

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, MARCH 16, 2021**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**NOTE: This meeting will be open to the public. Seating may be restricted due to COVID19 capacity guidelines. Attendees will be required to wear a face mask or covering and will be required to submit to a temperature check before entering the Parish Council Chambers.**

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, March 16, 2021.

Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call. The phone number, meeting ID and password will be posted to the Parish website 24 hours prior to the meeting.

**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 FEBRUARY 9, 2021 MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

**MINOR SUBDIVISION REVIEW**

**2021-2227-MSP – POSTPONED FROM 02/09/2021 MEETING**

A minor subdivision of 38.5 acres into Parcel 1 & 2  
Owner & Representative: Marlene Hand Bossetta  
Parish Council District Representative: Hon. Cheryl Tanner  
General Location: The parcel is located on the south side of Green Hill Drive and on the east side of Queenie Lane, Covington, Louisiana. Ward 2, District 6

**2021-2269-MSP**

A minor subdivision of 31.274 acres into Parcels A, B, C, D & E  
Owner & Representative: MG Property Investments, LLC - Mr. Jack J. Mendheim  
Parish Council District Representative: Hon. David R. Fitzgerald  
General Location: The parcels are located on the north side of Wymer Road and Wymer Wood Road (Future), Covington, Louisiana. Ward 3, District 2

**2021-2276-MSP**

A minor subdivision of Parcels D & E into Parcels D-1 & E-1

Owner & Representative: The Wildwood Trust, REIMS, Inc, Mt. Auburn Corporation, Uptown Retail Development Corporation

Parish Council District Representative: Hon. Steve Stefancik

General Location: The parcel on the west side of LA Highway 434, north of Krentel Road, Lacombe, Louisiana. Ward 6, District 11

**2021-2277-MSP**

A minor subdivision of Tract I-1 into Tracts I-1-A1 & I-1-A-2

Owner & Representative: River Chase Shopping Center, LLC - Mr. James E. Maurin

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the south side of Stirling Blvd, Covington, Louisiana. Ward 1, District 1

**2021-2278-MSP**

A minor subdivision of Lot 1-E into Lots 1-E1, 1-E2,1-E3

Owner & Representative: Mr. Chad & Renee Heinz

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the south side of Ed Yates Road, Pearl River, Louisiana. Ward 6, District 6

**2021-2279-MSP**

A minor subdivision of 11.82 acres into Parcels A & B

Owner & Representative: Mr. Sidney Rufus Loyd

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located at the northeast corner of George Road & Sid Lane, Covington, Louisiana. Ward 2, District 6

**2021-2280-MSP**

A minor subdivision of 9.38 acres, 5.08 acres, 9 acres, 6 acres & 7.92 acres into Parcels A & B

Owner & Representative: Mr. Ernest D. & Joan P. Smitherman

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the west side of LA Highway 40, Covington, Louisiana. Ward 2, District 6

**2021-2281-MSP**

A minor subdivision of Parcel B into Parcels B-1 & B-2

Owner & Representative: Mr. Thomas & Laura Guidroz

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located on the south side of Stanga Road, Covington, Louisiana. Ward 1, District 3

**2021-2284-MSP**

A minor subdivision of Tract 1 into Tracts 1A, 1B, 1C & Equitana Lane

Owner & Representative: Equitana Farms, LLC - Mr. Tim Moreau

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the south side of Little Dixie Ranch Road and on the east & west sides of Equitana Lane Flosom, Louisiana. Ward 7, District 7

**2021-2285-MSP**

A minor subdivision of Lot A-1 into Lots A-1-A & STP -3

Owner & Representative: D.R. Horton Inc. - Gulf Coast

Parish Council District Representative: Hon. Jake A. Airey

General Location: The parcel is located at the end of Lakeshore Blvd. North, Slidell, Louisiana.  
Ward 9, District 13

**RESUBDIVISION REVIEW****2021-2202-MRP**

Resubdivision of Lots 27 & 28 into Lots 27-A & 28-A Oak Park Estates, Block 4, Phase 1

Owner & Representative: Mr. August J. Hand

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon.

General Location: The property is located on the east side of Oak Park Drive, North of Dana Street,  
Madisonville, Louisiana. Ward 1, District 1

**2021-2265-MRP**

Resubdivision of Lot 88 into Lot 88-A

Owner: GMI Construction, Inc - Mr. Gregory M. Intravia

Representative: Rebecca Trimble

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location: The property is located on the north side of La Mesa Court, Mandeville, Louisiana.  
Ward 4, District 5

**2021-2283-MRP**

Resubdivision of Parcels 2 & 3 into Parcels 2-A & 3-A

Owner: The Azby Fund

Representative: Jones Fussell LLP - Mr. Paul J. Mayronne

Surveyor: R. W. Krebs Professional Land Surveying, LLC

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

General Location: The property is located on the west side of Wadsworth Parkway & on the north side of  
LA Highway 1088, Mandeville, Louisiana. Ward 4, District 5

**PRELIMINARY SUBDIVISION REVIEW****FINAL SUBDIVISION REVIEW****AMENDMENT TO CHAPTER 125 SUBDIVISION REGULATIONS****2021-2259 – TEXT CHANGE**

Text Change: Ordinance to Amend St. Tammany Parish Code of Ordinances Chapter 125 – Subdivision Regulations, Article VII – Studies, Plans, and Review Procedures, Section 125-190 – Tentative Subdivision Review, and Section 125-195 – Preliminary Subdivision Review, Relative to Review Requirements.

**OLD BUSINESS**

**2020-2010-PP**

Military Ridge, Phase 1

Developer/Owner: Lynn Levy Land Co., LLC

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

Parish Council District Representative: Hon. Mike Smith

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

*Developer is requesting to change the name of the subdivision*

**2019-1561-MSP**

A minor subdivision of Parcels J4A, G1A & K into Parcels J4A-1, G1A-1, K-1, K-2, & K-3

Owners: Marina Beau Chene, LLC - Mr. Jared Riecke

Surveyor: Land Surveying, Inc.

Parish Council District Representative: Hon. Michael Lorino Jr.

General Location: The property is located at the end of Marina Blvd, Mandeville, Louisiana. Ward 4, District 4

*Revised minor subdivision plat submitted for recordation*

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, FEBRUARY 9, 2021**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**NOTE: This meeting was open to the public. Seating was restricted due to COVID19 capacity guidelines. Attendees were required to wear a face mask or covering and were required to submit to a temperature check before entering the Parish Council Chambers.**

A livestream was available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: [www.stpgov.org](http://www.stpgov.org). The livestream began at 6:00 PM on Tuesday, February 9, 2021.

Public comments regarding items on this Agenda were able to be submitted during the meeting by calling in to an Audio Bridge Conference Call. Local #: 985-276-6398 (if busy, dial: 346-248-7799, or 669-900-6833) Meeting ID: 819 9900 1991 # Participant ID: # Passcode: 46074957 #.

**ROLL CALL**

Present: Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

Absent: Seeger

Staff Present: Liner, Lambert, Tissue, Couvillon, Dugas

**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**  
**ALLEGIANCE**

**INVOCATION** - Randolph presented the Invocation

**PLEDGE OF ALLEGIANCE** - McInnis presented the Pledge of Allegiance

**Doherty appointed Crawford as the Parliamentarian.**

**APPROVAL OF THE JANUARY 12, 2021 MEETING MINUTES**

**Fitzmorris moved to approve, second by Randolph.**

**Yea:** Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**REQUEST FOR POSTPONEMENTS**

**2021-2227-MSP - POSTPONED**

A minor subdivision of 38.5 acres into Parcel 1 & 2

Owner & Representative: Marlene Hand Bossetta

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the south side of Green Hill Drive and on the east side of Queenie Lane, Covington, Louisiana. Ward 2, District 6

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. Patrick and Ms. Marlene Bossetta and the Attorney for the Bleu Lake Hills Home Owners Association (no name given)

Opposition: None

**The developer requested postponement for one month.**

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

**Yea:** Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

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

Request to Enter the Parish Right of Way for Eddins Place for the purpose of installing utilities (Northwood Village Subdivision).

Debtor: Mangano Properties, LLC

Parish Council District: Hon. Chris Canulette

General Location: The property is located north of Brownsitch Road, west of LA Highway 1091, within Northwood Village Subdivision, Slidell. Ward 8, District 8

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

Opposition: None

**Fitzmorris moved to approve, second by Randolph.**

**Yea:** Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**REVOCATION REVIEW**

**MINOR SUBDIVISION REVIEW**

**2020-2189-MSP - APPROVED**

A minor subdivision of 1.6 acres & Parcel A2 into Parcels A2-1, A6 & A7

Owner & Representative: Campagna Properties LLC of Mississippi - Warren Campagna

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

General Location: The parcels are located on the north and south sides of Williamsburg Road, Mandeville, Louisiana. Ward 4, District 5

*Postponed at the January 12, 2021 meeting*

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

Opposition: None

Question: Mr. Gary Dauphin

**Randolph moved to approve, second by Fitzmorris.**

**Yea:** Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**2021-2214-MSP - APPROVED**

A minor subdivision of Parcels 3-B-2-A, 3-B-2-B & 3-B-2-C into 3-B-2-A-1, 3-B-2-B-1 & 3-B-2-C-1

Owner & Representative: Stirling Mandeville, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The parcels are located on the north side of East Brewster Road, west of Stirling Blvd, 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: Mr. Mark Salvetti

Opposition: None

**Fitzmorris moved to approve, second by Crawford.**

**Yea:** Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**2021-2228-MSP - APPROVED WITH A WAIVER**

A minor subdivision of 7.053 acres being Parcel A into Parcels A-1 & A-2

Owner & Representative: Ervin Lee & Karen Sax Robinson, Jr. and John Jude & Jennifer Jones Martinez, Jr.

Parish Council District Representative: Hon. Michael Lorino, Jr.

General Location: The parcel is located on the south side of Brewster Road, east of Gitz Lane, Madisonville, Louisiana. Ward 1, District 4

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mr. John Martinez, Jr. and Mr. Ervin Robinson, Jr.

Opposition: None

**Randolph moved to approve with a waiver, second by Fitzmorris.**

**Yea:** Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**2021-2233-MSP - APPROVED WITH WAIVERS**

A minor subdivision of 39 acres into Parcels A & B

Owner & Representative: Alan J. & Tristen Gennusa Wrublewski

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the east side of Lovern Road, south of Edgar Kennedy Road, Pearl River, Louisiana. Ward 6, District 6

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

Opposition: None

**McInnis moved to approve with waivers, second by Fitzmorris.**

**Yea:** Ress, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**RESUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW**

**FINAL SUBDIVISION REVIEW****2021-2229-FP - APPROVED**

Wingfield Subdivision, Phase 2

Developer/Owner: Bruno Brothers Real Estate

Engineer/Surveyor: Arrow Engineering & Consulting, Inc.

Parish Council District Representative: Hon. Martha Cazaubon

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: Mr. Darrell Fussell and Mr. Carl Perkins

Opposition: Dr. John Martin, Ms. Karen Arabia, Mr. William Daniel, Ms. Diane Taylor,

**McInnis moved to approve, second by Fitzmorris.**

**Yea:** Ressa, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**OLD BUSINESS**

A waiver request to remove the maximum number of model homes allowed within each phase of a subdivision per Sec. 125-199(c) for Lakeshore Villages Phase 6 (2020-2011-PP), Phase 7 (2020-1806-PP), Phase 8 (2019-1607-PP), Phase 9 (2020-1865-PP), Phase 10 (2020-1866-PP), Phase 11 (2020-2012-PP), Phase 12 (2020-2151-PP) and Phase 13 (2020-2152-PP). - **APPROVED**

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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: Mr. Jeff Schoen

Opposition: None

**Randolph moved to approve, second by Willie.**

**Yea:** Ressa, McInnis, Willie, Doherty, Fitzmorris, Barcelona, Crawford, Drumm, Randolph

**Nay:** N/A

**Abstain:** N/A

**NEW BUSINESS****ADJOURNMENT**

# **MINOR SUBDIVISIONS**

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of March 4, 2021)*

*Meeting Date: March 16, 2021*

CASE NO.: 2021-2227-MSP

OWNER/DEVELOPER & REPRESENTATIVE: Marlene Hand Bossetta

ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 9

TOWNSHIP: 5 South

RANGE: 11 East

WARD: 2

PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: South side of Green Hill Drive and on the east side of Queenie Lane Covington, Louisiana

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 38.185 acres

NUMBER OF LOTS/PARCELS: 2 Parcels: 8.070 acres, 6.895 acres, 4.733 acres & 18.487 for a total of 38.185 acres into Parcels 1 & 2

ZONING: A-1 Suburban Zoning District

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The applicant is requesting to create two (2) parcels from 8.070 acres, 6.895 acres, 4.733 acres & 18.487 for a total of 38.185 acres. The minor subdivision request requires a public hearing due to:

- Parcel 1 does not meet the minimum lot width of 300 feet required under the A-1 Suburban Zoning District and requires a waiver from the Planning Commission.
- Parcel 2 is proposed to be accessed from Queenie Lane (private) and will be the 5<sup>th</sup> parcel of land proposed to be accessed from Queenie Lane. Previously approved minor subdivision 2017-539-MSP.

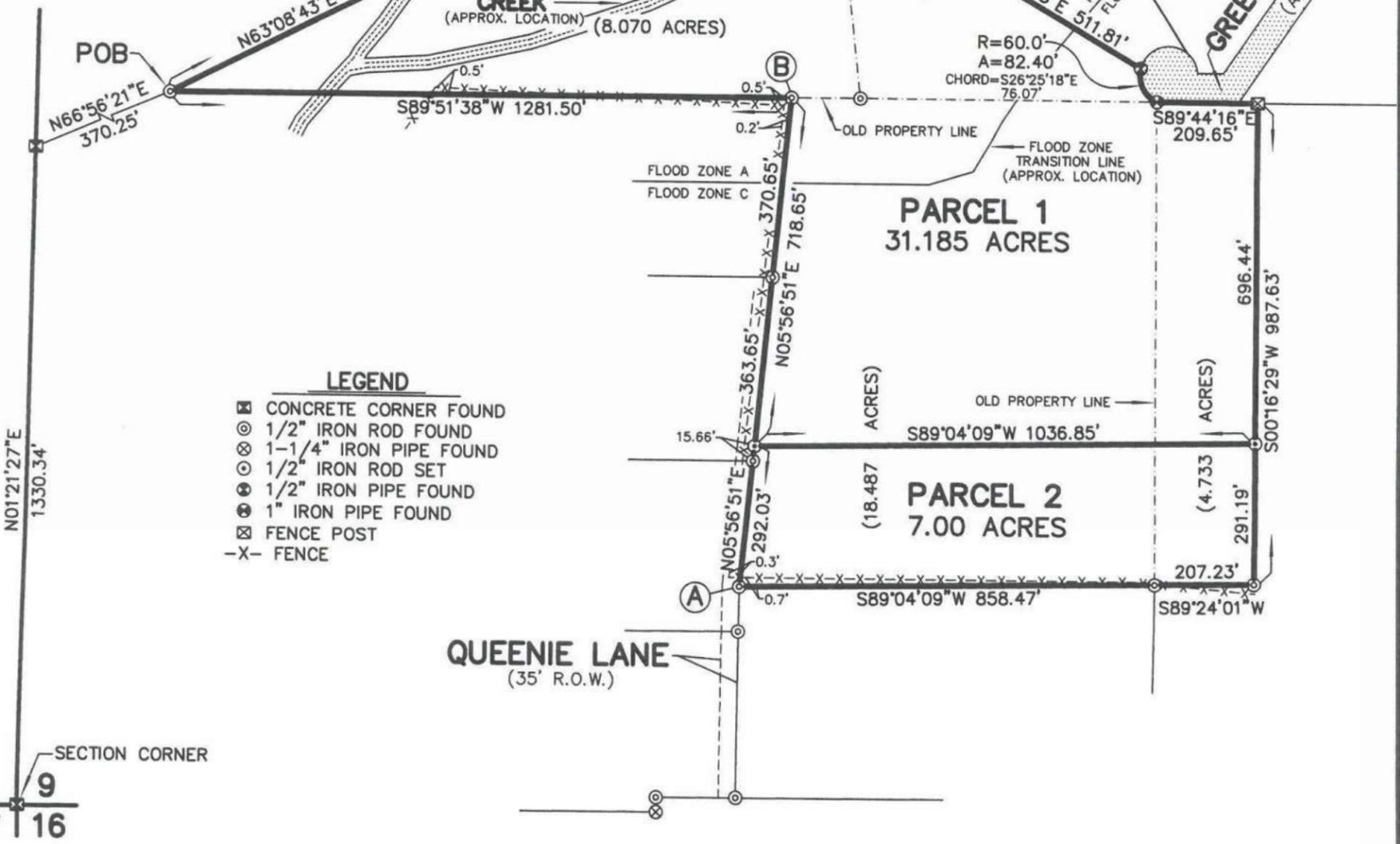
The request shall be subject the below comments:

1. Provide revised access servitude agreement: including proposed Parcel 2 and releasing existing Parcel E from access agreement, approved with previous Minor Subdivision (2017-539-MSP).
2. Provide information regarding right to access proposed parcel 1 from Green Hill Drive.

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



REFERENCE BEARING:  
FROM IRON ROD A TO  
IRON ROD B N05°56'51"E  
(PER REFERENCE SURVEY 3)



- LEGEND**
- ☒ CONCRETE CORNER FOUND
  - ⊙ 1/2" IRON ROD FOUND
  - ⊗ 1-1/4" IRON PIPE FOUND
  - ⊙ 1/2" IRON ROD SET
  - ⊙ 1/2" IRON PIPE FOUND
  - ⊙ 1" IRON PIPE FOUND
  - ⊗ FENCE POST
  - X- FENCE

- REFERENCE SURVEYS:**
1. SURVEY FOR JOHN HOUSER BY HERBERT C. SANDERS, SURVEYOR, DATED NOV. 11, 1993.
  2. SURVEY FOR JOHN HOUSER BY HERBERT C. SANDERS, SURVEYOR, DATED MARCH 28, 1994.
  3. MINOR SUBDIVISION FOR BARNEY CORE BY JOHN G. CUMMINGS, SURVEYOR, DATED NOV. 18, 2016, JOB NO. 16324-RESUB, FILED IN THE ST. TAMMANY PARISH CLERK OF COURT FILE NO. 5692C.

- NOTES:**
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE A & C, PER F.E.M.A. MAP NUMBERS 225205 0050 C, AND 225205 0150 C, DATED OCT. 17, 1989.
  2. BUILDING SETBACK LINES MUST BE DETERMINED BY THE ST. TAMMANY PARISH PLANNING DEPARTMENT.

