

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, AUGUST 8<sup>TH</sup>, 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, August 8<sup>th</sup>, 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 JULY 13, 2023 MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

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

**1- Request to Enter the Parish Right-of-Way for the Centerpoint Boulevard**

Developer/Owner: Weyerhaeuser Real Estate Development Company

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. James Davis

General Location: The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana. Ward 7, District 11

**MINOR SUBDIVISION REVIEW**

**2- 2023-3444-MSP**

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

Owner & Representative: Olivier Brasuell Properties, LLC – Brian Olivier and Todd Brasuell

Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of LA Highway 21, south of Keys Road and north of Lalanne Road, Covington, Louisiana, Ward 1, District 1

**3- 2023-3452-MSP**

Minor subdivision of a 8.251 acre tract into Parcel A1 and Parcel A2

Owner & Representative: Gerard Majella Readeau, Jr. and Lisa Readeau Garza

Surveyor: JV Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jerry Binder

General Location: The property is located on the east side of Mainegra, south of Bayou Liberty Road, Slidell, Louisiana, Ward 9, District 12



**4- 2023-3459-MSP**

Minor subdivision of Parcel A and Parcel B-3B into Parcels A-1, A-2, A-3, A-4, and A-5

Owner: Brittany & Greg Krause, Kim & Robert Economides, Star Partners, LLC– Vincent P. Centanni, Jr.

Representative: Paul J. Mayronne

Surveyor: Kelly J. McHugh and Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of Pratts Road, east of LA Highway 59, Abita Springs, Louisiana, Ward 10, District 6

**5- 2023-3460-MSP**

Minor subdivision of an 12.06 acre Parcel into Parcel A & B

Owner & Representative: Harvey Hyatt

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the east side of Jessie Hyatt Road, north of Johns Bruhl Cemetery Road, Covington, Louisiana, Ward 2, District 6

**6- 2023-3461-MSP**

Minor subdivision of 7.148 acres into Parcels W-1, W-2, and W-3

Owner & Representative: Tammany Oaks Development, LLC – Wayne Buras

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location: This property is located on the north side of LA Highway 22, the south side of Old Ponchatoula Road, and the west side of Dutch Road, Madisonville, Louisiana, Ward 1, District 4

**7- 2023-3463-MSP**

Minor subdivision of 9.490 acres into Parcel 1, Parcel 2, and Parcel 3

Owner & Representative: John Messer, Jr.

Surveyor: JV Burkes & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the southeast corner of LA Highway 41 and John Messer Road, north of Allen Crawford Road, Pearl River, Louisiana, Ward 6, District 6

**RESUBDIVISION REVIEW****8- 2023-3454-MRP – WITHDRAWN**

Resubdivision of Parcel 4, Lots 39-44, St. Tammany Harbor, a portion of Lots 39-43 and 2.325 acre parcel of Howze Beach Camp Sites into Lots 39-A, 39-B, and 39-C, St. Tammany Harbor

Owner & Representative: Cecile Andry and Gilbert Andry, III

Surveyor: JV Burkes and Associates, Inc.

Parish Council District Representative: Hon. Jake A. Airey

General Location : Parcel located on the north and south side of Northshore Blvd, west of East Howze Beach Road, Ward 9, District 13

**9- 2023-3464-MRP**

Resubdivision of Parcel 1 into Parcels 1-A, 1-B, 1-C, D, 1-E, 1-X, and Pond Parcel 1, Gulf South Commerce Park, Phase 1A, Wadsworth Subdivision

Owner & Representative: Crosby Development Co, LLC – John Crosby

Surveyor: JV Burkes and Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano, Jr. and Hon. James Davis

General Location: The property is located on the north side of the intersection of LA Highway 1088 and Interstate 12, Mandeville, Louisiana, Ward 4, District 5 and District 7



**10- 2023-3470-MRP**

Resubdivision of lot 39 & Greenspace 6 into lots 39-A, 48 & 49, Wingfield Subdivision

Owner & Representative: Tammany North Properties, LLC – Robert Bruno

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the south and west sides of Crossvine Drive, west of Baham Road, Covington, Louisiana, Ward 1, District 3

**TENTATIVE APPROVAL****11- 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

**POSTPONED AT THE JULY 11, 2023 MEETING**

**PRELIMINARY APPROVAL****12- 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 AND THE JULY 11, 2023 MEETINGS**

**FINAL APPROVAL****13- 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 JULY 11, 2023 MEETING**

**14- 2023-3367-FP**

Spring Haven Subdivision, Phases 3A & 3B

Developer/Owner: Spring Haven, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

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

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

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



**15- 2023-3455-FP**

Terra Bella Subdivision, Phase 1A-12

Developer/Owner: Terra Bella Group, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean and Hon. Martha Cazaubon

General Location: The property is located on the north side of LA Hwy 1085, west of Bricker Road, Covington, Louisiana. Ward 1, District 1 & 3

**16- 2023-3453-FP**

Oak Alley Meadows Subdivision, Phases 2 - 4

Developer/Owner: Oak Alley Meadows, LLC

Engineer: Geoff Wilson Engineering, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located north of US Highway 190, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

**OLD BUSINESS****17- 2020-2110-MSP**

A minor subdivision of Parcel B-3 originally approved by the Planning Commission to be subdivided as Parcels B-3A, B-3B, B-3C, B-3D & B-3E – amended requested minor subdivision: Parcel B-3 into Parcels B-3A & B-3B

Owner & Representative: Star Acquisitions, LLC - Vincent P. Centanni and Kim & Robert Economides

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon Cheryl Tanner

General Location: The parcel is located on the north side of Prats Road, east of LA Highway 59, Abita Springs, Louisiana, Ward 10, District 6

**NEW BUSINESS****PROPOSED PROJECT**

Replacement of an existing two-lane timber bridge over LA 36 N. Tributary.

**ADJOURNMENT**



**MINUTES**  
**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**

**ROLL CALL**

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

Absent: Smail

Staff: Helen Lambert, Ross Liner, Leslie Delatte, Theodore Reynolds, Maria Robert, Carl Cleland, Emily Couvillion and Diana Velez

**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 JUNE 13, 2023 MEETING MINUTES**

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

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

Nay: N/A

Abstain: N/A

**REQUEST FOR POSTPONEMENTS**

**12- 2023-3417-TP - POSTPONED**

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

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

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

Opposition: Jeanie Laba

Other: N/A

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

Nay: N/A

Abstain: N/A



**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JULY 11, 2023**

**15- 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

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

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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

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

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

**McInnis made a motion to postpone to September, second by Ress**

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

**17- 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

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

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



## **MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JULY 11, 2023**

**Crawford 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, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

### **REVOCATION**

#### **1- REV23-07-005 APPROVED**

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

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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

### **MINOR SUBDIVISION REVIEW**

A vote was taken to table case 2023-3228-MSP to the end of the agenda

**Crawford made a motion to table, second by Ress**

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

Nay: N/A

Abstain: N/A

#### **4- 2023-3399-MSP APPROVED WITH WAIVERS**

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

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 approve with the waivers, second by McInnis**

Opposition: N/A

Other: N/A



## MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JULY 11, 2023

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

Nay: N/A

Abstain: N/A

### **5- 2023-3400-MSP APPROVED WITH FIVE WAIVERS**

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

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

**Crawford made a motion to approve with the five waivers, second by McInnis**

Opposition: Jules Marks

Other: N/A

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

Nay: N/A

Abstain: Gaines

### **6- 2023-3404-MSP APPROVED WITH WAIVERS**

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

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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

### **7- 2023-3412-MSP MOTION FAILED**

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



## MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JULY 11, 2023

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

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

Opposition: Dale Jenkins, Steve Bordelon and Chris Saldi

Other: N/A

Yea: Doherty, Troncoso and Hernandez

Nay: Seeger, Ress, McInnis, Truxillo Gaines, Crawford

Abstain: N/A

The motion failed

### **8- 2023-3416-MSP APPROVED WAITH WAIVER**

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

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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

### **9- 2023-3420-MSP APPROVED WITH WAIVER AND MAINTENANCE AGREEMENT**

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

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

**Crawford made a motion to approve with the waivers and the amended Maintenance Agreement, second by Gaines**

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

### **1- 2023-3423-MSP APPROVED**



## MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JULY 11, 2023

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

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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

### **RESUBDIVISION REVIEW**

#### **11- 2023-3401-MRP APPROVED**

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

Owner & Representative: DSLD Homes, LLC – Jeffrery 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

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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

Crawford made a motion to remove case 2023-3228-MSP from tabling, second by Truxillo

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

Nay: N/A

Abstain: N/A

#### **2- 2023-3228-MSP APPROVED**

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



**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JULY 11, 2023**

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.**

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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

**PRELIMINARY APPROVAL**

**1- 2023-3313-PP APPROVED**

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**

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

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

Opposition: N/A

Other: N/A

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

Nay: Ress and McInnis

Abstain: N/A

**13- 2023-3374-PP APPROVED**

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**

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

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

Opposition: N/A

Other: N/A



## MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING JULY 11, 2023

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

### **OLD BUSINESS**

#### **18- 2022-3185-TP APPROVED**

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)”**

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

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

Opposition: N/A  
Other: N/A

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

#### **1- Resolution No. 20-123 & 20-126 APPROVED**

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**

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

**Crawford made a motion to extend to July 11, 2024, second by Gaines**

Opposition: N/A  
Other: N/A

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

### **NEW BUSINESS**

**ADJOURNMENT Truxillo made a motion to adjourn**



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



THIS PAGE INTENTIONALLY LEFT BLANK



(DRAFT DATE AUGUST 1, 2023)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

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

**TITLE: A RESOLUTION AUTHORIZING WEYERHAEUSER NR COMPANY, TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO WEYERHAEUSER NR COMPANYC/O MR. TIM JACKSON, OR ASSIGNEE; TO ENTER PARISH RIGHT OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF CENTERPOINT BOULEVARD, ST. TAMMANY ADVANCED CAMPUS (STAC) AND TAMANEND SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 7, DISTRICT 11.**

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. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$39,600.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$16,500.00 for a period of two (2) years.



10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 7, DISTRICT 11.
20. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations". If the petitioner cannot provide the required right of way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.
21. 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 \_\_\_\_\_, SECONDED BY \_\_\_\_\_; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 8TH DAY OF AUGUST , 2023, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

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



# RICHARD C. LAMBERT CONSULTANTS, L.L.C.



July 11, 2023

Mr. Daniel Hill, P.E.  
Parish Engineer  
St. Tammany Parish Engineering  
21415 Koop Drive  
Mandeville, LA 70471

Enter R.O.W. Project  
PLANS  
RECEIVED  
7/12/2023  
DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY**

**SUBJECT: Centerpointe Blvd Extension  
Enter the Parish Right-of-Way Request  
RCLC No. 717-02**

Dear Mr. Hill:

On behalf of Weyerhaeuser NR Company, RCL Consultants is requesting permission to enter Parish Right-of-Way to extend Centerpointe Blvd from its current location within the St. Tammany Advanced Campus (STAC) to connect with Legends Blvd. This extension is in Lacombe, LA north of I-12 off LA434 and will consist of constructing approximately 660 linear feet of two-lane concrete roadway with mountable curb with associated roadway drainage, landscaping and street lighting. Of the 660 linear feet of new roadway, 280 linear feet will be on STAC property, and the remaining 380 linear feet will be within Tamanend Subdivision.

Please add this request to the August 8, 2023 Planning Commission Meeting agenda. Below is the contact information associated with this request.

**Owner/Developer**

Weyerhaeuser NR Company  
13005 SW 1st Road, Suite 241  
Newberry, Florida 32669  
Tim Jackson (352) 415-4521

**Petitioner/Consultant**

RCL Consultants, LLC  
900 West Causeway Approach  
Mandeville, LA 70741  
Frank Zemmer, P.E. (985) 727-4449

Attached for your reference is a set of preliminary plans. If you have any questions or require further action on our part, please contact me.

Yours truly,

**RICHARD C. LAMBERT CONSULTANTS, LLC**

  
Franz J. Zemmer, P.E.  
Design Manager

**Attachments**

I:\File Cabinet\71702 WNR (ANNUAL CONTRACT)\Centerpointe Blvd Extension\Enter ROW\Centerpointe Extension EtROW Request 07-11-2023.doc

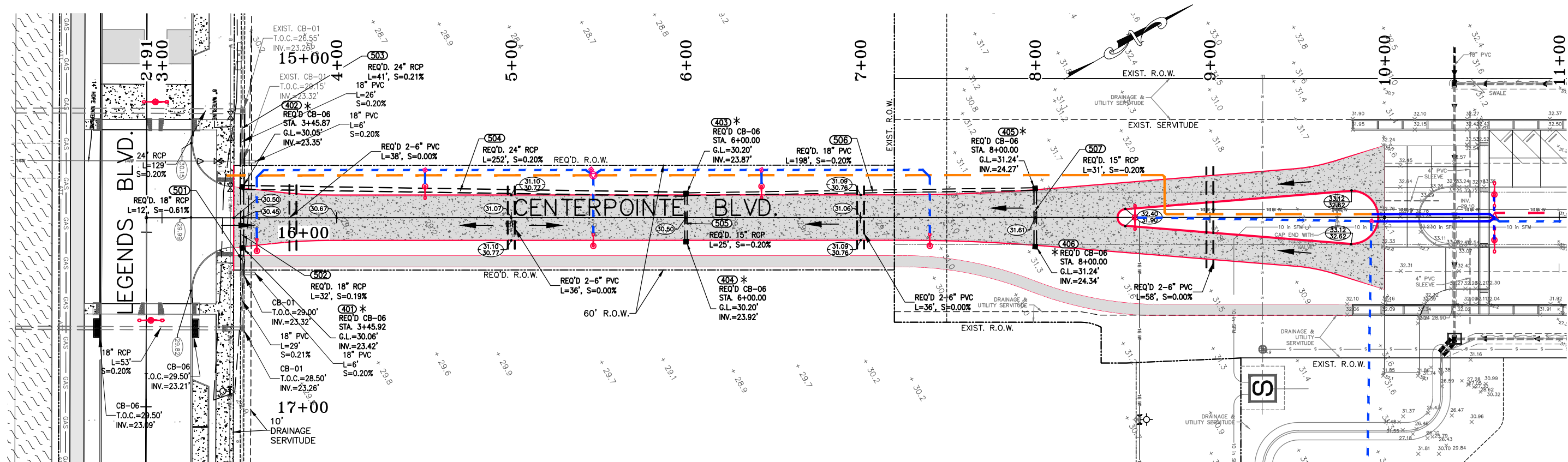
**RICHARD C. LAMBERT CONSULTANTS, LLC**

900 West Causeway Approach, Mandeville LA 70471  
Phone: 985.727.4440 Fax: 985.727.4447  
E-mail: rclc@rclconsultants.com

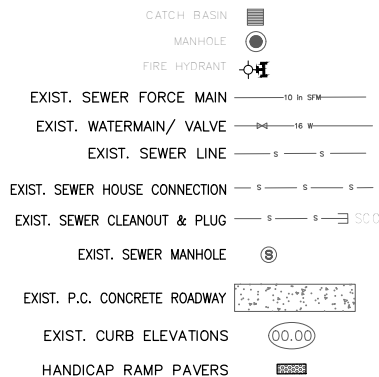
New Orleans Office  
E-mail: rclc@rclconsultants.com



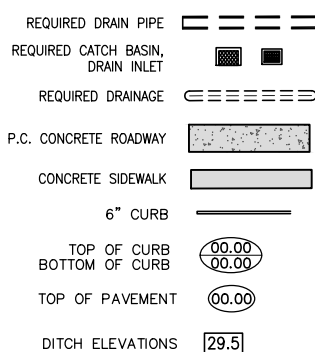
I:\CAD\71702 Legends Blvd. & Centerpoint Blvd. Improvements\Working Drawings - 56+70 to 71+60 & Centerpoint\Centerpoint Extension\71702 4-5 Plan Sheets.dwg



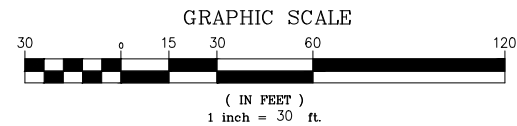
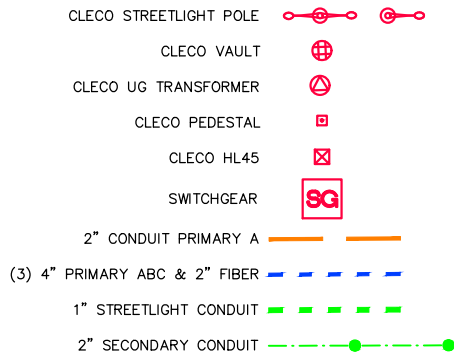
#### LEGEND - EXISTING TOPOGRAPHY



#### LEGEND - REQUIRED WORK



#### LEGEND - CLECO UTILITIES



#### NOTES:

1. REQ'D. CB-06 FRAME & GRATE SHALL HAVE "DRAIN" IN LIEU OF LADOTD PELICAN SYMBOL.
2. BEDDING FOR DRAINAG ESTRUCTURES AND DRAIN LINES SHALL BE 6" DEPTH IN ACCORDANCE WITH LADOTD BM-01.

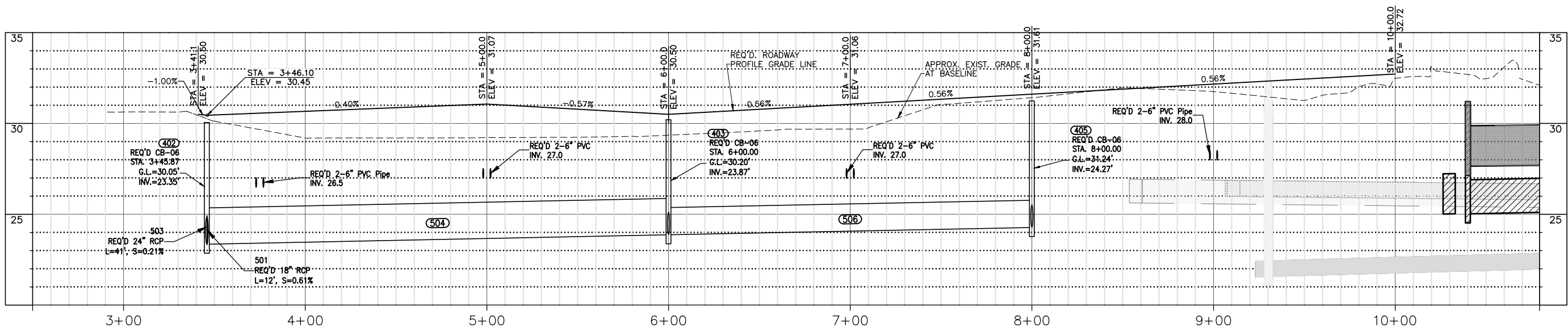
**PRELIMINARY PLANS**  
**NOT FOR CONSTRUCTION**  
**06/22/2023**  
**RCL CONSULTANTS, LLC**  
**FRANZ. J. ZEMMER, P.E.**  
**La. License No. 28232**

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

#### NOTE

THE CONTRACTOR'S ATTENTION IS CALLED TO THE PRESENCE OF OVERHEAD AND UNDERGROUND POWER LINES, UNDERGROUND GAS, AND COMMUNICATION LINES THROUGHOUT THE PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT SAFETY AND COORDINATING HIS OPERATIONS WITH ALL UTILITY COMPANIES.

ALL ELECTRICAL INFRASTRUCTURE WAS DESIGNED BY CLECO & WILL BE INSTALLED BY CLECO





THIS PAGE INTENTIONALLY LEFT BLANK



# **MINOR SUBDIVISIONS**



THIS PAGE INTENTIONALLY LEFT BLANK





**PLANNING STAFF REPORT**  
2023-3444-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:** August 8, 2023

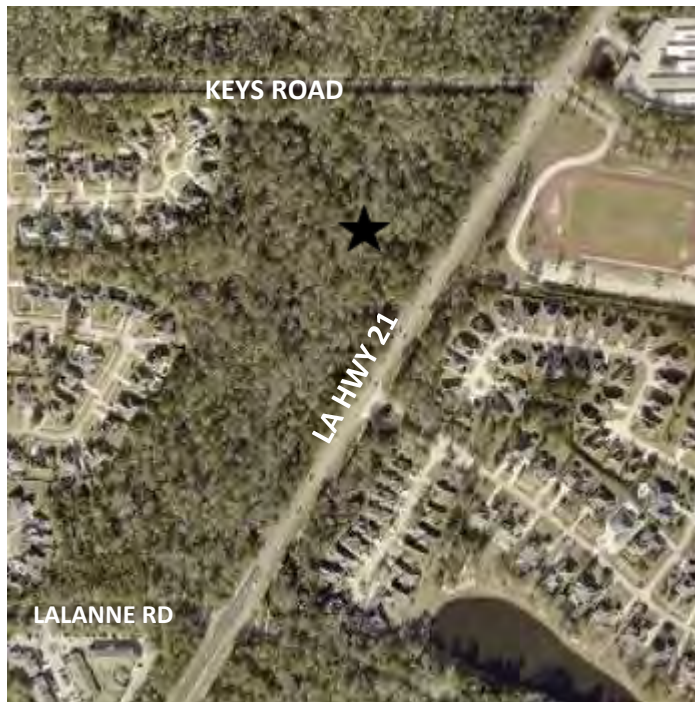
**Posted:** July 20, 2023

**Location:** The property is located on the west side of LA Highway 21, south of Keys Road and north of Lalanne Road, Covington, Louisiana, Ward 1, District 1; S41, T7S, R10E

**Owners & Representative:** Olivier Brasuell Properties, LLC – Brian Olivier and Todd Brasuell

**Engineer/Surveyor:** Duplantis Design Group, PC

**Type of Development:** Commercial



**Current Zoning**

NC-4 Neighborhood Commercial District

**Total Acres**

1.72 acres

**# of Lots/Parcels**

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

**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 from the existing Parcel A-1, being proposed Parcels A-1-A and A-1-B. The minor subdivision request requires a public hearing due to:

- Parcel A-1 was previously part of a minor subdivision approved in January, 2021 (2020-2176-MSA).
- Parcel A-1-A is proposed to be accessed from a servitude of passage, requiring approval from the Planning Commission.





**PLANNING STAFF REPORT**  
2023-3444-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

1. Per the Unified Development Code, driveways designed for two-way traffic are required to be a minimum of 24' wide. Revise the width of the servitude to reflect the current minimum driveway size.

*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.



2023-3444-MSPMAINE

13

SHADY OAKS

MAISON

46

KEYS

SOUTHDOWN

SHADY-VIEW

T7 - R10E

WILDCAT

41

GRAND TURK

NATCHEZ

KAIWAHIA

MEMPHIS

LALANNE

COVINGTON HWY

PINE CREST

BRIGHT LEAF

HIBISCUS

SENNA



THIS POINT LOCATED S 00°21' 47" E - 1202.62'  
THENCE S 89°23' 10" E - 2751.28';  
THENCE S 89°20' 22" E - 973.42'  
FROM THE N.W. CORNER OF SECTION 41,  
T-7-S, R-10-E, G.L.D., ST. TAMMANY PARISH, LA.



KEYS ROAD

SOUTHDOWN, PH. 1

N 00°35'40" E 560.63'

(REF. BRG.)  
S 89°24'15" E 596.54'

298.71'  
S 89°14'54" E

S 28°41'08" E  
55.45'

PARCEL A-2  
8.28 ACRES  
(360855.3034 sq. ft.)

S 32°26'58" W  
157.39'

213.65'  
N 89°24'21" W 394.85'  
S 32°01'12" W 220.31'  
N 89°24'20" W 608.50'

PARCEL A-1  
1.72 ACRES  
(74922.6332 sq. ft.)

LA. HWY. 21

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT  
OF ENGINEERING

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR OBTAINING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

NOTE: NO BUILDING SETBACKS OR  
SERVITUDES SHOWN.

01-11-2021 5987B  
DATE FILED FILE NO.

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

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = CONC. ROW MONUMENT

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.  
PANEL NO. 225205 0210 C & 225205 0220 C;  
REV. 10-17-89 & 4-2-91.

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



KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND 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.

REFERENCE:  
PLAT OF A PREVIOUS SURVEY BY THIS  
FIRM DATED 5-16-02, JOB NO. 02-082.

RESUBDIVISION OF:  
10.00 ACRES INTO  
PARCEL A1, (1.72 ACRES) AND  
PARCEL A2, (8.28 ACRES) IN,  
SECTION 41, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

21 KEYS SOUTHWEST, LLC

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

SCALE: 1" = 200' DATE: 12-02-20  
DRAWN: MDM JOB NO.: 10-277  
REVISED:



NOTES:  
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED  
FROM THE LSU C4G RTK NETWORK (2022.01).

## LEGEND

- PROPERTY CORNER FOUND
- 5/8" CAPPED IRON ROD SET
- PROPERTY LINE
- EDGE OF ROADWAY
- - - CENTERLINE
- - - ACCESS SERVITUDE
- - - RIGHT OF WAY LINE

# MINOR SUBDIVISION OF PARCEL A-1 INTO PARCELS A-1-A AND A-1-B

SECTION 41, TOWNSHIP 7 SOUTH, RANGE 10 EAST

GREENSBURG LAND DISTRICT

ST. TAMMANY PARISH, LOUISIANA

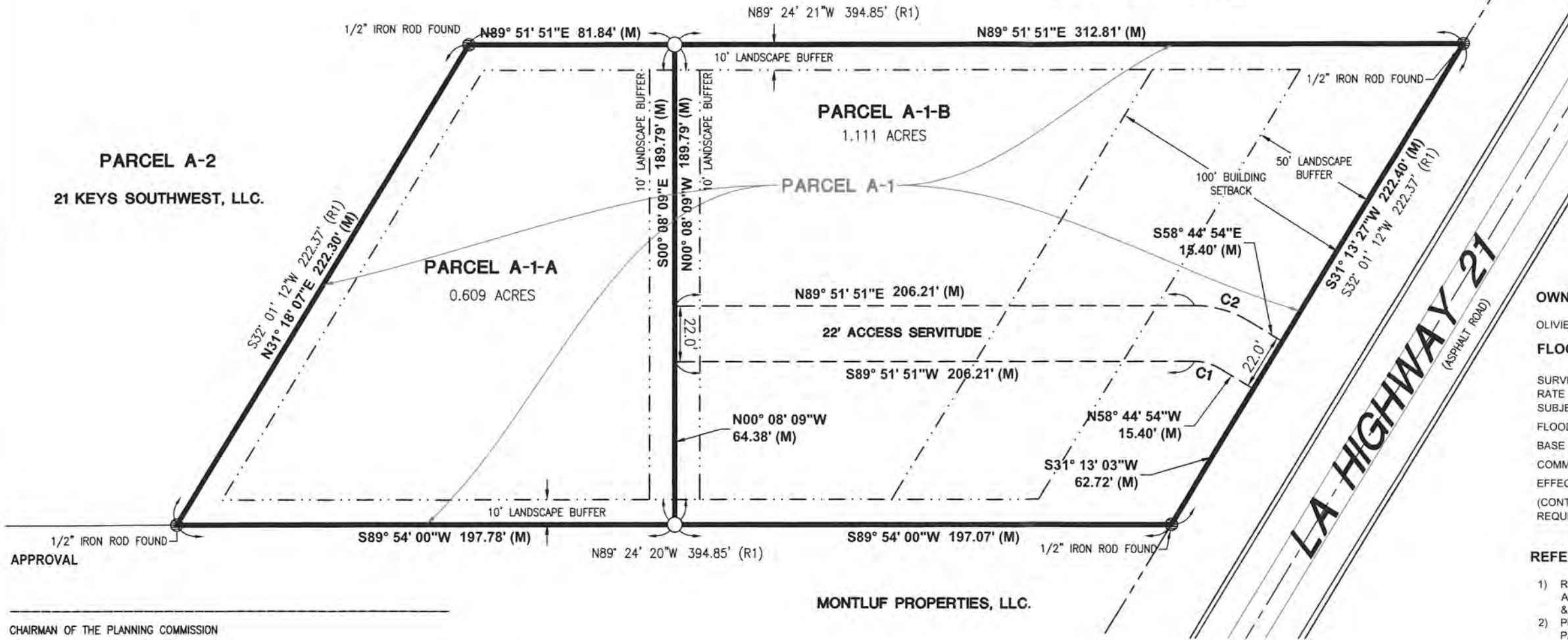
2023-3444-MSP



VICINITY MAP  
NOT TO SCALE

PARCEL A-2  
21 KEYS SOUTHWEST, LLC.

PARCEL A-2  
21 KEYS SOUTHWEST, LLC.



### OWNER:

OLIVIER BRASUELL PROPERTIES LLC.

### FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA:  
FLOOD ZONE: "C"  
BASE FLOOD ELEVATION: NOT INDICATED  
COMMUNITY PANEL NO. 225205 0210 C & 255205 0220 C  
EFFECTIVE DATE: OCTOBER 17, 1989 & APRIL 2, 1991  
(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

### REFERENCES:

- 1) RESUBDIVISION OF 10.00 ACRES INTO PARCEL A1 (1.72 ACRES) AND PARCEL A2 (8.28 ACRES) BY KELLY J. MCHUGH & ASSOC. INC., JOB NO. 10-277, DATED DECEMBER 2, 2020
- 2) PLAT OF BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY OF PARCEL A-1 BY DUPLANTIS DESIGN GROUP, PC. DATED 05/23/2023

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

### NOTE:

THE SUBJECT PROPERTY IS ZONED NC-4 (NEIGHBORHOOD INSTITUTIONAL)

Curve Table			
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C1	10.88'	20.00'	N74°20'12"W \ 10.75'
C2	22.91'	42.00'	S74°22'27"E \ 22.63'

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

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

DATE OF SURVEY: 06/20/2023

*Dennis L. Gowin*

DENNIS L. GOWIN, PLS  
LA REG. 4846  
DGOWIN@DDGPC.COM



REVISION	BY

DUPLANTIS DESIGN GROUP, PC  
SURVEY  
16564 Brewster Road, Suite 101  
Covington, LA 70433  
Phone: 985.249.6180 \ Fax: 985.249.6190  
314 E. Bayou Road  
Thibodaux, LA 70301  
www.DDGPC.com



MINOR SUBDIVISION  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
REGAL CONSTRUCTION

DRAIN LID CHECKED DLS FIELD DATE 06/16/2023 FIELD FOR REVIEW PROJECT NO. 21-1152 FILE 21-1152-RESUB-06202023.dwg
---



THIS PAGE INTENTIONALLY LEFT BLANK





**PLANNING STAFF REPORT**  
2023-3452-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:** August 8, 2023

**Posted:** July 21, 2023

**Location:** The property is located on the east side of Mainegra, south of Bayou Liberty Road, Slidell, Louisiana, Ward 9, District 12; S17, T9S, R14E

**Owners & Representative:** Gerard Majella Readeau, Jr. and Lisa Readeau Garza

**Engineer/Surveyor:** JV Burkes & Associates, Inc.

**Type of Development:** Residential



**Current Zoning**

A-2 Suburban District

**Total Acres**

8.251 acres

**# of Lots/Parcels**

Minor subdivision of an 8.251-acre tract  
into Parcel A1 and Parcel A2

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone: A10

Preliminary Flood Zone: AE

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

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

The applicant is requesting to create two (2) parcels from 8.251 acres, being proposed Parcels A1 and A2. The minor subdivision request requires a public hearing due to:

- Parcel A-2 is proposed to be accessed from a 35' private drive.
- The applicant is requesting a waiver to construct the 35' access drive/right of way and the required drainage prior to building permit being issued on Parcel A2 instead of prior to the plats being recorded. Add the following note to the survey: "BUILDING PERMITS CANNOT BE FILED ON PARCEL A2 PRIOR TO THE ROAD AND DRAINAGE BEING COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE".





