

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - WEDNESDAY, FEBRUARY 14, 2024
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Wednesday, February 14, 2024.

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 JANUARY 9, 2024 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

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

- 1- Request to Enter the Parish Right-of-Way for Charlie Street and 5th Avenue (Alexiusville Subdivision) for the purpose of gaining access to the property and radii improvements at the Charlie Street and 5th Avenue intersection.

Debtor: Bevolo Gas and Electric Lights, LLC

Parish Council District Representative: Hon. Pat Phillips

General Location: The property is north of Three Rivers Road, west of US Highway 190, Covington, Louisiana. Ward 3, District 5

- 2- Request to Enter the Parish Right-of-Way for Atkins Street, Warren Street and Eldora Avenue (Tammany Terrace Subdivision) for the purpose of gaining access to the property.

Debtor: Tammany Terrace, LLC

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located south of Walden Street, north of Tammany Avenue, east of LA Highway 437, Covington, Louisiana. Ward 3, District 2.

MINOR SUBDIVISION

3- 2024-3689-MSP

Minor subdivision of 0.990 acre, 0.890 acre, 1.69 acres & 24.64 acres into Parcels A, B & C

Owner & Representative: Stephen Raphael Savoy and Fredaco, LLC- Freda Cretin - Manager

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located at the end of Pellegrin Drive and at the end of Wall Lane, Covington, Louisiana. Ward 3, District 2

4- 2024-3704-MSP

Minor subdivision of Parcel A and Lots 2 & 3 Prieto's Ozone Industrial Park, Phase 1 into Parcel A1 and Lots 2A & 3 A of Prieto's Ozone Industrial Park, Phase 1

Owners: Prieto's Ozone Industrial Park – Ernest Prieto, Marie Elise Prieto, Joan Prieto Doolittle, Calla Isabel Prieto, Succession of Clay Carl Prieto – Roslyn Fillippello Prieto -Independent Executrix and Golden Properties, LLC – Lauren B. Golden

Representative: David S. Derbes

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the south side of North Lane and on the north side of South Lane, Mandeville, Louisiana. Ward 4, District 11

RESUBDIVISION

5- 2023-3470-MRP

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

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

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

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

6- 2024-3686-MRP

Resubdivision of lots 262 to 266, 298, 299, 301 – 313, 0.0872 acre, 0.0905 acre, 0.0909 acre, 0.1418 acre, 0.1523 acre, 0.1613 acre, 0.1613 acre, 0.1613 acre, Twelve 0.1033 acre tracts and a portion of East End Boulevard Right-of-Way into Lots 262-A – 266-A, 298-A, 299-A & 301-A – 313-A, Lakeshore Estates Phase 2-A

Owners: N-L Southeast, LLC — Robert L. Torres Jr., Lakeshore Real Estates, LLC – Nancy Collier-Manager., HCW Equity, LLC – Nancy Collier, Member, NL-Row, LLC – Robert L. Torres Jr., WW-2 – Robert L. Torres Jr., WW-3– Robert L. Torres Jr.,

Representative: Wayne A. Collier

Surveyor: R.W. Krebs

Parish Council District Representative: Hon. Jeff Corbin

General Location: The property is located on east side of East End Blvd, south of Lakeshore Boulevard East and north & south of Marina Villa, Slidell, Louisiana, Ward 9, District 13

TENTATIVE SUBDIVISION REVIEW

7- 2024-3682-TP

Brewster Place Subdivision

Developer/Owner: Centerfire, LLC

Engineer/Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Kathy Seiden

General Location: The property is located on the west of Dummyline Road, south of Brewster Road, west of LA Highway 1077, south of Interstate 12 , Madisonville, Louisiana. Ward 1, District 4

NEW BUSINESS

ADJOURNMENT

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PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: Seeger, McInnis and Truxillo

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

PUBLIC ANNOUNCEMENTS

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- Please exit the building

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION - Crawford

PLEDGE OF ALLEGIANCE - Doherty

APPROVAL OF THE DECEMBER 12, 2023 MEETING MINUTES

Crawford made a motion to accept the minutes as written, second by Horne

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

Nay: N/A

Abstain: N/A

REQUEST FOR POSTPONEMENTS

It was requested to move up case “8-Entering Parish ROW Resolution No. 22-161-2nd Avenue”

8- Entering Parish ROW Resolution No. 22-161- 2nd Avenue - APPROVED

Request to Enter the Parish Right-of-Way for 2nd Avenue (The Birg Boulevard Subdivision/Balsam Manor Subdivision) for the purpose of taking soil borings and gaining access to the property (Enter the Parish Right-of Way Resolution No. 22-161).

Debtor: AEW Salles Development, LLC

Parish Council District Representative:

Outgoing: Hon. Rykert Toledano, Jr.; Incoming: Hon. Pat Phillips

General Location: The property is located east of Slemmer Road, North of Helenbirg Road, Covington, Louisiana. Ward 3, District 5

Developer requesting an extension of time to provide required documentation and complete the work

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21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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

Opposition: N/A

Other: N/A

Crawford made a motion to approve, second by Troncoso per

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

Nay: N/A

Abstain: N/A

REVOCATION REVIEW

1- REV23-12-007 - APPROVED

The revocation of an unopened portion of Pellegrin Drive, located west of River Road, north of Branch Crossing Drive, Ward 3, District 2.

Applicant: Brittney Robert

Parish Council District Representative: Outgoing: Hon. David R. Fitzgerald; Incoming: Hon. Larry Rolling

POSTPONED FROM THE DECEMBER 12, 2023 MEETING

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Brittney Robert representing Ms. Freda Creton

Opposition: N/A

Other: N/A

Crawford made a motion to approve, second by Gaines

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

Nay: N/A

Abstain: N/A

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

2- Request to Enter the Parish Right-of-Way for Wadsworth Parkway (Wadsworth Subdivision) for the purpose of modifying the existing roadway - APPROVED

Debtor: Love's Travel Stops and Country Stores, Inc.

Parish Council District Representative: Outgoing: Hon. Rykert Toledano, Jr.; Incoming: Hon. Pat Phillips

General Location: The property is west of LA Highway 1088, north of US Interstate 12, Mandeville, Louisiana. 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: Jessie Marsh

Opposition: N/A

Other: N/A

Crawford made a motion to approve, second by Gaines

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

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW

3- 2023-3357-MSP - APPROVED WITH WAIVER

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

Owner & Representative: Kain Brake, LLC – William Magee

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

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

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

Opposition: Mark Hall and Jerry Swenson

Other: N/A

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

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

Nay: N/A

Abstain: N/A

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RESUBDIVISION REVIEW

4- 2023-3645-MRP - APPROVED

Resubdivision of Lots 212 & 213 into Lot 212-A Whippoorwill Grove on Money Hill
Subdivision Phase 5

Owners & Representatives: Blake & Stacey Baughman

Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: Parcels located on the north side of Turkey Ridge Road, east of LA Highway
1083, Bush, LA, Ward 5, District 6

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

Opposition: N/A

Other: N/A

Crawford made a motion to approve, second by Narcisse

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

Nay: N/A

Abstain: N/A

5- 2023-3656-MRP - APPROVED

Resubdivision of Parcels 3-E & 3-D into Parcels 3-D-1 & 3-D-2 Alamosa Park

Owners & Representatives: Alamosa Holdings, LLC and ABIQUITU Holdings, LLC

Surveyor: Duplantis Design Group – Dennis L. Gowin

Parish Council District Representative: Hon. Rykert Toledano, Jr.; Incoming: Hon. Pat Phillips

General Location: Parcels located at the end of Compass Way North and at the end of Compass
Way South, 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: Paul Reese

Opposition: N/A

Other: N/A

Troncoso made a motion to approve, second by Horne

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

Nay: N/A

Abstain: N/A

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NOTICE OF INTENTION TO CONSIDER ADOPTION OF AMENDMENT TO DEVELOPMENT AGREEMENT

- 6- Notice of Intention to Consider Adoption of Amendment to Development Agreement. A public hearing will be held by the St. Tammany Parish Planning Commission to consider adoption of an Amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove Lots 1 - 42 of Square 11, Lots 2, 4, 6, 8, 10, 12, 14, 16, 18, 20, 22, 24, 26, 28, 30, 32, 34, 36, 38, 40, 42 of Square 13 and add Lots 1 - 42 of Square 16, Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41 of Square 15 of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision (removing 63 lots and adding 63 lots). - **APPROVED**

Debtor: Advanced Mortgage Company

Parish Council District: Outgoing: Hon. David Fitzgerald Incoming: Hon. Larry Rolling

General Location: The property is located on 6th Street & 7th Street between Adams Avenue and Jefferson Avenue, 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: Paul Mayronne

Opposition: N/A

Other: N/A

Crawford made a motion to approve, second by Troncoso

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

Nay: N/A

Abstain: N/A

OLD BUSINESS

- 7- **Entering Parish ROW Resolution No. 22-063- Manor Street, Robert Street, and Walker Street - APPROVED**

Request to Enter the Parish Right-of-Way for Manor Street, Robert Street and Walker Street (Robindale Subdivision, Squares 10 & 11) for the purpose of gaining access to the property (Enter the Parish Right-of Way Resolution No. 22-063/Council Resolution No. C-6624)

Debtor: Steadfast Development

Parish Council District Representative:

Outgoing: Hon. David Fitzgerald; Incoming: Hon. Larry Rolling

General Location: The property is located east of LA Highway 21, west of LA Highway 59, north of LA Highway 36, Abita Springs, Louisiana. Ward 3, District 2

Developer requesting an extension of time to provide required documentation and complete the work

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

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Opposition: N/A
Other: N/A

Crawford made a motion to approve, second by Gaines

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

Nay: N/A

Abstain: N/A

9- Entering Parish ROW Resolution No. 22-045- Delta Street and Eldora Avenue - APPROVED

Request to Enter the Parish Right-of-Way for Delta Street and Eldora Avenue (Tammany Terrace Subdivision) for the purpose of gaining access to the property (Enter the Parish Right-of-Way Resolution No. 22-045).

