

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, MARCH 12, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE FEBRUARY 12, 2019 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

MINOR SUBDIVISION REVIEW

2019-1351-MSP

A minor subdivision of 20.859-acre parcel into Lots A-1, A-2 & A-3

Owner: Crosby Development, LLC

Surveyor: J.B Burkes & Associates

Parish Council District Representative: Hon. Michael Lorino

General Location: North side of Lake Pontchartrain, west of Northlake Drive, Mandeville,
Ward 4, District 4

Postponed 1 month at the February 12, 2019 Meeting

2019-1381-MSP

A minor subdivision of Parcel B into Parcels B-1, B-2, B-3, B-4 & B-5

Owner: Virginia Gredig

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Richard Tanner

General Location: West of Bob Levy Road, north of LA Highway 435, Bush, Ward 6 District 6

2019-1384-MSP

A minor subdivision of 20.15-acre parcel & Live Oak Hills Lot 4 into Parcel A & B

Owner: Justin & Tara Moticheck & Kyle & Shaylene Matthews

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: North of Adrienne Street, East of Kathman Drive, West of LA Highway 1085,
Madisonville, Ward 1, District 1

2019-1388-MSP

A minor subdivision of 792.43-acre parcel into Parcels A, B, & C

Owner: Weyerhaeuser Company

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: East of LA Highway 434, south of LA Highway 36, north of Interstate 12, Lacombe, Ward 7, District 11

2019-1389-MSP

A minor subdivision of a 4 acre parcel into Parcel A-1 and A-2

Owner: Kerry Crovetto

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Richard Tanner

General Location: East of Sharp Chapel Rd, southeast of LA Hwy 40, Bush Ward 2, District 6

2019-1391-MSP

A minor subdivision of Parcel A1 into Parcels A1-2, A1-3 & A1-4

Owner: Randal & Rhonda Roth

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. James Thompson

General Location: Bisected by Green Thumb Lane, east of N. Willie Road, north of LA Highway 1077, south of LA Highway 40, Folsom, Ward 2, District 3

2019-1394-MSP

Minor subdivision of a 3.18 acre Parcel into Parcel A & B

Owner: Kayle Piliago

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Rykert Toledano

General Location: West of Rucker Road, north of Sharp Road, west of LA Highway 59, Mandeville, Ward 4, District 5

PETITIONS/REQUESTS**RESUBDIVISION REVIEW****DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****2019-1392-TP**

Lakeshore Villages, Phase 5

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

Surveyor: Acadia land Surveying, LLC

Parish Council District Representative: Hon. Michele Blanchard

General Location: North of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell, Ward 9 District 13

PRELIMINARY SUBDIVISION REVIEW**2019-1358-PP**

Maison Trace

Developer/Owner: First Horizon, Inc.

Engineer: T Baker Smith, LLC

Parish Council District Representative: Hon. Rykert Toledano

General Location: North side of Strain Road, east of LA Highway 59, Mandeville, Ward 4, District 5

Postponed 1 month at the February 12, 2019 meeting

2019-1393-PP

Lakeshore Villages, Phase 4B

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

Surveyor: Acadia land Surveying, LLC

Parish Council District Representative: Hon. Michele Blanchard

General Location: North of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell, Ward 9 District 13

2019-1395-PP

The Preserve at Goodbee Lakes

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

Engineer: Quality Engineering & Surveying

Parish Council District Representative: Hon. James Thompson

General Location: North east side of LA Highway 1077, East of Tantela Ranch Road, North of US Highway 190, Covington Ward 1 District 3

FINAL SUBDIVISION REVIEW**2019-1385-FP**

Alexander Ridge - Phase 3B & 3C

Developer/Owner: Savannahs Community, LLC

Engineer: Kyle Associates

Parish Council District Representative: Hon. David Fitzgerald

General Location: East of LA Highway 1081, South of Smith Road, Covington Ward 3 District 3

2019-1390-FP

Bedico Creek Parcel 7

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Marty Dean

General Location: Northwest of Hwy 1085, South of Interstate 12, Madisonville Ward 1, District1

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**OLD BUSINESS****NEW BUSINESS****ADJOURNMENT**

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, FEBRUARY 12, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Absent: Cazaubon

Staff Present: Watson, Tissue, Reynolds, Bartholomew, Couvillon, Riles, Lange, Vorenkamp

PUBLIC ANNOUNCEMENTS

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION - Randolph presented the Invocation.

PLEDGE OF ALLEGIANCE - Drumm presented the Pledge of Allegiance.

APPROVAL OF THE JANUARY 8, 2019 MINUTES

Randolph moved to approve, second by Lorren.

Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2019-1351-MSP - POSTPONED

A minor S/D of 20.859 acre parcel into Lots A-1, A-2 & A-3, West of Lewisburg, Mandeville

Owner: Crosby Development, LLC

Surveyor: J.B Burkes & Associates

Parish Council District Representative: Hon. Michael Lorino

General Location: North side of Lake Pontchartrain, west of Northlake Drive, Mandeville,

Ward 4, District 4

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: None

Opposition: None

Lorren moved to postpone for one month, second by Bagert.

Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

OLD BUSINESS**Resolution No. 17-091 - APPROVED**

Enter the Parish Right-of-Way Riverhills Court, Abita River Estates

Applicant: Diane Weigand

Engineer: Arrow Engineering and Consulting

Parish Council District Representative: Hon. David Fitzgerald

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

Opposition: None

Doherty moved to approve second by Bagert.

Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE REVOCATION REVIEW**MINOR SUBDIVISION REVIEW****2018-1273-MSP - APPROVED**

A minor sub of a 1.8 acre parcel into Parcel A (1.14 acres) and Parcel B (.66 Acres), Mandeville

Owner: Debra & Joseph Sicard

Surveyor: John G Cummings & Associates

Parish Council District Representative: Hon. Jacob Groby

General Location: South side of Oscar Street, west of Mulberry Street, south of LA Highway 1088, Mandeville, Ward 4 District 7

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

Opposition: None

Bagert moved to approve with waiver, second by Fitzmorris.

Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2019-1349-MSP - APPROVED

A minor s/d of a 19.898-acre parcel into Parcel A & Parcel B, Pearl River

Owner: Rubie Amie Teal

Surveyor: J.V Burkes & Associates

Parish Council District Representative: Hon. Richard Tanner

General Location: North side of Teal Road, east of Pitt Road, east of LA Highway 41, Pearl River, Ward 6, District 6

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

Opposition: None

Randolph moved to approve with waiver, second by Lorren.

Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

PETITIONS/REQUESTS

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2019-1354-TP - APPROVED

Bellevue Estates

Developer/Owner: H and I Investments

Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Jacob Groby

General Location: South side of Hoffman Road, east of LA Highway 59, Abita Springs, Ward 4 District 7

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

Opposition: None

Doherty moved to approve with waiver, second by Lorren.

Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

PRELIMINARY SUBDIVISION REVIEW

2018-1315-PP - POSTPONED

Whispering Forest

Developer/Owner: Robert Hesson

Engineer: Arrow Engineering & Consulting

Parish Council District Representative: Hon. James Thompson

General Location: South side of Joiner-Wymer Road, west of LA Highway 1077, Covington Ward 1, District 3

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

Opposition: None

Drumm moved to postpone for two months, second by Doherty.

Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2019-1358-PP - POSTPONED

Maison Trace

Developer/Owner: First Horizon, Inc.

Engineer: T Baker Smith, LLC

Parish Council District Representative: Hon. Rykert Toledano

General Location: North side of Strain Road, east of LA Highway 59, Mandeville, Ward 4, District 6

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

Opposition: None

Drumm moved to postpone for one month, second by Doherty.**Yea:** Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm**Nay:****Abstain:****FINAL SUBDIVISION REVIEW****2019-1356-FP - APPROVED**

Bedico Creek Parcel 13

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Marty Dean

General Location: North of LA Highway 1085, South of I-12, Madisonville, Ward 1, District 1

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

Opposition: None

Randolph moved to approve with change to setback on Lot #829, second by Fitzmorris.**Yea:** Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm**Nay:****Abstain:****2019-1357-FP - APPROVED**

Lakeshore Villages Ph. 3-A-1

Developer/Owner: D.R. Horton

Engineer: Duplantis Design Group, LLC

Parish Council District Representative: Hon. Michele Blanchard

General Location: East side of Lakeshore Village East Blvd., north of Oak Harbor Blvd., West of LA Highway 433, East of I-10, Slidell, Ward 9, District 13

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

Opposition: None

Doherty moved to approve without comment #9, second by Randolph.**Yea:** Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm**Nay:****Abstain:**

2019-1359-FP - APPROVED

The Landings of Cross Gates Ph. 5

Developer/Owner: Mac Development, LLC

Engineer: J.V Burkes & Associates, Inc.

