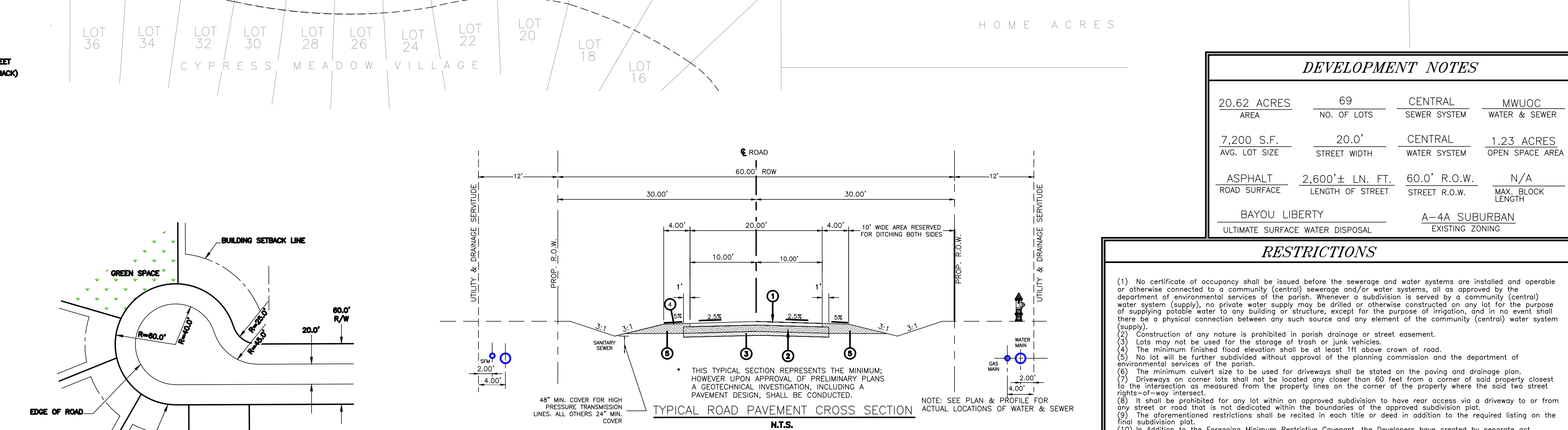
CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	330.00'	46.66'	S86°10'09"E	46.62'
C2	330.00'	55.00'	S77°20'38"E	54.94'
C3	330.00'	55.00'	S67°47'40"E	54.94'
C4	330.00'	47.49'	S58°53'49"E	47.45'
C5	25.00'	39.27'	N80°13'33"E	35.36'
C6	130.00'	10.13'	N37°27'26"E	10.12'
C7	130.00'	47.13'	N50°04'03"E	46.87'
C8	130.00'	47.13'	N70°50'35"E	46.87'
C9	130.00'	19.41'	N85°30'15"E	19.39'
C10	60.00'	36.52'	S72°46'56"E	35.96'
C11	60.00'	44.31'	S34°11'20"E	43.31'
C12	60.00'	40.30'	S06°12'38"W	39.55'
C13	60.00'	69.87'	S58°48'49"W	65.99'
C14	60.00'	73.83'	N52°34'32"W	69.26'
C15	25.00'	31.81'	N53°46'19"W	29.70'
C16	70.00'	66.65'	S62°30'11"W	64.16'
C17	25.00'	39.27'	S09°46'27"E	35.36'
C18	70.00'	24.89'	S82°51'15"E	24.75'
C19	25.00'	30.67'	N51°49'12"E	28.78'
C20	60.00'	55.65'	N43°14'59"E	53.68'
C21	60.00'	40.00'	N88°55'09"E	39.26'
C22	60.00'	40.00'	S52°53'01"E	39.26'
C23	60.00'	40.00'	S14°41'12"E	39.26'
C24	60.00'	40.00'	S23°30'38"W	39.26'
C25	60.00'	40.00'	S61°42'28"W	39.26'
C26	60.00'	9.15'	S85°10'27"W	9.14'
C27	130.00'	18.71'	N86°20'07"W	18.69'
C28	130.00'	45.62'	N72°09'35"W	45.38'
C29	130.00'	16.64'	N68°26'26"W	16.63'
C30	25.00'	41.31'	S77°53'26"W	36.77'
C31	130.00'	36.62'	S38°37'28"W	36.50'
C32	130.00'	48.75'	S57°26'11"W	48.47'
C33	130.00'	48.47'	S78°51'38"W	48.19'
C34	80.00'	20.32'	N83°10'59"W	20.26'
C35	80.00'	43.64'	N60°16'55"W	43.10'
C36	80.00'	43.64'	N29°01'47"W	43.10'
C37	80.00'	18.41'	N06°48'42"W	18.37'
C38	80.00'	5.47'	N01°44'23"E	5.47'
C39	80.00'	43.64'	N19°19'31"E	43.10'
C40	80.00'	43.64'	N60°34'40"E	43.10'
C41	80.00'	43.64'	N81°49'48"E	43.10'
C42	80.00'	38.77'	S68°39'33"E	38.40'
C43	130.00'	36.76'	S62°52'32"E	36.64'
C44	130.00'	44.20'	S80°43'03"E	43.99'
C45	70.00'	72.07'	N60°02'55"E	68.93'
C46	85.00'	6.93'	N32°53'26"E	6.93'
C47	25.00'	39.27'	N09°46'27"W	35.36'
C48	270.00'	10.54'	N55°53'31"W	10.53'
C49	270.00'	83.93'	N65°54'52"W	83.59'
C50	270.00'	72.57'	N82°31'10"W	72.36'
C51	100.00'	5.67'	S88°09'20"W	5.67'
C52	100.00'	32.38'	S77°15'18"W	32.24'
C53	100.00'	4.58'	S69°17'28"W	4.58'
C54	100.00'	33.47'	S80°11'31"W	33.31'
C55	150.00'	43.82'	S83°11'17"E	43.66'
C56	150.00'	28.87'	N86°02'32"W	28.83'
C57	150.00'	14.94'	N77°40'24"W	14.94'
C58	150.00'	47.96'	N65°39'37"E	47.75'
C59	150.00'	4.52'	N55°38'15"W	4.52'
C60	70.00'	21.86'	S63°43'19"E	21.77'