**PLANNING STAFF REPORT**  
2023-3452-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.

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

1. Provide information regarding proposed Parcel A2 regarding the buildability of the parcel.
2. Revise the acreage listed in the title block and on the survey, for proposed Parcels A1 and A2 to be consistent with the total acreage of the property.
3. Provide the recorded servitude documentation for the proposed 35' access servitude.
4. Extend the access servitude line to the existing residence shown on the survey as "not a part".
5. As per the 911 Communications District, remove the address labels from the survey.
6. Provide a cul-de-sac or "T" Turn Around at the junction of the 3 driveways.
7. Submit plans of proposed private drive to the Department of Engineering for review and approval.
8. 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**  
2023-3452-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

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







2023-3452-MSP

APPROVED:

CHAIRMAN OF THE PLANNING COMMISSION DATE

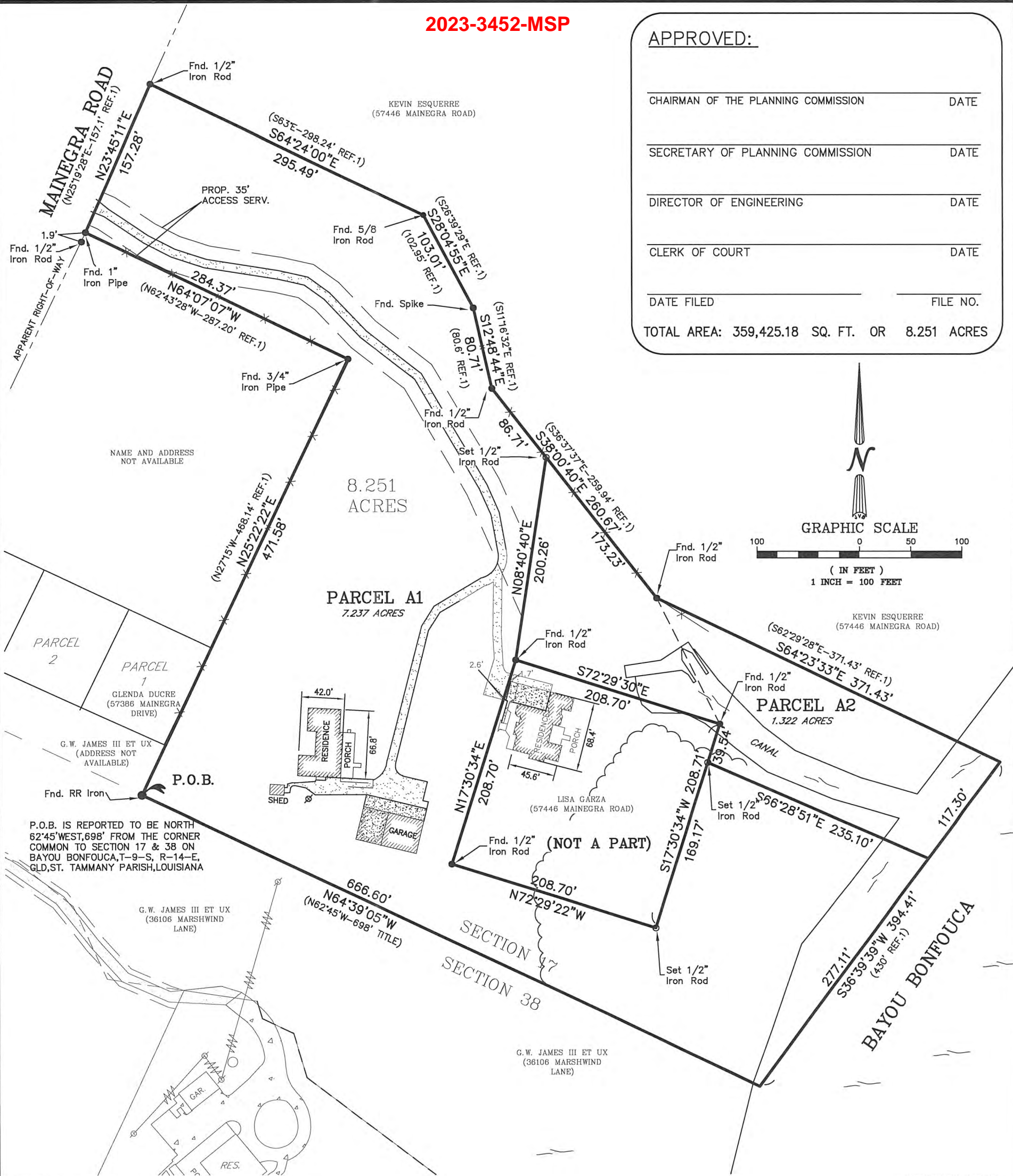
SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 359,425.18 SQ. FT. OR 8.251 ACRES



REFERENCES:

- 1.) A SURVEY PLAT BY PRECISION SURVEYS DATED 11/02/1989
- 2.) A SURVEY PLAT BY ALBERT A. LOVELL & ASSOC. DATED 06/11/1993
- 3.) A SURVEY PLAT BY THIS FIRM DATED 10/28/1993
- 4.) A SURVEY PLAT BY JOHN E. BONNEAU & ASSOC. DATED 12/18/1997

ADDRESS: 5704 MAINEGRA ROAD

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

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0420 D  
F.I.R.M. Date 04/21/1999  
ZN: A-10 B.F.E. 10  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.

20230125

DATE:

03/28/2023

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING

ENVIRONMENTAL

1805 Shortcut Highway

Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

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

DRAWN BY:

VLL

CHECKED BY:

SBF

SCALE:

1" = 100'

REVISED:

A MINOR SUBDIVISION OF A 8.251 ACRE TRACT INTO PARCEL A1 & PARCEL A2 LOCATED IN SECTION 17, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: TRAVIS THOMPSON



SURVEYED BY

S. BRETT FITZGERALD  
LA. REG. No. 5018



THIS PAGE INTENTIONALLY LEFT BLANK





**PLANNING STAFF REPORT**  
2023-3459-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:** August 8, 2023

**Posted:** July 20, 2023

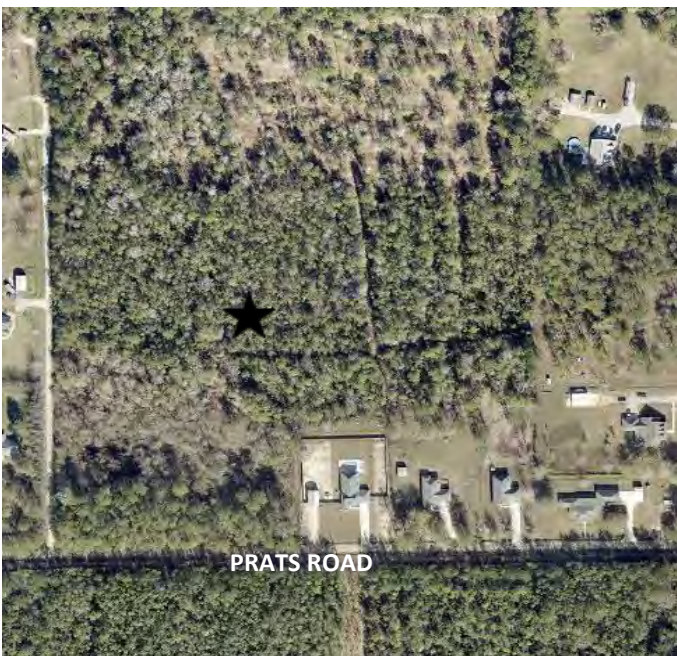
**Location:** The property is located on the north side of Pratts Road, east of LA Highway 59, Abita Springs, Louisiana, Ward 10, District 6; S30, T6S, R12E

**Owners:** Brittany & Greg Krause, Kim & Robert Economides, Star Partners, LLC– Vincent P. Centanni, Jr.

**Representative:** Paul J. Mayronne

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

**Type of Development:** Residential



**Current Zoning**

A-2 Suburban District

**Total Acres**

15.94 acres

**# of Lots/Parcels**

Minor subdivision of Parcel A and Parcel B-3B into Parcels A-1, A-2, A-3, A-4, and A-5

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone: C

Preliminary Flood Zone: X

**Critical Drainage:** No

**STAFF COMMENTARY:**

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

The applicant is requesting to create five (5) parcels from 15.94 acres, being proposed Parcels A1, A2, A3, A4 and A5. The minor subdivision request requires a public hearing due to:

- Parcel B-3B and a part of Parcel A3 were part of a previous minor subdivision approved in December, 2020 (2020-2110-MSP).
- Parcel A3 does not meet the minimum lot width of 150 feet required under the A2 Suburban District and requiring a waiver from the Planning Commission.





**PLANNING STAFF REPORT**  
2023-3459-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

- Parcel A4 is proposed to be accessed from an existing 30' access easement, needing a waiver from the Planning Commission to Sec. 125-188(b)(2)(c), since the subject property does not have direct public road frontage, and located below the Urban Growth Boundary Line.
- Parcel A5 is proposed to be created as a flag lot and requiring a waiver from the Planning Commission to Sec. 125-188(b)(2)(c), since flag lots are only permitted above the Urban Growth Boundary Line.

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

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

1. Provide the revised recorded servitude documentation confirming that Parcel A4 has legal rights to connect to the existing 30' access easement.

*New Directions 2040*

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



NOLAN

NOLAN

30

FRANCO

BUTTERFLY

PRATS

Abita Springs

31

HICKORY

PRATS DAIRY



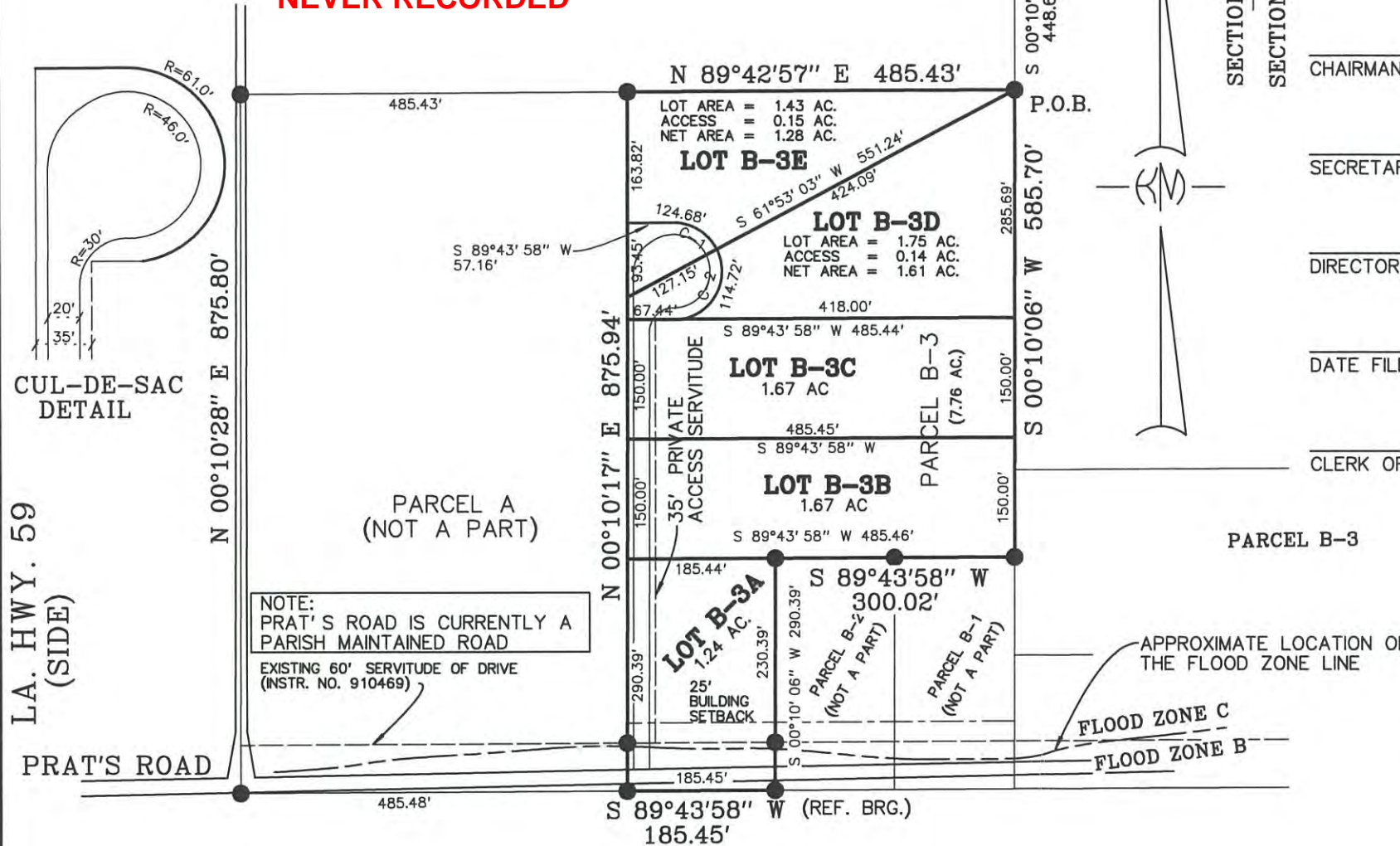
LEGEND:

- = 1/2" IRON ROD FOUND  
○ = 1/2" IRON ROD SET

CURVE DATA CHART

C-1 - R=61.00' L=67.52' Ch=N 58°33' 18" W 64.13'  
C-2 - R=61.00' L=114.72' Ch=N 27°02' 07" E 98.55'

**PREVIOUSLY APPROVED 2020-2110-MSP:  
NEVER RECORDED**



NOTES:

1. ALL NEW LOT CORNERS MARKED WITH 1/2" IRON RODS.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONES B & C, RE: FIRM PANEL NO. 225205 0235 C LAST REVISED 10-17-89

S 89°51' 14" W 1500.72'

S 00°10' 06" W 448.67'

S 00°10' 06" W 585.70'

S 00°10' 06" W 150.00'

S 00°10' 06" W 290.39'

S 00°10' 06" W 185.45'

S 89°43'58" W (REF. BRG.) 185.45'

S 00°10' 06" W 448.67'

S 00°10' 06" W 585.70'

S 00°10' 06" W 150.00'

S 00°10' 06" W 290.39'

S 00°10' 06" W 185.45'

S 89°43'58" W (REF. BRG.) 185.45'

1/4 CORNER COMMON TO  
SECTIONS 29 & 30,  
T-6-S, R-12-E, G.L.D.  
ST. TAMMANY PARISH, LA.

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

PARCEL B-3

REFERENCE: PLAT OF A RESUBDIVISION  
BY JOHN E. BONNEAU & ASSOCIATES, INC.  
FILED 09-08-2008 AS MAP NO. 4719D.

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.



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.

PREPARED FOR: VINCENT CENTANNI

DATE: 10-14-20

A RESUBDIVISION OF PARCEL B-3 INTO  
PARCELS B-3A, B-3B, B-3C, B-3D & B-3E  
ALL IN SECTION 30, T-6-S, R-12-E,  
G.L.D., ST. TAMMANY PARISH, LA.

SCALE: 1" = 200'  
DRAWN: DRJ  
REVISOR: 18-230-B3 RESUB

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



# LEGEND:

2023-3459-MSP

● = 1/2" IRON ROD FOUND

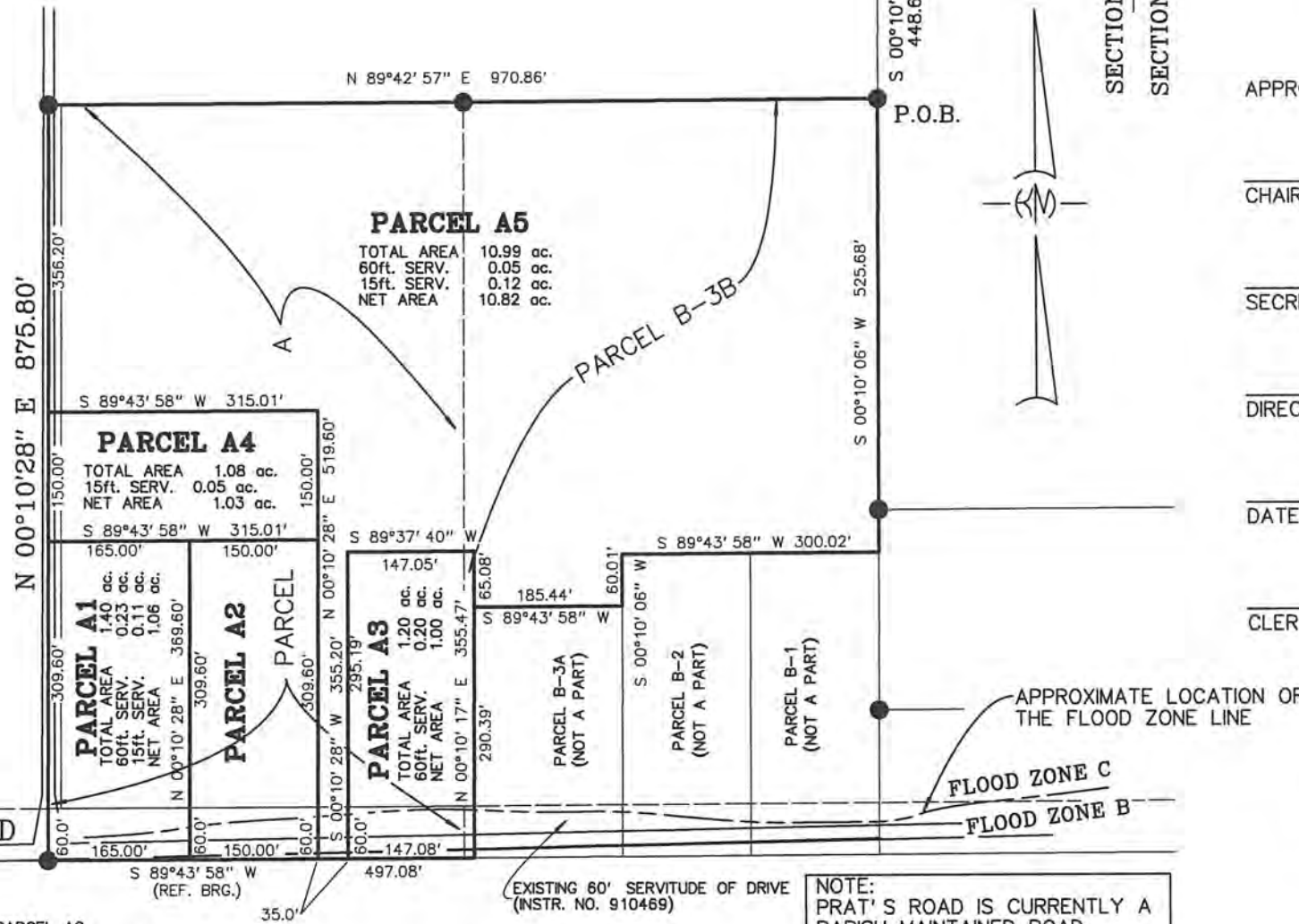
LA. HWY. 59  
(SIDE)

PRAT'S ROAD

PARCEL A2  
TOTAL AREA 1.27 ac.  
60ft. SERV. 0.21 ac.  
NET AREA 1.07 ac.

- NOTES:
1. ALL NEW LOT CORNERS MARKED WITH 1/2" IRON RODS.
  2. THIS PROPERTY IS LOCATED IN FLOOD ZONES B & C, RE: FIRM PANEL NO. 225205 0235 C LAST REVISED 10-17-89

- REFERENCES:
1. PLAT OF A RESUBDIVISION BY JOHN E. BONNEAU & ASSOCIATES, INC. FILED 09-08-2008 AS MAP NO. 4719D.
  2. PLAT OF A RESUBDIVISION BY THIS FIRM FILED 08-20-2018, MAP FILE NO. 5796D



NOTE:  
PRAT'S ROAD IS CURRENTLY A  
PARISH MAINTAINED ROAD

S 89°51' 14" W 1500.72'  
S 00°10' 06" W 448.67'  
SECTION 30  
SECTION 29

1/4 CORNER COMMON TO  
SECTIONS 29 & 30,  
T-6-S, R-12-E, G.L.D.  
ST. TAMMANY PARISH, LA.

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

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



10/26/23  
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.

GREG KRAUSE

PREPARED FOR:

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 70401-5611

A MINOR SUBDIVISION OF PARCEL A  
AND PARCEL B-3B INTO PARCELS A-1,  
A-2, A-3, A-4 AND A-5  
ALL IN SECTION 30, T-6-S, R-12-E,  
G.L.D., ST. TAMMANY PARISH, LA.

SCALE: 1" = 200'  
DRAWN: DRJ  
REVIS: 06-19-23  
JOB NO: 23-031-RS3



THIS PAGE INTENTIONALLY LEFT BLANK





**PLANNING STAFF REPORT**  
2023-3460-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:** August 8, 2023

**Posted:** July 20, 2023

**Location:** The property is located on the east side of Jessie Hyatt Road, north of Johns Bruhl Cemetery Road, Covington, Louisiana, Ward 2, District 6; S29, T5S, R11E

**Owners & Representative:** Harvey Hyatt

**Engineer/Surveyor:** Land Surveying, LLC

**Type of Development:** Residential



**Current Zoning**

A-1 Suburban District

**Total Acres**

18.06 acres

**# of Lots/Parcels**

Minor subdivision of a 1-acre parcel, a 5-acre parcel, and a 12.06-acre parcel into

Parcels A & B

**Surrounding Land Uses:**

Residential / Undeveloped

**Flood Zone:**

Effective Flood Zone: A

Preliminary Flood Zone: X

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

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

The applicant is requesting to create two (2) parcels from a 1-acre parcel, a 5-acre parcel, and a 12.06-acre parcel, being proposed Parcel A and proposed Parcel B. 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 zoning classification, requiring a waiver of the regulation by 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  
August 8, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3460-MSP





**PLANNING STAFF REPORT**  
2023-3460-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

1. Provide 10 original copies of the survey with live survey stamp and signature. Remove “preliminary” from the survey.

*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.



2023-3460-MSP

19

20

HUNT

T5 - R11E

30

JESSIE HYATT

DEEP WOODS

29

PEYTONS

HUMMEL



FINAL APPROVAL  
**PRELIMINARY DOCUMENT**

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

Reference:  
1) A Deed of 5.0 Acres in Inst. No. 1262893,  
Clerk of Courts Office  
2) A Deed of 1.0 Acre in COB 1087/216,  
Clerk of Courts Office  
3) A Deed of 2.0 Acres in COB 162/589,  
Clerk of Courts Office  
4) A Resub Plat by Jeron Fitzmorris, File  
Date 5-19-2006, File No. 4211C, Clerk  
of Courts Office

Reference calls and fencing are not shown

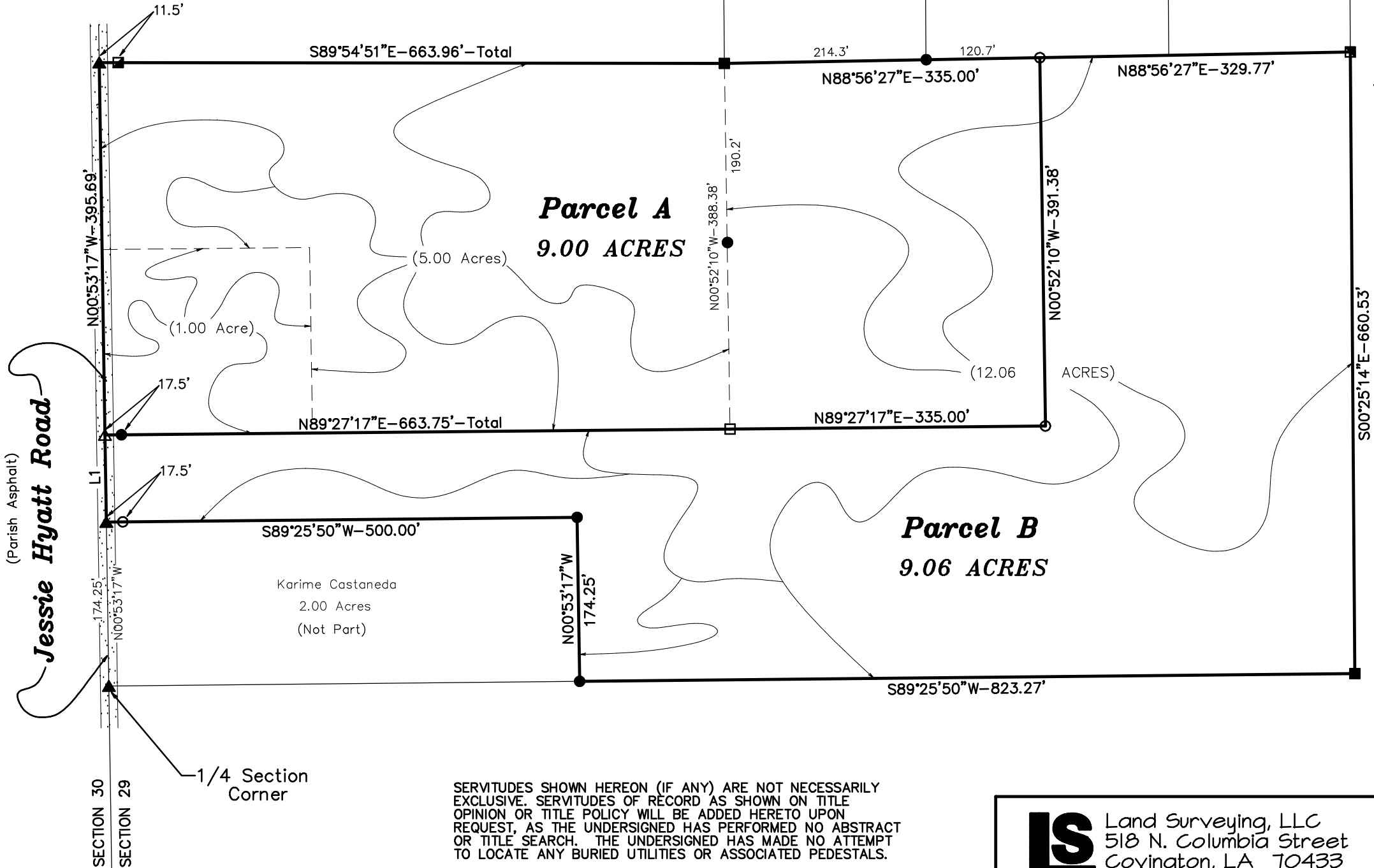
Bearings refer to the Louisiana State Plane  
Coordinate System (1702 La. South) and  
was observed by GPS

- LEGEND:
- = Fnd. 1 1/4" Iron Pipe
  - = Fnd. 1/2" Iron Rod
  - ▣ = Fnd. 3/4" Iron Pipe
  - ▲ = Fnd. Mag Nail
  - = Fnd. "T" Post in Tree Trunk
  - △ = Set Mag Nail
  - = Set 1/2" Iron Rod

Line Table:  
L1=N00°53'17"W-92.51'

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

A MINOR SUBDIVISION OF AN 1.00, 5.00 & 12.06 ACRE  
PARCEL OF LAND, INTO PARCEL A & B, SITUATED IN  
SECTION 29, T-5-S, R-11-E, ST. TAMMANY PARISH, LA.



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.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE  
ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

**PRELIMINARY DOCUMENT**

BRUCE M. BUTLER III  
LA. PROFESSIONAL LAND SURVEYOR  
LIC. NO. 4894

LS

Land Surveying, LLC

518 N. Columbia Street

Covington, LA 70433

(985) 842-6277 office (985) 848-0355 fax

MAP PREPARED FOR

**BRYAN K. JARRELL &  
CHRISTI HYATT JARRELL**

SCALE: 1"= 130'

DATE: 8-1-2023

Located in Section 29, T-5-S, R-11-E, St. Tammany Parish, La.

SURVEY NUMBER

DRAWN BY

JWG





**PLANNING STAFF REPORT**  
2023-3461-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:** August 8, 2023

**Posted:** July 21, 2023

**Location:** This property is located on the north side of LA Highway 22, the south side of Old Ponchatoula Road, and the west side of Dutch Road, Madisonville, Louisiana, Ward 1, District 4; S37, T7S, R10E

**Owners & Representative:** Tammany Oaks Development, LLC – Wayne Buras

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

**Type of Development:** Commercial



**Current Zoning**

NC-2 Neighborhood Commercial

District

**Total Acres**

7.148 acres

**# of Lots/Parcels**

Minor subdivision of 7.148 acres into  
Parcels W-1, W-2, and W-3

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone: C

Preliminary Flood Zone: AE

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

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

The applicant is requesting to create three (3) parcels from 7.148 acres, being proposed Parcels W-1, W-2, and W-3. The minor subdivision request requires a public hearing due to:

1. Parcels W-2 and W-3 do not meet the minimum lot size of 1 acre, required as per Section 125-188(b)(2)(e) 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  
August 8, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3461-MSP





**PLANNING STAFF REPORT**  
2023-3461-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

1. As per the 911 Communications District, "L.A. HWY 22" should read "HWY 22 WEST".

*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.



SANDY BROOK

42

BLACK RIVER

BLACK OAK

44

JERVIS EAY

PONCHATOULA HWY

OLD PONCHATOULA

T7-R10E

TWIN OAKS

DUTCH

MATTINGLY

37

38

GARDEN

22

27



APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

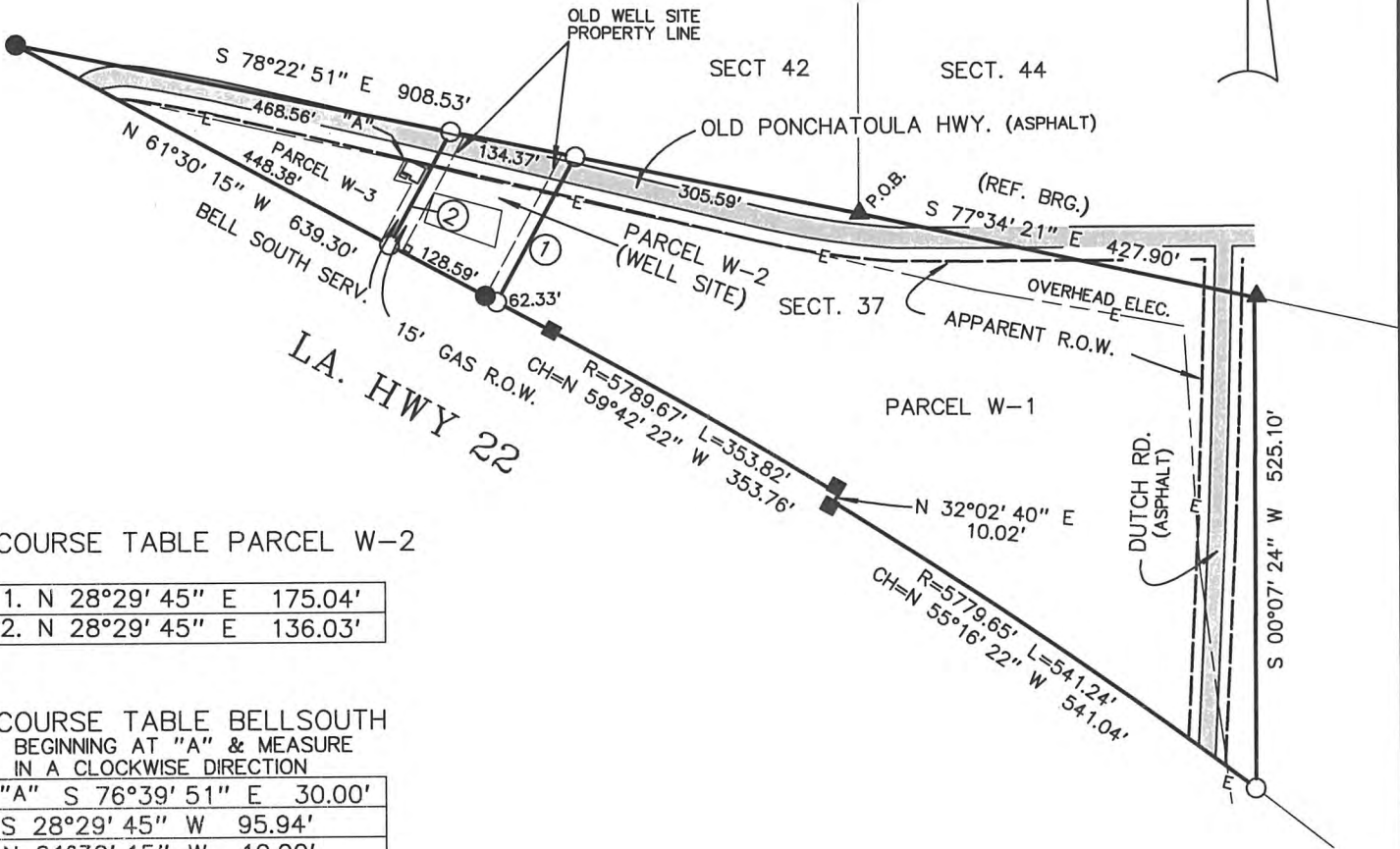
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

ACREAGE TABLE

TOTAL	311356.67 SQ. FT.	7.148 AC.
W-1	260859.31 SQ. FT.	5.988 AC.
W-2	20000.00 SQ. FT.	0.459 AC.
W-3	30497.38 SQ. FT.	0.700 AC.



COURSE TABLE PARCEL W-2

1.	N 28°29' 45" E	175.04'
2.	N 28°29' 45" E	136.03'

COURSE TABLE BELLSOUTH  
BEGINNING AT "A" & MEASURE  
IN A CLOCKWISE DIRECTION

"A"	S 76°39' 51" E	30.00'
	S 28°29' 45" W	95.94'
	N 61°30' 15" W	10.00'
	N 28°29' 45" E	68.23'
	N 76°39' 51" W	19.64'
	N 28°29' 45" E	25.00' "A"

NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR VERIFYING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

NO BUILDING SETBACKS OR ELEC. SERV. SHOWN HEREON.

-- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = R.O.W. MOUN. FOUND
- ▲ = 3/4" IRON PIPE FOUND

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE C ; BASE FLOOD ELEV. N/A ; F.I.R.M.  
PANEL NO. 225205 0220 C; REV. 04-02-1991

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.

REFERENCE; 1.) A SURVEY BY THIS FIRM DATED 02-20-95,  
JOB NO. 94-193-TRI  
2.) A SURVEY BY THIS FIRM DATED 03-29-1995, JOB NO.  
95-161  
3.) A SURVEY BY BFM CORP. DATED 10-25-1995, DRAWING  
NO. BFM 18853-001A

RESUBDIVISION SURVEY OF:

7.148 ACRES INTO PARCELS W-1, W-2, W-3,  
ALL IN SECTION 37, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH LA.

PREPARED FOR:

TAMMANY OAKS DEVELOPMENT, LLC

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

SCALE:	1" = 200'	DATE:	05-26-23
DRAWN:	MDM	JOB NO.:	23-052
REVISED:			

KELLY J. McHUGH REG. NO. 4443

CERTIFIED CORRECT AND 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.

06-30-23





**PLANNING STAFF REPORT**  
2023-3463-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:** August 8, 2023

**Posted:** July 21, 2023

**Location:** The property is located on the southeast corner of LA Highway 41 and John Messer Road, north of Allen Crawford Road, Pearl River, Louisiana, Ward 6, District 6; S9, T7S, R14E

**Owners & Representative:** John Messer, Jr.

**Engineer/Surveyor:** JV Burkes & Associates, Inc.

**Type of Development:** Residential



**Current Zoning**

A-2 Suburban District

**Total Acres**

9.490 acres

**# of Lots/Parcels**

Minor subdivision of 9.490 acres into  
Parcel 1, Parcel 2, and Parcel 3

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone: C

Preliminary Flood Zone: X

**Critical Drainage:** No

**STAFF COMMENTARY:**

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

The applicant is requesting to create three (3) parcels from 9.490 acres, being proposed Parcel 1, Parcel 2, and Parcel 3. The minor subdivision request requires a public hearing due to:

- Parcel 1 does not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District and requiring a waiver from the Planning Commission.

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

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

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

Planning Commission  
August 8, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3463-MSP





**PLANNING STAFF REPORT**  
2023-3463-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.



BOCALUSA HWY

JOHN PROVOST

39

MASS POLK

SANDY HOLLOW

9

JOHN MESSER

CURTIS SINGLETARY

T7 - R14E

JESSIE SINGLETARY

ALLEN CRAWFORD

CLAUDE POLK

WILD

16

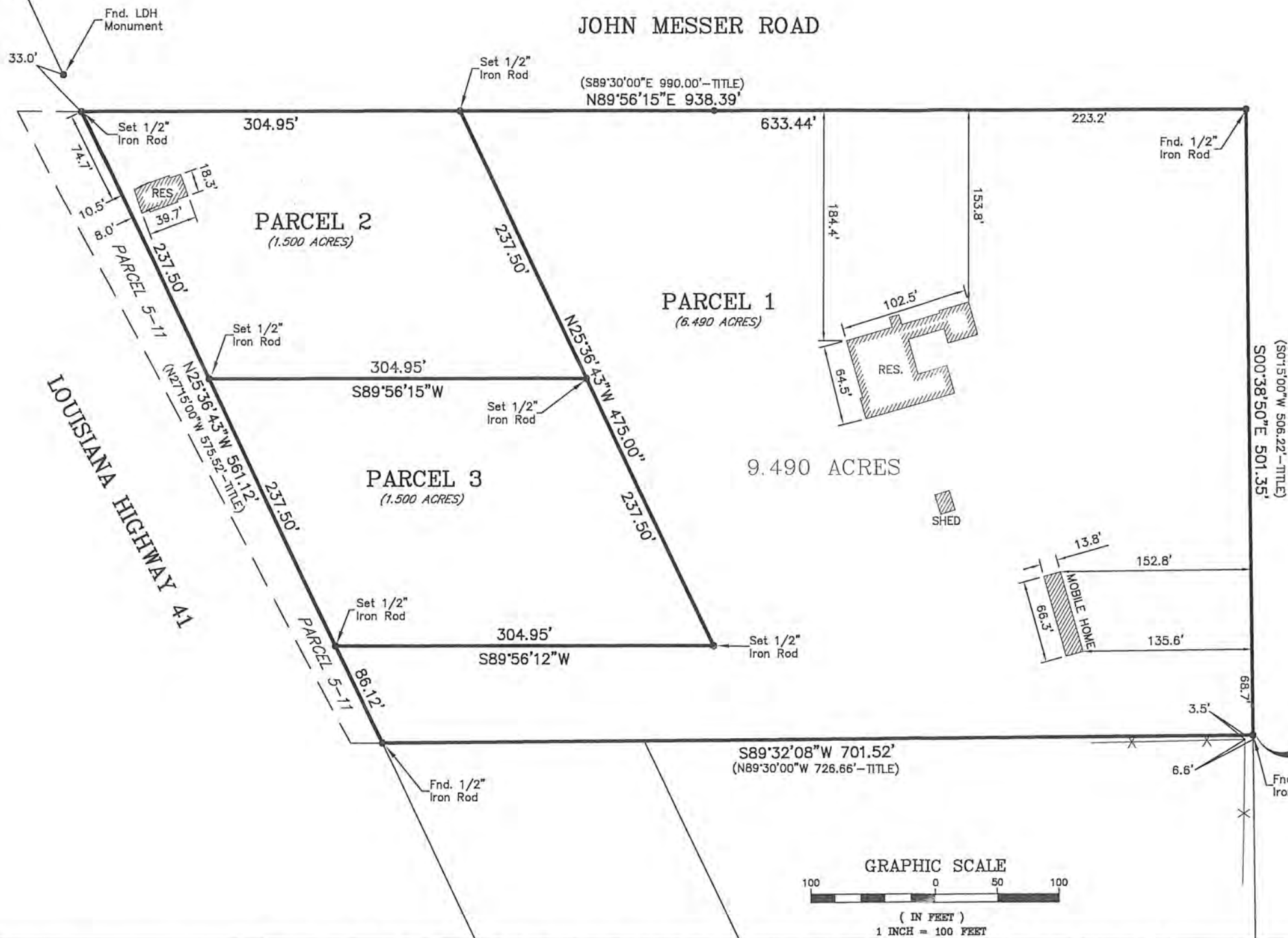
16TH SECTION

PETE RUDISELL

HENRY GAINES



2023-3463-MSP



NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 - NAD83) BASED ON GPS RTN TIES ACCESSED ON 5/16/2023.

APPROVED:

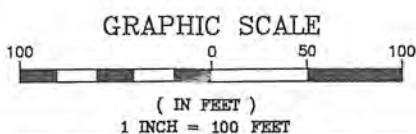
SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

TOTAL AREA: 413,384 SQ. FT. OR 9.49 ACRES



SCALE: 1" = 100'

DATE: 05/09/2023

DRAWN BY: JDL CHECKED BY: MAC

DWG. NO: 20230179

SHEET 1 OF 1

I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist either way across any of the property lines, except as shown. Encumbrances shown hereon are not necessarily exclusive. Encumbrances of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

I have consulted the Flood Insurance Rate Maps and found this property is not in a Special Flood Hazard Area.

F.I.R.M.: 225205 0300 C

DATE: 10/17/89

ZONE: C

B.F.E. = N/A

\* Verify prior to construction with local governing body.

A MINOR SUBDIVISION OF 9.490 ACRES INTO  
PARCEL 1, PARCEL 2 & PARCEL 3 IN  
SECTION 9, T-7-S, R-14-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

Declaration is made to original purchaser of the survey. It is not transferable to additional institutions or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with the Louisiana "Standards of Practice for Property Boundary Surveys" for a Class D survey. Bearings are based on record bearings unless noted otherwise.

JOHN MESSER

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



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

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





# **RESUBDIVISION REVIEW**



THIS PAGE INTENTIONALLY LEFT BLANK





**PLANNING STAFF REPORT**  
2023-3464-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

**Hearing:** August 8, 2023

**Posted:** July 21, 2023

**Location:** Property is located on the north side of the intersection of LA Highway 1088 and Interstate 12, Mandeville, Louisiana, Ward 4, District 5 and District 7; S33, T7S, R12E

**Owner & Representative:** Crosby Development Co, LLC – John Crosby

**Engineer/Surveyor:** JV Burkes and Associates, Inc.

**Type of Development:** Industrial



**Current Zoning**

PUD Planned Unit Development District

**Total Acres**

58.868 acres

**# of Lots/Parcels**

Resubdivision of Parcel 1 into Parcels 1-A, 1-B, 1-C, D, 1-E, 1-X, and Pond Parcel 1, Gulf South Commerce Park, Phase 1A, Wadsworth Subdivision

**Surrounding Land Uses:**

Undeveloped

**Flood Zone:**

Effective Flood Zone: C

Preliminary Flood Zone: X

**Critical Drainage:** Parish Determined  
Critical Drainage

**STAFF COMMENTARY:**

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

The owner is requesting to create seven (7) parcels from Parcel 1, being proposed Parcels 1-A, 1-B, 1-C, D, 1-E, 1-X, and Pond Parcel 1, Wadsworth Subdivision, Gulf South Commerce Park, Phase 1A. The public hearing is required considering that:

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

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

1. Label Parcel 5 as “not a part”

Planning Commission  
August 8, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3464-MRP





**PLANNING STAFF REPORT**  
2023-3464-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

2. Remove reference to buffers in the note on the survey. A Major Amendment to the PUD request is required in order to remove previously established buffers.

*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.



2023-3464-MRP





THE LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND STRUCTURES AND RECORD DRAWINGS PROVIDED THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES OR STRUCTURES.

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA.  
F.I.R.M. COMMUNITY MAP NO. 225205 0425 C; DATED: 10/17/1989  
FLOOD ZONE: C; BASE FLOOD ELEVATION: N/A.

REFERENCES:

- 1.) SURVEY BY JOHN E. BONNEAU & ASSOCIATES, INC. DATE AUGUST 17TH, 1985 SURVEY NO. 85343.
- 2.) SURVEY BY NED R. WILSON DATED 01/12/1994 SUREY NO. 2032.
- 3.) A FINAL PLAN OF WADSWORTH SUBDIVISION DATED 3/2/15, MAP FILE 5550.
- 4.) A RESUBDIVISION SURVEY OF PARCEL 2 AND 3 INTO PARCELS 2-A AND 3-A, WADSWORTH SUBDIVISION, SECTION 33, T7S, R12E, ST. TAMMANY PARISH, LA., DATED 02/10/2021, RECORDED 03/29/2021, MAP FILE #0060D.
- 5.) A MINOR SUBDIVISION MAP OF 1152± ACRES INTO PARCELS 1, 2, & 3 SITUATED IN SECTIONS 21 & 28, T7S, R12E, ST. TAMMANY PARISH, LOUISIANA DATED 10/26/2021, RECORDED 02/15/2022, MAP FILE #6089.

NOTES:

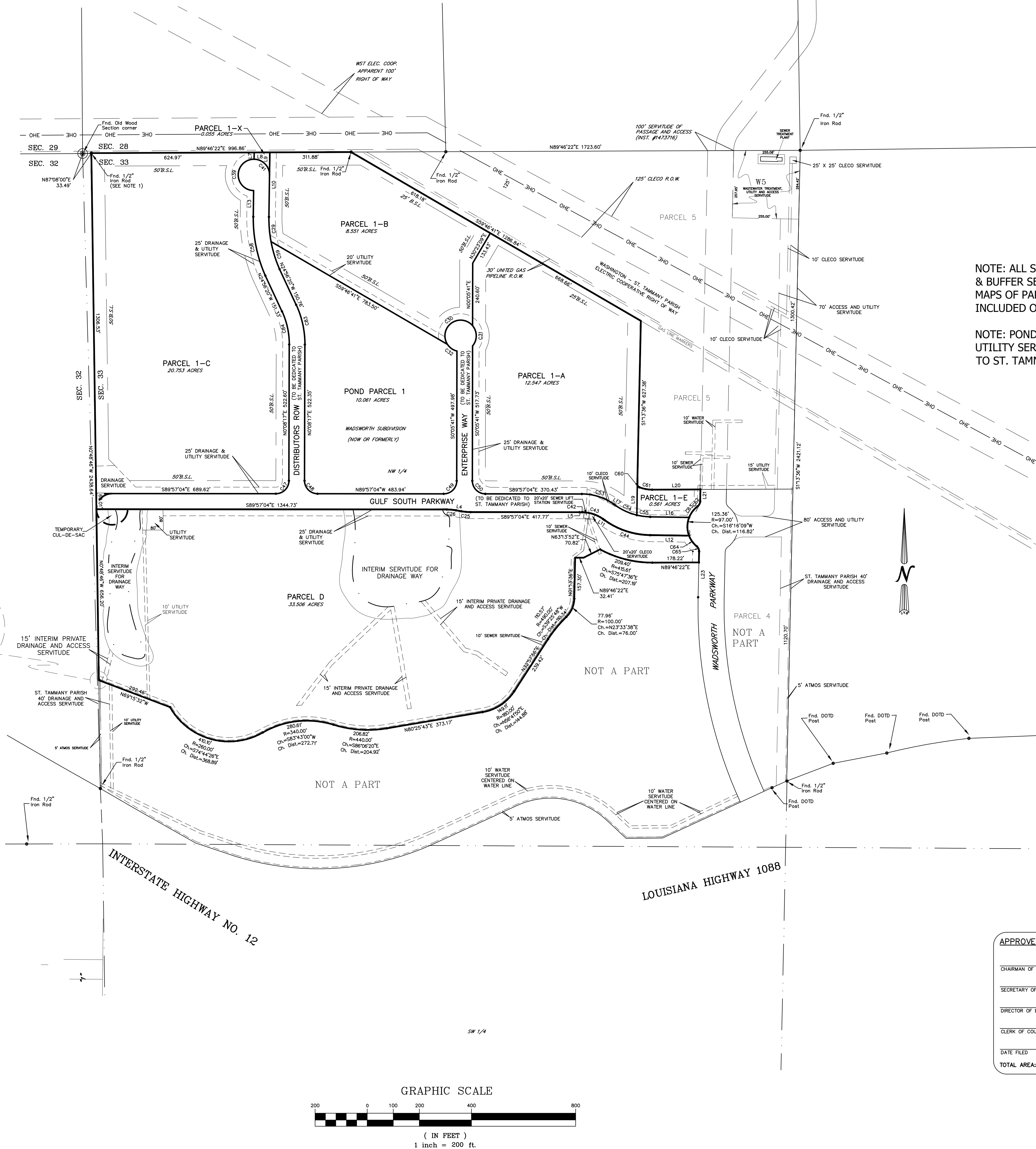
- 1.) THE 1" IRON ROD FOUND SHOWN IN THE NORTHWEST CORNER OF THE SUBDIVISION WAS RECOGNIZED AS THE SECTION CORNER COMMON TO SECTIONS 29, 29, 32 & 33, T-7-S, R-12-E, GLD, ST. TAMMANY PARISH, LOUISIANA ON A PLAT BY RANDALL DIXON DATED 4/4/05, MAP FILE NO. 4186 AND ON A PLAT BY RICHMOND W. KREBS DATED 3/2/15, MAP FILE NO. 5550. THIS IRON ROD HAS RECOGNIZED THE OLD WOOD FOUND 33.49' WEST OF THE 1" IRON ROD FOUND AS THE TRUE CORNER AS SHOWN ON THE 1852 GLO TOWNSHIP PLAT.
- 2.) BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702).

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C55	52.06'	235.50'	S82°54'31"E	51.96'
C58	232.55'	540.00'	N11°32'12"E	230.76'
C59	111.00'	480.00'	N71°10'2"E	110.76'
C60	16.71'	12.00'	S33°53'25"E	13.81'
C61	50.21'	135.61'	S79°37'1"E	49.92'
C62	22.72'	25.00'	N271°53'35"E	21.96'
C63	53.74'	97.00'	S37°25'14"W	53.04'
C64	50.93'	97.00'	S35°47'48"E	50.35'
C65	22.72'	25.00'	N24°48'22"W	21.96'
C66	13.45'	50.00'	N69°09'36"E	13.41'
C67	59.81'	180.00'	N70°56'29"E	59.34'
C70	266.88'	1800.00'	S03°01'14"E	266.62'
C71	67.58'	300.00'	S83°19'09"E	67.44'
C72	191.49'	440.00'	S87°06'14"E	189.98'
C74	472.46'	1078.50'	S85°25'51"E	468.67'
C75	421.25'	2275.15'	S60°15'24"E	421.25'
C76	24.97'	140.00'	S74°20'10"E	24.94'
C78	35.63'	200.00'	S74°20'10"E	35.63'
C79	38.20'	50.00'	N78°40'10"E	37.22'
C80	35.13'	50.00'	S54°30'29"E	34.41'

5' ATMOS SERVITUDE

DETAIL NOT TO SCALE

	— S —	SEWER MANHOLE , SEWER LINE
	— W —	WATER MANHOLE , WATER LINE
	— G —	GAS MANHOLE , GAS LINE
	— T —	TELE. MANHOLE , TELE. LINE
	— D —	DRAIN MANHOLE , DRAIN LINE
		DRAIN INLET , DRAIN LINE
	— E T TV —	POWER POLE / OVERHEAD LINES ELECTRIC, TELEPHONE, CABLE TV
	— E T TV —	ELEC. TOWER / OVERHEAD LINES
		CATCH BASIN
		LIGHT STANDARD
		TRAFFIC LIGHT
		TELE. , ELEC. , CATV PEDESTAL
		GAS , WATER , ELECTRIC METER
		GAS , WATER VALVE
		SEWER , DRAIN CLEANOUT
		FIRE HYDRANT
		GUY WIRE ANCHOR
		SIGN
		PYLON
		MAILBOX
		TREE
		SHRUB
		FENCE




Line Table		
Line #	Length	Direction
L4	20.55'	S79°43'34"E
L5	9.87'	S89°57'04"E
L7	26.28'	N00°48'02"E
L8	60.01'	N89°46'22"E
L9	88.45'	N00°48'02"W
L10	247.55'	N00°48'02"E
L11	6.86'	S54°14'48"E
L12	149.58'	S89°14'22"E
L13	100.91'	N00°48'02"E
L16	149.14'	S89°14'22"E
L17	6.86'	S54°14'48"E
L19	118.52'	N00°52'40"E
L20	185.33'	S89°46'22"W
L21	45.54'	S01°13'36"W
L22	119.30'	S01°23'15"E
L23	175.84'	N61°13'46"E

NOTE: ALL SEWER, WATER DRAINAGE, ACCESS  
& BUFFER SERVITUDES SHOWN ON PRIOR  
MAPS OF PARCEL 1 ARE DELETED UNLESS  
INCLUDED ON THE PLAT.

NOTE: POND PARCEL 1 AND ALL DRAINAGE &  
UTILITY SERVITUDES ARE TO BE DEDICATED  
TO ST. TAMMANY PARISH.

**J.V. Burkes & Associates, Inc.**



**SURVEYING ENGINEERING • ENVIRONMENTAL**

1805 Shortcut Highway  
 Slidell, Louisiana 70461  
 E-mail: jhbassce@jburkes.com

A RESUBDIVISION PLAT OF A PORTION OF PARCEL 1 INTO  
PARCELS 1-A, 1-B, 1-C, D, 1-E, 1-X & POND PARCEL 1  
WADSWORTH SUBDIVISION, ONE SOUTH COMMERCE PARK DR., 1A

SECTION 33, T-7-S, R-12-E.,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SCALE:
DATE:
DRAWN BY: JDL/r
DWG. NO:
SHEET 1

1" = 200'

6/15/23

BY: mk	CHECK S
-----------	------------

0.

20230224

OF

1





**PLANNING STAFF REPORT**  
2023-3470-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:** August 8, 2023

**Posted:** July 20, 2023

**Location:** The property is located on the south and west sides of Crossvine Drive, west of Baham Road, Covington, Louisiana, Ward 1, District 3; S33, T6S, R10E

**Owner & Representative:** Tammany North Properties, LLC – Robert Bruno

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

**Type of Development:** Residential



**Current Zoning**

A-1A Suburban District

**Total Acres**

4.393 acres

**# of Lots/Parcels**

Resubdivision of lot 39 & Greenspace 6 into  
lots 39-A, 48 & 49, Wingfield Subdivision

**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 three (3) lots from Lot 38 and Greenspace 6, into Lots 39-A, Lot 48 and Lot 49, Wingfield Subdivision. The public hearing is required considering that

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

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

1. Add a signature line for the Chairman of the Planning Commission
2. The proposed changes to the Wingfield PUD, which includes the addition of two lots, will require the following documents to be **updated** for Engineering review and approval:
  - a. Cut & Fill Calculations and supporting documentation;

Planning Commission  
August 8, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3470-MRP





**PLANNING STAFF REPORT**  
2023-3470-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

- b. Drainage Memo indicating the required detention volume and percent reduction is being met;
- c. Subdivision Paving & Drainage Plan showing lot drainage arrows, proposed spot elevations at all lot corners, driveway culvert size information and invert elevations of roadside ditch in the vicinity of the proposed lots;
- d. 911 Addressing Approval;
- e. Subdivision Water & Sewer Plan;
- f. Provide written verification from utility provider that there will be sufficient sewer capacity;
- g. Updated USACE Wetland Permit;
- h. Approval from the Planning Commission of the proposed minor resubdivision.

*New Directions 2040*

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



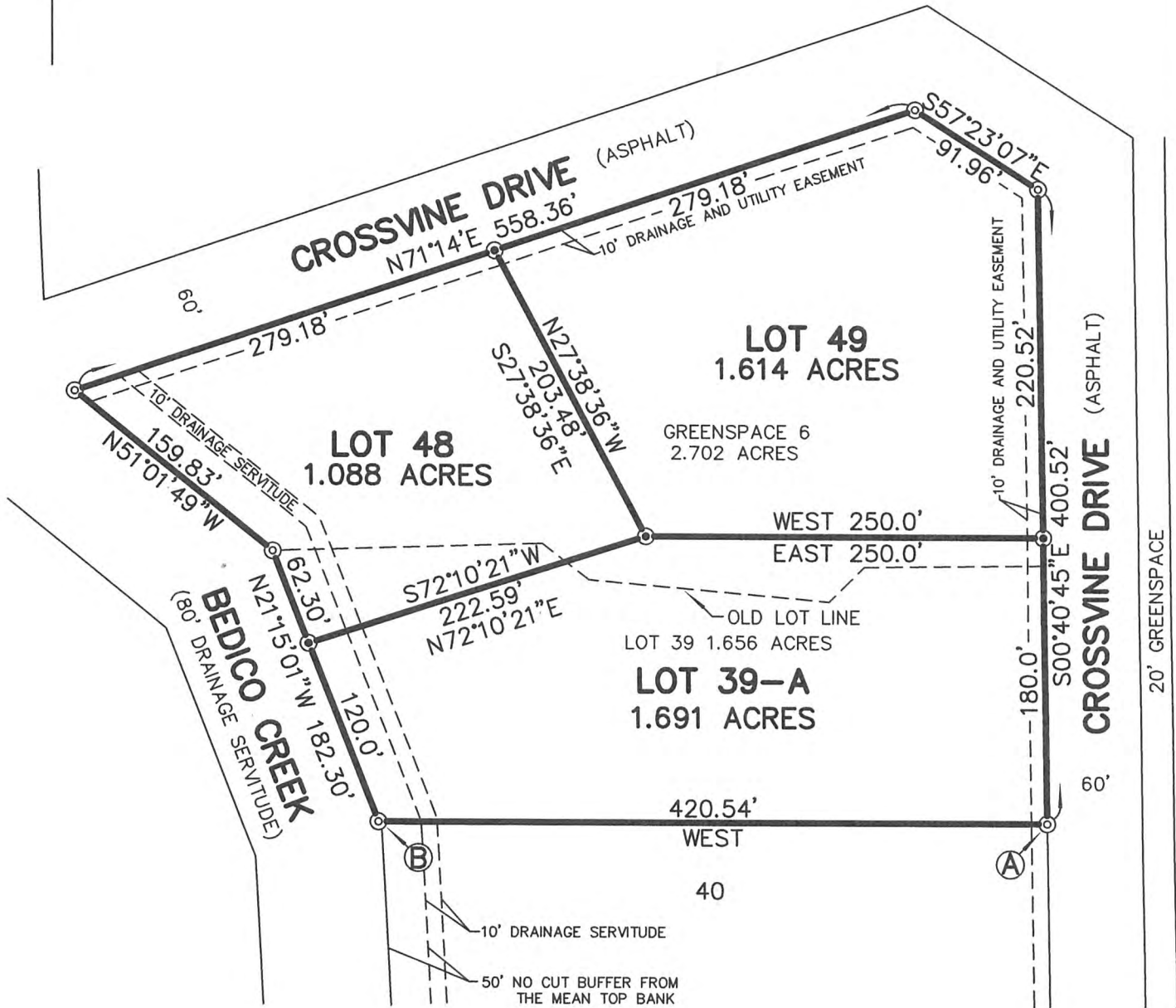






REFERENCE BEARING:  
From Iron Rod A  
to Iron Rod B  
WEST  
(per Reference Survey)

2023-3470-MRP



**NOTE:**  
This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

**REFERENCE SURVEY:**  
Plat of Wingfield Subdivision, by John G. Cummings, Surveyor, dated 09/30/2019, latest revision 01/15/2020, Job No. 15045FINAL, filed in the St. Tammany Parish Clerk of Court Map File No. 5915.

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

**LEGEND**  
⊙ = 1/2" IRON ROD FOUND  
⊙ = 1/2" IRON ROD SET

**APPROVAL:**

\_\_\_\_\_  
DIRECTOR/DEPARTMENT OF ENGINEERING

\_\_\_\_\_  
SECRETARY/PARISH PLANNING COMMISSION

\_\_\_\_\_  
CLERK OF COURT

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

(985) 892-1549

**John G. Cummings and Associates**

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

COVINGTON, LA 70433

PLAT PREPARED FOR: **TAMMANY NORTH PROPERTIES, LLC**

SHOWING A SURVEY OF: RESUBDIVISION OF LOT 39 AND GREENSPACE 6, INTO LOTS 39-A, LOT 48 & LOT 49, WINGFIELD SUBDIVISION, LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMAY 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.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'	JOB NO. 15045-39RS	DATE: 01/20/2023	REVISED:
------------------	--------------------	------------------	----------



# **TENTATIVE SUBDIVISION REVIEW**



THIS PAGE INTENTIONALLY LEFT BLANK



**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of August 1, 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: 89 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: 1



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

This case was previously postponed at the July 11, 2023 Planning Commission meeting.

The Tentative plans and documentation have been reviewed by this office and an inspection was made of the site on July 21, 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 - #8 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 an approval letter or no objection letter from Entergy allowing the detention ponds in their servitude.
5. Proposed drainage and utility easements are not shown on the tentative plat. This could result in a change of the plat layout once incorporated into the plan, greenspace reduction, and/or a decrease of lot size or number of lots.
6. In accordance with STP Ordinance Section 125-95(a) green space must be set aside for recreational purposes. Provide recreational activity plan for the subdivision including a schedule of implementation.
7. A revised Traffic Impact Analysis 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 July 14, 2023.



8. 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 August 1, 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 August 8, 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.*

## Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by Mimecast, a leader in email security and cyber resilience. Mimecast integrates email defenses with brand protection, security awareness training, web security, compliance and other essential capabilities. Mimecast helps protect large and small organizations from malicious activity, human error and technology failure; and to lead the movement toward building a more resilient world. To find out more, visit our website.





TENTATIVE PLAT  
OF  
**JESSIKAT ESTATES**

**FIRST HORIZON, INC.**  
7660 PECUE LANE, STE. 100  
BATON ROUGE, LA 70809  
(225) 287-0277

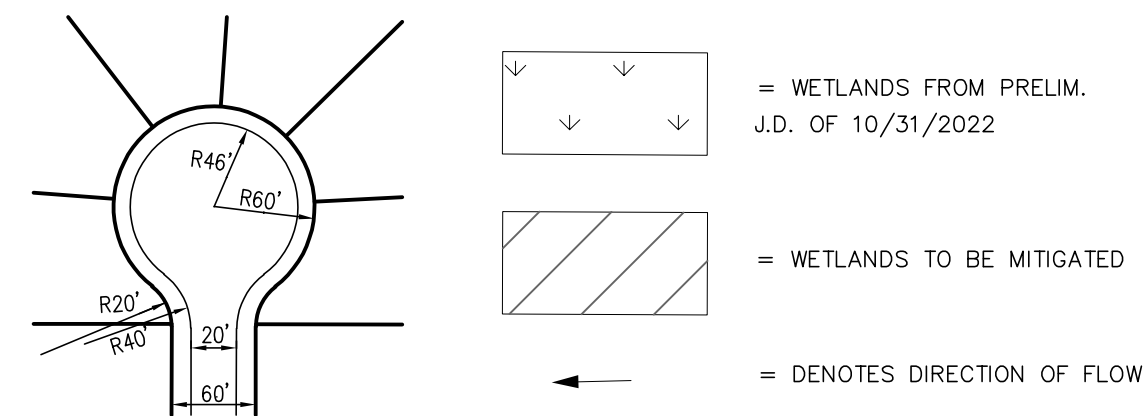
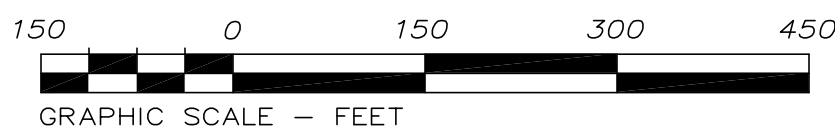
## RESTRICTIVE COVENANTS

- 1) EACH NUMBERED LOT SHALL NOT HAVE MORE THAN ONE (1) SINGLE-FAMILY DWELLING.
- 2) NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S). ALL AS APPROVED BY DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY WATER SYSTEM, THERE SHALL BE NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- 3) MINIMUM BUILDING SETBACKS SHALL AS NOTED ON FINAL PLAT OR WITHIN THE RESTRICTIVE COVENANTS FOR JESSIKAT ESTATES SUBDIVISION FILED WITH THE CLERK OF COURT FOR ST. TAMMANY PARISH.

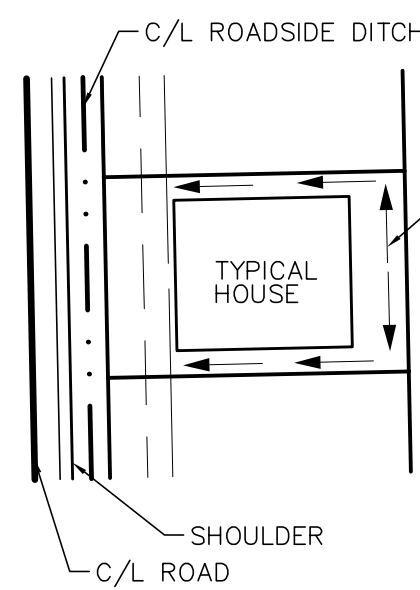
ALL LOTS	30' FRONT
	25' REAR
	10' SIDE
	15' SIDE FOR CORNER LOT
- 4) CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE EASEMENTS, OR STREET RIGHTS-OF-WAY.
- 5) NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- 6) THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FEMA FLOOD INSURANCE RATE MAP. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE AT MINIMUM 1' ABOVE THE CROWN OF THE ROAD IN FRONT OF THE LOT OR 1' ABOVE THE EFFECTIVE BFE, WHICHEVER IS HIGHER.
- 7) THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 225205 0205 C AND IS CLASSIFIED AS BEING IN FLOOD ZONE "C".
- 8) NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- 9) NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF ST. TAMMANY PARISH.
- 10) THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL GREENSPACE.
- 11) THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 15' UTILITY EASEMENT ALONG ALL STREETS.
- 12) DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY TO THE INTERSECTION. DRIVEWAYS SHALL BE BARRIRED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
- 13) IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. \_\_\_\_\_ ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY BEING SUBDIVIDED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.
- 14) BUILDING CONTRACTOR SHALL CONSTRUCT SHALLOW SWALES IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN. SWALES SHALL BE CENTERED ALONG LOT LINES AND SHARED BY THE TWO ADJACENT PROPERTIES.
- 15) EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER, SEWERAGE, AND SANITATION (GARBAGE AND REFUSE DISPOSAL) SERVICES PROVIDED.
- 16) 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.