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

APPROVAL:

\_\_\_\_\_  
CHAIRMAN OF THE PARISH PLANNING COMMISSION

\_\_\_\_\_  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

\_\_\_\_\_  
SECRETARY OF THE PARISH PLANNING COMMISSION

\_\_\_\_\_  
CLERK OF COURT

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

503 N. JEFFERSON AVENUE  
COVINGTON, LA 70433

**JOHN G. CUMMINGS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

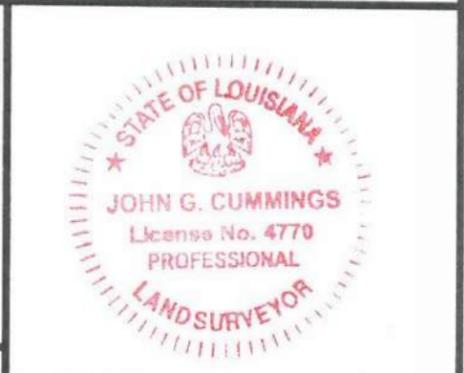
PHONE (985) 892-1549  
FAX (985) 892-9250

PLAT PREPARED FOR: **Sharon Galloway**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF 8.070 ACRES, 6.895 ACRES, 4.733 ACRES, & 18.487 ACRES INTO PARCELS 1 & 2, LOCATED IN SECTION 9, TOWNSHIP 5 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" = 300'      JOB NO. 21012      DATE: 02/01/2021      REVISED:

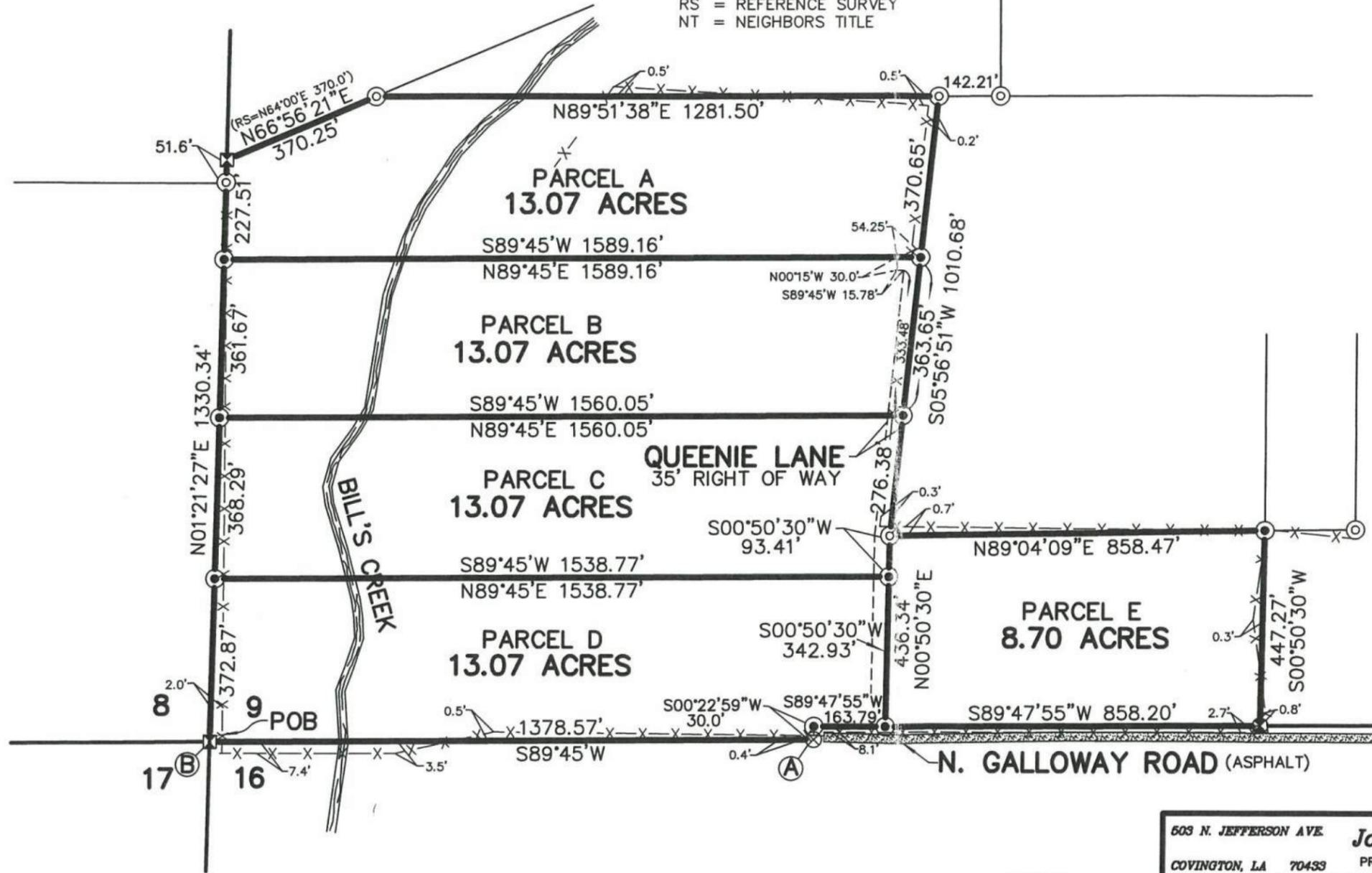
**NOTE:**

1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
2. 1/2" IRON RODS TO BE SET UPON APPROVAL.

**LEGEND**

- ☒ = CONCRETE CORNER FOUND
- ⊗ = 1-1/4" IRON PIPE FOUND
- ⊙ = 3/4" IRON PIPE FOUND
- ⊕ = 1/2" IRON ROD FOUND
- ⊖ = 1/2" IRON ROD SET
- X- = FENCE
- RS = REFERENCE SURVEY
- NT = NEIGHBORS TITLE

REFERENCE BEARING:  
Iron Pipe A to Concrete Corner B  
S89°45'W  
(per Reference Survey)



**APPROVAL:**

A MINOR SUBDIVISION OF 60.98 ACRES INTO PARCELS A, B, C, D, & E, LOCATED IN SECTION 9, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

*[Signature]*  
CHAIRMAN OF THE PLANNING COMMISSION

*[Signature]*  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

*[Signature]*  
SECRETARY/PARISH PLANNING COMMISSION

*[Signature]*  
CLERK OF COURT *Shana Hess, Deputy Clerk*

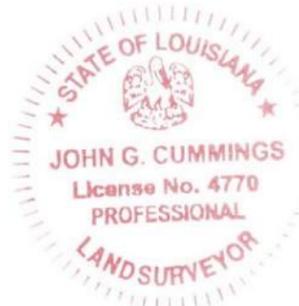
12-12-2017 5692C  
DATE FILED FILE NO.

**REFERENCE SURVEY:**

Survey for Ronald L. Rongone by Herbert C. Sanders, Surveyor, dated June 11, 1990, filed St. Tammany Parish Clerk of Court Instrument No. 753623.

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

REVISED 11-21-2017 SHOWING FINAL RIGHT OF WAY  
REVISED 2-22-2017 SHOWING CUL DE SAC ON RIGHT OF WAY



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

PLAT PREPARED FOR: **Barney Core**  
SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 9, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA**

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

SCALE: 1" = 300' DATE: 11-18-2016 JOB NO. 16324-RESUB

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of March 4, 2021)*

*Meeting Date: March 16, 2021*

CASE NO.: 2021-2269-MSP

OWNER/DEVELOPER: MG Property Investments, LLC – Jack J. Mendheim

ENGINEER/SURVEYOR: John G. Cummings and Associates

SECTION: 15

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 2

TYPE OF DEVELOPMENT:

  X   SUBURBAN (Residential acreage between 1-5 acres)

  X   RURAL (Low density residential 5 acres or more)

       OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: North side of Wymer Road and on the east & west sides of future Wymer Woods Drive, Covington, Louisiana

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 31.274 acres

NUMBER OF LOTS/PARCELS: 1 parcel into 5 parcels: Parcels A, B, C, D & E

ZONING: A-2 Suburban Zoning District

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The applicant is requesting to create five (5) parcels from a 31.274 acre Parcel. The minor subdivision request requires a public hearing due to:

- Parcels A, B & C do not have Parish Road Frontage and are proposed to be accessed via a private road.
- The proposed name of the access depicted on the survey plat, shall be granted approval by the Planning Commission. The proposed access name “Wymer Wood Drive” has been submitted and approved by St. Tammany Parish Communication District.

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

1. Provide signature line for the Chairman of the Planning Commission.
2. Confirm that the calculation for the area of parcels A, B, C, D & E are exclusive of the proposed private drive.
3. Submit plans of proposed “Wymer Wood Drive” to the Department of Engineering for review and approval.
4. Amend survey to show: ~~35’30”~~ private drive as shown on Typical Private Drive Section.
5. Wymer Wood Drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
  - a. Perpetual servitude of access with a minimum width of 35 feet.

- b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
- c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
- d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
- e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
- f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
- g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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



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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of March 4, 2021)*

*Meeting Date: March 16, 2021*

CASE NO.: 2021-2276-MSP

OWNER/DEVELOPER: The Wildwood Trust, REIMS, Inc, Mt. Auburn Corporation, Uptown Retail Development Corporation

ENGINEER/SURVEYOR: John Cummings & Associates

SECTION: 8

TOWNSHIP: 8 South

RANGE: 13 East

WARD: 7

PARISH COUNCIL DISTRICT: 11

TYPE OF DEVELOPMENT:

SUBURBAN (Residential acreage between 1-5 acres)

RURAL (Low density residential 5 acres or more)

OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: West side of LA Highway 434, north of Krentel Road, Louisiana

SURROUNDING LAND USES: Commercial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 25.574 acres

NUMBER OF LOTS/PARCELS: Parcels D & E into Parcels D-1 & E-1

ZONING: PBC-2 Planned Business Campus Zoning District

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The applicant is requesting to create two (2) tracts from Parcels D & E. The minor subdivision request requires a public hearing due to:

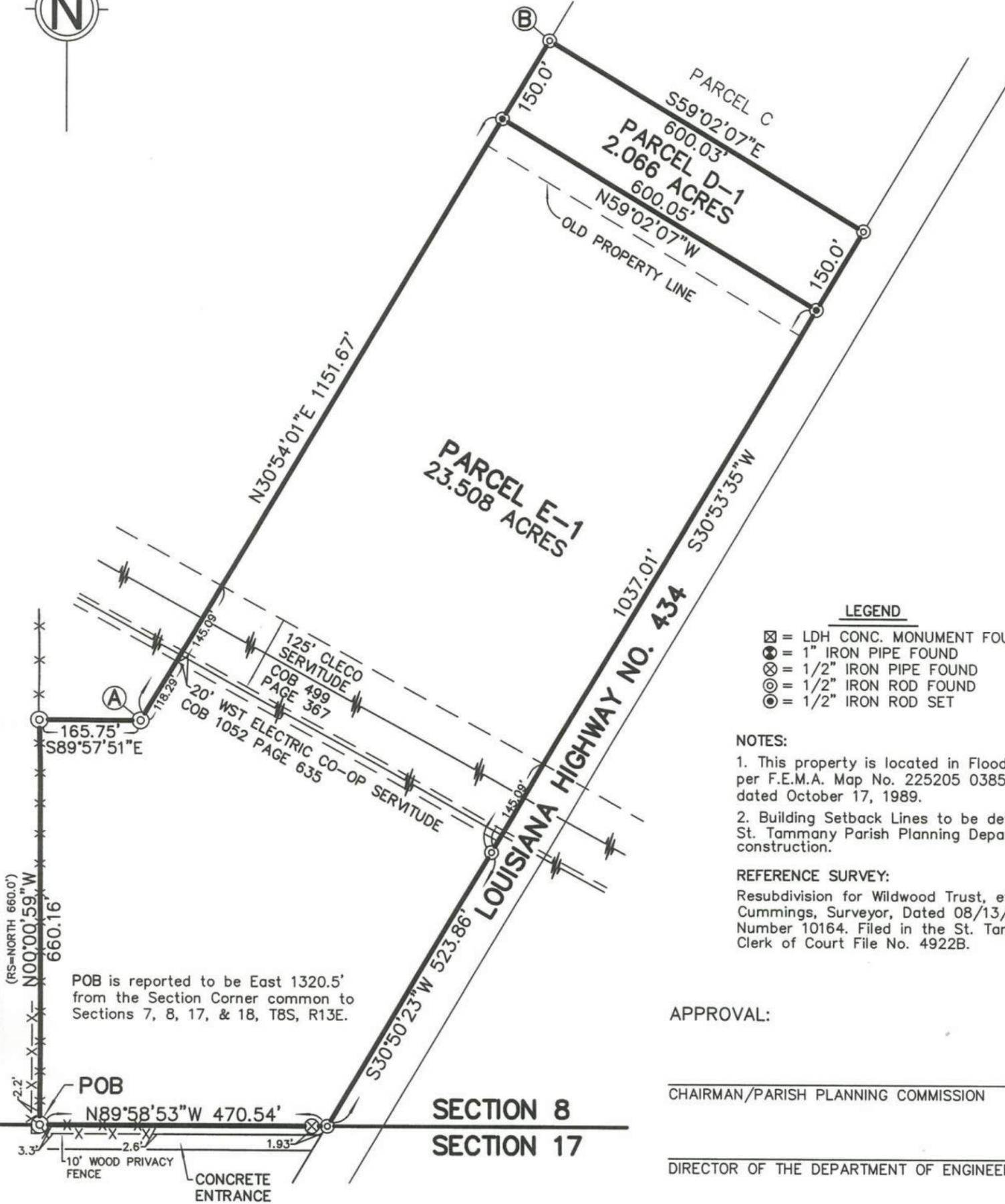
- Parcels D & E were previously part of a minor subdivision approved in August 2010 (MS10-08-030).

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

1. Label parent parcels D & E.
2. Add (MS10-08-030) under REFERENCE SURVEY.



REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
N30°54'01"E  
(per Reference Survey)



**LEGEND**

- ⊠ = LDH CONC. MONUMENT FOUND
- ⊙ = 1" IRON PIPE FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊚ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

**NOTES:**

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0385 C, dated October 17, 1989.
2. Building Setback Lines to be determined by the St. Tammany Parish Planning Department prior to construction.

**REFERENCE SURVEY:**

Resubdivision for Wildwood Trust, et al by John G. Cummings, Surveyor, Dated 08/13/2010, Job Number 10164. Filed in the St. Tammany Parish Clerk of Court File No. 4922B.

**APPROVAL:**

\_\_\_\_\_  
CHAIRMAN/PARISH PLANNING COMMISSION

\_\_\_\_\_  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

\_\_\_\_\_  
SECRETARY/PARISH PLANNING COMMISSION

\_\_\_\_\_  
CLERK OF COURT

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

POB is reported to be East 1320.5' from the Section Corner common to Sections 7, 8, 17, & 18, T8S, R13E.

**SECTION 8**  
**SECTION 17**



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

PLAT PREPARED FOR: **Wildwood Trust, et al**  
SHOWING A SURVEY OF: **AN AMENDED MINOR SUBDIVISION OF PARCEL D & PARCEL E INTO PARCEL D-1 & PARCEL E-1 LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENT A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.  
*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'      DATE: 01-26-2021      JOB NO. 10164-AMS

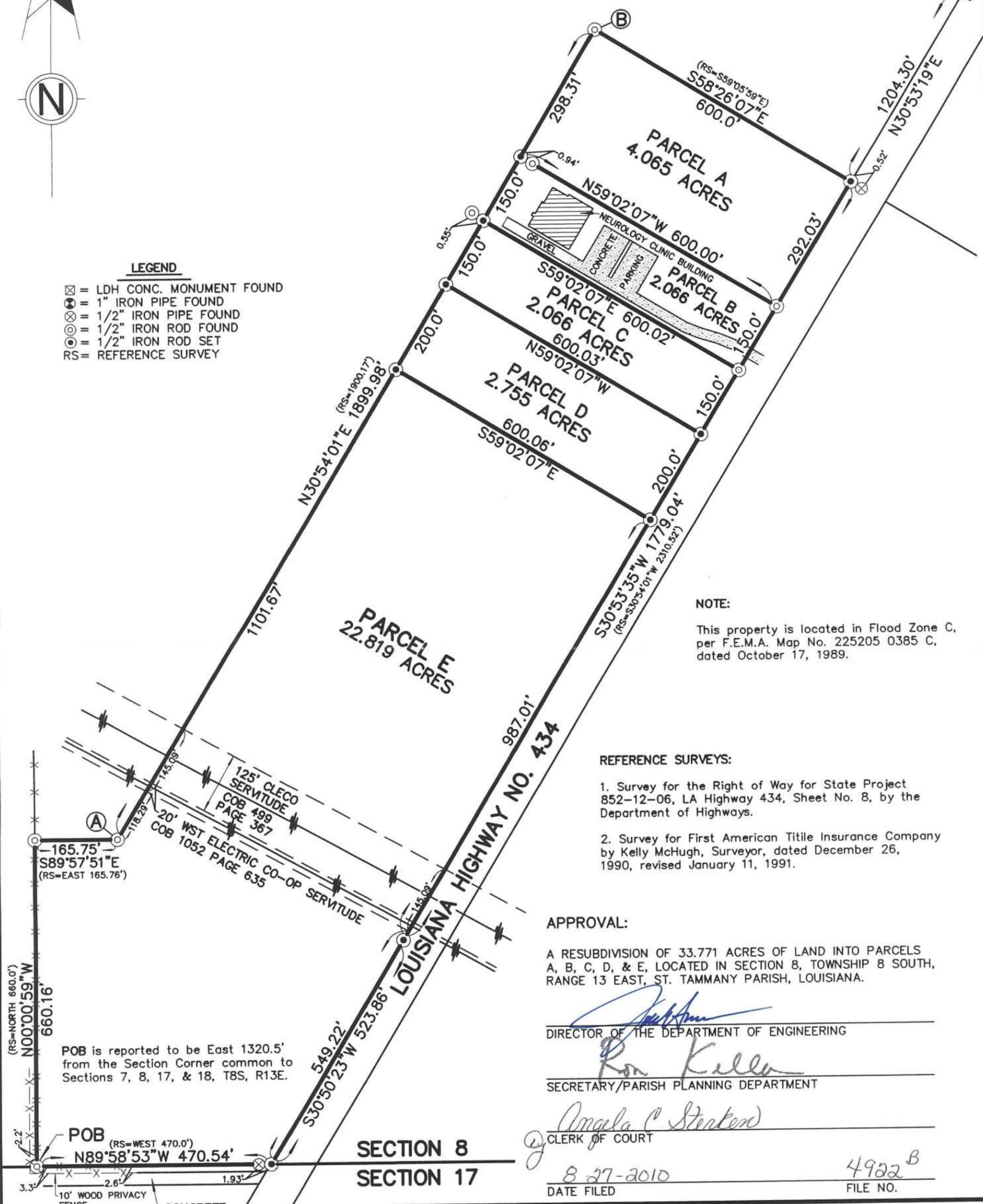
THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED TO THE UNDERSIGNED. A TITLE OR PUBLIC RECORDS SEARCH FOR SUCH INFORMATION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



REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
N30°54'01"E  
(per Reference Survey)

**LEGEND**

- ⊠ = LDH CONC. MONUMENT FOUND
- ⊙ = 1" IRON PIPE FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- RS = REFERENCE SURVEY



**NOTE:**

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0385 C, dated October 17, 1989.

**REFERENCE SURVEYS:**

1. Survey for the Right of Way for State Project 852-12-06, LA Highway 434, Sheet No. 8, by the Department of Highways.
2. Survey for First American Title Insurance Company by Kelly McHugh, Surveyor, dated December 26, 1990, revised January 11, 1991.

**APPROVAL:**

A RESUBDIVISION OF 33.771 ACRES OF LAND INTO PARCELS A, B, C, D, & E, LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.

*[Signature]*  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

*[Signature]*  
SECRETARY/PARISH PLANNING DEPARTMENT

*[Signature]*  
CLERK OF COURT

8-27-2010  
DATE FILED

4922<sup>B</sup>  
FILE NO.



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

PLAT PREPARED FOR: **Wildwood Trust, et al**

SHOWING A SURVEY OF: **A RESUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENT A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

*[Signature]*  
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'      DATE: 8-13-2010      JOB NO. 10164

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

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of March 4, 2021)*

*Meeting Date: March 16, 2021*

CASE NO.: 2021-2277-MSP

OWNER/DEVELOPER: Stirling Mandeville LLC

ENGINEER/SURVEYOR: Acadia Land Surveying, LLC

SECTION: 47

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 1

PARISH COUNCIL DISTRICT: 1

TYPE OF DEVELOPMENT:

SUBURBAN (Residential acreage between 1-5 acres)

RURAL (Low density residential 5 acres or more)

OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: South side of Stirling Blvd, Covington, Louisiana

SURROUNDING LAND USES: Commercial

TOTAL ACRES IN DEVELOPMENT: 31.489 acres

NUMBER OF LOTS/PARCELS: 1 tract (I-1) into 2 tracts: I-1-A-1 & I-1-A-2

ZONING: HC-3 Highway Commercial Zoning District & RBCO

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The applicant is requesting to create two (2) tracts from a 31.489 acre tract. The minor subdivision request requires a public hearing due to:

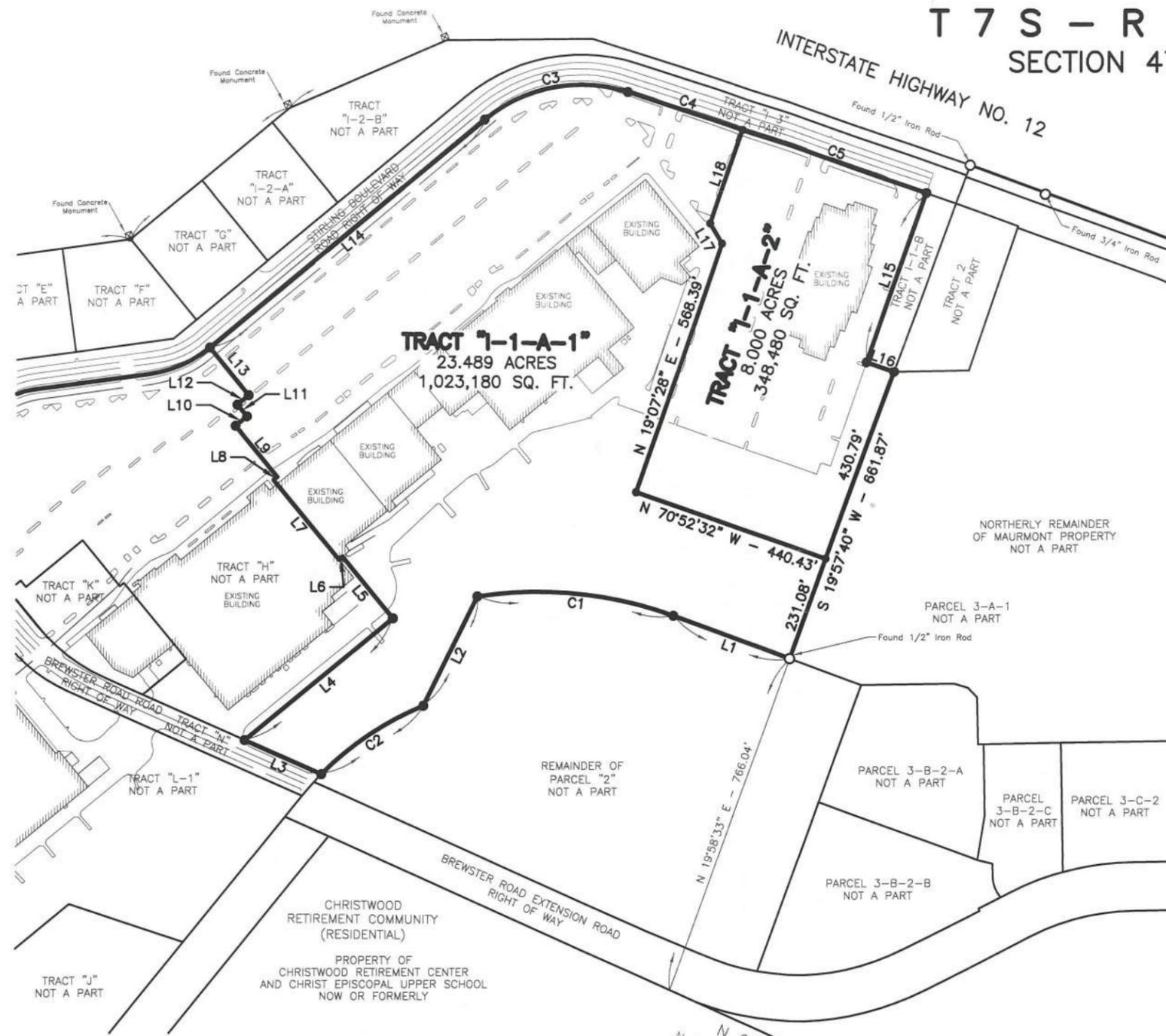
- Tract I-1 was previously part of a minor subdivision approved in May 2005.

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

1. Provide signature line for the Chairman of the Planning Commission.
2. Amend survey as follow on Sheet 1 & 2: ~~PLAT SHOWING AN ADMINISTRATIVE RESUBDIVISION A MINOR SUBDIVISION OF TRACT "I-1" OF THE STIRLING MANDEVILLE SUBDIVISION~~ into TRACTS "I-1-A-1" & "I-1-~~BA-2~~".
3. Amend survey to show parent tract I-1.
4. Amend survey as follow: on Sheet 2 under Notes: 1.) Zoning ~~C2~~-HC-3 & RBCO
5. Amend survey as follow: Brewster Road Right of Way and Brewster Road Extension Road Right of Way should be identified as: E BREWSTER ROAD

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

T 7 S - R 11 E  
SECTION 47

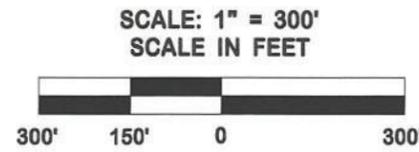
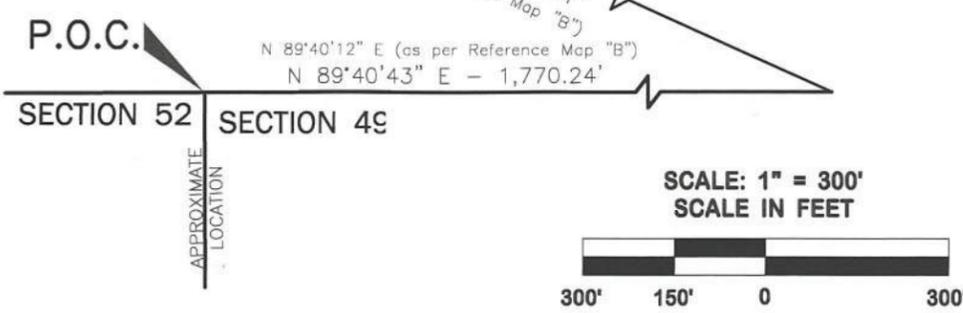


APPROVALS	
Secretary Parish Planning Commission	
Director of Department of Engineering	
Date Filed	File No.
Clerk of Court	

PLAT SHOWING AN  
ADMINISTRATIVE RESUBDIVISION  
OF TRACT "I-1" OF THE  
STIRLING MANDEVILLE  
SUBDIVISION  
INTO  
TRACTS "I-1-A-1" &  
"I-1-A-2"  
LOCATED IN SECTION 47,  
TOWNSHIP 7 SOUTH - RANGE 11 EAST  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
STIRLING PROPERTIES  
SHEET 1 OF 2

**CERTIFICATION:**  
This is to certify to Stirling Properties that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors, and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no encroachments across any property lines except as shown.

*Michael P. Blanchard*  
Michael P. Blanchard, P.L.S., Reg. No. 4861  
This survey plat is not valid without the raised seal and signature of the Registered Land Surveyor.



**ACADIA**   
**LAND SURVEYING, LLC**  
LOUISIANA • MISSISSIPPI • TEXAS  
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
Phone • (985) 449-0094 Fax • (985) 449-0085  
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE: JANUARY 5, 2021

**NOTES:**

- 1.) Zoning: C2
- 2.) Reference Maps:
  - A.) ALTA/ACSM Land Title Survey of the Remainder of Maurmont Property, located in Section 47, Township 7 South, Range 11 East, St. Tammany Parish, Louisiana for Maurmont Properties, L.L.C.  
Prepared By: Acadia Land Surveying, L.L.C. Dated: April 17, 2009
  - B.) Survey for Stirling Mandeville, LLC, property 168.521 Acres, located in Section 47, T7S-R11E, St. Tammany, Louisiana  
Prepared By: John E. Bonneau & Associates, Inc. Dated: June 13, 2005
  - C.) Plat showing survey and resubdivision of Tracts "L" & "I" into Tracts "I-1," "I-2," "I-3," "L-1" and "L-2" of the Stirling Mandeville Subdivision, located in Section 46, T7S-R10E, and Section 47, T7S-R11E, St. Tammany Parish, Louisiana for Stirling Mandeville, L.L.C.  
Prepared By: Acadia Land Surveying, L.L.C. Dated: April 26, 2005
  - D.) Map showing survey and resubdivision of a 105.947 Acre Tract into the Stirling Mandeville Subdivision, located in Section 46, T7S-R10E & Section 47, T7S-R11E, St. Tammany Parish, Louisiana for Stirling Mandeville, L.L.C.  
Prepared By: Acadia Land Surveying, L.L.C. Dated: December 9, 2003  
Date Filed March 1, 2004 File No. 3377
- 3.) Basis of Bearing Referenced to Reference Map "A."
- 4.) Flood Note: In accordance with Fema Flood Insurance Rate Map panel number 225205 0210 C, dated October 17, 1989, for St. Tammany Parish, Louisiana; the property hereon is located in Flood Zone "C" (areas of minimal flooding).
- 5.) Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey.
- 6.) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- 7.) Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands.
- 8.) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 69°56'03" W	272.11'	L10	N 50°34'09" E	32.00'
L2	S 26°19'53" W	265.57'	L11	N 39°25'51" W	32.98'
L3	N 65°59'06" W	182.57'	L12	N 50°34'09" E	32.00'
L4	N 50°34'09" E	416.82'	L13	N 39°25'51" W	133.53'
L5	N 39°25'51" W	173.58'	L14	N 50°34'09" E	773.81'
L6	S 50°34'09" W	10.00'	L15	S 19°05'53" W	386.28'
L7	N 39°25'51" W	224.00'	L16	S 70°53'13" E	62.45'
L8	N 50°34'09" E	9.80'	L17	N 31°02'21" W	50.91'
L9	N 39°25'51" W	143.52'	L18	N 19°07'59" E	214.22'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C1	028°46'15"	859.21'	431.45'	N 84°19'03" W - 426.93'
C2	023°22'53"	659.62'	269.18'	S 56°14'35" W - 267.32'
C3	057°07'11"	330.00'	328.99'	N 79°07'44" E - 315.53'
C4	000°40'00"	22683.31'	263.91'	S 71°58'41" E - 263.91'
C5	001°14'30"	19525.66'	423.15'	S 71°06'37" E - 423.14'

**APPROVALS**

Secretary Parish Planning Commission

Director of Department of Engineering

Date Filed File No.

Clerk of Court

**PLAT SHOWING AN ADMINISTRATIVE RESUBDIVISION OF TRACT "I-1" OF THE STIRLING MANDEVILLE SUBDIVISION**

INTO  
**TRACTS "I-1-A-1" & "I-1-A-2"**  
 LOCATED IN SECTION 47,  
 TOWNSHIP 7 SOUTH - RANGE 11 EAST  
 ST. TAMMANY PARISH, LOUISIANA  
 FOR  
**STIRLING PROPERTIES**

**SHEET 2 OF 2**

**CERTIFICATION:**

This is to certify to Stirling Properties that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no encroachments across any property lines except as shown.

 02/02/2021  
 Michael P. Blanchard, P.L.S., Reg. No. 4861

This survey plat is not valid without the raised seal and signature of the Registered Land Surveyor.

**ACADIA** 

**LAND SURVEYING, LLC**

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone • (985) 449-0094 Fax • (985) 449-0085

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

DATE: JANUARY 5, 2021



**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of March 4, 2021)*

*Meeting Date: March 16, 2021*

CASE NO.: 2021-2278-MSP

OWNER/DEVELOPER: Chad & Renee Heinz

ENGINEER/SURVEYOR: Kelly J. McHugh & Associates, Inc.

SECTION: 16

TOWNSHIP: 7 South

RANGE: 14 East

WARD: 6

PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: South side of Ed Yates Road and future Crane Ridge Drive, Pearl River, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 10 acres

NUMBER OF LOTS/PARCELS: Lot 1-E into Lots 1-E1, 1-E2 & 1-E3

ZONING: A-3 Suburban Zoning District

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The applicant is requesting to create three (3) parcels from a 10 acre lot. The minor subdivision request requires a public hearing due to:

- Lots 1-E2 & 1-E3 not have Parish Road Frontage and are proposed to be accessed via a private road.
- The proposed name of the 35 foot access shown on the survey plat, shall be granted approval by the Planning Commission. The proposed access name “Crane Ridge Drive” has been submitted and approved by St. Tammany Parish Communication District.

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

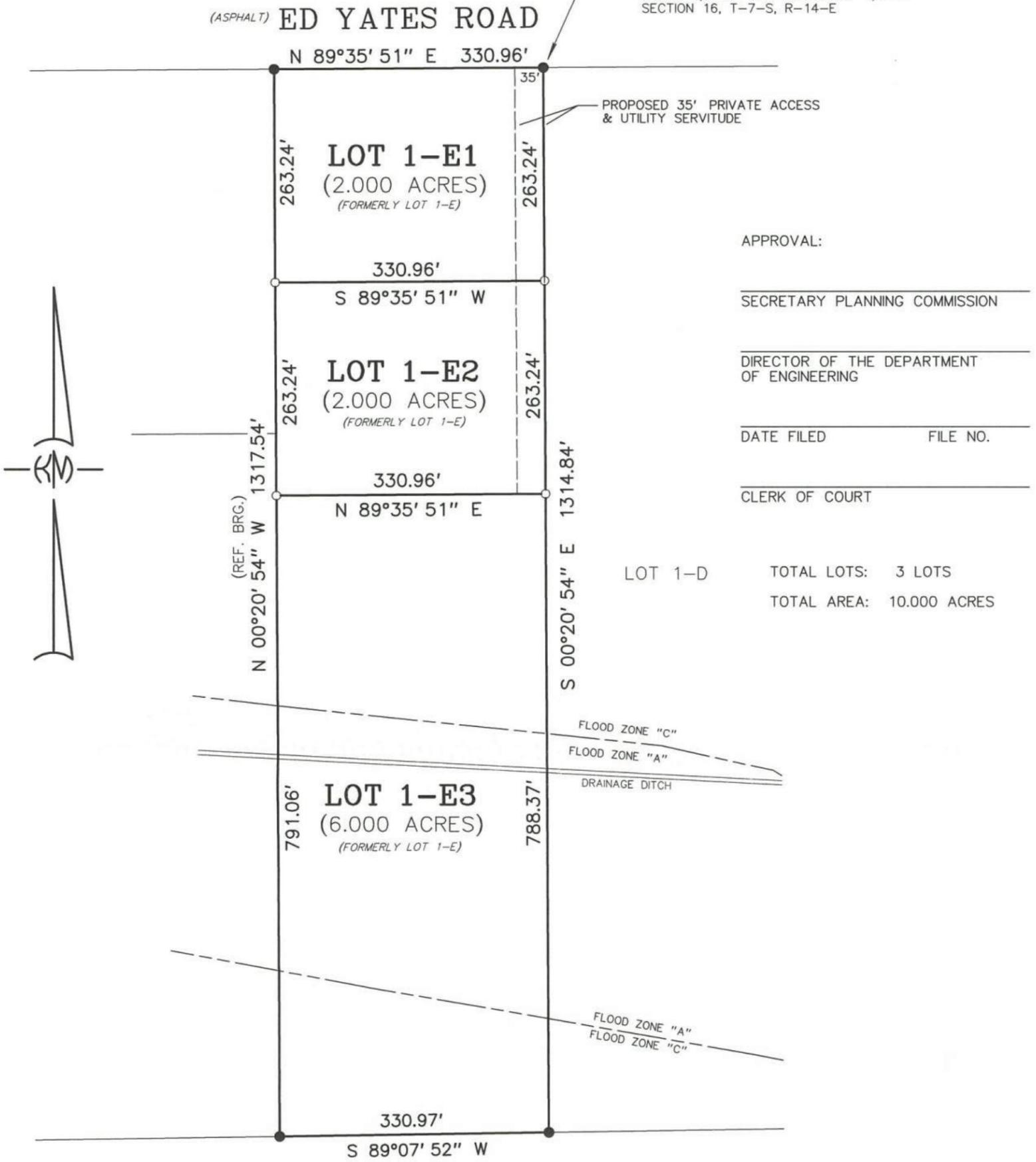
1. Provide signature line for the Chairman of the Planning Commission.
2. Approval of the proposed private access road name: “Crane Ridge Drive”
3. Provide amended survey showing “Crane Ridge Drive”.
4. Confirm that the calculation for the area of parcels Lots 1-E1, 1-E2 & 1-E3 are exclusive of the proposed private drive.
5. Submit plans of proposed “Crane Ridge Drive” to the Department of Engineering for review and approval.
6. Crane Ridge Drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
  - a. Perpetual servitude of access with a minimum width of 35 feet.

- b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
- c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
- d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
- e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
- f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
- g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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

THIS PROPERTY IS LOCATED IN  
 FLOOD ZONES: "C" & "A"  
 BASE FLOOD ELEV.: N/A  
 F.I.R.M. PANEL NO.: 225205 0300 C  
 REVISED: 10/17/1989

THIS POINT IS LOCATED S87°56' 46"W 293.00';  
 THENCE S02°20' 37"W 12.03' & S89°35' 51"W  
 1396.33' FROM THE NORTHEAST CORNER OF THE  
 SOUTH 1/2 OF THE SOUTHEAST 1/4 OF  
 SECTION 16, T-7-S, R-14-E



APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

NOTES:

- NO SETBACKS ARE SHOWN HEREON.
- BOTH ED YATES ROAD AND DRAINAGE DITCH ARE PARISH MAINTAINED.
- THE PROPOSED 35' ACCESS AND UTILITY SERVITUDE IS TO BE PRIVATE & MAINTAINED BY THE OWNERS OF LOTS 1-E1, 1-E2 & 1-E3.

-- LEGEND --

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

REFERENCES:

1. A MINOR SUBDIVISION MAP BY THIS FIRM FILED ON 01-21-2020, MAP FILE #5908D OF WHICH THE BASIS OF BEARING WAS OBTAINED.
2. A MINOR SUBDIVISION MAP BY J.V. BURKES & ASSOCIATES, INC. DATED 7-21-2017.

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



KELLY J. McHUGH REG. NO. 4443  
 CERTIFIED TO BE IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

BOUNDARY SURVEY OF:

A MINOR SUBDIVISION MAP OF LOT 1-E (10.000 ACRES) INTO LOT 1-E1 (2.000 AC.), LOT 1-E2 (2.000 AC.), & LOT 1-E3 (6.000 AC.) IN SECTION 16, T-7-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

JANEE' CASSAGNE

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

SCALE: 1" = 150' DATE: 01-27-2021

DRAWN: DB JOB NO.: 21-027-1

REVISED: 02-02-2021

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of March 4, 2021)*

*Meeting Date: March 16, 2021*

CASE NO.: 2021-2279-MSP

OWNER/DEVELOPER: Sidney Rufus Loyd

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 16

TOWNSHIP: 5 South

RANGE: 11East

WARD: 2

PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: Northeast corner of George Road & Sid Lane, Covington, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 11.82 acres

NUMBER OF LOTS/PARCELS: 11.82 acres into Parcels A & B

ZONING: A-1 Suburban Zoning District

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The applicant is requesting to create two (2) parcels from a 11.82 acre parcel. The minor subdivision request requires a public hearing due to:

- Parcel B does not meet the minimum lot width of 300 feet under A-1 Suburban Zoning District requiring a waiver from the Planning Commission.

