AGENDA
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION MEETING
6:00 PM – TUESDAY AUGUST 11, 2026
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 August 11, 2026.

ROLL CALL

APPOINT ALTERNATES (IF APPLICABLE)

CALL TO ORDER

ANNOUNCEMENTS

- **Please silence all phones and electronic devices**
- **Appeals – Fees apply**
- **Speaker Cards**
- **Public Speaking – Five (5) minutes each side and three (3) minutes for additional comments**
- **Please exit the building**

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JULY 14, 2026 MINUTES

POSTPONING OF CASES

ZONING CHANGE REQUEST CASES - APPLICATIONS FOR A PROPOSED CHANGE OF ZONING DISTRICT OR AMENDMENTS TO THE UNIFIED DEVELOPMENT CODE REQUIRING REVIEW & RECOMMENDATION BY THE PLANNING & ZONING COMMISSION BEFORE ACTION BY THE PARISH COUNCIL ARE AS FOLLOWS:

1. Zoning Case No. ZC82-03-023B
Major Amendment to the Oak Harbor Planned Unit Development
Parcel located on the south side of Oak Harbor Boulevard, east of Pontchartrain Drive, Slidell
Ward 9 District 12
S44, T9S, R14E
Size: 45.34 acres
Petitioner: Angela EyRich
Owner: Adair Holdings, LLC and The Roman Catholic Church of the Archdiocese
POSTPONED AT THE JULY 14, 2026 PLANNING & ZONING COMMISION MEETING
ENTERING THE PARISH RIGHT-OF-WAY, SERVITUDES, SERVITUDES, EASEMENT & TAMMANY TRACE

2. Request to Enter the Parish Right-of-Way of Colbert Street for the purpose of access to the property
Developer/Owner: Mr. Luis Villanueva
Engineer/Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Rep.: Hon. Maureen O'Brien
General Location: The property is located west of Soult Street, north of America Street, Mandeville, Louisiana. Ward 4, District 10

MINOR SUBDIVISION

3. 2026-4691-MSP

Minor Subdivision of Tract 3-A1 & 3-A2 into Tracts 3-A1-A & 3-A1-B
Owner & Representative: Randy Jay Young, Jr. & Holley Curich Young
Surveyor: John G Cummings & Associates
Parish Council District Representative: Hon. Cheryl Tanner
General Location: The property is located on the west side of Bob Baxter Road, south of LA Highway 40, Bush, Louisiana; S16, T5S, R12E, Ward 5, District 6

POSTPONED AT THE JULY 14, 2026 PLANNING & ZONING COMMISION MEETING

4. 2026-4723-MSP

Minor Subdivision of Parcels A, B & C into Parcels B-2 & C-2
Owner & Representative: Robert & Dionne Mefford and Executrix of Dionne Jones Prestenback's Estate – Dionne Mefford
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Martha J. Cazaubon
General Location: The property is located on the west side of LA Highway 25, north of LA Highway 450, south of Blackwell Lane, Folsom, Louisiana; S28, T4S, R10E, Ward 2, District 3

POSTPONED AT THE JULY 14, 2026 PLANNING & ZONING COMMISION MEETING

5. 2026-4748-MSP

Minor Subdivision of lots M1 & M2 into lot M-1-A
Owner & Representative: Ellison Holdings, LLC – Wayne Krentel
Surveyor: Kelly J. McHugh & Associates, Inc
Parish Council District Representative: Hon. Rick Smith
General Location: The property is located on the east side of LA Highway 21, south of Brady Island Lane, Madisonville, Louisiana; S41, T7S, R10E, Ward 1, District 1

6. 2026-4751-MSP

Minor Subdivision of Parcel A-1 into A-1A, A-1B, A-1C & A-1D
Owner & Representative: Mark & Kacey, LLC – Mark Hosch
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Cheryl Tanner
General Location: The property is located on the south side of LA Highway 435 and on the northeast side of Snead Drive, Abita Springs, Louisiana; S24, T6S, R12E, Ward 6, District 6

7. 2026-4753-MSP

Minor Subdivision of 1.928 acres into lots J-1 & J-2
Owner & Representative: Joseph Meier & Kristen Guidotti
Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. Cheryl Tanner
General Location: The property is located on the southeast corner of St. Amand Street & LA Highway 59, Covington, Louisiana; S19, T6S, R12E, Ward 10, District 6

8. 2026-4755-MSP

Minor Subdivision of Parcels A-1-A & 1A1-A1B into Parcel A-1-A-2
Owner & Representative: Sebred 59 Investments, LLC & N59 Ventures, LLC
Surveyor: Lowe Engineers
Parish Council District Representative: Hon. Arthur Laughlin
General Location: The property is located on the southeast corner of LA Highway 59 & Strain Road, Mandeville, Louisiana; S19, T7S, R12E, Ward 4, District 11

9. 2026-4759-MSP

Minor Subdivision of 2 acres into Parcels A & B
Owner & Representative: Panno Construction, LLC
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Rick Smith
General Location: The property is located on the southeast corner of Brewster Road & Ethan Lane, Madisonville, Louisiana; S17, T7S, R10E, Ward 1, District 1

RESUBDIVISION

10. 2026-4744-MRP

Resubdivision of lots 29 & 30 into lot 29-A, Covington Industrial Park, Phase II
Owner & Representative: Favret Investments, LLC
Parish Council District Representative: Hon. Larry Rolling
General Location: The property is located on the southeast corner of Fabrication Row & Welders Row, Covington, Louisiana; S20, T6S, R11E, Ward 3, District 2

11. 2026-4756-MRP

Resubdivision of lots 399 & 400 into lot 399A, Money Hill Plantation, Phase 7A
Owner & Representative: Joseph & Tiffany Caldarera
Parish Council District Representative: Hon. Cheryl Tanner
General Location: The property is located on the northeast corner of Camphill Court & Camphill Drive and on the west side of Fox Trot Drive, Abita Springs, Louisiana; S12, T6S, R11E, Ward 6, District 6

CONCEPT PLAN SUBDIVISION APPROVAL:

12. 2025-4205-TP

Bedico Creek Subdivision, Parcel 1
Developer/Owner: Bedico Creek Preserve, LLC
Engineer/Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Kathy Seiden
General Location: The property is located on the northwest side of LA Highway 1085, south of Interstate 12, Madisonville, Louisiana. Ward 1, District 4
POSTPONED AT THE JULY 14, 2026 PLANNING & ZONING COMMISION MEETING

13. 2026-4729-TP

Oak Harbor Reserve Subdivision
Developer/Owner: J. Breaux Enterprises, LLC
Engineer/Surveyor: LCR & Company, LLC
Parish Council District Representative: Hon. Jerry Binder
General Location: The property is located southeast of Oak Harbor Boulevard, east of Pontchartrain Drive, Slidell, Louisiana. Ward 9, District 12
POSTPONED AT THE JULY 14, 2026 PLANNING & ZONING COMMISION MEETING

FINAL SUBDIVISION PLAT & CONSTRUCTION PLAN APPROVAL:

14. 2026-4757-PP

Clark Branch Estates, Phase 1
Developer/Owner: S & P Land Company, LLC
Engineer/Surveyor: Kyle Associates, LLC
Parish Council District Representative: Hon. Martha J. Cazaubon
General Location: The property is located east of LA Highway 450 (McDougal Road), north of LA Highway 25, Folsom, Louisiana, Ward 2, District 3

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

THIS PAGE INTENTIONALLY LEFT BLANK

ZONING CHANGE

THIS PAGE INTENTIONALLY LEFT BLANK

ZONING STAFF REPORT
ZC82-03-023B

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

Location: Parcel located on the south side of Oak Harbor Boulevard, east of Pontchartrain Drive, Slidell
Ward 9 District 12

Posted: July 22, 2026

Petitioner: Angela EyRich

Commission Hearing: August 11, 2026
Postponed July 14, 2026 meeting

Owner: Adair Holdings, LLC and The Roman Catholic Church of the Archdiocese

Size: 45.34

Determination: Approved, Denied, Postponed

Zoning Request:

Major Amendment to Oak Habor PUD Planned Unit Development Overlay

Future Land Use

Residential: Medium-Intensity

Flood Zone

Effective Flood Zone: A

Critical Drainage: Yes

Elevation Requirements:

BFE 1' + 1' Freeboard = 2' FFE.

Findings

1. The applicant is requesting an amendment to the permitted uses on 45.34 acres within the existing Oak Harbor Planned Unit Development (PUD), located on the south side of Oak Harbor Boulevard and east of Pontchartrain Drive in Slidell. The subject property is currently undeveloped and is bordered by an existing ring levee and canal along its western and southern boundaries, with Oak Harbor Boulevard defining its northern and eastern boundaries.

Zoning History

Table 1: Zoning history of Subject Lot(s)

Zoning Case/Ordinance No.	Prior Classification	Amended Classification
ZC82-03-023B/82-378	Unknown	Oak Harbor PUD

2. The Oak Harbor PUD is governed by three primary controlling documents, listed below. This report is not intended to provide an exhaustive review of all governing details, but rather to provide a summary to the regulations applicable within each document which serve as the impetus for the Major Amendment to the PUD request.

    a. The Oak Harbor PUD plan and ordinance - adopted June 17, 1982 (Ord. No. 82-378).
    b. The Oak Harbor Development Agreement between St. Tammany Parish, Oak Harbor Investment Properties, LLC and Azalea Lakes Partnership – established September, 1995 (Inst. No. 980904).
    c. The Oak Harbor Consent Judgement rendered April 8, 2004 (Docket No. 9711083).

#1: Oak Harbor PUD Plan and Ordinance - The Oak Harbor PUD plan, which was the first governing document for the PUD, assigned permitted uses and site and structure provisions to each parcel. The subject property involved in the current request for a Major Amendment include Parcels 10 and 11, the permitted uses of which referred to the St. Tammany Parish Land Use Regulation Zoning Ordinance No. 523, which was the governing development document for the Parish at the time of adoption.

Specifically, Parcel 10 was assigned all permitted uses found within the Multi-Use Institutional District (Sec. 2.19) and Parcel 11 was assigned all permitted uses found within the C-2 Highway Commercial District (Sec. 2.12). A list of permitted uses for each parcel can be found within Table 2 and a list of the site and structure provisions for each parcel can be found within Table 3.

Table 2: Permitted Uses per the Oak Harbor PUD Plan	
Parcel 10 **(Multi-Use Institutional)***	Health Care Facilities: Hospitals and Medical Centers, Psychiatric Centers, Alcohol and Drug Treatment Centers, Sanitariums and Recovery Centers, Hospices, Methadone Centers and Clinics not operated wholly within a public or private hospital Educational Facilities: Elementary Schools, Secondary Schools, Collages, Vo-Technical Schools, Universities, Research Centers, Day Care Centers, Nursery Schools, Adult Education Classes Government Facilities: Municipal Offices, Fire Stations, Sheriff and Police Stations, Prisons, Military Reservations, Post Office, Public Utility Facilities Residential Facilities: Fraternities and Sororities, Homes for Retarded, Orphanages, Caretaker Residence for any Permitted Uses, Institutional Housing, Convalescent Homes, Nursing Homes, Group Homes, Community Homes, Single family dwelling units above the first floor in a building designed for business purposes, Single family detached residence with a maximum density of 2 dwelling units per 45,000 sq. ft., Duplex residential with a maximum density of one duplex per 45,000 sq. ft., Half-way Houses, Residential Uses of over 8 dwelling units per acre Miscellaneous Uses: Event Centers, Lodges and Clubs, Day Care Homes, Churches, Funeral homes and mausoleums, General offices serving permitted use, Laboratories, Cemeteries and Mausoleums, Heliports, Commercial establishments serving only a permitted such as gift shop, pharmacy, craft shop, bookstore, snack bar, Off-premise directional signs

Parcel 11 **(C-2 Highway Commercial)**	Commercial Facilities: Automotive Service Stations, Centers and Sales, Automotive Parts Stores, Catering Establishments, Department Stores, Convenience Stores, Drive-in Restaurants, Drive-in Banks, Drug Stores, Dry Cleaning Establishments, Laundries and Self-Service Laundries, Food Stores, Liquor Stores, Mobile Home Sales, Restaurants and Restaurants with Lounges, Enclosed Plumbing, Electrical and Home Building Supply Showrooms and Sales Centers with Associated Assembly Processes, Printing, Lithography and Publishing Establishments, Car Washes, Funeral Homes and Mausoleums, Mobile Homes or Modular Buildings Designed for Business Uses Office Facilities: Private Offices Permitted in the C-1 District, Medical Clinics, General Multi-Use Office Buildings Less Than 40,000 Square Feet, Wholesale Merchandise Brokers and Agents with Associated Offices, Offices Associated with Warehouse and Distribution Centers. Institutional Facilities: Business Colleges and Business Schools, Instruction of Fine Arts, Post Offices, Radio and Television Studios and Broadcasting Stations, Clubs, Lodges, Fraternal and Religious Institutions, Meeting Halls, Public Service Facilities Including Electric Substations, Fire Stations, Police Stations, Telephone Exchanges and Similar Uses, Day-Care Centers, Nursery Schools, Pre-Schools and Kindergartens, Parcel Post Delivery Stations, Public and Private Auditoriums. Residential Facilities: Single Family Dwelling Units Above the First Floor in a Building Designed for Business Uses, Single Family Detached Residences with a Maximum Density of Two Dwelling Units per 45,000 Square Feet, Duplex Residential Uses with a Maximum Density of Two Dwelling Units per 45,000 Square Feet. Recreation and Entertainment Facilities: Indoor Recreation Establishments Including Bowling Alleys, Skating Rinks and Movie Theaters. Transportation and Marine Facilities: Marinas, Public Parking Lots and Garages. Industrial, Research and Distribution Facilities: Research and Testing Laboratories, Warehouse and Distribution Centers and Associated Uses Such as Offices and Retail Sales with a Maximum Gross Floor Area of 9,000 Square Feet, Wholesale Merchandise Brokers and Agents with Associated Storage Facilities Subject to Applicable Size Limitations. Health Care Facilities: Medical Clinics, Physical Culture and Health Establishments, Veterinary Clinics.
* All uses within this district require plan review and approval by the Zoning Commission to ensure compatibility with surrounding land uses.	

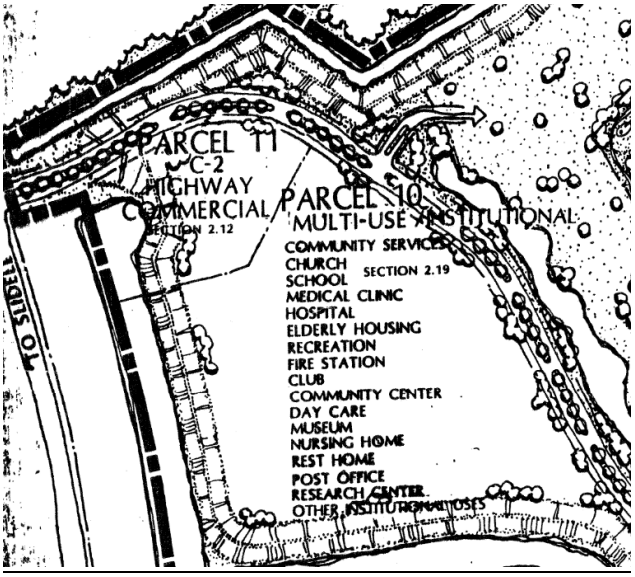


Table 3: Site and Structure Provisions per the Oak Harbor PUD Plan		
	Parcel 10	**Parcel 11**
Min. Lot Area	20,000 sq. ft.	30,000 sq. ft.
Min. Lot Width	Central Utilities – 100' Individual Utilities – 150'	Central Utilities – 75' Individual Utilities – 100'
Front Yard Setbacks	25' + 1 additional foot for each foot in building height over 35'	15' + 1 additional foot for each foot in building height over 25' above BFE
Side Yard Setbacks	Building code 5'	
Rear Yard Setbacks	None	None required except where one is provided it's 3'
Max Height	45' above BFE	

#2: The Oak Harbor Development Agreement - The Oak Harbor Development Agreement was established as an agreement between the developers and the Parish in 1999 to document impact fee obligations, vested development rights, and maintenance obligations. Specifically, the document reaffirmed the permitted uses for Parcels 10 and 11 and added the following uses to Parcel 10: community services, recreation, community center, museum, rest home, professional offices.

#3: The Oak Harbor Consent Judgement - The 2004 Oak Harbor Consent Judgement settled litigation and formally established vested rights for portions of the Oak Harbor PUD. The document specifically modified the permitted uses and density allocations on Parcels 10 and 11 by adding multi-family residential as a permitted use and allowing a density of 15-17 dwelling units per acre. The judgement also stated that any future development of these parcels must use the Land Use Regulation Zoning Ordinance No. 523 and Subdivision Regulations No. 499 in effect on May 19, 1988.

Compatibility or Suitability with Adjacent Area

3. As seen in Table 2, the subject property boarders commercial and multifamily uses and zoning to the west, existing canals which are internal to the Oak Harbor PUD to the north, east, and south, and existing residential neighborhoods to the east and south within the Oak Harbor PUD.

Table 4: Zoning history of Subject Lot(s)		
Direction	**Surrounding Use**	**Surrounding Zoning Classification**
North	Oak Harbor Canal	PUD (Planned Unit Development)
South	Oak Habor Canal and The Moorings Subdivision	PUD (Planned Unit Development)
East	Cypress Lakes Subdivision and Greenspace	PUD (Planned Unit Development)
West	Commercial and Multi-Family Residential	HC-2 Highway Commercial District and M-L Multi-Family Low Density

Major Amendment Request

The applicant is requesting a Major Amendment to the Oak Harbor Planned Unit Development for Parcels 10 and 11 to modify the existing development standards established by the Oak Harbor PUD Plan, the Development Agreement, and the 2004 Consent Judgment.

Single-family residential uses are already permitted on Parcels 10 and 11 pursuant to the Oak Harbor PUD Plan; however, the proposed amendment would modify the dimensional standards applicable to future single-family development by reducing the minimum lot area requirement to allow lots measuring 60 feet by 125 feet (7,500 square feet) and by establishing revised setback and height requirements in lieu of the currently applicable standards.

Table 5: Major Amendment Request Comparison			
	Parcel 10	**Parcel 11**	**Major Amendment Request**
Min. Lot Area	20,000 sq. ft.	30,000 sq. ft.	7,500 sq. ft.
Min. Lot Width	100’	75’	60’
Front Yard Setbacks	25’ + 1 additional foot for each foot in building height over 35’	15’ + 1 additional foot for each foot in building height over 25’ above BFE	25’
Rear Yard Setbacks	None	None required except where one is provided it’s 3’	25’
Side Yard Setbacks	Building Code 5’		7.5’
Max Height	45’ above BFE		30’

Summary

The proposal seeks to modify the existing development standards applicable to Tracts 10 and 11, including those associated with the institutional, commercial, office, and multifamily development rights established by the Oak Harbor PUD Plan, the Development Agreement, and the 2004 Consent Judgment. As submitted, the request would reduce the overall development intensity of both tracts with respect to the more intensive allowable uses.

However, the request would replace those more intensive development rights with a single-family residential neighborhood characterized by approximately quarter-acre lots. As shown in Table 6 below, the proposed development would contain the smallest average lot size and the second-highest residential density among the surrounding single-family subdivisions within Oak Harbor.

- Staff has determined that the requested 60-foot lot width is inconsistent with the existing development pattern of the surrounding Oak Harbor neighborhoods. The Commission should consider whether the proposed width is compatible with the current residential character within the PUD, where the majority of surrounding subdivisions have minimum or average lot widths of 70 feet or greater.
  It should be noted that the City of Slidell has concurred with staff's findings and suggests the new proposed development meet the minimum width of the adjacent neighborhood lots.

The applicant's request for a Major Amendment to the Oak Harbor PUD is being considered concurrently with the Concept Plan for the proposed subdivision. However, any action on the Concept Plan shall be contingent upon approval of the Major Amendment request and the expiration of the applicable ten (10) day appeal period.

Table 6: Oak Harbor Neighborhood Comparison

Zoning Classification	Avg. Lot Size	Avg. Width	Total Acreage	# of lots	Density	Year Approved
The Fairways	10,400 sq. ft.	80'	42.69 acres	89 lots	2.08 du/ac	1989
The Inlets	11,275 sq. ft.	80'	53.06 acres	86 lots	1.62 du/ac	1990; 1995
Mariners Cove	17,600 sq. ft.	80'	63.35 acres	113 lots	1.78 du/ac	1995
Masters Point	14,400 sq. ft.	90'	123 acres	207 lots	1.68 du/ac	1997; 2003
The Moorings	21,500 sq. ft.	100'	117.07 acres	153 lots	1.30 du/ac	2000-2005
Cypress Lakes	10,500 sq. ft.	70'	116.11 acres	123 lots	1.06 du/ac	2004; 2006
Grand Champions	9,157 sq. ft.	50'	41.28 acres	148 lots	3.59 du/ac	2004-2007
The Breezes	7,500 sq. ft.	60'	45 acres	107 lots	2.37 du/ac	N/A

Consistency with 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.

The proposed major amendment to the PUD is consistent with the following goals, policies, and strategies of the Comprehensive Plan:

> Strategy 1:5:1 – Locate new residential and commercial development within, adjacent to, or near existing towns and activity centers and associated infrastructure, services, and amenities.
>
> Goal 1:8 – A variety of safe, affordable, and attractive housing types will meet the needs of our diverse community.

Standards for Review (Sec. 200-3.3.G) - When reviewing a zoning map amendment, the St. Tammany Parish Planning & Zoning Commission shall take the following items into consideration prior to recommending a decision to the Council:

i. The proposed amendment is compatible with the Comprehensive Plan and consistent with the future land use map.
ii. The proposed amendment promotes the public health, safety, and welfare of the Parish.
iii. The proposed amendment corrects an error or meets the challenge of some changing conditions, trend or fact.
iv. The proposed amendment is compatible with existing use and zoning of nearby property.
v. The proposed amendment is a more suitable zoning classification for the property than the current classification.
vi. The proposed amendment enhances or protects the surrounding natural environment, including air, water, stormwater management, wildlife, and vegetation.

ZONING STAFF REPORT **PLANNING & DEVELOPMENT**

ZC82-03-023B

MICHAEL B. COOPER
PARISH PRESIDENT

Ross Liner
Director

ZC82-023B
SPARTAN
BERKLEY
SLIDELL
SPARTAN
OAK-HARBOR
R-1
11
S-2
M-L
HC-2
HC-1
CYPRESS-LAKES
MASTERS-POINT
SOLOMON
PUD
CAPE-BRETON
AZORES
SANTA-CRUZ
ISLANDER
BARBADOS
DOMINICA
AUGUSTA

NOTES:
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702)
NAD 83 AS DERIVED FROM THE LSU C4G RTK NETWORK (2022.52).

ALTA/NSPS LAND TITLE SURVEY OF PARCELS A, B, C & D OF THE OAK HARBOR COMMUNITY SERVICE PARCEL

SECTION 44, TOWNSHIP 9 SOUTH - RANGE 14 EAST,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

TITLE REVIEW NOTES:

SURVEYOR HAS REVIEWED THE ALTA COMMITMENT FOR TITLE INSURANCE, ISSUED BY US NATIONAL TITLE INSURANCE COMPANY, TITLE NO.: UP0115-22, COMMITMENT DATE: JUNE 3, 2022, AND MAKES NOTE OF THE FOLLOWING EXCEPTIONS IN SCHEDULE B PART II:

EXCEPTIONS 1 THROUGH 8 ARE STANDARD EXCEPTIONS AND NOT PLOTTABLE.

9. TAX SALE IN FAVOR OF ADAIR ASSET MANAGEMENT LLC/BMO HARRIS, RECORDED ON JULY 24, 2015, AT INSTRUMENT NUMBER 1989330, RECORDS OF ST. TAMMANY PARISH, LOUISIANA. SUBJECT PROPERTY IS INCLUDED IN THAT TAX SALE.

10. TAX SALE IN FAVOR OF ADAIR ASSET MANAGEMENT LLC/BMO HARRIS, RECORDED ON JULY 24, 2015, AT INSTRUMENT NUMBER 1989333, RECORDS OF ST. TAMMANY PARISH, LOUISIANA. SUBJECT PROPERTY IS INCLUDED IN THAT TAX SALE.

11. TAX SALE IN FAVOR OF ADAIR ASSET MANAGEMENT LLC/BMO HARRIS, RECORDED ON JULY 24, 2015, AT INSTRUMENT NUMBER 1989659, RECORDS OF ST. TAMMANY PARISH, LOUISIANA. SUBJECT PROPERTY IS INCLUDED IN THAT TAX SALE.

12. MINERAL RESERVATION WITH WAIVER OF SURFACE RIGHTS IN FAVOR OF OAK HARBOR INVESTMENT PROPERTIES, L.L.C. AS CONTAINED IN ACT DATED JUNE 1, 2011, REGISTERED IN INST NO. 1814364, RECORDS OF ST. TAMMANY PARISH, LOUISIANA. SUBJECT PROPERTY IS INCLUDED IN THAT MINERAL RESERVATION.

13. TEN-FOOT (10') DRAINAGE SERVITUDES ALONG EASTERN SIDELINE AS SHOWN ON SURVEY BY J.V. BURKES & ASSOCIATES, INC. DATED AUGUST 12, 2011, REGISTERED IN MAP FILE NO. 5039A, RECORDS OF ST. TAMMANY PARISH, LOUISIANA. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AS SHOWN.

14. TWELVE-FOOT (12') SERVITUDE TO OAK HARBOR PROPERTY OWNER'S ASSOCIATION FOR PLANTING AND UTILITIES AS CONTAINED IN COB 1411, PAGE 884 AND SHOWN ON SURVEY BY J.V. BURKES & ASSOCIATES, INC. DATED AUGUST 12, 2011, REGISTERED IN MAP FILE NO. 5039A, RECORDS OF ST. TAMMANY PARISH, LOUISIANA. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AS SHOWN.

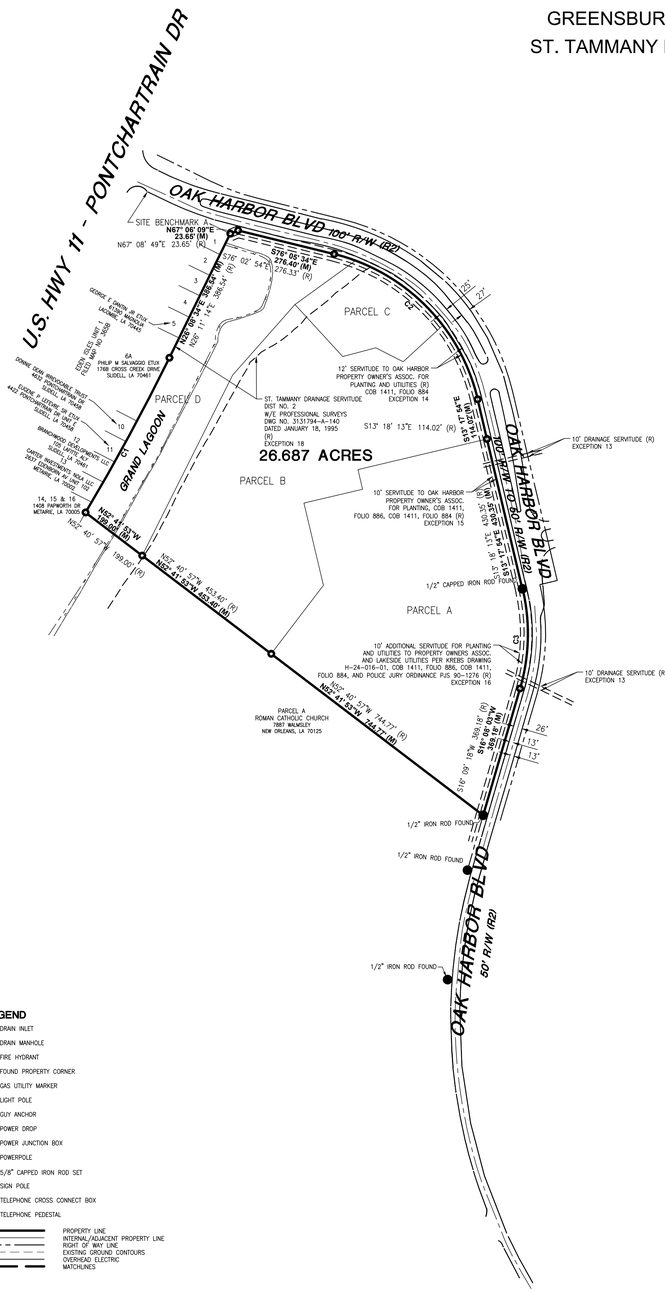
15. TEN-FOOT (10') SERVITUDE TO OAK HARBOR PROPERTY OWNER'S ASSOCIATION FOR PLANTING AS CONTAINED IN COB 1411, PAGE 886 AND SHOWN ON SURVEY BY J.V. BURKES & ASSOCIATES, INC. DATED AUGUST 12, 2011, REGISTERED IN MAP FILE NO. 5039A, RECORDS OF ST. TAMMANY PARISH, LOUISIANA. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AS SHOWN.

16. TEN-FOOT (10') UTILITY SERVITUDE IN FAVOR OF LAKESIDE UTILITIES AS CONTAINED IN COB 1411, PAGE 884 AND SHOWN ON SURVEY BY J.V. BURKES & ASSOCIATES, INC. DATED AUGUST 12, 2011, REGISTERED IN MAP FILE NO. 5039A, RECORDS OF ST. TAMMANY PARISH, LOUISIANA. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AS SHOWN.

17. THE POLICY DOES NOT GUARANTEE OR INSURE RIGHT, TITLE OR INTEREST IN AND TO ANY PART OF THE PROPERTY FORMING THE WATER BOTTOMS OF LAKE PONTCHARTRAIN OR THE CANALS APPURTENANT THERETO, NOR ANY RIPARIAN RIGHTS, BATTURE RIGHTS, OR RIGHTS OF ACCRETION OR DERELICTION, AND EXCEPTS TO THE RIGHTS OF THE PUBLIC TO USE THE BANKS AND LEVEES FOR PASSAGE, STOPPING, DRYING NETS, OR AS OTHERWISE ALLOWED UNDER LOUISIANA LAW. AFFECTS SUBJECT PROPERTY BUT IS THE PLOTTABLE.

18. POSSIBLE RIGHTS OF ST. TAMMANY PARISH LEVEE BOARD PURSUANT TO LOUISIANA REVISED STATUTE § 38:113. AFFECTS SUBJECT PROPERTY AND IS PLOTTED AS SHOWN.