1. BOUNDARY SURVEY OF 55,776 ACRES LOCATED IN SECTION 10, T7S-R10E.., BY KELLY J. MCHUGH, P.E., P.L.S., DATED 11-08-2005.
2. FINAL P.L.E. OF PALM COURTS LOCATED IN SECTION 10, T7S-R10E.., BY KELLY J. MCHUGH, P.E., P.L.S., DATED 05-09-2008.
3. ACT OF DEDICATION AND DONATION FROM PALM COURTS PROPERTY OWNERS ASSOCIATION TO THE PARISH OF ST. TAMMANY DATED 7-28-2012. (INSTRUMENT NUMBER: 1872801)
4. CASH SALE DEED FROM RESOURCE BANK TO LAGRANGE LEGACY, LLC. DATED 8-31-2016. (INSTRUMENT NUMBER: 2035768)

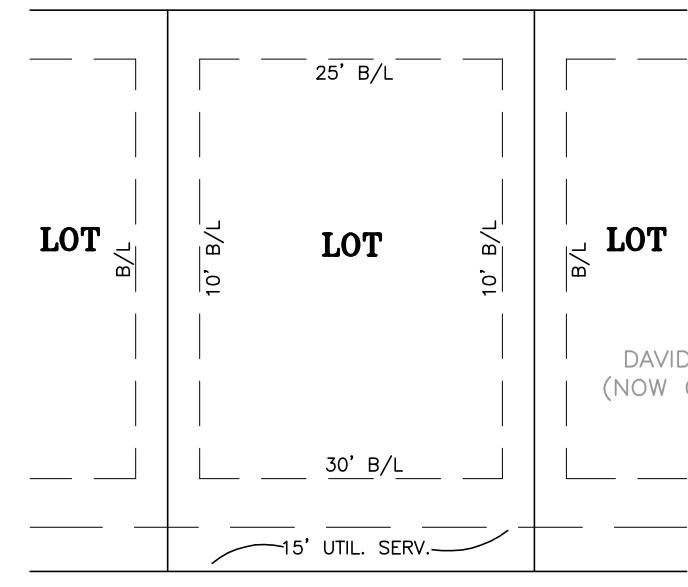
1. REQUEST WAIVER OF MINIMUM CUL-DE-SAC LENGTH
2. BOULEVARD ENTRANCE
3. REQUEST WAIVER OF SECTION 130-5 "UNMITIGATED WETLANDS" NOT DEDUCTED FROM THE "AREA, NET".



## N.T.



—



**STREET**  
60' R/W  
**TYPICAL LOT LAYOUT**  
N.T.S.

<b>APPROVAL:</b>	
<hr/>	
CHAIRMAN, PARISH PLANNING COMMISSION	
<hr/>	
SECRETARY, PARISH PLANNING COMMISSION	
<hr/>	
DIRECTOR OF ENGINEERING	
<hr/>	
DATE FILED	FILE NO.
<hr/>	<hr/>
CLERK OF COURT	

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.

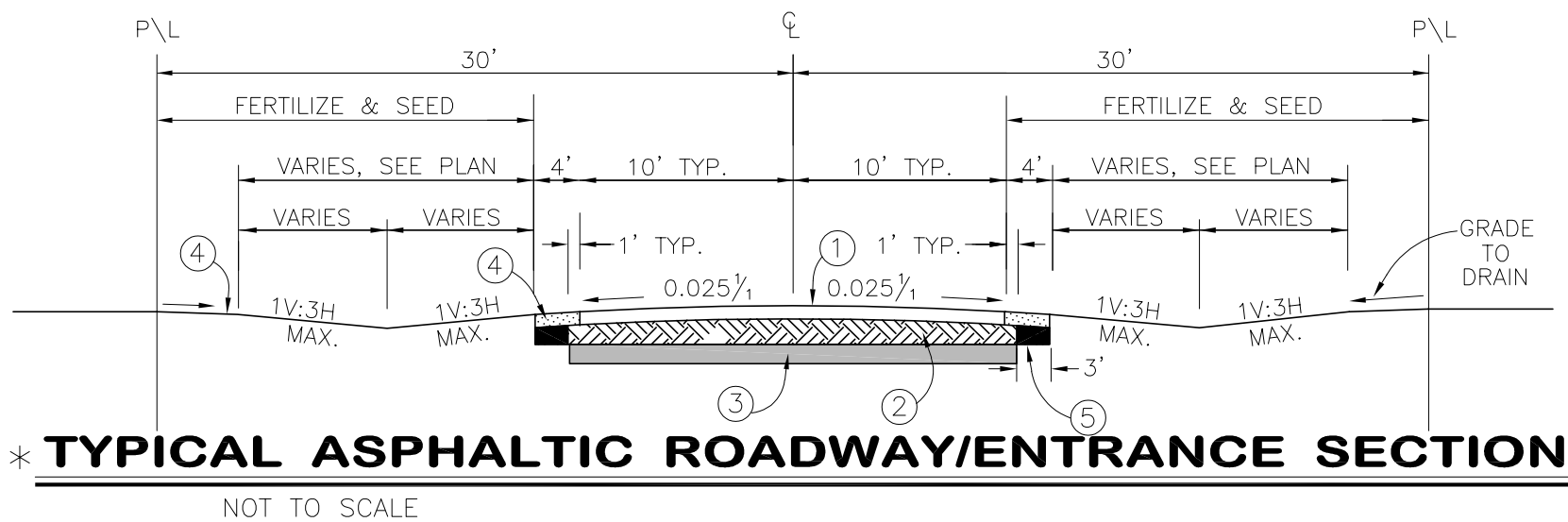
BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND AS SHOWN HEREON  
THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE PLAT OF:

ALL STREET RIGHTS-OF-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, DETENTION PONDS, SIGNAGE, AND GREENSPACE AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS WILL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE.

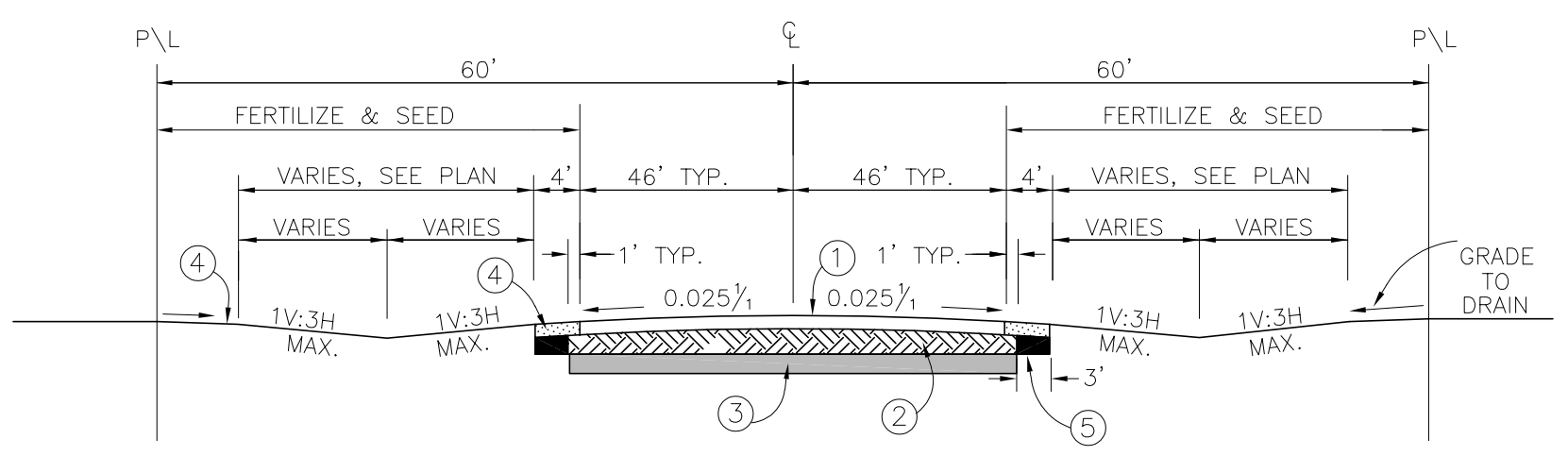
PUBLIC UTILITIES AND SIGNAGE TO BE MAINTAINED BY ST. TAMMANY PARISH.

GREENSPACES AND DETENTION PONDS TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

CURVE TABLE				
CURVE	RADIUS	ARC LEN.	CHD.BEARING	CHORD
C1	20'00"	1728"	N 23°51'07" E	16.75'
C2	20'00"	63.21"	N 23°49'07" E	67.08'
C3	20'00"	18.25"	N 25°10'05" E	17.62'
C4	60'00"	295.96"	S 89°59'28" W	75.01'
C5	60'00"	111.71"	N 02°16'23" W	95.96'
C6	60'00"	138.51"	S 58°02'37" W	109.74'
C7	60'00"	41.33"	S 44°47'24" W	41.31'
C8	60'00"	17.58"	S 26°08'36" E	17.02'
C11	20'00"	19.99"	N 24°47'41" E	17.39'
C12	60'00"	295.98"	S 89°41'18" W	75.00'
C13	60'00"	344.52"	N 34°35'52" E	84.05'
C14	60'00"	77.28"	N 19°18'16" E	72.04'
C15	60'00"	71.68"	S 89°34'33" W	67.49'
C16	60'00"	75.16"	S 19°29'15" E	70.31'
C17	60'00"	36.63"	S 34°13'42" E	36.79'
C18	60'00"	7.84"	S 23°27'40" W	17.66'
C19	20'00"	31.28"	N 45°46'25" W	28.19'
C20	80'00"	125.66"	N 45°57'59" W	113.14'
C21	80'00"	18.55"	N 37°36'29" W	18.51'
C22	80'00"	67.61"	N 38°27'40" W	65.66'
C23	80'00"	9.85"	N 74°49'11" E	39.11'
C24	80'00"	125.66"	S 44°02'01" W	113.14'
C25	80'00"	62.31"	S 66°43'10" W	60.75'
C26	80'00"	63.35"	N 24°43'10" W	61.71'
C27	80'00"	291.18"	S 89°59'28" W	75.00'
C30	60'00"	295.97"	N 89°37'07" E	75.00'
C31	60'00"	61.47"	N 21°34'57" W	58.82'
C32	60'00"	66.67"	S 39°36'00" E	63.29'
C33	60'00"	66.67"	N 76°44'17" E	63.29'
C34	60'00"	77.54"	N 07°56'25" E	72.26'
C35	60'00"	236.62"	N 40°25'08" W	81.28'
C37	20'00"	17.71"	N 26°19'54" W	17.14'
C38	20'00"	31.42"	N 44°02'01" E	28.28'
C39	20'00"	31.42"	N 45°07'55" E	28.28'
C40	60'00"	36.93"	S 34°17'52" W	34.64'
C41	60'00"	167.70"	S 10°30'32" E	118.20'
C42	60'00"	73.86"	S 34°41'52" W	69.28'
C43	60'00"	66.85"	S 32°53'10" E	63.44'
C44	20'00"	17.30"	S 77°11'25" E	26.77'
C45	20'00"	17.30"	S 23°49'07" W	16.77'
C46	80'00"	69.12"	S 23°51'07" W	66.99'



**\* TYPICAL ASPHALTIC ROADWAY/ENTRANCE SECTION**



**\* TYPICAL CUL-DE-SAC CROSS SECTION**

LINE TABLE		
LINE	LENGTH	BEARING
L1	6.73'	N 00°54'01" W
L2	34.84'	S 38°30'13" W

- ① 4" (MIN.) ASPHALT PAVEMENT
- ② 12" (MIN.) BASE TO BE TREATED WITH 10% (BY VOLUME) TYPE 1 PORTLAND CEMENT TREATMENT PER LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES 2016 EDITION, AS AMENDED OR AS REQ'D. FROM TESTING LAB RESULTS.
- ③ 12" PROOF ROLLED SUBBASE (% BY VOLUME LIME TREATED AS DETERMINED IN THE GEOTECHNICAL REPORT BASED ON THE PI OF THE BORINGS)

⑤ 6" MIN. SHOULDER BACKFILL MATERIAL, COMPACTED TO 92% OF ITS STANDARD PROCTOR DENSITY. 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.

\* THIS TYPICAL SECTION REPRESENTS THE MINIMUM FOR ST. TAMMANY PARISH; UPON APPROVAL OF PRELIMINARY PLANS A GEOTECHNICAL INVESTIGATION, INCLUDING A PAVEMENT DESIGN, SHALL BE CONDUCTED.

1. ALL WORK AND MATERIAL TO BE IN COMPLIANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, & ST. TAMMANY PARISH ORDINANCE #125 UNLESS OTHERWISE NOTED.
2. EXISTING TOP SOIL IN PROPOSED ROAD BED TO BE EXCAVATED AND REMOVED AS NECESSARY FOR FINAL GRADE.
3. PROOF ROLL AND STABILIZE SUBGRADE.

**FIRST HORIZON, INC.**  
7660 PECUE LANE, STE. 100  
BATON ROUGE, LA 70809  
(225) 287-0277

THIS SURVEY WAS PREPARED AT THE REQUEST  
AND FOR THE EXCLUSIVE USE OF:

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.

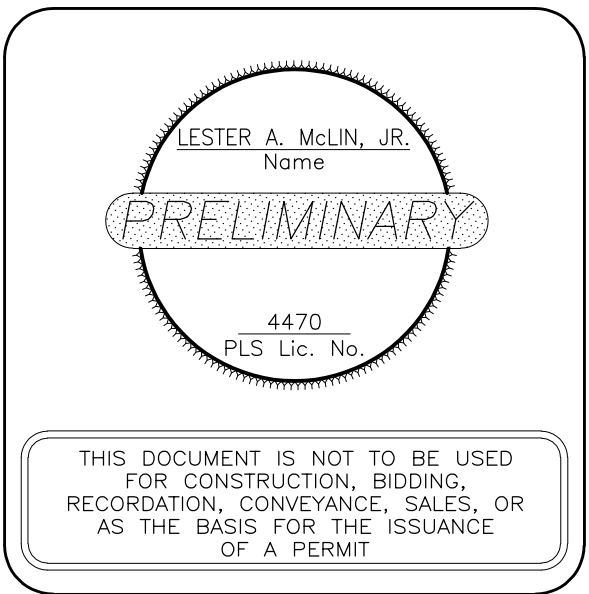
## PRELIMINARY

LESTER A. McLIN, JR.  
PROFESSIONAL LAND SURVEYOR  
LICENSE #4470  
**McLIN TAYLOR, INC.**


DA<sup>+</sup>

**TENTATIVE S/D PLANS  
RECEIVED  
7/21/2023  
DEVELOPMENT  
ENGINEERING**

**ENGINEERING  
REVIEW COPY**



**DATE: JULY 21, 2023**



**McLin Taylor, Inc.**  
Engineering and Land Surveying



# **PRELIMINARY SUBDIVISION REVIEW**



THIS PAGE INTENTIONALLY LEFT BLANK



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of August 1, 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: 2

**STAFF COMMENTARY:**

This case was previously postponed at the June 13, 2023 and the July 11, 2023 Planning Commission meetings.



**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 July 21, 2023. Preliminary Approval of this case shall be subject to the developer complying with comment #1 and all information items below and no work order to be issued until all required items are satisfactorily completed and submitted.

**Drainage Plan:**

1. 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 August 1, 2023.

**Informational Items:**

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

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

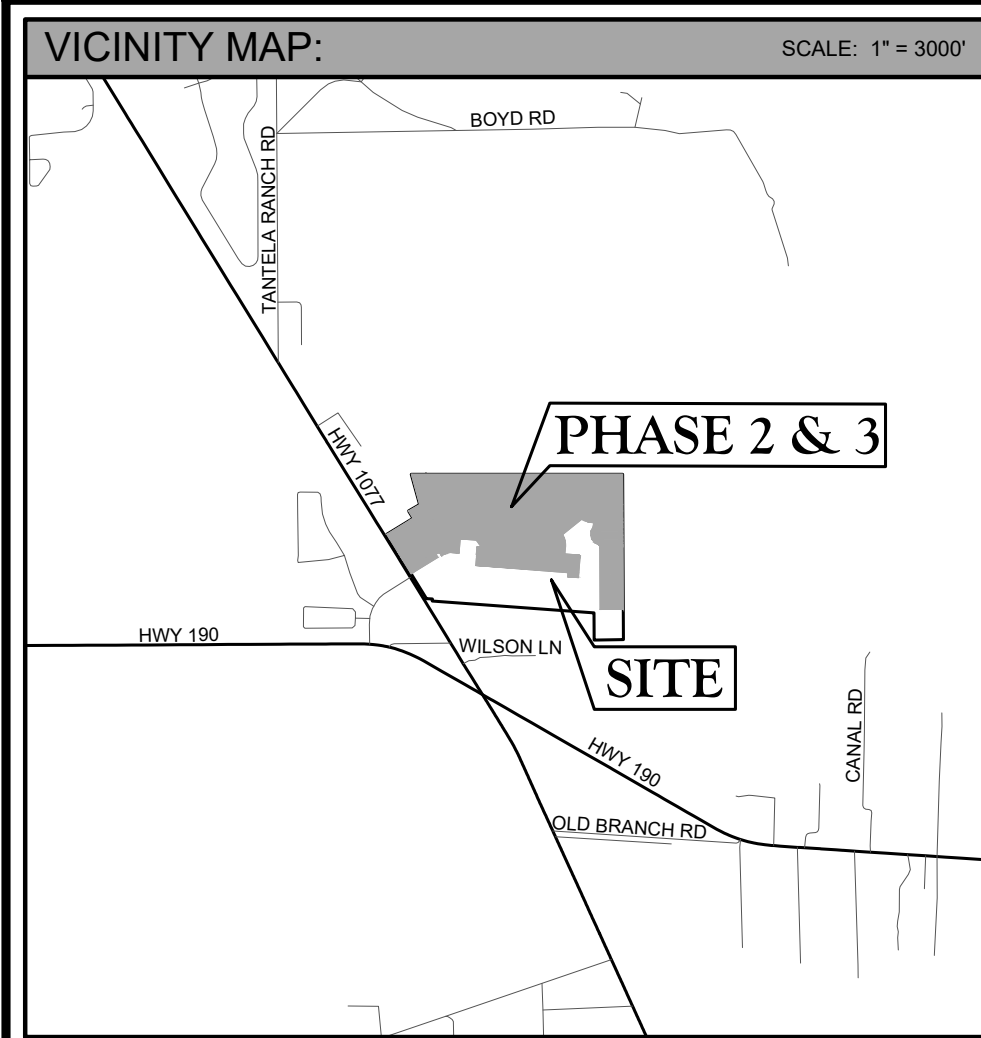
A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

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

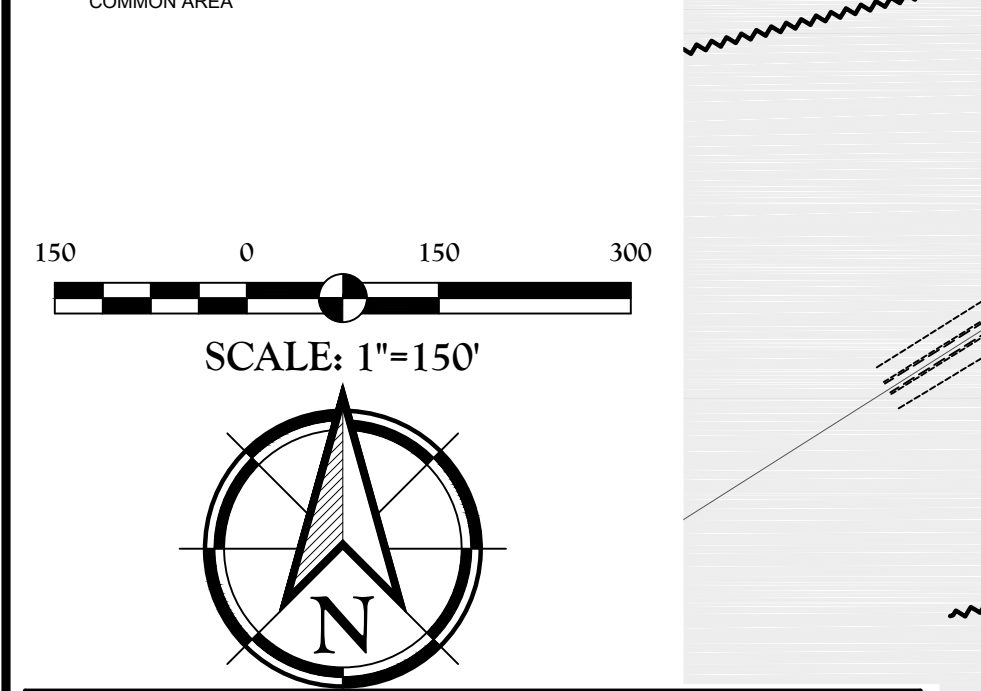
**Mandatory Developmental fees** will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the August 8, 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
- TRACT "X-10" (NOT A BUILDING SITE) COMMON AREA
- TRACT "C-3" (NOT A BUILDING SITE) COMMON AREA
- TRACT "C-2" (NOT A BUILDING SITE) COMMON AREA
- TRACT "C-1" (NOT A BUILDING SITE) COMMON AREA



PHASE 2 & 3 RESIDENTIAL LOT STATISTICS:

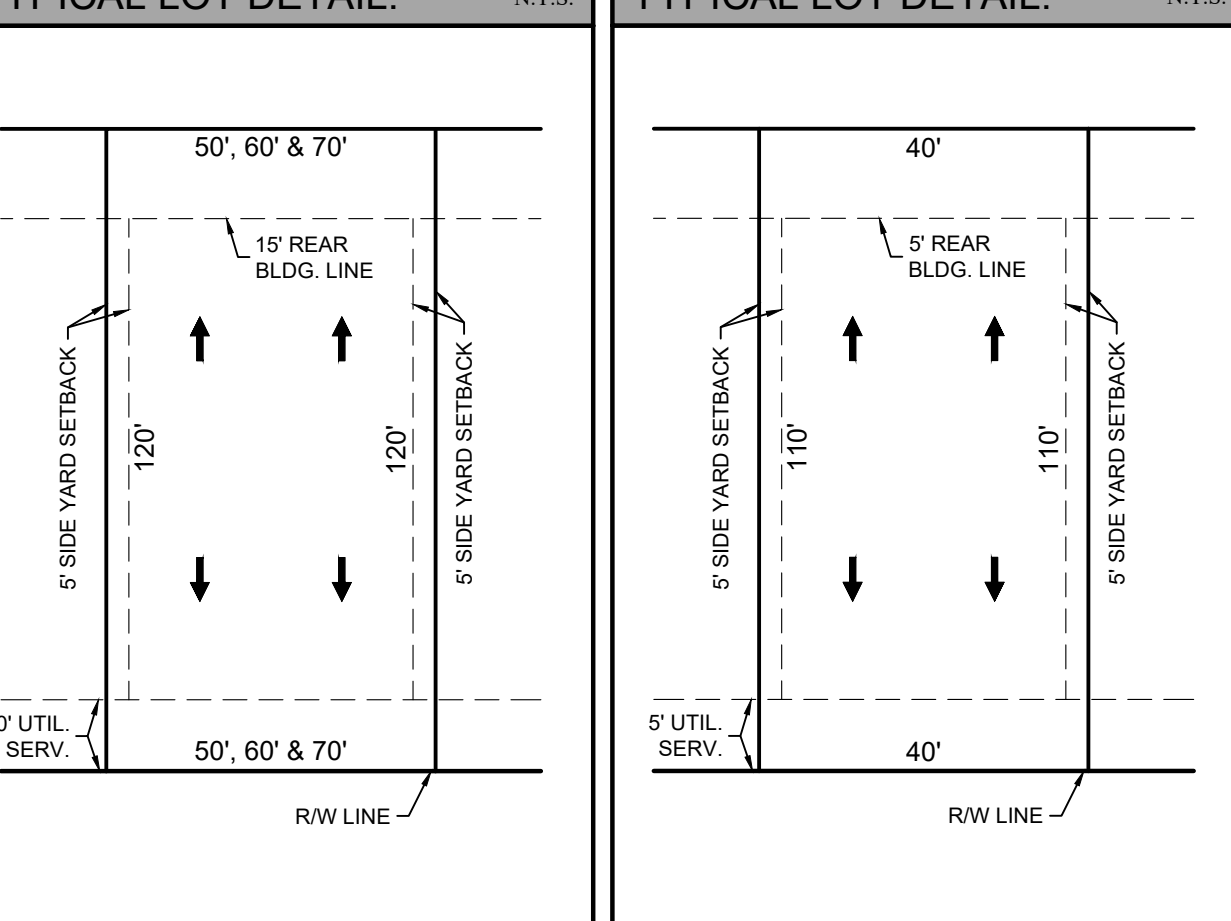
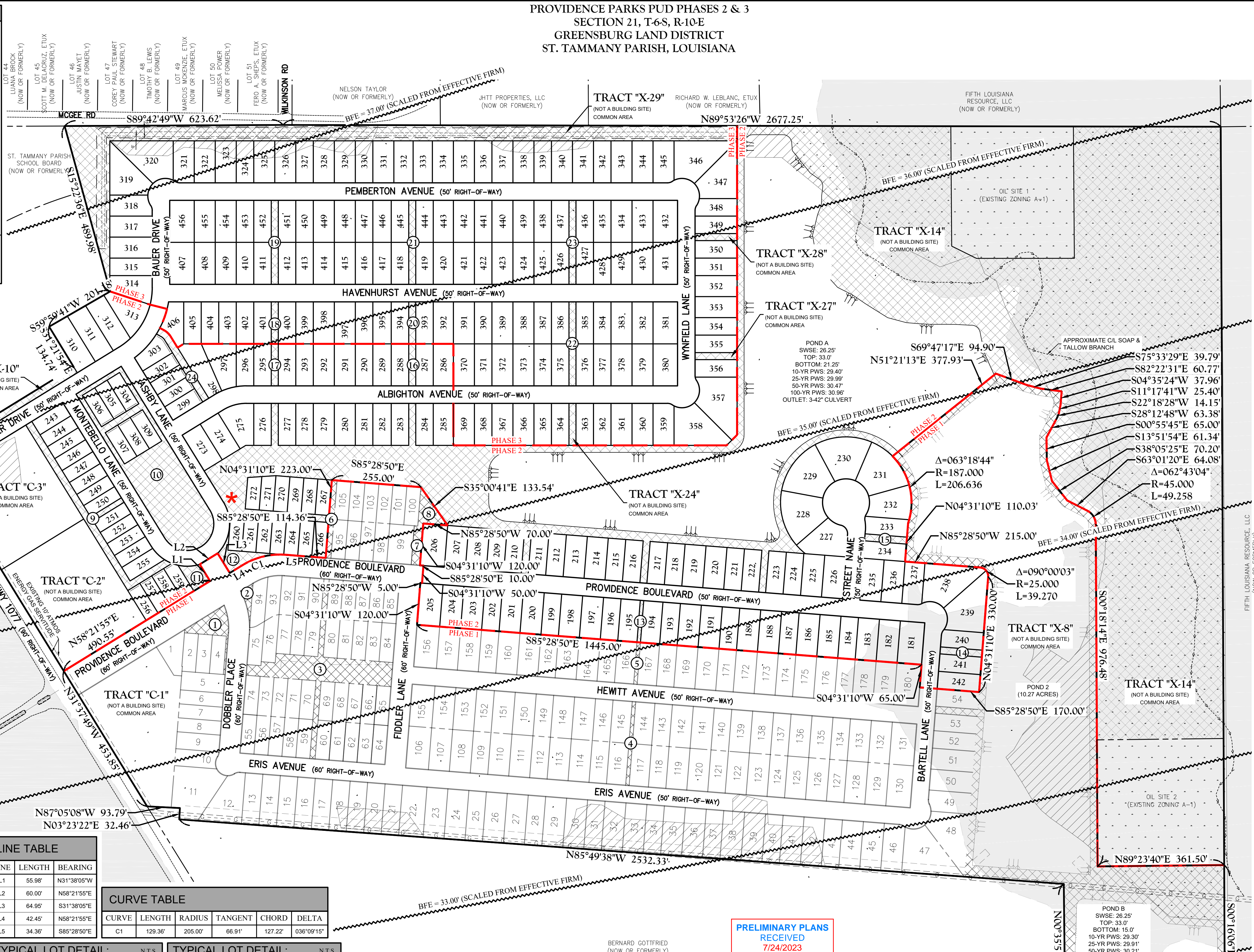
1. ZONING: HC-2, A-4, A-5, & PUD
2. WATER: TAMMANY UTILITIES - WEST
3. SEWER: TAMMANY UTILITIES - WEST
4. ELECTRICAL: CLECO
5. CABLE/TELEPHONE: ATT
6. DRAINAGE: SEE SURFACE DRAINAGE NOTE
7. STREETS: PUBLIC - 50' RW - ASPHALT WITH CURB & GUTTER
8. ALLEYS: PRIVATE - PCC PAVEMENT

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



APPROVAL: PRELIMINARY PLAT

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

LEGEND:

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

PRELIMINARY PLANS  
RECEIVED  
7/24/2023  
DEVELOPMENT  
ENGINEERING

ENGINEERING  
REVIEW COPY

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

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

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

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

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

RESTRICTIVE COVENANTS:

- NO LOT SHALL HAVE MORE THAN ONE DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S) ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- BUILDING SETBACKS:
  - ALLEY-LOADED LOTS: FRONT - 5'; SIDE - 5'; AND REAR - 5'
  - FRONT-LOADED LOTS: FRONT - 10'; SIDE - 5'; AND REAR - 15'
  - FRONT-FACING GARAGE: FRONT - 20'; SIDE - 5'; AND REAR - 15'
  - MAXIMUM HEIGHT LIMIT SHALL BE 36'
- BUILDING SETBACKS SHALL NOT EXTEND OVER A SERVICUTE, ADJUST AS SHOWN ON PLAT.
- CONSTRUCTION OF ANY NATURE INCLUDING FENCES, IS PROHIBITED IN STREET EASEMENTS AND DRAINAGE SERVICUTES.
- 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 AFORESAID RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94).
- THE ARCHITECTURAL DESIGN CODE CREATED FOR PROVIDENCE PARKS SETS FORTH RESTRICTIONS REGARDING THE IMPROVEMENTS PLACED ON A LOT. THESE RESTRICTIONS REGARD MATERIALS, BUILDING TYPOLOGIES, CONFIGURATIONS AND TECHNIQUES FOR VIRTUALLY ALL ASPECTS OF ONE'S PROPERTY, SUCH AS BUILDING WALLS, CHIMNEYS, PORCHES, STOODS, FENCES, DRIVEWAYS, GARAGES, MAILBOXES, ROOFS, WINDOWS AND DOORS. ALL CONSTRUCTIONS AND IMPROVEMENTS ON A SITE MUST COMPLY WITH THE ARCHITECTURAL DESIGN CODE UNLESS THE PROPERTY OWNERS ASSOCIATION GRANTS A VARIANCE.
- FURTHER RESTRICTIONS MAY BE RECORDED WITH THE SALE OF PROPERTY IN THE DEVELOPMENT.
- PRIVATE ALLEYS SHOWN AS A PRIVATE SERVICUTE OF PASSAGE (P.S.O.P.) WILL BE MAINTAINED BY THE SUBDIVISIONS HOA. SUBSURFACE 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. AREAS SHOWN AS PUBLIC SERVICUTES 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 MAINTAINED ON OR WITHIN ANY PUBLIC SERVICUTE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICUTE 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 TCHOFUNTA 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. 225050125C DATED OCTOBER 17, 1989 THIS PROPERTY IS WITHIN FLOOD ZONE M4 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. 221030165F 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, INTO TRACTS P-1 & 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. 6985.

