

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

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

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE SEPTEMBER 12, 2023 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

REVOCATION

1- REV23-10-006

The revocation of an unopened portion of an unnamed street Right of Way, located on the north side of Ponchitolawa Drive, south of Interstate 12 between Lot 6 and Lot 7 of the Pontchitolawa Estates Subdivision (as delineated on Map #35C), Ward 3, District 5.

Applicant: Alan J. DeCorte

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

MINOR SUBDIVISION REVIEW

2- 2023-3552-MSP

Minor subdivision of Parcel B into Parcels B1 & B2

Owner & Representative: Ben Murphy Allo

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the south side of Firetower Road, west of Keller Road, Pearl River, Louisiana, Ward 6, District 6

3- 2023-3553-MSP

Minor subdivision of Parcels 5-A-5-A-1, 5-A-3-A, 8-A & 4 into Parcels 5-A-5-A-1-A, 4-A, 5-A-3-A-1 & 8-A-1

Owner: Maurmont Properties, LLC – James Maurin

Representative: Stirling Properties – Mark Salvetti

Surveyor: Acadia Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of East Brewster Road, on the east side of Sterling Blvd & on the south side of Interstate 12, Covington, Louisiana, Ward 1, District 1

4- 2023-3558-MSP

Minor subdivision of Parcel A-1 into Parcels A1-A & A1-B

Owner & Representative: MCDJ, LLC – Christopher Beary

Surveyor: Foresight Surveying & Mapping, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north side of Ronald Reagan Highway, west of Penn Mill Road, Covington, Louisiana, Ward 3, District 3

5- 2023-3561-MSP

Minor subdivision of 12.453 acres into Tracts A, B and C

Owner & Representative: Leonel A Ponce

Surveyor: Gulf Coast Survey Solutions

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the west side of Tantella Ranch Road, Covington, Louisiana, Ward 1, District 3

6- 2023-3576-MSP

Minor subdivision of Tract C-1-A-1-A-1 into Tracts C-1-A-1-A-1-A & C-1-A-1-A-1-B

Owner & Representative: BSREP II Cypress Covington Owner, LLC – Michael Blank

Surveyor: Basin Engineering & Surveying

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of Pinnacle Pkwy and on the west side of Westshore Drive Covington, Covington, Louisiana, Ward 1, District 1

RESUBDIVISION REVIEW**7- 2023-3554-MRP**

Resubdivision of Lot 63, Phase 3-B & Lot 66, Phase 3-A into Lot 63-A, Alamosa Park

Owners & Representatives: Greenleaf Industrial Properties, LLC - Myron Greenleaf and Lisa Greenleaf

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location : Parcel located on the north side of Compass Way South, and on the south side of Marion Lane, Mandeville, LA, Ward 4, District 5

8- 2023-3556-MRP

Resubdivision of Lot 23-A into Lot 22-A & 23-A-1, Singing River Estates

Owners & Representatives: Brook Danos

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. David R. Fitzgerald

General Location : Parcel located on the north side of PineOak Drive, across from Woodland Drive, Covington, LA, Ward 3, District 2

PRELIMINARY SUBDIVISION REVIEW**9- 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, THE JULY 11, 2023, THE AUGUST 8, 2023 & THE SEPTEMBER 12, 2023 MEETINGS

FINAL SUBDIVISION REVIEW**10- 2023-3557-FP**

Alexander Ridge, Phase 4A

Developer/Owner: Savannahs Community, LLC/Military Road Land Co., LLC

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the east side of LA Highway 1081, north of Thibodeaux Road, Covington, Louisiana. Ward 3 District 2

11- 2023-3555-FP

Lakeshore Villages, Phase 11

Developer/Owner: D.R. Horton, Inc. - Gulf Coast

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9, District 13

12- 2023-3559-FP

Estates at Watercross Subdivision, Phase 2

Developer/Owner: Watercross Development, LLC

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the east side of Westshore Drive, north of Pinnacle Parkway, north of Interstate-12, Covington, Louisiana. Ward 1, District 1

OLD BUSINESS**13- 2022-2845-MSP**

A minor subdivision of 7.38 acres & 3.61 acres into Parcels 3-A, 3-B & 3-C

Owners & Representatives: Maribel Soto Burgos Currew

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located at the northeast corner of Dummy Line Road and LA Highway 1077 and along Currew Lane, Madisonville, Louisiana. Ward 1, District 1

Request for a waiver to STP Ordinance Section 125-189

NEW BUSINESS**ADJOURNMENT**

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, SEPTEMBER 12, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: Truxillo

Staff: Helen Lambert, Leslie Delatte, Theodore Reynolds, Maria Robert and Emily Couvillion

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 AUGUST 8, 2023 MEETING MINUTES

Gaines moved to approve, second by Ress

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

Nay: N/A

Abstain: N/A

REQUEST FOR POSTPONEMENTS

2- 2023-3458-MSP POSTPONE INDEFINTELY

Minor subdivision of Parcel A into Parcel A-1, Lot 1, and Lot 2

Owner: Peter Penton and Cynthia Rizk Penton

Representative: Sieverding Construction, LLC – Mark Sieverding

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. James Davis

General Location: The property is located on the west side of Krentel Road, west of LA Highway 434, and north of Interstate 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: n/a

Crawford made a motion to postpone indefinitely, second by Seeger

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING SEPTEMBER 12, 2023

MINOR SUBDIVISION REVIEW

1- 2023-3444-MSP APPROVED

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

POSTPONED AT THE AUGUST 8, 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

Crawford made a motion to approve, second by Ress

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

1- 2023-3483-MSP TABLED TO END

Minor subdivision of 52.21 acres into Parcels A & B

Owner & Representative: Terryland, LLC – Roland Vaughn Cimini

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north side of US Highway 190 and at the end of Pamela Drive, Covington, Louisiana, Ward 3, District 3

Crawford made a motion to table to the end of the meeting, second by Gaines

RESUBDIVISION REVIEW

4- 2023-3470-MRP MOTION FAILED

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

POSTPONED AT THE AUGUST 8, 2023 MEETING

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

Gaines made a motion to approve, second by Troncoso

Opposition: N/A

Other: N/A

MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING SEPTEMBER 12, 2023

Yea: Doherty

Nay: Seeger, Ress, McInnis, Gaines, Crawford, Troncoso and Hernandez

Abstain: N/A

5- 2023-3490-MRP APPROVED

Resubdivision of Lots 87A & W87 into lots 87A-1 & W87-A Lakeshore Estates Phase 1A-2

Owners: LS-WW2, LLC – Robert L. Torres, Jr. and Timothy Paul Bonura & Crystal Adams Bonura

Representative: Wayne A. Collier

Surveyor: R.W. Krebs

Parish Council District Representative: Hon. Jake A. Airey

General Location: Parcel located on the north side of Lakeshore Blvd, east of Lakeshore Blvd South, Slidell, Ward 9, District 13

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

Crawford made a motion to approve, second by Gaines

Opposition: N/A

Other: N/A

Yea: McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: Seeger and Ress

Abstain: N/A

7- 2023-3500-MRP APPROVED

Resubdivision of parcels G13 & G14 and a portion of common area into parcels G13-A & G14-A and remaining common area, Coquille Phase 1

Owner & Representative: Pontchartrain Constructors, LLC – Robert Arce

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location: Parcel located on the east side of Coquille Drive, south of LA Highway 22, Madisonville, Ward 1, District 4

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

Crawford made a motion to approve, second by Ress

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

8- 2023-3510-MRP APPROVED

Resubdivision of lots 12A, 13A & 14A into Lot 12A1, Alpha Industrial Park Phase 2B

Owner & Representative: Alpha 59, LLC – Mark Sieverding & Kenneth Upton – Managers

Surveyor: Lowe Engineers

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

General Location: Parcel located on the south side of Alpha Boulevard, east of LA Highway 59, Mandeville, Ward 4, District 5

MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING SEPTEMBER 12, 2023

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

Crawford made a motion to approve second by Seeger

Opposition: N/A

Other: N/A

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

Nay: Hernandez

Abstain: N/A

2023-3483-MSP was ready to be heard

2- 2023-3483-MSP APPROVED WITH WAIVER

Minor subdivision of 52.21 acres into Parcels A & B

Owner & Representative: Terryland, LLC – Roland Vaughn Cimini

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the north side of US Highway 190 and at the end of Pamela Drive, Covington, Louisiana, Ward 3, District 3

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

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

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

TENTATIVE APPROVAL

9- 2023-3417-TP MOTION FAILED

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 AND THE AUGUST 8, 2023 MEETINGS

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

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

Opposition: Clarence Blache David Honeman, Mike Campbell and Lauren Smith

Other: N/A

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING SEPTEMBER 12,
2023**

Yea: Doherty

Nay: Seeger, Ress, McInnis, Gaines, Crawford, Troncoso and Hernandez

Abstain: N/A

PRELIMINARY APPROVAL

1- 2023-3375-PP POSTPONED FOR ONE MONTH

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, THE JULY 11, 2023 AND THE AUGUST 8, 2023 MEETINGS

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

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

Opposition: William Sifert and Matthew Allen

Other: N/A

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

Nay: Seeger and Gaines

Abstain: N/A

FINAL APPROVAL

11- 2023-3319-FP APPROVED

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, THE JUNE 13, 2023 AND THE JULY 11, 2023 MEETINGS

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

Ress made a motion to approve, second by Crawford

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING SEPTEMBER 12, 2023

12- 2023-3367-FP APPROVED

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 AND THE AUGUST 8, 2023 MEETINGS

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 comment #1 resolved, second by Troncoso

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

13- 2023-3377-FP APPROVED

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 AND THE AUGUST 8, 2023 MEETINGS

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

Seeger made a motion to postpone-that motion was withdrawn.

Gaines then made a motion to approve, second by Crawford

Opposition: Matthew Allen, DonDonna McDonald and Lee Domangue

Other: N/A

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

Nay: Doherty

Abstain: N/A

14- 2023-3453-FP APPROVED

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 on the north side of US Highway 190, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

POSTPONED AT THE AUGUST 8, 2023 MEETING

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING SEPTEMBER 12,
2023**

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

Gaines made a motion to approve, second by Crawford

Opposition: N/A

Other: N/A

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

Nay: N/A

Abstain: N/A

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT Gaines made a motion to adjourn

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REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT
(As of October 3, 2023)

CASE NO.: REV23-10-006

NAME OF STREET OR ROAD: Unopened portion of unnamed ROW

NAME OF SUBDIVISION: Ponchitolawa Subdivision

WARD: 3 PARISH COUNCIL DISTRICT: 5

PROPERTY LOCATION: The property is located on the north side of Ponchitolawa Drive south of Interstate 12 between Lot 6 and Lot 7 of the Pontchitolawa Estates Subdivision (as delineated on Map #35C), Ward 3, District 5.

SURROUNDING ZONING: A-2 Suburban

PETITIONER/REPRESENTATIVE: Alan J. DeCorte

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of an unnamed right-of-way, in order to assimilate the property into the adjacent properties.

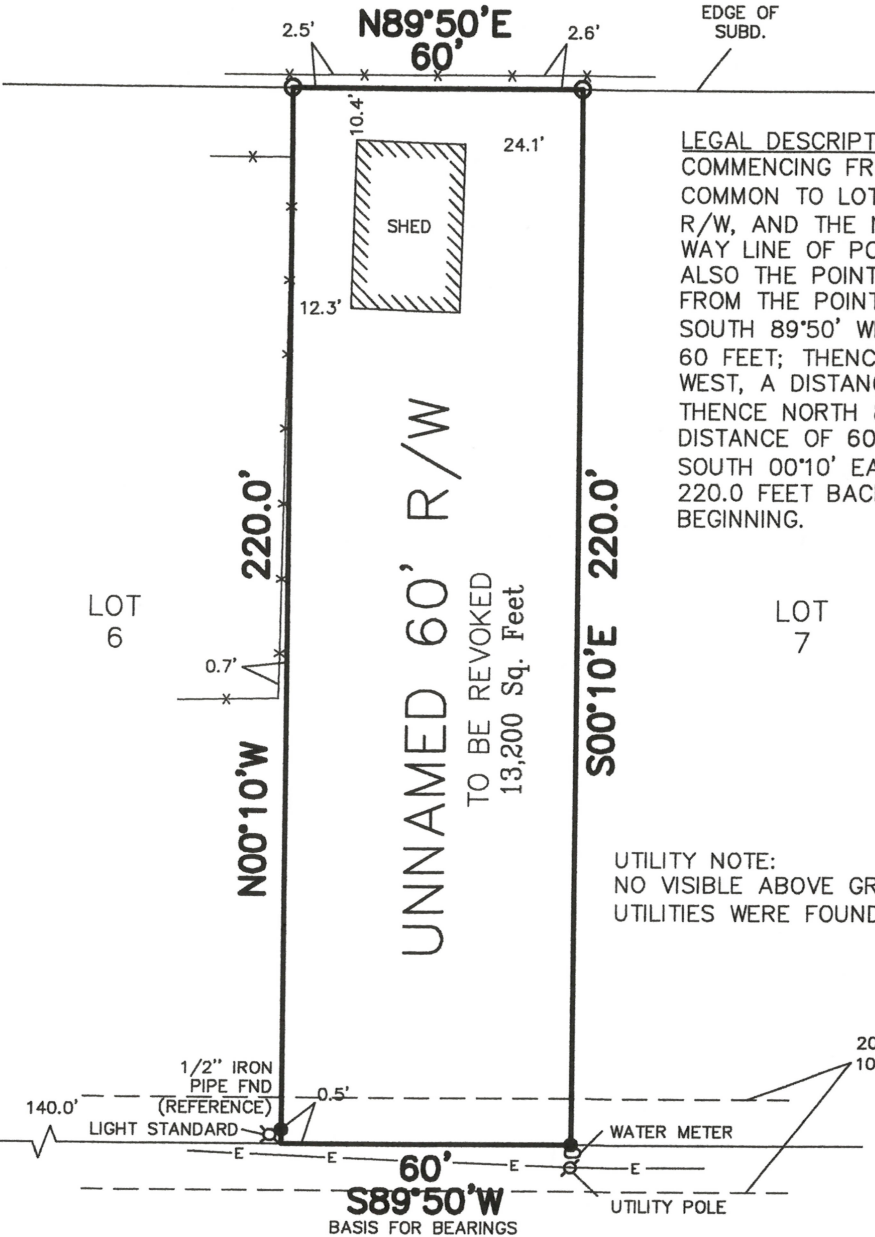
Recommendation:

This portion of ROW is being utilized for a Tammany Utilities 8" water line and a 8" sewer force main along the entire length of the unopened right-of-way.

Staff is not opposed to the revocation of this unopened portion of right of way. However, if the Planning Commission wishes to recommend approval, it should be subject to the following stipulations:

- The applicant assimilating the portion of the right-of-way with their adjacent properties through the parish's resubdivision process.
- The reservation of servitude 10' from centerline of 8" waterline for a total servitude width of 20'
- The reservation of servitude 10' from centerline of 8" sewer force main for a total servitude width of 20'.
- The applicant submitting a revised survey to depict and denote both servitude reservations for entire length of unopened right of way.
- No structures, buildings, fences, gates and/or similar shall be allowed to remain and/or exist within the servitude areas reserved.
- The Department of Utilities shall retain unrestricted access for perpetuity to servitudes with no advance notice required or limitations imposed.

U.S. INTERSTATE I-12 EAST R/W



LEGAL DESCRIPTION:
COMMENCING FROM THE CORNER
COMMON TO LOT 7, AN UNNAMED 60'
R/W, AND THE NORTHERN RIGHT OF
WAY LINE OF PONCHITOLAWA DRIVE,
ALSO THE POINT OF BEGINNING.
FROM THE POINT OF BEGINNING GO
SOUTH 89°50' WEST, A DISTANCE OF
60 FEET; THENCE GO NORTH 00°10'
WEST, A DISTANCE OF 220.0 FEET;
THENCE NORTH 89°50' EAST, A
DISTANCE OF 60 FEET; THENCE GO
SOUTH 00°10' EAST, A DISTANCE OF
220.0 FEET BACK TO THE POINT OF
BEGINNING.

UTILITY NOTE:
NO VISIBLE ABOVE GROUND EVIDENCE OF
UTILITIES WERE FOUND INSIDE THE R/W.

REFERENCE:
PONCHITOLAWA ESTATES plat
Map File No.: 35C
Date Filed: 2-11-1959

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

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

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

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

Revocation plat of
A 60' RIGHT OF WAY SITUATED IN
PONCHITOLAWA ESTATES
ST. TAMMANY PARISH, LOUISIANA
FOR
ALAN DeCORTE

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

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


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

REG. NO. 04586
REGISTERED
PROFESSIONAL
**Randall W. Brown
& Associates, Inc.**
Professional Land Surveyors
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
info@brownsurveys.com

Date: APRIL 13, 2023
Survey No. 23158
Project No. (CR5) A23158.TXT
Scale: 1" = 40' ±
Drawn By: J.E.D.
Revised:

MINOR SUBDIVISIONS

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PLANNING STAFF REPORT
2023-3552-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Hearing: October 11, 2023

Posted: September 26, 2023

Location: The property is located on the south side of Firetower Road, west of Keller Road, Pearl River, Louisiana, Ward 6, District 6; S6, T7S, R14E

Owners & Representative: Ben Murphy Allo

Engineer/Surveyor: Lowe Engineers

Type of Development: Residential



Current Zoning

A-1 Suburban District

Total Acres

23.67 acres

of Lots/Parcels

Minor subdivision of Parcel B into
Parcels B1 & B2

Surrounding Land Uses:

Residential / Agriculture

Flood Zone:

Effective Flood Zone: A

Preliminary Flood Zone: A

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from a single 23.67 acre parcel, being Parcel B1, which is proposed to be 18.67 acres in size and Parcel B2, which is proposed to be 5 acres in size. The request requires public hearing due to

1. Proposed Parcels B-1 & B2 do not meet the minimum lot width of 300 feet as required per the A-1 Suburban District zoning designation, thus requiring a waiver from the Planning Commission.



PLANNING STAFF REPORT
2023-3552-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.

FIRETOWER

FIRETOWER

T7 - R14E

6

KELLER

MORAN

7

APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

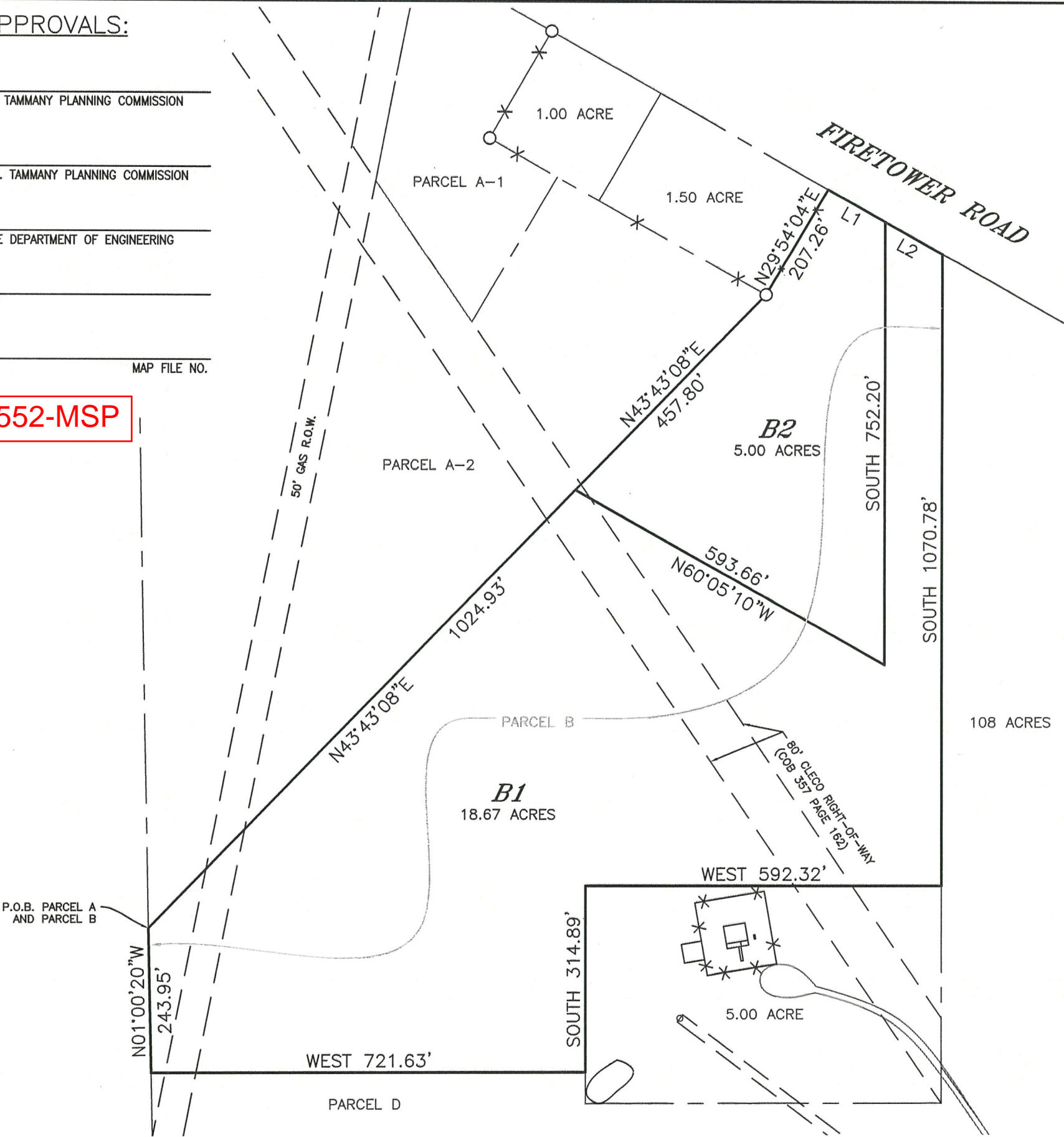
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

2023-3552-MSP



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	109.29'	S60°09'00"E
L2	110.00'	S60°03'41"E

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LOWE ENGINEERS, LLC

BUILDING SETBACKS:

FRONT: 50'
SIDE: 15'
SIDE STREET: N/A
REAR: 25'

REFERENCE SURVEY:

A SURVEY MAP OF PARCEL A, B, C, & D, BY
JOHN E. BONNEAU & ASSOCIATES, DATED DEC.
5, 2003.

BASIS FOR BEARINGS:

THE REFERENCE SURVEY.

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

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

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

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

A RESUBDIVISION MAP OF
PARCEL B

into

PARCEL B1 & PARCEL B2

situated in Section 6, T-7-S, R-14-E, St. Tammany Parish, Louisiana
for
BEN M. ALLO

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0300 C ; Revised: OCTOBER 17, 1989

LOWE
ENGINEERS

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

Survey No. 21-140751
Date: SEPT. 6, 2023
Drawn by: SAC
Scale: 1" = 200'
Revised:

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423



PLANNING STAFF REPORT
2023-3553-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

Hearing: October 11, 2023

Posted: September 25, 2023

Location: The property is located on the north side of East Brewster Road, on the east side of Sterling Blvd & on the south side of Interstate 12, Covington, Louisiana, Ward 1, District 1; S47, T7S, R11E

Owners: Maurmont Properties, LLC – James Maurin

Representative: Stirling Properties – Mark Salvetti

Engineer/Surveyor: Acadia Land Surveying, LLC

Type of Development: Commercial



Current Zoning

PBC-1 Planned Business Campus

Total Acres

31.315 acres

of Lots/Parcels

Minor subdivision of parcels 5-A-5-A-1,
5-A-3-A, 8-A & 4
into Parcels 5-A-5-A-1-A, 4-A, 5-A-3-A-
1 & 8-A-1

Surrounding Land Uses:

Commercial, 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 reconfigure four (4) existing lots into four new lots being Parcels 5-A-5-A-1-A, 4-A, 5-A-3-A-1 & 8-A-1. The minor subdivision request requires a public hearing due to:

- Parcel 5-A-3-A, Parcel 5-A-5-A-1, and Parcel 8-4 were part of a previous minor subdivision approved in 2016 (2016-153-MSA).
- Parcel 4 was part of a previous minor subdivision approved in 2010 record via Map File #4905B.

Planning Commission
October 11, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3553-MSP



PLANNING STAFF REPORT
2023-3553-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

1. Add the flood zone information to the survey
2. Add a signature line for the Chairman of the Planning Commission.

New Directions 2040

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

Ph 1B

PINNACLE
PINNACLE

WESTSHORE
WESTSHORE

12W

12E

47

T7 - R11E

STIRLING

RIVER CHASE

BRADBURY

Ph 1A

PRESTWOOD

ARCHWAY

DELTA

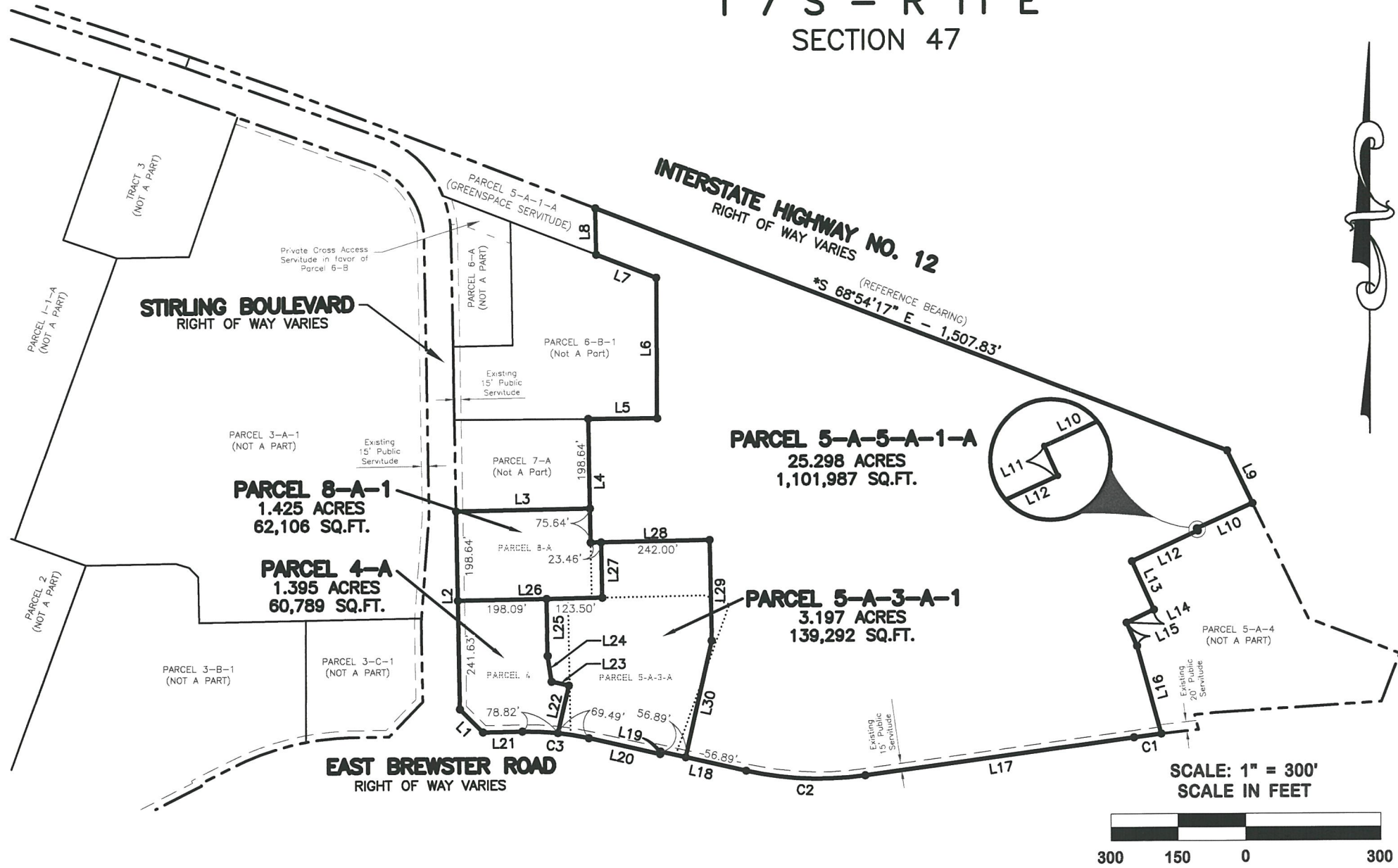
Ph 2-A

Ph 1

49

RIVER CLUB

T 7 S - R 11 E
SECTION 47



2023-3553-MSP

CERTIFICATION:

This is to certify to STIRLING PROPERTIES, L.L.C. that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specifications and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

MICHAEL P. BLANCHARD
REG. No. 4861
REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
08/06/2023
Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

APPROVALS

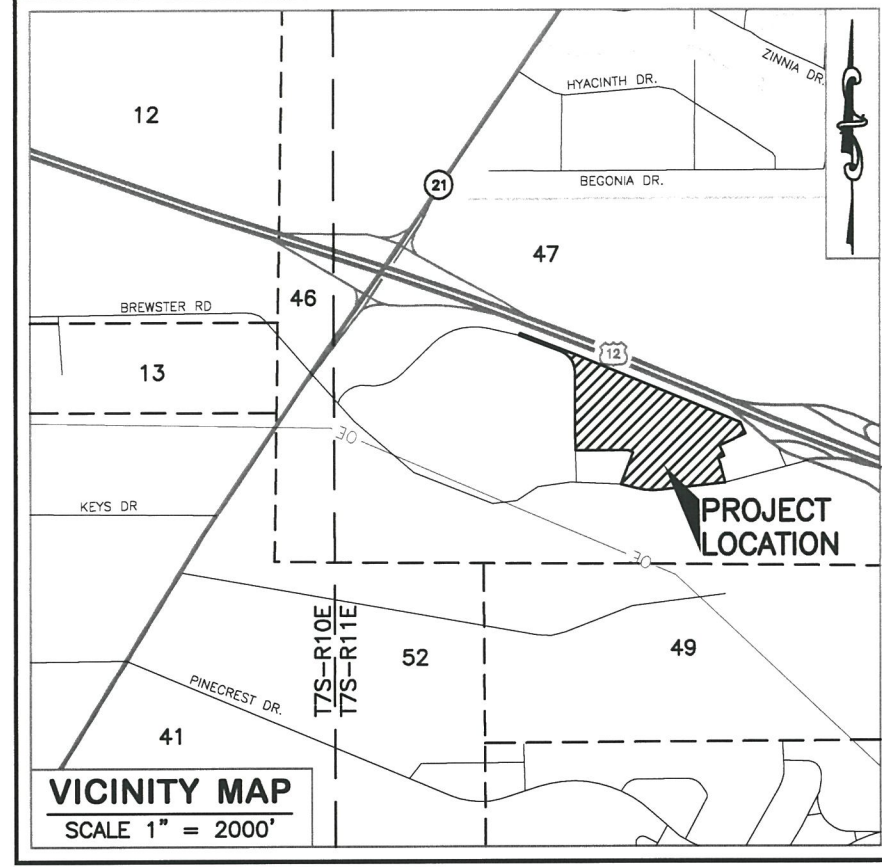
Secretary Parish Planning Commission

Director of Department of Engineering

Date Filed File No.

