

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, JULY 11, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, July 11, 2023.

**ROLL CALL**

**PUBLIC ANNOUNCEMENTS**

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

**INVOCATION AND PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE JUNE 13, 2023 MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

**REVOCATION**

**1- REV23-07-005**

The revocation of an unopened portion of 10<sup>th</sup> Avenue, located south of 9<sup>th</sup> Avenue, north of 11<sup>th</sup> Avenue between Square 97 and Square 114 in the Town of Alexiusville Subdivision (as delineated on Map #171B), Ward 3, District 2.

Applicant: Mike Martin

Parish Council District Representative: Hon. David R. Fitzgerald

**MINOR SUBDIVISION REVIEW**

**2- 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, AT THE JUNE 13, 2023.**

**3- 2023-3397-MSP - WITHDRAWN**

Minor subdivision of 2.88 acres into Parcels E & F

Owner & Representative: Mandeville BK, LLC – Dan P. Warning III

Surveyor: Dading, Marques & Associates, LLC

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

General Location: The property is located on the east side of LA Highway 59, south side of Chateau Fleuri, Mandeville, Louisiana. Ward 4, District 5

**4- 2023-3399-MSP**

Minor subdivision of 10.93 acres into Parcels S1 & S2

Owner & Representative: Truman Doyle Sharp III

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the east side of LA Highway 1082, across from Fauntleroy Cemetery Road, Bush, Louisiana. Ward 5, District 6

**5- 2023-3400-MSP**

Minor subdivision of Parcels 3A-2 & 3A-3 into Parcels 3A2-A, 3A2-B, 3A2-C, 3A3-D & 3A3-E

Owner & Representative: JSB Johnston Tract, LLC – John Bowers III

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the east side of LA Highway 437 and on the north side of Johnsen Road, Covington, Louisiana. Ward 3, District 2

**6- 2023-3404-MSP**

Minor subdivision of 10.09 acres & 20.07 acres into Parcels A & B

Owner & Representative: James W. Briggs

Surveyor: Land Surveying LLC

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of LA Highway 40, north of Sterner Road, south of F. Dutrusch Road, Bush, Louisiana. Ward 2, District 6

**7- 2023-3412-MSP**

Minor subdivision of 37.6 acres into Parcels B-1 & B-2

Owner & Representative: Myra F. Sharon and Harvey Keith Fitzgerald

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the south side of Million Dollar Road, on the east side of Aaron Fitzgerald Road and on the north side of Fitzgerald Lane, Covington, Louisiana. Ward 2, District 2

**8- 2023-3416-MSP**

Minor subdivision of 24.216 acres, 3 acres & 1.079 acres into Parcels A & B

Owner & Representative: Peter Penton & Cynthia Rizk Penton

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. James J. Davis

General Location: The property is located on the west side of Krentel Road and on the north side of I-12, Lacombe, Louisiana. Ward 7, District 7



**9- 2023-3420-MSP**

Minor subdivision of 9.47 acres into Tracts 1 & 2

Owner & Representative: Gordon B. Harris

Surveyor: Lowes Engineers

Parish Council District Representative: Hon. James J. Davis

General Location: The property is located on the south side of North Dixie Ranch Road, east of LA Highway 434, north of I-12, Lacombe, Louisiana. Ward 7, District 7

**10- 2023-3423-MSP**

Minor subdivision of Parcel 3 into Parcels 3-A & 3-B

Owner & Representative: Lighthouse Development, LLC – Leon A. Licciardi and The Preserve Office Park, LLC – Rich Mauti

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location: The property is located on the east and west sides of Preserve Lake Drive and on the south side of Helenbirg Road, Covington, Louisiana. Ward 3, District 5

**RESUBDIVISION REVIEW****11- 2023-3401-MRP**

Resubdivision of Lot 165 into lots 165-A & GSP-4P

Owner & Representative: DSLD Homes, LLC – Jeffreery P. Purpera Jr.

Surveyor: McLin Taylor, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the south side of Ronald Reagan Highway, east of Still Hollow Drive, west of Forest Creek Drive, Covington, Louisiana, Ward 1, District 3

**TENTATIVE APPROVAL****12- 2023-3417-TP**

Jessikat Estates Subdivision

Developer/Owner: First Horizon, Inc.

Engineer/Surveyor: McLin Taylor, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the northwest side of Rex Avenue, north of Brewster Road, west of LA Highway 1077, south of Interstate 12, Madisonville, Louisiana. Ward 1, District 1

**PRELIMINARY APPROVAL****13- 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 AND THE JUNE 13, 2023 MEETING**

**14- 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

**POSTPONED AT THE JUNE 13, 2023 MEETING**

**15- 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

**POSTPONED AT THE JUNE 13, 2023 MEETING**

**FINAL APPROVAL****16- 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 AND THE JUNE 13, 2023 MEETING**

**17- 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

**POSTPONED AT THE JUNE 13, 2023 MEETING**

**OLD BUSINESS****18- 2022-3185-TP**

Clark Branch Estates Subdivision

Developer/Owner: S&P Land Company, LLC

Engineer: Fairway Consulting + Engineering

Parish Council District Representative: Hon. Martha Cazaubon

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

**REQUESTING A WAIVER TO “ORDINANCE 125-196 (i)”**

**19- Resolution No. 20-123 & 20-126**

Request to Enter the Parish Right of Way for Rapatel & Ozone Street for the purpose of extending the street and installing drainage features (Town of Mandeville Subdivision).

Debtor: SMS Holdings, LLC

Parish Council District: Hon. James Davis

General Location: The property is located on the south side of Armand Street, north of the Nelson Street right-of-way, east of Soult Street, Mandeville, Louisiana. Ward 4, District 7

**REQUESTING AN EXTENSION OF TIME TO PROVIDE REQUIRED DOCUMENTATION  
AND PERFORM THE WORK**

**NEW BUSINESS****ADJOURNMENT**

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**MINUTES**  
**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**

**ROLL CALL**

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

Absent:

Staff: Helen Lambert, Ross Liner, 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 – Seeger**

**PLEDGE OF ALLEGIANCE – Crawford**

**APPROVAL OF THE MAY 9, 2023 MEETING MINUTES**

**Crawford moved to adopt, second by Smail**

Yea: Seeger, Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, Troncoso 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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JUNE 13, 2023**

**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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

**12- 2023-3374-PP POSTPONED**

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

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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

**13- 2023-3375-PP POSTPONED**

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

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

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

Opposition: N/A

Other: N/A

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JUNE 13, 2023**

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

Nay: N/A

Abstain: N/A

**14- 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

**POSTPONED AT THE 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: Paul Mayronne

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

**15- 2023-3377-FP POSTPONED**

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

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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

**16- 2023-3367-FP POSTPONED**

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

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

## **MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JUNE 13, 2023**

in favor of this request: Paul Mayronne

**McInnis made a motion to postpone for two months, second by Truxillo**

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

### **REVOCATION**

#### **1- REV23-07-004 APPROVED**

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.

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

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

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, Troncoso 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) APPROVED**

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**

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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

### **MINOR SUBDIVISION REVIEW**



**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JUNE 13, 2023**

**4- 2023-3357-MSP APPROVED WITH WAIVER**

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

Owner & Representative: Kain Blake, 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

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

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

Opposition: Jerry Swenson, Gerard and Judy Collins

Other: N/A

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

Nay: Doherty

Abstain: N/A

**5- 2023-3359-MSP APPROVED**

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

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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

**6- 2023-3382-MSP APPROVED WITH WAIVER**

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

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

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

Opposition: N/A

Other: N/A

## MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JUNE 13, 2023

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

### **RESUBDIVISION REVIEW**

#### **7- 2023-3368-MRP APPROVED**

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

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

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

Opposition: N/A

Other: N/A

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

#### **8- 2023-3380-MRP APPROVED**

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

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 approve, second by Smail**

Opposition: N/A

Other: N/A

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

#### **9- 2023-3381-MRP APPROVED**

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

## **MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JUNE 13, 2023**

in favor of this request: Matt Organ representing Mr. Favret

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

### **10- 2023-3315-PP APPROVED**

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**

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

**Truxillo made a motion to approve with two waivers, second by Gaines**

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: McInnis

### **17- 2023-3379-FP APPROVED**

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

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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

## **NEW BUSINESS**

### **UNIFIED DEVELOPMENT CODE REWRITE**

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JUNE 13, 2023**

**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.**

**Ross Liner, Planning Director spoke**

**Seeger made a motion to postpone to August, second by Truxillo**

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

Nay: N/A

Abstain: N/A

There was discussion of the Motions of Roberts Rules

**OLD BUSINESS**

**ADJOURNMENT**

# **REVOCATIONS**

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## REVOCATION STAFF ANALYSIS REPORT

*(As of July 5, 2023)*

*Meeting Date: July 11th, 2023*

CASE NO.: REV23-07-005

NAME OF STREET OR ROAD: Unopened portion of 10<sup>th</sup> Avenue

NAME OF SUBDIVISION: Town of Alexiusville Subdivision

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The revocation of an unopened portion of 10<sup>th</sup> Avenue, located south of 9<sup>th</sup> Avenue, north of 11<sup>th</sup> Avenue between Square 97 and Square 114 in the Town of Alexiusville Subdivision (as delineated on Map #171B), Ward 3, District 2.

SURROUNDING ZONING: HC-2 Highway Commercial & HC-3 Highway Commercial

PETITIONER/REPRESENTATIVE: Mike Martin

### **STAFF COMMENTARY:**

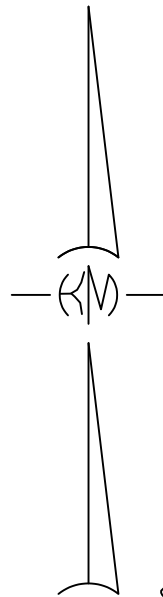
#### **Department of Planning & Development Comments:**

The applicant is requesting to revoke of an unopened portion of 10<sup>th</sup> Avenue, in order to assimilate the property into the adjacent property.

#### **Recommendation:**

This portion of 10<sup>th</sup> Avenue is being utilized for a Utility Inc. of Louisiana (UIL) 4" sewer force main. As of this writing, no letter of 'No Objection' has been received from UIL. Therefore, the Staff recommends that this item be postponed to the August 8, 2023 meeting.

U.S. HWY. 190



SQUARE 98

10th AVE.  
(40' R/W)

SQUARE 113

"G" STREET  
(NOT CONSTRUCTED)

(40' R/W)

SQUARE 97

9th AVE.

LANDRY KATE LN.  
(ASPHALT)

SQUARE 96

SQUARE 114

SQUARE 115

SQUARE 112 1/2

SQUARE 111 1/2

SQUARE 110 1/2

(REF. BRG.) S 89°51'59" W 240.00'

11th AVE. (ASPHALT)

(40' R/W)

N 00°06'52" W

40.00'

N 89°51'59" E 228.05'

9122.15 sq.ft  
(0.21 acres) (NOT CONSTRUCTED)

4" SEWER FORCE MAIN

15' UTILITY SERVITUDE TO  
UTILITIES INC. OF LOUISIANA

S 89°51'59" W 228.05'

VARIES 5' - 8'

S 00°06'52" E  
40.00'

8" SEWER FORCE MAIN

(NOT CONSTRUCTED) (40' R/W)

8" SEWER FORCE MAIN

11.95'

REV23-07-005

LEGEND:

- = 1/2" IRON ROD FOUND
- ▲ = 1/2" IRON PIPE FOUND

REFERENCE:  
PLAT OF ALEXIUSVILLE FILED AS  
MAP FILE NO. 171B

NOTE:  
THIS FIRM HAS VERIFIED THAT THERE ARE NO  
EXISTING UTILITIES, SERVITUDES OR EASMENTS,  
OTHER THAN THOSE SHOWN, LOCATED WITH IN THE  
SUBJECT PROPERTY.

REVIEW PLAT

Kelly J. McHugh, REG. NO. 4443

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

PREPARED FOR: DMM CONSTRUCTION LLC

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

BOUNDARY SURVEY OF: A PORTION OF 10th AVE.  
TOWN OF ALEXIUSVILLE,  
SECTION 10, T-7-S, R-11-E, G.L.D.  
ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 60'	DATE: 01-21-22
DRAWN: DRJ	JOB NO.: 17-750
REVISED: 05-22-23, 06-07-23, 06-29-23	



# **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:** July 11, 2023

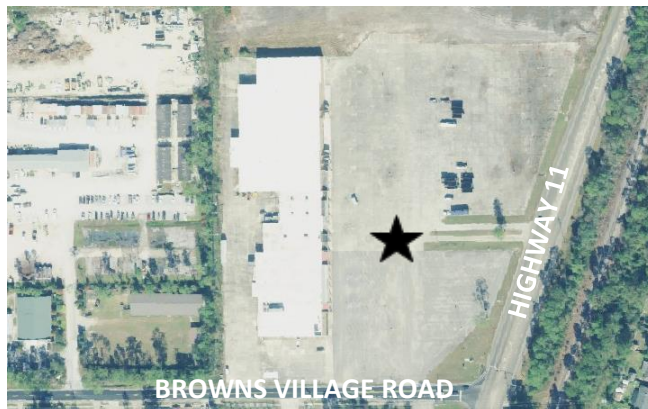
**Posted:** June 26, 2023

**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

(REF. BRG.)

N 00°55'16" E 1007.80'

SECTION 27

SECTION 26

TELEPHONE  
JUNCTION BOX  
AND MANHOLE

36.95'

SECTION  
CORNER

SECTION 34

SECTION 35

BROWN'S VILLAGE ROAD

-- LEGEND --

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

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



01-10-23

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

BROWN'S VILLAGE PLAZA LLC,

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

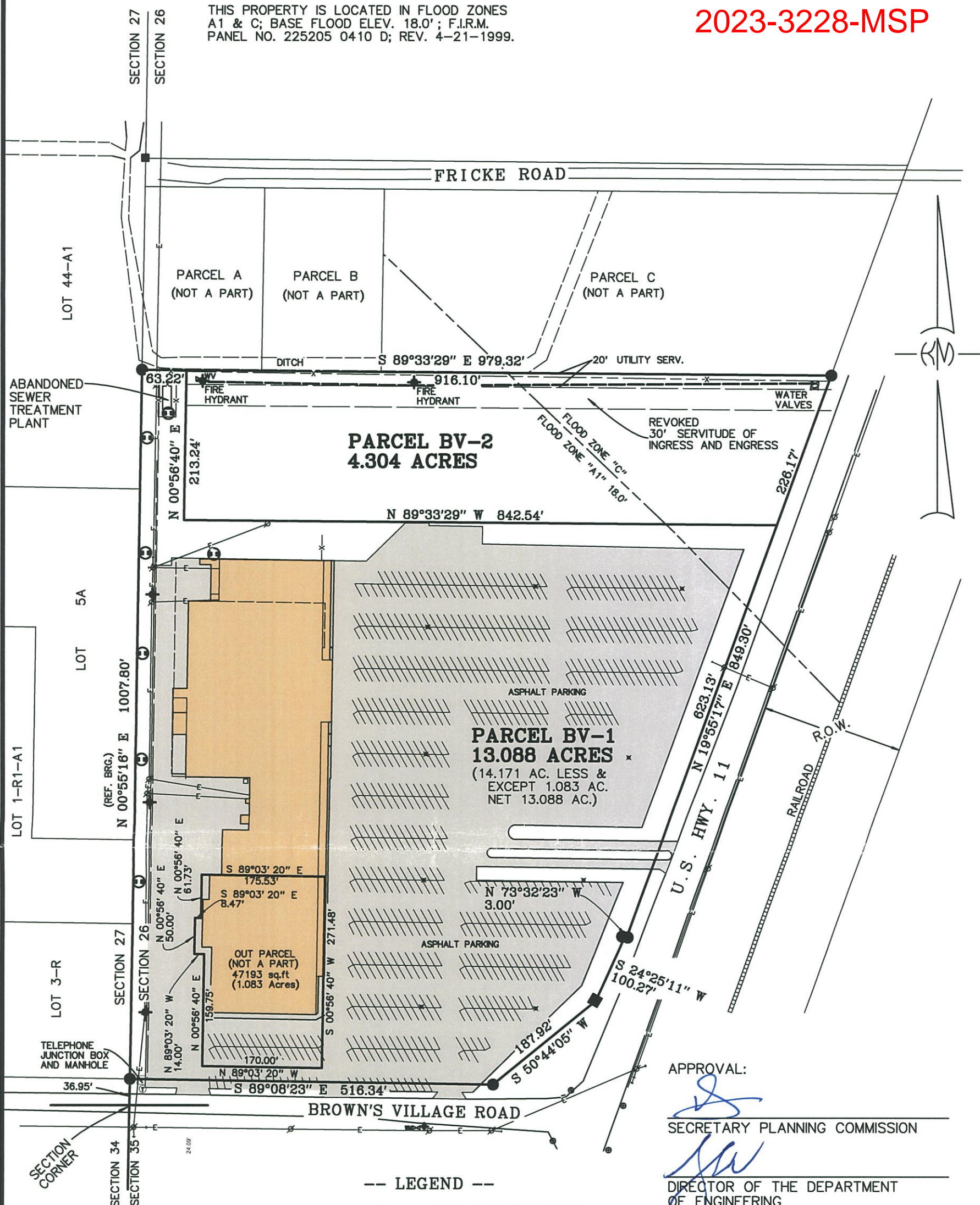
BROWN'S VILLAGE PLAZA LLC,

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.

2023-3228-MSP



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.

-- LEGEND --

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

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT  
OF ENGINEERING

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

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

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

MINOR SUBDIVISION

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

PREPARED FOR:

BROWN'S VILLAGE PLAZA LLC,

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

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



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**PLANNING STAFF REPORT**  
2023-3399-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:** July 11, 2023

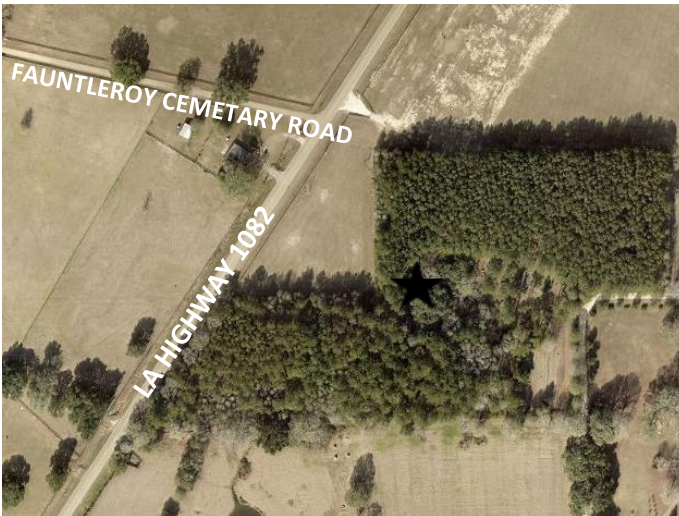
**Posted:** June 30, 2023

**Location:** The property is located on the east side of LA Highway 1082, across from Fauntleroy Cemetery Road, Bush, Louisiana. Ward 5, District 6; S17, T5S, R12E

**Owners & Representative:** Truman Doyle Sharp III

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

**Type of Development:** Residential



**Current Zoning**

A-1 Suburban District

**Total Acres**

10.93 acres

**# of Lots/Parcels**

Minor subdivision of 10.93 acres into  
Parcels S1 & S2

**Surrounding Land Uses:**

Residential / Undeveloped

**Flood Zone:**

Effective Flood Zone: C

Preliminary Flood Zone: X

**Critical Drainage:** No

**STAFF COMMENTARY:**

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

The applicant is requesting to create two (2) parcels, being Parcel S1 and Parcel S2 from a 10.93-acre tract. The minor subdivision request requires a public hearing due to:

- Parcel S-2 does not meet the minimum lot width of 300 feet, in the rear of the property, required under the A-1 Suburban District.