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

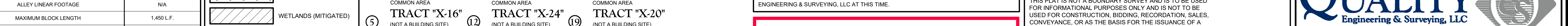
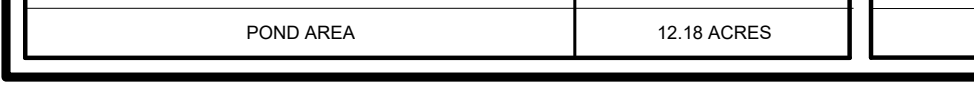
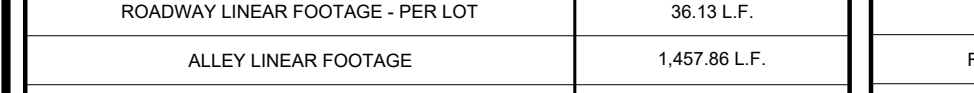
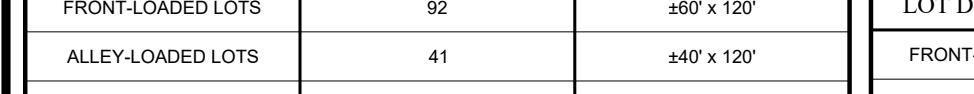
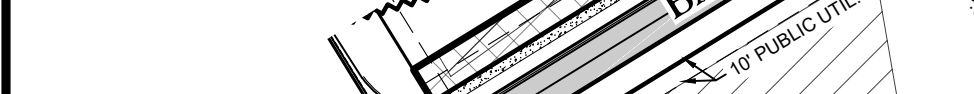
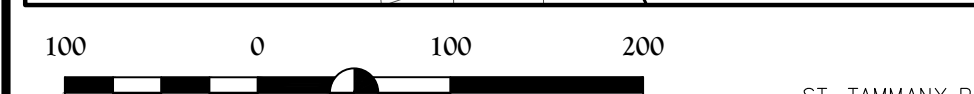
QUALITY  
Engineering & Surveying, LLC  
18320 Hwy 42, Port Vincent, LA 70726  
225.698.1000 | www.quality.com | info@quality.com

DWG: Puds P-1-2022, Project 02-24 - Providence Parks - Landscape Architecture, Drawing Preliminary Plat (Current Preliminary Plat) 02-24, Preliminary Plat, Phase 2 & 3.dwg

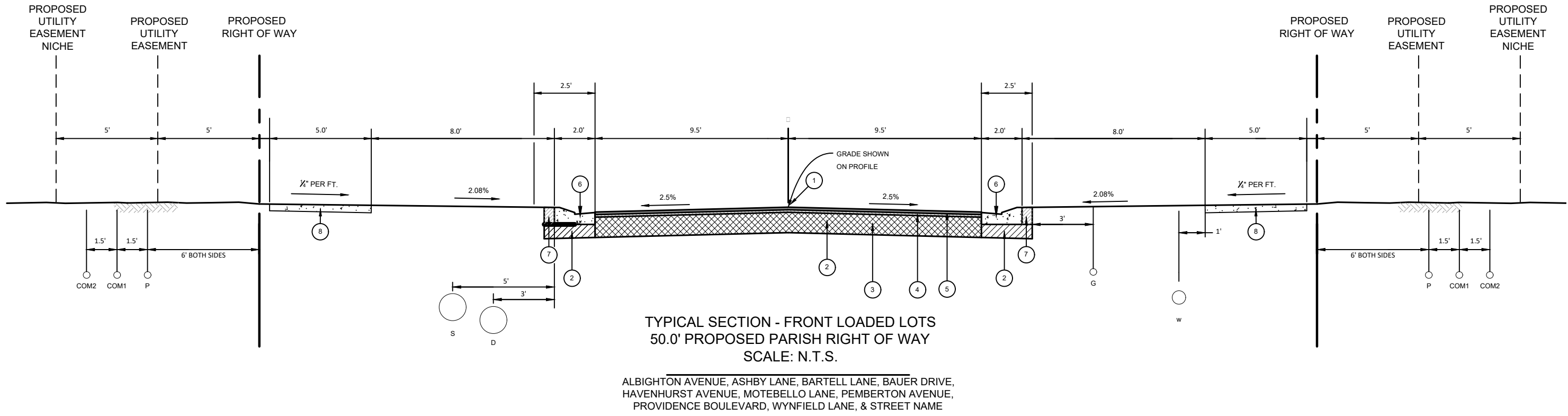
Project No: 22-246 Dates: MAY 2023 Sheet: 1 OF 3

Drawn By: JSM Checked By: GMS



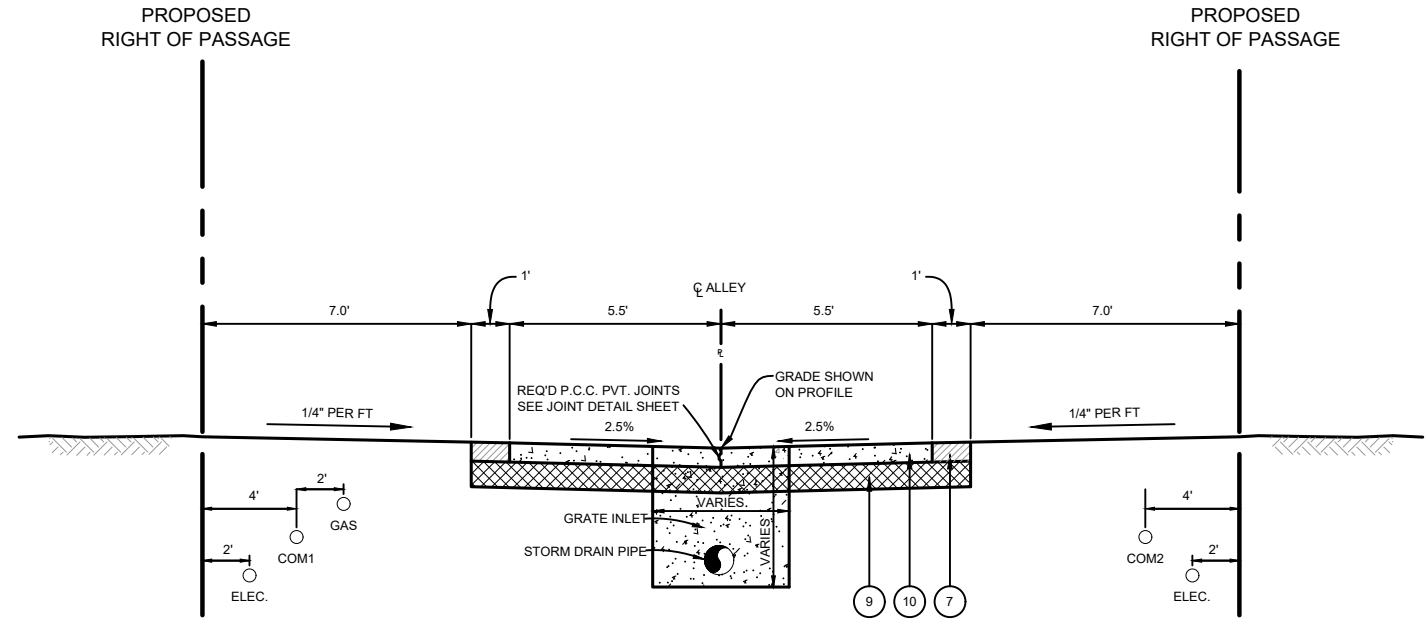






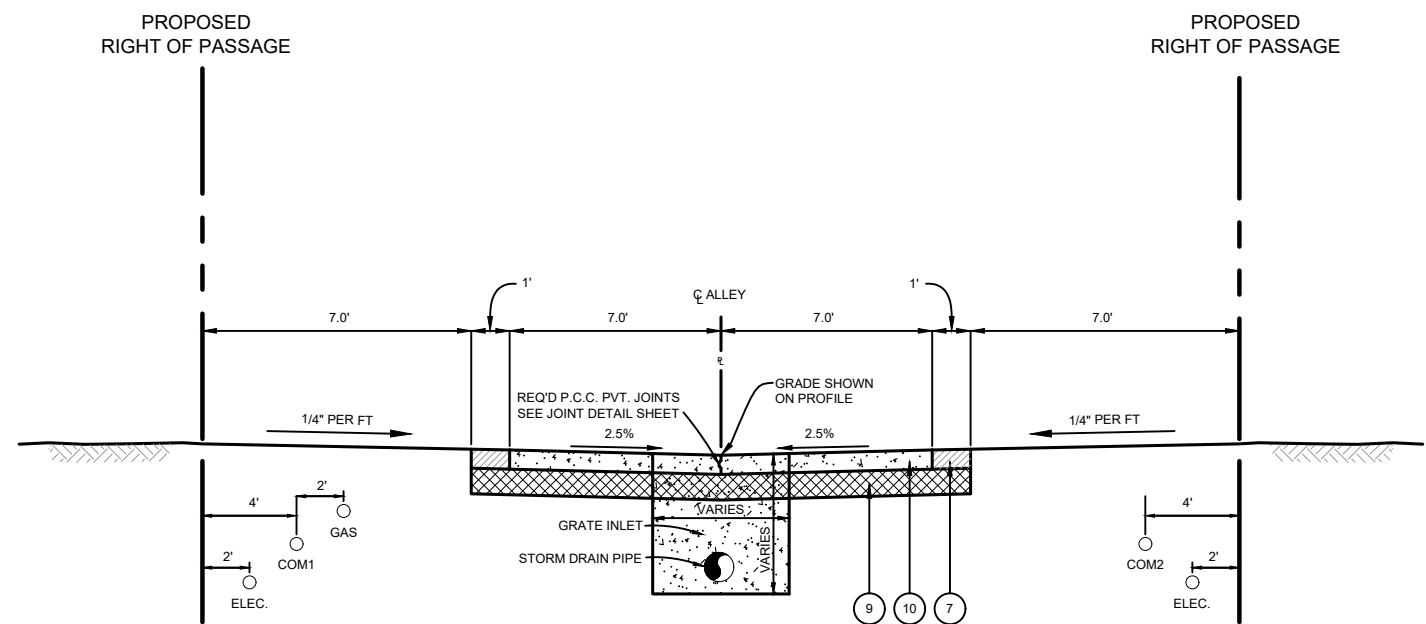
TYPICAL SECTION - FRONT LOADED LOTS  
50.0' PROPOSED PARISH RIGHT OF WAY  
SCALE: N.T.S.

ALBIGHTON AVENUE, ASHEY LANE, BARTELL LANE, BAUER DRIVE,  
HAVENHURST AVENUE, MOTERELLO LANE, PEMBERTON AVENUE,  
PROVIDENCE BOULEVARD, WYNFIELD LANE, & STREET NAME



TYPICAL SECTION - 27.0' PRIVATE SERVITUDE OF  
PASSAGE & PUBLIC UTILITY/DRAINAGE SERVITUDE  
SCALE: N.T.S.

FARMINGTON & ALLEY  
(DRAINAGE PIPES WITHIN A PRIVATE SERVITUDE OF PASSAGE WILL  
BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.)



TYPICAL SECTION - 30.0' PRIVATE SERVITUDE OF  
PASSAGE & PUBLIC UTILITY/DRAINAGE SERVITUDE  
SCALE: N.T.S.

WHITSTONE & HANOVER ALLEYS  
(DRAINAGE PIPES WITHIN A PRIVATE SERVITUDE OF PASSAGE WILL  
BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.)

#### LEGAL DESCRSRIPTION: 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.

FROM THE POINT OF BEGINNING, THENCE, S89°23'20"W FOR A DISTANCE OF 361.73 FEET TO A POINT; THENCE, N00°18'14"W FOR A DISTANCE OF 615.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND AN ARC LENGTH OF 49.26 FEET; AND WHOSE LONG CHORD BEARS N31°37'38"W FOR A DISTANCE OF 46.84 FEET TO A POINT; THENCE, N63°01'20"W FOR A DISTANCE OF 64.08 FEET TO A POINT; THENCE, N38°05'25"W FOR A DISTANCE OF 70.20 FEET TO A POINT; THENCE, N13°51'54"W FOR A DISTANCE OF 61.34 FEET TO A POINT; THENCE, N00°55'45"W FOR A DISTANCE OF 65.00 FEET TO A POINT; THENCE, N28°12'48"E FOR A DISTANCE OF 63.38 FEET TO A POINT; THENCE, N22°18'28"E FOR A DISTANCE OF 14.15 FEET TO A POINT; THENCE, N11°17'41"E FOR A DISTANCE OF 25.40 FEET TO A POINT; THENCE, N04°35'24"E FOR A DISTANCE OF 37.96 FEET TO A POINT; THENCE, N82°22'31"W FOR A DISTANCE OF 60.77 FEET TO A POINT; THENCE, N75°33'29"W FOR A DISTANCE OF 39.79 FEET TO A POINT; THENCE, N69°47'17"W FOR A DISTANCE OF 94.90 FEET TO A POINT; THENCE, S51°21'13"W FOR A DISTANCE OF 377.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 187.00 FEET AND AN ARC LENGTH OF 206.64 FEET; AND WHOSE LONG CHORD BEARS S13°07'48"E FOR A DISTANCE OF 196.28 FEET TO A POINT; THENCE, S04°31'10"W FOR A DISTANCE OF 110.03 FEET TO A POINT; THENCE, S85°28'50"E FOR A DISTANCE OF 215.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.27 FEET; AND WHOSE LONG CHORD BEARS S40°28'51"E FOR A DISTANCE OF 35.36 FEET; THENCE, S04°31'10"W FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE, N85°28'50"W FOR A DISTANCE OF 170.00 FEET TO A POINT; THENCE, N04°31'10"E FOR A DISTANCE OF 65.00 FEET TO A POINT; THENCE, N85°28'50"W FOR A DISTANCE OF 1,445.00 FEET TO A POINT; THENCE, N04°31'10"E FOR A DISTANCE OF 120.00 FEET TO A POINT; THENCE, S85°28'50"E FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE, N04°31'10"E FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE, N85°28'50"W FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE, N04°31'10"E FOR A DISTANCE OF 120.00 FEET TO A POINT; THENCE, S85°28'50"E FOR A DISTANCE OF 70.00 FEET TO A POINT; THENCE, N35°00'41"W FOR A DISTANCE OF 133.54 FEET TO A POINT; THENCE, N85°28'50"W FOR A DISTANCE OF 255.00 FEET TO A POINT; THENCE, S04°31'10"W FOR A DISTANCE OF 223.00 FEET TO A POINT; THENCE, N85°28'50"W FOR A DISTANCE OF 114.36 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 205.00 FEET AND AN ARC LENGTH OF 129.36 FEET; AND WHOSE LONG CHORD BEARS S76°26'32"W FOR A DISTANCE OF 127.22 FEET; THENCE, S58°21'55"W FOR A DISTANCE OF 42.45 FEET TO A POINT; THENCE, N31°38'05"W FOR A DISTANCE OF 65.99 FEET TO A POINT; THENCE, S58°21'55"W FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE, S 31°38'05" E FOR A DISTANCE OF 55.98 FEET TO A POINT; THENCE, S58°21'55" W FOR A DISTANCE OF 490.55 FEET TO A POINT; THENCE, N31°37'49"W FOR A DISTANCE OF 725.14 FEET TO A POINT; THENCE, N58°23'40"E FOR A DISTANCE OF 479.83 FEET TO A POINT; THENCE, N31°21'54"W FOR A DISTANCE OF 134.74 FEET TO A POINT; THENCE, N69°59'41"E FOR A DISTANCE OF 201.18 FEET TO A POINT; THENCE, S71°41'18"E FOR A DISTANCE OF 120.11 FEET TO A POINT; THENCE, S75°52'54"E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND AN ARC LENGTH OF 58.28 FEET; AND WHOSE LONG CHORD BEARS S46°37'47"E FOR A DISTANCE OF 25.87 FEET; THENCE, S31°38'05"E FOR A DISTANCE OF 37.46 FEET TO A POINT; THENCE, N89°00'00"E FOR A DISTANCE OF 770.00 FEET TO A POINT; THENCE, S00°00'00"W FOR A DISTANCE OF 290.00 FEET TO A POINT; THENCE, N90°00'00"E FOR A DISTANCE OF 780.00 FEET TO A POINT; THENCE, N45°00'00"E FOR A DISTANCE OF 42.43 FEET TO A POINT; THENCE, N00°00'00"E FOR A DISTANCE OF 882.79 FEET TO A POINT; THENCE, S45°00'00"W FOR A DISTANCE OF 42.43 FEET TO A POINT; THENCE, N90°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, N90°00'00"W FOR A DISTANCE OF 770.00 FEET TO A POINT; THENCE, S68°21'55"W FOR A DISTANCE OF 20.65 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°33'53"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 58.15 FEET TO A POINT; THENCE, N75°52'54"W FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE, N71°41'18"W FOR A DISTANCE OF 120.11 FEET TO A POINT; THENCE, N45°22'36"W FOR A DISTANCE OF 469.86 FEET TO A POINT; THENCE, N89°42'40"E FOR A DISTANCE OF 623.62 FEET TO A POINT; THENCE, S89°53'26"E A DISTANCE OF 1,296.38 FEET TO THE POINT OF BEGINNING.

SAID TRACT DESCRIBED AS A PORTION OF TRACT P-P-2, CONTAINING 71.910 ACRES AS SHOWN ON A SURVEY TITLED "MAP SHOWING SURVEY & SUBDIVISION OF AN UN-DESIGNATED 163.740 ACRE TRACT OF LAND INTO TRACTS P-P-1 & P-P-2" BY: JEFF DIAMOND, P.L.S., DATED 12/21/2021.

#### LEGAL DESCRSRIPTION: 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, N90°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, N90°00'00"W FOR A DISTANCE OF 770.00 FEET TO A POINT; THENCE, S68°21'55"W FOR A DISTANCE OF 20.65 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°33'53"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 58.15 FEET TO A POINT; THENCE, N75°52'54"W FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE, N71°41'18"W FOR A DISTANCE OF 120.11 FEET TO A POINT; THENCE, N45°22'36"W FOR A DISTANCE OF 469.86 FEET TO A POINT; THENCE, N89°42'40"E FOR A DISTANCE OF 623.62 FEET TO A POINT; THENCE, S89°53'26"E A DISTANCE OF 1,296.38 FEET TO THE POINT OF BEGINNING.

SAID TRACT DESCRIBED AS A PORTION OF TRACT P-P-2, CONTAINING 31.279 ACRES AS SHOWN ON A SURVEY TITLED "MAP SHOWING SURVEY & SUBDIVISION OF AN UN-DESIGNATED 163.740 ACRE TRACT OF LAND INTO TRACTS P-P-1 & P-P-2" BY: JEFF DIAMOND, P.L.S., DATED 12/21/2021.

#### PRELIMINARY PLAT

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

#### CERTIFICATION:

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

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

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

TITLE:	PRELIMINARY PLAT
PROJECT:	PROVIDENCE PARKS PHASES 2 & 3
DESCRIPTION:	LOTS 181-462, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA
CLIENT:	PROVIDENCE PARKS, LLC 1100 CAMELLIA BOULEVARD, SUITE 200 LAFAYETTE, LA 70508

<b>QUALITY</b> Engineering & Surveying, LLC 18320 Hwy 42, Port Vincent, LA 70726 225.698.1600   www.qsella.com   info@qsella.com			
DWG Path:	P:\>2022 Projects\22-246 - Providence Parks\2 - Landscape Architecture\Drawings\Preinary Plat\Current Preliminary Plat\22-246 Preliminary Plat, Phase 2 & 3.dwg	Project No:	22-246
Drawn By:	JSM	Dates:	MAY 2023
Checked By:	GMS	Sheet:	3 OF 3



THIS PAGE INTENTIONALLY LEFT BLANK



# **FINAL SUBDIVISION REVIEW**



THIS PAGE INTENTIONALLY LEFT BLANK



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of August 1, 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: 2

**STAFF COMMENTARY:**

**Department of Planning and Development**

This case was previously postponed at the June 13, 2023 and the July 11, 2023 Planning Commission meetings.

Periodic inspections have been made by this office during construction and the final inspection was made on July 27, 2023. The inspection disclosed that all of the asphalt roads are constructed, and road shoulders



need to be vegetated, and the roadside ditches and detention pond 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 - #7 being completed before plats are signed:

**General Comments:**

1. During the inspection, the contractor was actively working in the pond. 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 (including pond bottom) once regraded as it is a dry pond. As-built plans need to be updated to reflect the work being performed in the pond.
2. Provide a pond certification letter signed and stamped by the engineer of record certifying that the pond constructed provides the detention storage required in the approved drainage study.
3. The side slopes surrounding the pipe ends located in the roadside ditches throughout the subdivision are eroding and needs to be re-established/regraded and vegetated.
4. The parish lateral, where the pond outfalls which was regraded as part of this project, is holding water and needs to be regraded and vegetated.
5. All disturbed areas need to be properly vegetated. (Typical Comment)
6. Provide utility trench bedding test results.

**Paving & Drainage Plan:**

7. 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 August 1, 2023.

**Informational Items:**

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

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.

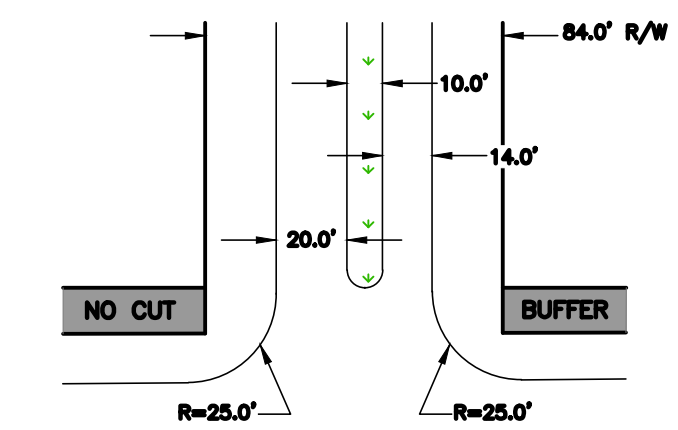
Revised drawings will not be accepted for review or placement in the packet prior to the August 8, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



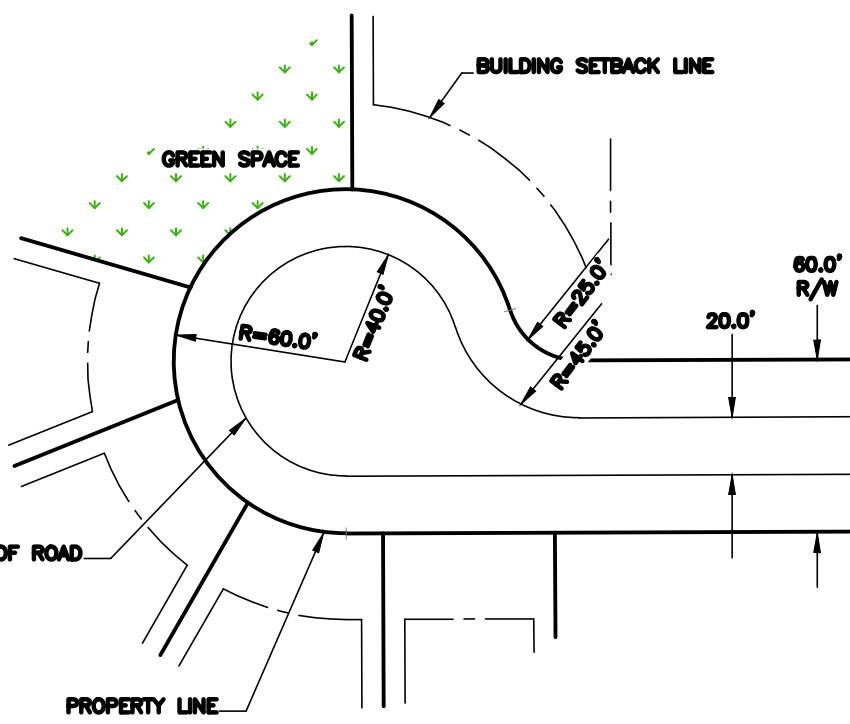
CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	330.00'	46.66'	S86°10'09"E	46.62'
C2	330.00'	55.00'	S77°20'38"E	54.94'
C3	330.00'	55.00'	S67°47'40"E	54.94'
C4	330.00'	47.49'	S58°53'49"E	47.45'
C5	25.00'	39.27'	N80°13'33"E	35.36'
C6	130.00'	10.13'	N37°27'26"E	10.12'
C7	130.00'	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  
7/21/2023  
DEPARTMENT OF  
ENGINEERING  
ENGINEERING  
REVIEW COPY

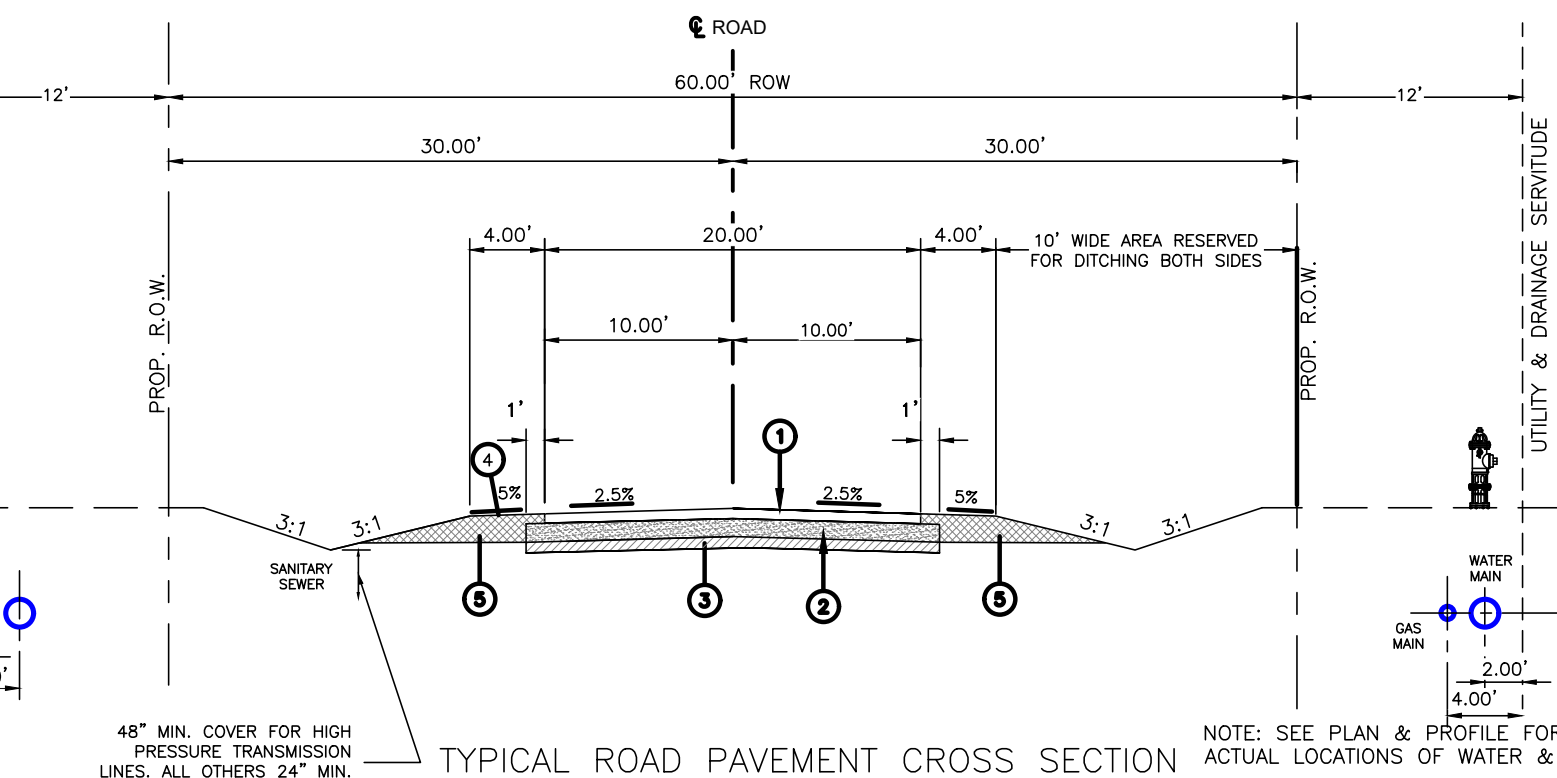
TYPICAL DETAIL LAYOUT  
N.T.S.



TYPICAL ENTRANCE DETAIL  
N.T.S.



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

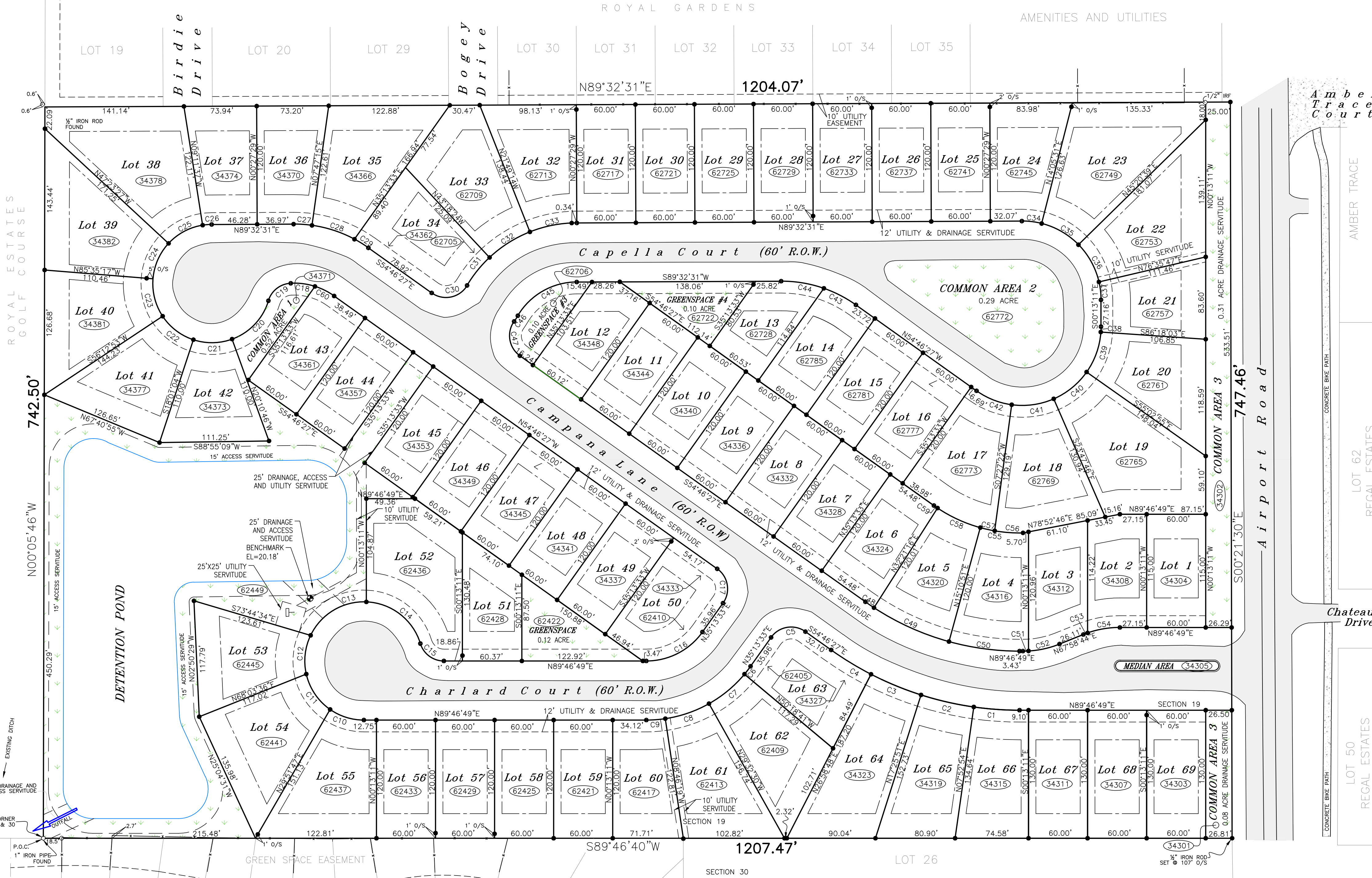


LEGEND: FOR ASPHALT PAVING

- ① 4" (MIN.) ASPHALT PAVEMENT
- ② 10" (MIN.) SOIL CEMENT BASE COURSE - 10% NATIVE SOIL, SHOULDER SURFACE
- ③ 6" (MIN.) SHOULDER BACKFILL MATERIAL, COMPACTED TO 92% OF ITS STANDARD PROCTOR DENSITY
- ④ 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:

- 1. 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.
- 2. EXISTING TOP SOIL IN PROPOSED ROAD BED TO BE EXCAVATED AND REMOVED AS NECESSARY FOR FINAL GRADE.
- 3. PROOFROLL AND STABILIZE SUBGRADE.



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 GreenSpace, No Cut Buffer and Median Area will be owned and maintained by the Home Owners Association.

SUMMERVIEW DEVELOPMENT, LLC  
133 HIGHWAY 54  
MAUDSLVILLE, 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 NORTH 89 DEGREES 32 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 747.46 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 46 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 1207.47 FEET TO THE POINT OF BEGINNING.  
Said 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.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 WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
- THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON SURVEY.
- THIS SURVEY MEETS OR EXCEEDS A CLASS "C" SURVEY AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA. BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
- SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION. AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED, BUILDING SETBACKS WILL BE 30 FOOT FRONT, 25 FOOT REAR, 7.5 FOOT SIDE, 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 HYDROK.)
- 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 12" 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 premises and have caused to be placed on the 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



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

CASE NO.: 2023-3367-FP

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

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

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

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

WARD: 1  
PARISH COUNCIL DISTRICT: 4

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

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

TOTAL ACRES IN DEVELOPMENT: 27.98 Acres

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

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 1

**STAFF COMMENTARY:**

**Department of Planning and Development**

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



Periodic inspections have been made by this office during construction and the final inspection was made on July 28, 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 did not receive a revised submittal or certification from the developer that the outstanding items had been completed by the required deadline and 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 - #19 being completed before plats are signed:

**General Comments:**

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



13. The sewer manholes located in the roadside shoulders need to be lower to match the existing grade. (Typical Comment)
14. The sewer manholes installed in the centerline of the roadside ditch need to be relocated of the ditch modified to eliminate this conflict.
15. Provide utility trench bedding test results.