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

1. Provide signature line for the Chairman of the Planning Commission.

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



**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of March 4, 2021)*

*Meeting Date: March 16, 2021*

CASE NO.: 2021-2280-MSP

OWNER/DEVELOPER & REPRESENTATIVE: Ernest D. & Joan P. Smitherman

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 20

TOWNSHIP: 5 South

RANGE: 11 East

WARD: 2

PARISH COUNCIL DISTRICT: 6

TYPE OF DEVELOPMENT:

SUBURBAN (Residential acreage between 1-5 acres)

RURAL (Low density residential 5 acres or more)

OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: West side of LA Highway 40, Covington, Louisiana

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 37.38 acres

NUMBER OF LOTS/PARCELS: 2 Parcels : 9.38 acres, 5.08 acres, 9 acres, 6 acres & 7.92 acres into  
Parcels A & B

ZONING: A-1 Suburban Zoning District

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

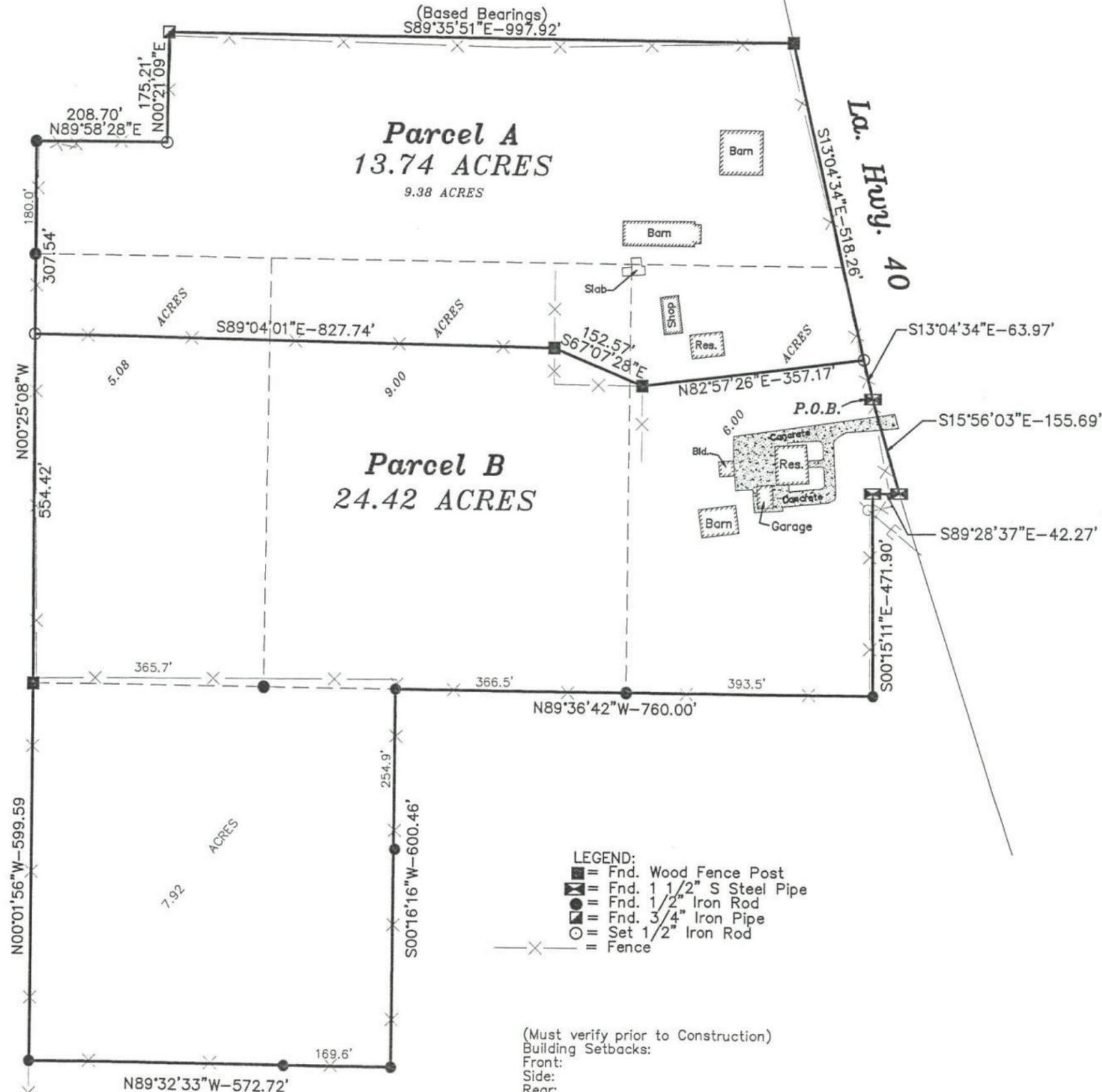
The applicant is requesting to create two (2) parcels from 9.38 acres, 5.08 acres, 9 acres, 6 acres & 7.92 acres into Parcels A & B for a total of 37.38 acres. The minor subdivision request requires a public hearing due to:

- Parcel B does not meet the minimum lot width of 300 feet required under the A-1 Suburban Zoning District and requires a waiver from the Planning Commission.
- The proposed lot do not meet the requirement of the Chapter 125 Subdivision Regulations -Section 125-83 (c ) requiring a waiver from the Planning Commission: *Angles of side lines*. All side lines of lots shall be at right angles to straight road lines or radial to curved road lines unless a lot is affected by or is adjacent to a servitude (easement), or an artificial or natural drain, or an unusual natural feature such as a rise or fall in elevation, or unless a variation of this rule will result in a better road or lot plan. Lots with double frontage should be avoided.

The request shall be subject the below comments:

1. Amend survey to reflect accurate total acreage: Parcel A 13.74 acres + Parcel B 24.42 acres = 38.16 acres vs A Minor Subdivision of a 9.38, 5.08, 9.0, 6.0 & 7.92 acres = 37.38 acres

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



FINAL APPROVAL

CHAIRMAN OF PLANN. COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE \_\_\_\_\_ FILE NO. \_\_\_\_\_

A Minor Subdivision of a 9.38, 5.08, 9.0, 6.0 & 7.92 Acre Parcel of Land, into Parcels A & B, situated in Section 20, T-5-S, R-11-E, St. Tammany Parish, La.

Reference:  
 1) A Survey Map by Herbert Sanders, Map File No. 3148A, Clerk of Courts Office, (Based Bearings)  
 2) A Survey Map by Herbert Sanders, Map File No. 100405, Clerk of Courts Office,  
 Reference calls not shown

The P.O.B. is recorded to be S00°15'E-850.52' from the Section Corner common to Sections 16, 17, 20 & 21, T-5-S, R-11-E, St. Tammany Parish, La.  
 Note: A overhead powerline runs along the easterly boundary line of subject properties

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

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

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

*Bruce M. Butler III*  
 License No. 4894  
 PROFESSIONAL  
 1-28-2021

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  
**E. D. SMITHERMAN**

SCALE: 1" = 150'  
 DATE: 5-16-2018  
 DRAWN BY: JWG  
 Section 20, T-5-S, R-11-E, St. Tammany Parish, La.  
 Revised: 12-22-2020  
 SURVEY NUMBER: 18768

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of March 2, 2021)*

*Meeting Date: March 16, 2021*

CASE NO.: 2021-2281-MSP

OWNER/DEVELOPER & REPRESENTATIVE: Tommy & Laura Guidroz

ENGINEER/SURVEYOR: Land Surveying Inc.

SECTION: 4  
SECTION: 33

TOWNSHIP: 7 South  
TOWNSHIP: 6 South

RANGE: 10 East  
RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: South of Stanga Road, west of LA Highway 1077, Covington, Louisiana

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 5acres

NUMBER OF LOTS/PARCELS: 2 Parcels: Parcel B into Parcels B1 & B2

ZONING: A-3 Suburban Zoning District

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The applicant is requesting to create two (2) parcels from Parcel B. The minor subdivision request requires a public hearing due to:

- Parcel B was previously part of a minor subdivision approved in May 2008 (MS08-04-029).
- Parcel B2 is requested to be created as a flag lot, requiring a waiver of the regulation by the Planning Commission, since flag lots are only permitted above the Urban Growth Boundary Line.

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

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CHAIRMAN PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of Parcel B (5.00 Acres) into Parcel B1 & B2, situated in Section 33, T-6-S, R-10-E and Section 4, T-7-S, R-10-E, St. Tammany Parish Louisiana

Reference: A Resubdivision Map by Jeron Fitzmorris, File Date 5-19-2008, File No. 4682B, Clerk of Courts Office (Based Bearings)

The P.O.B. is reported to be N00°26'07"W-567.1'; S63°45'02"E-347.6' from the Section Corner common to Sections 3 & 4, T-7-S, R-10-E and Sections 33 & 34, T-6-S, R-10-E, St. Tammany Parish, Louisiana

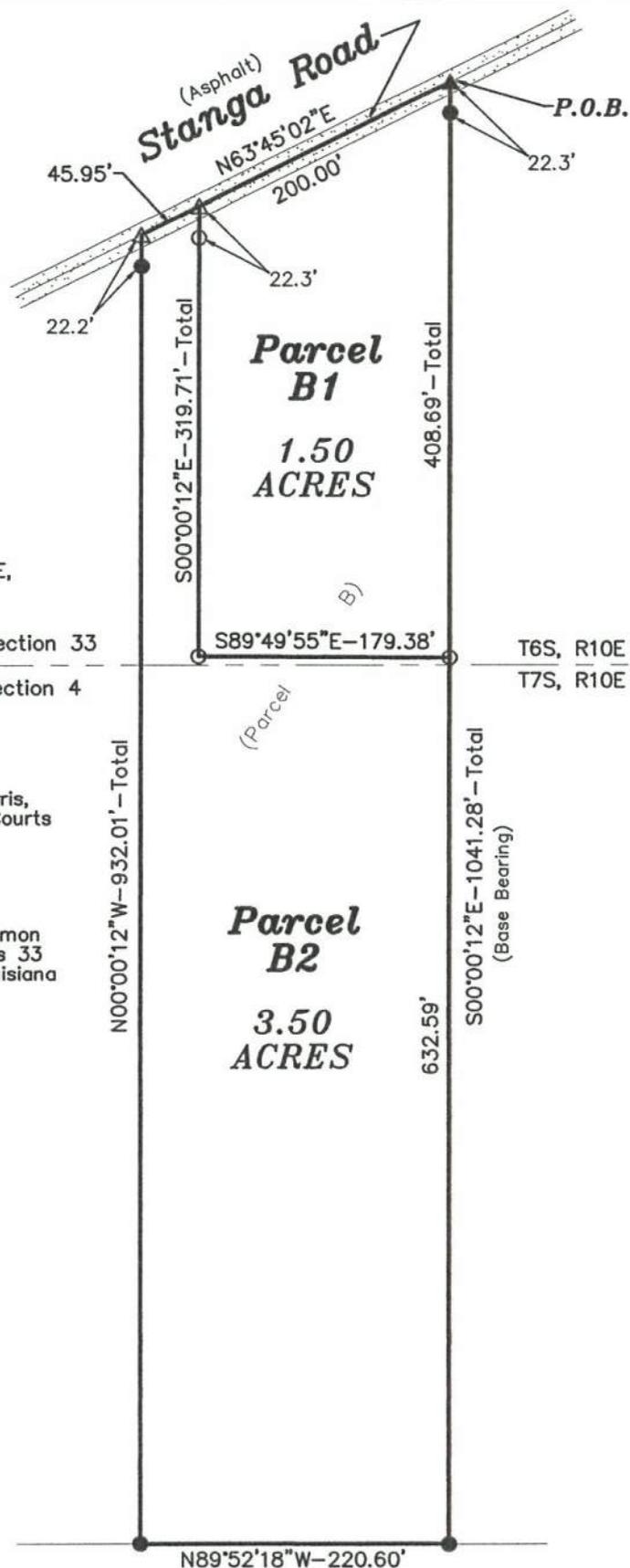
LEGEND:

- = Fnd. 1/2" Iron Rod
- ▲ = Fnd. PK Nail
- △ = Set Mag Nail
- = Set 1/2" Iron Rod

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:LX1.

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



MAP PREPARED FOR **LAURA GUIDROZ**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 4, T-7-S, R-10-E AND SECTION 33, T-6-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

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

**LAND SURVEYING LLC**

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



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

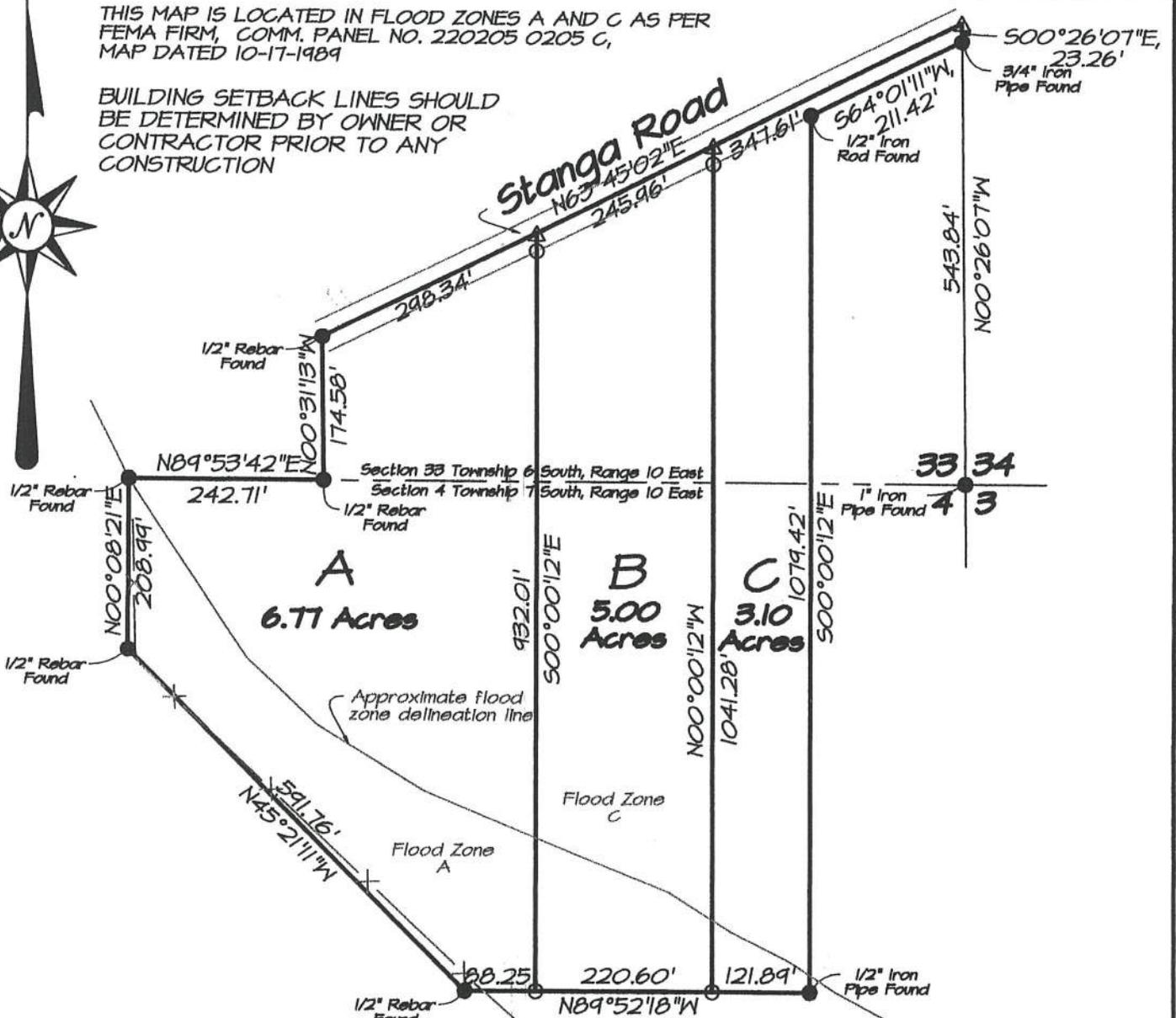
SCALE: 1" = 125'

DATE: 2-1-2021

NUMBER: 20219

THIS MAP IS LOCATED IN FLOOD ZONES A AND C AS PER FEMA FIRM, COMM. PANEL NO. 220205 0205 C, MAP DATED 10-17-1989

BUILDING SETBACK LINES SHOULD BE DETERMINED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION



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 MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

△ PK Nail Set  
○ 1/2" Rebar Set

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

RESUBDIVISION MAP OF PROPERTY IN SECTION 33 TOWNSHIP 6 SOUTH, RANGE 10 EAST AND SECTION 4 TOWNSHIP 7 SOUTH, RANGE 10 EAST INTO PARCELS A, B & C, ST. TAMMANY PARISH, LOUISIANA FOR DORIS ANN HOOVER JOHNSTON AND CARL J. FONTANILLE

FINAL APPROVAL

*[Signature]*  
PARISH ENGINEER  
*[Signature]*  
SECRETARY PLANNING COMM.

FILED FOR RECORD

*[Signature]*  
CLERK OF COURT

5-19-2008 DATE  
4682<sup>B</sup> FILE NO.

*[Signature]*  
LA. REGISTERED LAND SURVEYOR  
REG. NO. 3403

**LS** LAND SURVEYING, INC.  
COVINGTON, LA.

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of March 4, 2021)*

*Meeting Date: March 16, 2021*

CASE NO.: 2021-2284-MSP

OWNER/DEVELOPER: Equitana Farms, LLC – Tim Moreau

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 20

TOWNSHIP: 8 South

RANGE: 13 East

WARD: 2

PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: South side of Little Dixie Ranch Road and on the east and west sides of Equitana Lane, Lacombe, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 18.733 acres

NUMBER OF LOTS/PARCELS: Tract 1 into Tracts 1A, 1B, 1C & Equitana Lane

ZONING: A-2 & A-3 Suburban Zoning Districts

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The applicant is requesting to create three (3) parcels from Tract 1 into Tracts 1A, 1B, 1C & Equitana Lane. The minor subdivision request requires a public hearing due to:

- Allow to create a separate parcel for Equitana Lane and to allow for the construction to Parish standards to allow for future dedication.
- The proposed minor subdivision was part of a previously approved minor subdivision in (2018-1004-MSP).

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

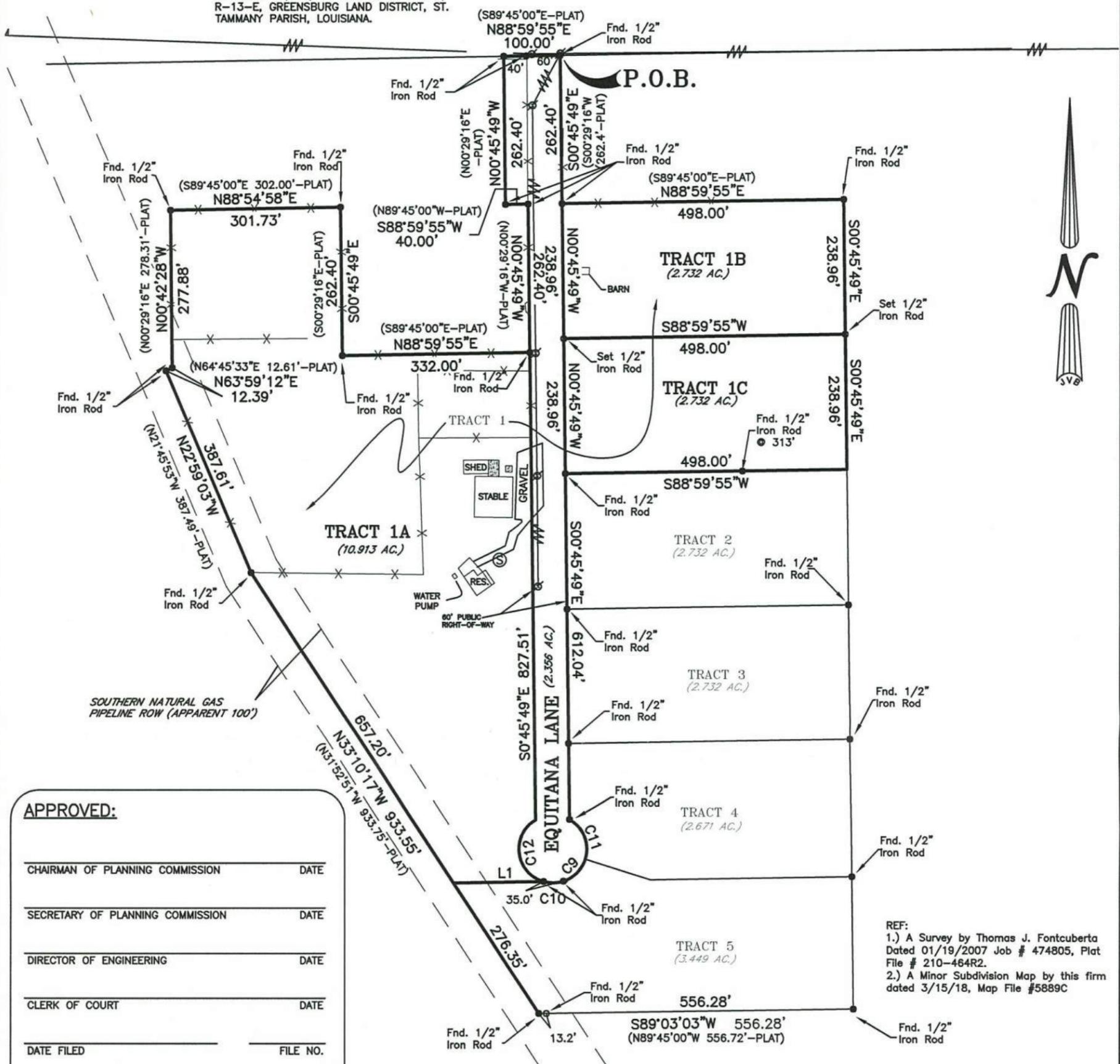
1. Construction and dedication of Equitana Lane shall be completed before the plat can be recorded.
2. Building permit shall be issued on proposed Tracts 1B & 1C only after recordation of the plat.

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

# LITTLE DIXIE RANCH ROAD

THE P.O.B. IS REPORTED TO BE  
 S00°29'16"W 41.0' AND S89°45'00"E 828.6'  
 FROM THE SECTION CORNER COMMON TO  
 SECTIONS 17, 18, 19 AND 20 IN T-8-S,  
 R-13-E, GREENSBURG LAND DISTRICT, ST.  
 TAMMANY PARISH, LOUISIANA.

NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA  
 STATE PLANE COORDINATE SYSTEM (LA SOUTH 1702).



**APPROVED:**

CHAIRMAN OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_ DATE \_\_\_\_\_

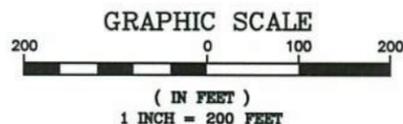
DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

TOTAL AREA: 814,180 SQ. FT. OR 18.691 ACRES

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C9	57.11'	60.00'	S44°46'31"W	54.98'
C10	35.51'	60.00'	S88°59'54"W	35.00'
C11	82.17'	60.00'	S21°43'25"E	75.89'
C12	139.37'	60.00'	S07°30'02"E	110.09'

Line Table				
Line #	Bearing	Length	Curve	Distance
L1	S88°59'55"W	159.30'	C10	35.00'



BUILDING Fnd.BACKS  
 (\* Verify Prior to Construction)  
 Front Fnd.back.....?  
 Side Fnd.back.....?  
 Rear Fnd.back.....?

ADDRESS: LITTLE DIXIE RANCH ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN  
 ACTUAL GROUND SURVEY AND THAT TO THE  
 BEST OF MY KNOWLEDGE NO ENCROACHMENTS  
 EXIST EITHER WAY ACROSS ANY OF THE  
 PROPERTY LINES, EXCEPT AS SHOWN.

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.

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

F.I.R.M. No. 225205 0385 C  
 F.I.R.M. Date 10/17/1989  
 ZN: C B.F.E. N/A  
 \* Verify prior to construction with  
 Local Governing Body.

DRAWING NO.  
 20210006

DATE:  
 02/12/2021

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

DRAWN BY: VLL  
 CHECKED BY: JDL  
 SCALE: 1" = 200'

REVISSED:

**A MINOR SUBDIVISION MAP OF TRACT 1 INTO  
 TRACT 1A, 1B, 1C & EQUITANA LANE (A PUBLIC RIGHT-OF-WAY),  
 EQUITANA FARMS IN SECTION 20, T-8-S, R-13-E,  
 GREENSBURG LAND DISTRICT,  
 ST. TAMMANY PARISH, LOUISIANA**

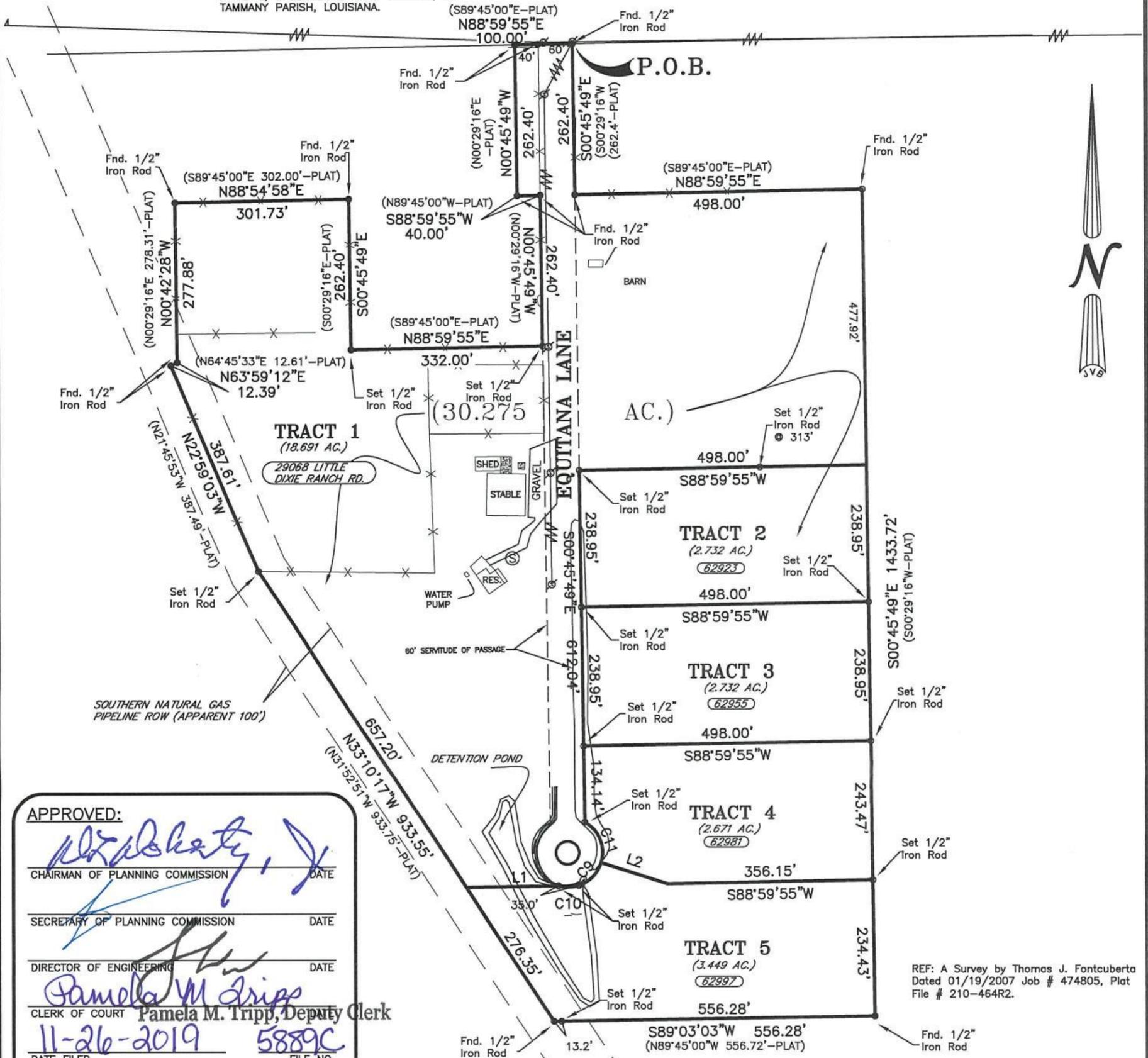
CERTIFIED TO: TIM MOREAU

SURVEYED BY:  
  
**SEAN M. BURKES**  
 LA REG. No. 4785

# LITTLE DIXIE RANCH ROAD

THE P.O.B. IS REPORTED TO BE  
 S00°29'16"W 41.0' AND S89°45'00"E 828.6'  
 FROM THE SECTION CORNER COMMON TO  
 SECTIONS 17, 18, 19 AND 20 IN T-8-S,  
 R-13-E, GREENSBURG LAND DISTRICT, ST.  
 TAMMANY PARISH, LOUISIANA.

NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA  
 STATE PLANE COORDINATE SYSTEM (LA SOUTH 1702).

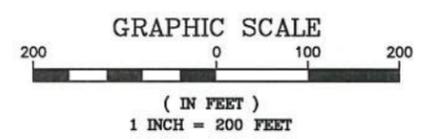


**APPROVED:**  
  
 CHAIRMAN OF PLANNING COMMISSION DATE  
  
 SECRETARY OF PLANNING COMMISSION DATE  
  
 DIRECTOR OF ENGINEERING DATE  
  
 CLERK OF COURT Pamela M. Tripp, Deputy Clerk  
 11-26-2019 5889C  
 DATE FILED FILE NO.  
 TOTAL AREA: 1,318,779 SQ. FT. OR 30.275 ACRES

Curve Table				
Curve #	Length	Radius	Chord Bearing	Chord Distance
C9	57.11'	60.00'	S44°46'31"W	54.98'
C10	35.51'	60.00'	S88°59'54"W	35.00'
C11	82.17'	60.00'	S21°43'25"E	75.89'

Line Table		
Line #	Bearing	Length
L1	S88°59'55"W	159.30'
L2	N72°29'31"W	120.79'



**BUILDING SETBACKS**  
 (\* Verify Prior to Construction)  
 Front Setback.....\*  
 Side Setback.....\*  
 Rear Setback.....\*

ADDRESS: LITTLE DIXIE RANCH ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

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.

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

F.I.R.M. No. 225205.0385.C  
 F.I.R.M. Date 10/17/1989  
 ZN: C B.F.E. N/A  
 \*Verify prior to construction with Local Governing Body.

DRAWING NO. 20180146

DATE: 03/15/2018

REVISED: 11/15/2019

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

DRAWN BY: VLL CHECKED BY: JDL

SCALE: 1" = 200'

A MINOR SUBDIVISION MAP  
 EQUITANA FARMS ESTATES BEING 30.275 AC.  
 INTO TRACT 1, TRACT 2, TRACT 3, TRACT 4 & TRACT 5 IN  
 SECTION 20, T-8-S, R-13-E, GLD  
 ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: TIM MOREAU

SURVEYED BY:  
 SEAN M. BURKES  
 LA REG. No. 4785

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of March 4, 2021)*

*Meeting Date: March 16, 2021*

CASE NO.: 2021-2285-MSP

OWNER/DEVELOPER: D.R. Horton, Inc. – Gulf Coast

ENGINEER/SURVEYOR: Acadia Land Surveying, LLC.

SECTION: 25, 26, 27, 34, 35 & 36  
SECTION: 1 & 2

TOWNSHIP: 9 South  
TOWNSHIP: 10 South

RANGE: 14 East  
RANGE: 14 East

WARD: 9

PARISH COUNCIL DISTRICT: 13

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

GENERAL LOCATION: end of Lakeshore Blvd. North, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 947.828 acres

NUMBER OF LOTS/PARCELS: Lot A-1 into Lots A-1-A & STP-3

ZONING: PUD Planned Unit Development Overlay District

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

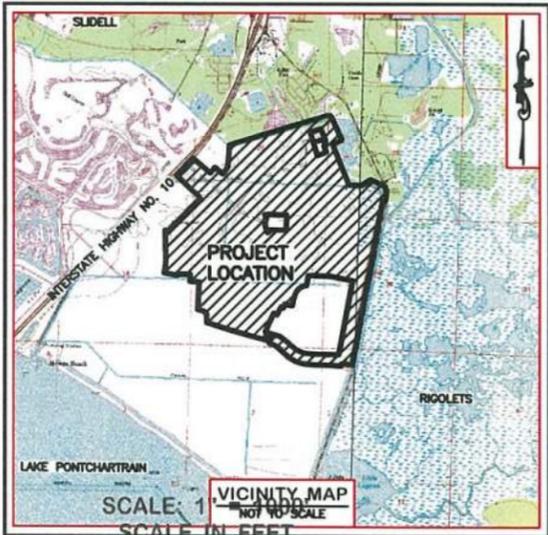
The applicant is requesting to create two (2) parcels from Lot A-1 into Lots A-1-A & STP-3. The minor subdivision request requires a public hearing due to:

- The proposed minor subdivision was part of a previously minor subdivision in December 2017 (2017-863-MSP).
- Lot STP-3 does not have Parish Road access requiring a waiver from the Planning Commission.

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

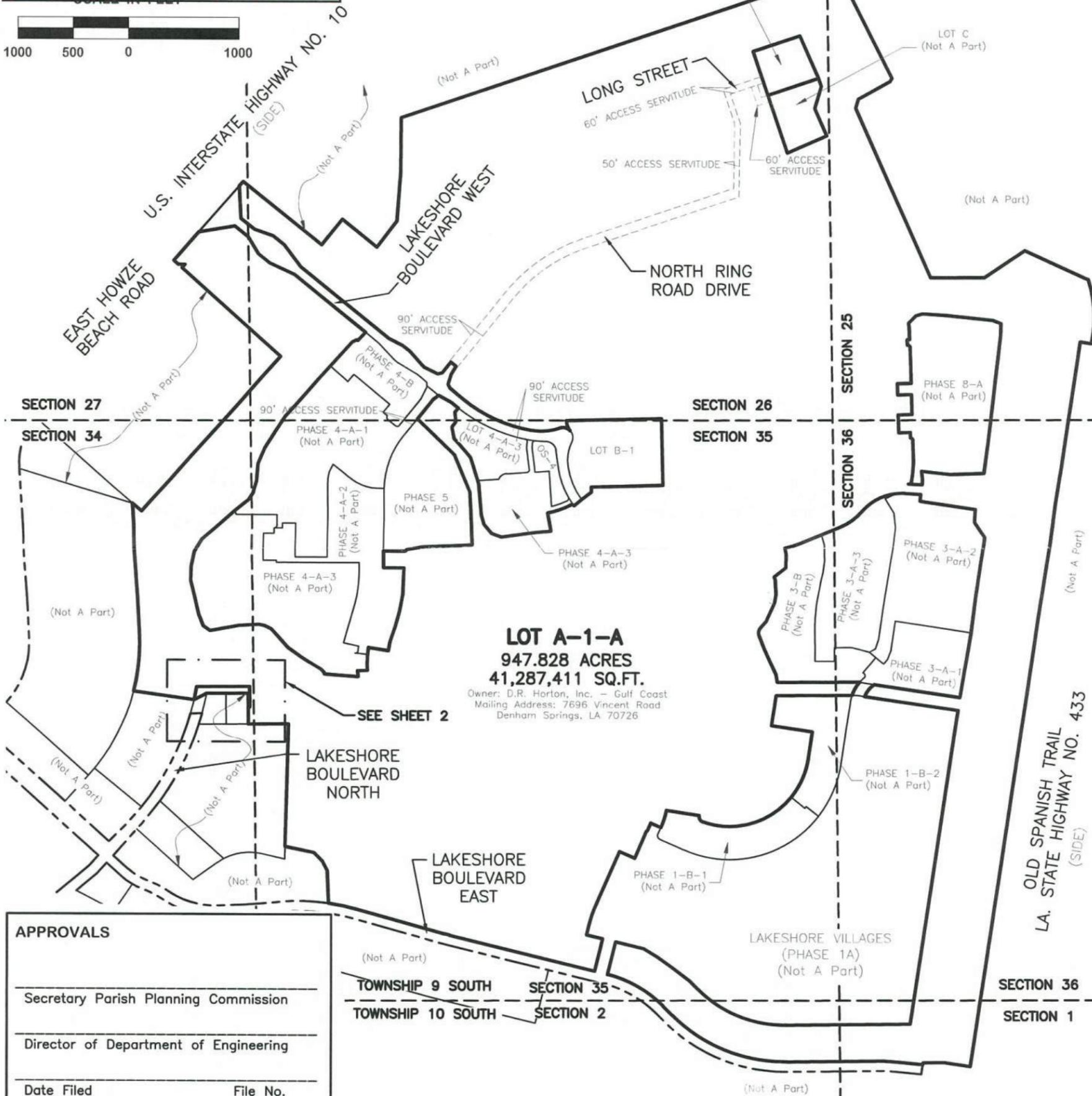
1. Provide signature line for the Chairman of the Planning Commission.
2. Amend Sheets 1 & 2 to show parent tract: Lot A-1.

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



**PLAT SHOWING MAJOR SUBDIVISION  
OF LOT A-1 INTO  
LOTS A-1-A & STP-3**  
LOCATED IN SECTIONS 25, 26, 27, 34, 35 & 36,  
TOWNSHIP 9 SOUTH - RANGE 14 EAST  
AND SECTIONS 1 & 2,  
TOWNSHIP 10 SOUTH - RANGE 14 EAST  
SLIDELL, ST. TAMMANY PARISH, LOUISIANA

SECTION CORNER	23	24
	26	25



**LOT A-1-A**  
**947.828 ACRES**  
**41,287,411 SQ.FT.**  
Owner: D.R. Horton, Inc. - Gulf Coast  
Mailing Address: 7696 Vincent Road  
Denham Springs, LA 70726

**APPROVALS**

Secretary Parish Planning Commission	
Director of Department of Engineering	
Date Filed	File No.
Clerk of Court	

**CERTIFICATION:**

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

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

Michael P. Clatcha, P.L.S., Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

SHEET 1 OF 2

**ACADIA**   
**LAND SURVEYING, LLC**  
LOUISIANA • MISSISSIPPI • TEXAS  
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
Phone • (985) 449-0094 Fax • (985) 449-0085  
EMAIL • ACADIA@ACADIALANDSURVEYING.COM



**APPROVALS**

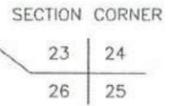
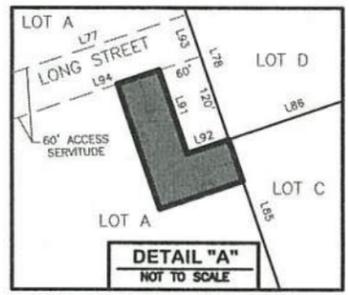
*[Signature]*  
 Chairman - Parish Planning Commission

*[Signature]*  
 Secretary - Parish Planning Commission

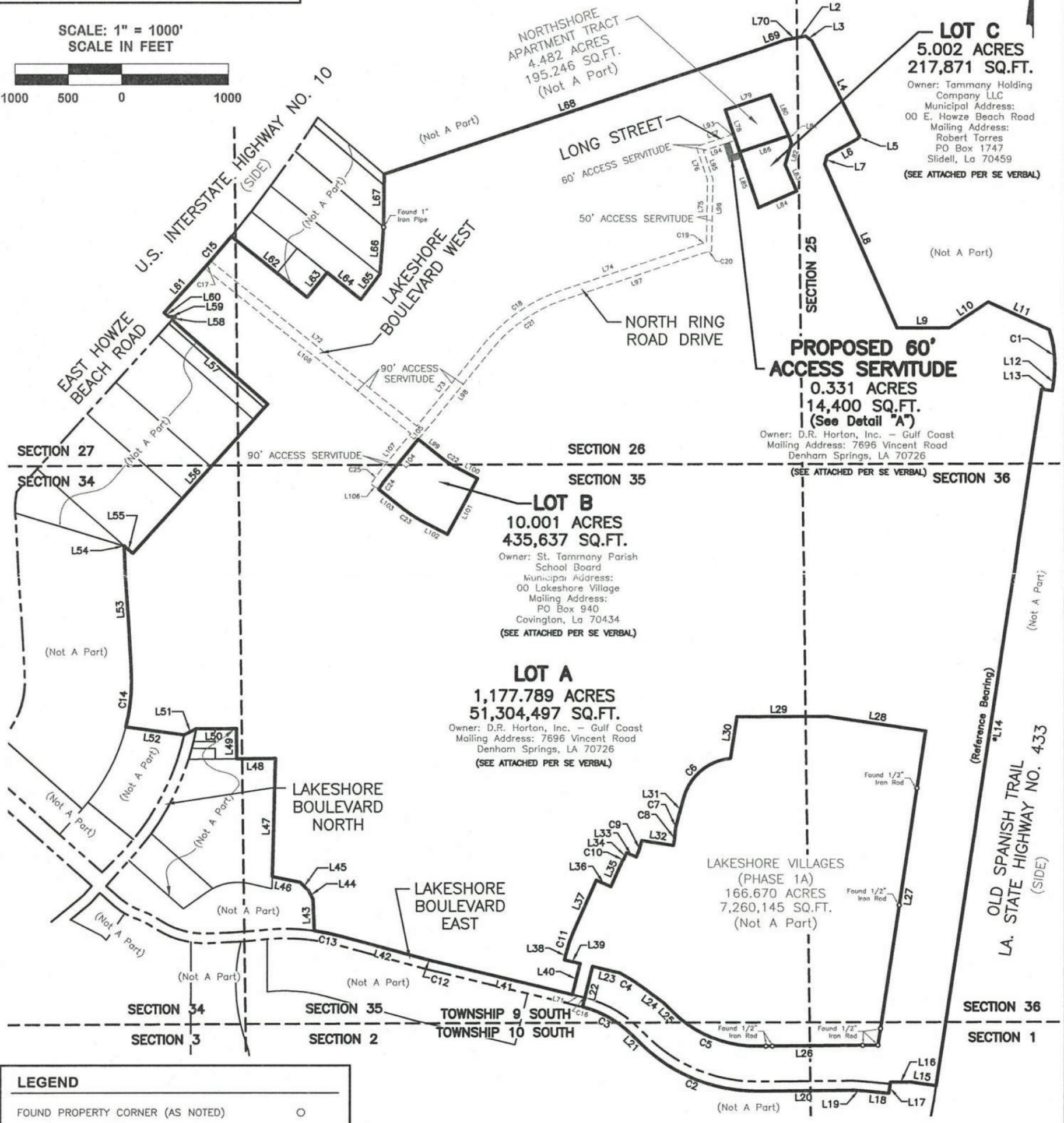
Director of Department of Engineering  
 12-28-2017 5697D  
 Date Filed File No.  
*[Signature]*  
 Dy Shana Hess  
 Clerk of Court  
 Shana Hess, Deputy Clerk

**PLAT SHOWING MINOR SUBDIVISION  
 OF  
 LAKESHORE VILLAGE PROPERTY  
 INTO  
 LOTS A, B, C & A PROPOSED  
 60' ACCESS SERVITUDE  
 (FROM LONG STREET)**

LOCATED IN SECTIONS 25, 26, 27, 34, 35 & 36,  
 TOWNSHIP 9 SOUTH - RANGE 14 EAST  
 AND SECTIONS 1 & 2,  
 TOWNSHIP 10 SOUTH - RANGE 14 EAST  
 SLIDELL, ST. TAMMANY PARISH, LOUISIANA



SCALE: 1" = 1000'  
 SCALE IN FEET



**LOT C**  
 5.002 ACRES  
 217,871 SQ.FT.  
 Owner: Tammany Holding Company LLC  
 Municipal Address: 00 E. Howze Beach Road  
 Mailing Address: Robert Torres, PO Box 1747, Slidell, La 70459  
 (SEE ATTACHED PER SE VERBAL)

**PROPOSED 60' ACCESS SERVITUDE**  
 0.331 ACRES  
 14,400 SQ.FT.  
 (See Detail "A")  
 Owner: D.R. Horton, Inc. - Gulf Coast  
 Mailing Address: 7696 Vincent Road, Denham Springs, LA 70726  
 (SEE ATTACHED PER SE VERBAL)

**LOT B**  
 10.001 ACRES  
 435,637 SQ.FT.  
 Owner: St. Tammany Parish School Board  
 Municipal Address: 00 Lakeshore Village  
 Mailing Address: PO Box 940, Covington, La 70434  
 (SEE ATTACHED PER SE VERBAL)

**LOT A**  
 1,177.789 ACRES  
 51,304,497 SQ.FT.  
 Owner: D.R. Horton, Inc. - Gulf Coast  
 Mailing Address: 7696 Vincent Road, Denham Springs, LA 70726  
 (SEE ATTACHED PER SE VERBAL)

**LEGEND**

FOUND PROPERTY CORNER (AS NOTED)	○
SET 3/4" IRON ROD	●

SHEET 1 OF 2  
 (SEE SHEET 2 FOR VICINITY MAP, LINE & CURVE TABLES, & GENERAL NOTES)

**CERTIFICATION:**  
 This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

*[Signature]*  
 Michael P. Blanchard, P.L.S.,  
 REG. No. 4861  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

**ACADIA**

**LAND SURVEYING, LLC**

LOUISIANA • MISSISSIPPI • TEXAS

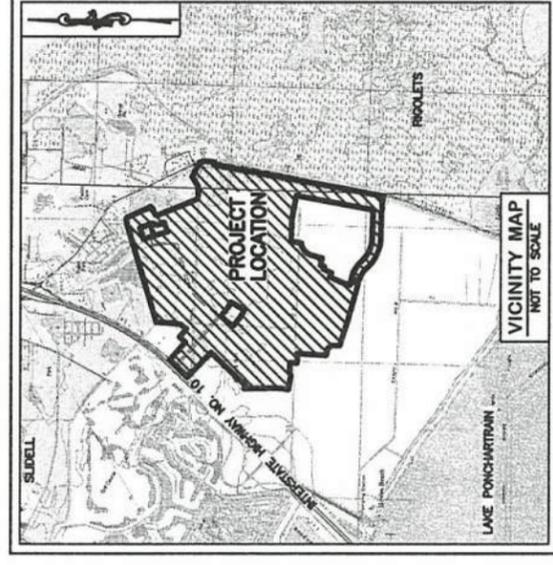
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
 Phone • (985) 449-0094 Fax • (985) 449-0085  
 EMAIL • ACADIA@ACADIALANDSURVEYING.COM

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°45'27" E	1,312.50'
L2	N 89°03'57" E	80.00'
L3	S 51°54'44" E	73.70'
L4	S 26°32'45" E	1,001.30'
L5	S 27°58'15" W	33.60'
L6	S 60°36'15" W	329.30'
L7	S 16°04'15" W	83.80'
L8	S 23°49'45" E	1,681.00'
L9	N 89°39'15" E	486.60'
L10	N 56°02'15" E	438.70'
L11	S 65°31'08" E	628.87'
L12	S 08°28'45" W	79.63'
L13	N 81°31'15" W	100.00'
L14	S 08°28'45" W	6,664.06'
L15	N 81°31'15" W	235.00'
L16	S 89°23'08" W	192.78'
L17	S 08°28'45" W	105.47'
L18	N 84°39'55" W	246.20'
L19	N 86°13'47" W	81.31'
L20	S 89°23'08" W	899.68'
L21	N 44°58'02" W	118.36'
L22	N 13°44'37" E	397.25'
L23	S 76°15'23" E	260.73'
L24	S 52°53'49" E	209.66'
L25	S 44°58'02" E	118.36'
L26	N 89°23'08" E	1,128.52'
L27	N 08°28'45" E	3,006.55'
L28	N 81°31'15" W	927.28'
L29	S 89°40'04" W	848.33'
L30	S 08°28'45" W	399.18'
L31	S 15°32'02" W	253.11'
L32	N 81°16'28" W	300.34'
L33	N 66°15'32" W	100.00'
L34	S 23°44'28" W	65.00'
L35	S 23°44'28" W	266.97'
L36	N 66°15'32" W	150.00'
L37	S 23°44'28" W	523.52'
L38	S 13°44'37" W	80.33'
L39	S 76°15'23" E	150.00'
L40	S 13°44'37" W	303.50'
L41	N 76°15'23" W	1,357.95'
L42	N 74°28'10" W	824.19'

LINE TABLE		
LINE	BEARING	LENGTH
L43	N 02°10'48" W	297.54'
L44	N 27°41'34" W	95.66'
L45	N 45°24'33" W	110.32'
L46	N 78°30'57" W	265.01'
L47	N 01°26'50" E	1,111.08'
L48	S 89°38'41" W	363.24'
L49	N 00°21'19" W	285.00'
L50	S 89°38'41" W	375.13'
L51	S 62°53'13" W	128.18'
L52	N 82°00'38" W	552.19'
L53	N 03°23'28" W	1,169.99'
L54	N 41°48'33" E	1.30'
L55	S 48°11'27" E	108.80'
L56	N 41°48'33" E	1,894.16'
L57	N 48°11'27" W	1,200.00'
L58	N 41°48'33" E	41.56'
L59	N 89°44'41" W	62.65'
L60	N 48°11'27" W	53.14'
L61	N 41°48'42" E	436.37'
L62	S 51°08'00" E	913.09'
L63	N 38°52'00" E	300.00'
L64	S 51°08'00" E	403.19'
L65	N 37°04'01" E	300.00'
L66	N 04°19'35" E	443.30'
L67	N 00°32'00" E	496.95'
L68	N 71°17'00" E	3,688.82'
L69	N 70°10'03" E	276.80'
L70	N 79°17'15" E	191.80'
L71	S 76°15'23" W	109.09'
L72	S 51°08'00" E	2,483.43'
L73	N 38°52'00" E	1,010.88'
L74	N 71°17'00" E	1,384.09'
L75	N 00°53'33" E	587.17'
L76	N 18°43'00" W	330.35'
L77	N 71°17'00" E	368.75'
L78	N 18°43'00" W	420.00'
L79	N 71°17'00" E	446.08'
L80	S 23°49'45" E	421.68'
L81	S 18°43'00" E	77.07'
L82	S 16°04'15" W	200.13'
L83	S 23°49'45" E	289.51'
L84	S 66°10'15" W	389.91'

CURVE TABLE			
CURVE	DELTA	RADIUS	CHORD BEARING & DISTANCE
C1	26°15'18"	1,106.00'	S 04°38'54" E - 502.39'
C2	45°38'50"	1,526.50'	N 67°47'27" W - 1,184.24'
C3	30°39'24"	1,003.50'	N 60°17'44" W - 530.55'
C4	07°48'56"	2,155.47'	S 56°48'14" E - 293.79'
C5	45°38'52"	1,102.97'	S 67°47'27" E - 855.68'
C6	69°03'31"	500.00'	S 50°03'48" W - 566.83'
C7	11°30'15"	405.00'	S 09°46'54" W - 81.18'
C8	07°00'55"	1,095.00'	S 07°32'14" W - 133.99'
C9	11°49'13"	795.00'	S 17°49'51" W - 163.72'
C10	31°00'10"	35.00'	S 39°14'33" W - 18.71'
C11	09°59'51"	1,210.00'	S 18°44'32" W - 210.86'
C12	01°47'13"	1,436.50'	N 75°21'47" W - 44.80'
C13	07°39'14"	1,990.00'	N 78°17'47" W - 265.66'
C14	17°12'54"	1,810.00'	N 05°12'59" E - 541.79'
C15	02°32'06"	11,684.16'	N 40°32'30" E - 516.89'
C16	00°34'18"	1,093.50'	N 75°58'14" W - 10.91'
C17	00°26'30"	11,684.16'	N 40°57'59" E - 90.06'
C18	32°25'00"	1,545.00'	N 55°04'30" E - 862.51'
C19	06°46'54"	495.00'	N 74°40'27" E - 58.55'
C20	11°06'14"	405.00'	S 76°50'07" W - 78.37'
C21	32°25'00"	1,455.00'	S 55°04'30" W - 812.27'
C22	10°54'53"	545.00'	S 56°35'26" E - 103.66'
C23	10°54'53"	1,145.00'	N 56°35'26" W - 217.79'
C24	05°55'38"	1,455.00'	N 35°54'11" E - 150.45'
C25	05°55'38"	1,545.00'	N 35°54'11" E - 150.76'

LINE TABLE		
LINE	BEARING	LENGTH
L85	N 18°43'00" W	552.00'
L86	S 71°17'00" W	483.66'
L87	S 18°43'00" E	60.00'
L88	S 71°17'00" W	120.00'
L89	N 18°43'00" W	180.00'
L90	N 71°17'00" E	60.00'
L91	S 18°43'00" E	120.00'
L92	N 71°17'00" E	60.00'
L93	S 18°43'00" E	60.00'
L94	S 71°17'00" W	318.75'
L95	S 18°43'00" E	278.99'
L96	S 00°53'33" W	677.91'
L97	S 71°17'00" W	1,384.09'
L98	S 38°52'00" W	1,100.88'
L99	S 51°08'00" E	303.49'
L100	S 62°02'53" E	262.25'
L101	S 27°57'07" W	600.00'
L102	N 62°02'53" W	262.25'
L103	N 51°08'00" W	295.71'
L104	N 38°52'00" E	449.75'
L105	S 38°52'00" W	1,550.63'
L106	N 57°03'38" W	90.00'
L107	N 38°52'00" E	449.75'
L108	N 51°08'00" W	2,486.73'



**APPROVALS**

Chairman - Parish Planning Commission  
 Secretary - Parish Planning Commission

Director of Department of Engineering  
 12-28-2017 5697D

Date Filed File No.  
 Dy Shana Hess 5697D

Clerk of Court  
 Shana Hess, Deputy Clerk

**NOTES:**

- Zoning: (PUD Planned Unit Development) Zoning information acquired from <http://stpgov.org/departments/planning> accessed on August 1, 2017.  
 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:  
 A.) Survey Map Of Portions Of Sections 1, 2, 3 & 4, T10S-R14E And Portions Of Sections 25, 26, 27, 34 & 36, T9S-R14E, And All Of Sections 35, T9S-R14E, St. Tammany Parish, Louisiana. Prepared By: J.J. Krebs & Sons, Inc. Dated: February 1, 1994 Map No. E2287 - St. Tammany Parish Clerk Of Court  
 B.) 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, LaSalle, LaSalle, LeMieux Consultants, Inc. Dated: December 12, 2006 Job No. 406-0039
- Basis of Bearings:  
 Bearings are based on Reference Map "A"  
 (\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- Basis of Elevations:  
 The elevations shown herein are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12a) using GPS C4Gnet-RTN System accessed on September 14, 2016.
- Flood Note: The property herein is located in Flood Zone "V12 (EL 13)" per FEMA Map Community Panel Number 2252050535D for St. Tammany Parish, Louisiana dated April 2, 1991. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- Utilities: The underground utilities shown have been located from visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/ structures.
- No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions servitudes, easements, ditches, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.
- Acadia Land Surveying, L.L.C. has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, L.L.C. did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
- The words "Certify", "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

**CERTIFICATION:**  
 This is to certify that this survey was done by me or under my direct supervision, and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

*Michael P. Blanchard*  
 Michael P. Blanchard, P.L.S.,  
 Registered Land Surveyor.



SHEET 2 OF 2  
 (SEE SHEET 1 FOR SURVEY PLAT)

**ACADIA**

**LAND SURVEYING, LLC**

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
 Phone • (985) 449-0094 Fax • (985) 449-0085  
 EMAIL • ACADIALANDSURVEYING.COM

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# **RESUBDIVISION REVIEW**

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**RESUBDIVISION STAFF ANALYSIS REPORT**

*(As of March 2, 2021)*

*Meeting Date: March 16, 2021*

CASE FILE NO: 2020-2202-MRP

NAME OF SUBDIVISION: Oak Park Estates, Block 4, Phase 1

LOTS BEING DIVIDED: Lots 27 & 28 into lots 27-A & 28-A

SECTION: 16

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 10 East

PROPERTY LOCATION: The property is located on the east side of Oak Park Drive, south of Gail Street, Madisonville, Louisiana.

ZONING: A-3 Suburban Zoning District

PROPERTY OWNER: August J. Hand

**STAFF COMMENTARY:**

The owner is requesting to create two (2) lots – Lots 27 & 28 into lots 27-A & 28-A

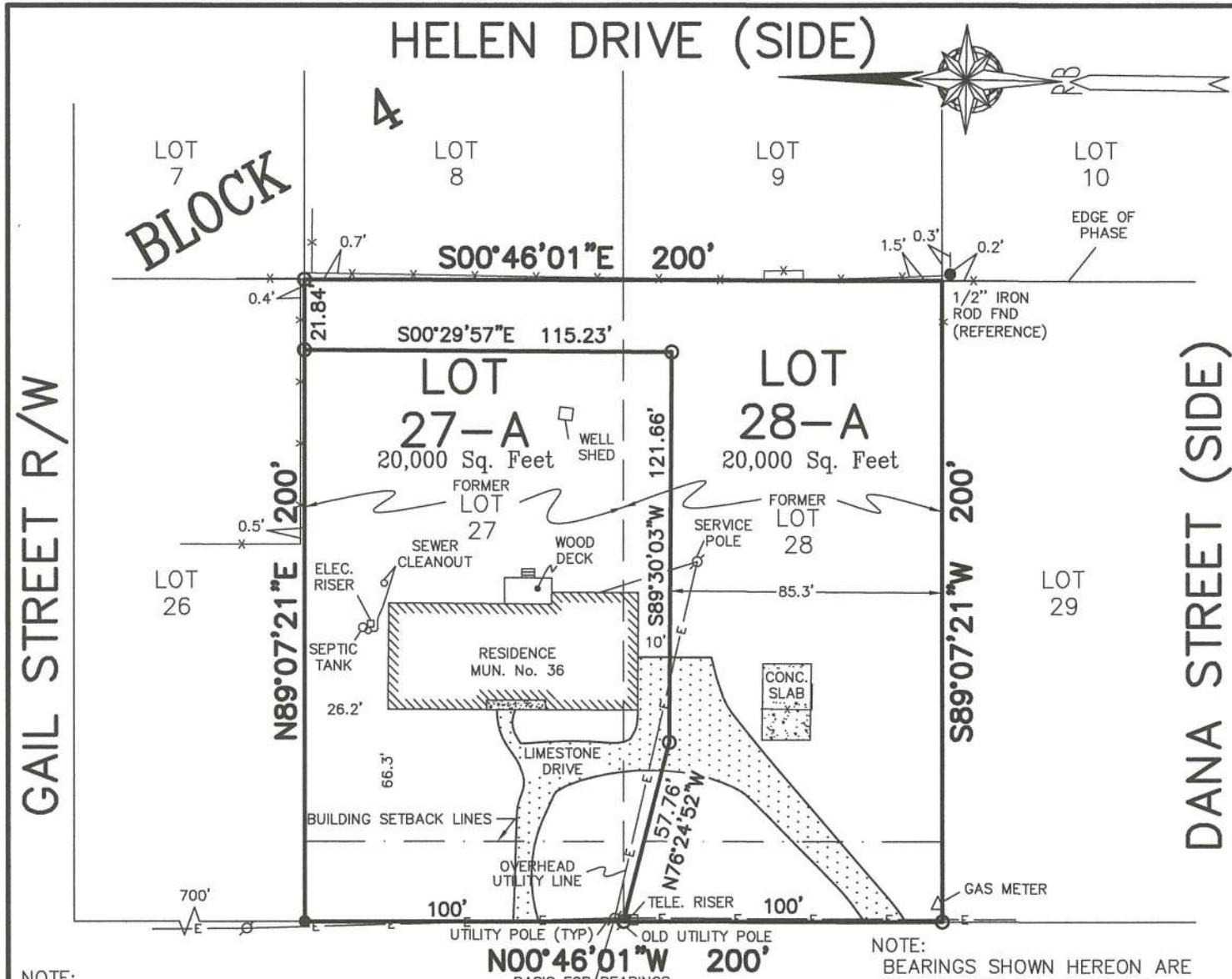
The public hearing is required considering that:

- The proposed lots do not meet the requirement of the Chapter 125 Subdivision Regulations - Section 125-83 (c) requiring a waiver from the Planning Commission: *Angles of side lines*. All side lines of lots shall be at right angles to straight road lines or radial to curved road lines unless a lot is affected by or is adjacent to a servitude (easement), or an artificial or natural drain, or an unusual natural feature such as a rise or fall in elevation, or unless a variation of this rule will result in a better road or lot plan, requiring a waiver from the Planning Commission. Lots with double frontage should be avoided.
- Proposed Lot 28-A does not meet the minimum lot width of 100 feet, required under the A-3 Suburban Zoning District, for the entire length of the lot, requiring a waiver from the Planning Commission.

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

1. Survey is amended to include a signature line for the Chairman of the Planning Commission.

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



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

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

- BLDG. SETBACKS PER RECORDED SUBDIVISION PLAT  
FRONT - 25'
- DENOTES 1/2" IRON PIPE TO BE SET UNLESS OTHERWISE NOTED
  - DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

REFERENCE:  
OAK PARK ESTATES Ph. 1 plat  
Map File No.: 146A  
Date Filed: 5-25-1961

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# 2252050215C Rev. 4-2-1991

### OAK PARK DRIVE

APPROVED:

\_\_\_\_\_  
SECRETARY PARISH PLANNING COMMISSION

\_\_\_\_\_  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

\_\_\_\_\_  
CLERK OF COURT

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

**Resubdivision of**  
**LOTS 27 & 28 \* OAK PARK ESTATES \* PHASE 1 \* BLOCK 4**  
**ST. TAMMANY PARISH, LOUISIANA**  
**INTO**  
**LOTS 27-A & 28-A**

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

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

**RANDALL W. BROWN**  
REG. NO. 04586  
REGISTERED PROFESSIONAL SURVEYOR  
*(Signature)*  
Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

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

Date: DECEMBER 14, 2020  
Survey No. 20788  
Project No. (CR5) B20788.TXT  
Scale: 1" = 50' ±  
Drawn By: J.E.D.  
Revised:

Copyright 2020 - Randall W. Brown & Associates, Inc. W:\1 Survey\Shared\20SURVEY\20788.dwg

## RESUBDIVISION STAFF ANALYSIS REPORT

*(As of March 2, 2021)*

*Meeting Date: March 16, 2021*

CASE FILE NO: 2021-2265-MRP

NAME OF SUBDIVISION: Brentwood Estates

LOTS BEING DIVIDED: Lot 88 into lot 88-A

SECTION: 39

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 11 East

PROPERTY LOCATION: The property is located on the north side of La Mesa Court, Mandeville, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: GMI Construction, Inc – Gregory M. Intravia

### **STAFF COMMENTARY:**

The owner is requesting to create one (1) lot - Lot 88 into lot 88-A. The objective of the request is to allow for a slight change in the orientation of the proposed garden home.

The public hearing is required considering that:

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

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

1. Survey is amended to include a signature line for the Chairman of the Planning Commission.

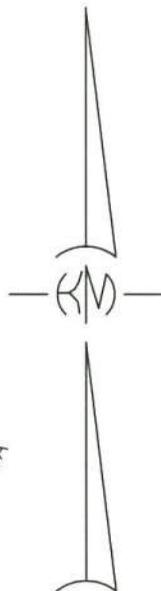
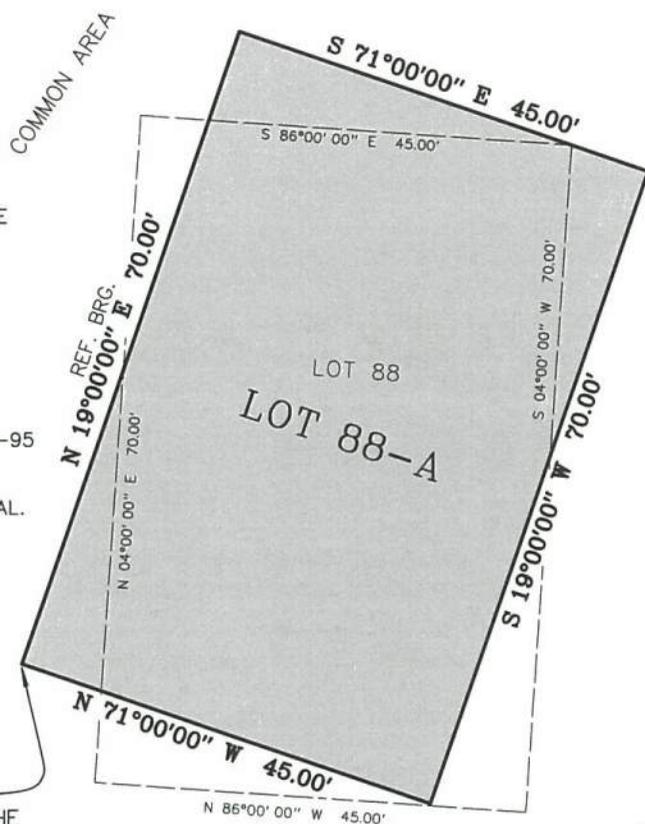
NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR OBTAINING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

BUILDING SETBACKS  
FRONT 0'  
SIDE 0'  
REAR 0'

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE C; BASE FLOOD ELEV. NA; F.I.R.M.  
PANEL NO. 225205 0240E; REV. 08-16-95

1/2 INCH IRON RODS WILL BE SET AT  
THE PROPERTY CORNERS UPON APPROVAL.

THIS POINT IS DESCRIBED AS BEING  
N 80°40' 18" E 2299.58', FROM THE  
SECTION CORNER COMMON TO SECTIONS  
27, 34, & 39.



COMMON AREA

LOT 87

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



2-10-21

Kelly J. McHugh, REG. NO. 4443

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

LA MESA COURT

RIGHT-OF-WAY  
10' UTILITY SERV.

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT  
OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

REFERENCE: PLAT OF BRENTWOOD ESTATES  
BY THIS FIRM FILED FOR RECORD 08-20-2019,  
MAP FILE NO. 5873

A RESUBDIVISION OF LOT 88 INTO LOT 88-A,  
BRENTWOOD ESTATES, SEC. 39, T-7-S, R-11-E,  
G.L.D., ST. TAMMANY PARISH, LOUISIANA

PREPARED FOR:

REBECCA J. TRIMBLE &  
GMI CONSTRUCTION

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

SCALE:	1" = 20'	DATE:	02-10-2021
DRAWN:	DB	JOB NO.:	20-334
REVISED:			

**RESUBDIVISION STAFF ANALYSIS REPORT**

*(As of March 2, 2021)*

*Meeting Date: March 16, 2021*

CASE FILE NO: 2021-2283-MRP

NAME OF SUBDIVISION: Wadsworth

LOTS BEING DIVIDED: Parcels 2 & 3 into Parcels 2-A & 3-A

SECTION: 33

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 12 East

PROPERTY LOCATION: The property is located on the west side of Wadsworth Parkway, Mandeville, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: The Azby Fund

**STAFF COMMENTARY:**

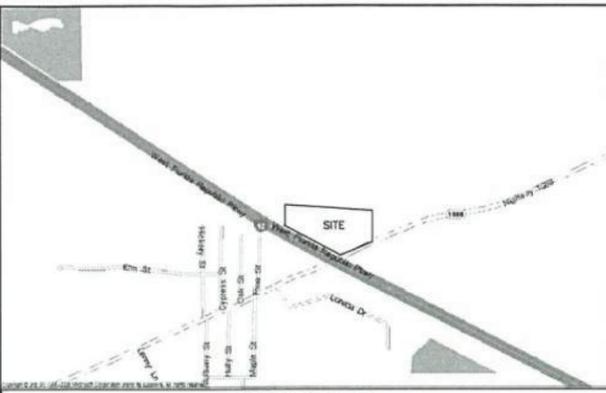
The owner is requesting to create two (2) Parcels - Parcels 2 & 3 into Parcels 2-A & 3-A

The public hearing is required considering that:

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

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

1. Survey is amended to include a signature line for the Chairman of the Planning Commission.
2. Amend survey as follow: "~~PROPOSED~~ 15' SEWER SERVITUDE", identified along the north boundary of parcel 2-A

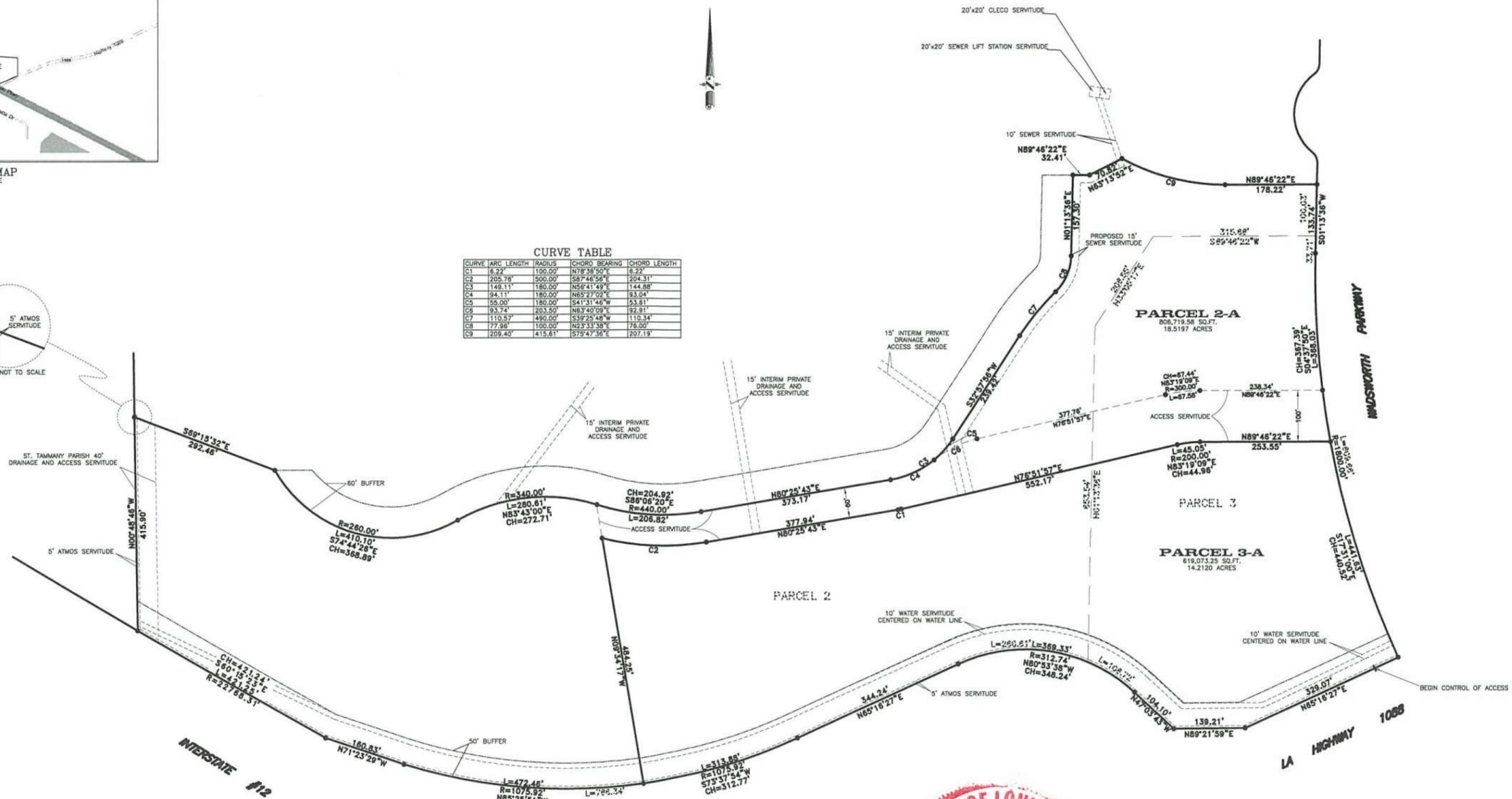


VICINITY MAP  
NOT TO SCALE



DETAIL NOT TO SCALE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	6.22'	100.00'	N78°38'50"E	6.22'
C2	205.76'	500.00'	S87°46'56"E	204.31'
C3	149.11'	180.00'	N56°41'49"E	144.88'
C4	94.11'	180.00'	N65°27'02"E	93.04'
C5	55.00'	180.00'	S41°31'46"W	53.51'
C6	93.74'	203.50'	N63°40'09"E	92.91'
C7	110.57'	490.00'	S39°25'48"W	110.34'
C8	77.98'	100.00'	N23°33'38"E	76.00'
C9	209.40'	415.61'	S75°47'36"E	207.19'



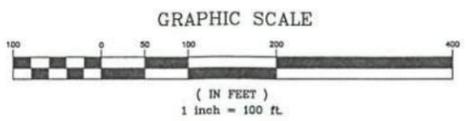
● DENOTES IRON ROD SET UNLESS NOTED OTHERWISE  
ALL ANGLES ARE 90° UNLESS NOTED OTHERWISE  
NOTE:  
SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY.  
DIMENSIONS ON SURVEY PREVAL OVER THE SCALE.  
FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES  
ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

**ELEVATION NOTES**  
THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATED: 10/17/89 FLOOD ZONE: C  
BASE FLOOD ELEVATION: N/A  
COMMUNITY PANEL #: 225205 0245 C

**GENERAL NOTES**  
THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES ARE REFLECTED OR SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.  
THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.  
THE LOCATIONS OF UNDERGROUND AND OTHER NONVISIBLE UTILITIES SHOWN HEREON HAVE BEEN DETERMINED FROM DATA EITHER FURNISHED BY THE AGENCIES CONTROLLING SUCH DATA AND/OR EXTRACTED FROM RECORDS MADE AVAILABLE TO US BY THE AGENCIES CONTROLLING SUCH RECORDS. WHERE FOUND THE SURFACE FEATURES OF LOCATIONS ARE SHOWN. THE ACTUAL NONVISIBLE LOCATIONS MAY VARY FROM THOSE SHOWN HEREON. EACH AGENCY SHOULD BE CONTACTED RELATIVE TO THE PRECISE LOCATION OF ITS UNDERGROUND INSTALLATION PRIOR TO ANY RELIANCE UPON THE ACCURACY OF SUCH LOCATIONS SHOWN HEREON, INCLUDING PRIOR TO EXCAVATION AND DIGGING.

**REFERENCE NOTES**  
ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1  
REFERENCE PLAN #1: PLAN OF SUBDIVISION BY R.W. KREBS  
DATED APRIL 11, 2016  
DATE: FEBRUARY 10, 2021  
SCALE: 1" = 100'  
JOB #: 210314  
DRAWN BY: NDK  
CHECKED BY: RWK

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:IX, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY  
MADE AT THE REQUEST OF AZBY FUND  
BY: *Richmond W. Krebs*  
RICHMOND W. KREBS, SR., PLS, No. 4836



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

APPROVAL:  
SECRETARY OF THE PLANNING COMMISSION  
DIRECTOR OF PARISH ENGINEERING DEPARTMENT  
CLERK OF COURT  
DATE \_\_\_\_\_ MAP FILE NO. \_\_\_\_\_

RESUBDIVISION SURVEY OF  
PARCEL 2 AND 3 INTO  
PARCELS 2-A AND 3-A  
WADSWORTH SUBDIVISION  
SECTION 33, T7S - R12E  
ST. TAMMANY PARISH, LA

**AMENDMENTS TO  
CHAPTER 125  
SUDIVISION REGULATIONS**

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**ST. TAMMANY PARISH COUNCIL**

**ORDINANCE**

ORDINANCE CALENDAR NO. \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: \_\_\_\_\_ PROVIDED BY: COUNCIL OFFICE

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021

ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES CHAPTER 125 – SUBDIVISION REGULATIONS, ARTICLE VII – STUDIES, PLANS, AND REVIEW PROCEDURES, SECTION 125-190 – TENTATIVE SUBDIVISION REVIEW, RELATIVE TO REVIEW REQUIREMENTS (2021-2259).

WHEREAS, Sect. 125-190 – Tentative Subdivision Review provides for the requirements of a tentative subdivision review before the St. Tammany Parish Planning Commission; and

WHEREAS, the St. Tammany Parish Council desires to add additional requirements to said section to provide for a more comprehensive traffic and drainage review earlier in the subdivision review process.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the St. Tammany Parish Code of Ordinances, Sec. 125-190 be hereby amended as follows:

Sec. 125-190. - Tentative subdivision review.

- (a) As a part of the tentative application submission, the developer shall submit to the department of planning ~~20~~ 12 copies of the proposed tentative subdivision plan. If the subdivision is to be developed in phases, two copies of the overall master plan must be furnished showing the relationship of the phase to be developed with the entire property to be developed. ~~It is recommended that the tentative plan be drafted by a qualified engineer, land surveyor or architect. However it is not mandatory, therefore, if the developer chooses to defer from said recommendation, then said~~ Said plan(s) must be drawn neatly ~~shall be to scale at a minimum size of 24 inches by 36 inches. Additionally, said plans must be~~ and folded in a rectangular or square shaped fashion with the parish signature lines shown on the front face.
- (b) The following items are required to be delineated and/or demonstrated on the tentative subdivision plat prior to review by the parish planning commission:
- (1) The name of the subdivision (centered at the top of plat and highlighted) and location. Display the section, township and range locations below title.
  - (2) Vicinity map displaying the names of major streets and collector roads in the area of the development (upper left-hand corner of plat).
  - (3) Parish enforced subdivision restrictions/covenants as per section 125-214 (upper right-hand corner of plat).
  - (4) Typical cross-street section details for streets, cul-de-sacs and entrances (middle to lower left side quadrant of plat).
  - (5) Information block indicating zoning, total acreage, number of lots, total length of streets, sewer and water facilities proposed, average lot size and maximum block length (middle to lower right side quadrant of plat).
  - (6) Developmental agreement application form (signed by the developer/owner).
  - (7) Environmental assessment data form (signed and dated).
  - (8) Wetland demarcation lines (as determined by the U.S. Army Corps of Engineers).

- (9) Flood Zone A demarcation lines (indicate FIRM map and panel number).
- (10) Legal description (prepared on eight-inch by 11-inch paper).
- (11) North direction arrow.
- (12) Scale of drawings.
- (13) Phases within the development (proposed and future).
- (14) Total number of blocks and lots and their dimensions.
- (15) Location of all proposed or existing easements, right of ways, and/or servitudes including drainage, access, and utilities.
- (16) Proposed front yard and corner side yard setbacks (delineate with dashed lines).
- (17) Existing streets leading to the development.
- (18) Documents indicating the ultimate disposal of surface drainage (USGS quadrangle map).
- (19) Proposed street or road names.
- (20) Adjoining land uses.
- (21) Need for limited access streets and lots (delineate with dashed lines).
- (22) Existing structures (delineate on plat).
- (23) Coordination of land use and collector streets for development.
- (24) Proposed park, playground or greenspace areas.
- (25) Location of any landfill or dump site on the property.
- (26) Existing LIDAR contours (minimum 2-foot contours) extended to a minimum of 100 feet beyond the proposed subdivision boundary.
- (27) Direction of flow of surface water in roadside ditches, canals, and drainage features. Shown at a minimum of 1 (one) directional flow arrow per street, block, high/low point, and/or change in flow direction.
- (28) Typical lot drainage detail showing lot design surface flow direction(s). A note shall be included with the detail identifying the lot(s) the drainage detail is applicable for. A typical lot drainage detail shall be provided for each lot drainage situation (i.e. rear to front drainage, split lot drainage, etc.).

There may be additional requirements to meet that are not specifically listed above, but that can be found on the tentative approval check sheet (see Appendix 1 to this chapter). Said check sheet must be completed by the developer or his engineer/surveyor and submitted with the tentative subdivision review application.

- (c) The planning director or his designee will review the tentative plan and indicate to the developer whether or not the tentative plan meets the minimum requirements of this Code. Recommended revisions required to meet the provisions of this Code will be marked in red on the tentative plan by the director or his designee and a copy will be returned to the developer for corrections. If the developer accepts the recommended revisions, he shall submit a revised tentative plan to the planning commission. The developer shall also provide a copy of the tentative plan, and revised tentative plan, if any, to the department of environmental services for its review and comment.
- (d) Approval of tentative subdivision plan; preliminary review.
  - (1) The planning commission must approve the tentative subdivision plan before the developer(s) can submit plans for preliminary review.
  - (2) Exemption: A developer of a newly proposed subdivision can simultaneously file for and receive Tentative and Preliminary subdivision review at public hearing if:
    - a. The subdivision has 25 lots or less and is not providing a "community" sewerage and water system; or

- b. The subdivision has 25 lots or less and is providing a "community" sewerage and water system, and receives written approval from the parish department of environmental services.
- (e) Approval term.
- (1) Tentative subdivisions that have been granted approval by the planning commission shall remain in effect for a period of not more than two years from the date of the approval.
  - (2) If no portion or phase of an original subdivision granted tentative approval is granted preliminary approval within a two-year period, the developer shall be required to resubmit for tentative subdivision review and pay all applicable subdivision and publication fees.
  - (3) Preliminary approval of a subdivision phase initiates a new two-year time period in which the next portion or phase of the subdivision must receive preliminary approval, or otherwise the developer shall be required to resubmit for tentative subdivision review and pay all applicable subdivision and publication fees.
  - (4) All tentative subdivisions that were approved prior to the passage of the ordinance from which this section is derived shall be granted a two-year time period from the date of adoption of the ordinance from which this section is derived in which to secure preliminary subdivision approval of a portion or phase.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY \_\_\_\_\_SECONDED BY \_\_\_\_\_

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF  
THE PARISH COUNCIL ON THE \_\_ DAY OF \_\_\_\_\_ 2021; AND BECOMES ORDINANCE  
COUNCIL SERIES NO. \_\_\_\_\_.

\_\_\_\_\_  
MICHAEL R. LORINO, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
KATRINA L. BUCKLEY, COUNCIL CLERK

\_\_\_\_\_  
MICHAEL B. COOPER, PARISH PRESIDENT

Published introduction: \_\_\_\_\_, 2021

Published adoption: \_\_\_\_\_, 2021

Delivered to Parish President: \_\_\_\_\_, 2021 @ \_\_\_\_\_

Returned to Council Clerk: \_\_\_\_\_, 2021

# **OLD BUSINESS**

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

March 2, 2021

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

OLD BUSINESS  
March 16, 2021 Agenda

Re: Military Ridge Subdivision (MPN Case No. 2020-2010-PP)  
Name Change

Honorable Commissioners,

The developer's engineer (Mr. Sean Burkes, P.E., P.L.S.) has requested the name of the previously approved subdivision named "Military Ridge Subdivision" to be renamed to "Bonterra Subdivision" at the March 16, 2021 Planning Commission meeting.

This office has reviewed this request and has no objection.

Sincerely,

A handwritten signature in blue ink that reads "Christopher Tissue".

Christopher P. Tissue, P.E.  
Assistant Director, Development

*Enclosure: Email request from Mr. Sean Burkes, P.E., P.L.S. dated February 12, 2021*

xc: Honorable Michael Cooper  
Honorable Mike Smith  
Mr. Jay Watson, P.E.  
Mr. Ross Liner, AICP, PTP, CFM  
Ms. Helen Lambert  
Mr. Ted Reynolds, P.E.  
Mr. Johnathan Starns, Lynn Levy Land Co., LLC  
Mr. Sean Burkes, P.E., P.L.S., J.V. Burkes & Associates, Inc.  
Mr. Jeff Schoen, Jones Fussel, LLP

**From:** Shelby R. Vorenkamp  
**Sent:** Friday, February 12, 2021 9:30 AM  
**To:** 'Sean Burkes'  
**Cc:** Jay B. Watson, P.E.; Christopher P. Tissue; Theodore C. Reynolds; Chris A Cloutet; Maria T. Robert; [jds@jonesfussell.com](mailto:jds@jonesfussell.com); [jstarns@bhhs-united.com](mailto:jstarns@bhhs-united.com); Dallas Turner; Ben Tsang  
**Subject:** RE: Military Ridge

Sean,

The email below will suffice as your request to be placed on the March 16, 2021 Planning Commission Agenda for the subdivision name change from "Military Ridge" to "Bonterra". Please have a representative present at Council Chambers at 6:00 PM on March 16, 2021 should the Commission have any questions or concerns regarding the name change.

Thank you in advance,



**Shelby R. Vorenkamp**

Support Services 2  
Department of Engineering  
**St. Tammany Parish Government**  
21454 Koop Drive, Mandeville, LA 70471  
p: 985-898-2552 e [svorenkampdev@stpgov.org](mailto:svorenkampdev@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

*Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.*

**From:** Sean Burkes <[sburkes@jvburkes.com](mailto:sburkes@jvburkes.com)>  
**Sent:** Friday, February 12, 2021 8:30 AM  
**To:** Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)>  
**Cc:** Christopher P. Tissue <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>; Chris A Cloutet <[cacloutet@stpgov.org](mailto:cacloutet@stpgov.org)>; Maria T. Robert <[mtrobert@stpgov.org](mailto:mtrobert@stpgov.org)>; Shelby R. Vorenkamp <[svorenkampdev@stpgov.org](mailto:svorenkampdev@stpgov.org)>; [jds@jonesfussell.com](mailto:jds@jonesfussell.com); [jstarns@bhhs-united.com](mailto:jstarns@bhhs-united.com); Dallas Turner <[dallas@lynnlevyland.com](mailto:dallas@lynnlevyland.com)>; Ben Tsang <[btsang@stp911.org](mailto:btsang@stp911.org)>  
**Subject:** Re: Military Ridge

Shelby,

I met with Theodore, Chris T, Jay W, Helen L. yesterday concerning Military Ridge. We wish to change the name of Military Ridge to Bonterra. We also wish to change some street names as well. Can you accept this email as a formal request to be placed on the next planning commission docket under "Old Business". I believe this is the correct path forward from the folks at the meeting yesterday.

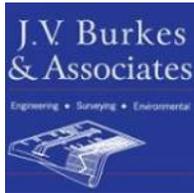
Summary of Changes

- 1) Subdivision Name - from "Military Ridge" to "Bonterra"
- 2) Street Names
  - a) Military Ridge Boulevard to "Bonterra Blvd"

b) General Xavier to "Cara Mae Street"

Sincerely,

Sean M. Burkes, P.E., P.L.S.  
J.V. Burkes & Associates, Inc.  
[www.jvburkes.com](http://www.jvburkes.com)  
985-649-0075 w  
985-640-1298 cell



On Thu, Feb 11, 2021 at 2:24 PM Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)> wrote:

Sean,

I am looking into this request right now and I will be in touch with the appropriate path forward.

Thanks,



**Theodore C. Reynolds, P.E.**

Development Engineer II

Department of Engineering

**St. Tammany Parish Government**

21490 Koop Drive, Bldg B, Suite 1B

Mandeville, LA 70471

p: 985.809.7448 e: [tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)

[www.stpgov.org](http://www.stpgov.org)

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of March 4, 2021)*

**Meeting Date: March 16, 2021**

CASE NO.: 2019-1561-MSP

OWNER/DEVELOPER: Marina Beau Chene, LLC  
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 54 TOWNSHIP: 7 South RANGE: 11 East  
WARD: 4 PARISH COUNCIL DISTRICT: 4  
TYPE OF DEVELOPMENT:   X   SUBURBAN (Residential acreage between 1-5 acres)  
       RURAL (Low density residential 5 acres or more)  
       OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: Parcel located at the end of Marina Blvd, Mandeville, Louisiana.

SURROUNDING LAND USES: Undeveloped & Residential

TOTAL ACRES IN DEVELOPMENT: 2.616 acres

NUMBER OF LOTS/PARCELS: 4 Parcels; Parcels J4A, G1A & K into Parcels J4A-1, G1A-1, K-1 & K-2

ZONING: A-4 Single Family Residential Zoning District

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The applicant is requesting to amend the previously approved minor subdivision, resulting in a reduction of the proposed number of parcels from five (5) parcels to four (4) from a 2.616-acre parcel. The minor subdivision request requires a public hearing since:

- More than one of the parcels are accessed by a private drive.
- A portion of Marina Blvd is located within proposed parcel J4A-1 & terminates at proposed parcel G1A-1, requiring a waiver from the Planning Commission.
- Parcel J4A-1 does not meet the minimum lot width of the 90’ required along a public road frontage and under the A-4 Single Family Residential Zoning District, requiring a waiver of the regulations.
- The proposed parcels are not a minimum of 1 acre in size and requires a waiver of the regulations.
- Due to the close location in watershed and to the Tchefuncte River Basin, detentions ponds will have no beneficial effect. A waiver of the detention requirements will be required and if approved, a “fee in lieu” of drainage shall be paid.

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

1. Survey is amended to include the location of the proposed 35’ servitude of access.
2. Include the following notations: Private Drive must be constructed prior to the issuance of any building permit.
3. Road name and addressing shall be indicated on the survey.
4. The square footage/acreage of the road shall be excluded from the square footage/acreage of the proposed lots.
5. Provide arrows depicting the locations of the existing lot lines.
6. The drive must be constructed to a minimum parish standard in accordance to Section 125-189 Minimum Construction Standards for a Private Drive, of Subdivision Regulation Chapter 125. If approval is granted, the applicant must then coordinate with the Department of Engineering by providing plans for the construction of the private drive:

- a. Perpetual servitude of access with a minimum width of 35 feet.
- b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
- c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
- d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the department of engineering in order to provide adequate drainage.
- e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
- f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
- g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

If the commission decides to approve this request, and a waiver of the regulation is required, a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 125.224 (b) Waiver of Regulations, of Chapter 125 Subdivision Regulations of the Code of Ordinances.

RESUBDIVISION OF PARCELS J4A, G1A AND K INTO PARCELS J4A-1, G1A-1, K-1 AND K-2 MARINA BEAU CHENE, IN SECTION 54 T-7-S R-11-E, ST. TAMMANY PARISH, LOUISIANA

FILED FOR RECORD:

DIR. DEPT. OF ENGINEERING

SECRETARY, PLANNING COMM.

CHAIRMAN, PLANNING COMM.

CLERK OF COURT

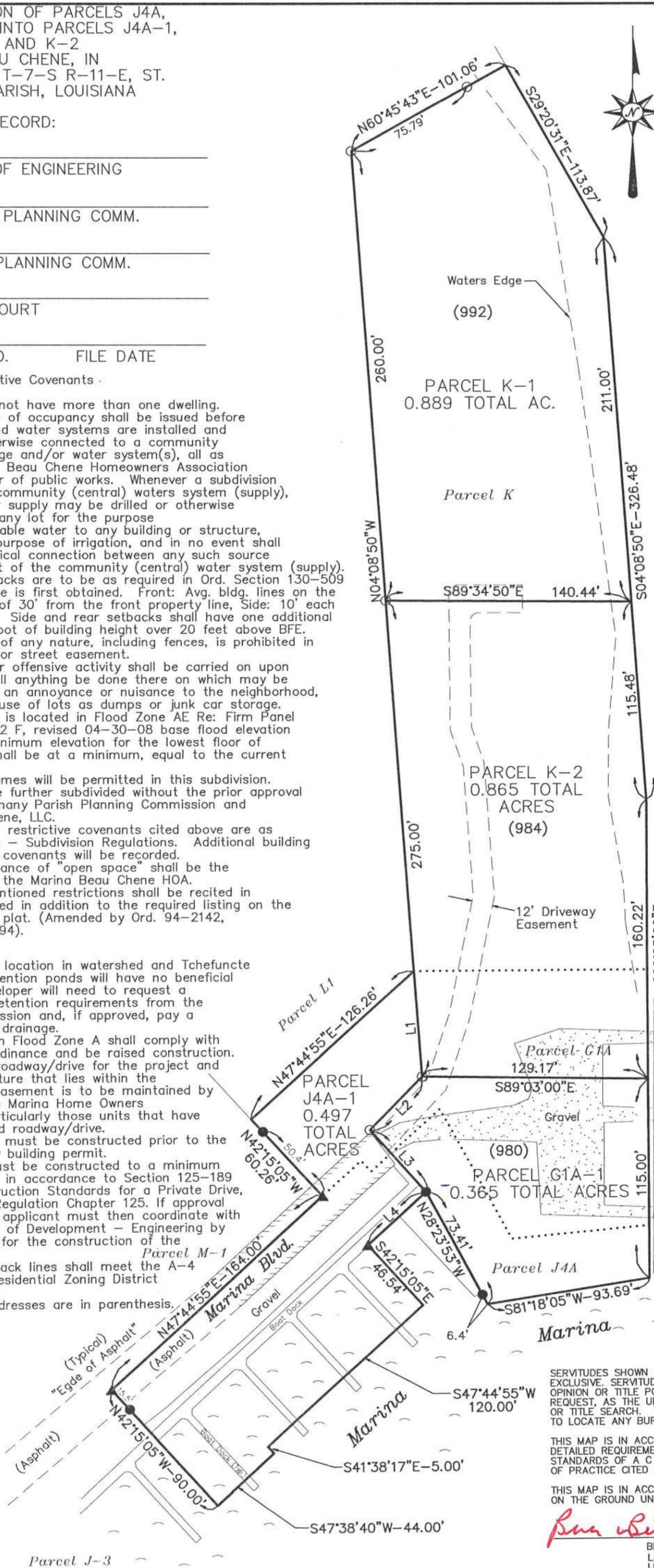
MAP FILE NO. FILE DATE

Minimum Restrictive Covenants -

- Each lot will not have more than one dwelling.
- 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 Beau Chene Homeowners Association (BCHOA) director of public works. Whenever a subdivision is served by a community (central) waters system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
- Building setbacks are to be as required in Ord. Section 130-509 unless a variance is first obtained. Front: Avg. bldg. lines on the block minimum of 30' from the front property line, Side: 10' each side, Rear: 25'. Side and rear setbacks shall have one additional foot for every foot of building height over 20 feet above BFE.
- Construction of any nature, including fences, is prohibited in parish drainage or street easement.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may be or may become an annoyance or nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
- This property is located in Flood Zone AE Re: Firm Panel No. 22103C 0292 F, revised 04-30-08 base flood elevation 11.0 ft. The minimum elevation for the lowest floor of all residences shall be at a minimum, equal to the current BFE or higher.
- No mobile homes will be permitted in this subdivision.
- No lot will be further subdivided without the prior approval of the St. Tammany Parish Planning Commission and Marina Beau Chene, LLC.
- The minimum restrictive covenants cited above are as per Chapter 125 - Subdivision Regulations. Additional building restrictions and covenants will be recorded.
- The maintenance of "open space" shall be the responsibility of the Marina Beau Chene HOA.
- The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat. (Amended by Ord. 94-2142, adopted 12/15/94).

Note:

- Due to close location in watershed and Tchefuncte River Basin, detention ponds will have no beneficial effect. The developer will need to request a waiver of the detention requirements from the Planning Commission and, if approved, pay a "fee in lieu" of drainage.
- All lots within Flood Zone A shall comply with "No Net Fill" Ordinance and be raised construction.
- The access roadway/drive for the project and other infrastructure that lies within the roadway/drive easement is to be maintained by the Beau Chene Marina Home Owners Association, particularly those units that have frontage on said roadway/drive.
- Private Drive must be constructed prior to the issuance of any building permit.
- The drive must be constructed to a minimum parish standard in accordance to Section 125-189 Minimum Construction Standards for a Private Drive, of Subdivision Regulation Chapter 125. If approval is granted, the applicant must then coordinate with the Department of Development - Engineering by providing plans for the construction of the private drive.
- Building setback lines shall meet the A-4 Single Family Residential Zoning District Requirements.
- Municipal Addresses are in parenthesis.



Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433  
(985) 842-6277 office (985) 848-0355 fax

**MAP PREPARED FOR**  
**MARINA BEAU CHENE, LLC**

SCALE: 1" = 60'  
DATE: 7-11-2019  
DRAWN BY:  
PARCEL G1A, J4A & K MARINA BEAU CHENE, SECTION 54, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA  
Revised: 8-22-2019, 9-10-2019, 2-22-2021  
DRAWN NUMBER: 18810B

Line Table:

L1	=	S04°08'50"E	-	61.04'
L2	=	S44°16'19"W	-	43.00'
L3	=	S41°30'30"E	-	48.00'
L4	=	S47°44'55"W	-	45.00'

- Reference:
- A Survey Map by J.V. Burkes file date 3-15-2018 File No. 5724A, Clerks Office (Based Bearings)
  - A Survey Map of Parcel K by this firm dated 6-18-2018 Survey #18811
  - A Survey Map of Parcel J4A by this firm dated 8-20-2018 Survey #18936
  - A Survey Map of Parcel G1A by this firm dated 6-18-2018 Survey 18810

This property is located in Flood Zone A13, per Fema Map No. 225205 0220C, Dated 4-2-1991 (BFE=9.0')

- LEGEND:
- ▲ = Fnd. Mag Nail
  - = Fnd. 1/2" Iron Rod
  - = Set 1/2" Iron Rod
  - = Water

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

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

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

*Bruce M. Butler* 2-22-2021  
BRUCE M. BUTLER, III  
L.A. PROFESSIONAL LAND SURVEYOR  
LIC. NO. 4894

RESUBDIVISION OF PARCELS J4A, G1A AND K INTO PARCELS J4A-1, G1A-1, K-1, K-2 AND K-3 MARINA BEAU CHENE, IN SECTION 54 T-7-S R-11-E, ST. TAMMANY PARISH, LOUISIANA

FILED FOR RECORD:

DIR. DEPT. OF ENGINEERING

SECRETARY, PLANNING COMM.

CHAIRMAN, PLANNING COMM.

CLERK OF COURT

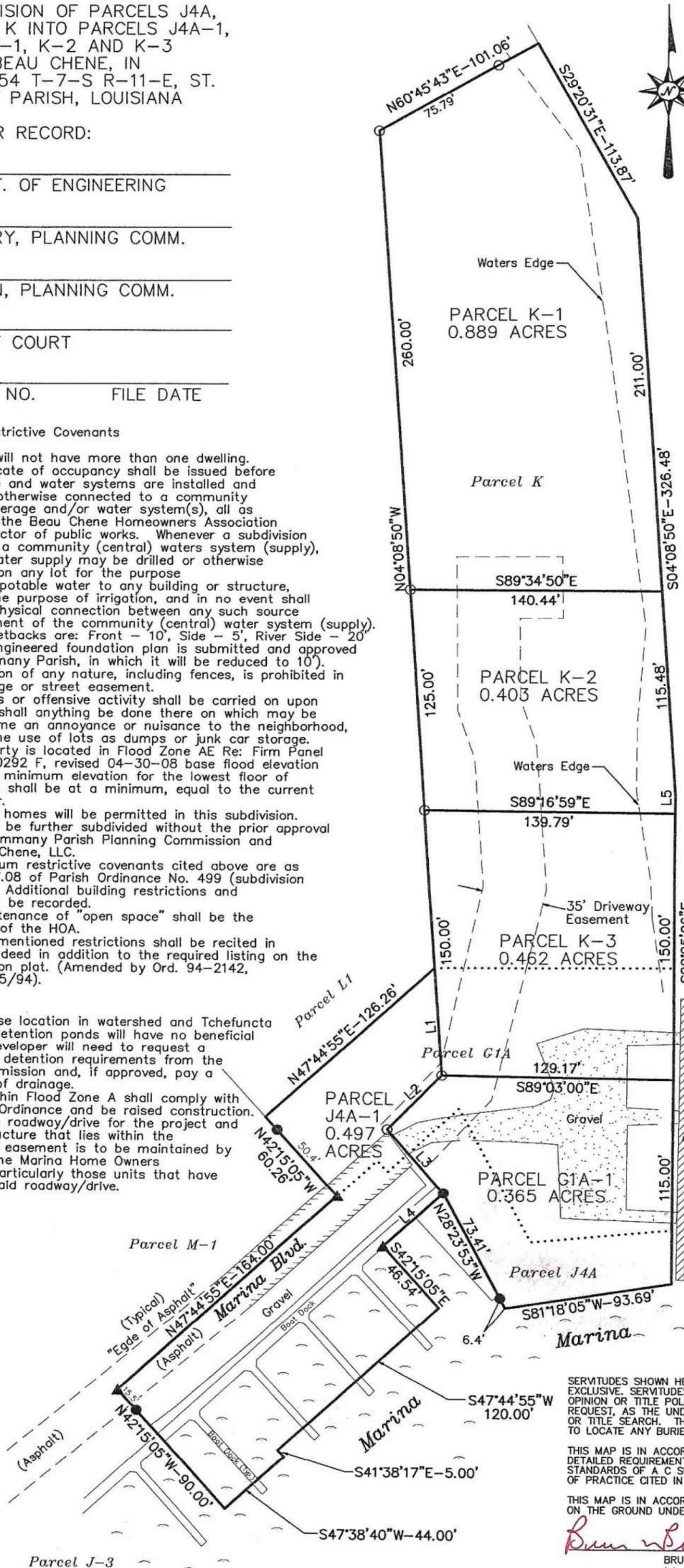
MAP FILE NO. FILE DATE

Minimum Restrictive Covenants

- Each lot will not have more than one dwelling.
- 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 Beau Chene Homeowners Association (BCHOA) director of public works. Whenever a subdivision is served by a community (central) waters system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
- Building setbacks are: Front - 10', Side - 5', River Side - 20' (unless an engineered foundation plan is submitted and approved by St. Tammany Parish, in which it will be reduced to 10').
- Construction of any nature, including fences, is prohibited in parish drainage or street easement.
- No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done there on which may be or may become an annoyance or nuisance to the neighborhood, particularly the use of lots as dumps or junk car storage.
- This property is located in Flood Zone AE Re: Firm Panel No. 22103C 0292 F, revised 04-30-08 base flood elevation 11.0 ft. The minimum elevation for the lowest floor of all residences shall be at a minimum, equal to the current BFE or higher.
- No mobile homes will be permitted in this subdivision.
- No lot will be further subdivided without the prior approval of the St. Tammany Parish Planning Commission and Marina Beau Chene, LLC.
- The minimum restrictive covenants cited above are as per Section 7.08 of Parish Ordinance No. 499 (subdivision regulations). Additional building restrictions and covenants will be recorded.
- The maintenance of "open space" shall be the responsibility of the HOA.
- The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat. (Amended by Ord. 94-2142, adopted 12/15/94).

Note:

- Due to close location in watershed and Tchefuncta River Basin, detention ponds will have no beneficial effect. The developer will need to request a waiver of the detention requirements from the Planning Commission and, if approved, pay a "fee in lieu" of drainage.
- All lots within Flood Zone A shall comply with "No Net Fill" Ordinance and be raised construction.
- The access roadway/drive for the project and other infrastructure that lies within the roadway/drive easement is to be maintained by the Beau Chene Marina Home Owners Association, particularly those units that have frontage on said roadway/drive.



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**MAP PREPARED FOR**  
**MARINA BEAU CHENE, LLC**

SCALE: 1" = 60'  
DATE: 7-11-2019  
DRAWN BY: [Blank]  
PARCEL G1A, J4A & K MARINA BEAU CHENE, SECTION 54, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA  
DRAWN NUMBER: 18810B  
Revised: 8-22-2019

Line Table:

L1	=	S04°08'50"E	-	61.04'
L2	=	S44°16'19"W	-	43.00'
L3	=	S41°30'30"E	-	48.00'
L4	=	S47°44'55"W	-	45.00'
L5	=	S00°05'06"E	-	10.22'

- Reference:
- A Survey Map by J.V. Burkes file date 3-15-2018 File No. 5724A, Clerks Office (Based Bearings)
  - A Survey Map of Parcel K by this firm dated 6-18-2018 Survey #18811
  - A Survey Map of Parcel J4A by this firm dated 8-20-2018 Survey #18936
  - A Survey Map of Parcel G1A by this firm dated 6-18-2018 Survey 18810

This property is located in Flood Zone A13, per Fema Map No. 225205 0220C, Dated 4-2-1991 (BFE=9.0')

- LEGEND:
- ▲ = Fnd. Mag Nail
  - = Fnd. 1/2" Iron Rod
  - = Set 1/2" Iron Rod
  - ~ = Water

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:148.

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

BRUCE M. BUTLER, III  
L.A. PROFESSIONAL LAND SURVEYOR  
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