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

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

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

Planning Commission  
July 11, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3399-MSP



**PLANNING STAFF REPORT**  
2023-3399-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.





OLD MILITARY RD

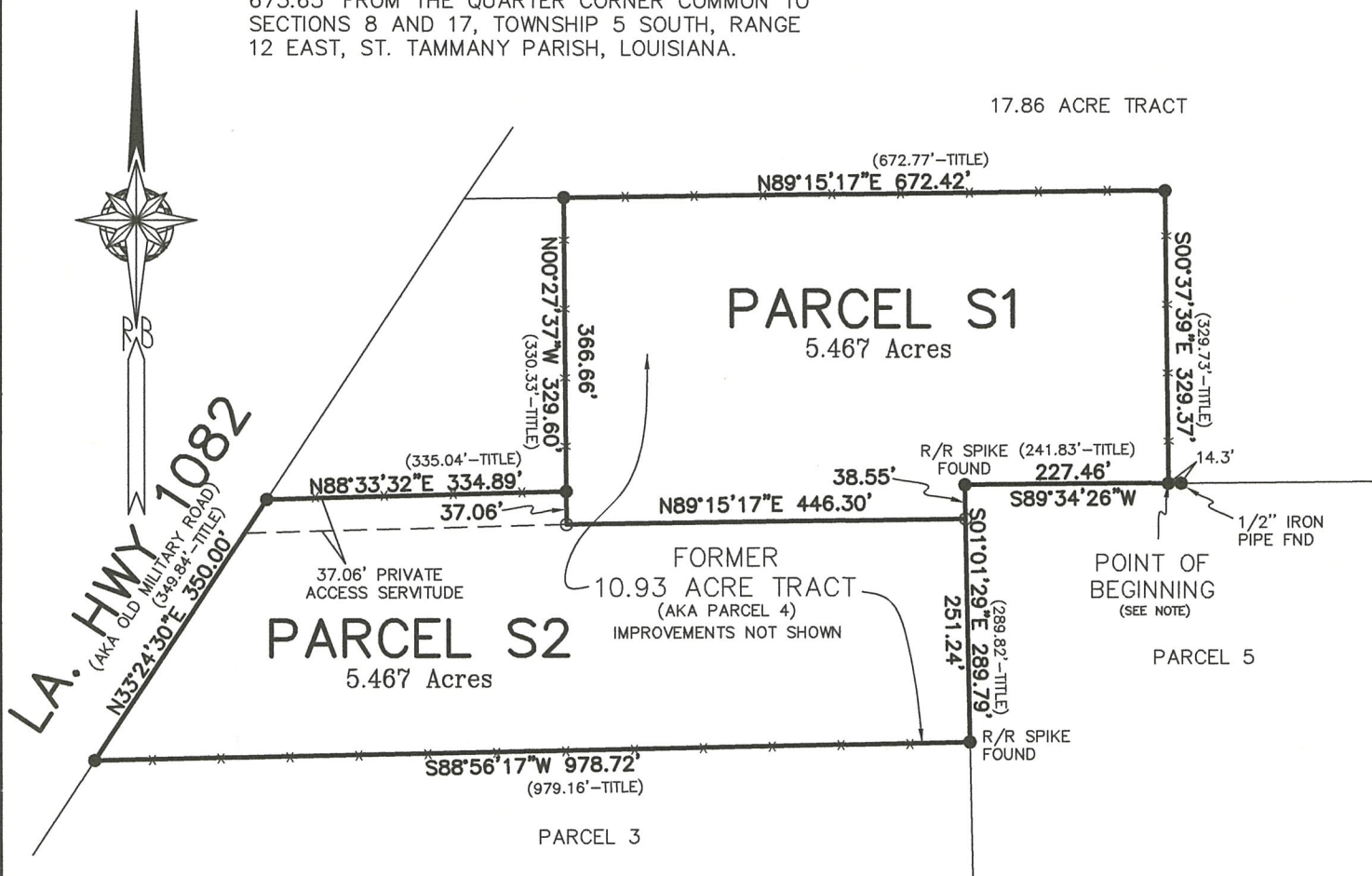
THORNHILL

FAUNTLEROY CEMETERY

LONG SHADOW



P.O.B. NOTE:  
THE POINT OF BEGINNING IS REPORTED TO BE  
SOUTH 00°31' EAST, 1330.6'; NORTH 89°55' WEST  
673.65' FROM THE QUARTER CORNER COMMON TO  
SECTIONS 8 AND 17, TOWNSHIP 5 SOUTH, RANGE  
12 EAST, ST. TAMMANY PARISH, LOUISIANA.



NOTE:  
BEARINGS SHOWN HEREON ARE  
REFERENCED TO LOUISIANA  
STATE PLANE COORDINATES.  
LA SOUTH ZONE 1702.

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

REFERENCE 1:  
SURVEY BY JERON R. FITZMORRIS  
Map File No.: 2238B  
Date Filed: 02-22-2002  
REFERENCE 2:  
SURVEY BY WAYNE R. SIMKIN  
JOB No.: 9766  
Dated: 5-21-1997

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# 2252050150C Rev. 10-17-89

APPROVED:

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

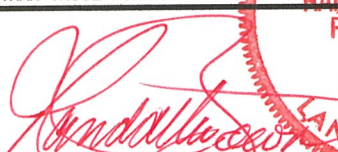
DATE FILED

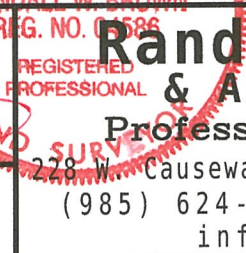
FILE NO.

Resubdivision of  
A 10.93 ACRE TRACT (KNOWN AS PARCEL 4) SITUATED IN  
SECTION 17, TOWNSHIP 5 SOUTH, RANGE 12 EAST  
ST. TAMMANY PARISH, LOUISIANA  
INTO  
PARCEL S1 & PARCEL S2

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

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

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

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

Date: JANUARY 31, 2023  
Survey No. 23033  
Project No. (CR5) D23033.TXT  
Scale: 1"= 200'±  
Drawn By: RJB  
Revised:



**PLANNING STAFF REPORT**  
2023-3400-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)

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**Hearing:** July 11, 2023

**Posted:** June 30, 2023

**Location:** The property is located on the east side of LA Highway 437 and on the north side of Johnsen Road, Covington, Louisiana. Ward 3, District 2; S22, T6S, R11E

**Owners & Representative:** JSB Johnston Tract, LLC – John Bowers III

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

**Type of Development:** Residential



**Current Zoning**

A-1 Suburban District

**Total Acres**

36.44

**# of Lots/Parcels**

Minor subdivision of Parcels 3A-2 &  
3A-3 into Parcels 3A2-A, 3A2-B, 3A2-  
C, 3A3-D & 3A3-E

**Surrounding Land Uses:**

Residential / Undeveloped

**Flood Zone:**

Effective Flood Zone: A11

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 3A-2 and Parcel 3A-3. The minor subdivision request requires a public hearing due to:

- Parcels 3A2-A, 3A2-B, 3A2-C & 3A2-D are proposed to be accessed from a 35' private drive.
- The proposed name of the 35-foot private drive shall be granted approval by the Planning Commission. The proposed name "Southern Pine Street" 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 3A2-B, 3A2-C & 3A2-D instead

Planning Commission  
July 11, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3400-MSP



**PLANNING STAFF REPORT**  
2023-3400-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

of prior to plats being recorded. Add the following note to the survey: **BUILDING PERMITS CANNOT BE FILED ON PARCELS 3A2-B, 3A2-C & 3A2-D UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.**

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

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





**PLANNING STAFF REPORT**  
2023-3400-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

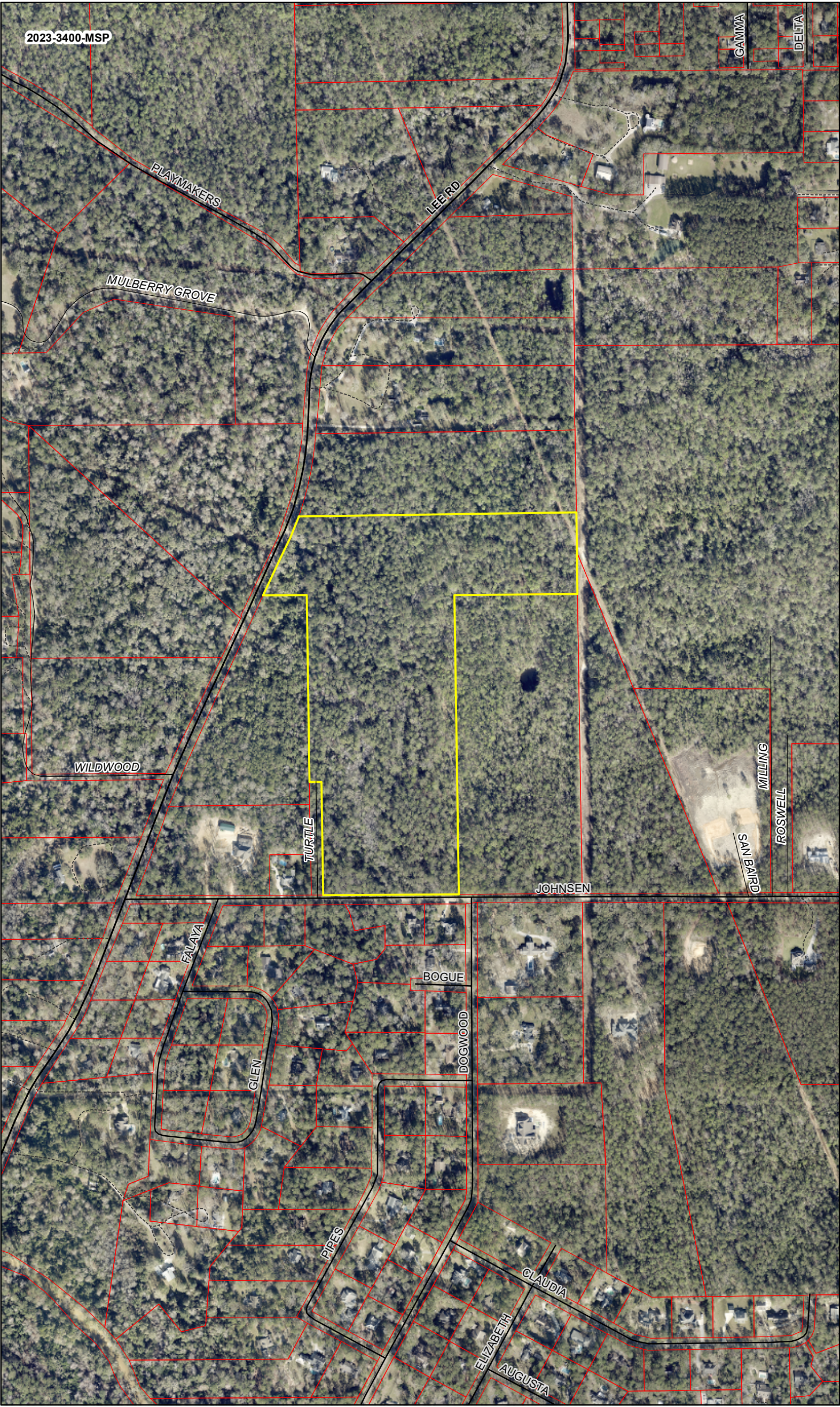
**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

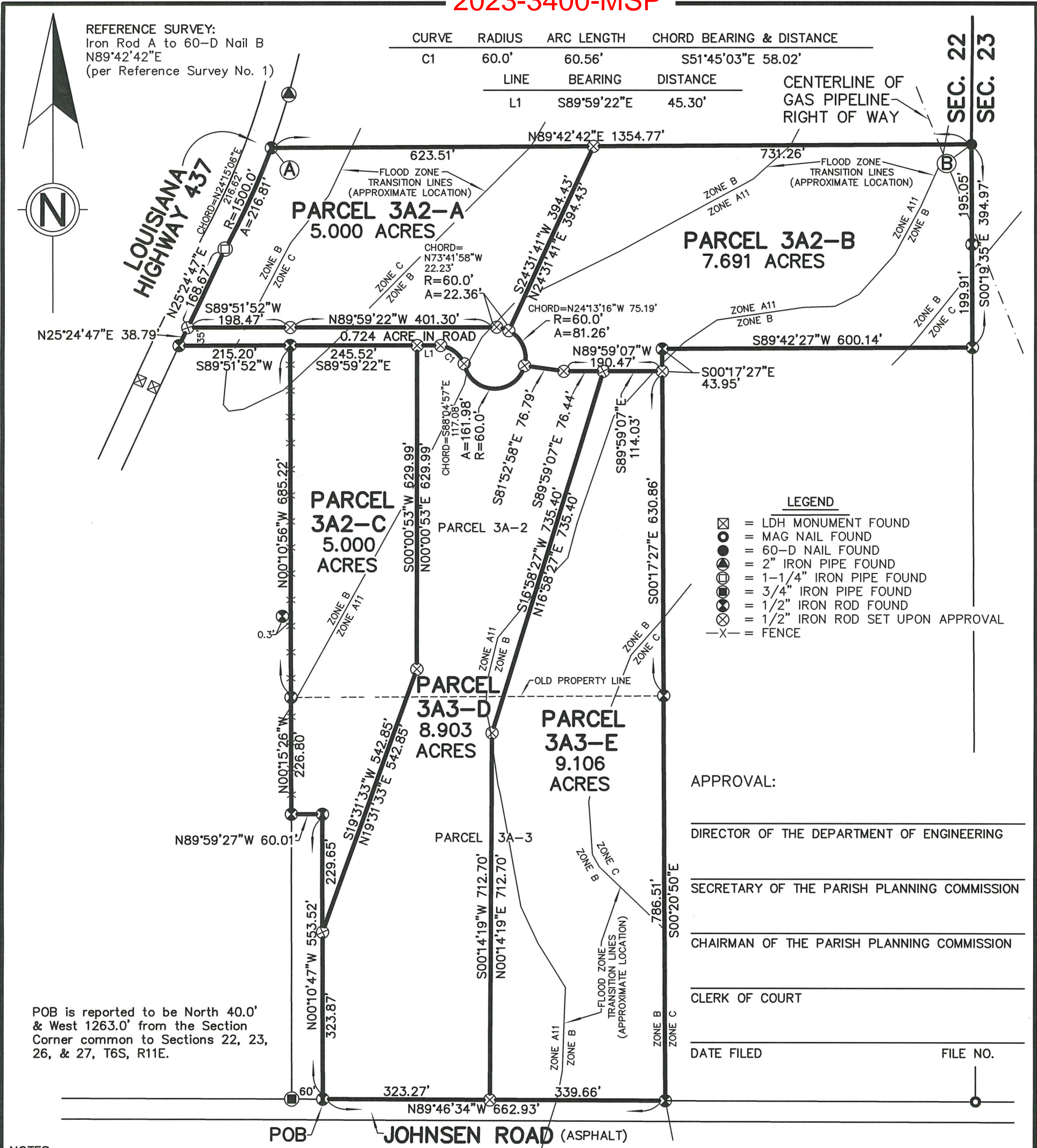
*New Directions 2040*

**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.









NOTES:

1. This property is located in Flood Zones A11, B, & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.

2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

1. Survey for Callender & Fitzjackel, LLC by Bruce M. Butler, III, Surveyor, dated June 30, 2021, revised August 23, 2021, filed St. Tammany Parish Clerk of Court Map File No. 6057B.

2. Tree Survey for JSB Johnston Tract, LLC by John G. Cummings, Surveyor, dated August 10, 2022, Job No. 22136-TS.

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: **JSB Johnston Tract, LLC**

SHOWING A SURVEY OF: **AN AMENDED MINOR SUBDIVISION OF PARCEL 3A-2 BEING 24.21 ACRES AND PARCEL 3A-3 BEING 12.22 ACRES INTO PARCELS 3A2-A, 3A2-B, 3A2-C, 3A3-D, & 3A3-E, LOCATED IN SECTION 22, 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" = 200'

JOB NO. 22136-RSB-R

DATE: 5-17-2023

REVISED:

STATE OF LOUISIANA  
JOHN G. CUMMINGS  
License No. 4770  
PROFESSIONAL  
LAND SURVEYOR  
5-24-23

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**PLANNING STAFF REPORT**  
2023-3404-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)

---

**Hearing:** July 11, 2023

**Posted:** June 30, 2023

**Location:** The property is located on the north side of LA Highway 40, north of Sterner Road, south of F. Dutrusch Road, Bush, Louisiana. Ward 2, District 6; S24, T5S, R11E

**Owners & Representative:** James W. Briggs

**Engineer/Surveyor:** Land Surveying LLC

**Type of Development:** Residential



**Current Zoning**

A-1 Suburban District

**Total Acres**

30.16

**# of Lots/Parcels**

Minor subdivision of 10.09 acres &  
20.07 acres into Parcels A & B

**Surrounding Land Uses:**

Residential / Undeveloped

**Flood Zone:**

Effective Flood Zone: A

Preliminary Flood Zone: A

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

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

The applicant is requesting to create two (2) parcels from a 10.09-acre parcel and a 20.07-acre parcel of land. The minor subdivision request requires a public hearing due to:

- Parcel B does not meet the minimum lot width of 300 feet required under the A-1 Suburban District, requiring a waiver from the Planning Commission.

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



**PLANNING STAFF REPORT**  
2023-3404-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.



2023-3404-MSP

BIRTRUE

BEN KING

MORGAN

MARYETTA

F DUTRUCH

WALLACE KING

OK

BUSH FOLSOM RD

OLD BUSH FOLSOM

STERMER

WOODLAND



FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

Reference:

- 1) Deeds of subject properties in Inst. No. 2349305, Clerk of Courts Office
- 2) A Survey Plat by Gerald Fussell, Dated 9-31-1971, #71-3130
- 3) A Survey Plat by Jeron Fitzmorris, Dated 9-3-2003, #10308

Deed calls and utilities are not shown

Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

Line Table:

L1=S62°07'57"W-115.30'

L2=S89°17'29"W-236.37'

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

Sec. 23  
Sec. 24  
Sec. 14  
Sec. 13

N00°43'19"W-999.64'-Total  
N00°43'19"W-644.0'  
333.96'  
0.9'

A MINOR SUBDIVISION OF AN 10.09 & 20.07 ACRE PARCEL  
OF LAND, INTO PARCELS A & B, SITUATED IN SECTION 24,  
T-5-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

2023-3404-MSP

Parcel A  
22.70 ACRES

Parcel B  
7.46 ACRES

S89°52'58"E-996.24'

S89°48'32"E  
327.21'

S00°43'19"E-985.28'

S01°27'02"E-927.59'

996.14'  
S89°17'29"W-1232.51'-Total

LEGEND:

- = Fnd. 5/8" Iron Rod
- ▣ = Fnd. 1/2" Iron Pipe
- = Fnd. 1/2" Iron Rod
- ▲ = Fnd. 1" Iron Pipe
- = Fnd. Fence Corner Post
- = Set 1/2" Iron Rod
- X— = Fence

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

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



LA. HWY. 40

MAP PREPARED FOR **BRIGGS BOURGEOIS PROPERTIES**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 24, T-5-S, R-11-E, ST. TAMMANY PARISH, LA.

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

**LAND SURVEYING LLC**  
518 N. Columbia Street, Covington, LA 70433  
(985) 892-6277 office (985) 898-0355 fax  
landsurveyingllc@gmail.com

Bruce M. Butler, III  
License No. 4894

CERTIFIED CORRECT

5-23-2023

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

SCALE:

1" = 210'

DATE:

5-8-2023

NUMBER: 21169

Terr3/JamesBriggsHwy40



**PLANNING STAFF REPORT**  
2023-3412-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

---

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

---

**Hearing:** July 11, 2023

**Posted:** June 29, 2023

**Location:** The property is located on the south side of Million Dollar Road, on the east side of Aaron Fitzgerald Road and on the north side of Fitzgerald Lane, Covington, Louisiana. Ward 2, District 2; S34, T5S, R11E

**Owners & Representative:** Myra F. Sharon and Harvey Keith Fitzgerald

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

**Type of Development:** Residential



**Current Zoning**

A-1A Suburban District

**Total Acres**

53.94 acres

**# of Lots/Parcels**

Minor subdivision of 37.6 acres into  
Parcels B-1 & B-2

**Surrounding Land Uses:**

Residential / Undeveloped

**Flood Zone:**

Effective Flood Zone: A

Preliminary Flood Zone: A

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

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

The applicant is requesting to create two (2) parcels from a 37.60-acre tract and a 16.34-acre tract. The minor subdivision request requires a public hearing due to:

- Parcel B-1 does not meet the minimum lot frontage of 200 ft., along Million Dollar Road and Aaron Fitzgerald Road, required as per the Unified Development Code, Sec. 130-414(b)(1) of the A-1A Suburban District zoning classification and requiring a waiver from the Planning Commission per Sec. 125-188(b)(1)(c).

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

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

Planning Commission  
July 11, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3412-MSP



**PLANNING STAFF REPORT**  
2023-3412-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

2. Provide information pertaining to the existing servitude of passage including who the servitude is in favor of and the recordation number.