Parish Council District Representative: Hon. E.L. Bellisario

General Location: North of Crawford Road, east of LA Highway 1090, north of I-10, Slidell, Ward 8 District 9

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

Opposition: None

Randolph moved to approve with waiver and 2 year warranty on infrastructure, second by Doherty.

Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**WITHDRAWN**

Text Change: An ordinance to amend St. Tammany Code of Ordinances, Chapter 125 - Subdivision Regulations Section 125-88 – Drainage, to incorporate updated and new criteria and standards for design and location of drainage ditches and drainage features including subsurface drainage.

OLD BUSINESS**2016-252-PP - FAILED**

Wingfield

Request to waive the requirement for placing a fire hydrant on Joiner Wymer Rd.

Developer/Owner: Bruno Bros. Real Estate Management & Development

Engineer: Arrow Engineering & Consulting

Parish Council District Representative: Hon. James Thompson

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

Opposition: None

Willie moved to approve with waiver, second by Lorren.

Motion failed.

Yea: Richard, Willie, Fitzmorris, Randolph, Bagert

Nay: Lorren, Davis, Doherty, Drumm

2018-1053-PP - APPROVED

The Preserve at Goodbee Lakes

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

Engineer: Quality Engineering and Surveying, LLC

Parish Council District Representative: Hon. James Thompson

Postponed indefinitely at the November 13, 2018 Meeting, request to be placed on the March 12, 2019

Agenda

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

Opposition: None

Willie moved to approve, second by Doherty.

Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

NEW BUSINESS

ADJOURNMENT

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of February 28, 2019)

CASE NO.: 2019-1351-MSP

OWNER/DEVELOPER: Crosby Development Co., LLC
ENGINEER/SURVEYOR: J.V Burkes & Associates

SECTION: 44 TOWNSHIP: 8 South RANGE: 11 East
WARD: 4 PARISH COUNCIL DISTRICT: 4

TYPE OF DEVELOPMENT: SUBURBAN (Residential acreage between 1-5 acres)
 RURAL (Low density residential 5 acres or more)
 OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: North shoreline of Lake Pontchartrain, west of Northlake Drive,
Mandeville

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 20.859 acres

NUMBER OF LOTS/PARCELS: 3, Parcel A-1 being 9.067 acres, Parcel A-2 being 7.229 and Parcel A-3
being 4.562 acres

ZONING: A-2 Suburban

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is proposing to create three (3) parcels from a 20.859-acre parcel. Northlake Drive terminates at the beginning of the property. Therefore, the parcels do not meet the minimum of the 150' public road frontage requirement and require a waiver of the regulations. The applicant is also requesting to delay the construction of the private drive until the time building permits are applied for.

The applicant has submitted a maintenance agreement and a notarized Hold Harmless Letter in favor of the Parish, indemnifying from any potential liability or litigation in the future relative to the delay in construction of the private drive.

The following revisions to the plat must be made before the plats can be recorded:

1. Include a notation that the Private Drive must be constructed prior to the issuance of any building permit.
2. Delineate existing bank line.
3. Include private drive calls. If the applicant is unsure of the exact placement of the drive, an amendment to the plat will be necessary to establish the servitude at the time of construction.

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

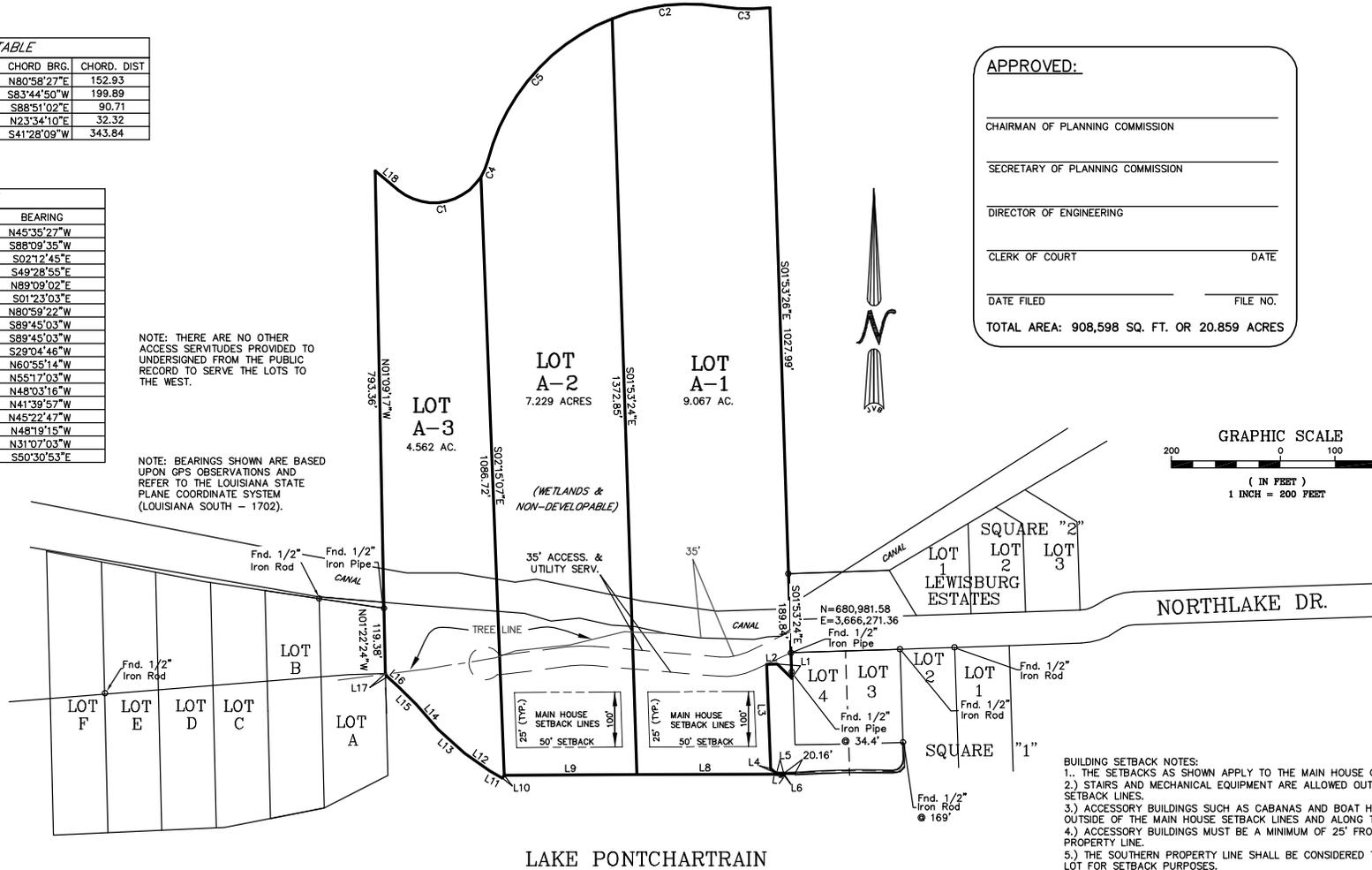
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CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD. DIST
C1	172.69	102.38	N80°58'27"E	152.93
C2	202.28	378.90	S83°44'50"W	199.89
C3	90.99	330.29	S88°51'02"E	90.71
C4	32.46	102.38	N23°34'10"E	32.32
C5	356.89	378.90	S41°28'09"W	343.84

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.34	N45°35'27"W
L2	19.42	S88°09'35"W
L3	189.62	S02°12'45"E
L4	13.97	S49°28'55"E
L5	13.66	N89°09'02"E
L6	4.00	S01°23'03"E
L7	19.47	N80°58'22"W
L8	250.67	S89°45'03"W
L9	243.20	S89°45'03"W
L10	6.00	S29°04'46"W
L11	27.26	N60°55'14"W
L12	55.66	N55°17'03"W
L13	64.88	N48°03'16"W
L14	60.39	N41°39'57"W
L15	44.45	N45°22'47"W
L16	28.52	N48°19'15"W
L17	7.12	N31°07'03"W
L18	55.23	S50°30'53"E

NOTE: THERE ARE NO OTHER ACCESS SERVITUDES PROVIDED TO UNDERSIGNED FROM THE PUBLIC RECORD TO SERVE THE LOTS TO THE WEST.

NOTE: BEARINGS SHOWN ARE BASED UPON GPS OBSERVATIONS AND REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH - 1702).



APPROVED:

CHAIRMAN OF PLANNING COMMISSION

SECRETARY OF PLANNING COMMISSION

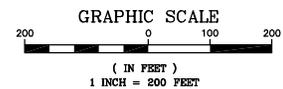
DIRECTOR OF ENGINEERING

CLERK OF COURT

DATE

DATE FILED _____ FILE NO. _____

TOTAL AREA: 908,598 SQ. FT. OR 20.859 ACRES



- BUILDING SETBACK NOTES:**
1. THE SETBACKS AS SHOWN APPLY TO THE MAIN HOUSE ONLY.
 2. STAIRS AND MECHANICAL EQUIPMENT ARE ALLOWED OUTSIDE OF THE SETBACK LINES.
 3. ACCESSORY BUILDINGS SUCH AS CABANAS AND BOAT HOUSES ARE ALLOWED OUTSIDE OF THE MAIN HOUSE SETBACK LINES AND ALONG THE CANAL.
 4. ACCESSORY BUILDINGS MUST BE A MINIMUM OF 25' FROM ANY SIDE PROPERTY LINE.
 5. THE SOUTHERN PROPERTY LINE SHALL BE CONSIDERED THE FRONT OF THE LOT FOR SETBACK PURPOSES.