19. ANY LOSS, DAMAGES OR CLAIMS RESULTING FROM A PRIORITY OF LIEN FOR CLAIMS, CHARGES, TAXES AND/OR ASSESSMENTS IMPOSED BY OR UNDER ANY FEDERAL, STATE, AND/OR LOCAL ENVIRONMENTAL STATUTES WHICH REGULATE THE USE AND CONSERVATION OF THOSE PROPERTIES DESIGNATED AS 'WETLANDS' AND FOR ANY LOSSES, DAMAGES OR CLAIMS ARISING FROM ANY SUIT, LIEN AND/OR OTHER POLICE REGULATORY ACTION BY LOCAL, STATE AND/OR FEDERAL AGENCIES CHARGED WITH ENVIRONMENTAL PROTECTION AS A RESULT OF VARIOUS ENVIRONMENTAL LEGISLATION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LRS 13:2575, COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT OF 1980, 42 USC SEC. 9601 ET SEQ – CERCLA OR SUPERFUND, SUPERFUND AMENDMENTS AND RE-AUTHORIZATION ACT OF 1986, SARA, (PUBLIC LAW 99-499, 100 STAT. 1613), CLEAN AIR ACT (42 USC SEC. 7901 ET SEQ), SECTION 404 OF THE CLEAN WATER ACT (33 USC SEC. 1344, ET SEQ), NATIONAL ENVIRONMENTAL POLICY ACT (42 USC SEC. 4231 ET SEQ, – NEPA), SECTION 10 OF THE RIVER AND HARBOR ACT OF 1899 (33 USC SEC. 403); THE ENDANGERED SPECIES ACT (16 USC 1531- 1544) AND LOUISIANA STATE AND LOCAL COASTAL RESOURCES MANAGEMENT ACT (LRS 49:214.21 ET SEQ). NOT A SURVEY MATTER.



VICINITY MAP

NOT TO SCALE

Curve Table				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE	REFERENCE ARC LENGTH & RADIUS
C1	491.75'	6084.52'	N28°26'37"E \ 491.62'	ARC=491.60' \ RADIUS=6084.52'
C2	600.13'	548.00'	S44°40'17"E \ 570.58'	ARC=600.12' \ RADIUS=548.00'
C3	281.73'	548.00'	S01°25'47"W \ 278.64'	ARC=281.79' \ RADIUS=548.00'

SCHEDULE A DESCRIPTION

A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL OF THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWISE APPERTAINING, SITUATED IN SECTION FORTY-FOUR (44), TOWNSHIP NINE SOUTH (T9S), RANGE FOURTEEN EAST (R14E), IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, IN THAT PART THEREOF KNOWN AS OAK HARBOR COMMUNITY SERVICE PARCEL, DESIGNATED AS PARCELS "A," "B," "C" AND "D" ALL AS PER THAT PLAN OF RESUBDIVISION BY J.V. BURKES & ASSOCIATES, INC., SURVEYING & ENGINEERING, DATED AUGUST 12, 2011, WHICH SAID PLAN OF RESUBDIVISION WAS APPROVED BY THE SECRETARY OF PLANNING COMMISSION AND DIRECTOR OF ENGINEERING ON JANUARY 25, 2012, AND SAID PLAN OF RESUBDIVISION WAS RECORDED AT MAP FILE NO. 5039A. SAID PARCELS "A," "B," "C," AND "D" HAVE THE MEASUREMENTS AND DIMENSIONS AS SHOWN THEREON.

BEING THE SAME PROPERTY ACQUIRED BY ADAIR HOLDINGS, LLC FROM ADAIR ASSET MANAGEMENT, LLC/US BANK D/B/A ADAIR ASSET MANAGEMENT, LLC BY ACT BEFORE BAILEY E. SHUBERT, NOTARY PUBLIC, DATED OCTOBER 20, 2020, REGISTERED IN INSTRUMENT NO. 2241832 IN THE RECORDS OF ST. TAMMANY PARISH. ALSO ACQUIRED BY ADAIR HOLDINGS, LLC FROM ADAIR ASSET MANAGEMENT, LLC/US BANK D/B/A ADAIR ASSET MANAGEMENT, LLC BY ACT BEFORE JENNIFER SAVICKY, NOTARY PUBLIC, DATED DECEMBER 14, 2020, REGISTERED IN INSTRUMENT NO. 2242182 IN THE RECORDS OF ST. TAMMANY PARISH.

NOTE: SUBJECT PROPERTY IS THE SAME PROPERTY DESCRIBED IN THE TITLE COMMITMENT.

REFERENCES:

1) A MINOR SUBDIVISION MAP OF A 26.68 ACRE PARCEL OF LAND INTO PARCELS A, B, C & D, OAK HARBOR COMMUNITY SERVICE PARCEL. BY: J.V. BURKES & ASSOCIATES, INC., DATED: 8/12/11.
2) FINAL PLAT FILING 1 OF CYPRESS LAKES OF OAK HARBOR. BY: WINK INCORPORATED, DATED: 1/27/04.

FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE SUBJECT PROPERTY IS IN SPECIAL FLOOD HAZARD AREAS:

FLOOD ZONE: "A10" & "AE"

COMMUNITY PANEL NO. 2252050535D

REVISED DATE: APRIL 2, 1991

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

MAP REVISION IS FROM LETTER OF MAP REVISION CASE NO. 6-91-23. EFFECTIVE DATE JANUARY 28, 1991.

UTILITY LOCATIONS:

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

UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET #220417473, 220417474 AND 220417475:

CHARTER COMMUNICATIONS	CLECO POWER, LLC.
AT&T DISTRIBUTION	ATMOS ENERGY
MAGNOLIA WATER UTILITY OPERATING CO	

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

TO COBALT DEVELOPMENT, LLC, ADAIR HOLDINGS, LLC, & US NATIONAL TITLE INSURANCE CO.:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4 & 8 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 07/07/2022.

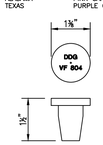
DATE OF PLAT: 08/02/2022

CORY M. MACMENAMIN, P.L.S.: LA REG. NO. 5269
REGISTERED PROFESSIONAL LAND SURVEYOR
CMACMENAMIN@DDGPC.COM

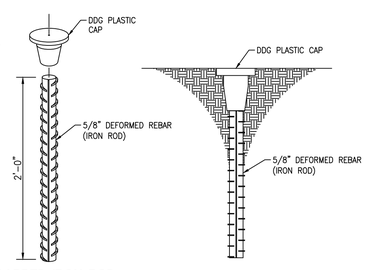
STATE OF LOUISIANA
CORY M. MacMENAMIN
License No. 5269
PROFESSIONAL
LAND SURVEYOR

CORPORATE LICENSE NUMBER:

CONTROL POINT	ORANGE CAP – CONTROL POINT
LOUISIANA	BLUE CAP – VF 804
MISSISSIPPI	RED CAP – COA 31541
ALABAMA	PINK CAP – COA 1194
TEXAS	PURPLE CAP – 101846314



DDG PLASTIC CAP



CAPPED IRON ROD DETAIL

LEGEND

- DRAIN INLET
- DRAIN MANHOLE
- FIRE HYDRANT
- FOUND PROPERTY CORNER
- GAS UTILITY MARKER
- LIGHT POLE
- GUY ANCHOR
- POWER DROP
- POWER JUNCTION BOX
- POWERPOLE
- 5/8" CAPPED IRON ROD SET
- SIGN POLE
- TELEPHONE CROSS CONNECT BOX
- TELEPHONE PEDESTAL
- PROPERTY LINE
- INTERNAL/ADJACENT PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING GROUND CONTOURS
- OVERHEAD ELECTRIC
- MATCHLINES

PLAN
SCALE IN FEET
200' 100' 0' 200' 400' 600'

REVISION	BY

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

ALTA/NSPS LAND TITLE SURVEY
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

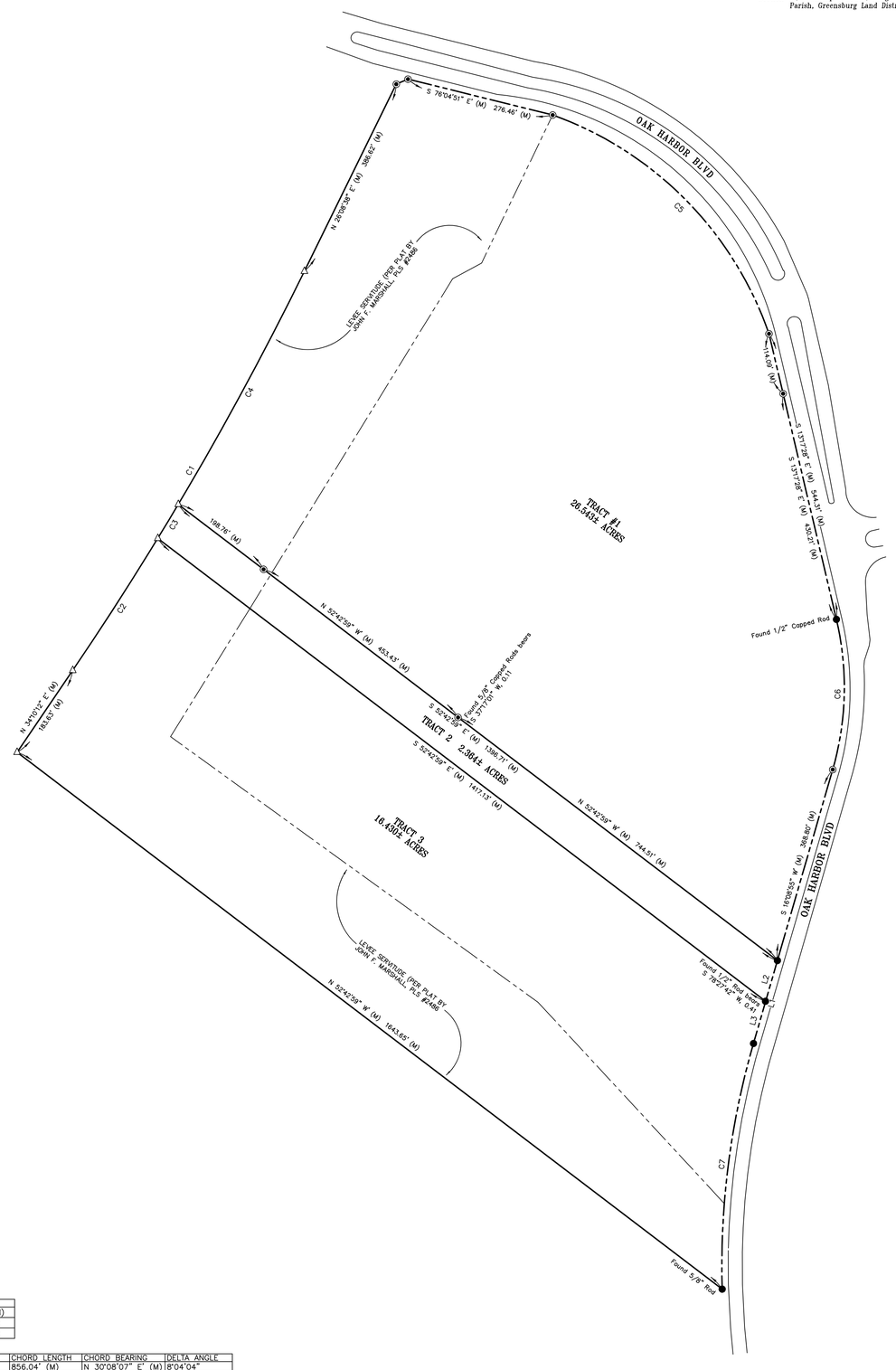
FOR:
ADAIR HOLDINGS

DRAWN
OAM
CHECKED
CMM
PROJECT NO.
22-1554
FILE
22-1554_ALTA_07132022
SHEET
1-1

C:\Users\OliviaMitchell\OneDrive – OKM Consultants\DDG-OKM PROJECTS\22-1554 OAK HARBOR\22-1554_ALTA_07132022.dwg

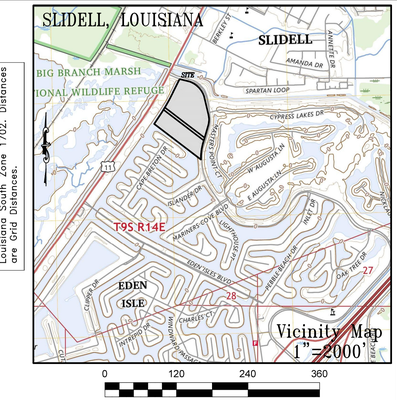
P R E L I M I N A R Y S U R V E Y

Situated in the:
Section 44, Township 9 South, Range 14 East, St. Tammany
Parish, Greensburg Land District, Louisiana



BASIS OF BEARINGS:

All bearings shown hereon are based on NAD 83 State Plane Coordinates, Louisiana South Zone 1702. Distances are Grid Distances.



TRACT 1 RECORD LEGAL

A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WITH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL OF THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWSE APPERTAINING, SITUATED IN SECTION FORTY-FOUR(44), TOWNSHIP NINE SOUTH (9S), RANGE FOURTEEN EAST (14E), IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, IN THAT PART THEREOF KNOWN AS OAK HARBOR COMMUNITY SERVICE PARCEL, DESIGNATED AS PARCELS "A," "B," "C" AND "D" ALL AS PER THAT PLAN OF RE SUBDIVISION BY J.V. BURKES & ASSOCIATES, INC. SURVEYING & ENGINEERING, DATED AUGUST 12, 2011, WHICH SAID PLAN OF RESUBDIVISION WAS APPROVED BY THE SECRETARY OF PLANNING COMMISSION AND DIRECTOR OF ENGINEERING ON JANUARY 25, 2012, AND SAID PLAN OF SUBDIVISIONS WAS RECORDED AT MAP FILE NO.5039A. SAID PARCELS "A," "B," "C" AND "D" HAVE THE MEASUREMENTS AND DIMENSIONS AS SHOWN THEREON.
BEING THE SAME PROPERTY ACQUIRED BY ADAIR HOLDINGS, LLC FROM ADAIR ASSET MANAGEMENT, LLC/US BANK D/B/A ADAIR ASSET MANAGEMENT, LLC BY ACT BEFORE BAILEY E. SHUBERT, NOTARY PUBLIC, DATED OCTOBER 20,2020, REGISTERED IN INSTRUMENT NO.2241832 IN THE RECORDS OF ST.TAMMANY PARISH, ALSO ACQUIRED BY ADAIR HOLDINGS, LLC FROM ADAIR ASSET MANAGEMENT, LLC/US BANK D/B/A ADAIR ASSET MANAGEMENT, LLC BY ACT BEFORE JENNIFER SAVICKY, NOTARY PUBLIC, DATED DECEMBER 14, 2020, REGISTERED IN INSTRUMENT NO.2242182 IN THE RECORDS OF ST. TAMMANY PARISH.

TRACT 2 RECORD LEGAL

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, BEING A PORTION OF SECTION 44, T.9S., R.14E., DESIGNATED AS A PARCEL B AND MORE FULLY DESCRIBED AS FOLLOWS

COMMENCE AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF LANDMARK LAND COMPANY OF LOUISIANA, INC. TRACT AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 11. MEASURE THENCE S 26 DEGREES 11'14"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 11 A DISTANCE OF 89.11; THENCE S 63 DEGREES 48'46"E A DISTANCE OF 163.72; THENCE IN AN EASTERLY RADIUS OF 666.00' A DISTANCE OF 142.23; THENCE S 76 DEGREES 02'54"E A DISTANCE OF 244.69; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 648.00'A DISTANCE OF 709.63; THENCE S 13 DEGREES 18'13"E A DISTANCE OF 544.37; THENCE S 76 DEGREES 41'47"W A DISTANCE OF 50.00; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 598.00'A DISTANCE OF 307.50; THENCE S 16 DEGREES 09'32"W A DISTANCE OF 447.12; THENCE N 73 DEGREES 50'28"W A DISTANCE OF 50.00'TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING MEASURE N 52 DEGREES 40'57"W A DISTANCE OF 1417.56'TO A POINT ON THE EASTERLY BOUNDARY LINE OF EDEN ISLES UNIT 1; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY LINE OF EDEN ISLES UNIT 1, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6084.52'A DISTANCE OF 73.63; THENCE S 52 DEGREES 40'57"E A DISTANCE OF 1397.17; THENCE S 16 DEGREES 09'32"W A DISTANCE OF 78.49'TO THE POINT OF BEGINNING.

ALL AS MORE FULLY SHOWN ON A PLAN BY J.J. KREBS AND SONS, INC. DATED MARCH 10, 1988, REVISED AUGUST 15, 1988 ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

TRACT 3 RECORD LEGAL

A CERTAIN PIECE OR PORTION OF GROUND SITUATE IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, BEING A PORTION OF SECTION 44, T.9S.,R.14E., DESIGNATED AS PARCEL A AND MORE FULLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF LANDMARK LAND COMPANY, INC. TRACT AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 11. MEASURE THENCE S 26 DEGREES 11'14"W ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 11 A DISTANCE OF 89.11; THENCE S 63 DEGREES 48'46"E A DISTANCE OF 163.72; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 666.00'A DISTANCE OF 142.23; THENCE S 76 DEGREES 02'54"E A DISTANCE OF 244.69; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 648.00'A DISTANCE OF 709.63; THENCE S 13 DEGREES 18'13"E A DISTANCE OF 544.37; THENCE S 76 DEGREES 41'47"W A DISTANCE OF 50.00; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 598.00'A DISTANCE OF 307.500; THENCE S 16 DEGREES 09'32"W A DISTANCE OF 447.12; THENCE N 73 DEGREES 50'28"W A DISTANCE OF 50.00'TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING MEASURE S 16 DEGREES 09'32"W A DISTANCE OF 81.17; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1483.00'A DISTANCE OF 460.00; THENCE N 52 DEGREES 40'57"W A DISTANCE OF 1643.65'TO A POINT ON THE EASTERLY BOUNDARY LINE OF EDEN ISLES UNIT 1; THENCE N 34 DEGREES 12'14"E ALONG SAID EASTERLY BOUNDARY LINE OF EDEN ISLES UNIT 1 A DISTANCE OF 183.63; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6084.52'A DISTANCE OF 289.85; THENCE S 52 DEGREES 40'52"E A DISTANCE OF 1417.56'TO THE POINT OF BEGINNING.

ALL AS MORE FULLY SHOWN ON A PLAN BY J.J. KREBS AND SONS, INC. DATED MARCH 10, 1988, REVISED AUGUST 15, 1988 ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

LINE	BEARING	DISTANCE
L1	S 16°05'24" W" (M)	160.04' (M)
L2	S 16°05'24" W" (M)	78.51' (M)
L3	S 16°05'24" W" (M)	81.53' (M)

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6084.52' (M)	856.74' (M)	856.04' (M)	N 30°08'07" E" (M)	8°04'04"
C2	6084.52' (M)	291.32' (M)	291.29' (M)	N 32°47'51" E" (M)	2°44'36"
C3	6084.52' (M)	73.63' (M)	73.63' (M)	N 31°04'45" E" (M)	0°41'36"
C4	6084.52' (M)	491.79' (M)	491.66' (M)	N 28°25'01" E" (M)	4°37'52"
C5	660.12' (M)	590.05' (M)	570.60' (M)	S 44°40'32" E" (M)	51°12'50"
C6	548.00' (M)	281.78' (M)	278.68' (M)	S 01°24'45" W" (M)	29°27'40"
C7	1483.00' (M)	461.22' (M)	459.36' (M)	S 07°15'57" W" (M)	17°49'09"

REFERENCES:

PLAT OF SURVEY BY J.J. KREBS AND SONS DATED AUGUST 15, 1988

PLAT OF SURVEY BY DUPLANTIS DESIGN GROUP, DATED 08/02/2022

SURVEYOR'S NOTES:

Bearings shown hereon are based on NAD83 State Plane Coordinate System, Louisiana South Zone 1702 and distances are Grid Distances. Bearings and Distances shown hereon were derived from RTK GPS observations performed on 5/20/2026. Coordinates shown hereon were derived via LSUC4G portal performed on the same date.

The findings and opinions of Collins & Associates Land Surveyors, Inc. reflected herein are privileged, confidential and intended only for the use of the individual or entity for whom the work was prepared. It is understood that use of, reliance on or reproduction of same, in whole or in part, by others without the express written consent of Collins & Associates Land Surveyors, Inc., is prohibited and without warranty, express or implied. Collins & Associates Land Surveyors, Inc. shall be held harmless against any damages or expenses resulting from such unauthorized use, reliance or reproduction.

NOTE:
THE WORD "CERTIFY" AS USED HEREIN IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL OPINION BY THE SURVEYOR, BASED UPON HIS BEST KNOWLEDGE, INFORMATION, AND BELIEF. AS SUCH, IT DOES NOT CONSTITUTE A GUARANTEE NOR A WARRANTY, EXPRESSED OR IMPLIED.

THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE " A10 (EL 12) "
FEMA MAP PANEL NO.: " 2252050530 "
REVISED: " 4/2/1991 " SAINT TAMMANY PARISH - 2252025

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

I CERTIFY THIS SURVEY AND PLAT WAS PREPARED BY ME OR BY THOSE UNDER MY DIRECT SUPERVISION, AND THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS THE PROPERTY OTHER THAN THOSE SHOWN HEREON MADE AT THE REQUEST OF:

J BREAUX ENTERPRISES

SITUATED IN
Section 44, Township 9 South, Range 14 East, St. Tammany Parish, Greensburg Land District, Louisiana

COLLINS & ASSOCIATES
LAND SURVEYORS, INC.
Licensed To Serve Louisiana, Texas, Arkansas, Mississippi, and Alabama
108 Aidan Street,
Leesville, LA 71446
337-239-5902 (Office)

THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE MOST RECENT STANDARDS OF PRACTICE FOR LAND SURVEYORS AS SET FORTH BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THAT THE ACCURACY SPECIFICATIONS AND POSITIONAL TOLERANCES ARE IN ACCORDANCE WITH CLASS " B " BOUNDARY SURVEYS AS INDICATED IN THOSE STANDARDS.

DATE:	SCALE:	NOTES:	DRAWN BY:	CHECKED BY:	JOB NO.:	PLAT No.:
5/21/2026	1"=120'	N/A	LMC	VTC	2260134	2260134-PRELIM

PRELIMINARY
FOR REVIEW ONLY
DO NOT FILE

Virgil T. Collins, P.L.S. LA. #4390
DATE OF FIELD SURVEY: 5/20/2026

L E G E N D

- ● 1/2" Rods Found In Place (Unless noted otherwise)
- ◉ 5/8" Rods W/Cap Found In Place
- ○ 1/2" Rods Set In Place
- △ Point and Corner (Calc)
- ▲ Found MAG Nail
- Section Corner
- ■ Concrete Monument
- (M) Measured bearings and distances.
- (R) Record bearings and distances.
- Easement or right of way lines.
- Deed or record lines.
- Interior and adjacent lot lines.
- Power poles.
- E Overhead electric lines.
- X Fences.
- ℄ Centerline

LEGEND (INCLUDES NORTHWEST AND MARINA PARCELS)

RESIDENTIAL	ACRES	UNITS	%
SINGLE FAMILY 3-5 DU/AC.	326.25	979-1,632	26.8
NEW SINGLE FAMILY 3-5 DU/AC. (FROM UNIT 5)	24.0	72-120	2.0
MULTI-FAMILY 5.5-10 DU/AC.	7.0	38-70	.57
MULTI-FAMILY 11-17 DU/AC.	23.55	259-400	1.93
MULTI-FAMILY 10 DU/AC. (B&J)	39.5	395	3.23
MULTI-FAMILY 17 DU/AC. (D)	25.0	425	2.04
MULTI-FAMILY/MOTEL 25 DU/AC. (H)	9.2	230	.75
MULTI-FAMILY 25 DU/AC. (C)	3.1	78	.25
MULTI-FAMILY 30 DU/AC. (E)	1.72	52	.14
	459.32	2,528-3,402	37.71%
COMMERCIAL			
HIGHWAY COMMERCIAL	64.5	-	5.28
COMMERCIAL (F,J&L)	31.1	-	2.54
YACHT CLUB	1.45	-	.11
	97.05	-	7.93%
MULTI-USE			
CHURCH, SCHOOL, ELDERLY HOUSING, MEDICAL CLINIC, HOSPITAL, FIRE STATION, RECREATION, OTHER INSTITUTIONAL USES	94.15	-	7.71
	94.15	-	7.71%
OPEN SPACE			
GOLF COURSE-TENNIS-SWIMMING (ACTIVE)	182.7	-	14.97
PARKWAY (PASSIVE)	50.3	-	4.12
WATER (PASSIVE)	336.17	-	27.56
	569.17	-	46.65%
PROJECT TOTAL	1,219.69	2,528-3,402 (2.0-2.78 DU/AC)	100%

PHASING

PHASE	PARCEL	YEAR
1	1,2,10,11,12,13, 14,15,16,17,18	1988-91
2	3,5,8	1991-93
3	4,6,7,9	1993-95

PUMP & LEVEE SUB-BASIN IS WITHIN THE ST. TAMMANY DRAINAGE DISTRICT NO. 2

EXACT LAKE CONFIGURATIONS AND GOLF COURSE LAYOUT ARE SUBJECT TO REVISION

OAK HARBOR

YACHT & COUNTRY CLUB

EDEN ISLES PLANNED UNIT DEVELOPMENT

0 150 300 600 900

N

LANDMARK LAND COMPANY, INC.
NEW ORLEANS, LOUISIANA

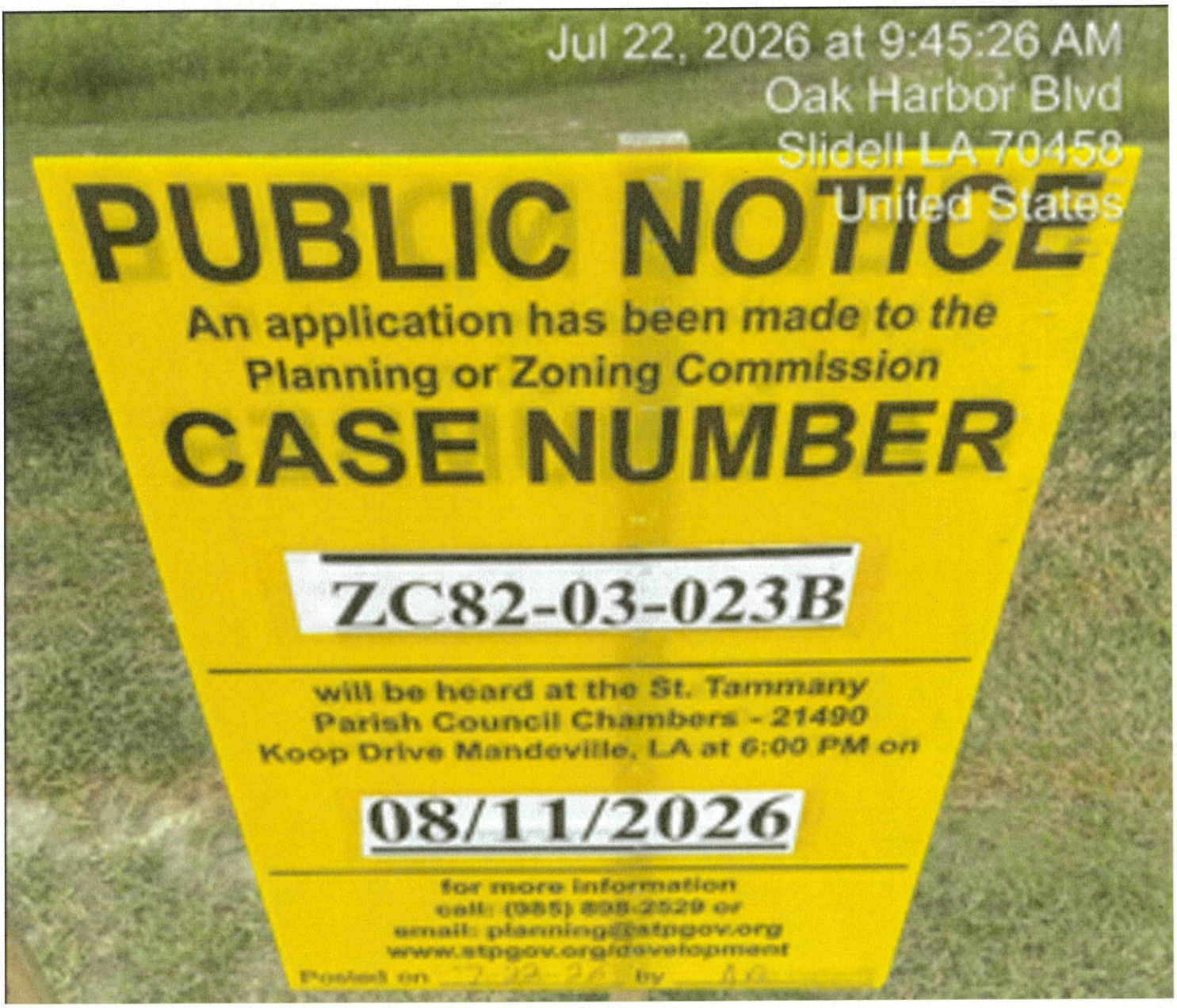
10 FEB 88
4 MAR 88
29 MAR 88

SHEET 1 OF 2

6003.01

Oak Harbor Blvd
Slidell LA 70458
United States
UBLIC NOTICE
n application has been made to the
Planning or Zoning Commission
ASE NUMBER
ZC82-03-023B
will be heard at the St. Tammany
Parish Council Chambers - 21490
Drive Mandeville, LA at 6:00 PM on
08/11/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Jul 22, 2026 at 9:51:05 AM
Oak Harbor Blvd
Slidell LA 70458
United States
UBLIC NOTICE
n application has been made to the
Planning or Zoning Commission
ASE NUMBER
ZC82-03-023B
will be heard at the St. Tammany
Parish Council Chambers - 21490
Drive Mandeville, LA at 6:00 PM on
08/11/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on: 7-22-26 by AA

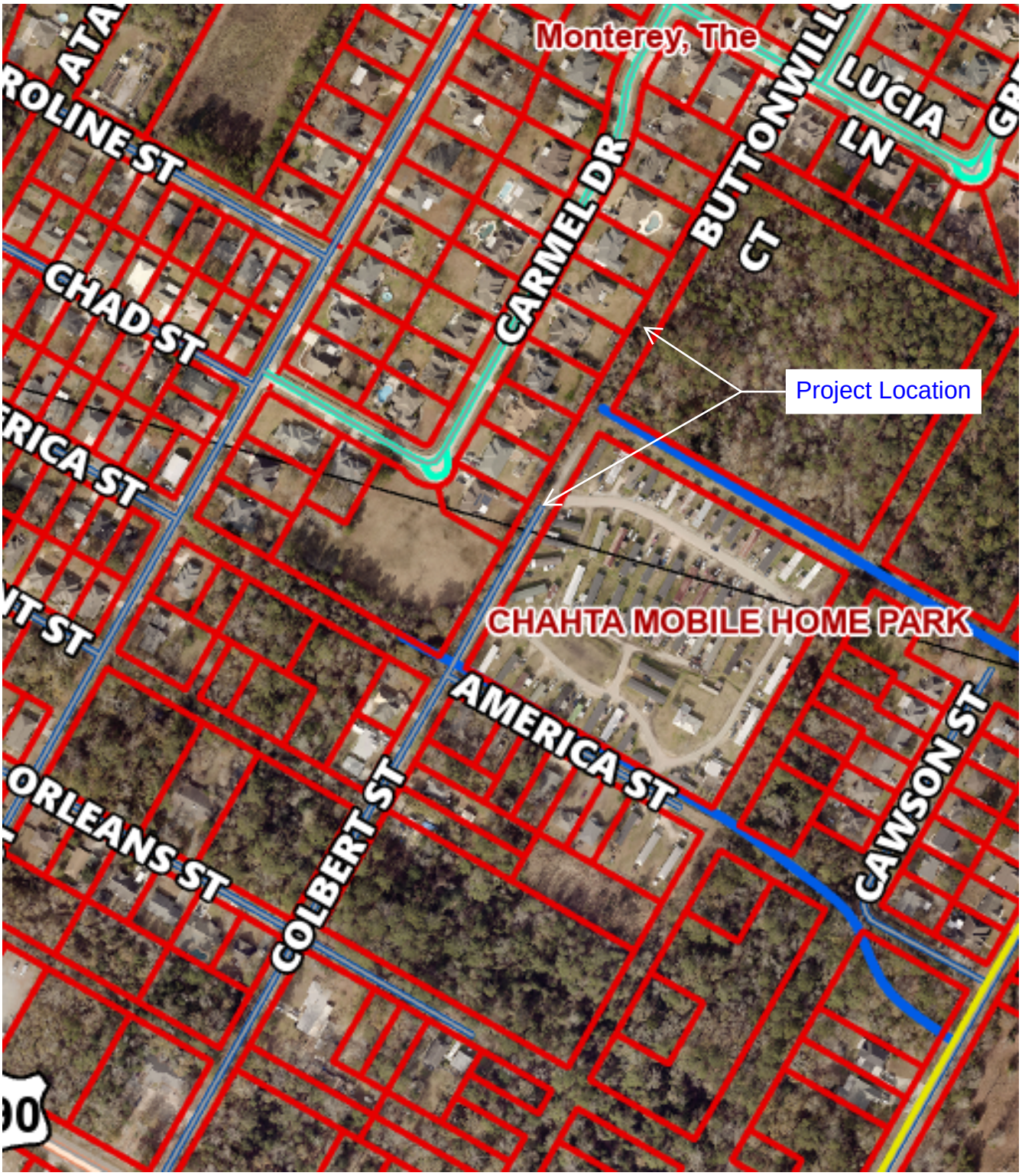

Jul 22, 2026 at 9:45:26 AM
Oak Harbor Blvd
Slidell LA 70458
United States
PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
ZC82-03-023B
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
08/11/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on 7-22-26 by AO

Jul 22, 2026 at 9:45:30 AM
Oak Harbor Blvd
Slidell LA 70458
United States
PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
ZC82-03-023B
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
08/11/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

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

THIS PAGE INTENTIONALLY LEFT BLANK

VICINITY MAP



(DRAFT DATE AUGUST 4, 2026)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO.26-XXX

TITLE: A RESOLUTION AUTHORIZING MR. LUIS VILLANUEVA, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MR. LUIS VILLANUEVA OR ASSIGNEES; 680 NANCY STREET, MANDEVILLE, LA 70448 TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF COLBERT STREET, TOWN OF MANDEVILLE SQUARES SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 4, DISTRICT 10.