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

*New Directions 2040*

**Rural and 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.



2023-3412-MSP

JENKINS

TINNEY

BUSH FOLSOM RD  
WINDOM

BARKER

PARKER

ALMA SHARP

DOUG JARRELL

HAPPY HALLOWS

MILLION DOLLAR

AARON FITZGERALD

STELZ NURSERY

NETTLES

HONEYDEW

FITZGERALD LANE

FITZGERALD

R L OALMANN

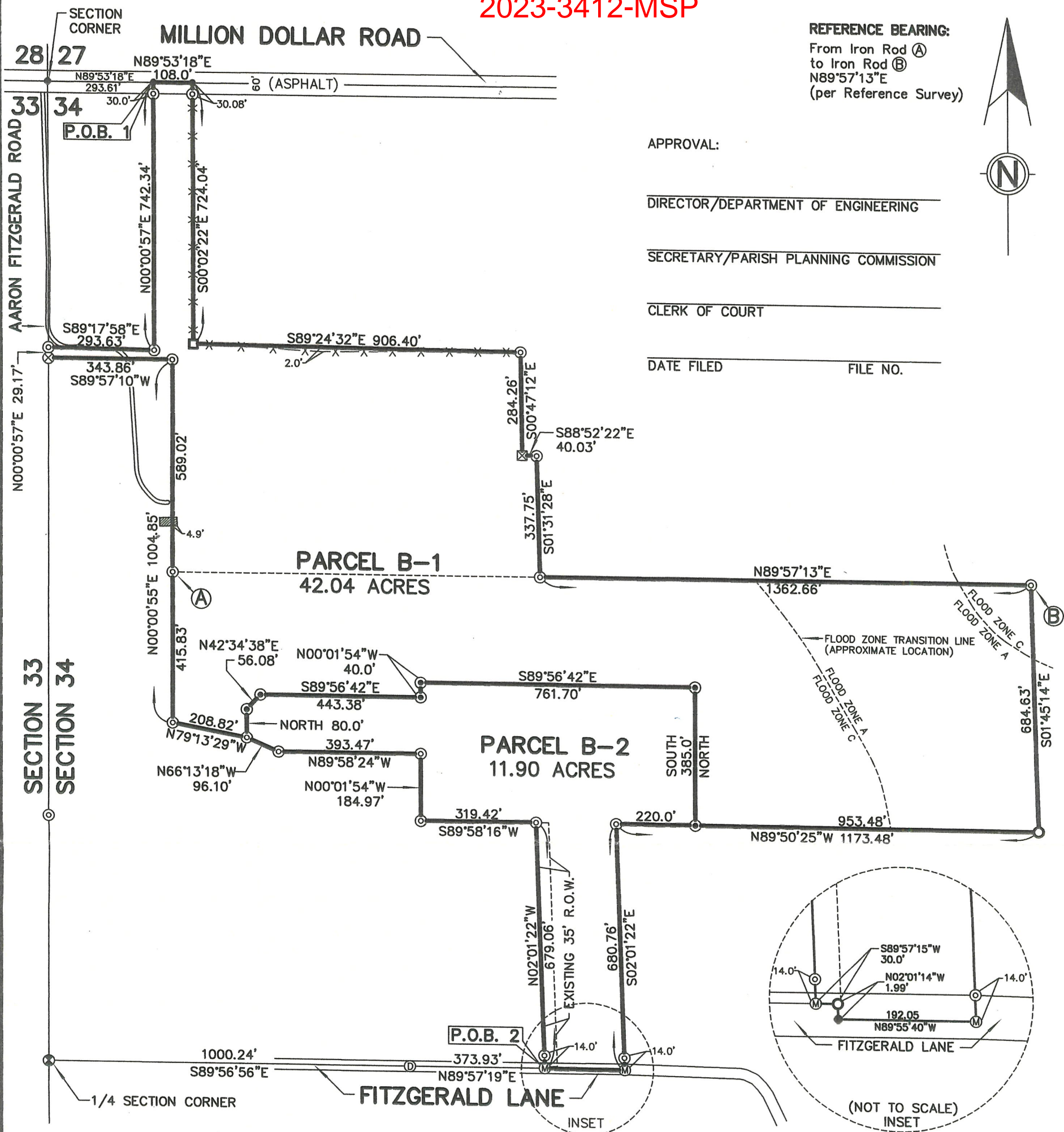
FITZ MORRIS

OAK HILL

TOWNSHIP



2023-3412-MSP



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: **MYRA F. SHARON**

SHOWING A SURVEY OF: **MINOR SUBDIVISION OF PARCEL BEING 37.60 ACRES & 16.34 ACRES INTO PARCELS B-1 & B-2, LOCATED IN SECTION 34, TOWNSHIP 5 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" = 300'

JOB NO. 21228-C

DATE: 02/09/2023

REVISED:





**PLANNING STAFF REPORT**  
2023-3416-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:** July 11, 2023

**Posted:** June 29, 2023

**Location:** The property is located on the west side of Krentel Road and on the north side of I-12, Lacombe, Louisiana. Ward 7, District 7; S18 T8S, R13E

**Owners & Representative:** Peter Penton & Cynthia Rizk Penton

**Engineer/Surveyor:** Lowe Engineers

**Type of Development:** Industrial



**Current Zoning**

I-1 Industrial District

**Total Acres**

28.3

**# of Lots/Parcels**

Minor subdivision of 24.216 acres, 3 acres, & 1.079 acres into Parcels A & B

**Surrounding Land Uses:**

Industrial / Undeveloped

**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 24.216-acre tract, a 3-acre tract, and a 1.079-acre tract, being Parcel A and Parcel B. The minor subdivision request requires a public hearing due to:

- Parcel B does not meet the minimum lot size of 1 acre, required as per the Unified Development Code, Section 125-188(b)(2)(e) of the minor subdivision ordinance and requiring a waiver from the Planning Commission.

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

1. As per 911 Communication District, revise road name on survey: "Krental Road" to "Krentel Road S".
2. Confirm the total acreage of proposed Parcel A.

Planning Commission  
July 11, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3416-MSP



**PLANNING STAFF REPORT**  
2023-3416-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

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



2023-3416-MSP

KRENTTEL

BUILDERS

12E 12W

DIXIE RANCH

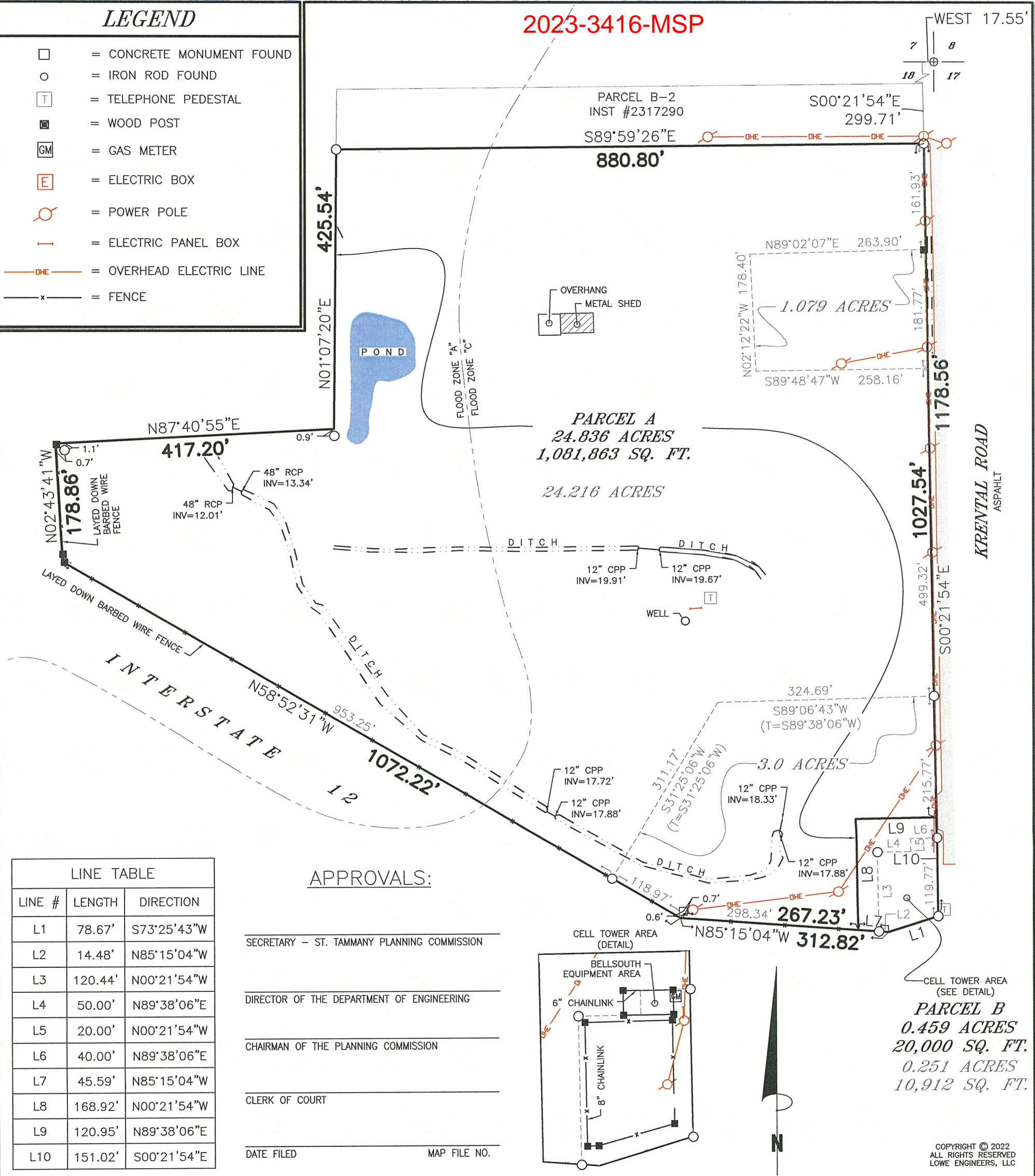
PINE ACRES



LEGEND

- = CONCRETE MONUMENT FOUND
- = IRON ROD FOUND
- T = TELEPHONE PEDESTAL
- = WOOD POST
- GM = GAS METER
- E = ELECTRIC BOX
- ⊙ = POWER POLE
- I = ELECTRIC PANEL BOX
- DHE = OVERHEAD ELECTRIC LINE
- x = FENCE

2023-3416-MSP



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

A MINOR SUBDIVISION MAP OF  
24.216 ACRES, 3.0 ACRES AND 1.079 ACRES

into  
PARCEL A & B

situated in

SECTION 18, TOWNSHIP 8 SOUTH, RANGE 13 EAST

St. Tammany Parish, Louisiana

for

SIEVERDING CONSTRUCTION, LLC

**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:** 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.

**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.

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 LAND SURVEYOR

John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423





**PLANNING STAFF REPORT**  
2023-3420-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:** July 11, 2023

**Posted:** June 28, 2023

**Location:** The property is located on the south side of North Dixie Ranch Road, east of LA Highway 434, north of I-12, Lacombe, Louisiana. Ward 7, District 7; S16, T8S, R13E

**Owners & Representative:** Gordon B. Harris

**Engineer/Surveyor:** Lowe Engineers

**Type of Development:** Residential



**Current Zoning**

NC-6 Public, Cultural, and Recreational  
District

**Total Acres**

9.47

**# of Lots/Parcels**

Minor subdivision of 9.47 acres into  
Tracts 1 & 2

**Surrounding Land Uses:**

Commercial / Residential / Undeveloped

**Flood Zone:**

Effective Flood Zone: C

Preliminary Flood Zone: X

**Critical Drainage:** No

**STAFF COMMENTARY:**

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

The applicant is requesting to create two (2) parcels from a 9.47-acre tract of land. The minor subdivision request requires a public hearing due to:

- Tract 1 is proposed to be accessed from a 30 ft. servitude of passage.

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

1. As per 911 Communication District, remove "30206 N Dixie Ranch Rd" address label.
2. The 30-foot servitude of access must be relocated to the rear of the existing residence to avoid crossing the existing driveway to the existing residence.
3. Add signature line for the Chairman of the Planning Commission.

Planning Commission  
July 11, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3420-MSP



**PLANNING STAFF REPORT**  
2023-3420-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

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



DIXIE RANCH

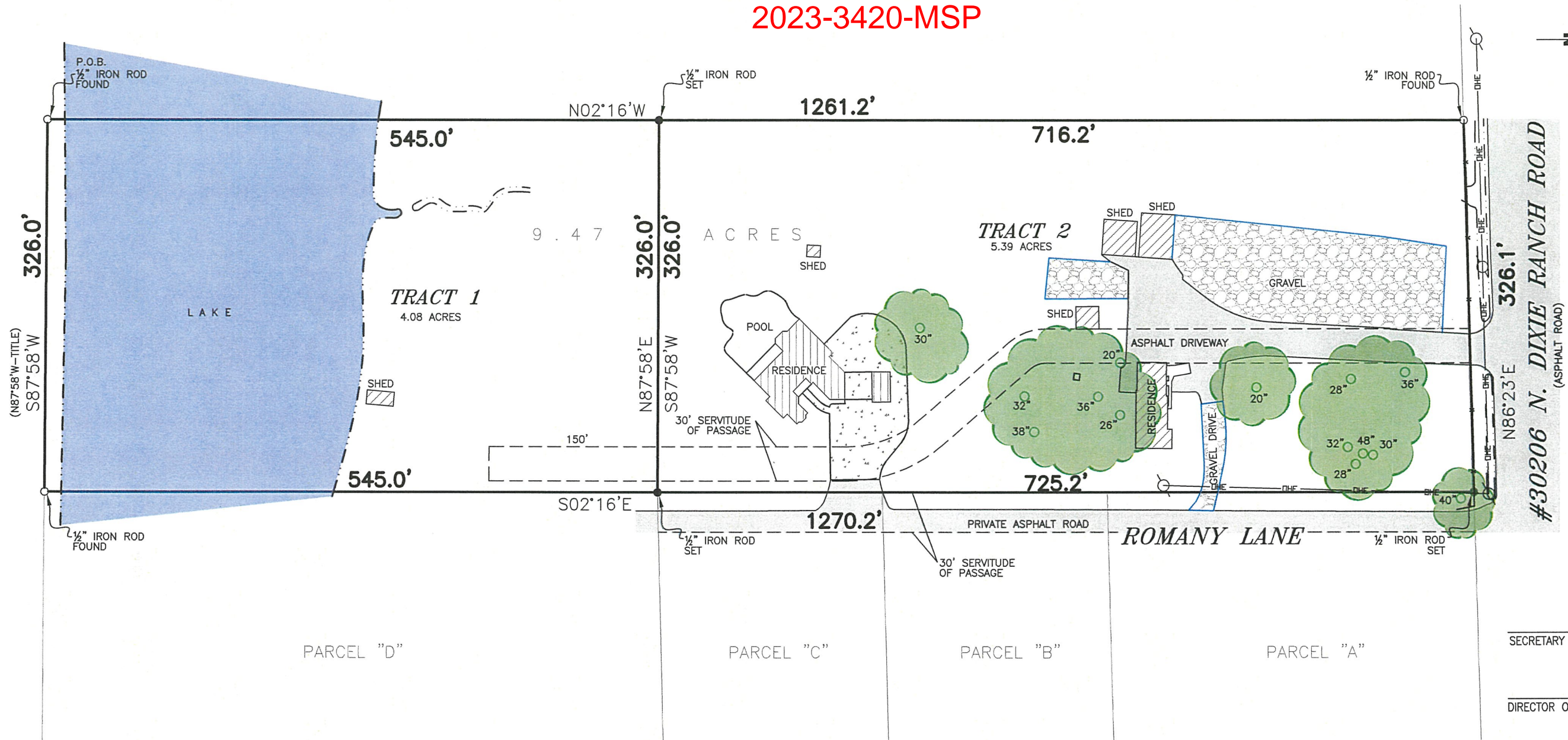
ROMANY

RICHARDS

12E

12W





APPROVALS:

SECRETARY – ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

Survey No. 23-140241  
Date: JUNE 05, 2023

Drawn by: SPH  
Revised:

Scale: 1" = 100'  
Sheet: 1 OF 1

**BASIS FOR BEARINGS:** The Reference Survey.

**REFERENCE SURVEY:**

A survey by John E. Bonneau & Associates with survey no. 2005 370 dated June 29, 2005.

**NOTE:** The P.O.B. is reported to be East – 1,339.0' front the Section Corner common to Sections 16, 17, 20 & 21, T-8-S, R-13-E, St. Tammany Parish, Louisiana

**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 0385 C; Revised: OCTOBER 17, 1989

A MINOR SUBDIVISION OF  
**A 9.47 ACRE PARCEL OF LAND**  
into  
**TRACT 1 AND TRACT 2**  
situated in  
**SECTION 16, T-8-S, R-13-E**  
St. Tammany Parish, Louisiana  
for  
**BRUCE HARRIS**

**BUILDING SETBACKS**

FRONT: N/A  
SIDE: N/A  
SIDE STREET: N/A  
REAR: N/A

**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





**PLANNING STAFF REPORT**  
2023-3423-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:** July 11, 2023

**Posted:** June 30, 2023

**Location:** The property is located on the east and west sides of Preserve Lake Drive and on the south side of Helenbirk Road, Covington, Louisiana. Ward 3, District 5; S14/15/22/23, T7S, R11E

**Owners & Representative:** Lighthouse Development, LLC – Leon A. Licciardi and The Preserve Office Park, LLC – Rich Mauti

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

**Type of Development:** Commercial



**Current Zoning**

PBC-1 Planned Business Campus

**Total Acres**

3.65 acres

**# of Lots/Parcels**

Minor subdivision of Parcel 3 into  
Parcels 3-A & 3-B

**Surrounding Land Uses:**

Commercial / Residential / Undeveloped

**Flood Zone:**

Effective Flood Zone: B

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 Parcel 3, being Parcel 3-A and Parcel 3-B. The minor subdivision request requires a public hearing due to:

- Parcel 3 was previously part of a minor subdivision approved in January, 2016 (2016-156-MSA).
- Parcel 3-B is proposed to be accessed from an existing servitude of passage/Preserved Lake Drive.





**PLANNING STAFF REPORT**  
2023-3423-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

**Residential Medium Intensity:**

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



2023-3423-MSP

LITTLE JOHN

ROBIN HOOD

SLEMMER

HELENBURG

3RD

COWINGTON MEADOW

GOLDEN MEADOW

PRESERVE LAKE

HWY 190 SERVICE

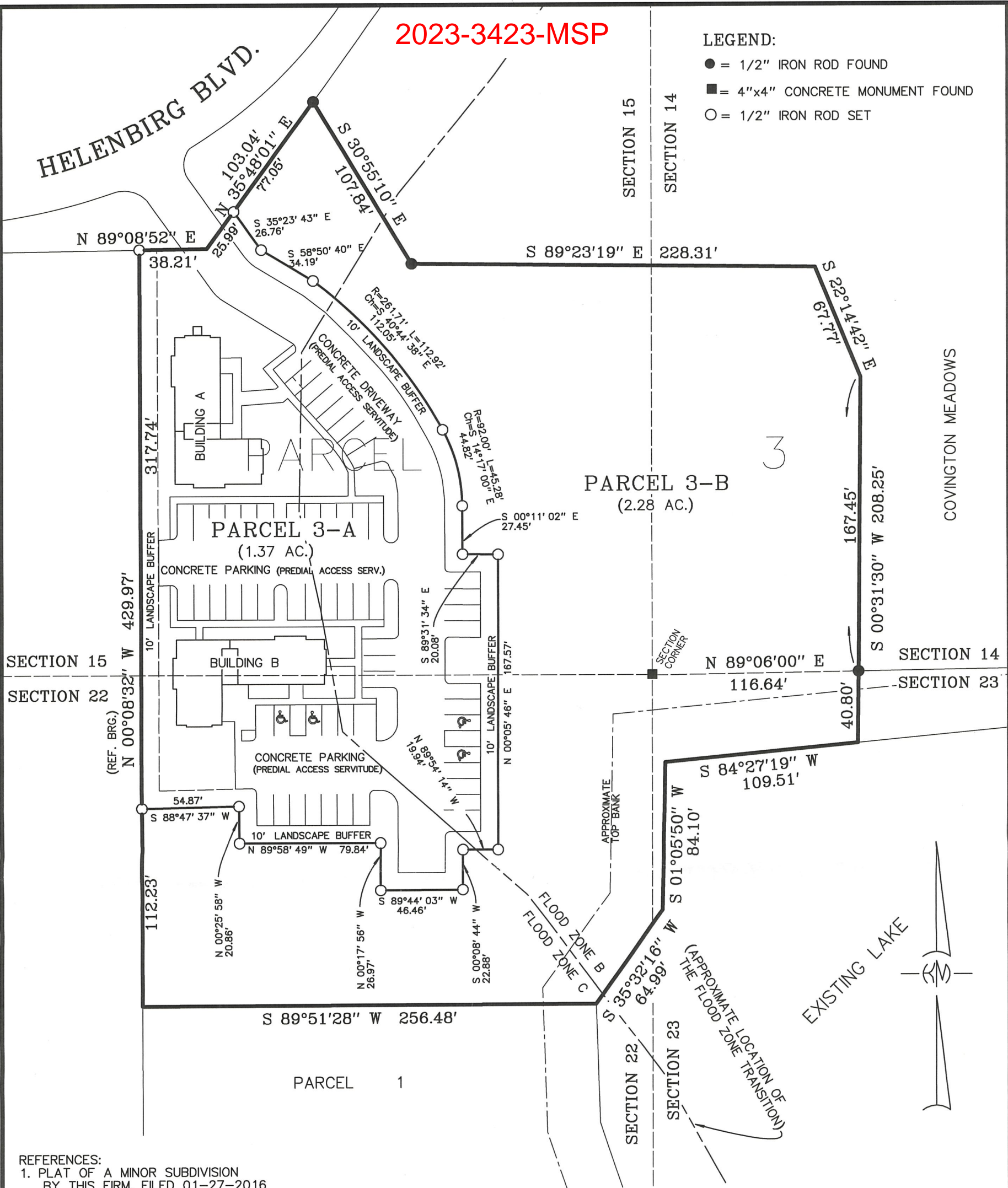
PONCHITOLA





2023-3423-MSP

LEGEND:  
● = 1/2" IRON ROD FOUND  
■ = 4"x4" CONCRETE MONUMENT FOUND  
○ = 1/2" IRON ROD SET



- REFERENCES:
1. PLAT OF A MINOR SUBDIVISION BY THIS FIRM, FILED 01-27-2016 MAP FILE NO. 5482C.
  2. SURVEYORS ACT OF CORRECTION FILED AS INSTR. NO. 2023570

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.

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.

KELLY J. McHUGH  
License No. 4443  
PROFESSIONAL  
*[Signature]* 6-12-23  
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.