**Final Plat:**

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

**Paving & Drainage Plan:**

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

**Sewer & Water Plan:**

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

**SWPPP & Signage Plan:**

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

**Informational Items:**

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

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

Mandatory Developmental Fees are required as follows:

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

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

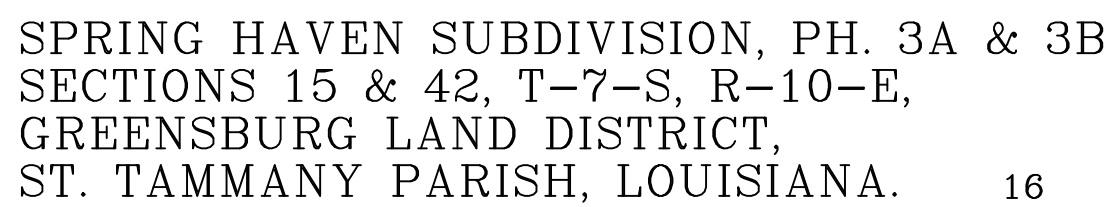
Fees are due before subdivision plats can be signed.

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



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





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

**Legal Description**  
**SPRING HAVEN PHASE 3-B**

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

Commence at the Section Corner common to Sections 15, 16 and 42, Township 7 South, Range 10 East and measure South 72°56'44" East a distance of 222.37 feet to a point; Thence South 15°47'24" West a distance of 2,046.43 feet to a point; Thence South 74°12'36" East a distance of 418.91 feet to a point; Thence North 15°54'37" East a distance of 2,041.74 feet to a point; Thence S 03°12' West a distance of 318.43 feet the POINT OF BEGINNING.


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

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

Commence at the Section Corner common to Sections 15, 16 and 42, Township 7 North, Range 10 East, St. Tammany Parish, Louisiana, which bears North 39°12'54" East having a chord distance of 56.80 feet to a point; Thence South 72°55'22" East a distance of 222.37 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure

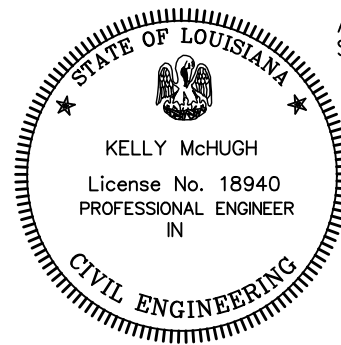
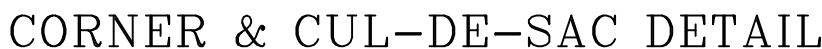
Thence South 73°34'12" East a distance of 207.81 feet to a point on a curve; Thence along a curve to the right having a radius of 150.00 feet, a delta of 14°39'43", an arc length of 57.14 feet to a point; Thence North 39°12'54" East having a chord distance of 56.80 feet to a point; Thence North 73°34'12" East a distance of 122.30 feet to a point; Thence North 73°34'12" West a distance of 122.30 feet to a point; Thence North 24°16'47" East a distance of 92.62 feet to a point; Thence South 00°07'41" East a distance of 320.00 feet to a point; Thence South 89°52'04" East a distance of 320.00 feet to a point; Thence South 00°07'41" West a distance of 278.36 feet to a point; Thence North 11°15'30" West a distance of 49.88 feet to a point; Thence South 20°43'29" West a distance of 49.88 feet to a point; Thence North 23°51'01" West a distance of 130.51 feet to a point; Thence North 73°34'12" West a distance of 130.51 feet to a point on a curve; Thence along a curve to the right having a radius of 150.00 feet, a delta of 14°39'43", an arc length of 57.14 feet to a point; Thence North 39°12'54" East having a chord distance of 56.80 feet to a point; Thence North 73°34'12" East a distance of 122.30 feet to a point; Thence North 73°34'12" West a distance of 122.30 feet to a point; Thence North 24°16'47" East a distance of 92.62 feet to a point; Thence South 00°07'41" East a distance of 320.00 feet to a point; Thence South 89°52'04" East a distance of 320.00 feet to a point; Thence South 00°07'41" West a distance of 278.36 feet to a point; Thence North 11°15'30" West a distance of 49.88 feet to a point; Thence South 20°43'29" West a distance of 49.88 feet to a point; Thence North 23°51'01" West a distance of 130.51 feet to a point on a line; Thence South 73°34'12" West a distance of 149.21 feet to a point; Thence South 15°47'57" West a distance of 2,046.43 feet to a point; Thence North 74°24'26" East a distance of 418.91 feet to the POINT OF BEGINNING, and containing 852,407.04 square feet of land, more or less.

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

## MINIMUM RESTRICTIVE COVENANTS

2. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
3. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WASTE WATER SYSTEMS ARE COMPLETED. OTHERWISE, CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS PROVIDED BY ANY APPLICABLE PART OF THE CITY OF CHICAGO ORDINANCES.
4. IF A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT OR LOT PART, EXCEPT FOR THE PURPOSE OF MAINTAINING EXISTING STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A FURTHER ADDITION OF ANY WATER SUPPLY AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
5. BUILDING SETBACKS:
  - a. FRONT - 25' SIDE - 5' REAR - 20' AND WATER STREET - 15'.
  - b. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
  - c. ANY OBSTACLE OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN OBSTACLE OR OFFENSIVE ACTIVITY IN THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
  - d. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE ABOVE THE FLOOD PROOFING ELEVATION OF THE ADJACENT PROPERTY LOCATED IN FLOOD ZONE C. F.I.R.M. PANEL NO. 225205 0215 C, REVISED 4-2-91.
  - e. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
6. THE CITY OF CHICAGO SUBDIVISION BOARD SHALL HAVE THE APPROVAL OF THE PLANNING COMMISSION.
7. THE OPEN SPACE AREAS AND PONDS AREAS AS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
8. IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE AGREED TO ACCEPT THE CITY OF CHICAGO RESTRICTION INSTRUMENT NO. 225205 0215 C, REVISED 4-2-91, AND ALL ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY BEING SUBDIVIDED. THE FOREGOING COVENANTS SHALL RUN WITH EACH TITLE AND REFERENCE SHALL BE MADE THERE TO IN EACH TITLE.

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



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

3-A 22.55 ac.	40 LOTS &	2250 ft.	CENTRAL
3-B 5.43 ac.	9 GARDEN HOME SITES		
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIES	VARIES	60' / 20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	VARIES	P.U.D.	1800 ft.
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

LAKE PONTCHARTRAIN  
ULTIMATE SURFACE WATER DISPOSAL

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

FINAL PLAT

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

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



THIS PAGE INTENTIONALLY LEFT BLANK



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

CASE NO.: 2023-3455-FP

SUBDIVISION NAME: Terra Bella Subdivision, Phase 1A-12

DEVELOPER: Terra Bella Group, LLC  
111 Terra Bella Boulevard  
Covington, LA 70433

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

SECTION: 45

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 1 & 3

RANGE: 10 EAST

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

GENERAL LOCATION: The property is located on the north side of LA Hwy 1085, west of Bricker Road, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 13.95 Acres

NUMBER OF LOTS: 59 Residential Lots & 1 Commercial                    AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "B"

NUMBER OF POSTPONEMENTS: 0

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on July 26, 2023. The inspection disclosed that all of the asphalt and concrete roads are constructed, and the subsurface drainage is functioning.



The following uncompleted items #1 - #5 existed at the time of the final inspection and will be completed before the plats are signed:

**General Comments:**

1. Provide utility trench bedding and backfill test results.

**Final Plat:**

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

**Paving & Drainage Plan:**

3. 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 August 1, 2023.

**Water & Sewer Plan:**

4. Provide a Clear Water Test for this phase of Terra Bella.
5. Provide a Letter of Acceptance and Perpetual Maintenance for this phase of Terra Bella from Tammany Utilities.

**Informational Items:**

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

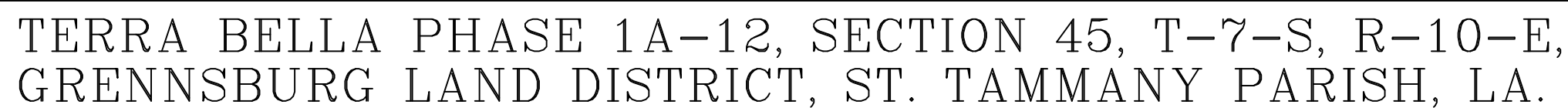
Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 1,305 linear feet at \$22.00 per linear foot of asphalt roads for a total of \$28,710.00 and 2,480 linear feet at \$25.00 per linear foot of concrete roads for a total of \$62,000.00. The total for the Warranty Obligations is \$90,710.00 for a period of two (2) years.

Additionally, no Mandatory Development Fees are required at this time since the developer has entered in to a Voluntary Developmental Agreement and has paid all current fees. In accordance with Council Ordinance Series No. 07-1511, the next payment will be due upon the filing of the final plat for Phase 2.

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

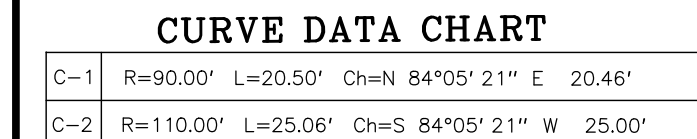






LOTS 78-81, 909-918 (INCLUSIVE)		
BUILDING SETBACKS (MRI)		
FRONT		7.5' MANDATORY (BTL)
LEFT		5' MINIMUM
RIGHT		5' MINIMUM
REAR	④ ALLEY @ BACKOUT PARKING (OPTION A)	5' MINIMUM
REAR	④ ALLEY @ BACKOUT PARKING (OPTION B)	OR 15'
REAR	④ ALLEY @ ALL OTHER STRUCTURES	20'
REAR	④ NON ALLEY	5' MANDATORY (BTL)
		10' MINIMUM

LOTS 55-63, 71-77, 83-100, 904-908 (INCLUSIVE)	
BUILDING SETBACKS (MRI)	
FRONT	10' MANDATORY (BTL)
LEFT	5' MINIMUM
RIGHT	5' MINIMUM
REAR	5' OR 15'
REAR @ ALLEY @ BACKOUT PARKING (OPTION A)	20'
REAR @ ALLEY @ BACKOUT PARKING (OPTION B)	20'
REAR @ ALLEY @ ALL OTHER STRUCTURES	5' MANDATORY (BTL)
REAR @ NON ALLEY	10' MINIMUM

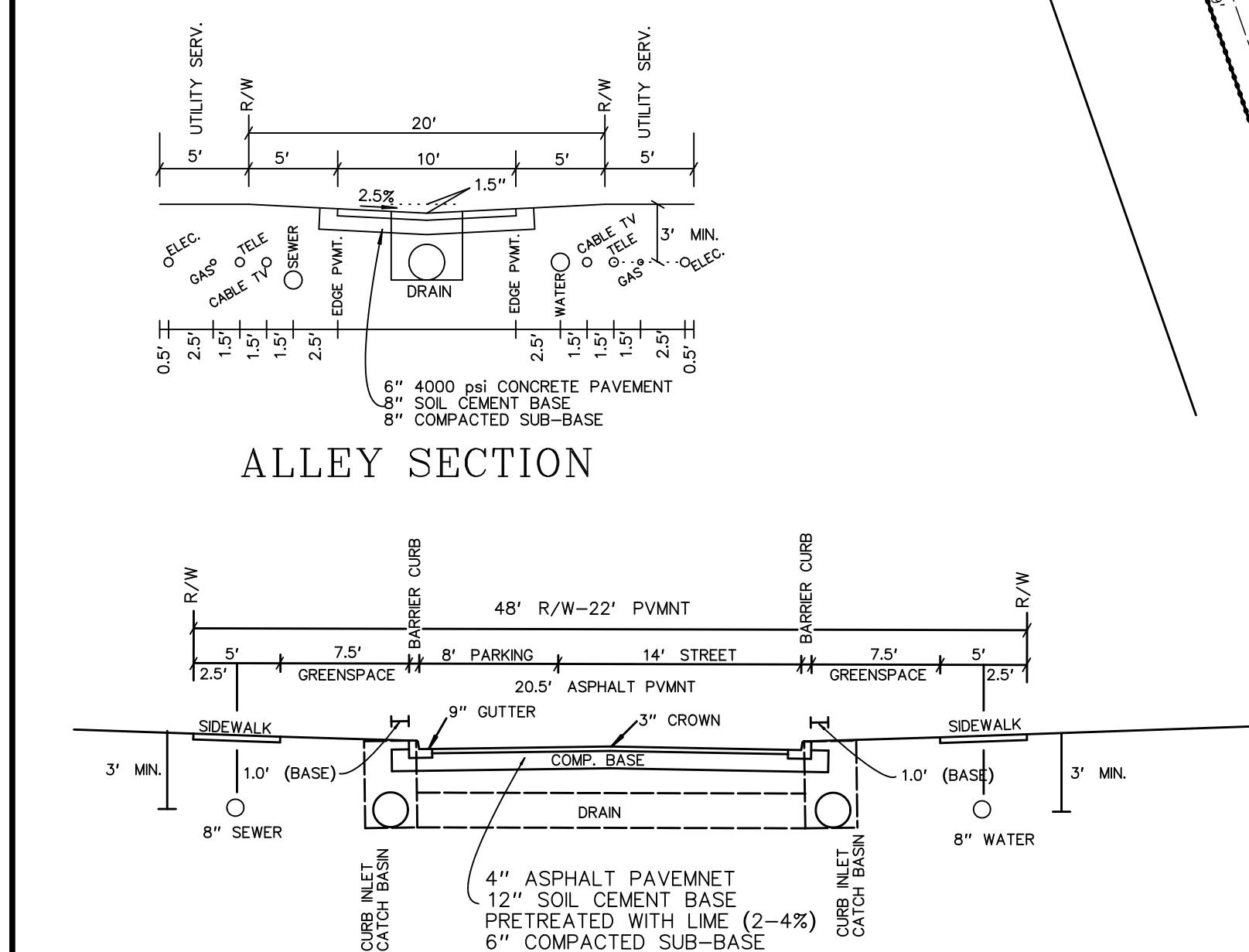
LOTS 64-69 (INCLUSIVE)		
BUILDING SETBACKS (MRI MODIFIED)		
FRONT		5' MANDATORY (BTL)
LEFT		5' MINIMUM
RIGHT		5' MINIMUM
REAR	① ALLEY ② BACKOUT PARKING (OPTION A)	5' OR 15'
REAR	① ALLEY ② BACKOUT PARKING (OPTION B)	20'
REAR	① ALLEY ② ALL OTHER STRUCTURES	5' MANDATORY (BTL)
REAR	① NON ALLEY	10' MINIMUM



 = BENCHMARK—TOP OF SEWER MANHOLE AS SHOWN  
 ELEV. 23.61' MSL NAVD 88 (GEOID 18)

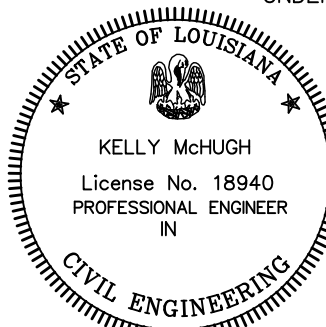
 = INDICATES MUNICIPAL ADDRESS

TERRA BELLA PHASE 1A-12  
 A certain parcel of ground situated in Section 45, Township—7—  
 South, Range—10—East, Greensburg Land district, St. Tammany Parish,  
 Louisiana, more fully described as follows:  
 Commence at the Northwest Corner of Section 45 T—7—S, R—11—E and  
 measure South 89°57'05" East a distance of 72.797 feet to a point;  
 on the easterly right of Way of Rousseau a distance of 14.84 feet to a point;  
 Thence South 45°44'44" East a distance of 172.79 feet along said right of  
 way to a point;  
 Thence South 14°54'31" East a distance of 172.33 feet to a point;  
 Thence South 15°19'11" East a distance of 464.60 feet to the POINT OF  
 BEGINNING.  
 From the POINT OF BEGINNING measure  
 North 70°04'44" East a distance of 54.01 feet to a point of curve;  
 Thence along a curve to the right having a radius of 774.28 feet, a delta  
 of 27°02'32", an arc length of 318.25 feet, and a chord which bears North  
 84°14'20" East having a chord distance of 315.30 feet to a point on a  
 curve; Thence along a curve to the right having a radius of 524.03 feet,  
 a delta of 15°20'32", an arc length of 140.32 feet, and a chord which bears  
 South 08°04'44" West having a chord distance of 140.32 feet to a point of  
 tangency; Thence South 07°27'24" East a distance of 73.11 feet to a point  
 of curve; Thence along a curve to the right having a radius of 479.56 feet,  
 a delta of 08°04'14" West having a chord distance of 88.75 feet to a point  
 of tangency; Thence North 08°04'14" East a distance of 73.11 feet to a  
 point on a curve; Thence along a curve to the right having a radius of 479.56  
 feet, a delta of 15°20'32", an arc length of 140.32 feet, and a chord which  
 bears South 03°25'14" East having a chord distance of 67.51 feet to a  
 point on a line; Thence South 00°36'55" West a distance of 4.08 feet to  
 a point on a curve; Thence along a curve to the left having a radius of 522.58  
 feet, a delta of 02°58'18", an arc length of 27.36 feet, and a chord  
 which bears North 08°04'44" East having a chord distance of 27.36 feet to  
 a point on a line; Thence South 75°38'41" East a distance of 462.18 feet  
 to a point; Thence South 08°04'37" West a distance of 5.48 feet to a  
 point on a curve; Thence along a curve to the left having a radius of 469.39  
 feet, a delta of 31°06'20", an arc length of 254.83 feet, and a  
 chord which bears South 07°28'33" East having a chord distance of 251.71  
 feet to a point of tangency; Thence along a curve to the left having a radius  
 of 213.88 feet to a point on a curve; Thence along a curve to the left  
 having a radius of 1,091.91 feet, a delta of 09°26'12" to a point of tangency;  
 Thence along a curve to the left having a radius of 1,091.91 feet, a delta of  
 178°48'12" to a point on a line; Thence South 89°09'42" East  
 East having a chord distance of 179.64 feet to a point of tangency;  
 Thence South 63°29'36" West a distance of 265.34 feet to a point;  
 Thence South 70°21'04" West a distance of 167.43 feet to a point;  
 Thence South 25°43'31" West a distance of 183.63 feet to a point;  
 Thence South 70°44'37" West a distance of 78.15 feet to a point;  
 Thence North 19°16'29" West a distance of 68.68 feet to a point;  
 Thence North 19°16'29" West a distance of 208.70 feet to a point;  
 Thence North 15°19'11" West a distance of 615.29 feet to the POINT OF  
 BEGINNING, and containing 607,578.49 square feet or 13.95 acres(s) of  
 land, more or less.



## STREET SECTION NS-48-22

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



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

**RESTRICTIVE COVENANTS**

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE NOTED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH, WHENEVER A SUBDIVISION IS SUBMITTED TO THE COMMUNITY DEVELOPMENT 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 THE COMMUNITY DEVELOPMENT SYSTEM (SUPPLY). THERE BE NO PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. BUILDING SETBACKS SHALL AS BE SET FORTH ON THIS PLAN.
3. CONSTRUCTION OF ANY NATURE, INCLUDING, BUT NOT LIMITED TO, IS PROHIBITED IN ALL DRAINAGE EASEMENTS OR STREET RIGHTS OF WAY.
4. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT.
5. NO SIGN SHALL BE DONE THEREON THAT MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. NO TAMMANY PARISH CURBENTS ARE REQUIRED (SUBSURFACED DRAINAGE)
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE BOARD OF PLANNING COMMISSIONERS.
9. DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDE OR SMALLER DIMENSIONS OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN FIFTY (50) FEET FROM THE CORNER OF THE PROPERTY FROM THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET-WAYS-OF-WAY INTERSECT. IN CASES WHERE A DRIVEWAY ON A CORNER LOT IS ESTABLISHED ALONG THE WIDE OR SMALLER DIMENSION OF A LOT LINE, THE SETBACK SHALL BE AT LEAST SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS OF WAY INTERSECT.
10. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED.
11. EACH ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE SEWERAGE, WATER AND SANITATION (GARBAGE AND REFUSE DISPOSAL) SERVICES PROVIDED.
12. THE ABOVEMENTIONED 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)
13. THE ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL GREENSPACE AND DETENTION PONDS. ST. TAMMANY PARISH IS NOT RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE DETENTION PONDS OR SIDEWALKS.
14. THE INSURANCE FLOOR ELEVATION SHALL BE THE SAME AS THE ELEVATION OF THE TOP OF STREET CURB UNLESS OTHERWISE APPROVED BY THE TERRA BELLA DESIGN REVIEW BOARD.
15. THE OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL "PRIVATE DRAIN SERVICES" AND STREET SIGNAGE.

13.95 ac.	59 (RESIDENTIAL) 1 (COMMERCIAL)	1305' (ASPHALT STREETS) 2480' (CONCRETE ALLEYS)	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VARIABLES	VARIABLES	VARIABLES	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT ROADWAYS	VARIABLES	PUD	
CONCRETE ALLEYS	LOT DEPTH	ZONING	
ROAD SURFACE			

**THE FOUNTAIN RIVER**

**ULTIMATE SURFACE WATER DISPOSAL**

---

**DEDICATION OF TERRA BELLA PHASE 1A-12**

Subject to the reservation of rights hereinafter set forth, all street rights-of-way as shown herein are hereby dedicated to the perpetual use of the public for private use. All other traversing easements and other rights-of-way shall remain private and shall be maintained by the Terra Bella Residential Owners Association, Inc. and the Terra Bella Commercial Owners Association, Inc. (Owners Associations). Services and Easements are hereby reserved for drainage, communications systems, utilities, maintenance, and repair, and no obstruction or improvements shall be allowed that would prevent the street rights-of-way from being used for their intended purpose. The design and location of the medians and street paving surface shall not be redesigned or reconfigured without the prior written consent of the Developer or the Owners Associations. The Owners Associations shall (i) maintain the existing trees, shrubs, and other landscaping within the street rights-of-way dedicated herein; (ii) have the right to place and maintain traffic control signage and other markings to be installed by the Owners Associations; (iii) maintain, repair and operate the street lighting system; (iv) maintain, repair, replace, and operate the stormwater drainage system; (v) perform, repair and maintain the storm water detention facilities; and private drainage structures located outside of the alleyways (v) perform repair, maintenance and replacement of the placement of the street surface and drainage structures within alleyways as set forth on this plat.

St. Tammany Parish shall perform all repair, maintenance, and replacement of all drainage control, drainage facilities, streets, curbs, and gutters within the street rights-of-way.

Terra Bella Group, LLC

Seamus M. Loman

APPROVAL

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY, NATIONAL GUARDIAN ASSOCIATION

---

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

---

FINAL PLAT

TERRA BELLA PHASE 1A-12  
SECTION 45, T-7-S, R-10-E,  
GRENNSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LA.

REVISIONS		<b>KELLY J. McHUGH &amp; ASSOC., INC.</b> <b>CIVIL ENGINEERS &amp; LAND SURVEYORS</b> <b>845 GALVEZ ST. — MANDEVILLE, LA.</b>  <b>626-5611</b>			
DATE	DATE				
03-23-22					
06-01-22					
07-05-23					
07-13-23					
07-28-23		SCALE:	1" = 60'	DATE:	09-15-21
		DRAWN:	DRJ	JOB NO.:	21-141
		CHECKED:	KJM	DWG. NO.:	



THIS PAGE INTENTIONALLY LEFT BLANK



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

CASE NO.: 2023-3453-FP

SUBDIVISION NAME: Oak Alley Meadows Subdivision, Phases 2-4

DEVELOPER: Oak Alley Meadows, LLC  
7760 Pecue Lane; Suite 100  
Baton Rouge, LA 70809

ENGINEER/SURVEYOR: Geoff Wilson Engineering, LLC  
2297 Port Hudson-Pride Road  
Zachary, LA 70791

SECTION: 29

WARD: 3

TOWNSHIP: 6 SOUTH

PARISH COUNCIL DISTRICT: 3

RANGE: 11 EAST

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

GENERAL LOCATION: The property is located north of US Highway 190, west of LA Highway 25, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: Phase 2 - 14.90 Acres Phase 3 - 19.61 Acres  
Phase 4 - 20.278 Acres

NUMBER OF LOTS: Phase 2 - 59 Lots Phase 3 - 63 Lots Phase 4 - 35 Lots

AVERAGE LOT SIZE: 9,100 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: A-4A/PUD

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 0

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on July 31, 2023. The inspection disclosed that all of the asphalt roads are constructed, and road shoulders



need to be constructed and the roadside ditches need final grading.

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 - #15 being completed before plats are signed:

**General Comments:**

1. Asphalt roadways throughout these phases of Oak Alley Meadows need to be cleaned so a meaningful inspection can be made.
2. Roadside ditches throughout these phases of Oak Alley Meadows need to be properly vegetated and proper erosion control measures installed and maintained until vegetation is established.
3. Roadside shoulders throughout these phases of Oak Alley Meadows need to be vegetated. Install and maintain proper erosion control measures until vegetation is established.
4. Various catch basins were covered with the erosion control mat and needs to be uncovered and protected with the approved SWPP measures.
5. Ditch located behind Lots #165 - #179 needs to be vegetated.
6. The sewer manhole located in the vicinity of Lot #184 is partially exposed and need to be installed in accordance with the sewer plan details.
7. Blue reflectors in the vicinity of all fire hydrants need to be installed.
8. Provide base test results.
9. Provide asphalt test results.
10. Provide utility trench bedding and backfill test results.

**Final Plat:**

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

**Paving & Drainage Plan:**

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

**Sewer & Water Plan:**

13. Provide a Clear Water Test for these phases of Oak Alley Meadows.



14. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water system from the City of Covington.

**SWPPP & Signage Plan:**

15. Provide the As-Built SWPPP and Signage Plan.

**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 5,785 linear feet x \$22.00 per linear foot for a total of \$127,270.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 157 lots = \$169,089.00