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 "Unified Development Code," Chapter 800 "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 345 linear feet x $80.00 per linear foot for a total of $27,600.00 for a period of one (1) year.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of 345 linear feet x $44.00 per linear foot for a total of $15,180.00 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. 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 900 "Infrastructure".

19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.

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

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

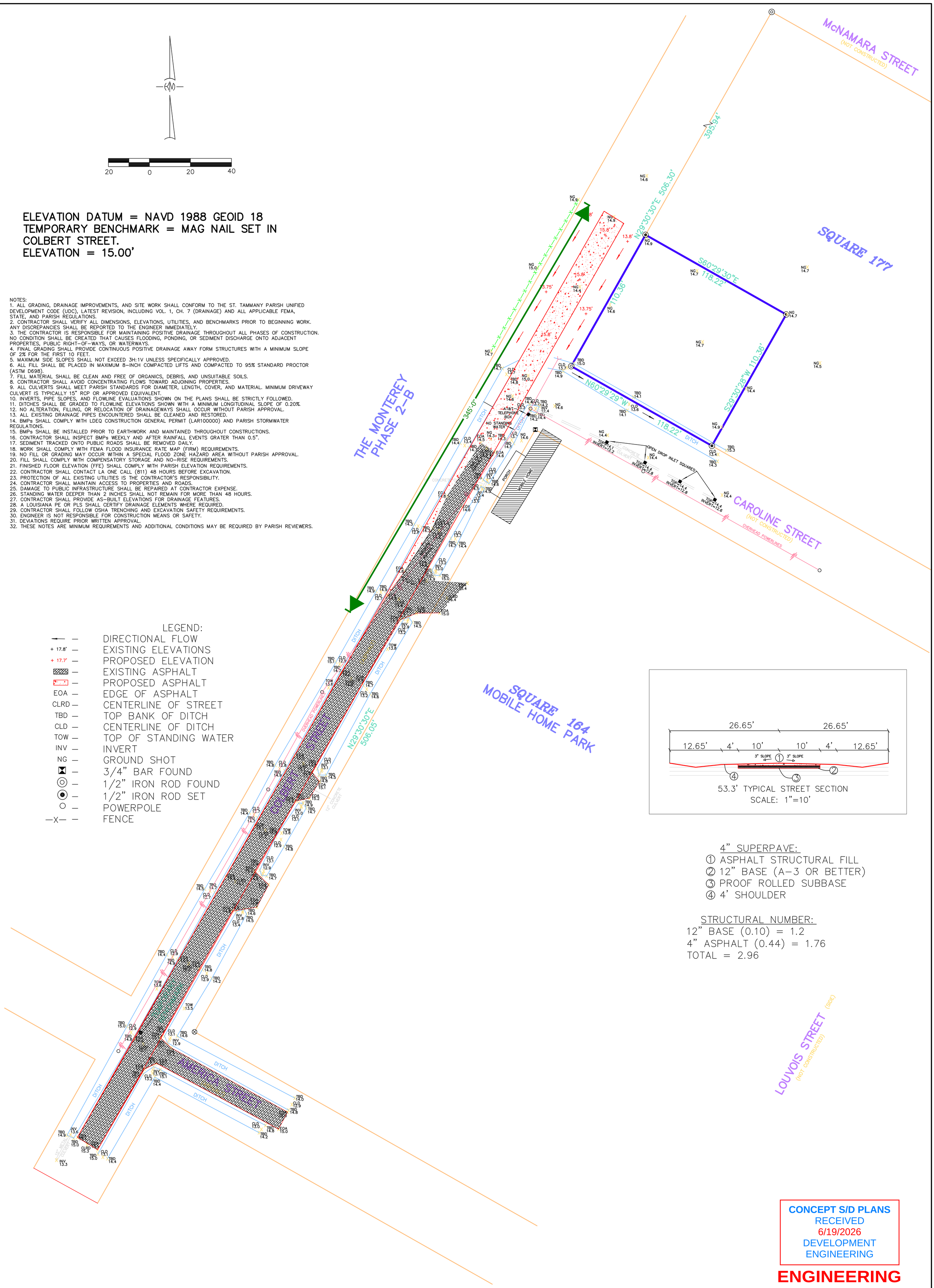
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 20_____, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

_____
JOHN GAINES CHAIRMAN
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION

ATTEST:

_____
ROSS P. LINER, AICP, PTP, CFM, SECRETARY
ST. TAMMANY PARISH PLANNING & ZONING COMMISSION

Revised February 16, 2020



ELEVATION DATUM = NAVD 1988 GEOID 18
TEMPORARY BENCHMARK = MAG NAIL SET IN COLBERT STREET.
ELEVATION = 15.00'

NOTES:
1. ALL GRADING, DRAINAGE IMPROVEMENTS, AND SITE WORK SHALL CONFORM TO THE ST. TAMMANY PARISH UNIFIED DEVELOPMENT CODE (UDC), LATEST REVISION, INCLUDING VOL. 1, CH. 7 (DRAINAGE) AND ALL APPLICABLE FEMA, STATE, AND PARISH REGULATIONS.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, UTILITIES, AND BENCHMARKS PRIOR TO BEGINNING WORK. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
3. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE THROUGHOUT ALL PHASES OF CONSTRUCTION. NO CONDITION SHALL BE CREATED THAT CAUSES FLOODING, PONDING, OR SEDIMENT DISCHARGE ONTO ADJACENT PROPERTIES, PUBLIC RIGHT-OF-WAYS, OR WATERWAYS.
4. FINAL GRADING SHALL PROVIDE CONTINUOUS POSITIVE DRAINAGE AWAY FORM STRUCTURES WITH A MINIMUM SLOPE OF 2% FOR THE FIRST 10 FEET.
5. MAXIMUM SIDE SLOPES SHALL NOT EXCEED 3H:1V UNLESS SPECIFICALLY APPROVED.
6. ALL FILL SHALL BE PLACED IN MAXIMUM 8-INCH COMPACTED LIFTS AND COMPACTED TO 95% STANDARD PROCTOR (ASTM D698).
7. FILL MATERIAL SHALL BE CLEAN AND FREE OF ORGANICS, DEBRIS, AND UNSUITABLE SOILS.
8. CONTRACTOR SHALL AVOID CONCENTRATING FLOWS TOWARD ADJOINING PROPERTIES.
9. ALL CULVERTS SHALL MEET PARISH STANDARDS FOR DIAMETER, LENGTH, COVER, AND MATERIAL. MINIMUM DRIVEWAY CULVERT IS TYPICALLY 15" RCP OR APPROVED EQUIVALENT.
10. INVERTS, PIPE SLOPES, AND FLOWLINE EVALUATIONS SHOWN ON THE PLANS SHALL BE STRICTLY FOLLOWED.
11. DITCHES SHALL BE GRADED TO FLOWLINE ELEVATIONS SHOWN WITH A MINIMUM LONGITUDINAL SLOPE OF 0.20%.
12. NO ALTERATION, FILLING, OR RELOCATION OF DRAINAGEWAYS SHALL OCCUR WITHOUT PARISH APPROVAL.
13. ALL EXISTING DRAINAGE PIPES ENCOUNTERED SHALL BE CLEANED AND RESTORED.
14. BMPs SHALL COMPLY WITH LDEQ CONSTRUCTION GENERAL PERMIT (LAR100000) AND PARISH STORMWATER REGULATIONS.
15. BMPs SHALL BE INSTALLED PRIOR TO EARTHWORK AND MAINTAINED THROUGHOUT CONSTRUCTIONS.
16. CONTRACTOR SHALL INSPECT BMPs WEEKLY AND AFTER RAINFALL EVENTS GRATER THAN 0.5".
17. SEDIMENT TRACKED ONTO PUBLIC ROADS SHALL BE REMOVED DAILY.
18. WORK SHALL COMPLY WITH FEMA FLOOD INSURANCE RATE MAP (FIRM) REQUIREMENTS.
19. NO FILL OR GRADING MAY OCCUR WITHIN A SPECIAL FLOOD ZONE HAZARD AREA WITHOUT PARISH APPROVAL.
20. FILL SHALL COMPLY WITH COMPENSATORY STORAGE AND NO-RISE REQUIREMENTS.
21. FINISHED FLOOR ELEVATION (FFE) SHALL COMPLY WITH PARISH ELEVATION REQUIREMENTS.
22. CONTRACTOR SHALL CONTACT LA ONE CALL (811) 48 HOURS BEFORE EXCAVATION.
23. PROTECTION OF ALL EXISTING UTILITIES IS THE CONTRACTOR'S RESPONSIBILITY.
24. CONTRACTOR SHALL MAINTAIN ACCESS TO PROPERTIES AND ROADS.
25. DAMAGE TO PUBLIC INFRASTRUCTURE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.
26. STANDING WATER DEEPER THAN 2 INCHES SHALL NOT REMAIN FOR MORE THAN 48 HOURS.
27. CONTRACTOR SHALL PROVIDE AS-BUILT ELEVATIONS FOR DRAINAGE FEATURES.
28. A LOUISIANA PE OR PLS SHALL CERTIFY DRAINAGE ELEMENTS WHERE REQUIRED.
29. CONTRACTOR SHALL FOLLOW OSHA TRENCHING AND EXCAVATION SAFETY REQUIREMENTS.
30. ENGINEER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS OR SAFETY.
31. DEVIATIONS REQUIRE PRIOR WRITTEN APPROVAL.
32. THESE NOTES ARE MINIMUM REQUIREMENTS AND ADDITIONAL CONDITIONS MAY BE REQUIRED BY PARISH REVIEWERS.

LEGEND:

← —	DIRECTIONAL FLOW
+ 17.8' —	EXISTING ELEVATIONS
+ 17.7' —	PROPOSED ELEVATION
—	EXISTING ASPHALT
—	PROPOSED ASPHALT
EOA —	EDGE OF ASPHALT
CLRD —	CENTERLINE OF STREET
TBD —	TOP BANK OF DITCH
CLD —	CENTERLINE OF DITCH
TOW —	TOP OF STANDING WATER
INV —	INVERT
NG —	GROUND SHOT
—	3/4" BAR FOUND
—	1/2" IRON ROD FOUND
—	1/2" IRON ROD SET
—	POWERPOLE
—X— —	FENCE

53.3' TYPICAL STREET SECTION
SCALE: 1"=10'

4" SUPERPAVE:
① ASPHALT STRUCTURAL FILL
② 12" BASE (A-3 OR BETTER)
③ PROOF ROLLED SUBBASE
④ 4' SHOULDER

STRUCTURAL NUMBER:
12" BASE (0.10) = 1.2
4" ASPHALT (0.44) = 1.76
TOTAL = 2.96

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0360 C, dated April 2, 1991.

2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

3. Current Zoning: S-1

REFERENCE SURVEY:

Survey for KK Towing and Recovery, LLC by John G. Cummings, Surveyor, dated January 17, 2022, Job No. 21246.

CONCEPT S/D PLANS
RECEIVED
6/19/2026
DEVELOPMENT
ENGINEERING

ENGINEERING REVIEW COPY

PAVING AND DRAINAGE PLAN

LUIS VILLANUEVA
MANDEVILLE SQUARE 177
ST. TAMMANY PARISH, LOUISIANA

REVISIONS	
DATE	MARK

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

SCALE:	1" = 30'	DATE:	05-26-26
DRAWN:	KPM	JOB NO.:	23-271
CHECKED:		DWG. NO.:	23-271-PD

THIS PAGE INTENTIONALLY LEFT BLANK

MINOR SUBDIVISIONS

THIS PAGE INTENTIONALLY LEFT BLANK

PLANNING STAFF REPORT
2026-4691-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: August 11, 2026 **Posted:** July 20, 2026

General Location: The property is located on the west side of Bob Baxter Road, south of LA Highway 40, Bush, Louisiana; S16, T5S, R12E, Ward 5, District 6

Owner & Representative: Randy Jay Young, Jr. & Holley Curich Young

Type of Development: Residential

Current Zoning:
R-1 Rural Residential District
Total Acres: 24.406 acres
 # Of Lots/Parcels:
Minor Subdivision of Tracts 3-A1 & 3-A2 into Tracts 3-A1-A & 3-A1-B
Land Uses: Residential
Flood Zone:
Tract 3-A1-A: Flood Zone A & C
BFE 126' + 1' Freeboard = 127' FFE
Tract 3-A1-B: Flood Zone C
FFE is 12" above crown of street elevation
Effective Flood Zone A;
Preliminary Flood Zone A;
CDA

STAFF COMMENTARY:
Department of Planning & Development and Department of Engineering
The applicant is requesting to subdivide the existing Tract 3-A1 into Tracts 3-A1-A & 3-A1-B

The minor subdivision requires a public hearing due to:

- As seen in Table 1, the petitioned Tract 3-A1 has been through the minor subdivision process, thus requiring the request to be heard by the Planning and Zoning Commission.

Table 1: Minor Subdivision History

Case No.	Request	File No.	Year
2021-2487-MSA	Minor subdivision of Part of Tract 3-A into Tracts 3-A1 & 3-A2	6041C	2021

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

1. Add required Natural and Landscape buffers: 25 feet along Bob Baxter Road and 50 feet along sides and rear of both Tracts.
2. Note: 35' no cut buffer from top of bank (each side) of the intermittent waterways per the USGS maps. If crossing the waterway, a hydrological study must be provided, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.
3. Note: Any structures within the utility ROW will need approval from the utility provider.

New Directions 2040

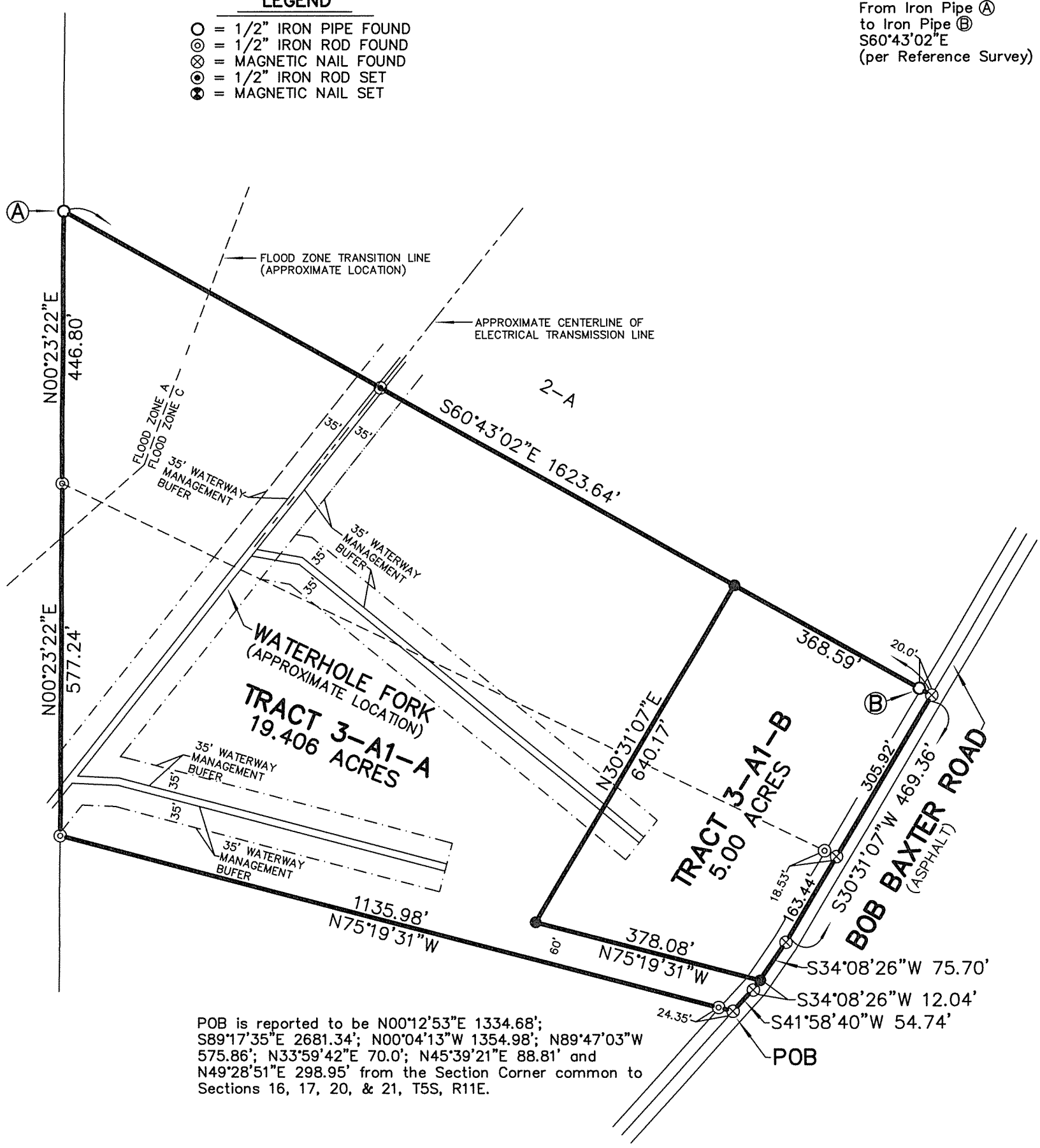
Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

2026-4691-MSP
L-1
RACHEL
BOB BAXTER
R-1
HEMPHILL

LEGEND

- ○ = 1/2" IRON PIPE FOUND
- ◎ = 1/2" IRON ROD FOUND
- ⊗ = MAGNETIC NAIL FOUND
- ⊙ = 1/2" IRON ROD SET
- ⊗ = MAGNETIC NAIL SET

REFERENCE BEARING:
From Iron Pipe Ⓐ
to Iron Pipe Ⓑ
S60°43'02"E
(per Reference Survey)



POB is reported to be N00°12'53"E 1334.68'; S89°17'35"E 2681.34'; N00°04'13"W 1354.98'; N89°47'03"W 575.86'; N33°59'42"E 70.0'; N45°39'21"E 88.81' and N49°28'51"E 298.95' from the Section Corner common to Sections 16, 17, 20, & 21, T5S, R11E.

NOTES:

1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989 and Map No. 225205 0175 C, dated October 17, 1989.
2. Building Setback Lines must be detemined by the St. Tammany Parish Planning Department.
3. **Waterway Management Buffer is 35' from top bank of Waterhole Fork and Tributary.**

REFERENCE SURVEY:
Survey for The Planche Company, LLC by John G. Cummings, Surveyor, dated 07/01/2021, revised 08/17/2021, filed in the St. Tammany Parish Clerk of Court Office Map File No. 6041C.

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 IMFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

CHAIRMAN/PARISH PLANNING & ZONING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING & ZONING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS
office@johngcummings.com

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **RANDY & HOLLEY YOUNG**

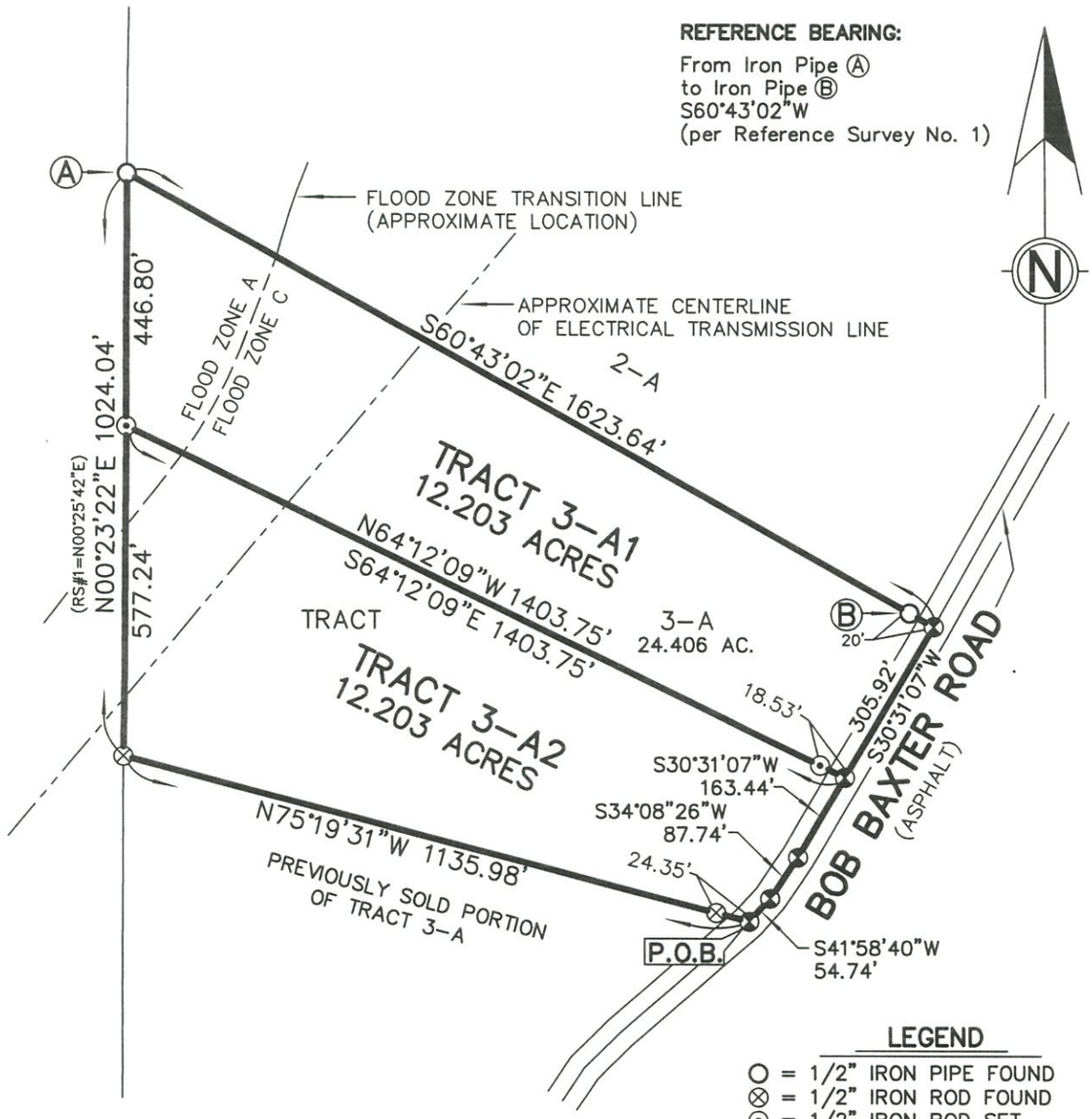
SHOWING A SURVEY OF: A MINOR SUBDIVISION OF TRACT 3-A1 BEING 12.203 ACRES & TRACT 3-A2 BEING 12.203 ACRES INTO TRACTS 3-A1-A & 3-A1-B, LOCATED IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

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.

FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'	JOB NO. 21135-3-A3S	DATE: 7/9/2026	REVISED:



LEGEND

○ = 1/2" IRON PIPE FOUND
⊗ = 1/2" IRON ROD FOUND
⊙ = 1/2" IRON ROD SET
⊗ = MAG NAIL SET

P.O.B. is reported to be N00°12'53"E 1334.68'; S89°17'35"E 2681.34'; N00°04'13"W 1354.98'; N89°47'03"W 575.86'; N33°59'42"E 70.0'; N45°39'21"E 88.81'; N49°28'51"E 298.95' from the Section Corner common to Sections 16, 17, 20 & 21, T-5-S, R-12-E.

NOTES:

1. This property is located in Flood Zone A & C, per F.E.M.A. Map No. 225205 0150 C dated October 17, 1989 and Map No. 225205 0175 C, dated October 17, 1989.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

1. Survey for the Estate of A. J. Planche, Sr. by John E. Bonneau, Surveyor, dated March 11, 1993.
2. Survey for Don Dowling and Katherine Dowling by John E. Bonneau, Surveyor, dated Sept. 21, 1995.
3. Survey for Steven and Gina Thompson by Dennis L. Gowin, Surveyor, dated July 2, 2002.

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:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

Amy White, Deputy Clerk

08.23.2021 — DATE FILED

6041C — FILE NO.

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

PLAT PREPARED FOR: THE PLANCHE COMPANY, L.L.C.

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF PART OF TRACT 3-A INTO TRACTS 3-A1 & 3-A2, LOCATED IN SECTION 16, TOWNSHIP 5 SOUTH, RANGE 12 EAST, ST. TAMMANY 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

STATE OF LOUISIANA
JOHN G. CUMMINGS
License No. 4770
PROFESSIONAL
LAND SURVEYOR

SCALE:	JOB NO.	DATE:	REVISED:
1" = 300'	21135	07/01/2021	8-17-2021

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4691-MSP
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
08/11/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
-2026 by BF

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4691-MSP
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
08/11/2026
for more information
call: (985) 898-2529 or
planning@stpgov.org
stpgov.org/development

THIS PAGE INTENTIONALLY LEFT BLANK

PLANNING STAFF REPORT
2026-4723-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: August 11, 2026 **Posted:** July 20, 2026

General Location: The property is located on the west side of LA Highway 25, north of LA Highway 450, south of Blackwell Lane, Folsom, Louisiana; S28, T4S, R10E, Ward 2, District 3

Owner & Representative: Robert & Dionne Mefford and Executrix of Dionne Jones Prestenback's Estate – Dionne Mefford

Type of Development: Residential

Current Zoning:
L-1 Large Lot Residential District
Total Acres: 5 acres
 # Of Lots/Parcels:
Minor Subdivision of Parcels A, B & C into Parcels B-2 & C-2
Land Uses: Residential
Flood Zone:
Flood Zone C – FFE is 12" above crown of street elevation
Effective Flood Zone C; Preliminary Flood Zone X; Not CDA

STAFF COMMENTARY:
Department of Planning & Development and Department of Engineering
The applicant is requesting to subdivide the existing Parcels A, B & C into Parcels B-2 & C-2

The minor subdivision requires a public hearing due to:

- As seen in Table 1, the petitioned Parcels A, B & C have been through the minor subdivision process, thus requiring the request to be heard by the Planning and Zoning Commission.