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

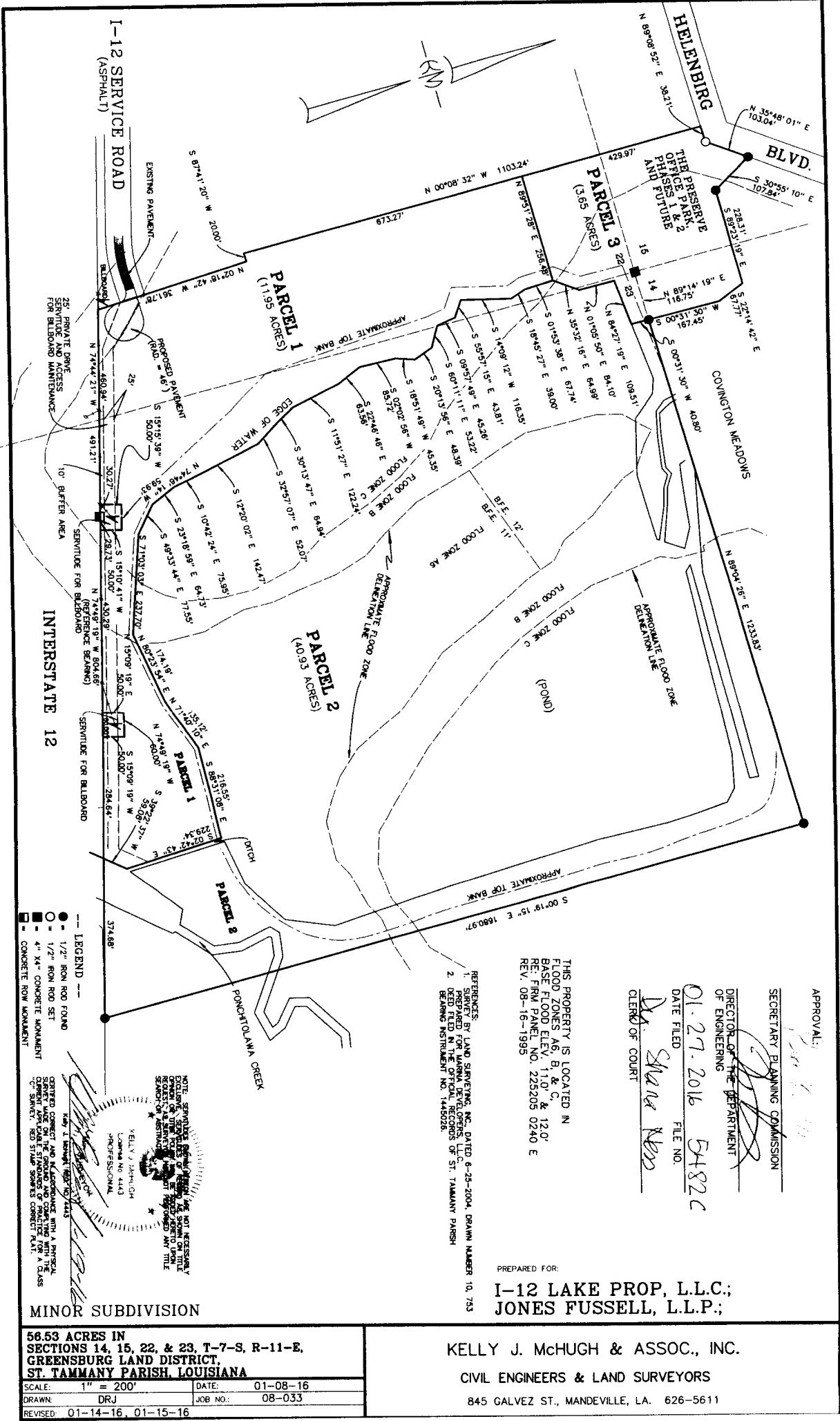
BOUNDARY SURVEY OF:  
A RESUBDIVISION OF PARCEL 3 INTO PARCELS 3-A & 3-B, SECTIONS 14, 15, 22, & 23, T-7-S, R-11-E, G.L.D., ST. TAMMANY PARISH, LOUISIANA.

SCALE: 1" = 60'	DATE: 04-19-23
DRAWN: DRJ	JOB NO.: 08-033
REVISED:	

PREPARED FOR:  
THE PRESERVE OFFICE PARK, LLC,

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





- LEGEND
- 1/2" R.O.N. ROAD
  - 1/2" R.O.N. ROAD SET
  - 4" X 4" CONCRETE MONUMENT
  - CONCRETE ROW MONUMENT

NOTE: SURVEYOR'S SIGNATURE IS NOT NECESSARY FOR THIS SURVEY. THE SURVEYOR'S SIGNATURE IS REQUIRED FOR THE RECORD OF THIS SURVEY. THE SURVEYOR'S SIGNATURE IS REQUIRED FOR THE RECORD OF THIS SURVEY. THE SURVEYOR'S SIGNATURE IS REQUIRED FOR THE RECORD OF THIS SURVEY.

MINOR SUBDIVISION

56.53 ACRES IN SECTIONS 14, 15, 22, & 23, T-7-S, R-11-E, GREENSBURG LAND DISTRICT. ST. TAMMANY PARISH, LOUISIANA	
SCALE: 1" = 200'	DATE: 01-08-16
DRAWN: DRJ	JOB NO.: 08-033
REVISED: 01-14-16, 01-15-16	

THIS PROPERTY IS LOCATED IN FLOOD ZONES A, B, & C. BASE FLOOD ELEV. 11.0' & 12.0' RE: FIRM PANEL NO. 225205 0240 E REV. 08-16-1995

REFERENCES:  
1. SURVEY BY LAND SURVEYING, INC., DATED 6-20-2004, DRAWN NUMBER 10, 753  
2. RECORDED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH BEARING INSTRUMENT NO. 144828

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED: 01-27-2016 FILE NO. 5482C

CLERK OF COURT: *[Signature]*

PREPARED FOR: I-12 LAKE PROP, L.L.C.; JONES FUSSELL, L.L.P.

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

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# **RESUBDIVISION REVIEW**



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**PLANNING STAFF REPORT**  
2023-3401-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:** July 11, 2023

**Posted:** June 29, 2023

**Location:** The property is located on the south side of Ronald Reagan Highway, east of Still Hollow Drive, west of Forest Creek Drive, Covington, Louisiana, Ward 1, District 3; S29, T6S, R10E

**Owner & Representative:** DSLD Homes, LLC – Jeffrery P. Purpera Jr.

**Engineer/Surveyor:** McLin Taylor, Inc.

**Type of Development:** Residential



**Current Zoning**

A-3 Suburban District

**Total Acres**

1.859 acres

**# of Lots/Parcels**

Resubdivision of Lot 165 into lots 165-A &  
GSP-4P

**Surrounding Land Uses:**

Undeveloped / 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 owner is requesting to create two (2) lots from Lot 165, Preston Vineyard Subdivision, being Lot 165-A and GSP-4A. 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**  
2023-3401-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.



Piney Woods Sites

190

CLOVER KNOLL

STILL HOLLOW

WOODBUFF

OAKBURY

FOREST CREEK

Preston Vineyard



BASE BEARING: GPS - C46NET - RTN (LOUISIANA SOUTH ZONE - NAD 83)  
FLOOD ZONE: "A" \* BASE FLOOD ELEVATION: N/A  
F.E.M.A. F.I.R.M. PANEL NO. 225205 0125 C DATE: 10/17/1989

DRAWN BY:	PLV
CREW CHIEF:	BAS
TECHNICIAN:	PLV
CHECKED BY:	
CHECKED BY:	

\* NOTE: ENTIRE SITE IS LOCATED IN FLOOD ZONE "A" PER EFFECTIVE F.I.R.M.

A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT A PART OF THIS SURVEY.  
TOTAL NO. ACRES: 1.859 ACRES  
TOTAL NO. LOTS: 2  
COUNCIL DISTRICT: 3  
ZONING: A-3 (PER FINAL PLAT OF PRESTON VINEYARD)

SET BACKS: FRONT - 20'  
REAR - 15'  
SIDELINES - 5'

GREEN SPACE (OPEN SPACE) RATIOS:  
PRESTON VINEYARD SUBDIVISION TOTAL ACREAGE = 82.759 Ac.  
TOTAL GREEN SPACE PRIOR TO THIS RESUBDIVISION = 44.441 Ac. (53.7% OF TOTAL)  
GREEN SPACE ADDED BY THIS RESUBDIVISION = 1.206 Ac.  
TOTAL GREEN SPACE INCLUDING RESUBDIVISION = 45.647 Ac. (55.2% OF TOTAL)

**NOTE:**  
RESTRICTIVE COVENANTS FOR THESE LOTS WILL BE THE SAME AS NOTED ON THE FINAL PLAT OF PRESTON VINEYARD (A RESIDENTIAL DEVELOPMENT) LOCATED IN SECTION 29, T6S-R10E,...BY LESTER A. McLIN, JR., P.L.S., DATED 11-05-2020.

**SEWAGE DISPOSAL:**  
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH.

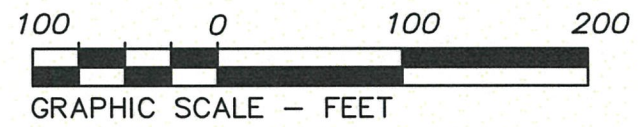
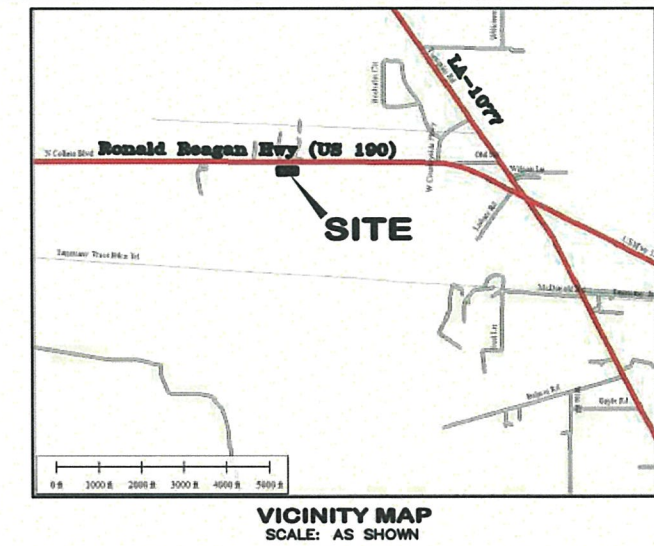
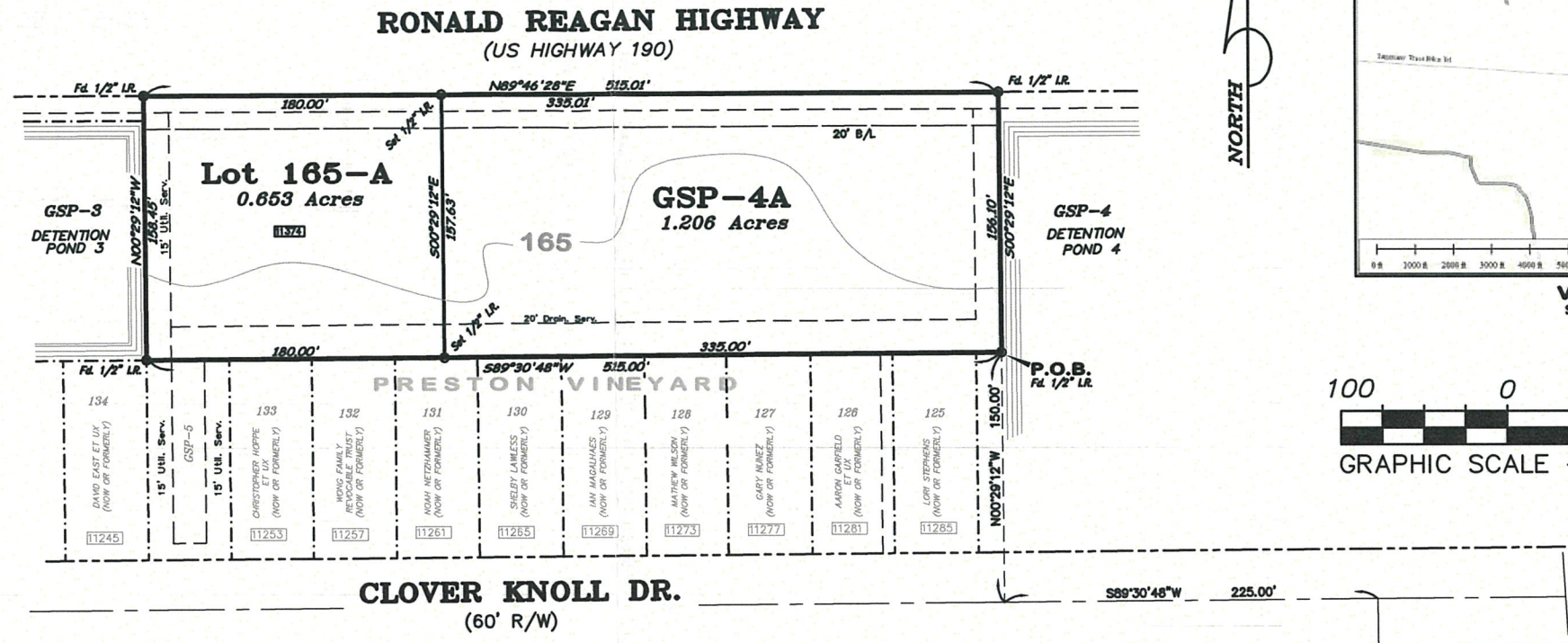
THIS SURVEY WAS PREPARED AT THE REQUEST AND FOR THE EXCLUSIVE USE OF:  
DSLD HOMES, LLC  
THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVITUDES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

**CERTIFICATION:**  
THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

**PRELIMINARY**  
LESTER A. McLIN, JR.  
PROFESSIONAL LAND SURVEYOR  
LICENSE # 4470  
McLIN TAYLOR, INC.  
05/18/2023  
DATE

REFERENCE: **2023-3401-MRP**

1. FINAL PLAT OF PRESTON VINEYARD (A RESIDENTIAL DEVELOPMENT) LOCATED IN SECTION 29, T6S-R10E,... BY LESTER A. McLIN, JR., P.L.S., DATED 11-05-2020.



**DEDICATION:**  
BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND AS SHOWN HEREON THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF:  
**LOT 165  
PRESTON VINEYARD SUBDIVISION  
INTO LOTS 165-A & GSP-4A**

ALL STREET RIGHTS-OF-WAYS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR THEIR PROPER PURPOSES. 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.

**DSLD HOMES, LLC**  
7600 PECUE LANE, STE. 100  
BATON ROUGE, LA 70809  
(225) 791-6860  
DATE

**APPROVAL:**  
\_\_\_\_\_  
CHAIRMAN, PARISH PLANNING COMMISSION  
\_\_\_\_\_  
SECRETARY, PARISH PLANNING COMMISSION  
\_\_\_\_\_  
DIRECTOR OF ENGINEERING  
\_\_\_\_\_  
DATE FILED FILE NO.  
\_\_\_\_\_  
CLERK OF COURT



THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT

**MAP SHOWING SURVEY & DIVISION  
OF  
Lot 165  
PRESTON VINEYARD SUBDIVISION  
INTO  
Lot 165-A & GSP-4A  
LOCATED IN SECTION 29, T6S-R10 E  
GREENSBURG LAND DISTRICT  
ST TAMMANY PARISH, LOUISIANA  
FOR  
DSLD HOMES, LLC**

**McLin Taylor, Inc.**  
Engineering and Land Surveying  
28339 FROST ROAD LIVINGSTON, LA. 70754 (225) 686-1444



# **TENTATIVE SUBDIVISION REVIEW**



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**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of July 5, 2023)*

CASE NO.: 2023-3417-TP

PROPOSED SUBDIVISION NAME: Jessikat Estates Subdivision

DEVELOPER: First Horizon, Inc.  
7660 Pecue Lane  
Baton Rouge, LA 70809

ENGINEER/SURVEYOR: McLin Taylor, Inc.  
P.O. Box 1266  
Livingston, LA 70754

SECTION: 10  
TOWNSHIP: 7 South  
RANGE: 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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 northwest side of Rex Avenue,  
   north of Brewster Road, west of LA Highway 1077, south of  
   Interstate 12, Madisonville, Louisiana.

SURROUNDING LAND USES:      North - A-3 Suburban  
   South - A-4 Single Family Residential  
   East - A-4 Single Family Residential  
   West - A-3 Suburban

TOTAL ACRES IN DEVELOPMENT: 45.467 Acres

NUMBER OF LOTS: 90 Lots      TYPICAL LOT SIZE: 100' x 130', 100' x 150'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-3 Suburban

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: ZERO



### **Department of Planning and Development**

The Tentative plans and documentation have been reviewed by this office and an inspection was made of the site on February 24, 2023.

Staff recommends a postponement of the proposed Tentative Subdivision submittal request to allow for additional time to update the proposed Tentative Plat and submit to all outstanding documentation, outlined in the comments and informational items below. Tentative approval shall be subject to the below informational items, approval of the required waivers and comments #1 - #5 being completed and addressed.

### **General Comments:**

1. Pursuant to Ordinance Section 125-56(d)(2) the developer is requesting a waiver of the maximum cul-de-sac length of 700', see attached email. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
2. The developer is requesting a waiver of Section 125-25 (a) so that "unmitigated wetlands" are not deducted from the "area, net" for the project when calculating the project density, see attached email and wetland letter from the wetlands consulting firm. However, before this waiver can be considered, the acreage totals shown on the plat for the greenspace area, wetland area (disturbed/undisturbed), pond acreage and the provided wetlands letter, all need to be updated to reflect the revised totals that include the addition of the required ponds within the Entergy R.O.W. and Wetland areas.
3. In accordance with STP Ordinance Section 125-56(c) subdivisions where only one entrance is provided shall be required to provide a boulevard entrance meeting Section 125-56 (c) standards. The current subdivision configuration does not account for the minimum boulevard entrance standards, as such the developer is requesting a waiver of this section, see attached email. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
4. Provide break down of the net density calculation. The net density must be calculated by excluding the unbuildable portions of the site including any acreage proposed for detention, streets, unmitigated wetlands etc. and then multiplying by 2 as per the A-3 zoning. The tentative plan must provide the acreage and subsequent calculation for these areas.
5. Provide an approval letter or no objection letter from Entergy allowing the detention ponds in their servitude.
6. The Tentative Plat and supporting documentation need to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on July 5, 2023.

### **New Directions Information**

**Residential: Medium-Intensity:** Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity

Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

**Sec. 125-94. - Miscellaneous.**

The planning commission shall review whether subdivision plans meet the minimum requirements, and shall consider whether the plans ensure and conform to the best interests of public health, safety and welfare. The planning commission shall reserve the right to stipulate any reasonable additional requirements for subdivisions. These considerations may include, but are not limited to the following:

- (1) Recreational areas.
- (2) General street design and construction specifications.
- (3) Buffer zones and screening.
- (4) Lot designs and configurations

**Informational Items**

The subdivision is proposing to connect to the existing parish-maintained local road “Vista Street” which is approximately 14 to 16 feet wide. Considerations will need to be made to increasing the width of this roadway to an acceptable standard during the Preliminary design phase.

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

Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

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



**Theodore C. Reynolds**

**From:** Andrew Cahanin <acahanin@dsldhomes.com>  
**Sent:** Wednesday, June 28, 2023 3:30 PM  
**To:** Maria T. Robert  
**Cc:** Carl Cleland; Chris A Cloutet; Daniel P. Hill; Elizabeth D. Smythe; Erin D. Cook; Heidi Hayes; Helen Lambert; Holly O'Neal; Jay Watson; Joey Lobrano; Mitchell D. Roniger; Regan K. Contois; Ross P. Liner; Sabrina Schenk; Sean M. Ladreyt; Shelby R. Vorenkamp; Tanya M. Washington; Theodore C. Reynolds; billy@mclintaylor.com; pjm@jonesfussell.com; Nick Ferlito  
**Subject:** RE: [EXTERNAL] Jessikat Estates Subdivision - Tentative Submittal Markups & Summary  
**Attachments:** 2220370\_Tentative PLAT.pdf; Tentative Plat (06.07.2023) Jessikat Estates (Markup Plan & Summary)\_Comment Responses.pdf; Madisonville 53-Acre Tract-Email Response.pdf

**EXTERNAL EMAIL - THINK BEFORE YOU CLICK**

Maria,

Please see the attached revised Tentative Plat for Jessikat Estates as well as the Mark Up plan and summary with comments addressed. I have handed the 12 hard copies of the plat as well as the Mark Up Summary with comments addressed earlier today to Erin Cook. Also, please see below our request for 3 waivers as listed on the comment responses.

1. The acreage for the wetlands to be mitigated is 12.59 acres and the acreage for the wetlands that will not be mitigated is 8.76 acres. It is the desire and the goal of the developer to preserve, and thereby not disturb or mitigate, as much of the on-site wetlands as possible. It is the developer's belief that the preservation of these wetlands is in the best interest of the project, the surrounding area and the Parish. Accordingly, the developer is requesting a waiver of Section 130-5 so that "unmitigated wetlands" are not deducted from the "area, net" for the project when calculating the project density. We have also attached our wetlands delineation for the site as well as a letter from our wetlands consulting confirming that the wetlands on site could be permitted, mitigated and developed.
2. In an effort to provide the larger lots required by the A-3 zoning, preserve on-site wetlands and create perimeter buffers along the project, we will need to exceed the maximum cul-da-sac length. Therefore, we are requesting a waiver of this requirement. Please note that we are only exceeding the maximum length by less than 200 feet.
3. The shape of the subject property is unique and irregular. The portion of the subject property that abuts the Vista Street right way is only sixty (60') feet wide and this width is maintained for a depth of approximately one thousand (1,000) feet. Accordingly, we physically do not have the room necessary to provide a boulevard entrance. Accordingly, we are requesting a waiver of this requirement.

I will be sending out in a separate email shortly following this one, with the Will Serve letter from Tammany Utilities for water and sewer. Thanks again and let us know if you need anything else.

---

**From:** Maria T. Robert <mtrobert@stpgov.org>  
**Sent:** Wednesday, June 21, 2023 4:21 PM  
**To:** Andrew Cahanin <acahanin@dsldhomes.com>  
**Cc:** Carl Cleland <ccleland@stpgov.org>; Chris A Cloutet <cacloutet@stpgov.org>; Daniel P. Hill <dphill@stpgov.org>; Elizabeth D. Smythe <edsmythe@stpgov.org>; Erin D. Cook <edcook@stpgov.org>; Heidi Hayes <HHayes@stpgov.org>;

Helen Lambert <hlambert@stpgov.org>; Holly O'Neal <honeal@stpgov.org>; Jay Watson <jwatson@stpgov.org>; Joey Lobrano <joeyl@stpgov.org>; Mitchell D. Roniger <mdroniger@stpgov.org>; Regan K. Contois <rkcontois@stpgov.org>; Ross P. Liner <rliner@stpgov.org>; Sabrina Schenk <sschenk@stpgov.org>; Sean M. Ladreyt <smladreyt@stpgov.org>; Shelby R. Vorenkamp <srvorenkampdev@stpgov.org>; Tanya M. Washington <tmwashington@stpgov.org>; Theodore C. Reynolds <tcreynolds@stpgov.org>; billy@mclintaylor.com; pjm@jonesfussell.com; Nick Ferlito <nick.ferlito@neel-schaffer.com>

**Subject:** [EXTERNAL] Jessikat Estates Subdivision - Tentative Submittal Markups & Summary

Mr. Cahanin,

This office is in receipt of your Tentative approval check sheet and plans for Jessikat Estates Subdivision.