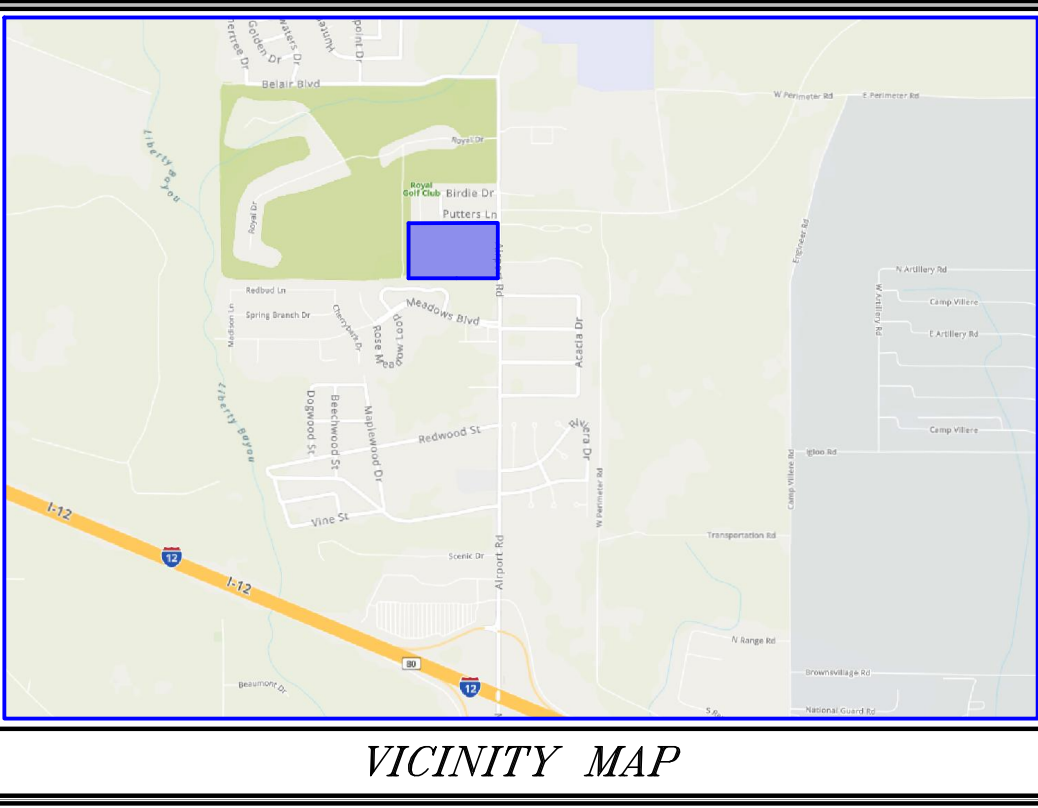
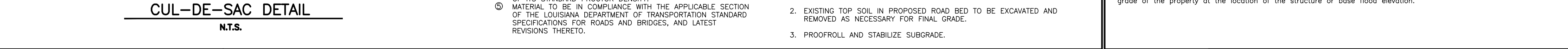
TYPICAL REAR SETBACK  
N.T.S.



TYPICAL ENTRANCE DETAIL  
N.T.S.



TYPICAL ROAD PAVEMENT CROSS SECTION  
N.T.S.



VICINITY MAP

APPROVAL:

CHAIRMAN, PARISH PLANNING COMMISSION

SECRETARY, PARISH PLANNING COMMISSION

DIRECTOR OF ENGINEERING

DATE FILED: FILE NO.

CLERK OF COURT

LEGEND

- 1/2" IRON ROD SET
- MUNICIPAL ADDRESS
- BUILDING SETBACK
- FENCE
- GREEN SPACE

DEDICATION

Be it resolved by the undersigned owner(s) of the land as shown herein that he does declare this to be a true and accurate plat of:

Crosswind Cove Subdivision  
(A Residential Development)

All street right-of-ways as shown herein are hereby dedicated to the perpetual use of the public for their proper purposes. Servitudes shall be reserved for drainage and utilities as indicated herein and no obstruction or improvements will be allowed that would prevent the same from being used for their intended purposes. All signage and sign posts along with the detention and drainage areas will be maintained by St. Tammany Parish. The Green Space, No Cut Buffer and Median Area will be owned and maintained by the Home Owners Association.

SUMMERVIEW DEVELOPMENT, LLC  
133 HIGHWAY 9  
MAUDSLAND, LA 70447

DATE:

LEGAL DESCRIPTION OF CROSSWIND COVE SUBDIVISION

A CERTAIN PIECE OR PARCEL OF LAND BEING PARCEL B SITUATED IN SECTION 19, T-8-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 19 AND 30, T-8-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA, RUN NORTH 89 DEGREES 32 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 1294.07 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 32 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 747.46 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 46 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 1207.47 FEET TO THE POINT OF BEGINNING.

SAD PARCEL OF LAND CONTAINS 20.62 ACRES MORE OR LESS.

GENERAL NOTES

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL "DOTTIE" BEFORE DIGGING. (1-800-272-3000)
- SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER F.I.R.M., COMMUNITY NO. 225205 0405 C DATED OCTOBER 17, 1989 WITH A BASE FLOOD ELEVATION OF N/A.
- SERVITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
- THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON SURVEY.
- THIS SURVEY MEETS OR EXCEEDS A CLASS "C" SURVEY AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA. BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION. AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED, BUILDING SETBACKS WILL BE 30 FOOT FRONT, 25 FOOT REAR, 7.5 FOOT SIDE, 10 FOOT MINIMUM SIDE STREET AND A MAXIMUM BUILDING HEIGHT OF 35 FEET.
- REFERENCE SURVEY: A SURVEY BY IVAN M. BORGES WITH SURVEY NO. 20340 DATED 04-18-79; LAST REVISED 05-10-79, RECORDED UNDER MAP FILE NO. 3564A.
- BASIS FOR BEARINGS IS THE REFERENCE SURVEY.
- CONTOURS SHOWN HEREON ARE BASED ON LIDAR OBTAINED BY THE CLIENT.
- SEWER AND WATER SERVICE ARE AVAILABLE THROUGH MAGNOLIA WATER UTILITY OPERATING COMPANY.
- THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE BOUNDARY OF THE SUBJECT SITE. (DATA PROVIDED BY HYDRICK.)
- ONE CLASS A TREE TO BE PLANTED IN THE FRONT YARD OF EACH LOT PRIOR TO OCCUPANCY. THE HOA IS RESPONSIBLE FOR ENSURING ENFORCEMENT OF THIS PROVISION.
- POND OUTFALL DRAINS INTO AN EXISTING DRAINAGE LATERAL, THEN INTO THE MEADOWS SUBDIVISION DRAINAGE SYSTEM, WHICH ULTIMATELY OUTFALLS TO BAYOU LIBERTY.
- AN IRON ROD SET IN COMMON AREA 1, NEAR THE LIFTSTATION SITE AT THE END OF CHARLARD COURT, ELEVATION = 20.18.
- NO MOBILE HOMES SHALL BE PERMITTED IN THIS SUBDIVISION.

SURVEYOR'S CERTIFICATION

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have prepared and verified the foregoing survey, and that the same is a true and correct representation of the ground in Section 19, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana.

JOHN E. BONNEAU  
LICENSE NO. 4423  
PROFESSIONAL

04/26/2023  
DATE

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

SURVEYOR'S INFORMATION

LOWE ENGINEERS

Professional Land Surveyors - Planners - Consultants

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

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DRAWN BY: SPH

DATE: 06/14/21

REVISION: DATE

OFFICE: 08/25/21

OFFICE: 11/15/21

OFFICE: 12/02/21

CHECKED: JEB

SCALE: 1" = 60'

SURVEY # 21-140374A

SUMMERVIEW DEVELOPMENT, L.L.C.  
1321 OSCHNER BOULEVARD, SUITE 201, COVINGTON, LA 70433

A FINAL SUBDIVISION PLAT OF CROSSWIND COVE SITUATED IN SECTION 19, T-8-S, R-14-E ST. TAMMANY PARISH, LOUISIANA

Survey for: Property:

SHEET NUMBER

1 OF 1



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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 6, 2023)*

CASE NO.: 2023-3367-FP

SUBDIVISION NAME: Spring Haven Subdivision, Phases 3A & 3B

DEVELOPER: Spring Haven, LLC  
949 Austerlitz Street  
Mandeville, LA 70448

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

SECTION: 15 & 42  
TOWNSHIP: 7 SOUTH  
RANGE: 10 EAST

WARD: 1  
PARISH COUNCIL DISTRICT: 4

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

GENERAL LOCATION: The property is located south of Spring Haven Lane, west of Dummyline Road, north of LA Highway 22, Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 27.98 Acres

NUMBER OF LOTS: 49 Lots      AVERAGE LOT SIZE: Garden Homes: See Plat  
Typical Lot: 80'x155'

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 0

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on May 26, 2023. The inspection disclosed that all of the asphalt roads are constructed, and road shoulders need to be vegetated and the roadside ditches need final grading/vegetation.