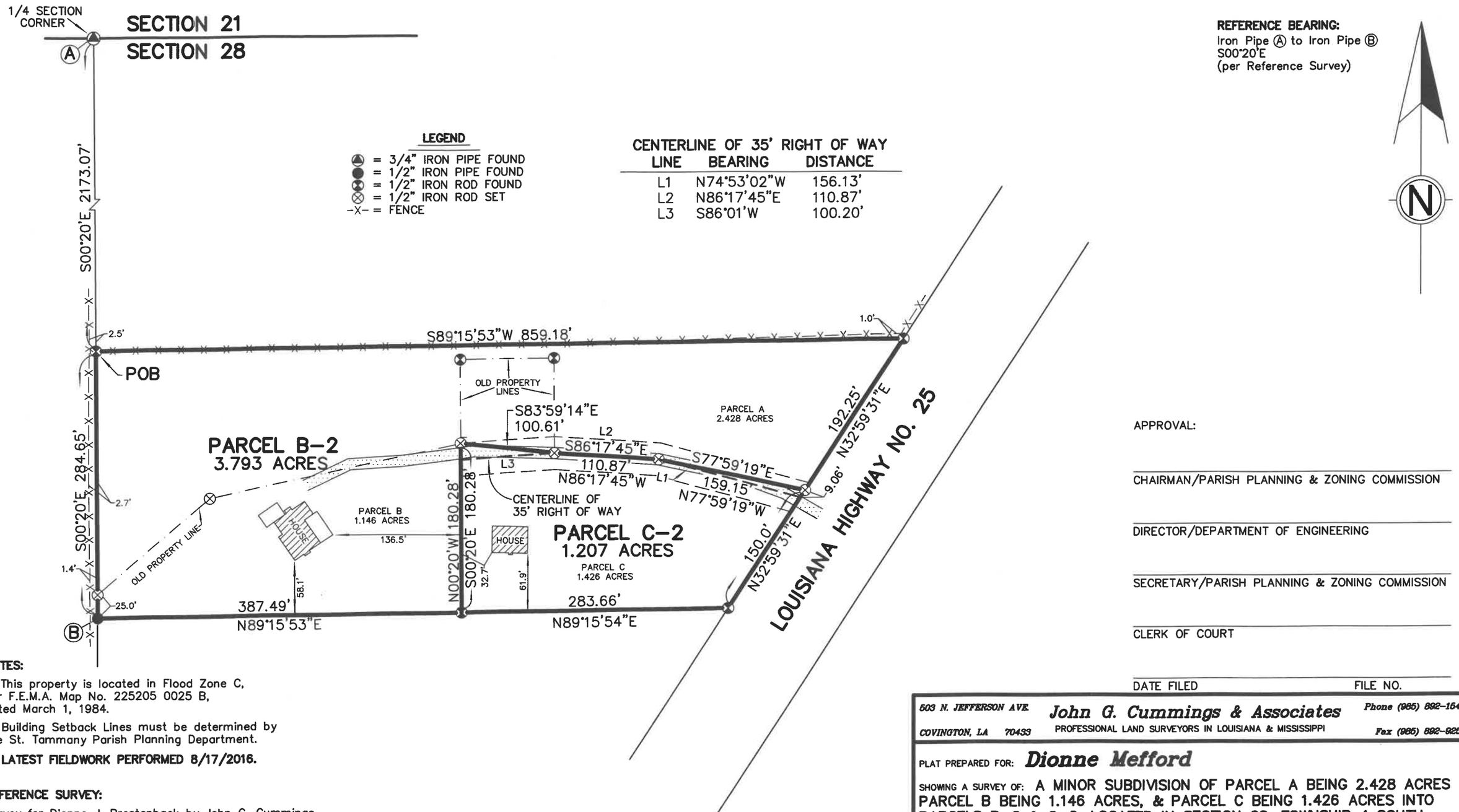
Table 1: Minor Subdivision History

Case No.	Request	File No.	Year
2016-496-MSP	Minor subdivision of 5 acres parcel into Parcels A, B & C	5599A	2016

New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

2026-4723-MSP
L-1
25
R-1
450
LIVAUDAIS



LEGEND

- ▲ = 3/4" IRON PIPE FOUND
- ● = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- -X- = FENCE

CENTERLINE OF 35' RIGHT OF WAY

LINE	BEARING	DISTANCE
L1	N74°53'02"W	156.13'
L2	N86°17'45"E	110.87'
L3	S86°01'W	100.20'

REFERENCE BEARING:
Iron Pipe Ⓐ to Iron Pipe Ⓑ
S00°20'E
(per Reference Survey)

APPROVAL:

CHAIRMAN/PARISH PLANNING & ZONING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING & ZONING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.
3. **LATEST FIELDWORK PERFORMED 8/17/2016.**

REFERENCE SURVEY:

Survey for Dionne J. Prestenback by John G. Cummings, Surveyor, dated 08/24/2016, Job No. 96-54-B-1, filed in the St. Tammany Parish Clerk of Court Office Map File No. 5599A.

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 RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

503 N. JEFFERSON AVE.
COVINGTON, LA 70433
John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI
Phone (985) 892-1549
Fax (985) 892-9250

PLAT PREPARED FOR: **Dionne Mefford**

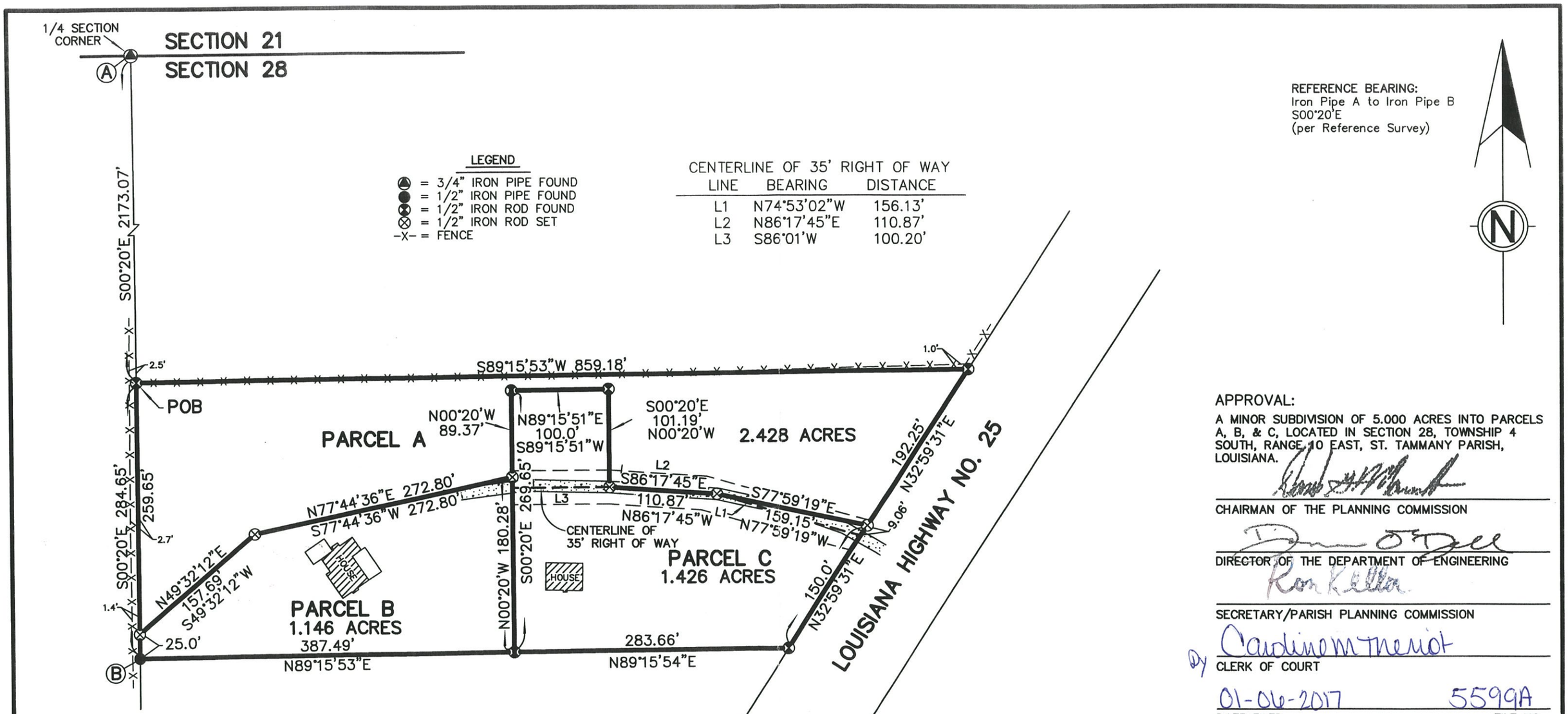
SHOWING A SURVEY OF: A MINOR SUBDIVISION OF PARCEL A BEING 2.428 ACRES PARCEL B BEING 1.146 ACRES, & PARCEL C BEING 1.426 ACRES INTO PARCELS B-2 & C-2, LOCATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENT 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.

FOR REVIEW ONLY

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'	DATE: 06/02/2026	JOB NO. 96-54-B-2



NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0025 B, dated March 1, 1984.

REFERENCE SURVEY:

Survey for Richard Prestenback by Fred L. Tilley, Surveyor, dated April 4, 1996.

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 RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

A MINOR SUBDIVISION OF 5.000 ACRES INTO PARCELS A, B, & C, LOCATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

By Caroline M Theriot
CLERK OF COURT

01-06-2017 5599A
DATE FILED FILE NO.

STATE OF LOUISIANA
JOHN G. CUMMINGS
License No. 4770
PROFESSIONAL
LAND SURVEYOR

503 N. JEFFERSON AVE
COVINGTON, LA 70433
John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI
Phone (985) 892-1549
Fax (985) 892-9250

PLAT PREPARED FOR: Dionne J. Prestenback

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 5.000 ACRES INTO PARCELS A, B, & C, LOCATED IN SECTION 28, TOWNSHIP 4 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENT 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'	DATE: 8-24-2016	JOB NO. 96-54-B-1

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4723-MSP
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on
08/11/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on 7-20-2026 by

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4723-MSP

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

08/11/2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 7-20-2026 by

THIS PAGE INTENTIONALLY LEFT BLANK

PLANNING STAFF REPORT
2026-4748-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: August 11, 2026 **Posted:** July 28, 2026

General Location: The property is located on the east side of LA Highway 21, south of Brady Island Lane, Madisonville, Louisiana; S41, T7S, R10E, Ward 1, District 1

Owner & Representative: Ellison Holdings, LLC – Wayne Krentel

Type of Development: Commercial

Current Zoning:
NC-1 Neighborhood Commercial District
Total Acres:
3.847 acres
 # Of Lots/Parcels:
Minor Subdivision of lots M1 & M2 into lot M-1-A

Land Uses:
Commercial
Flood Zone:
Flood Zone A & B – BFE 9' + 1' Freeboard = 10' FFE.
Effective Flood Zone A; Preliminary Flood Zone AE; CDA

STAFF COMMENTARY:
Department of Planning & Development and Department of Engineering
The applicant is requesting to subdivide the existing lots M1 & M2 into lot M-1-A.

The minor subdivision requires a public hearing due to:

- As seen in Table 1, the petitioned lots M1 & M2 have been through the minor subdivision process, thus requiring the request to be heard by the Planning and Zoning Commission.

Table 1: Minor Subdivision History

Case No.	Request	File No.	Year
2022-3155-MSP	Minor subdivision of 3.847 onto lots M1 & M2	6184F	2022

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

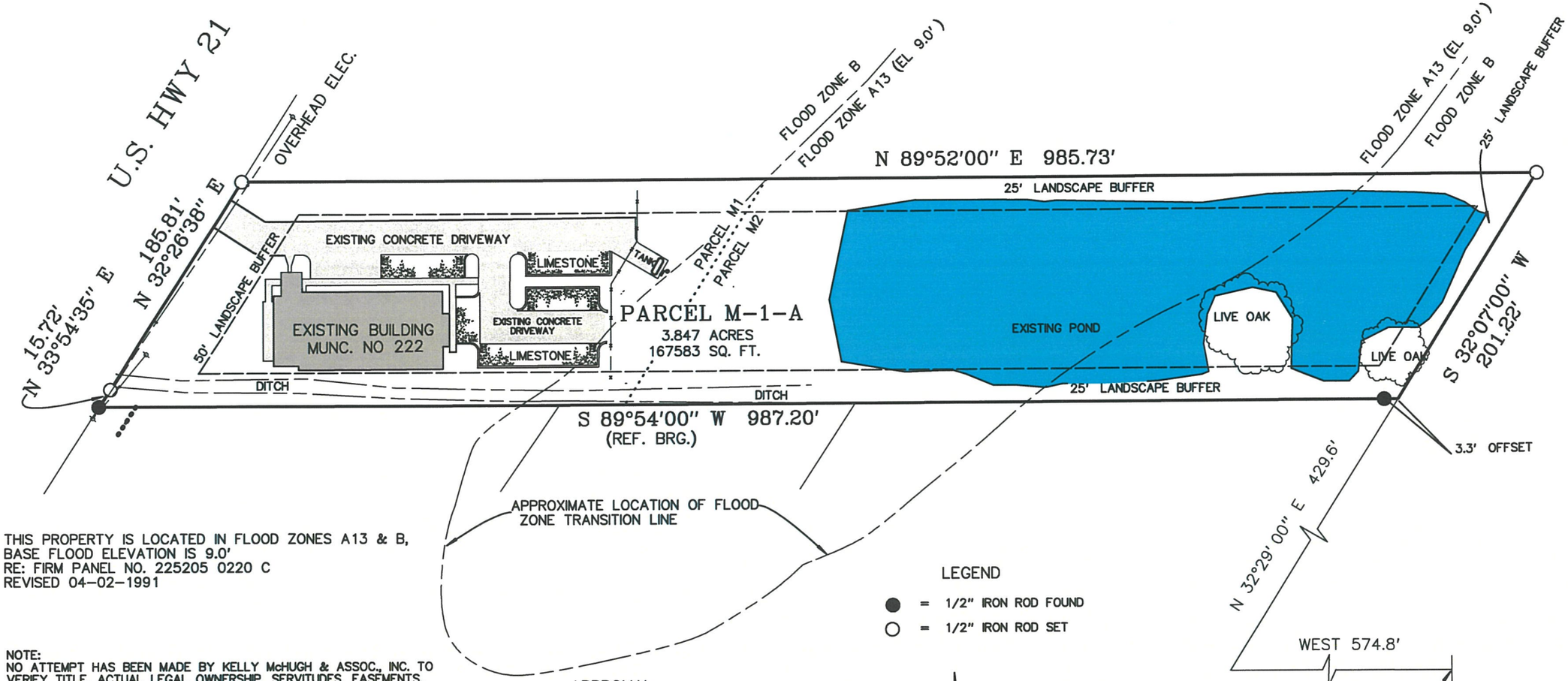
- Add signature line for the Chairman of the Planning & Zoning Commission.

New Directions 2040

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

Coastal Conservation areas are within the Parish's "coastal zone" (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land

2026-4748-MSP
CURROW
L-1
DUMMY LINE
NC-2
ED-2
HC-1
PUD
BRADY ISLAND
ED-1
21
R-1
GC-1
NC-1
L-2
1077
I-3
St. Tammany Parish Communications District #1, Benjamin Tsang, GIS Database Administrator, btsang@stp911.org
St. Tammany Parish Government / Department of Technology - GIS Department, gis@stpgov.org
Last Updated: 07/01/2024



THIS PROPERTY IS LOCATED IN FLOOD ZONES A13 & B,
BASE FLOOD ELEVATION IS 9.0'
RE: FIRM PANEL NO. 225205 0220 C
REVISED 04-02-1991

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

STATE OF LOUISIANA
KELLY J. McHUGH
License No 4443
PROFESSIONAL
LAND SURVEYOR

6-26-26

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.

LEGEND

● = 1/2" IRON ROD FOUND

○ = 1/2" IRON ROD SET

APPROVAL:

SECRETARY PLANNING AND ZONING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

REFRERENCE:
PLAT OF A RESUBDIVISION BY RANDALL W. BROWN & ASSOC., INC., FILED FOR RECORD 01-03-2023, MAP FILE NO. 6184F, FROM WHICH FLOOD ZONE LINES & BASIS OF BEARING WERE TAKEN.

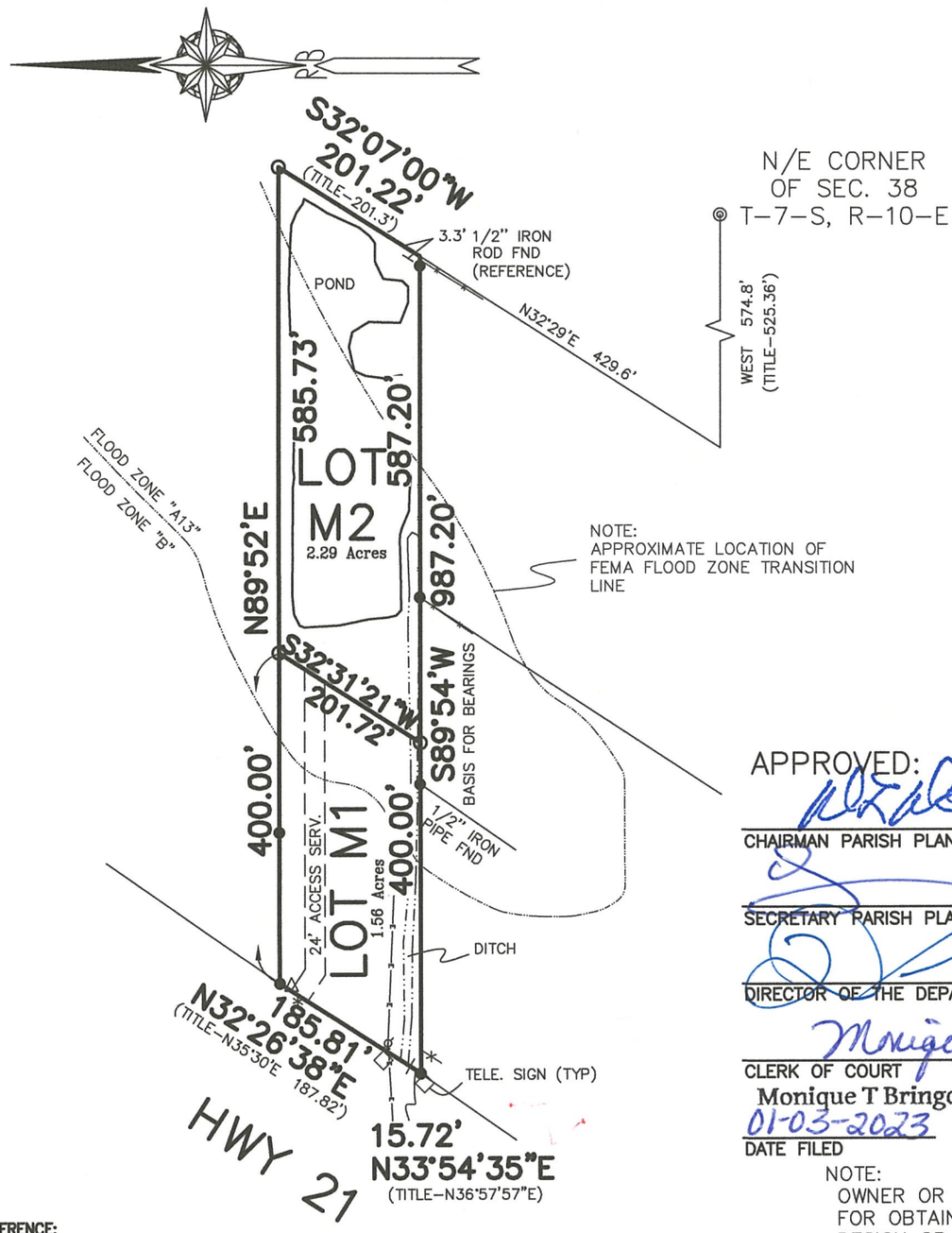
PREPARED FOR:
McDANIEL DERMATOLOGY

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

RESUBDIVISION OF:
LOTS M1 & M2 INTO LOT M-1-A (3.847 ACRES)
SECTION 41, T-7-S, R-10-E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA

SCALE:	1" = 100'	DATE:	02-10-26
DRAWN:	MDM	JOB NO.:	24-231
REVISED:			

S/DATA/LOTS2024/A24-231 RESUB



APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

Monique T. Bringol

CLERK OF COURT

Monique T Bringol, Deputy Clerk

01-03-2023 6184F

DATE FILED FILE NO.

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

△ GAS SIGN
ø UTILITY POLE
⊥ GUY WIRE
O DENOTES 1/2" IRON ROD TO BE SET
● DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

REFERENCE:
Survey By: LAND SURVEYING INC.
Survey No.: 1112
Dated: 6-29-1977

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area, it is located in Flood Zone B & A13.

FIRM Panel# 2252050220C Rev. 4-2-1991

RESUBDIVISION OF

A 3.847 ACRE PARCEL SITUATED IN SECTION 41, T-7-S, R-10-E ST. TAMMANY PARISH, LOUISIANA INTO LOTS M1 & M2

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & 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.

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

STATE OF LOUISIANA RANDALL W. BROWN REG. NO. 04586 REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

Date: JUNE 8, 2022
Survey No. 21673
Project No. (CR5) A21673.TXT

Scale: 1"= 200'±
Drawn By: RJB
Revised:

W:\1SurveyShared\21SURVEY\21673.dwg

Copyright 2022 - Randall W. Brown & Associates, Inc.

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4748-MSP

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

08/11/2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 7-28-26 by AM

JUL 28 2026 08:27

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4748-MSP
will be heard at the St. Tammany
Parish Council Chambers - 21490
Loop Drive Mandeville, LA at 6:00 PM on
08/11/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
JUL 28 2026 08:32

THIS PAGE INTENTIONALLY LEFT BLANK

PLANNING STAFF REPORT
2026-4751-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: August 11, 2026 **Posted:** July 24, 2026

General Location: The property is located on the south side of LA Highway 435 and on the northeast side of Snead Drive, Abita Springs, Louisiana; S24, T6S, R12E, Ward 6, District 6

Owner & Representative: Mark & Kacey, LLC – Mark Hosch

Type of Development: Residential

Current Zoning:
S-1 Suburban Residential District

Total Acres:
6.806 acres

 # Of Lots/Parcels:
Minor Subdivision of Parcel A-1 into A-1A, A-1B, A-1C & A-1D

Land Uses:
Residential

Flood Zone:
Flood Zone C – FFE is 12" above crown of street elevation
Effective Flood Zone C; Preliminary Flood Zone X; Not CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to subdivide the existing Parcel A-1 into A-1A, A-1B, A-1C & A-1D.

The minor subdivision requires a public hearing due to:

- As seen in Table 1, the petitioned Parcel A-1 has been through the minor subdivision process, thus requiring the request to be heard by the Planning and Zoning Commission.

Table 1: Minor Subdivision History

Case No.	Request	File No.	Year
2026-4752-MSP	Parcel A into Parcels A-1, A-2, A-3, and A-4	6474C	2026

New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

2026-4751-MSP
L-1
JACK LLOYD
435
S-1
SNEAD
M-L
FAIRWAY
CBF-1

REFERENCE BEARING:
From Iron Rod Ⓐ
to Iron Rod Ⓑ
N60°02'10"W
(per Reference Survey)

APPROVAL:

CHAIRMAN/PARISH PLANNING & ZONING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING & ZONING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

P.O.B. is located N00°07'W 2563.38'; S46°20'W 620.88'; S00°07'E 967.23' and S61°03'42"W 512.17' from the 1/4 Section Corner common to Sections 24 & 25, T6S, R12E.

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0175 C, dated October 17, 1989.

2. Building Setback Lines are based on the current zoning of S-1 and must be verified by St. Tammany Parish Planning Department.

3. **BUILDING SETBACK LINES:** **FRONT = 30'**
SIDE = 10'
SIDE STREET = 20'
REAR = 25'

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 IMFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

LEGEND

⊠ = LDH MONUMENT FOUND
◎ = 1/2" IRON ROD FOUND
◉ = 1/2" IRON ROD SET

REFERENCE SURVEY:

Survey for Mark & Kasey, LLC by John G. Cummings, Surveyor, dated 12/17/2025, revised 02/11/2026, Job No. 25262, filed in the St. Tammany Parish Clerk of Court Office Map File No. 6474C.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS
office@johngcummings.com

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **MARK & KASEY, LLC**

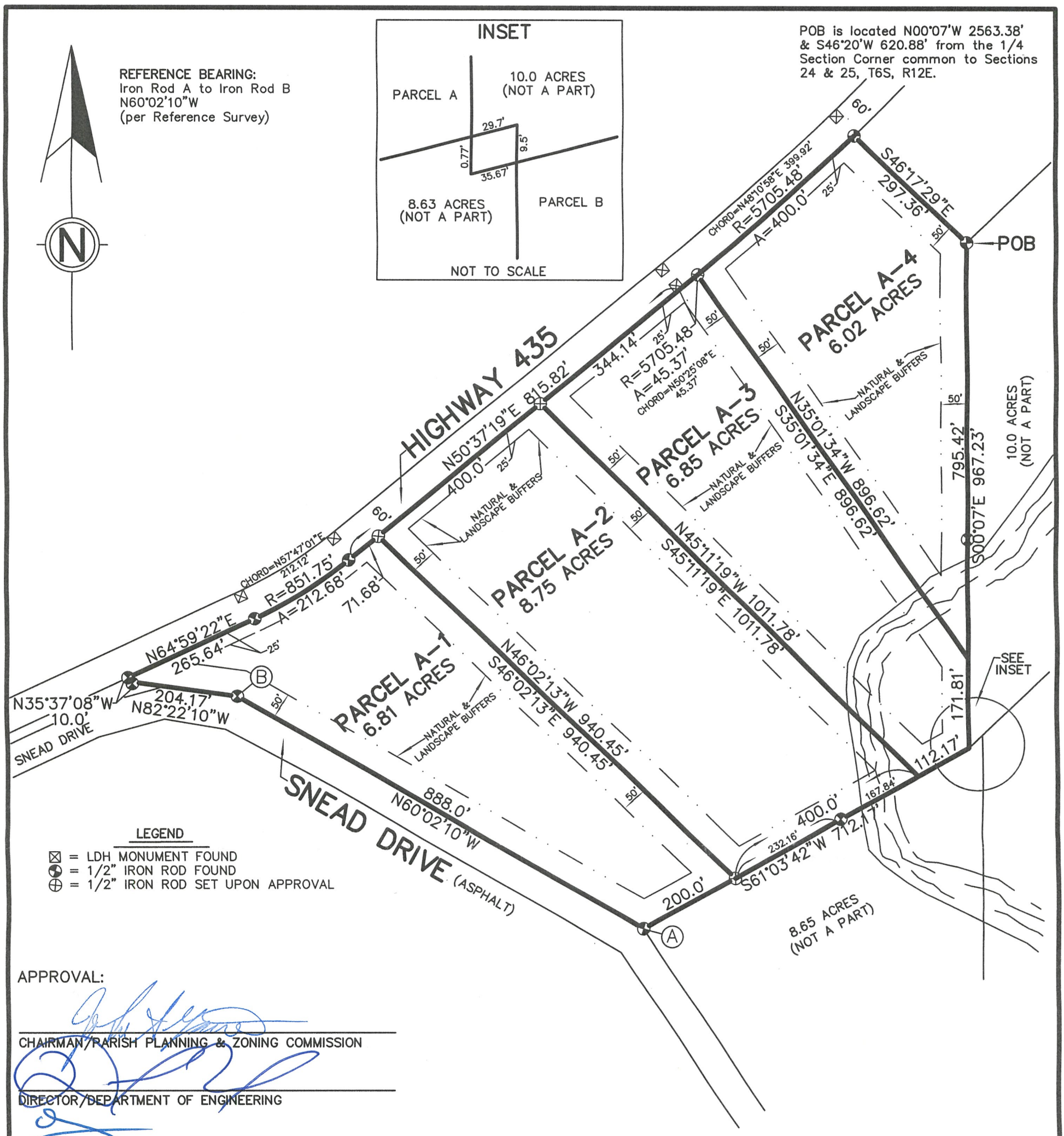
SHOWING A SURVEY OF: MINOR SUBDIVISION OF PARCEL A-1 BEING 6.81 ACRES INTO PARCEL A-1A, PARCEL A-1B, PARCEL A-1C AND PARCEL A-1D, LOCATED IN SECTION 24, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

STATE OF LOUISIANA
JOHN G. CUMMINGS
License No. 4779
PROFESSIONAL
6-22-26
LAND SURVEYOR

SCALE: 1" = 150'	JOB NO. 25262-PA1-MS	DATE: 06/22/2026	REVISED:



APPROVAL:

CHAIRMAN/PARISH PLANNING & ZONING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/ PARISH PLANNING & ZONING COMMISSION

Monique T. Bringol

CLERK OF COURT

04-24-2026 6474C

DATE FILED FILE NO.

Monique T Bringol, Deputy Clerk

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 IMFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0175 C, dated October 17, 1989.

2. CURRENT ZONING: S-1 SUBURBAN RESIDENTIAL & L-1

3. Buidling Setback Lines are based on the zoning L-1 and must be verified by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Survey for Chris Eddy by John G. Cummings, Surveyor, dated December 15, 2017, filed St. Tammany Parish Clerk of Court Map File No. 5697B.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS
johncummings108@charter.net

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: *Mark & Kasey, LLC*

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF PARCEL A BEING 28.43 ACRES INTO PARCELS A-1, A-2, A-3, & A-4, LOCATED IN SECTION 24, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY 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

STATE OF LOUISIANA
JOHN G. CUMMINGS
License No. 4770
PROFESSIONAL
2-11-26
LAND SURVEYOR

SCALE: 1" = 200'	JOB NO. 25262	DATE: 12/17/2025	REVISED: ADDRESSING PARISH COMMENTS 2/11/2026

Jul 24, 2026 at 10:51:44 AM
26769–27135 Snead Dr
Abita Springs LA 70420
United States

PUBLIC NOTICE

An application has been made to the Planning or Zoning Commission

CASE NUMBER

2026-4751-MSP

will be heard at the St. Tammany Parish Council Chambers - 21490 Koop Drive Mandeville, LA at 6:00 PM on

08/11/2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

posted on 7-24-26 by HR

Jul 24, 2026 at 10:51:48 AM
26769–27135 Snead Dr
Abita Springs LA 70420
United States
PUBLIC NOTICE
CASE NUMBER
2026-4751-MSP
08/11/2026

THIS PAGE INTENTIONALLY LEFT BLANK

PLANNING STAFF REPORT
2026-4753-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: August 11, 2026 **Posted:** July 28, 2026

General Location: The property is located on the southeast corner of St. Amand Street & LA Highway 59, Covington, Louisiana; S19, T6S, R12E, Ward 10, District 6

Owner & Representative: Joseph Meier & Kristen Guidotti

Type of Development: Residential

Current Zoning:
L-1 Large Lot Residential District
Total Acres: 1.928
 # Of Lots/Parcels:
Minor Subdivision of 1.928 acres into lots J-1 & J-2

Land Uses:
Residential
Flood Zone:
Flood Zone C / Preliminary Flood Zone A – Preliminary BFE 36' FFE 36'
Effective Flood Zone A; Preliminary Flood Zone AE; CDA

STAFF COMMENTARY:
Department of Planning & Development and Department of Engineering
The applicant is requesting to subdivide 1.928 acres into lots J-1 & J-2.

The minor subdivision requires a public hearing due to:

- Lot J-2 does not meet the minimum lot size of 1 acre required under the L-1 Large Lot Residential District, thus requiring a waiver from the Planning & Zoning Commission. Note that as per UDC Section 800-2.2 D.1.c.ii. Unmet minimum lot requirements. Includes applications involving the creation of lots that do not meet the minimum area required, length, or width for the zoning district in which the lot is located. In these circumstances the Planning and Zoning Commissions authority to waive lot area is limited to 10 percent reduction in total lot area.