SCALE: 1" = 200'

DATE: 11/29/16

DRAWN BY: JDL CHECKED BY: RMK

DWG. NO: 20160029

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 in a Special Flood Hazard Area.

F.I.R.M.: 225205 0355 C
DATE: 4/2/91
ZONE: V15
B.F.E. = 17'

* Verify prior to construction with local governing body.

**A MINOR SUBDIVISION MAP OF
A 20.859 ACRE PARCEL OF LAND INTO
LOTS A-1, A-2 & A-3 IN
SECTION 44, T-8-S, R-11-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 "Minimum Standards for Property Boundary Surveys" for a Class CS survey. Bearings are based on record bearings unless noted otherwise.

CROSBY DEVELOPMENT CO., 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

SEAN M. BURKES
LA REG. NO. 4785

A Minor Subdivision of Parcel B, into Parcels B-1, B-2, B-3, B-4 & B-5, situated in Section 9, T-6-S, R-13-E, St. Tammany Parish, Louisiana

LS Land Surveying, LLC
 518 N. Columbia Street
 Covington, LA 70433
 (985) 892-6217 office (985) 848-0355 fax

MAP PREPARED FOR
VIRGINIA GREDIG

DRAWN BY: JWG
 DATE: 1-8-2019

LOCATED IN SECTION 9 TOWNSHIP 6 SOUTH
 RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA

BRWN NUMBER 19182

FINAL APPROVAL _____
 DIR. DEPT. OF ENGINEERING _____
 SECRETARY PLANNING COMM. _____
 CLERK OF COURT _____
 DATE _____ FILE NO. _____

Parcel A
 21.85 ACRES
 (Not A Part)

Reference:
 1) A Survey Plat by Jeron Fitzmorris, Dated 7-18-2003, #10228
 2) A Survey Plat by Jeron Fitzmorris, Dated 9-24-2003, #10342 (Basis of Bearing)
 3) A Survey Map by this Firm, Map Date 9-8-2017, File No. 5669C, Clerk of Courts Office

Note: There has been an Act of Correction to the Survey Map by this Firm (Ref 3) that the 8.73 Acres was not a part of Parcel B, recorded in Inst. #2145353, Clerk of Courts Office, Dated 2-5-2019

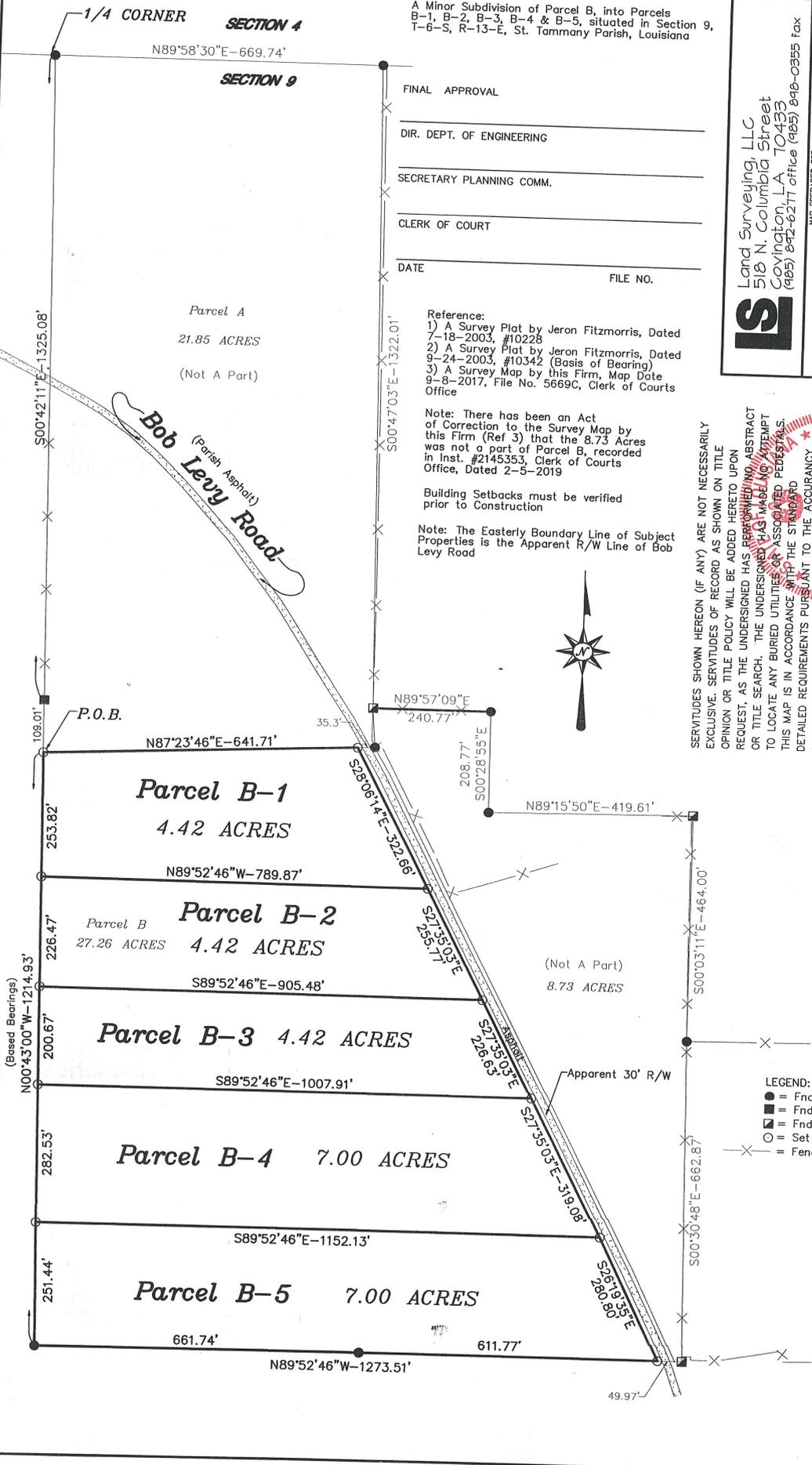
Building Setbacks must be verified prior to Construction

Note: The Easterly Boundary Line of Subject Properties is the Apparent R/W Line of Bob Levy Road



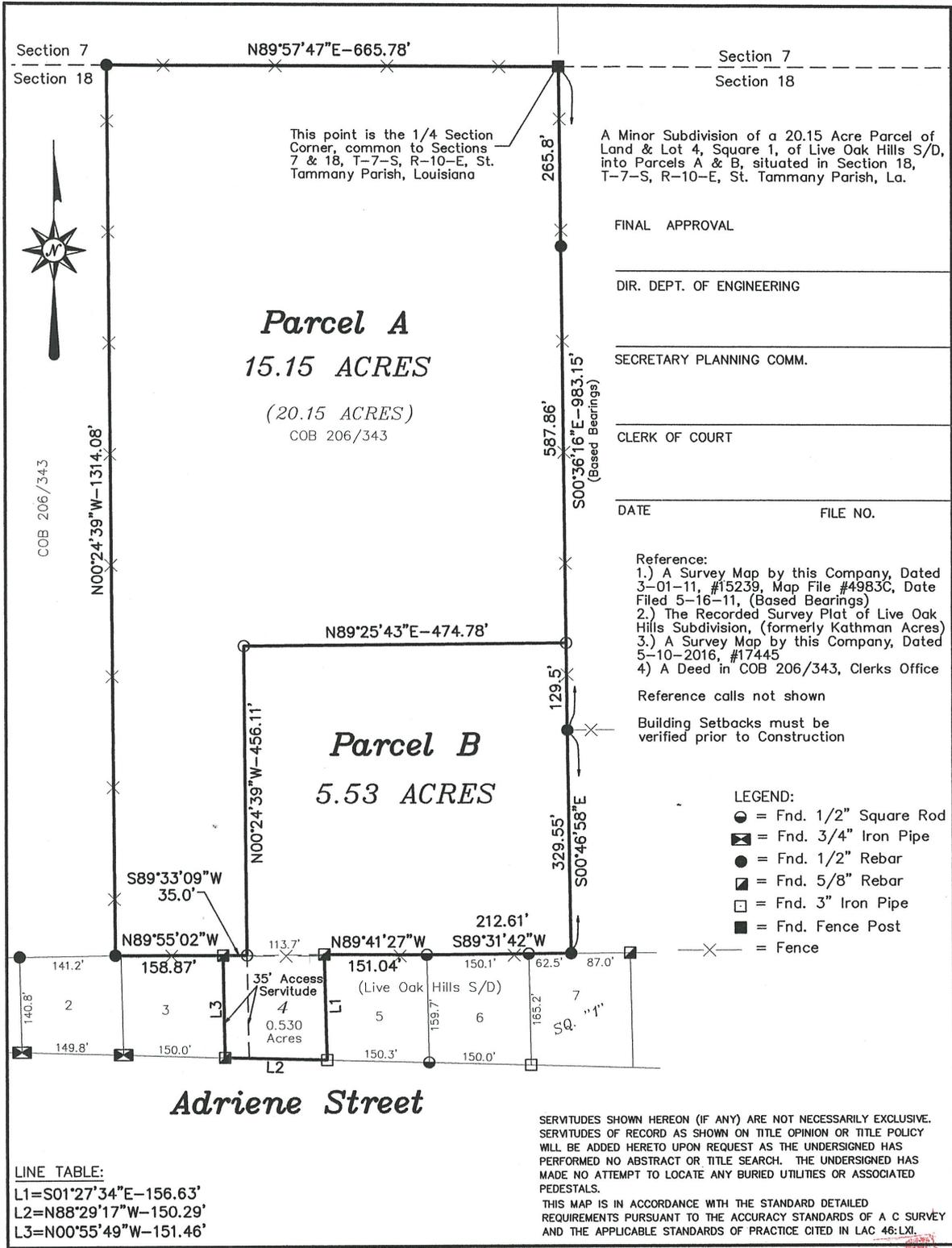
SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:151. THE UNDERSIGNED HAS MADE THIS MAP IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Bruce M. Butler III
 BRUCE M. BUTLER III
 L.A. PROFESSIONAL LAND SURVEYOR
 LIC. NO. 4894