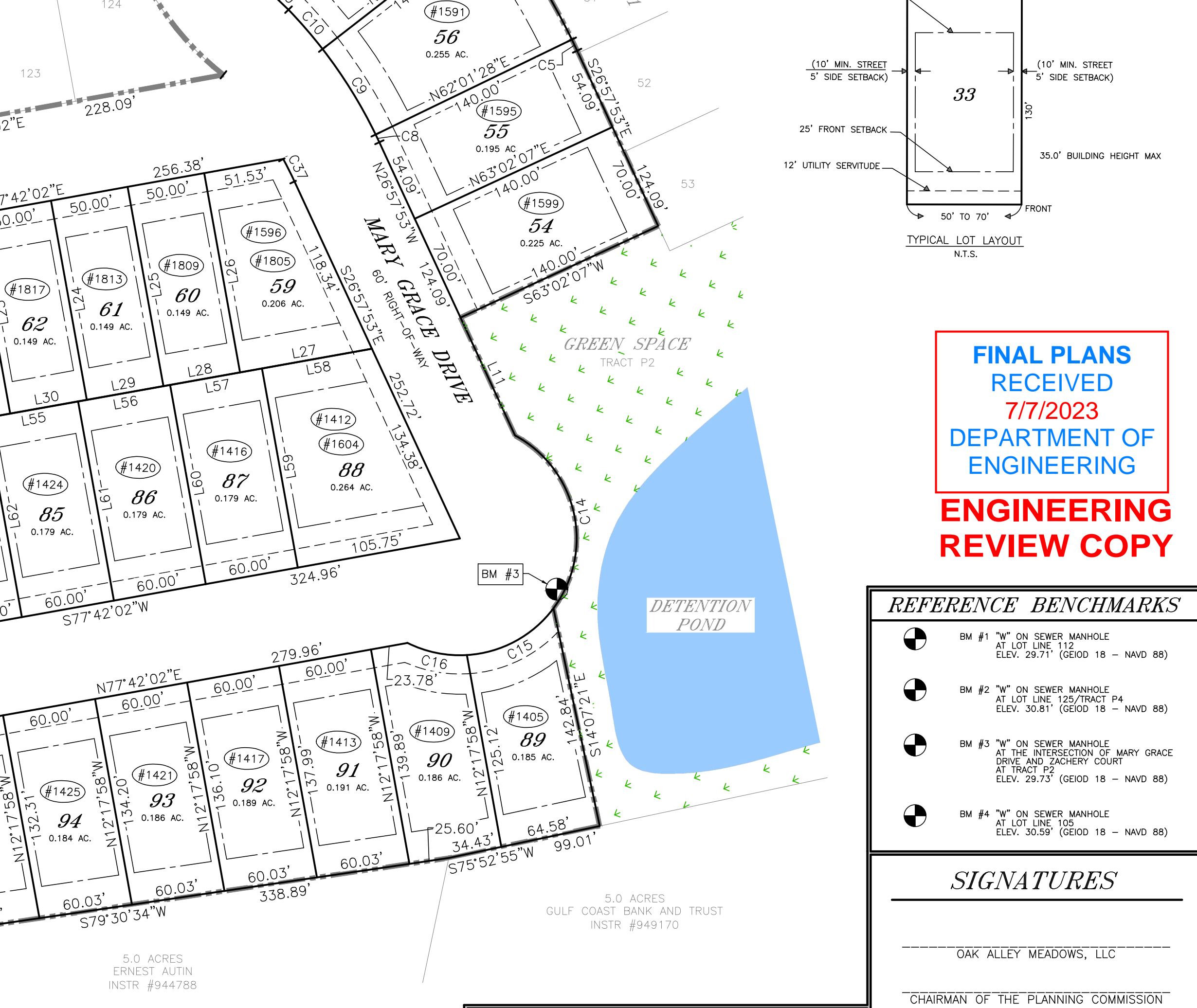
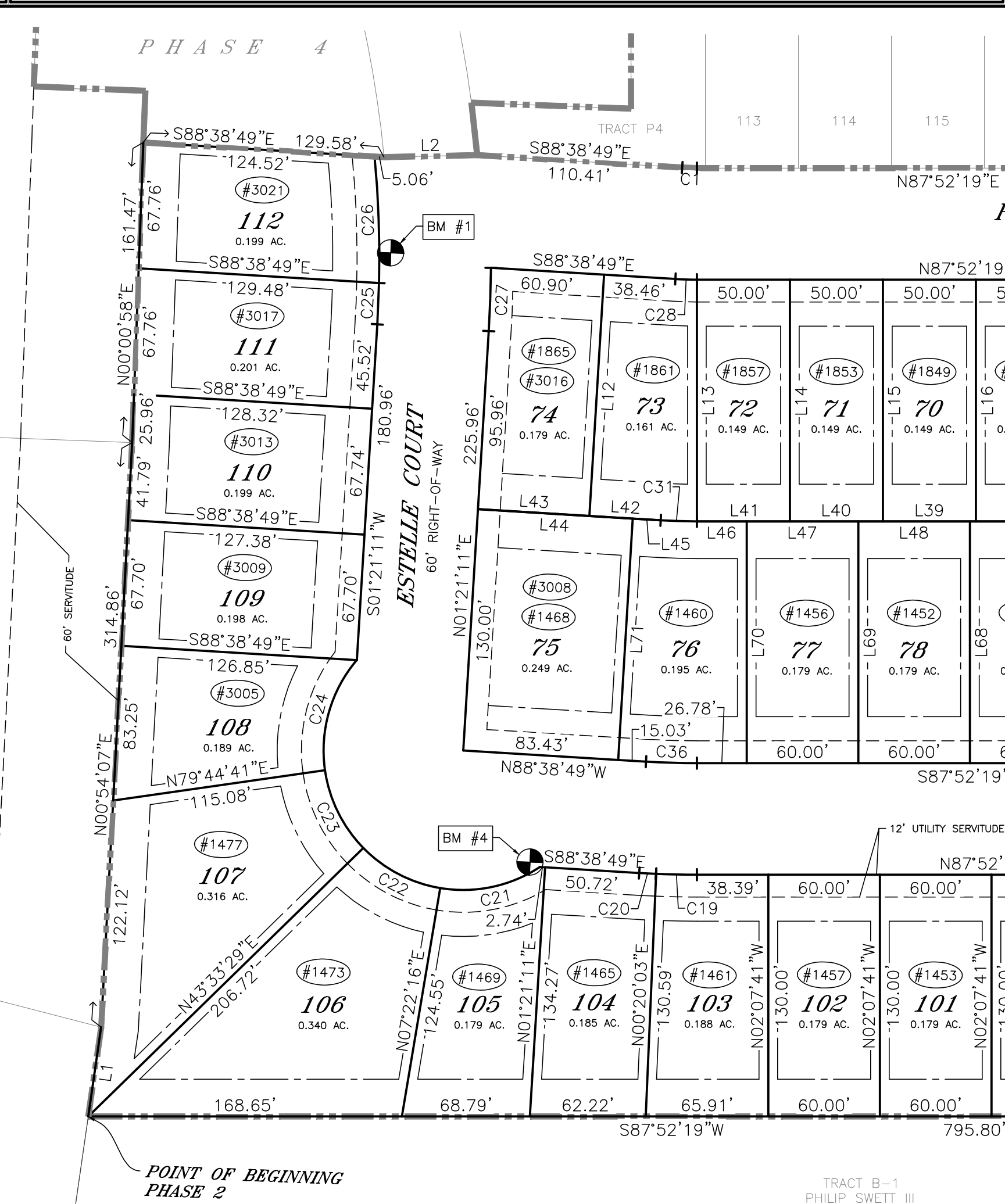
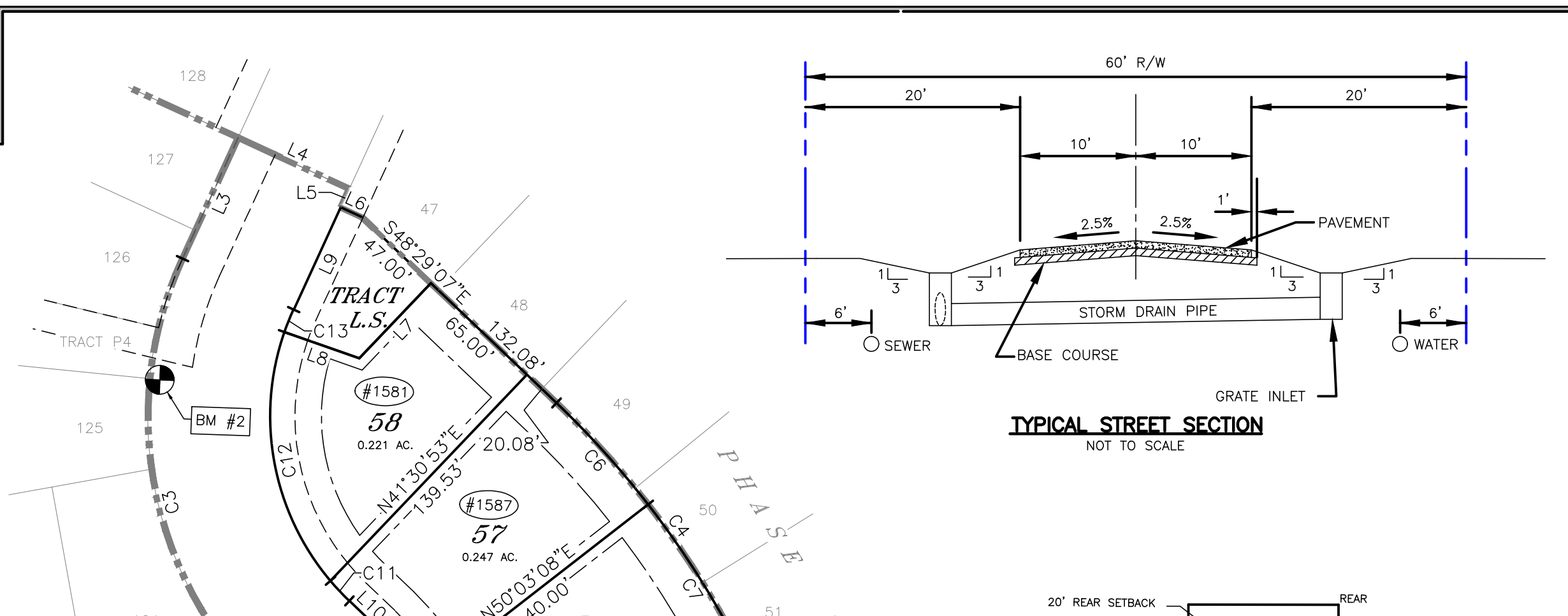
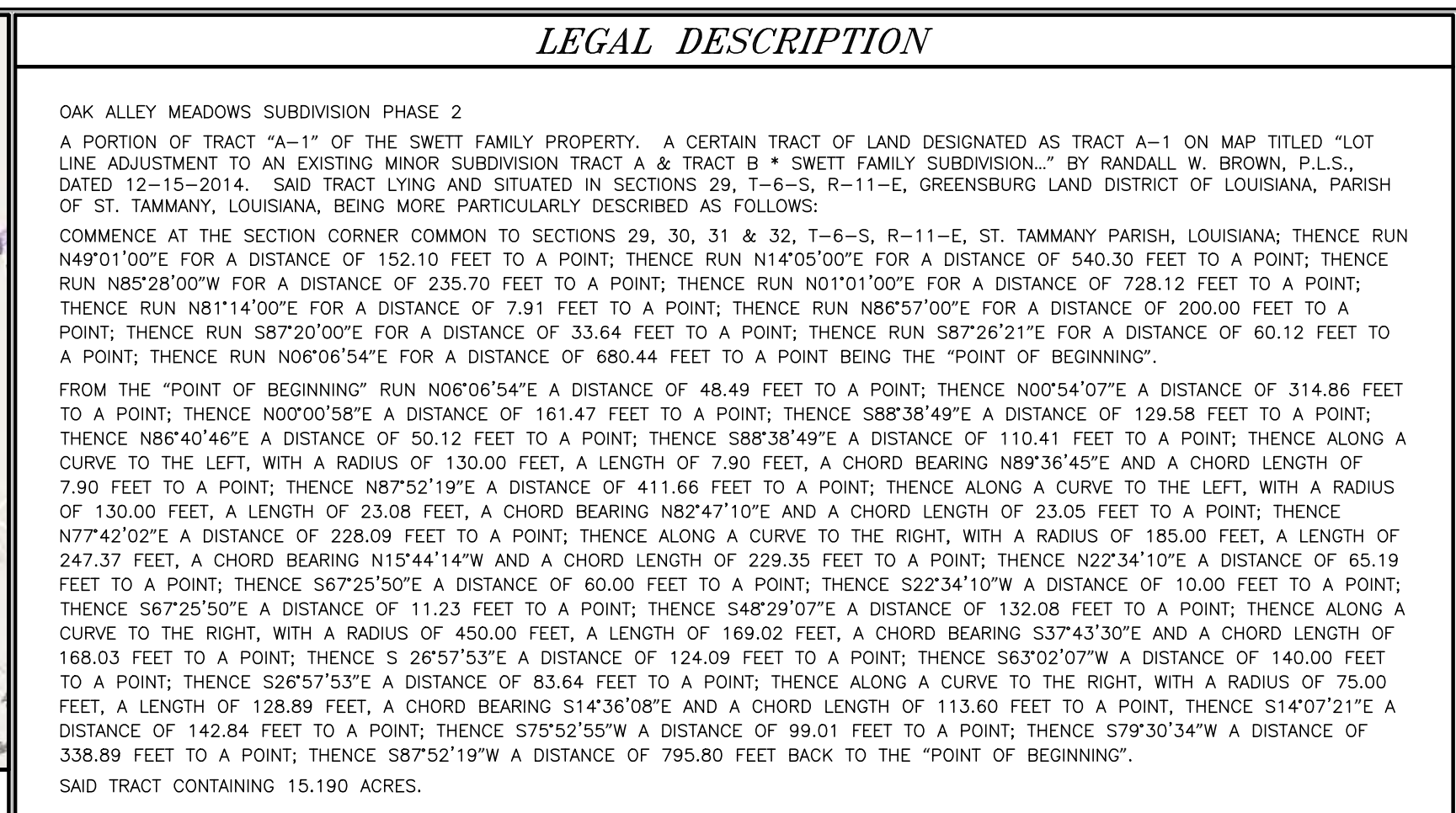
Drainage Impact Fee = \$1,114.00 per lot x 157 lots = \$174,898.00

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





LINE TABLE		
LINE #	LENGTH	DIRECTION
L49	60.00'	N8752'19"E
L50	60.00'	N8752'19"E
L51	60.00'	N8752'19"E
L52	60.00'	N8752'19"E
L53	24.88'	N8752'19"E
L54	39.20'	N7742'02"E
L55	60.00'	N7742'02"E
L56	60.00'	N7742'02"E
L57	60.00'	N7742'02"E
L58	71.73'	N7742'02"E
L59	130.00'	N1217'58"W
L60	130.00'	N1217'58"W
L61	130.00'	N1217'58"W
L62	130.00'	N1217'58"W
L63	130.00'	N0830'58"W
L64	130.00'	N0207'41"W
L65	130.00'	N0207'41"W
L66	130.00'	N0207'41"W
L67	130.00'	N0207'41"W
L68	130.00'	N0207'41"W
L69	130.00'	N0207'41"W
L70	130.00'	N0207'41"W
L71	130.00'	N0121'11"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C20	9.07'	510.00'	S89°09'23"E	9.07'
C21	56.14'	75.00'	N75°55'38"E	54.84'
C22	47.37'	75.00'	S64°32'08"E	46.59'
C23	47.37'	75.00'	S28°20'55"E	46.59'
C24	63.46'	75.00'	S175°02'01"E	61.58'
C25	22.22'	585.00'	S00°15'53"W	22.22'
C26	68.09'	585.00'	S40°09'29"E	68.05'
C27	34.06'	645.00'	N00°09'34"W	34.05'
C28	11.53'	190.00'	N89°36'54"E	11.53'
C29	33.73'	190.00'	N82°47'10"E	33.68'
C30	56.81'	320.00'	S82°47'10"W	56.73'
C31	19.43'	320.00'	S89°36'51"W	19.42'
C32	35.68'	320.00'	N84°40'40"E	35.66'
C33	21.13'	320.00'	N79°35'32"E	21.13'
C34	29.71'	450.00'	S79°35'32"W	29.71'
C35	50.17'	450.00'	S84°40'40"W	50.14'
C36	27.34'	450.00'	S89°36'45"W	27.34'
C37	16.18'	250.00'	S28°48'59"E	16.18'

DEVELOPMENT NOTES			
14.90 ACRES	59	CENTRAL	N/A
AREA	NO. OF LOTS	SEWER SYSTEM	OPEN SPACE AREA
9,100 S.F.	20.0'	CENTRAL	N/A
AVG. LOT SIZE	STREET WIDTH	WATER SYSTEM	MAX. BLOCK LENGTH
ASPHALT	2,855' ± LN. FT.	60.0' R.O.W.	
ROAD SURFACE	LENGTH OF STREET	STREET R.O.W.	
LAKE PONTCHARTRAIN			A-4A/PUD
ULTIMATE SURFACE WATER DISPOSAL			EXISTING ZONING

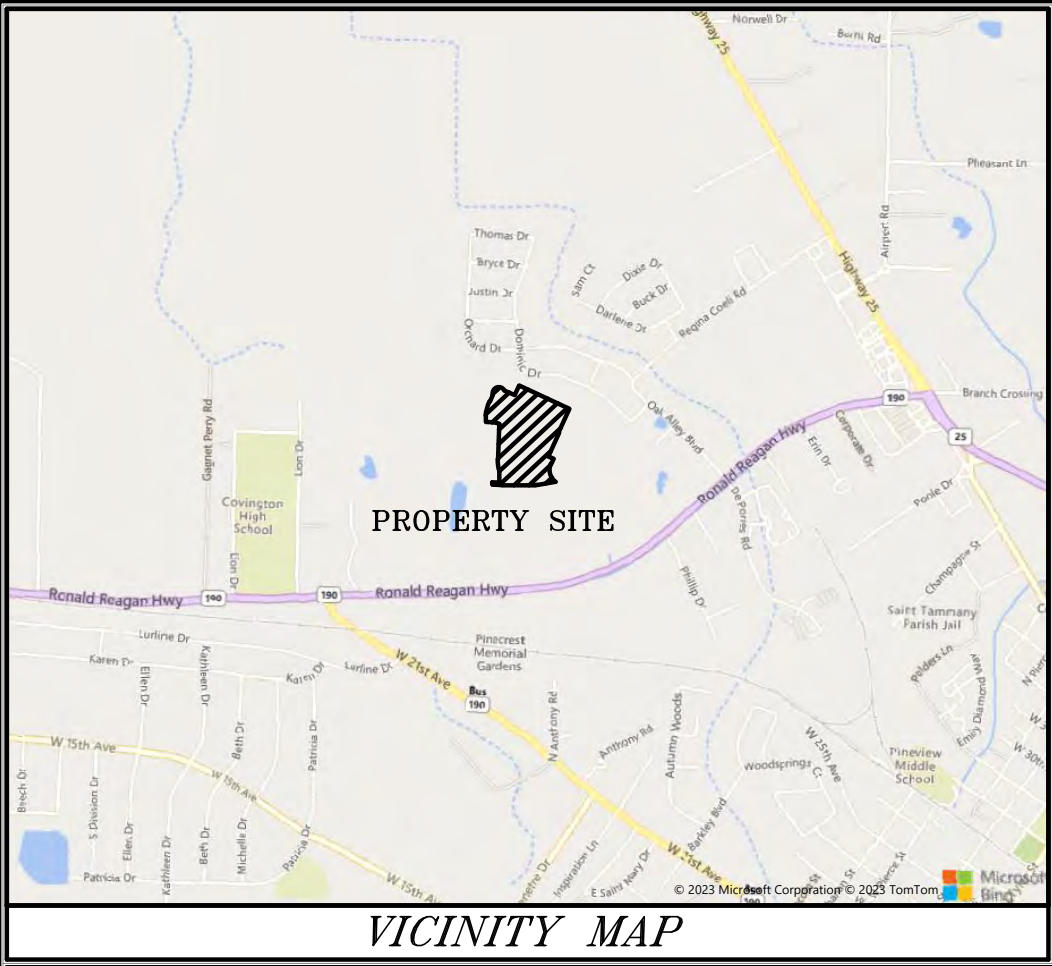
<i>SIGNATURES</i>	
_____	OAK ALLEY MEADOWS, LLC
_____	CHAIRMAN OF THE PLANNING COMMISSION
_____	SECRETARY OF THE PLANNING COMMISSION
_____	DIRECTOR, DEPARTMENT OF ENGINEERING
_____	ST. TAMMANY PARISH CLERK OF COURT
_____	DATE FILED
_____	FILING NUMBER

## ***RESTRICTIVE COVENANTS***

1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY CENTRAL WATER AND SEWERAGE SYSTEM AS MAY BE APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS MADE, THE CITY OF NEW ORLEANS SHALL BE NOTIFIED BY THE SUBDIVIDER. A MAP MAY BE DRAINED OR OTHERWISE CONNECTED ON ANY LOT FOR THE PURPOSE OF IRRIGATION, AND THE CITY OF NEW ORLEANS SHALL BE NOTIFIED BY THE SUBDIVIDER. IF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SOURCE AND ANY ELEMENT OF THE COMMUNITY CENTRAL WATER SYSTEM (SUPPLY).
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.
3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
4. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION AND THE CITY OF NEW ORLEANS.
5. SIDE LOADING DRIVEWAYS ON CORNER LOTS 59, 74, 75, & 88 SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION OF SAID DRIVEWAY AND THE ADJACENT STREET OR ALLEY OF THE PROPERTY WHEREAFTER NO MORE THAN TWO STREET RIGHTS-OF-WAY INTERSECT. (AMENDED PER ORD. 12-2711, ADOPTED APRIL 5, 2012)
6. IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DECATED AS A DRIVEWAY. ANY DRIVEWAY REQUESTED APPROX. 30' SUBDIVISION LOTS 59, 74, 75, 88, 12-2711, ADOPTED APRIL 5, 2012)
7. THE AFORESAIDED RESTRICTIONS SHALL BE RECORDED IN EACH TITLE OR DEED TO THE PROPERTY.
8. ALL PLANS SPECIFICATIONS FOR IMPROVEMENTS ON ANY LOT MUST BE REVIEWED AND APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION. IN ADDITION, ALL CONSTRUCTION COVENANTS, REFERRING TO USES AND REGULATIONS CONSTRUCTION AND REQUIREMENTS SHALL BE RECORDED IN SEPARATE RECORDED DOCUMENTS FOR ADDITIONAL RECORDATION.
9. SUBDIVISION LOTS ARE TO BE SINGLE FAMILY RESIDENTIAL USE ONLY.
10. THE MINIMUM FINISHED FLOOR FOR HABITABLE STRUCTURES SHALL BE 12 INCHES ABOVE GRADE. THE MINIMUM FINISHED FLOOR FOR GARAGES SHALL BE 18 INCHES ABOVE THE POND 100-YEAR WATER SURFACE ELEVATION, WHICHEVER IS GREATER.
11. BUILDING SETBACKS ARE TO MEET OR EXCEED PARISH MINIMUMS OF FRONT - 25'; SIDE - 5'; SIDE SETBACK 15'; AND REAR - 20'. MAXIMUM HEIGHT LIMIT SHALL BE 35'.

<p>This drawing and design are the property of <b>LOWE ENGINEERS, LLC</b>. They are submitted on the condition that they are not to be used, reproduced, or copied, in whole or in part, or used for furnishing information to others, without the prior written consent of <b>LOWE ENGINEERS, LLC</b>. All common law rights of copyright and otherwise are hereby specifically reserved.</p>	
DRAWN BY	SAC
DATE	6/13/23
REVISION	DATE
CHECKED	JEB
SCALE	1" = 60'
SURVEY #	22-140579
<p><i>Survey for:</i> <b>OAK ALLEY MEADOWS, L.L.C.</b></p> <p><i>Property:</i> <b>A FINAL SURVEY OF OAK ALLEY MEADOWS SUBDIVISION, PHASE 2 SITUATED IN SECTIONS 29, T-6-S, R-11-E GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA</b></p>	
SHEET NUMBER	
1 OF 1	





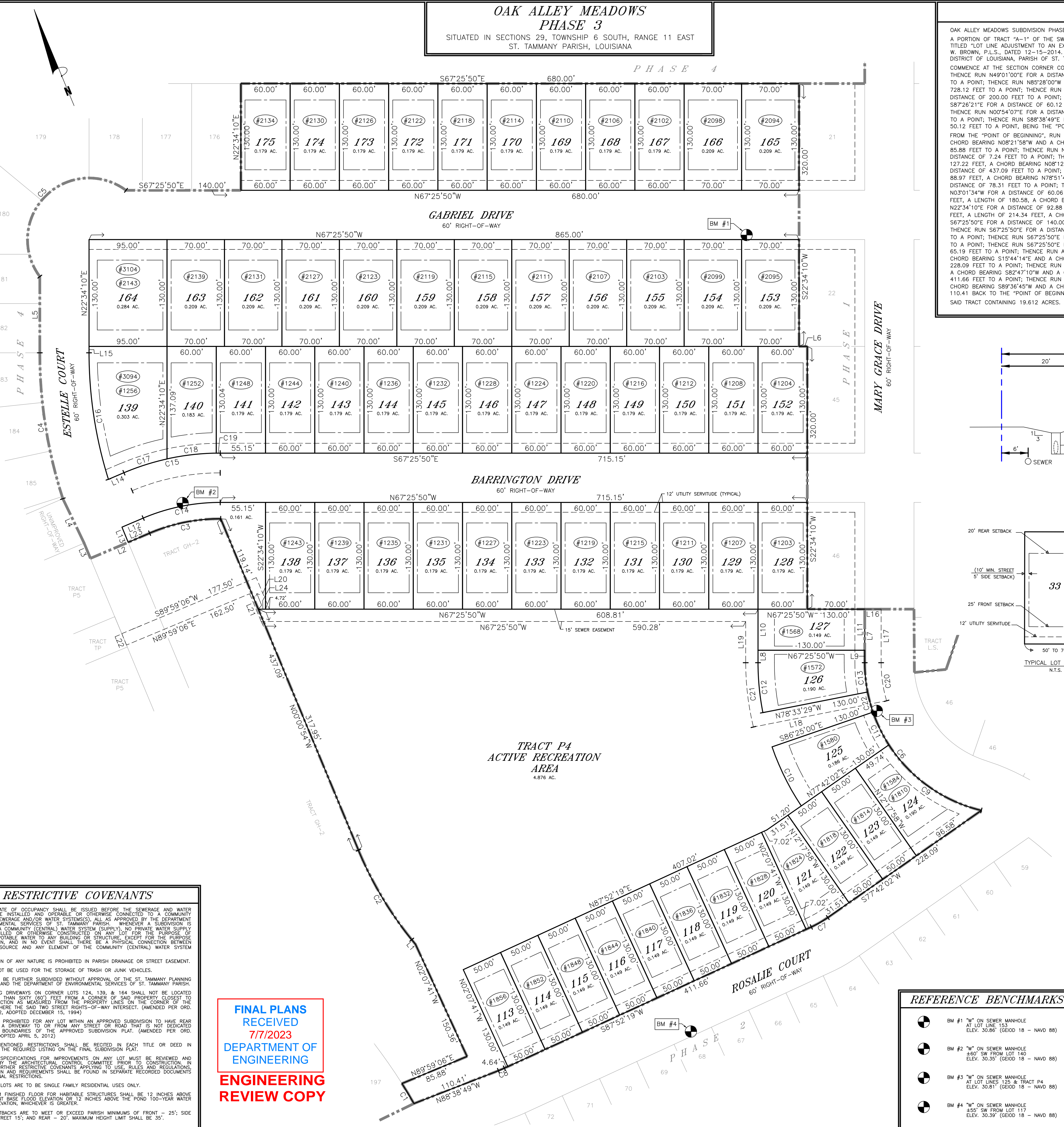
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	28.36'	640.00'	N08°21'58"W	28.36'
C2	127.22'	445.00'	N08°12'18"W	126.78'
C3	88.97'	220.00'	N78°51'49"W	88.36'
C4	180.57'	575.00'	N13°34'22"E	179.83'
C5	214.33'	75.00'	N67°34'10"E	148.49'
C6	247.37'	185.00'	S15°44'14"E	229.35'
C7	23.08'	130.00'	S82°47'10"W	23.05'
C8	7.90'	130.00'	S89°36'45"W	7.90'
C9	141.61'	185.00'	S32°06'52"E	138.18'
C10	80.49'	315.00'	S03°44'14"E	80.27'
C11	44.46'	185.00'	S03°18'03"E	44.35'
C12	61.18'	315.00'	S17°00'21"W	61.08'
C13	35.93'	185.00'	S17°00'21"W	35.87'
C14	96.42'	240.00'	N78°56'22"W	95.77'
C15	120.52'	299.76'	N78°56'22"W	119.71'
C16	156.45'	515.00'	S13°51'59"W	155.85'
C17	55.16'	300.00'	N85°10'54"W	55.08'
C18	60.52'	300.00'	N74°08'08"W	60.41'
C19	4.85'	300.00'	N67°53'37"W	4.85'
C20	47.07'	165.00'	S14°23'52"W	46.91'
C21	79.09'	330.00'	S15°42'11"W	78.91'
C22	25.38'	185.00'	N07°30'45"E	25.36'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	7.24'	N16°22'08"W	L13	20.00'	N00°00'54"W
L2	78.31'	S89°33'05"W	L14	20.60'	S89°33'05"W
L3	20.00'	N00°00'54"W	L15	7.88'	N22°34'10"E
L4	60.06'	N03°01'34"W	L16	20.00'	N67°25'50"W
L5	92.88'	N22°34'10"E	L17	65.19'	N22°34'10"E
L6	10.00'	S67°25'50"E	L18	165.34'	N78°33'29"W
L7	65.19'	S22°34'10"W	L19	50.19'	N22°34'10"E
L8	15.19'	N22°34'10"E	L20	41.52'	N00°00'54"W
L9	15.19'	S22°34'10"W	L21	36.52'	S00°00'54"E
L10	50.00'	N22°34'10"E	L22	15.00'	S00°00'54"E
L11	50.00'	S22°34'10"W	L23	28.31'	S89°33'05"W
L12	28.16'	N89°33'05"E	L24	8.81'	N67°25'50"W

DEVELOPMENT NOTES			
19.61 ACRES AREA	63 NO. OF LOTS	CENTRAL SEWER SYSTEM	N/A OPEN SPACE AREA
9,100 S.F. AVG. LOT SIZE	20.0' STREET WIDTH	CENTRAL WATER SYSTEM	N/A MAX. BLOCK LENGTH
ASPHALT ROAD SURFACE	2,138' ± LN. FT. LENGTH OF STREET	60.0' R.O.W.	STREET R.O.W.
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	A-4A/PUD EXISTING ZONING		

REFERENCE MAPS	
REFERENCE SURVEYS:	
1. A SURVEY OF A "LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION TRACT A & TRACT B * SWETT FAMILY SUBDIVISION..." BY RANDALL W. BROWN, P.L.S., DATED DECEMBER 15, 2014.	
2. BASIS FOR BEARINGS IS THE SURVEY OF A "LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION TRACT A & TRACT B * SWETT FAMILY SUBDIVISION..." BY RANDALL W. BROWN, P.L.S., DATED DECEMBER 15, 2014.	
3. A FINAL SURVEY OF OAK ALLEY MEADOWS SUBDIVISION PHASE 1, BY THIS FIRM, LOWE ENGINEERS, DATED FEBRUARY 14, 2022, RECORDED AS MAP #6094 ON FEBRUARY 25, 2022.	

TYPICAL SECTION NOTES	
1. ROADWAY TESTING AND INSPECTION SHALL CONFORM TO SECTION 40-032.03 OF THE ST. TAMMANY PARISH ORDINANCES, LATEST REVISION.	
2. ROADWAY DESIGN SHALL MEET SECTIONS 40-032.04.1 AND 40-032.04.2 OF THE ST. TAMMANY PARISH ORDINANCES, LATEST REVISION. FINAL PAVEMENT DESIGN TO BE PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER, TAM APPROVED BY ST. TAMMANY PARISH.	
3. PAVEMENT JOINTS AND CURB DETAILS SHALL CONFORM TO DOTD STANDARD PLAN CP-01.	
4. UTILITY TRENCH BACKFILL SHALL CONFORM TO SECTION 40-032.03.8 OF THE ST. TAMMANY PARISH ORDINANCES, LATEST REVISION.	

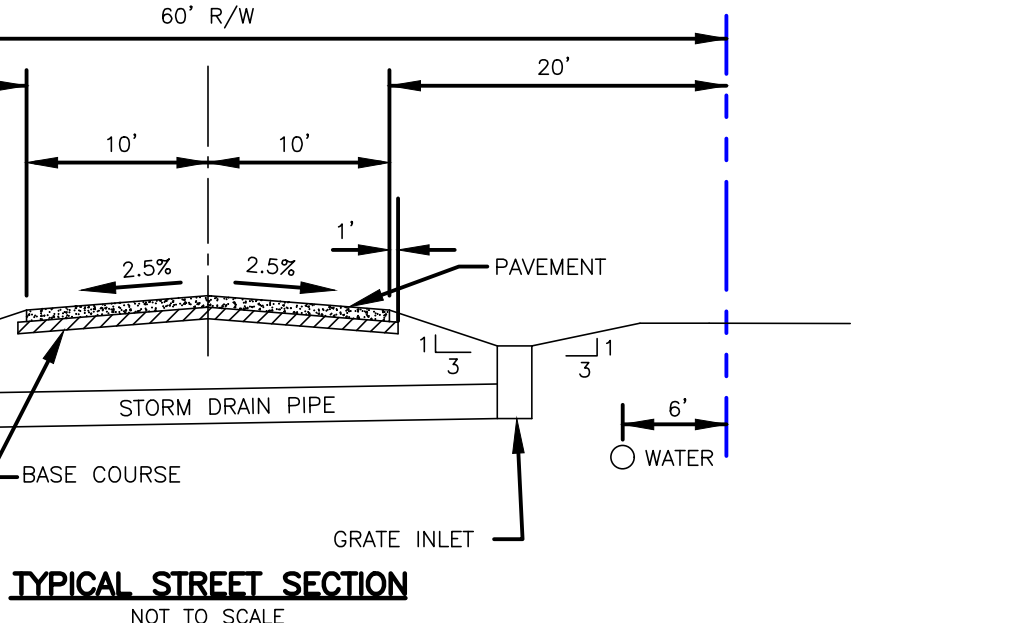


**LEGAL DESCRIPTION**

OAK ALLEY MEADOWS SUBDIVISION PHASE 3

A PORTION OF TRACT "A-1" OF THE SWETT FAMILY PROPERTY. A CERTAIN TRACT OF LAND DESIGNATED AS TRACT A-1 ON MAP TITLED "LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION TRACT A & TRACT B \* SWETT FAMILY SUBDIVISION..." BY RANDALL W. BROWN, P.L.S., DATED 12-15-2014. SAID TRACT LYING AND SITUATED IN SECTIONS 29, T-6-S, R-11-E, GREENSBURG LAND DISTRICT OF LOUISIANA, PARISH OF ST. TAMMANY, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 & 32, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA; THENCE RUN N49°01'00"E FOR A DISTANCE OF 152.10 FEET TO A POINT; THENCE RUN N14°05'00"E FOR A DISTANCE OF 540.30 FEET TO A POINT; THENCE RUN N85°28'00"W FOR A DISTANCE OF 235.70 FEET TO A POINT; THENCE RUN N01°01'00"E FOR A DISTANCE OF 728.12 FEET TO A POINT; THENCE RUN N81°14'00"E FOR A DISTANCE OF 7.91 FEET TO A POINT; THENCE RUN N86°57'00"E FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE RUN S87°20'00"E FOR A DISTANCE OF 33.64 FEET TO A POINT; THENCE RUN S87°28'21"E FOR A DISTANCE OF 60.12 FEET TO A POINT; THENCE RUN N08°08'54"E FOR A DISTANCE OF 728.93 FEET TO A POINT; THENCE RUN N00°54'07"E FOR A DISTANCE OF 314.86 FEET TO A POINT; THENCE RUN N00°00'58"E FOR A DISTANCE OF 161.47 FEET TO A POINT; THENCE RUN S88°38'49"E FOR A DISTANCE OF 129.58 FEET TO A POINT; THENCE RUN N86°40'46"E FOR A DISTANCE OF 50.12 FEET TO A POINT, BEING THE "POINT OF BEGINNING".

FROM THE "POINT OF BEGINNING", RUN ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 640.00 FEET, A LENGTH OF 28.36 FEET, A CHORD BEARING N08°21'58"W AND A CHORD LENGTH OF 28.36 FEET TO A POINT; THENCE RUN N89°59'06"E FOR A DISTANCE OF 85.86 FEET TO A POINT; THENCE RUN N02°07'41"W FOR A DISTANCE OF 150.36 FEET TO A POINT; THENCE RUN N16°22'08"W FOR A DISTANCE OF 7.24 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 445.00 FEET, A LENGTH OF 127.22 FEET, A CHORD BEARING N08°12'18"W AND A CHORD LENGTH OF 126.78 FEET TO A POINT; THENCE RUN N00°00'54"W FOR A DISTANCE OF 437.09 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 220.00 FEET, A LENGTH OF 88.97 FEET, A CHORD BEARING N78°51'49"W AND A CHORD LENGTH OF 88.36 FEET TO A POINT; THENCE RUN S89°33'05"W FOR A DISTANCE OF 78.31 FEET TO A POINT; THENCE RUN N00°00'54"W FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN N03°01'34"W FOR A DISTANCE OF 60.06 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 575.00 FEET, A LENGTH OF 180.57 FEET, A CHORD BEARING N13°34'22"E AND A CHORD LENGTH OF 179.83 FEET TO A POINT; THENCE RUN N22°34'10"E FOR A DISTANCE OF 92.88 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 75.00 FEET, A LENGTH OF 214.33 FEET, A CHORD BEARING N67°34'10"E AND A CHORD LENGTH OF 148.49 FEET TO A POINT; THENCE RUN S67°25'50"E FOR A DISTANCE OF 140.00 FEET TO A POINT; THENCE RUN N22°34'10"E FOR A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN S67°25'50"E FOR A DISTANCE OF 680.00 FEET TO A POINT; THENCE RUN S22°34'10"W FOR A DISTANCE OF 320.00 FEET TO A POINT; THENCE RUN S67°25'50"E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S22°34'10"W FOR A DISTANCE OF 320.00 FEET TO A POINT; THENCE RUN S67°25'50"E FOR A DISTANCE OF 70.00 FEET TO A POINT; THENCE RUN S22°34'10"W FOR A DISTANCE OF 65.19 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 185.00 FEET, A LENGTH OF 247.37 FEET, A CHORD BEARING S15°44'14"E AND A CHORD LENGTH OF 229.35 FEET TO A POINT; THENCE RUN S77°42'02"W FOR A DISTANCE OF 228.09 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 130.00 FEET, A LENGTH OF 23.08 FEET, A CHORD BEARING S82°47'10"W AND A CHORD LENGTH OF 23.05 FEET TO A POINT; THENCE RUN S87°52'19"W FOR A DISTANCE OF 411.66 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 130.00 FEET, A LENGTH OF 7.90 FEET, A CHORD BEARING S89°36'45"W AND A CHORD LENGTH OF 7.90 FEET TO A POINT; THENCE RUN N88°38'49"W FOR A DISTANCE OF 110.41 FEET BACK TO THE "POINT OF BEGINNING". SAID TRACT CONTAINING 19.612 ACRES.