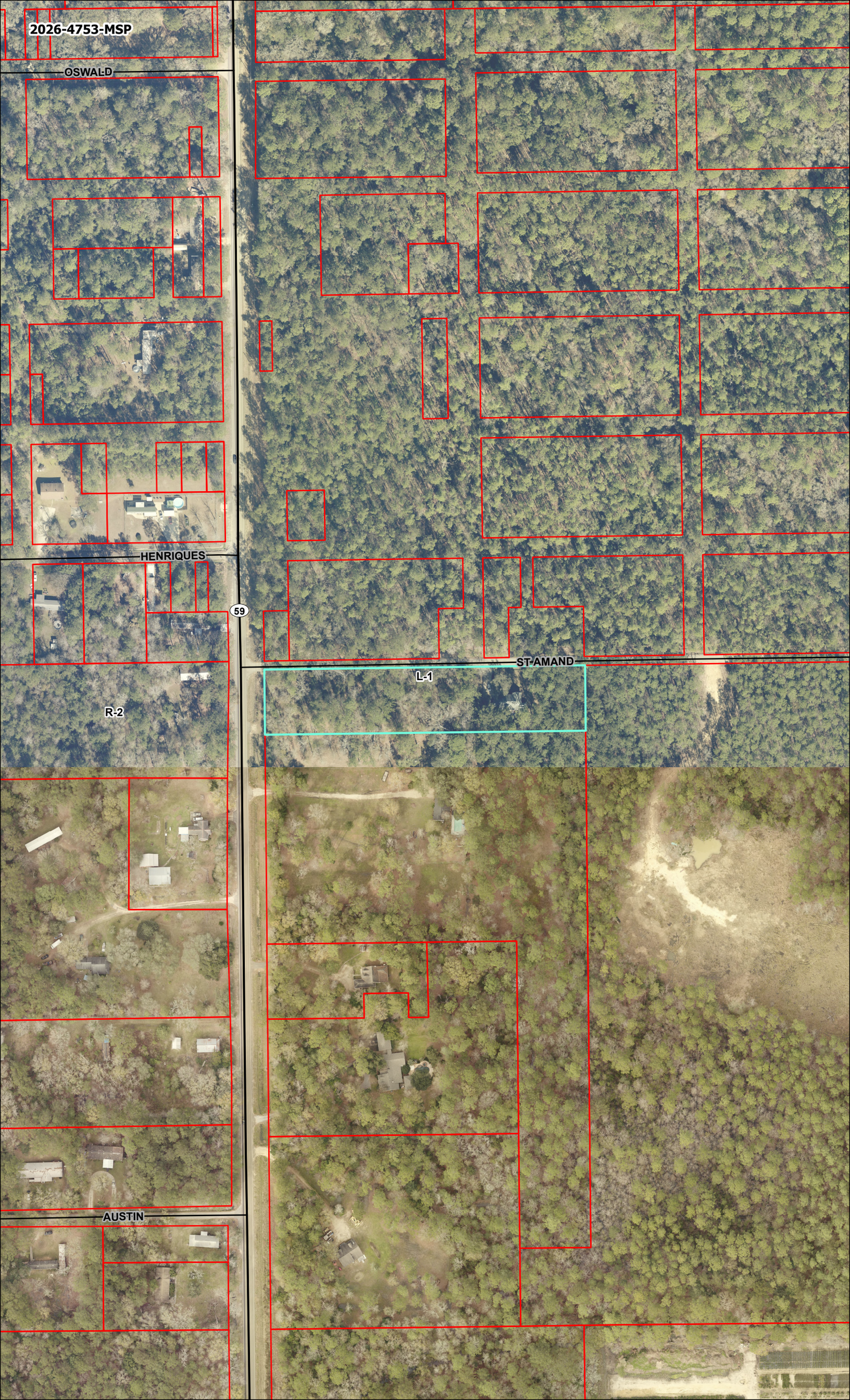
Per Sec. 100-2.2(I), an action on a waiver, at minimum, shall be determined by at least 8 members or a two-thirds majority vote. The failure of a motion to receive the minimum number of affirmative votes shall constitute no action either for denial or approval. For development applications where the Planning and Zoning Commission is the final decision maker, no action shall constitute a de facto denial of the application.

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

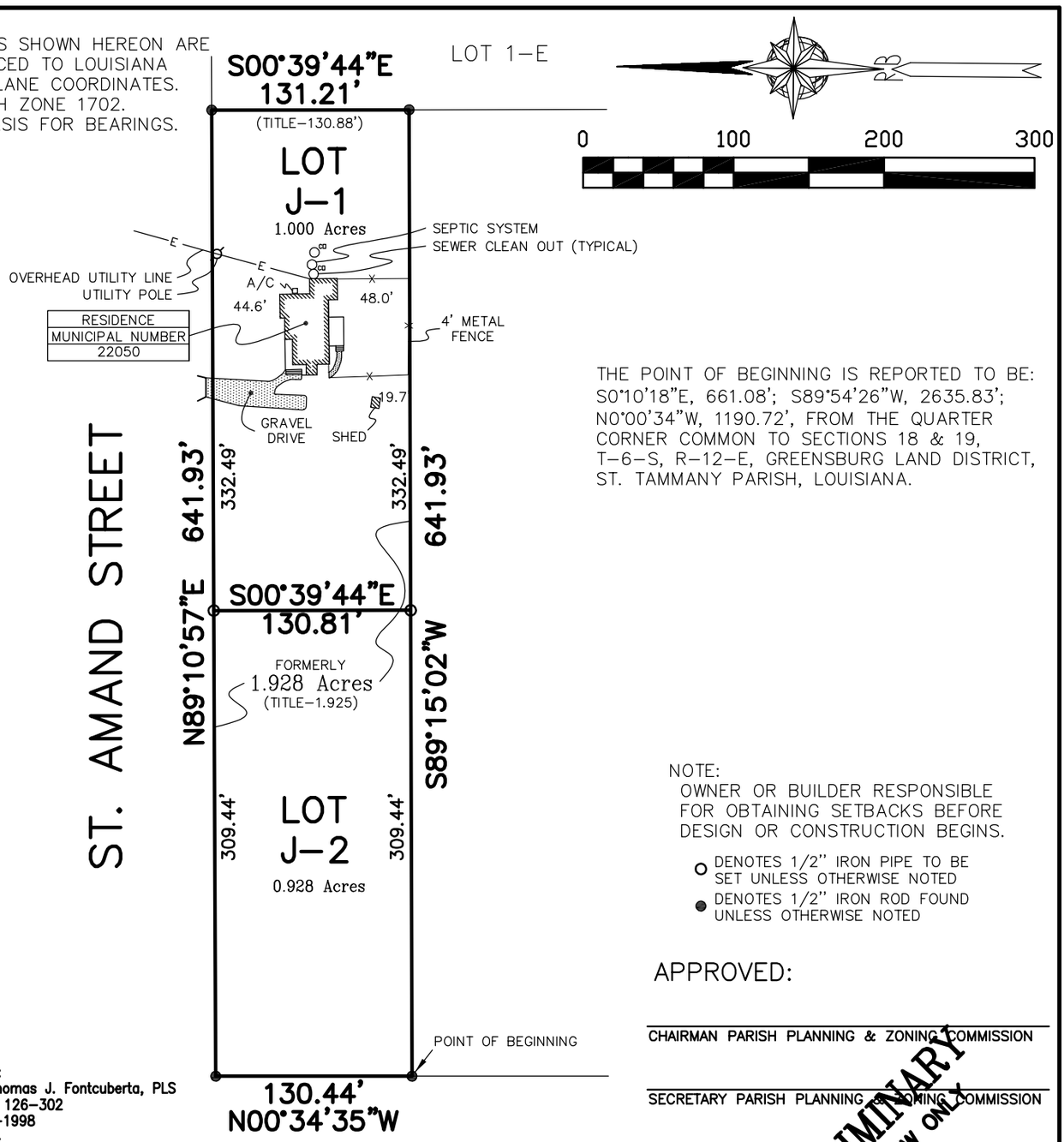
1. Submit 10 original copies of the survey

New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.


2026-4753-MSP
OSWALD
HENRIQUES
59
ST AMAND
L-1
R-2
AUSTIN

NOTE:
-BEARINGS SHOWN HEREON ARE REFERENCED TO LOUISIANA STATE PLANE COORDINATES. LA SOUTH ZONE 1702.
-ALSO BASIS FOR BEARINGS.



THE POINT OF BEGINNING IS REPORTED TO BE: S0°10'18"E, 661.08'; S89°54'26"W, 2635.83'; N0°00'34"W, 1190.72', FROM THE QUARTER CORNER COMMON TO SECTIONS 18 & 19, T-6-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

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

○ DENOTES 1/2" IRON PIPE TO BE SET UNLESS OTHERWISE NOTED
● DENOTES 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED

APPROVED:

CHAIRMAN PARISH PLANNING & ZONING COMMISSION

SECRETARY PARISH PLANNING & ZONING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

PRELIMINARY
FOR REVIEW ONLY

DATE FILED FILE NO.

REFERENCE 1:
SURVEY By Thomas J. Fontcuberta, PLS
Plat File No.: 126-302
Dated: 2-16-1998
REFERENCE 2:
RESUB. By Kelly J. McHugh. PLS
Map File No.: 6057D
Date Filed: 11-2-2021

Note: I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described ___IS NOT___ located in a special flood hazard area, it is located in Flood Zone ____C_____.

FIRM Panel#_____2252050150C_____Rev._10-17-1989__

Resubdivision of

A 1.928 ACRE PARCEL OF GROUND SITUATED IN SECTION 19, TOWNSHIP 6 SOUTH, RANGE 12 EAST GREENSBURG LAND DISTRICT * ST. TAMMANY PARISH, LOUISIANA INTO LOTS J-1 & J-2

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

SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS__C_SURVEY.

PRELIMINARY
FOR REVIEW ONLY

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 4586

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

Date: MAY 18, 2026
Survey No. 26311
Project No. (CR5) A26311.TXT

Scale: 1"= 100'±
Drawn By: J.E.D.
Revised:

D:\1SurveyShared\26SURVEY\26311.dwg

Copyright 2026 - Randall W. Brown & Associates, Inc.

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4753-MSP

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

08/11/2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 7-28-26 by M.P

JUL 28 2026 09:20

PUBLIC NOTIC
CASE NUMBER
JUL 28 2026 09:20

PLANNING STAFF REPORT **PLANNING & DEVELOPMENT**

2026-4755-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

Ross Liner
Director

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

Hearing: August 11, 2026 **Posted:** July 27, 2026

General Location: The property is located on the southeast corner of LA Highway 59 & Strain Road, Mandeville, Louisiana; S19, T7S, R12E, Ward 4, District 11

Owner & Representative: Sebred 59 Investments, LLC & N59 Ventures, LLC

Type of Development: Commercial

Current Zoning:
HC-2 Highway Commercial District and HC-3 Highway Commercial District

Total Acres:
33.52 acres

 # Of Lots/Parcels:
Minor Subdivision of Parcels A-1-A & 1A1-A1B into Parcel A-1-A-2

Land Uses: Commercial

Flood Zone:
Flood Zone A, B & C – BFE 26' + 1' Freeboard = 27' FFE.
Effective Flood Zone C; Preliminary Flood Zone AE; CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to subdivide the existing Parcels A-1-A & 1A1-A1B into Parcel A-1-A-2

The minor subdivision requires a public hearing due to:

- As seen in Table 1, the petitioned Parcels A-1-A & 1A1-A1B has been through the minor subdivision process, thus requiring the request to be heard by the Planning and Zoning Commission.

Table 1: Minor Subdivision History

Case No.	Request	File No.	Year
2021-2688-MSP	Minor Subdivision of 1A1-A1A & 1A2-A into Lots 1A1-A1B, 1A2-A1 & 1A3	6086D	2022

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

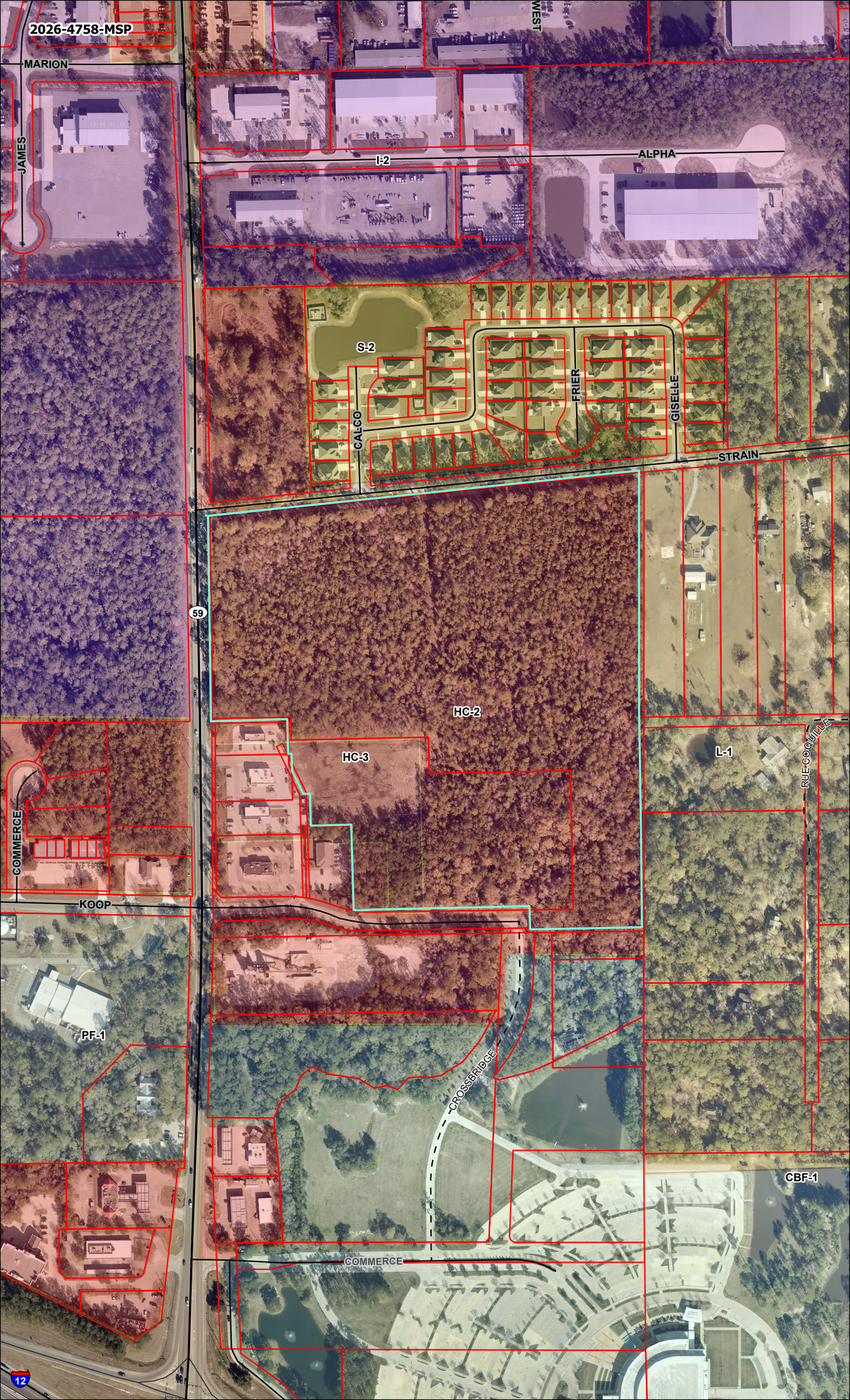
1. 35' no cut buffer from top of bank (each side) of the intermittent waterways per the USGS maps. If they plan on crossing the waterway, provide a hydrological study, stamped by a licensed professional engineer, showing a culvert sized to accommodate a 100-year storm event and indicate no change in the upstream and downstream drainage flow.
2. Note: Any structures within the utility ROW will need approval from the utility provider.

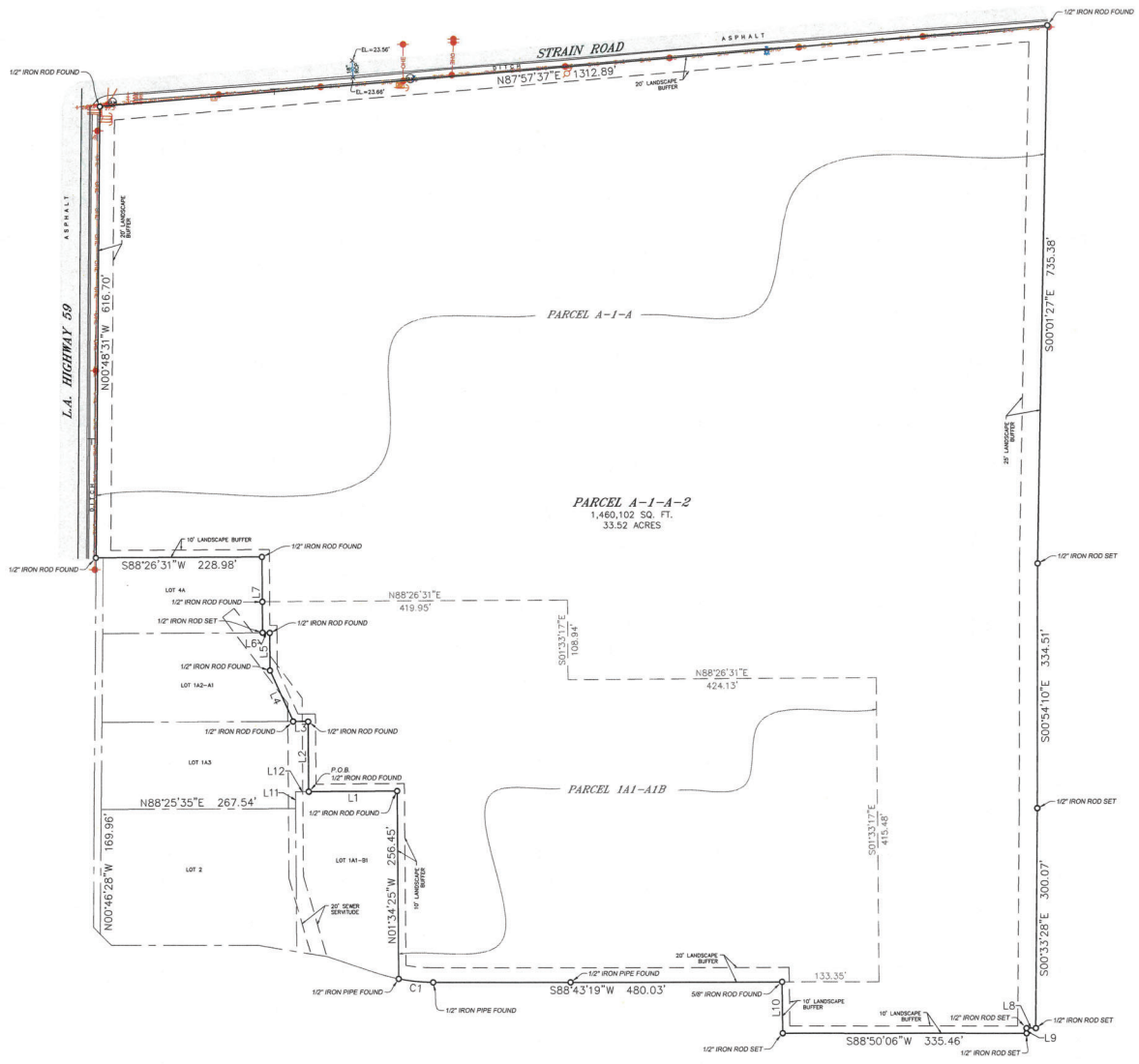
New Directions 2040

Manufacturing and Logistics areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high-capacity transportation corridors.

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

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.


2026-4758-MSP
MARION
JAMES
WEST
I-2
ALPHA
S-2
CALCO
FRIER
GISELLE
STRAIN
59
HC-2
HC-3
L-1
RUE COQUILLE
COMMERCE
KOOP
PF-1
CROSSBRIDGE
CBF-1
COMMERCE
12



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	121.38'	S88°25'35"W
L2	95.94'	N01°32'22"W
L3	20.53'	S88°27'29"W
L4	76.70'	N25°46'53"W
L5	51.47'	N01°32'35"W
L6	10.05'	S88°27'29"W
L7	103.87'	N01°33'17"W
L8	12.93'	S88°26'41"W
L9	7.04'	S01°33'19"E
L10	70.00'	N01°40'33"W
L11	23.00'	N01°34'25"W
L12	18.12'	N88°25'35"E

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	47.54'	240.50'	N85°36'54"W	47.46'

APPROVALS:

CHAIRMAN – ST. TAMMANY PLANNING AND ZONING COMMISSION

SECRETARY – ST. TAMMANY PLANNING AND ZONING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

GENERAL NOTES

1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY, THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL "DOTTIE" BEFORE DIGGING. (1-800-272-3020)

2. THE PROPERTY IS LOCATED WITHIN FLOOD ZONE "C, B & A1" WITH A BASE OF N/A ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 225205 0245 C REVISED OCTOBER 17, 1989.

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

4. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY EXCEPT AS SHOWN.

5. SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION, AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED.

6. THIS SURVEY MEETS OR EXCEEDS A CLASS "B" SURVEY AND IS IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

7. REFERENCE SURVEYS:
   a) A MINOR RESUBDIVISION OF LOTS 1A1-A1A & 1A2-A, LITTLE CREEK INTO LOTS 1A1-A1B, 1A2-A1 & 1A3, BY LOWE ENGINEERS, DATED 11/3/2021, RECORDED AS MAP FILE 6086D ON 02/09/2022.
   b) ASSIMILATION SURVEY OF PARCELS A-1 AND D-1 INTO PARCELS A-1-A AND D-1-A, BY RANDALL W. BROWN & ASSOCIATES, INC., DATED 12/20/2011.

8. BASIS OF BEARINGS/ANGLES: THE REFERENCE SURVEYS.

SURVEYOR'S CERTIFICATION

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain planimetric features relating to a portion of ground in Section19, Township 7 South, Range 12 East, Greensburg Land District, St. Tammany Parish, Louisiana.

PRELIMINARY

06/22/2026
DATE

JOHN E. BONNEAU
Registered Professional Land Surveyor
Louisiana Registration No. 4423

NOTE: THE P.O.B. IS REPORTED TO BE N00°12'E-667.45'; N89°30'W-60.36' N03°08'00"E-136.51'; N00°46'28"W-169.96'; N88°25'35"E-267.54'; N01°34'25"W-23.00' AND N88°25'35"E-18.12' FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

LEGEND

- GAS LINE MARKER
- WATER VALVE
- ANCHOR POLE
- ANCHOR
- POWER POLE
- SIGN
- TELEPHONE PEDESTAL
- CABLE PEDESTAL
- DRAIN LINE
- OVERHEAD POWER

REVISIONS

NO.	DATE
1	XX.XX.XXXX
2	
3	
4	
5	
6	
7	
8	

A MINOR SUBDIVISION OF PARCEL A-1-A & 1A1-A1B into PARCEL A-1-A-2

Greensburg Land District, St. Tammany Parish, Louisiana
Section 19, Township 7 South, Range 12 East
for
GULF STATES REAL ESTATE SERVICES, LLC

DATE: 06/22/2026

This drawing and design are the property of LOWE ENGINEERS, LLC. They are submitted on the condition that they are not to be used, reproduced or copied, in whole or in part, or used for furnishing information to others, without the prior written consent of LOWE ENGINEERS, LLC. All common law rights of copyright and other rights are hereby specifically reserved.

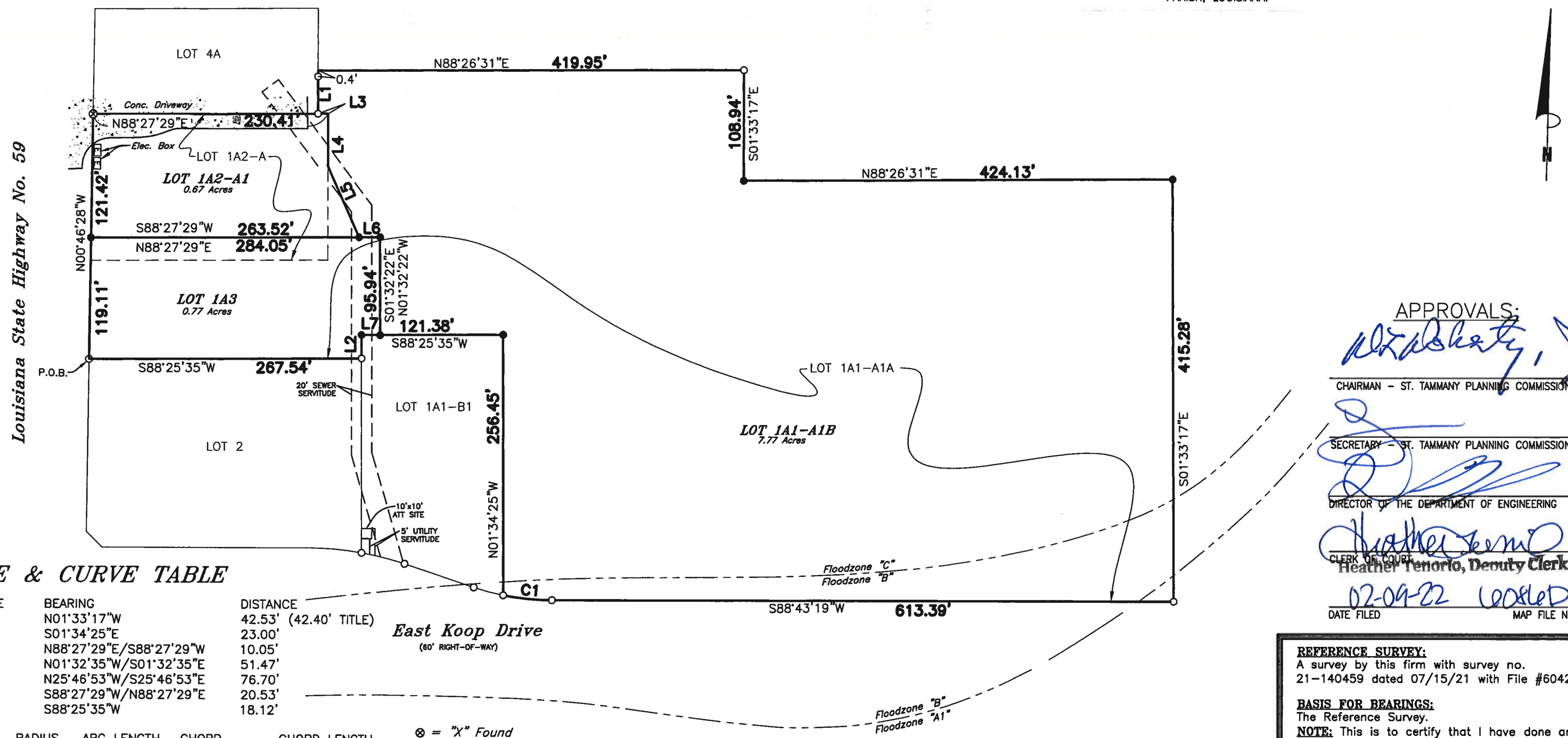
PROJECT NO. 26-140240
DRAWN BY: SAC
CHECKED BY: JEB
SCALE: 1" = 80'

SURVEYOR INFORMATION

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

SHEET 1 OF 1

NOTE: THE P.O.B. IS REPORTED TO BE N00°12'E–667.45'; N89°30'W–60.36'; N03°08'00"E–136.51' AND N00°46'28"W–169.96' FROM THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 7 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.



LINE & CURVE TABLE

LINE	BEARING	DISTANCE
L1	N01°33'17"W	42.53' (42.40' TITLE)
L2	S01°34'25"E	23.00'
L3	N88°27'29"E/S88°27'29"W	10.05'
L4	N01°32'35"W/S01°32'35"E	51.47'
L5	N25°46'53"W/S25°46'53"E	76.70'
L6	S88°27'29"W/N88°27'29"E	20.53'
L7	S88°25'35"W	18.12'

CURVE	RADIUS	ARC LENGTH	CHORD	CHORD LENGTH
C1	240.50'	47.54'	N85°36'54"W	47.46'

⊗ = "X" Found
○ = ½" Iron Pipe Found
● = ½" Iron Rod Set

APPROVALS:

CHAIRMAN – ST. TAMMANY PLANNING COMMISSION

SECRETARY – ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT
Heather Tenorio, Deputy Clerk

02-09-22 60846D
DATE FILED MAP FILE NO.

REFERENCE SURVEY:
A survey by this firm with survey no. 21–140459 dated 07/15/21 with File #6042D.

BASIS FOR BEARINGS:
The Reference Survey.