(Based Bearings)
 N00°43'00"W-1214.93'

LEGEND:
 ● = Fnd. 1/2" Iron Rod
 ■ = Fnd. Rail Road Rail
 □ = Fnd. 1/2" Iron Pipe
 ○ = Set 1/2" Iron Rod
 -X- = Fence



Section 7
Section 18

Section 7
Section 18

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

- LEGEND:**
- ⊠ = Fnd. 1/2" Square Rod
 - ⊞ = Fnd. 3/4" Iron Pipe
 - = Fnd. 1/2" Rebar
 - ⊞ = Fnd. 5/8" Rebar
 - = Fnd. 3" Iron Pipe
 - = Fnd. Fence Post
 - × = Fence

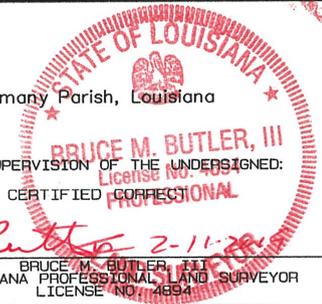
SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED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

MAP PREPARED FOR **KYLE MATTHEWS**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 18, T-7-S, R-10-E, 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

Bruce M. Butler, III
 2-11-2019
 BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of February 28, 2019)

CASE NO.: 2019-1388-MSP

OWNER/DEVELOPER: Weyerhaeuser Comp
ENGINEER/SURVEYOR: Randall Brown & Associates

SECTION: 3,4 & 9 TOWNSHIP: 8 South RANGE: 13 East

WARD: 7 PARISH COUNCIL DISTRICT: 11

TYPE OF DEVELOPMENT: SUBURBAN (Residential acreage between 1-5 acres)
 RURAL (Low density residential 5 acres or more)
 OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: East of Highway State 434, south of State Highway 36, north of
Interstate 12, Lacombe

SURROUNDING LAND USES: St. Tammany Advanced Campus & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 792 acres

NUMBER OF LOTS/PARCELS: 3 Parcels; Parcel A –7.11 acres, Parcel B – 167.64 acres & Parcel C -
617.68 acres

ZONING: PUD – Planning Unit Development

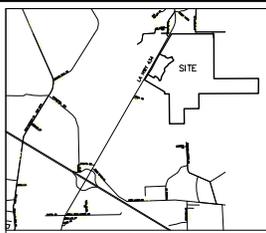
STAFF COMMENTARY:

Department of Development – Planning & Engineering

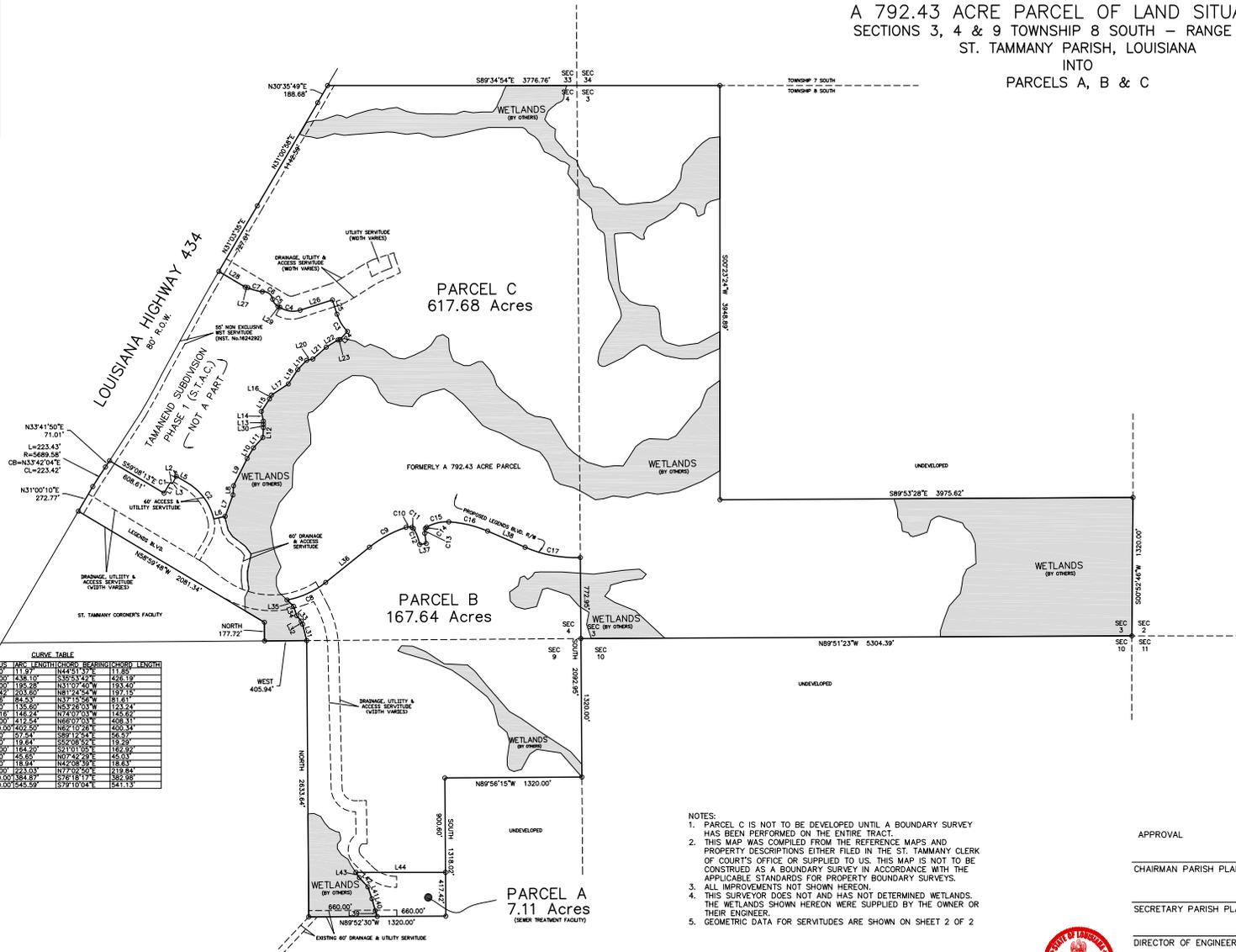
The petitioner is requesting to create three (3) parcels from a 792-acre parent parcel. Parcel A & B do not have public road frontage. The minor subdivision regulations require a private drive be constructed if more than one (1) parcel is accessed by a servitude. The access servitude provided is the location of Legends Blvd, which is currently under construction. After construction is complete, the Boulevard will be dedicated to St. Tammany Parish. The petition is requesting a waiver of the Private Drive Requirements and the road frontage requirements due to the future dedication of Legends Blvd.