Debtor: Tammany Terrace, LLC

Parish Council District Representative: Outgoing:

Hon. David Fitzgerald; Incoming: Hon. Larry Rolling

General Location: The property is located at the south of Walden Street, east of LA Highway 437, north of Landmark Lane, Covington, Louisiana. Ward 3, District 2.

Developer requesting an extension of time to provide required documentation and complete the work

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

Opposition: N/A

Other: N/A

Gaines made a motion to approve, second by Narcisse

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

Nay: N/A

Abstain: N/A

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10- Entering Parish ROW Resolution No. 22-063- Manor Street, Robert Street, and Walker Street - APPROVED WITH WAIVERS

Request to Enter the Parish Right-of-Way for Manor Street, Robert Street and Walker Street (Robindale Subdivision, Squares 10 & 11) for the purpose of gaining access to the property (Enter the Parish Right-of Way Resolution No. 22-063/Council Resolution No. C-6624)

Debtor: Steadfast Development

Parish Council District Representative:

Outgoing: Hon. David Fitzgerald; Incoming: Hon. Larry Rolling

General Location: The property is located east of LA Highway 21, west of LA Highway 59, north of LA Highway 36, Abita Springs, Louisiana. Ward 3, District 2

Developer is requesting two waivers to STP Ordinance Sections 125-56 and 125-88

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

Opposition: N/A

Other: N/A

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

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

Nay: N/A

Abstain: N/A

NEW BUSINESS

ADJOURNMENT

Horne made a motion to adjourn

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**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 BEVOLO GAS AND ELECTRIC LIGHTS, LLC, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MR. ANDREW BEVOLO, III, 521 CONTI STREET, NEW ORLEANS, LA 70130, OR ASSIGNEE; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF CHARLIE STREET AND 5TH AVENUE, ALEXIUSVILLE SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. THE SCOPE OF WORK INCLUDES ROADWAYS, DRAINAGE AND UTILITIES. WARD 3, DISTRICT 5.

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

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

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$17,680.00 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 \$9,724.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3, DISTRICT 5.
19. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations". If the petitioner cannot provide the required right of way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.

- 20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
- 21. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

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

- YEA:
- NAY:
- ABSTAIN:
- ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 14TH DAY OF FEBRUARY, 2024, 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



Enter R.O.W. Project
PLANS
RECEIVED
01/09/2024
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

January 9, 2024

St. Tammany Parish Government
Department of Engineering
P.O. Box 628
Covington, LA 70434

Attention: Mr. Daniel Hill, P.E. – Director of Engineering

Re: Charlie St. Extension

Mr. Hill,

Our client is requesting the right to enter St. Tammany Parish right-of-way (Charlie St. between 5th Ave. and 8th Ave.) for the purpose of constructing +/-400' of un-opened Charlie St., and radii improvements to the Charlie St./5th Ave. intersection.

Client information:
Bevolo Gas and Electric Lights, LLC
Mr. Andrew J. Bevolo, III
521 Conti Street
New Orleans, LA 70130
985-249-7145

I've attached a sketch indicating the general location of improvements your review and use.

Please let me know if you have any questions or concerns regarding this request.

Sincerely,

Alex E. Williams, P. E.

P.O. Box 1122, Madisonville, LA 70447
PH.: (985) 705-4696
Email: alex@deepsouthdesign.com

2024-3682-TP

4TH

CHARLIE

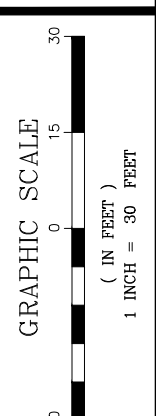
5TH

DELTA

6TH

BRAVO

8TH



Enter R.O.W. Project
PLANS
RECEIVED
01/09/2024
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

1

EXISTING SITE CONDITIONS

Scale: 1" = 30'

C. SURVEY

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING TAMMANY TERRACE, LLC, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MR. ERIC SEALS, 1736 OX BOW LANE, COVINGTON, LA 70433 OR ASSIGNEE; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF ATKINS STREET, WARREN STREET AND ELDORA AVENUE, TAMMANY TERRACE SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. THE SCOPE OF WORK INCLUDES ROADWAYS, DRAINAGE AND UTILITIES. 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 \$180,200.00 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 \$99,110.00 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 provide the right of way to be opened meets the current right of way widths as established through the St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations". If the petitioner cannot provide the required right of way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.

- 20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
- 21. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 14TH DAY OF FEBRUARY, 2024 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

WILLIAM J. JONES, JR.
JEFFREY D. SCHOEN
JOHN R. WALKER
MARGARET H. KERN
CALVIN P. BRASSEAU
THOMAS H. HUVAL
PAUL J. MAYRONNE

ANDREW J. WALKER
KATHERINE L. RIECKE

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

HOWARD R. FUSSELL
(1937-2015)

January 5, 2024



VIA HAND DELIVERY

St. Tammany Parish Planning Department
c/o Helen Lambert, Assistant Director
P.O. Box 628
Covington, Louisiana 70434

Re: Request to Enter Right-of-Way

Dear Helen:

Please find enclosed a letter from my client, Tammany Terrace, LLC, requesting permission to enter certain rights-of-way within Tammany Terrace Subdivision, for the purpose of gaining access to property. In accordance with Mr. Seal's letter, we would ask that this matter be placed on the St. Tammany Parish Planning Commission's next available agenda.

If you or the Department of Engineering should you have any questions regarding our request, or need any additional information, please do not hesitate to contact me.

Sincerely,

Paul J. Mayronne

PJM/amh
Enclosure

Tammany Terrace, LLC

1736 Ox Bow Lane
Covington, LA 70433



January 5, 2024

St. Tammany Parish Department of Development
c/o Helen Lambert, Assistant Director
21490 Koop Drive
Mandeville, Louisiana 70471

Re: Request to Enter Right-of-Way

Dear Helen:

Please allow this letter to serve as the request by Tammany Terrace, LLC to enter portions of the following parish rights-of-way, situated in Tammany Terrace Subdivision: Atkins Street, Warren Street, and Eldora Avenue, south of Tammany Avenue. The purpose of this request is to allow Tammany Terrace, LLC access to its properties, located along the aforementioned rights-of-way.

Thank you for processing our request. We would ask that this matter be placed on the St. Tammany Parish Planning Commission's next available agenda.

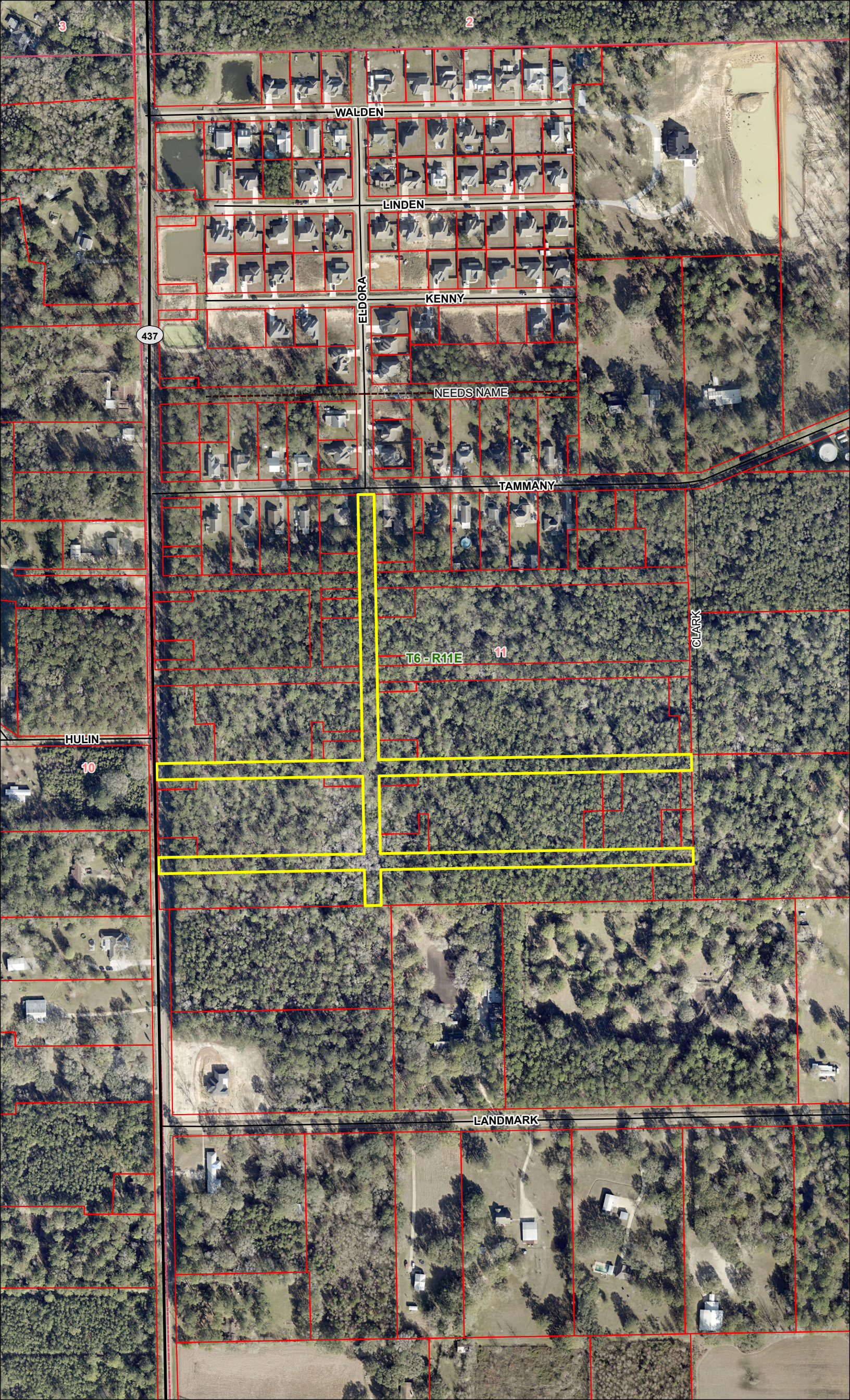
Should you have any questions regarding the foregoing, or need any additional information, please contact our representative, Mr. Paul J. Mayronne.