Staff recommends the postponement of this submittal for two (2) months 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 - #19 being completed before plats are signed:

**General Comments:**

1. The outfall pipe located at the southern side of Pond #4 has suffered severe erosion. This area needs to be regraded, vegetated and have rip-rap installed to prevent further erosion.
2. The asphalt roadway tie-in and roadway at Safflower Ct. in Phase 3-B is damaged and needs to be replaced.
3. The asphalt roadway tie-in and roadway at Sweet Pea Ct. in Phase 3-A is damaged and needs to be replaced.
4. The side slopes for the roadside ditches are not 3:1 and are eroding. The ditches throughout this development need to be re-established/regraded and vegetated. (Typical Comment)
5. The roadside shoulders throughout this development need to be re-established and vegetated. (Typical Comment)
6. The side slopes for the detention pond are eroding and need to be re-established/regraded and vegetated. (Typical Comment)
7. All disturbed areas need to be properly vegetated. (Typical Comment)
8. BMP's were missing at the time of the final inspection and need to be re-installed in accordance with the As-Built SWPPP.
9. The existing ditch to the south of Lots #91 & #124 was holding water due to siltation from the subdivision construction. This ditch needs to be regraded and vegetated once completed.
10. The roadside ditch bottom to the north of Pond #4 is lower than the inflow pipe invert elevation. Regrade the roadside ditch to provide positive flow and vegetate after regrading.
11. A ditch has naturally formed in the area between the outfall of Pond #4 and the existing ditch to the south. Regrade this ditch to provide 3:1 side slopes, vegetate and show on the as-built plans with invert elevations and top of bank elevations.
12. Install rip-rap at the inflow pipe for Pond #4 to prevent future erosion.
13. The sewer manholes located in the roadside shoulders need to be lower to match the existing grade. (Typical Comment)
14. The sewer manholes installed in the centerline of the roadside ditch need to be relocated of the ditch modified to eliminate this conflict.
15. Provide utility trench bedding test results.



**Final Plat:**

16. The Final Plat needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on June 6<sup>th</sup>, 2023.

**Paving & Drainage Plan:**

17. The As-Built Paving & Drainage Plan needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on June 6<sup>th</sup>, 2023.

**Sewer & Water Plan:**

18. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.

**SWPPP & Signage Plan:**

19. The As-Built SWPPP & Signage Plan needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on June 6<sup>th</sup>, 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.

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,250 linear feet x \$22.00 per linear foot for a total of \$49,500.00 for a period of two years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee at \$1,077.00 per lot x 49 lots for a total of \$52,773.00.

Drainage Impact Fee at \$1,114.00 per lot x 49 lots for a total of \$54,586.00.

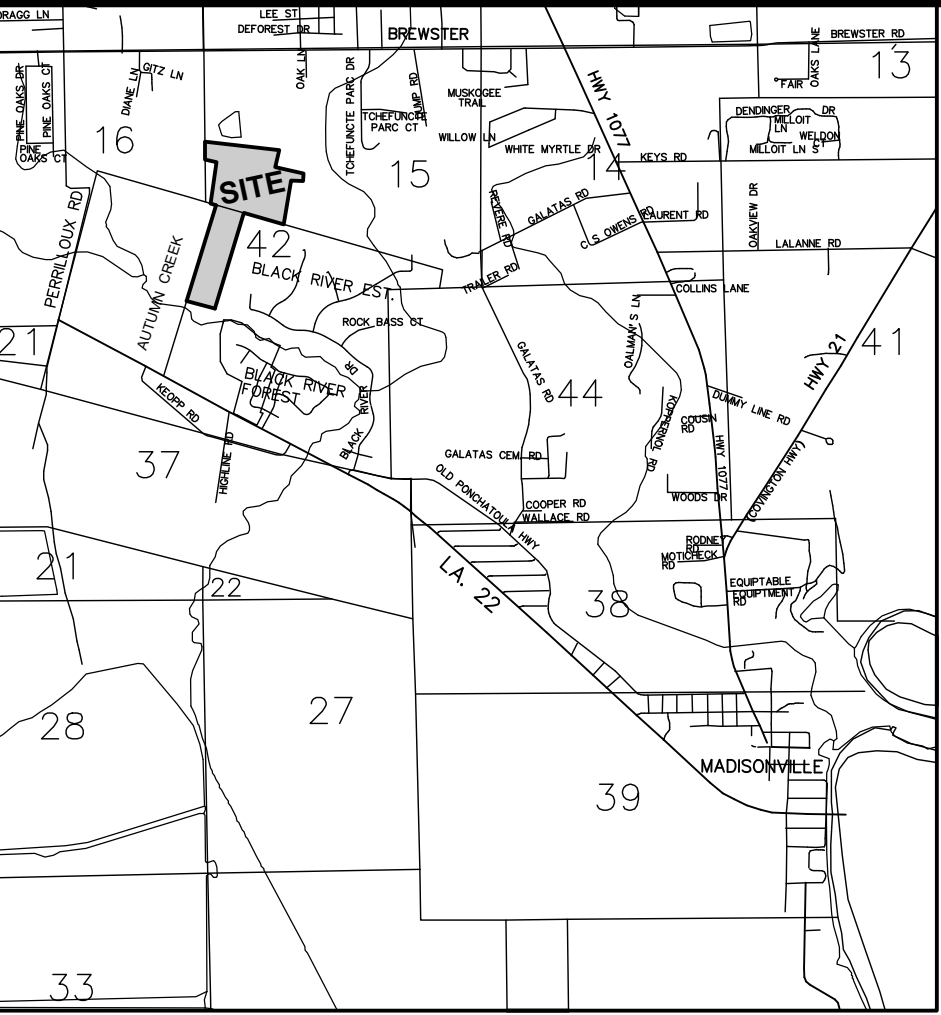
Fees are due before subdivision plats can be signed.

This subdivision **is** within the Urban Growth Boundary Line.