The staff has reviewed your submittal and our comments are attached. To assist in our review, please reply to each comment directly on the Markup Summary attached to this email. Once the staff comments have been addressed, please submit twelve (12) hard copies of the revised plat, as well as delivered digitally as a PDF document or dropped off at the office along with the twelve (12) hard copies.

Please be advised that the attached information and hardcopy submittal must be answered and received by this office before C.O.B. on Wednesday, June 28<sup>th</sup>, 2023 so that our report to the Planning Commission can be completed. Once we receive the information needed to comply with the attached comments, our review will continue and additional comments may arise.

If you have any questions or need further clarification regarding the attached comments please feel free to contact this office.

Kindly,



**Maria T. Robert, MSCE, PE**

Engineer III - Department of Engineering

**St. Tammany Parish Government**

21454 Koop Drive, Building B, Mandeville, LA 70471

p: 985.898.2552 e: [mtrobert@stpgov.org](mailto:mtrobert@stpgov.org)

[www.stpgov.org](http://www.stpgov.org)

*Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.*

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March 16, 2023

TENTATIVE S/D PLANS  
RECEIVED  
06/28/2023  
DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY  
2023-3417-TP**

Paul J. Mayronne  
Jones Fussell, L.L.P.  
Northlake Corporate Park  
Suite 103 1001 Service Rd.  
East, Highway 190

ATTN: Mr. Paul J. Mayronne

RE: Information requested in email dated March 1<sup>st</sup> 2023; Madisonville 53 Acre Tract

Dear Mr. Mayronne:

I am an Environmental Scientist with ELOS Environmental LLC. I have five years of experience in the field, earned a Wetland Delineation Certificate from The Wetland Training Institute, and additionally earned a Bachelor of Science in Biology.

Through use of our proposed delineation and the proposed design provided on 03/07/2023, ELOS is of the opinion that the entire 21.35 acres of wetlands on the tract can be permitted through DNR and USACE Section 404 permitting process; however, the proposed site design will impact only 12.94 acres. Thus preserving 8.41 acres of wetlands within the site. Using historical imagery and current vegetation located on the site ELOS opines the wetlands will be classified as pine savannah. Over time without prescribed and/or natural burning of savannah habitat, it can become overgrown and present vegetation more akin to pine flatwoods. However, we believe the USACE will agree with our professional opinion and push for pine savannah mitigation credits to be purchased. Through section 404 of the Clean Water Act, a joint permit application will be submitted to both the Department of Natural Resources (DNR) and the U.S. Army Corps of Engineers (USACE). Once a jurisdictional determination is made agencies involved will require compensatory mitigation for any wetlands impacted. These credits will have to be purchased before issuance of a permit can occur.

Please note that this is strictly a professional opinion based on readily available data and minimal field assessment. This assessment is not an official wetland determination, only the U.S. Army Corps of Engineers (USACE) has the authority to make an official jurisdictional wetland determination.

If you would like to discuss the request, please do not hesitate to contact me at the office by phone at 985-662-5501, fax at 985-662-5504, or e-mail at [bdardar@elosenv.com](mailto:bdardar@elosenv.com).

Sincerely,  
**ELOS Environmental, LLC**

Basile Dardar  
*Environmental Scientist*







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# **PRELIMINARY SUBDIVISION REVIEW**



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**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of July 5, 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: 2

**STAFF COMMENTARY:**

**Department of Planning and Development**

This case was previously postponed at the May 9, 2023 and the June 13, 2023 Planning Commission meeting.



The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on June 27, 2023. Preliminary Approval of this case shall be subject to the developer complying with comments #1 - #4 and all information items below and no work order to be issued until all required items are satisfactorily completed and submitted.

**Preliminary Plat:**

1. 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 July 5, 2023.

**Drainage Plan:**

2. 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 July 5, 2023.

**Water & Sewer Plan:**

3. 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 July 5, 2023.

**SWPPP & Signage Plan:**

4. 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 July 5, 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.

Approved LADOTD project permits in accordance with the Appeals Board Decision letter and dated 5/22/2023 and required improvements will be need to be provided prior to the issuance of an Unlimited Work Order.

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



2023-3313-PP

1. NO BUILDING MAY BE OCCUPIED AND NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH, WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE USED FOR OTHER THAN CONSTRUCTION PURPOSES OR FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO A BUILDING STRUCTURE, EXCEPT FOR THE PURPOSES 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).

**DEEP SOUTH DESIGN GROUP**  
Civil/Environmental Engineering Firm  
P.O. Box 1122 | Madisonville, LA 70447  
Ph. 905-705-4696



M. E. WILLIAMS  
 License No. 34169  
 Mechanical Engineering  
 State of Louisiana

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND AS SHOWN HEREON  
THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF

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.



MICHAEL P. BLANCHARD  
La. Reg. Land Surveyor  
Reg. No. 4861

ALEX E. WILLIAMS  
La. Reg. Civil Engineer  
Reg. No. 35169

CHAIRMAN—ST. TAMMANY PARISH PLANNING COMMISSION	RIVER PARK ESTATES LLC 22161 MARSHALL ROAD, SUITE C MANDEVILLE, LA.
SECRETARY—ST. TAMMANY PARISH PLANNING COMMISSION	
DIRECTOR—PARISH ENGINEERING	OWNER
CLERK OF COURT	

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

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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 of the property of DEEP SOUTH DESIGN GROUP. They are submitted on the condition that they are not to be 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:	

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

SHEET

SD-1.0

## PHASE 1

## PHASE 2

## PHASE 3

## PHASE 2

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

GREENSPACE REQUIRED=134.73 x 25% = 33.68 ACRES




GREENSPACE PROVIDED @ 100%  = 38.83 ACRES




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


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 653.07 feet to a point; Thence Run North 01 Degrees 05 Minutes 37 Seconds East for a distance of 653.07 feet to a point; Thence Run South 01 Degrees 02 Minutes 13 Seconds East for a distance of 62.58 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 8,869,977 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 PAULIN, BASEBALL BACKSTOP, AND SOCCER GOALS.
6. ADD A NATURAL 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 EASEMENT.
- ONE (1) ADDITIONAL CLASS "A" TREE MIN. 2" CALIPER NOT LESS THAN 12" TALL MUST BE PLANTED EACH LOT PRIOR TO ANY CONSTRUCTION. 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  
& ACCESS EASEMENT ALONG THE STREET FRONTAGE.



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of July 5, 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: 1

**STAFF COMMENTARY:**

This case was previously postponed at the June 13, 2023 Planning Commission meeting.



### **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 27, 2023.

#### **Preliminary Plat:**

1. 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 July 5, 2023.

#### **Drainage Plan:**

2. 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 July 5, 2023.

#### **Water & Sewer Plan:**

3. 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 July 5, 2023.

#### **SWPPP & Signage Plan:**

4. 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 July 5, 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.

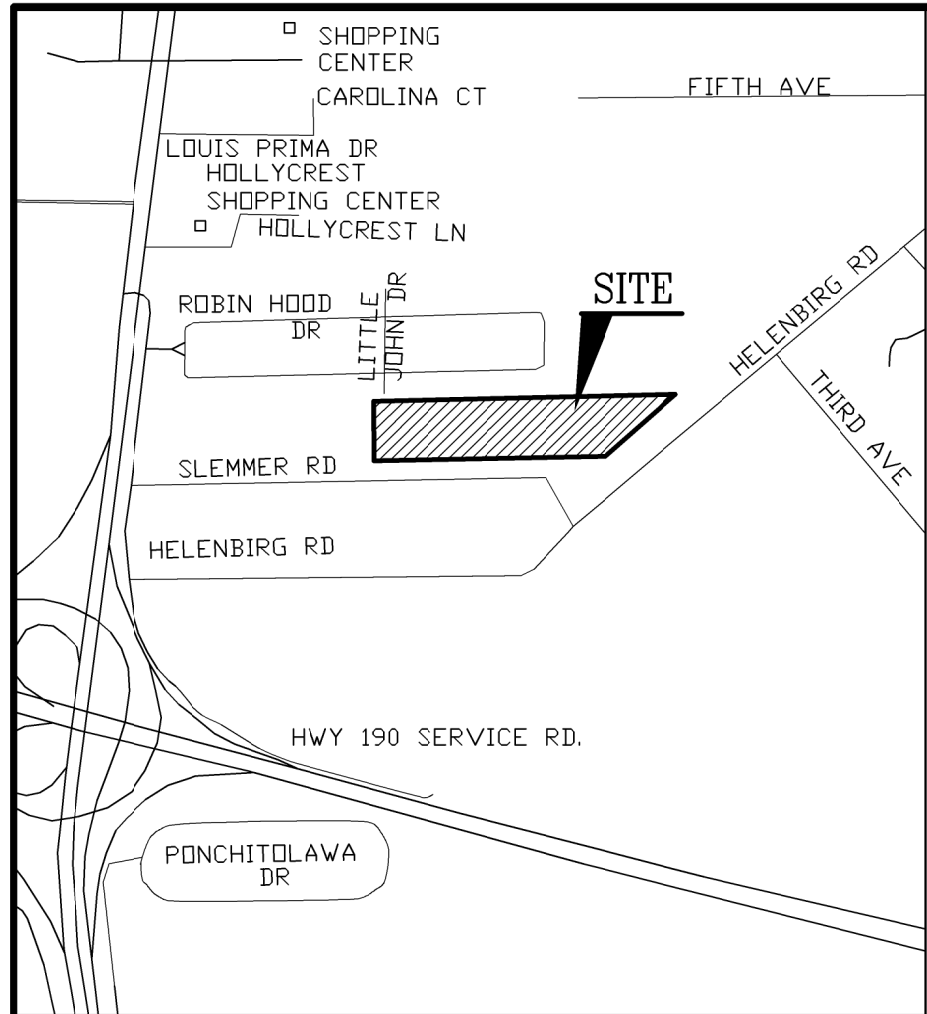
Prior to any work commencing within the Little John Lane unopened Right-of-Way the developer will

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



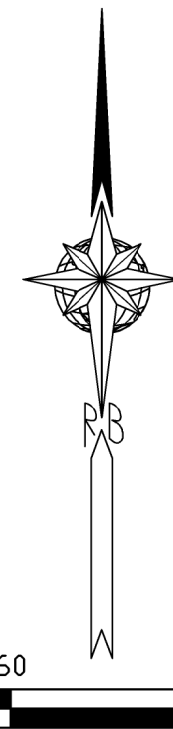


2023-3374-PP

# PRELIMINARY PLAT BALSAM MANOR

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

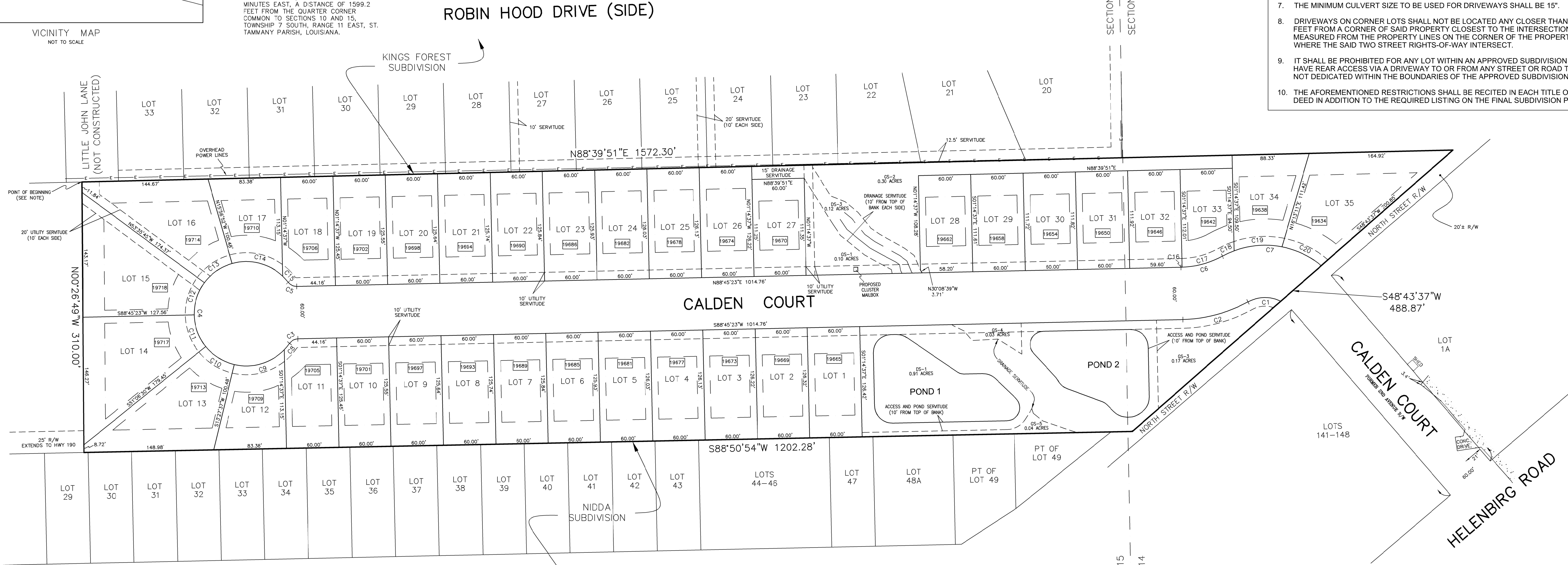
9.94 ACRES AREA	35 NO. OF LOTS	ONE PHASE	60' x 110' AVG. LOT SIZE	26130 SQ. FEET GREENSPACE AREA
20' STREET WIDTH	CONCRETE ROAD SURFACE	1211± L.F. STREET LENGTH	LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	



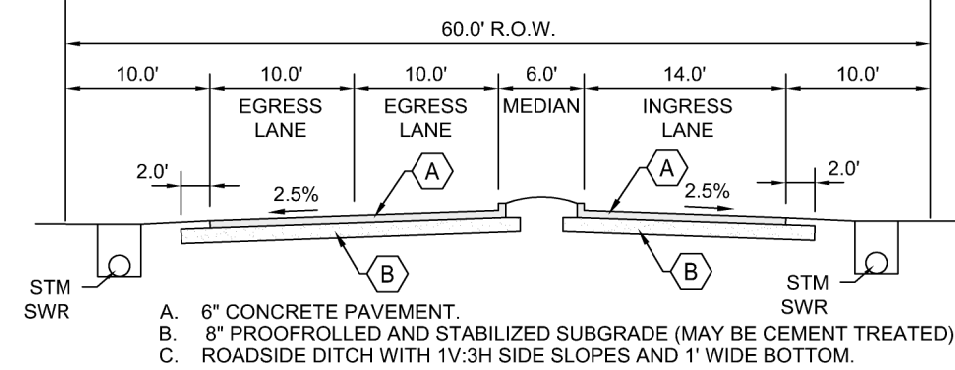
## RESTRICTIVE COVENANTS

- 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.

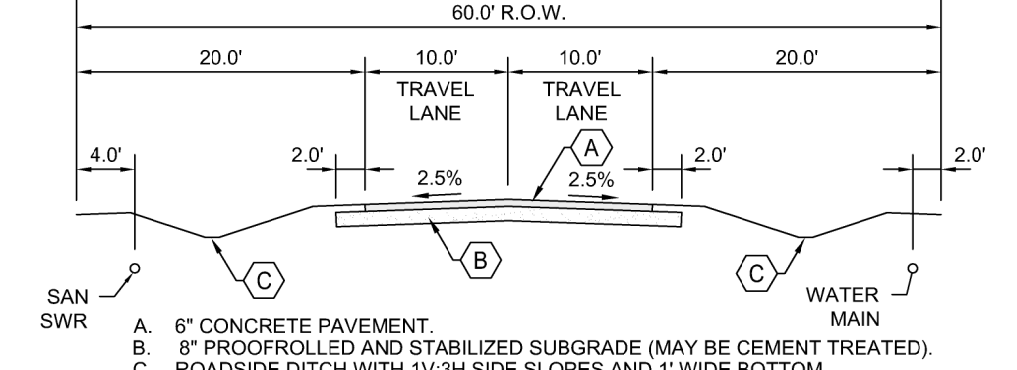
HWY 190 SERVICE ROAD (SIDE)



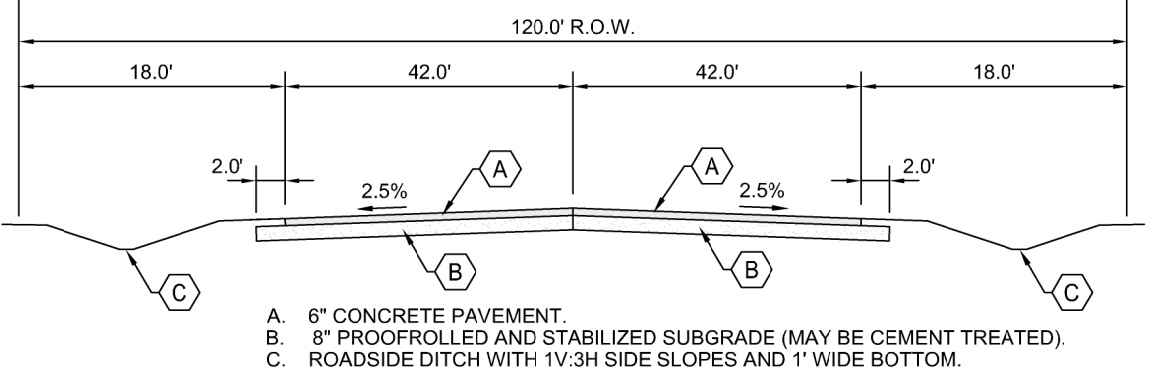
### BOULEVARD ENTRANCE SECTION



### 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, SERVITUDES, 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 (PONDS & 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: 27,878 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°42'00"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'	N68°38'28"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	31°55'29"
C20	100.00'	50.52'	48.98'	S64°18'53"E	28°56'37"

LINE	BEARING	DISTANCE
L2	S42°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°59'56"E	28.65'
L10	S57°16'27"E	3.66'
L11	S23°02'37"E	8.68'
L12	S22°43'06"E	6.68'
L13	S30°08'39"E	6.75'

### 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, detention ponds, and drainage servitudes as shown hereon are dedicated to the Parish of St. Tammany. Traffic signage and posts, and greenparks 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

## PRELIMINARY

FOR REVIEW ONLY

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

RANDALL W. BROWN & ASSOCIATES, INC.

PROFESSIONAL LAND SURVEYORS

228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448

(985) 624-5368 • 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



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of July 5, 2023)*

CASE NO.: 2023-3375-PP

SUBDIVISION NAME: Providence Parks Subdivision, Phase 2 & 3

DEVELOPER: Tower Capital Corporation  
10210 Jefferson Highway; Suite A  
Baton Rouge, LA 70809

ENGINEER/SURVEYOR: Novus Reb Engineering, LLC  
515 Mouton Street; Suite A  
Baton Rouge, LA 70806

SECTION: 21  
TOWNSHIP: 6 South  
RANGE: 10 East

WARD: 1  
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 east side LA Highway 1077, north of  
U.S. Highway 190, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 109.19 Acres

NUMBER OF LOTS: 276 Lots                      AVERAGE LOT SIZE: Alley-Loaded: 40'x120'  
Front-Loaded: 60'x120'

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: HC-2, A-4, A-5 & PUD

FLOOD ZONE DESIGNATION: "X" & "AE"

TENTATIVE or PUD APPROVAL GRANTED: August 3, 2017

NUMBER OF POSTPONEMENTS: 1

**STAFF COMMENTARY:**

This case was previously postponed at the June 13, 2023 Planning Commission meeting.



### **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 27, 2023. Preliminary Approval of this case shall be subject to the developer complying with comments #1 - #6 and all information items below and no work order to be issued until all required items are satisfactorily completed and submitted.

#### **Preliminary Plat:**

1. 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 July 5, 2023.

#### **Drainage Plan:**

2. 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 July 5, 2023.

#### **Water & Sewer Plan:**

3. 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 July 5, 2023.

#### **SWPPP & Signage Plan:**

4. 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 July 5, 2023.

#### **Recreational Plan:**

5. The Recreational 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 July 5, 2023.

#### **Drainage Impact Study:**

6. The Drainage Impact Study 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 July 5, 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.