Clerk of Court

Chairman of the Planning Commission



PLAT SHOWING MINOR SUBDIVISION
OF
PARCELS 5-A-5-A-1, 5-A-3-A, 8-A & 4
BEING A FORMER PART OF MS 11-02-005
MAURMONT PROPERTIES, L.L.C.
RECORDED UNDER MAP FILE No. 5257C
DATE FILED: MAY 02, 2014
INTO
**PARCELS 5-A-5-A-1-A, 4-A,
5-A-3-A-1 & 8-A-1**
LOCATED IN SECTION 47,
TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
STIRLING PROPERTIES, L.L.C.

ACADIA

LAND SURVEYING, LLC

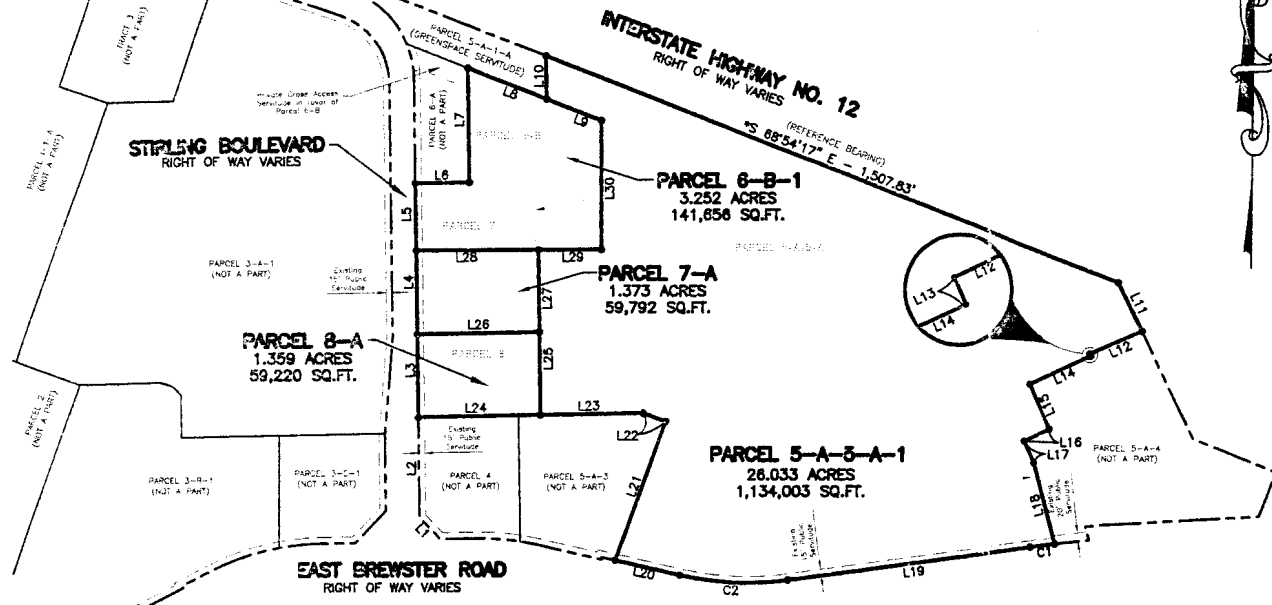
LOUISIANA • MISSISSIPPI • ALABAMA • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

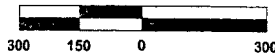
Phone • (985) 449-0094 Fax • (985) 449-0085

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

T 7 S - R 11 E
SECTION 47



SCALE: 1" = 300'
SCALE IN FEET



APPROVALS

Ron Kellor
Secretary Parish Planning Commission

[Signature]
Director of Department of Engineering
01-27-2516 5482D

Date Filed: _____ File No. _____
DeShana
Clerk of Court

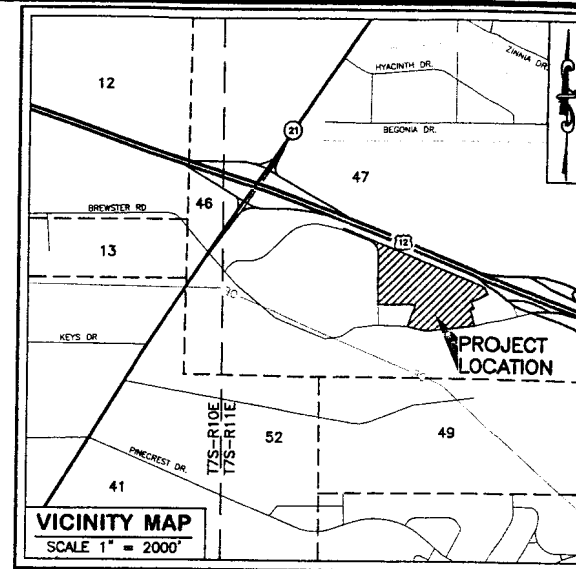
CERTIFICATION

This is to certify that STIRLING PROPERTIES, L.L.C. that this survey was done by me or under my direct supervision and control, and the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerance are in accordance with Class "C" surveys indicated in the above standards. I also certify that there are no encroachments across any property lines except as shown.

Licenses No. 5011
PROFESSIONAL

15-JANUARY-2016


Byron J. Oncale, P.E.S., Reg. No. 5011
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.



PLAT SHOWING MINOR SUBDIVISION

OF
PARCELS 5-A-5-A, 6-B & 7
BEING A FORMER PART OF MS 11-02-005
MAURMONT PROPERTIES, L.L.C.
RECORDED UNDER MAP FILE No. 5257C
DATE FILED: MAY 02, 2014

INTO
PARCELS 5-A-5-A-1, 6-B-1, 7-A & 8-A
LOCATED IN SECTION 47,
TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
STIRLING PROPERTIES, L.L.C.

ACADIA 
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
208 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

SHEET 1 OF 2

Previously Recorded Survey 2016-153-MSA

NOTES:

- 1.) Zoning: HC-3 (Highway Commercial) with Regional Business Center Overlay (RBCO) & PBC-1 (Planned Business Campus) with Regional Business Center Overlay (RBCO)
Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
- 2.) Reference Maps:
A.) Plat showing Minor Resubdivision of Parcel 5-A of MS10-08-028, Maurmont Properties, L.L.C. comprising of 40.392 Acres into Parcels 5-A-1 thru 5-A-5, located in Section 47, T7S-R11E, St. Tammany Parish, Louisiana
Prepared By: Acadia Land Surveying, L.L.C. Dated: January, 2011
Filed: February 24, 2011 File No.: 4973A
B.) Survey for Stirling Mandeville, LLC, property 168.521 Acres, located in Section 47, T7S-R11E, St. Tammany Parish, Louisiana
Prepared By: John E. Bonneau & Associates, Inc. Dated: June 13, 2005
C.) Plat showing survey and resubdivision of Tracts "L" & "I" into Tracts "I-1," "I-2," "I-3," "L-1" and "L-2" of the Stirling Mandeville Subdivision, located in Section 46, T7S-R10E and Section 47, T7S-R11E, St. Tammany Parish, Louisiana.
Prepared By: Acadia Land Surveying, L.L.C. Dated: April 11, 2005
D.) Map showing survey and resubdivision of a 105.947 Acre Tract into the Stirling Mandeville Subdivision, located in Section 46, T7S-R10E & Section 47, T7S-R11E, St. Tammany Parish, Louisiana.
Prepared By: Acadia Land Surveying, L.L.C. Dated: December 9, 2003
Date Filed: March 1, 2004 File No. 3377
- 3.) Basis of Bearings: Bearings are based on Reference Map "A"
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- 4.) Flood Note: In accordance with Fema Flood Insurance Rate Map panel number 225205 0210 C, dated October 17, 1989, for St. Tammany Parish, Louisiana; the property hereon is located in Flood Zone "C" (areas of minimal flooding). Flood Zone Designations and Base Flood Elevation are subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- 5.) Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey.
- 6.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 7.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands.
- 8.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

CERTIFICATION:

This is to certify that the survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no encroachments across any property lines except as shown.

Byron J. Ondersides, L.L.C. 15-JANUARY-2016
Reg. No. 5011
This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

PLAT SHOWING MINOR SUBDIVISION

OF
PARCELS 5-A-5-A, 6-B & 7
BEING A FORMER PART OF MS 11-02-005
MAURMONT PROPERTIES, L.L.C.
RECORDED UNDER MAP FILE No. 5257C
DATE FILED: MAY 02, 2014


INTO
PARCELS 5-A-5-A-1, 6-B-1, 7-A & 8-A
LOCATED IN SECTION 47,
TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
FOR
STIRLING PROPERTIES, L.L.C.

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	00°51'28"	4,136.20'	61.92'	S 82°42'55" W - 61.92'
C2	20°33'15"	744.50'	267.08'	N 87°26'11" W - 265.65'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 44°56'10" W	72.62'
L2	N 00°58'37" W	241.63'
L3	N 00°58'37" W	249.79'
L4	N 00°58'37" W	151.32'
L5	N 00°58'37" W	162.00'
L6	N 89°00'55" E	133.00'
L7	N 00°58'52" W	273.31'
L8	S 68°54'23" E	204.94'
L9	S 68°54'23" E	143.40'
L10	N 00°58'52" W	102.56'
L11	S 25°35'00" E	129.68'
L12	S 65°34'15" W	134.44'
L13	S 24°25'45" E	5.50'
L14	S 65°34'15" W	162.77'
L15	S 24°25'45" E	118.09'
L16	S 64°49'33" W	68.01'
L17	S 24°25'45" E	57.07'
L18	S 15°28'11" E	202.77'
L19	S 82°17'11" W	604.46'
L20	N 77°09'34" W	161.94'
L21	N 19°54'02" E	355.66'
L22	N 70°05'58" W	59.08'
L23	S 89°01'23" W	251.35'
L24	S 89°01'23" W	298.13'
L25	N 00°58'37" W	198.64'
L26	S 89°01'23" W	298.13'
L27	N 00°58'37" W	198.64'
L28	S 89°45'39" W	298.16'
L29	S 89°45'39" W	153.68'
L30	S 00°14'21" E	310.27'

APPROVALS

Ron Keller
Secretary Parish Planning Commission
[Signature]
Director of Department of Engineering
01-27-2016 5482D
Date Filed File No.
Dy. Shana
Clerk of Court

ACADIA 
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
205 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

SHEET 2 OF 2

Previously Recorded Survey 2016-153-MSA



PLANNING STAFF REPORT
2023-3558-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Hearing: October 11, 2023

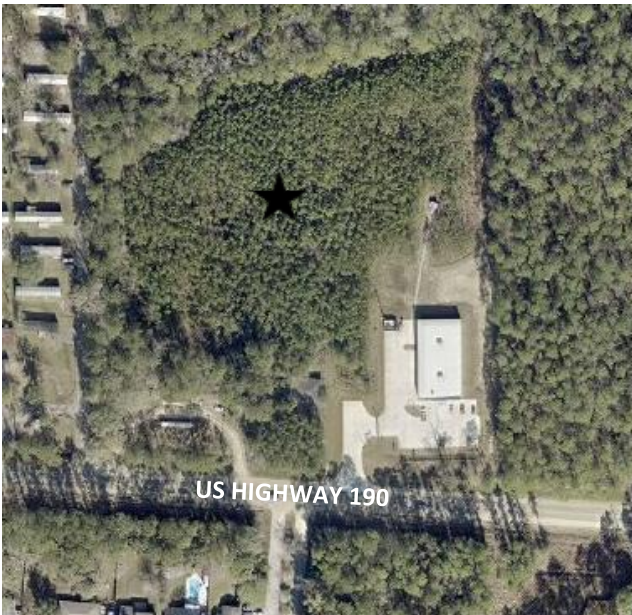
Posted: September 25, 2023

Location: The property is located on the north side of Ronald Reagan Highway, west of Penn Mill Road, Covington, Louisiana, Ward 3, District 3; S25, T6S, R10E

Owners & Representative: MCDJ, LLC – Christopher Beary

Engineer/Surveyor: Foresight Surveying & Mapping, LLC

Type of Development: Residential and Commercial



Current Zoning

HC-2 Highway Commercial

A-1A Suburban

Total Acres

9.281 acres

of Lots/Parcels

Subdivision of Parcel A-1 into Parcels

A1-A & A1-B

Surrounding Land Uses:

Commercial, Residential

Flood Zone:

Effective Flood Zone: B

Preliminary Flood Zone: X

Critical Drainage: No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to reconfigure the existing 9.28-acre Parcel A-1 into proposed Parcel A1-A, being 8.281 acres and proposed Parcel A1-B, being 1 acre. The minor subdivision request requires a public hearing due to:

1. Parcel A-1 was previously part of a minor subdivision approved in February 2021 (2020-2196-MSA).
2. Parcel A1-A is proposed to be created as a Flag Lot, requiring a waiver from the Planning Commission since the property is located south of 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.

Planning Commission
October 11, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3558-MSP



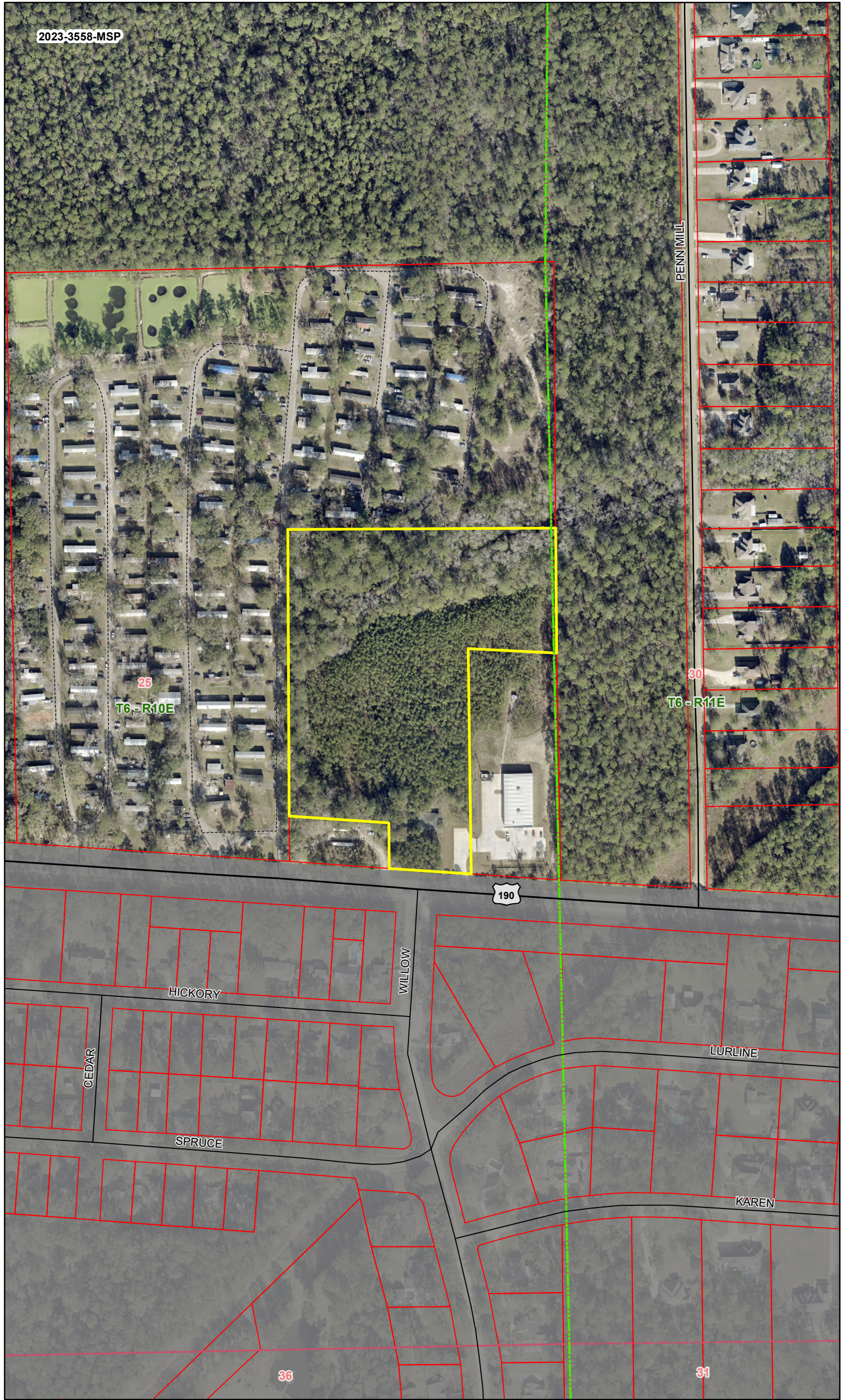
PLANNING STAFF REPORT
2023-3558-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

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



SITE DATA:
1. No. LOTS: 2
2. TOTAL ACREAGE: 9.281

- GENERAL NOTES:**
1. THIS SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE AND WAS BASED SOLELY ON INFORMATION PROVIDED BY THE CLIENT; NO ABSTRACT WAS OBTAINED TO VERIFY OWNERSHIP OF PROPERTY.
 2. A WETLANDS INVESTIGATION WAS NOT REQUESTED AND IS NOT PART OF THIS SURVEY.
 3. REPRODUCTION OF THIS PRINT IS PROHIBITED EXCEPT BY PERMISSION OF THIS FIRM.
 4. THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND OR RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE FURNISHED BY THE CLIENT.
 5. NOT ALL IMPROVEMENTS LOCATED.
 6. SETBACKS: SEE LOCAL GOVERNMENT FOR CURRENT SETBACKS.

- ⊕ DENOTES "Fd. 1/2" I.R." (UNLESS OTHERWISE NOTED)
⊙ DENOTES "Fd. 1/2" I.P." (UNLESS OTHERWISE NOTED)
○ DENOTES "Set 1/2" I.P." (UNLESS OTHERWISE NOTED)
⊗ DENOTES "Set Mag Nail" (UNLESS OTHERWISE NOTED)

FLOOD CERTIFICATION:
ACCORDING TO FEMA F.I.R.M. PANEL ID 2252050210C EFFECTIVE DATE 10-17-1989; THIS PROPERTY LIES IN FLOOD ZONES "C" & "B"

- REFERENCES:**
1. PLAT SHOWING MINOR SUBD. OF PARCEL A INTO PARCELS A-1 & A-2 LOCATED IN SECTION 25, T6S-R10E, PARISH OF ST. TAMMANY, LA BY DAVID B. FAZEKAS, P.L.S., DATED 10-12-2020. (Map File #5595-A)

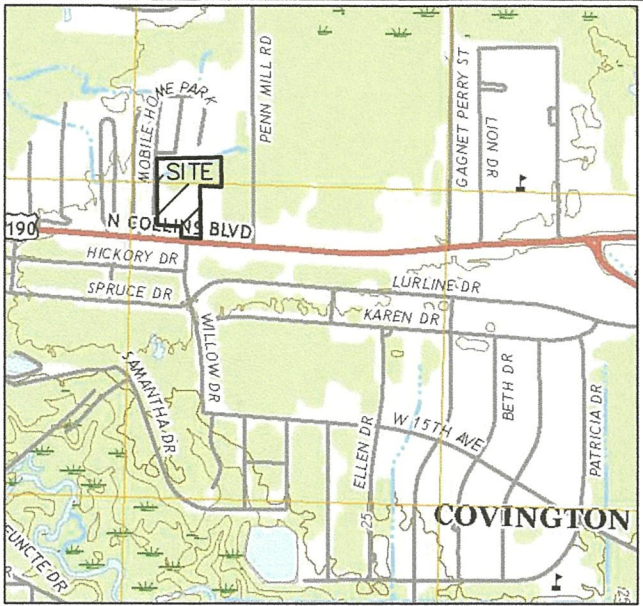
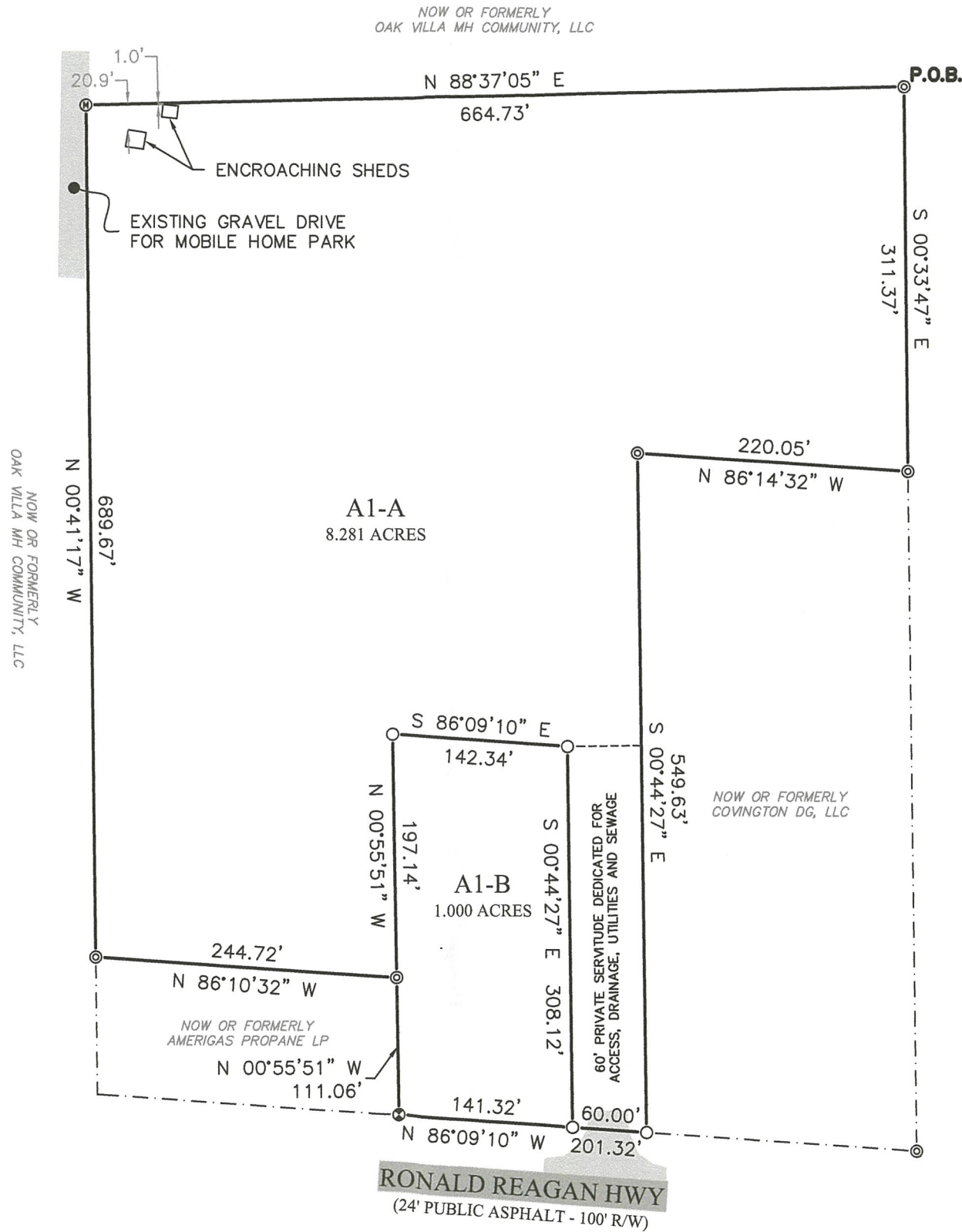
BASE BEARING:
GPS-C4GNET-RTN (LA SOUTH ZONE - NAD83)

POINT OF BEGINNING:
THE POINT OF BEGINNING IS THE N.E. CORNER OF PARCEL A-1 (REF. #1)

SEWAGE DISPOSAL:
NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH. LOTS ARE APPROVED ONLY FOR INDIVIDUAL SEWERAGE SYSTEM TECHNOLOGY WHICH WILL NOT PRODUCE OFF LOT DISCHARGES UNLESS A SUITABLE SEWERAGE DISCHARGE POINT IS PROVIDED PRIOR TO COMMENCING CONSTRUCTION OF ANY RESIDENCE.

CERTIFICATION:
THIS MAP IS MADE IN ACCORDANCE WITH THE PROVISIONS OF LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES AND LAWS AT THE TIME OF THIS SURVEY.
THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR A CLASS "C" BOUNDARY SURVEY. THE CERTIFICATE HEREON IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THIS REQUIRED SUBDIVISION OF PROPERTY ONLY. IT DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER.