The following notes shall be added to the plat to ensure the maintenance of servitudes until the time the boulevard is dedicated to the Parish:

1. Maintenance of the Drainage, Utility & Access Servitude which extends from Louisiana Highway 434 across Parcel C (the “Parcel C Servitude”) shall be the responsibility of the owner of Parcel C until the roadway and associated infrastructure located within the Parcel C Servitude is duly dedicated to the Parish of St. Tammany and accepted into the St. Tammany Parish Road Maintenance System.
2. Maintenance of the Drainage, Utility & Access Servitude which extends across Parcel B and into Parcel A (the “Utility Access Servitude”) shall be the responsibility of the owner of Parcel B until there is dedicated (public) vehicular access to Parcel A over and across Parcel B



A MINOR SUBDIVISION OF
 A 792.43 ACRE PARCEL OF LAND SITUATED IN
 SECTIONS 3, 4 & 9 TOWNSHIP 8 SOUTH - RANGE 13 EAST
 ST. TAMMANY PARISH, LOUISIANA
 INTO
 PARCELS A, B & C

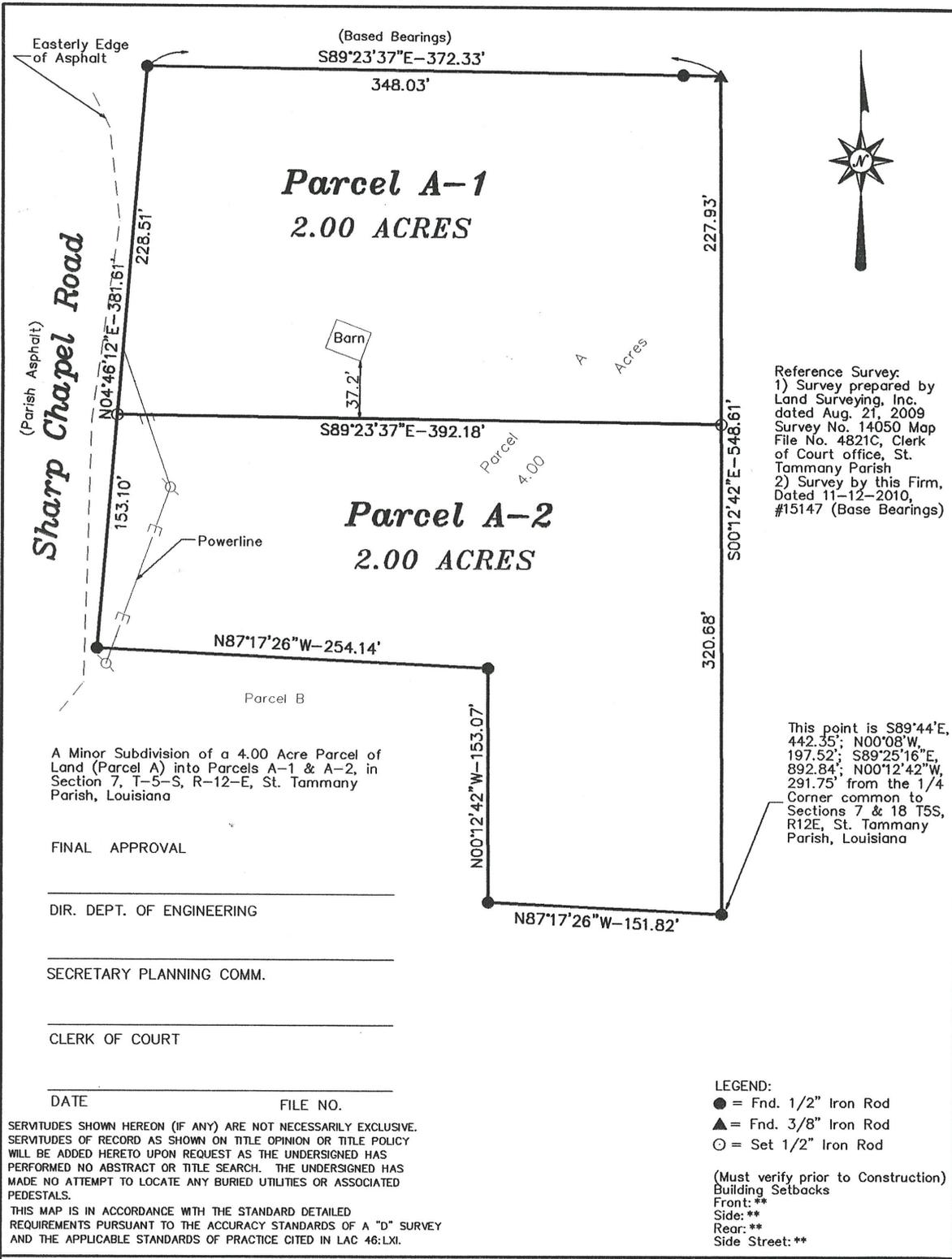


LINE TABLE

LINE BEARING	INSTANTANEOUS DISTANCE
L1 N33°41'50"E	71.01'
L2 S89°34'54"E	3776.76'
L3 S89°34'54"E	3776.76'
L4 S89°34'54"E	3776.76'
L5 S89°34'54"E	3776.76'
L6 N7°22'43"E	5689.56'
L7 S89°34'54"E	3776.76'
L8 N31°00'10"E	272.77'
L9 S89°34'54"E	3776.76'
L10 S89°34'54"E	3776.76'
L11 S89°34'54"E	3776.76'
L12 S89°34'54"E	3776.76'
L13 S89°34'54"E	3776.76'
L14 S89°34'54"E	3776.76'
L15 S89°34'54"E	3776.76'
L16 S89°34'54"E	3776.76'
L17 S89°34'54"E	3776.76'
L18 S89°34'54"E	3776.76'
L19 S89°34'54"E	3776.76'
L20 S89°34'54"E	3776.76'
L21 S89°34'54"E	3776.76'
L22 S89°34'54"E	3776.76'
L23 S89°34'54"E	3776.76'
L24 S89°34'54"E	3776.76'
L25 S89°34'54"E	3776.76'
L26 S89°34'54"E	3776.76'
L27 S89°34'54"E	3776.76'
L28 S89°34'54"E	3776.76'
L29 S89°34'54"E	3776.76'
L30 S89°34'54"E	3776.76'
L31 S89°34'54"E	3776.76'
L32 S89°34'54"E	3776.76'
L33 S89°34'54"E	3776.76'
L34 S89°34'54"E	3776.76'
L35 S89°34'54"E	3776.76'
L36 S89°34'54"E	3776.76'
L37 S89°34'54"E	3776.76'
L38 S89°34'54"E	3776.76'
L39 S89°34'54"E	3776.76'
L40 S89°34'54"E	3776.76'
L41 S89°34'54"E	3776.76'
L42 S89°34'54"E	3776.76'
L43 S89°34'54"E	3776.76'
L44 S89°34'54"E	3776.76'
L45 S89°34'54"E	3776.76'
L46 S89°34'54"E	3776.76'
L47 S89°34'54"E	3776.76'
L48 S89°34'54"E	3776.76'
L49 S89°34'54"E	3776.76'
L50 S89°34'54"E	3776.76'
L51 S89°34'54"E	3776.76'
L52 S89°34'54"E	3776.76'
L53 S89°34'54"E	3776.76'
L54 S89°34'54"E	3776.76'
L55 S89°34'54"E	3776.76'
L56 S89°34'54"E	3776.76'
L57 S89°34'54"E	3776.76'
L58 S89°34'54"E	3776.76'
L59 S89°34'54"E	3776.76'
L60 S89°34'54"E	3776.76'
L61 S89°34'54"E	3776.76'
L62 S89°34'54"E	3776.76'
L63 S89°34'54"E	3776.76'
L64 S89°34'54"E	3776.76'
L65 S89°34'54"E	3776.76'
L66 S89°34'54"E	3776.76'
L67 S89°34'54"E	3776.76'
L68 S89°34'54"E	3776.76'
L69 S89°34'54"E	3776.76'
L70 S89°34'54"E	3776.76'
L71 S89°34'54"E	3776.76'
L72 S89°34'54"E	3776.76'
L73 S89°34'54"E	3776.76'
L74 S89°34'54"E	3776.76'
L75 S89°34'54"E	3776.76'
L76 S89°34'54"E	3776.76'
L77 S89°34'54"E	3776.76'
L78 S89°34'54"E	3776.76'
L79 S89°34'54"E	3776.76'
L80 S89°34'54"E	3776.76'
L81 S89°34'54"E	3776.76'
L82 S89°34'54"E	3776.76'
L83 S89°34'54"E	3776.76'
L84 S89°34'54"E	3776.76'
L85 S89°34'54"E	3776.76'
L86 S89°34'54"E	3776.76'
L87 S89°34'54"E	3776.76'
L88 S89°34'54"E	3776.76'
L89 S89°34'54"E	3776.76'
L90 S89°34'54"E	3776.76'
L91 S89°34'54"E	3776.76'
L92 S89°34'54"E	3776.76'
L93 S89°34'54"E	3776.76'
L94 S89°34'54"E	3776.76'
L95 S89°34'54"E	3776.76'
L96 S89°34'54"E	3776.76'
L97 S89°34'54"E	3776.76'
L98 S89°34'54"E	3776.76'
L99 S89°34'54"E	3776.76'
L100 S89°34'54"E	3776.76'

CURVE TABLE

SURVEY POINTS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	22.50	N44°21'32"E	11.29
C2	45.00	N13°57'24"E	22.59
C3	67.50	N51°57'24"E	33.88
C4	90.00	N81°57'24"E	45.17
C5	112.50	N111°57'24"E	56.46
C6	135.00	N141°57'24"E	67.75
C7	157.50	N171°57'24"E	79.04
C8	180.00	N201°57'24"E	90.33
C9	202.50	N231°57'24"E	101.62
C10	225.00	N261°57'24"E	112.91
C11	247.50	N291°57'24"E	124.20
C12	270.00	N321°57'24"E	135.49
C13	292.50	N351°57'24"E	146.78
C14	315.00	N381°57'24"E	158.07
C15	337.50	N411°57'24"E	169.36
C16	360.00	N441°57'24"E	180.65
C17	382.50	N471°57'24"E	191.94
C18	405.00	N501°57'24"E	203.23
C19	427.50	N531°57'24"E	214.52
C20	450.00	N561°57'24"E	225.81
C21	472.50	N591°57'24"E	237.10
C22	495.00	N621°57'24"E	248.39
C23	517.50	N651°57'24"E	259.68
C24	540.00	N681°57'24"E	270.97
C25	562.50	N711°57'24"E	282.26
C26	585.00	N741°57'24"E	293.55
C27	607.50	N771°57'24"E	304.84
C28	630.00	N801°57'24"E	316.13
C29	652.50	N831°57'24"E	327.42
C30	675.00	N861°57'24"E	338.71
C31	697.50	N891°57'24"E	350.00
C32	720.00	N921°57'24"E	361.29
C33	742.50	N951°57'24"E	372.58
C34	765.00	N981°57'24"E	383.87
C35	787.50	N101°57'24"E	395.16
C36	810.00	N104°57'24"E	406.45
C37	832.50	N107°57'24"E	417.74
C38	855.00	N110°57'24"E	429.03
C39	877.50	N113°57'24"E	440.32
C40	900.00	N116°57'24"E	451.61
C41	922.50	N119°57'24"E	462.90
C42	945.00	N122°57'24"E	474.19
C43	967.50	N125°57'24"E	485.48
C44	990.00	N128°57'24"E	496.77
C45	1012.50	N131°57'24"E	508.06
C46	1035.00	N134°57'24"E	519.35
C47	1057.50	N137°57'24"E	530.64
C48	1080.00	N140°57'24"E	541.93
C49	1102.50	N143°57'24"E	553.22
C50	1125.00	N146°57'24"E	564.51
C51	1147.50	N149°57'24"E	575.80
C52	1170.00	N152°57'24"E	587.09
C53	1192.50	N155°57'24"E	598.38
C54	1215.00	N158°57'24"E	609.67
C55	1237.50	N161°57'24"E	620.96
C56	1260.00	N164°57'24"E	632.25
C57	1282.50	N167°57'24"E	643.54
C58	1305.00	N170°57'24"E	654.83
C59	1327.50	N173°57'24"E	666.12
C60	1350.00	N176°57'24"E	677.41
C61	1372.50	N179°57'24"E	688.70
C62	1395.00	N182°57'24"E	700.00
C63	1417.50	N185°57'24"E	711.29
C64	1440.00	N188°57'24"E	722.58
C65	1462.50	N191°57'24"E	733.87
C66	1485.00	N194°57'24"E	745.16
C67	1507.50	N197°57'24"E	756.45
C68	1530.00	N200°57'24"E	767.74
C69	1552.50	N203°57'24"E	779.03
C70	1575.00	N206°57'24"E	790.32
C71	1597.50	N209°57'24"E	801.61
C72	1620.00	N212°57'24"E	812.90
C73	1642.50	N215°57'24"E	824.19
C74	1665.00	N218°57'24"E	835.48
C75	1687.50	N221°57'24"E	846.77
C76	1710.00	N224°57'24"E	858.06
C77	1732.50	N227°57'24"E	869.35
C78	1755.00	N230°57'24"E	880.64
C79	1777.50	N233°57'24"E	891.93
C80	1800.00	N236°57'24"E	903.22
C81	1822.50	N239°57'24"E	914.51
C82	1845.00	N242°57'24"E	925.80
C83	1867.50	N245°57'24"E	937.09
C84	1890.00	N248°57'24"E	948.38
C85	1912.50	N251°57'24"E	959.67
C86	1935.00	N254°57'24"E	970.96
C87	1957.50	N257°57'24"E	982.25
C88	1980.00	N260°57'24"E	993.54
C89	2002.50	N263°57'24"E	1004.83
C90	2025.00	N266°57'24"E	1016.12
C91	2047.50	N269°57'24"E	1027.41
C92	2070.00	N272°57'24"E	1038.70
C93	2092.50	N275°57'24"E	1050.00
C94	2115.00	N278°57'24"E	1061.29
C95	2137.50	N281°57'24"E	1072.58
C96	2160.00	N284°57'24"E	1083.87
C97	2182.50	N287°57'24"E	1095.16
C98	2205.00	N290°57'24"E	1106.45
C99	2227.50	N293°57'24"E	1117.74
C100	2250.00	N296°57'24"E	1129.03
C101	2272.50	N299°57'24"E	1140.32
C102	2295.00	N302°57'24"E	1151.61
C103	2317.50	N305°57'24"E	1162.90
C104	2340.00	N308°57'24"E	1174.19
C105	2362.50	N311°57'24"E	1185.48
C106	2385.00	N314°57'24"E	1196.77
C107	2407.50	N317°57'24"E	1208.06
C108	2430.00	N320°57'24"E	1219.35
C109	2452.50	N323°57'24"E	1230.64
C110	2475.00	N326°57'24"E	1241.93
C111	2497.50	N329°57'24"E	1253.22
C112	2520.00	N332°57'24"E	1264.51
C113	2542.50	N335°57'24"E	1275.80
C114	2565.00	N338°57'24"E	1287.09
C115	2587.50	N341°57'24"E	1298.38
C116	2610.00	N344°57'24"E	1309.67
C117	2632.50	N347°57'24"E	1320.96
C118	2655.00	N350°57'24"E	1332.25
C119	2677.50	N353°57'24"E	1343.54
C120	2700.00	N356°57'24"E	1354.83
C121	2722.50	N359°57'24"E	1366.12
C122	2745.00	N362°57'24"E	1377.41
C123	2767.50	N365°57'24"E	1388.70
C124	2790.00	N368°57'24"E	1400.00
C125	2812.50	N371°57'24"E	1411.29
C126	2835.00	N374°57'24"E	1422.58
C127	2857.50	N377°57'24"E	1433.87
C128	2880.00	N380°57'24"E	1445.16
C129	2902.50	N383°57'24"E	1456.45
C130	2925.00	N386°57'24"E	1467.74
C131	2947.50	N389°57'24"E	1479.03
C132	2970.00	N392°57'24"E	1490.32
C133	2992.50	N395°57'24"E	1501.61
C134	3015.00	N398°57'24"E	1512.90
C135	3037.50	N401°57'24"E	1524.19
C136	3060.00	N404°57'24"E	1535.48
C137	3082.50	N407°57'24"E	1546.77
C138	3105.00	N410°57'24"E	1558.06
C139	3127.50	N413°57'24"E	1569.35
C140	3150.00	N416°57'24"E	1580.64
C141	3172.50	N419°57'24"E	1591.93
C142	3195.00	N422°57'24"E	1603.22
C143	3217.50	N425°57'24"E	1614.51
C144	3240.00	N428°57'24"E	1625.80
C145	3262.50	N431°57'24"E	1637.09
C146	3285.00	N434°57'24"E	1648.38
C147	3307.50	N437°57'24"E	1659.67
C148	3330.00	N440°57'24"E	1670.96
C149	3352.50	N443°57'24"E	1682.25
C150	3375.00	N446°57'24"E	1693.54
C151	3397.50	N449°57'24"E	1704.83
C152	3420.00	N452°57'24"E	1716.12
C153	3442.50	N455°57'24"E	1727.41
C154	3465.00	N458°57'24"E	1738.70
C155	3487.50	N461°57'24"E	1750.00
C156	3510.00	N464°57'24"E	1761.29
C157	3532.50	N467°57'24"E	1772.58
C158	3555.00	N470°57'24"E	1783.87
C159	3577.50	N473°57'24"E	1795.16
C160	3600.00	N476°57'24"E	1806.45
C161	3622.50	N479°57'24"E	1817.74
C162	3645.00	N482°57'24"E	1829.03
C163	3667.50	N485°57'24"E	1840.32
C164	3690.00	N488°57'24"E	1851.61
C165	3712.50	N491°57'24"E	1862.90
C166	3735.00	N494°57'24"E	1874.19
C167	3757.50	N497°57'24"E	1885.48
C168	3780.00	N500°57'24"E	1896.77
C169	3802.50		



MAP PREPARED FOR **Kerry L. Crovetta**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 7 Township 5 South, Range 12 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) 842-6271 office (985) 848-0355 fax
landsuri@bellsouth.net email

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

9-14-2018

SCALE: 1" = 80'

DATE: 9-12-2018

NUMBER: 18951

A Minor Subdivision of Parcel A1 into Parcels A1-2, A1-3 & A1-4 situated in Section 20 T5S R10E, St. Tammany Parish, Louisiana

Reference:
 1. Survey Map by Jeron R. Fitzmorris date filed 6-07-2007 File No. 4474D (Basis of Bearing)
 2. A Minor Subdivision Survey prepared by Land Surveying, LLC Date Filed 1-23-2017 File No. 5600F

The P.O.B. is reported to be S89°15'00"W-667.0'; N00°15'00"W-344.8' from the 1/4 Section Corner common to Sections 20 & 21, T-5-S, R-10-E, St. Tammany Parish, Louisiana (as per Reference)

FINAL APPROVAL

CHMN. PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SEC. PLANNING COMM.

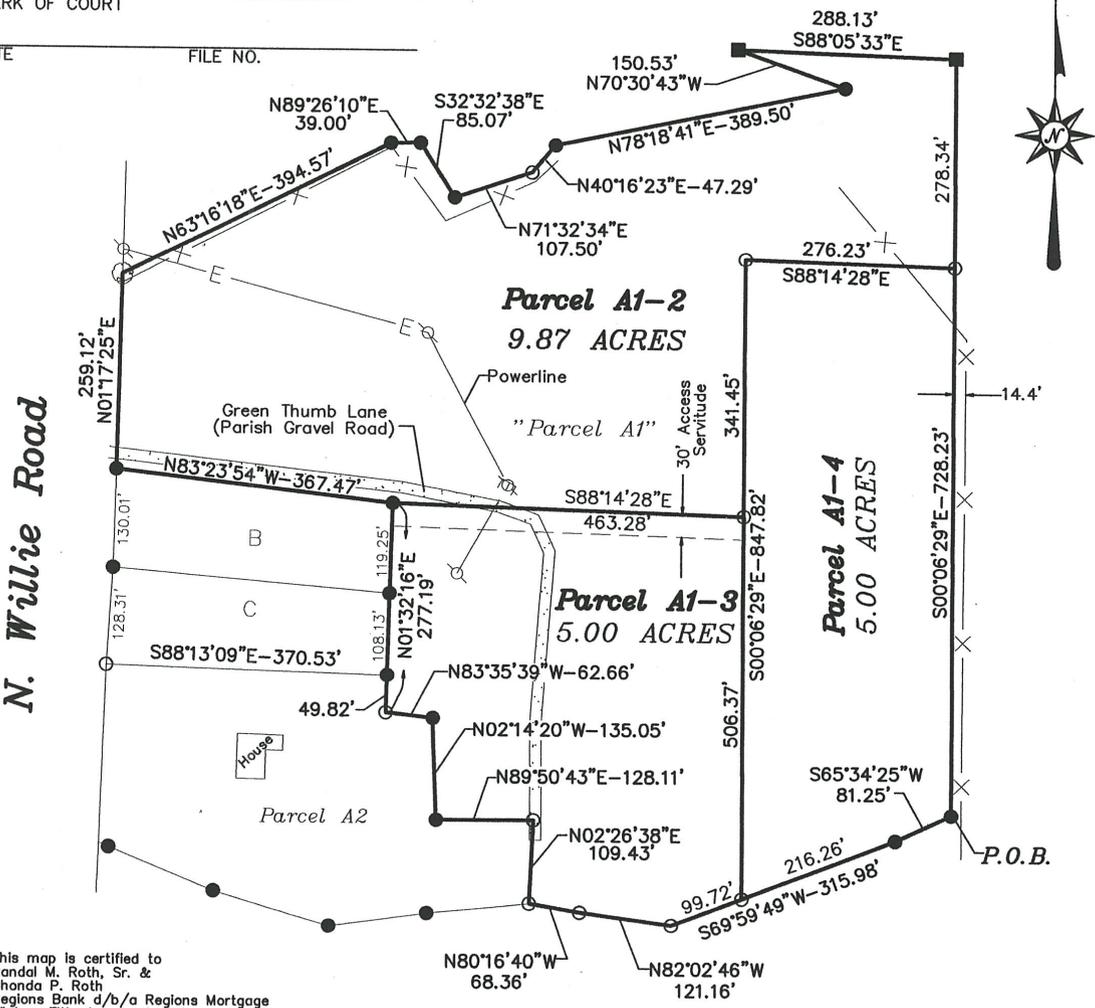
CLERK OF COURT

DATE FILE NO.

Reference Bearing calls not shown

Note: A overhead Powerline runs along the Westerly Boundary line of Subject Properties (N. Willie Road)

Building Setbacks must be verified prior to Construction



This map is certified to Randal M. Roth, Sr. & Rhonda P. Roth Regions Bank d/b/a Regions Mortgage Winters Title Agency, Inc. & First American Title Insurance Co.

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

LEGEND:
 ● = Fnd. 1/2" Iron Rod
 ■ = Fnd. 1" Iron Pipe
 ○ = Set 1/2" Iron Rod
 ⊙ = Fnd. Iron in Tree Stump
 * = Basis of Bearing

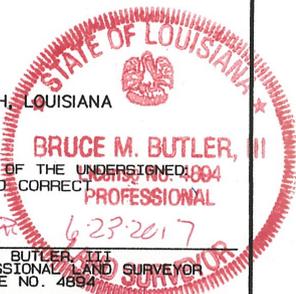
Randal M. Roth, Sr. & Rhonda P. Roth, et al

MAP PREPARED FOR

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 20, T-5-S, R-10-E, 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) 892-6271 office (985) 898-0355 fax
 landsurl@bellsouth.net email



SCALE: 1" = 200' DATE: 04-12-2017 NUMBER: 18002

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of a 3.18 Acre Parcel of Land, into Parcels A & B, in Section 36, T-7-S, R-11-E, St. Tammany Parish, Louisiana

Reference: A Survey Map of subject property by Everett V. Treigle, Jr., dated 4-22-1998, for Desiree W. Stone (Based Bearings)

Reference Bearing calls not shown

The P.O.B. is reported to be S89°50'E-165.7', S00°43'05"E-759.76' from the Section Corner common to Sections 25, 26, 35 & 36, T-7-S, R-11-E, St. Tammany Parish, Louisiana

(Based Bearings)

S89°50'00"E-546.65'

337.15'

P.O.B.

Parcel A
2.10 ACRES

Bldg.

Bldg.

Pool

Conc.

"3.18 Acres"

20.0'

House

Parcel B
1.08 ACRES

N00°40'43"W-164.39'

209.50'

31.8'

Bldg.

Pool

Conc.

Bldg.

66.50'

15.3'

N89°48'40"W-89.14'

N00°40'43"W-89.14'

N89°48'40"W-143.0'

20' Access Serv.

143.00'

15.0'

S00°40'43"E-253.61'

(253.4'-Ref)

Rucker Road
(Asphalt)

N00°40'43"W-253.40'

403.65'

N89°48'40"W-546.65'

15.0'

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

LEGEND:

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

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 46:1X1.



MAP PREPARED FOR

KAYLE J. PILIEGO

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 36, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.

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) 892-6271 office (985) 898-0355 fax
landsur@bellsouth.net email



SCALE:

1" = 70'

DATE:

1-31-2019

NUMBER:

19174

**TENTATIVE SUBDIVISION
REVIEW**

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27, 2019.

It is recommended that the Tentative submittal be approved subject to the following:

General Comments:

1. A waiver of the minimum driveway requirement is being requested for lot #1142. In order to approve this waiver request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

**PRELIMINARY SUBDIVISION
REVIEW**

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It is recommended that Preliminary submittal be approved subject to the following:

General Comments:

1. A USACE permit for this development needs to be provided.
2. Gravity Drainage District #5 review and approval needs to be provided.

Preliminary Plat:

3. The Giselle Drive address for lot #35 needs to be revised to “22088”.

Fill Plan:

4. Proposed swales on the rear of lots must not exceed 3:1 side slopes. Revise plans and details to address this conflict.

Informational Items:

A funded **Maintenance Obligation** in the amount of **\$10,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

An additional Maintenance Obligation in the amount of 1,436 linear feet at \$5.00 per linear foot of water line and 627 linear feet at \$5.00 per linear foot of sewer line and three (3) jack and bores at \$5,000 per bore = **\$25,300.00** is required for the construction of the water and sewer line within the Strain Road and Marion Lane right-of-way to ensure the repair of any damage to the Parish roads from construction activity in connection with installation of the water and sewer lines.

Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since no public hearing was held prior to January 1, 2005.