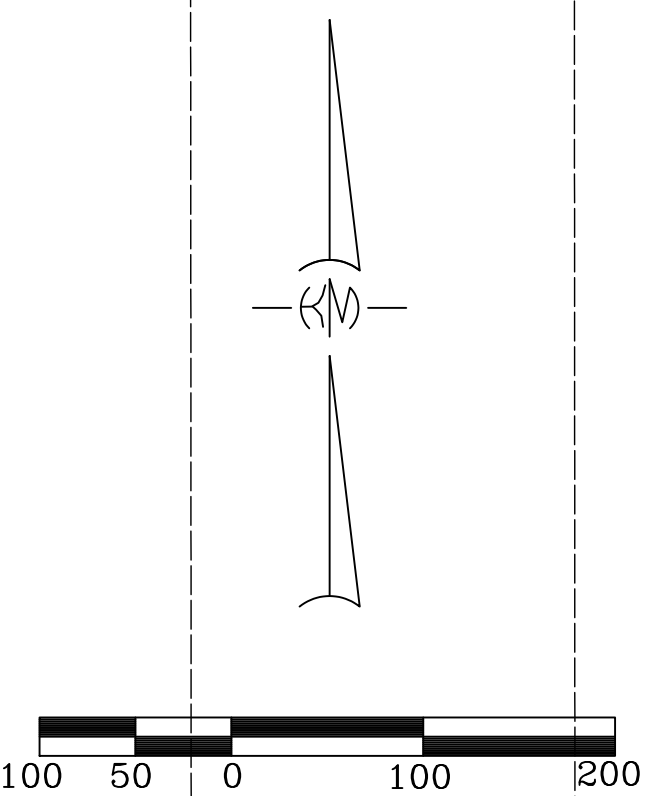
Revised drawings will not be accepted for review or placement in the packet prior to the June 13, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



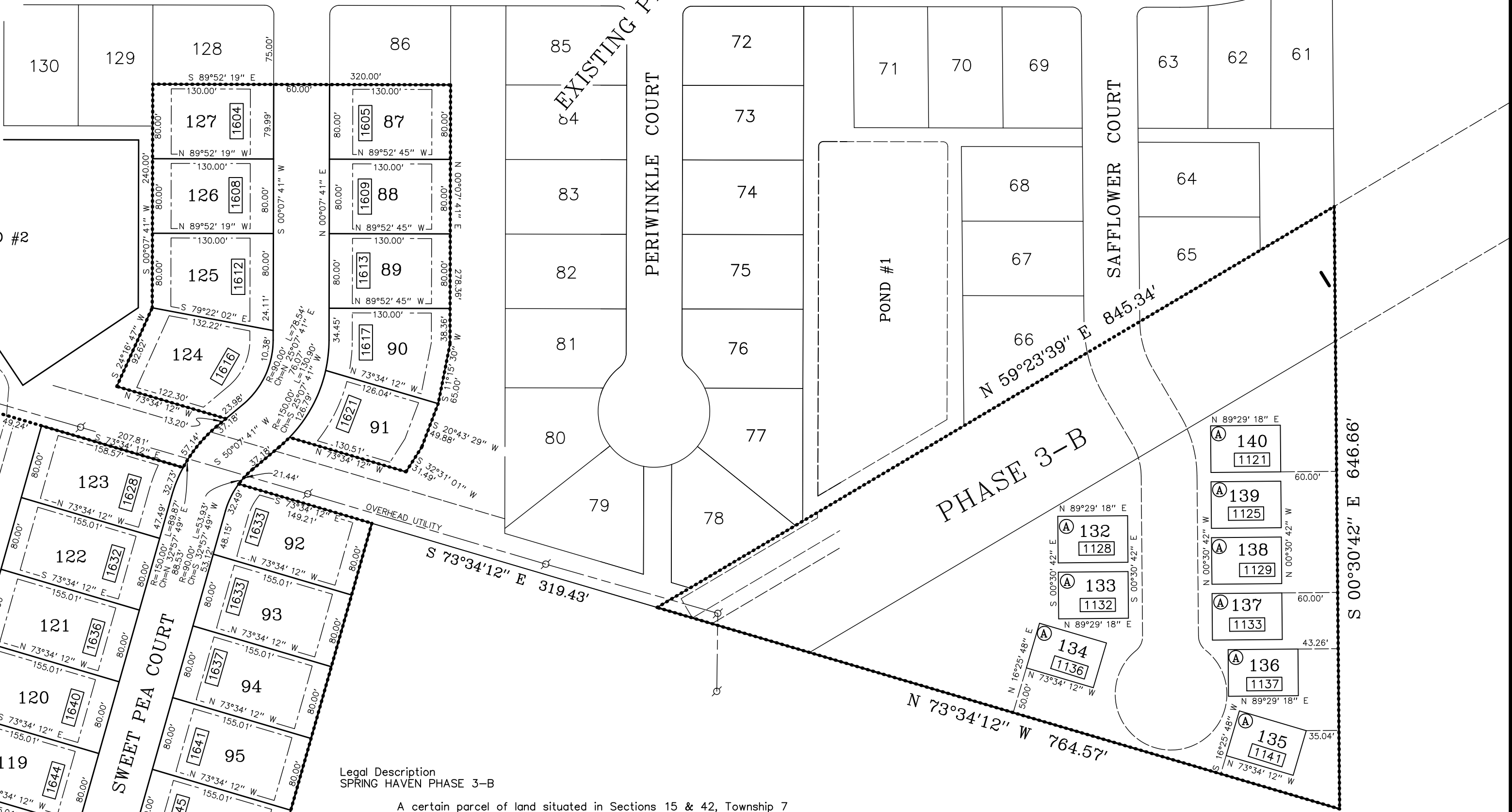
SPRING HAVEN SUBDIVISION, PH. 3A & 3B  
SECTIONS 15 & 42, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA.



VICINITY MAP



39	50	49	48	47	46	15															
40	41	42	43	44	45	14	13	12	11	10	9	8	7	6	5	4	3	2	1		



Legal Description  
SPRING HAVEN PHASE 3-B

A certain parcel of land situated in Sections 15 & 42, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section Corner common to Sections 15, 16 and 42, Township 7 South, Range 10 East and measure South 72°56'44" East a distance of 208.50 feet; Thence South 72°55'22" East a distance of 222.37 feet to a point; Thence South 15°47'24" West a distance of 2,046.43 feet to a point; Thence South 74°12'36" East a distance of 418.91 feet to a point; Thence North 15°47'37" East a distance of 2,041.74 feet to a point; Thence South 73°34'12" West a distance of 319.43 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure

North 59°23'39" East a distance of 845.34 feet to a point;  
Thence South 00°30'42" East a distance of 646.66 feet to a point;  
Thence North 73°34'12" West a distance of 764.57 feet to the POINT OF BEGINNING, and containing 236,480.80 square feet or 5.43 acre(s) of land, more or less.

Legal Description  
SPRING HAVEN PHASE 3-A

A certain parcel of land situated in Sections 15 & 42, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section Corner common to Sections 15, 16 and 42, Township 7 South, Range 10 East and measure South 72°56'44" East a distance of 208.50 feet; Thence South 72°55'22" East a distance of 222.37 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure

Thence South 73°34'12" East a distance of 207.81 feet to a point on a curve; Thence along a curve to the right having a radius of 150.00 feet, a delta of 21°49'34", an arc length of 57.14 feet, and a chord which bears North 39°12'54" East having a chord distance of 56.80 feet to a point of tangency; Thence North 50°07'41" East a distance of 132.00 feet to a point; Thence North 73°34'12" West a distance of 122.30 feet to a point; Thence North 00°07'41" East a distance of 240.00 feet to a point; Thence South 89°52'04" East a distance of 320.00 feet to a point; Thence South 00°07'41" West a distance of 278.36 feet to a point; Thence South 11°15'30" West a distance of 65.00 feet to a point; Thence South 20°43'29" West a distance of 49.88 feet to a point; Thence South 32°31'01" West a distance of 31.49 feet to a point; Thence North 73°34'12" West a distance of 130.51 feet to a point on a curve; Thence along a curve to the right having a radius of 150.00 feet, a delta of 09°55'51", an arc length of 15.53 feet, and a chord which bears South 47°09'45" West having a chord distance of 15.52 feet to a point of tangency; Thence South 50°07'41" West a distance of 37.18 feet to a point of curves; Thence along a curve to the left having a radius of 90.00 feet, a delta of 13°38'46", an arc length of 21.44 feet, and a chord which bears South 43°18'18" West having a chord distance of 21.38 feet to a point on a line; Thence South 73°34'12" East a distance of 149.21 feet to a point; Thence South 15°47'57" West a distance of 418.91 feet to a point; Thence North 15°47'24" East a distance of 2,046.43 feet to the POINT OF BEGINNING, and containing 982,407.04 square feet or 22.55 acre(s) of land, more or less.