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

COPYRIGHT © 2018
ALL RIGHTS RESERVED
LOWE ENGINEERS, LLC

A MINOR RESUBDIVISION OF
LOTS 1A1–A1A & 1A2–A, LITTLE CREEK
into
LOTS 1A1–A1B, 1A2–A1 & 1A3, LITTLE CREEK
situated in SECTION 19, T–7–S, R–12–E
St. Tammany Parish, Louisiana
for
N59 VENTURES, LLC

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C, B & A1" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0245 C; Revised: OCTOBER 17, 1989

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

Survey No. 21–140673
Date: NOVEMBER 03, 2021
Drawn by: SPH
Revised:
Scale: 1" = 100'

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

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

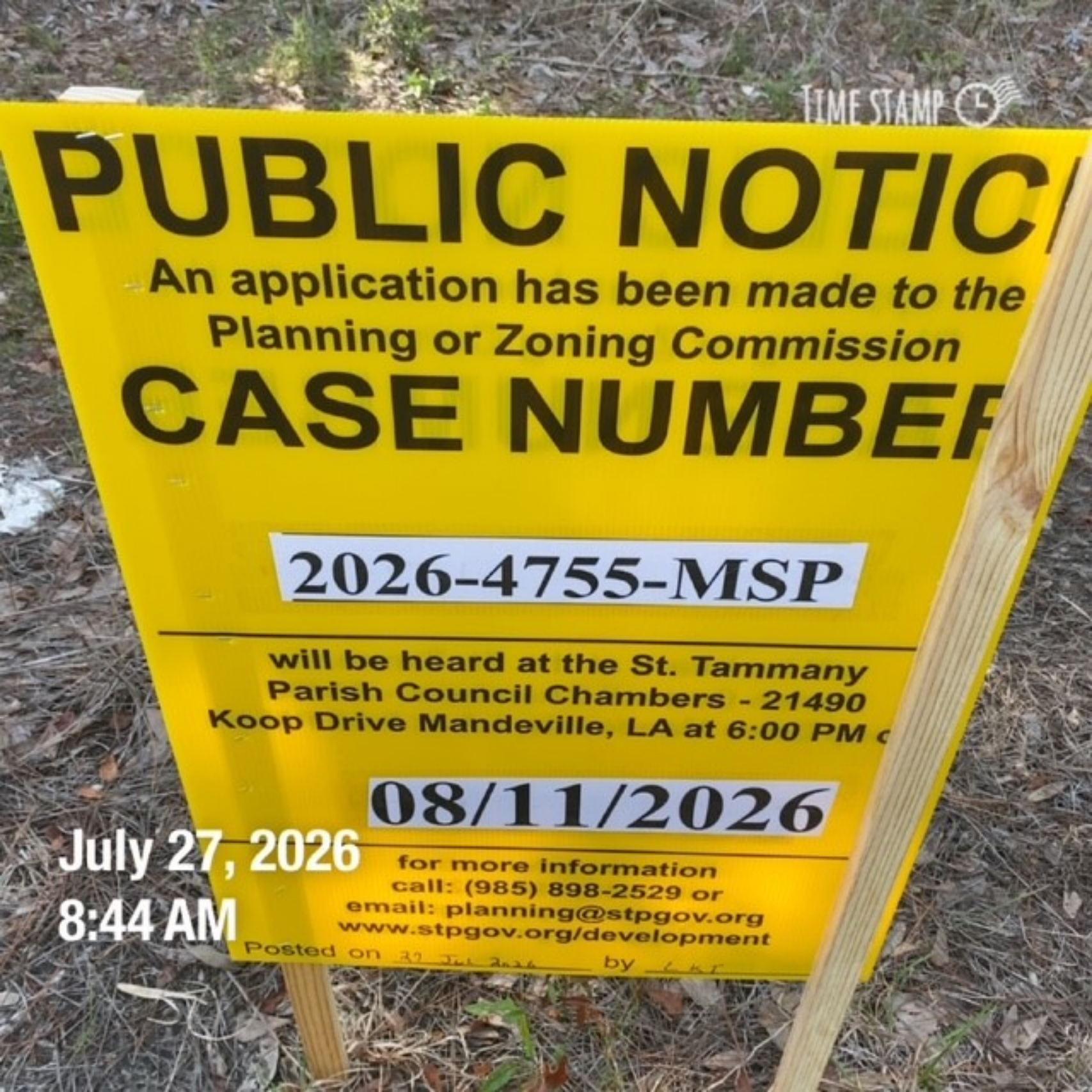
NOTE: Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified True and Correct By

JOHN E. BONNEAU
LICENSE No 4423
PROFESSIONAL
LAND SURVEYOR
LOUISIANA

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

TIME STAMP
PUBLIC NOTIC
An application has been made to the
Planning or Zoning Commission
CASE NUMBE
2026-4755-MSP
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM
08/11/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
July 27, 2026
8:37 AM


TIME STAMP
PUBLIC NOTIC
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4755-MSP
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM
08/11/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on 27 Jul 2026 by
July 27, 2026
8:44 AM

THIS PAGE INTENTIONALLY LEFT BLANK

PLANNING STAFF REPORT
2026-4759-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: August 11, 2026 **Posted:** July 28, 2026

General Location: The property is located on the southeast corner of Brewster Road & Ethan Lane, Madisonville, Louisiana; S17, T7S, R10E, Ward 1, District 1

Owner & Representative: Panno Construction, LLC

Type of Development: Residential

Current Zoning:
L-1 Large Lot Residential District
Total Acres: 2 acres
 # Of Lots/Parcels:
Minor Subdivision of 2 acres into Parcels A & B

Land Uses:
Residential
Flood Zone:
Flood Zone C – FFE is 12" above crown of street elevation
Effective Flood Zone C; Preliminary Flood Zone X; Not CDA

STAFF COMMENTARY:
Department of Planning & Development and Department of Engineering
The applicant is requesting to subdivide 2 acres into Parcels A & B.

The minor subdivision requires a public hearing due to:

- Parcel B is proposed to be accessed from a 40' existing private drive identified as Ethan Lane, thus requiring approval from the Planning and Zoning Commission.
- Requesting a waiver of the construction requirements for the existing 40-foot private servitude to Parcel B thus requiring approval from the Planning & Zoning Commission.

Per Sec. 100-2.2(I), an action on a waiver, at minimum, shall be determined by at least 8 members or a two-thirds majority vote. The failure of a motion to receive the minimum number of affirmative votes shall constitute no action either for denial or approval. For development applications where the Planning and Zoning Commission is the final decision maker, no action shall constitute a de facto denial of the application.

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

1. Revise the Instrument No. shown on the survey to memorialize the 40' perpetual servitude of passage to 2495612.

New Directions 2040

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.

2026-4759-MSP
WINDERMERE
EMPRESS
L-2
BREWSTER
ETHAN
HEBERT
L-1
S-1
SILVER OAK
PUD
ARCHERS

A MINOR SUBDIVISION OF A 2.00 ACRE PARCEL OF LAND, INTO PARCELS A & B, LOCATED IN SECTION 17, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

PRELIMINARY

FOR REVIEW ONLY

FINAL APPROVAL
PRELIMINARY

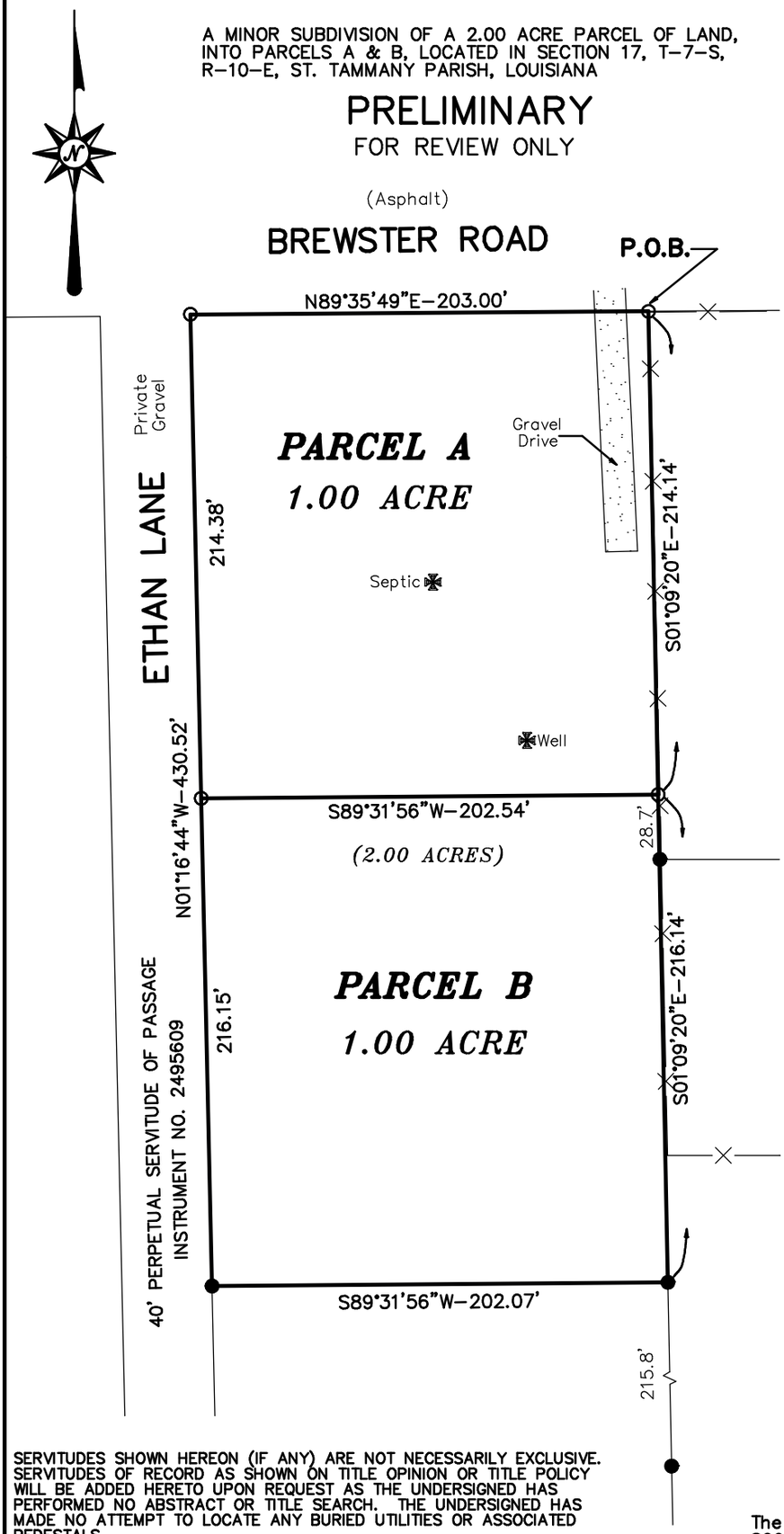
CHAIRMAN OF PLANNING & ZONING COMM.
PRELIMINARY

DIR. DEPT. OF ENGINEERING
PRELIMINARY

SECRETARY OF PLANNING & ZONING COMM.
PRELIMINARY

CLERK OF COURT
PRELIMINARY

DATE FILE NO.



Reference:
1. A Survey Plat by Ned R. Wilson, Dated 12-8-1992, Job No. 1324A
2. A Survey Plat by this Firm, Dated 5-14-2026, Job No. 22397

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

This propoerty is located in Flood Zone C, per FEMA Map No. 225205 0205 C, Dated 10-17-1989

LEGEND:
● = Fnd. 1/2" Iron Rod
⊙ = Set 1/2" Iron Rod
—X— = Fence

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

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.

The P.O.B. is reported to be N89°45'W-1781.6'; S00°35'E-18.7' from the Section Corner common to Sections 8, 9, 16 & 17, T-7-S, R-10-E, St. Tammany Parish, Louisiana

MAP PREPARED FOR PANNO CONSTRUCTION, LLC

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 17 TOWNSHIP 7 SOUTH RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA

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

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

CERTIFIED CORRECT
PRELIMINARY
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1"= 70'	DATE: 07-06-2026	NUMBER: ?????

Terr3/PannoConstructionLLC

PUBLIC NOTICE

An application has been made to the
Planning or Zoning Commission

CASE NUMBER

2026-4759-MSP

will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM on

08/11/2026

for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development

Posted on 7-28-26 by

JUL 28 2026 08:10

PUBLIC NOTICE
An application has been made to the
Planning or Zoning Commission
CASE NUMBER
2026-4759-MSP
will be heard at the St. Tammany
Parish Council Chambers - 21490
Keep Drive Mandeville, LA at 6:00 PM on
08/11/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
JUL 28 2026 08:12

RESUBDIVISION REVIEW

THIS PAGE INTENTIONALLY LEFT BLANK

PLANNING STAFF REPORT **PLANNING & DEVELOPMENT**

2026-4744-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

Ross Liner
Director

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

Hearing: August 11, 2026 **Posted:** July 28, 2026

General Location: The property is located on the southeast corner of Fabrication Row & Welders Row, Covington, Louisiana; S20, T6S, R11E, Ward 3, District 2

Owner & Representative: Favret Investments, LLC

Type of Development: Industrial

Current Zoning:
I-2 Industrial District

Total Acres:
2.015 acres

 # Of Lots/Parcels:
Resubdivision of lots 29 & 30 into lot 29-A, Covington Industrial Park, Phase II

Land Uses:
Industrial

Flood Zone:
Flood Zone C – FFE is 12" above crown of street elevation
Effective Flood Zone C; Preliminary Flood Zone X; Not CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

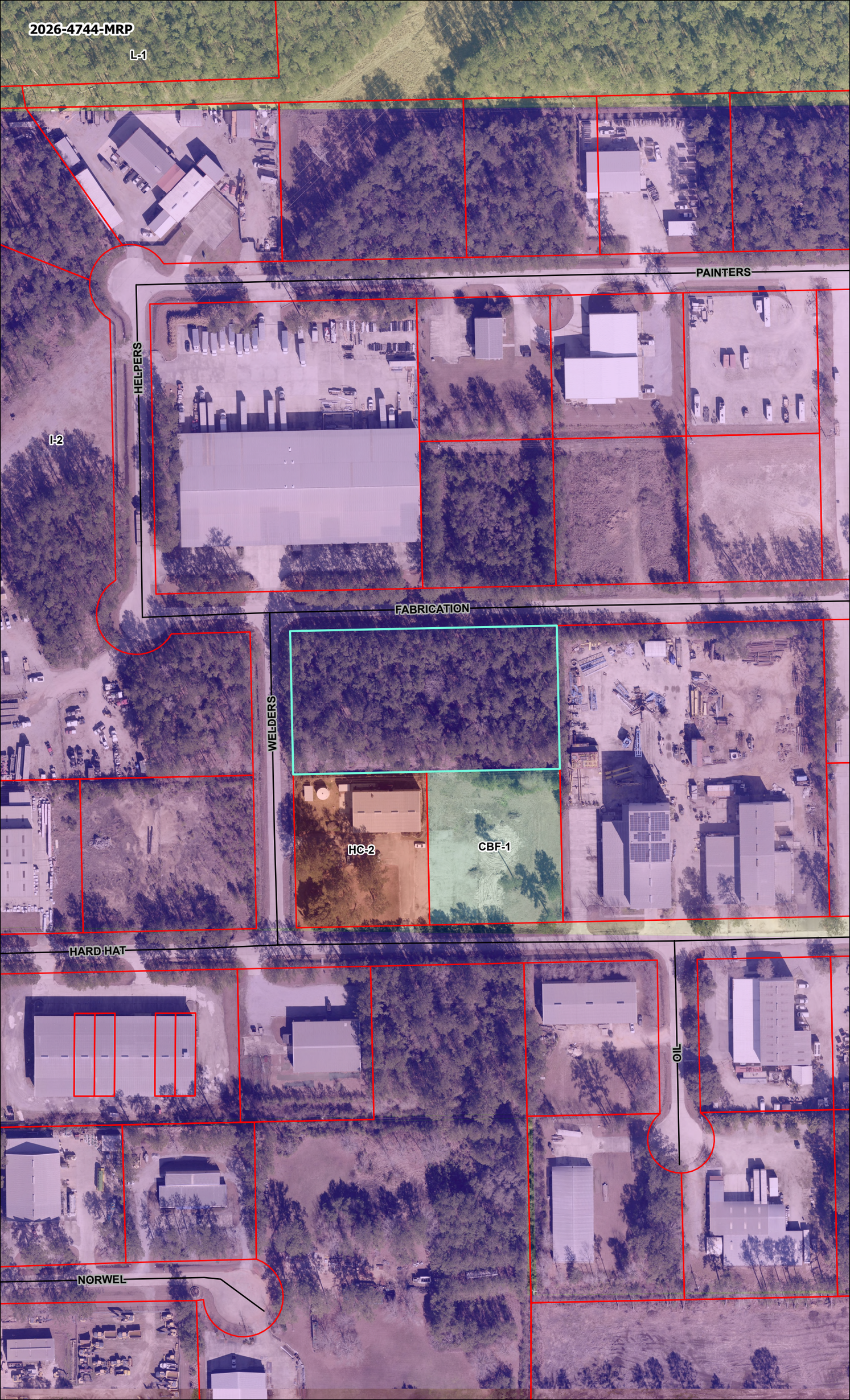
The applicant is requesting to subdivide lots 29 & 30 into lot 29-A

The resubdivision requires a public hearing due to:

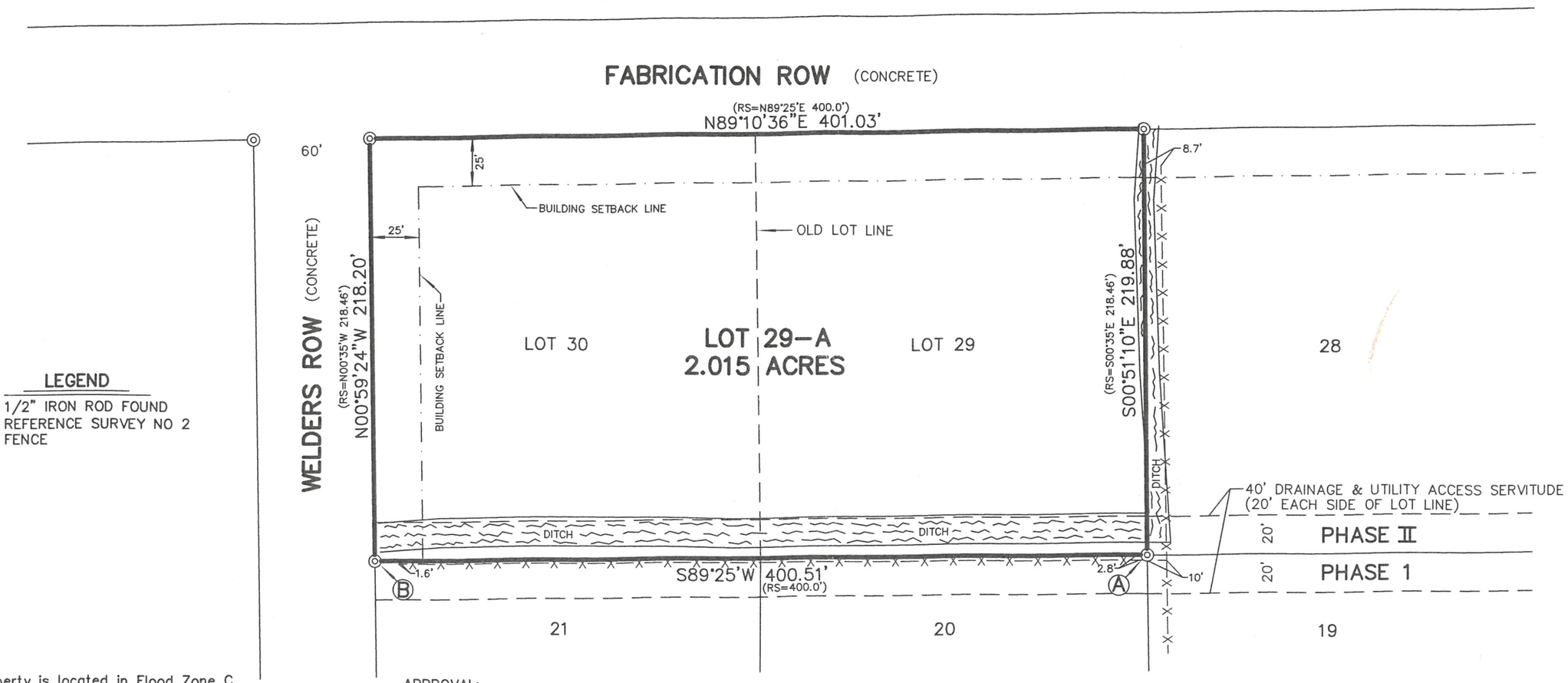
- As stated in the restrictive covenants of the approved plat, no lots shall be further resubdivided without approval from the Planning Commission.

New Directions 2040

Manufacturing and Logistics areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas and should be located adjacent to high-capacity transportation corridors.


2026-4744-MRP
L-1
PAINTERS
HELPERS
I-2
FABRICATION
WELDERS
HC-2
CBF-1
HARD HAT
OIL
NORWEL

REFERENCE BEARING:
From Iron Rod Ⓐ
to Iron Rod Ⓑ
S89°25'W
(per Reference Survey No. 2)



LEGEND

◎ = 1/2" IRON ROD FOUND
RS = REFERENCE SURVEY NO 2
-X-= FENCE

NOTE:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
2. Building Setback Lines must be verified by the St. Tammany Parish Planning Department.

REFERENCE SURVEYS:

1. Plat of Covington Industrial Park, Phase 1 by Ned R. Wilson, Surveyor, dated 09/09/1985, latest revision 03/07/1988, filed in the St. Tammany Parish Clerk of Court Office Map File No. 981B.
2. Plat of Covington Industrial Park, Phase II by Ned R. Wilson, Surveyor, dated 05/23/2003, filed in the St. Tammany Parish Clerk of Court Office Map File No. 4216.

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 RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

APPROVAL:

CHAIRMAN/PARISH PLANNING & ZONING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING & ZONING COMMISSION

CLERK OF COURT

DATED FILED FILE NO.

STATE OF LOUISIANA
JOHN G. CUMMINGS
LICENSE No. 4770
PROFESSIONAL
6-19-26
LAND SURVEYOR

503 N. JEFFERSON AVE.
COVINGTON, LA 70433
John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI
Phone (985) 892-1549
Fax (985) 892-9250

PLAT PREPARED FOR: FAVRET INVESTMENTS, LLC

SHOWING A SURVEY OF: RESUBDIVISION OF LOTS 29 & 30 INTO LOT 29-A, COVINGTON INDUSTRIAL PARK, PHASE II, LOCATED IN SECTION 20, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 60'	DATE: 06/19/2026	JOB NO. 26105

PUBLIC NOTICE
An application has been made to th
Planning or Zoning Commission
CASE NUMBER
2026-4744-MRP
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM
08/11/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on 7-28-26 by M.P
JUL 28 2026 09:41

PUBLIC NOTICE
An application has been made to t
Planning or Zoning Commission
CASE NUMBE
2026-4744-MRP
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM
08/11/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on 7-28-26 by MP
PUBLIC NOTICE
An application has been made to the
BOARD OF ADJUSTMENT
FOR A VARIANCE APPEAL REQUEST
OF PARISH REGULATIONS
CASE NUMBER
2026-4743-BOA
will be heard in the St. Tammany Parish
Council Chambers - 21490 Koop Drive
Mandeville, LA at 2:00 PM on
08/04/2026
for more information call
(985) 898-2529
Posted on 7-16-26 by MP
JUL 28 2026 09:41

THIS PAGE INTENTIONALLY LEFT BLANK

PLANNING STAFF REPORT **PLANNING & DEVELOPMENT**

2026-4756-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

Ross Liner
Director

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

Hearing: August 11, 2026 **Posted:** July 27, 2026

General Location: The property is located on the northeast corner of Camphill Court & Camphill Drive and on the west side of Fox Trot Drive, Abita Springs, Louisiana; S12, T6S, R11E, Ward 6, District 6

Owner & Representative: Joseph & Tiffany Caldarera

Type of Development: Residential

Current Zoning:
PUD Planned Unit Development Overlay

Total Acres:
1.917 acres

 # Of Lots/Parcels:
Resubdivision of lots 399 & 400 into lot 399A, Money Hill Plantation, Phase 7A

Land Uses:
Residential

Flood Zone:
Effective Flood Zone A; Preliminary Flood Zone X; CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to subdivide lots 399 & 400 into lot 399A

The resubdivision 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.

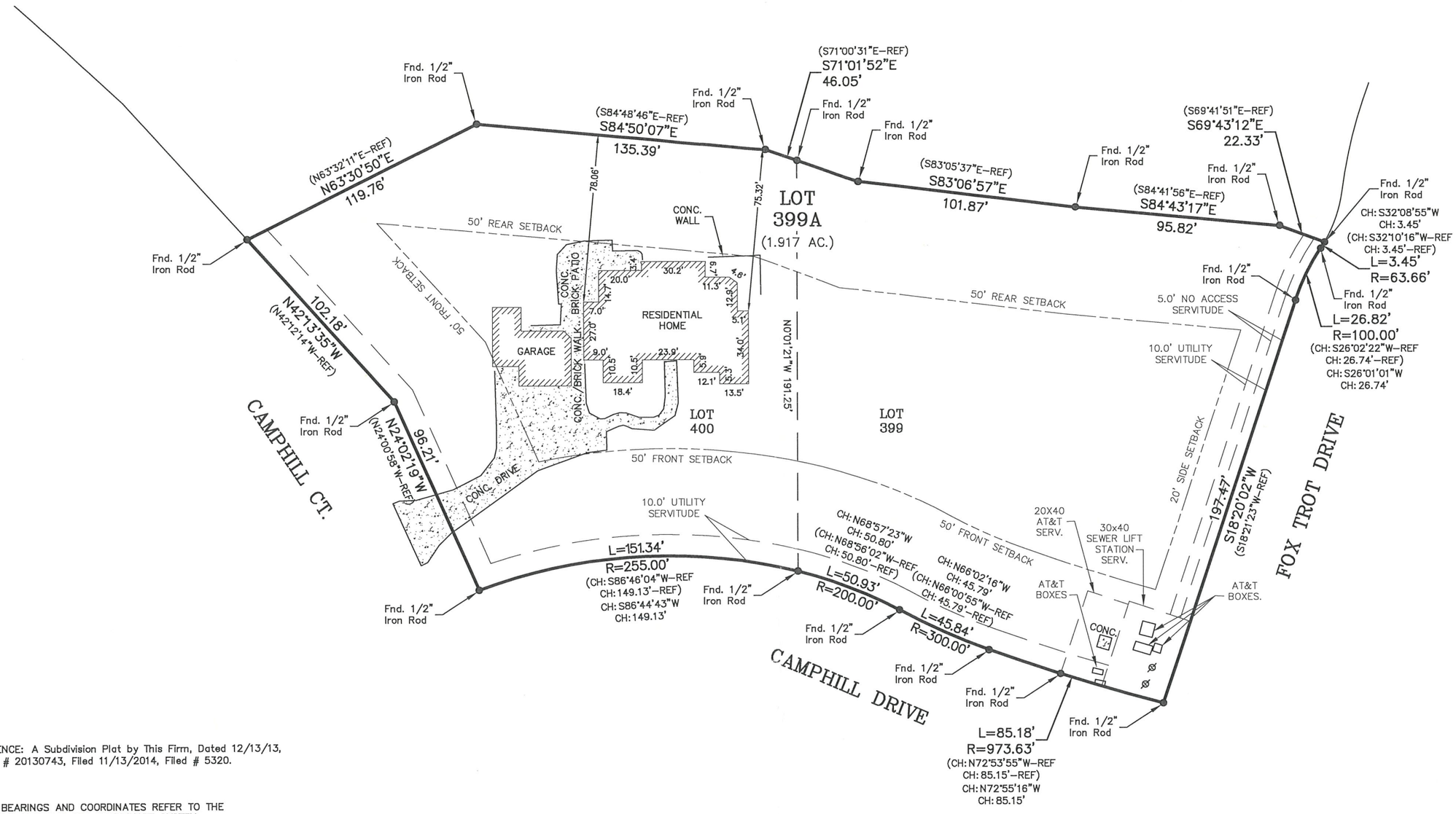
The request shall be subject to the above and below comments:

1. Any structures within the utility ROW will need approval from the utility provider.
2. As per 911 Communication District the survey should be amended to show 'FOX TROT'

New Directions 2040

Rural/Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two-lanes—serve these areas. Septic systems and wells are typical. The Parish's abundant rural areas provide ample space for low intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural-serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany's countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and "u-pick" farms.

2026-4756-MRP
BALD EAGLE
FOX TROT
CAMPHILL
HIDDEN LAKE
L-1
PUD



REFERENCE: A Subdivision Plat by This Firm, Dated 12/13/13, Survey # 20130743, Filed 11/13/2014, Filed # 5320.

NOTE: BEARINGS AND COORDINATES REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702 GEOID 18) BASED ON NAD83 WITH GPS RTN ACCESSED ON 3/11/2026.

ADDRESS: 955 CAMPHILL DRIVE

GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 INCH = 50 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

Front Setback.....50'
Side Setback.....20'
Rear Setback.....50'

SCALE: 1" = 50'	
DATE: 3/11/2026	
DRAWN BY: JN	CHECKED BY: MAC
DWG. NO: 20260075	
SHEET 1 OF 1	

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

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

F.I.R.M.: 225205 0175 C
DATE: 10/17/1989
ZONE: C
B.F.E. = N/A
* Verify prior to construction with local governing body.

A RESUBDIVISION PLAT OF LOT 399 AND LOT 400 INTO LOT 399A , MONEY HILL PLANTATION, PH. 7A IN SECTION 12, T-6-S, R-12-E, GLD, ST. TAMMANY PARISH, LOUISIANA

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

EXPERIENCE TITLE GROUP, LLC

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING ● ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

STATE OF LOUISIANA
JERALD D. LONG
License No. 5374
PROFESSIONAL LAND SURVEYOR
LICENSED BY ENDORSEMENT, R.S. 37:682 SEQ.

3/30/26

JERALD D. LONG
LA. REG. No. 5374

PATHFILE: Q:\SURVEYING\2026\LOT SURVEY\MONEY HILL PLANTATION\20260075, LOTS 399 & 400, EXPERIENCE TITLE GROUP\20260075.dwg

TIME STAMP
PUBLIC NOTIC
An application has been made to the
Planning or Zoning Commission
CASE NUMBE
2026-4756-MRP
will be heard at the St. Tammany
Parish Council Chambers - 21490
Koop Drive Mandeville, LA at 6:00 PM
08/11/2026
for more information
call: (985) 898-2529 or
email: planning@stpgov.org
www.stpgov.org/development
Posted on 27 Jul 2026 by
July 27, 2026
9:42 AM

TIMESTAMP
PUBLIC NOTIC
CASE NUMBE
2026-4756-MRP
08/11/2026
July 27, 2026
9:43 AM

CONCEPT SUBDIVISIONS

THIS PAGE INTENTIONALLY LEFT BLANK

CONCEPT SUBDIVISION STAFF ANALYSIS REPORT
(As of August 4, 2026)

CASE NO.: 2025-4205-TP

PROPOSED SUBDIVISION NAME: Bedico Creek, Parcel 1

DEVELOPER: Bedico Creek Preserve, LLC
3520 Holiday Drive, Suite 100
New Orleans, LA 70114

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

SECTION: 6
TOWNSHIP: 7 South
RANGE: 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 4

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

GENERAL LOCATION: The property is located on the northwest side of LA Highway 1085, South of I-12, Madisonville, Louisiana.

SURROUNDING LAND USES:
North – Interstate I-12
South – R-2 Rural Residential
East – L-1 Large Lot Residential
West – Tangipahoa Parish

TOTAL ACRES IN DEVELOPMENT: 7.16 Acres

NUMBER OF LOTS: 28

TYPICAL LOT SIZE: 7,500 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

NUMBER OF POSTPONEMENTS: 3

STAFF COMMENTARY:

<u>Department of Planning and Department of Engineering</u>

This case was previously postponed at the May 13, 2025 meeting, indefinitely postponed at the June 10, 2025 meeting, and postponed at the July 14, 2026 meeting.

The Concept plans and documentation have been reviewed by this office and an inspection was made of the site on July 23, 2026. Concept approval shall be subject to the below informational items and comments #1 - #6 being completed and addressed.

History of the Subject Property

In April 2025, a Major Amendment to the PUD was approved allowing a maximum of 35 single-family residential lots on the subject 7.16-acre parcel. The applicant subsequently submitted a Concept Plan for review in May 2025; however, at the request of the applicant's representative, the item was postponed indefinitely at the June 10, 2025 Planning Commission meeting.

In May 2026, the applicant requested an additional Major Amendment to relocate the 35 single-family lots to the northwestern portion of the Bedico Creek PUD, citing the proximity of the approved development area to Bedico Creek, its location outside of the subdivision gate, and conflicts with the existing walking and golf cart trail. This request was denied. The applicant has therefore requested that the previously postponed Concept Plan return for consideration. The proposed Concept Plan is consistent with the April 2025 approval of the Major Amendment to the PUD.

General Comments:

1. Staff continues to recommend that the applicant seek a waiver to permit access from the front lot line for Lot 1062. While the proposed side-yard driveway location appears to satisfy the minimum requirements of the Unified Development Code, staff has determined that locating the driveway immediately adjacent to the subdivision entrance creates an avoidable vehicle conflict point. Relocating the driveway to the front lot line would improve sight distance and reduce turning conflicts at the primary entrance without adversely affecting the lot's functionality. The applicant has elected not to pursue this modification.

2. Per Sec. 900-3.2(A)(6) of the Unified Development Code, subdivisions containing more than 100 lots shall provide a minimum of two ingress and two egress points providing vehicular access to an existing public street. Exceptions to this standard may be provided by the Planning and Zoning Commission upon determination that an additional entrance may pose a significant safety hazard or if the Louisiana Department of Transportation and Development determines otherwise in writing.

   Staff notes that this requirement is contained within Chapter 900 of the Unified Development Code, which establishes subdivision infrastructure standards evaluated during the Concept and Final Plat subdivision review process. Accordingly, staff finds that the proposed subdivision should comply with this requirement or obtain an exception from the Planning and Zoning Commission in accordance with Sec. 900-3.2(A)(6).

3. Staff questioned whether the existing drainage feature traversing the rear of proposed Lots 1055 through 1058 was being relocated to create buildable area. In response, the applicant clarified that the existing drainage feature will be rerouted to the proposed roadside ditch and conveyed through the 20-foot drainage right-of-way between Lots 1055 and 1056. While this explanation addresses staff's concern, the proposed rerouting is not readily apparent from the Concept Plat and should be more clearly depicted on the construction plans submitted for engineering review.

4. Staff requested clarification regarding the drainage feature along the western property boundary as this area directly abuts Phase 1A. The applicant confirmed that this is an existing drainage channel

and that no improvements or tree removal are proposed within this area. This existing condition, however, is not readily apparent from the Concept Plat.

5. The Concept 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 August 4, 2026.
6. Provide Will Serve Letter from water and sewer utility provider.

<u>Informational Items</u>

<u>Sec. 800-3.3-E. Action by the Planning and Zoning Commission.</u>

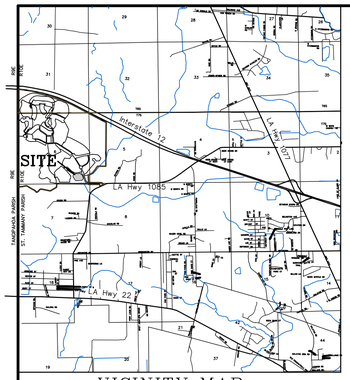
The standards and procedures for the conduct of Planning and Zoning Commission public hearings are set forth in Sec. 100-2.2.H of the UDC. Applicants shall familiarize themselves with the Commission's meeting procedures prior participation at a Planning and Zoning Commission meeting. The Planning and Zoning Commission shall review whether the subdivision plans meet the minimum requirements and align with the best interests of public health, safety, and welfare. The Commission reserves the right to mandate additional reasonable requirements for subdivisions, which are related to, but not limited to, the subdivision's recreational areas, general street design, construction specifications, buffer zones and screening, and lot designs and configurations. The Planning and Zoning Commission shall decide whether to approve, approve with modifications, defer, or deny the concept subdivision plan.

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

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

Revised drawings will not be accepted for review or placement in the packet prior to the August 11, 2026 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

BEDICO CREEK PARCEL 1, SECTION 6, T-7-S, R-10-E, ST. TAMMANY PARISH, LA.



VICINITY MAP

LINE DATA CHART	
L-1	S 71°21' 23" W 24.42'
L-2	S 18°38' 37" E 64.51'
L-3	S 17°13' 29" E 113.07'
L-4	S 02°35' 59" W 92.67'
L-5	N 67°59' 38" E 46.40'
L-6	S 20°38' 27" E 78.73'
L-7	N 29°04' 07" E 113.45'
L-8	N 19°08' 03" E 32.27'
L-9	N 71°21' 23" E 87.02'
L-10	N 71°21' 23" E 62.36'
L-11	S 35°05' 44" E 83.89'

CURVE DATA CHART	
C-1	R=10.00' L=13.28' Ch= N 70°36' 16" W 12.32'
C-2	R=40.00' L=46.72' Ch=N 52°35' 53" E 44.11'
C-3	R=18.00' L=21.53' Ch=S 74°23' 13" E 20.27'
C-4	R=10.00' L=18.61' Ch=N 18°03' 21" E 16.04'

LEGAL DESCRIPTION
BEDICO CREEK PARCEL 1 (2025-3)

A certain parcel of ground situated in Section 6, Township-7-South, Range-10-East, Greensburg Land District, St. Tammany Parish, Louisiana and more fully described as follows:
Commence at the Section Corner common to Sections 5, 6, 7, & 8 Township-7-South, Range-10-East and measure North 33°08' 22" West a distance of 807.21 feet to the Point of Beginning
From the Point of Beginning measure
South 35°05' 44" East a distance of 83.89 feet to a point on a curve; Thence along a curve to the left having a radius of 10.00 feet, a delta of 76°04' 43", an arc length of 13.28 feet, and a chord which bears North 70°36' 16" West having a chord distance of 12.32 feet to a point of tangency; Thence South 71°21' 23" West a distance of 24.42 feet to a point; Thence South 18°38' 37" East a distance of 64.51 feet to a point; Thence South 17°13' 29" East a distance of 113.07 feet to a point; Thence South 02°35' 59" West a distance of 92.67 feet to a point; Thence South 35°19' 21" West a distance of 113.15 feet to a point; Thence South 67°59' 38" West a distance of 46.40 feet to a point; Thence South 86°03' 42" West a distance of 363.59 feet to a point; Thence North 75°23' 44" West a distance of 66.22 feet to a point; Thence North 42°50' 37" West a distance of 104.67 feet to a point; Thence North 20°38' 27" West a distance of 78.73 feet to a point; Thence North 44°55' 19" West a distance of 111.41 feet to a point; Thence North 07°20' 23" West a distance of 113.90 feet to a point; Thence North 29°04' 07" East a distance of 93.33 feet to a point; Thence North 19°08' 03" East a distance of 32.27 feet to a point of curve; Thence along a curve to the right having a radius of 40.00 feet, a delta of 66°55' 38", an arc length of 46.72 feet, and a chord which bears North 52°35' 53" East having a chord distance of 44.11 feet to a point of tangency; Thence North 86°03' 42" East a distance of 337.29 feet to a point; Thence North 71°21' 23" East a distance of 87.02 feet to a point of curve; Thence along a curve to the right having a radius of 18.00 feet, a delta of 68°31' 02", an arc length of 21.53 feet, and a chord which bears South 74°23' 13" East having a chord distance of 20.27 feet to a point on a line; Thence South 32°42' 58" East a distance of 130.51 feet to a point; Thence North 71°21' 23" East a distance of 62.36 feet Thence along a curve to the left having a radius of 10.00 feet, a delta of 106°36' 04", an arc length of 18.61 feet, and a chord which bears North 18°03' 21" East having a chord distance of 16.04 feet to the POINT OF BEGINNING, and containing 311,959.67 square feet or 7.1616 acre(s) of land, more or less.

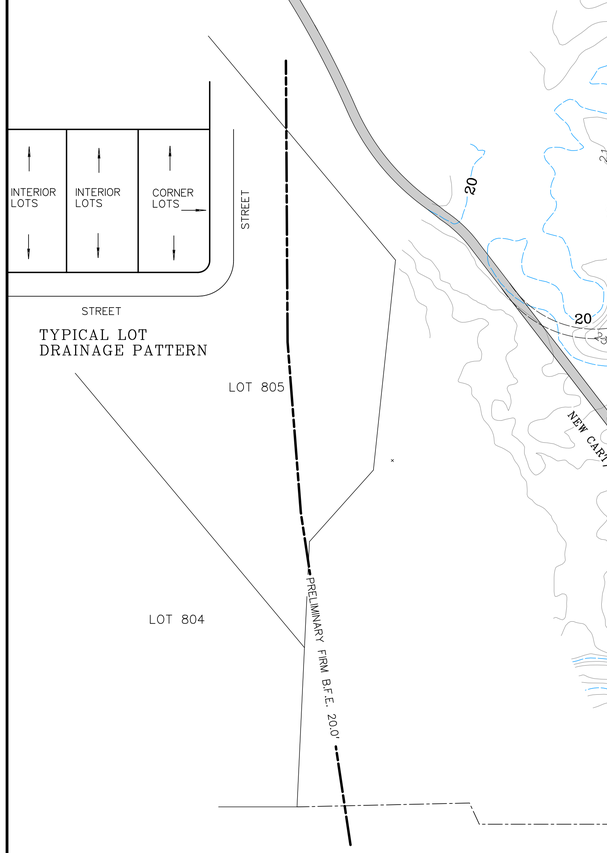
RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
3. MINIMUM BUILDING SETBACKS ARE FRONT 15ft., SIDES 5ft., REAR 15ft., AND SIDE STREET 5ft. MAXIMUM BUILDING HEIGHT SHALL BE 35ft. ABOVE THE ADJACENT GRADE.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS AND OR RIGHTS OF WAY.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 1.0' ABOVE THE BASE FLOOD ELEVATION OR 1.0' ABOVE THE CROWN OF THE STREET WHICHEVER IS GREATER
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') FEET FROM THE CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.
9. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER AND SEWERAGE SERVICES PROVIDED BY ST. TAMMANY PARISH DEPARTMENT OF UTILITIES
10. IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.

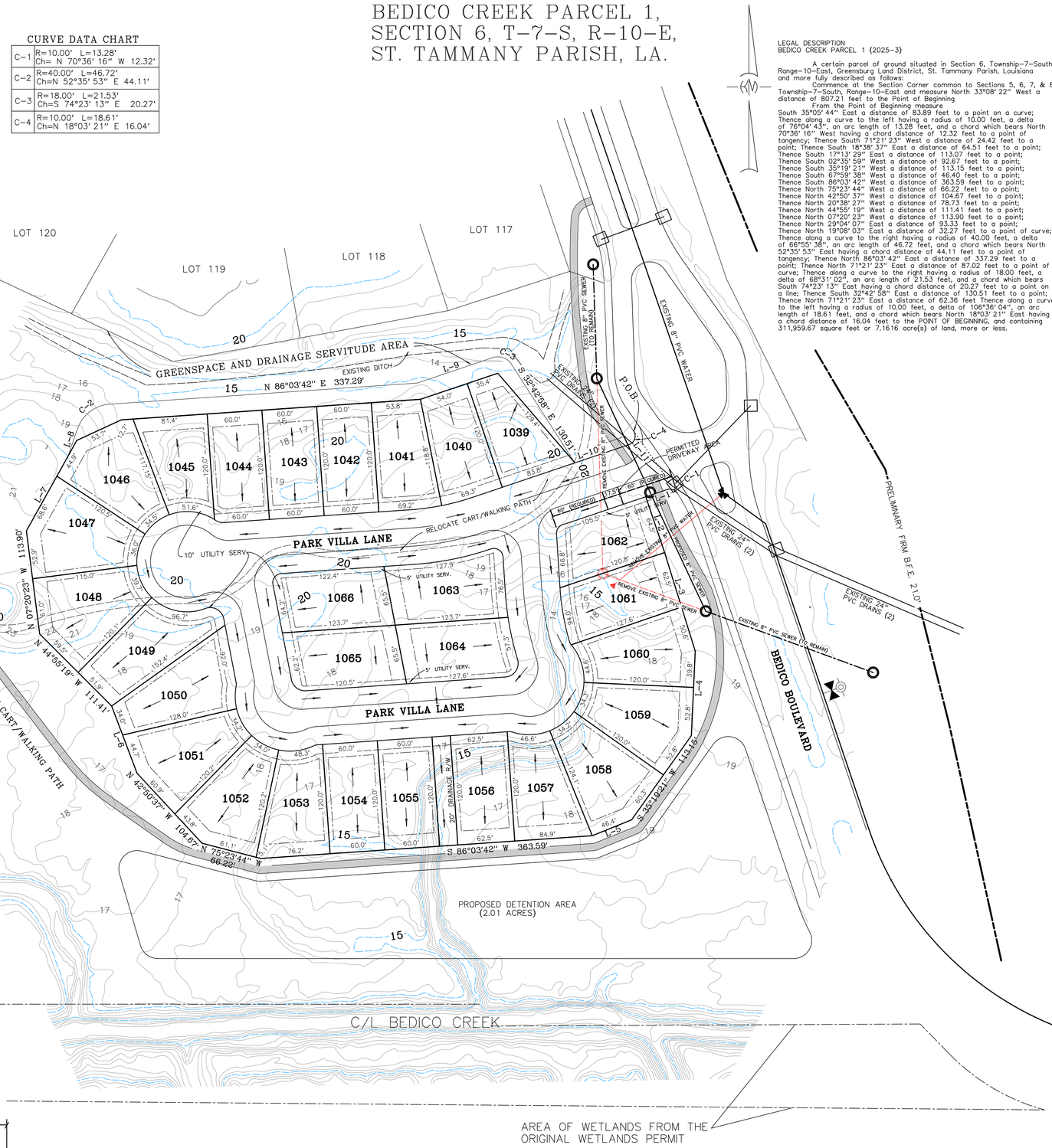
DEDICATION:
THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA OR THE PUBLIC IN GENERAL OF STREETS AND ROADWAYS; THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION, THE FEE TITLE TO SUCH AREA BELONGING TO THE HOMEOWNERS ASSOCIATION OR THE DEVELOPER. THE STREETS, STREET SIGNAGE, DRAINAGE SERVITUDES RETENTION AREAS, GREENSPACE AREAS AND CART/WALKING PATN FOR THIS SUBDIVISION SHALL BE MAINTAINED AND REGULATED BY THE HOMEOWNERS ASSOCIATION.

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

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



TYPICAL LOT DRAINAGE PATTERN



7.16 ACRES	28	1185'	CENTARL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
7500 sq. ft.	VARIES	60' /20'	CENTARL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
CONCRETE	120'	P.U.D.	300'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

EAST BEDICO CREEK
ULTIMATE SURFACE WATER DISPOSAL

FOR:

BEDICO CREEK PRESERVE, LLC
CORPORATION

DAVID WALTEMEATH
OFFICER

3520 HOLIDAY DR, SUITE 100,
NEW ORLEANS, LA. 70114
ADDRESS

APPROVALS

CHAIRMAN PARISH PLANNING COMMISSION

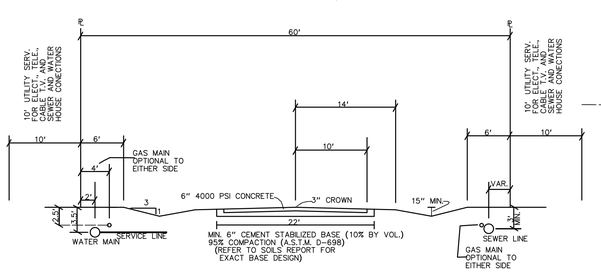
SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

NOTES:
1. THS PROPERTY IS LOCATED IN FLOOD ZONE A, BASE FLOOD ELEV. 21.0' (B.F.E. PROVIDED BY THE ST. TAMMANY PARISH FLOOD PLAIN ADMINSTRATOR) RE: F.I.R.M. PANEL NO. 225205 0205 C REVISED 10-17-1989
2. THE PRELIMINARY FLOOD MAP SHOWS THE FLOOD ZONE AS "AE", BASE FLOOD ELEV. OF 20.5'
3. THE FRONTS OF ALL LOTS ARE SUBJECT TO A 10ft. UTILITY SERVITUDE, SIDE STREET FOR LOTS 24-28 ARE SUBJECT TO A 5ft. UTILITY SERVITUDE.



TYPICAL STREET SECTION
SCALE 1"=10'

CONCEPTUAL PLAN

BEDICO CREEK PARCEL 1, SECTION 6, T-7-S, R-10-E, ST. TAMMANY PARISH, LA.

REVISIONS	
DATE	DATE
04-23-25	
05-29-26	
07-22-26	

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

SCALE:	1" = 60'	DATE:	04-01-25
DRAWN:	DRJ	JOB NO.:	19-013
CHECKED:	KJM	DWG. NO.:	19-013 CONCEPT

CONCEPT SUBDIVISION STAFF ANALYSIS REPORT
(As of August 4, 2026)

CASE NO.: 2026-4729-TP

PROPOSED SUBDIVISION NAME: The Breezes of Oak Harbor

DEVELOPER: J. Breaux Enterprises, LLC
1807 W. Gloria Switch Rd.
Carencro, LA 70520

ENGINEER/SURVEYOR: LCR & Company, LLC
345 Doucet Road
Lafayette, LA 70503

SECTION: 44
TOWNSHIP: 9 South
RANGE: 14 East

WARD: 9
PARISH COUNCIL DISTRICT: 12

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 southeast of Oak Harbor Boulevard, west of Pontchartrain Drive, Slidell

SURROUNDING LAND USES:
North - PUD Planned Unit Development
South - PUD Planned Unit Development
East - PUD Planned Unit Development
West - HC-2 Highway Commercial

TOTAL ACRES IN DEVELOPMENT: 45 Acres

NUMBER OF LOTS: 107 Lots

TYPICAL LOT SIZE: 7,500 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: A & AE

NUMBER OF POSTPONEMENTS: 1

STAFF COMMENTARY:

Department of Planning and Department of Engineering

This case was previously postponed at the July 14, 2026 Planning Commission meeting. However, the developer requested this case be postponed for one month and be placed on the agenda for the September 8, 2026 Planning Commission Meeting. Staff has no objection to this postponement.

Informational Items:

Sec. 800-3.3-E. Action by the Planning and Zoning Commission.

The standards and procedures for the conduct of Planning and Zoning Commission public hearings are set forth in Sec. 100-2.2.H of the UDC. Applicants shall familiarize themselves with the Commission's meeting procedures prior participation at a Planning and Zoning Commission meeting. The Planning and Zoning Commission shall review whether the subdivision plans meet the minimum requirements and align with the best interests of public health, safety, and welfare. The Commission reserves the right to mandate additional reasonable requirements for subdivisions, which are related to, but not limited to, the subdivision's recreational areas, general street design, construction specifications, buffer zones and screening, and lot designs and configurations. The Planning and Zoning Commission shall decide whether to approve, approve with modifications, defer, or deny the concept subdivision plan.
The Oak Harbor Consent Judgement

The 2004 Oak Harbor Consent Judgement settled litigation and formally established vested rights for portions of the Oak Harbor PUD. The judgement also stated that any future development of these parcels must use the Land Use Regulation Zoning Ordinance No. 523 and Subdivision Regulations No. 499 in effect on May 19, 1988.

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

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

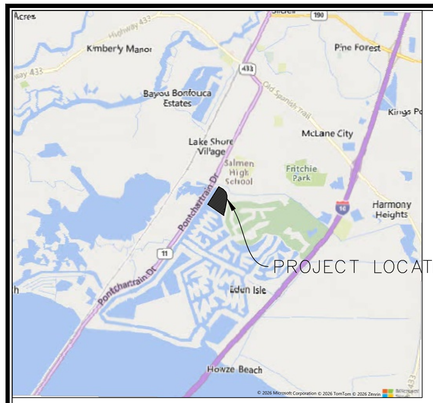
Revised drawings will not be accepted for review or placement in the packet prior to the August 11, 2026 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

THE BREEZES OF OAK HARBOR

LOCATED IN SECTION 44, TOWNSHIP 9 SOUTH, RANGE 14 EAST
ST. TAMMANY PARISH, LOUISIANA

CONCEPT S/D PLANS
RECEIVED
6/24/2026
DEVELOPMENT
ENGINEERING

ENGINEERING REVIEW COPY



VICINITY MAP
N.T.S.

TRACT 1 RECORD LEGAL

A CERTAIN PIECE OR PORTION OF GROUND, TOGETHER WTH ALL THE BUILDINGS AND IMPROVEMENTS THEREON, AND ALL OF THE RIGHTS, WAYS, PRIVILEGES, SERVITUDES, APPURTENANCES AND ADVANTAGES THEREUNTO BELONGING OR IN ANYWSE APPERTAINING, SITUATED IN SECTION FORTY-FOUR(44), TOWNSHIP NINE SOUTH (9S), RANGE FOURTEEN EAST (14E), IN THE PARISH OF ST. TAMMANY, STATE OF LOUISIANA, IN THAT PART THEREOF KNOWN AS OAK HARBOR COMMUNITY SERVICE PARCEL, DESIGNATED AS PARCELS "A," "B," "C" AND "D" ALL AS PER THAT PLAN OF RE SUBDIVISION BY J.V. BURKES & ASSOCIATES, INC. SURVEYING & ENGINEERING, DATED AUGUST 12, 2011, WHICH SAID PLAN OF RESUBDIVISION WAS APPROVED BY THE SECRETARY OF PLANNING COMMISSION AND DIRECTOR OF ENGINEERING ON JANUARY 25, 2012, AND SAID PLAN OF SUBDIVISIONS WAS RECORDED AT MAP FILE NO.5039A. SAID PARCELS "A," "B," "C" AND "D" HAVE THE MEASUREMENTS AND DIMENSIONS AS SHOWN THEREON.
BEING THE SAME PROPERTY ACQUIRED BY ADAIR HOLDINGS, LLC FROM ADAIR ASSET MANAGEMENT, LLC/US BANK D/B/A ADAIR ASSET MANAGEMENT, LLC BY ACT BEFORE BAILEY E. SHUBERT, NOTARY PUBLIC, DATED OCTOBER 20,2020, REGISTERED IN INSTRUMENT NO.2241832 IN THE RECORDS OF ST.TAMMANY PARISH, ALSO ACQUIRED BY ADAIR HOLDINGS, LLC FROM ADAIR ASSET MANAGEMENT, LLC/US BANK D/B/A ADAIR ASSET MANAGEMENT, LLC BY ACT BEFORE JENNIFER SAVICKY, NOTARY PUBLIC, DATED DECEMBER 14, 2020, REGISTERED IN INSTRUMENT NO.2242182 IN THE RECORDS OF ST. TAMMANY PARISH.

TRACT 2 RECORD LEGAL

A CERTAIN PIECE OR PORTION OF GROUND SITUATED IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, BEING A PORTION OF SECTION 44, T.9S., R.14E., DESIGNATED AS A PARCEL B AND MORE FULLY DESCRIBED AS FOLLOWS

COMMENCE AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF LANDMARK LAND COMPANY OF LOUISIANA, INC. TRACT AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 11. MEASURE THENCE S 26 DEGREES 11 '14 'W ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 11 A DISTANCE OF 89.11'; THENCE S 63 DEGREES 48'46'E A DISTANCE OF 163.72; THENCE IN AN EASTERLY RADIUS OF 666.00'A DISTANCE OF 142.23; THENCE S 76 DEGREES 02'54'E A DISTANCE OF 244.69; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 648.00'A DISTANCE OF 709.63; THENCE S 13 DEGREES 18'13'E A DISTANCE OF 544.37; THENCE S 76 DEGREES 41'47'W A DISTANCE OF 50.00; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 598.00'A DISTANCE OF 307.50; THENCE S 16 DEGREES 09'32'W A DISTANCE OF 447.12; THENCE N 73 DEGREES 50'28'W A DISTANCE OF 50.00'TO THE PONT OF BEGINNING. THENCE FROM THE PONT OF BEGINNING MEASURE N 52 DEGREES 40'57'W A DISTANCE OF 1417.56'TO A POINT ON THE EASTERLY BOUNDARY LINE OF EDEN ISLES UNIT 1; THENCE IN A NORTHERLY DIRECTION ALONG THE EASTERLY BOUNDARY LINE OF EDEN ISLES UNIT 1, ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6084.52'A DISTANCE OF 73.63; THENCE S 52 DEGREES 40'57'E A DISTANCE OF 1397.17; THENCE S 16 DEGREES 09'32'W A DISTANCE OF 78.49'TO THE POINT OF BEGINNING.

ALL AS MORE FULLY SHOWN ON A PLAN BY J.J. KREBS AND SONS, INC. DATED MARCH 10, 1988, REVISED AUGUST 15, 1988 ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

TRACT 3 RECORD LEGAL

A CERTAIN PIECE OR PORTION OF GROUND SITUATE IN THE STATE OF LOUISIANA, PARISH OF ST. TAMMANY, BEING A PORTION OF SECTION 44, T.9S.,R.14E., DESIGNATED AS PARCEL A AND MORE FULLY DESCRIBED AS FOLLOWS.

COMMENCE AT THE INTERSECTION OF THE NORTHERLY BOUNDARY LINE OF LANDMARK LAND COMPANY, INC. TRACT AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 11. MEASURE THENCE S 26 DEGREES 11'14'W ALONG SAID EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 11 A DISTANCE OF 89.11; THENCE S 63 DEGREES 48'46'E A DISTANCE OF 163.72; THENCE IN AN EASTERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 666.00 A DISTANCE OF 142.23; THENCE S 76 DEGREES 02'54'E A DISTANCE OF 244.69; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 648.00 A DISTANCE OF 709.63; THENCE S 13 DEGREES 18'13'E A DISTANCE OF 544.37; THENCE S 76 DEGREES 41'47'W A DISTANCE OF 50.00; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 598.00'A DISTANCE OF 307.500; THENCE S 16 DEGREES 09'32'W A DISTANCE OF 447.12; THENCE N 73 DEGREES 50'28'W A DISTANCE OF 50.00'TO THE POINT OF BEGINNING. THENCE FROM THE POINT OF BEGINNING MEASURE S 16 DEGREES 09'32'W A DISTANCE OF 81.17; THENCE IN A SOUTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1483.00'A DISTANCE OF 460.00; THENCE N 52 DEGREES 40'57'W A DISTANCE OF 1643.65'TO A POINT ON THE EASTERLY BOUNDARY LINE OF EDEN ISLES UNIT 1; THENCE N 34 DEGREES 12'14'E ALONG SAID EASTERLY BOUNDARY LINE OF EDEN ISLES UNIT 1 A DISTANCE OF 183.63; THENCE IN A NORTHERLY DIRECTION ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 6084.52'A DISTANCE OF 289.85; THENCE S 52 DEGREES 40'52'E A DISTANCE OF 1417.56'TO THE POINT OF BEGINNING.

ALL AS MORE FULLY SHOWN ON A PLAN BY J.J. KREBS AND SONS, INC. DATED MARCH 10, 1988, REVISED AUGUST 15, 1988 ATTACHED HERETO AS EXHIBIT A AND MADE A PART HEREOF.

LEGEND:

- GRADING ARROW
- PROPOSED COMMON AREA
- PROPOSED SEWER LIFT STATION (COMMON AREA)
- PROPOSED SIDEWALK
- LOT SETBACKS
- PROPOSED UTILITY SERVITUDE
- PROPOSED STREET CENTERLINE
- PROPOSED CONSTRUCTION PHASE BOUNDARY
- PROPOSED GREEN SPACE BUFFER

PARISH ENFORCED SUBDIVISION RESTRICTIONS/ COVENANTS:

THE FOLLOWING SUBDIVISION RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE AS BUILT PLANS FOR RECORDATION.

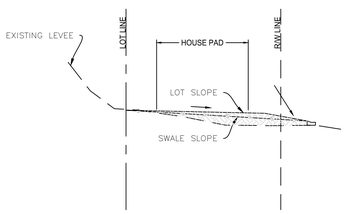
1. A NOTE THAT THE MINIMUM FINISHED FLOOR ELEVATION (FFE) SHALL COMPLY WITH THE PARISH'S ADOPTED BASE FLOOD ELEVATION (BFE) OR DESIGN FLOOD ELEVATION (DFE), WHICHEVER IS APPLICABLE.
2. A STATEMENT THAT "NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND CERTIFIED OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS APPROVED BY THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL SERVICES".
3. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), A STATEMENT THAT "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)".
4. A STATEMENT THAT "CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY PARISH DRAINAGE OR STREET EASEMENT AND/OR RIGHT-OF-WAY".
5. A STATEMENT THAT "ON CORNER LOTS, DRIVEWAYS MUST BE LOCATED AT LEAST 60' AWAY FROM THE CORNER OF THE PROPERTY CLOSEST TO THE STREET INTERSECTION".
6. A STATEMENT THAT "LOTS WITHIN AN APPROVED SUBDIVISION SHALL NOT HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT".
7. A STATEMENT THAT ACKNOWLEDGES NATIVE CANOPY TREE(S) REQUIRED AS PER SEC. 600-3.4(I) SHALL BE PURCHASED, PLANTED, AND MAINTAINED BY [NAME ENTITY RESPONSIBLE].

PUD ENFORCED RESTRICTIONS AND COVENANTS:

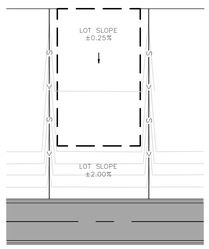
THIS SITE IS LOCATED WITHIN THE OAK HARBOR PLANNED UNIT DEVELOPMENT (PUD). ALL PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE OAK HARBOR DEVELOPMENT AGREEMENT (RECORDED NO. 980904), ENTERED INTO BETWEEN ST. TAMMANY PARISH AND THE OAK HARBOR PUD DEVELOPER ON SEPTEMBER 21, 1995, AND CONSENT JUDGEMENT (DOCKET NO. 9711083).

LINE	BEARING	DISTANCE
L1	S 16°05'24" W' (M)	160.04' (M)
L2	S 16°05'24" W' (M)	78.51' (M)
L3	S 16°05'24" W' (M)	81.53' (M)

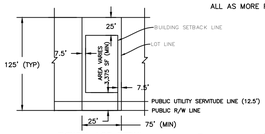
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	6084.52' (M)	856.74' (M)	856.04' (M)	N 30°08'07" E' (M)	8°04'04"
C2	6084.52' (M)	291.32' (M)	291.29' (M)	N 32°47'51" E' (M)	2°44'36"
C3	6084.52' (M)	73.63' (M)	73.63' (M)	N 31°04'45" E' (M)	0°41'36"
C4	6084.52' (M)	491.79' (M)	491.66' (M)	N 28°25'01" E' (M)	4°37'52"
C5	660.12' (M)	590.05' (M)	570.60' (M)	S 44°40'32" E' (M)	51°12'50"
C6	548.00' (M)	281.78' (M)	278.68' (M)	S 01°24'45" W' (M)	29°27'40"
C7	1483.00' (M)	461.22' (M)	459.36' (M)	S 07°15'57" W' (M)	17°49'09"



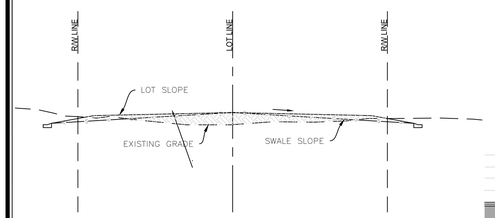
TYPICAL EXTERIOR LOT DRAINAGE DETAIL
N.T.S.
NOTE: DETAIL APPLIES TO LOTS 1-15 AND 72-92.