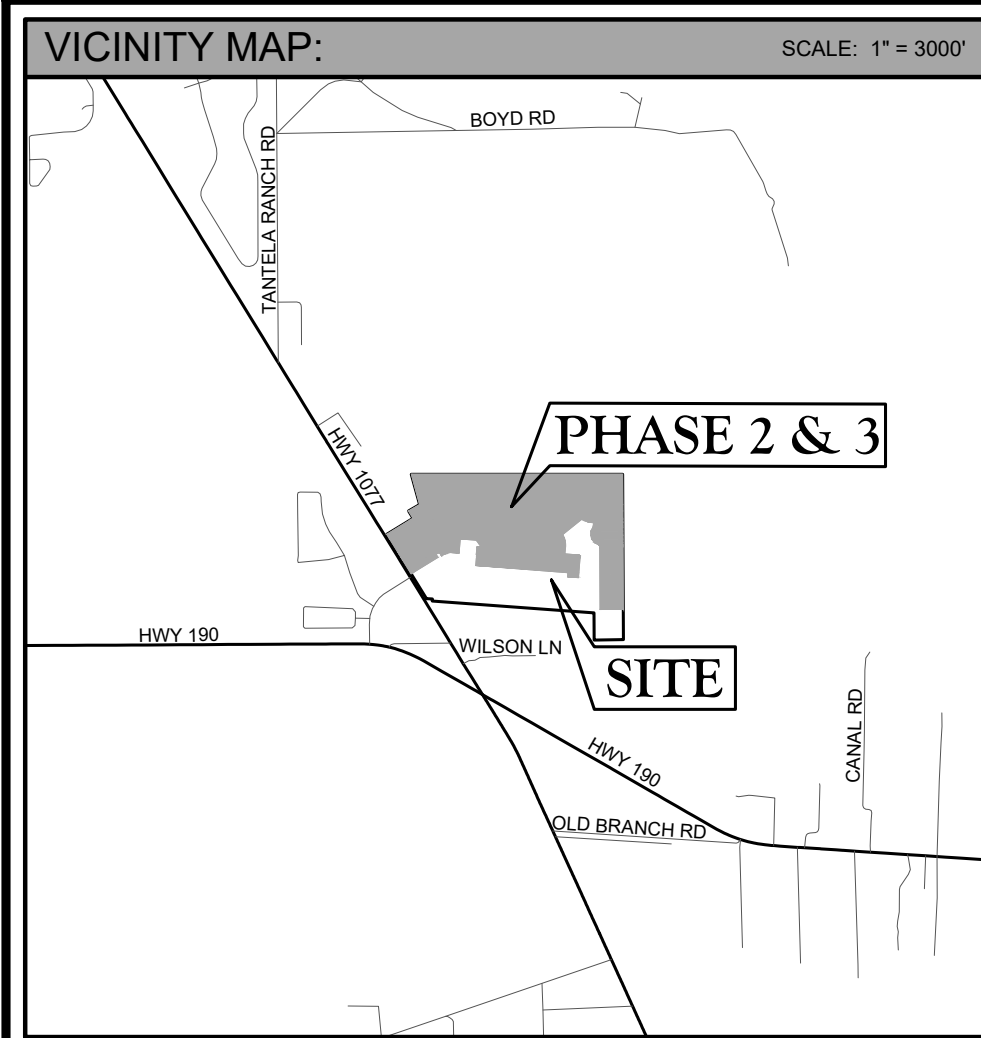
A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

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

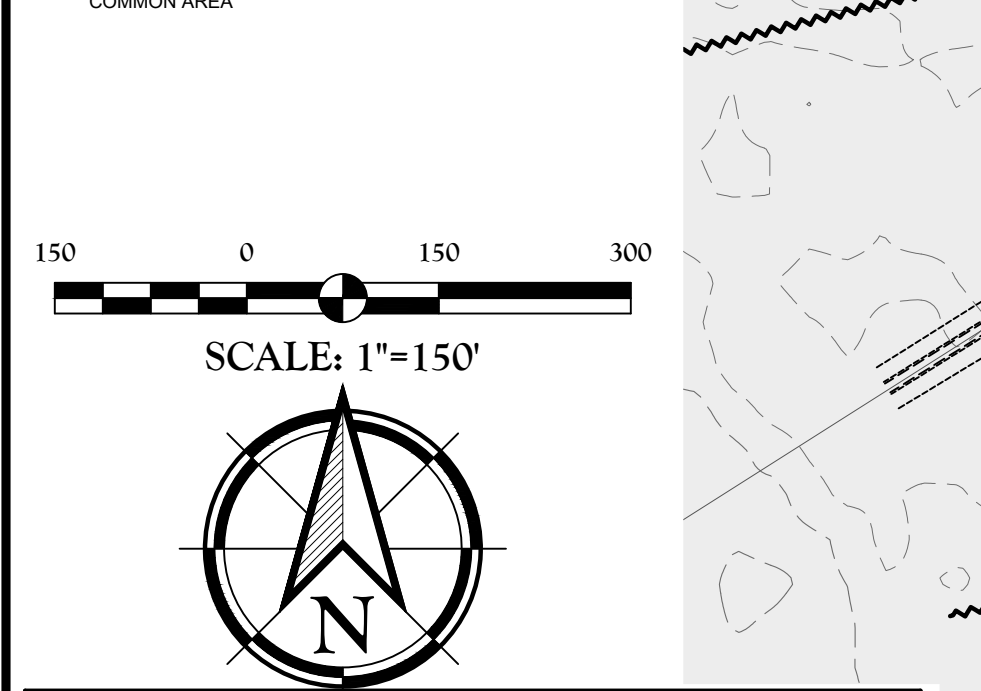
**Mandatory Developmental fees** will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the July 11, 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-11"** (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-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-24"** (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-26"** (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-27"** (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-20"** (NOT A BUILDING SITE) COMMON AREA



**PHASE 2 & 3 RESIDENTIAL LOT STATISTICS:**

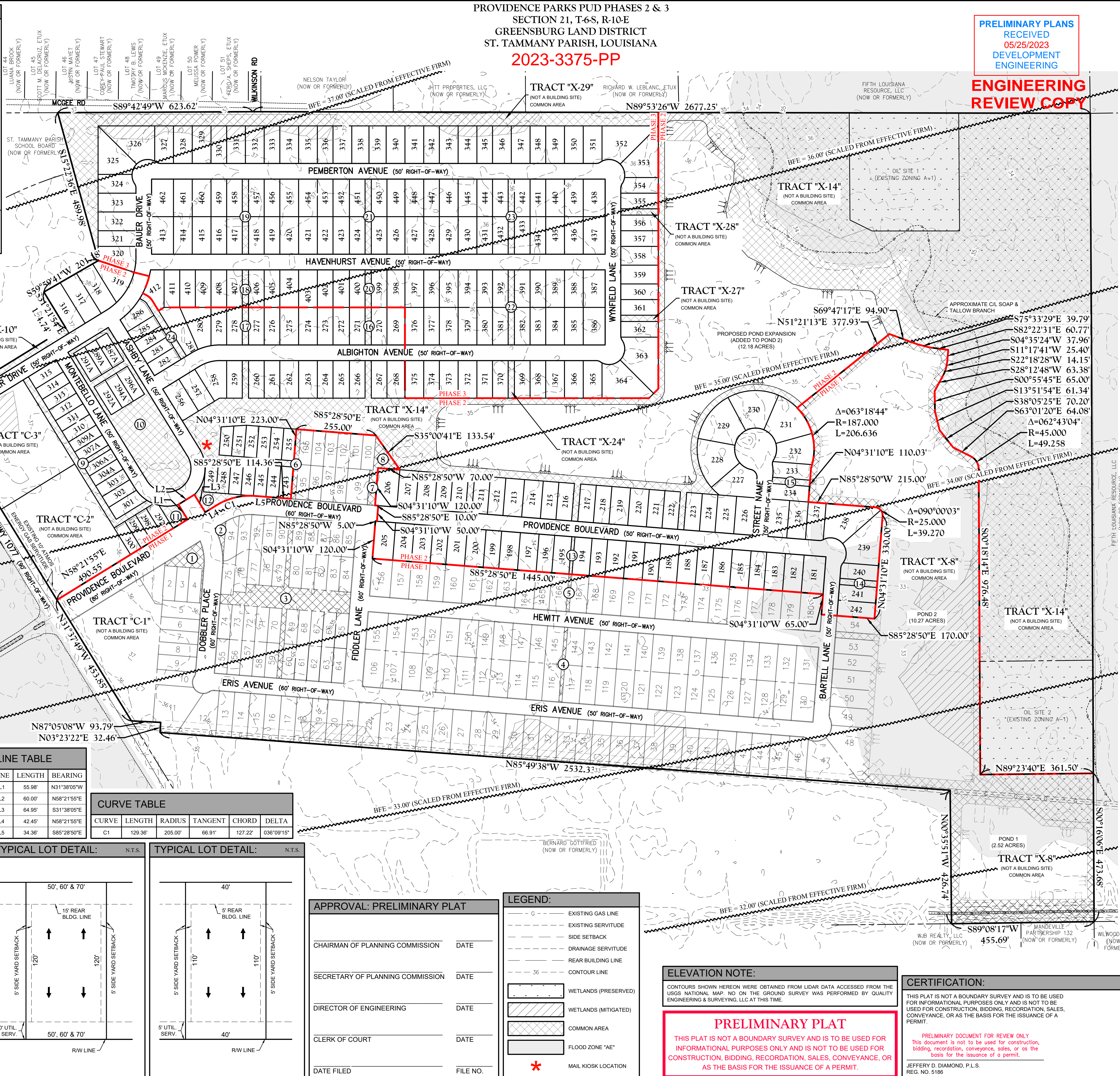
1. ZONING: HC-2, A-4, A-5, & PUD
2. WATER: TAMMANY UTILITIES - WEST
3. SEWER: TAMMANY UTILITIES - WEST
4. ELECTRICAL: CLECO
5. CABLE/TELEPHONE: ATT
6. DRAINAGE: SEE SURFACE DRAINAGE NOTE
7. STREETS: PUBLIC - 50' RW - ASPHALT WITH CURB & GUTTER
8. ALLEYS: PRIVATE - PCC PAVEMENT

**PHASE 2 & 3 RESIDENTIAL LOT STATISTICS:**

LOT DESCRIPTION	NUMBER OF LOTS	AVERAGE SIZE
FRONT-LOADED LOTS	235	±90' 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
POND AREA	12.18 ACRES



**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 SYSTEMS, ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- BUILDING SETBACKS:
  - 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.
- CONSTRUCTION OF ANY NATURE INCLUDING FENCES, IS PROHIBITED IN STREET EASEMENTS AND DRAINAGE SERVITUDES.
- 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 1'0" 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 FOREMENTIONED 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, DECKS, 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, 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 DEVELOPER AND MAINTAINED BY THE HOA. MEDIAN WITHIN THE ROADS WILL BE MAINTAINED BY THE HOA.
- 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.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.

**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, SEWERAGE, REMOVAL, 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 OTHERWISE PLACED ON OR WITHIN 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 TCHOUFECTA RIVER. SEE DRAINAGE IMPACT 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. 2252050125C DATED OCTOBER 17, 1989 THIS PROPERTY IS WITHIN FLOOD ZONE A4 CHARACTERIZED AS AREAS OF 10-YEAR FLOOD. BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED ACCORDING TO THE NFIP PRELIMINARY 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 LAND IN SECTION 21, T-6-S, R-10-E, G.L.D., INTO TRACTS P-P-1 & P-P-2, ST. TAMMANY PARISH, LOUISIANA FOR PROVIDENCE PARKS, LLC, BY JEFFREY DEAN DIAMOND, P.L.S., DATED: 02/01/2022 & FILED IN ST. TAMMANY PARISH CLERK OF COURT RECORDS AS MAP FILE NO. 6965.

**TITLE:** PRELIMINARY PLAT

**PROJECT:** PROVIDENCE PARKS PHASES 2 & 3

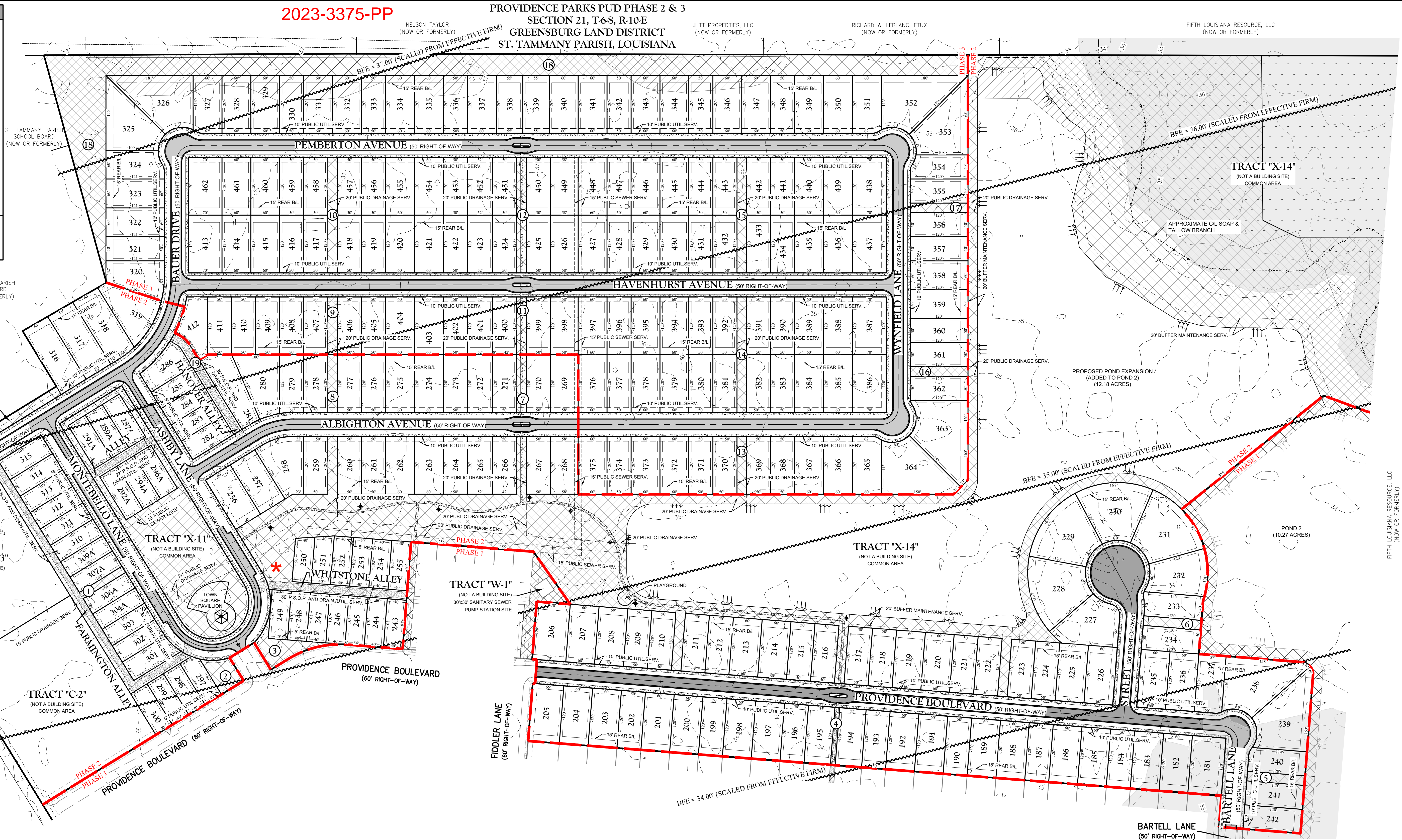
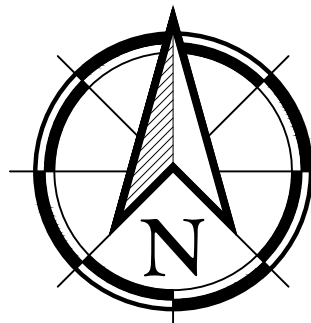
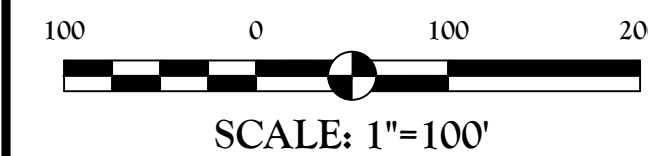
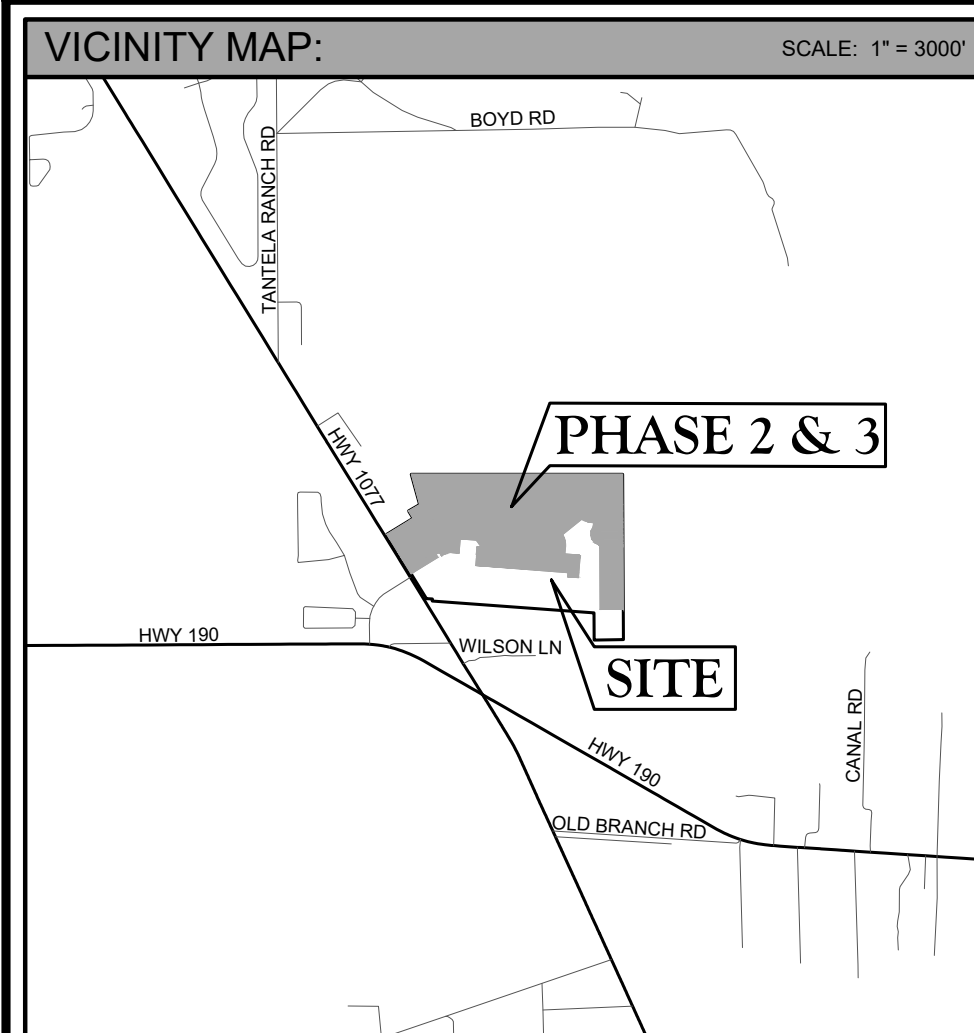
**DESCRIPTION:** LOTS 181-462, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

**CLIENT:** PROVIDENCE PARKS, LLC  
1100 CAMELLIA BOULEVARD, SUITE 200  
LAFAYETTE, LA 70508

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

DWG: Puds-P-2022-Proposed-2-Sub - Providence Parks - Landscape Architecture, Drawing/Preparation/Plat/Current Preliminary Plat/2-Sub Preliminary Plat, Phase 2 & 3.dwg  
Project No: 22-246 Dates: MAY 2023 Sheet: 1 OF 3  
Drawn By: JSM Checked By: GMS











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 = 7.1.37.14 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	4,607.51 L.F.
SEWER LINEAR FOOTAGE	4,941.51 L.F.
GREEN SPACE	36.04 ACRES
AREA OF PUD PHASE 2	77.89 ACRES
POND AREA	12.18 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	2,969.66 L.F.
SEWER LINEAR FOOTAGE	4,748.83 L.F.
GREEN SPACE	3.22 ACRES
AREA OF PLUD PHASE 3	31.30 ACRES

LEGEND:	
	EXERCISE STATION
— G —	EXISTING GAS LINE
—	EXISTING SERVIDUTE
—	SIDE SETBACK
—	DRAINAGE SERVIDUTE
—	REAR BUILDING LINE
—	BUILDING LINE
— 36 —	CONTOUR LINE
	WETLANDS (PRESERVED)
	WETLANDS (MITIGATED)
	COMMON AREA
	FLOOD ZONE "AE"
	MAIL KIOSK LOCATION

- |   |   |   |   |   |   |
|---|---|---|---|---|---|
| ① | <b>TRACT "X-9"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA  | ⑧ | <b>TRACT "X-19"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA | ⑮ | <b>TRACT "X-27"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA |
| ② | <b>TRACT "X-12"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA | ⑨ | <b>TRACT "X-21"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA | ⑯ | <b>TRACT "X-28"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA |
| ③ | <b>TRACT "X-13"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA | ⑩ | <b>TRACT "X-22"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA | ⑰ | <b>TRACT "X-29"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA |
| ④ | <b>TRACT "X-15"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA | ⑪ | <b>TRACT "X-23"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA | ⑱ | <b>TRACT "X-30"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA |
| ⑤ | <b>TRACT "X-16"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA | ⑫ | <b>TRACT "X-24"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA | ⑲ | <b>TRACT "X-30"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA |
| ⑥ | <b>TRACT "X-17"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA | ⑬ | <b>TRACT "X-25"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA |   |   |
| ⑦ | <b>TRACT "X-18"</b><br>(NOT A BUILDING SITE)<br>COMMON AREA | ⑭ | <b>TRACT "X-26"</b><br>(NOT A BUILDING SITE)<br>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:**

THIS PLAN 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.