MAP SHOWING MINOR SUBDIVISION OF PARCEL A-1 (9.28 AC)
INTO PARCELS A1-A (8.281 AC) & A1-B (1.000 AC)
LOCATED IN SECTION 25 OF T6S-R10E - EAST OF ST. HELENA MERIDIAN
GREENSBURG LAND DISTRICT - PARISH OF ST. TAMMANY - STATE OF LOUISIANA
SURVEY MADE AT THE REQUEST OF MCDJ, LLC



VICINITY MAP

2023-3558-MSP

FILE No.	DATE FILED
APPROVED:	
CHAIRMAN OF THE PLANNING COMMISSION	DATE
SECRETARY OF THE PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE



[Signature]

ROSS C. KINCHEN
PROFESSIONAL LAND SURVEYOR
REGISTRATION NO. 5294
DATE: AUGUST 23, 2023
FILE: 2023.0151

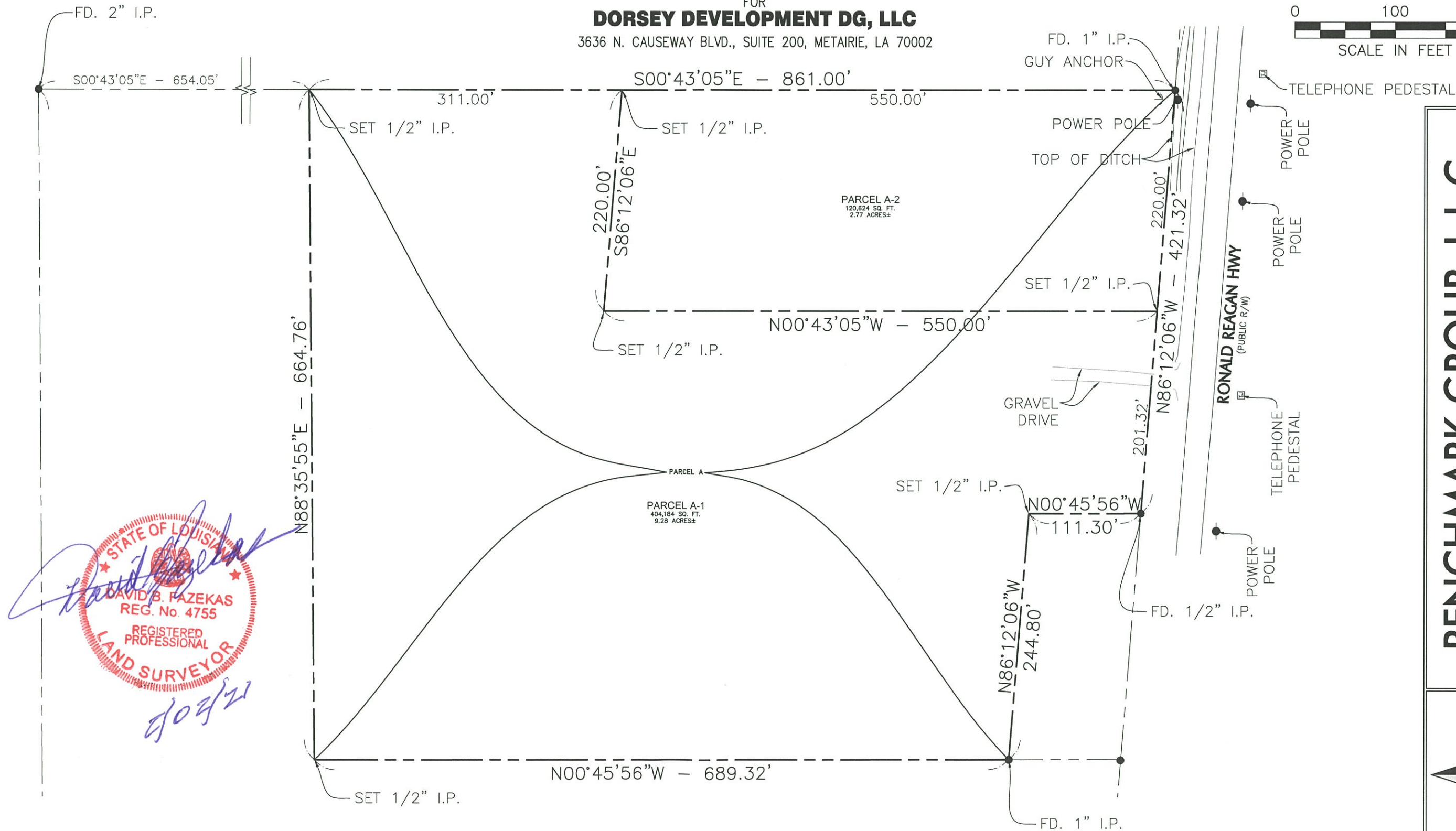
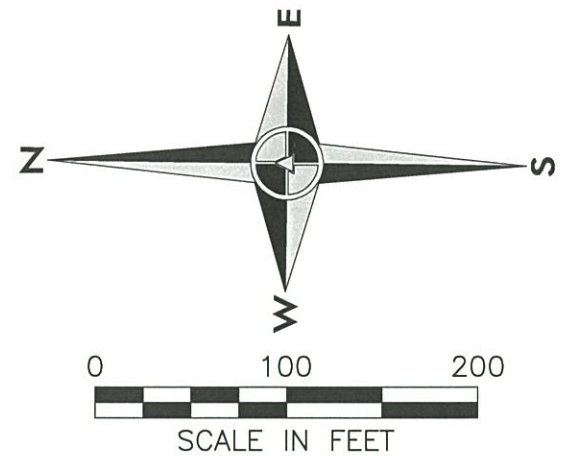


0 120 240 360
FORESIGHT SURVEYING & MAPPING LLC
19144 FLORIDA BLVD. ALBANY, LA 70711
(225) 567-6202

MINOR SUBDIVISION
OF
PARCEL A
INTO
PARCELS A-1 & A-2

LOCATED IN SECTION 25, TOWNSHIP 6 SOUTH, RANGE 10 EAST,
GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

FOR
DORSEY DEVELOPMENT DG, LLC
3636 N. CAUSEWAY BLVD., SUITE 200, METAIRIE, LA 70002



STATE OF LOUISIANA
DAVID B. FAZEKAS
REG. No. 4755
REGISTERED PROFESSIONAL
LAND SURVEYOR
10/2/21

BENCHMARK GROUP, L.L.C.
11328 PENNYWOOD AVENUE • BATON ROUGE, LOUISIANA 70809
PHONE: 225.368.2475 • FAX: 225.368.2476 • www.benchmarkgroupllc.com



FILE: 20-039 RESUB DRAWN BY: MC PROJECT NO.: 20-039 DATE: 10/12/20

Previously Recorded Survey 2020-2196-MSA

MINOR SUBDIVISION
OF
PARCEL A
INTO
PARCELS A-1 & A-2

LOCATED IN SECTION 25, TOWNSHIP 6 SOUTH, RANGE 10 EAST,
GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

FOR
DORSEY DEVELOPMENT DG, LLC
3636 N. CAUSEWAY BLVD., SUITE 200, METAIRIE, LA 70002

CERTIFICATION:

THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND AND CONFORMS TO A CLASS "B" SURVEY IN ACCORDANCE WITH THE STATE OF LOUISIANA MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS.



David B. Fazekas
DAVID B. FAZEKAS, P.L.S.
BENCHMARK GROUP, L.L.C.

2/02/21
DATE

REFERENCE MAPS:

"MAP SHOWING TWO PARCELS OF LAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 25, T6S-R10E....", BY CLINTON P. LOVELL, P.L.S., DATED SEPTEMBER 30, 1988.

BASIS FOR BEARINGS:

ALL BEARINGS SHOWN HEREON HAVE BEEN REVISED FROM THOSE SHOWN ON THE REFERENCE MAPS. THE BASIS OF THE BEARINGS SHOWN HEREON ARE PER GEOPositionING IN ACCORDANCE WITH LOUISIANA STATE PLANE (SOUTH ZONE) COORDINATES.

FLOOD ZONE:

THE PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF ZONE "C" (AREA OF MINIMAL FLOODING) AND ZONE "B" (AREA BETWEEN LIMITS OF THE 100 YEAR FLOOD AND 500 YEAR FLOOD) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 225205 0210 C, EFFECTIVE OCTOBER 17, 1989.

NOTES:

1) NO ATTEMPT HAS BEEN MADE BY BENCHMARK GROUP, L.L.C. 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.

2) 1/2" IRON ROD SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED HEREON.

APPROVED:

ST. TAMMANY PARISH

[Signature]
SECRETARY OF THE PLANNING COMMISSION

DATE

[Signature]
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE

Marietta Barnes
CLERK OF COURT

DATE

Marietta Barnes, Deputy Clerk

5995-A
FILE NO.

2-23-2021
DATE FILED

BENCHMARK GROUP, L.L.C.
11328 PENNYWOOD AVENUE • BATON ROUGE, LOUISIANA 70809
PHONE: 225.368.2475 • FAX: 225.368.2476 • www.benchmarkgroupllc.com





PLANNING STAFF REPORT
2023-3561-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Hearing: October 11, 2023

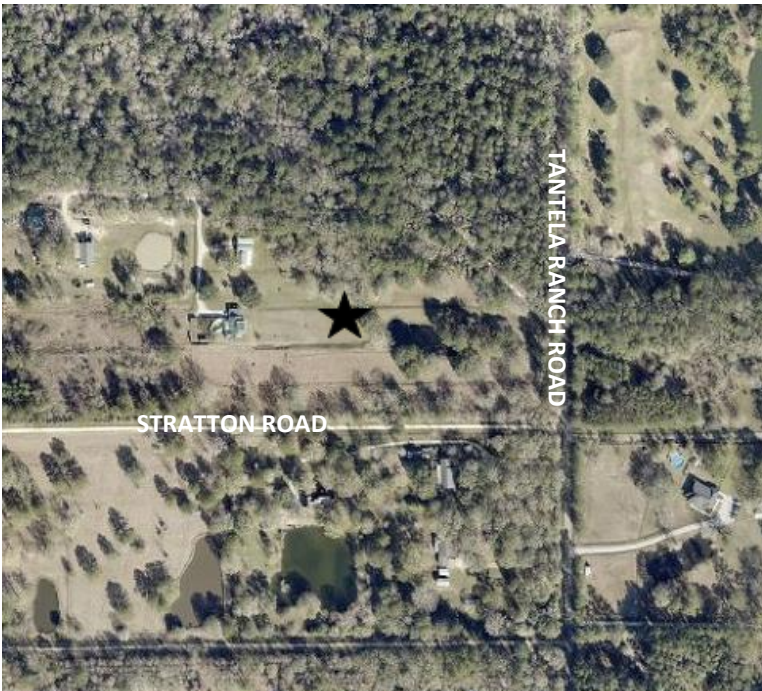
Posted: September 25, 2023

Location: The property is located on the west side of Tantella Ranch Road, Covington, Louisiana, Ward 1, District 3; S8, T6S, R10E

Owners & Representative: Leonel A Ponce

Engineer/Surveyor: Gulf Coast Surveying Solutions

Type of Development: Residential



Current Zoning

A-1 Suburban District

Total Acres

12.453 acres

of Lots/Parcels

Subdivision of 12.453 tract of land into
Tracts A, B and C

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone: B

Preliminary Flood Zone: AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to reconfigure the existing 12.453-acre parcel into proposed Tracts A being 1.928 acres, proposed Tract B being 5.244 acres, and proposed Tract C being 5.281 acres. The minor subdivision request requires a public hearing due to:

1. Proposed Tract C does not meet the minimum lot width of 300 feet as required per the A-1 Suburban District zoning designation, thus 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
October 11, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3561-MSP



PLANNING STAFF REPORT
2023-3561-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, revise "Tantella Ranch Road" to read "Tantela Ranch Road".
2. The survey provided reads "Preliminary". Provide 10 blue or black line stamped survey plats of the property.
3. Remove the "Public Dedication Note" from the survey.
4. Remove the setbacks listed on the survey.
5. Revise the legal description on the survey to remove "St. Helena Meridian"

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.



NO ATTEMPT HAS BEEN MADE BY GULF COAST SURVEY SOLUTIONS, L.L.C. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS-OF-WAY OR OTHER BURDENS ON THE PROPERTY, OTHER THAN THAT SHOWN ON REFERENCE MAP(S) OR FURNISHED BY THE CLIENT OR HIS REPRESENTATIVE. BE AWARE THAT OTHER SERVITUDES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.



SUBSURFACE UTILITY LOCATES WERE NOT REQUESTED AND ARE NOT INCLUDED IN THIS SURVEY. GULF COAST SURVEY SOLUTIONS L.L.C. STRONGLY ADVISES OWNERS AND CONTRACTORS TO CONTACT LA ONECALL BEFORE DIGGING.

REFERENCE DOCUMENTS:

- "SURVEY MAP OF A 12.5 ACRE TRACT OF LAND..." BY JOHN E. BONNEAU, P.L.S., DATED 11/27/96. INSTRUMENT NO. 1035273
- "SHOWING A SURVEY OF A RESUBDIVISION OF LAND LOCATED IN SECTION 8..." BY JOHN CUMMINGS, P.L.S., DATED 10/01/07. FILE NO. 47388

SEWAGE DISPOSAL:

NO PERSON SHALL PROVIDE A METHOD OF SEWAGE DISPOSAL, EXCEPT CONNECTION TO AN APPROVED SANITARY SEWER SYSTEM, UNTIL THE METHOD OF SEWAGE TREATMENT AND DISPOSAL HAS BEEN APPROVED BY THE LOCAL HEALTH UNIT AUTHORITY.

OPEN EFFLUENT DITCHES ARE PREDOMINANT IN THIS AREA.

DRAINAGE DITCH NOTE:

ANY NEW DRAINAGE DITCH REQUIRED BY THE SUBDIVISION OF THIS PROPERTY FOR THE PURPOSE OF TRANSPORTING RUNOFF OR SEWAGE TREATMENT PLANT EFFLUENT TO AN EXISTING PARISH MAINTAINED DITCH SHALL BE CONSTRUCTED AND MAINTAINED BY THE PROPERTY OWNER(S).

WATER SUPPLY NOTE:

SOURCE OF WATER SUPPLY SHALL BE APPROVED BY THE ST. TAMMANY PARISH HEALTH UNIT.

PUBLIC DEDICATION NOTE:

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

NOTES:

ACCORDING TO F.I.R.M. 2252050125C, DATED 10-17-1989, THIS PROPERTY LIES IN FLOOD ZONE "B".

BASE FLOOD ELEVATION(S) ARE SUBJECT TO CHANGE. CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED PRIOR TO CONSTRUCTION.

A WETLANDS DETERMINATION WAS NOT REQUESTED AND IS NOT PROVIDED AS PART OF THIS SURVEY.

TOTAL ACREAGE: 12.453

TRACTS: 3

MIN. FRONT SETBACK: 25'

MIN. REAR SETBACK: 25'

MIN. SIDE SETBACK: 15'

ELECTRICITY: ENTERGY

WATER: PRIVATE

SEWER: PRIVATE

TELECOMMUNICATIONS: AT&T

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS ACTUALLY MADE ON THE GROUND, UNDER MY DIRECT SUPERVISION AND THAT THIS MAP AND THE "FIELD SURVEY" ON WHICH IT IS BASED CONFORMS TO THE STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "D" SURVEY AS ESTABLISHED BY THE LOUISIANA PROFESSIONAL BOARD OF ENGINEERS AND LAND SURVEYORS, AND THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. R.S. 33:5051, ET SEQ., AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT SHOWN HEREON AND DOES NOT EXTEND TO THIRD PARTIES, UNLESS THIS PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

BRADLEY J. ROBERTS, P.L.S.
REG. NO. 5101

9/11/23
DATE



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

SURVEYING CONSULTANTS

17535 George Oneal Road
Baton Rouge, Louisiana 70817
(225) 485-2419 V.F. NO. 836

BASIS OF BEARINGS DERIVED FROM RTN GPS OBSERVATIONS MADE AT THE PROJECT SITE. THESE OBSERVATIONS WERE MADE UTILIZING LSU C4G NET RTN.

CONTROLLING STATION: COVINGTON, LA (COVG)

COVINGTON LOUISIANA (COVG)

LAT: 30°28'33.26965" N

LO: 90°05'43.92270" W

ALL BEARINGS AND DISTANCES SHOWN HEREON ARE GRID AND REFERENCED TO LA SOUTH ZONE 1702 (NAD83) (2011) (EPOCH: 2010.00) (ELLIPSOID: GRS80).

TO CONVERT TO GEODETIC BEARINGS USE:

$\theta = 00^{\circ}28'37''$

TO CONVERT DISTANCES SHOWN HEREON TO HORIZONTAL GROUND DISTANCES USE SCALE FACTOR: 0.999990264

● DENOTES FD. 1/2" I.P. UNLESS OTHERWISE NOTED
○ DENOTES SET 1/2" I.R. UNLESS OTHERWISE NOTED

LEGEND	
⊙	DROP INLET
⊞	POWER JUNCT. BOX
⊞	TELEPHONE PEDESTAL
⊞	POWER POLE
⊞	FIRE HYDRANT
⊞	WATER METER
⊞	WATER VALVE
⊞	LIGHT POLE
— OHU —	OVERHEAD UTILITIES
— X —	WIRE FENCE

1" = 80'

Line Table		
Line #	Length	Direction
L1	36.83	S87° 56' 16"E
L2	49.54	S72° 40' 32"E
L3	52.05	S54° 31' 40"E
L4	58.77	S68° 13' 19"E
L5	43.36	S0° 55' 13"E
L6	83.92	N68° 13' 19"W
L7	97.72	N45° 14' 00"W
L8	142.93	S49° 02' 39"W
L9	133.09	S89° 04' 47"W
L10	99.52	S0° 56' 58"E
L11	39.91	N68° 13' 19"W
L12	59.28	N54° 31' 40"W
L13	58.60	N72° 40' 32"W
L14	38.92	N87° 56' 16"W
L15	31.24	N0° 56' 58"W



VICINITY MAP
1" = 5000'

TANTELLA RANCH ROAD
(APPARENT 60' R/W)

LAND OWNER CERTIFICATION:

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OR LEGAL OFFICER OF THE PROPERTY PLATTED HEREON, ON THE DATE SIGNED.

APPROVED:
LANDOWNER

LEONEL PONCE
(OR HIS DESIGNEE)

DATE: _____

APPROVED:
PLANNING COMMISSION CHAIRMAN

(OR HIS/HER DESIGNEE)

DATE: _____

APPROVED:
SECRETARY PLANNING COMMISSION

(OR HIS/HER DESIGNEE)

DATE: _____

APPROVED:
DIRECTOR OF THE DEPT. OF ENGINEERING

(OR HIS/HER DESIGNEE)

DATE: _____

APPROVED:
CLERK OF COURT

(OR HIS/HER DESIGNEE)

DATE: _____

2023-3561-MSP

MAP SHOWING MINOR SUBDIVISION OF
12.453 ACRES OF THE LEONEL PONCE PROPERTY
INTO
TRACTS A, B, AND C
LOCATED IN SECTION 8, T-6-S, R-10-E, ST. HELENA MERIDIAN,
GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA
FOR
LEONEL PONCE



PLANNING STAFF REPORT
2023-3576-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

Hearing: October 11, 2023

Posted: September 25, 2023

Location: The property is located on the north side of Pinnacle Pkwy and on the west side of Westshore Drive Covington, Covington, Louisiana, Ward 1, District 1; S47, T7S, R11E

Owners & Representative: BSREP II Cypress Covington Owner, LLC – Michael Blank

Engineer/Surveyor: Basin Engineering & Surveying

Type of Development: Commercial



Current Zoning

HC-3 Highway Commercial District

Total Acres

47.021

of Lots/Parcels

Minor subdivision of Tract C-1-A-1-A-1
into Tracts C-1-A-1-A-1-A & C-1-A-1-A-1-B

Surrounding Land Uses:

Commercial

Flood Zone:

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage: No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two tracts of land from a single tract being 47.021 acres into 43.221 acres and 3.800 acres. The minor subdivision request requires a public hearing due to:

1. Tract C-1-A-1-A-1 was part of a previous minor subdivision approved in 2022 (2022-2954-MRP).

Planning Commission
October 11, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3576-MSP



PLANNING STAFF REPORT
2023-3576-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

1. The survey provided reads "Preliminary". Provide 10 blue or black line original stamped survey plats of the property.
2. Add signature lines for the Chairman of the Planning Commission, the Secretary of the Planning Commission, the Director of Engineering, the Clerk of Court, and lines for the File Number and date.
3. Add the flood zone information under the Notes.

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.

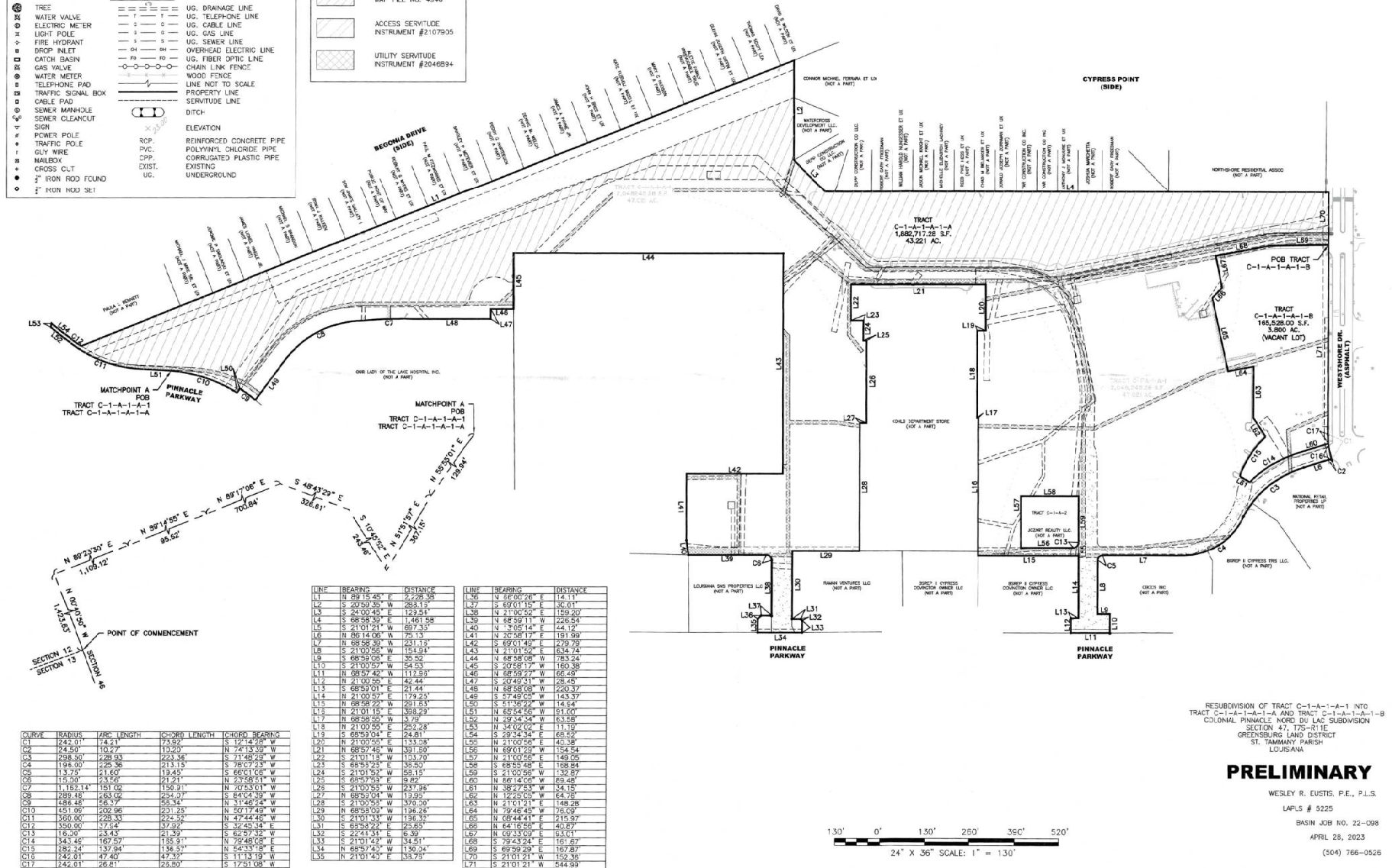


RESUBDIVISION OF TRACT C-1-A-1-A-1 INTO
TRACT C-1-A-1-A-1-A AND TRACT C-1-A-1-A-1-B
COLONIAL PINNACLE NORD DU LAC SUBDIVISION
SECTION 47, T7S-R11E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH
LOUISIANA

2023-3576-MSP

LEGEND	
EXISTING FEATURES	
● TREE	UG. DRAINAGE LINE
○ WATER VALVE	UG. TELEPHONE LINE
⊙ ELECTRIC METER	UG. CABLE LINE
⊕ LIGHT POLE	UG. GAS LINE
⊕ FIRE HYDRANT	UG. SEWER LINE
⊕ DROP INLET	OVERHEAD ELECTRIC LINE
⊕ CATCH BASIN	UG. FIBER OPTIC LINE
⊕ GAS VALVE	CHAIN LINK FENCE
⊕ WATER METER	WOOD FENCE
⊕ TELEPHONE PAD	LINE NOT TO SCALE
⊕ TRAFFIC SIGNAL BOX	PROPERTY LINE
⊕ CABLE PAD	SEWERAGE LINE
⊕ SEWER MANHOLE	DITCH
⊕ SEWER CLEANOUT	ELEVATION
⊕ SIGN	REINFORCED CONCRETE PIPE
⊕ POWER POLE	PVC POLYVINYL CHLORIDE PIPE
⊕ TRAFFIC POLE	CORRUGATED PLASTIC PIPE
⊕ GUY WIRE	EXISTING
⊕ MAILEX	UNDERGROUND
⊕ CROSS CUT	
⊕ IRON ROD FOUND	
⊕ IRON ROD SET	

BOUNDARY LEGEND	
	ACCESS SERVITUDE MAP FILE NO. 4946 & INST. #1798981
	DRAINAGE SERVITUDE MAP FILE NO. 4946
	ACCESS SERVITUDE INSTRUMENT #2107935
	UTILITY SERVITUDE INSTRUMENT #2046894



BASIN
Engineering & Surveying
2818 Tulaloup Street
New Orleans, Louisiana 70119
(504) 716-6526

DATE

REVISIONS / COMMENTS

REV. NO.

DATE: 04/28/2023

FILE: BASIN ENGINEERING & SURVEYING

ENGINEER: Wesley R. Eustis, P.E., P.L.S.

JOINED: NO. 533

PRELIMINARY
"NOT FOR CONSTRUCTION"

RESUBDIVISION OF TRACT C-1-A-1-A-1 INTO TRACT C-1-A-1-A-1-A AND TRACT C-1-A-1-A-1-B
COLONIAL PINNACLE NORD DU LAC SUBDIVISION
SECTION 47, T7S-R11E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH
LOUISIANA

RESUBDIVISION SURVEY

CG

WIRE

WIRE

WIRE

PROJ. NO. 22-098

DATE 04/28/2023

SHEET NO. 2

WESLEY R. EUSTIS, P.E., P.L.S.