The developer is hereby advised that upon application for final subdivision approval, the engineer of record for this development shall certify in writing that all aspects of construction have been completed in accordance with the approved plan(s) and Parish Ordinances. If any construction activity is proposed that is not in substantial compliance with the approved plan(s) and Parish Ordinances, the engineer of record for this development shall notify in writing, the Department of Development prior to beginning said construction activity. The developer and/or the engineer of record shall obtain written approval from the Department of Development prior to beginning any proposed construction activity that is not in substantial compliance with the approved plan(s) and Parish Ordinances.

Revised drawings will not be accepted prior to the March 12, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

Preliminary Plat:

1. The lot numbers shown on the Preliminary Plat differ from the lot numbers shown on the other plan sheets in this submittal. Revise the plans to eliminate the number conflicts in the plan set.

Water and Sewer Plan:

2. A Fire Hydrant needs to be added between lots #935 and #936, revise the water and sewer plan to reflect this.

Informational Items:

No funded **Maintenance Obligation** is required since this a Community Development District owned and maintained subdivision.

No Mandatory Developmental fee is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since a public hearing was held prior to January 1, 2005.

The developer is hereby advised that upon application for final subdivision approval, the engineer of record for this development shall certify in writing that all aspects of construction have been completed in accordance with the approved plan(s) and Parish Ordinances. If any construction activity is proposed that is not in substantial compliance with the approved plan(s) and Parish Ordinances, the engineer of record for this development shall notify in writing, the Department of Development prior to beginning said construction activity. The developer and/or the engineer of record shall obtain written approval from the Department of Development prior to beginning any proposed construction activity that is not in substantial compliance with the approved plan(s) and Parish Ordinances.

Revised drawings will not be accepted prior to the March 12, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

Department of Planning and Development

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on February 27,2019.

It is recommended that Preliminary submittal be approved subject to the following:

General Comments:

1. LADOTD approval needs to be provided for the changing of the culvert size and for the pond outfall discharging to the Hwy 1077 roadside ditch.
2. LADOTD approval and required permits for the proposed right turn lane of Hwy 1077 need to be provided.
3. The construction access for this development must be from Hwy 1077. Tantella Ranch Road cannot be used as a means for construction access.
4. A waiver of the 60 foot driveway requirement is being requested to reduce the distance required to 30 feet for all applicable lots in this development. Staff is not in favor and sees no compelling reason for this waiver as all lots that do not meet the 60 foot requirement on the front of the lot can be side loaded to meet the requirement. However; should the planning commission wish to approval this waiver a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.
5. A waiver of the subdivision regulation prohibiting dead-end streets is being requested for this development in multiple locations. Staff is not in favor of this waiver as roadways with no means of a dedicated turn-around pose safety concerns. However; should the planning commission wish to approval this waiver a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

Preliminary Plat:

6. Revise the development acreage table to accurately list the greenspace area as described in the response to the previous greenspace comments.
7. Provide a detail showing the required driveway location for lot #9 being accessed via the T-turnaround.
8. Multiple lots propose a 5 foot side setback, this setback is in conflict with the required 10 foot drainage servitudes. Revise the side setback for these lots to eliminate this conflict and provide a note in the lot setback table on the plat for all affected lots.
9. 911 addresses and road name verification still needs to be completed and approved by 911 addressing.

10. Numerous proposed servitudes do not meet St. Tammany Parish minimum servitude width requirements. Revise nonconforming servitudes to meet minimum servitude width requirements or revise the dedication statement to a private subdivision.
11. Revise the Common Area Dedication to state "The Homeowners Association is responsible for the operation and maintenance of all greenspaces and amenities including any repair or replacement of amenities located within a dedication drainage servitude as a result of St. Tammany Parish maintenance."

Storm Drainage Layout Plan:

12. Relocate the overflow weir for Pond 2 to not discharge onto adjacent lots. Consider relocating to the preserved wetlands abutting Pond 2.
13. Dimensions for Pond 2 weir on plan conflict with dimensions used to model Pond 2 outfall. Revise conflict.

Water Utility Layout Plan:

14. Remove the fire hydrant from the 25 foot pond access servitude between lots #39 and 40.

Drainage Impact Study:

15. Pond 1 outfall needs to be further analyzed and discussed with staff. D.I.S. may need to be updated and revised in order to reflect the final outfall design of Pond 1.

Informational Items:

No funded Maintenance Obligation is required since access from a Parish maintained road is not allowed.

Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since no public hearing was held prior to January 1, 2005.

The developer is hereby advised that upon application for final subdivision approval, the engineer of record for this development shall certify in writing that all aspects of construction have been completed in accordance with the approved plan(s) and Parish Ordinances. If any construction activity is proposed that is not in substantial compliance with the approved plan(s) and Parish Ordinances, the engineer of record for this development shall notify in writing, the Department of Development prior to beginning said construction activity. The developer and/or the engineer of record shall obtain written approval from the Department of Development prior to beginning any proposed construction activity that is not in substantial compliance with the approved plan(s) and Parish Ordinances.

Revised drawings will not be accepted prior to the March 12, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As March 1, 2019)

CASE NO.: 2019-1385-FP

SUBDIVISION NAME: Alexander Ridge, Phase 3B and 3C

DEVELOPER: Savannahs Community, LLC
21056 Smith Road
Covington, LA 70435

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

SECTION: 14

WARD: 3

TOWNSHIP: 6 SOUTH

PARISH COUNCIL DISTRICT: 3

RANGE: 11 EAST

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

GENERAL LOCATION: The property is located east of LA Highway 1081, South of Smith Road, Covington.

TOTAL ACRES IN DEVELOPMENT: 16.38

NUMBER OF LOTS: 49 AVERAGE LOT SIZE: 55' x 110'

SEWER AND WATER SYSTEMS: Central

ZONING: 4A-PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on February 27, 2019. The inspection disclosed that all of the concrete roads are constructed, and road shoulders are constructed and the curb and gutter is functioning.

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

General Comments:

1. Blue reflectors are needed.
2. Fire hydrant(s) need to be raised to provide proper clearance.

Final Plat:

3. Revise the municipal address for lot #100 to state “593”.
4. Provide greenspace calculations for Phase 3B and 3C on the Final Plat.
5. Remove the “Preliminary” stamp from the Final Plat and provide professional seal, signature and date.
6. Numerous property lines and building setbacks overlap and conflict with required drainage servitudes. Revise the Final Plat to eliminate these conflicts.
7. Revise the Final Plat to reflect all required drainage servitudes shown on the “As-Built” Paving & Drainage Plan.

Paving & Drainage Plan:

8. Remove the drainage structure information required for Ph. 3D from the “As-Built” Drainage Plan.
9. Revise the “As-Built” Paving & Drainage Plan to show the swale behind lots #116 – 124 required by the approved Drainage Plan.
10. Lots that drain to the rear greenspace need to show direction of drainage in the greenspace with elevations showing positive flow.

Sewer Plan:

11. Show the sewer service connection for lot #109.
12. A sewer treatment plant expansion for Terra Marie is currently being permitted. Written verification from the utility owner needs to be provided stating that the current facility has sufficient sewer capacity to handle the lots in Phase 3B and Phase 3C of Alexander Ridge.

Water Plan:

13. Show the water service connections for lots #101, 102, 108, 143, 144, & 145.
14. A negative bacteriological report relative to the construction of the project’s water system has not been issued by the LDH/OPH as required.
15. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water

and sewer system has not been issued by the utility provider as required.

Informational Items:

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 1700 linear feet x \$25.00 per linear foot = \$42,500.00 for a period of one (1) year.

The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

No Mandatory Development Fees are required at this time since the developer has entered in to a Voluntary Developmental Agreement in accordance with Ordinance 98-2841.

This subdivision **is not** within the Urban Growth Boundary Line.

Revised drawings will not be accepted prior to the March 12, 2019 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As March 1, 2019)

CASE NO.: 2019-1390-FP

SUBDIVISION NAME: Bedico Creek, Parcel 7

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

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

SECTION: 6
TOWNSHIP: 7 SOUTH
RANGE: 10 EAST

WARD: 1
PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: The property is located northwest of Hwy 1085, South of Interstate 12, Madisonville.

TOTAL ACRES IN DEVELOPMENT: 5.81

NUMBER OF LOTS: 7 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A

STAFF COMMENTARY:

Department of Planning and Development

The final inspection was made on February 27, 2019. The inspection disclosed that all of the concrete roads, road shoulders and the roadside ditches were constructed under a previous phase.

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

Final Plat:

1. The water well site's address needs to be revised to state "1086" as per comment from 911 Addressing.
2. The greenspace acreage for this phase needs to be added to the Final Plat.

Informational Items:

Should the Planning Commission approve the request for final approval, no Warranty Obligation will be required for the infrastructure since the infrastructure was constructed during a previous phase and is currently under warranty.

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

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

Revised drawings will not be accepted prior to the March 12, 2019 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.