

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, DECEMBER 10, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE SPECIAL RESCHEDULED OCTOBER 8, 2019 MINUTES

APPROVAL OF THE NOVEMBER 12, 2019 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

Entering the Parish Right-of-way

Request to Enter the Parish Right-of-Way for Audubon Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features.

Debtor: Mr. William H. Johnson

Parish Council District Representative: Hon. Jacob Groby

General Location: The property is located on the north side of Labarre Street, east of Foy Street, Mandeville, Louisiana. Ward 4, District 7

Entering the Parish Right-of-way

Request to Enter the Parish Right-of-Way for Coffee Street and Oak Street, Town of Mandeville Subdivision for the purpose of improvement of the streets and installing drainage features.

Debtor: Gingercrest, Inc. (RaceTrac Petroleum, Inc.)

Parish Council District Representative: Hon. Maureen O'Brien

General Location: The property is located on the north side of Florida Street, east of Coffee Street and west of Oak Street, Mandeville, Louisiana. Ward 4, District 10.

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2019-1667-MSP

A minor subdivision of 7.76 acres into Parcels 1 & 2
Owners: Melanie A. Pichon
Surveyor: J.V. Burkes & Associates, Inc
Parish Council District Representative: Hon. Steve Stefancik
General Location: The property is located on the east side of Corner Drive, north of US Highway 190, Slidell, Louisiana. Ward 9, District 11

2019-1701-MSP

A minor subdivision of 4.49 acres & 1 acre into Parcels A & B
Owners: James C. Hall & Lyle Lapeyrouse
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the east side of LA Highway 1077, north Dummyline Road, Covington, Louisiana. Ward 1, District 1

2019-1710-MSP

A minor subdivision of 2.98 acres into Parcels A & B
Owners: Brian & Merry Byers
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Richard E. Tanner
General Location: The property is located on the west side of Allen Road, south of Jarrell Road, Covington, Louisiana. Ward 10, District 6

2019-1719-MSP

A minor subdivision of 37.49 acres into Parcels A, B, C & D
Owners: Terence P. Ryan & Terence P. Ryan, Jr.
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. James A. Thompson
General Location: The property is located on the south side of Boyd Rd, east of Tantela Ranch Road, Covington, Louisiana. Ward 1, District 3

2019-1727-MSP

A minor subdivision of 4.582 acres into Parcels A & B
Owners: Ferrer Cottages, LLC - Douglas Ferrer
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. David R. Fitzgerald
General Location: The property is located on the west side of Military Road/LA Highway 21, north of LA Highway 36, Covington, Louisiana. Ward 3, District 2

RESUBDIVISION REVIEW

2019-1724-MRP

A resubdivision of Tract B into Tracts B-1 & B-2, Phase 4, Northpointe Business Park
Owners: Northpointe Business Park, LLC - Christopher Lopez & Gary Bourgeois
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. James A. Thompson
General Location: The property is located on the south side and at the end of Northpointe Court, west of LA Highway 1077, Covington, Louisiana. Ward 1, District 3

2019-1726-MRP

A resubdivision of lots 1-14, lot 76, lots C1-C8 & a 10.3 acre Tract into Lots 1A-14A, 15-28, GS-5 & a 10.49 acre Tract, Phase 1, Covington Place Cottages

Owners: Tidal Group, LLC - Adam Henning

Surveyor: Randal W. Brown & Associates, Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the north side of 10th Street, on the west side of Covington Cottage Lane and on the north and south side of Craftsman Court, Covington, Louisiana.

Ward 3, District 2

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

2019-1687-FP

Oaklawn Trace, Phase 1

Developer/Owner: J/MAC Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana. Ward 7 District 11

Postponed at the November 12, 2019 meeting

2019-1688-FP

Wingfield, Phase 1

Developer/Owner: Bruno Brothers Real Estate

Engineer/Surveyor: Arrow Engineering & Consulting, Inc,

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana. Ward 1 District 3

Postponed at the November 12, 2019 meeting

2019-1722-FP

Lakeshore Villages, Phase 4-A-4

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

Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC

Parish Council District Representative: Hon. S. Michele Blanchard

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9 District 13

2019-1721-FP

Bedico Creek, Parcel 6

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates

Parish Council District Representative Hon. Marty Dean

General Location: The property is located on the northwest side of LA Highway 1085, South of I-12, Madisonville, Louisiana. Ward 1, District 1

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

AMENDMENT TO DEVELOPMENTAL AGREEMENT

Notice of Intention to Consider Adoption of Amendment to Developmental Agreement

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

Debtor: Advanced Mortgage Company

Parish Council District: Hon. David Fitzgerald

General Location: The property is located on 5th Street between Adams and Jefferson Avenue, Covington, Louisiana. Ward 3, District 2

OLD BUSINESS

2019-1494-PP

Bellevue Estates

Developer/Owner: H & I Investments, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Jacob B. Groby III

General Location: The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs, Louisiana, Ward 4 District 7

Change in Ownership

NEW BUSINESS

ADJOURNMENT

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA
6:00PM - TUESDAY, NOVEMBER 12, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris Crawford, Drumm, Randolph

Absent: Parker

Staff Present: Stair, Tissue, Lambert, Reynolds, Riles, Cleland, Lange, Vorenkamp, Henderson

PUBLIC ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION - Randolph presented the Invocation

PLEDGE OF ALLEGIANCE - Bagert presented the Pledge of Allegiance

APPOINTMENT OF PARLIAMENTARIAN - Doherty appointed Fitzmorris

APPROVAL OF THE SEPTEMBER 10, 2019 MINUTES

Bagert moved to approve, second by Randolph.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2018-1105-PP - POSTPONED

Providence Parks, Phase 1

Developer/Owner: Providence Parks, LLC

Engineer: SLD Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the east side LA Highway 1077, north of U.S.

Highway 190, Covington, Louisiana. Ward 1, District 3

Postponed from the July 10, 2018 meeting

Postponed from the August 14, 2018 meeting

Postponed from the September 11, 2018 meeting

Postponed from the October 9, 2018 meeting for 2 months

Postponed from the December 11, 2018 meeting indefinitely

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

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

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

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1604-PP - POSTPONED

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the north side of M. P. Planche Road, west of LA Highway 25, Covington, Louisiana. Ward 3 District 3

Postponed at the September 10, 2019 meeting

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

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

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1638-PP - POSTPONED

Spring Lakes, Phase 3

Developer/Owner: Lonesome Development, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the east side of LA Highway 1077, west of Tantela Ranch Road, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3

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

Opposition: None

Randolph moved to postpone for one month, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: Crawford

2019-1633-FP - POSTPONED

Grande Maison, Phase 3-C

Developer/Owner: Grande Maison Development, LLC

Engineer/Surveyor: Kelly McHugh and Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the east side of LA Highway 59, south of Interstate - 12, Mandeville, Louisiana. Ward 4 District 5

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

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

Fitzmorris moved to postpone for one month, second by Randolph.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1640-FP - POSTPONED

Maison du Lac, Phase 3-B

Developer/Owner: WBB Realty, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side LA Highway 1085, north of LA Highway 21, Covington, Louisiana. Ward 1 District 1

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

Opposition: None

Fitzmorris moved to postpone for one month, second by Crawford.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

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

Entering the Parish R.O.W. - APPROVED

Request to Enter the Parish Right of Way for Ozone Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features.

Debtor: SMS Holdings, LLC

Parish Council District: Hon. Jacob Groby

General Location: The property is located on the north side of Joans Street, east of Soult Street, Mandeville, Louisiana. 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: Mel Faciane

Opposition: None

Fitzmorris moved to approve, second by Drumm.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

Entering the Parish R.O.W. - APPROVED

Request to Enter the Parish Right of Way for Rapatel Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features.

Debtor: SMS Holdings, LLC

Parish Council District: Hon. Jacob Groby

General Location: The property is located at the end of Rapatel Street, south of Armand Street, east of Soult Street, Mandeville, Louisiana. Ward 4, District 7

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

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

Fitzmorris moved to approve, second by Crawford.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

REVOCATION REVIEW

REV19-09-003 - APPROVED

The revocation of Louisa Street & a portion of Rousella Avenue, located on the west side of LA Highway 59, across Lotus Lane, First Subdivision of Glendale Heights, Mandeville, Louisiana, Ward 4, District 10

Applicant: PTP Properties, LLC

Parish Council District Representative: Hon. Maureen O'Brien

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

Randolph moved to approve, second by Seeger.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW

2019-1608-MSP - APPROVED

A minor subdivision of parcel A2B2 being 3.07 acres into Parcels A2B2-1, A2B2-2, A2B2-3, A2B2-4

Owners: Lusk Management LLC - Blake Lusk

Surveyor: Kelly McHugh & Associates, Inc

Parish Council District Representative: Hon. Rykert O. Toledano Jr.

General Location: The property is located on the south side of Hickory Street, east of US Highway 190

Service Road, Covington, Louisiana. Ward 4, District 5

Postponed at the September 10, 2019 meeting

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

Opposition: None

Randolph moved to approve with waivers, second by Drumm.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1624-MSP - APPROVED

A minor Subdivision of 1.63 acres into Parcels A & B

Owners: Judy Williams Cannon

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Richard Tanner

General Location: The property is located on the west side of LA Highway 41, north of LA Highway 40,

Bush Louisiana. Ward 5, District 6

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

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

Opposition: None

Seeger moved to approve, second by Randolph.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1630-MSP - APPROVED

A minor subdivision of 2.19 acres into Parcels A & B

Owners: Joy Barron Fitzmorris

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the west side of LA Highway 25, north of C. Gotti Road, Folsom, Louisiana. Ward 2, District 3

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

Opposition: None

Willie moved to approve with waiver, second by Seeger.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1635-MSP - APPROVED

A minor subdivision of 41.36 acres into Parcels A, B, C & D

Owners: Mark and Lisa Wise

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Jacob Groby

General Location: The property is located at the ends of both Isaac Road & Prosper Road, west of LA Highway 434, Lacombe, Louisiana. Ward 7, District 7

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

Opposition: None

Crawford moved to approve with waivers, second by Randolph.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1636-MSP - APPROVED

A minor subdivision of Lot B-4 into Lots B-4A & B-4B

Owners: Grand Homes - John Ploue III

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Brewster Road, west of Grand Oaks Blvd, Madisonville, Louisiana. Ward 1, District 1

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

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

Bagert moved to approve with waivers, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

2019-1647-MRP - APPROVED

A resubdivision of lots 2, 4, 6, 8, 10, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, Square 311, Side A, into lots 1A, 2A, 3A, 4A, 5A, 6A & Lots 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 26, 27, 28, 29, 30 Square 311, Side B, into lots 1B, 2B, 3B, 4B, 5B, 6B, 7B, 8B & 30 B, Town of Mandeville.

Owners: Affordable Homes & Land, LLC - Mr. Robert Rosiere

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

Parish Council District Representative: Hon. Jacob Groby

General Location: The property is located on the east & west sides of Cours Carson Street Extension & on the northwest corner of Soult Street & Preval Street, Mandeville, Louisiana. 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: Robert Rosiere

Opposition: None

Crawford moved to approve, second by Randolph.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

2019-1603-FP - APPROVED

Ashton Parc, 4th Filing

Developer/Owner: First Horizon, Inc.

Engineer/Surveyor: Benchmark Group, LLC

Parish Council District Representative: Hon. Chris Canulette

General Location: The property is located on the south side of Haas Road, east of U. S. Highway 11 and north of North Queens Drive, Slidell, Louisiana. Ward 8 District 8

Postponed at the September 10, 2019 meeting

MINUTES
SPECIAL RESCHEDULED MEETING OF THE
ST. TAMMANY PARISH PLANNING COMMISSION FOR THE OCTOBER 8, 2019 AGENDA

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

Opposition: None

Randolph moved to approve, second by Willie.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

Waiver Request - APPROVED

Waiver to Restrictive Covenant #9 on the Recorded Plat for The Moorings at Oak Harbor Subdivision, Phase 4 - Owner of Lot #68 would like to have a horseshoe driveway installed.

Owner: Troy and Melissa Watson

Parish Council District Representative: Hon. Jerry Binder

General Location: The property is located south of Oak Harbor Blvd., east of LA Highway 11, Slidell, Louisiana. Ward 9 District 12

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

Bagert moved to approve, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: Doherty

Abstain: N/A

NEW BUSINESS

ADJOURNMENT

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
IMMEDIATELY FOLLOWING ADJOURNMENT OF THE SPECIAL RESCHEDULED
MEETING FOR THE OCTOBER 8, 2019 AGENDA - TUESDAY, NOVEMBER 12, 2019
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris Crawford, Drumm, Randolph

Absent: Parker

Staff Present: Stair, Tissue, Lambert, Reynolds, Riles, Lange, Vorenkamp, Henderson

PUBLIC ANNOUNCEMENTS

- Please silence all phones and electronic devices
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

APPROVAL OF THE OCTOBER 8, 2019 MINUTES

Richard moved to approve, second by Bagert.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2019-1687-FP - POSTPONED

Oaklawn Trace, Phase 1

Developer/Owner: J/MAC Development, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana. Ward 7 District 11

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

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

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1688-FP - POSTPONED

Wingfield

Developer/Owner: Bruno Brothers Real Estate

Engineer/Surveyor: Arrow Engineering & Consulting, Inc.

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana. Ward 1 District 3

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

Opposition: None

Fitzmorris moved to postpone for one month, second by Randolph.

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

Notice of Intention to Consider Adoption of Amendment to Developmental Agreement - POSTPONED

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

Debtor: Advanced Mortgage Company

Parish Council District: Hon. David Fitzgerald

General Location: The property is located on 5th Street between Adams and Jefferson Avenue, Covington, Louisiana. Ward 3, District 2

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

Opposition: None

Randolph moved to postpone for one month, second by Fitzmorris.