GARDEN HOMES SITES  
CALLS FROM SECTION CORNER  
TO POINT "A"

132	S 81°17' 17" E	1569.72'
133	S 79°08' 26" E	1580.44'
134	S 77°02' 32" E	1572.06'
135	S 75°39' 31" E	1802.88'
136	S 77°36' 56" E	1775.96'
137	S 79°25' 25" E	1747.03'
138	S 81°22' 00" E	1736.49'
139	S 83°19' 53" E	1727.97'
140	S 85°18' 47" E	1721.50'

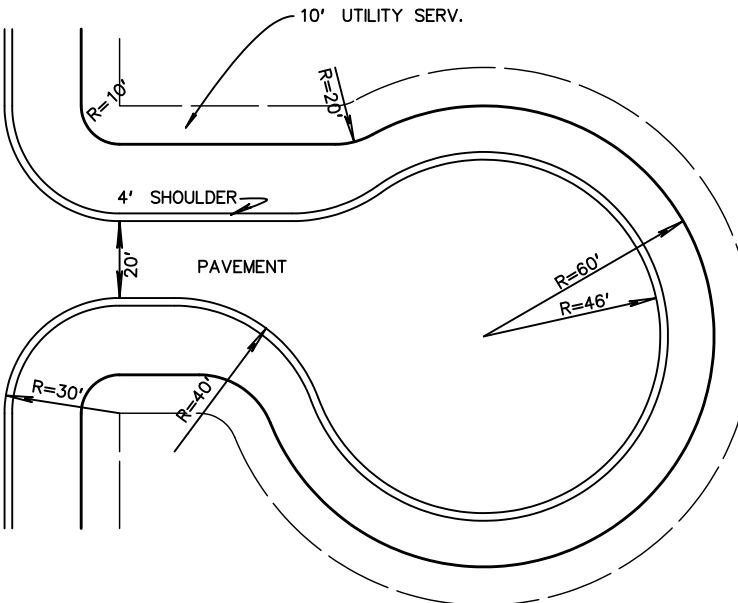
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE C  
REF: F.I.R.M. PANEL NO. 225205 0215 C, REVISED 04-02-91
2. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
3. \*\*\*\* INDICATES MUNICIPAL ADDRESSES
4. BENCHMARK-"MAG" NAIL IN CENTER OF THE STREET  
ELEV. 16.24' MSL, NAVD 88 (GEOID 18)

MINIMUM RESTRICTIVE COVENANTS

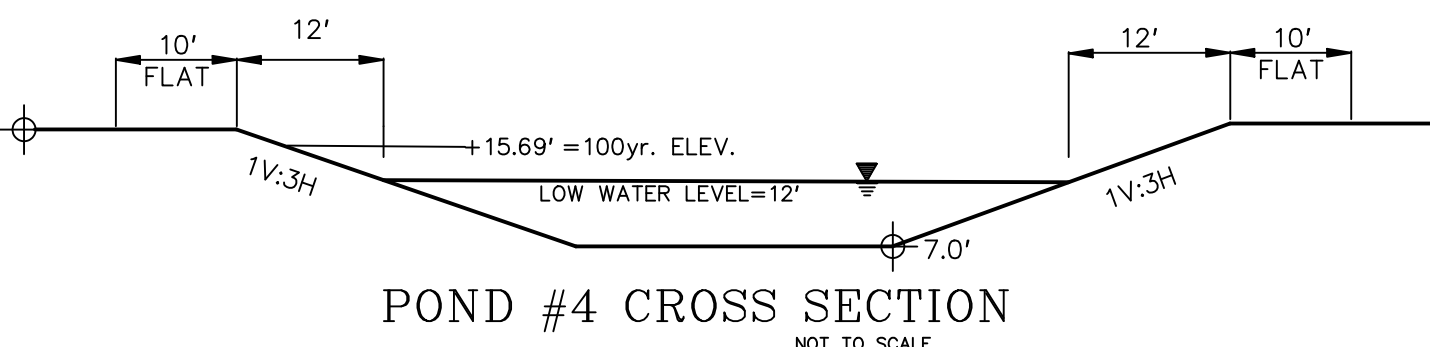
1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
3. BUILDING SETBACKS:  
FRONT-25', SIDE-5', REAR-20' & SIDE STREET-15'
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY LOCATED IN FLOOD ZONE C, F.I.R.M. PANEL NO. 225205 0215 C, REVISED 4-2-91.
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION.
9. THE "OPEN" OR GREENSPACE AREAS AND PONDS AREAS AS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
10. IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. 225205 0215 C, REVISED 04-02-91, ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY BEING SUBDIVIDED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.

DEDICATION:  
ALL STREET RIGHTS OF WAY, DRAINAGE SERVITUDES AND RETENTION AREAS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE. THESE AMENITIES SHALL BE MAINTAINED BY THE PARISH OF ST. TAMMANY, THE STREET SIGNAGE, TRAFFIC CONTROL, SIGNAGE AND THE SIGN POST SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT.

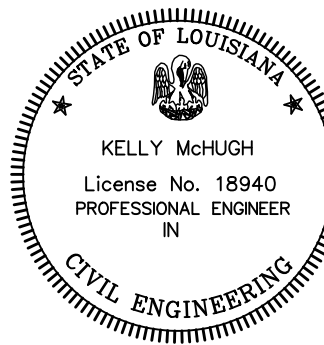
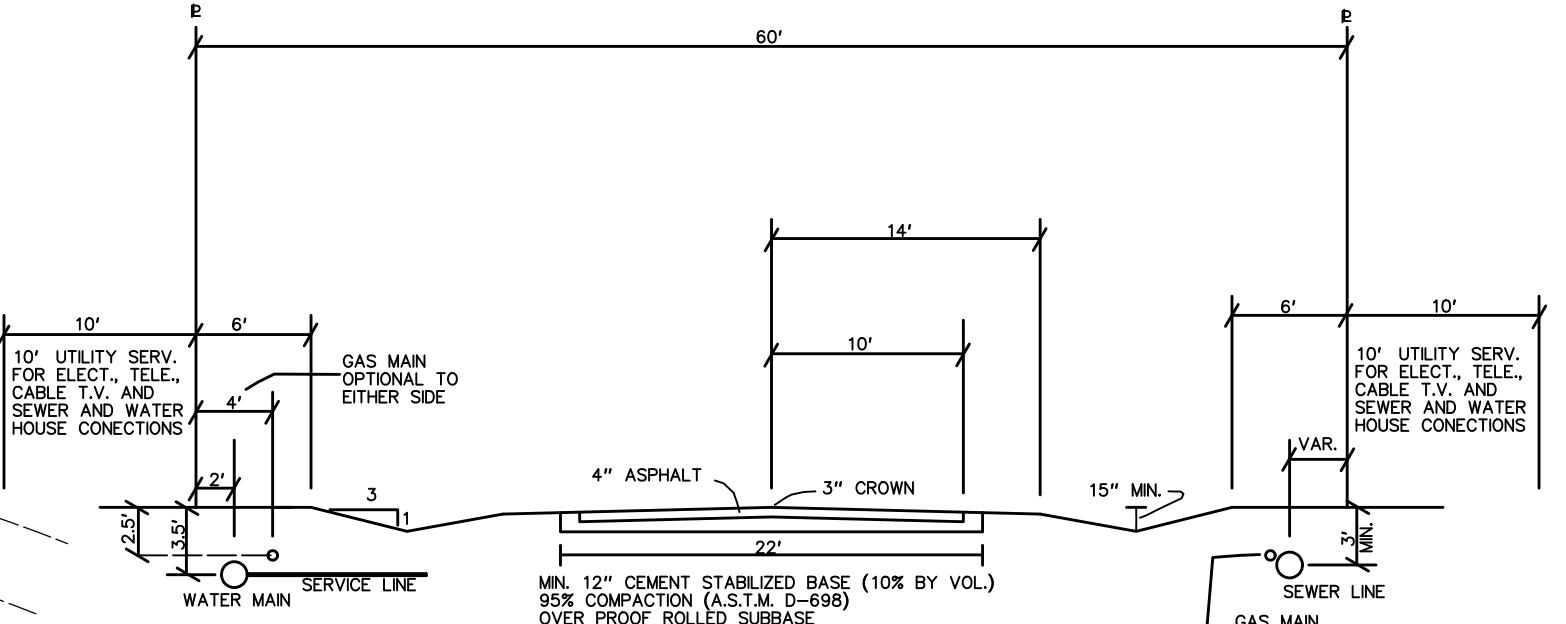
CORNER & CUL-DE-SAC DETAIL



POND #4 CROSS SECTION



TYPICAL STREET SECTION



LOUISIANA REGISTERED LAND SURVEYOR NO. 4443  
LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

Final Plans  
RECEIVED  
05/04/2023  
DEVELOPMENT  
ENGINEERING

ENGINEERING  
REVIEW COPY

APPROVAL:  
  
CHAIRMAN PARISH PLANNING COMMISSION  
  
SECRETARY PARISH PLANNING COMMISSION  
  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING  
  
DATE FILED FILE NO.  
  
CLERK OF COURT

3-A 22.55 ac.	40 LOTS & 9 GARDEN HOME SITES	2250 ft.	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIABLES	VARIABLES	60' / 20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	VARIABLES	P.U.D.	1800 ft.
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

LAKE PONTCHARTRAIN  
ULTIMATE SURFACE WATER DISPOSAL

DEVELOPER:  
SPRING HAVEN LLC  
949 AUSTERLITZ STREET  
MANDEVILLE, LA. 70448

FINAL PLAT

SPRING HAVEN SUBDIVISION, PH. 3-A & 3-B  
SECTIONS 15 & 42, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC.	
MARK	DATE	CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 626-5611	
SCALE:	1" = 100'	DATE:	05-04-23
DRAWN:	DRJ	JOB NO.:	17-739
CHECKED:	KJM	DWG. NO.:	17-739-FINAL



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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 6, 2023)*

CASE NO.: 2023-3379-FP

SUBDIVISION NAME: Money Hill Subdivision, Phase 9-A

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

ENGINEER/SURVEYOR: Kyle Associates, LLC  
638 Village Lane North  
Mandeville, LA 70471

SECTION: 1

WARD: 6

TOWNSHIP: 6SOUTH

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, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 5.773 Acres

NUMBER OF LOTS: 8 Lots

AVERAGE LOT SIZE: 32,000 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 0

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on May 31<sup>st</sup>, 2023. The inspection disclosed that all of the existing roads and roadside shoulders are constructed, and the roadside ditches are functioning.



The following uncompleted items #1 & #2 existed at the time of the final inspection and will be completed before the plats are signed:

**Final Plat:**

1. The Final Plat needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and engineer of record on June 5<sup>th</sup>, 2023.

**Paving & Drainage Plan:**

2. 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 engineer of record on June 5<sup>th</sup>, 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 because the existing infrastructure was constructed in a prior phase of Money Hill Subdivision.