Sincerely,

TAMMANY TERRACE, LLC

By: 

Eric P. Seals, Manager



2

3

WALDEN

LINDEN

KENNY

NEEDS NAME

TAMMANY

CLARK

HULIN

10

T6 - R11E

11

LANDMARK

437

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

NOT A BOUNDARY SURVEY



Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04596

LENGTH OF ATKINS ST. R/W = 1,619 L.F. ±
LENGTH OF WARREN ST. R/W = 1,619 L.F. ±
LENGTH OF ELDORA AVE. R/W = 530 L.F. ±

CALL "LOUISIANA ONE-CALL"
BEFORE DIGGING
PH. 1-(800)-272-3020

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LA ONE CALL TICKET AND/OR 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 ABOVE GROUND VISIBLE UTILITY FEATURES. NO EXCAVATIONS WERE MADE DURING THE PROCESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.

SHEET

SURVEY No.
24007

SCALE:
1" = 60' ±

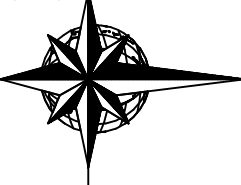
DATE:
1-9-2024

CHECKED BY:
RWB

DRAWN BY:
RJB

REVISED DATE:

SKETCH OF
VARIOUS R/W DISTANCES INSIDE TAMMANY TERRACE SUBD.
SECTION 11 - TOWNSHIP 6 SOUTH - RANGE 11 EAST



RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 824-5368 * INFO@BROWNSURVEYS.COM

A:\Survey\Shaded\24007\24007.dwg

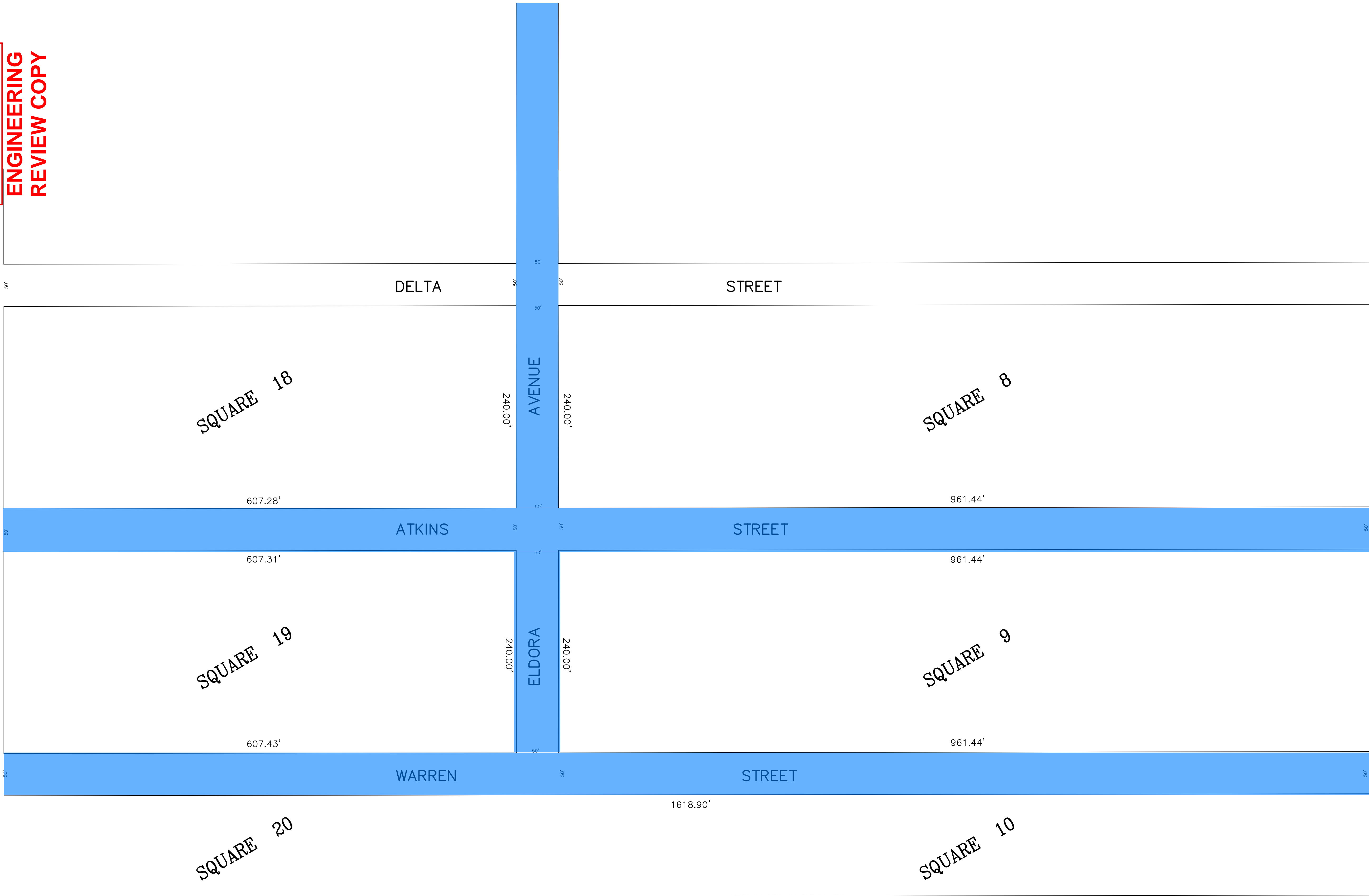
Copyright 2023 - Randall W. Brown & Associates, Inc.

Enter R.O.W. Project
PLANS
RECEIVED
1/9/2024
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY

LOUISIANA HIGHWAY 437

SKETCH OF
VARIOUS R/W DISTANCES INSIDE TAMMANY TERRACE SUBD.
SECTION 11 - TOWNSHIP 6 SOUTH - RANGE 11 EAST



EAST LINE OF
SUBDIVISION

SOUTHERN LINE OF
SUBDIVISION

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MINOR SUBDIVISIONS

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PLANNING STAFF REPORT
2024-3689-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: February 14, 2024

Posted: February 2, 2024

Location: The property is located at the end of Pellegrin Drive and at the end of Wall Lane, Covington, Louisiana; Ward 3, District 2

Owners & Representative: Stephen Raphael Savoy and Fredaco, LLC – Freda Cretin – Manager

Engineer/Surveyor: John G. Cummings & Associates

Type of Development: Rural/Residential



Current Zoning

A-2 Suburban District

Total Acres

28.21 acres

of Lots/Parcels

Minor subdivision of 0.990-acre,
0.890-acre, 1.69-acres & 24.64-acres
into Parcels A, B & C

Surrounding Land Uses:

Undeveloped / Rural

Flood Zone:

Effective Flood Zone C; Preliminary
Flood Zone AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from a 0.990-acre property, a 0.890-acre property, a 1.69-acre property, and a 24.64-acre property. The petitioned property was the subject of an approved request to revoke an unopened portion of Pellegrin Drive in order to assimilate this property into the adjacent properties (Case No. REV23-12-007).

The minor subdivision request requires a public hearing due to:

- Parcel A is proposed to be created off of Pellegrin Drive which is an unopened Parish right of way and subject to the construction of the Parish Right of Way or subject to a future minor subdivision and the construction of a private drive, if the pending street revocation is approved by the Parish Council.
- Parcel B is proposed to be created off of Pellegrin Drive which is an unopened Parish right of way and subject to the construction of the Parish Right of Way or subject to a future minor subdivision and the construction of a private drive, if the pending street revocation is approved by the Parish Council.



PLANNING STAFF REPORT
2024-3689-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- Parcel B is proposed to be accessed from a secondary private road/Wall Lane, thus requiring a waiver to the Unified Development Code Section 125-188(b)(2)(c).
- Parcel C does not meet the minimum lot width of 150 ft. as required per the A-2 Suburban District zoning designation, thus requiring a waiver to the Unified Development Code Section 125-188(b)(1)(c).
- Parcel C does not have direct public road frontage, thus requiring a waiver to the Unified Development Code Section 125-188(b)(2)(c).

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 below comments:

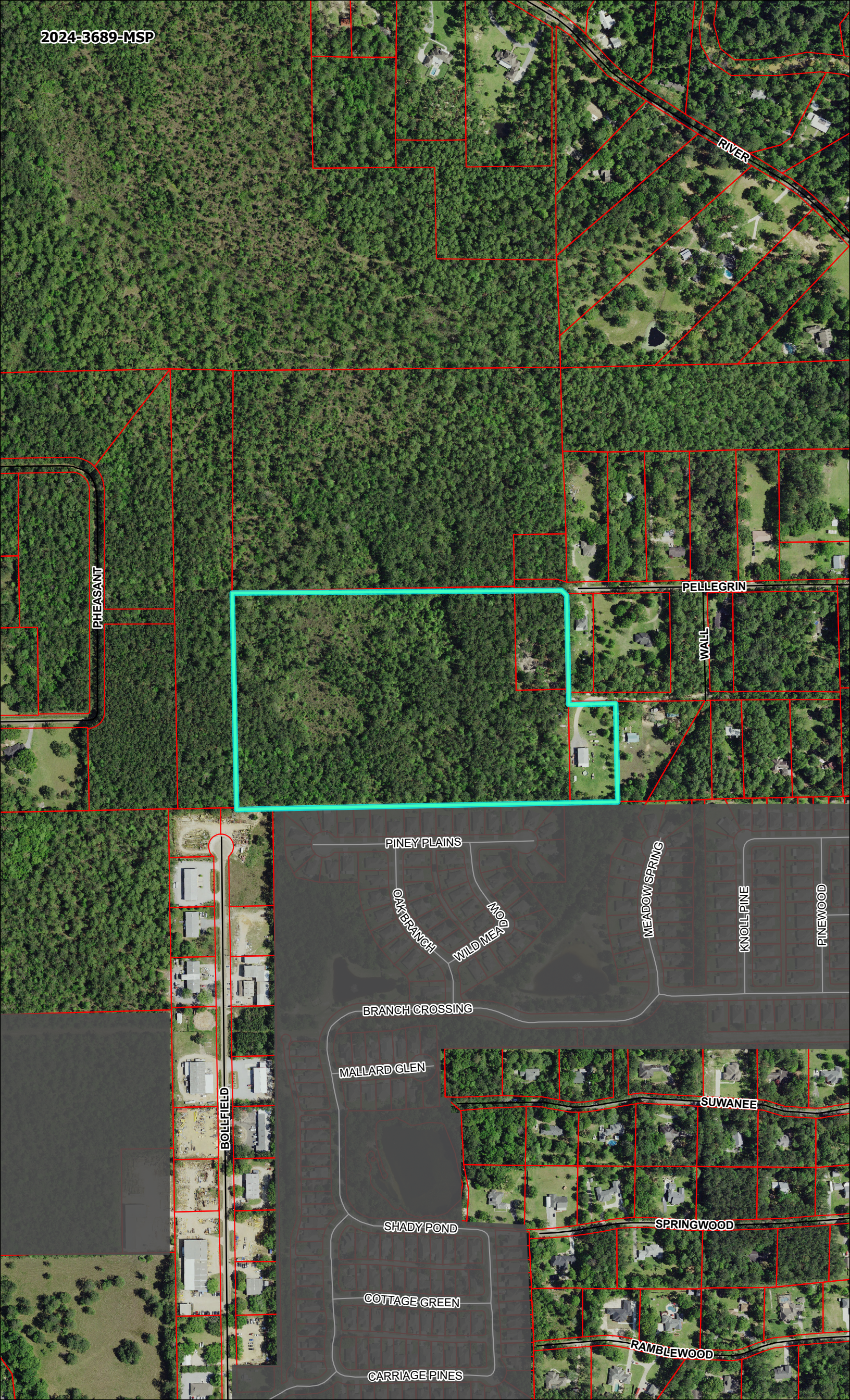
1. Add the flood zone information as required.
2. Remove the reference to COB 270/223 from the survey as this book and page is not available in the Clerk of Court records. Replace with the correct dedication recordation number.

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.

Additional Information:

Proposed Parcel C is planned to be developed as detention for the Savannas Subdivision located to the south of the property, as shown on the survey.





PLANNING STAFF REPORT
2024-3704-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: February 14, 2024

Posted: February 2, 2024

Location: The property is located on the south side of North Lane and on the north side of South Lane, Mandeville, Louisiana. Ward 4, District 11

Owners: Prieto's Ozone Industrial Park – Ernest Prieto, Marie Elise Prieto, Joan Prieto Doolittle, Calla Isabel Prieto, Succession of Clay Carl Prieto – Roslyn Fillippello Prieto -Independent Executrix and Golden Properties, LLC – Lauren B. Golden

Representative: David S. Derbes

Engineer/Surveyor: Land Surveying, LLC

Type of Development: Industrial



Current Zoning

I-2 Industrial District

Total Acres

10.1 acres

of Lots/Parcels

Minor subdivision of Parcel A and Lots 2 & 3 of Prieto's Ozone Industrial Park, Phase 1 into Parcel A1 and Lots 2A & 3A of Prieto's Ozone Industrial Park, Phase 1

Surrounding Land Uses:

Industrial

Flood Zone: Effective Flood Zone C;
Preliminary Flood Zone X

Critical Drainage: No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from Parcel A and Lots 2 & 3 of Prieto's Ozone Industrial Park, Phase 1. The minor subdivision request requires a public hearing due to:

- Parcel A was previously part of a minor subdivision approved in August 2022 (2022-3022-MSA).

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

1. Provide signature line for the Chairman of the Planning Commission.
2. The survey should read as follow: Minor ~~Re~~-Subdivision.
3. Provide a letter confirming that there is no existing drainage feature within the existing 20 foot drainage servitude located on Lots 2A & 3A and that the relocation of the 20 foot drainage servitude to the rear of the property will not create any adverse impact on the adjacent lots/parcels.

Planning Commission
February 14, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2024-3704-MSP



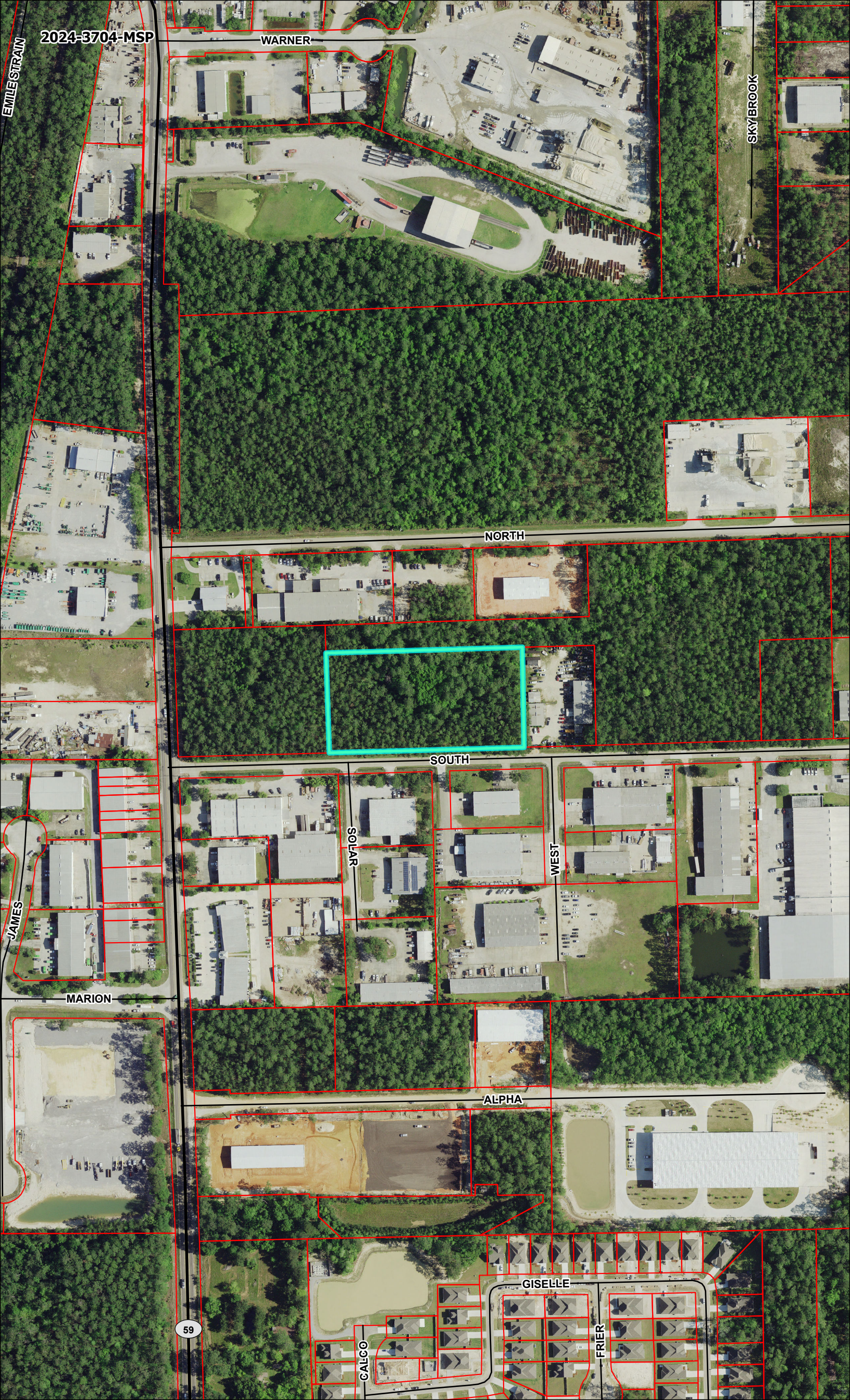
PLANNING STAFF REPORT
2024-3704-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Manufacturing & 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.



2024-3704-MSP

WARNER

SKYBROOK

NORTH

SOUTH

SOLAR

WEST

MARION

ALPHA

GISELLE

FRIER

CALGO

59

JAMES

EMILE STRAIN

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Re-Subdivision of Parcel A and Lots 2 & 3 of Prieto's Ozone Industrial Park, Phase 1, into Parcel A1, Lot 2A & Lot 3A of Prieto's Ozone Industrial Park, Phase 1, located in Section 19, T-7-S, R-12-E, St. Tammany Parish, Louisiana

Reference:
1. A Minor Subdivision by this Firm, File Date 8-23-2022, File No. 6151D, Clerk of Courts Office (Based Bearings)
2. Recorded Plat of Prieto's Ozone Industrial Park, Phase 1, Clerk of Courts Office
3. A Survey Plat by C. Randall Dixon, in Map File No. 98416, Clerk of Courts Office
4. A Survey Map of Lot 27A by this Firm, Dated 3-22-2022, Job #20766

Reference calls not shown

The P.O.B. is described being S00°07'40"W-643.67'; S89°52'20"E-186.66'; S00°28'54"W-30.0'; S89°52'20"E-932.45' from the Section Corner common to Sections 18 & 19, T-7-S, R-12-E, St. Tammany Parish, Louisiana

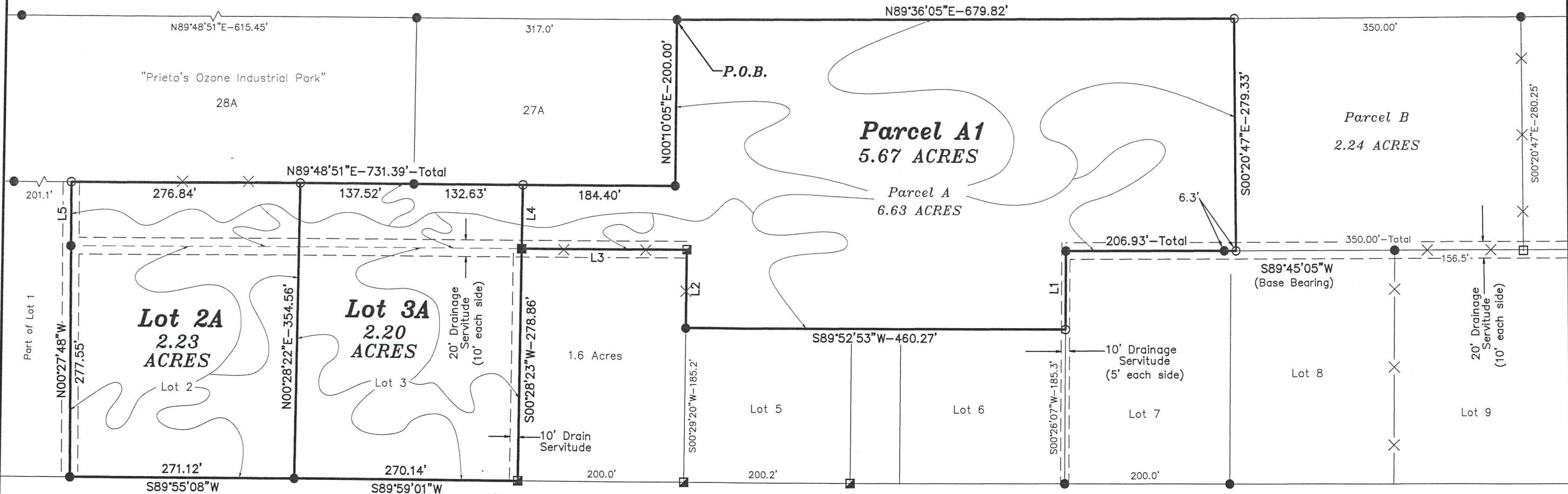
LINE TABLE:

L1=S00°26'07"W-94.26'
L2=N00°29'20"E-94.26'
L3=S89°48'51"W-200.00'
L4=N00°28'23"E-76.50'
L5=N00°24'45"W-76.50'

This property is located in Flood Zone C, per Fema Map No. 225205 0245 C, Dated 10-17-2989



(Asphalt) **NORTH LANE** (60' R/W Dedicated as a Public Street in Inst. #1296320, Clerks Office)



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

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

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

Bruce M. Butler III

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



(Asphalt) **SOUTH LANE** (60' R/W)

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

LEGEND:

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



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

MAP PREPARED FOR

ERNEST PRIETO, ET AL

SCALE: 1" = 125'

DATE: 1-16-2024

DRAWN BY JWG

Section 19, T-7-S, R-12-E, St. Tammany Parish, Louisiana

SURVEY NUMBER
21507

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE 08-23-2022 6151D
Monique T Bringol, Deputy Clerk

A Minor Subdivision of a 8.87 Acre Parcel of Land, into
Parcels A & B, located in Section 19, T-7-S, R-12-E,
St. Tammany Parish, Louisiana

Reference:

- 1) Recorded Plat of Prieto's Ozone Industrial Park,
Phase 1, Clerk of Courts Office (Based Bearing)
- 2) A Survey Plat by C. Randall Dixon, in Map File
No. 98416, Clerk of Courts Office
- 3) A Survey Map of Lot 27A by this Firm, Dated
3-22-2022, Job #20766
- 4) A Survey Map of 1.50 Acres by Jeron Fitzmorris,
Dated 12-23-2004, Job #11070

Reference calls not shown

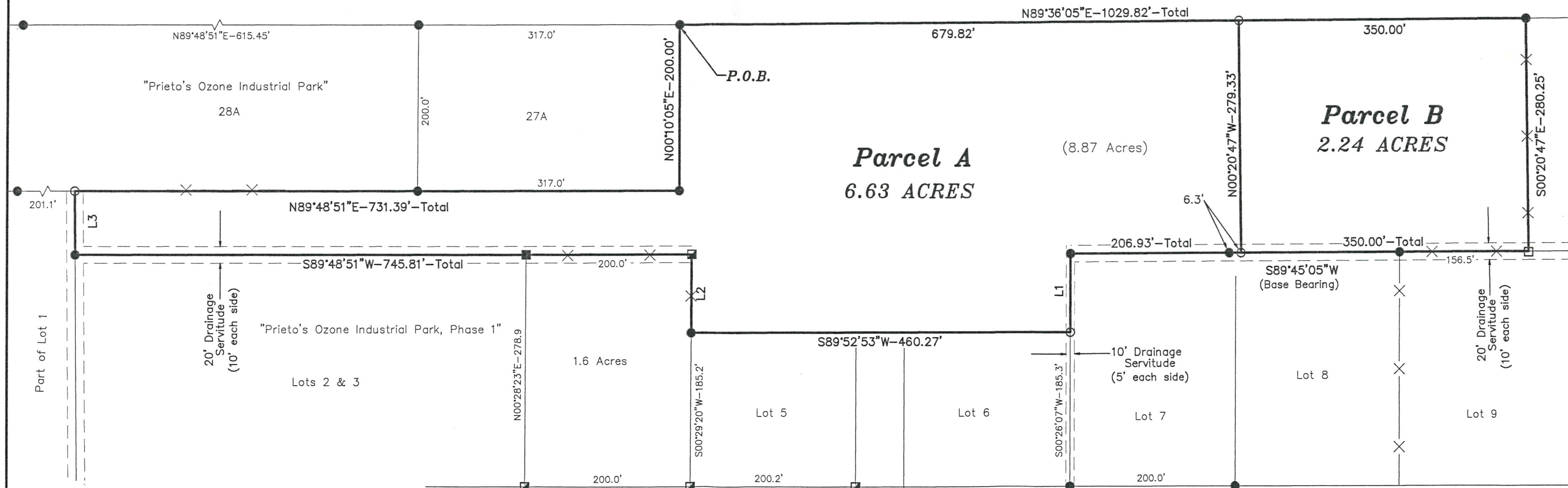
The P.O.B. is described being S00°07'40"W-643.67'; S89°52'20"E-
186.66'; S00°28'54"W-30.0'; S89°52'20"E-932.45' from the Section
Corner common to Sections 18 & 19, T-7-S, R-12-E, St. Tammany
Parish, Louisiana

LINE TABLE:

- L1=S00°26'07"W-94.26'
L2=N00°29'20"E-94.26'
L3=N00°24'45"W-76.50'



(Asphalt) **NORTH LANE** (60' R/W Dedicated as a Public Street in Inst. #1296320, Clerks Office)



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

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

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

Bruce M. Butler III 7-22-2022

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



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

(Asphalt) **SOUTH LANE** (60' R/W)

LEGEND:

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

—X— = Fence



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

MAP PREPARED FOR

MIKE O'MALLEY

SCALE: 1" = 125'

DATE: 7-11-2022

DRAWN BY JWJG

Section 19, T-7-S, R-12-E, St. Tammany Parish, Louisiana

SURVEY NUMBER

20882

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RESUBDIVISION REVIEW

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PLANNING STAFF REPORT
2023-3470-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Hearing: February 14, 2024

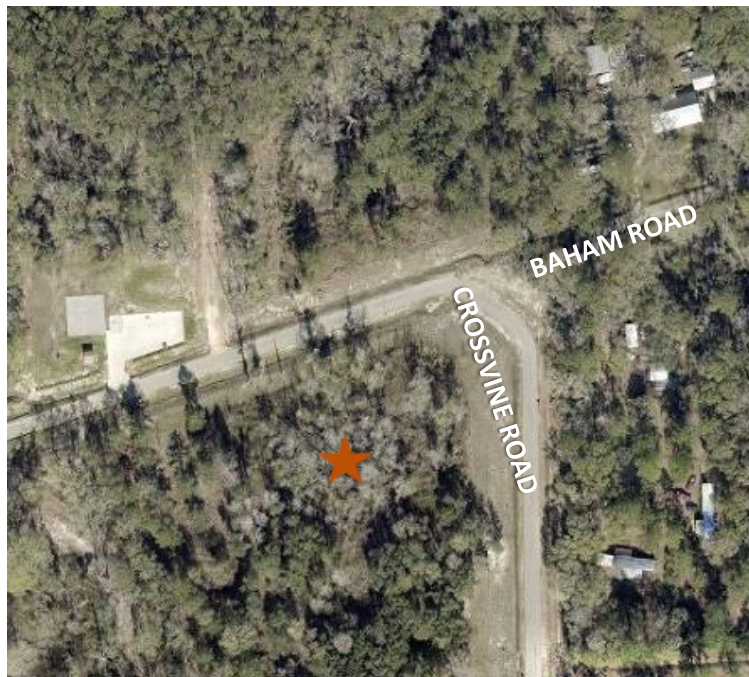
Posted: January 31, 2024

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

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

Engineer/Surveyor: John G. Cummings and Associates

Type of Development: Residential



Current Zoning

A-1A Suburban District

Total Acres

4.393 acres

of Lots/Parcels

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

Surrounding Land Uses:

Undeveloped / Residential

Flood Zone:

Effective Flood Zone: A

Preliminary Flood Zone: AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

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

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

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

1. Add a signature line for the Chairman of the Planning Commission
2. Add a restrictive covenant which pertains to proposed Lots 39-A, 48, and 49 regarding the protection of the wetlands in perpetuity.

Planning Commission
February 14, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3470-MRP



PLANNING STAFF REPORT
2023-3470-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

3. The proposed changes to the Wingfield PUD, which includes the addition of two lots, will require the following documents to be **updated** for Engineering review and approval:
 - a. 911 Addressing Approval;
 - b. Provide written verification from utility provider that there will be sufficient sewer capacity;
 - c. Approval from the Planning Commission of the proposed minor resubdivision.