Yea: Seeger, Lorren, Parker, Willie, Richard, Doherty, Bagert, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

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

Entering the Parish Right-of-way - APPROVED

Request to Enter the Parish Right-of-way of Dove Park Road for the purpose of installing a sewer force main in conjunction with the construction of Dove Park Estates Subdivision

Debtor: Dove Park Estates, LLC

Parish Council District: Hon. Rykert Toledano

General Location: The property is located on the north side of Dove Park Road, west of LA Highway 59 Mandeville, Louisiana. Ward 4, District 5

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

Opposition: None

Randolph moved to approve, second by Willie.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

REVOCAION REVIEW

MINOR SUBDIVISION REVIEW

2019-1674-MSP - APPROVED

A minor subdivision of 1.89 acres into Parcels A & B

Owners: Jeffrey Johannsen

Surveyor: John Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the north side of Philip Smith Road, west of LA Highway 434, Lacombe, Louisiana. Ward 6, District 11

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

Opposition: None

Bagert moved to approve with waiver, second by Crawford.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1681-MSP - APPROVED

A minor subdivision of 14.20 acres identified as Parcel KS-1 into Parcels KS-1A & KS-1B

Owners: Byron A. & Myra D. Brown

Surveyor: Dading, Marques & Associates, LLC

Parish Council District Representative: Hon. Steve Stefancik

General Location: The property is located on the east side of Transmitter Road, south of East Main Street, Lacombe, Louisiana. Ward 7, District 11

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Myra D. Brown

Opposition: None

Randolph moved to approve, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

2019-1679-MRP - APPROVED

A resubdivision of lots 12-25 into Lots 13A, 15A, 19A, 21A, 23A, and 25A, Square 11, Beverly Heights Manor

Owners: VARNCO Properties, LLC – Kenneth & Bettina Varnado

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

Parish Council District Representative: Hon. S. Michele Blanchard

General Location: The property is located on the north side US Highway 190 East, on the west side of Northshore Lane & on the east side of Panther Street, Slidell, Louisiana, Ward 8, District 13

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

Randolph moved to approve, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1683-MRP - APPROVED

A resubdivision of lot 588A-1 into lots 587A-1 & 588A-2, Tchefunta Club Estates, Phase II

Owners: Bluebird Development & Design, LLC - Jamison Bagnell

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the southwest side of Hummingbird Road, north of Riverdale Drive, Covington, Louisiana. Ward 1, District 1

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

Opposition: None

Willie moved to approve, second by Seeger.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1689-MRP - APPROVED

A resubdivision of lots 27-34 into Lots 28A, 30A, 32A & 34A, Sq. 322A & Lots 8-10 & 27-36 into Lots 9A, 28A, 30A, 34A & 36A Sq. 322B, Town of Mandeville

Owners: SMS Holdings Company, LLC

Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Jacob Groby

General Location: The property is located on the east & west sides of Ozone Place & on the west side of Rapatel Street, Mandeville, Louisiana. 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: Mel Faciane

Opposition: None

Crawford moved to approve, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Drumm, Randolph

Nay: N/A

Abstain: Crawford

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW**2018-1105-PP - APPROVED**

Providence Parks, Phase 1

Developer/Owner: Providence Parks, LLC

Engineer: SLD Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the east side LA Highway 1077, north of U.S.

Highway 190, Covington, Louisiana. Ward 1, District 3

Postponed from the July 10, 2018 meeting

Postponed from the August 14, 2018 meeting

Postponed from the September 11, 2018 meeting

Postponed from the October 9, 2018 meeting for 2 months

Postponed from the December 11, 2018 meeting indefinitely

Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda

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: Matt Allen

Randolph moved to approve, second by Drumm.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1604-PP - APPROVED

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the north side of M. P. Planche Road, west of LA

Highway 25, Covington, Louisiana. Ward 3 District 3

Postponed at the September 10, 2019 meeting

Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda

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

Willie moved to approve, second by Randolph.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1638-PP - APPROVED

Spring Lakes, Phase 3

Developer/Owner: Lonesome Development, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the east side of LA Highway 1077, west of Tantela

Ranch Road, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3

Requesting postponement at the special rescheduled meeting for the October 8, 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: Matt Allen

Randolph moved to approve, second by Seeger.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

FINAL SUBDIVISION REVIEW

2019-1633-FP - APPROVED

Grande Maison, Phase 3-C

Developer/Owner: Grande Maison Development, LLC

Engineer/Surveyor: Kelly McHugh and Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the east side of LA Highway 59, south of Interstate - 12, Mandeville, Louisiana. Ward 4 District 5

Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda

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

Bagert moved to approve with waiver, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1640-FP - APPROVED

Maison du Lac, Phase 3-B

Developer/Owner: WBB Realty, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side LA Highway 1085, north of LA Highway 21, Covington, Louisiana. Ward 1 District 1

Requesting postponement at the special rescheduled meeting for the October 8, 2019 agenda

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, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1685-FP - APPROVED

Spring Lakes, Phase 2

Developer/Owner: Lonesome Development, LLC

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. James Thompson

General Location: The property is located on the east side of LA Highway 1077, west of Tantela Ranch Road, north of U.S. Highway 190, Covington, Louisiana. Ward 1, District 3

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

Opposition: None

Seeger moved to approve, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

2019-1686-FP- APPROVED

Lakeshore Villages, Phase 4-A-3

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

Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC

Parish Council District Representative: Hon. S. Michele Blanchard

General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9 District 13

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

Opposition: None

Randolph moved to approve, second by Fitzmorris.

Yea: Seeger, Willie, Richard, Doherty, Bagert, Fitzmorris, Crawford, Drumm, Randolph

Nay: N/A

Abstain: N/A

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

AMENDMENT TO DEVELOPMENTAL AGREEMENT

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

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

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING MR. WILLIAM H. JOHNSON, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MR. WILLIAM H. JOHNSON, 1551 LABARRE STREET, MANDEVILLE, LA 70448 OR ASSIGNEES; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION AUDUBON STREET, IMMEDIATELY EAST OF FOY STREET, TOWN OF MANDEVILLE SUBDIVISION (UNINCORPORATED), FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 4, DISTRICT 7.

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

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

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$6,200 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 \$3,900 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4, DISTRICT 7.
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.

(DRAFT DATE 12/3/2019)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

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:

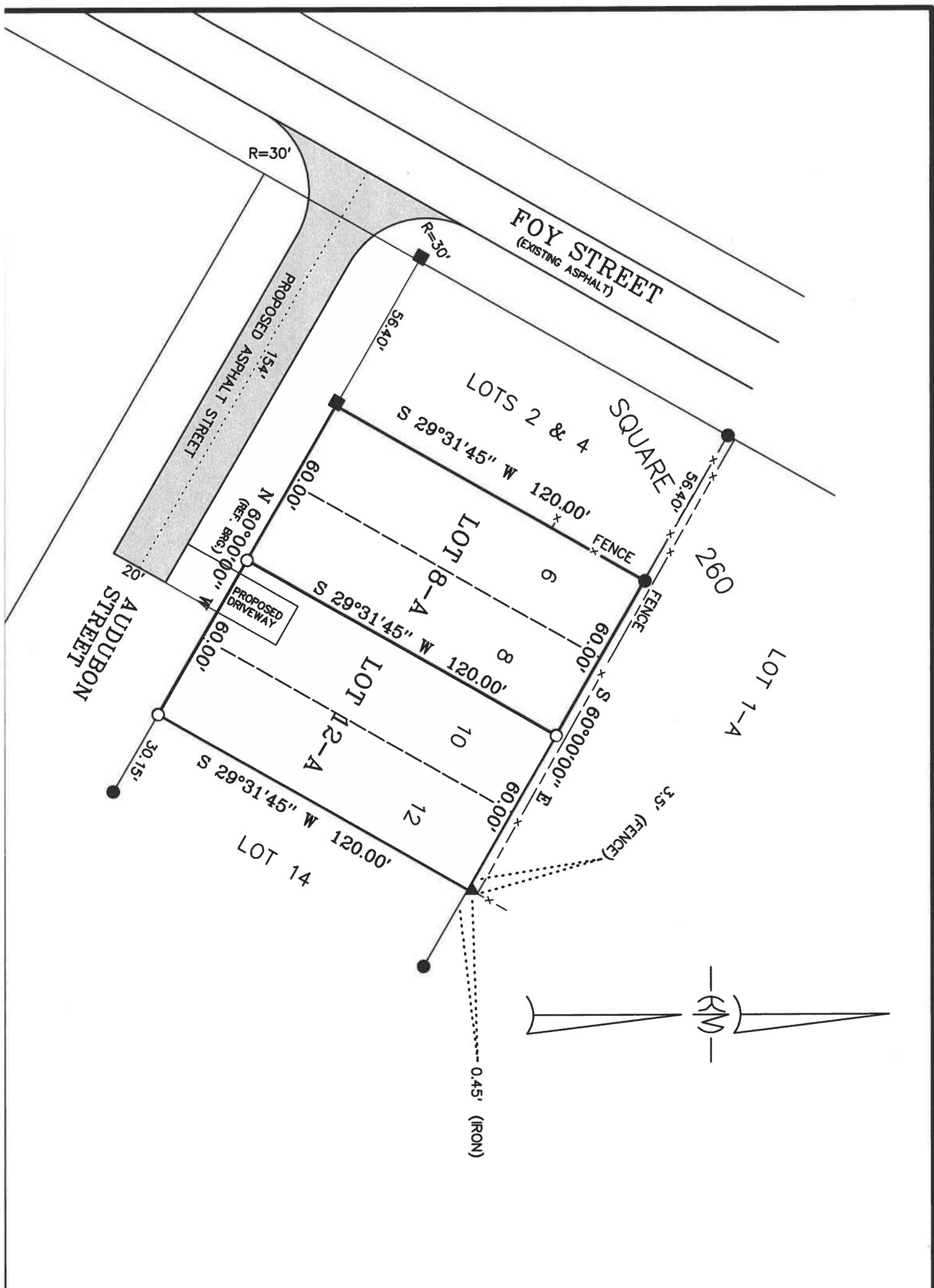
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF DECEMBER, 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Revised 7/1/2019



Enter R.O.W. Project
 PLANS
 RECEIVED
 11/19/2019
 DEVELOPMENT
 ENGINEERING
**ENGINEERING
 REVIEW COPY**

PREPARED FOR: **BILL JOHNSON**

**SKETCH OF PROPOSED STREET
 FOR LOTS 8-A & 12-A, SQUARE 260,
 TOWN OF MANDEVILLE, (NOT IN CORPORATE LIMITS)
 ST. TAMMANY PARISH, LOUISIANA.**

SCALE: 1" = 40'	DATE: 11-13-19
DRAWN: DRJ	JOB NO.: 19-422
REVISED:	

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

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING GINGERCREST, INC. (RACETRAC PETROLEUM, INC.), TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO GINGERCREST, INC. (RACETRAC PETROLEUM, INC.), 200 GALLERIA PARKWAY; SUITE 900; ATLANTA, GA 30339 OR ASSIGNEES; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF OAK AND COFFEE STREETS, NORTH OF LA HIGHWAY 190; TOWN OF MANDEVILLE (UNINCORPORATED), FOR THE PURPOSE OF IMPROVING THE ROADS AND DRAINAGE. 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. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$29,200 for a period of one (1) year.
8. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$16,100 for a period of two (2) years.

9. 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.
10. 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.
11. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage on the public right of way he/she seeks permission to enter.
12. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
13. That the petitioner shall submit a copy of the current owner's deed.
14. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
15. That the petitioner shall submit a site plan of Petitioner's property.
16. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4, DISTRICT 10.
17. That the petitioner submit as-built drawings certifying that road is constructed in accordance with the approved plans.
18. 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:

(DRAFT DATE 12/3/2019)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

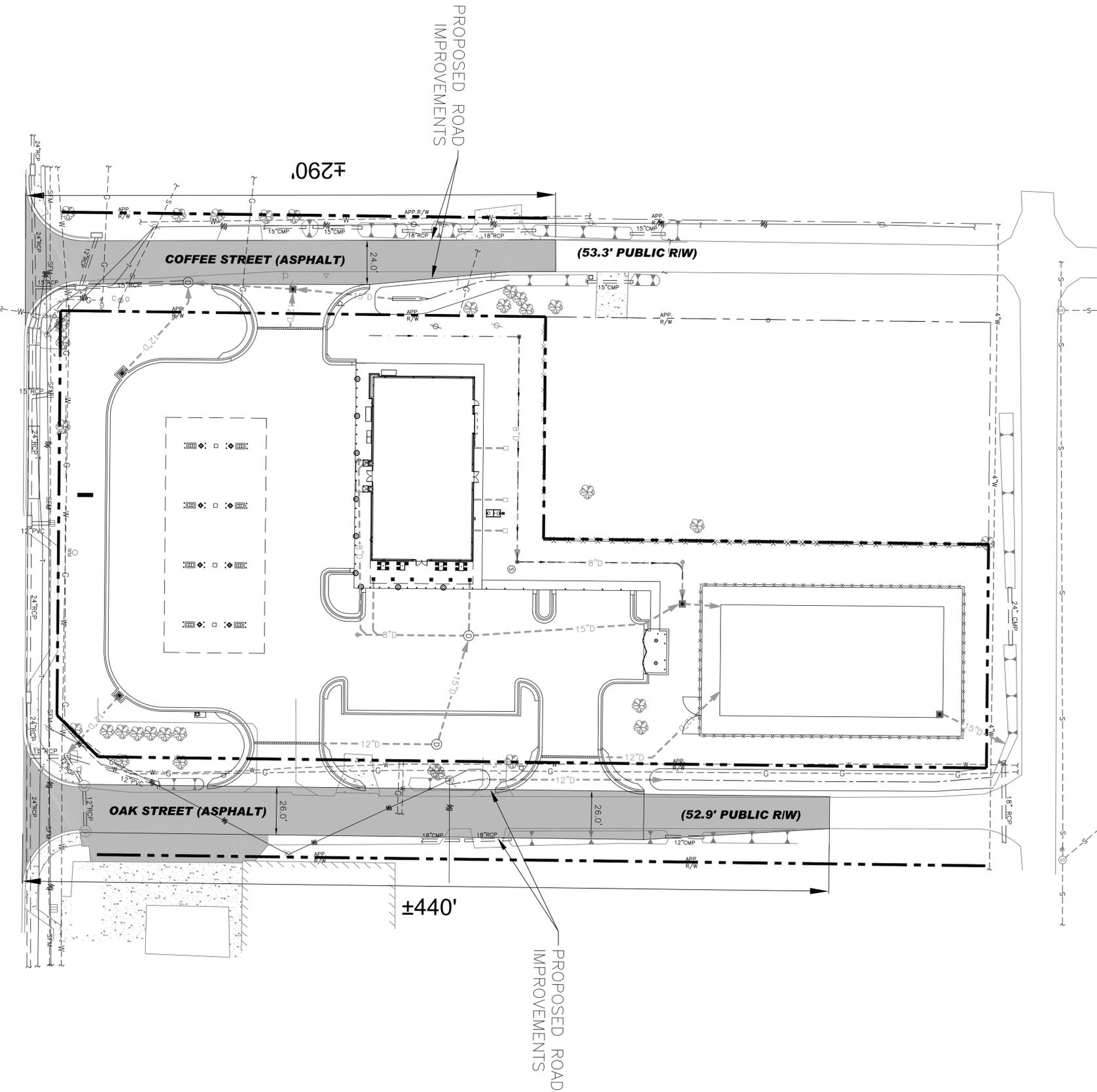
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 10TH DAY OF DECEMBER, 2019, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

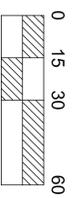
Revised 10/29/2019



ROAD IMPROVEMENT CONCEPT PLAN

24" x 36" SCALE: 1" = 30'