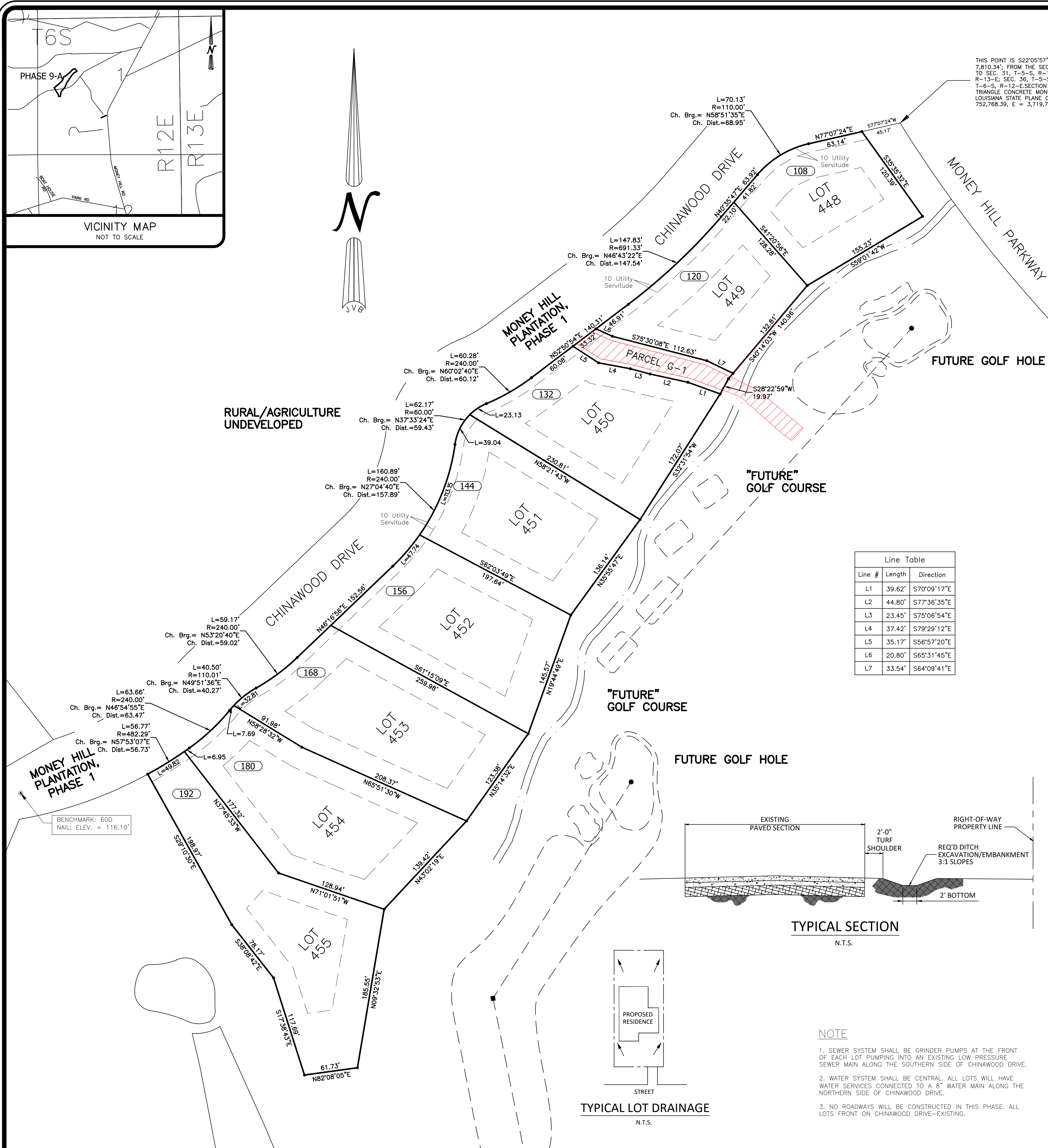
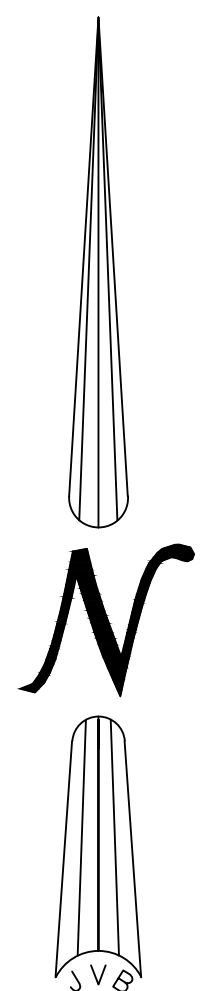
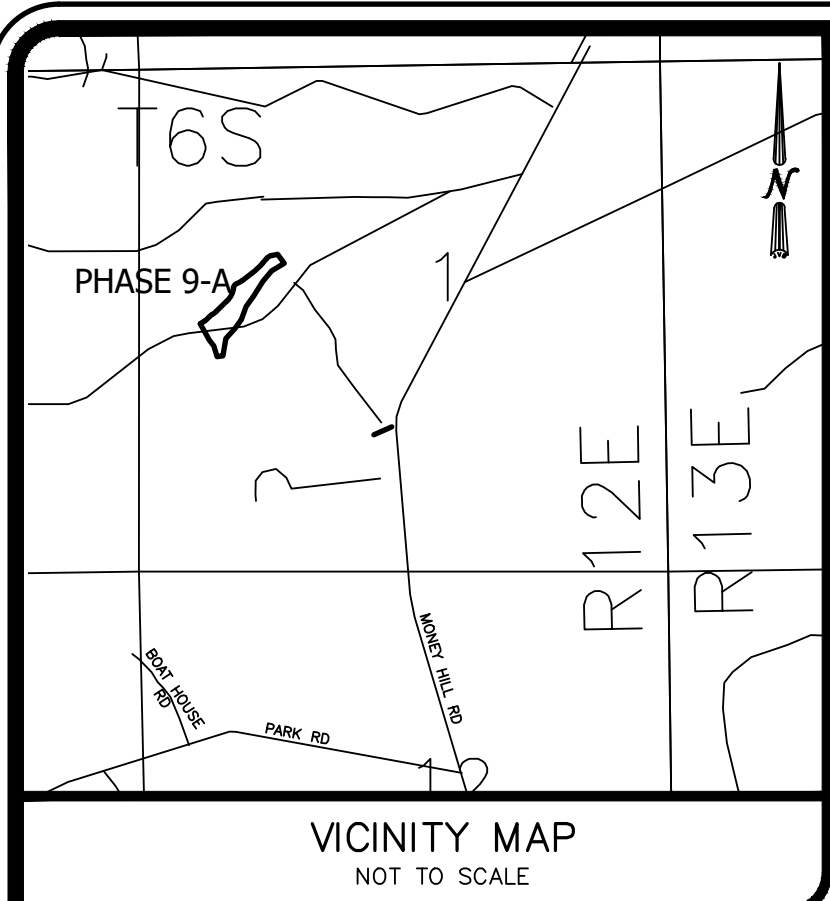
No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005.

This subdivision **is not** within the Urban Growth Boundary Line.

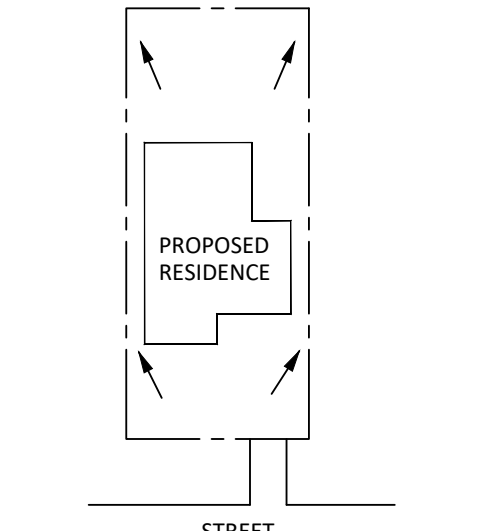
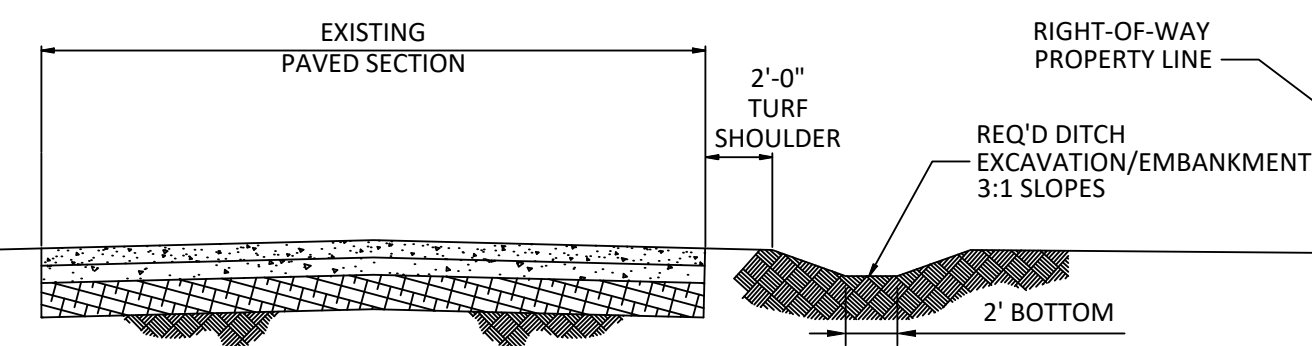
Revised drawings will not be accepted for review or placement in the packet prior to the June 13, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



LAYOUT NAME: PUD PLAN PHASE 9-A  
LAST PLOTTED: 5/9/2023 9:05 AM  
PATHFILE: G:\ENGINEERING\2023\20230041-Money Hill, Phase 9-A\20230041-Money Hill-ph-9-A-FINAL PLAT.dwg