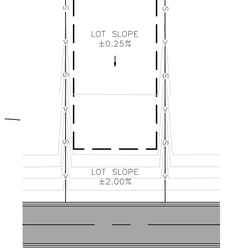
PLAN VIEW



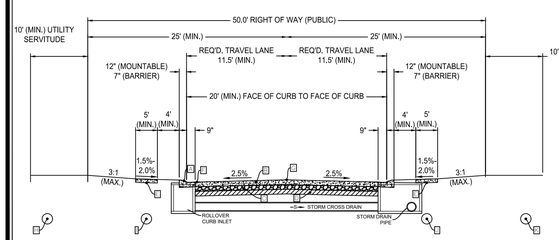
TYPICAL LOT DETAIL
NTS



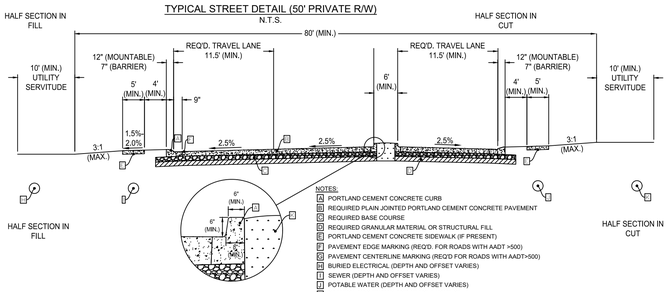
TYPICAL INTERIOR LOT DRAINAGE DETAIL
N.T.S.
NOTE: DETAIL APPLIES TO LOTS 16-71 AND 93-107.



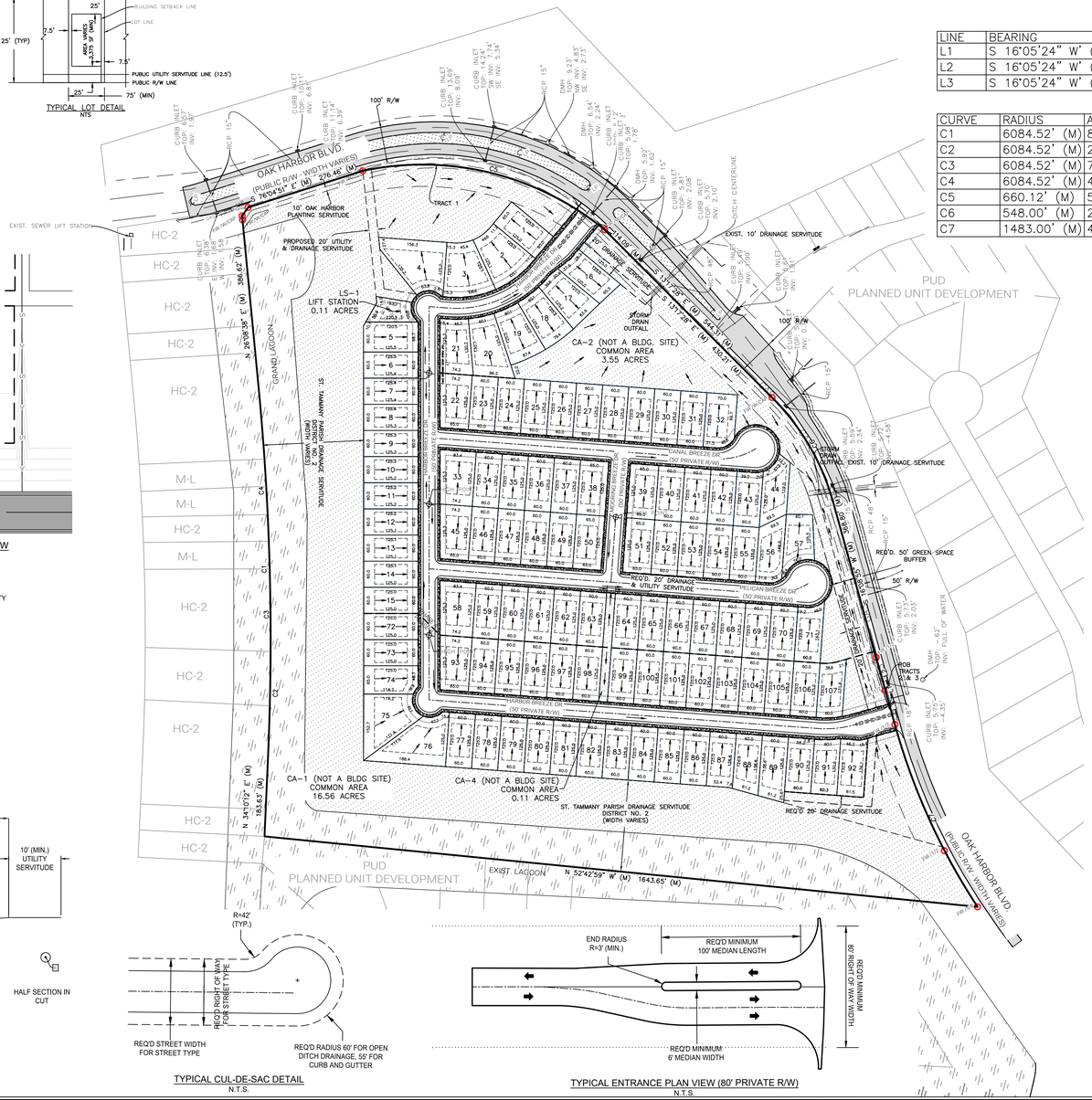
PLAN VIEW



TYPICAL STREET DETAIL (50' PRIVATE R/W)
N.T.S.



TYPICAL ENTRANCE CROSS SECTION (80' PRIVATE R/W)
N.T.S.



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

TYPICAL ENTRANCE PLAN VIEW (80' PRIVATE R/W)
N.T.S.

ENGINEER:
LCR & COMPANY, LLC
345 DOUCET ROAD, SUITE 102
LAFAYETTE, LA 70503
CONTACT: LANCE ROBICHAUX, PE
TELEPHONE: (337) 207-3761

DEVELOPER:
J. BREAUX ENTERPRISES, LLC
EMAIL: JEREMY@JBREAUXINT.COM
TELEPHONE: (337) 279-1724

SURVEYOR:
COLLINS & ASSOCIATES LAND SURVEYORS, INC.
108 ADAM STREET
LEESVILLE, LA 71446
CONTACT: VIRGIL T. COLLINS, PLS
TELEPHONE: (337) 239-5902

0 150 300 Feet
SCALE: 1" = 150'

FLOOD ELEVATION DATA:

SITE IS LOCATED IN FEMA ZONE AE (1% ANNUAL CHANCE FLOOD HAZARD AREA) WITH A BASE FLOOD ELEVATION (BFE) OF 12 FEET PER FEDERAL EMERGENCY FLOOD INSURANCE RATE MAP NO. 22520505350. BFE OF THE SITE HAS BEEN MODIFIED DUE TO ACCREDITED LEVEE SYSTEM THROUGH LOMR ISSUANCE.
REVISED BFE: 1 FOOT.

BASE FLOOD AND RECORD INUNDATION ELEVATIONS ARE SUBJECT TO CHANGE AND THE CURRENT BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH THE PARISH SUBDIVISION ENGINEERING FLOOD OFFICE.

PRIVATE STREET/ COMMON AREA & PUBLIC SERVITUDE NOTE (RIGHT OF WAY & SERVITUDES):

ALL STREETS AND COMMON AREAS SHOWN HEREON ARE PRIVATE AND ARE NOT DEDICATED TO PUBLIC USE. OWNERSHIP AND MAINTENANCE RESPONSIBILITY FOR ALL PRIVATE STREETS AND COMMON AREAS SHALL REST WITH OAK HARBOR PLANNED UNIT DEVELOPMENT (PUD), ITS SUCCESSORS AND ASSIGNS.

ALL AREAS SHOWN AS DRAINAGE SERVITUDES ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR DRAINAGE PURPOSES. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY DRAINAGE SERVITUDE SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH THE DRAINAGE PURPOSE FOR WHICH THE SERVITUDE IS GRANTED. WHERE A PUMP STATION OR SEWAGE TREATMENT PLANT IS TO BE PROVIDED BY THE APPLICANT, THE AREA TO BE USED FOR THIS PURPOSE SHALL BE DEDICATED BY THE OWNER AS A PUBLIC UTILITY SERVITUDE AND TRACT SEPARATE FROM ANY OTHER LOT FOR THAT PURPOSE ONLY.

PRIVATE DEDICATION (COMMON AREAS):

THOSE AREAS DESIGNATED HEREON AS "COMMON AREAS" ARE HEREBY RESERVED FOR THE USE OF THE OAK HARBOR PLANNED UNIT DEVELOPMENT (PUD), ITS SUCCESSORS AND ASSIGNS PURSUANT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS OF OAK HARBOR PUD. THE PARISH SHALL HAVE THE RIGHT OF ENTRY INTO THE "COMMON AREAS" FOR ACCESS TO THE "PUBLIC (DRAINAGE OR UTILITY) SERVITUDES." THE SALE OF ANY PROPERTY SHOWN HEREON BY REFERENCE TO THIS PLAT SHALL NOT CONSTITUTE A DEDICATION TO THE PUBLIC OF ANY "COMMON AREA" SHOWN HEREON. FURTHERMORE, THE PUBLIC SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY IMPROVEMENTS LOCATED WITHIN THE "COMMON AREAS." THE "COMMON AREAS" ARE FURTHER GRANTED FOR THE NON-EXCLUSIVE USE OF ALL PUBLIC UTILITY COMPANIES WHICH PROVIDE PUBLIC UTILITIES TO OAK HARBOR PUD AND THE USE OF SAID "COMMON AREAS" BY SAID UTILITY COMPANIES SHALL BE LIMITED TO THOSE "COMMON AREAS" IN WHICH THE RESPECTIVE PUBLIC UTILITY COMPANY'S FACILITIES ARE LOCATED. FURTHER, INSTALLATION OF ANY NEW FACILITIES (EXCLUDING ADDITIONAL TIE-INS TO EXISTING FACILITIES WITHIN ANY NEW OR EXISTING "COMMON AREA") BY ANY PUBLIC UTILITY COMPANY SHALL BE SUBJECT TO PRIOR WRITTEN APPROVAL OF THE OAK HARBOR PUD, ITS SUCCESSORS AND ASSIGNS.

DEVELOPMENT NOTES	
ZONING	PUD PLANNED UNIT DEVELOPMENT
ACREAGE	±45
EXISTING LAND USE	UNDEVELOPED
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
MAX. BUILDING HEIGHT (FT)	30
NO. OF LOTS	PHASE A (PROPOSED): 71 PHASE B (FUTURE): 36 TOTAL (ALL PHASES): 107
AVERAGE LOT SIZE	60' X 125'; 7,500 SF
MINIMUM SETBACKS	FRONT: 25' SIDE: 7.5' REAR: 25' CORNER SIDES: 15'
STREETS	CONCRETE (LOCAL RESIDENTIAL - PUBLIC)
TOTAL LENGTH OF STREETS	±4,400'
TOTAL NUMBER OF BLOCKS	7
MAXIMUM BLOCK LENGTH	±1,000'
SIDEWALKS	4' WIDE CONCRETE (ADA) (4" THICK)
SEWER SERVICE	CENTRAL STATES WATER RESOURCES
WATER SERVICE	CENTRAL STATES WATER RESOURCES
ELECTRICAL SERVICE	CLECO
WASTE COLLECTION	COASTAL ENVIRONMENTAL SERVICE
NATURAL GAS SERVICE	ATMOS ENERGY

LCR & COMPANY, LLC
345 Doucet Rd., Ste. 102
Lafayette, LA 70503
(337) 207-3761

SHEET TITLE
CONCEPT PLAN

PROJECT LOCATION
OAK HARBOR PUD
OAK HARBOR BLVD.
SLIDELL, LA 70458
ST. TAMMANY PARISH

PRELIMINARY NOT FOR CONSTRUCTION

STAMP:

SIGNATURE:

DATE:

NO.	DATE	REVISION DESCRIPTION	BY

DRAWN BY: J. MEDUS
CHECKED BY: L. ROBICHAUX
ENGINEER: J. MEDUS
FILE: SEE LEFT
LCR PROJ # 25-032
DATE: 6/23/26

CONCEPT PLAN

THIS PAGE INTENTIONALLY LEFT BLANK

FINAL SUBDIVISION PLAT & CONSTRUCTION PLAN REVIEW

THIS PAGE INTENTIONALLY LEFT BLANK

FINAL PLAT & CONSTRUCTION SUBDIVISION PLANS
STAFF ANALYSIS REPORT
(As of August 4, 2026)

CASE NO.: 2026-4757-PP

SUBDIVISION NAME: Clark Branch Estates, Phase 1

DEVELOPER: S&P Land Company, LLC
824 Southwest Railroad Avenue; Suite B
Hammond, LA 70403

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

SECTION: 17 & 20
TOWNSHIP: 4 South
RANGE: 10 East

WARD: 2
PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located on the east side of LA Highway 450 (McDougal Road), north of LA Highway 25, Folsom, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 154.71 Acres

NUMBER OF LOTS: 25 Lots TYPICAL LOT SIZE: 5.0+ Acres

SEWER AND WATER SYSTEMS: Individual Water & Sewer

EXISTING ZONING: R-1

FLOOD ZONE DESIGNATION: C & X

NUMBER OF POSTPONEMENTS: 0

STAFF COMMENTARY:

Department of Planning & Department of Engineering

The developer requested this case be postponed for one month and be placed on the agenda for the September 8, 2026 Planning Commission Meeting. Staff has no objection to this postponement.

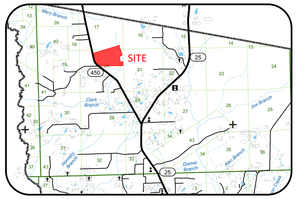
Informational Items:

The developer is responsible for contacting 911 Addressing and the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

The individual home builders are responsible for LDH approval for the individual Water Wells and Sewer Wastewater Treatment Plants.

Mandatory Developmental fees will be required at As-Built Plan Approval in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 800 "Subdivision Regulations," since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the August 11, 2026 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP

PHASE 1 LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND SITUATED IN SECTIONS 16, 17, 20 & 21, TOWNSHIP 4 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

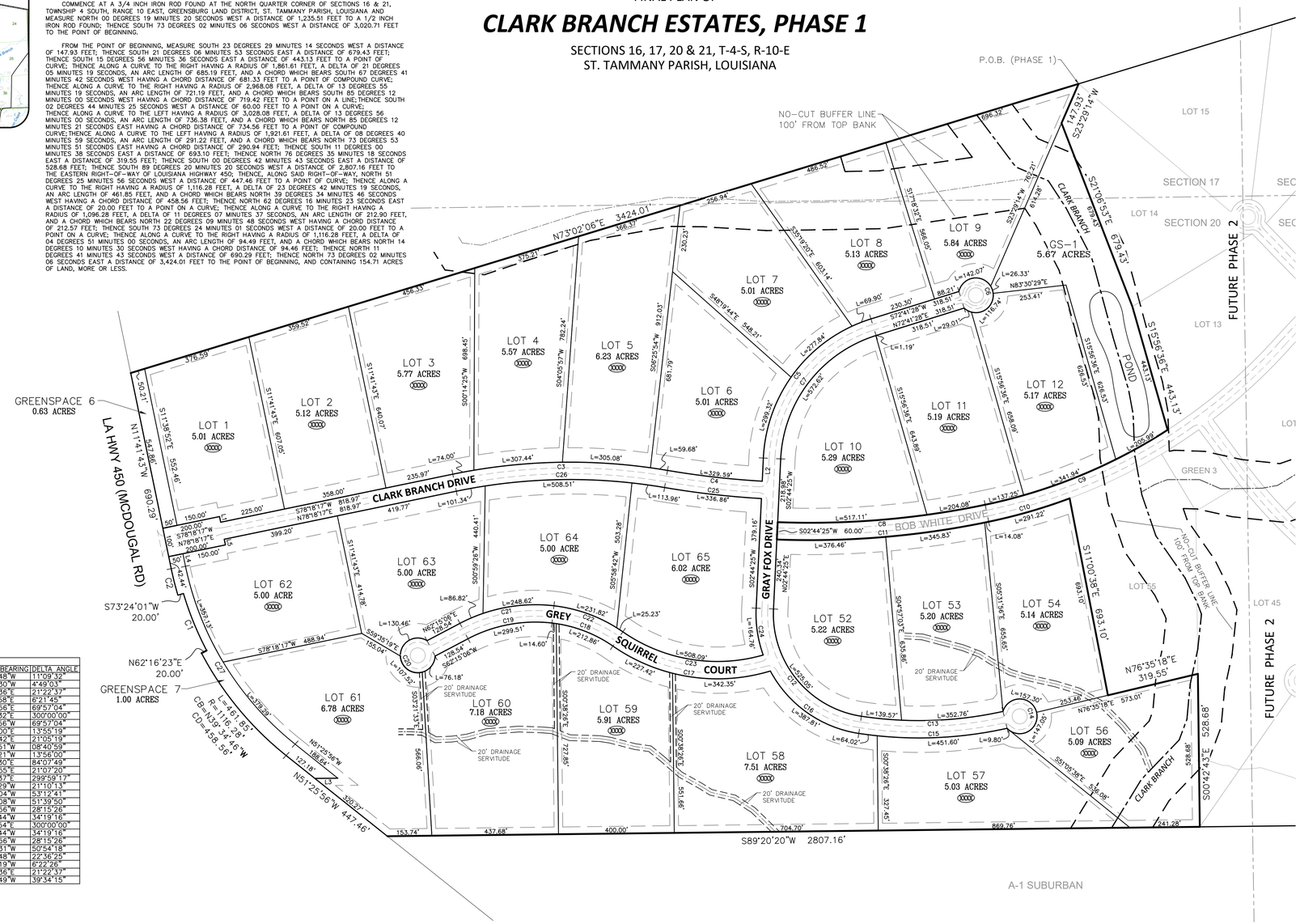
COMMENCE AT A 3/4 INCH IRON ROD FOUND AT THE NORTH QUARTER CORNER OF SECTIONS 16 & 21, TOWNSHIP 4 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND MEASURE NORTH 00 DEGREES 19 MINUTES 20 SECONDS WEST A DISTANCE OF 1,235.51 FEET TO A 1/2 INCH IRON ROD FOUND; THENCE SOUTH 73 DEGREES 02 MINUTES 06 SECONDS WEST A DISTANCE OF 3,020.71 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, MEASURE SOUTH 23 DEGREES 29 MINUTES 14 SECONDS WEST A DISTANCE OF 147.93 FEET; THENCE SOUTH 21 DEGREES 06 MINUTES 53 SECONDS EAST A DISTANCE OF 679.43 FEET; THENCE SOUTH 15 DEGREES 56 MINUTES 36 SECONDS EAST A DISTANCE OF 443.13 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,861.61 FEET, A DELTA OF 21 DEGREES 05 MINUTES 19 SECONDS, AN ARC LENGTH OF 685.19 FEET, AND A CHORD WHICH BEARS SOUTH 67 DEGREES 41 MINUTES 42 SECONDS WEST HAVING A CHORD DISTANCE OF 681.33 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2,968.08 FEET, A DELTA OF 13 DEGREES 55 MINUTES 19 SECONDS, AN ARC LENGTH OF 721.19 FEET, AND A CHORD WHICH BEARS SOUTH 85 DEGREES 12 MINUTES 00 SECONDS WEST HAVING A CHORD DISTANCE OF 719.42 FEET TO A POINT ON A LINE; THENCE SOUTH 02 DEGREES 44 MINUTES 25 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 3,028.08 FEET, A DELTA OF 13 DEGREES 56 MINUTES 00 SECONDS, AN ARC LENGTH OF 736.38 FEET, AND A CHORD WHICH BEARS NORTH 85 DEGREES 12 MINUTES 21 SECONDS EAST HAVING A CHORD DISTANCE OF 734.56 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1,921.61 FEET, A DELTA OF 08 DEGREES 40 MINUTES 59 SECONDS, AN ARC LENGTH OF 291.22 FEET, AND A CHORD WHICH BEARS NORTH 73 DEGREES 53 MINUTES 51 SECONDS EAST HAVING A CHORD DISTANCE OF 290.94 FEET; THENCE SOUTH 11 DEGREES 00 MINUTES 38 SECONDS EAST A DISTANCE OF 693.10 FEET; THENCE NORTH 76 DEGREES 35 MINUTES 18 SECONDS EAST A DISTANCE OF 319.55 FEET; THENCE SOUTH 00 DEGREES 42 MINUTES 43 SECONDS EAST A DISTANCE OF 528.68 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 20 SECONDS WEST A DISTANCE OF 2,807.16 FEET TO THE EASTERN RIGHT-OF-WAY OF LOUISIANA HIGHWAY 450; THENCE, ALONG SAID RIGHT-OF-WAY, NORTH 51 DEGREES 25 MINUTES 56 SECONDS WEST A DISTANCE OF 447.46 FEET TO A POINT OF CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,116.28 FEET, A DELTA OF 23 DEGREES 42 MINUTES 19 SECONDS, AN ARC LENGTH OF 461.85 FEET, AND A CHORD WHICH BEARS NORTH 39 DEGREES 34 MINUTES 46 SECONDS WEST HAVING A CHORD DISTANCE OF 458.56 FEET; THENCE NORTH 62 DEGREES 16 MINUTES 23 SECONDS EAST A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,096.28 FEET, A DELTA OF 11 DEGREES 07 MINUTES 37 SECONDS, AN ARC LENGTH OF 212.90 FEET, AND A CHORD WHICH BEARS NORTH 22 DEGREES 09 MINUTES 48 SECONDS WEST HAVING A CHORD DISTANCE OF 212.57 FEET; THENCE SOUTH 73 DEGREES 24 MINUTES 01 SECONDS WEST A DISTANCE OF 20.00 FEET TO A POINT ON A CURVE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1,116.28 FEET, A DELTA OF 04 DEGREES 51 MINUTES 00 SECONDS, AN ARC LENGTH OF 94.49 FEET, AND A CHORD WHICH BEARS NORTH 14 DEGREES 10 MINUTES 30 SECONDS WEST HAVING A CHORD DISTANCE OF 94.46 FEET; THENCE NORTH 11 DEGREES 41 MINUTES 43 SECONDS WEST A DISTANCE OF 690.29 FEET; THENCE NORTH 73 DEGREES 02 MINUTES 06 SECONDS EAST A DISTANCE OF 3,424.01 FEET TO THE POINT OF BEGINNING, AND CONTAINING 154.71 ACRES OF LAND, MORE OR LESS.

FINAL PLAN OF

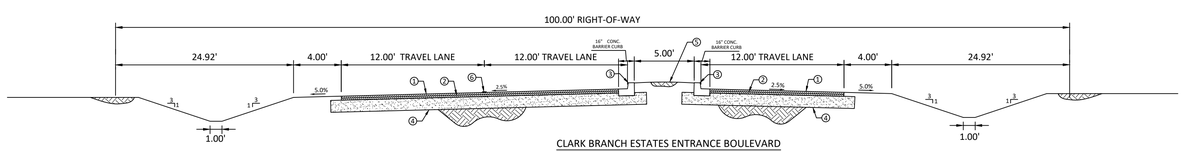
CLARK BRANCH ESTATES, PHASE 1

SECTIONS 16, 17, 20 & 21, T-4-S, R-10-E
ST. TAMMANY PARISH, LOUISIANA



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S11°41'43"E	20.00'
L2	N02°44'25"E	80.16'
L3	N89°26'01"E	179.22'
L4	N11°41'43"W	44.46'
L5	N11°41'43"W	20.00'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1096.28'	212.90'	212.57'	N22°09'48"W	11°09'32"
C2	1116.28'	94.49'	94.46'	N14°10'30"W	4°49'03"
C3	2000.00'	746.20'	741.88'	N88°59'36"E	21°22'37"
C4	2968.08'	329.59'	329.42'	S83°29'58"E	6°21'45"
C5	530.00'	647.06'	607.62'	N37°42'56"E	69°57'04"
C6	60.00'	314.16'	60.00'	S17°18'32"E	300°00'00"
C7	470.00'	573.81'	538.83'	S37°42'56"W	69°57'04"
C8	2968.08'	721.19'	719.42'	N85°12'00"E	13°55'19"
C9	1861.61'	685.19'	681.33'	N67°41'42"E	21°05'19"
C10	1921.61'	291.22'	290.94'	S73°53'51"W	08°40'59"
C11	3028.08'	736.38'	734.56'	S85°12'21"W	13°56'00"
C12	357.58'	525.05'	479.14'	S39°19'30"E	84°07'49"
C13	1335.48'	492.33'	489.55'	N88°02'55"E	21°07'20"
C14	60.00'	314.15'	60.01'	S13°37'37"E	299°59'17"
C15	1395.48'	515.62'	512.69'	S88°01'29"W	21°10'13"
C16	417.58'	387.81'	374.02'	N54°47'04"W	53°12'41"
C17	631.88'	569.76'	550.66'	N81°00'08"W	51°39'50"
C18	461.21'	227.46'	225.16'	N69°17'56"W	28°15'26"
C19	500.00'	299.51'	295.05'	S79°24'44"W	34°19'16"
C20	60.00'	314.16'	60.00'	S27°44'54"E	300°00'00"
C21	560.00'	335.45'	330.46'	S79°24'44"W	34°19'16"
C22	521.21'	257.05'	254.45'	N69°17'56"W	28°15'26"
C23	571.88'	508.09'	491.54'	N80°34'31"W	50°54'18"
C24	417.58'	164.76'	163.69'	N08°33'48"W	22°36'25"
C25	3028.08'	336.86'	336.69'	N83°30'19"W	6°22'26"
C26	1940.00'	723.81'	719.62'	N88°59'36"E	21°22'37"
C27	1066.28'	736.42'	721.87'	N31°38'49"W	39°34'15"



CLARK BRANCH ESTATES ENTRANCE BOULEVARD
N.T.S.

LEGEND (ENTRANCE):

1. 2" ASPHALT WEARING COURSE
2. 2" BINDER COURSE
3. 6" BARRIER CURB
4. 12" BASE COURSE
5. SODDED MEDIAN
6. ROAD STRIPING

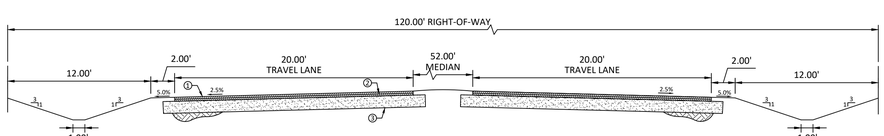
DEDICATION

THE STREET RIGHT-OF-WAY 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.

GREENSPACE AREAS, STREET NAME SIGNS, AND TRAFFIC CONTROL SIGNS WILL BE OWNED AND MAINTAINED BY THE SUBDIVISION HOA.

NOTES

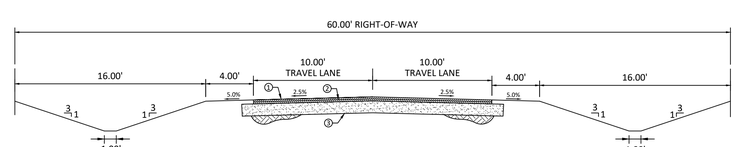
ALL LOT CORNERS WILL BE MONUMENTED WITH A 1/2 INCH IRON ROD.



CLARK BRANCH ESTATES CUL-DE-SAC SECTION
N.T.S.

LEGEND (ROAD/CUL-DE-SAC):

1. 2" ASPHALT WEARING COURSE
2. 2" ASPHALT BINDER COURSE
3. 12" BASE COURSE



CLARK BRANCH ESTATES ROAD SECTION
N.T.S.

FINAL APPROVAL

S&P LAND CO., LLC – OWNER

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CHAIRMAN OF THE PARISH PLANNING COMMISSION

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILE NO.

PHASE 1 POINT OF BEGINNING

THE POINT OF BEGINNING FOR THIS PHASE IS LOCATED N00°19'20"W A DISTANCE OF 1,235.51' AND S73°02'06"W A DISTANCE OF 3,020.71' FROM THE 1/4 CORNER COMMON TO SECTIONS 16 & 21, T-4-S, R-10-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

REFERENCE:

1) SURVEY PLAT BY THIS FIRM DATED 12/15/2022.

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

Preliminary

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.

FINAL S/D PLAT & CONSTRUCTION PLANS RECEIVED 7/6/2026 DEVELOPMENT ENGINEERING

ENGINEERING REVIEW COPY

RESTRICTIVE COVENANTS

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

2) FRONT SETBACK WILL NOT BE LESS THAN 20 FEET FROM THE PROPERTY LINE. SIDE BUILDING SETBACK WILL NOT BE LESS THAN 8 FEET FROM THE SIDE OF THE PROPERTY LINE. REAR BUILDING SETBACK WILL NOT BE LESS THAN 20 FEET FROM THE REAR PROPERTY LINE. MAXIMUM BUILDING HEIGHT IS 45 FEET.

3) CONSTRUCTION OF ANY NATURE IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENT.

4) LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.

5) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES IN FLOOD ZONE "C" SHALL BE NO LESS THAN 12 INCHES ABOVE THE CENTERLINE OF STREET OF TOP OF CURB FRONTING THE HOME, WHICHEVER IS GREATER.

6) NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.

7) THE MINIMUM CULVERT SIZE TO BE USED FOR DRIVEWAYS SHALL BE 15".

8) DRIVEWAYS ON CORNER LOTS SHALL SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.

9) IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.

10) SEWERAGE TREATMENT SYSTEMS FOR ALL LOTS SHALL USE AN LDH APPROVED "CONTAINED ON PROPERTY" DISCHARGE METHOD AND SHALL BE PERMITTED BY DEQ. THE DIRECT DISCHARGE OF TREATED EFFLUENT INTO A ROADSIDE DITCH OR DRAINAGE SERVITUDE IS PROHIBITED.

11) IN ADDITION TO THE FORGOING MINIMUM RESTRICTIVE COVENANT 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 COURT.

SUBDIVISION INFORMATION

154.71 ACRES AREA	25 LOTS NO. OF LOTS	6,231 LN FT LENGTH OF STREETS
5.0+ ACRES AVG. LOT SIZE	20' (60' ROW) STREET WIDTH	A-1(D) SUBURBAN ZONING
ASPHALT ROAD SURFACING	INDIVIDUAL SEWER SYSTEM	INDIVIDUAL WATER SYSTEM
7.30 ACRES GREENSPACE AREA	+/-1,910' BLOCK LENGTH	

SCALE: 1" = 200'
200 100 0 200 400

PREPARED FOR: S&P LAND CO., LLC

SCALE :	1" = 200'	DATE :	07/02/2026
DRAWN BY :	DB	JOB NO. :	26-127
REVISED :		DWG. NO :	26-127-PH1

BELLCO SURVEYING, LLC
(LICENSED IN MS. & LA.)
50233 TOM BELL ROAD
FRANKLINTON, LA. 70438
985-295-9433

CLARK BRANCH ESTATES, PHASE 1
SECTIONS 16, 17, 20 & 21, T-4-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA