

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM – TUESDAY, APRIL 9, 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 Tuesday, April 9, 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 MARCH 18, 2024 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

REVOCATION

1- REV24-04-002

The revocation of an unopened portion of Fifth Street, located south of Desoto Street, west of Asbury Drive, east of 6th Street between Square 36 and Square 37 in the Chinchuba Subdivision (as delineated on Map #130A, Ward 4, District 5).

Applicant: Rick Flick

Parish Council District Representative: Hon. Pat Philips

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

2- Request to Enter the Parish Right-of-Way for Cherokee Drive & Iroquois Drive (Arrow Wood Estates Subdivision) for the purpose of performing radii improvements at the Cherokee Drive and Iroquois Drive intersection.

Debtor: Arrow Wood Estates Subdivision HOA – c/o Mr. Hank Frantz

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is north of Harrison Avenue, west of LA Highway 59, Abita Springs, Louisiana. Ward 3, District 2

MINOR SUBDIVISION**3- 2024-3745-MSP**

Minor subdivision of 4.20 acres into Parcels A & B

Owner & Representative: Santiago Elizalde & Griselda Aguirre Marcial

Surveyor: RJ Fuselier & Associates, LLC

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the west side of Beverly Drive, south of Lake Ramsey Road, Covington, Louisiana. Ward 3, District 3

4- 2024-3751-MSP

Minor subdivision of 4.190 acres into Parcels 1, 2 & 3

Owner & Representative: Pamela R. Miley

Surveyor: BELLCO Surveying, LLC

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located on the east side of Plantation Street and on the south side of Wilson Road, Covington, Louisiana. Ward 3, District 2

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

POSTPONED FROM 03/05/2024 PLANNING COMMISSION MEETING

FINAL SUBDIVISION REVIEW**6- 2024-3720-FP - REMOVED**

Deer Crossing Subdivision

Developer/Owner: Deer Crossing, LLC

Engineer/Surveyor: Kelly McHugh & Assoc., Inc.

Parish Council District Representative: Hon. Kathy Seiden

General Location: The property is located at north of the intersection of Hwy 1085 and Perrilloux Road, south of Interstate 12, Madisonville, Louisiana. Ward 1, District 4

POSTPONED AT THE MARCH 18, 2024 MEETING

7- 2024-3763-FP

Alexander Ridge Subdivision, Phase 4B

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

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. Larry Rolling

General Location: The property is located at the eastern end of Thibodeaux Road, east of LA Highway 1081, Covington, Louisiana. Ward 3 District 2

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

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21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: Dexter Accardo (Alternate)

Staff: Ross Liner, Helen Lambert, Erin Cook, Theodore Reynolds, Maria Robert and Emily Couvillion

PUBLIC ANNOUNCEMENTS

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- 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 MARCH 5, 2024 MEETING MINUTES APPROVED

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

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

Nay: N/A

Abstain: N/A

REQUEST FOR POSTPONEMENTS

REVOCATION

REV24-03-001

The revocation of an unopened portion of 6th Avenue, 7th Avenue, 8th Avenue, and 7th Street located east of 6th Street, south of LA Highway 435 in the Paillet First Subdivision (as delineated on Map #169B), Ward 10, District 6.

Applicant: Russell Armstrong

Parish Council District Representative: Hon. Cheryl S. Tanner **APPROVED**

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

Opposition: N/A

Other: N/A

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Crawford made a motion to approve, second by Gaines

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

MINOR SUBDIVISION REVIEW

1- 2024-3718-MSP APPROVED

Minor subdivision of Tract 1A into Tracts 1A1 & 1A2
Owner & Representative: AHAV Ranch LLC – Matthew Kutcher
Surveyor: J.V Burkes & Associates, Inc.
Parish Council District Representative: Hon. Joe Impastato
General Location: The property is located on the west side of Equitana Lane, south of Little Dixie Ranch Road, Lacombe, Louisiana. Ward 7, District 7

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this requests:
Opposition: N/A
Other: N/A

Crawford made a motion to approve, second by McInnis

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

2- 2024-3728-MSP APPROVED

Minor subdivision of Parcel A-3 into Parcels A-3-1 & A-3-2
Owner & Representative: Wilhemina L. Brooks
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Martha J. Cazaubon
General Location: The property is located on the west side of La Highway 25, south of Theresa Nave Road, Folsom, Louisiana. Ward 2, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this requests:
Opposition: N/A
Other: N/A

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Gaines made a motion to approve, second by McInnis

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

RESUBDIVISION REVIEW:

3- 2024-3719-MRP APPROVED

Resubdivision of Lots 5 & 6 into lot 5A, I-59 Commercial Park
Owner & Representative: Kacco, Inc – Noel H. Buras III
Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: David Cogle
General Location: The property is located at the end of Commercial Drive, northeast of Interstate 59 Service Road, Pearl River, Louisiana. Ward 8, District 9

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this requests:
Opposition: N/A
Other: N/A

Crawford made a motion to approve, second by McInnis

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

4- 2024-3729-MRP APPROVED

Resubdivision of Parcel 9 into Parcels 9-A & 9-B, Handsome Meadow Farms
Owner & Representative: Greg Gerard Guidry & Catherine Thompson Guidry
Surveyor: Lowe Engineers
Parish Council District Representative: Hon. Martha J. Cazaubon
General Location: The property is located at the end of Handsome Meadow Lane, Covington, Louisiana. Ward 2, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this requests:
Opposition: N/A
Other: N/A

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Seeger made a motion to approve, second by McInnis

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

5- 2024-3733-MRP APPROVED

Resubdivision of Lots 31 & 32 into Lot 32-A, Lake Ramsey, Phase 1
Owner & Representative: Scotty & Carol Brooks Moll
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Martha J. Cazaubon
General Location: The property is located on the north side of S. Lakeshore Drive, Covington, Louisiana. Ward 3, District 3

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

Opposition: N/A
Other: N/A

McInnis made a motion to approve, second by Truxillo

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

FINAL SUBDIVISION REVIEW

6- 2024-3720-FP POSTPONED FOR ONE MONTH

Deer Crossing Subdivision
Developer/Owner: Deer Crossing, LLC
Engineer/Surveyor: Kelly McHugh & Assoc., Inc.
Parish Council District Representative: Hon. Kathy Seiden
General Location: The property is located at north of the intersection of Hwy 1085 and Perrilloux Road, south of Interstate 12, Madisonville, Louisiana. Ward 1, District 4

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

Opposition: N/A
Other: N/A

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Narcisse made a motion to approve, second by Crawford

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

Nay: N/A

Abstain: N/A

7- 2024-3741-FP APPROVED

Bonterra Subdivision, Phase 2

Developer/Owner: Lynn Levy Land Co., LLC

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

Parish Council District Representative: Hon. David Cogle

General Location: The property is located on the east side of North Military Road/LA Highway 1090, north of Interstate 12, Slidell, Louisiana. Ward 8, District 9

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

Opposition: N/A

Other: N/A

Truxillo made a motion to approve, second by Horne

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

Nay: N/A

Abstain: N/A

OLD BUSINESS

8- Request to Enter the Parish Right-of-Way for the north side of Little Creek Road for the purpose of installing subsurface drainage from Commerce Boulevard to Dream Team Drive. APPROVED

Debtor: Church of the King (**Resolution No. 20-007**)

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the north side of Little Creek Road, east of LA Highway 59 and north of Interstate 12, Mandeville, Louisiana. Ward 4, District 11.

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 requests:

Opposition: N/A

Other: N/A

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Crawford made a motion to approve, second by Horne

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

Nay: N/A

Abstain: N /A

9- Request to Enter the Parish Right-of-Way for Henry Clay Street (Town of Mandeville UNINCORPORATED) for the purpose of gaining access to the property. APPROVED

Debtor: Dilso Caetano Goncalves (**Resolution No. 22-043**)

Parish Council District Representative: Hon. Pat Phillips

General Location: The property is located at the west end of Henry Clay Street, west of Coffee Street, north of LA Highway 190 and south of Interstate 12, Mandeville, Louisiana. Ward 4, District 5.

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 requests:

Opposition: N/A

Other: N/A

Troncoso made a motion to approve, second by Gaines

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

Nay: N/A

Abstain: N /A

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NEW BUSINESS

**10- Amendments to the Code of Ordinances, Part II: Unified Development Code –
Chapters 100-900**

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

Opposition: N/A

Other: N/A

Seeger made a motion to approve, second by Truxillo

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

Nay: N/A

Abstain: N/A

NEW BUSINESS

ADJOURNMENT

ADJOURNMENT

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REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT
(As of April 2, 2024)
Planning Commission meeting: April 9, 2024

CASE NO.: REV24-04-002

NAME OF STREET OR ROAD: Unopened portion of Fifth Street

NAME OF SUBDIVISION: Chinchuba Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 5

PROPERTY LOCATION: The property is located south of Desoto Street, west of Asbury Drive, east of 6th Street between Square 36 and Square 37 in the Chinchuba Subdivision (as delineated on Map #130A), Ward 4, District 5.

SURROUNDING ZONING: HC-2 Highway Commercial

PETITIONER/REPRESENTATIVE: Flick Properties LLC

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Fifth Street, in order to assimilate the property into their adjacent property. However, there is a large drainage feature located in this unopened right-of-way. Although the drainage feature is not part of the Parish maintenance system, the water runoff of several Parish Maintained Roads drains into this area. In addition, Atmos Energy has confirmed some of their existing facilities are located within the portion of Fifth Street requested to be revoked.

Recommendation:

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

- The applicant shall assimilate the portion of the right-of-way with their adjacent properties through the parish's resubdivision process.
- A formal dedication or establishment of a drainage and access easement shall be submitted in regards to the unopened portion of Fifth Street prior to final cash sale.
- A formal servitude shall be granted in favor of Atmos Energy and prior to final Cash Sale.
- A revised survey showing location of access easement and servitude shall be provided.

CAUSEWAY

MARQUETTE ST

2ND

3RD ST

5TH ST

ASBURY RD

SHARP RD

3RD

DESOTO ST

N CAUSEWAY BLVD

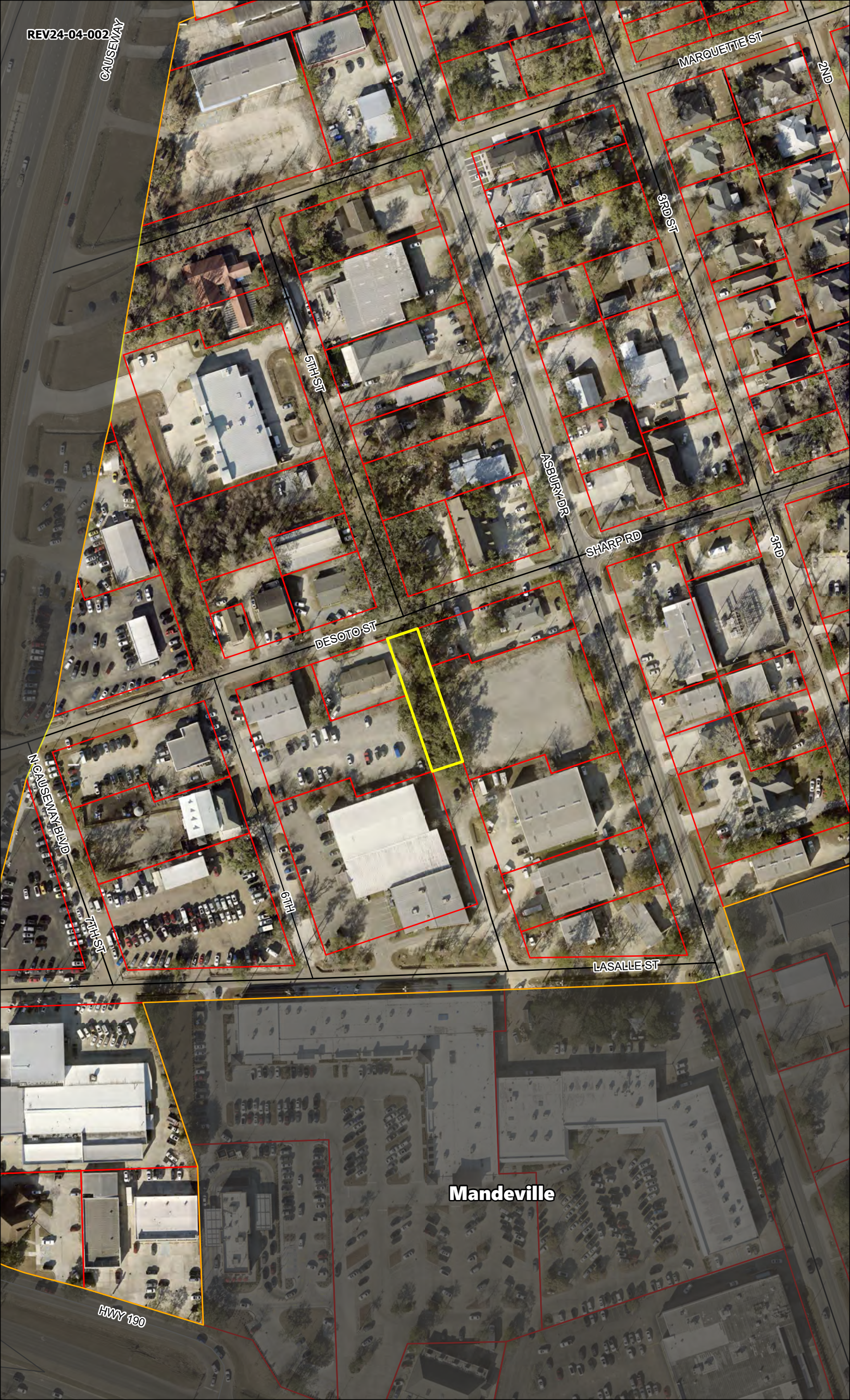
7TH ST

6TH

LASALLE ST

Mandeville

HWY 190

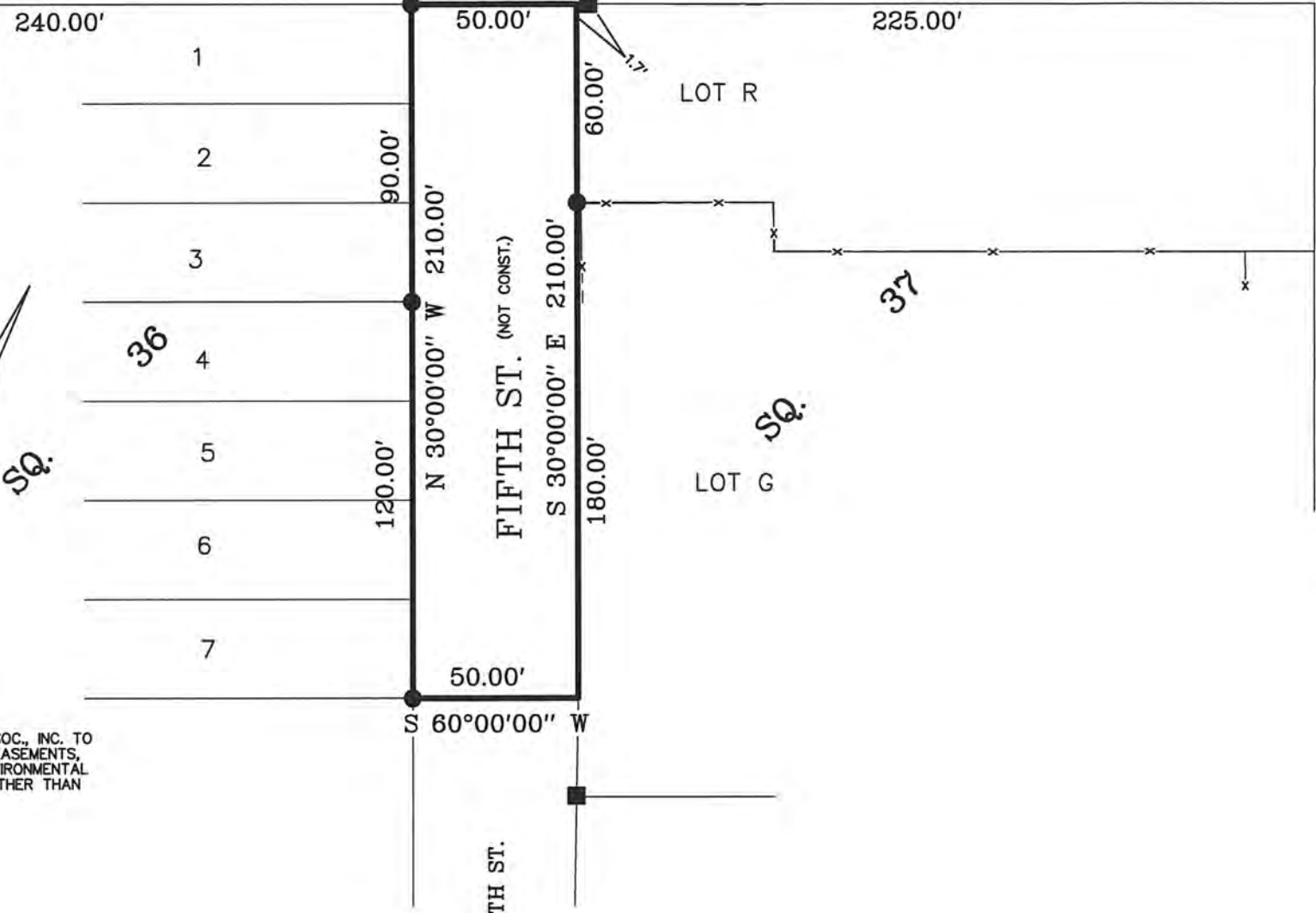
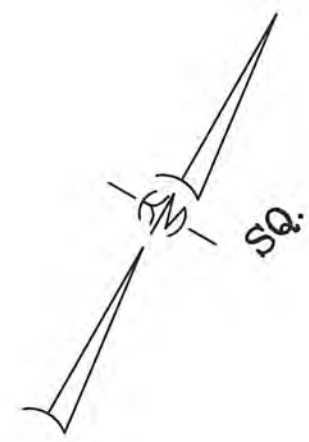


DESOTO STREET (ASPHALT)

SIXTH ST.

LEGEND

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



ASBURY DRIVE (AKA U.S. HWY 3228 FORMERLY U.S. HWY 190)

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



Kelly J. McHugh
 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.

- REFERENCES:
1. PLAT OF CHINCHUBA SUBD. BY ROBERT A. BERLIN FILED AS MAP FILE NO. 130A
 2. PLAT OF A RESUBDIVISION IN SQUARE 37 BY LAND SURVEYING INC., FILED AS MAP FILE NO 815A
 3. PLAT OF A SURVEY IN SQUARE 36 BY JOHN E. BONNEAU DATED 08-29-2003

PROPOSED STREET REVOCATION

PORTION OF FIFTH STREET, CHINCHUBA SUBDIVISION
 SECT. 34, T-7-S, R-11-E, G.L.D.,
 ST. TAMMANY PARISH, LOUISIANA

SCALE:	1" = 50'	DATE:	11-30-23
DRAWN:	DRJ	JOB NO.:	23-122
REVISED:			

PREPARED FOR: FLICK PROPERTIES, LLC

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

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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 ARROW WOOD ESTATES SUBDIVISION HOA, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MR. HANK FRANTZ, 784 NAVAJO DRIVE, ABITA SPRINGS, LA 70420, OR ASSIGNEE; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE OPENED PORTIONS OF CHEROKEE DRIVE & IROQUOIS DRIVE, ARROW WOOD SUBDIVISION, FOR THE PURPOSE OF MAKING ROADWAY IMPROVEMENTS. THE SCOPE OF WORK INCLUDES MAKING RADII AND SHOULDER IMPROVEMENTS. 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 concrete road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$7,000.00 for a period of one (1) year.
9. That the petitioner agrees to post a Warranty Obligation upon completion of the project in the amount of \$3,500.00 for a period of two (2) years.

- 10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish’s Selective Road Maintenance System.
- 11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish’s Selective Road Maintenance System.
- 12. That the petitioner shall submit a site plan of Petitioner’s property and the unopened right of way.
- 13. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3, DISTRICT 2.
- 14. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
- 15. 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 _____ DAY OF _____, 24_____, 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

March 6, 2024

Mr. Ross Liner, Director
St. Tammany Parish Planning & Development - Planning
21454 Koop Drive
Building B, Suite 1B
Mandeville, LA 70471

Re: A Request by the Arrow Wood Estates Subdivision HOA to Make Improvements in the Parish Right of Way

Dear Mr. Liner:

Arrow Wood Estates Subdivision is a community in Abita Springs with 265 single-family homes. The community's HOA seeks permission from the Parish to extend the paved portion of the street shoulder on the west side of Cherokee Drive from where it currently exists to the corner of Cherokee Drive and Iroquois Drive. All streets and street shoulders that exist in the subdivision are paved with cement, as will be the requested extension. If approved by the Planning Commission, the work will be done by an established, licensed, insured pavement contractor domiciled in St. Tammany Parish.

The purpose of extending the paved shoulder is to improve the safety of automobiles that are leaving the subdivision during the morning rush hour and to minimize the unsightly damage that is done to the right of way and the lawn adjacent to the right of way. The muddy, water-filled ruts and holes caused by vehicles that stray from the road are an embarrassment to the subdivision and require repeated efforts by the HOA and the nearby homeowners to address the situation.

I have included a Geoportal Print photo that indicates that the area to be paved lies near, but entirely outside the property owned by Mr. & Mrs. Clifton M. McGovern [Assessment # 28138, 162 Iroquois Drive; Abita Springs, LA 70420]. If permission is granted to extend the paved shoulder, the HOA will discuss the project with the McGovern's and anticipates that they will be pleased at the impact the extension will have on the appearance of their yard.

There are several attachments that explain the location and extent of the area to be paved:

1. The attachment "Request to Pave Shoulder shows the McGovern's property and the extent of the existing paved shoulder on Cherokee Dr. I have sketched in the approximate location of the extension of the shoulder, along Cherokee Dr. and turning the corner at Iroquois Dr.
2. "Photo by Chris' Paving" was taken from where the currently paved shoulder ends and shows the location of the proposed extension along Cherokee Drive and around the corner of Cherokee and Iroquois Drives.

3. The photo "Corner of Iroquois & Cherokee Drives" was taken at that corner and shows the area that we propose to pave and the wet, muddy condition of the shoulder.

The new pavement will be 6 inches in depth, extend not more than four feet from the edge of the street, and extend approximately 55 feet along Cherokee Dr. and extend approximately 25 feet along the curve of the street at the intersection of Cherokee and Iroquois Drives.

We hope that we will receive your approval for this project and thank you for your consideration. I will be happy to discuss the project via any of the contact information listed below. I am an HOA volunteer, a former Treasurer of the HOA, and the project manager of this project.

Yours truly,



Hank Frantz
784 Navajo Drive
Abita Springs, LA 70420

Email: HankFrantz@gmail.com

Cell phone: 404-394-8417

Request to Pave Shoulder



DISCLAIMER: Every reasonable effort has been made to assure the accuracy of the parcel and base map data presented. The St. Tammany Parish Assessor makes no warranties, express or implied, regarding the completeness, reliability or suitability of the site data and assumes no liability associated with the use or misuse of said data. The parcel data on the base map is used to locate, identify and inventory parcels of land in St. Tammany Parish for assessment purposes only and is not to be used or interpreted as a legal survey or legal document. Additional data layers not originating in the Assessors Office are also presented for informational purposes only. Before proceeding in any legal matter, all data should be verified by contacting the appropriate county or municipal office.





Photo by Chris' Paving

ESTIMATE



Chris' Paving, LLC

30216 North Dixie Ranch Rd
Lacombe, LA 70445
Phone: (985) 960-2131
Email: chrispaving@aol.com
Fax: (985) 882-4274
Web: www.chrispaving.com

Prepared For

Lake Arrowwood Estates
PO Box 1276
Abita Springs 72040
(404) 394-8417

Estimate # PO Box 1276.
Date 12/11/2023

Description **Total**

Concrete revised scope \$7,000.00
Install dowels
Install wire
Form, pour, and finish 6" concrete in one area shown (pictured below)
Haul away debris

Price does not include any additional : \$0.00

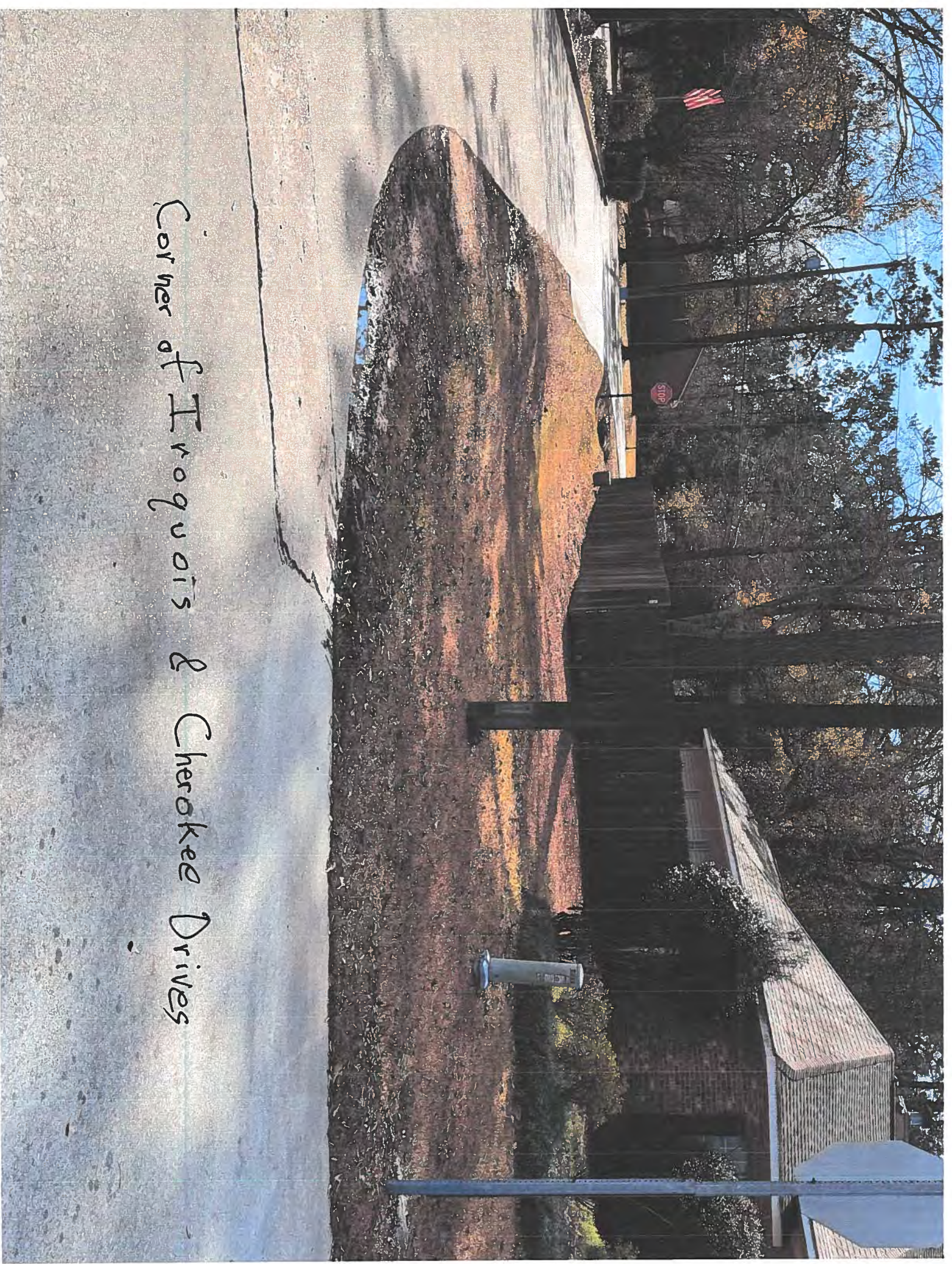
Additional base, prep, material, permits, bonds, testing, traffic control, retainage withheld,
additional mobilizations, or weekend work.

*****Price based on current cost, as of date on estimate, subject to change as to actual start
of project.*****

Subtotal \$7,000.00

Total **\$7,000.00**

Corner of Iroquois & Cherokee Drives



MINOR SUBDIVISIONS

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PLANNING STAFF REPORT
2024-3745-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: April 9, 2024

Posted: March 27, 2024

Location: The property is located on the west side of Beverly Drive, south of Lake Ramsey Road, Covington, Louisiana. Ward 3, District 3

Owners & Representative: Santiago Elizalde & Griselda Aguirre Marcial

Engineer/Surveyor: RJ Fuselier & Associates, LLC

Type of Development: Rural/Residential



Current Zoning

A-2 Suburban District

Total Acres

4.20 acres

of Lots/Parcels

Minor subdivision of 4.20 acres into Parcel A (3.20 acres) and Parcel B (1 acre)

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone C; Preliminary Flood Zone AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from the existing 4.20-acre parcel, being proposed as Parcel A (3.20 acres) and as Parcel B (1 acre).

The minor subdivision request requires a public hearing due to:

- Parcel B does not have direct road frontage and is proposed to be accessed from a 45'x180' access servitude, thus requiring a waiver to the Unified Development Code Section 125-188(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. Remove "Administrative Resubdivision Approval" from the title of the signature block.



PLANNING STAFF REPORT
2024-3745-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

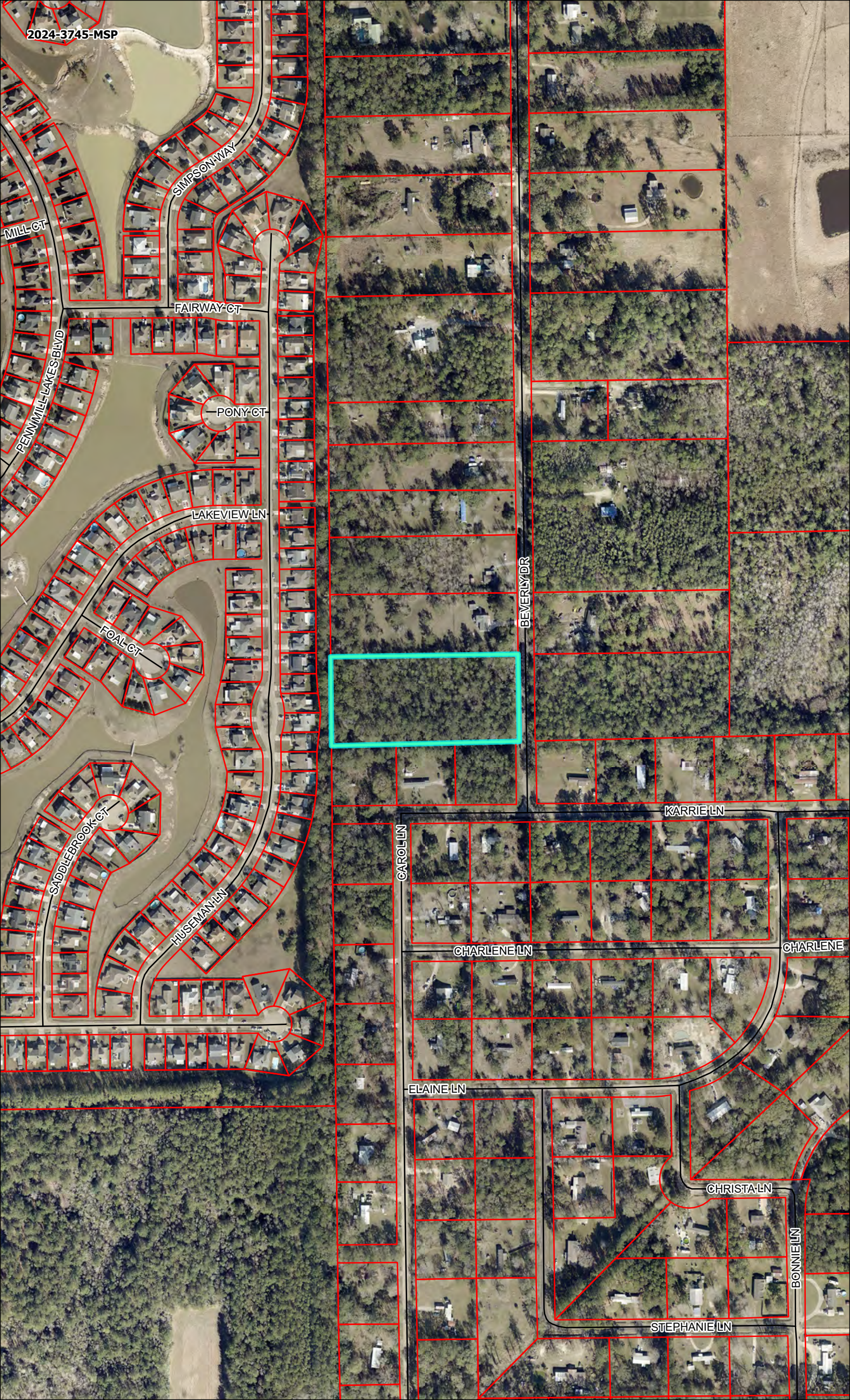
PLANNING & DEVELOPMENT
Ross Liner
Director

2. Add a “Reference Survey” section and provide reference to Instrument COB 793 Folio 217.

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.

2024-3745-MSP



MILL CT

SIMPSON WAY

FAIRWAY CT

PONY CT

LAKEVIEW LN

FOAL CT

SADDLEBROOK CT

HUSEMAN LN

BEVERLY DR

KARIE LN

CHARLENE LN

CHARLENE

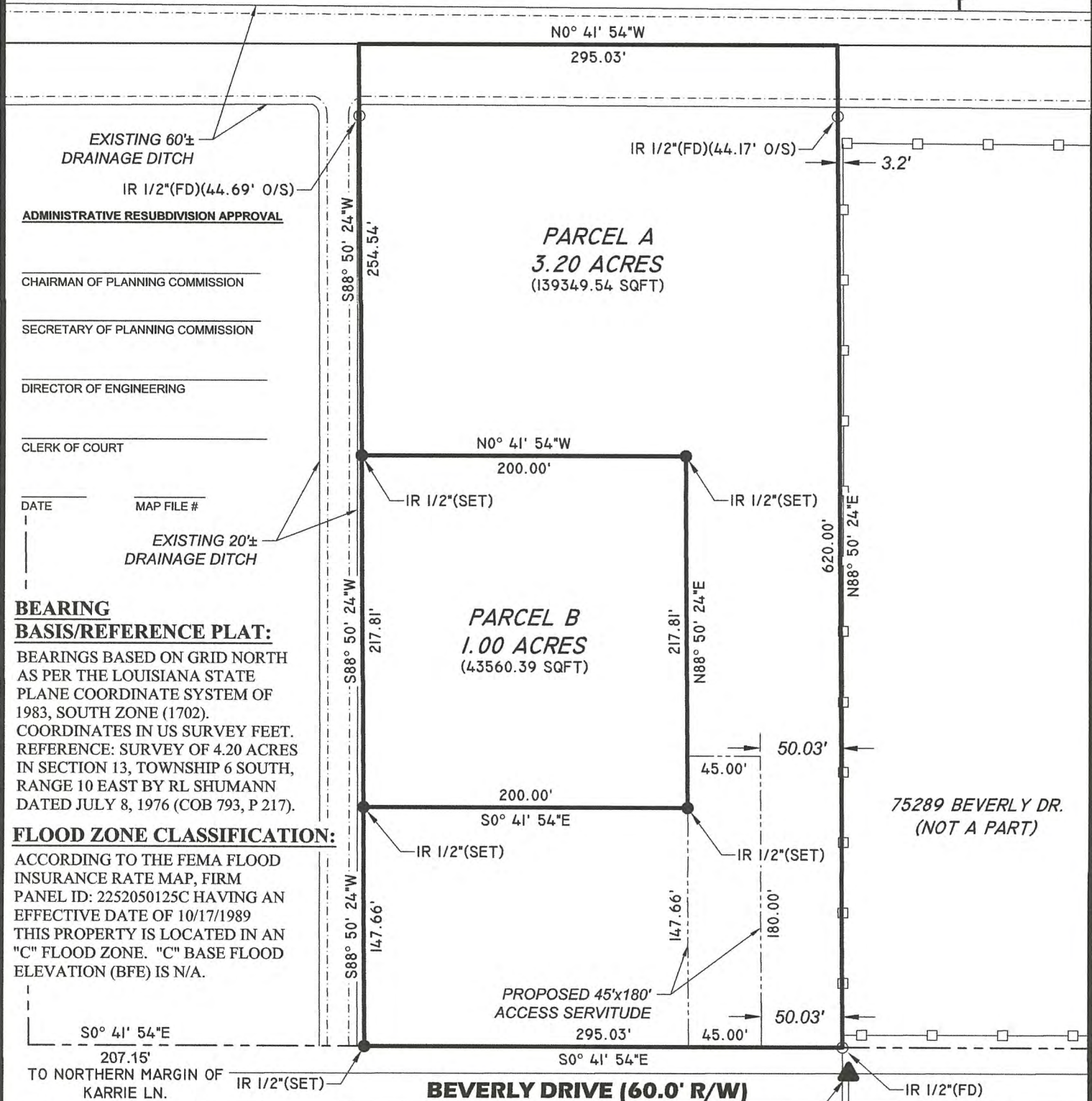
CAROL LN

ELAINE LN

CHRISTA LN

BONNIE LN

STEPHANIE LN



EXISTING 60±
DRAINAGE DITCH

IR 1/2"(FD)(44.69' O/S)

ADMINISTRATIVE RESUBDIVISION APPROVAL

CHAIRMAN OF PLANNING COMMISSION

SECRETARY OF PLANNING COMMISSION

DIRECTOR OF ENGINEERING

CLERK OF COURT

BEARING BASIS/REFERENCE PLAT:

BEARINGS BASED ON GRID NORTH AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). COORDINATES IN US SURVEY FEET. REFERENCE: SURVEY OF 4.20 ACRES IN SECTION 13, TOWNSHIP 6 SOUTH, RANGE 10 EAST BY RL SHUMANN DATED JULY 8, 1976 (COB 793, P 217).

FLOOD ZONE CLASSIFICATION:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 2252050125C HAVING AN EFFECTIVE DATE OF 10/17/1989 THIS PROPERTY IS LOCATED IN AN "C" FLOOD ZONE. "C" BASE FLOOD ELEVATION (BFE) IS N/A.

SURVEYORS NOTES:

1. THIS SURVEY DID NOT REQUIRE NOR DID IT INCLUDE ANY RESEARCH AND INVESTIGATION OF SERVITUDE'S OR EASEMENTS.
2. NO CLEARING PERMITTED WITHIN THE "NO CLEAR BUFFER" - SIDES = 50' ; FRONT/REAR = 25'

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "C - BOUNDARY SURVEYS OF RESIDENTIAL OR SUBURBAN AREAS" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

Map of Resubdivision Survey Made For

Santiago Elizalde & Griselda Aguirre Marcial

Being a Minor Resubdivision of a certain portion of ground containing 4.20 acres and situated in Section 13, Township 6 South, Range 10 East into Parcel A containing 3.20 acres of land and Parcel B containing 1.00 acres of land.

RYAN J. FUSELIER, PLS REG. NO. 4857
150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403



FUSELIER
SURVEYING + MAPPING
RJ FUSELIER & ASSOCIATES LLC
FIRM REG. #: LA (VF 790), TX (10194363)

PROJ. No.	23N0145			
DATE:	11/03/23	11/17/23	ADDED NOTES AND SIGNATURE LINE	CDR
SHEET:	01	DATE	REVISION DESCRIPTION	BY
DETAILED:	CDR	11/17/23	REVISED SERVITUDE	CDR



PLANNING STAFF REPORT
2024-3751-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: April 9, 2024

Posted: March 27, 2024

Location: The property is located on the east side of Plantation Street and on the south side of Wilson Road, Covington, Louisiana. Ward 3, District 2

Owners & Representative: Pamela R. Miley

Engineer/Surveyor: BELLCO Surveying, LLC

Type of Development: Rural/Residential



Current Zoning

A-2 Suburban District

Total Acres

4.19 acres

of Lots/Parcels

Minor subdivision of 4.19 acres into Parcel 1 (2.104 acres), Parcel 2 (1.043 acres), and Parcel 3 (1.043 acres)

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone C; Preliminary Flood Zone X

Critical Drainage: No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from the existing 4.19-acre parcel, being proposed Parcel 1 (2.104 acres), proposed Parcel 2 (1.043 acres), and proposed Parcel 3 (1.043 acres).

The minor subdivision request requires a public hearing due to:

- Parcels 2 and 3 do 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).

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



PLANNING STAFF REPORT
2024-3751-MSP

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.



SIMS VALLON

NOLAN LN

WILSON RD

EDGAR ST

21

JACKSON ST

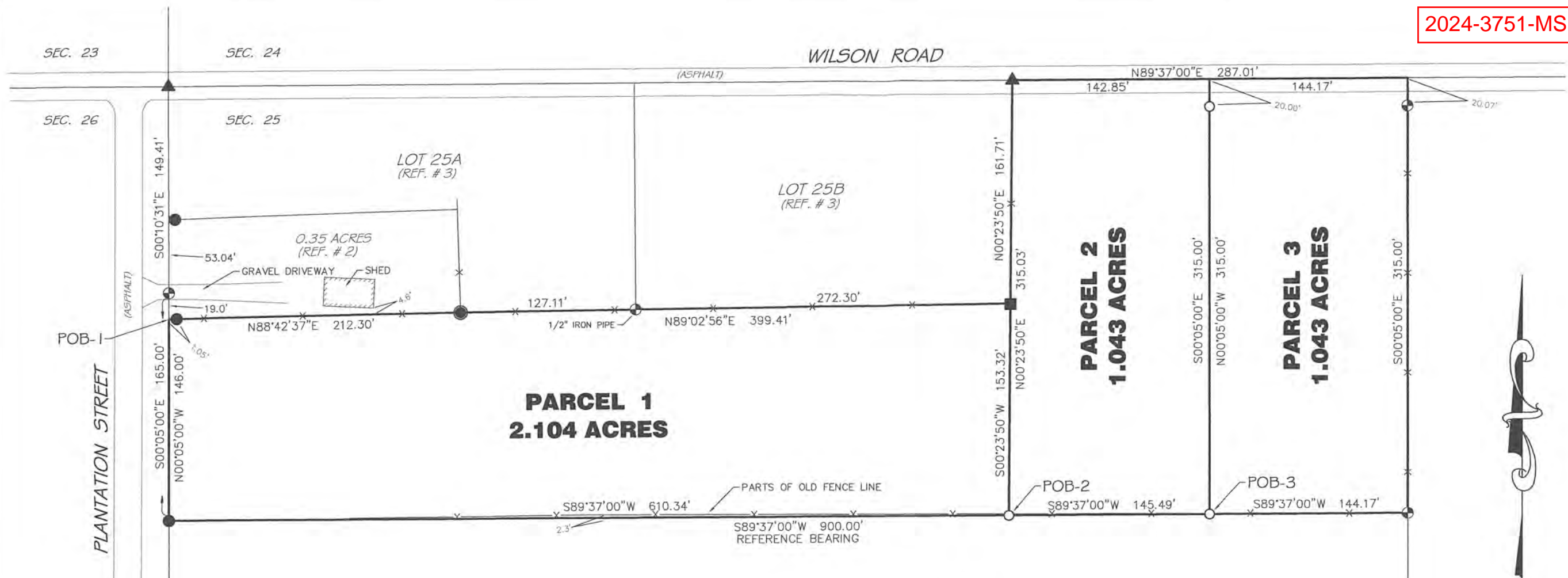
OAK

LOUISIANA ST

PLANTATION ST

ARTESIAN DR

2024-3751-MSP



REFERENCES:

- 1) SURVEY OF 4.44 ACRES BY LAND ENGINEERING SERVICES, INC., DATED JULY 7, 1976, OF WHICH THE BASIS OF BEARING WAS ESTABLISHED.
- 2) SURVEY OF 0.35 ACRES BY JOHN BONNEAU & ASSOCIATES, INC., DATED 08/01/1994, SURVEY NUMBER 94869.
- 3) SURVEY OF A RESUBDIVISION FOR LOTS 25A & 25B BY MANDLE SURVEYING, INC., DATED 03/04/1998, MAP FILE NUMBER 1612.

NOTES:

- 1) THIS PROPERTY IS LOCATED IN:
FLOOD ZONE: "C"
FIRM PANEL NO: 225205 0150 C
FIRM PANEL DATE: 10/17/1989
- 2) BUILDING SETBACKS ARE NOT SHOWN. THE OWNER/CONTRACTOR ARE RESPONSIBLE FOR OBTAINING THE SETBACK INFORMATION BEFORE CONSTRUCTION.
- 3) A UTILITY LOCATE WAS NOT PERFORMED ON THIS PROPERTY. IT IS RECOMMENDED TO CONTACT LA ONE CALL FOR THE LOCATION OF ANY UNDERGROUND UTILITIES BEFORE CONSTRUCTION.

FINAL APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING _____

CHAIRMAN OF THE PLANNING COMMISSION _____

SECRETARY OF THE PLANNING COMMISSION _____

CLERK OF COURT _____

DATE _____ FILE NO. _____

LEGEND:

- = FENCE CORNER FOUND
- = 1/2 INCH IRON ROD FOUND
- ⊕ = 3/4 INCH IRON PIPE FOUND (OR AS NOTED)
- = 1/2 INCH IRON ROD SET
- = 5/8 INCH IRON ROD FOUND
- ▲ = P.K. NAIL FOUND
- ✕ = FENCE LINE

NOTE: SERVICITUDES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVICITUDES ON 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.



1-3-24

ANDREW T. BELL, PLS REG. NO. 5239

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



Call before you dig.
1-800-272-3020



PREPARED FOR:	
LITTLE RED SCHOOL HOUSE	
DATE:	01/03/2024
JOB NO.:	23-124
SCALE:	1" = 50'
DRAWN BY:	DB
REVISED:	
DWG. NO.: 23-124-2	

BOUNDARY SURVEY OF:
A MINOR SUBDIVISION OF 4.190 ACRES INTO
PARCEL 1 (2.104 ACRES); PARCEL 2 (1.043 ACRES)
& PARCEL 3 (1.043 ACRES) LOCATED IN
SECTION 25, T-6-S, R-11-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

BELCO
SURVEYING, LLC
(LICENSED IN MS. & LA.)
25015 LAKE CHOCTAW DR.
FRANKLINTON, LA. 70438
985-295-9433



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: April 9, 2024

Posted: March 27, 2024

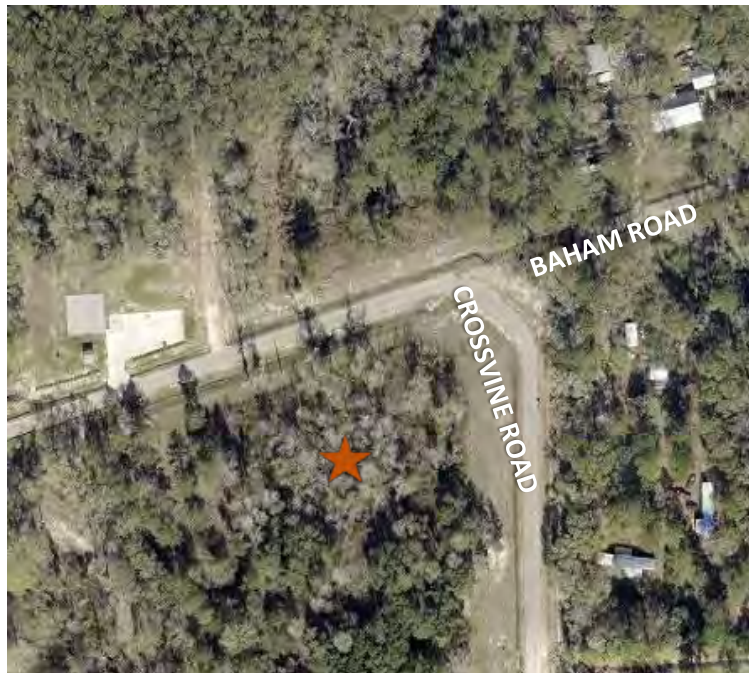
Prior Hearing – March 5, 2024 – Postponed for 1 month

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. 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:



PLANNING STAFF REPORT
2023-3470-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

- 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

33

PLUMEGRASS

CROSSVINE

WISE

BUTTON BUSH

GOLDENTOP

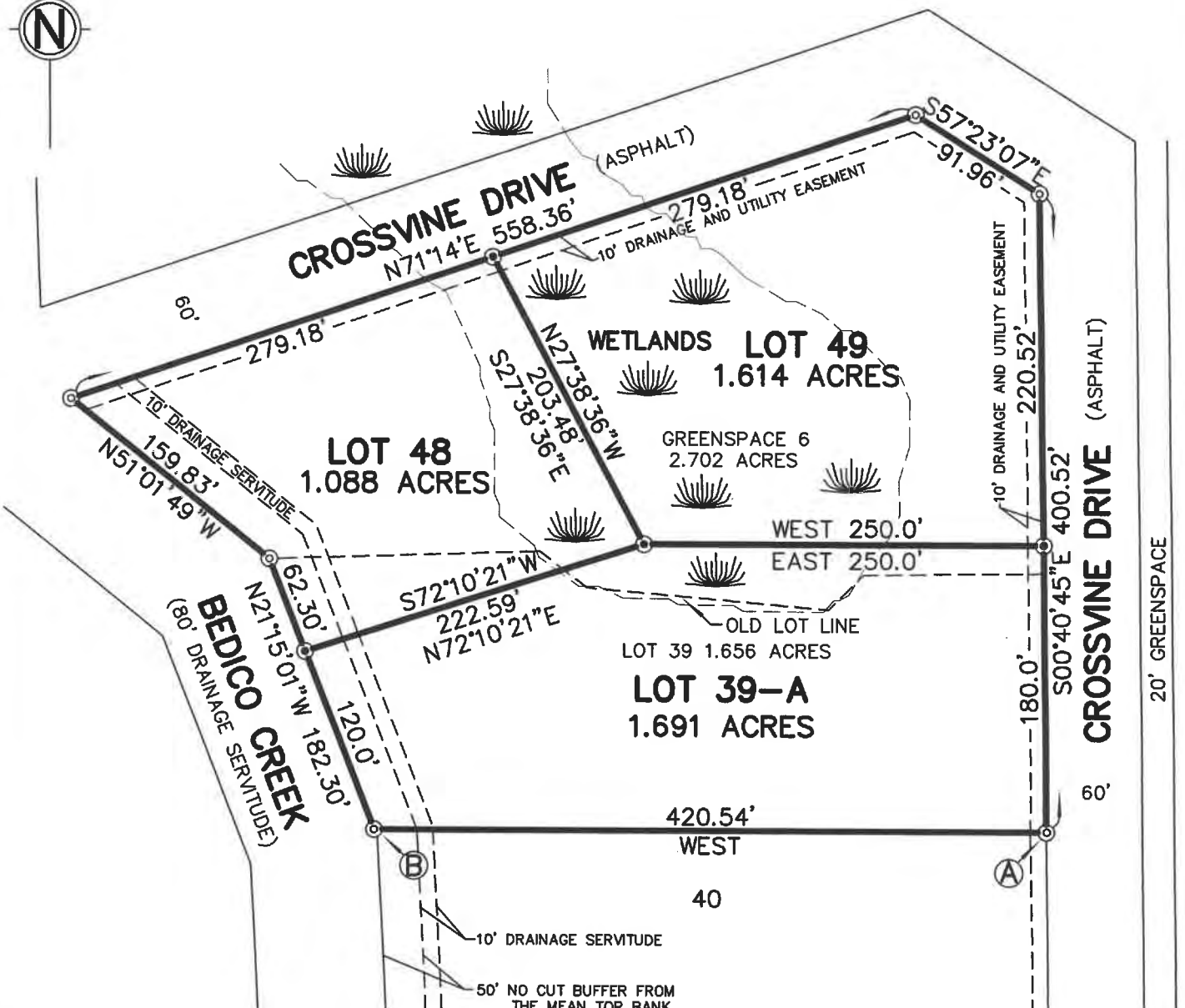
JOINER WYMER



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

LEGEND

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



NOTES:

1. This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.
2. All wetlands on the Wingfield site shall be preserved as required by the U.S. Army Corp regulations. (see restrictive covenant no. 17 on the revised subdivision plat.)

REFERENCE SURVEY:

Plat of Wingfield Subdivision by John G. Cummings, Surveyor, dated 9/30/2019, latest revision 01/15/2020, Job No. 15045FINAL, filed 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.

APPROVAL:

CHAIRMAN/PARISH PLANNING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

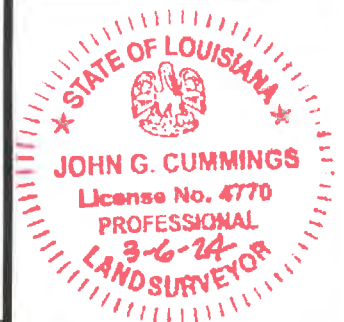
COVINGTON, LA 70433

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: SHOW WETLANDS 2/5/24
ADD PARISH SIGNATURE LINE 3/6/24

FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT

(As of April 2, 2024)

Planning Commission meeting: April 9, 2024

CASE NO.: 2024-3763-FP

SUBDIVISION NAME: Alexander Ridge Subdivision, Phase 4B

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 & 43

WARD: 3

TOWNSHIP: 6 SOUTH

PARISH COUNCIL DISTRICT: 2

RANGE: 11 EAST

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

GENERAL LOCATION: The property is located at the eastern end of Thibodeaux Road, east of LA Highway 1081, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 11.63 Acres

NUMBER OF LOTS: 5 Lots

AVERAGE LOT SIZE: 200' x 450'

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: B & C

NUMBER OF POSTPONEMENTS: 0

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on March 27, 2024. The inspection disclosed that all of the asphalt roads are constructed and the roadside ditches are functioning.

The following uncompleted items #1 - #9 existed at the time of the final inspection and will be completed before the plats are signed:

General Comments:

1. Roadside ditches along Thibodeaux Road were holding water at the time of the Final Inspection and need to be regraded to provide positive flow in accordance with the approved Thibodeaux Road improvement plans. Roadside ditches should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established. (Typical Comment)
2. Existing driveway culverts along Thibodeaux Road impacted by the roadside ditch relocation have been silted in needs to be corrected and driveway culverts replaced if needed. (Typical Comment)
3. Replace blue reflectors in the vicinity of fire hydrants where missing along Thibodeaux Road.
4. Provide the required test results for the roadway and utility trenches of pipes located under roadways.

Final Plat:

5. The Final Plat needs to be updated to reflect and account for the comments and markup summary issued to the developer and the engineer of record on March 28, 2024.

Paving & Drainage Plan:

6. The As-Built Paving & Drainage Plan needs to be updated to reflect and account for the comments and markup summary issued to the developer and the engineer of record on March 28, 2024.

Sewer & Water Plan:

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

SWPPP & Signage Plan:

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

Informational Items:

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

Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 1,114 linear feet x \$22.00 per linear foot

for a total of \$24,508.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 5 lots = \$5,385.00

Drainage Impact Fee = \$1,114.00 per lot x 5 lots = \$5,570.00

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 it 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 April 9, 2024 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



FOR Savannah Community, LLC

FINAL APPROVAL Director, Dept. of Engineering

Chmn., Planning Commission

Secretary, Parish Planning Commission

Clerk of Court

Date Filed File Number

FINAL PLAT

Alexander Ridge, Phase 4B

Section 13 & 43 Township 6 South,
Range 11 East, St. Tammany Parish, Louisiana

Owner/Developer:
Military Road Land Co., LLC
& Savannah Community, LLC
75526 La. Hwy. 1081
Covington, LA 70435

2024-3763-FP

Engineers Certification:

James E. Powell, Jr.
La. Reg. Engineer
Reg. No. 31053



LOT ADDRESS

LOT 1E:	2125 LITTLE RIVER COURT
LOT 2E:	2133 LITTLE RIVER COURT
LOT 3E:	2141 LITTLE RIVER COURT
LOT 4E:	2149 LITTLE RIVER COURT
LOT 5E:	2157 LITTLE RIVER COURT

Reference: A Survey Plat by this Firm, Dated 8-16-2021, Job No. 19550A

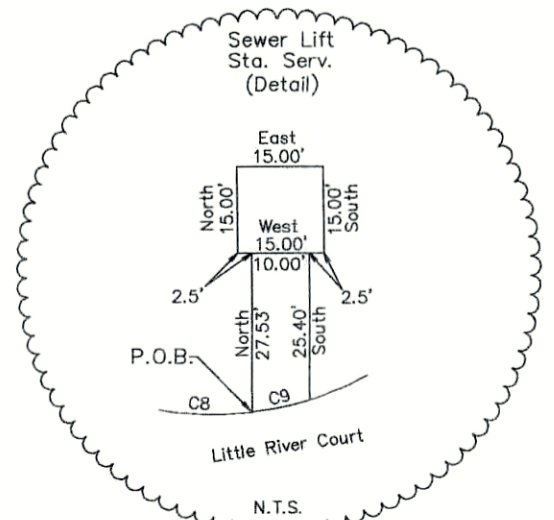
Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

Line Table:

L1=N03°42'05"W-59.20'
L2=S87°11'42"W-9.70'
L3=N45°29'14"E-47.70'
L4=N11°05'29"W-15.89'

11.63 Acres	5	1114.0' +/-	B & C
Area	No. of Lots	Lgh. of Streets	Flood Zone
200'x450'	Terra Mariae	Pud	2.0 Acres +/-
Avg. Lot Size	Sewer System	Lot Size	Private
Asphalt	220.0'	Terra Mariae	Road Type
Road Surfacing	Street R.O.W.	Water System	Road Type
Lake Pontchartrain	35'		1
Ultimate Surface Water Disposal	Max. Building Height (above Base Flood)	Density per Acre	

Note:
The streets and rights of way set forth hereon are not dedicated to the public, but are private streets and represent a predial servitude of passage in favor of each lot owner in Alexander Ridge.
The individual home builders are responsible for grading the lots to drain in accordance with the on-built drainage plan.
Dedication
The streets are not dedicated to the public, but are private streets. These private streets are to be maintained by Alexander Ridge Homeowner Association, Inc. or its successors and/or assigns. These streets cannot be accepted into the Parish or St. Tammany Road Maintenance System until they meet the required street and road specifications as set forth in the Louisiana Department of Transportation and Development manual as amended or subsequent editions thereto.
Signage, Drainage Infrastructure, Greenspace and Ponds are to be privately maintained.

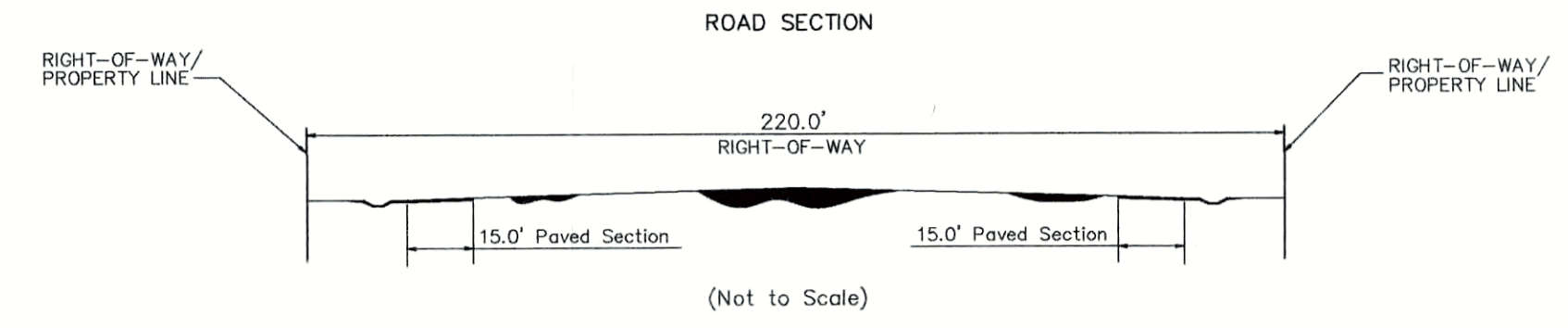


Sewer Servitude Curve Table:

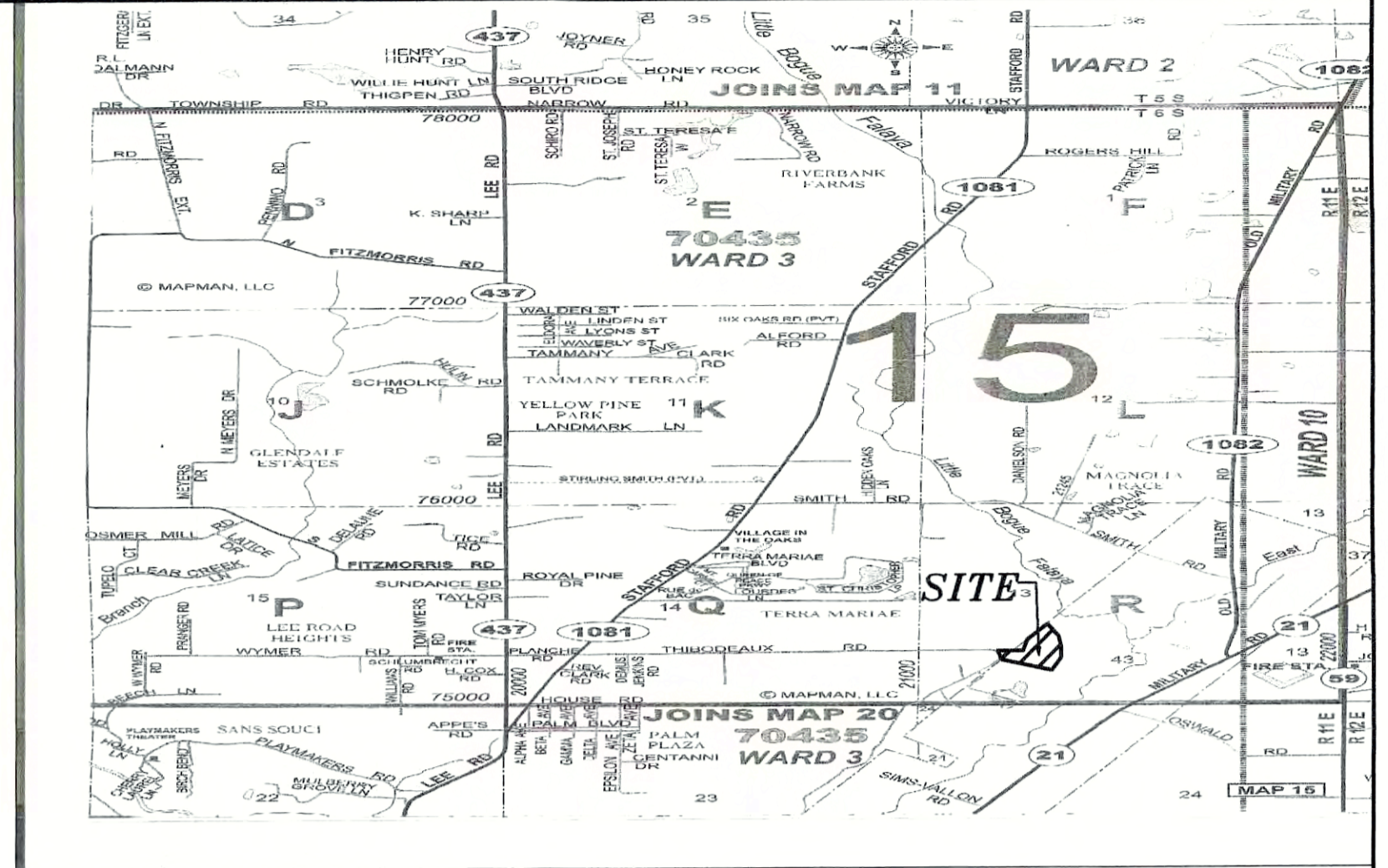
C8-R=170.00, A=101.63'
S83°07'52"E-100.13'-Chd.
O9-R=170.00, A=10.22'
S78°01'08"W-10.22'-Chd.

- Note:
- 1/2" Rebars Set at all Corners
 - 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
 - There will be a 10' Utility Servitude along the front of all Lots
 - This Subdivision is located in Flood Zone B & C

The P.O.B. is described as being S00°32'35"E-1073.32'; S00°30'12"E-417.70'; S00°36'06"E-1113.45'; S89°04'13"W-138.55'; S00°43'34"E-1292.75'; N88°29'17"E-1141.05' from the Section Corner common to Sections 11, 12, 13 & 14, T-6-S, R-11-E, St. Tammany Parish, La.



Description of Sewer Lift Station Servitude, Phase 4B:
Located in Sections 13 & 43, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.
From the Section Corner common to Sections 11, 12, 13 & 14, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, run South 00 degrees 32 minutes 30 seconds East, a distance of 1073.32 feet to a point; thence run South 00 degrees 30 minutes 12 seconds East, a distance of 417.70 feet to a point; thence run South 00 degrees 36 minutes 06 seconds East, a distance of 1113.45 feet to a point; thence run South 89 degrees 04 minutes 13 seconds West, a distance of 138.55 feet to a point; thence run South 00 degrees 45 minutes 34 seconds East, a distance of 1292.75 feet to a point; thence run North 88 degrees 29 minutes 17 seconds East, a distance of 1141.05 feet to a point; thence continue North 88 degrees 29 minutes 17 seconds East, a distance of 131.46 feet to a point; thence along a curve to the right a Radius of 100.0 feet and an Arc of 44.56 feet (Chord: South 78 degrees 46 minutes 08 seconds East, 44.19 feet) to a point; thence continue along a curve to the left a Radius of 170.0 feet and an Arc of 101.63 feet (Chord: South 63 degrees 07 minutes 52 seconds East, 100.13 feet) to a point and the Point of Beginning.
From the Point of Beginning run North, a distance of 27.53 feet to a point; thence run West, a distance of 2.50 feet to a point; thence run North, a distance of 15.00 feet to a point; thence run East, a distance of 15.00 feet to a point; thence run South, a distance of 15.00 feet to a point; thence run West, a distance of 2.50 feet to a point; thence run South, a distance of 23.40 feet to a point; thence along a curve to the right a Radius of 170.0 feet and an Arc of 10.22 feet (Chord: South 78 degrees 01 minutes 08 seconds West, 10.22 feet) back to the Point of Beginning.
This Servitude contains 490.2 Square Feet of Land



Description of Phase 4B:
Located in Sections 13 & 43, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.
From the Section Corner common to Sections 11, 12, 13 & 14, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, run South 00 Degrees 32 Minutes 30 Seconds East, a distance of 1073.32 feet to a point; thence run South 00 degrees 30 minutes 12 seconds East, a distance of 417.70 feet to a point; thence run South 00 degrees 36 minutes 06 seconds East, a distance of 1113.45 feet to a point; thence run South 89 degrees 04 minutes 13 seconds West, a distance of 138.55 feet to a point; thence run South 00 degrees 45 minutes 34 seconds East, a distance of 1292.75 feet to a point; thence run North 88 degrees 29 minutes 17 seconds East, a distance of 1141.05 feet to a point and Point of Beginning.
From the Point of Beginning continue North 88 degrees 29 minutes 17 seconds East, a distance of 131.46 feet to a point; thence run along a curve to the right a Radius of 100.0 feet and an Arc of 44.56 feet (Chord: South 78 degrees 46 minutes 08 seconds East, 44.19 feet) to a point; thence continue along a curve to the left a Radius of 170.0 feet and an Arc of 101.63 feet (Chord: South 63 degrees 07 minutes 52 seconds East, 100.13 feet) to a point; thence run North 87 degrees 11 minutes 42 seconds East, a distance of 83.70 feet to a point; thence run North 11 degrees 05 minutes 29 seconds West, a distance of 133.52 feet to a point; thence run North 31 degrees 08 minutes 04 seconds East, a distance of 553.77 feet to a point; thence run South 59 degrees 25 minutes 44 seconds East, a distance of 207.34 feet to a point; thence run South 37 degrees 02 minutes 52 seconds West, a distance of 289.26 feet to a point; thence run South 09 degrees 00 minutes 35 seconds East, a distance of 319.25 feet to a point; thence run South 17 degrees 02 minutes 32 seconds West, a distance of 208.01 feet to a point; thence run South 24 degrees 32 minutes 41 seconds West, a distance of 202.98 feet to a point; thence run North 65 degrees 37 minutes 13 seconds West, a distance of 837.92 feet to a point; thence run South 88 degrees 50 minutes 05 seconds West, a distance of 138.41 feet to a point; thence run North 03 degrees 42 minutes 05 seconds West, a distance of 59.20 feet back to the Point of Beginning.
This Parcel of Land contains 11.63 Acres

- RESTRICTIVE COVENANTS:
1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
 2. FRONT SETBACK WILL NOT BE LESS THAN 20 FEET FROM THE PROPERTY LINE, SIDE BUILDING SETBACK WILL NOT BE LESS THAN 5 FEET FROM THE SIDE OF THE PROPERTY LINE.
 3. REAR BUILDING SETBACK WILL NOT BE LESS THAN 20 FEET FROM THE REAR PROPERTY LINE.
 4. MINIMUM SETBACKS FOR ACCESSORY BUILDINGS SHALL BE 5 FEET FROM SIDE YARD & 5 FEET FROM REAR.
 5. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM SUPPLY, NO PRIVATE WATER SUPPLY MAY BE PROVIDED 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).
 6. NO NOXIOUS OR OTHERWISE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
 7. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE SERVITUDE'S AND STREET EASEMENT. ADDITIONAL RESTRICTIONS MAY RUN WITH EACH TITLE.
 8. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 9. NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT THE APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION.
 10. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE GREEN SPACE AREAS, POND AREAS, JOGGING PATH, PAVILION STRUCTURE AND EXERCISE STATION WITHIN THIS DEVELOPMENT.
 11. IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANTS RUNNING WITH AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE, THIS PHASE, SHALL COMPLY WITH THE DECLARATION AND COVENANTS FILED UNDER C.O.B. FOLIO _____ RECORDED IN THE ST. TAMMANY PARISH CLERK OF COURTS.
 12. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FEMA FLOOD INSURANCE RATE MAPS. THIS SUBDIVISION IS IN FIRM COMMUNITY PANEL 225205 0150C, REV. 10-17-89 AND IS CLASSIFIED AS FLOOD ZONE "C" AND SHALL BE AT LEAST 12" ABOVE THE CENTERLINE OF STREET.
 13. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
 14. TELECOMMUNICATION CABINETS ARE PERMITTED TO BE LOCATED WITHIN THE GREENSPACE, WATER, SEWER SITES (HOWEVER, THEY MAY NOT BE LOCATED INSIDE ANY DRAINAGE OR ACCESS SERVITUDES).
 15. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN FIVE PERCENT OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE FEET FROM THE NEAREST INTERIOR SIDE AND REAR LOT LINES. PROVIDED THE BUILDING LENGTH DOES NOT EXCEED 30 FEET, AND BUILDING HEIGHT DOES NOT EXCEED 19 FEET.
 16. 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 RIGHT-OF-WAYS INTERSECT.



Certification
This map is certified correct and in accordance with a physical survey made on the ground under the supervision of the undersigned.
This plan is certified to conform to the provision of the State of Louisiana RS:33-5051 and laws and ordinances of St. Tammany.
Bruce M. Butler, III
Bruce M. Butler, III
LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

LS Land Surveying, LLC
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Covington, LA 70433
(485) 842-6211 phone (485) 848-0355 fax

MAP PREPARED FOR
ALEXANDER RIDGE, PHASE 4B

SCALE: 1"=100'	DRAWN BY: JWG
DATE: 3-06-2024	
Located in Sections 13 & 43, T6S-R11E, St. Tammany Parish, La.	
SURVEY NUMBER	21557

Ter3/AlexanderRidgePhase4B