LAPLS # 5325

BASIN JOB NO. 22-098

APRIL 28, 2023

(504) 766-0526

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PARISH PLANNING COMMISSION

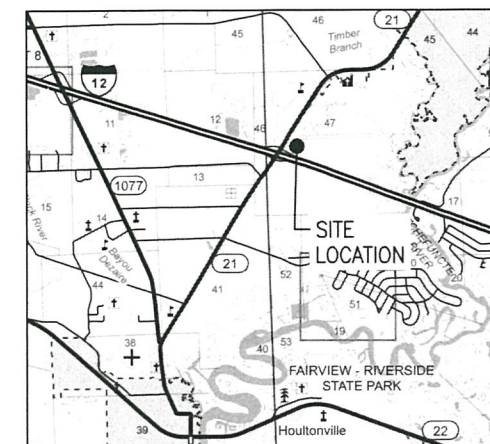
CLERK OF COURT

Monique T Bringol, Deputy Clerk

12-20-2022 6181D
DATE FILED FILE NO

PLAT SHOWING RESUBDIVISION OF TRACTS C-1-A-1-A AND C-4-A INTO

TRACTS C-1-A-1-A-1 AND C-1-A-1-A-2 OF COLONIAL PINNACLE NORD DU LAC SUBDIVISION SECTION 47, TOWNSHIP 7 SOUTH - RANGE 11 EAST, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP

Previously Recorded Survey 2022-2954-MSA

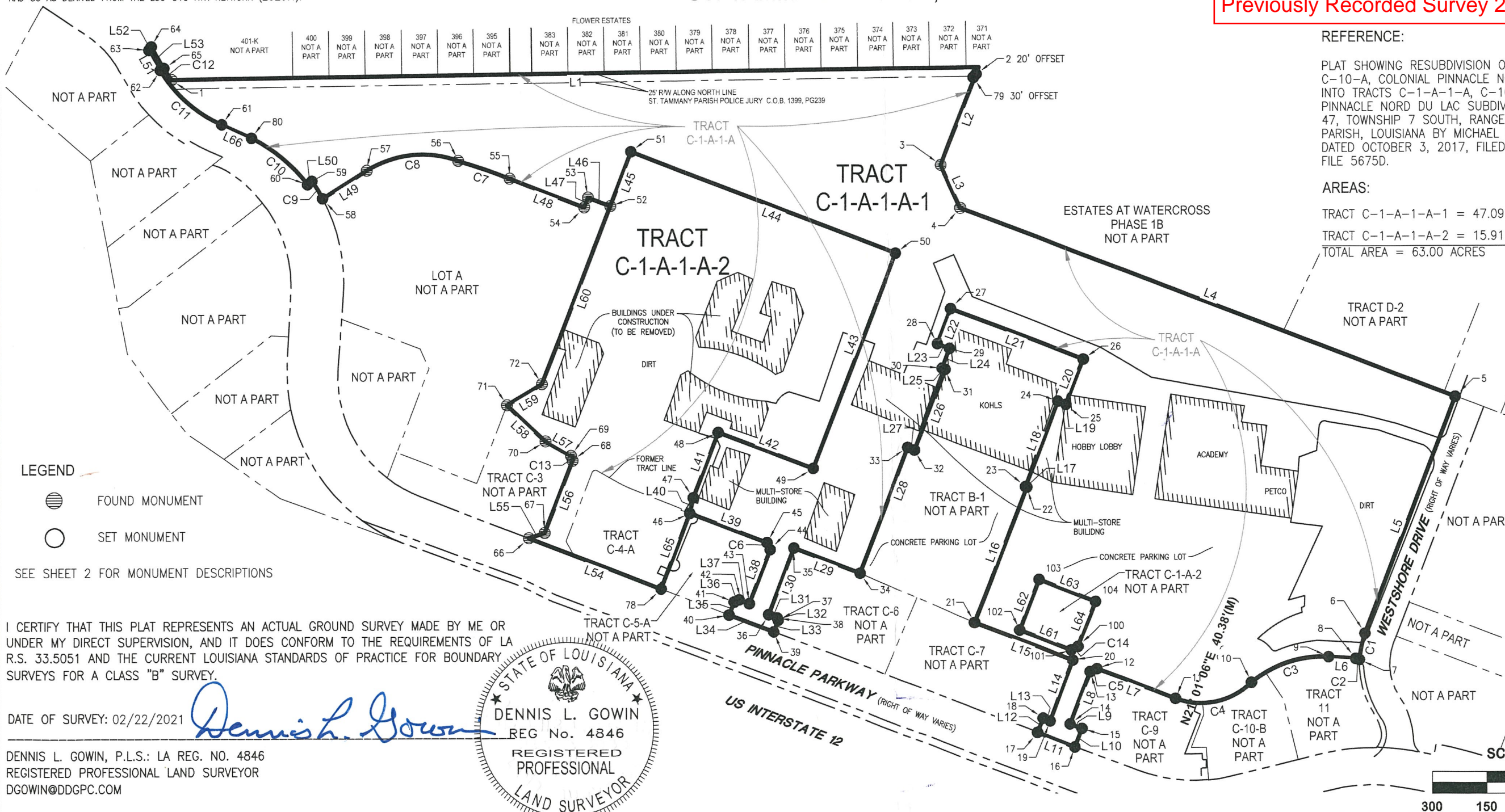
REFERENCE:

PLAT SHOWING RESUBDIVISION OF TRACTS C-1-A-1 AND C-10-A, COLONIAL PINNACLE NORD DU LAC SUBDIVISION INTO TRACTS C-1-A-1-A, C-10-B AND C-11 COLONIAL PINNACLE NORD DU LAC SUBDIVISION LOCATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA BY MICHAEL P. BLANCHARD, PLS. DATED OCTOBER 3, 2017, FILED FOR RECORD IN MAP FILE 5675D.

AREAS:

TRACT C-1-A-1-A-1 = 47.09 ACRES
TRACT C-1-A-1-A-2 = 15.91 ACRES
TOTAL AREA = 63.00 ACRES

NOTE:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2020.1).



REVISION	BY
REVISED FOR PARISH REVIEW COMMENTS	DLG
10/27/2022	
REVISED TRACT AREAS	DLG
12/06/2022	

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 • Fax: 985.249.6190
1306 Camellia Street Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



RESUBDIVISION
SECTION 47 T7S-R11E, ST. TAMMANY PARISH, LOUISIANA
FOR BROOKFIELD PROPERTIES

DRAWN BPV
CHECKED DLG
PROJECT NO. 20-380
FILE 20-380 RESUB
SHEET 1-2

MONUMENT TABLE		
Point #	MONUMENT DESCRIPTION	NOTE:
1	5/8" IRON ROD FOUND	
2	5/8" CAPPED IRON ROD SET	20' OFFSET
3	5/8" IRON ROD FOUND	
4	1/2" IRON ROD FOUND	
5	5/8" CAPPED IRON ROD SET	N68°46'W 8.8' TO 1/2" IRON ROD FOUND
6	5/8" CAPPED IRON ROD SET	S04°25'W 2.5' TO 1" IRON ROD FOUND
7	5/8" CAPPED IRON ROD SET	S02°45'W 2.4' TO 1" IRON ROD FOUND
8	5/8" CAPPED IRON ROD SET	S06°57'W 2.4' TO 1" IRON ROD FOUND
9	5/8" CAPPED IRON ROD SET	
10	5/8" CAPPED IRON ROD SET	
11	X MARK SET IN CONCRETE	
12	X MARK SET IN CONCRETE	S04°57'W 1.8' TO 1" IRON ROD FOUND
13	X MARK SET IN FACE OF CURB	S09°31'W 1.8' TO 1" IRON ROD FOUND
14	X MARK ON CURB	S11°58'E 12.2' TO 1" IRON ROD FOUND
15	MAG NAIL SET	
16	5/8" CAPPED IRON ROD SET	S12°13'W 1.8' TO 1" IRON ROD FOUND
17	5/8" CAPPED IRON ROD SET	
18	5/8" CAPPED IRON ROD SET	S11°28'W 1.7' TO 1" IRON ROD FOUND
19	X MARK SET IN CONCRETE	
20	MAG NAIL SET	S09°56'W 1.7' TO PK NAIL FOUND
21	MAG NAIL SET	N22°23'E 12.3' TO A PK NAIL FOUND IN CENTER OF ROAD
22	MAG NAIL SET	
23	MAG NAIL SET	
24	X MARK SET IN CONCRETE	
25	X MARK SET IN CONCRETE	
26	X MARK SET IN CONCRETE	
27	MAG NAIL SET	
28	MAG NAIL SET	
29	MAG NAIL SET	
30	MAG NAIL SET	
31	MAG NAIL SET	AGAINST WALL OF KOHLS
32	X MARK SET	BASE OF CONCRETE CURB
33	X MARK SET	IN CONCRETE WALKWAY
34	MAG NAIL SET	
35	MAG NAIL SET	S07°59'W 1.5' TO A PK NAIL FOUND IN CENTER OF ROAD
36	5/8" CAPPED IRON ROD SET	S07°12'W 1.4' TO 1" IRON ROD FOUND
37	5/8" CAPPED IRON ROD SET	S09°29'W 1.4' TO 1" IRON ROD FOUND
38	5/8" CAPPED IRON ROD SET	S09°28'W 1.4' TO 1" IRON ROD FOUND
39	5/8" CAPPED IRON ROD SET	S10°54'W 1.4' TO 1" IRON ROD FOUND
40	5/8" CAPPED IRON ROD SET	S11°13'W 1.2' TO 1" IRON ROD FOUND
41	5/8" CAPPED IRON ROD SET	
42	5/8" CAPPED IRON ROD SET	S14°02'W 1.3' TO 1" IRON ROD FOUND
43	5/8" CAPPED IRON ROD SET	S05°45'W 1.4' TO 1" IRON ROD FOUND
44	5/8" CAPPED IRON ROD SET	S18°25'W 2.0' TO 1" IRON ROD FOUND
45	5/8" CAPPED IRON ROD SET	
46	5/8" CAPPED IRON ROD SET	
47	5/8" CAPPED IRON ROD SET	
48	X MARK SET IN CONCRETE	
49	MAG NAIL SET	
50	5/8" CAPPED IRON ROD SET	

NOTE:

CAPPED IRON ROD DENOTES 5/8" IRON ROD
WITH PLASTIC CAP MARKED DDG VF804

MONUMENT TABLE		
Point #	MONUMENT DESCRIPTION	NOTE:
51	5/8" CAPPED IRON ROD SET	
52	5/8" IRON ROD FOUND	
53	5/8" IRON ROD FOUND	
54	5/8" IRON ROD FOUND	
55	5/8" IRON ROD FOUND	
56	5/8" IRON ROD FOUND	
57	5/8" IRON ROD FOUND	
58	5/8" CAPPED IRON ROD SET	
59	5/8" CAPPED IRON ROD SET	
60	5/8" CAPPED IRON ROD SET	
61	5/8" CAPPED IRON ROD SET	
62	5/8" CAPPED IRON ROD SET	
63	5/8" CAPPED IRON ROD SET	
64	5/8" CAPPED IRON ROD SET	
65	5/8" CAPPED IRON ROD SET	
66	5/8" IRON ROD FOUND	
67	5/8" IRON ROD FOUND	
68	5/8" IRON ROD FOUND	
69	5/8" IRON ROD FOUND	
70	5/8" IRON ROD FOUND	
71	5/8" IRON ROD FOUND	
72	5/8" IRON ROD FOUND	
78	5/8" CAPPED IRON ROD SET	
79	5/8" CAPPED IRON ROD SET	30' OFFSET
80	5/8" CAPPED IRON ROD SET	
100	X MARK SET IN CONCRETE	S21°01'W 40.3' TO MON 20
101	X MARK SET IN CONCRETE	
102	MAG NAIL SET	
103	MAG NAIL SET	
104	MAG NAIL SET	

PLAT SHOWING RESUBDIVISION OF
TRACTS C-1-A-1-A AND C-4-A
INTO

Previously Recorded Survey 2022-2954-MSA

TRACTS C-1-A-1-A-1 AND C-1-A-1-A-2
OF COLONIAL PINNACLE NORD DU LAC SUBDIVISION

SECTION 47, TOWNSHIP 7 SOUTH - RANGE 11 EAST,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	N89°15'45"E	2228.38'
L2	S20°59'35"W	288.16'
L3	S24°00'45"E	129.54'
L4	S68°58'39"E	1461.58'
L5	S21°01'21"W	697.35'
L6	N86°14'06"W	75.13'
L7	N68°58'39"W	231.16'
L8	S21°00'56"W	154.94'
L9	S68°59'06"E	35.52'
L10	S21°00'57"W	54.53'
L11	N68°57'42"W	112.96'
L12	N21°00'55"E	42.44'
L13	S68°59'01"E	21.44'
L14	N21°00'57"E	179.25'
L15	N68°58'22"W	291.63'
L16	N21°01'15"E	398.29'
L17	N68°58'55"W	3.79'
L18	N21°00'55"E	252.28'
L19	S68°59'04"E	24.81'
L20	N21°00'55"E	133.08'
L21	N68°57'46"W	391.60'
L22	S21°01'18"W	103.70'
L23	S68°56'25"E	36.50'
L24	S21°01'52"W	58.15'
L25	S68°57'59"E	9.82'
L26	S21°00'55"W	237.96'

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L27	N68°59'04"W	19.95'
L28	S21°00'56"W	370.00'
L29	N68°58'09"W	196.26'
L30	S21°01'33"W	196.32'
L31	S68°58'22"E	25.65'
L32	S22°44'34"E	6.39'
L33	S21°01'42"W	34.51'
L34	N68°57'40"W	130.04'
L35	N21°01'40"E	38.76'
L36	N66°00'26"E	14.11'
L37	S69°01'15"E	30.01'
L38	N21°00'52"E	159.20'
L39	N68°59'11"W	226.54'
L40	N13°05'14"E	44.12'
L41	N20°58'17"E	191.99'
L42	S69°01'49"E	279.79'
L43	N21°01'52"E	634.74'
L44	N68°58'08"W	783.24'
L45	S20°58'17"W	160.38'
L46	N68°59'27"W	66.49'
L47	S20°49'31"W	28.45'
L48	N68°58'08"W	220.37'
L49	S57°49'05"W	143.37'
L50	S51°36'22"W	14.94'
L51	N29°34'34"W	63.58'
L52	N34°02'02"E	11.19'

PARCEL LINE DATA		
SEGMENT	DIRECTION	LENGTH
L53	S29°34'34"E	68.52'
L54	N68°57'43"W	391.95'
L55	S71°54'15"W	46.30'
L56	S21°03'35"W	213.28'
L57	S60°21'57"E	79.98'
L58	S46°59'51"E	145.90'
L59	S59°10'25"W	112.99'
L60	S21°01'52"W	524.41'
L61	N69°01'29"W	154.54'
L62	N21°00'56"E	149.05'
L63	S68°55'48"E	168.84'
L64	S21°00'56"W	132.87'
L65	N20°57'13"E	222.90'
L66	N65°54'56"W	91.00'

PARCEL CURVE DATA			
SEGMENT	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C1	74.21'	242.01'	S12°14'28"W 73.92'
C2	10.27'	24.50'	N74°13'39"W 10.20'
C3	228.93'	298.50'	S71°48'29"W 223.36'
C4	225.36'	196.00'	S78°07'23"W 213.15'
C5	21.60'	13.75'	S66°01'06"W 19.45'
C6	23.56'	15.00'	N23°58'51"W 21.21'
C7	151.02'	1162.14'	N70°53'01"W 150.91'
C8	263.02'	289.48'	S84°04'39"W 254.07'
C9	56.37'	486.48'	N31°46'24"W 56.34'
C10	202.96'	451.09'	N50°17'49"W 201.25'
C11	228.33'	360.00'	N47°44'46"W 224.52'
C12	37.94'	350.00'	S32°45'34"E 37.92'
C13	15.63'	11.00'	S19°39'11"E 14.35'
C14	23.43'	16.00'	S62°57'32"W 21.39'

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

Monique T Bringol, Deputy Clerk

DATE FILED

FILE NO



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: 02/22/2021

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR
DGOWIN@DDGPC.COM

REVISION	BY
REVISED FOR PARISH REVIEW COMMENTS 10/27/2022	DLG
REVISED TRACT AREAS 12/06/2022	DLG

DUPLANTIS DESIGN GROUP, PC
SURVEY
1654 Brewer Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 || Fax: 985.249.6180
1308 Camellia Street Blvd. Suite 200
Lafayette, LA 70508
www.ddgpc.com



RESUBDIVISION
SECTION 47 T7S-R11E, ST. TAMMANY PARISH, LOUISIANA
FOR BROOKFIELD PROPERTIES

DRAWN BPV
CHECKED DLG
PROJECT NO. 20-380
FILE 20-380 RESUB
SHEET 2-2

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RESUBDIVISION REVIEW

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PLANNING STAFF REPORT
2023-3554-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Hearing: October 11, 2023

Posted: September 25, 2023

Location: Parcel located on the north side of Compass Way South, and on the south side of Marion Lane, Mandeville, LA, Ward 4, District 5; S24, T7S, R11E

Owners & Representative: Greenleaf Industrial Properties, LLC - Myron and Lisa Greenleaf

Surveyor: Kelly J. McHugh & Associates, Inc.

Type of Development: Industrial



Current Zoning

I-2 Industrial District

Total Acres

1.91 acres

of Lots/Parcels

Resubdivision of Lots 63, Ph 3-B & Lot 66,
Ph 3-A into Lot 63-A, Alamosa Park
Subdivision

Surrounding Land Uses:

Industrial

Flood Zone:

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage: No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create one (1) lot, being proposed as Lot 63-A from Lot 63 (40,587 sqft) and Lot 66 (42,718 sqft), Alamosa Park Subdivision. A public hearing is required considering that

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

Planning Commission
October 11, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3554-MRP



PLANNING STAFF REPORT
2023-3554-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

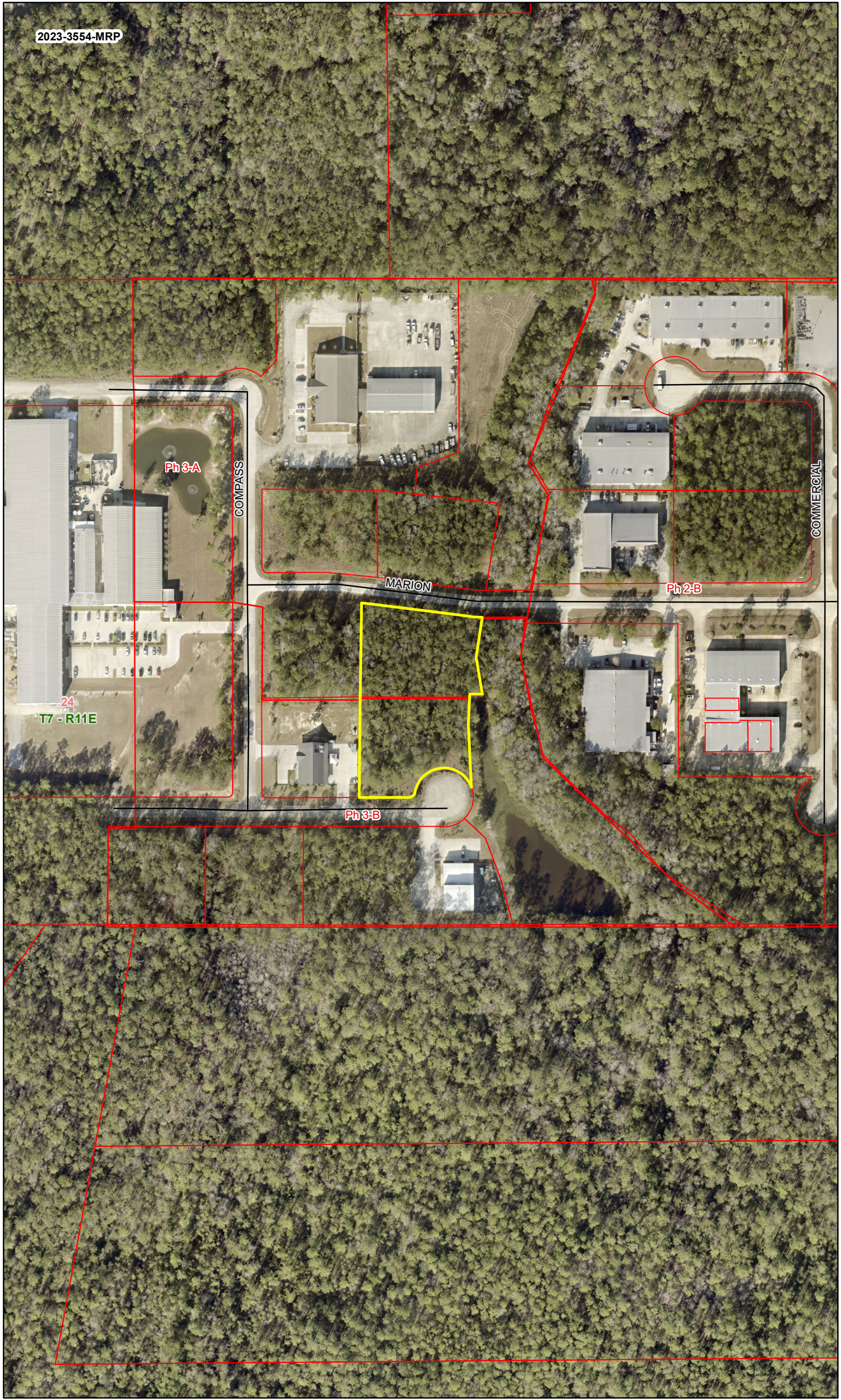
PLANNING & DEVELOPMENT
Ross Liner
Director

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

1. Provide the total square footage of all of the property involved with the resubdivision request.
2. Add the flood zone information., under References.

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.



Ph 3-A

MARION

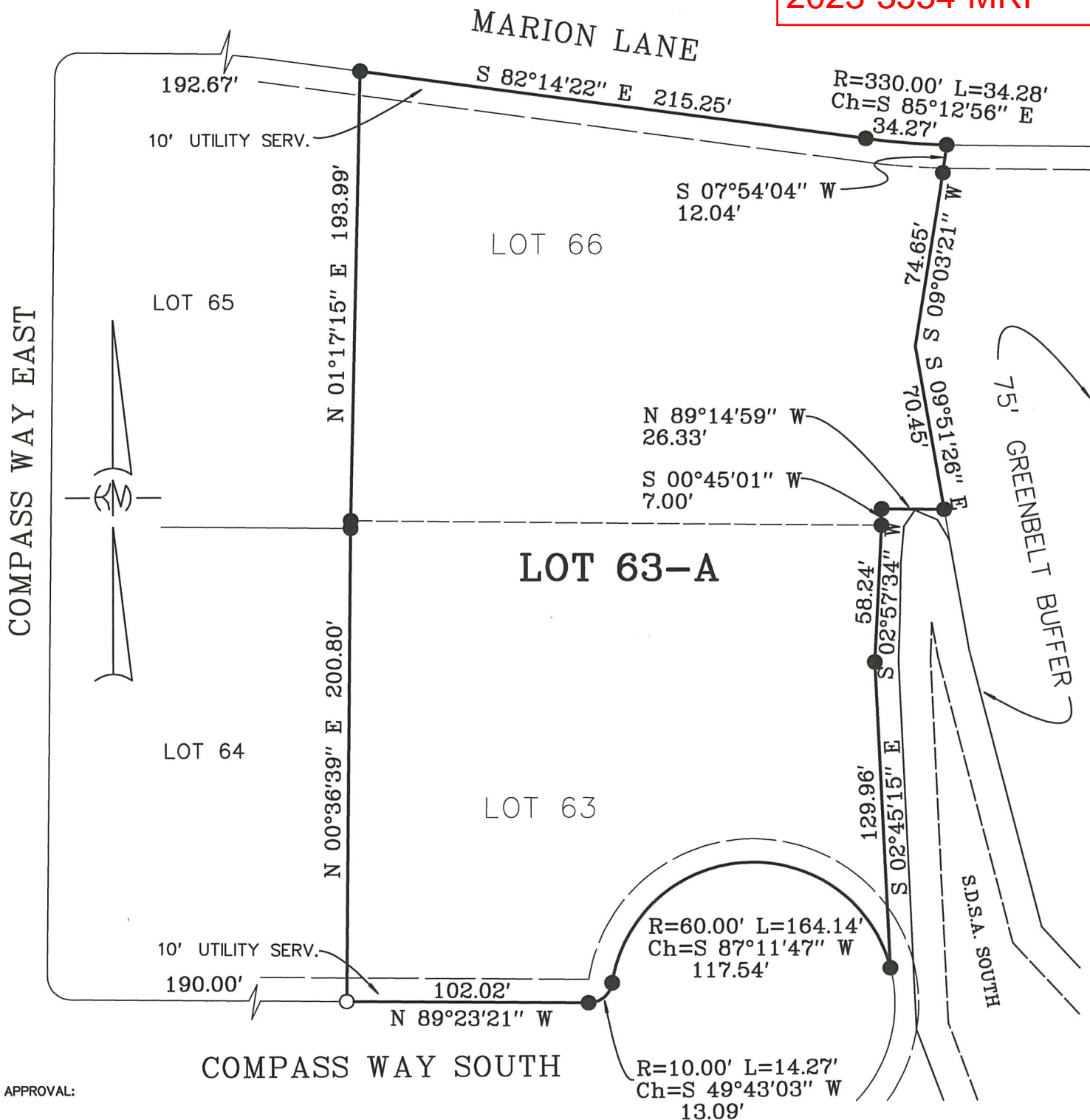
COMMERCIAL

Ph 2-B

24

T7 - R11E

Ph 3-B



APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

REFERENCES:

1. PLAT OF ALAMOSA PARK PHASE 3-A BY THIS FIRM FILED FOR RECORD 11-20-2008, MAP FILE NO. 4757 FROM WHICH BASIS OF BEARINGS WAS TAKEN.
2. PLAT OF ALAMOSA PARK PHASE 3-B BY THIS FIRM FILED FOR RECORD 06-16-2009, MAP FILE NO. 4805

A RESUBDIVISION OF LOT 63, PHASE 3-B AND LOT 66, PHASE 3-A, INTO LOT 63-A ALL IN ALAMOSA PARK, SECTION 24, TOWNSHIP-7-SOUTH, RANGE-11-EAST, G.L.D., ST. TAMMANY PARISH, LOUISIANA.

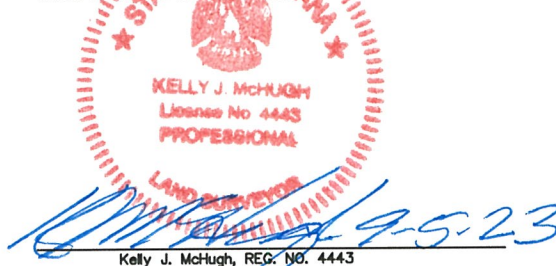
SCALE: 1" = 60' DATE: 09-05-23
DRAWN: DRJ JOB NO.: 23-185
REVISED:

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

LEGEND:

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

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



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

Myron Greenleaf and
PREPARED FOR: Lisa Greenleaf.

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



PLANNING STAFF REPORT
2023-3556-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Hearing: October 11, 2023

Posted: September 25, 2023

Location: Parcel located on the north side of Pine Oak Drive, across from Woodland Drive, Covington, LA, Ward 3, District 2; S2, T7S, R11E

Owners & Representative: Brook Danos

Surveyor: Land Surveying LLC

Type of Development: Residential



Current Zoning

A-2 Suburban District

Total Acres

9.8 acres

of Lots/Parcels

Resubdivision of Lot 23-A into Lots 22-A and 23-A-1, Phase 1, Singing River Estates Subdivision

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone: A6

Preliminary Flood Zone: AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to reconfigure one (1) existing lot into two new lots being Lot 22-A and Lot 23-A-1. The minor subdivision request requires a public hearing due to:

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

Planning Commission
October 11, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3556-MRP



PLANNING STAFF REPORT
2023-3556-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

1. Rename Lot 22-A to Lot 23-A-2
2. Add a signature line for the Chairman of the Planning Commission.
3. Provide the total square footage of all the property involved with the resubdivision request.

New Directions 2040

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

T6 - R11E

42

Ph 1

35

HIL 2023-3556-MRP

WILL

RIVER PARC

RIVER HILL

PARC WOOD

42

RIVER PARC

RIVER

T7 - R11E

PINEOAK

2

FLOWERS

BIG PINE

WOODLAND

CAMELLIA

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Resubdivision of Lot 23-A, into
Lot 22-A and 23-A-1, Singing River
Estates S/D, Phase 1, also in Section 2
T7S R11E, St. Tammany Parish, Louisiana



Reference Survey:

1. Survey prepared of Singing River Estates Subdivision Phase 1 by Eddie J. Champagne Map File No. 1718, Clerk of Court office St. Tammany Parish
2. Survey prepared by Land Surveying, Inc. dated May 12, 1992 Survey No. 5726
3. A Survey Map by this Company, Dated 8-1-2013, #16008, (Basis of Bearings)
4. Survey prepared by Land Surveying, LLC being Map File No. 5596B in Clerk of Court Office, St. Tammany Parish, LA

This lot is located in Flood Zone A6 as per FEMA FIRM, Comm. Panel No. 225205 0230 C, map dated 10-17-1989

Building Setback Lines:

Front - 25'
Side - 10'
Building setback lines should be determined by owner or contractor prior to any construction

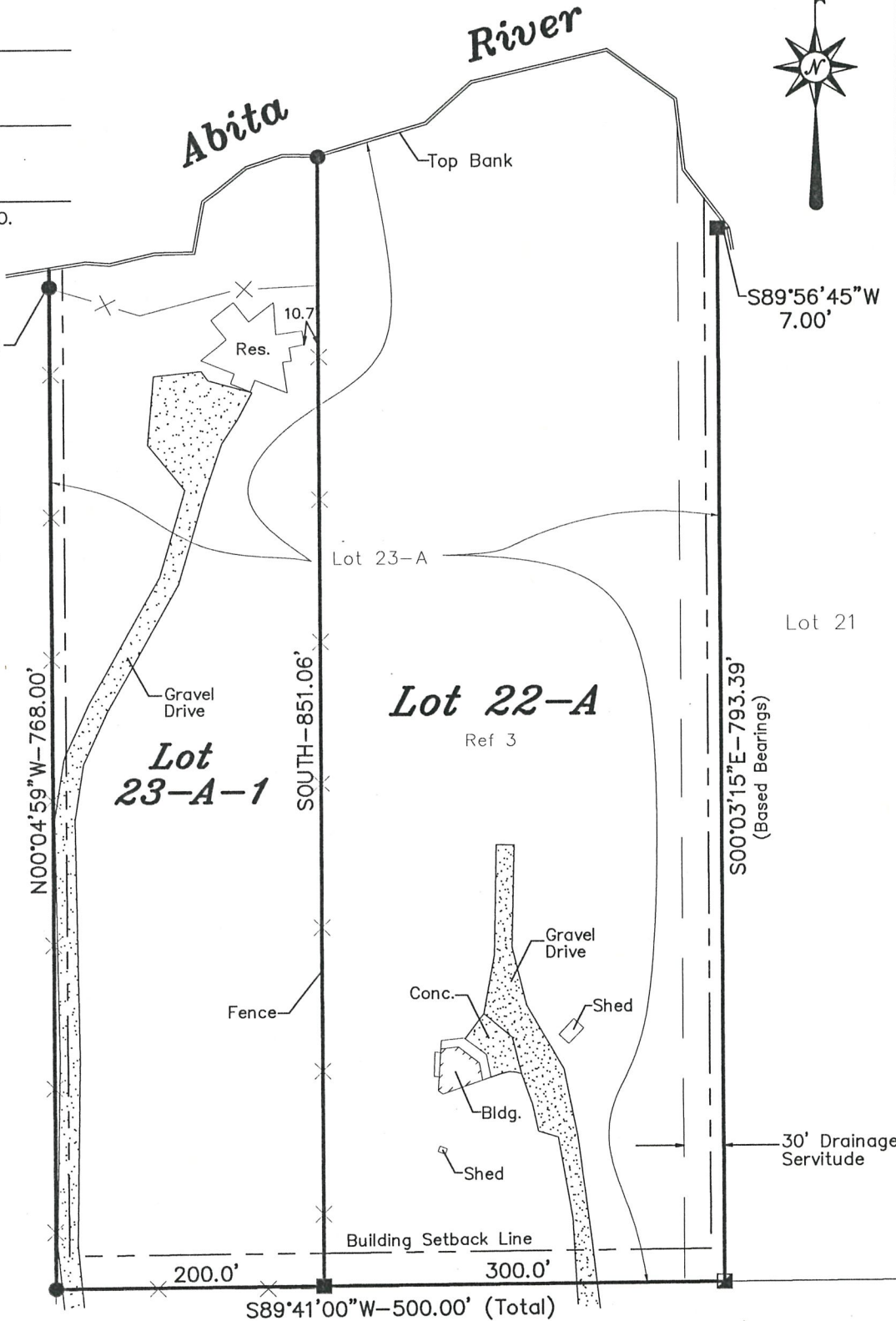
LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 1/2" Iron Pipe
- ▣ = Fnd. 3/4" Iron Pipe

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

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

Note: There is a overhead Powerline running along the Southerly Boundary Line of Subject Property



Pineoak Drive

MAP PREPARED FOR

Brook Danos

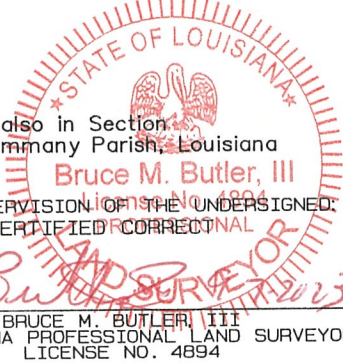
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN

Singing River Estates Subdivision Phase 1, also in Section 2 Township 7 South Range 11 East, St. Tammany Parish, Louisiana

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

LAND SURVEYING LLC

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



SCALE:

1" = 120'

DATE:

09-05-2023

NUMBER:

21383

PRELIMINARY SUBDIVISION REVIEW

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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of October 3, 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: 4

STAFF COMMENTARY:

This case was previously postponed at the June 13, 2023, the July 11, 2023, the August 8, 2023 and the September 12, 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 September 27, 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 October 3, 2023.

Informational Items:

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

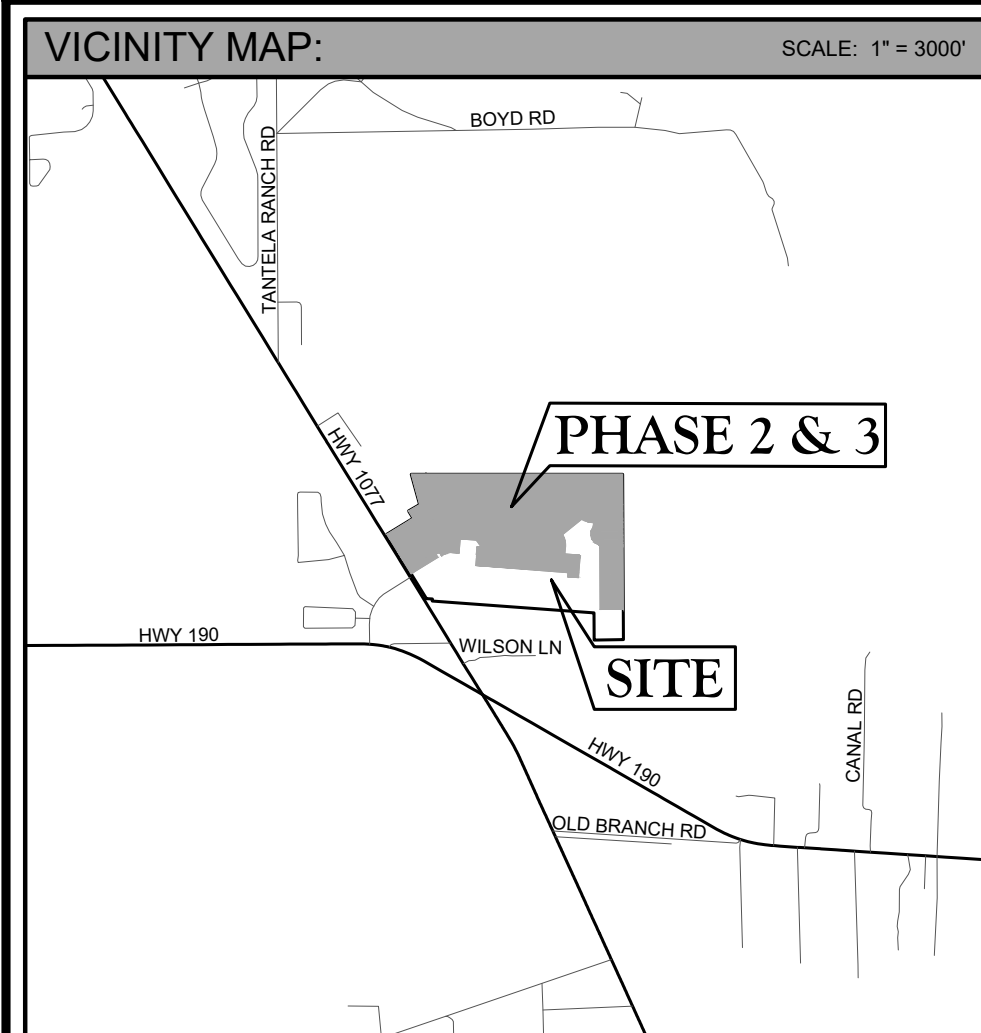
A D.E.S. Letter of No Objection will be required for this project regarding the water and sewer lines and systems associated with this project.

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

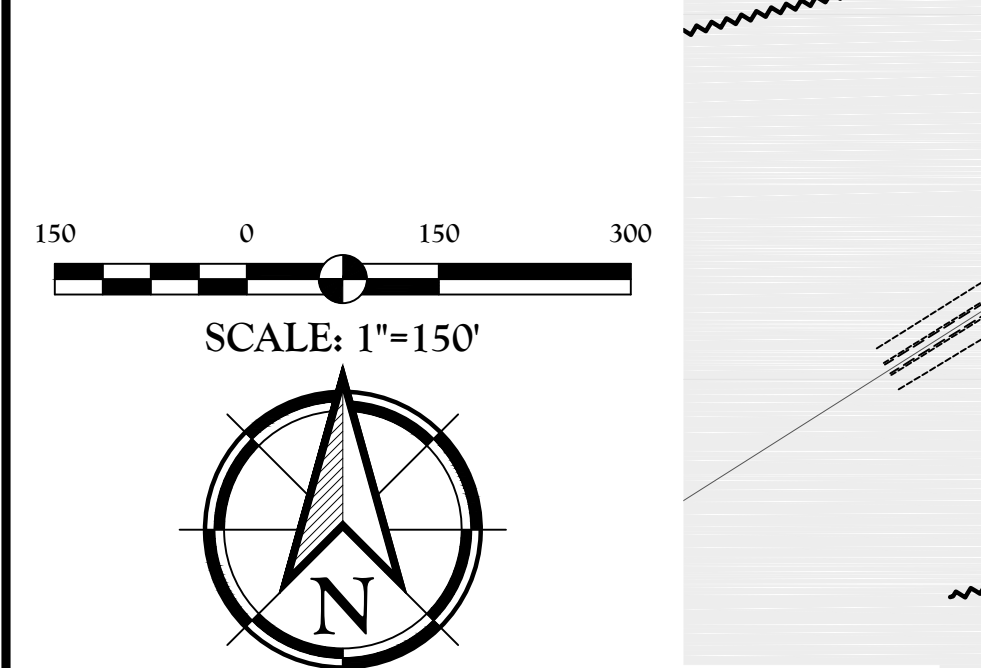
No funded Maintenance Obligation is required since this project will not connect to a Parish maintained roadway.

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



- TRACT "X-1" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-2" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-3" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-4" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-5" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-6" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-7" (NOT A BUILDING SITE) COMMON AREA
- TRACT "W-1" (NOT A BUILDING SITE) 30x30' SANITARY SEWER PUMP STATION SITE
- TRACT "X-9" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-11" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-12" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-13" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-15" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-16" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-17" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-18" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-19" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-21" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-22" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-23" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-24" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-26" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-27" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-20" (NOT A BUILDING SITE) COMMON AREA
- 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:

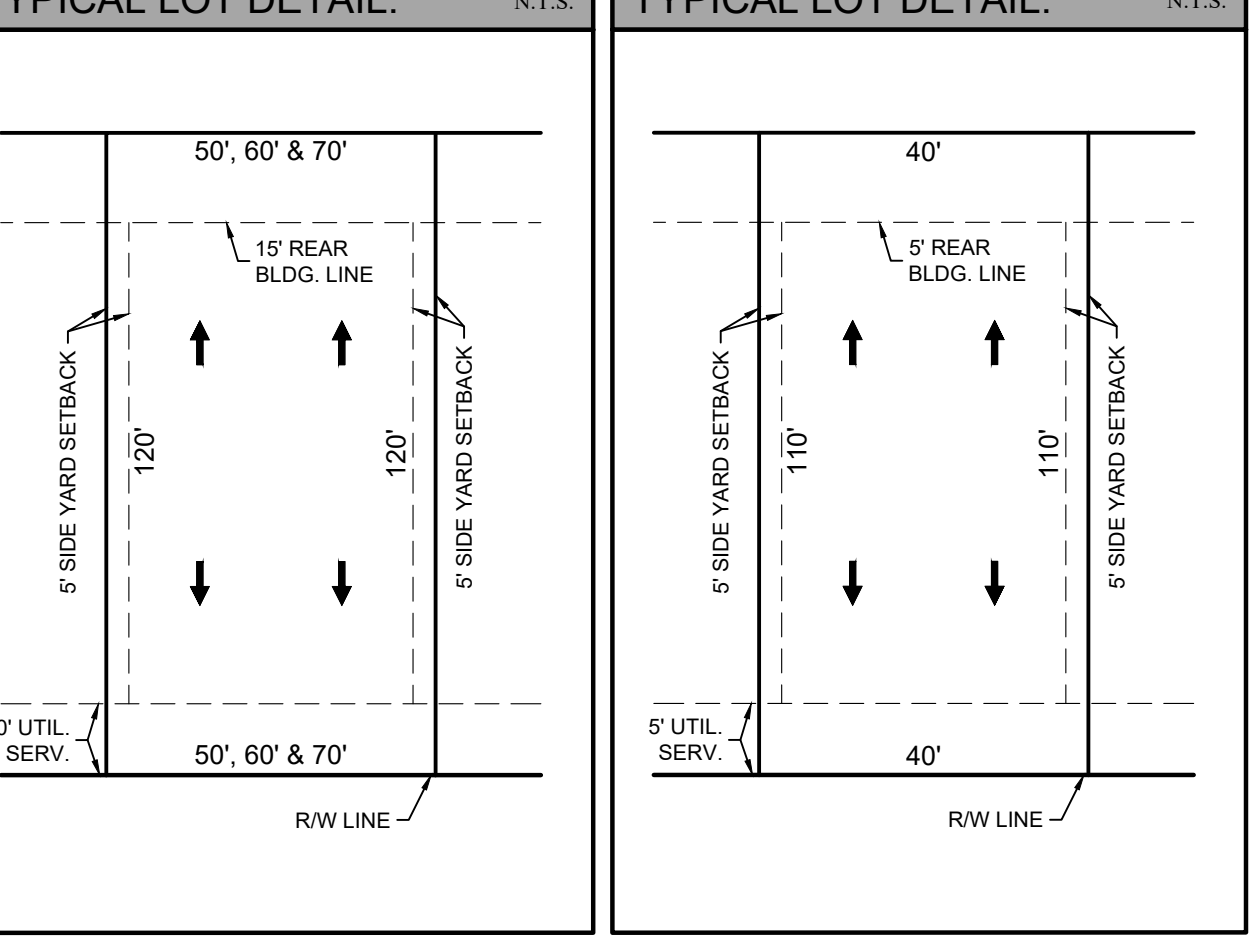
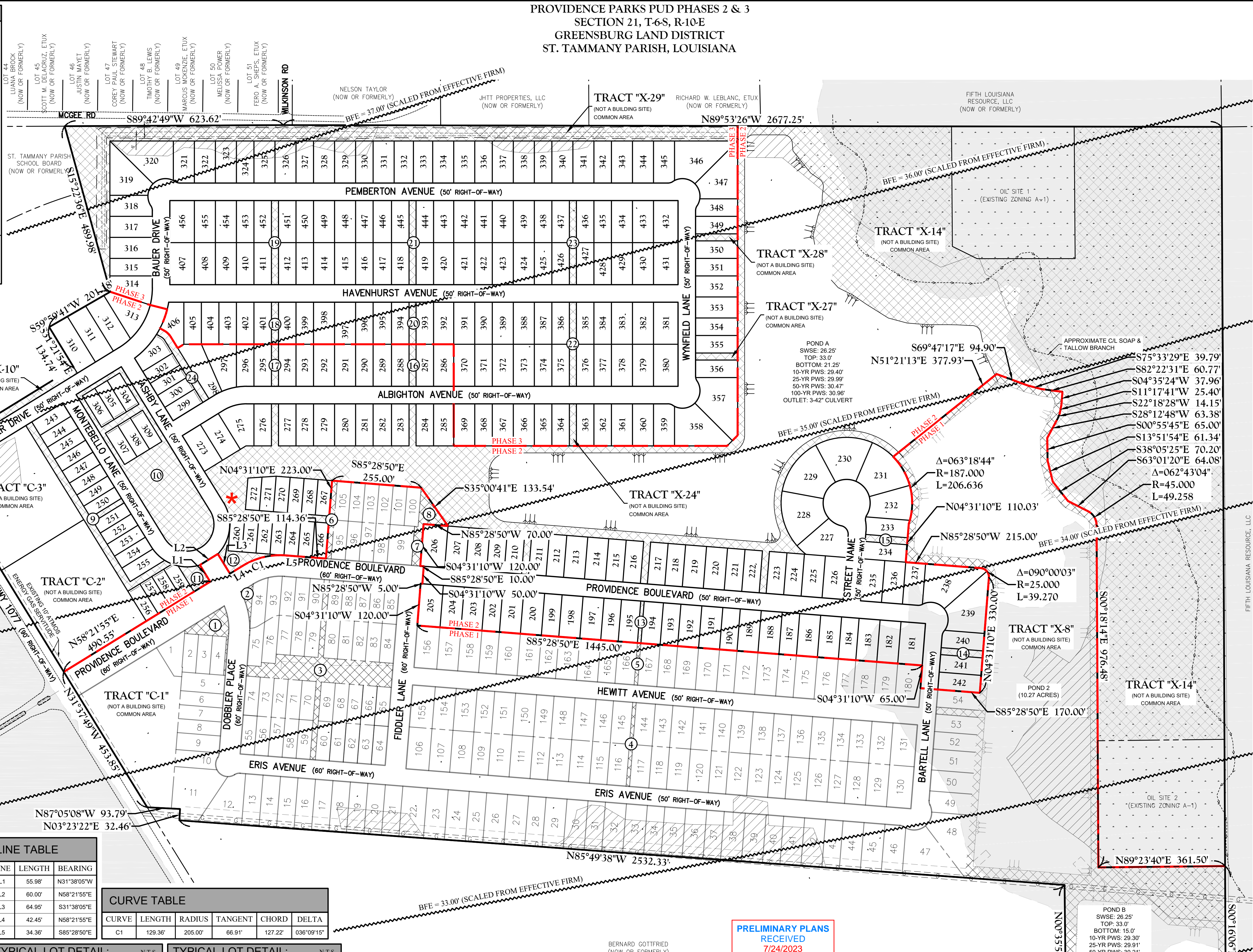
1. ZONING: HC-2, A-4, A-5, & PUD
2. WATER: TAMMANY UTILITIES - WEST
3. SEWER: TAMMANY UTILITIES - WEST
4. ELECTRICAL: CLECO
5. CABLE/TELEPHONE: ATT
6. DRAINAGE: SEE SURFACE DRAINAGE NOTE
7. STREETS: PUBLIC - 50' RW - ASPHALT WITH CURB & GUTTER
8. ALLEYS: PRIVATE - PCC PAVEMENT

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
---	36'
---	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 ACCESSED FROM THE USGS NATIONAL MAP. NO ON THE GROUND SURVEY WAS PERFORMED BY QUALITY ENGINEERING & SURVEYING, LLC AT THIS TIME.

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

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

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

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

RESTRICTIVE COVENANTS:

- NO LOT SHALL HAVE MORE THAN ONE DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S) ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- BUILDING SETBACKS:
ALLEY-LOADED LOTS: FRONT - 5'; SIDE - 5'; AND REAR - 5'
FRONT-LOADED LOTS: FRONT - 10'; SIDE - 5'; AND REAR - 15'
FRONT-FACING GARAGE: FRONT - 20'; SIDE - 5'; AND REAR - 15'
MAXIMUM HEIGHT LIMIT SHALL BE 36'
- BUILDING SETBACKS SHALL NOT EXTEND OVER A SERVITUDE, ADJUST AS SHOWN ON PLAT.
- CONSTRUCTION OF ANY NATURE INCLUDING FENCES, IS PROHIBITED IN STREET EASEMENTS AND DRAINAGE SERVITUDES.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN NOISE 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 SERVITUDE OF PASSAGE (P.S.O.P.) WILL BE MAINTAINED BY THE SUBDIVISIONS HOA. SUBSERVITUDE 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 SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWERAGE, REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR MAINTAINED ON OR WITHIN ANY PUBLIC SERVITUDE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

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

SURFACE DRAINAGE NOTE:
PUD SURFACE DRAINAGE WILL FLOW TO THE PROPOSED PONDS ON SITE AND OUTFALL TO THE SOUTH INTO A PARISH DITCH WHICH FLOWS EAST INTO THE 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 A4 CHARACTERIZED AS AREAS OF 10-YEAR FLOOD. BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED ACCORDING TO THE NFIP PRELIMINARY FLOOD INSURANCE RATE MAP PANEL NO. 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. 6865.

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

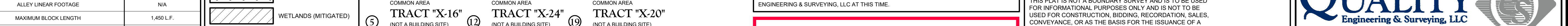
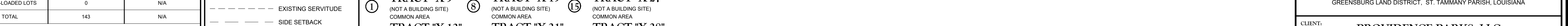
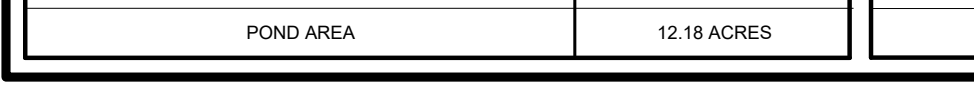
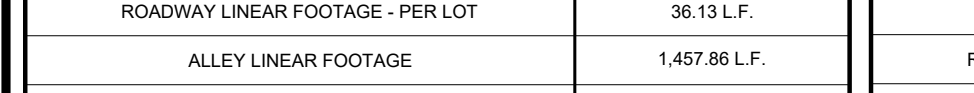
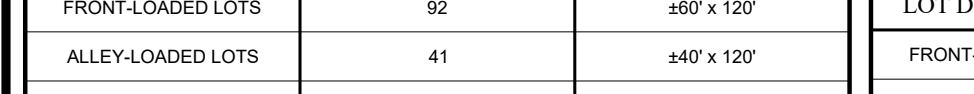
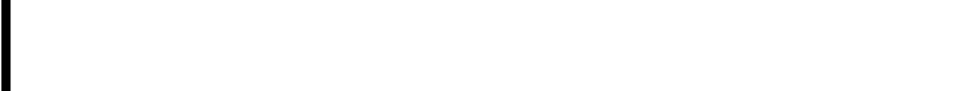
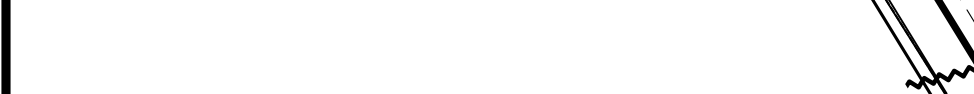
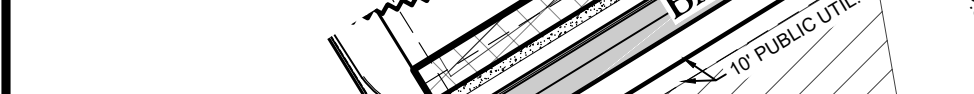
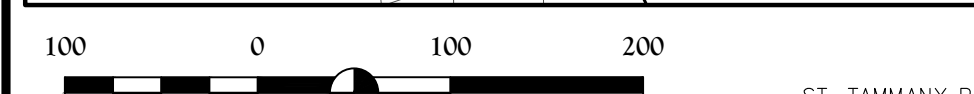
CLIENT: PROVIDENCE PARKS, LLC
1100 CAMELLIA BOULEVARD, SUITE 200
LAFAYETTE, LA 70508

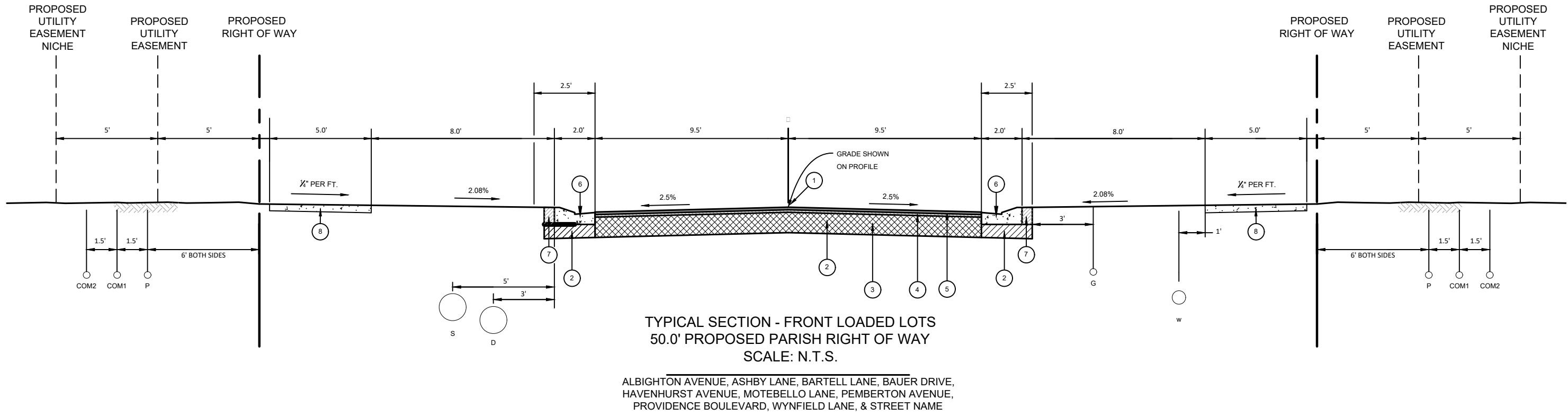
QUALITY
Engineering & Surveying, LLC
18320 Hwy 42, Port Vincent, LA 70726
225.698.1000 | www.qualityla.com | info@qualityla.com

DWG: Puds P-1-2022, Project 02-246 - Providence Parks - Landscape Architecture, Drawing: Preliminary Plat (Current Preliminary Plat) 02-246, Preliminary Plat, Phase 2 & 3.dwg

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

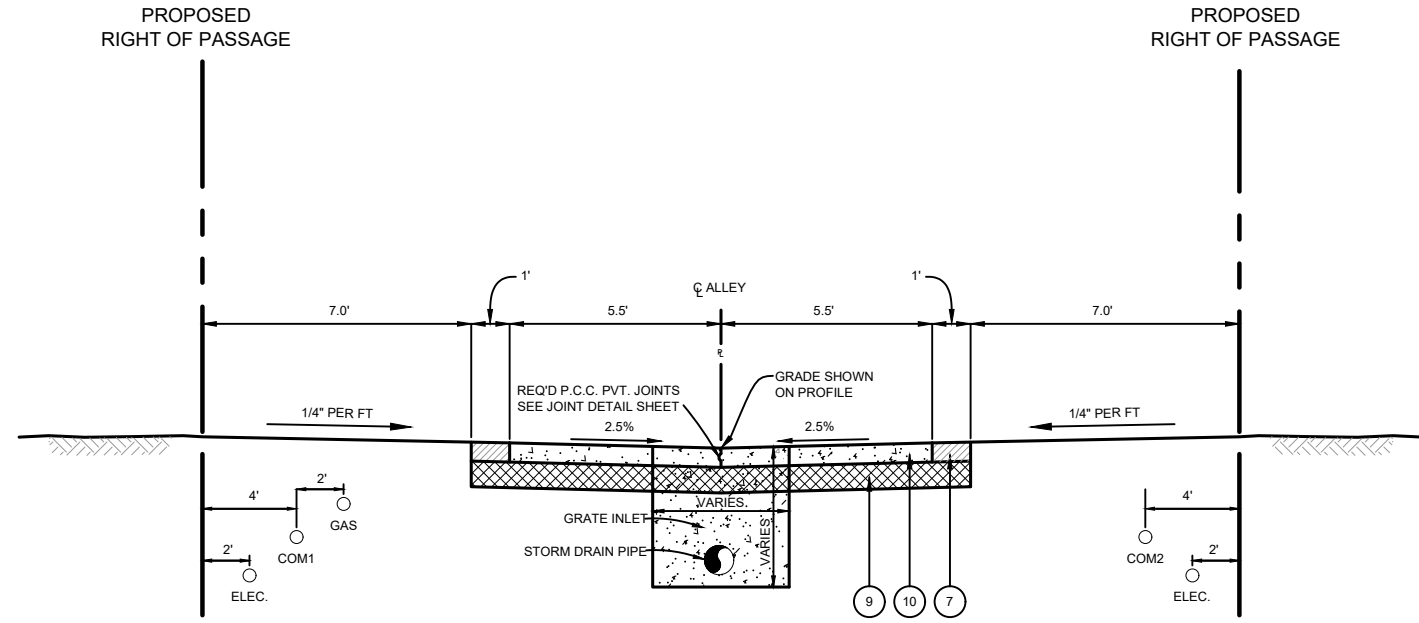
Drawn By: JSM Checked By: GMS





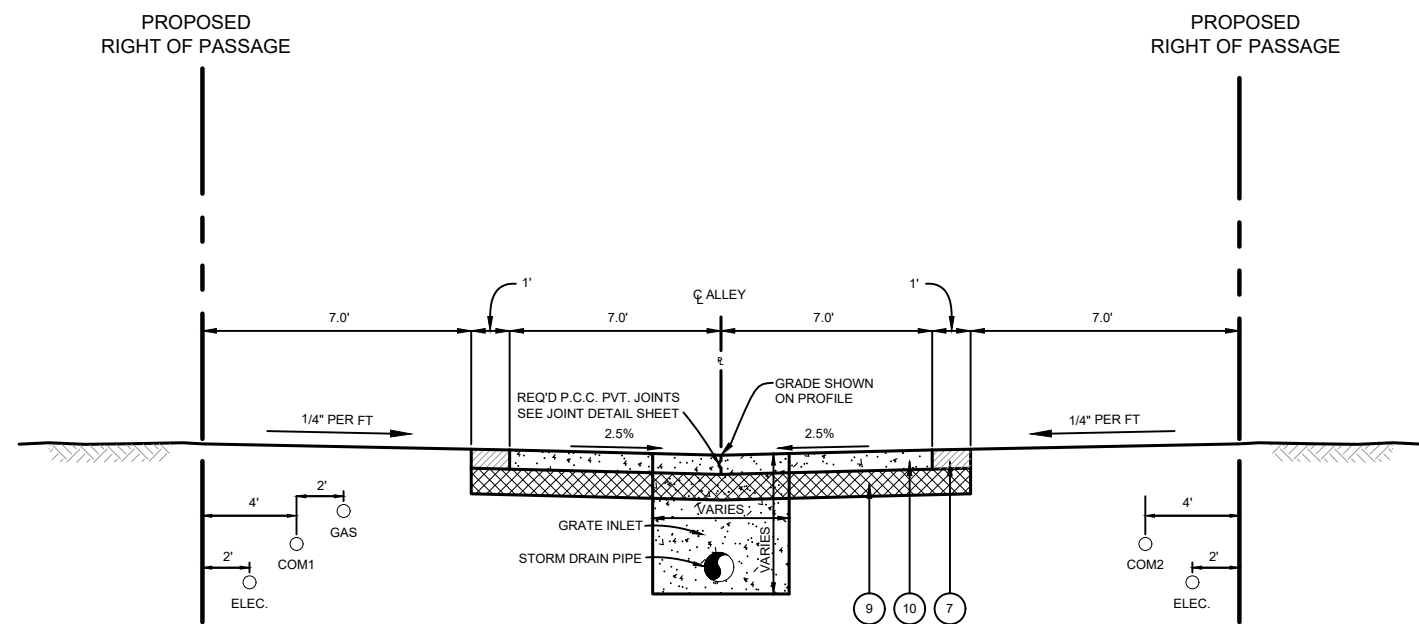
TYPICAL SECTION - FRONT LOADED LOTS
50.0' PROPOSED PARISH RIGHT OF WAY
SCALE: N.T.S.