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



#### NOTE

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

## FINAL PLAT OF MONEY HILL, PHASE 9-A

LOCATED IN SECTION 1, T-6-S, R-12-E,  
ST. TAMMANY PARISH, LOUISIANA

#### BOUNDARY DESCRIPTION PHASE 9-A

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

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

FROM THE POINT OF BEGINNING RUN ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF MONEY HILL PARKWAY, SOUTH 35 DEGREES 35 MINUTES 32 SECONDS EAST A DISTANCE OF 120.39 FEET TO A POINT; THENCE LEAVING THE WESTERLY RIGHT OF WAY LINE OF MONEY HILL PARKWAY, RUN SOUTH 59 DEGREES 01 MINUTES 42 SECONDS WEST A DISTANCE OF 155.23 FEET TO A POINT; THENCE, SOUTH 40 DEGREES 14 MINUTES 03 SECONDS WEST A DISTANCE OF 140.96 FEET TO A POINT; THENCE, SOUTH 28 DEGREES 22 MINUTES 59 SECONDS WEST A DISTANCE OF 20.09 FEET TO A POINT; THENCE, SOUTH 32 DEGREES 32 MINUTES 05 SECONDS WEST A DISTANCE OF 171.94 FEET TO A POINT; THENCE, SOUTH 35 DEGREES 55 MINUTES 47 SECONDS WEST A DISTANCE OF 136.14 FEET TO A POINT; THENCE, SOUTH 19 DEGREES 44 MINUTES 49 SECONDS WEST A DISTANCE OF 145.57 FEET TO A POINT; THENCE, SOUTH 35 DEGREES 14 MINUTES 32 SECONDS WEST A DISTANCE OF 123.38 FEET TO A POINT; THENCE, SOUTH 43 DEGREES 02 MINUTES 19 SECONDS WEST A DISTANCE OF 139.42 FEET TO A POINT; THENCE, SOUTH 09 DEGREES 32 MINUTES 53 SECONDS WEST A DISTANCE OF 185.55 FEET TO A POINT; THENCE, SOUTH 82 DEGREES 08 MINUTES 05 SECONDS WEST A DISTANCE OF 51.73 FEET TO A POINT; THENCE, NORTH 17 DEGREES 38 MINUTES 43 SECONDS WEST A DISTANCE OF 117.69 FEET TO A POINT; THENCE, NORTH 38 DEGREES 08 MINUTES 42 SECONDS WEST A DISTANCE OF 78.17 FEET TO A POINT; THENCE, NORTH 29 DEGREES 10 MINUTES 30 SECONDS WEST A DISTANCE OF 198.97 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF CHINAWOOD DRIVE; THENCE RUN ALONG THE EASTERLY RIGHT OF WAY LINE OF CHINAWOOD DRIVE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 482.29 FEET AN ARC LENGTH OF 56.73 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AN ARC LENGTH OF 63.66 FEET (CHORD-NORTH 46 DEGREES 54 MINUTES 55 SECONDS EAST A DISTANCE OF 63.47 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.01 FEET AN ARC DISTANCE OF 40.50 FEET (CHORD-NORTH 49 DEGREES 51 MINUTES 36 SECONDS EAST A DISTANCE OF 40.27 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AN ARC LENGTH OF 59.17 FEET (CHORD-NORTH 53 DEGREES 20 MINUTES 40 SECONDS EAST A DISTANCE OF 59.02 FEET); THENCE, NORTH 46 DEGREES 18 MINUTES 56 SECONDS EAST A DISTANCE OF 152.56 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AN ARC LENGTH OF 160.89 FEET (CHORD-NORTH 27 DEGREES 04 MINUTES 40 SECONDS EAST A DISTANCE OF 157.89 FEET); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AN ARC LENGTH OF 62.17 FEET (CHORD-NORTH 37 DEGREES 33 MINUTES 24 SECONDS EAST A DISTANCE OF 59.43 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AN ARC LENGTH OF 60.28 FEET (CHORD-NORTH 80 DEGREES 02 MINUTES 40 SECONDS EAST A DISTANCE OF 60.12 FEET); THENCE, NORTH 52 DEGREES 50 MINUTES 54 SECONDS EAST A DISTANCE OF 140.31 FEET; THENCE ALONG A CURVE, TO THE LEFT HAVING A RADIUS OF 691.33 FEET AN ARC LENGTH OF 147.83 FEET (CHORD-NORTH 46 DEGREES 43 MINUTES 22 SECONDS EAST A DISTANCE OF 147.54 FEET); THENCE, NORTH 40 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 63.92 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET AN ARC LENGTH OF 70.13 FEET (CHORD-NORTH 58 DEGREES 51 MINUTES 35 SECONDS EAST A DISTANCE OF 68.95 FEET; THENCE, NORTH 77 DEGREES 07 MINUTES 24 SECONDS EAST A DISTANCE OF 63.14 FEET ALL ALONG THE EASTERLY RIGHT OF WAY LINE OF CHINAWOOD DRIVE AND BACK TO THE POINT OF BEGINNING.

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

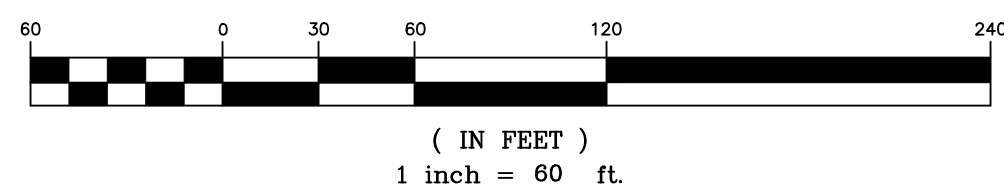
#### NOTES:

- ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.
- 000 DENOTES MUNICIPAL NUMBER.
- BENCHMARK: 60D NAIL; ELEV. = 116.10'
- INDICATES WETLANDS.
- 1/2" IRON ROD SET AT PROPERTY CORNERS.

#### FLOOD ZONE NOTE

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

#### GRAPHIC SCALE



#### RESTRICTIVE COVENANTS

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

CERTIFICATION	
THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE UNDERSIGNED.	
SEAN M. BURKES REG. NO. 4785 LAND SURVEYOR	

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISION OF THE STATE OF LOUISIANA LAW RS.33:505(1) AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

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

#### 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:

#### MONEY HILL, PHASE 9-A

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

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

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

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

EXISTING ZC-96-11-064  
GREENSPACE CALCULATIONS

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

FINAL PLANS  
RECEIVED  
5/10/2023  
DEPARTMENT OF  
ENGINEERING  
ENGINEERING  
REVIEW COPY

SEAN M. BURKES  
REG. NO. 4785  
LAND SURVEYOR

J.V. Burkes & Associates, Inc.  
SURVEYING ENGINEERING & ENVIRONMENTAL  
1805 Shortcut Highway  
Slidell, Louisiana 70458  
E-mail: jvbassoc@jvburkes.com  
Phone: 985-649-0075 Fax: 985-649-0154

DATE: 05.09.2023

DRAWN BY: RMK CHECKED BY: SMB

DWG. NO. 20230041

SHEET 1 OF 1

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

DECLARATION IS MADE TO CERTAIN JURISDICTIONS OF THE SURVEY. THIS MAY TRANSFERABLE TO CERTAIN INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

MONEY HILL PLANTATION