New Directions 2040

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



28

BUDS

BAHAM

ROSEBAY

GOLDENTOP

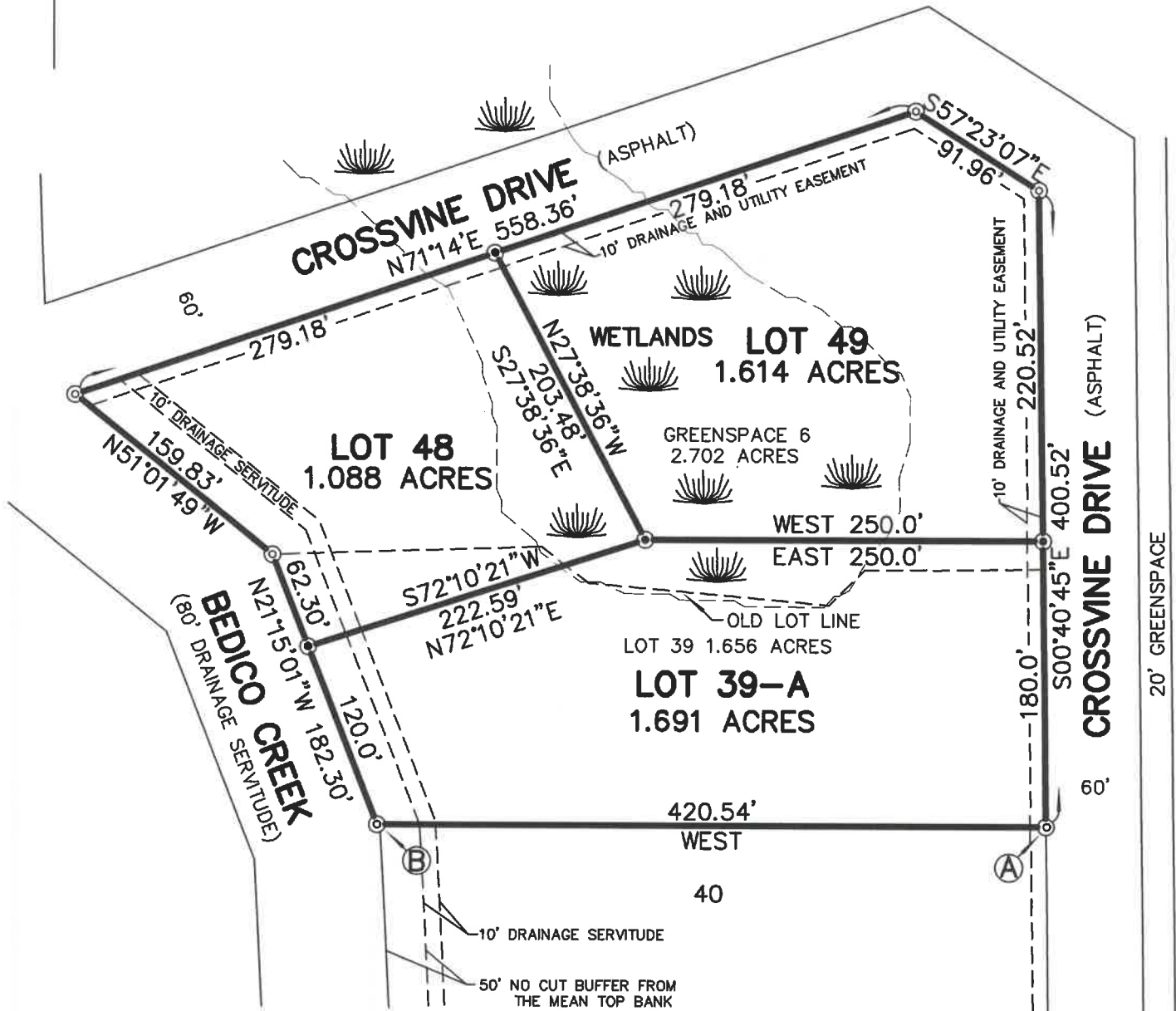
PLUMEGRASS

BUTTON BUSH



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

2023-3470-MRP



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

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

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

LEGEND

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

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED _____ FILE NO. _____

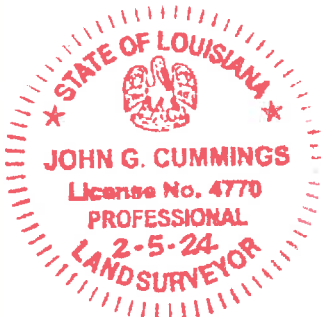
(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
503 N. JEFFERSON AVENUE PROFESSIONAL LAND SURVEYORS COVINGTON, LA 70433

PLAT PREPARED FOR: TAMMANY NORTH PROPERTIES, LLC

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

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

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100' JOB NO. 15045-39RS DATE: 01/20/2023 REVISED: SHOWING WETLANDS 2/5/2024



PLANNING STAFF REPORT
2024-3686-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: February 14, 2024

Posted: February 1st, 2024

Location: The property is located on east side of East End Blvd, south of Lakeshore Boulevard East and north & south of Marina Villa, Slidell, Louisiana, Ward 9, District 13

Owners: N-L Southeast, LLC -- Robert L. Torres Jr., Lakeshore Real Estates, LLC – Nancy Collier- Manager., HCW Equity, LLC – Nancy Collier, Member, NL-Row, LLC – Robert L. Torres Jr., WW-2 – Robert L. Torres Jr., WW-3– Robert L. Torres Jr.

Representative: Wayne A. Collier

Engineer/Surveyor: R.W. Krebs

Type of Development: Residential



Current Zoning

Planned Unit Development – Lakeshore Estates Phase 2-A

Total Acres

2.55 acres more or less

of Lots/Parcels

Resubdivision of Lots 262 to 266, 298, 299, 301 – 313, 0.0872-acre, 0.0905-acre, 0.0909 acre, 0.1418-acre, 0.1523-acre, 0.1613-acre, 0.1613-acre, 0.1613-acre, Twelve 0.1033-acre tracts and a portion of East End Boulevard Right-of-Way into Lots 262-A – 266-A, 298-A, 299-A & 301-A – 313-A, Lakeshore Estates Phase 2-A

Surrounding Land Uses:

Industrial

Flood Zone: Effective Flood Zone A12; Preliminary Flood Zone AE & VE

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create twenty (20) lots from the existing lots 262 to 266, 298, 299, 301-313, a portion of Tract WW3 which is the waterway beyond the subject property's rear northern property line, and a portion of the unconstructed East End Boulevard right-of-way. The minor resubdivision 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.

The request shall be subject to the below comments:

Planning Commission
February 14, 2024

Department of Planning and Development
St Tammany Parish, Louisiana

2024-3686-MRP



PLANNING STAFF REPORT
2024-3686-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

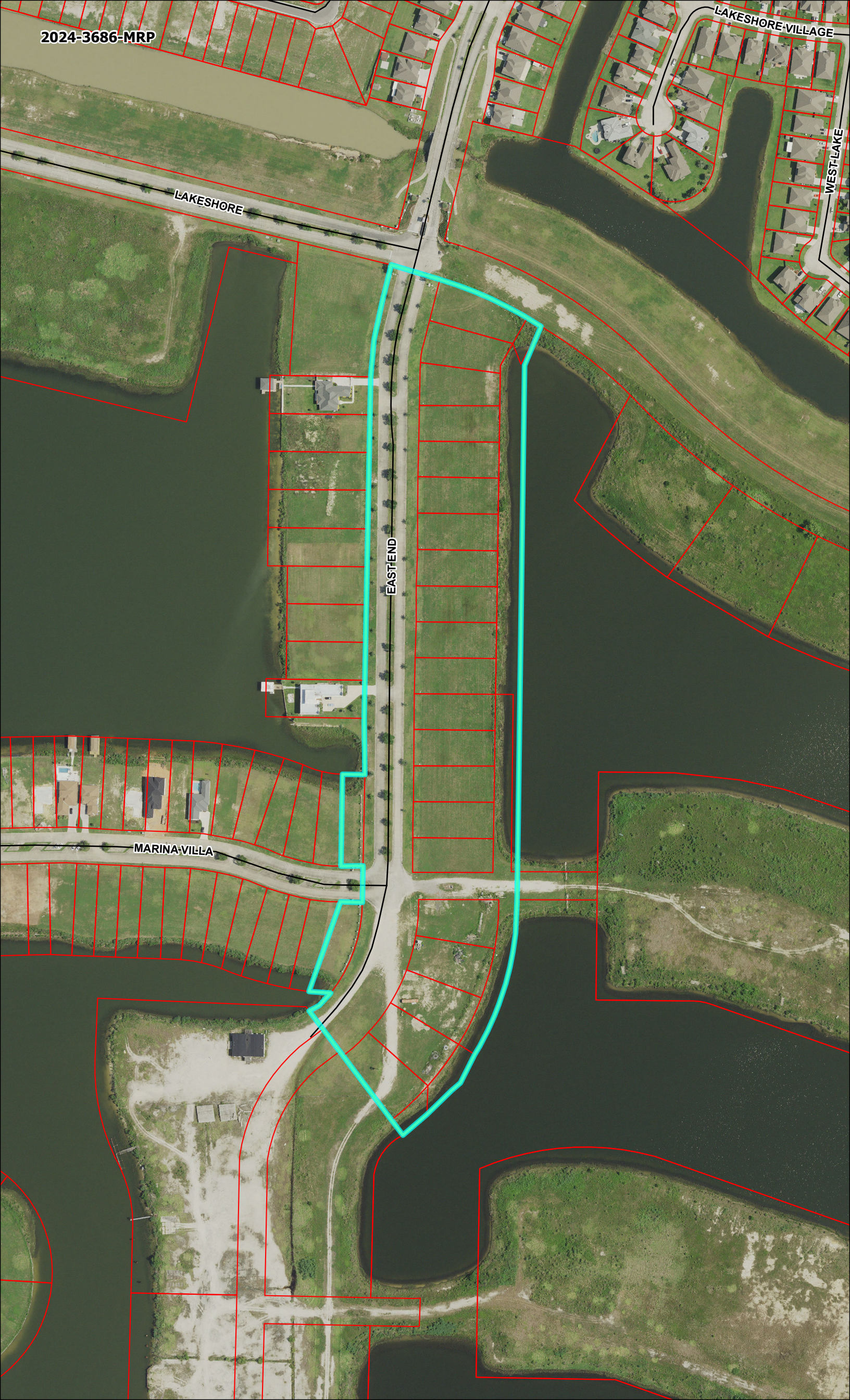
PLANNING & DEVELOPMENT
Ross Liner
Director

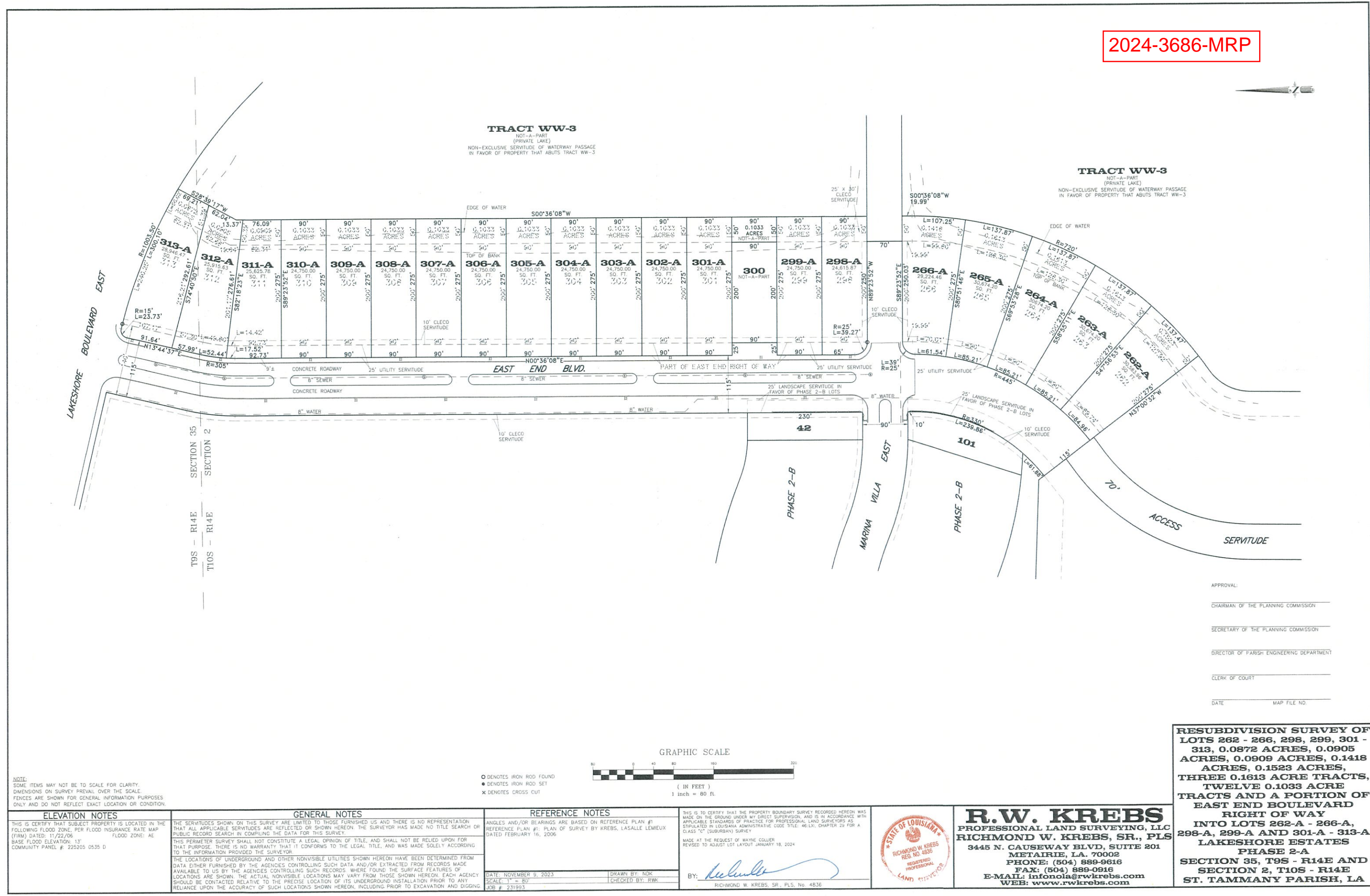
1. Revise the survey to show Tract WW-3 as a part and provide the existing and new proposed acreage.
2. Relabel the title block to read "A resubdivision survey of Lots 262-266, 298, 299, 301-313, a portion of Tract WW-3 and a portion of the East End Boulevard Right of Way into Lots 262-A – 266-A, 298-A, 299-A, and 301-A – 313-A, Lakeshore Estates Phase 2-A"

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.

2024-3686-MRP





APPROVAL:

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

DIRECTOR OF PARISH ENGINEERING DEPARTMENT

CLERK OF COURT

DATE _____ MAP FILE NO. _____

RESUBDIVISION SURVEY OF
LOTS 262 - 266, 298, 299, 301 -
313, 0.0872 ACRES, 0.0905
ACRES, 0.0909 ACRES, 0.1418
ACRES, 0.1523 ACRES,
THREE 0.1613 ACRE TRACTS,
TWELVE 0.1033 ACRE
TRACTS AND A PORTION OF
EAST END BOULEVARD
RIGHT OF WAY
INTO LOTS 262-A - 266-A,
298-A, 299-A AND 301-A - 313-A
LAKE SHORE ESTATES
PHASE 2-A
SECTION 35, T9S - R14E AND
SECTION 2, T10S - R14E
ST. TAMMANY PARISH, LA

R.W. KREBS
PROFESSIONAL LAND SURVEYING, LLC
RICHMOND W. KREBS, SR., PLS
3445 N. CAUSEWAY BLVD, SUITE 201
METAIRIE, LA. 70002
PHONE: (504) 889-9616
FAX: (504) 889-0916
E-MAIL: info@rwwkrebs.com
WEB: www.rwwkrebs.com



THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE 46:XX, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY.

MADE AT THE REQUEST OF WAYNE COLLIER
REVISED TO ADJUST LOT LAYOUT JANUARY 18, 2024

BY: *[Signature]*
RICHMOND W. KREBS, SR., PLS. No. 4636

REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
REFERENCE PLAN #1: PLAN OF SURVEY BY KREBS, LASALLE LEMIEUX
DATED FEBRUARY 16, 2006

DATE: NOVEMBER 9, 2023
SCALE: 1" = 80'
JOB # 231993

DRAWN BY: NOK
CHECKED BY: RWK

GENERAL NOTES

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

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED BY THE SURVEYOR.

THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

ELEVATION NOTES

THIS IS TO CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 11/22/06 FLOOD ZONE: AE
BASE FLOOD ELEVATION: 13'
COMMUNITY PANEL #: 225205 0535 D

NOTE:
SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY.
DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE.
FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES
ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

○ DENOTES IRON ROD FOUND
● DENOTES IRON ROD SET
✕ DENOTES CROSS CUT



SUMMARY OF CHANGES

The authority to file this application is granted by the owners of the property affected by the change in boundary lines. Map File #4193 will be modified according to the survey

The owners of the property affected are as follows; Lots 262-266, 298 and 310-313 are owned by NL-Southeast, LLC; Lots 299 and 309 are owned by Lakefront Real Estate, LLC; Lots 301-308 are owned by HCW Equity, LLC; Lake WW-3 is owned by LS-WW3, LLC., East End Boulevard is owned by NL-ROW, LLC.

LS-WW3, LLC adds Waterway 50 feet

As to the change of boundary further into the waterway WW-3, the purpose is the same as other lots in Lakeshore Estates Subdivision. After the lots were created by dredge and fill, the depth of the water nearer the shoreline was not sufficient to accommodate boats using the wharfs and docks and boathouses. There is a need to be further from the shoreline so that the depth of water increases as the slope of the water bottoms increases. The depth of water is not exactly the same for each lot as the distance from the shoreline increases. Therefore, a uniform distance of 50 feet is sufficient for all the lots. The distance from the shoreline and depth may vary slightly. Whether each lot will use 50 feet of waterway will vary. The new boundary accommodates all lots.

NL-ROW, LLC adds vacant land no longer needed for East End Boulevard Street

As to the change in the width of East End Boulevard from 140 feet that change comports to the infrastructure in place. East End Boulevard is a private street constructed to parish standards that includes a landscaped median and trees and lights along the curbside. The excess of about 30 feet on the east side of East End Boulevard once designed for "side" roadway is no longer needed. Thus, each lot adds about 30 feet to the boundary between the lot and land owned by NL-ROW, LLC. The connecting public street is Lakeshore Boulevard East that is also a roadway with a landscaped median. There is a traffic signal at the intersection of East End Boulevard and Lakeshore Boulevard East. The improvements for East End Boulevard stops and the right of way is reduced to about 70 feet for future extension of East End Boulevard as shown on Map File #5714. The land using the access is currently all vacant land.

Lakeshore Estates at East End Property Owners Association, LLC ("LE@EEPOA") maintains the improvements funded by assessments to member property owners. The improvements were installed by Tammany Holding Company, LLC ("THC") when THC was the developer for all of Lakeshore. THC no longer owns any land and is no longer in business. This property is zoned Lakeshore Estates PUD and Lakeshore Villages PUD. This resubdivision does not affect the zoning. Lots on East End Boulevard not joining in the resubdivision are not changed.

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TENTATIVE SUBDIVISION REVIEW

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of February 6, 2024)

CASE NO.: 2024-3682-TP

PROPOSED SUBDIVISION NAME: Brewster Place Subdivision

DEVELOPER: Centerfire, LLC
400 Poydras Street; Suite 1410
New Orleans, LA 70130

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.
1805 Shortcut Highway
Slidell, LA 70458

SECTION: 15 WARD: 1
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 4
RANGE: 10 East

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

GENERAL LOCATION: The property is located on the west of Dummyline Road, south of
Brewster Road, west of LA Highway 1077, south of Interstate 12,
Madisonville, Louisiana.

SURROUNDING LAND USES: North - A-2 Suburban (Residential)
 South - A-4 Single Family Residential
 East - A-4 Single Family Residential
 West - A-3 Suburban (Residential)

TOTAL ACRES IN DEVELOPMENT: 7.747 Acres

NUMBER OF LOTS: 18 Lots TYPICAL LOT SIZE: 90' x 140'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-4 Single Family Residential

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 0

STAFF COMMENTARY:

Department of Planning and Development

The Tentative plans and documentation have been reviewed by this office and an inspection was made of the site on February 2, 2024. Tentative approval shall be subject to the below informational items and comments #1 - #3 being completed and addressed.

Comments

1. Section 130-5 defines “area, net” as “area actually occupied not including accessory unoccupied areas.” In order to calculate the allowable density for a proposed Major Subdivision, the developer of a property must reduce the total acreage by the unbuildable portions of the site including the total acreage proposed for detention, streets, unmitigated wetlands, etc. and then multiply by the maximum net density allowable under the appropriate zoning classification. Confirm the total ROW acreage is .813 acres, total all servitudes and easements, and provide total of all retention/detention. The tentative plan must provide the acreage and subsequent calculation for these areas.
2. Provide letter from utility companies indicating sufficient water and sewer capacity for this development.
3. The Tentative 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 February 6, 2024.

New Directions Information

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

Sec. 125-94. - Miscellaneous.

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

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

Informational Items

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

Offsite drainage from the eastern and southern properties will be evaluated at the time of Preliminary Approval once surveying data is acquired for the drainage design. The developer acknowledges that drainage servitudes are not allowed within private lots which would change the size of the lots if a drainage servitude is required.

The developer acknowledges that traffic/speeding measures will be addressed at the time of Preliminary Approval with the Paving and Drainage Plan design.

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

Revised drawings will not be accepted for review or placement in the packet prior to the February 14, 2024 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

2024-3682-TP

PARCELA

PARCEL B

PARCEL C

PARCEL D

PARCELE

PAUL F
GITZ ET UX

PAUL F GITZ

POWERLINE

BREWSTER

DAVIS

LEE

DEFOREST

200	202	204	206	208
169	171	173	175	177
168	170	172	174	176
137	139	141	143	145
136	138	140	142	144
105	107	109	111	113
104	106	108	110	112
2	4	6	8	10
1	3	5	7	9

A

DUMMY LINE

CREOLE

RIVERLAND

PIRATE

SWEET CLOVER

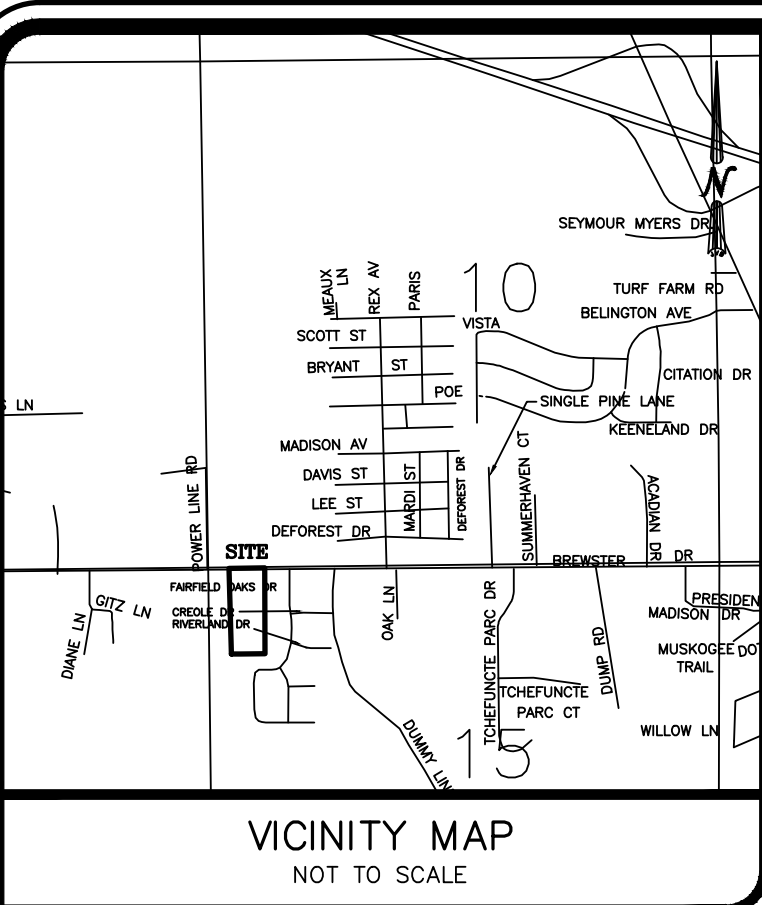
PEONY

PRINCE

FAIRFIELD OAKS

Greenspace

GITZ



TENTATIVE SUBDIVISION PLAT FOR
BREWSTER PLACE
LOCATED IN SECTION 15, T-7-S, R-10-E,
ST. TAMMANY PARISH, LOUISIANA

RESTRICTIVE COVENANTS

1. EACH LOT WILL HAVE NO MORE THAN ONE DWELLING.
2. FRONT BUILDING SETBACKS WILL BE 30 FEET FROM EACH FRONT PROPERTY LINE. SIDE BUILDING SETBACKS WILL BE 10 FEET FROM INTERIOR LINES. SIDE STREET SETBACK WILL BE 20', REAR BUILDING SETBACKS WILL BE NO LESS THAN 25 FEET FROM REAR PROPERTY LINE.
3. THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF THE LOT OR 12" (1 FOOT) ABOVE THE FEMA BASE FLOOD ELEVATION, WHICHEVER IS GREATER. THE MAXIMUM HEIGHT OF ANY BUILDING OR DWELLING SHALL BE 35 FEET IN HEIGHT ABOVE THE NATURAL GRADE OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE OR BFE, WHICHEVER IS HIGHER.
4. 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 PLAN.
5. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY DRAINAGE OR STREET EASEMENTS.
6. NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE AS LOTS AS DUMPS OR JUNK VEHICLE STORAGE.
7. MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS AS RESIDENCES IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE. 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).
10. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAT 60 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT OF WAY INTERSECT.
11. ADDITIONAL COVENANTS RECORDED IN COB _____ THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE, AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.
12. ALL LOTS SUBJECT TO A 10' UTILITY SERVITUDE ADJACENT TO STREET RIGHT OF WAY.

*ADDITIONAL RESTRICTIVE COVENANTS MAY BE IMPOSED ON THE ABOVE PARCELS BY SEPARATE WRITTEN AND RECORDED INSTRUMENT.

BOUNDARY DESCRIPTION

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN SECTION 15, TOWNSHIP 7 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTIONS 9, 10, 15, AND 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA, GO NORTH 89 DEGREES 20 MINUTES 51 SECONDS EAST A DISTANCE OF 283.97 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE, NORTH 89 DEGREES 20 MINUTES 51 SECONDS EAST DISTANCE OF 373.28 FEET TO A POINT; THENCE, SOUTH 00 DEGREES 13 MINUTES 01 SECONDS EAST A DISTANCE OF 899.52 FEET TO A POINT; THENCE, SOUTH 89 DEGREES 31 MINUTES 58 SECONDS WEST A DISTANCE OF 252.30 FEET TO A POINT; THENCE, SOUTH 89 DEGREES 24 MINUTES 11 SECONDS WEST A DISTANCE OF 98.78 FEET TO A POINT; THENCE NORTH 01 DEGREES 37 MINUTES 55 SECONDS WEST A DISTANCE OF 898.70 FEET BACK TO THE POINT OF BEGINNING.

SAID PORTION OF GROUND CONTAINS 7.474 ACRES MORE OR LESS.

TYPICAL CUL-DE-SAC DETAIL

N.T.S.

CUL-DE-SAC TYPICAL SECTION

N.T.S.

PINE HAVEN CT. ENTRANCE TYPICAL SECTION

PINE HAVEN CT. TYPICAL SECTION

N.T.S.

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

FAIRFIELD OAKS DRIVE

CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE UNDERSIGNED.

SEAN M. BURKES - LA P.L.S. No. 4785

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISION OF THE STATE OF LOUISIANA LAW RS.33:5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

SEAN M. BURKES - LA P.E. No. 27642

BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE MAP OF:

BREWSTER PLACE

THE STREET RIGHT-OF-WAY, DETENTION PONDS, SIGNAGE AND GREENSPACE AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES.

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

7.747 ACRES	17	CENTRAL	CENTRAL
AREA	NO. OF LOTS	SEWER SYSTEM	WATER SYSTEM
90' X 140'	VARIES	700 L.F.	700'
AVG. LOT SIZE	LOT FRONTAGE	LENGTH OF STREET	MAX. BLOCK LENGTH
CONCRETE	VARIES	50'	
ROAD SURFACE	LOT DEPTH	STREET R.O.W.	
BLACK RIVER TO LAKE PONTCHARTRAIN			
ULTIMATE SURFACE WATER DISPOSAL		ZONING	

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0205 C, DATED: 10/17/89. FLOOD ZONE: C; BASE FLOOD ELEVATION: N/A.

NOTES:

1. TOTAL AREA = 7.474; NET AREA = 5.398 ACRES. NET DENSITY=5.398 NET ACRES w/17 LOTS = 3.1 UNITS/ACRE.
2. ANY WETLANDS THAT WILL BE IMPACTED WILL REQUIRE A WETLAND PERMIT AND MITIGATION AS NECESSARY FROM THE CORPS OF ENGINEERS PRIOR TO CONSTRUCTION.
3. (XXX) INDICATES MUNICIPAL ADDRESS.
4. ALL LOTS SUBJECT TO A 10' UTILITY SERVITUDE ADJACENT TO STREET RIGHT OF WAY.
5. SEWER AND WATER PROVIDED AND MAINTAINED BY (TO BE DETERMINED).
6. CONTOURS SHOWN WERE TAKEN FROM LIDAR DATA AND ARE NOT FIELD VERIFIED. FOR CONCEPTUAL DESIGN ONLY.
7. TYPICAL LOT DRAINAGE FLOW DIRECTION.

TENTATIVE S/D PLANS
RECEIVED
2/5/2024
DEVELOPMENT
ENGINEERING
REVIEW COPY

SEAN M. BURKES
LA REG. NO. 4785

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Shreveport, Louisiana 70506
E-mail: jvb@jvbassoc.com
Phone: 855-649-0154 Fax: 855-649-0154

NO.	REVISIONS	DATE	BY	CHK
1	REVISED MUNICIPAL ADDRESSES	02/05/2024	JVB	
2	REVISED AS PER PARISH COMMENTS	03/05/2024	JVB	
3	ADD MUNICIPAL ADDRESSES	03/05/2024	JVB	

TENTATIVE SUBDIVISION PLAT OF
BREWSTER PLACE, BEING 7.474 ACRES
SITUATED IN SECTION 15, T-7-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA
DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SCALE:	1" = 50'
DATE:	01/15/2021
DRAWN BY:	RMK
CHECKED BY:	SMB
DWG. NO.	20200773
SHEET	1 OF 1