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 3°11'38'05" 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, N15°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, N15°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:

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

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

TITLE:	PRELIMINARY PLAT
PROJECT:	PROVIDENCE PARKS PHASES 2 & 3
DESCRIPTION:	LOTS 181-462, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CLIENT:	PROVIDENCE PARKS, LLC 1100 CAMELLIA BOULEVARD, SUITE 200 LAFAYETTE, LA 70508
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QUALITY Engineering & Surveying, LLC 18320 Hwy 42, Port Vincent, LA 70726 225.698.1600 www.qesla.com info@qesla.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	Date: MAY 2023
Drawn By: JSM	Checked By: GMS	Sheet: 3	OF 3

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FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of October 3, 2023)

CASE NO.: 2023-3557-FP

SUBDIVISION NAME: Alexander Ridge Subdivision, Phase 4A

DEVELOPER: Savannahs Community, LLC/Military Road Land Co., LLC
75526 Highway 1081
Covington, LA 70435

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

SECTION: 13, 14 & 43
TOWNSHIP: 6 SOUTH
RANGE: 11 EAST

WARD: 3
PARISH COUNCIL DISTRICT: 2

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 of LA Highway 1081, north of Thibodeaux Road, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 140.90 Acres

NUMBER OF LOTS: 136 Lots AVERAGE LOT SIZE: 55' x 110'

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: B & 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 September 26, 2023. The inspection disclosed that all of the asphalt roads are constructed, and road shoulders need to be vegetated and the roadside ditches need final grading/vegetation.

Staff recommends the postponement of this submittal for 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 - #10 being completed before plats are signed:

General Comments:

1. Roadside ditches were holding water and the bottom of the ditches were lower than the invert elevation of the cross-culverts at the time of the Final Inspection. Regrade the roadside ditches throughout this development to provide positive flow. Roadside ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. (Typical Comment)
2. Vegetate all roadside shoulders in this development; install and maintain proper erosion control measures until vegetation is established. (Typical Comment)
3. SWPPP BMPs need to be reinstalled/maintained along the roadside ditches and along the outfall ditch. (Typical Comment)
4. The detention pond side slopes and top of bank are eroding. These areas need to be reestablished, should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. (Typical Comment)
5. Install the "Pine River Drive" street sign located in the intersection with Thibodeaux Road.

Final Plat:

6. The Final Plat 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 October 3, 2023.

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 October 3, 2023.

Sewer & Water Plan:

8. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.
9. Provide the clear water test report for this phase of Alexander Ridge.

SWPPP & Signage Plan:

10. The As-Built SWPPP & Signage Plan needs to be submitted.

Informational Items:

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

Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 5,014 linear feet x \$22.00 per linear foot for a total of \$110,308.00 for a period of two (2) years.

The work associated with the Thibodeaux Road improvements have not been completed at the time of this final approval submittal; as such, a **Performance Obligation** in the amount of \$379,400.00 for a period of one (1) year will be required to ensure the construction of the proposed improvements of “Thibodeaux Road”.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 136 lots = \$146,472.00

Drainage Impact Fee = \$1,114.00 per lot x 136 lots = \$151,504.00

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

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of October 3, 2023)

CASE NO.: 2023-3555-FP

SUBDIVISION NAME: Lakeshore Villages Subdivision, Phase 11

DEVELOPER: D.R. Horton, Inc. - Gulf Coast
7696 Vincent Road
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Duplantis Design Group, LLC
16564 East Brewster Road; Suite 101
Covington, LA 70433

SECTION: 26

WARD: 9

TOWNSHIP: 9 SOUTH

PARISH COUNCIL DISTRICT: 13

RANGE: 14 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 Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 26.59 Acres

NUMBER OF LOTS: 104 Lots

AVERAGE LOT SIZE: 6,286.20 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AH" and "X"

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 September 27, 2023. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

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 - #11 being completed before plats are signed:

Comments:

1. The streets throughout this phase of Lakeshore Villages need to be cleaned so a meaningful inspection can be made. (Typical Comment)
2. Erosion control silt fencing was damaged and/or down at various locations and needs to be replaced/maintained.
3. The pond banks around Amenity Lake #2 needs to be reestablished, the rutting corrected, and the slopes vegetated. (Typical Comment)
4. The end of pipe located in the drainage servitude between Lots #2409 & #2410 was not visible and it was obstructed with silt. A large hole has formed at the location where the pipe end was anticipated to be found and it is not draining properly. Regrade area where the pipe end is located to provide positive flow.
5. The drainage manhole, which is shown on the as-builts in the drainage servitude located between lots 2373 & 2374, was not visible.
6. The pavement located in front of Lots #2403, #2404, #2436, & #2437 appears to not drain well and water has ponded significantly in the past in these locations due to the evidence of the silt left in the depressions.
7. The speed limit sign located in front of Lot #2416 is leaning and needs to be repaired/replaced.
8. All blue reflectors were missing in the vicinity of fire hydrants. (Typical Comment)

Paving & Drainage Plan:

9. 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 October 3, 2023.

Water & Sewer Plan:

10. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from Oak Harbor East Utilities.
11. Provide a clear water test for this phase of Lakeshore Villages.

Informational Items:

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

Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,765 linear feet x \$22.00 per linear foot for a total of \$82,830.00 for a period of two (2) years.

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

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

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



NOTES:
MEASURED BEARINGS ARE BASED ON GRID NORTH,
LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD
83 AS DERIVED FROM THE LSU C4G RTK NETWORK
(2020.5).

P.O.B. (POINT OF BEGINNING)
P.O.C. (POINT OF COMMENCEMENT)

GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	104 NUMBER OF LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
6286.20± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1,190'± MAX BLOCK LENGTH	3,765'± STREET LENGTH
26.59± ACRES TOTAL AREA OF DEVELOPMENT	14.92 ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45 FEET MAX BUILDING HEIGHT
FRONT: 20' REAR: 15' (55' ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHT OF WAYS) BUILDING SETBACKS	

RESTRICTIVE COVENANTS:

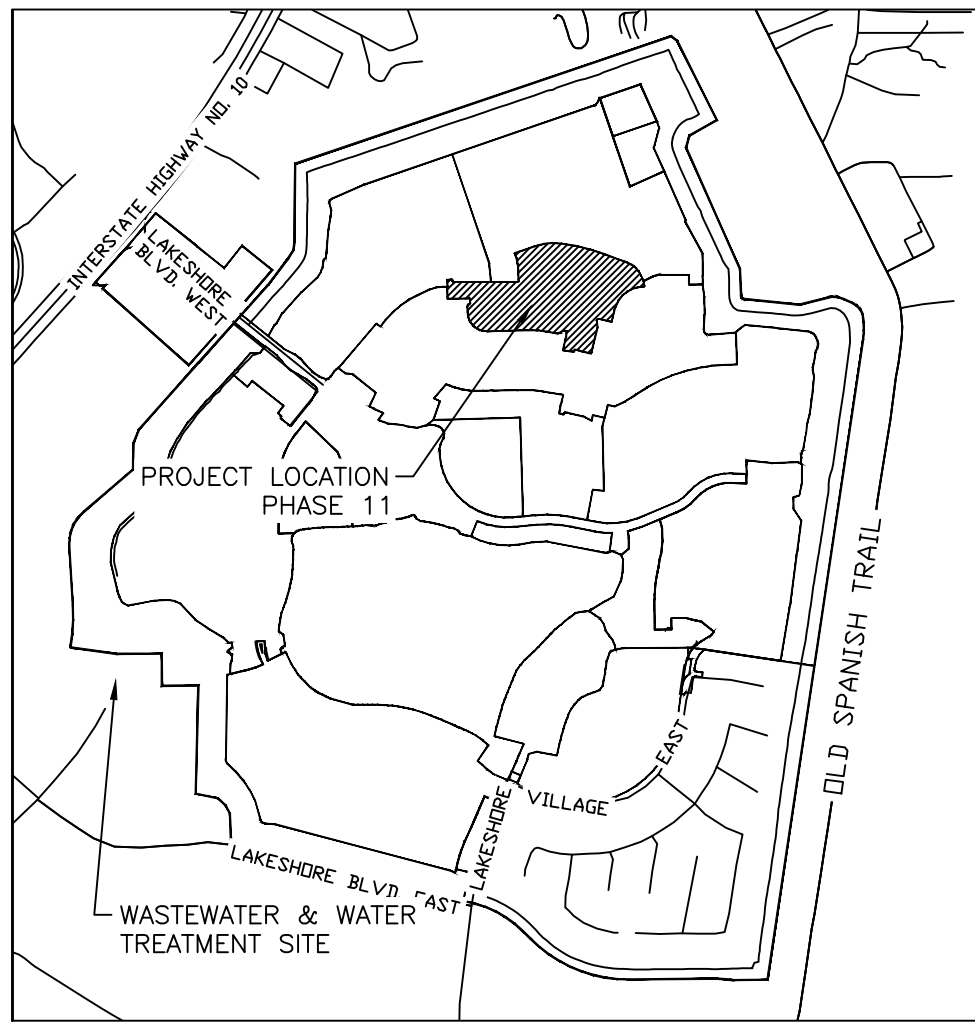
1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
4. THIS SUBDIVISION IS LOCATED IN FLOOD ZONES AH AND ZONE X (SHADED) PER LETTER OF MAP REVISION, CASE NO. 19-06-0885P, EFFECTIVE DATE APRIL 16, 2020. THE MINIMUM FINISHED FLOOR ELEVATION OF ALL RESIDENTIAL HOMES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW FIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1') FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
5. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
6. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED.
7. 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.
8. THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
9. THE RESIDENTS WITHIN PHASE 11 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATED WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
10. THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.
11. THE AFOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.

PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)

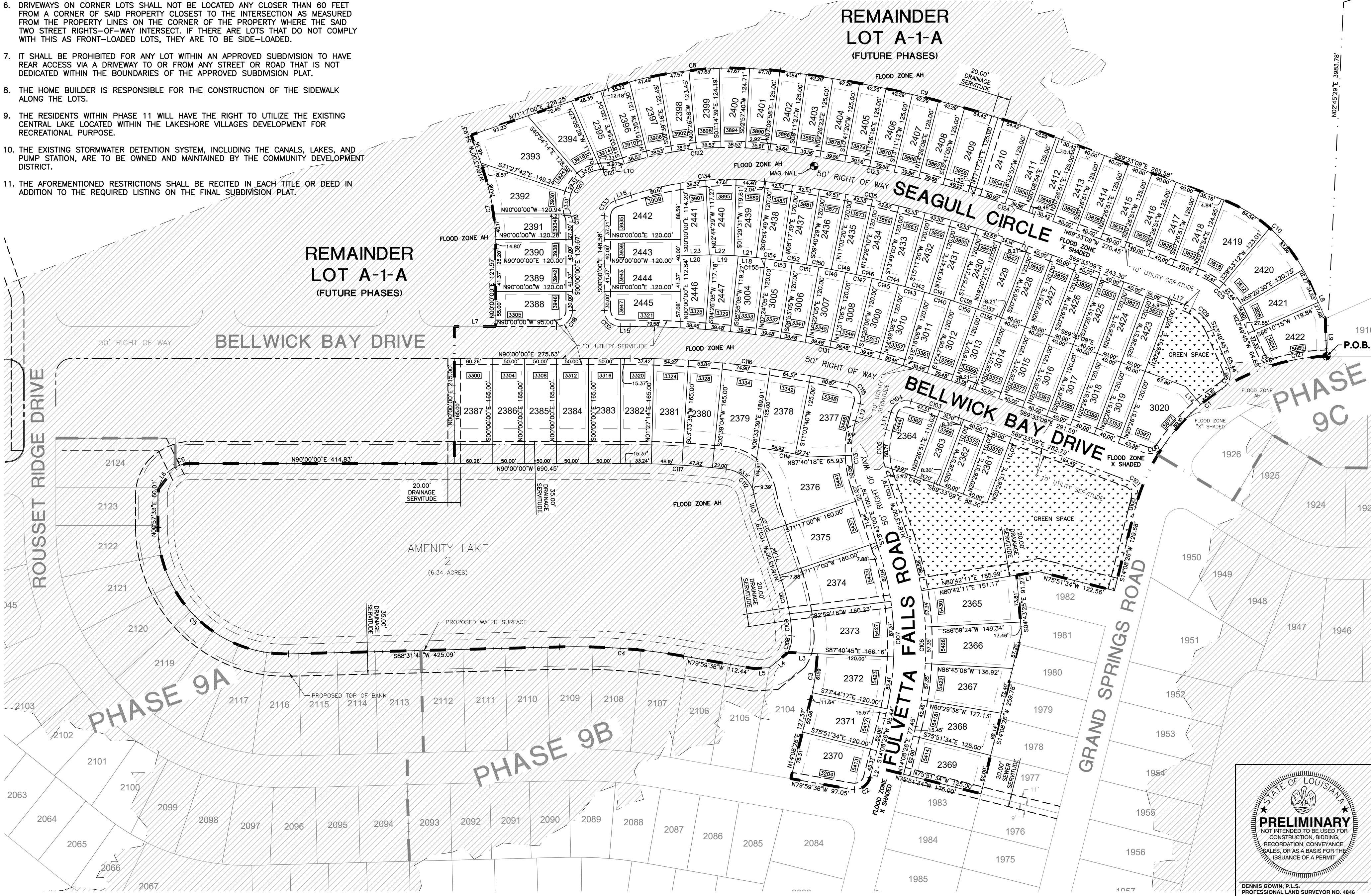
LOTS 2361 - 2447 & 3004 - 3020
LOCATED IN SECTION 26
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

Final Plans
RECEIVED
09/08/2023
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY



VICINITY MAP



OPEN GREEN SPACE CALCULATIONS (PHASE 11)

OPEN/GREEN SPACE REQUIRED	
26.59 ACRES X 0.25 S.F. OPEN/GREEN SPACE	
6.648 ACRES REQUIRED (=289,565± S.F.)	
OPEN/GREEN SPACE REQUIRED	OPEN/GREEN SPACE PROVIDED
3.062 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.606 ACRES (PHASE 3B)	0.770 ACRES (PHASE 3B)
36.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.269 ACRES (PHASE 4B)
3.663 ACRES (PHASE 5)	0.657 ACRES (PHASE 5)
22.246 ACRES (PHASE 6)	1.847 ACRES (PHASE 6)
5.651 ACRES (PHASE 7)	5.777 ACRES (PHASE 7)
16.449 ACRES (PHASE 8)	2.228 ACRES (PHASE 8)
20.285 ACRES (PHASE 9)	6.040 ACRES (PHASE 9)
6.681 ACRES (PHASE 10)	0.000 ACRES (PHASE 10)
6.648 ACRES (PHASE 11)	4.860 ACRES (PHASE 11)
127.763 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	466.563 ACRES TOTAL PROVIDED

DEDICATION:
ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

APPROVALS:

CHAIRMAN — PARISH PLANNING COMMISSION

SECRETARY — PARISH PLANNING COMMISSION

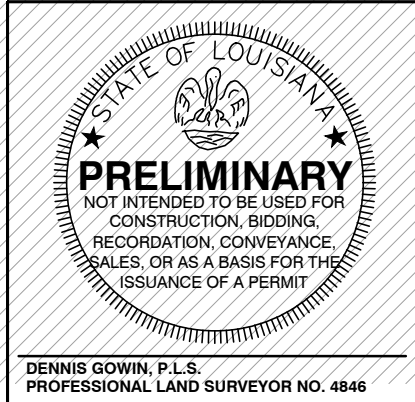
DIRECTOR OF DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

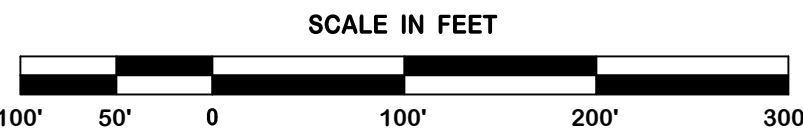
(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. — GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LA 70726



I CERTIFY THAT THIS FINAL PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY, SINCE ALL CORNERS ARE NOT SET.

DATE OF PLAT: 08/29/2023

DENNIS L. GOWIN, P.L.S.: LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR



REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190
1308 Camellia Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)

SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR HORTON, INC. - GULF COAST

DRAWN
BPV
CHECKED
DLG
PROJECT NO.
20-397
FILE
20-397 PHASE 11 FINAL

SHEET

1-2

PLAT SHOWING FINAL SUBDIVISION

OF

LAKESHORE VILLAGES (PHASE 11)

LOTS 2361 - 2447 & 3004 - 3020

LOCATED IN SECTION 26

TOWNSHIP 9 SOUTH - RANGE 14 EAST

GREENSBURG LAND DISTRICT

ST. TAMMANY PARISH, LOUISIANA

NOTES:

1) ZONING:
THE SUBJECT PROPERTY IS PART OF LAKESHORE VILLAGE PUD "V" (PLANNED UNIT DEVELOPMENT), USE AREA LV-3 (SINGLE AND MULTI-FAMILY RESIDENTIAL).

2) PLATTED BUILDING SETBACKS:
FRONT: 20'
REAR: 15' (55' ALONG LAKES)
SIDE: 5' (10' ALONG STREET RIGHTS OF WAY)

3) REFERENCES:
A) PLAT SHOWING PRELIMINARY SUBDIVISION OF LAKESHORE VILLAGES (PHASE 9) LOCATED IN SECTIONS 25, 26, & 35, TOWNSHIP 9 SOUTH-RANGE 14 EAST GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA.

4) 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 IN A SPECIAL FLOOD HAZARD AREA:
FLOOD ZONE: AH & "X" (SHADED)
BASE FLOOD ELEVATION: -3'
COMMUNITY PANEL NO. 225205 0535 D
MAP REVISED: APRIL 16, 2020
NOTES:
MAP REVISION IS FROM LETTER OF MAP REVISION, CASE NO. 22-06-2165A, EFFECTIVE DATE JULY 21, 2022
CONTACT ST. TAMMANY PARISH FOR ANY ADDITIONAL ELEVATION REQUIREMENTS.

5) WETLANDS:
WETLANDS HAVE BEEN PERMITTED BY PERMIT NO. MVN 2002-1717, DATED MAY 7, 2004, MODIFIED JUNE 27, 2005 AND FEBRUARY 3, 2011.

6) LANDFILL:
SURVEYOR HAS NO KNOWLEDGE OF OR HAS OBSERVED ANY LANDFILLS ON THE SUBJECT PROPERTY.

7) GREENSPACES:
GREEN SPACES SHOWN ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

8) UTILITY LOCATIONS:
UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE UTILITY FEATURES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES, NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

9) TITLE:
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.

10) MONUMENT NOTE:
3/4" IRON RODS WILL BE SET AT ALL LOT CORNERS AFTER CONSTRUCTION OF STREET, SIDEWALK AND DRAINAGE IMPROVEMENTS, AND INSTALLATION OF UTILITIES.
BACK CORNERS OF LOTS 2373 - 2376 & 2379 - 2387 WILL BE OFFSET 35' FROM THE BACK LINE (EDGE OF WATER AMENITY LAKE 2)

11) BENCHMARK:
MAGNETIC NAIL SET IN ASPHALT ROAD OF SEAGULL CIRCLE ±15' SOUTH OF NORTH RIGHT OF WAY LINE IN FRONT OF LOT 2403 AND 435' NORTH OF THE SOUTH RIGHT OF WAY LINE IN FRONT OF LOT 2437. SEE PLAT FOR LOCATION INDICATED WITH ⑩

DEDICATION:
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APPROVALS:

CLERK OF COURT

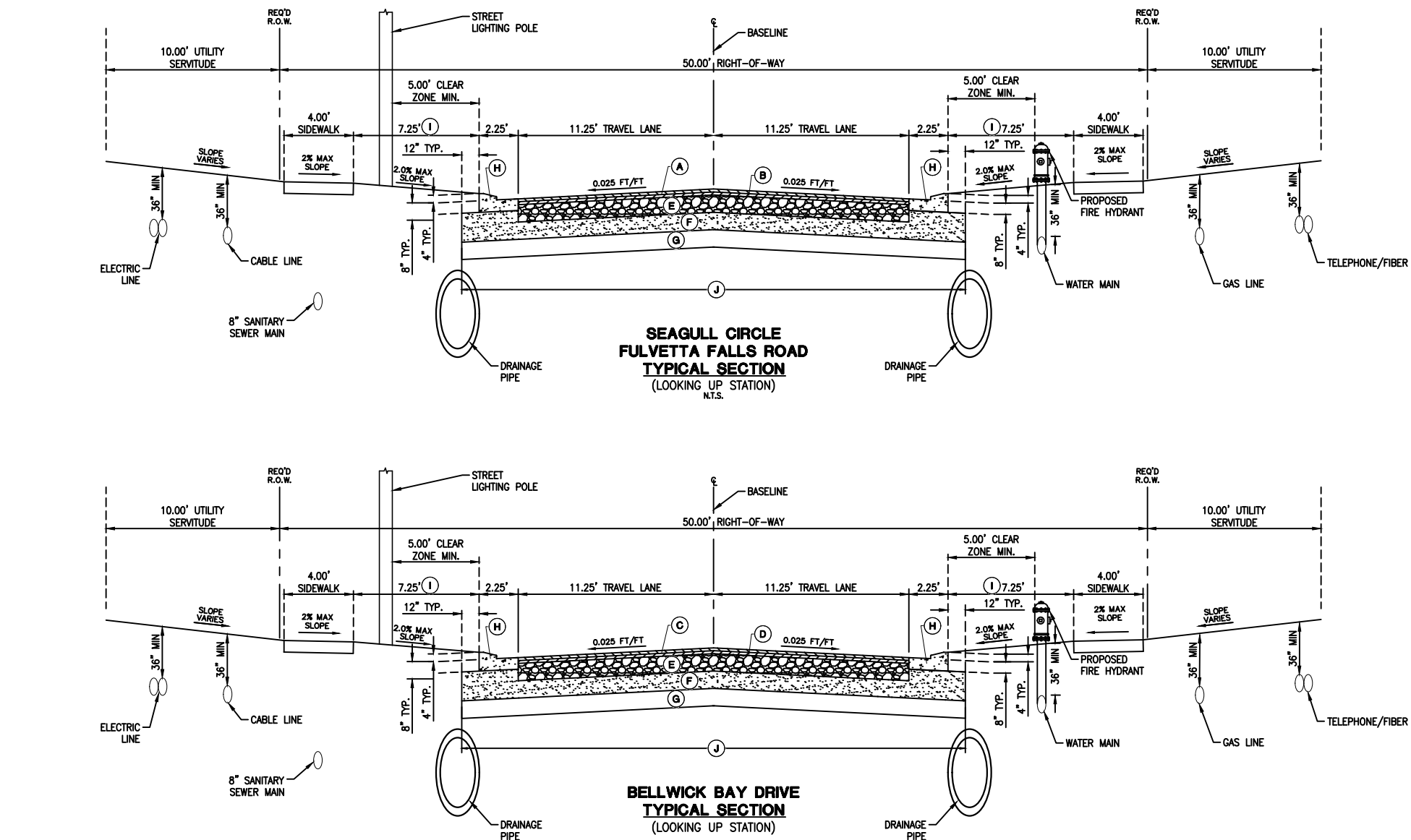
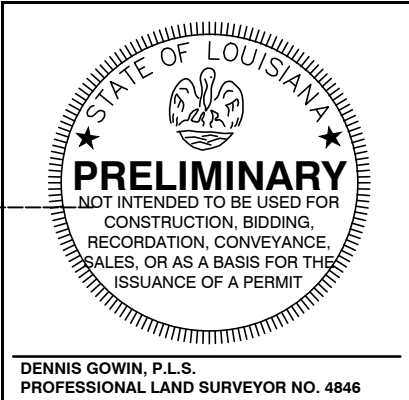
DATE FILED FILE NO.

(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. - GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LA 70726

I CERTIFY THAT THIS FINAL PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS NOT IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "CC" SURVEY, SINCE ALL CORNERS ARE NOT SET.

DATE OF PLAT: 08/29/2023

DENNIS L. GOWIN, P.L.S.; LA REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR



- LEGEND:
- ① 1.5\"/>

- NOTES:
1. ALL PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH LADOTD STANDARD SPECIFICATIONS 2006 EDITION AND/OR ST. TAMMANY PARISH SUBDIVISION REGULATION CHAPTER 125 SPECIFICATIONS; THE MORE STRINGENT STANDARD SHALL BE USED.
2. CONTRACTOR MAY UTILIZE 12\"/>

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	074°09'09"	320.00'	414.15'	S51°13'00"W - 385.84'
C2	085°51'56"	25.00'	37.47'	S57°04'24"W - 34.06'
C3	011°49'11"	355.00'	73.23'	N08°13'50"E - 73.10'
C4	011°28'38"	975.00'	195.31'	N85°43'57"W - 194.98'
C5	091°02'34"	200.00'	317.80'	N45°56'58"W - 285.41'
C6	027°23'14"	50.00'	23.90'	N76°18'23"E - 23.67'
C7	018°43'00"	395.00'	129.03'	N09°21'30"W - 128.46'
C8	025°40'19"	610.00'	273.32'	N84°07'09"E - 271.04'
C9	013°29'32"	1940.00'	456.84'	S76°17'55"E - 455.78'
C10	045°43'24"	245.00'	195.52'	S46°41'27"E - 190.37'
C100	002°58'09"	320.00'	16.58'	S15°37'30"W - 16.58'
C101	086°39'44"	25.00'	37.81'	S26°13'17"E - 34.31'
C102	003°25'41"	1365.00'	81.67'	S71°16'00"E - 81.66'
C103	003°04'11"	1475.00'	79.02'	S71°05'15"E - 79.01'
C104	091°58'34"	25.00'	40.13'	N61°23'23"E - 35.96'
C105	034°07'06"	125.00'	74.43'	N01°39'27"W - 73.34'
C106	032°51'26"	525.00'	301.07'	N02°17'17"W - 296.96'
C107	032°51'26"	475.00'	272.40'	S02°17'17"E - 268.68'
C108	031°14'42"	50.00'	27.27'	N13°07'34"E - 26.93'
C109	007°28'40"	266.86'	34.83'	N05°56'58"W - 34.80'
C110	010°37'01"	293.26'	54.34'	N13°35'30"W - 54.26'
C111	006°56'43"	335.00'	40.61'	N15°14'39"W - 40.58'
C112	071°36'55"	50.00'	62.50'	N47°34'45"W - 58.51'
C113	034°07'06"	175.00'	104.21'	S01°39'27"E - 102.68'
C114	003°27'56"	1350.00'	81.65'	N79°42'24"W - 81.64'
C115	091°58'34"	25.00'	40.13'	S30°35'11"E - 35.96'
C116	013°25'32"	1475.00'	345.62'	S83°17'14"E - 344.83'
C117	006°36'48"	1310.00'	151.21'	N86°41'36"W - 151.12'
C118	090°00'00"	25.00'	39.27'	S45°00'00"W - 35.36'
C119	020°21'51"	25.00'	8.89'	S10°10'55"E - 8.84'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C120	112°00'42"	55.00'	107.52'	S35°38'30"W - 91.20'
C121	020°21'51"	25.00'	8.89'	S81°27'55"W - 8.84'
C122	025°33'50"	525.00'	234.24'	S84°03'55"W - 232.30'
C123	010°23'28"	1815.00'	329.16'	N77°57'26"W - 328.71'
C124	003°12'33"	1815.00'	101.66'	N71°09'26"W - 101.65'
C125	045°43'24"	125.00'	99.75'	N46°41'27"W - 97.13'
C126	081°59'09"	25.00'	35.77'	N64°49'20"W - 32.80'
C127	014°06'29"	320.00'	78.79'	S81°14'20"W - 78.60'
C128	081°20'52"	25.00'	35.49'	S16°50'41"W - 32.59'
C129	045°43'24"	75.00'	59.85'	S46°41'27"E - 58.28'
C130	076°36'24"	25.00'	33.43'	N72°08'38"E - 30.99'
C131	020°26'51"	1525.00'	544.23'	N79°46'35"W - 541.35'
C132	090°00'00"	25.00'	39.27'	N45°00'00"W - 35.36'
C133	071°17'00"	25.00'	31.10'	N35°38'30"E - 29.14'
C134	025°33'50"	475.00'	211.93'	N84°03'55"E - 210.18'
C135	013°36'01"	1765.00'	418.95'	N76°21'10"W - 417.97'
C136	001°10'44"	1645.00'	33.85'	S70°08'31"E - 33.85'
C137	001°06'30"	1645.00'	31.82'	S70°06'24"E - 31.82'
C138	001°22'50"	1645.00'	39.64'	S71°21'04"E - 39.64'
C140	001°29'00"	1645.00'	42.59'	N72°57'24"W - 42.59'
C141	001°22'50"	1645.00'	39.64'	S72°43'54"E - 39.64'
C142	001°22'50"	1645.00'	39.64'	N74°06'45"W - 39.64'
C143	001°29'00"	1645.00'	42.59'	N74°26'24"W - 42.59'
C144	001°22'50"	1645.00'	39.64'	N75°29'35"W - 39.64'
C145	001°29'00"	1645.00'	42.59'	N75°55'24"W - 42.59'
C146	001°22'50"	1645.00'	39.64'	S76°52'25"E - 39.64'
C147	001°29'00"	1645.00'	42.59'	S77°24'24"E - 42.59'
C148	001°22'50"	1645.00'	39.64'	S78°15'15"E - 39.64'
C149	001°29'00"	1645.00'	42.59'	S78°53'24"E - 42.59'
C150	001°22'50"	1645.00'	39.64'	S79°38'06"E - 39.64'

PARCEL CURVE DATA				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C151	001°29'00"	1645.00'	42.59'	N80°22'25"W - 42.59'
C152	001°22'50"	1645.00'	39.64'	S81°00'56"E - 39.64'
C153	001°29'00"	1645.00'	42.59'	N81°51'25"W - 42.59'
C154	001°22'50"	1645.00'	39.64'	N82°23'46"W - 39.64'
C155	000°29'16"	1645.00'	14.01'	N82°50'33"W - 14.01'
C159	001°29'00"	1645.00'	42.59'	N71°28'23"W - 42.59'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S80°42'11"W	34.82'
L2	S14°08'26"W	17.98'
L3	N87°40'45"W	46.16'
L4	S50°36'45"W	37.24'
L5	S86°14'29"W	23.79'
L6	N37°04'30"E	43.11'
L7	N90°00'00"E	65.17'
L8	S23°33'22"E	62.21'
L9	S01°42'25"E	59.20'
L10	S71°17'00"W	16.32'
L11	N15°24'06"E	28.11'

LINE TABLE		
LINE	BEARING	LENGTH
L12	S15°24'06"W	28.11'
L14	S40°12'24"E	36.91'
L15	N90°00'00"W	15.45'
L16	N71°17'00"E	26.24'
L17	S69°33'09"E	27.15'
L18	S85°03'16"E	28.59'
L19	S88°05'50"E	36.09'
L20	N87°57'16"E	44.68'
L21	S85°03'16"E	35.09'
L22	S88°05'50"E	38.87'
L23	N87°57'16"E	44.68'

DESCRIPTION PHASE 11:

THAT CERTAIN PIECE OR PARCEL OF LAND DESIGNATED AS LAKESHORE VILLAGES, PHASE 11, A SUBDIVISION OF A PORTION OF LOT A-1-A, LOCATED IN SECTION 26, TOWNSHIP 9 SOUTH, RANGE 14 EAST, GREENSBURG LAND DISTRICT, PARISH OF ST. TAMMANY, STATE OF LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" ANGLE IRON FOUND AT THE CORNER COMMON TO SECTIONS 23, 24, 25 AND 26, SAID TOWNSHIP 9 SOUTH, RANGE 14 EAST; THENCE S02°45'29"W A DISTANCE OF 3983.78 FEET FOR A POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 414.15 FEET, SAID CURVE HAVING A RADIUS OF 320.00 FEET, AND A CHORD WITH A BEARING OF S51°13'00"W AND A LENGTH OF 385.84 FEET TO A POINT; THENCE S14°08'26"W A DISTANCE OF 129.68 FEET TO A POINT; THENCE N75°51'34"W A DISTANCE OF 122.56 FEET TO A POINT; THENCE S80°42'11"W A DISTANCE OF 34.82 FEET TO A POINT; THENCE S04°43'25"E A DISTANCE OF 91.27 FEET TO A POINT; THENCE S14°08'26"W A DISTANCE OF 259.78 FEET TO A POINT; THENCE N75°51'34"W A DISTANCE OF 175.00 FEET TO A POINT; THENCE S14°08'26"W A DISTANCE OF 17.98 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 37.47 FEET, SAID CURVE HAVING A RADIUS OF 25.00 FEET, AND A CHORD WITH A BEARING OF S57°04'24"W AND A LENGTH OF 34.06 FEET TO A POINT; THENCE N79°59'38"W A DISTANCE OF 97.05 FEET TO A POINT; THENCE N14°08'26"E A DISTANCE OF 127.37 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 73.23 FEET, SAID CURVE HAVING A RADIUS OF 355.00 FEET, AND A CHORD WITH A BEARING OF N08°13'50"E AND A LENGTH OF 73.10 FEET TO A POINT; THENCE N87°40'45"W A DISTANCE OF 46.16 FEET TO A POINT; THENCE S50°36'45"W A DISTANCE OF 37.24 FEET TO A POINT; THENCE S86°14'29"W A DISTANCE OF 23.79 FEET TO A POINT; THENCE N79°59'38"W A DISTANCE OF 112.44 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 195.31 FEET, SAID CURVE HAVING A RADIUS OF 975.00 FEET, AND A CHORD WITH A BEARING OF N85°43'57"W AND A LENGTH OF 194.98 FEET TO A POINT; THENCE S88°31'45"W A DISTANCE OF 425.09 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 317.80 FEET, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD WITH A BEARING OF N45°56'58"W AND A LENGTH OF 285.41 FEET TO A POINT; THENCE N00°57'33"E A DISTANCE OF 60.01 FEET TO A POINT; THENCE N37°04'30"E A DISTANCE OF 43.11 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 23.90 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, AND A CHORD WITH A BEARING OF N76°18'23"E AND A LENGTH OF 23.67 FEET TO A POINT; THENCE N90°00'00"E A DISTANCE OF 414.83 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 215.00 FEET TO A POINT; THENCE N90°00'00"E A DISTANCE OF 65.17 FEET TO A POINT; THENCE N00°00'00"E A DISTANCE OF 121.57 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 129.03 FEET, SAID CURVE HAVING A RADIUS OF 395.00 FEET, AND A CHORD WITH A BEARING OF N09°21'30"W AND A LENGTH OF 128.46 FEET TO A POINT; THENCE N18°43'00"W A DISTANCE OF 54.93 FEET TO A POINT; THENCE N71°17'00"E A DISTANCE OF 226.25 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 273.32 FEET, SAID CURVE HAVING A RADIUS OF 610.00 FEET, AND A CHORD WITH A BEARING OF N84°07'09"E AND A LENGTH OF 271.04 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 456.84 FEET, SAID CURVE HAVING A RADIUS OF 1940.00 FEET, AND A CHORD WITH A BEARING OF S76°17'55"E AND A LENGTH OF 455.78 FEET TO A POINT; THENCE S69°33'09"E A DISTANCE OF 265.58 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 195.52 FEET, SAID CURVE HAVING A RADIUS OF 245.00 FEET, AND A CHORD WITH A BEARING OF S46°41'27"E AND A LENGTH OF 190.37 FEET TO A POINT; THENCE S23°32'22"E A DISTANCE OF 62.21 FEET TO A POINT. THENCE S01°42'25"E A DISTANCE OF 59.20 FEET TO THE POINT OF BEGINNING;

THE ABOVE DESCRIBED PARCEL CONTAINS 26.60 ACRES AND IS SUBJECT TO ANY SERVITUDES OR RESTRICTIONS OR RECORD.

REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY

16564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6180 \ FAX: 985.249.6190

1308 Camella Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 11)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH
FOR:
DR HORTON, INC. - GULF COAST

DRAWN
BPV

CHECKED
DLG

PROJECT NO.
20-397

FILE
20-397 PHASE 11 FINAL

SHEET
2-2

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of October 3, 2023)

CASE NO.: 2023-3559-FP

SUBDIVISION NAME: Estates at Watercross Subdivision, Phase 2

DEVELOPER: Watercross Development, LLC
321 Veterans Boulevard; Suite 201
Metairie, LA 70005

ENGINEER/SURVEYOR: Duplantis Design Group, PC
16564 East Brewster Road; Suite 101
Covington, LA 70433

SECTION: 47

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 1

RANGE: 11 EAST

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

GENERAL LOCATION: The property is located on the east side of Westshore Drive, north of Pinnacle Parkway, north of Interstate-12, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 10.008 Acres

NUMBER OF LOTS: 40 Lots

AVERAGE LOT SIZE: 8,760 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A11", "B" & "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 September 28, 2023. The inspection disclosed that a 2" asphalt rod binder course was installed, and the roadside swales and subsurface drainage are functioning.

The following uncompleted items #1 - #7 existed at the time of the final inspection and will be completed before the plats are signed:

General Comments:

1. The roadside swales need to be properly vegetated and proper erosion control measures installed and maintained until vegetation is established. (Typical Comment)
2. The roadside shoulders need to be properly vegetated and proper erosion control measures installed and maintained until vegetation is established. (Typical Comment)
3. The stormwater pollution and prevention BMPs need to be reinstalled/maintained along the roadside ditches and on the catch basins. (Typical Comment)
4. All disturbed areas need to be properly vegetated. (Typical Comment)

Final Plat:

5. The Final Plat 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 October 3, 2023.

Paving & Drainage Plan:

6. 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 October 3, 2023.

SWPP Plan:

7. The As-Built SWPP Plan needs to be submitted.

Informational Items:

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

Should the Planning Commission approve the request for final approval, a Performance Obligation will be required for the infrastructure in the amount of 1,366 linear feet x \$40.00 per linear foot x 1/2 = \$27,320.00 for a period of two (2) years or 75% of the total lots constructed (whichever comes first) to cover the cost of the final 2" of asphalt wearing course to be constructed at a later date.

No Warranty Obligation is required at this time. However, one will be established for a period of two (2) years upon the completion of the final 2" asphalt pavement lift and the release of the above referenced Performance Obligation.

Mandatory Developmental Fees are required as follows:

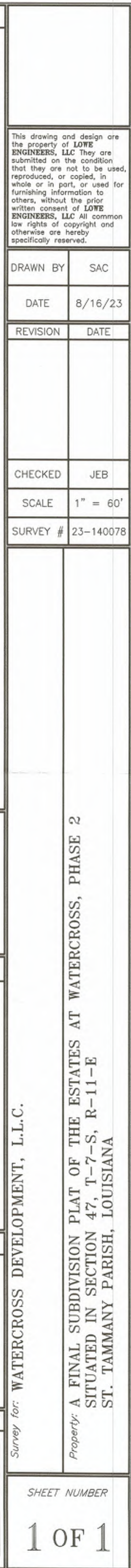
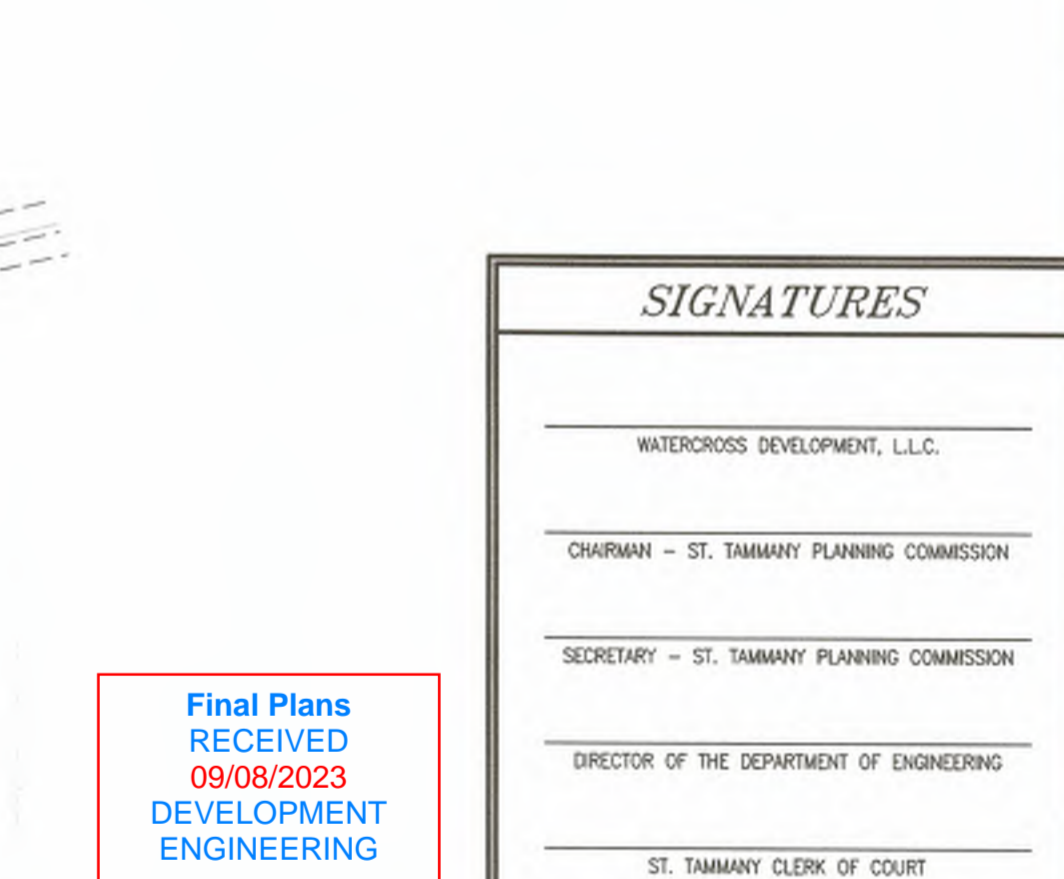
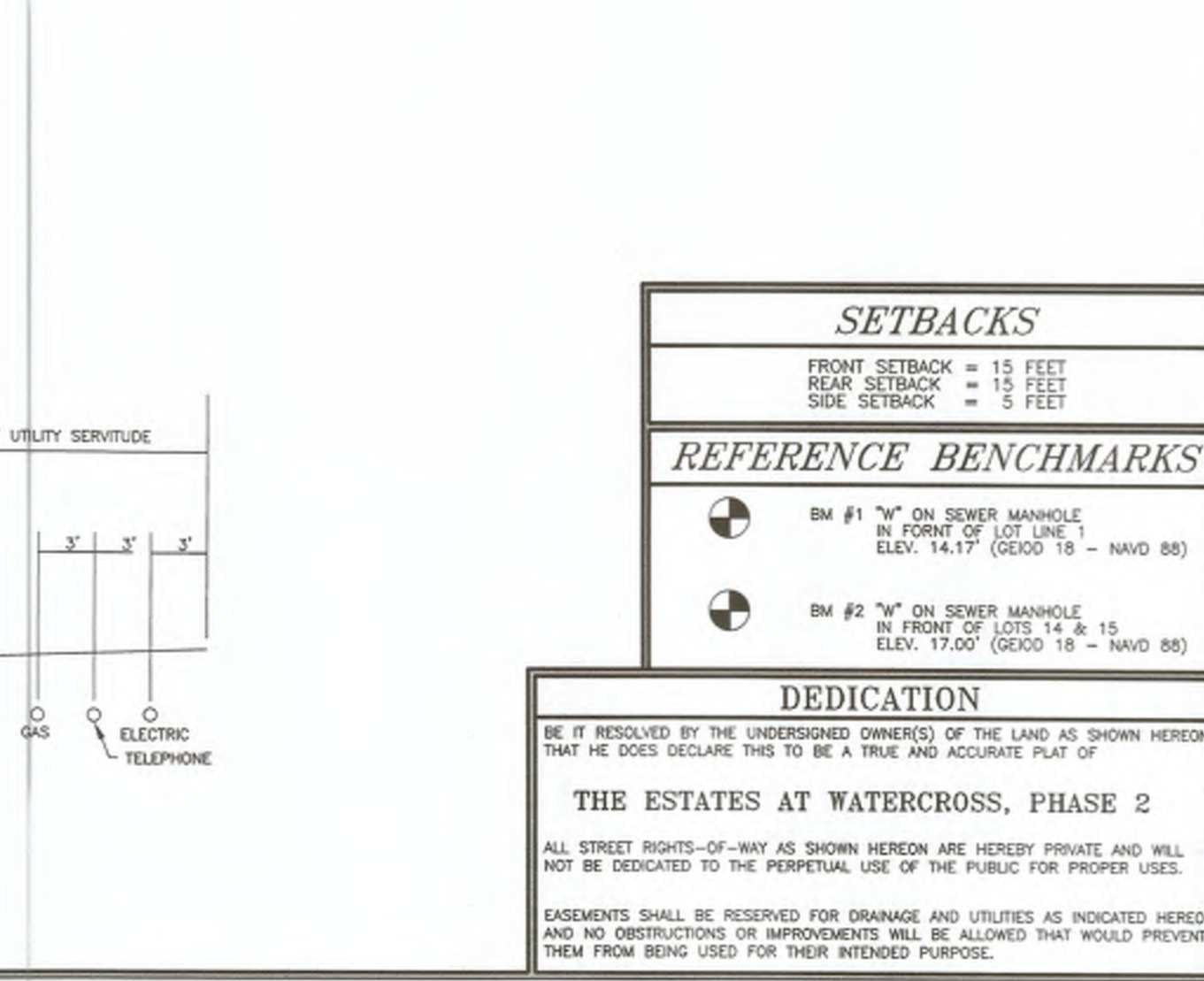
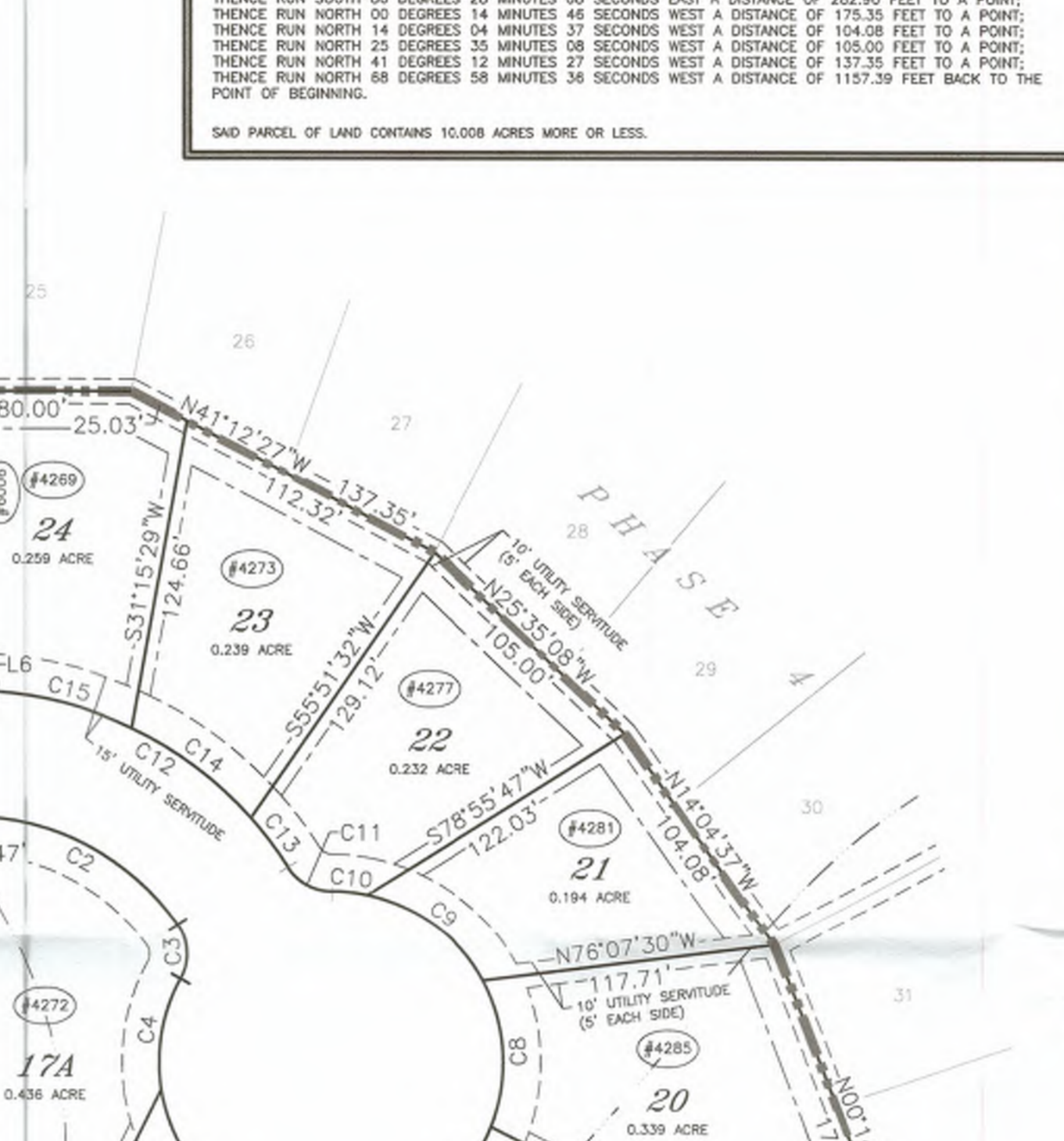
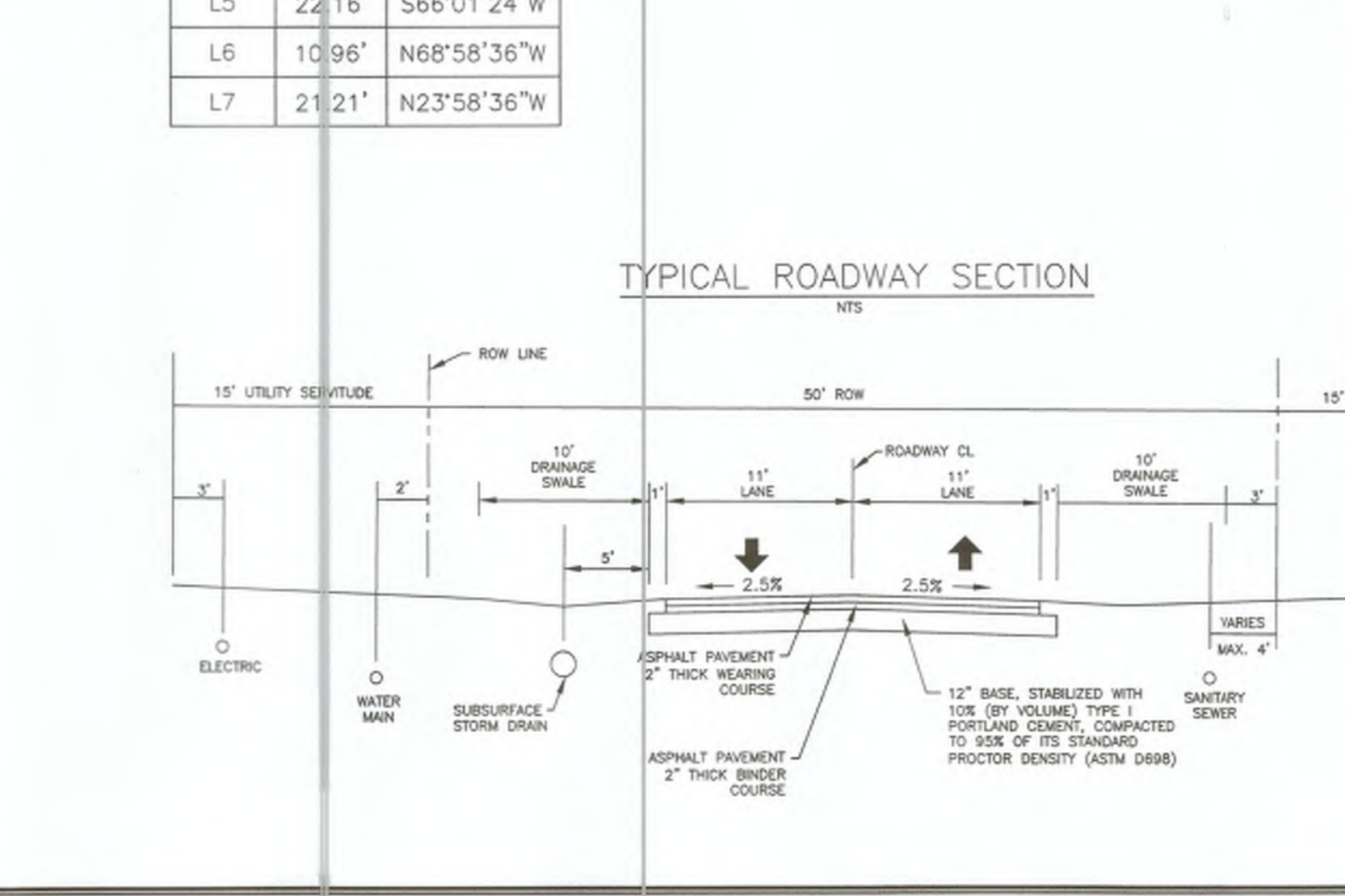
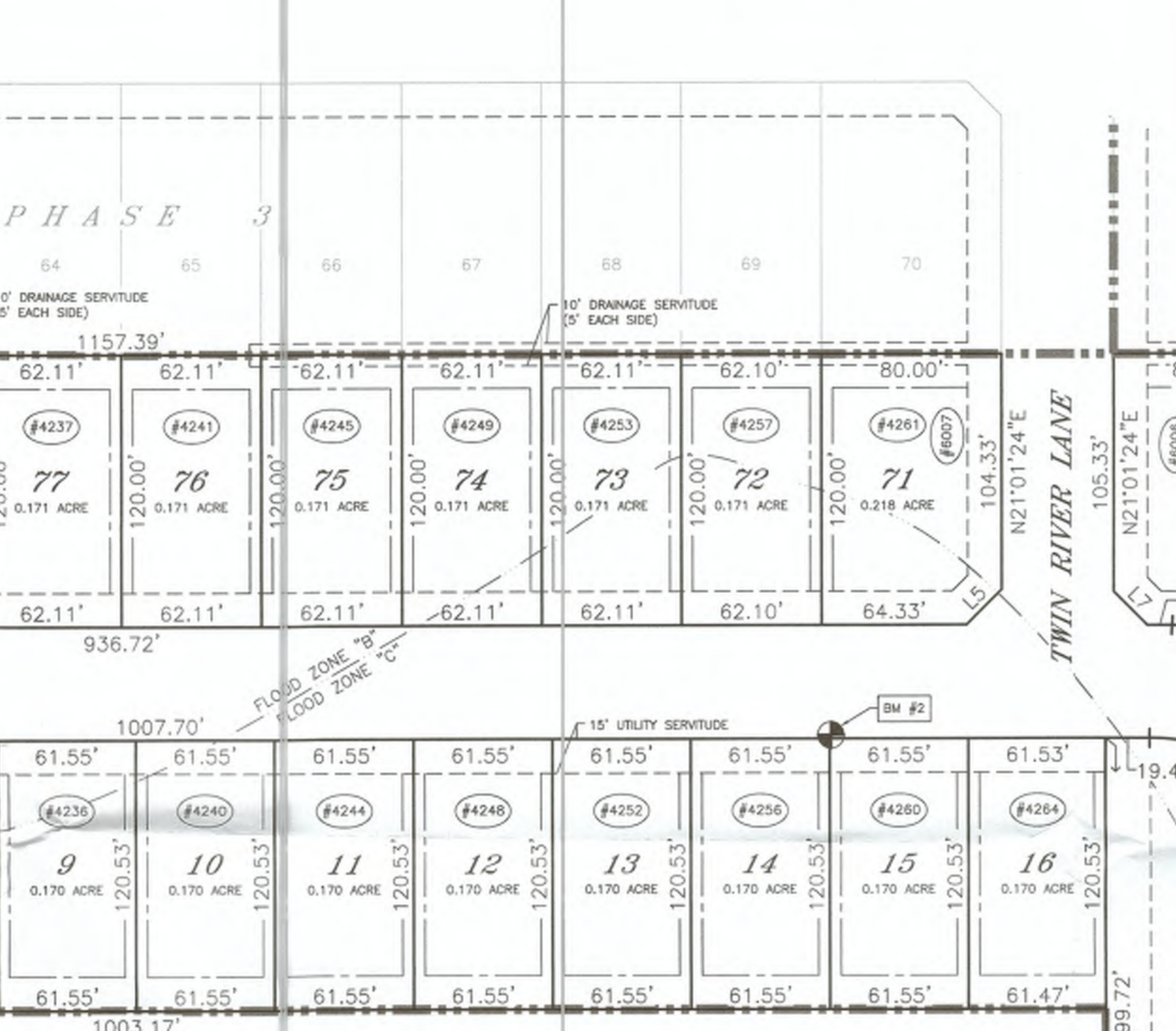
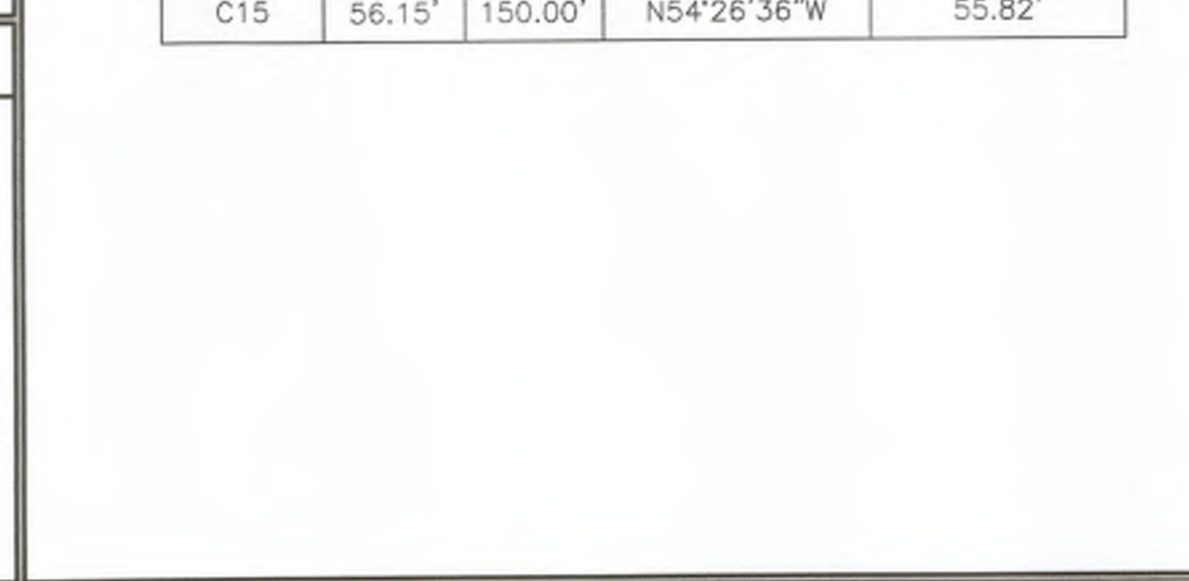
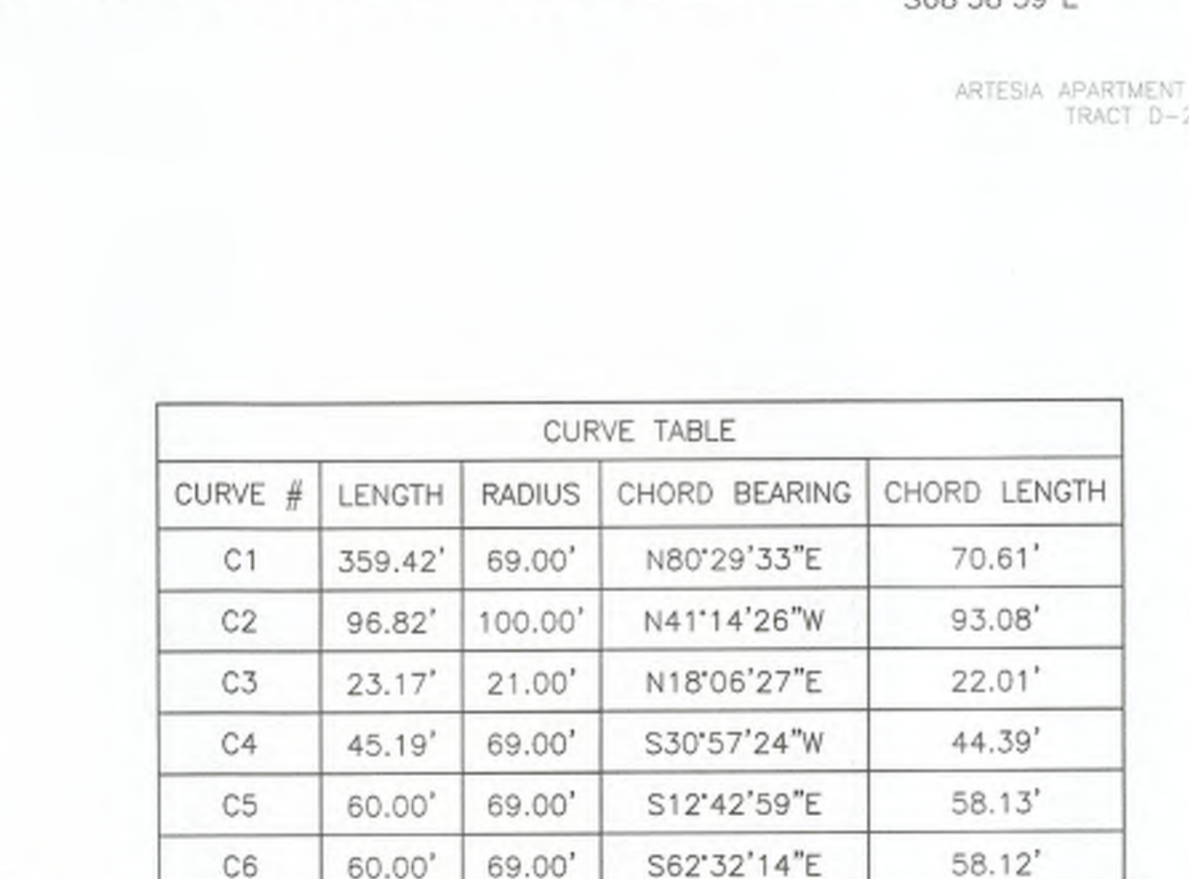
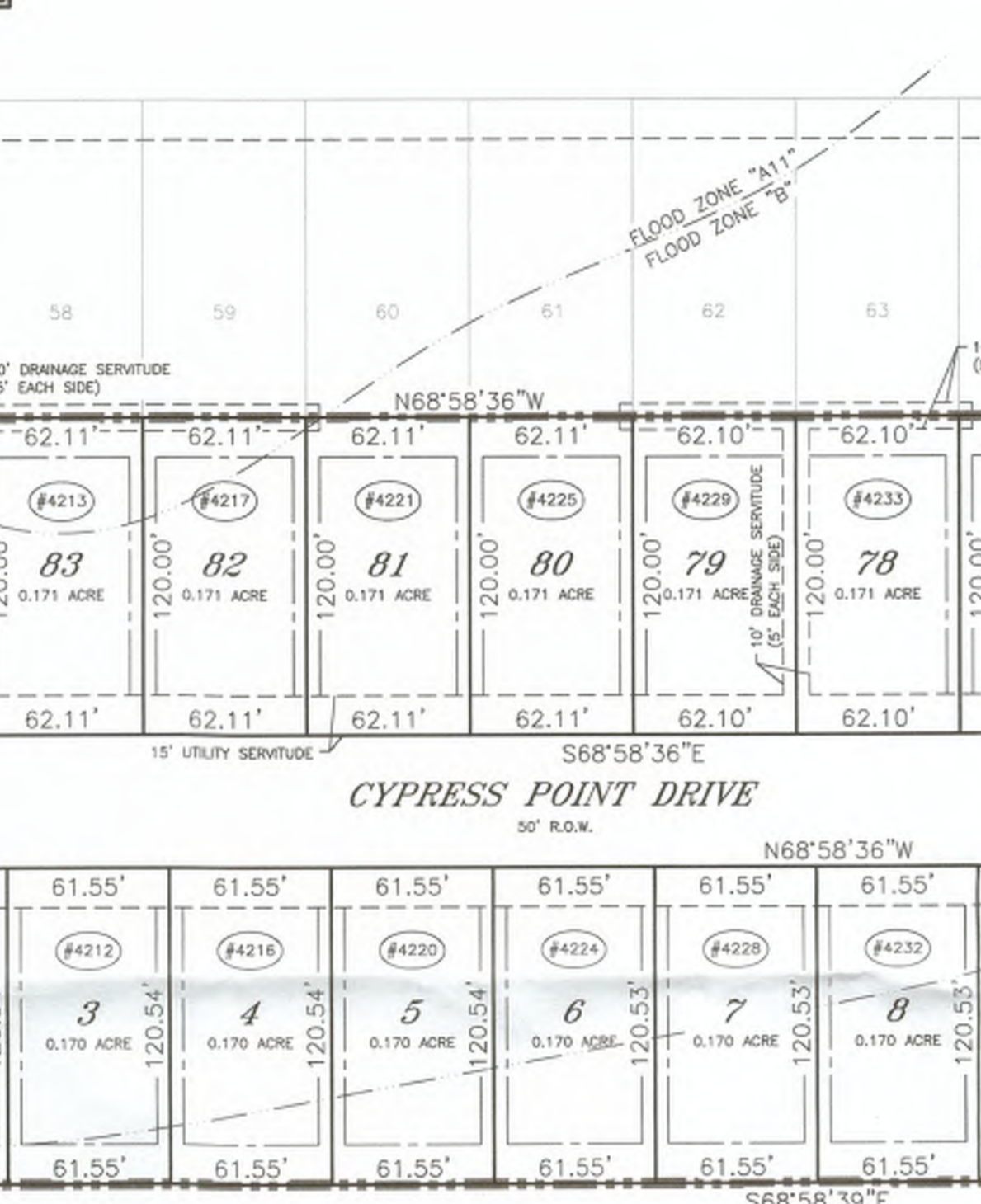
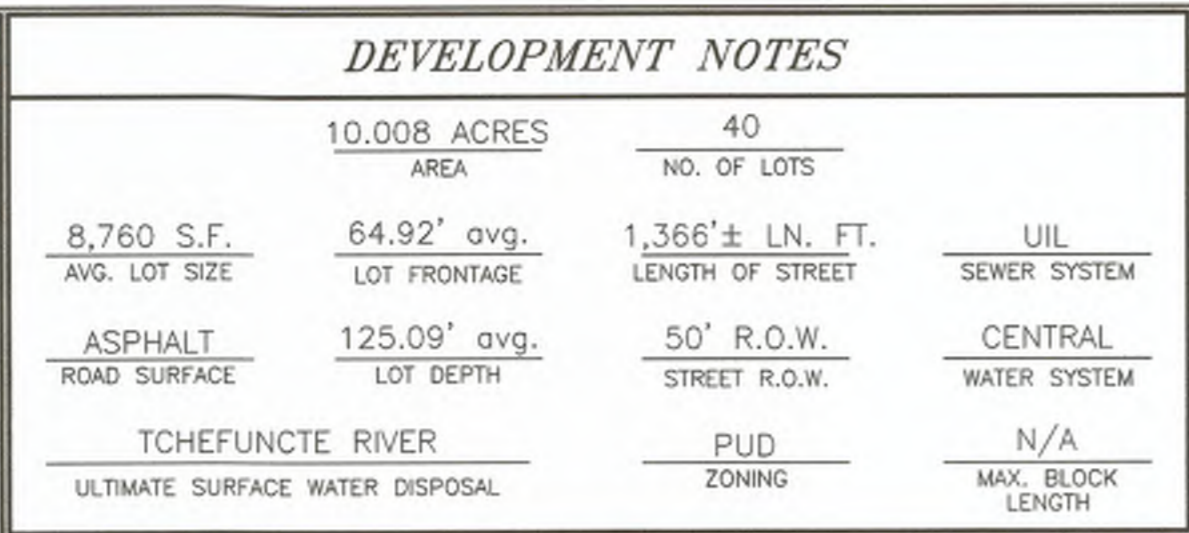
Road Impact Fee = \$1,077.00 per lot x 40 lots = \$43,080.00

Drainage Impact Fee = \$1,114.00 per lot x 40 lots = \$44,560.00

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



OLD BUSINESS

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PLANNING STAFF REPORT
2022-2845-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Hearing: October 11, 2023

Posted: September 26, 2023

Location: The parcel is located at the northeast corner of Dummy Line Road and LA Highway 1077 and along Currow Lane, Madisonville, Louisiana, Ward 1, District 1; S41 & 44, T7S, R10E

Owners & Representative: Maribel Soto Burgos Currow

Engineer/Surveyor: Land Surveying LLC

Type of Development: Suburban



Current Zoning

A-2 Suburban District

Total Acres

10.99

of Lots/Parcels

7.38 acres & 3.61 acres into Parcels 3-A,
3-B & 3-C

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 originally requested to create three (3) parcels from 7.38 acres. The minor subdivision was approved to be accessed from a 35-foot access drive. The owner is requesting a waiver of Section 125-189 - Minimum construction standards for a private drive

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



PLANNING STAFF REPORT
2022-2845-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

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

Residential 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.



ST. TAMMANY PARISH

MICHAEL B. COOPER
PARISH PRESIDENT

2022-2845-MSP Waiver Request

October 2, 2023

OLD BUSINESS

October 11, 2023 Agenda

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

Re: Currow Lane Minor Subdivision (Case #2022-2845-MSP) – Private Drive Waiver Request

Honorable Commissioners,

The above referenced project received Minor Subdivision Approval from the Planning Commission on May 10, 2022. However, due to the unique nature of this minor subdivision and the increased construction costs associated with the rise in inflation the owner is seeking a waiver of St. Tammany Parish Ordinance Section 125-189(a) and requesting the Private Drive be approved as constructed.

The petitioner Mr. and Mrs. Bodenheimer, have provided the letter regarding this request and the need for the aforementioned waiver.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel P. Hill", is written over the word "Sincerely,".

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

Attachments: Waiver request letter from Mr. & Mrs. Bodenheimer dated Sept. 9, 2023

xc: Honorable Michael Cooper
Honorable Marty Dean
Mr. Ross Liner, AICP, PTP, CFM
Mr. Jay Watson, P.E.
Ms. Helen Lambert
Mr. Earl Magnier

Mr. Theodore Reynolds, P.E.
Ms. Maria Robert, P.E.
Mr. Chris Cloutet, P.E.
Mr. & Mrs. Bodenheimer

2022-2845-MSP Waiver Request

Kirk and Jolie Bodenheimer
14282 Currow Lane
Madisonville, LA 7047

September 7, 2023

Commissioners,

Thank you for this opportunity to present our request. We are Kirk and Jolie Bodenheimer. We have always been residents of St. Tammany Parish and I (Jolie) have lived in Madisonville on family property my entire life. My grandfather left this property to my father, and it was his desire that his children would one day be able to build homes here. I lost my father when I was eighteen and my husband and I have worked for many years to make this dream a reality. Our personal investment shows our commitment to Madisonville, and we look forward to raising our three children here.

We are writing this letter to ask that you kindly consider our request to waive the standard regulations for a minor subdivision private drive. We understand this is a big request, but we are asking for a waiver due to unexpected and detrimental inflationary pressures. Throughout this multiyear planning process, we have worked in a cooperative manner with Planning, Engineering, Contractors, Neighbors, and Council. As you are aware, there are many hurdles and obstacles that delay and often change plans. At the beginning of this process, we were made aware of the minor subdivision ordinance that required certain regulations be followed when multiple parcels are involved. Our finalized budget completed in 2022 incorporated following these regulations. The actual cost to build this private 1500-foot drive as currently completed was \$10,000 more than budgeted due to inflationary increases. We are both hard-working middle-class individuals and we do not have additional funds to put towards the driveway considering we are already over budget. Due to inflation and the increase in material and labor costs, we cannot afford additional expenses. With the current economy structure, the costs continue to rise, and we need to focus on placing our funds into our future home.

We have no expectation nor plan to further sub divide the property and this will be the only home using the driveway. My mother only subdivided the property so that we would be able to build our home and to finalize her will. The other parcel involved is under my mother's name and will go to my nephew, my late brother's son, who is currently sixteen. We are surrounded by family and there is no intention to sell the other parcel.

Please grant us this waiver as we would like to move forward and complete our home and not put more money into a private drive that is only being utilized by one family. Again, we are not trying to avert our responsibility to follow the ordinance but unfortunately this part of our process has become a financial hurdle that we would like to move pass so that we may continue our home construction process.

Thank you for your consideration,

Kirk and Jolie Bodenheimer

14

COLLINS LN

PENCARROW CIR

UPTON GREY CT

LONGUE VIEW PL

GLENDURGAN WAY

1077

CLAYMONT CT

CORMAIC CT

KENSINGTON PL

KENSINGTON DR

T7-R10E

41

44

COUSIN RD

DUMMY LINE RD

TURNPIKE RD

WOODS DR

BRAVENDER WAY

21

GOVINGTON HWY

FINAL APPROVAL
[Signature]
CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING
[Signature]

SECRETARY PLANNING COMM.
[Signature]
CLERK OF COURT

DATE: 06-29-2022
FILE NO. 6131D

Monique T Bringol, Deputy Clerk
Note:
This Survey will supersede the previous survey recorded 02-24-2022 file no. 6093C

Note:
BUILDING PERMITS CANNOT BE FILED ON PARCELS 3-A & 3-B UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.

2022-2845-MSP Recorded Survey

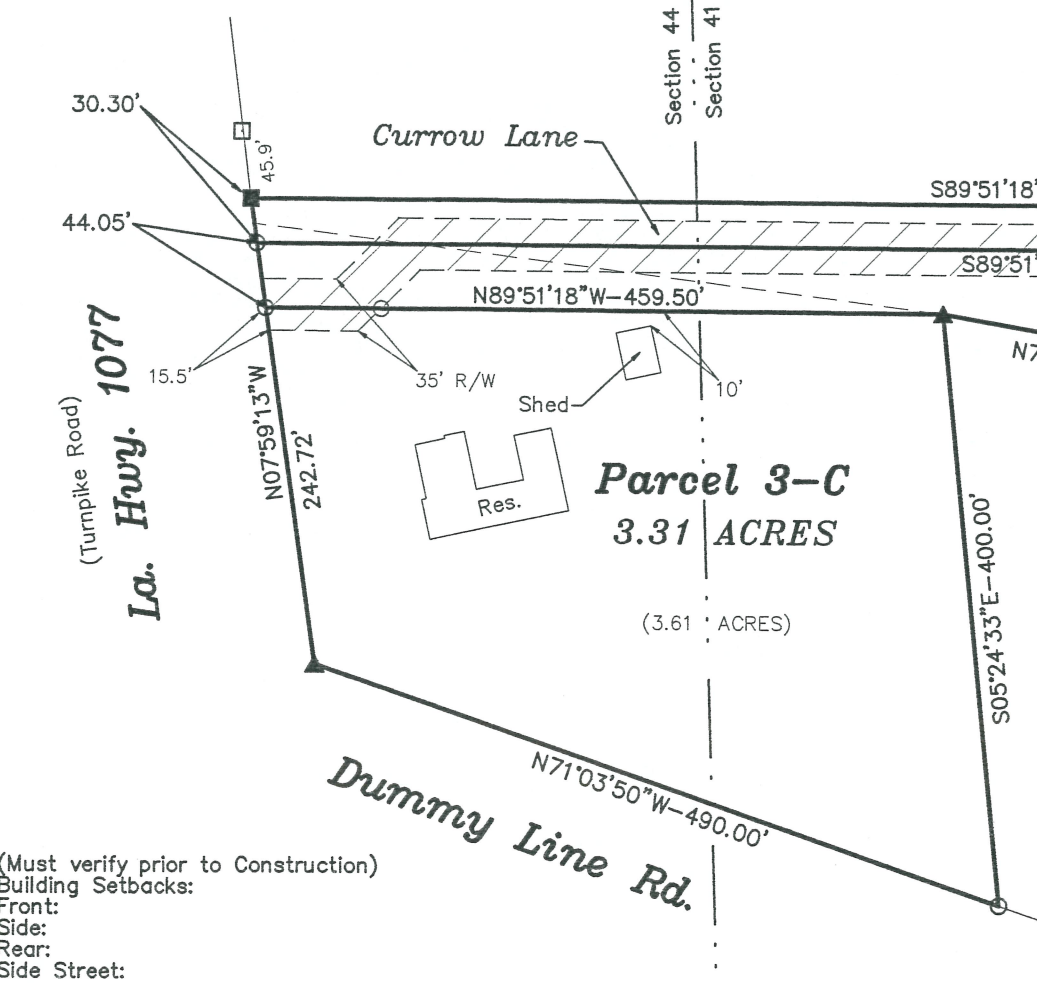
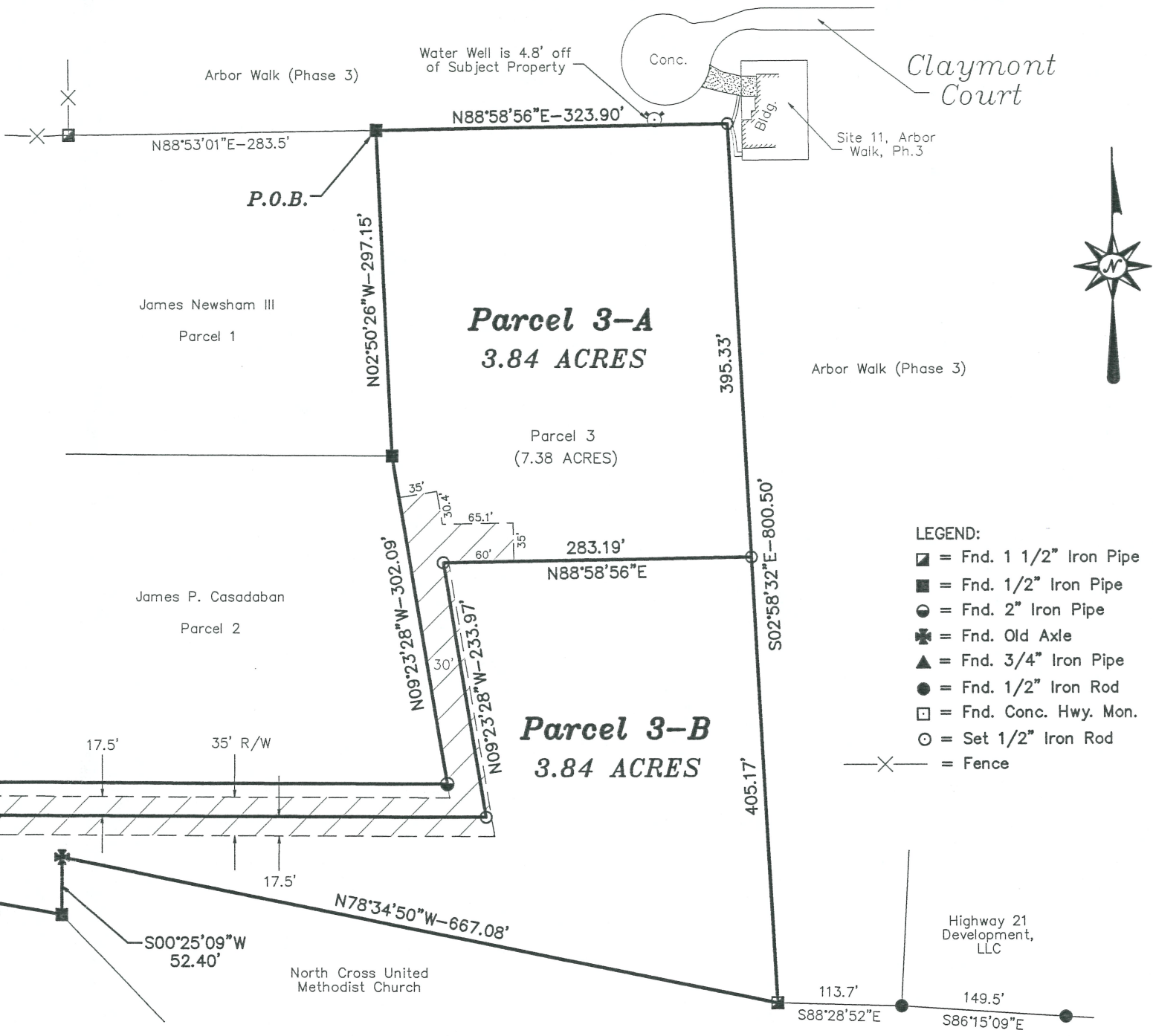
A Minor Subdivision of a 7.38 Acre (Parcel 3) & a 3.61 Acre Parcel of Land, into Parcels 3-A, 3-B & 3-C, in Sections 41 and 44, T-7-S, R-10-E, St. Tammany Parish, Louisiana

Reference:
1) A Survey Map of Parcel 3 by E.J. Champagne, Dated 6-8-1978, Revised 9-19-1978, for Mr. Frank Currow
2) Survey Plat of Arbor Walk, Phase 3, by Randall Brown, File Date 9-24-2004, File No. 3568, Clerk of Courts Office
3) A Survey Map by Jeron Fitzmorris, Dated 4-16-2002, #9626, for North Cross United Methodist Church

Reference calls not shown

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

The P.O.B. is described being N87°59'W-98.0'; N05°00'W-2687.3'; N70°41'W-46.8'; S25°10'E-188.0'; N55°15'W-818.2'; N40°30'E-45.8'; S20°41'E-232.0'; East-848.4'; N88°50'E-283.6' from the SE Corner of Section 44, T-7-S, S-10-E, St. Tammany Parish, Louisiana (per Ref 1)



Cynthia B. Caruso
STATE OF LOUISIANA
Bruce M. Butler, III
License No. 4894
PROFESSIONAL
LAND SURVEYOR
6/24/2022

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.

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

LS Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

MAP PREPARED FOR
MARIBEL S. CURROW

SCALE: 1" = 130'
DATE: 11-1-2021
DRAWN BY: JWG

Located in Sections 41 & 44, T-7-S, R-10-E, St. Tammany Parish, La.
Revised: 2-9-2022 (Road names), 04-05-2022 (R/W)
SURVEY NUMBER: 20634

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