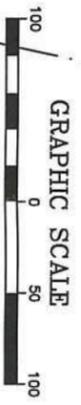
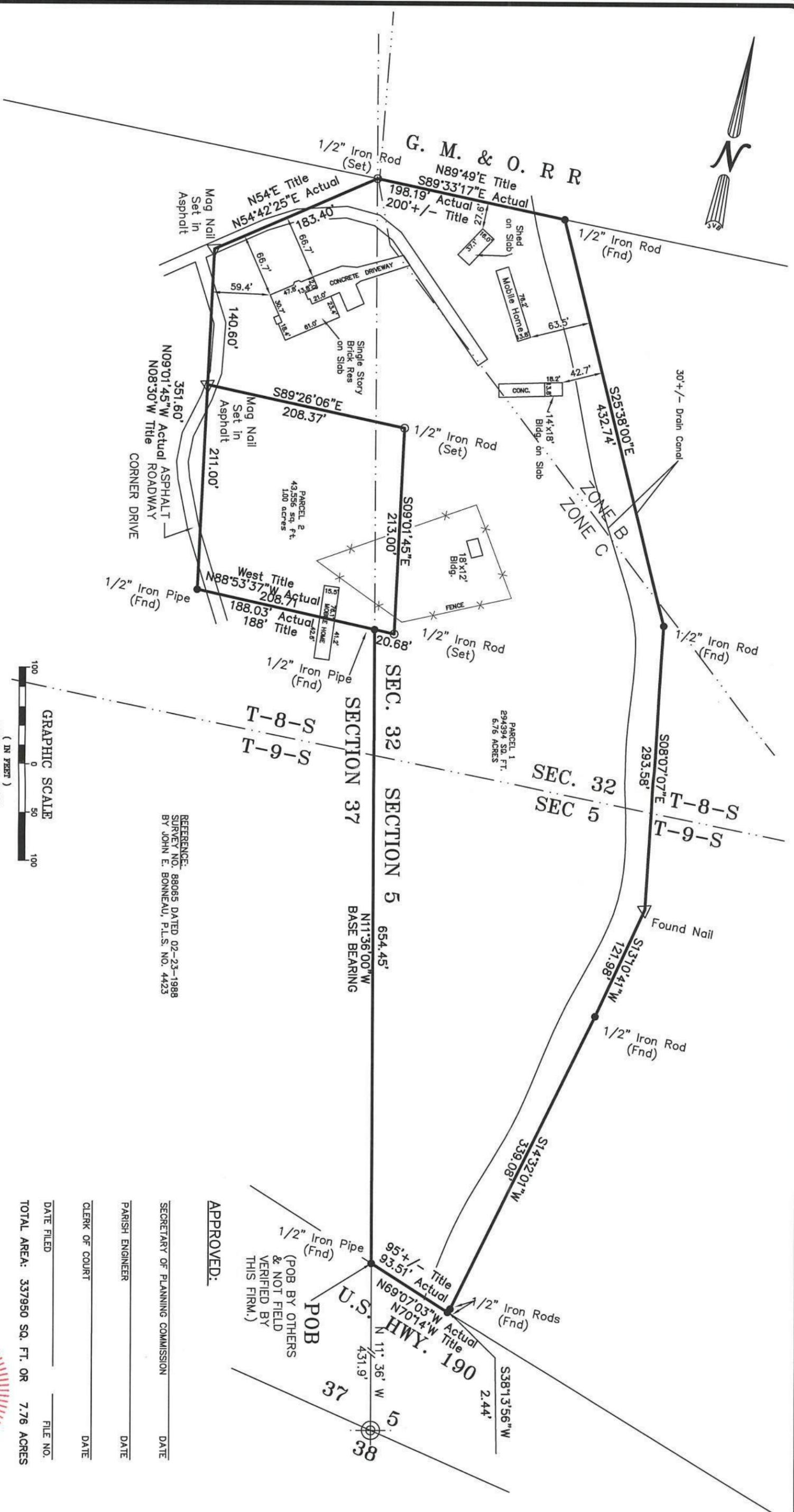
Enter R.O.W. Project
PLANS RECEIVED
 11/19/2019
DEVELOPMENT ENGINEERING
ENGINEERING REVIEW COPY



SHEET NO. 1	ROAD IMPROVEMENT CONCEPTUAL SITE PLAN	THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION IS PROHIBITED.	LINFIELD, HUNTER & JUNIUS, INC. PROFESSIONAL ENGINEERS, ARCHITECTS, LANDSCAPE ARCHITECTS AND SURVEYORS 3608 18th Street, Suite 200 Metairie, Louisiana 70002 2018 by Linfield, Hunter & Junius, Inc.	NO.	DATE
	Project #1343 "Mandeville" MANDEVILLE, LOUISIANA ST. TAMMANY PARISH				
DRAWN BY LHU					
DATE 11/18/2019					
SCALE 1" = 30'					
DRAWING NAME: SITE PLAN					

MINOR SUBDIVISIONS

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REFERENCE:
SURVEY NO. 88065 DATED 02-23-1988
BY JOHN E. BONNEAU, P.L.S. NO. 4423

SCALE: 1" = 100'
DATE: 2/06/06
DRAWN BY: BC CHECKED BY: MD
DWG. NO.: 1060205
SHEET 1 OF 1

I certify that this plot 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. Encroachments shown hereon are not necessarily exclusive. Encroachments of record as shown on title opinion or title policy will be shown hereon 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 0420 E
DATE: 4/21/99
ZONE: B & C
B.F.E. = NA
* Verify prior to construction with local governing body.

A MINOR SUBDIVISION OF A 7.76 ACRE PARCEL, INTO PARCEL 1 & PARCEL 2, LOCATED NEAR THE CITY OF SLIDELL IN SECTIONS 32 & 37, T-8-S, R-14-E & SECTIONS 5 & 37, T-9-S, R-14-E, 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 C survey. Bearings are based on record bearings unless noted otherwise.

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL

2990 East Gause Blvd., Suite B
Slidell, Louisiana 70461
E-mail: jvburkes@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

APPROVED: _____
(POB BY OTHERS & NOT FIELD VERIFIED BY THIS FIRM.)

SECRETARY OF PLANNING COMMISSION _____ DATE _____
PARISH ENGINEER _____ DATE _____
CLERK OF COURT _____ DATE _____
DATE FILED _____ FILE NO. _____

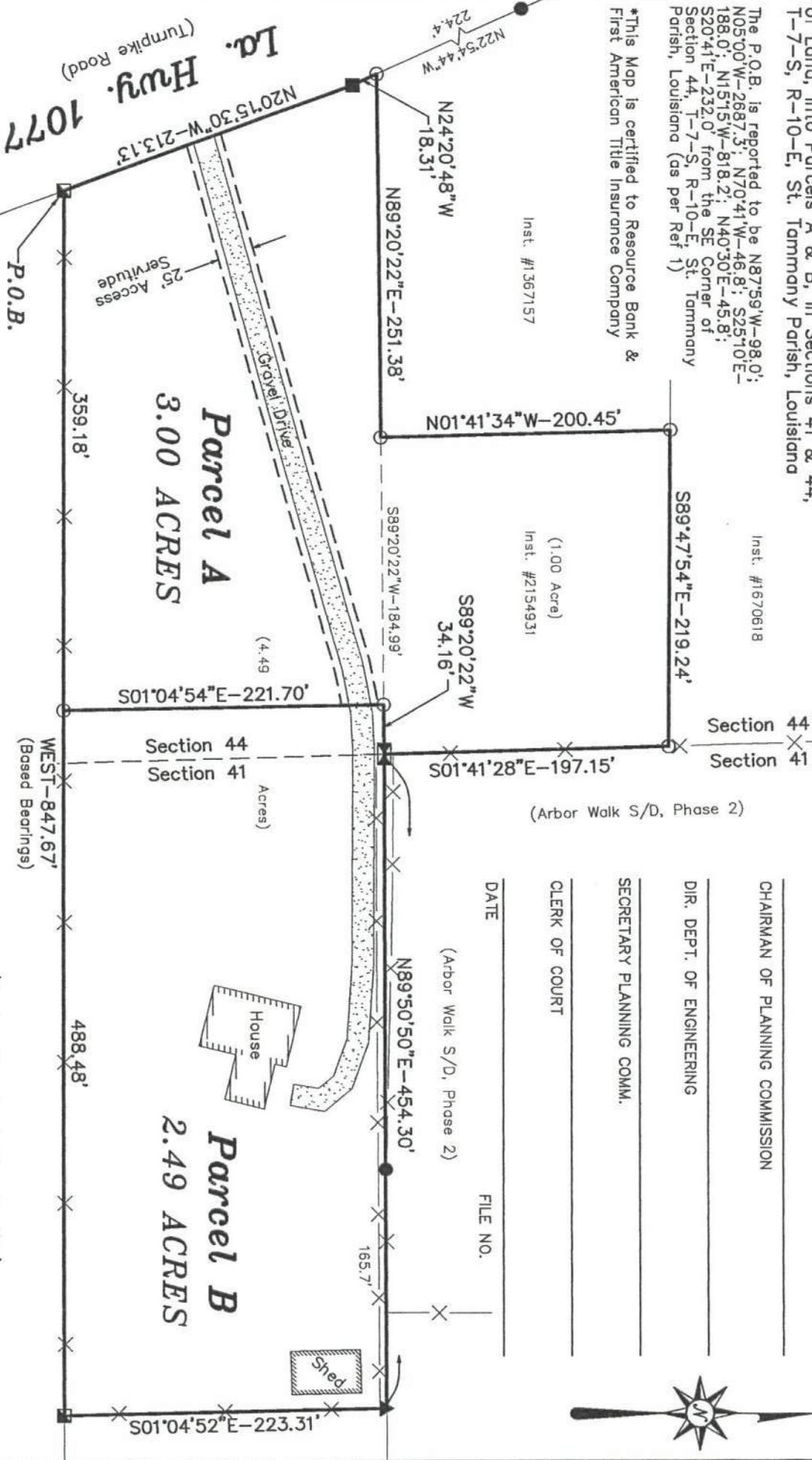
TOTAL AREA: 337950 SQ. FT. OR 7.76 ACRES

SEAN M. BURKES
LA REG. NO. 4785

A Minor Subdivision of a 4.49 & 1.00 Acre Parcel of Land, into Parcels A & B, in Sections 41 & 44, T-7-S, R-10-E, St. Tammany Parish, Louisiana

The P.O.B. is reported to be N87°59'W-98.0'; N05°00'W-2687.5'; N70°41'W-46.8'; S25°10'E-188.0'; N15°15'W-818.2'; N40°30'E-45.8'; S20°41'E-232.0' from the SE Corner of Section 44, T-7-S, R-10-E, St. Tammany Parish, Louisiana (as per Ref 1)

*This Map is certified to Resource Bank & First American Title Insurance Company



LEGEND:

- ▣ = Fnd. 1 1/2" Iron Pipe
- ▣ = Fnd. Broken Conc. Mon.
- ▣ = Fnd. Conc. Hwy. Mon.
- = Fnd. 1/2" Iron Pipe

- X— = Fence
- = Set 1/2" Iron Rod

Reference:
 1) A Survey Map of a 4.49 Acre Parcel, prepared for Mr. Nick Pleascia, Inst. #565977, Clerk of Courts Office, (Based Bearings)
 2) A Survey Map by this Firm Dated 4-11-2018, #18704, for Estate of Grace Galloway Pleascia
 3) A Deed of 1.0 Acre Parcel of Land in Inst. #2154931, Clerk of Courts Office

Note: The 25' Access Servitude shown hereon is 12.5' each side of the existing centerline gravel drive

FINAL APPROVAL _____

CHAIRMAN OF PLANNING COMMISSION _____

DIR. DEPT. OF ENGINEERING _____

SECRETARY PLANNING COMM. _____

CLERK OF COURT _____

DATE _____ FILE NO. _____



(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

THIS MAP IS IN ACCORDANCE WITH THE ACCURACY STANDARDS OF A "D" SURVEY REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:1X1.

PREPARED FOR **PAIGE HALL**

A SURVEY MADE OF PROPERTY LOCATED IN SECTIONS 41 & 44, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED: CERTIFIED CORRECT

LAND SURVEYING LLC
 518 N. Columbia Street, Covington, LA 70433
 (985) 892-6277 office (985) 898-0355 fax
 landsuri@bellsouth.net email

STATE OF LOUISIANA
BRUCE M. BUTLER, III
 License No. 4894
 PROFESSIONAL SURVEYOR
 10-1-2019
 BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of a 2.98 Acre Parcel of Land, into Parcels A & B, in Section 20, T6S-R12E, St. Tammany Parish, Louisiana

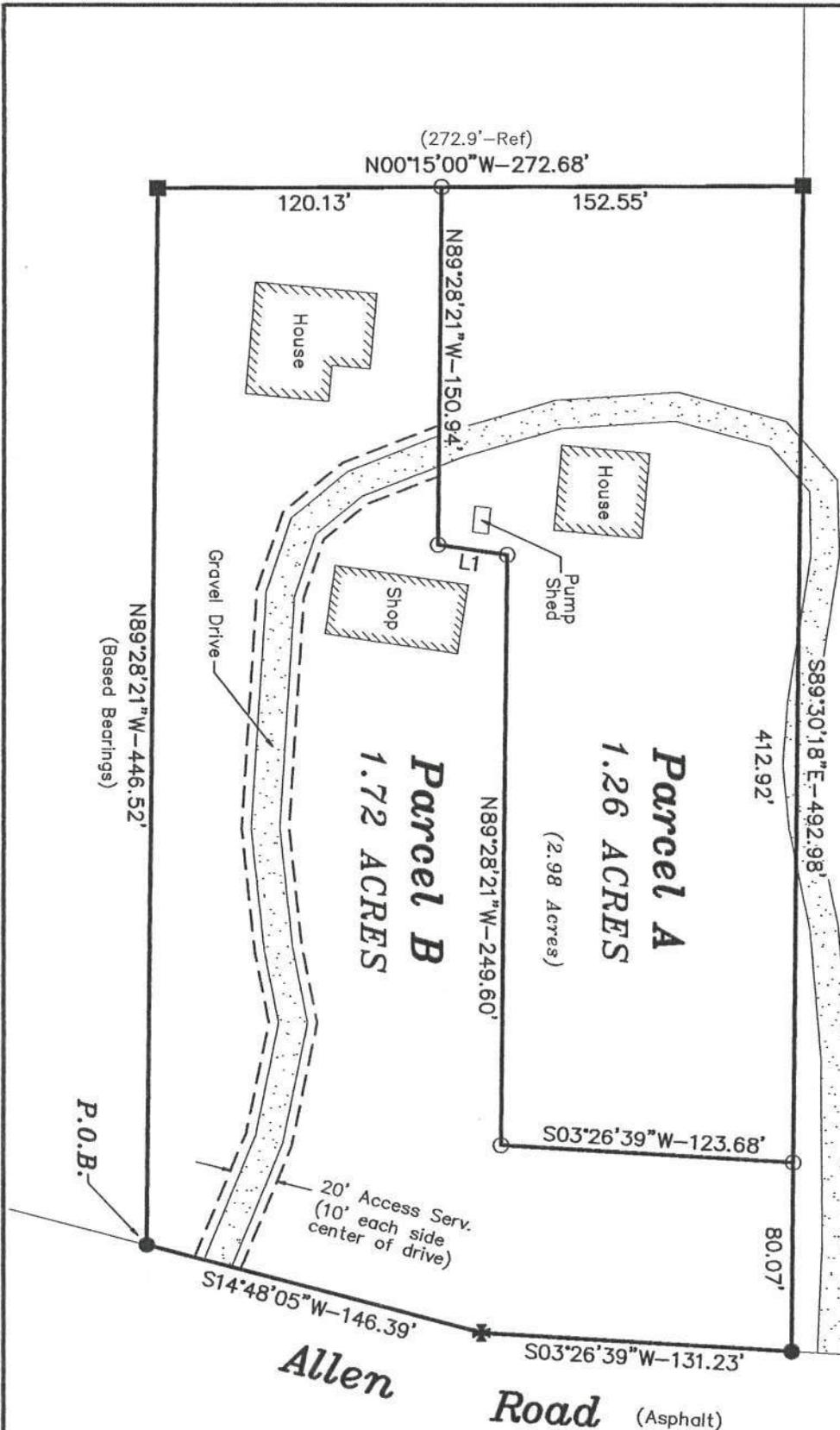
Reference: A Survey Map of Subject Property by Jeron Fitzmorris, Dated 1-8-1999, Job #8285 (Based Bearings)

Reference Bearing calls not shown

The P.O.B. is reported to be N00°15'W-208.7'; N89°30'W-264.3'; N20°23'E-517.0'; N21°19'21"E-50.24'; N89°28'21"W-2.0' from the 1/4 Section Corner between Sections 20 & 21, T-6-S, R-12-E, St. Tammany Parish, Louisiana

Line Table:

L1=S08°21'37"W-29.53'



(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 "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

LEGEND:

- = Fnd. 1/2" Iron Pipe
- = Fnd. 1/2" Iron Rod
- ⊕ = Fnd. 5/8" Iron Rod
- = Set 1/2" Iron Rod

MAP PREPARED FOR **BRIAN BYERS**
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 20, T-6-S, R-12-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. CERTIFIED CORRECT

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax
landsuri@bellsouth.net email



SCALE: 1" = 70'

DATE: 7-08-2019

NUMBER: 19542

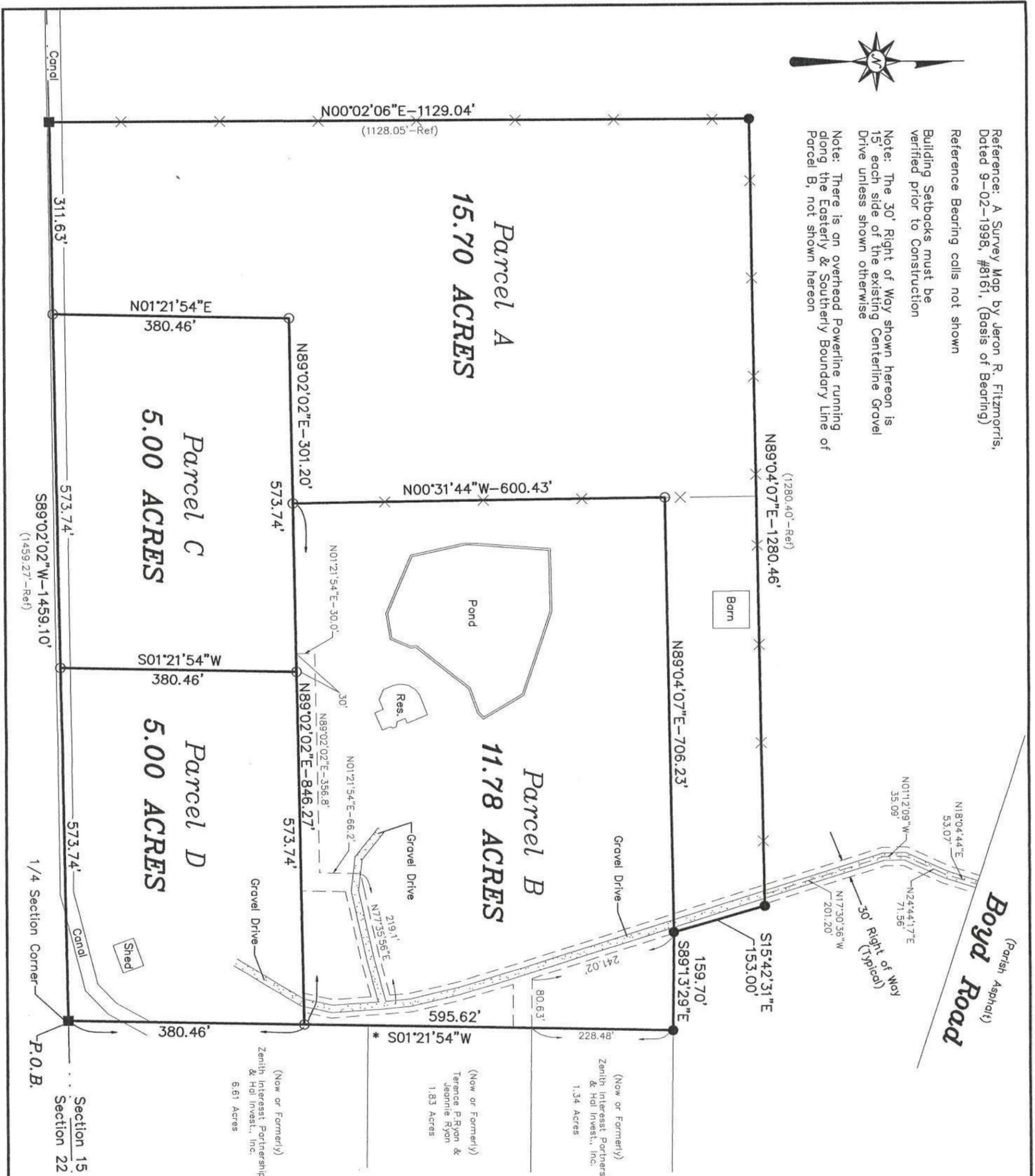
Reference: A Survey Map by Jeron R. Fitzmorris, Dated 9-02-1998, #8161, (Basis of Bearing)

Reference Bearing calls not shown

Building Setbacks must be verified prior to Construction

Note: The 30' Right of Way shown hereon is 15' each side of the existing Centerline Gravel Drive unless shown otherwise

Note: There is an overhead Powerline running along the Easterly & Southerly Boundary Line of Parcel B, not shown hereon



Boyd Road
(Parish Asphalt)

A Minor Subdivision of a 37.49 Acre Parcel of Land, into Parcels A, B, C & D, Section 15, T-6-S, R-10-E, St. Tammany Parish, La.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

- LEGEND:
- = Fnd. 1/2" Iron Rod
 - = Fnd. 3" Iron Pipe
 - = Set 1/2" Iron Rod
 - = Right of Way Line
 - X- = Fence
 - * = Basis of Bearing

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 ALL THE SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE DATED IN LA 4612M.

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

BRUCE M. BUTLER, III
(Signature)
 LICENSE NO. 4894
 5-15-18

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

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

MAP PREPARED FOR
TERRY RYAN SR. & TERRY RYAN JR.

SCALE: 1" = 170'
 DATE: 11-09-2016
 Section 15, T-6-S, R-10-E, St. Tammany Parish, Louisiana

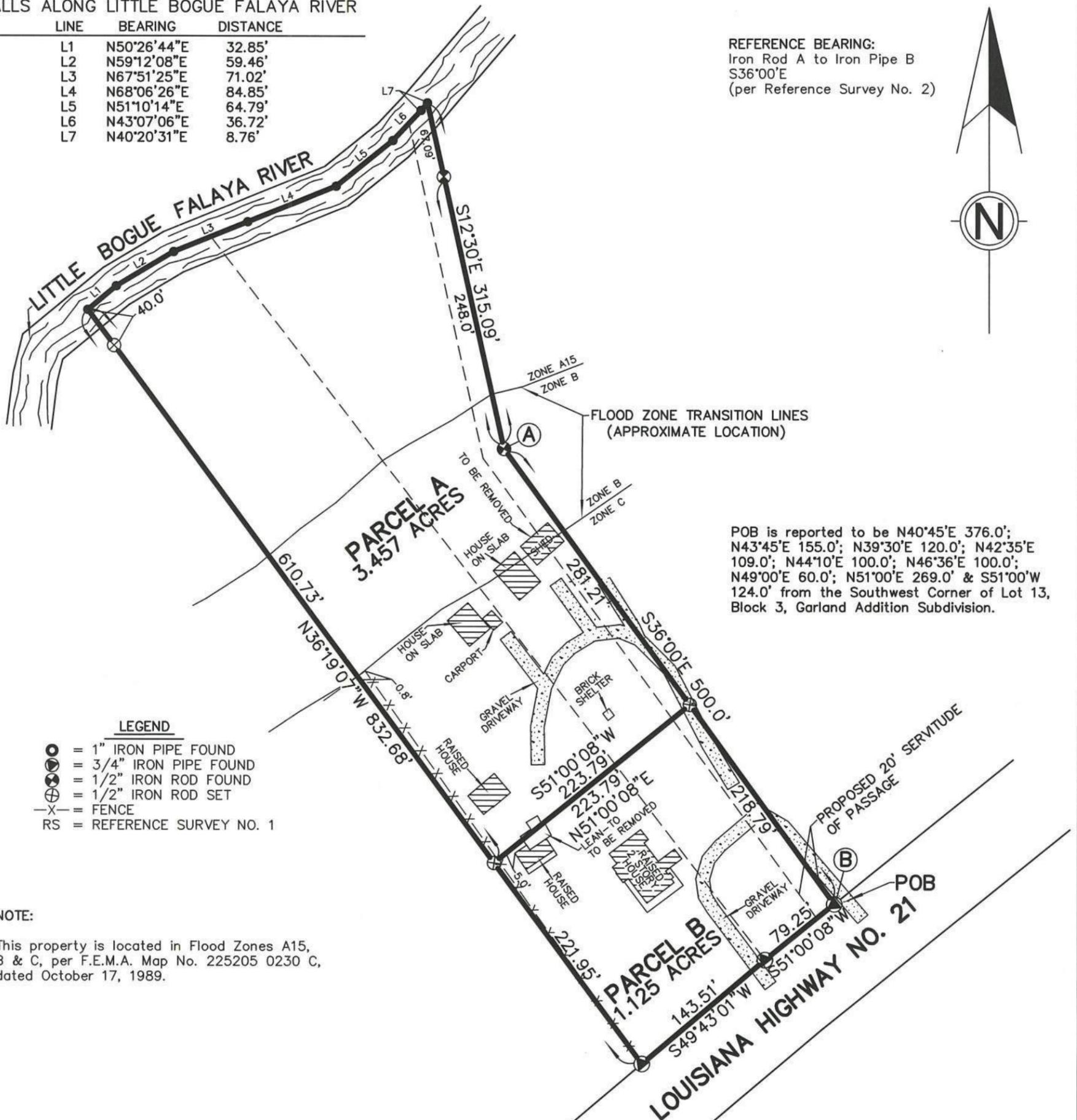
DRAWN BY: JWG
 DRAWN NUMBER: 17767

Revised: 5-15-2018 (Resub)
 Terry R. Ryan

CALLS ALONG LITTLE BOGUE FALAYA RIVER

LINE	BEARING	DISTANCE
L1	N50°26'44"E	32.85'
L2	N59°12'08"E	59.46'
L3	N67°51'25"E	71.02'
L4	N68°06'26"E	84.85'
L5	N51°10'14"E	64.79'
L6	N43°07'06"E	36.72'
L7	N40°20'31"E	8.76'

REFERENCE BEARING:
Iron Rod A to Iron Pipe B
S36°00'E
(per Reference Survey No. 2)



POB is reported to be N40°45'E 376.0';
N43°45'E 155.0'; N39°30'E 120.0'; N42°35'E
109.0'; N44°10'E 100.0'; N46°36'E 100.0';
N49°00'E 60.0'; N51°00'E 269.0' & S51°00'W
124.0' from the Southwest Corner of Lot 13,
Block 3, Garland Addition Subdivision.

- LEGEND**
- = 1" IRON PIPE FOUND
 - ◐ = 3/4" IRON PIPE FOUND
 - ⊗ = 1/2" IRON ROD FOUND
 - ⊕ = 1/2" IRON ROD SET
 - X- = FENCE
 - RS = REFERENCE SURVEY NO. 1

NOTE:
This property is located in Flood Zones A15,
B & C, per F.E.M.A. Map No. 225205 0230 C,
dated October 17, 1989.

APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED _____ FILE NO. _____

- REFERENCE SURVEYS:**
- Survey for Henri F. & William J. Ferrer by Robert A. Berlin, Surveyor, dated March 16, 1966.
 - Survey for Alex Ferrer, Francis Griffith, Henri F. Ferrer, Jr., & Rene Ferrer by John G. Cummings, Surveyor, dated July 18, 2018, Job No. 12042D-BLA.

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.

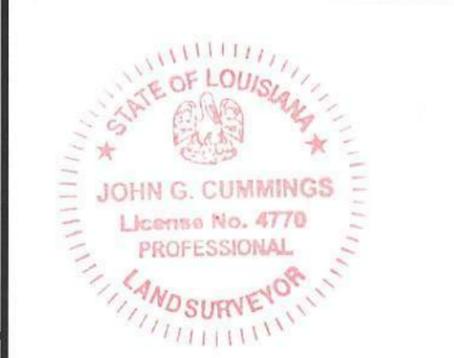
503 N. JEFFERSON AVENUE **JOHN G. CUMMINGS & ASSOCIATES** PHONE (985) 892-1549
COVINGTON, LA 70433 PROFESSIONAL LAND SURVEYORS FAX (985) 892-9250

PLAT PREPARED FOR: **Ferrer Cottages, LLC**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF 4.582 ACRES INTO PARCELS A & B, LOCATED IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 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.

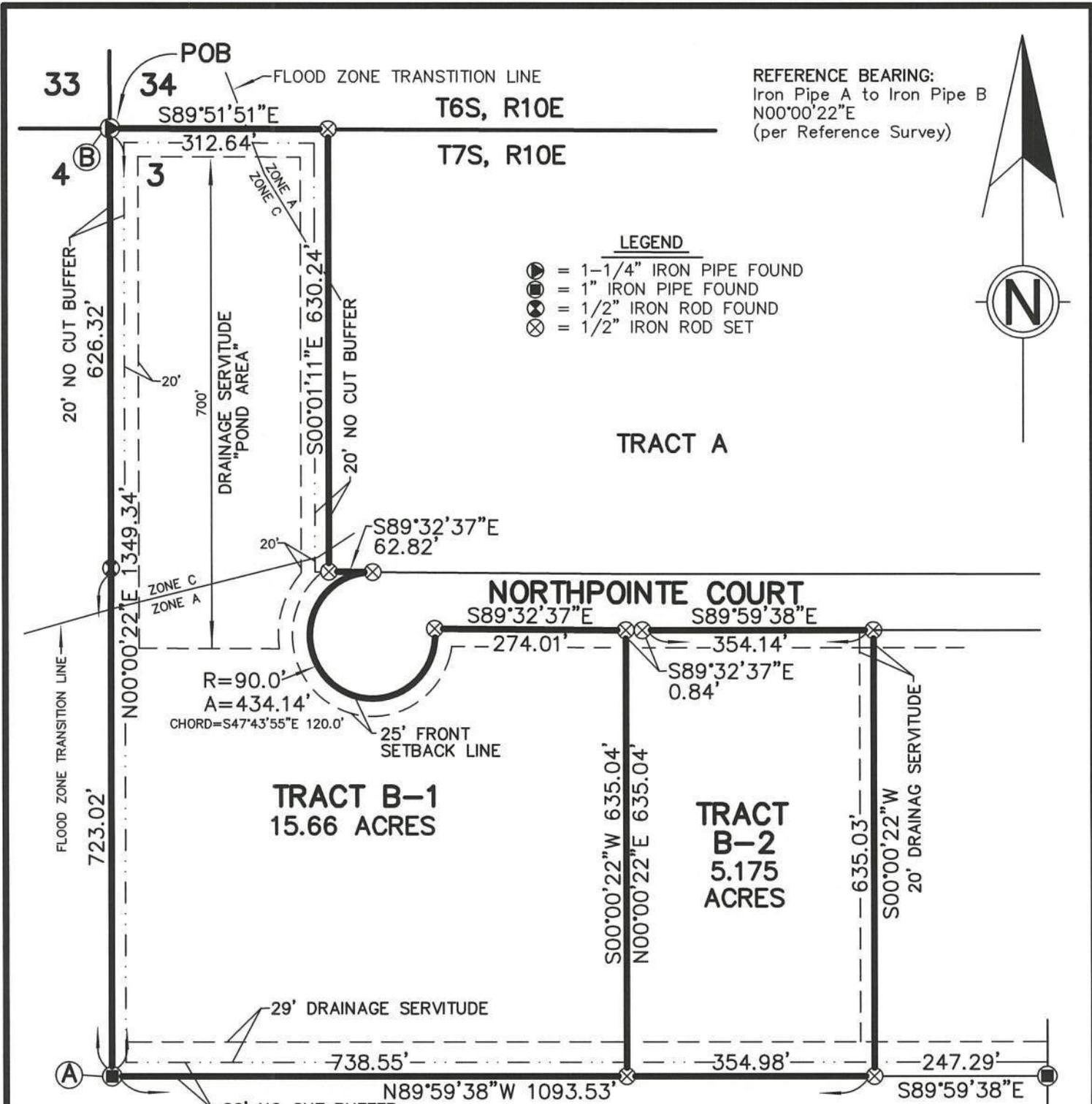
John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'	JOB NO. 12042-DF	DATE: 11/18/2019	REVISED:
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RESUBDIVISION REVIEW

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NOTES:

- This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.
- Building Setback Lines must be determined by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Plat of Northpointe Business Park, Phase 1, 2, 3, & 4, (Amendment to Detention Areas), by Byron J. Oncale, Surveyor, dated June 16, 2015, filed St. Tammany Parish Clerk of Court Map File No. 5416.

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 OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED _____ FILE NO. _____

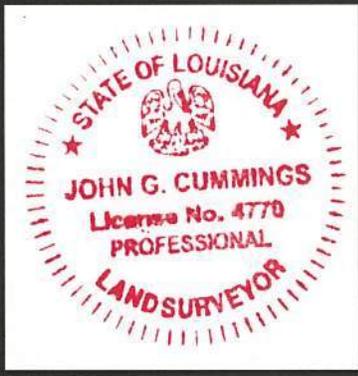
(985) 892-1549 **John G. Cummings and Associates** FAX (985) 892-9250
503 N. JEFFERSON AVENUE **PROFESSIONAL LAND SURVEYORS** COVINGTON, LA 70433

PLAT PREPARED FOR: *Northpointe Court, LLC*

SHOWING A SURVEY OF: A RESUBDIVISION OF TRACT B INTO TRACTS B-1 & B-2, NORTHPOINTE BUSINESS PARK, PHASE 4, LOCATED IN SECTION 3, TOWNSHIP 7 SOUTH, RANGE 10 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.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 200' JOB NO. 19239-R DATE: 11/21/2019 REVISED:

RESUBDIVISION STAFF ANALYSIS REPORT
(As of December 3rd, 2019)

CASE FILE NO: 2019-1726-MRP

NAME OF SUBDIVISION: Covington Place Cottages, Phase 1

LOTS BEING DIVIDED: Resubdivision of lots 1-14, Lot 76, Lots C-1-C-8 & a 10.30 acre tract into Lots 1A-14A, 15-28, GS-5 & a 10.49 acre tract

SECTION: 42

WARD: 3

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

PROPERTY LOCATION: The property is located on the north side of 10th Street, on the west side of Covington Cottage Lane and on the north and south side of Craftsman Court, Covington, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Tidal Group, LLC - Adam Henning

STAFF COMMENTARY:

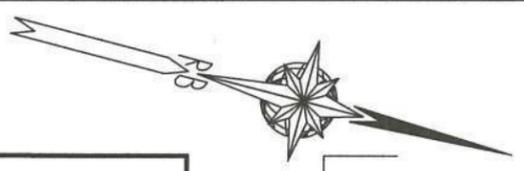
The owner is requesting to resubdivide twenty-four (24) lot into thirty (30) residential sites.

The reason for the public hearing requirement is that the proposal involves the creation/adjustment of lots within a subdivision that requires approval of the Planning Commission and consist of an amendment of the previously approved Phase 1 of the subdivision.

Recommendation:

Staff has no objections to the resubdivision request, as shown on the attached survey, subject to the following:

1. Addresses are to be indicated on the plat.



7TH STREET R/W
N75°40'E 300.64'

HARRISON STREET R/W
N14°42'48"W 40.37'

N75°37'43"E 279.91'

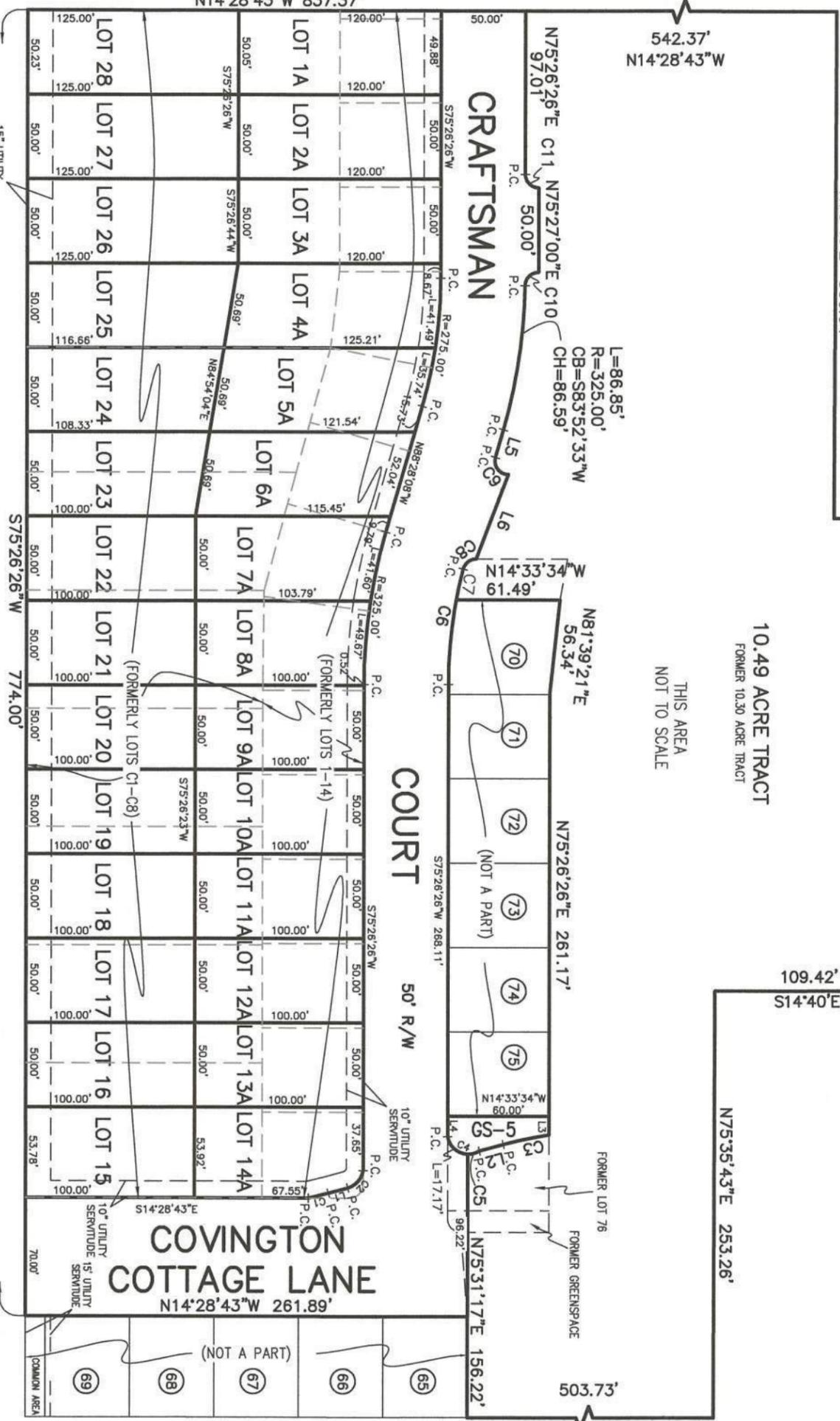
Resubdivision of
COVINGTON PLACE COTTAGES * PHASE 1
LOTS 1-14, LOT 76, LOTS C1-C8 & A 10.30 ACRE TRACT
SECTION 42, TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
LOTS 1A-14A, 15-28, GS-5 AND A 10.49 ACRE TRACT

10.49 ACRE TRACT
FORMER 10.30 ACRE TRACT

THIS AREA
NOT TO SCALE

RUBY STREET
(NOT CONSTRUCTED)

(BASE BEARING)
N14°28'43"W 837.37'



LINE BEARINGS	DISTANCE
L1	N29°55'26"W 11.91'
L2	N29°55'26"W 14.65'
L3	S75°26'26"W 11.17'
L4	S75°26'26"W 12.24'
L5	N88°28'08"W 16.95'
L6	N83°50'28"W 53.46'

T.B.M.
SEE T.B.M. NOTE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	187.50'	12.23'	12.23'	N28°03'19"W	3°44'14"
C2	12.50'	14.57'	13.76'	N65°19'29"W	66°48'02"
C3	225.00'	27.61'	27.39'	N26°24'31"W	7°01'50"
C4	12.50'	24.36'	20.69'	S09°39'04"W	11°17'40"14"
C5	12.50'	7.19'	7.09'	S29°42'16"E	32°57'34"
C6	275.00'	18.51'	18.51'	S87°52'26"W	14°21'44"
C7	275.00'	18.51'	18.51'	S87°52'26"W	3°51'27"
C8	8.00'	10.56'	9.81'	N62°22'42"W	75°38'16"
C9	8.00'	14.81'	12.79'	S38°29'09"W	106°05'26"
C10	8.00'	12.47'	11.24'	N59°07'45"W	89°18'03"
C11	8.00'	12.56'	11.31'	S30°28'52"W	89°55'09"

TBM NOTE:
T.B.M. IS A 60D NAIL IN POWER POLE LOCATED AT THE
SOUTHEAST CORNER OF THE INTERSECTION OF 10TH ST. AND
RUBY STREET. ELEV=25.24' N.G.V.D. 29

- DENOTES 1/2" IRON ROD FND
- UNLESS OTHERWISE NOTED

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# 22520502300 Rev. 10-17-89

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

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

NOTE:
1/2" IRON PIPES TO BE SET AT ALL LOT CORNERS
UPON RECORDATION OF THIS PLAT.

APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION
SECRETARY PARISH PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
CLERK OF COURT
DATE FILED _____ FILE NO. _____

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Geodetic • Forensic • Consultants

228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5366 FAX (985) 624-5309
E-MAIL: info@brownsurveyors.com

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

FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As December 3, 2019)

CASE NO.: 2019-1687-FP

SUBDIVISION NAME: Oaklawn Trace, Phase 1

DEVELOPER: J/Mac Development, LLC
310 Howze Beach Road
Slidell, LA 71461

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

SECTION: 33
TOWNSHIP: 8 SOUTH
RANGE: 13 EAST

WARD: 7
PARISH COUNCIL DISTRICT: 11

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 on the south side of US Highway 190, east of Transmitter Road, west of South Tranquility Road, Lacombe, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 30.65

NUMBER OF LOTS: 65 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AE-EL 10"

STAFF COMMENTARY:

Department of Planning and Development

The developer requested postponement for the November 12, 2019 Planning Commission meeting.

Periodic inspections have been made by this office during construction and a final inspection was made on October 22, 2019. The inspection disclosed that all of the asphalt roadways were constructed, and the

roadside ditches and shoulders need final grading.

Postponement of this submittal is advised due to the following uncompleted items that existed at the time of the final inspection and review of the provided plans. These items will need to be completed prior to the plats being signed:

General Information:

1. Roadside ditches and ditches within drainage servitudes need to be regraded to provide positive flow.
2. Numerous cross culverts have been silted in and need to be cleaned.
3. The new connection for Oaklawn Trace at US Hwy 190 is showing signs of raveling and needs to be corrected.
4. Rip-Rap at numerous outfall pipe locations need to be re-installed (Typical).
5. Pond banks and pond tops need to be vegetated (sodded/hydro-seeded) to eliminate erosion and siltation into the detention ponds (Typical).
6. The fire hydrant across from lot #6 needs to be raised to the proper grade.

Final Plat:

7. Lots #84-88 have incorrect addressing. Revise addresses per addressing spreadsheet provided for this development.
8. Lot #22 and the lift station have incorrect addressing. Revise addresses per addressing spreadsheet provided for this development.
9. Show the 60' drainage servitude from pond #2 extending to the Trace right-of-way.
10. Label the 20' drainage servitude on the east side of pond #1.
11. Label the drainage servitude between pond #1 and pond #2 on the plat.
12. Provide parcel labels for all greenspace parcels on the plat (Typical).
13. Label the 20' drainage and utility servitude on the plat between lots #21 and #22.

Paving & Drainage Plan:

14. Revise the Paving & Drainage plan to better delineate the 20' drainage servitude between pond #1 and pond #2.

15. Provide as-built information for the newly constructed left turn lane on US Hwy 190.
16. Label the drainage servitude to the east of lot #15.
17. Provide as-built information for the outfall ditch and drainage improvements located within the Trace right-of-way.
18. Update the driveway culvert schedule to include lots #85-#88.
19. Verify lots #84-#89 are supposed to be rear to front drainage.
20. Provide pond bottom as-built elevations to verify the minimum required 5' depth for wet ponds is being provided.
21. Contech recommends that A-2000 pipe exposed to UV for a period longer than two years should be covered or coated. Numerous sections of drain pipe were not installed to these manufacturers recommendations and will become brittle over time due to UV exposure.
22. There is an existing ditch between lot #23 and #24 that is not shown on the As-Built plans. Revise the As-Built to denote this existing temporary drainage feature or this ditch needs to be filled in accordance with the approved drainage and grading plan.

Water & Sewer Plan:

23. Revise the drainage servitude between pond #2 and the Trace to be 60' as shown on the as-built paving and drainage plan.
24. Provide As-Built information for the newly constructed water well site.
25. Provide As-Built information for the newly constructed wastewater treatment site.
26. Revise sewer note #24 to include the new DEQ ID # for this project.
27. Provide a revised Letter of Acceptance for this sewer system from Clear Stream Utilities stating that they are now responsible to own and maintain all sewer infrastructure associated with this subdivision.
28. Provide a Letter of Acceptance for the water system for this subdivision.
29. Provide a Clear Water Test for the new water lines within this development.
30. Provide permit documentation and approvals for the new water system for this subdivision.
31. Provide permit documentation and approvals for the new sewer system for this subdivision.
32. Verify that lots #21 and #22 have a sewer service provided as shown on the As-Built Water &

Sewer plan.

Signage Plan:

33. Revise plan to show all-way stop controlled intersections and add “all-way” plaques.

Informational Items:

The required recreational facilities for Oaklawn Trace shall be completed before the Final Plat for the next phase of Oaklawn Trace can be recorded.

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,450 linear feet x \$12.00 per linear foot = \$41,400.00 for a period of one (1) year.

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

The Voluntary Developmental Agreement for this development is under review and will need to be finalized before the plats can be recorded.

Revised drawings will not be accepted for review or placement in the packet prior to the December 10, 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 STAFF ANALYSIS REPORT
(As December 9, 2019)

CASE NO.: 2019-1688-FP

SUBDIVISION NAME: Wingfield, Phase 1

DEVELOPER: Bruno Brothers Real Estate
70325 Highway 1077
Covington, LA 70433

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc.
P.O. Box 881
Madisonville, LA 70447

SECTION: 33
TOWNSHIP: 6 SOUTH
RANGE: 10 EAST

WARD: 1
PARISH COUNCIL DISTRICT: 3

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 on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 150.98

NUMBER OF LOTS: 40 AVERAGE LOT SIZE: 1.87 Acres

SEWER AND WATER SYSTEMS: Community

ZONING: A-1A

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Planning and Development

The developer requested postponement for the November 12, 2019 Planning Commission meeting.

Periodic inspections have been made by this office during construction a final inspection was made on October 24, 2019 and a confirmation inspection was made on November 26, 2019. The confirmation inspection disclosed that all of the asphalt roads are constructed, the road shoulders need to be reconstructed and the roadside ditches need final grading.

Postponement of this submittal is advised due to the following uncompleted items that existed at the time of the confirmation inspection and review of the provided plans. These items will need to be completed before the plats are signed:

General Information:

1. A recreational facilities plan needs to be submitted and approved for this development. Once approved the required facilities need to be constructed before the Final Plats for the next phase of Wingfield Subdivision can be recorded.
2. Provide roadway base testing results.
3. Provide asphalt roadway testing results.
4. Provide utility trench bedding testing results.
5. Provide utility trench backfill testing results.
6. Shoulders along Crossvine Drive near the areas disturbed with the water line work need to be regraded.
7. Ditches along Crossvine Drive near the areas disturbed with the water line work need to be regraded.
8. Ditches along Plumegrass Drive need to be regraded to provide positive flow.
9. Detention Pond #1 and #2 top of banks and slopes needs to be vegetated and a mature stand of grass established.
10. Establish and regrade roadside ditches and shoulders along Joiner-Wymer Road.
11. Grade and vegetate the back slope by the outfall pipe for Pond #2.
12. Erosion control measures were removed in areas associated with water line repairs, these erosion control measures need to be reinstalled where vegetation is not established to avoid further erosion.
13. Ditches along the west side of Silverthorn Street near Plumegrass Drive need to be regraded to provide positive flow.
14. The 30' drainage servitude between lots #9 and #10 needs to be regraded to provided positive flow.
15. Revise the Title Block section on all plan sheets to state Wingfield Subdivision, Phase 1.
16. The road names shown on all plan sheets will need to be updated to reflect the 911 addressing

approved road names once provided.

Final Plat:

17. The greenspace behind lot #30 does not have an access servitude in order for it to be maintained by the HOA, revise the plans to provide this greenspace with an access servitude for maintenance.
18. The developer needs to contact the 911 addressing office to have the addressing completed. Once the addressing is completed these addresses need to be added to the Final Plat.
19. Revise the Legal Description to reflect Phase 1 of Wingfield Subdivision and exclude the “Future Phase” parcels.
20. Revise the general information table to reflect the revised “Area” and “Number of Lots” for Phase 1 of Wingfield Subdivision.

Paving & Drainage Plan:

21. The inverts shown along Buttonbush Drive do not provide positive flow. The roadside ditch needs to be regraded or the As-Built need to be verify to ensure this ditch has positive flow.
22. Provide pipe material, size and invert elevations on all drainage structures. (Typical)
23. The Bedico Creek cross-section needs to be revised to show the correct width, and the 50’ foot “No Cut Buffers” from the mean top bank.
24. The “Drawing Index” needs to be revised to correctly match the plan set submitted for “Wingfield Subdivision, Phase 1”.

Water & Sewer Plan:

25. Provide clear water tests for the new water lines installed in association with Wingfield Subdivision.
26. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from the utility provider.
27. Provide written verification from the utility provider that the existing water and sewer systems this development is connecting to have sufficient capacity.
28. Provide an As-Built plan for the sewer force main extension required from Wingfield Subdivision to Tuscany Subdivision. Include a cross-section or call-outs on this plan showing the as-built location and depth for the sewer force main within the Joiner-Wymer Road right-of-way.
29. Revise the sewer force main call-out to clearly identify the correct sewer line.
30. Revise conflicts with the fire hydrant call-outs and legend. (Typical)

31. Revise the water line tie in at Bunny Lane call-out to reflect the correct sheet number.

Signage Plan:

32. 911 addressing has not approved the proposed street names within this development. Street name signage previously installed may need to be reinstalled if 911 addressing does not approve the proposed street names.

Water Line Extension Plan:

33. Update the Bunny Lane cross-section to show the As-Built location of the water line including the depth and location of the new water line within the Bunny Lane right-of-way.

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 8,736 linear feet x \$22.00 per linear foot = \$192,200.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

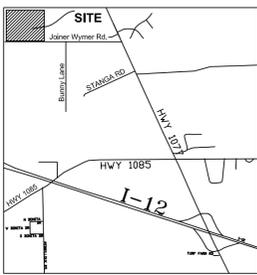
Road Impact Fee = \$1077.00 per lot x 40 lots = \$43,080.00

Drainage Impact Fee = \$1114 per lot x 40 lots = \$44,560.00

Fees are due before subdivision plats can be signed.

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

Revised drawings will not be accepted for review or placement in the packet prior to the December 10, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



REFERENCE BEARING:
IRON PIPE A TO CONCRETE CORNER B
S89°58'22" W
(PER REFERENCE SURVEY)

FINAL PLANS
RECEIVED
11/25/2019 - 10:00 A.M.
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

WINGFIELD SUBDIVISION

PHASE 1
SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST

163.45 ACRES	47	8736 FT.
AREA	NO. OF LOTS	LGTH. OF STREETS
1.87 ACRES	Community	A-1A
AVG. LOT SIZE	SEWER SYSTEM	ZONING
ASPHALT	60'	Community
ROAD SURFACING	STREET WIDTH R.O.W.	WATER SYSTEM

VICINITY MAP
NOT TO SCALE

DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA AND MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A CONCRETE POST WITH A BRASS CAP FOUND AT THE SECTION CORNER COMMON TO SECTIONS 28, 29, 32 AND 33, BEING THE NORTHWEST CORNER OF SAID SECTION 33, OF SAID TOWNSHIP AND RANGE AND THE POINT OF BEGINNING,

THENCE N89°13'29"E 2651.01 FEET TO A ONE INCH IRON PIPE FOUND, THENCE S00°40'45"E 2703.60 FEET TO A ONE INCH IRON PIPE FOUND ON THE NORTH SIDE OF JOINER WYMER ROAD, THENCE S89°58'22"W 2650.03 FEET TO A CONCRETE CORNER FOUND, THENCE N00°41'00"W 1335.39 FEET TO A CONCRETE POST WITH BRASS CAP FOUND, THENCE N00°43'27"W 1333.81 FEET TO THE POINT OF BEGINNING, CONTAINING 163.45 ACRES.

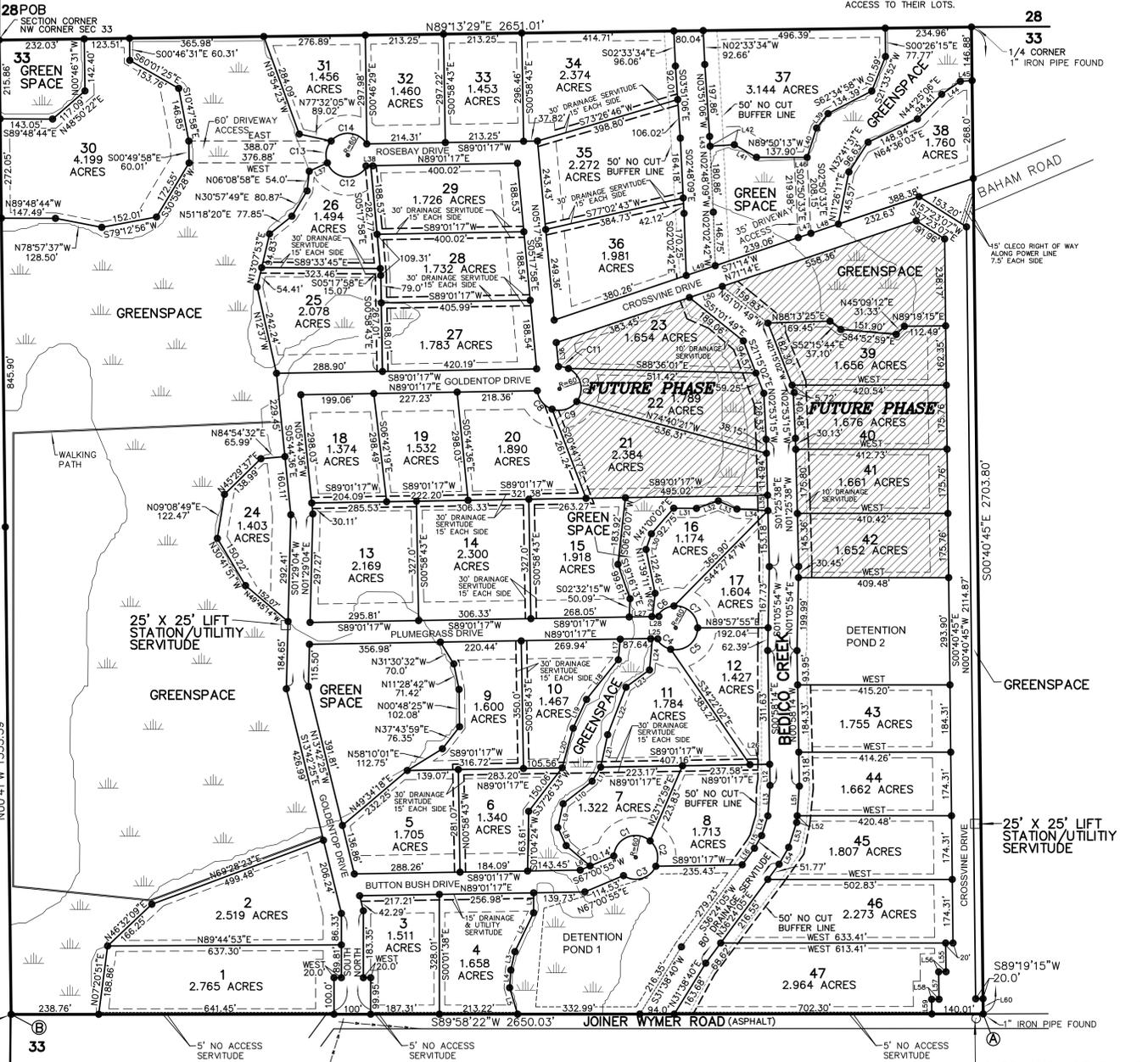
LEGEND
[Hatched Box] = PHASE 2

CALLS ALONG PROPERTY LINES

- LINE BEARING & DISTANCE
- L1 S00°01'38"E 54.76'
 - L2 S25°36'48"W 118.10'
 - L3 S12°23'59"W 51.61'
 - L4 S03°42'28"W 48.58'
 - L5 S16°43'26"E 75.35'
 - L6 S67°00'55"W 29.23'
 - L7 N49°27'36"W 85.73'
 - L8 N24°42'28"W 54.71'
 - L9 N12°36'54"E 66.64'
 - L10 N51°58'24"E 100.42'
 - L11 N31°14'01"E 44.84'
 - L12 S00°58'14"E 57.77'
 - L13 S04°02'19"W 83.72'
 - L14 S17°20'23"W 56.70'
 - L15 S29°34'08"W 39.83'
 - L16 S36°24'05"W 56.27'
 - L17 S05°22'45"W 56.66'
 - L18 S38°32'37"W 139.10'
 - L19 S24°50'17"W 86.64'
 - L20 S15°23'45"W 112.98'
 - L21 N12°03'33"E 91.35'
 - L22 N20°59'47"E 139.18'
 - L23 N53°32'50"E 79.60'
 - L24 N05°22'45"E 86.28'
 - L25 N89°01'16"E 11.50'
 - L26 S89°01'17"W 53.60'
 - L27 S89°01'17"W 63.95'
 - L28 S89°01'17"W 11.41'
 - L29 N05°55'52"E 84.15'
 - L30 N18°51'32"E 45.55'
 - L31 S89°33'52"E 62.08'
 - L32 N70°57'08"E 65.03'
 - L33 S66°11'40"E 55.33'
 - L34 S86°59'11"E 84.59'
 - L35 N01°25'38"W 42.24'
 - L36 N05°17'58"W 65.96'
 - L37 N65°15'12"E 54.33'
 - L38 N89°01'17"E 9.72'
 - L39 S38°21'56"W 50.93'
 - L40 S17°43'59"W 84.56'
 - L41 N08°28'27"W 69.55'
 - L42 S86°38'36"W 66.26'
 - L43 N02°48'08"W 76.70'
 - L44 N55°00'29"E 62.04'
 - L45 N86°22'02"E 32.12'
 - L46 S89°50'13"E 35.05'
 - L47 S71°14'W 36.40'
 - L48 S71°14'W 79.04'
 - L49 S71°14'W 83.53'
 - L50 N71°14'E 94.61'
 - L51 N04°02'19"E 81.34'
 - L52 N04°02'19"E 15.21'
 - L53 N17°20'23"E 74.60'
 - L54 N29°34'58"E 53.18'
 - L55 S00°40'45"E 78.77'
 - L56 S89°19'15"W 20.0'
 - L57 S00°40'45"E 70.0'
 - L58 S89°19'15"W 20.0'
 - L59 S00°40'45"E 40.0'
 - L60 S00°40'45"E 41.59'

CALLS ALONG CURVES

CURVE	RADIUS	ARC LENGTH	CHORD
C1	60.0'	133.26'	S67°22'02"W 107.51'
C2	60.0'	76.33'	N12°33'46"W 71.29'
C3	60.0'	104.46'	N73°45'25"E 91.76'
C4	60.0'	49.97'	S59°49'43"E 48.54'
C5	60.0'	108.19'	N51°39'21"E 94.12'
C6	60.0'	56.86'	S58°13'09"W 54.75'
C7	60.0'	99.10'	N47°19'02"W 88.21'
C8	60.0'	68.20'	S36°37'45"E 64.59'
C9	60.0'	75.35'	N72°50'03"E 70.49'
C10	60.0'	106.87'	N14°05'05"W 93.29'
C11	60.0'	27.77'	N78°27'18"W 27.52'
C12	60.0'	136.39'	S85°51'25"E 108.86'
C13	60.0'	63.85'	S09°45'03"W 60.88'



RESTRICTIVE COVENANTS:

- RESIDENCES IN THIS SUBDIVISION SHALL BE SINGLE FAMILY DWELLINGS.
- 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 DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY, WHENEVER A SUBDIVISION IS SERVICED 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.
- THE BUILDING SETBACK LINES ARE FRONT YARD 50'; SIDE YARD 15'; STREET SIDE YARD 20'; REAR YARD 25' FROM THE PROPERTY LINES. THERE WILL BE A 20' SETBACK FROM THE TOP BANK OF LATERAL DITCHES OF THE PROPOSED CANALS, FENCES OR DRIVEWAYS. ALL LOTS ALONG BEDICO CREEK WILL HAVE A REAR SETBACK OF THE SERVITUDES AND BUFFER ALONG THE CREEK.
- NO NOXIOUS AND/OR OFFENSIVE ACTIVITY SHALL BE ALLOWED UPON ANY LOT, NOR ANY USE THEREON THAT MAY BECOME A NUISANCE TO THE NEIGHBORHOOD. PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- DETENTION POND AND GREENSPACE ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS IN THE SUBDIVISION EITHER TEMPORARY OR PERMANENTLY.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ANY OF THE DRAINAGE OR STREET EASEMENTS. ADDITIONAL RESTRICTIONS MAY RUN WITH EACH TITLE.
- THE RESTRICTIVE COVENANTS RECITED ABOVE TOGETHER WITH THOSE RECORDED AT INSTRUMENT NO. _____ SHALL BE RECITED IN AND BE A PART OF EACH TITLE OR DEED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.
- THIS SUBDIVISION IS LOCATED IN FLOOD ZONE A PER F.E.M.A. MAP NO. 225205 0205 C, DATED OCTOBER 17, 1989. THE MINIMUM FINISHED FLOOR ELEVATION OR LOWEST HORIZONTAL MEMBER FOR RAISED HOUSES OF ALL RESIDENCES SHALL MEET THE PROPOSED ELEVATION OF THE LATEST ADOPTED FIRM UNTIL A NEW DFIRM IS PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH OR ONE (1) FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
- FILL WILL ONLY BE ALLOWED FOR THE FOUNDATION ON EACH LOT AS CALCULATED IN THE NO NET FILL CALCULATIONS. THE FILL WILL BE LIMITED TO WHAT CAN BE MITIGATED.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE 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 RIGHTS-OF-WAY INTERSECT.
- THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 10' DRAINAGE AND UTILITY EASEMENT ALONG ALL STREETS.
- THERE IS A FIFTY (50') FEET NO CUT BUFFER ON EACH SIDE OF BEDICO CREEK FROM THE MEAN TOP BANK.
- THERE IS A TEN (10') FEET DRAINAGE SERVITUDE RUNNING ALONG THE FIFTY (50') FEET NO CUT BUFFER ALONG BEDICO CREEK.
- CENTRAL SEWER SYSTEM TO BE PROVIDED OFFSITE (TIE INTO EXISTING ST. TAMMANY UTILITIES STU).
- LOTS 30 AND 37 WILL BE RESPONSIBLE FOR CONSTRUCTING AND MAINTAINING THE DRIVEWAY ACCESS TO THEIR LOTS.

NOTES:

- SUBDIVISION BENCHMARK IS A 60-D NAIL SET 1.5' ABOVE GRADE IN THE WEST FACE OF A 24" PINE TREE 20' WEST OF THE SOUTHEAST SUBDIVISION CORNER. ELEVATION = 28.0' M.S.L.
- REFERENCE BENCHMARK IS A LOUISIANA HEIGHT MODERNIZATION SURVEY STATION 52 H 057 ELEVATION = 18.54' M.S.L., NAVD 1988, AND GEOD12A.
- REFERENCE SURVEY: SURVEY FOR TAMMANY NORTH PROPERTIES, LLC BY JOHN G. CUMMINGS, SURVEYOR, DATED FEBRUARY 16, 2015.

DEDICATION:

BE IT RESOLVED BY THE UNDERSIGNED OWNER(S) OF THE LAND SHOWN HEREON THAT THIS IS A TRUE AND ACCURATE PLAT OF:

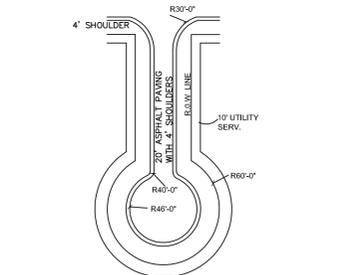
WINGFIELD SUBDIVISION

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. THE STREETS AND ROADWAYS SHOWN ARE 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 HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FROM MAINTAINING ALL STREET NAME AND TRAFFIC CONTROL SIGNAGE AND POST. THE DRAINAGE SERVITUDES FOR THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

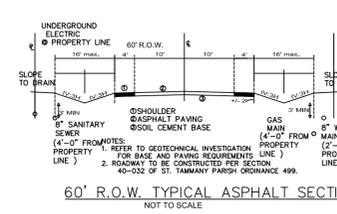
OWNER _____ DATED _____
DEVELOPER:
TAMMANY NORTH PROPERTIES, LLC.
70325 HIGHWAY 1077
SUITE E
COVINGTON, LA 70433

APPROVAL
CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION _____
SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION _____
DIRECTOR OF THE DEPARTMENT OF ENGINEERING _____
CLERK OF COURT _____
DATE FILED _____ FILE NO. _____

John G. Cummings, & Associates
PROFESSIONAL LAND SURVEYORS
503 N. JEFFERSON AVE. (985) 892-1549
COVINGTON, LOUISIANA 70433 JOHN.CUMMINGS10@CHARTER.NET
SCALE: 1" = 200' DATE: 09-30-2019 JOB NO. 15045FINAL REVISED: 11-25-2019



CUL DE SAC AND CORNER DETAIL
NOT TO SCALE



60' R.O.W. TYPICAL ASPHALT SECTION
NOT TO SCALE

FOR REVIEW ONLY: THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

JOHN G. CUMMINGS, P.L.S.
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 FOR THE STATE OF LOUISIANA, AND THE SUBDIVISION ORDINANCE RS. 33:5051 AND BEARS A CLASS C SURVEY.

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General Information:

1. The median to the south of the East Howze Beach round-about needs final grading and to be vegetated.

Paving & Drainage Plan:

2. The East Howze Beach Road and round-about drainage infrastructure shown on the provided As-Built plans differ from the previously approved plans. Provide a written explanation outlining the reasoning for the drainage changes to be reviewed by this office.
3. Revise the As-Built plans to show the subsurface discharge location for the revised drainage structures along East Howze Beach Road.

Water & Sewer Plan:

4. Include the PWS ID # and DEQ ID # for the water and sewer systems this development is connected to.
5. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from the utility provider.
6. Provide a water line call-out on all As-Built Water and Sewer plan sheets, include the size of the installed water line in this call-out.

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 3,592 linear feet x \$22.00 per linear foot = \$79,000.00 for a period of two (2) years.

The staff has no objection 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 since a public hearing was held prior to January 1, 2005.

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

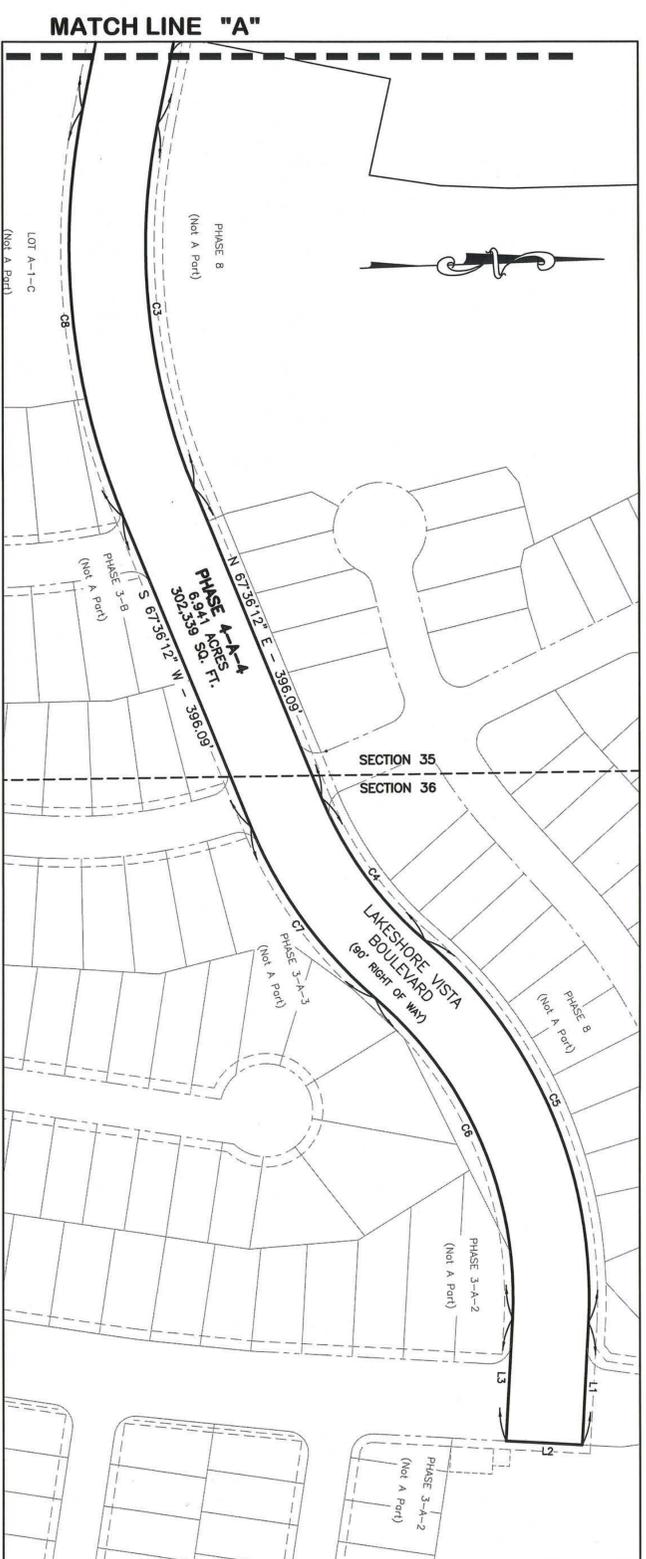
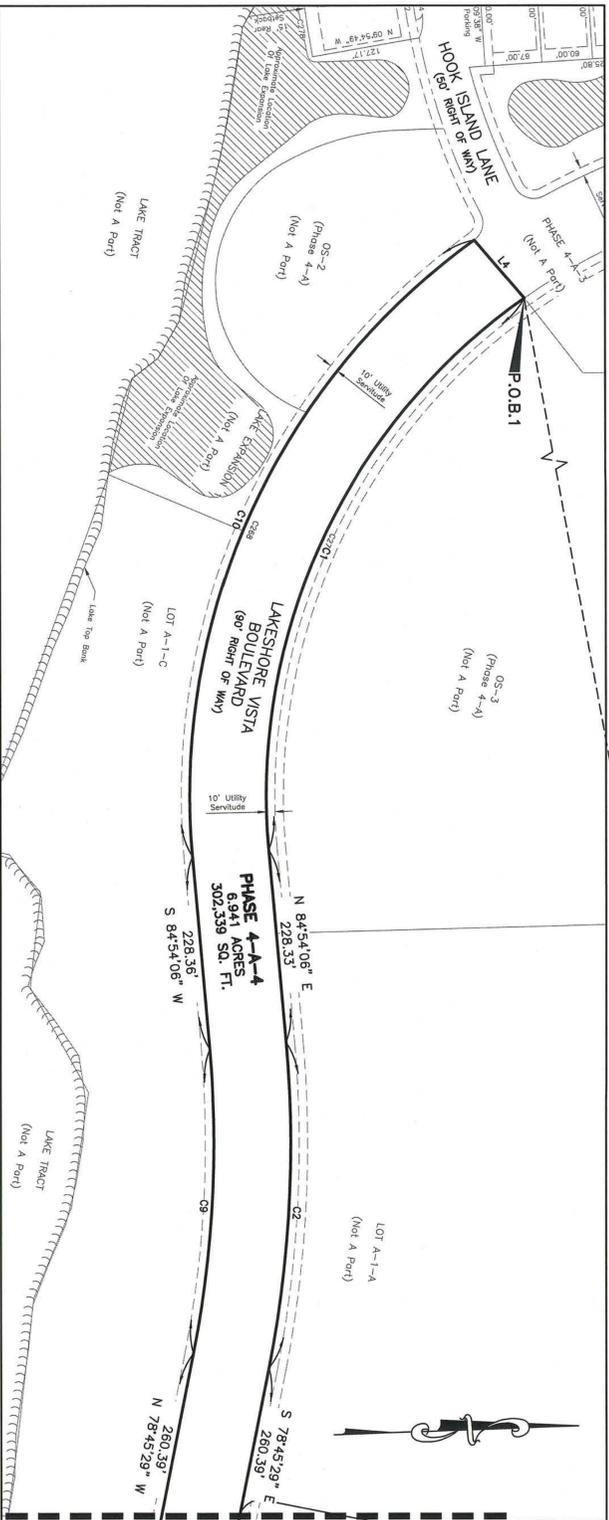
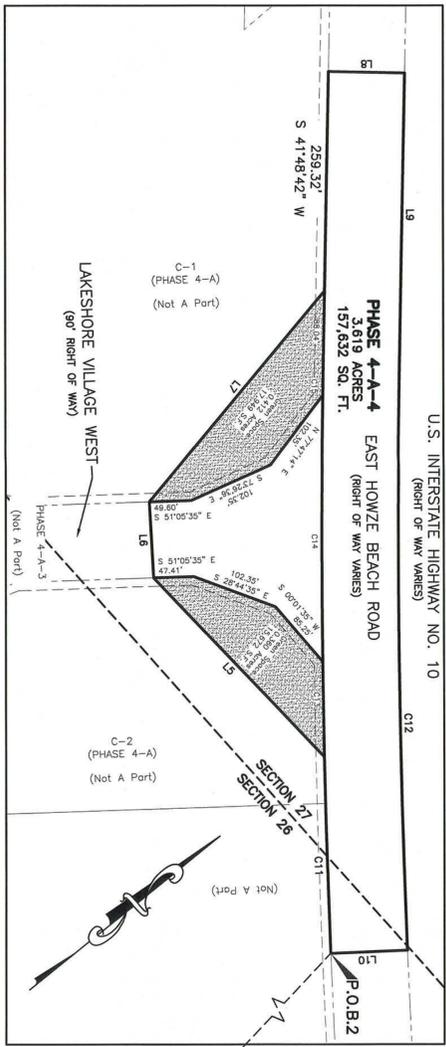
Revised drawings will not be accepted for review or placement in the packet prior to the December 10, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

PLAT SHOWING FINAL SUBDIVISION

OF
LAKESHORE VILLAGES (PHASE 4-A-4)

LOCATED IN SECTION 35
TOWNSHIP 9 SOUTH - RANGE 14 EAST
SLIDELL, ST. TAMMANY PARISH, LOUISIANA

FINAL PLANS
RECEIVED
11/15/2019 - 10:00 A.M.
DEVELOPMENT
ENGINEERING
**ENGINEERING
REVIEW COPY**



GENERAL INFORMATION - (PHASE 4-A-4)

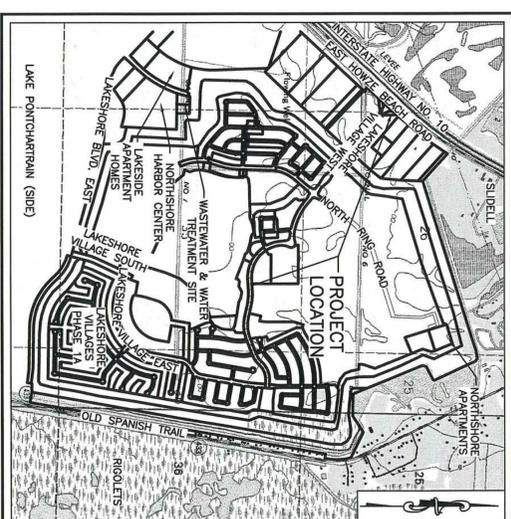
CENTRAL	0
SEWER SYSTEM	NUMBER OF LOTS
LAKE PONCHARTRAIN	RFD
ULTIMATE SURFACE WATER DISPOSAL	PRESERVE ZONING
10,559 ± ACRES	ASPHALT
TOTAL AREA OF DEVELOPMENT	ROAD SURFACE
50 FEET (LOOK)	90 FEET (M/W)
3,592' ± FEET	210 FEET MAX(BOLLSLEED)
STREET LENGTH	RIGHT OF WAY WIDTHS
LAKES AND CANALS CONTROLLED BY PUMP SYSTEM	PROPOSED FORM OF DETENTION

RESTRICTIVE COVENANTS:

- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operated or otherwise connected to a community (sanitary) sewerage and/or water system(s), all as operated by the Department of Environmental Protection (DEP), St. Tammany Parish, Louisiana, or its successors, on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of supplying water to a fire hydrant or other fire fighting equipment, any such restriction shall be subject to the approval of the St. Tammany Parish Department of Environmental Protection or its successors.
- Construction of any nature, including fences, is prohibited in certain drainage easements. The HOA and the residents within Phase 4-A-4 will have the right to utilize the existing lake centrally located within the area.
- No structure or other structure shall be erected on upon any lot, nor shall anything be done thereon on or from any street or road that is not dedicated with the boundaries of the approved subdivision as shown on the plat, which ever is greater. This shall be subject to the approval of the St. Tammany Parish Planning Commission and the Department of Environmental Protection or its successors.
- No lot will be further subdivided without approval of the St. Tammany Parish Planning Commission and the Department of Environmental Protection or its successors.
- Platting for all areas, this plat, shall include a minimum distance of 40' (40') feet from a corner of property to the intersection or measurement from the property line on the corner of the property where the said two street rights-of-way intersect.
- 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 with the boundaries of the approved subdivision as shown on the plat. (Amended per Ord. 15-2711, adopted April 5, 2012).
- The existing stormwater detention system, including the canals, lakes, and pump station, are to be owned and maintained by the Community Development District.
- The residents within Phase 4-A-4 will have the right to utilize the existing lake centrally located within Lakeshore Villages development for recreational purposes.

NOTES:

- Zoning: (PUD Planned Unit Development) Setback lines and zoning information shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
- Reference Maps: Of Parish of Sections 1, 2, 3 & 4, T10S-R14E and Parish of Sections 25, 26, 27, 28, 29, 30, 31, 32, 33, 34 & 35, T9S-R14E and All of Sections 35, 36, T9S-R14E, St. Tammany Parish, Louisiana. Prepared By: J.L. Krebs & Sons, Inc. Dated: February 1, 1994. Map No. E2287 - St. Tammany Parish Clerk Of Court.
- Final Subdivision Plan Phase 1A, Lakeshore Villages, Sections 35 & 36, T9S-R14E and Sections 1 & 2, T10S-R14E, District 13, Ward 9, St. Tammany Parish, Louisiana. Prepared By: Krebs, Lassalle, Lalleaux Consultants, Inc. Dated: December 12, 2006. Job No. 149-0439.
- Basis of Bearings: Bearings are based on Reference Map "A".
- Representations: (1) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- Basis of Elevations: The elevations shown hereon are based on the North American Vertical Datum of 1988 - NAVD 88 (elevation 150) using GPS Continuously Operating Reference Stations (CORS), 2018.
- Flood Note: The property hereon is located in Flood Zone "AH-EI-1" per FEMA LOMR dated August 25, 2006, for Map Community Profile Number 2202000500 for St. Tammany Parish, Louisiana. For Map Community Profile Number 2202000500 for St. Tammany Parish, Louisiana. Prepared By: J.L. Krebs & Sons, Inc. Dated: February 1, 1994. Map No. E2287 - St. Tammany Parish Clerk Of Court.
- All wetlands have been permitted through MW 2002-1717 dated May 7, 2004, which was most recently modified on February 3, 2011, and June 27, 2005.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon the best knowledge, information and belief, as shown, it does not constitute a guarantee, nor a warranty, expressed or implied.
- The surveyor has no knowledge or observed any evidence of the site used as a solid waste dump, dump or sanitary landfill.
- Required green spaces are to be maintained by the Homeowner's Association.



OPEN/GREEN SPACE CALCULATIONS (PHASE 4-A-4)

OPEN/GREEN SPACE REQUIRED	10,559 ACRES	OPEN/GREEN SPACE PROVIDED	3,770 ACRES (PHASE 3B)
X 0.25 S.F. OPEN/GREEN SPACE	2,640 ACRES REQUIRED	38,493 ACRES (PHASE 3B)	1,779 ACRES (PHASE 4B)
(= 114,998 ± S.F.)		2,052 ACRES (PHASE 3)	1,293 ACRES (PHASE 3)
		1,293 ACRES (PHASE 3)	1,293 ACRES (PHASE 3)
		459,147 ACRES TOTAL PROVIDED	

DEDICATION:

All street rights-of-way shown hereon are not dedicated to the Parish of St. Tammany, Louisiana, but are dedicated to the Community Development District. Easements shall be reserved for drainage and utility purposes. The developer or homeowners association is responsible for maintenance of all drainage servitudes, street signs, and traffic control signs.

APPROVALS:

Chairman - Parish Planning Commission	Date
Secretary - Parish Planning Commission	Date
Director of Department of Engineering	Date
Clerk of Court	Date
Date Filed	Date

(Owner/Owner Representative)
7956 Vincent Road
Denham Springs, LA 70728

SHEET 1 OF 2

ACADIA LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS
2008 EAST 2ND STREET, THIBODAUX, LOUISIANA 70081
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL: ACADIA@ACADIA.LANDSURVEYING.COM

CERTIFICATION:
This is to certify to D.R. HORTON, INC. that this survey was done by me or under my supervision in accordance with the most recent Standards of Practice for Professional Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors. I, the undersigned, am a duly Licensed Professional Land Surveyor in the State of Louisiana. I also certify there are no visible encroachments across any property lines except as shown.

Michael P. Blanchard, P.L.S.
11/15/2019
Reg. No. 4681



SCALE: 1" = 100'
SCALE IN FEET

DATE	REVISION DESCRIPTION	APPROVED BY: [Signature]
DESIGN BY: [Signature]	CHECKED BY: [Signature]	DATE: 2017/11/15
FIELD BOOK: 300	FIELD WORK COMPLETED ON: 1/30	

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As December 9, 2019)

CASE NO.: 2019-1721-FP

SUBDIVISION NAME: Bedico Creek, Parcel 6

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 on the northwest side of LA Highway 1085, South of I-12, Madisonville, Louisiana

TOTAL ACRES IN DEVELOPMENT: 4.42

NUMBER OF LOTS: 12 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and a final inspection was made on November 21, 2019. This inspection disclosed that all of the concrete roadways and shoulders are constructed, and roadside ditches need final grading.

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

General Information:

1. All roadway joints need to be sealed to the top of pavement with joint sealant.
2. Provide base test results.
3. Provide concrete test results.
4. Provide utility trench bedding test results.
5. Provide utility trench backfill test results.
6. The western ditch along Audubon Parkway north of Bedicove Drive needs to be regraded to provide positive flow to the existing outfall and the As-Built Paving & Drainage plan updated to reflect this work.

Final Plat:

7. Update the length of streets section in the “General Information” to reflect 108 feet.
8. Update the road surface section in the “General Information” to reflect concrete.
9. Revise the water well site address to state “1086”.

Paving & Drainage Plan:

10. Provide as-built ditch elevations near lots #932 & #933 to ensure the ditch was constructed in accordance with the approved plans.

Water & Sewer Plan:

11. Remove the new 4” PVC water line call-out from the As-Built water and sewer plan.

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 108 linear feet x \$25.00 per linear foot = **\$2,700.00** for a period of two (2) years.

The staff has no objection to 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 since a public hearing was held prior to January 1, 2005.

This subdivision is within the “Urban Growth Boundary Line”.

Revised drawings will not be accepted for review or placement in the packet prior to the December 10, 2019 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

**AMENDMENTS TO
DEVELOPMENTAL
AGREEMENTS**

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ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

ADMINISTRATIVE COMMENT

The developer has requested an amendment to the Developmental Agreement between St. Tammany Parish Government and Advance Mortgage Company to remove lots in Square 31 and Square 21 and add lots in Square 14 and Square 15 of South Abita Springs Subdivision a/k/a Tammany Hills Subdivision. The amendment would remove 42 lots and add 42 lots.

This amendment was submitted for approval at the November 12, 2019 Planning Commission meeting. However, as the lot numbers originally provided by the developer were incorrect, the proposal must be postponed to the December 10, 2019 Planning Commission in order to amend the draft agreement and re-advertise in accordance with LA R.S. 33:4780.30.

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OLD BUSINESS

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ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

December 3, 2019

St. Tammany Parish Planning Commission
P.O. Box 628
Covington, LA 70434

OLD BUSINESS
December 10, 2019 Agenda

Re: 2019-1494-PP - Bellevue Estates Subdivision
Change in Ownership

Honorable Commissioners,

The original developer/owner, H & I Investments, LLC c/o Mr. Bobby Hurley, created a new "LLC" for the above captioned project. Bellevue Estates 59, LLC c/o Mr. Bobby Hurley is now the developer/owner of Bellevue Estates Subdivision.

Therefore, it is recommended that the Planning Commission approve the name change of the developer/owner for Bellevue Estates Subdivision.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jay B. Watson".

Jay B. Watson, P.E.
Parish Engineer

Attached: Name change request for Bellevue Estates 59, LLC

xc: Honorable Jacob Groby
Mr. Sidney Fontenot
Ms. Erin Stair
Ms. Helen Lambert
Mr. Earl J. Magner
Mr. Chris Tissue, P.E.
Mr. Theodore Reynolds, P.E.
Mr. Bobby Hurley, Bellevue Estates 59, LLC

Shelby R. Vorenkamp

From: Bobby Hurley <bhurley@hurleyhomesllc.com>
Sent: Thursday, November 21, 2019 5:44 PM
To: Jan F. Pavur; Shelby R. Vorenkamp
Cc: Brian Intravia
Subject: RE: Letter of Credit - Bellevue Estates 59

Shelby,

We initially began the approval process for Bellevue Estates in the name of H&I Investments, LLC, but around the first of the year we established an LLC, Bellevue Estates 59, for the purpose of developing the subdivision. So, we would like to request that the ownership of the development be changed from H&I Investments to Bellevue Estates 59, LLC. Please let me know what you need from us to get this done. Thanks

Thanks,
Bobby Hurley
Hurley Homes, LLC
985-966-5280
www.hurleyhomesllc.com



HURLEY HOMES, LLC

From: Jan F. Pavur <jfpavur@stpgov.org>
Sent: Tuesday, November 19, 2019 2:13 PM
To: Nicole H. Seilhan <nseilhan@resource.bank>
Cc: Bobby Hurley <bhurley@hurleyhomesllc.com>; Brian Intravia <brian@bmiconstruction.net>
Subject: RE: Letter of Credit - Bellevue Estates 59

Nicole, my records indicate that the developer on this project is H&I Investments. Therefore, the letter of credit will need to be in H&I's name.

Also, the Re: should include the project name: Bellevue Estates.

Please let me know if you have any questions.

Thank you,



Jan F. Pavur

Assistant to the Chief Financial Officer
Department of Finance
St. Tammany Parish Government
21454 Koop Drive, Ste. 2F-1, Mandeville, LA 70471
p 985.898.2513 e: jfpavur@stpgov.org
www.stpgov.org