**SIGNATURES**

OAK ALLEY MEADOWS, LLC

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

DIRECTOR, DEPARTMENT OF ENGINEERING

ST. TAMMANY PARISH CLERK OF COURT

DATE FILED: \_\_\_\_\_ FILING NUMBER: \_\_\_\_\_

**DEDICATION**

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

**OAK ALLEY MEADOWS SUBDIVISION**

All street right-of-ways, detention pond, and drainage servitudes will be owned and maintained by St. Tammany Parish. All easements are to be owned and maintained by the Homeowners Association. Easements shall be reserved for drainage and utilities as indicated herein and no obstruction or improvements shall be allowed that would prevent them from being used for their intended purposes.

Owner: \_\_\_\_\_ Date: \_\_\_\_\_

FOR: \_\_\_\_\_

Oak Alley Meadows, L.L.C. Developer

Agent: Saun Sullivan

**SURVEYOR'S CERTIFICATION**

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain points on a portion of ground in Section 29, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.

JOHN E. BONNEAU  
LICENSE No. 4423  
PROFESSIONAL

06/20/2023  
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: Mandeville@lowengineers.com

**FINAL PLANS RECEIVED 7/7/2023 DEPARTMENT OF ENGINEERING ENGINEERING REVIEW COPY**

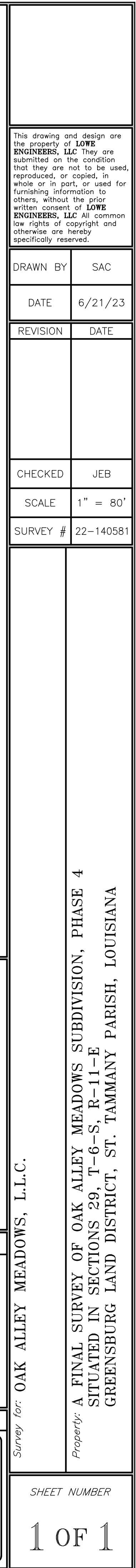
REFERENCE BENCHMARKS	
BM #1 "W" ON SEWER MANHOLE AT LOT LINE 153 ELEV. 30.86' (GEOID 18 - NAVD 88)	
BM #2 "W" ON SEWER MANHOLE 140' SW FROM LOT 140 ELEV. 30.35' (GEOID 18 - NAVD 88)	
BM #3 "W" ON SEWER MANHOLE 145' SW FROM LOT 117 ELEV. 30.81' (GEOID 18 - NAVD 88)	
BM #4 "W" ON SEWER MANHOLE 145' SW FROM LOT 117 ELEV. 30.39' (GEOID 18 - NAVD 88)	

Survey for: OAK ALLEY MEADOWS, L.L.C.

Property: A FINAL SURVEY OF OAK ALLEY MEADOWS SUBDIVISION, PHASE 3 SITUATED IN SECTIONS 29, T-6-S, R-11-E GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

SHEET NUMBER 1 OF 1







# **OLD BUSINESS**



THIS PAGE INTENTIONALLY LEFT BLANK





**PLANNING STAFF REPORT**  
2020-2110-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:** August 8, 2023

**Posted:** July 20, 2023

**Location:** The property is located on the North side of Prats Road, east of LA Highway 59, Abita Springs, Louisiana, Ward 10, District 6; S30, T6S, R12E

**Owners & Representative:** Star Acquisitions, LLC - Vincent P. Centanni and Kim & Robert Economides

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

**Type of Development:** Suburban

**Current Zoning**

A-2 Suburban District

**Total Acres**

7.35 acres

**# of Lots/Parcels**

A minor subdivision of Lot B-3  
originally approved by the Planning  
Commission to be subdivided as Lots B-  
3A, B-3B, B-3C, B-3D & B-3E

Amended requested minor subdivision:

Lot B-3 into Lots B-3A & B-3B

**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**

**PARCEL HISTORY**

1. Lot B-3 was created in 2018 via minor subdivision (2018-1170-MSA: see attached).
2. The Planning Commission approved an additional minor subdivision in 2020 which subdivided Lot B-3 into Lots B-3A, B-3B, B-3C, B-3D, and B-3E (2020-2110-MSP: see attached). An accessory structure was constructed across a lot line associated with one of the proposed lots and the subdivision survey was subsequently never recorded.

Planning Commission  
August 8, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2020-2110-MSP





**PLANNING STAFF REPORT**  
2020-2110-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

3. In order to resolve the setback situation for the accessory structure, the owner is now requesting a minor subdivision to create two (2) lots from the Lot B-3 and Lot A which were previously approved in 2008 and 2018 (2018-1170-MSA) into proposed Lots B-3A and B-3B. The minor subdivision request requires a public hearing due to:
  - a. Lot B-3 was part of a minor subdivision approved in 2018 (2018-1170-MSA).
  - b. Lot B-3B is proposed to be accessed from a flag lot below the Urban Growth Boundary Line, thus requiring a waiver from the Planning Commission.
  - c. Lot B-3B does not meet the minimum 30-60 ft. frontage requirements for a flag lot, requiring a waiver of the regulation by the Planning Commission.

*New Directions 2040*

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

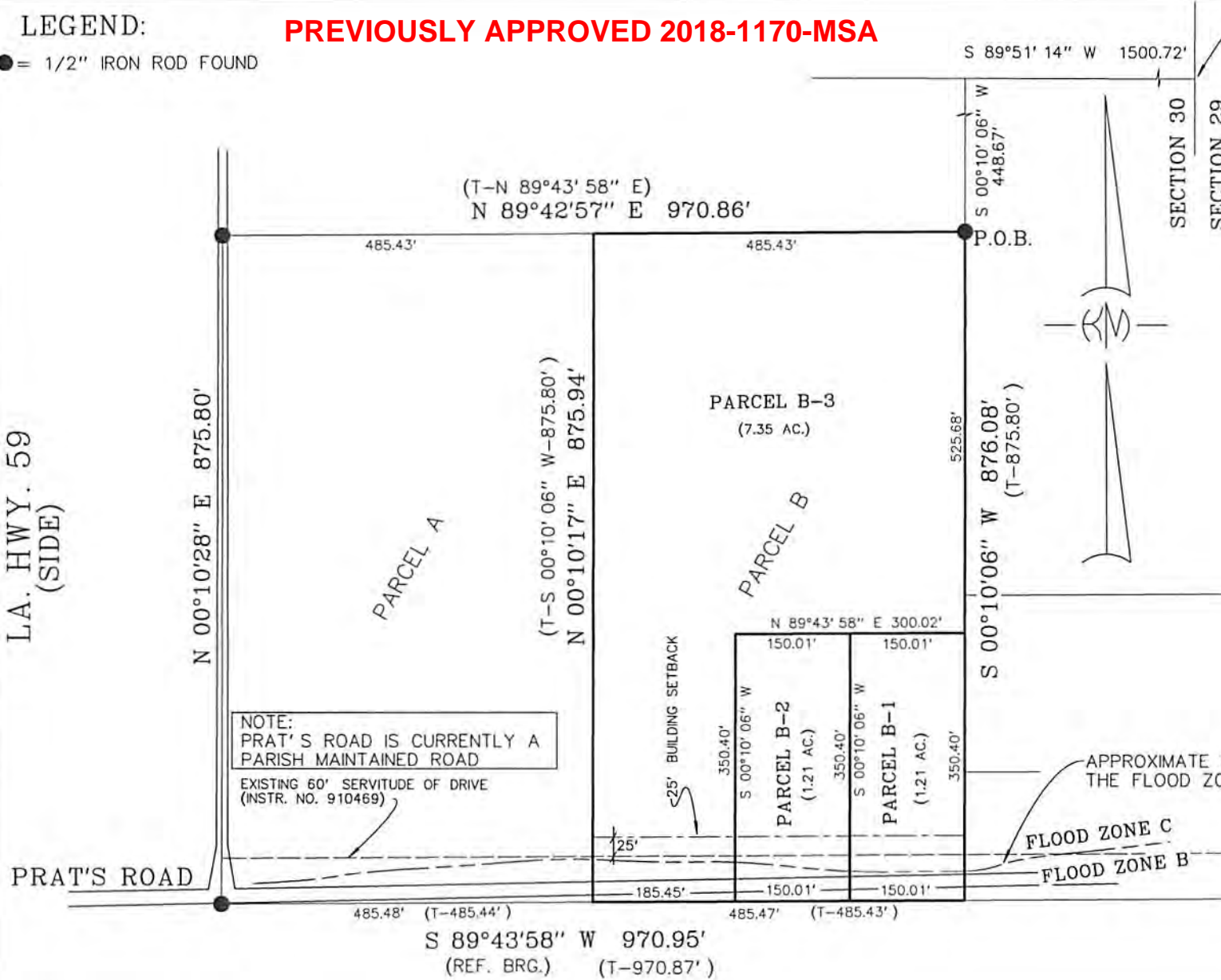


# LEGEND:

● = 1/2" IRON ROD FOUND

**PREVIOUSLY APPROVED 2018-1170-MSA**

LA. HWY. 59  
(SIDE)



## NOTES:

1. ALL NEW LOT CORNERS MARKED WITH 1/2" IRON RODS.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONES B & C, RE: FIRM PANEL NO. 225205 0235 C LAST REVISED 10-17-89

1/4 CORNER COMMON TO  
SECTIONS 29 & 30,  
T-6-S, R-12-E, G.L.D.  
ST. TAMMANY PARISH, LA.

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT  
OF ENGINEERING

08-20-2018 5769 D

DATE FILED FILE NO.

Dry Shana Hess  
CLERK OF COURT Shana Hess, Deputy Clerk

REFERENCE: PLAT OF A RESUBDIVISION  
BY JOHN E. BONNEAU & ASSOCIATES, INC.  
FILED 09-08-2008 AS MAP NO. 4719D.

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 CORRECT AND 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: VINCENT CENTANNI

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 70401-5611

A RESUBDIVISION OF PARCEL B  
INTO PARCELS B-1, B-2, & B-3,  
ALL IN SECTION 30, T-6-S, R-12-E,  
G.L.D., ST. TAMMANY PARISH, LA.

SCALE: 1" = 200'  
DRAWN: DRJ  
REVISED: 08-08-18  
DATE: 08-03-18  
JOB NO.: 18-230-EAST-2



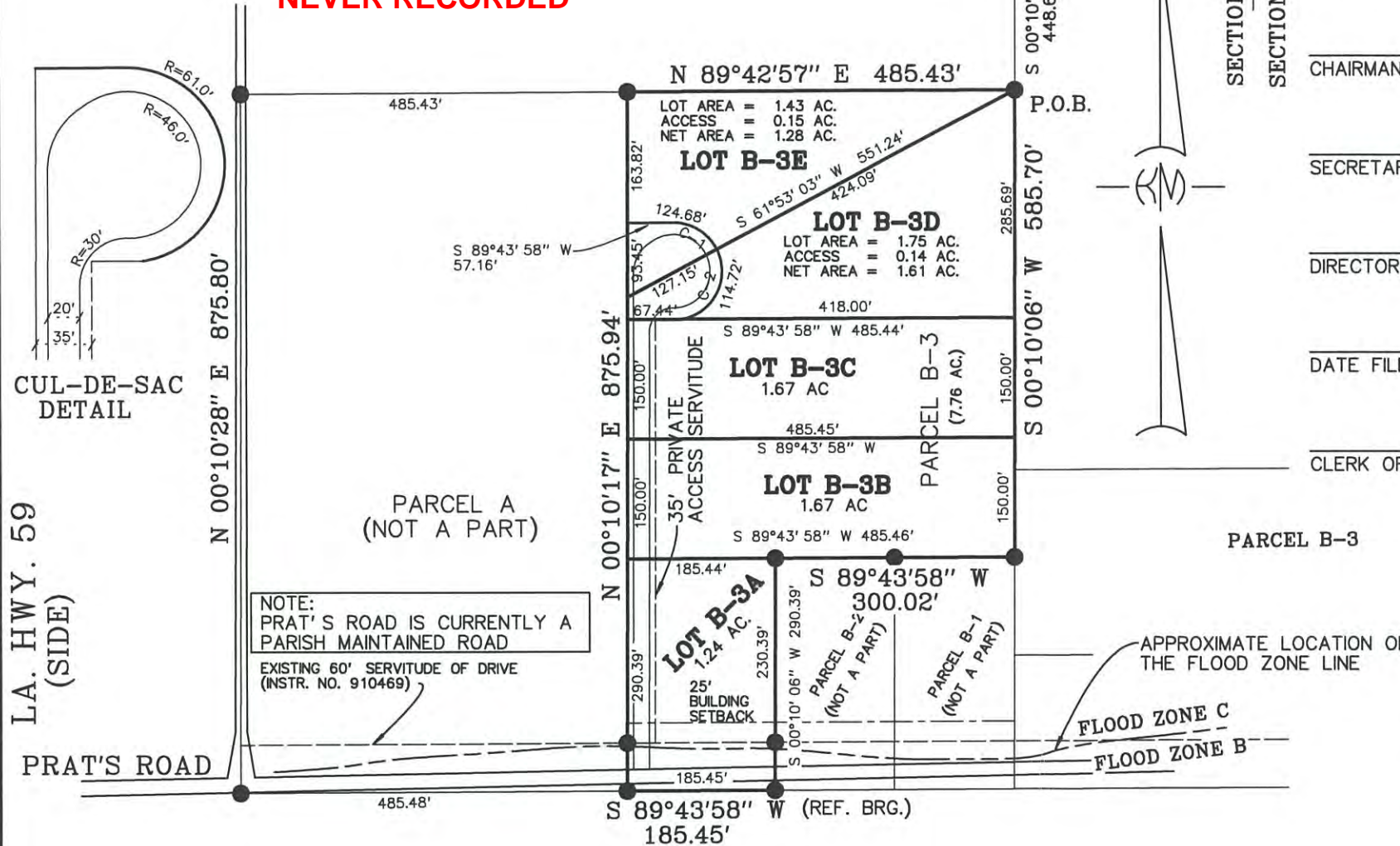
LEGEND:

- = 1/2" IRON ROD FOUND  
○ = 1/2" IRON ROD SET

CURVE DATA CHART

C-1 - R=61.00' L=67.52' Ch=N 58°33' 18" W 64.13'  
C-2 - R=61.00' L=114.72' Ch=N 27°02' 07" E 98.55'

**PREVIOUSLY APPROVED 2020-2110-MSP:  
NEVER RECORDED**



NOTES:

1. ALL NEW LOT CORNERS MARKED WITH 1/2" IRON RODS.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONES B & C, RE: FIRM PANEL NO. 225205 0235 C LAST REVISED 10-17-89

S 89°51' 14" W 1500.72'

S 00°10' 06" W 448.67'

S 00°10' 06" W 585.70'

S 00°10' 06" W 150.00'

S 00°10' 06" W 290.39'

S 00°10' 06" W 185.45'

S 89°43'58" W (REF. BRG.) 185.45'

1/4 CORNER COMMON TO  
SECTIONS 29 & 30,  
T-6-S, R-12-E, G.L.D.  
ST. TAMMANY PARISH, LA.

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

PARCEL B-3

REFERENCE: PLAT OF A RESUBDIVISION  
BY JOHN E. BONNEAU & ASSOCIATES, INC.  
FILED 09-08-2008 AS MAP NO. 4719D.

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.



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.

PREPARED FOR: VINCENT CENTANNI

DATE: 10-14-20

A RESUBDIVISION OF PARCEL B-3 INTO  
PARCELS B-3A, B-3B, B-3C, B-3D & B-3E  
ALL IN SECTION 30, T-6-S, R-12-E,  
G.L.D., ST. TAMMANY PARISH, LA.

SCALE: 1" = 200'  
DRAWN: DRJ  
REVISOR: 18-230-B3 RESUB

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



**OLD BUSINESS: 2020-2110-MSP: NEW PROPOSED**

S 89°51' 14" W 1500.72'

SECTION 30

SECTION 29

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

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

— APPROXIMATE LOCATION OF  
THE FLOOD ZONE LINE

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.

PREPARED FOR: VINCENT CENTANNI

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

**AMENDMENT TO MINOR SUBDIVISION OF  
PARCEL B-3 INTO PARCELS B-3A & B-3B  
ALL IN SECTION 30, T-6-S, R-12-E,  
G.L.D., ST. TAMMANY PARISH, LA.**

SCALE:	1" = 200'	DATE:	06-19-23
DRAWN:	DRJ	JOB NO.:	18-230-B3 2 LOTS
DESIGNED:			

LA. HWY. 59  
(SIDE)

PRAT'S ROAD

EXISTING 60' SERVITUDE OF DRIVE.  
(INSTR. NO. 910469)

1. ALL NEW LOT CORNERS MARKED WITH 1/2" IRON RODS.
2. THIS PROPERTY IS LOCATED IN FLOOD ZONES B & C, RE: FIRM PANEL NO. 225205 0235 C

LAST REVISED 10-17-89

1. PLAT OF A RESUBDIVISION  
BY JOHN E. BONNEAU & ASSOCIATES, INC.  
FILED 09-08-2008 AS MAP NO. 4719D.

2. PLAT OF A RESUBDIVISION BY THIS FIRM  
FILED 08-20-2018, MAP FILE NO. 5796D

NOTE:  
PRAT' S ROAD IS CURRENTLY A  
PARISH MAINTAINED ROAD

REVIEW COPY

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.



THIS PAGE INTENTIONALLY LEFT BLANK



July 18, 2023

St. Tammany Parish  
Planning Commission  
Koop Drive Complex  
21454 Koop Dr., Suite 1B  
Mandeville, LA 70471

**RE: Solicitation of Views**

**State Project No. H.015405  
F.A.P. No. H015405  
Keller Street Bridge Replacement  
RN 625224  
St. Tammany Parish, Louisiana**

Early in the planning stages of a transportation facility, views from federal, state and local agencies, organizations, and individuals are solicited. The special expertise of these groups can assist with the early identification of possible adverse economic, social or environmental effects or concerns. Your assistance in this regard will be appreciated.

Due to the timeframe of this request for your views, very limited data concerning the proposed project exists. We have, however, attached a map showing the general location of the project, a plan and profile view showing a detailed location of the bridges, and a preliminary project description.

It is requested that you review the attached information and furnish us with your views and comments by August 18, 2023. Please reference the State Project number(s) in your reply. Replies should be addressed to Cy Toups, T. Baker Smith, LLC, P.O. Box 2266, Houma, LA 70361.

Sincerely,

**T. BAKER SMITH, LLC**

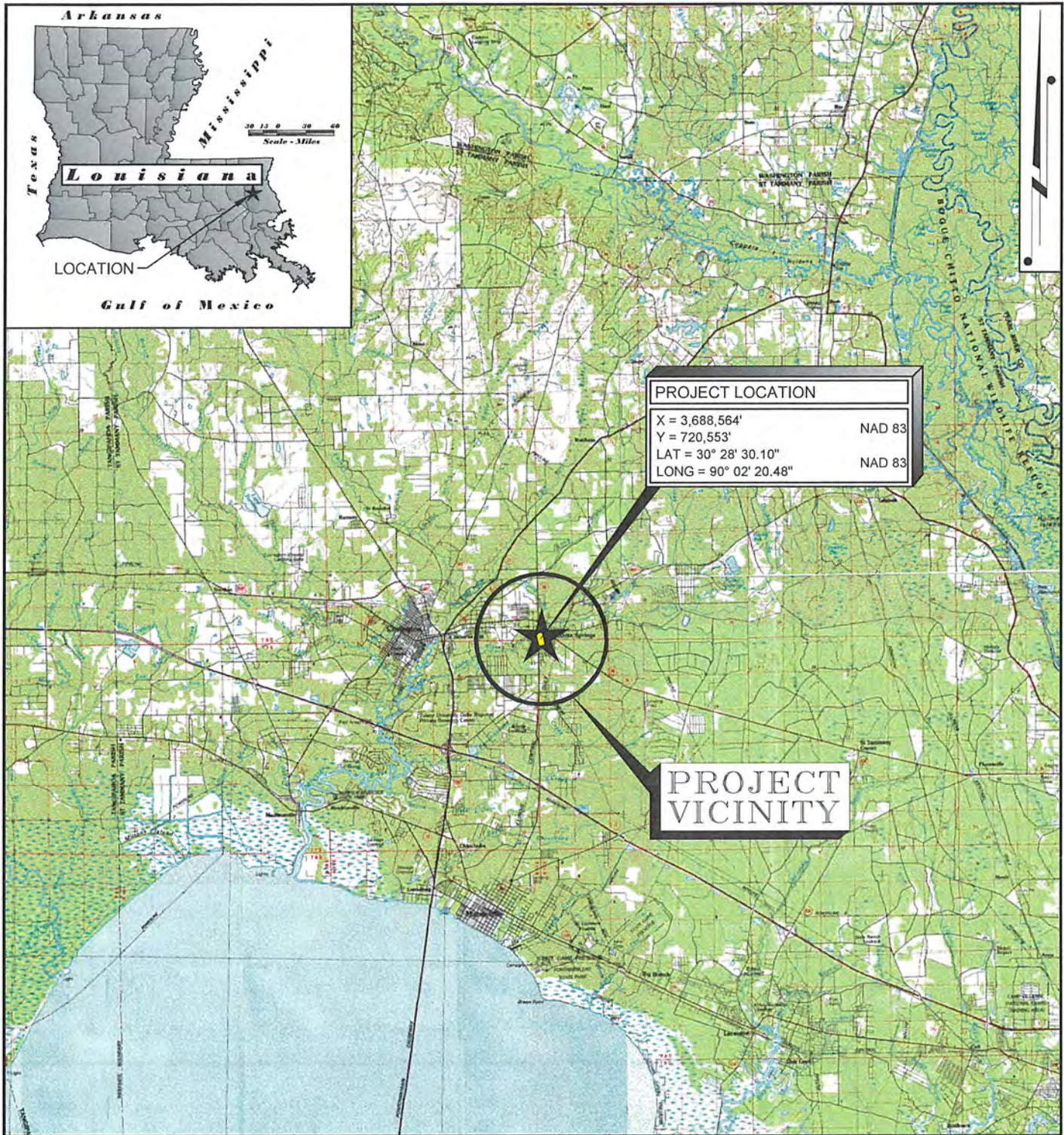


Cy. J. Toups, P.E.  
Project Manager  
(985) 223-9256 | Direct  
[Cy.toups@tbsmith.com](mailto:Cy.toups@tbsmith.com)

Enclosure(s)



11/8/2022 - P:\Y-2022\2022.1106\ENV\DRAWINGS\WD\20221106 WD P-1.DWG



## VICINITY MAP

### ST. TAMMANY PARISH GOVERNMENT

KELLER STREET BRIDGE REPLACEMENT  
LOCATED IN SECTION 31, T06S-R12E, SECTION 6, T07S-R12E  
ST. TAMMANY PARISH, LOUISIANA

DRAWN BY: DPP APPROVED BY: VCH

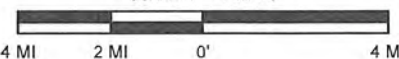
DATE: 11/07/2022 JOB NO: 20221106

DRAWING NAME: 20221106 WD P-1.DWG

SHEET NO: 1 OF 4

PROJECTION: LOUISIANA SOUTH  
GEO. DATUM: NAD83 | VERT. DATUM: NAVD88  
GRID UNITS: US SURVEY FEET

SCALE: 1" = 4 MILES



**T. BAKER SMITH**  
A CENTURY OF SOLUTIONS  
412 South Van Ave, Houma, LA 70363  
(985)868-1050 • tbsmith.com

1913  
2013

REV. NO: 00 REV. DATE: --/--/ REV. BY: --

REVISION DESCRIPTION:



## **Project Description**

**State Project No. H.015405**  
**F.A.P. No. H015405**  
**RN 625224**

Keller Street Bridge  
Keller Street ADT (2044): 375  
Roadway Class: Urban Local

The proposed project calls for the replacement of an existing two-lane timber bridge over LA 36 N. Tributary. The site is in St. Tammany Parish, and the existing structure is comprised of (3) 19-ft timber spans with asphalt overlay, timber piles, timber bent caps, and timber guard rail. This bridge along Keller Street has been recommended for replacement due to being deemed structurally deficient by LADOTD.

Plans call for the replacement of the (3) 19-ft span timber bridge with a new concrete slab span bridge consisting of (4) 20-ft spans with no skew, a 24-ft clear roadway width, and concrete bents and piles, all while maintaining two travel lanes. At this time, additional Right of Way is anticipated to be required at the project site. The project design team has chosen the most cost-effective replacement structure to be a new bridge structure having a wider width and slightly longer length in order to satisfy both vehicular traffic and hydraulic conditions.

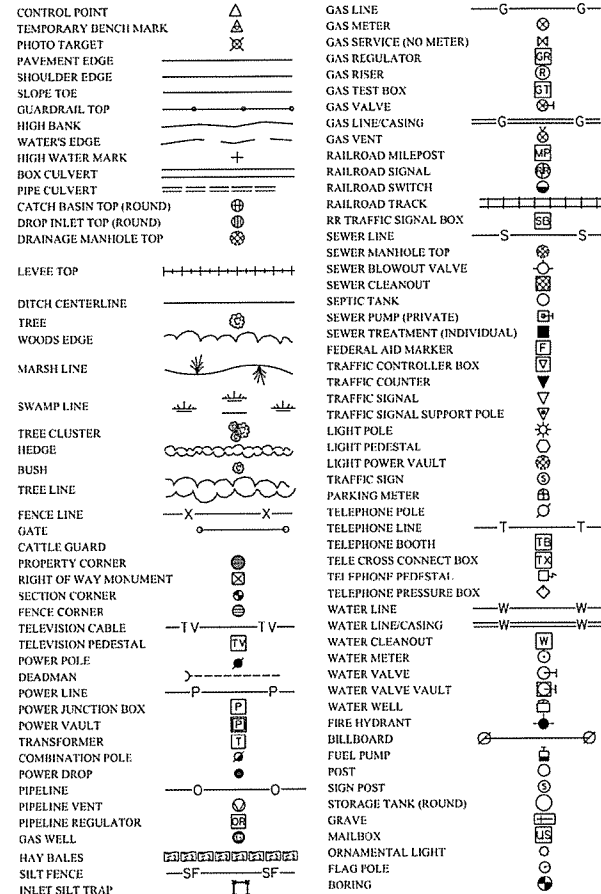
The project site will be temporarily closed for vehicular traffic when construction begins. A brief detour route will be required.

There are no known National Register of Historic Places Properties in the project area. LA 36 N. Tributary is not included in the Louisiana Natural and Scenic Streams System.






It is anticipated that the project will be environmentally processed as a categorical exclusion. If a U.S. Army Corps of Engineers Permit is required, it is anticipated that the project would fall under the Nationwide Permit pursuant to Part 330.5a(23).



LEGEND - EXISTING TOPOGRAPHY



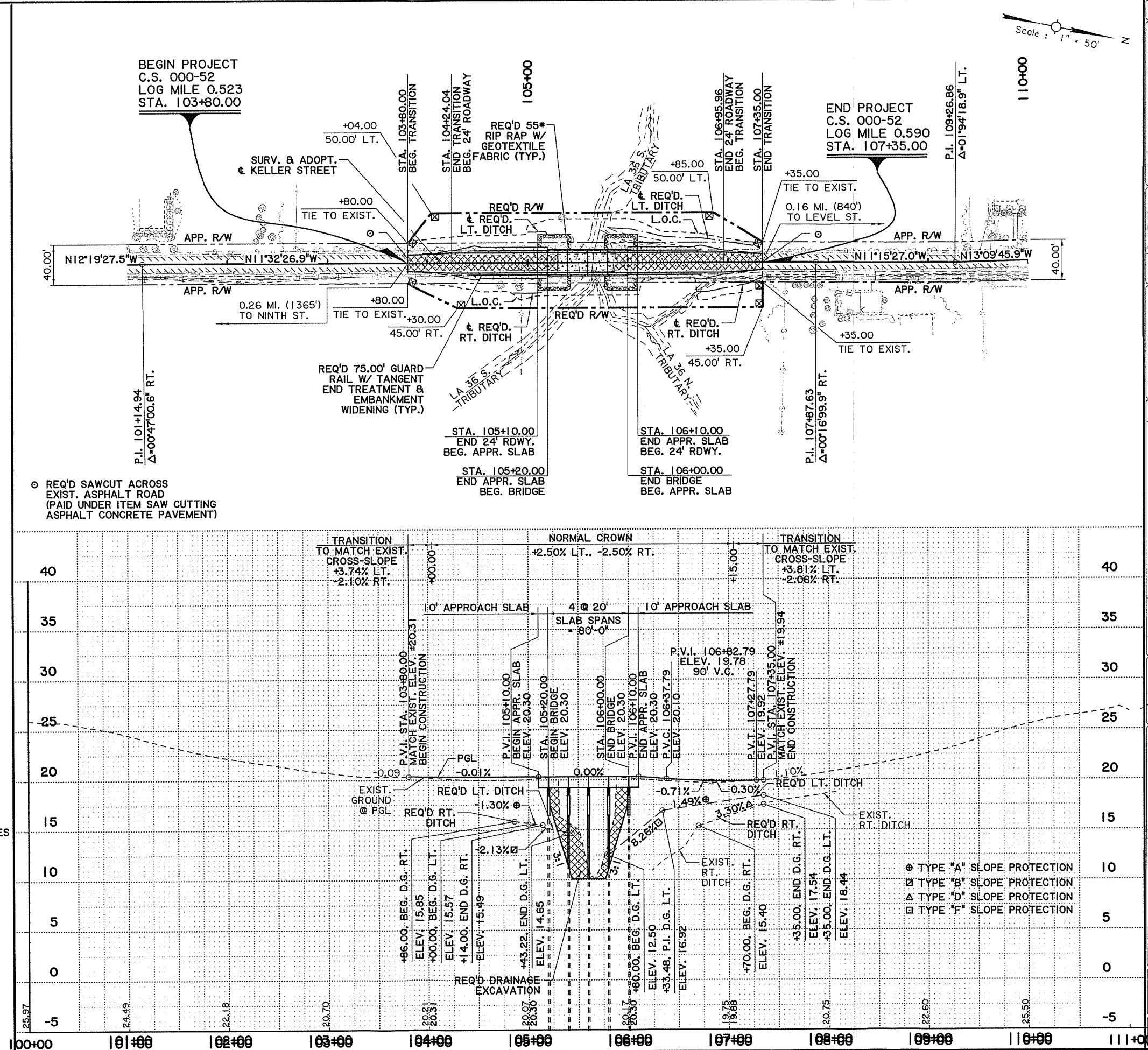
**LEGEND**


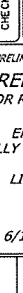

- |   |   |
|---|---|
|  | REQ'D ASPHALT PAVEMENT                                    |
|  | REQ'D BRIDGE STRUCTURE                                    |
|  | REQ'D RIP RAP   |
|  | EXISTING TO REMAIN  |
|  | REMOVAL OF ASPHALT PAVEMENT<br>& BASE/DRAINAGE EXCAVATION |

**NOTES:**

1. ALL AREAS OF BRIDGE EMBANKMENT SLOPE AND ANY DISTURBED AREAS NOT RECEIVING REVETMENT TO BE HYDRO-SEEDED.
2. REMOVAL OF EXISTING SIGNS TO BE INCLUDED IN REMOVAL OF STRUCTURES AND OBSTRUCTIONS. REMOVAL OF EXISTING GUARD RAIL TO BE INCLUDED IN REMOVAL OF GUARD RAIL.
3. FOR INFORMATIONAL PURPOSES ONLY, ALL KNOWN OVER-HEAD POWER LINES AND OTHER UTILITIES WITHIN PROJECT LIMITS ARE LISTED BELOW. HOWEVER, ADDITIONAL UTILITIES MAY BE PRESENT.

UTILITY	UTILITY OWNER	CONTACT NUMBER
TELEPHONE	AT&T	985-327-6432
WATER	TOWN OF ABITA SPRINGS	985-892-0711
GAS	TOWN OF ABITA SPRINGS	985-892-0711
SEWER	TOWN OF ABITA SPRINGS	985-892-0711
CABLE	CHARTER COMMUNICATIONS	985-445-6916
TELEPHONE	UNITI FIBER	251-402-3630
ELECTRIC	CLECO POWER	318-484-4178
ELECTRIC	WASHINGTON	985-839-3562



					
PLAN AND PROFILE		KELLER STREET BRIDGE		112	
PRELIMINARY FOR REVIEW ONLY		PRELIMINARY PLANS FOR REVIEW ONLY		4	
ENGINEER: ELLY B. RADECKER		LICENSE #: 43919		ST. TAMMANY	
DATE: 6/12/2023		CHECK K. RADECKER DETAIL L. OSBORNE CHECK K. RADECKER REVIEW K. BELOU		PARISH CONTRACT SECTION STATE PROJECT	
NO. DATE BY		REVISION OR CHANGE ORDER DESCRIPTION		000-52 H.015405	