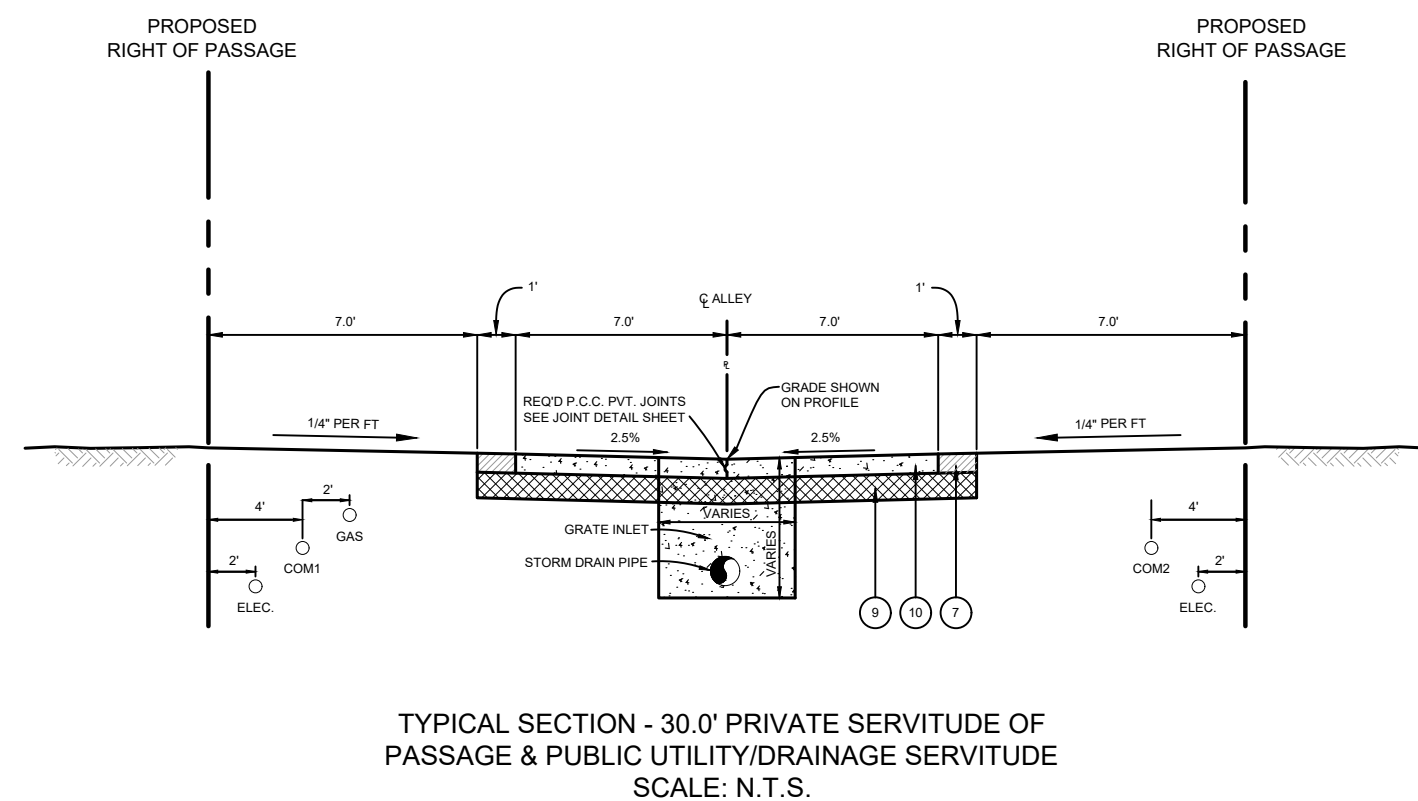
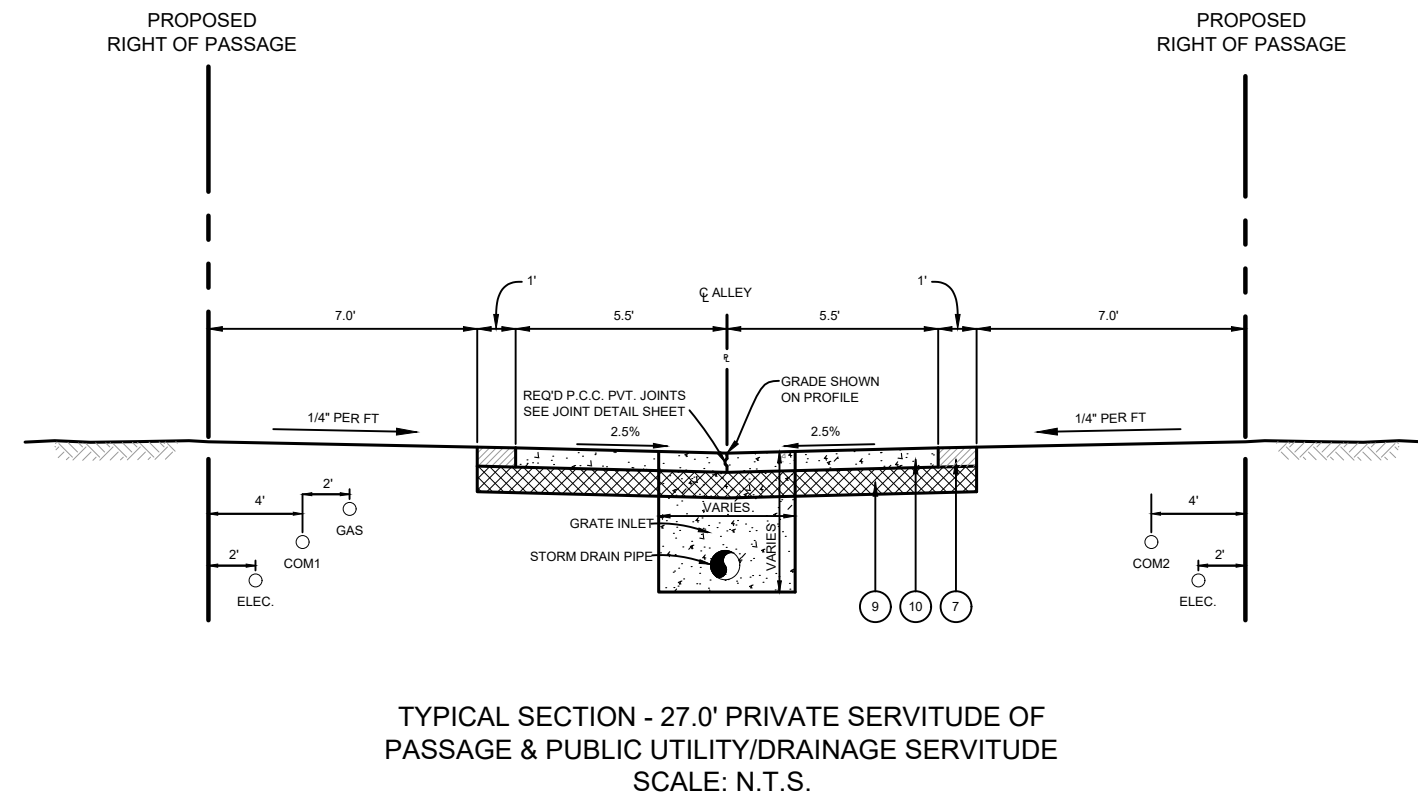
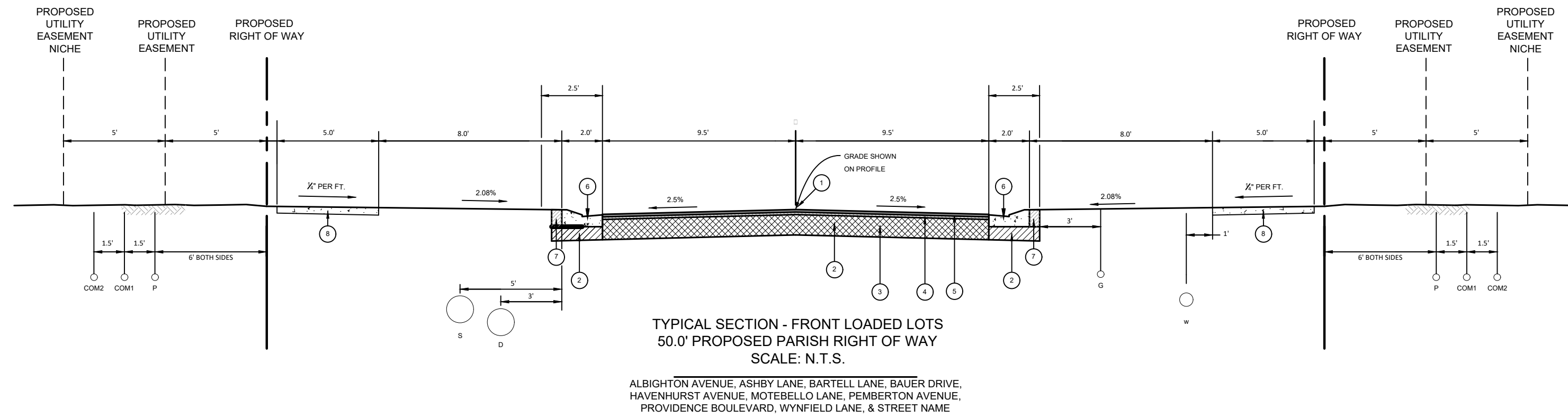
**PRELIMINARY DOCUMENT FOR REVIEW ONLY**

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:			
PROJECT: <b>PROVIDENCE PARKS PHASES 2 &amp; 3</b>			
DESCRIPTION:			
LOTS 181-462, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA			
CLIENT:			
<b>PROVIDENCE PARKS, LLC</b> 1100 CAULLE BOULEVARD, SUITE 200 LAFAYETTE, LA 70508			
			
18320 Hwy 42, Port Vincent, LA 70726 225.698.1600   <a href="http://www.qesla.com">www.qesla.com</a>   <a href="mailto:info@qesla.com">info@qesla.com</a>			
DWG# (Plan): P-1702 (Profile): PZ-348 - (Profile): PZ-348 - (Landscape Architecture): LANSHP (Preliminary Plot): SSMET (Preliminary Plot): PZ-348 (Preliminary Plot): Phase 2 & 3.dwg			
Project No.:	22-248	Date:	MAY 2023
Drawn By:	JSM	Checked By:	GMS
		Sheets:	<u>2</u> OF <u>3</u>





## LEGAL DESCRIPTION: PHASE 2

A CERTAIN OR PARCEL OR AREA OF LAND, INCLUDING ALL BUILDINGS AND IMPROVEMENTS, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 21, 22, 27, & 28, T-6-S,  
R-10-E, BEING A 1" IRON PIPE, THENCE N00°16'06"W FOR DISTANCE OF 835.17 FEET  
TO THE POINT OF BEGINNING.

[illegible]

## LEGAL DESCRIPTION: PHASE 3

A CERTAIN OR PARCEL OR AREA OF LAND, INCLUDING ALL BUILDINGS AND IMPROVEMENTS, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 21, 22, 27, & 28, T-6-S, R-10-E, BEING A 1" IRON PIPE, THENCE N00°16'06"W FOR DISTANCE OF 2,582.75 FEET TO A 3/8" IRON ROD; THENCE N89°53'26"W FOR A DISTANCE OF 1,380.86 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE, S00°00'00"W FOR A DISTANCE OF 882.79 FEET TO A POINT ON A LINE; THENCE, S45°00'00"W FOR A DISTANCE OF 42.43 FEET TO A POINT; THENCE, N60°00'00"W FOR A DISTANCE OF 780.00 FEET TO A POINT; THENCE, N00°00'00"E FOR A DISTANCE OF 290.00 FEET TO A POINT; THENCE, N00°00'00"W FOR A DISTANCE OF 770.00 FEET TO A POINT; THENCE, S58°21'55"W FOR A DISTANCE OF 58.85 FEET TO A POINT; THENCE, N31°38'05"W FOR A DISTANCE OF 37.46 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 26.17 FEET, WHOSE LONG CHORD BEARS N46°37'47"W FOR A DISTANCE OF 25.87 FEET TO A POINT; THENCE, N61°35'53"W FOR A DISTANCE OF 13.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND AN ARC LENGTH OF 98.28 FEET, WHOSE LONG CHORD BEARS N46°37'47"W FOR A DISTANCE OF 58.85 FEET TO A POINT; THENCE, N75°52'54"W FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE, N71°41'15"W FOR A DISTANCE OF 120.11 FEET TO A POINT; THENCE, N15°22'36"W FOR A DISTANCE OF 489.98 FEET TO A POINT; THENCE, N89°42'29"E FOR A DISTANCE OF 823.62 FEET TO A POINT; THENCE, S89°53'26"E A DISTANCE OF 1,296.38 FEET TO THE POINT OF BEGINNING; SAID CURVE DESCRIBED ABOVE, PORTION OF TRACT 2, CONTAINING 31 279 ACRES, BEING A PORTION OF THE TRACT OF LAND SHOWN IN THE FOLLOWING DIVISION OF AN UNDESIGNED 163.740 ACRES TRACT OF LAND INTO TRACTS P-1 & P-2":

BY: JEFF DAMMON, P.L.S., DATE 12/21/2021.


**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  
This document is not to be  
bidding, recordation, conveyance  
basis for the issuance of  
JEFFERY D. DIAMOND, P.L.S.  
REG. NO. 5186

## 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.

TITLE:		PRELIMINARY PLAT	
PROJECT:		<b>PROVIDENCE PARKS</b> <b>PHASES 2 &amp; 3</b>	
DESCRIPTION:			
LOTS 181-462, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA			
CLIENT:		<b>PROVIDENCE PARKS, LLC</b> 1100 CAMELLIA BOULEVARD, SUITE 200 LAFAYETTE, LA 70508	
			
18330 Hwy 42 Port Vincent, LA 70726 225.698.1600   <a href="http://www.qesla.com">www.qesla.com</a>   <a href="mailto:info@qesla.com">info@qesla.com</a>			
DWG# Plats: P17-202 Projects 027-08 - Providence Parks(2) - Landscape Architectural(1) Drawing(Preliminary Plat)Current Preliminary Plat(027-08, Preliminary Plat, Phase 2 & 3, 4)			
Project No#	22-246	Date	MAY 2023
Drawn By:	JSM	Checked By:	GMS
		Sheets <u>3</u> OF <u>3</u>	

# **FINAL SUBDIVISION REVIEW**



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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of July 5, 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)  
   ☒ 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: 2

**STAFF COMMENTARY:**

**Department of Planning and Development**

This case was previously postponed at the May 9, 2023 and June 13, 2023 Planning Commission meetings.



The developer requested this case be postponed for one (1) month on June 28, 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 July 11, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.







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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of July 5, 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: 1

**STAFF COMMENTARY:**

**Department of Planning and Development**

This case was previously postponed at the June 13, 2023 Planning Commission meeting.

Periodic inspections have been made by this office during construction and the final inspection was made on June 29, 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 one (1) month 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 - #16 being completed before plats are signed:

**General Comments:**

1. The outfall pipe invert elevation is higher than the pond bottom. Pond needs to be regraded to provide positive flow to allow pond to empty and properly vegetated once regraded as it is a dry pond.
2. The roadway cross-culverts in the vicinity of Lots #44, #46 and #50 need to be cleared of silt.
3. Pipe ends of cross-culverts throughout the subdivision extend to the centerline of the roadside ditches and need to be cut back approximately 2' to allow for ditch maintenance. (Typical Comment)
4. The ditches throughout the subdivision are silted in and need to be re-established/regraded and vegetated. (Typical Comment)
5. The roadside shoulders throughout the subdivision need to be vegetated. (Typical Comment)
6. All disturbed areas need to be properly vegetated. (Typical Comment)
7. BMP's were missing at the time of the final inspection and need to be re-installed in accordance with the As-Built SWPPP.
8. Signs throughout the subdivision are leaning and need to be repaired or replaced.
9. The stop sign located in the vicinity of Lot #34 needs to be shifted and installed in accordance with the As-Built Signage Plan.
10. Replace "One-Way, Do Not Enter" sign with a "Do Not Enter" MUTCD approved sign.
11. Install a "Keep Right" sign at the Common Area #2 median.
12. Provide utility trench bedding test results.

**Paving & Drainage Plan:**

13. The As-Built Paving & Drainage Plan needs to be updated to reflect and account for the previous comments and markup summary issued to the developer and the engineer of record on June 30, 2023.

**Sewer & Water Plan:**

14. The As-Built Utility Plan needs to be updated to reflect and account for the previous comments and markup summary issued to the developer and the engineer of record on June 30, 2023.

15. 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:**

16. The As-Built SWPPP & Signage Plan needs to be updated to reflect and account for the previous comments and markup summary issued to the developer and the engineer of record on June 30, 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 2,600 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 July 11, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

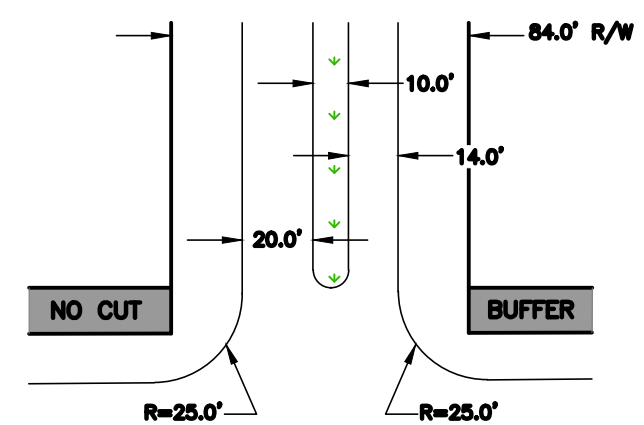


CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	330.00'	46.66'	S86°10'09"E	46.62'
C2	330.00'	55.00'	S77°20'38"E	54.94'
C3	330.00'	55.00'	S67°47'40"E	54.94'
C4	330.00'	47.49'	S58°53'49"E	47.45'
C5	25.00'	39.27'	N80°13'33"E	35.36'
C6	130.00'	10.13'	N37°27'26"E	10.12'
C7	130.00'	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'	N50°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'

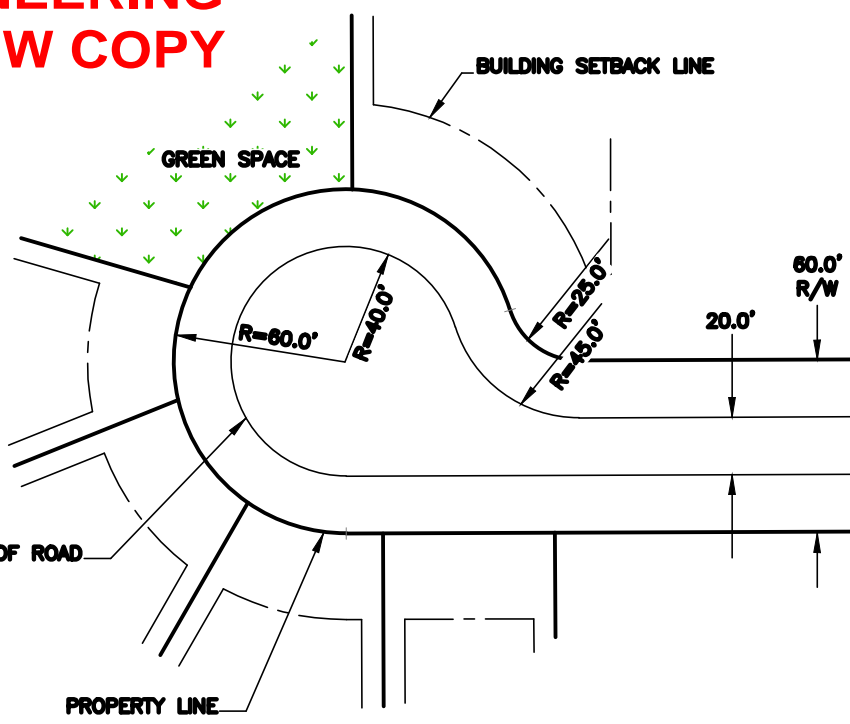
Final Plans  
RECEIVED  
06/22/2023  
DEVELOPMENT  
ENGINEERING

ENGINEERING  
REVIEW COPY

TYPICAL DETAIL LAYOUT  
N.T.S.



TYPICAL ENTRANCE DETAIL  
N.T.S.



CUL-DE-SAC DETAIL  
N.T.S.

LEGEND: FOR ASPHALT PAVING

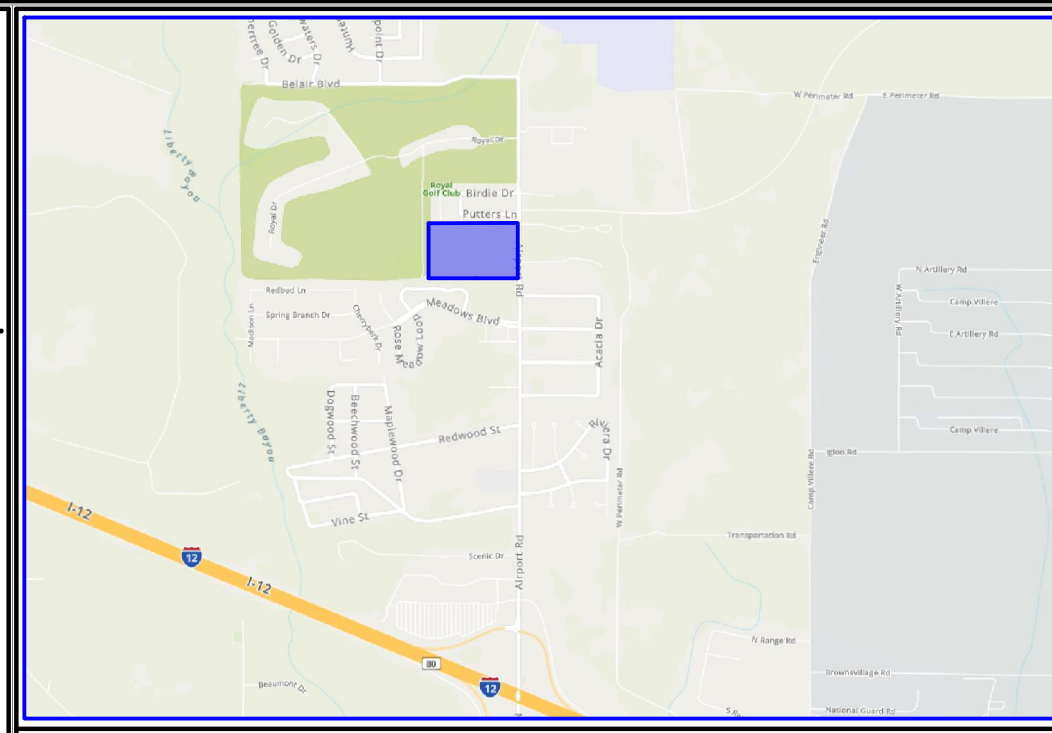
- ① 4" (MIN.) ASPHALT PAVING
- ② 10" (MIN.) SOIL CEMENT BASE COURSE - 10%
- ③ NATIVE SOIL SHOULDER SURFACE
- ④ 6" (MIN.) SHOULDER BACKFILL MATERIAL, COMPACTED TO 92% OF ITS STANDARD PROCTOR DENSITY.
- ⑤ MATERIAL TO BE IN COMPLIANCE WITH THE APPLICABLE SECTION OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AND LATEST REVISIONS THERETO.

BASE PREPARATION AND PAVING NOTES:

- ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, & ST. TAMMANY PARISH CHAPTER 125 UNLESS OTHERWISE NOTED.
- EXISTING TOP SOIL IN PROPOSED ROAD BED TO BE EXCAVATED AND REMOVED AS NECESSARY FOR FINAL GRADE.
- PROOFROLL AND STABILIZE SUBGRADE.

2023-3377-FP

AMENITIES AND UTILITIES



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 portion 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  
1331 HIGHWAY 90  
MAUDSLAND, LA 70447

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, THENCE RUN NORTH 89 DEGREES 32 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 1294.07 FEET TO A POINT; THENCE RUN SOUTH 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 PLATS OR RECORD MAPS 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 FEET FRONT, 25 FEET REAR, 7.5 FEET SIDE, TO 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.
- 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 HYDROIC.)
- 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.
- A 1/2" IRON ROD SET IN COMMON AREA 1, NEAR THE LIFTSTATION SITE AT THE END OF CHARLARD COURT, ELEVATION= 20.18' (NAVD 88).
- 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 made a careful survey of the certain platting and figures relating to a portion of ground in Section 19, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana.

06/22/2023  
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

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



# **OLD BUSINESS**





## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

June 29, 2023

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

OLD BUSINESS  
*July 11, 2023 Agenda*

Re: Clark Branch Estates (Case #2022-3185-TP) – Clearing Waiver Request

Honorable Commissioners,

The above referenced project received Tentative Approval from the Planning Commission on February 14, 2023. However, due to the unique nature of this project and the intent to perform clearing operations in accordance with "Select Cut" standards presented at the Tentative Approval hearing on February 14, 2023. The developer is seeking a waiver of St. Tammany Parish Ordinance Section 125-196(i) and requesting a Limited Work Order for Clearing & Grubbing Only be allowed prior to Preliminary Approval being granted.

The petitioner Mr. bubba Perrilloux, has provided the attached four documents regarding this request and the need for the aforementioned waiver.

Sincerely,

  
Daniel P. Hill, P.E.  
Director, Department of Engineering

*Attachments: Land Prospectus provided in April 2022  
Timber Contract procured from Sassafras Timber  
Executed and in force timber contract between Sassafras and S&P  
Clark Branch Estates – Clearing Plan Exhibit*

xc: Honorable Michael Cooper  
Honorable Martha J. Cazaubon  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Mr. Earl Magner

Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Bubba Perrilloux

Donahue Timber Company, LLC

50251 Ruth Stafford Lane

Tickfaw, LA 70466

1 April 2022

Dear Mr. Perrilloux

Please see the attached maps concerning a potential land and timber sale near Folsom on Hwy 450. The tract consists of approximately 550 +/- acres of rolling ground with one small creek and heavy volumes of pine plantations and scattered hardwoods. The owner would like to keep about 150 acres for himself and is proposing to sell roughly 400 acres. Not sure what the selling price would be, but it is certainly worth pursuing for a reasonable price. As you have expressed your interest in investing in timberland, this tract certainly fits your desire. The pine areas are running heavy volume per acre of 20+/- year old plantations. There is a small amount of hardwood bottoms scattered through the tract. My estimation of the total timber value is approximately \$350,000.00. I would not, however, clearcut the property but would begin a series of thinning operations to open up the stands and allow the timber to increase in size and volume. This will allow you to get periodic income as well as improve the stands.

Once you have a chance to review the maps and location of the tract, please let me know and I can schedule an on-site visit. I will also be talking to the owner's agent to see what sort of price he would be willing to accept.

Another consideration for this tract is the real estate development in this area seems to be growing. If later down the line you decide to develop the tract, I think it would be attractive as long as the markets remain strong. You can certainly continue to manage and grow your timber until that time.

Please let me know if you have any interest.

Sincerely,

Randy Pellichino

Forester/Realtor

Donahue Timber Co., LLC

985-320-0147



Donahue Timber Company, LLC

50251 Ruth Stafford Lane

Tickfaw, LA 70466

15 March 2023

Dear Mr. Perrilloux,

As you requested, I have negotiated a potential timber sale on your property on Hwy 450 in St. Tammany. The potential contractor is Sassafras Timber Co. out of Franklinton, LA. This sale will be a pine thinning operation leaving a residual stand of approximately 30 trees per acre and will only apply to the pine plantation areas. The proposed contract with prices and terms is attached.

The timber market in St Tammany is difficult due to a small logging and trucking force and limited access to market and mills. I offered your timber sale to several different contractors and Sassafras was the only one interested in logging in this area. I highly recommend accepting this contract and proceeding with the sale as soon as possible. The best time of the year to log this site will be late summer and fall. It will take the contractor several months to complete so time is critical.

Please call me once you've had a chance to review the contract.

Sincerely,

Randy Pellichino

Forester/Realtor

Donahue Timber Co., LLC

985-320-0147

## **TIMBER CONTRACT**

THIS CONTRACT, made and entered into by and between Sassafras Timber, LLC, 18335 McKay Lane, Franklinton, LA 70438, hereinafter called PURCHASER and

**S & P Land Company, LLC  
824 SW Railroad Avenue  
Hammond, LA 70403**

hereinafter called "SELLER".

### **WITNESSETH:**

For and in consideration of the payment to the SELLER by the PURCHASER on the date of execution of this agreement the sum of ONE (\$1.00) DOLLAR, the receipt and sufficiency of which is irrevocably acknowledged, subject to the terms and conditions hereinafter set forth, SELLER does hereby assign, sell, convey and warrant unto PURCHASER all of the timber, trees, rights and privileges to all timber and trees as hereinafter described in paragraph 7. Said timber being located on that certain tract of land situated in St. Tammany Parish, LA described as follows, to-wit:

**Real estate cut to approximately 30 trees per acre on all harvestable timbered areas located on 414.312  
acres located in  
Sections 16, 17, 20 and 21, Township 4 South, Range 10 East, St. Tammany Parish, Louisiana**

This timber Contract is subject to the following terms and conditions:

1. SELLER warrants title to said timber and will defend it against any legal claims or encumbrances at SELLER'S expense.
2. PURCHASER shall have the reasonable right of ingress and egress over, on and across said lands for the purpose of cutting and removing the said timber.
3. PURCHASER shall conduct the harvesting and any road construction activities in accordance with published Best Management Practices for the state of LOUISIANA. All buffer zones as required by St. Tammany Parish ordinances will be adhered to.
4. It is specifically agreed and understood between the parties hereto that neither the SELLER, nor the SELLER'S Agent, shall be liable for any damage or injuries to any persons or property of any kind or nature whatsoever arising from or connected with the PURCHASER'S presence on the property. The PURCHASER agrees to indemnify, protect, and hold harmless the SELLER and his agent, their contractors, affiliates and/or employees from any liability, damages or claims of damages or cost or expenses incurred by reason of a claim for damages to persons or property, including death, arising by virtue of the activities of the PURCHASER in connection with the exercise of its rights under this Timber Contract or its presence on the property or upon adjacent lands not mentioned in this instrument. SELLER retains no control over the means employed by PURCHASER in the cutting and removal of said timber, provided PURCHASER'S harvesting methods are in compliance with terms set forth herein. PURCHASER shall have liability and workers' compensation insurance and shall provide certificates to Seller prior to commencing work upon the property.
5. All severance taxes shall be borne and paid by PURCHASER.
6. PURCHASER shall keep the property free and clear of litter.



7. The kind of timber subject to this Timber Contract and the price per unit to be paid by PURCHASER is as follows:

Product	Price
PINE PULPWOOD	25.00 TON
PINE CNS	12.00 TON
PINE LOGS	15.00 TON
HARDWOOD PULPWOOD	1.00 TON
HARDWOOD LOGS	30.00 TON

8. PURCHASER shall pay on a monthly basis for all timber harvested the previous month.

9. This contract will expire two years from date of signing and PURCHASER and SELLER agree that PURCHASER will harvest all reasonable areas that can be harvested. Areas to be harvested, timber to be removed and remaining stand density will be directed by SELLER'S agent, Donahue Timber Co. PURCHASER will complete the harvesting as soon as possible. PURCHASER and SELLER agree that weather and/or restrictive mill quotas may be a cause for harvest interruption. In such event, PURCHASER will give notice to SELLER or Seller's agent, and PURCHASER will resume work as soon as the weather and/or mill quotas allow. Hardwood logs are only to be cut in facilitating the roads and major skid trails. Work will commence within 60 days of parish permitting, provided ground conditions allow.

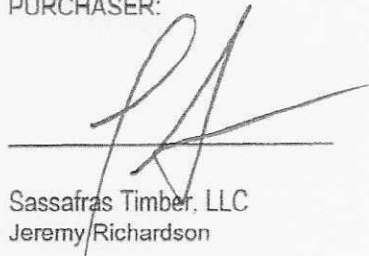
WITNESS THE SIGNATURES of the parties hereto this the 27 day of March, 2023.

SELLER:



S & P Land Company, LLC  
By: Harold H. Perrilloux, President

PURCHASER:



Sassafras Timber, LLC  
Jeremy Richardson

ATTACHMENT C

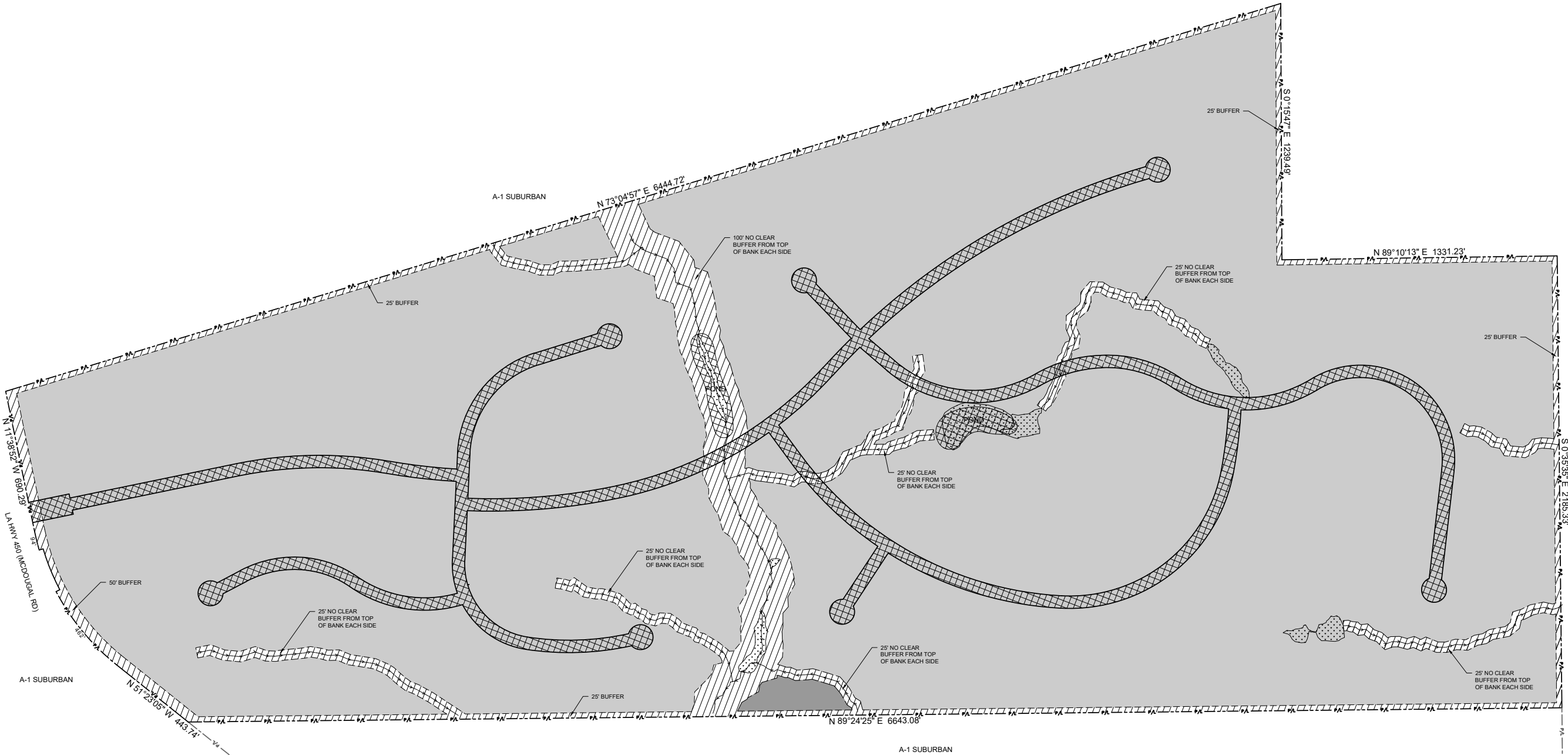
LEGEND

NO CUT BUFFER  
(EXCLUDING DEAD TREES)

SELECT CUT AREAS  
(+/-30 TREES PER ACRE)

CLEAR CUT AREAS

WETLANDS





# ATTACHMENT C





## ATTACHMENT C





# ATTACHMENT C





## ATTACHMENT C





# ATTACHMENT C





## ATTACHMENT C





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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

June 29, 2023

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

OLD BUSINESS  
*July 11, 2023 Agenda*

Re: Enter Parish R.O.W. Resolutions No. 20-123 & 20-126 - Request to Enter the Parish Rights-of-Way for Ozone Place & Rapatel Street for the purpose of extending the street and installing drainage features.

Honorable Commissioners,

The above referenced resolutions were adopted on November 10, 2020. The resolutions states "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."

As of the date of this letter, our office has not received the required documentation. Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with these projects:

ACTION REQUIRED: Extend adoption date to July 11, 2023, thereby extending the ONE (1) year submittal of documentation to July 11, 2024 and the completion date to July 11, 2025.

The petitioner's engineer, Mr. Eddie Powell, P.E, has requested an extension of time to submit required documentation (see attached email dated May 20, 2023).

The Department of Engineering - Development has no objection to this extension.

Sincerely,



Daniel P. Hill, P.E.

Director, Department of Engineering

*Attachments: St. Tammany Parish Planning Commission Resolution No. 20-123 & No. 20-126  
Email dated May 20, 2023 from Mr. Eddie Powell, P.E., requesting an extension of one (1) year to submit the required documentation and two (2) years to preform the work*

xc: Honorable Michael Cooper  
Honorable James Davis  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Mr. Earl Magner

Mr. Theodore Reynolds, P.E.  
Ms. Maria Robert, P.E.  
Mr. Chris Cloutet, P.E.  
Mr. Sean Killeen  
Mr. Eddie Powell, P.E. – Kyle Associates, LLC





May 20, 2023

Mrs. Maria T. Robert, MSCE, PE  
Engineer III  
Department of Engineering  
St. Tammany Parish Government  
21454 Koop Drive, Suite 1B  
Mandeville, LA 70471  
Email: [mtrobert@stpgov.org](mailto:mtrobert@stpgov.org)

RE: Ozone Place & Rapatel Street  
Enter the Parish ROW (Resolution Nos. 20-123 & 20-126)  
St Tammany Parish, LA  
KA Project No. 22075

Dear Mrs. Robert:

We understand that the time has expired to receive the approvals for work within the parish right-of-way and respectfully request an extension of the Enter the Parish Right-of-Way approvals for Resolution No. 20-123 (Ozone Place) and Resolution No. 20-126 (Rapatel Street). Our office has been working with the developer to secure the necessary Corps of Engineers permit for the impact to wetlands within this area and this process has not yet been completed. Once we have the permit approved, we will submit to your office, along with the last round of comment responses, for your review and approval.

If you have any additional questions, comments or require any additional information, do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read "James E. Powell, Jr.", with a stylized, cursive script.

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

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 20-123

**TITLE: A RESOLUTION AUTHORIZING SMS HOLDINGS, C/O MR. SEAN KILLEEN, TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO SMS HOLDINGS, C/O MR. SEAN KILLEEN, LLC 3701 TCHOUPITOULAS STREET, UNIT A, NEW ORLEANS, LA 70115 OR ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF OZONE STREET, ON THE SOUTH SIDE OF ARMAND STREET AND NORTH OF THE NELSON STREET RIGHT-OF- WAY, EAST OF SOULT STREET; TOWN OF MANDEVILLE (UNINCORPORATED) SUBDIVISION, FOR THE PURPOSE OF EXTENDING THE STREET AND INSTALLING DRAINAGE FEATURES. WARD 4, DISTRICT 7.**

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 CONCRETE 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 shall post a Performance Obligation prior to a work order being issued for the calculated amount based on the linear footage of proposed roadway using the formula “\$60.00 per linear foot x \_\_\_\_ linear feet = calculated amount” for concrete roadways. The linear footage of construction shall be taken from the approved Preliminary plan(s). The Performance Obligation in the amount of **\$15,600.00** (\$60.00 per linear foot x **260** linear feet) shall be established for a period of one (1) year.
9. That the petitioner shall post a Warranty Obligation upon completion of the project for the calculated amount based on the linear footage of constructed roadway using the formula “\$25.00 per linear foot x \_\_\_\_ linear feet” for concrete roadways. The linear footage of construction shall be taken from the approved As-Built plan(s). The Warranty Obligation shall be established 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 4 DISTRICT 7.
19. 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 MR. WELDON CRAWFORD, SECONDED BY MR. RONALD RANDOLPH; A VOTE THEREON RESULTED IN THE FOLLOWING:


YEA: MR. THOMAS SEEGER, MR. KENNETH RESS, MS. NELWYN MCINNIS, MR. RAY BERNIE WILLIE, MR. TODD RICHARD, MR. DAVID DOHERTY, JR., MR. PAUL BARCELONA, P.E., MR. WELDON CRAWFORD, MR. KIRK DRUMM, MR. RONALD RANDOLPH

NAY: NONE

ABSTAIN: NONE

ABSENT: MR. PATRICK FITZMORRIS

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF NOVEMBER, 2020, 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 LINER, AICP, PTP, CFM, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION



ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 20-126

**TITLE: A RESOLUTION AUTHORIZING SMS HOLDINGS, C/O MR. SEAN KILLEEN, TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO SMS HOLDINGS, C/O MR. SEAN KILLEEN, 3701 TCHOUPITOU LAS STREET, UNIT A, NEW ORLEANS, LA 70115 OR ASSIGNEES TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF RAPATEL STREET, ON THE SOUTH SIDE OF ARMAND STREET AND NORTH OF THE NELSON STREET RIGHT-OF-WAY, EAST OF SOULT STREET; TOWN OF MANDEVILLE (UNINCORPORATED) SUBDIVISION, FOR THE PURPOSE OF EXTENDING THE STREET AND INSTALLING DRAINAGE FEATURES.  
WARD 4, DISTRICT 7.**

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 gravel 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 shall post a Performance Obligation prior to a work order being issued for the calculated amount based on the linear footage of proposed roadway using the formula "\$60.00 per linear foot x \_\_\_\_ linear feet = calculated amount" for concrete roadways. The linear footage of construction shall be taken from the approved Preliminary plan(s). The Performance Obligation in the amount of **\$15,600.00** (\$60.00 per linear foot x **260** linear feet) shall be established for a period of one (1) year.
9. That the petitioner shall post a Warranty Obligation upon completion of the project for the calculated amount based on the linear footage of constructed roadway using the formula "\$25.00 per linear foot x \_\_\_\_ linear feet" for concrete roadways. The linear footage of construction shall be taken from the approved As-Built plan(s). The Warranty Obligation shall be established 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 4 DISTRICT 7.
19. That the petitioner must agree to participate in a front foot assessment in upgrading the road to a hard surface standard meeting Parish requirements, in the future.



20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
22. 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 MR. THOMAS SEEGER, SECONDED BY MR. WELDON CRAWFORD; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA: MR. THOMAS SEEGER, MR. KENNETH RESS, MS. NELWYN MCINNIS, MR. RAY BERNIE WILLIE, MR. TODD RICHARD, MR. DAVID DOHERTY, JR., MR. PAUL BARCELONA, P.E., MR. WELDON CRAWFORD, MR. KIRK DRUMM, MR. RONALD RANDOLPH

NAY: NONE

ABSTAIN: NONE

ABSENT: MR. PATRICK FITZMORRIS

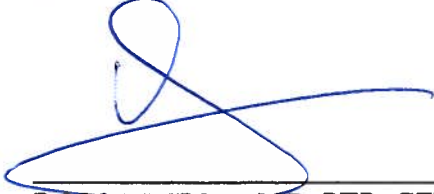
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF NOVEMBER, 2020, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.



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

ATTEST:



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ROSS LINER, AICP, PTP, CFM, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION