

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, NOVEMBER 14TH, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, November 14, 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

ELECTION OF OFFICER

APPROVAL OF THE OCTOBER 11, 2023 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

ENTER THE PARISH RIGHT-OF-WAY

1- Request to Enter the Parish Right-of-Way for the 6th Street (Tammany Hills Subdivision)

Developer/Owner: All State Financial Company

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located south of Harrison Avenue, north of Emerald Forest Boulevard, Covington, Louisiana. Ward 3, District 2

MINOR SUBDIVISION REVIEW

2- 2023-3458-MSP

Minor subdivision of Parcel A into Parcels A-1, A-2, A-3 & A-4

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

POSTPONED INDEFINITELY FROM SEPTEMBER 12, 2023 MEETING

2023-3582-MSP

3- Minor subdivision of Tract 2B1 into Tracts 2B1-A, 2B1-B, 2B1-C, 2B1-D, 2B1-E

Owner & Representative: Terry & Patty Fernandez

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Brewster Road, east of LA Highway 1077, Madisonville, Louisiana, Ward 1, District 1

4- 2023-3599-MSP

Minor subdivision of Parcel D1A-4-B into Parcels D1A-4-B1 & D1A-4-B2

Owner & Representative: 3Z'S Building Company, LLC – Rosario Zuppardo

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of LA Highway 21, north of Ochsner Blvd, Covington, Louisiana, Ward 1, District 1

5- 2023-3601-MSP

Minor subdivision of 4.314 acres into Lots 1 & 2

Owner & Representative: Executive Holdings, LLC – Corey J. Smith

Surveyor: Red Chute Land Surveying, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the southwest side of LA Highway 41, south of LA Highway 36, Pearl River, Louisiana, Ward 6, District 11

RESUBDIVISION REVIEW**6- 2023-3610-MRP**

Resubdivision of Lot 30-A into Lots 30-A-1 & 30-B-1, Northpointe Business Park, Phase 3

Owners & Representatives: Northpointe Business Park, LLC – Christopher Lopez

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: Parcel located on the north side of LA Highway 1085 and on the east side of Winward Drive, Covington, LA, Ward 1, District 3

7- 2023-3597-MRP

Resubdivision of Lots 33, 34 & 35 into Lots 33A, 34A & 35A, Oaklawn Trace, Phase 2

Owners & Representatives: DSLD Homes, LLC - Lee Foster

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Arthur Laughlin

General Location : Parcel located on the west side of Rowley Drive, south of US Highway 190, Lacombe, LA, Ward 7, District 11

FINAL SUBDIVISION REVIEW**8- 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

POSTPONED AT THE OCTOBER 11, 2023 MEETING

9- 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

POSTPONED AT THE OCTOBER 11, 2023 MEETING

TEXT CHANGE**2023-3560**

10- Ordinance Calendar No. 7381 - Ordinance to amend St. Tammany Parish Code of Ordinances, Part II – Land Development Code, Chapter 125 – Subdivision Regulations, Art. IV – Standards of Design, Sec. 125-92 – Greenspace Requirements, to add a 50 foot no cut roadway buffer and tree preservation requirements for all major subdivisions.

OLD BUSINESS**NEW BUSINESS****ADJOURNMENT**

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

ROLL CALL

Present: Seeger, McInnis, Truxillo, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso, Hernandez and Accardo

Absent: Ress

Staff: Helen Lambert, Leslie Delatte, Theodore Reynolds, Maria Robert, Carl Cleland 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 SEPTEMBER 12, 2023 MEETING MINUTES

Crawford moved to accept as written, second by Gaines

Yea: Seeger, McInnis, Truxillo, Doherty, Horne, Gaines, Crawford, Narcisse, Troncoso, Hernandez and Accardo

Nay: N/A

Abstain: N/A

REQUEST FOR POSTPONEMENTS

10. 2023-3557-FP POSTPONED

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

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

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

Opposition: N/A

Other: N/A

Yea: Seeger, McInnis, Truxillo, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

Nay: N/A

Abstain: N/A

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

11. 2023-3555-FP POSTPONED

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

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 for one month, second by Crawford

Opposition: N/A

Other: N/A

Yea: Seeger, McInnis, Truxillo, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

Nay: N/A

Abstain:

REVOCATION

1- REV23-10-006 APPROVED

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.

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

Seeger made a motion to approve with stipulations, second by Crawford

Opposition: N/A

Other: N/A

Yea: Seeger, McInnis, Truxillo, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

Nay: N/A

Abstain:

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

MINOR SUBDIVISION REVIEW

2- 2023-3552-MSP APPROVED

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

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

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

Opposition: N/A

Other: N/A

Yea: Seeger, McInnis, Truxillo, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

Nay: N/A

Abstain

3- 2023-3553-MSP APPROVED

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

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

Truxillo made a motion to approve, second by Crawford

Opposition: N/A

Other: N/A

Yea: Seeger, McInnis, Truxillo, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

Nay: N/A

Abstain:

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

4- 2023-3558-MSP APPROVED

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

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

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

Opposition: N/A

Other: N/A

Yea: Seeger, McInnis, Truxillo, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

Nay: N/A

Abstain:

5- 2023-3561-MSP APPROVED

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

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

McInnis made a motion to approve as amended with the waiver, second by Gaines

Opposition: N/A

Other: N/A

Yea: Seeger, McInnis, Truxillo, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

Nay: N/A

Abstain

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

6- 2023-3576-MSP APPROVED

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

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

Crawford made a motion to approve, second by Truxillo

Opposition: N/A

Other: N/A

Yea: Seeger, McInnis, Truxillo, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

Nay: N/A

Abstain

RESUBDIVISION REVIEW

7- 2023-3554-MRP APPROVED

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

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

Crawford made a motion to approve, second by Horne

Opposition: N/A

Other: N/A

Yea: Seeger, McInnis, Truxillo, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

Nay: N/A

Abstain

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

8- 2023-3556-MRP APPROVED

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

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

McInnis made a motion to approve, second by Truxillo

Opposition: N/A

Other: N/A

Yea: Seeger, McInnis, Truxillo, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

Nay: N/A

Abstain

PRELIMINARY SUBDIVISION REVIEW

9- 2023-3375-PP APPROVED

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

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 Jason Ellis

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

Opposition: N/A

Other: N/A

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

Nay: Accardo

Abstain

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

12- 2023-3559-FP APPROVED

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

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

Seeger made a motion to approve, second by Truxillo

Opposition: N/A

Other: N/A

Yea: Seeger, McInnis, Truxillo, Doherty, Narcisse, Gaines, Crawford, Horne, Troncoso, Hernandez and Accardo

Nay: n/a

Abstain n/a

13- 2022-2845-MSP APPROVED

A minor subdivision of 7.38 acres & 3.61 acres into Parcels 3-A, 3-B & 3-C
Owners & Representatives: Maribel Soto Burgos Currow
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 Currow Lane, Madisonville, Louisiana. Ward 1, District 1
Request for a waiver to STP Ordinance Section 125-189

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

Troncoso made a motion to approve, second by Horne

Opposition: N/A

Other: N/A

Yea: Seeger, McInnis, Truxillo, Doherty, Narcisse, Gaines, Crawford, Horne and Troncoso,

Nay: Hernandez and Accardo

Abstain n/a

NEW BUSINESS

ADJOURNMENT Truxillo made a motion to adjourn

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

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING ALL STATE FINANCIAL COMPANY, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO ALL STATE FINANCIAL COMPANY, LLC; C/O MR. JOSH WAINER OR ASSIGNEES; 321 VETERANS BOULEVARD; SUITE 201, METAIRIE, LOUISIANA 70005; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 6TH STREET, BETWEEN ADAMS AVENUE AND JEFFERSON AVENUE, THE UNOPENED PORTION ADAMS AVENUE BETWEEN 5TH STREET AND 7TH AVENUE, THE UNOPENED PORTION JEFFERSON STREET BETWEEN 5TH STREET AND 7TH STREET, TAMMANY HILLS SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 2.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the “Subdivision Regulatory Ordinance.” The Parish’s engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a “dormant subdivision” or “subdivision of record” must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,”. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII “Parish Fees,” Division 3 “Development,” Subdivision V “Mandatory Impact Fees” and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the “Drainage Impact Fee Escrow Account” by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.

5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$65,480.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$36,014.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3, DISTRICT 2.
19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.

20. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 14TH DAY OF NOVEMBER, 2023, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

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

All State Financial Company

321 VETERANS BLVD., SUITE 201
METAIRIE, LOUISIANA 70005
TELEPHONE (504) 834.5511
CELL (504) 432.0160
FAX (504) 834.6624

October 5, 2023

Mr. Theodore Reynolds, P.E.
Parish Engineer
St. Tammany Parish
Department of Engineering
P.O. Box 628
Covington, LA 70434

Enter R.O.W. Project
PLANS
RECEIVED
10/6/2023
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

RE: Enter Parish Right-Of-Way for 6thth Street, Jefferson Avenue and Adams Avenue Improvements

Dear Ted:

All State Financial Company hereby requests to enter the referenced right-of-way for the purpose of installing water, sewer and roadway improvements on 6th Street between Adams Avenue and Jefferson Avenue, per the attached plans and specifications.

Accordingly, I would appreciate you placing this request on the upcoming planning commission agenda.

Should you have any question or require additional information, please let me hear from you.

Sincerely,



Joshua Wainer

Cc: Frank Zemmer

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MINOR SUBDIVISIONS

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PLANNING STAFF REPORT
2023-3458-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: November 14, 2023

Posted: November 1, 2023

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; S18, T8S, R13E

Owners: Peter Penton and Cynthia Rizk Penton

Representative: Sieverding Construction, LLC – Mark Sieverding

Engineer/Surveyor: Lowe Engineers

Type of Development: Industrial



Current Zoning

I-1 Industrial District

Total Acres

24.836 acres

of Lots/Parcels

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

Surrounding Land Uses:

Undeveloped Residential, Industrial, and
Highway Commercial

Flood Zone:

Effective Flood Zone: A

Preliminary Flood Zone: X

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create four (4) parcels from existing Parcel A, being proposed Parcels A-1, A-2, A-3, and A-4. The minor subdivision request requires a public hearing due to:

- Parcel A was previously part of a minor subdivision request approved July, 2023 via Planning Commission Case No. 2023-3416-MSP.

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

1. As per a comment issued by the 911 Communications District, “Krentel Road” should read “Krentel Rd. S”.

Planning Commission
November 14, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3458-MSP



PLANNING STAFF REPORT
2023-3458-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

2. As per a comment issued by the 911 Communications District, show intersection/identify the split between 'KRENTEL RD' AND 'KRENTEL RD S

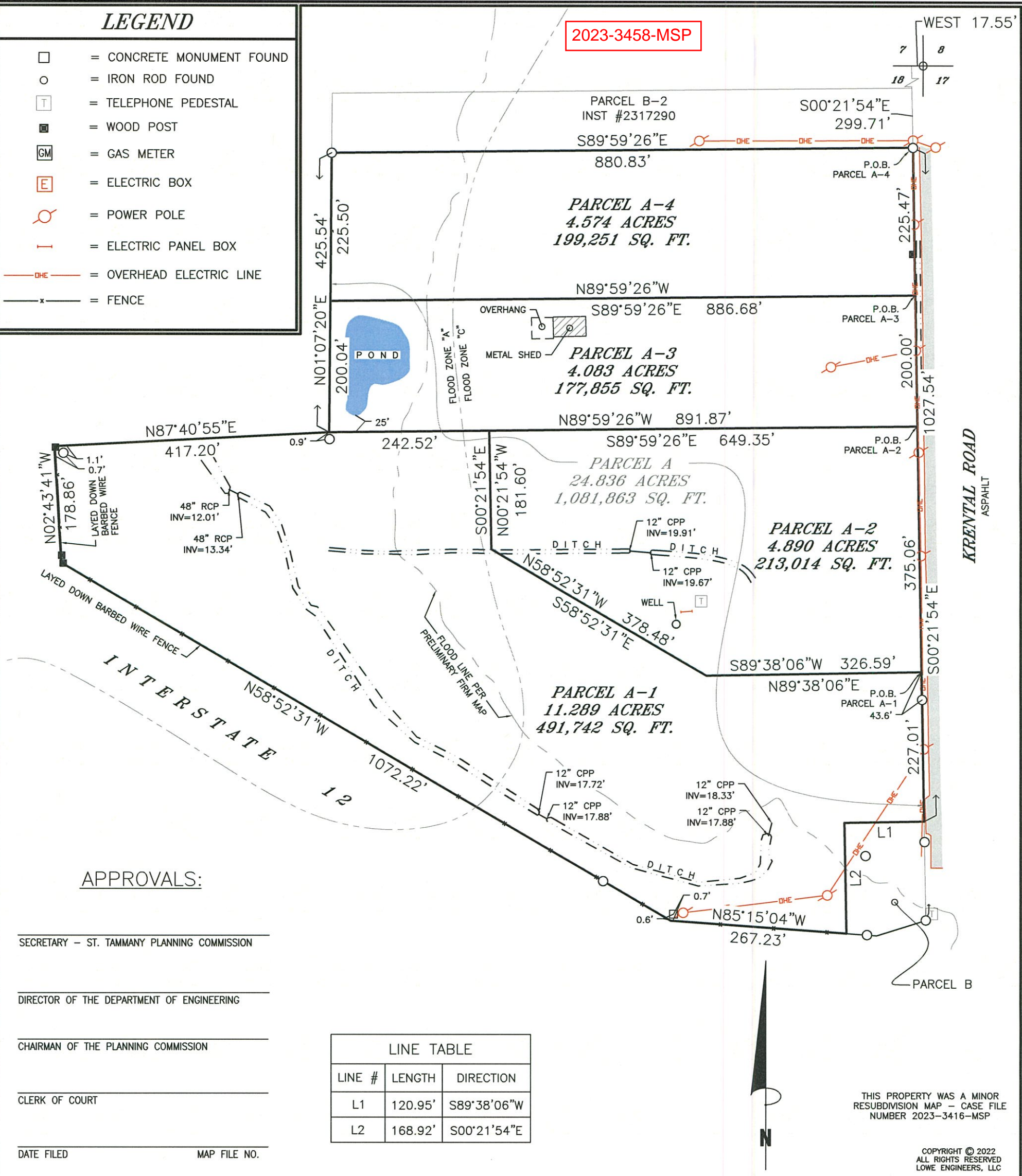
New Directions 2040

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



LEGEND

- ☐ = CONCRETE MONUMENT FOUND
- ☐ = IRON ROD FOUND
- = TELEPHONE PEDESTAL
- ☐ = WOOD POST
- ☐ = GAS METER
- ☐ = ELECTRIC BOX
- ☐ = POWER POLE
- ☐ = ELECTRIC PANEL BOX
- ☐ = OVERHEAD ELECTRIC LINE
- ☐ = FENCE



APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CHAIRMAN OF THE PLANNING COMMISSION

CLERK OF COURT

DATE FILED

MAP FILE NO.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	120.95'	S89°38'06"W
L2	168.92'	S00°21'54"E

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.

REFERENCE SURVEY: REFERENCE SURVEY: A SURVEY MAP OF A CERTAIN PARCEL OF LAND LOCATED IN SECTION 18 TOWNSHIP 8 SOUTH RANGE 13 EAST, FOR A. J. WARD, BY IVAN M. BORGES, DATED 4-18-84, RECORDED AS MAP #541487.

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

BASIS FOR BEARINGS/ANGLES: THE REFERENCE SURVEY.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A" & "C" with a Base Flood Elevation of 22' in accordance with Community Panel No. 225205 0385 ; Revised: OCTOBER 17, 1989

Survey No. 23-140192A Drawn by: SAC Scale: 1" = 150'

Date: 10-10-2023 Revised:

A RESUBDIVISION MAP OF
PARCEL A BEING 24.836 ACRES
into
PARCELS A-1, A-2, A-3, AND A-4
situated in
SECTION 18, TOWNSHIP 8 SOUTH, RANGE 13 EAST
St. Tammany Parish, Louisiana
for
SIEVERDING CONSTRUCTION, LLC

LOWE
ENGINEERS

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

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

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

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

This Survey is Certified
True and Correct By
JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL
John E. Bonneau
Professional Land Surveyor
Registration No. 4423



PLANNING STAFF REPORT
2023-3582-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: November 14, 2023

Posted: October 31, 2023

Location: The property is located on the south side of Brewster Road, east of LA Highway 1077, and west of LA Highway 21, Madisonville, Louisiana, Ward 1, District 1; S14, T7S, R10E

Owners & Representative: Terry and Patty Fernandez

Engineer/Surveyor: Lowe Engineers

Type of Development: Residential



Current Zoning

A-3 Suburban District

Total Acres

8.603

of Lots/Parcels

Minor subdivision of Tract 2B1 into
Tracts 2B1-A, 2B1-B, 2B1-C, 2B1-D &
2B1-E

Surrounding Land Uses:

Undeveloped Residential

Flood Zone:

Effective Flood Zone: C

Preliminary Flood Zone: X

Critical Drainage: No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create five tracts of land, being proposed as Tracts 2B1-A, 2B1-B, 2B1-C, 2B1-D, and 2B1-E from the existing Tract 2B1 which totals 8.603 acres. The minor subdivision request requires a public hearing due to:

- Per Sec. 125-188(b)(2)(e), all lots created shall meet the minimum lot size and dimension standards for the zoning district in which they are located, or a minimum of one acre in size, whichever constitutes the greater area. As shown on the attached survey, proposed

Planning Commission
November 14, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3582-MSP



PLANNING STAFF REPORT
2023-3582-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Tract 2B1-A, 2B1-B, and 2B1-C are proposed to be .500 acres in size, thus requiring a waiver from the Planning Commission.

- Per Sec. 125-188(b)(2)(c), when a single parcel to be subdivided is located south of the urban growth boundary line, all lots must have public road frontage. As shown on the attached survey, proposed Tracts 2B1-B, 2B1-C, 2B1-D, and 2B1-E are proposed to be accessed from a 35' private access servitude, thus requiring a waiver from the Planning Commission.
- Per Sec. 125-188(d)(3), when the minor subdivision of an original parcel of property has received prior minor subdivision approval, no further subdivision of the original parcel or any of the lots created by the minor subdivision of the original parcel will be allowed unless approved by the Planning Commission. Tract 2B1 was originally created in 2022 via Planning Commission Case No. 2022-3048-MSP, thus requiring a public hearing.
- The proposed name of the access depicted on the survey plat shall be granted approval by the Planning Commission. The proposed access name "Birdsong Lane" has been submitted and approved by St. Tammany Parish Communication District.

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

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

1. Add the previous subdivision Map File Number to the Reference Survey section.
2. Approval of the proposed name for the access depicted on the survey plat as "Birdsong Lane".
3. Street sign shall be installed after completion of the construction of the access road.
4. Submit plans of proposed private drive to the Department of Engineering for review and approval.
5. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.



PLANNING STAFF REPORT
2023-3582-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

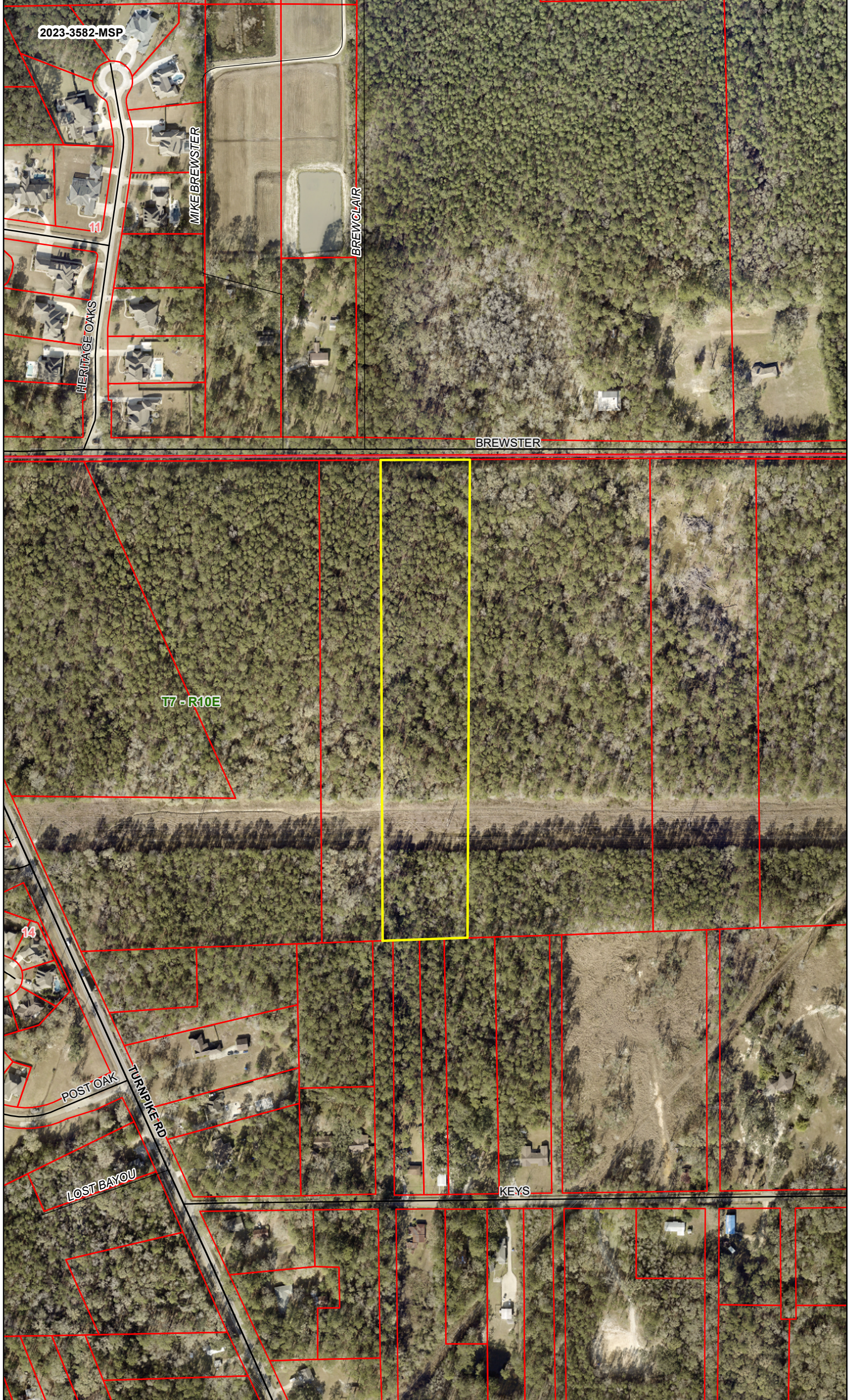
- d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
- e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
- f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
- g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

6.

New Directions 2040

Residential Medium Intensity:

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



2023-3582-MSP

MIKE BREWSTER

BREWCLAIR

HERITAGE OAKS

BREWSTER

T7 - R10E

14

POST OAK

TURNPIKE RD

LOST BAYOU

KEYS

APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

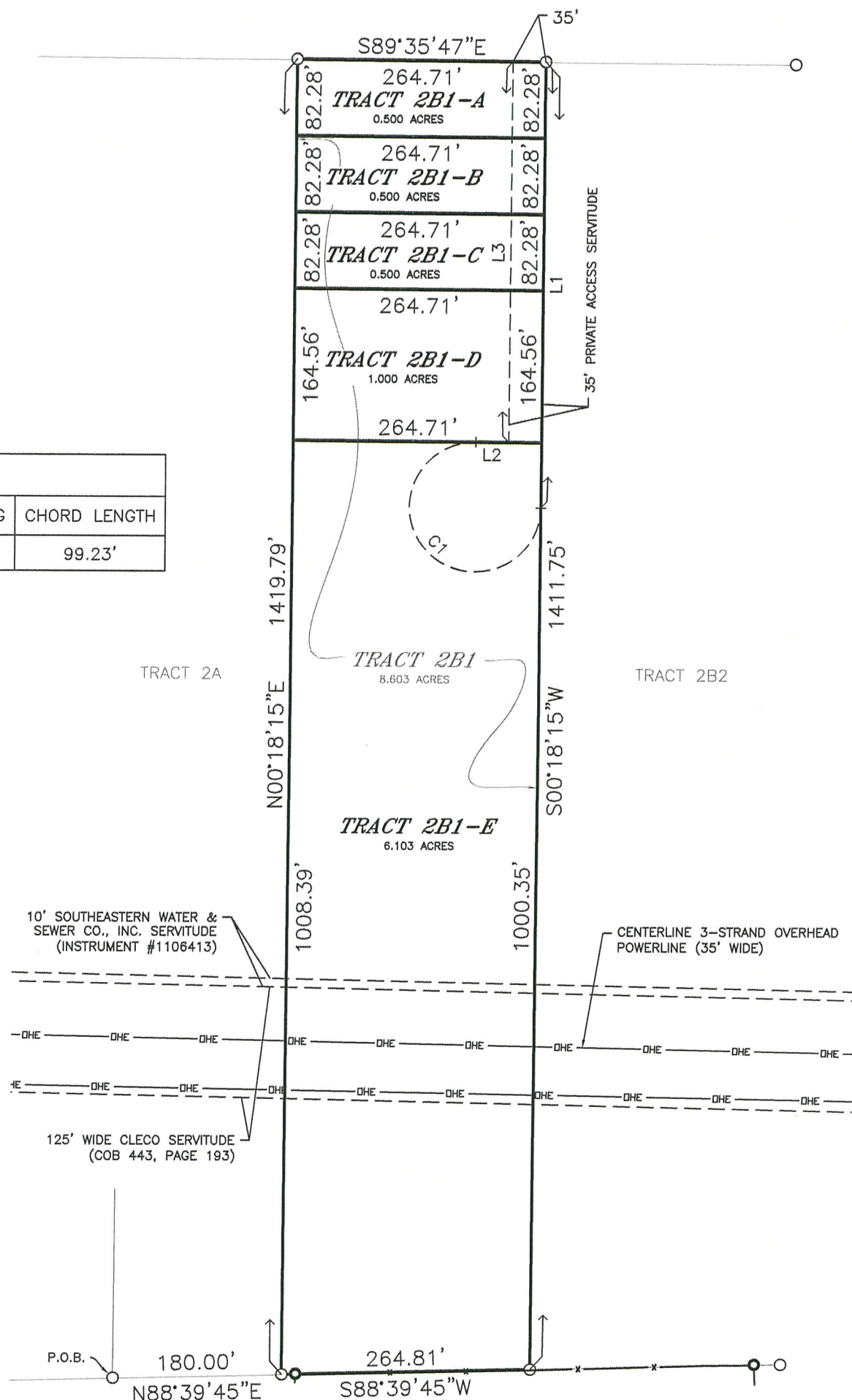
MAP FILE NO.

BREWSTER ROAD

(40' RIGHT-OF-WAY)

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	329.54'	70.00'	N44°31'32"W	99.23'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	481.65'	S00°18'15"W
L2	34.96'	S89°35'47"E
L3	411.40'	N00°18'15"E



LEGEND

- = IRON PIPE FOUND
- = IRON ROD FOUND
- DHE— = OVERHEAD ELECTRIC LINE
- x— = FENCE

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LOWE ENGINEERS, LLC

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.

P.O.B.: The P.O.B. is reported to be N89°29'30"W-755.32'; S00°11'39"W-366.56'; S88°39'45"W-1581.94' from the section corner common to sections 13, 14 & 41, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana 2005.

REFERENCE SURVEY: A RESUBDIVISION MAP OF TRACT 2B INTO TRACTS 2B1, 2B2, & 2B3, BY THIS FIRM, SURVEY #22-140427, DATED 08/22/2022

BASIS FOR BEARINGS/ANGLES: THE REFERENCE SURVEY.

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

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0210 C; Revised: OCTOBER 17, 1989

Survey No. 23-140318 Drawn by: SAC Scale: 1" = 150'

Date: 07/12/2023 Revised:

A RESUBDIVISION MAP OF

TRACT 2B1

into

TRACTS 2B1-A, 2B1-B, 2B1-C, 2B1-D, & 2B1-E

situated in

SECTION 14, T-7-S, R-10-E

St. Tammany Parish, Louisiana

for

TERRY FERNANDEZ AND PATTY LYNN FERNANDEZ

LOWE
ENGINEERS

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

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

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

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

This Survey is Certified True and Correct By
JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL
Land Surveyor
Registration No. 4423

2023-3582-MSP - Previous Recorded Survey

PARCEL 2-1 (0.32 ACRES)
(SURVEY BY RANDALL W. BROWN INSTR #1514377)

APPROVALS:

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY - ST. TAMMANY PLANNING COMMISSION

CLERK OF COURT
Monique T Bringol, Deputy Clerk

DATE FILED

MAP FILE NO.

10-20-2022

617LB

PARCEL B
19.1 ACRES

PARCEL A
15.00 ACRES

10' SOUTHEASTERN WATER &
SEWER CO., INC. SERVITUDE
(INSTR. #1106413)

CL 3-STRAND OVERHEAD
POWERLINE (35' WIDE)

125' WIDE CLECO SERVITUDE
COB 442, PAGE 193

NOT A PART

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LOWE ENGINEERS, LLC

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.

P.O.B.: The P.O.B. is reported to be N89°29'30"W-755.32'; S00°11'39"W-366.56'; S88°39'45"W-1581.94' from the section corner common to sections 13, 14 & 41, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana 2005.

REFERENCE SURVEYS:

A survey by this firm, survey no. 2005 758 B dated August 25, 2005.
A survey by Randall W. Brown survey no. 08280A dated April 23, 2008.
A survey by this firm, Survey No 21-140378 dated June 9, 2021-Recorded as File No. 6029D

BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0210 C ; Revised: OCTOBER 17, 1989

Survey No. 22-140427 Drawn by: MAB Scale: 1" = 150'

Date: 08/22/2022 Revised: 09/12/22(OFFICE)

A RESUBDIVISION MAP OF
TRACT 2B
INTO
TRACTS 2B1, 2B2, & 2B3
situated in
SECTION 14, T-7-S, R-10-E
located in
St. Tammany Parish, Louisiana
for
JEFFREY L. COOMBE

LOWE
ENGINEERS

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

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

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

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

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL

John E. Bonneau
Professional Land Surveyor
Registration No. 4423



2023-3582-MSP

St. Tammany Parish Communications District

28911 Krentel Road
Lacombe, LA 70445

Phone: (985) 898-4911 Fax: (985) 898-4974

Email: address@stp911.org

REQUEST TO APPROVE ROAD NAME

Date: 10/6/23

Proposed Road Name: BIRDSONG LN

Submitted by:

Name: Helen Lambert

Phone: 985-898-2529

Email: hlambert@stpgov.org

Applicant's Name: Terry Fernandez

☒ STP Planning and Development Department

☐ STP Department of Public Works

☐ Developer (for subdivisions which have not received Final Plat Approval)

☐ STP Communications District No. 1

☐ Municipality _____

Disclaimer: This approval form only states that the proposed Road Name does not cause any duplication errors, could not potentially cause a delay in 911 call-taking, and meets the criteria for an appropriate Road Name for use within St. Tammany Parish. This approval form is valid for 60 days after date of approval.

Reviewed by the STP Communications District No. 1

☒ The STP Communications District No. 1 has no objection to this request.

☐ The STP Communications District No. 1 objects to this request for the following reasons:

Signed: 
Rodney Hart, Director

Date: 10/10/23

Approved

For Office Use Only:

St. Tammany Parish/City Government:

- ☐ Parish/City Ordinance _____
☐ Attached Survey
☐ (if applicable), list of all property owners with contact information

911 Office:

☐ VOID Date: _____
☐ Completed Date: _____

☐ Map ☐ USPS
☐ MSAG ☐ Readdressing

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PLANNING STAFF REPORT
2023-3599-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: November 14, 2023

Posted: November 2, 2023

Location: The property is located on the west side of LA Highway 21, north of Ochsner Blvd, Covington, Louisiana, Ward 1, District 1; S47, T7S, R11E

Owners & Representative: 3Z's Building Company, LLC – Rosario Zuppardo

Engineer/Surveyor: Lowe Engineers

Type of Development: Commercial



Current Zoning

HC-2 Highway Commercial

Total Acres

16.303

of Lots/Parcels

Minor subdivision of D1A-4-B, into
Parcels D1A-4-B1 & D1A-4-B2

Surrounding Land Uses:

Commercial

Flood Zone:

Effective Flood Zone: A

Preliminary Flood Zone: AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels, being proposed Parcel D1A-4-B1 and D1A-4-B2 from the existing Parcel D1A-4-B which totals 16.303 acres. The minor subdivision request requires a public hearing due to:

- Per Sec. 125-188(b)(2)(c), when a single parcel to be subdivided is located south of the urban growth boundary line, all lots must have public road frontage. As shown on the attached survey, Parcel D1A-4-B2 is proposed to be accessed from an existing concrete access drive, and requiring a waiver from the Planning Commission.
- Per Sec. 125-188(d)(3), when minor subdivision of an original parcel of property has received prior minor subdivision approval, no further subdivision of the original parcel or any of the lots created by the minor subdivision of the original parcel will be allowed unless approved by the Planning Commission. Parcel D1A-4-B was originally created in 2019 via

Planning Commission
November 14, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3599-MSP



PLANNING STAFF REPORT
2023-3599-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Planning Commission Case No. 2019-1487-MSP, thus requiring a public hearing.

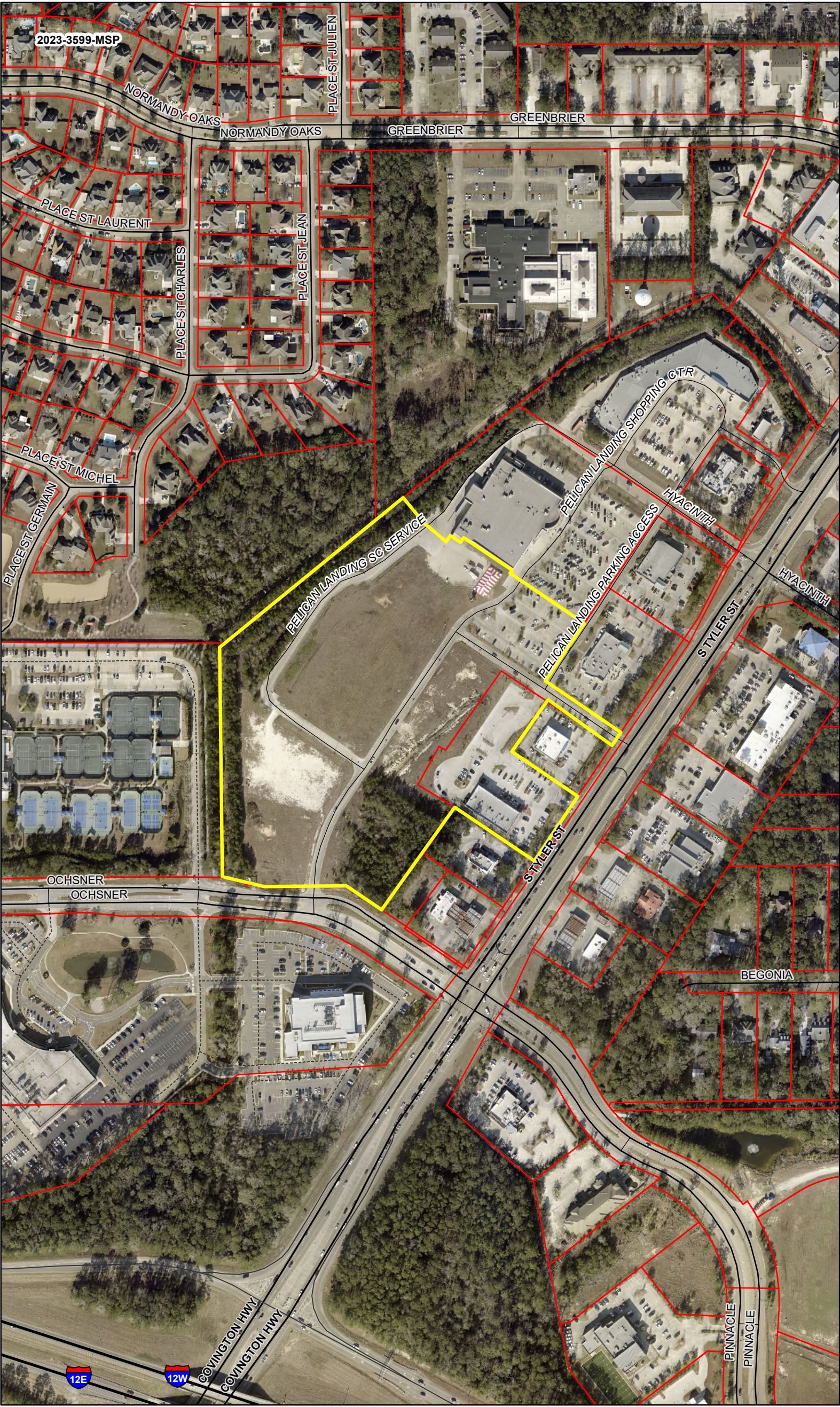
In order to approve the waivers a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

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

- Provide a legal access servitude on the survey for proposed Parcel D1A-4-B2.

New Directions 2040

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



2023-3599-MSP

NORMANDY OAKS

PLACE ST JULIEN

GREENBRIER

NORMANDY OAKS

GREENBRIER

PLACE ST LAURENT

PLACE ST JEAN

PLACE ST CHARLES

PLACE ST MICHEL

PLACE ST GERMAN

PELICAN LANDING SC SERVICE

PELICAN LANDING SHOPPING CTR

HYACINTH

PELICAN LANDING PARKING ACCESS

HYACINTH

STYLER ST

STYLER ST

OCHSNER
OCHSNER

BEGONIA

PINNACLE
PINNACLE



COVINGTON HWY
COVINGTON HWY

APPROVALS:

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY - ST. TAMMANY PLANNING COMMISSION

CLERK OF COURT

DATE FILED

MAP FILE NO.

10' UTILITY
SERVITUDE

30' X 30'
BELLSOUTH
SERVITUDE
INST. #1344708

14.08 ACRES

OCHSNER BOULEVARD
(CONCRETE)

EXISTING
CONCRETE
ROAD &
PARKING

PARCEL
D1A-4-B1
13.423 ACRES

PARCEL
D1A-4-B2
2.880 ACRES

PARCEL D1A-4-B
(16.303 ACRES)

PARCEL
D1A-4-C

L16
0.39 ACRES

L15
0.918 ACRES

PARCEL E

PARCEL
D2

PARCEL
D1A-2

PARCEL D-1B

HIGHWAY 21
(ASPHALT)

NORMANDY OAKS

12 ACRES

2023-3599-MSP

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	92.76'	S39°15'01"E
L2	82.82'	S50°05'38"E
L3	21.20'	N33°38'18"E
L4	34.94'	S56°26'40"E
L5	16.74'	N33°38'18"E
L6	165.33'	S56°17'23"E
L7	10.54'	S33°49'53"W
L8	198.11'	S33°59'19"W
L9	270.39'	S56°00'41"E
L10	45.01'	S33°50'01"W
L11	389.73'	N56°00'41"W
L12	20.00'	N56°02'29"W
L13	124.55'	S34°08'17"W
L14	128.58'	S56°02'29"E
L15	158.65'	S33°44'30"W
L16	199.73'	S36°38'50"W
L17	126.68'	N55°59'18"W
L18	346.18'	S89°21'20"W
L19	162.00'	N39°15'01"W
L20	253.50'	N55°49'23"W
L21	105.44'	S34°10'37"W
L22	24.71'	S33°57'04"W

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	119.78'	177.03'	S52°22'54"W	117.51'
C2	94.44'	167.85'	N56°06'27"E	93.20'

BUILDING SETBACKS:

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

REFERENCE SURVEY:

Approved Minor Subdivision Map File #5855C, dated
07-08-2019, done by Randall W. Brown & Associates, Inc.

BASIS FOR BEARINGS:

The Reference Survey.

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

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.

A RESUBDIVISION MAP OF
PARCEL D1A-4-B, ZUPPARDO RETAIL SITES
INTO
PARCEL D1A-4-B1 & D1A-4-B2,
ZUPPARDO RETAIL SITES
Section 47, Township-7-South, Range-11-East
St. Tammany Parish, Louisiana
for
KENT DESIGN BUILD, LLC

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" & "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0210 C ; Revised: OCTOBER 17, 1989

Survey No. 23-140423
Date: OCTOBER 05, 2023
Drawn by: MAB
Scale: 1" = 200'
Revised:

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

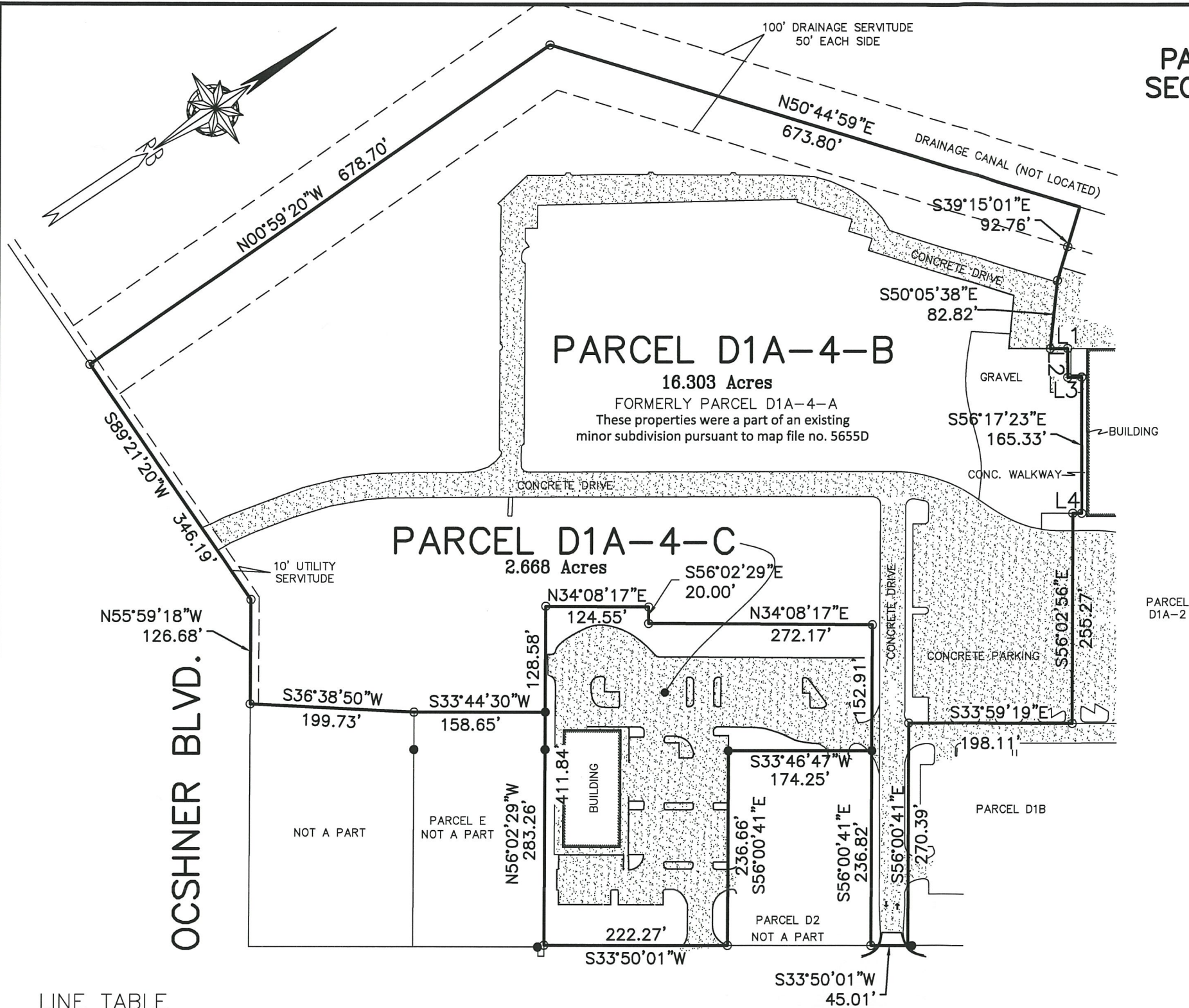
This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL
SURVEYOR
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

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LOWE ENGINEERS, LLC

A Minor Subdivision of
PARCEL D1A-4-A * ZUPPARDO RETAIL SITES
SEC. 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCEL D1A-4-B & PARCEL D1A-4-C

2023-3599-MSP - Previous Recorded Survey



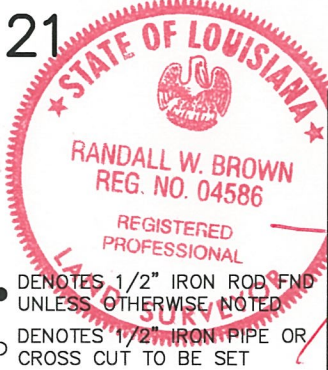
LINE TABLE

LINE	BEARING	DISTANCE
L1	N33°38'18"E	21.20'
L2	S56°26'40"E	34.94'
L3	N33°38'18"E	16.74'
L4	S33°49'53"W	10.54'

NOTE:
ALL SERVITUDES NOT
SHOWN HEREON

REFERENCE:
1) A Minor Subdivision of parcel D1A
Map File #: 5636A, Date Filed: 4-24-2017

LA. HWY 21



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

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

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

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Geodetic • Forensic • Consultants
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5368 FAX (985) 624-5309
E-MAIL: info@brownsurveys.com

Date: APRIL 25, 2019
Survey No. 19235
Project No. B12243
Scale: 1"=150'±
Drawn By: RJB
Revised:

APPROVED:

[Signature]
CHAIRMAN OF THE PLANNING COMMISSION

[Signature]
SECRETARY PARISH PLANNING COMMISSION

[Signature]
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

[Signature]
CLERK OF COURT Pamela M. Tripp, Deputy Clerk

07-08-2019
DATE FILED

5855C
FILE NO.

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PLANNING STAFF REPORT
2023-3601-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

85-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: November 14, 2023

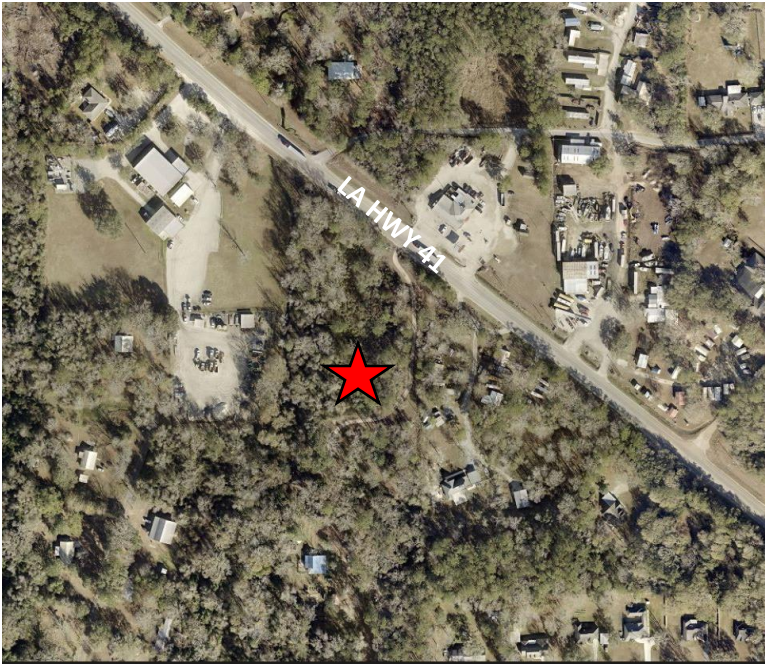
Posted: November 1, 2023

Location: The property is located on the southwest side of LA Highway 41, south of LA Highway 36, Pearl River, Louisiana, Ward 6, District 11; S27, T7S, R14E

Owners & Representative: Executive Holdings, LLC – Corey Smith and John and Paula Bennett

Engineer/Surveyor: Red Chute Land Surveying, LLC

Type of Development: Commercial



Current Zoning

HC-2 Highway Commercial District

Total Acres

4.314 acres

of Lots/Parcels

Minor subdivision of a 4.314 parcel into
Lots 1 and 2

Surrounding Land Uses:

Commercial, Residential, Institutional

Flood Zone:

Effective Flood Zone: C

Preliminary Flood Zone: AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to reconfigure two existing lots of record into proposed Lot 1, being 2.865 acres and proposed Lot 2, being 1.449 acres. The minor subdivision request requires a public hearing due to:

- Lot 2 is requested to be created as a flag lot, requiring a waiver from the Planning Commission, since flag lots are only permitted above the Urban Growth Boundary Line.

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

Planning Commission
November 14, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3601-MSP



PLANNING STAFF REPORT
2023-3601-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

- Include leader lines to indicate the previous parcel configurations.
- Revise the acreage listed on the survey based on the legal descriptions listed in the Cash Sale (Inst. #2357710) and the Donation Inter Vivos (document not yet recorded) or provide a legal description of the property on the survey.
- Indicate the total width of the servitude on the survey.
- Include reference to Right of Way and Servitude of Passage Agreement on survey (document not yet recorded).
- Include all other references on survey if applicable.

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.

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.

2023-3601-MSP

BOGALUSA HWY

COC1

LOU

T7-R14E

27

DANNY POLK

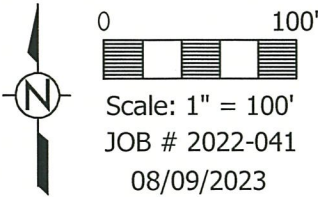
CHARLES ANDERSON

PKENNEDY

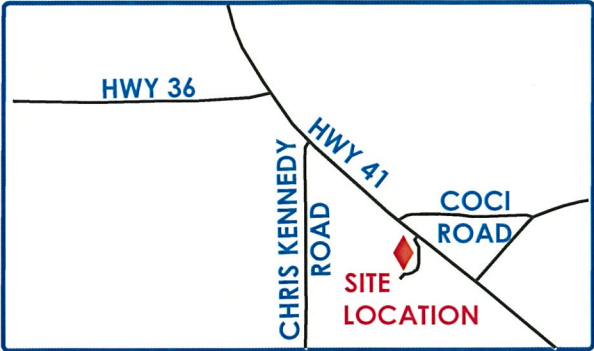


MINOR SUBDIVISION PLAT

OF 4.314 ACRES INTO LOT 1 & LOT 2, LOCATED IN SECTION 27, TOWNSHIP 7 SOUTH, RANGE 14 EAST OF THE LOUISIANA MERIDIAN, ST TAMMANY PARISH, LOUISIANA

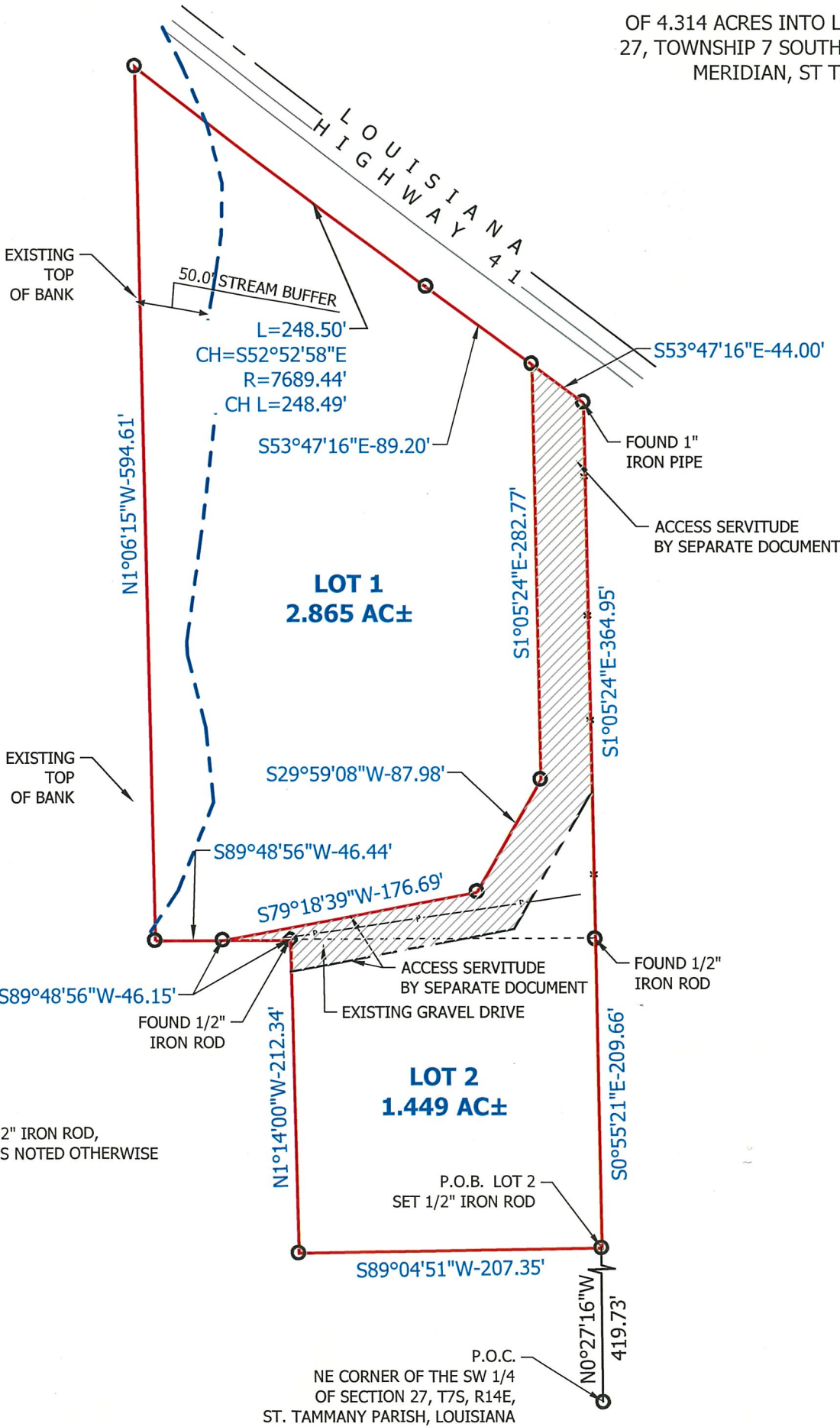


QR CODE FOR LOCATION



VICINITY MAP
(NOT TO SCALE)

2023-3601-MSP



NOTES:

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT BASED ON IT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND CONTROL. THIS SURVEY IS IN COMPLIANCE WITH THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS, AS STIPULATED BY THE RULES OF THE LOUISIANA PROFESSIONAL ENGINEERING AND LAND SURVEYING BOARD IN CHAPTER 29 OF TITLE 46, PART LXI, FOR A CLASSIFICATION "B" SURVEY.

BEARINGS AND COORDINATES ARE BASED ON THE LOUISIANA COORDINATE SYSTEM OF 1983, NORTH ZONE.

RED CHUTE LAND SURVEYING, LLC IS NOT RESPONSIBLE FOR ANY WETLANDS DELINEATION OR DETERMINATION, ENVIRONMENTAL SITE ASSESSMENT OR SUBSURFACE CONDITIONS FOR THIS SURVEYED TRACT.

SURVEY TRACT CURRENTLY HAS ACCESS TO LA HWY 41, A PUBLIC RIGHT-OF-WAY, WITH DRIVEWAYS AS SHOWN HEREON.

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS NOT A SPECIAL FLOOD HAZARD AREA:

FLOOD ZONE "C"
COMMUNITY PANEL NO. 225205 0300 C
REVISED DATE: OCTOBER 17, 1989

(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION REQUIREMENTS.)

APPROVAL:

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

DIRECTOR OF DEPT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.



RED CHUTE LAND SURVEYING, LLC
1688 BELLEVUE RD
HAUGHTON, LA 71037
318-949-6359
redchuteland@gmail.com
License No. VF 820

RESUBDIVISION REVIEW

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PLANNING STAFF REPORT
2023-3610-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Hearing: November 14, 2023

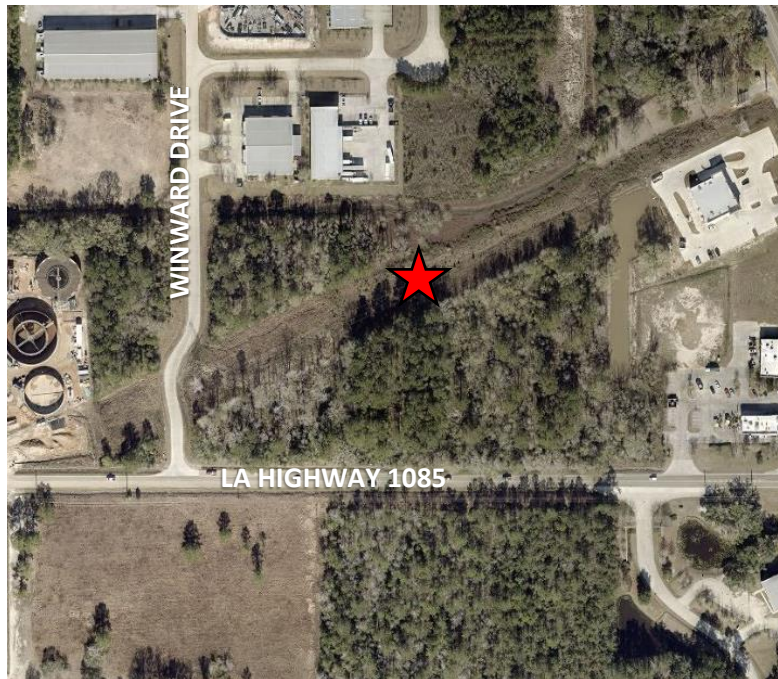
Posted: November 2, 2023

Location: Parcel located on the north side of LA Highway 1085 and on the east side of Winward Drive, Northpointe Business Park, Phase 3, Greensburg Land District, Covington, LA, Ward 1, District 3; S3, T7S, R10E

Owners & Representative: Northpointe Business Park, LLC - Christopher Lopez

Surveyor: Kelly J. McHugh & Associates, Inc.

Type of Development: Commercial



Current Zoning

HC-2 Highway Commercial
District

Total Acres

9.084 acres

of Lots/Parcels

Resubdivision of Lot 30-A into
Lots 30-A-1 and 30-B-1

Surrounding Land Uses:

Commercial and Industrial

Flood Zone:

Effective Flood Zone: A
Preliminary Flood Zone: AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to reconfigure the existing Lot 30-A which is comprised of 9.084 acres into proposed Lot 30-A-1, being 8.342 acres and Lot 30-B-1, being .742 acres. The minor subdivision request requires a public hearing due to:

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

Planning Commission
November 14, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3610-MRP



PLANNING STAFF REPORT
2023-3610-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

- Revise proposed lot numbers to state Lot 30-A-1 and Lot 30-A-2.
- Show the location of the utility servitude on the survey

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.

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.

NORTHPOINTE

WINWARD

LEEWARD

TURNPIKE RD

T7 - R10E

KEITH'S

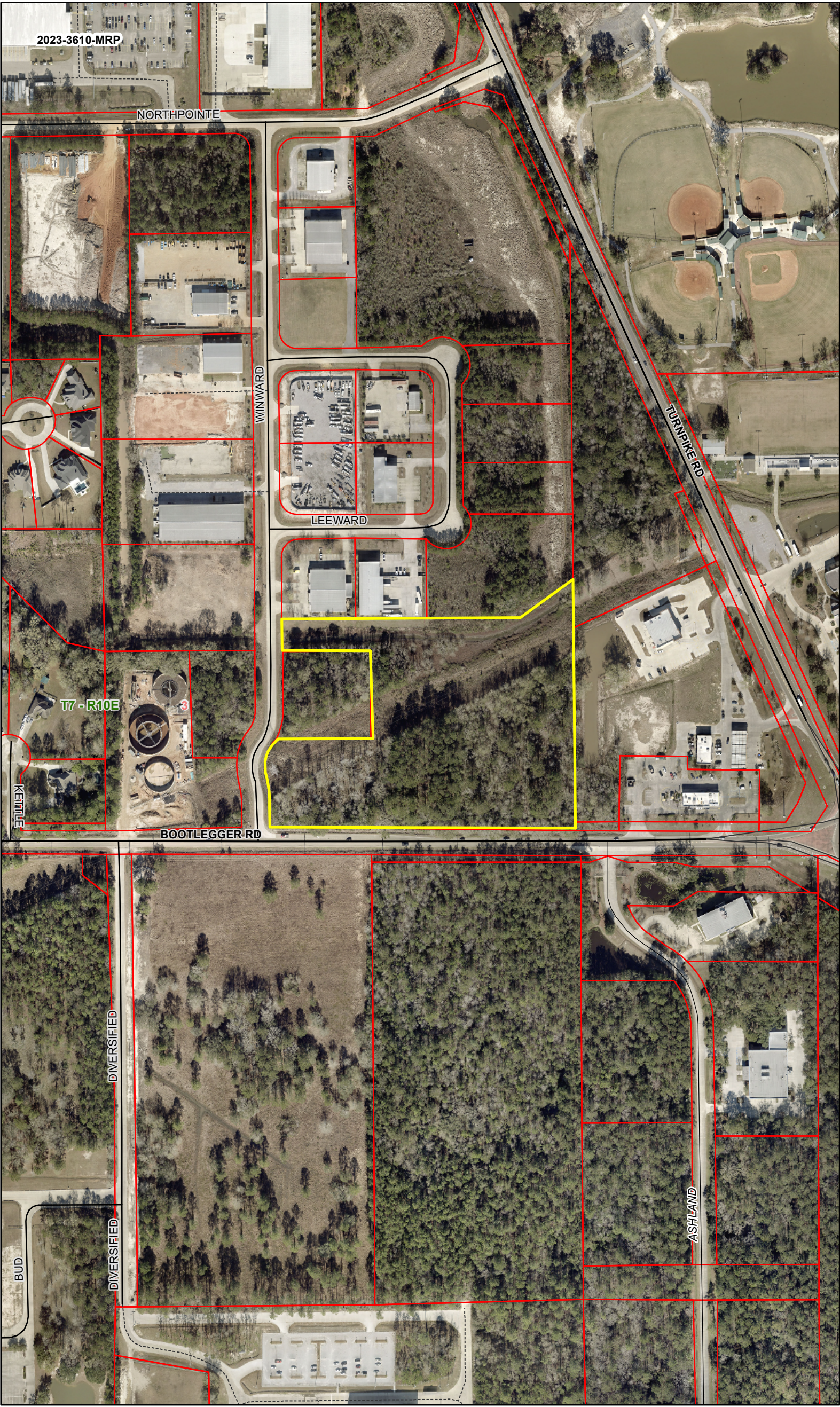
BOOTLEGGERS RD

DIVERSIFIED

DIVERSIFIED

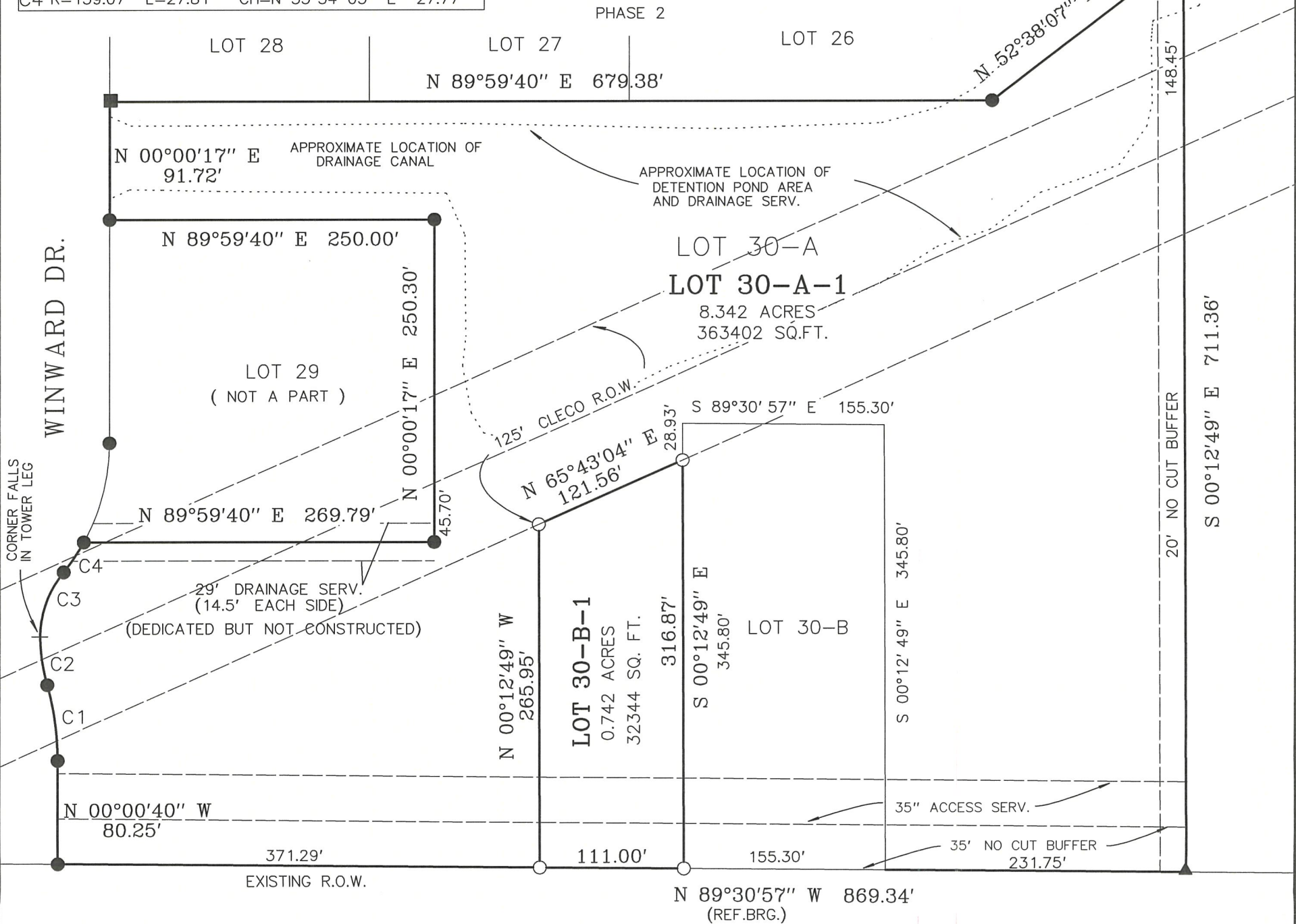
BUD

ASHLAND



CURVE TABLE				
C1	R=219.46'	L=59.41'	CH=N 07°46' 33" W	59.23'
C2	R=139.46'	L=38.22'	CH=N 08°15' 36" W	38.10'
C3	R=79.07'	L=53.84'	CH=N 19°56' 39" E	52.81'
C4	R=159.07'	L=27.81'	CH=N 33°54' 05" E	27.77'

2023-3610-MRP



LA. HWY NO. 1085

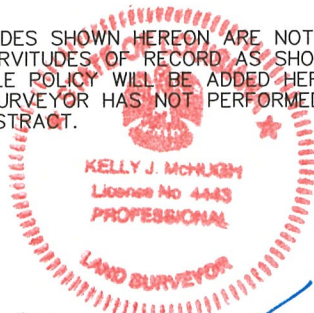
LEGEND

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

NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR VERIFYING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.
NO SETBACKS SHOWN HEREON.

THIS PROPERTY IS LOCATED IN
FLOOD ZONE A
BASE FLOOD ELEV. UNDETERMINED
F.I.R.M. PANEL NO. 225205 0210 C
REV. 10-17-1989

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



Kelly J. McHugh, REG. NO. 4443

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

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

REFERENCE: 1) A PLAT BY JOHN G. CUMMINGS & ASSOC.
FILED FOR RECORD 09-28-22, MAP FILE NO. 6145D
2) A RESUBDIVISION PLAT BY THIS FIRM, FILED FOR
RECORD 01-13-2022, MAP FILE NO. 6076D

RESUBDIVISION SURVEY OF:

LOT 30-A INTO LOTS 30-A-1 & LOT 30-B-1
NORTHPOINTE BUISNESS PARK, PHASE 3
SECTION 3, T-7-S, R-10-E
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LA,

PREPARED FOR:

NORTHPOINTE BUSINESS PARK, LLC

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

SCALE: 1" = 100' DATE: 10-02-23
DRAWN: MDM JOB NO.: 23-225
REVISED:



PLANNING STAFF REPORT
2023-3597-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: November 14, 2023

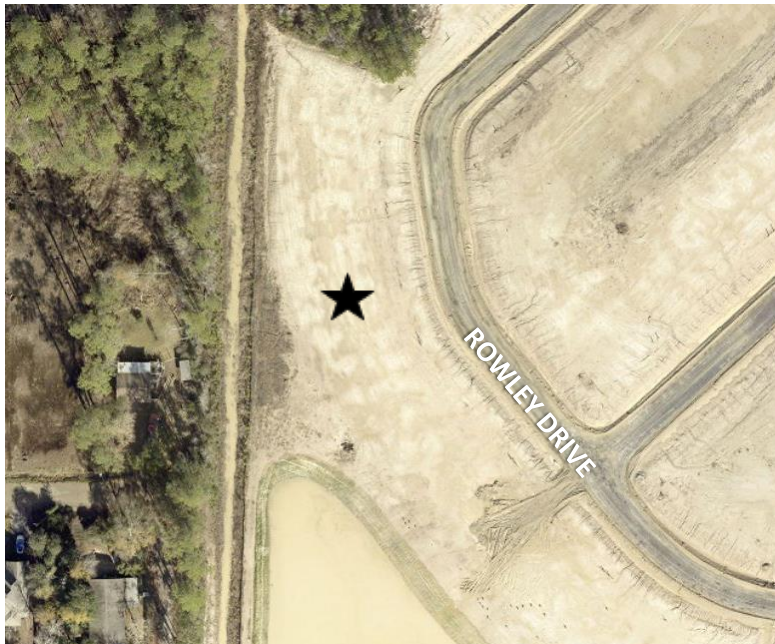
Posted: November 1, 2023

Location: Parcel located on the west side of Rowley Drive, south of US Highway 190, Phase 2 of Oaklawn Trace development, Lacombe, LA, Ward 7, District 11; S33, T8S, R13E

Owners & Representative: DSLD Homes, LLC – Lee Foster

Surveyor: Lowe Engineers

Type of Development: Residential



Current Zoning

PUD Planned Unit Development

Total Acres

0.522 acre

of Lots/Parcels

Resubdivision of Lots 33, 34, & 35 into
Lots 33A, 34A, & 35A, Oaklawn Trace
Subdivision, Phase 2

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 three (3) existing lots, being Lots 33, 34, and 35 into three new lots being Lots 33A, 34A & 35A, Oaklawn Trace Subdivision, Phase 2. The minor subdivision request requires a public hearing due to:

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

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

- Show Map File Number 6224 on the reference survey.

Planning Commission
November 14, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3597-MRP



PLANNING STAFF REPORT
2023-3597-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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.

2023-3597-MRP

T8-R13E

33

HUEY

FAIRFAX

ROWLEY

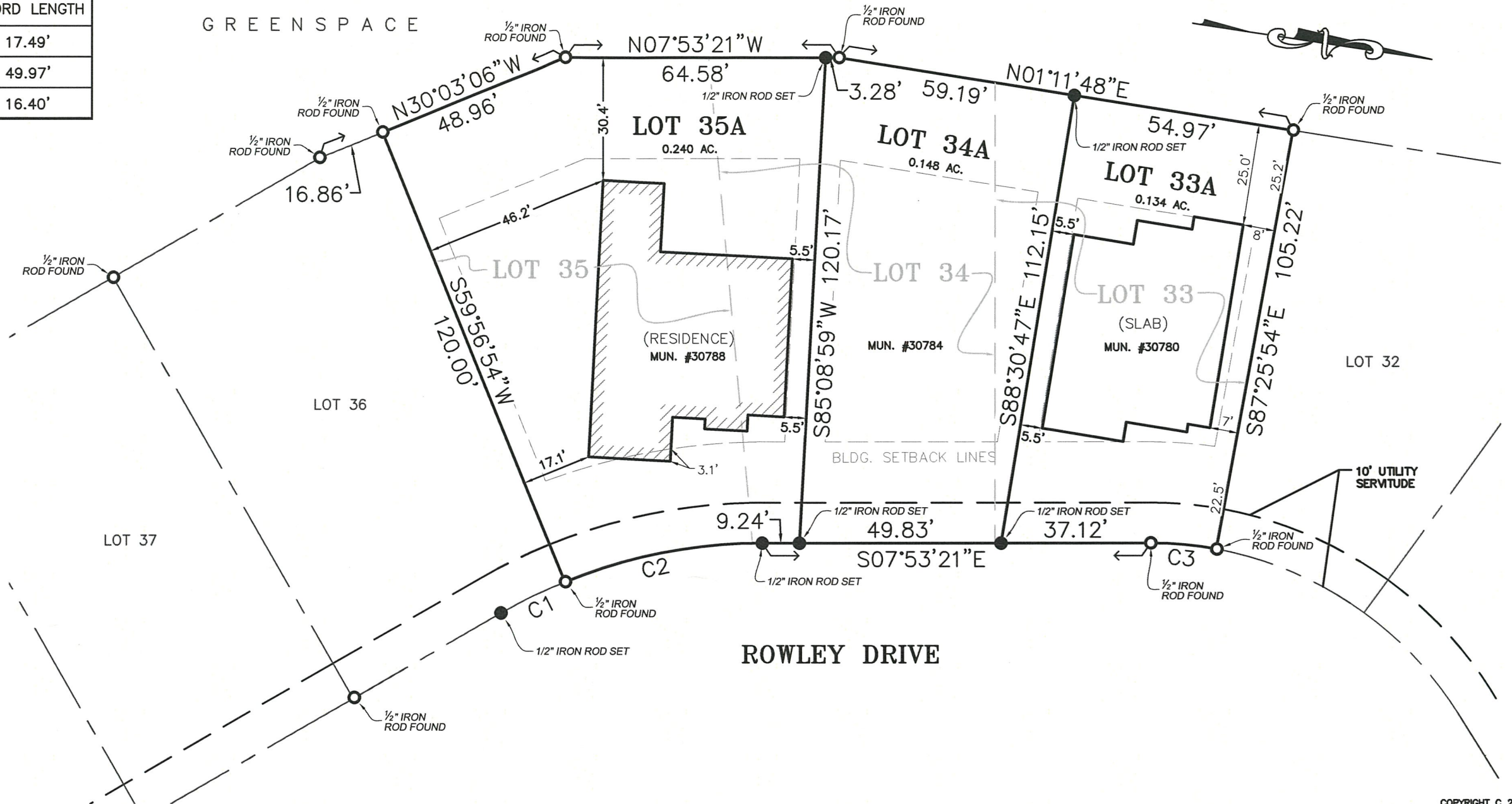
TAMMANY TRACE

MAIN

CLESI

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	17.51'	130.00'	S33°54'36"E	17.49'
C2	50.29'	130.00'	S18°58'14"E	49.97'
C3	16.43'	90.00'	S02°39'38"E	16.40'



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.

COPYRIGHT © 2023
ALL RIGHTS RESERVED
LOWE ENGINEERS, LLC

BUILDING SETBACKS:
FRONT: 25'
SIDE: 5'
SIDE STREET: 10'
REAR: 25'

REFERENCE SURVEY:
The Recorded Subdivision Map.
BASIS FOR BEARINGS:
The Recorded Subdivision Map.

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 BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS C 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.

A RESUBDIVISION MAP OF
LOTS 33, 34, & 35, OAKLAWN TRACE, PHASE 2
into
LOTS 33A, 34A, & 35A
situated in
SECTION 33, T-8-S, R-13-E, GREENSBURG LAND DISTRICT
in St. Tammany Parish, Louisiana
for
DSLH HOMES, LLC

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0395 D ; Revised: APRIL 02, 1991

Survey No. 23-140417
Date: OCTOBER 4, 2023
Drawn by: MAB/SAC
Scale: 1" = 30'
Revised:

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

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL
John E. Bonneau
Professional Land Surveyor
Registration No. 4423

FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of November 7, 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: 1

STAFF COMMENTARY:

Department of Planning and Development

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

Periodic inspections have been made by this office during construction and the final inspection was made on November 2, 2023. The inspection disclosed that all of the asphalt roads are constructed, and the roadside ditches are functioning.

The following uncompleted items #1 - #4 existed at the time of the final inspection and will be completed before the plats are signed:

General Comments:

1. Install the missing street signs within this phase of Alexander Ridge.

Final Plat:

2. 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 November 6, 2023.

Sewer & Water Plan:

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

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”.

The work associated with the recreational facilities have not been completed at the time of this final approval submittal; as such, a **Performance Obligation** in the amount of \$15,000.00 for a period of one (1) year will be required to ensure the construction of the proposed recreational facilities.

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.

On August 17, 2023 the developer's engineer submitted an Impact Fee Credit Request in accordance with St. Tammany Parish Ordinance Section 2-776 "Credits" for the dedication of conservation land and additional drainage and road work above and beyond what is required by the current Ordinance. The total amount of potential credits for the land dedication and work performed equals a sum of \$568,399.93; however, per Ordinance Section 2-776, should the credit request be approved is shall not exceed the amount of the required Mandatory Developmental Fees. This credit request is still under review and has not been finalized or approved at this time.

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 November 14, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



August 17, 2023

Mr. Ross Liner, AICP, PTP, CFM
Director - Department of Planning & Development
St. Tammany Parish Government
21454 Koop Drive, Suite 1B
Mandeville, LA 70471
Email: rliner@stpgov.org

**RE: Alexander Ridge Phase 4
St Tammany Parish, LA
KA Project No. 19046**

Dear Mr. Liner:

Following up on our meeting with your office on June 22, 2023, please accept this letter as our formal request for impact fee credits related to the work being performed along Thibodeaux Road per the parish-approved construction plans. As discussed, this work was not explicitly required as a part of the approval of Alexander Ridge Phase 4. However, the developer had agreed to perform this work to improve the overall area by widening the road and increasing the capacity of the drainage infrastructure along the road to better serve the adjacent residents.

The road is being widened to a consistent width of 18 feet and will have proper striping to designate safe travel lanes. The existing ditch along the south side of Thibodeaux Road is being relocated and expanded to increase the capacity from approximately 6 cfs to 12 cfs. In addition to the improvements along Thibodeaux Road, the proposed development is placing 64.69 acres of undeveloped land in a conservation easement that will prevent it from being developed and thus providing a regional drainage benefit on the Little Bogue Falaya River and surrounding properties. Please see attached for cost breakdown between the drainage and roadway portions of the proposed work as well as the value of the land being placed into the conservation easement. A copy of the appraisal for the 64.69-acre conservation easement tract is also attached.

The impact fees required for this project would be \$151,857 for the road impact fee (141 lots at \$1077/lot) and \$157,074 for the drainage impact fee (141 lots at \$1,114/lot). Based on the

provided cost breakdown, the expenses associated with the Thibodeaux Road improvements and the value of the land being placed within the conservation easement far exceed both impact fee amounts. We respectfully request credit for this work in lieu of paying the impact fees.

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

Sincerely,

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

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

attachments

THIBODEAUX ROAD IMPROVEMENTS

08.17.2023

	Quantity	Unit	Unit Cost	Total
DRAINAGE IMPROVEMENTS:				
Ditch widening/relocation along south side	8,150.0	C.Y.	\$ 18.00	\$ 146,700.00
Culvert adjustments/extensions	1.0	L.S.	\$ 15,000.00	\$ 15,000.00
Construction Layout	1.0	L.S.	\$ 5,000.00	\$ 5,000.00
Engineering				\$ 7,000.00
Conservation Easement Value (20% of market value) (market value is \$12,985/acre per appraisal)	64.7	ACRE	\$ 2,597.00	\$ 167,999.93
			Total (Drainage) =	\$ 341,699.93
ROADWAY IMPROVEMENTS:				
Road Widening - 12" thick asphalt (to 18-ft wide)	650.0	S.Y.	\$ 55.00	\$ 35,750.00
Milling - Existing Asphalt Surface (2" thick)	10,600.0	S.Y.	\$ 2.00	\$ 21,200.00
Overlay - 18-ft wide Asphalt Road (2" thick)	1,225.0	TON	\$ 110.00	\$ 134,750.00
Striping	4.0	MILE	\$ 4,000.00	\$ 16,000.00
Construction Layout	1.0	L.S.	\$ 5,000.00	\$ 5,000.00
Engineering				\$ 14,000.00
			Total (Roadway) =	\$ 226,700.00

[illegible]

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

Note:

1. 1/2" Rebars Set at all Corners
2. This property is located in Flood Zone A, A7, B & C, per FEMA FIRM, Comm. Panel No. 225205 0150 C, map dated 10-17-1989
3. There will be a 10' Utility Servitude along the front of all Lots
4. This Subdivision is located in Flood Zone B & C

ON 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 STATE
OF PRACTICE CITED IN LAC 48:141.

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

BRUCE M. BUTLER, III
LA. PROFESSIONAL LAND SURVEYOR

MAP PREPARED FOR		
ALEXANDER RIDGE, PHASE 4A		
SCALE: 1" = 180'		DRAWN BY JWG
DATE: 9-6-2023		
Located in Sections 13, 14 & 43, T6S-R11E, St. Tammany Parish, La.		
Revisions:		SURVEY NUMBER
10-24-2023 (Walking Trail & Park)		21384

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of November 7, 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)
 ☒ 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: 1

STAFF COMMENTARY:

Department of Planning and Development

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

Periodic inspections have been made by this office during construction and the final inspection was made on November 2, 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 November 14, 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:

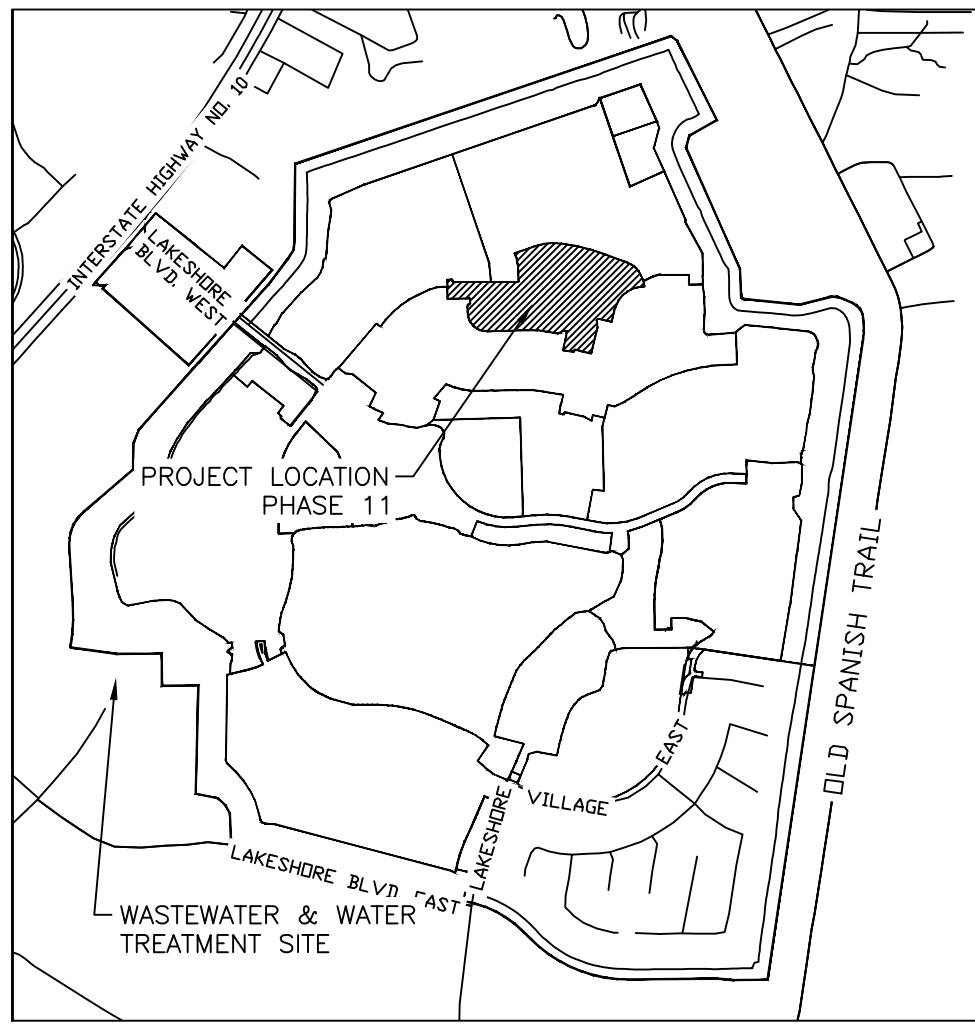
1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY 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)

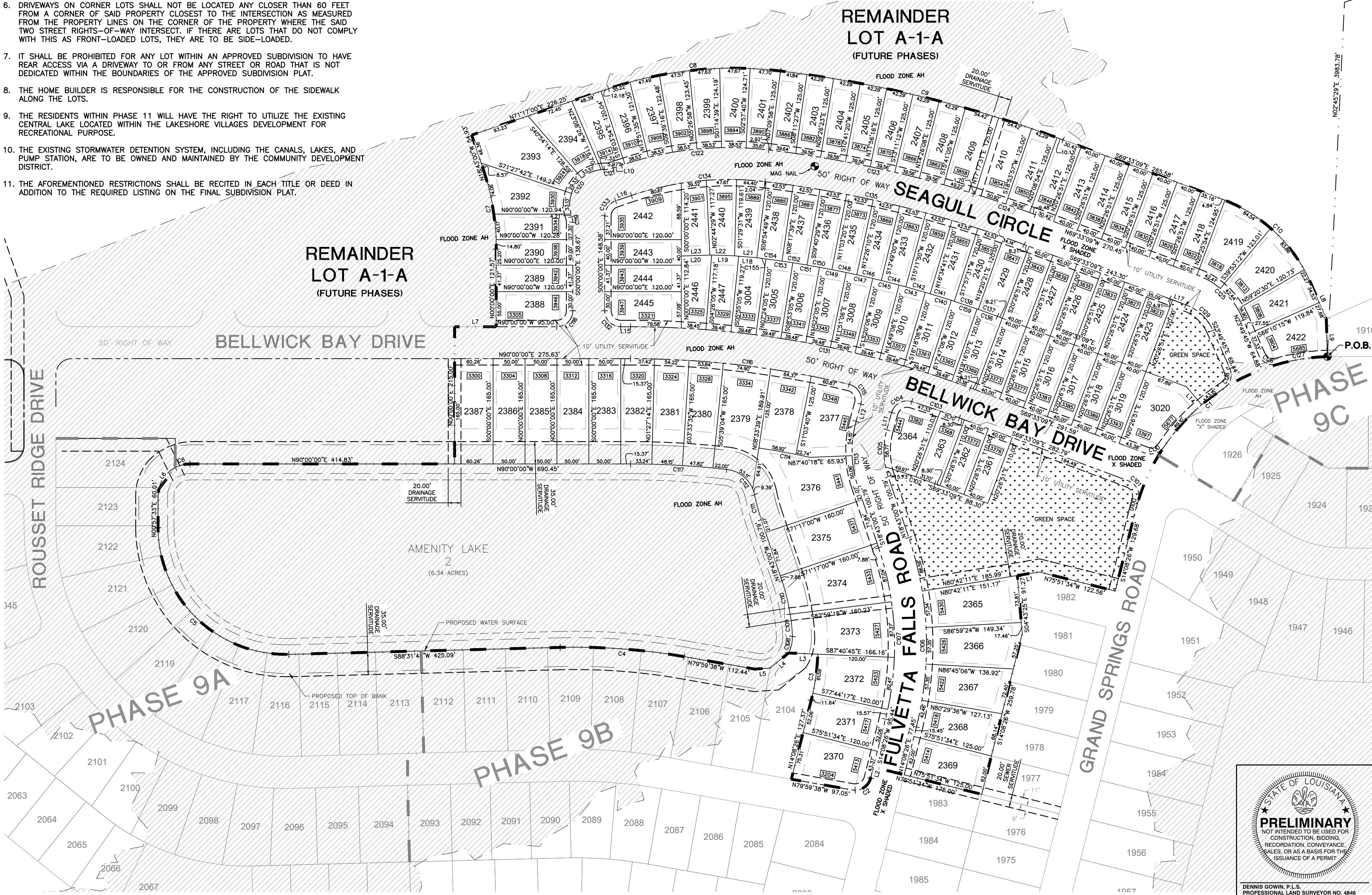
LOTS 2361 - 2447 & 3004 - 3020
LOCATED IN SECTION 26
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

Final Plans
RECEIVED
09/08/2023
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY



VICINITY MAP

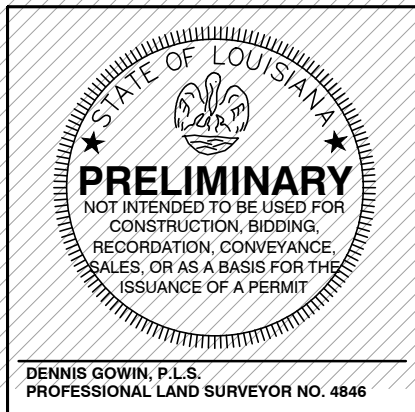


OPEN GREEN SPACE CALCULATIONS (PHASE 11)	
OPEN/GREEN SPACE REQUIRED	
26.59 ACRES X 0.25 S.F. OPEN/GREEN SPACE	
6.648 ACRES REQUIRED (=289,565± S.F.)	
OPEN/GREEN SPACE PROVIDED	OPEN/GREEN SPACE REQUIRED
3.062 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.606 ACRES (PHASE 3B)	0.770 ACRES (PHASE 3B)
36.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.289 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	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.

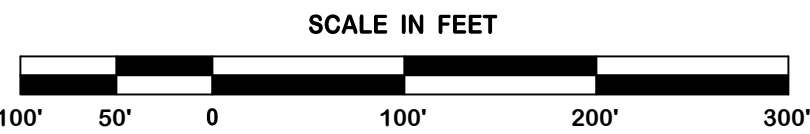
(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. — GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LA 70726



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

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:

CLERK OF COURT

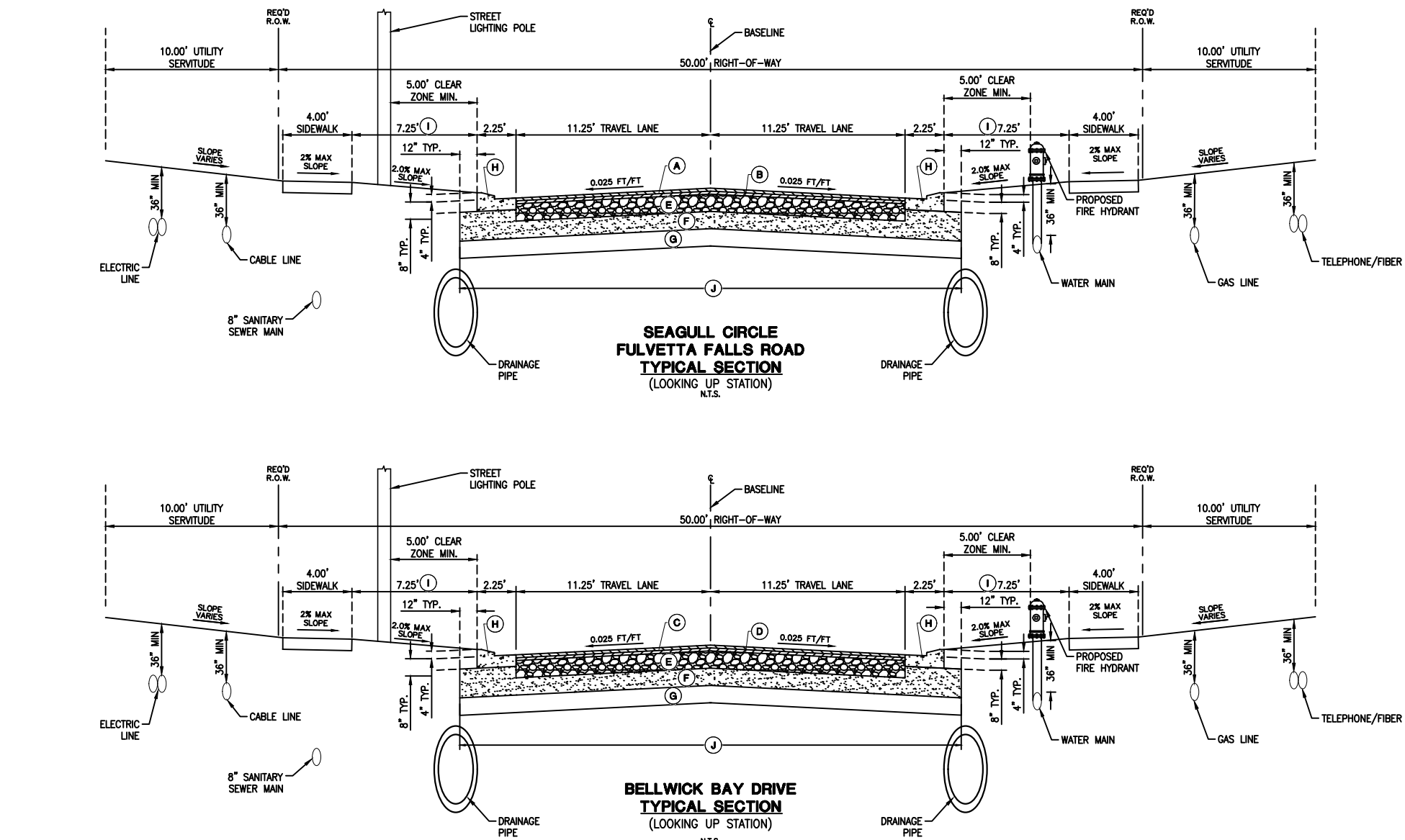
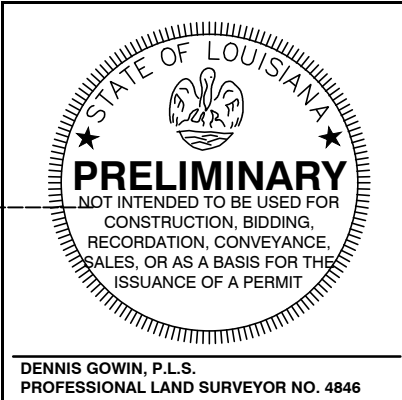
DATE FILED FILE NO.

(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:
- 1.5" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
 - 1.5" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
 - 2.0" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
 - 2.0" LEVEL 1 (PG 70-22M, 0.5 INCH NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
 - 12" CEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698
 - 12" COMPACTED SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT TO 95% STANDARD PROCTOR PER ASTM D-698
 - PROOF ROLLED AND STABLE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT
 - 4" HIGH MOUNTABLE CURB AND GUTTER WITH 12" GUTTER AND 15" MOUNTABLE CURB
 - HYDROSEED WITH STRAW OR SOO DISTURBED AREAS IN ACCORDANCE WITH LANDSCAPE PLAN (WITHIN LIMITS OF CONSTRUCTION).
 - GENERAL EXCAVATION

- NOTES:
- 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.
 - CONTRACTOR MAY UTILIZE 12" A-4 SUB-BASE IN LIEU OF SOIL CEMENT IN AREAS WHERE SOIL CEMENT CANNOT MEET PROJECT SPECIFICATIONS. A-4 SUB-BASE SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT, ST. TAMMANY PARISH CODE OF ORDINANCES, AND SUB-SECTION 1003 OF THE LSURB. THE BASE SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698.
 - BASED ON THE GEOTECHNICAL REPORTS 19-0143 PREPARED BY PREMIER GEOTECH AND TESTING DATED OCTOBER 11, 2019 AS WELL AS PAVEMENT SECTION DESIGN RECOMMENDATION LETTERS DATED JANUARY 29, 2020, THE BASE AND SUBGRADE SHALL CONSIST OF LEAN CLAYS AND SANDY LEAN CLAYS (CL) OR CLAYEY SANDS (SC) HAVING THE FOLLOWING RECOMMENDED MATERIAL PROPERTIES AND PLOTS ABOVE THE "A-LINE" ON THE PLASTICITY CHART:
 - LIQUID LIMIT: 40 MAXIMUM
 - PLASTICITY INDEX: 20 MAXIMUM
 - INERT MATERIAL (NON-EXPANSIVE)
 - FREE OF ORGANICS
 - MAXIMUM PARTICLE SIZE: 2-INCHES
 - EACH LIFT SHALL BE PLACED IN MAXIMUM LIFTS OF 8" OF LOOSE MATERIAL, AND COMPACTED TO 95% STANDARD PROCTOR PER ASTM D-698.
 - THIS MATERIAL MUST BE CERTIFIED AND APPROVED BY THE OWNER'S INDEPENDENT TESTING LABORATORY AND/OR THE GEOTECHNICAL ENGINEER OF RECORD PRIOR TO ITS USE.
 - CONTRACTOR TO ENSURE ALL STREET LIGHT POLES AND FIRE HYDRANTS ARE LOCATED 5' MINIMUM BEHIND BACK OF CURB FOR LOCAL ROADS.

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'
L13	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°33'22"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

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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

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NEW BUSINESS

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ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 7381

ORDINANCE COUNCIL SERIES NO. 23-_____

COUNCIL SPONSOR: MR. SMITH

PROVIDED BY: CIVIL DA

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7TH DAY OF SEPTEMBER, 2023

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, PART II – LAND DEVELOPMENT CODE, CHAPTER 125 – SUBDIVISION REGULATIONS, ART. IV – STANDARDS OF DESIGN, SEC. 125-92 – GREENSPACE REQUIREMENTS, TO ADD A 50 FOOT NO CUT ROADWAY BUFFER AND TREE PRESERVATION REQUIREMENTS FOR ALL MAJOR SUBDIVISIONS.

WHEREAS, there has been a proliferation of large subdivisions throughout St. Tammany Parish in the last 20 years; and

WHEREAS, the need for housing for the growing population of St. Tammany Parish must be balanced with the desire to maintain the natural beauty of the Parish, including the tree canopy; and,

WHEREAS, one of the guiding principles of the Parish’s comprehensive plan, New Directions 2040, is to protect the uniquely beautiful natural environment through vigorous stewardship and sensitive development; and,

WHEREAS, certain species of trees endemic to St. Tammany Parish, including live oaks and cypress trees, contribute to the character and appeal of the Parish and should be preserved; and,

WHEREAS, creating a no cut buffer of 50 feet along roadways abutting a major subdivision will provide a screen for the existing surrounding area and for the residents of the new subdivision; and,

WHEREAS, certain species of trees endemic to St. Tammany Parish, including live oaks and cypress trees, contribute to the beauty of the Parish and should be preserved.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that St. Tammany Parish Code of Ordinances, Part II, Land Development Code, Sec. be amended as follows:

Sec. 125-95. Greenspace requirements.

- (a) The developer of each subdivision with more than 25 lots shall set aside land within their development for the use of the residents for recreational purposes. Said land shall be exclusive of green belts, reserved easements or servitude and golf courses.
- (b) Subdivisions with more than 25 lots shall provide greenspace area at a ratio of not less than 580 square feet per residential lot.
- (c) In cases where a subdivision is to be developed in phases, the greenspace area shall be dedicated and included within the first phase.
- (d) The developer shall establish within a legal instrument the dedication and maintenance of said greenspace area in favor of a homeowners association or property owners, once the developer's interests within the subdivision is reduced to less than 50 percent of lot ownership.
 - (1) Said instrument shall include the developer's responsibility of maintaining the greenspace areas prior to the establishment and assumption by the homeowners association or property owners.
 - (2) The instrument shall be referenced to within each property title.
 - (3) The developer shall submit a copy of the legal instrument to the department of planning upon recordation.

(e) With the consent of the planning commission, the developer of a subdivision may, in lieu of dedicating land for greenspace, agree to pay to the parish a sum of money equal to 40 percent of the post-development value of the land that would otherwise have to be dedicated for greenspace.

(1) The post development value of the land shall be based on the median sales price of all of the lots within the subdivision development. Once the median value has been determined, said value shall be converted into a value per square foot and applied to the acreage that would have been dedicated for greenspace.

(2) The median value shall be determined by either the appraiser of the development whom must be state certified, and in which case a copy of the appraisal must be submitted to the planning commission for review, or some other clear evidence of value. In either case, the state certified appraiser or the other clear evidence of value, must validate the median value by remitting an affidavit. Said affidavit must include the methodology used to determine the median value and a statement of truth.

(3) Any funds collected shall be deposited into an escrow account earmarked for recreation to benefit the areas impacted by the development.

(4) If a recreational district does not exist in the areas of the subdivision development, the council may earmark such escrowed funds for parish-wide recreational use or enact legislation to establish a new recreation district for the areas impacted by the development.

(5) Provisions may be adopted establishing standards for the application and use of the funds in accordance with accepted practices.

(6) The developer shall pay the full amount of money owed to the parish prior to the recordation of the final subdivision plat. Said funds shall be remitted to the department of finance with disclosure regarding the use of the funds, as well as any other provisions agreed to or established by the council and/or planning commission.

(f) In addition the greenspace requirements set forth herein, all major subdivisions shall maintain a 50 foot no cut buffer along all property boundaries adjacent to parish, state, or federally-maintained roadways.

(g) The developer shall maintain all live oak and cypress trees greater than six inches DBH, wherever located on the property.

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

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

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE
FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH
COUNCIL ON THE 5TH DAY OF OCTOBER, 2023; AND BECOMES ORDINANCE COUNCIL SERIES NO. 23-
_____.

JACOB "JAKE" A. AIREY, COUNCIL CHAIR

ATTEST:

KATRINA L. BUCKLEY, COUNCIL CLERK

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: AUGUST 30, 2023

Published Adoption: _____, 2023

Delivered to Parish President: _____, 2023 at _____

Returned to Council Clerk: _____, 2023 at _____