

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, JUNE 8, 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 possible COVID19 capacity guidelines.

A livestream will be available for viewing on regular broadcast channels (Charter Channel 710; U-verse Channel 99) or on the Parish website: www.stpgov.org. The livestream will begin at 6:00 PM on Tuesday, June 8, 2021.

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 MAY 11, 2021 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

REV21-05-002

The revocation of an unopened portion of Bazer Road, located on the north side of Tchefuncte Drive, south of Wildwood Drive between Lot 23 and 24 in the River Forest Country Club Subdivision, Covington, Louisiana, Ward 1, District 3.

Applicant: John Knight

Parish Council District Representative: Hon. Martha J. Cazaubon.

POSTPONED FROM MAY 11, 2021 MEETING

MINOR SUBDIVISION REVIEW

2021-2397-MSP

A minor subdivision of Parcels A & B into Parcels A1 & B1

Owners & Representatives: Michael J. & Therolie B. Hebert

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located at the end of Handsome Meadow Road, Covington, Louisiana. Ward 2, District 3

2021-2400-MSP

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

Owners & Representatives: Logan Charles Boudreaux & Sandra Dee Helms

Parish Council District Representative: Martha J. Cazaubon

General Location: The parcel is located on the south side of LA Highway 1077 and on the west side of Church Road, Folsom, Louisiana. Ward 2, District 3

2021-2404-MSP

A minor subdivision of Lots 1, 2, 3, 4 & 5 into lots 1-A, 2, 3, 4-A & 5-A

Owners & Representatives: Scariano Holdings LLC

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

General Location: The parcel is located on the northeast corner of 6th Avenue & Soell Drive, Covington, Louisiana. Ward 3, District 5

RESUBDIVISION REVIEW**2021-2369-MRP**

Resubdivision of Lot 613 & Part of Common Area into Lot 613-A, Tchefuncta Club Estates, Phase II

Owners: Kerry B & Jane B. Drake and Tchefuncta Club Estates Subdivision

Representatives: Paul J. Mayronne

Surveyor: Land Surveying LLC.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Wax Myrtle Lane, Covington, Louisiana. Ward 1, District 1

2021-2370-MRP

Resubdivision of Lot 615 & Part of Common Area into Lot 615-A Tchefuncta Club Estates, Phase II

Owners: Edgar M. & Kelly C. Rudolph and Tchefuncta Club Estates Subdivision

Representatives: Paul J. Mayronne

Surveyor: Land Surveying LLC.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Wax Myrtle Lane, Covington, Louisiana. Ward 1, District 1

2021-2394-MRP

Resubdivision of lots 145 & 146 into lot 146A, Money Hill Plantation, Phase 2B

Owners & Representatives: Steven E. & Janet C. Whiteside

Surveyor: Edward J. Murphy, P.E. & P.L.S.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the west side of Plantation Drive, Abita Springs, Louisiana. Ward 6, District 6

PETITIONS/REQUESTS**PET-2021-002**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the south side of Sunshine Avenue, west of Ruby Street, within the west half of Square 56, Mailleville Subdivision, Covington, Louisiana. Ward 3, District 2
Owner/Petitioner/Representative: DragonFly Enterprises, Inc. – James Lindsay
Parish Council District Representative: David R. Fitzgerald

TENTATIVE SUBDIVISION REVIEW**2021-2403-TP**

Tamanend, Phase P1
Developer/Owner: Weyerhaeuser NR Company
Engineer: Richard C. Lambert Consultants, LLC
Parish Council District Rep.: Hon. Steve Stefancik
General Location: North of I-12, south of LA Highway 36, east of LA Highway 434, west of Slidell, Louisiana. Ward 9, District 11

2021-2405-TP

La Chenier, Phase 2
Developer/Owner: BLD Investments, LLC
Engineer/Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Michael Smith
General Location: The property is located north of east of S. Military Road, LA Highway 190, east of U.S. Interstate 10, Slidell, Louisiana. Ward 8, District 9

PRELIMINARY SUBDIVISION REVIEW**2021-2398-PP**

Alexander Ridge, Phase 4
Developer/Owner: Savannahs Community, LLC
Engineer: Kyle Associates
Parish Council District Representative: Hon. David Fitzgerald
General Location: East of LA Highway 1081, South of Smith Road, Covington, Louisiana. Ward 3 District 2

2021-2402-PP

Tamanend, Phase P1
Developer/Owner: Weyerhaeuser NR Company
Engineer: Richard C. Lambert Consultants, LLC
Parish Council District Rep.: Hon. Steve Stefancik
General Location: North of I-12, south of LA Highway 36, east of LA Highway 434, west of Slidell, Louisiana. Ward 9, District 11

FINAL SUBDIVISION REVIEW**2021-2399-FP**

Lakeshore Villages, Phase 10

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

Engineer: 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

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

MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, MAY 11, 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 possible COVID19 capacity guidelines.

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Public comments regarding items on this Agenda may be submitted during the meeting by calling in to an Audio Bridge Conference Call: 985-276-6398 If busy 346-248-7799 , or 669-900-6833 Meeting ID: 824 4196 3236 # Participant ID: # Passcode: 406863 #

ROLL CALL

Present: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Drumm, Randolph, Truxillo

Absent: Fitzmorris

Staff Present: Liner, Lambert, Tissue, Reynolds, Couvillon, Cleland, Lucio

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

INVOCATION – Randolph presented the Invocation

PLEDGE OF ALLEGIANCE – Drumm presented the Pledge of Allegiance

APPROVAL OF THE APRIL 7, 2021 MEETING MINUTES

Randolph moved to approve, second by Crawford.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Drumm, Randolph, Truxillo

Nay: N/A

Abstain: N/A

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

REV21-05-002 - POSTPONED

The revocation of an unopened portion of Bazer Road, located on the north side of Tchefuncte Drive, south of Wildwood Drive between Lot 23 and 24 in the River Forest Country Club Subdivision, Covington, Louisiana, Ward 1, District 3.

Applicant: John Knight

Parish Council District Representative: Hon. Martha J. Cazaubon.

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

Opposition: None

Randolph moved to postpone, second by McInnis.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Drumm, Randolph, Truxillo

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW

2021-2317-MSP - APPROVED

A minor subdivision of Parcel A into Parcels A1, A2 & A3

Owners & Representatives: Merle M. Mulkey

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the northwest corner of Robert Road & Mulkey Road, Mandeville, Louisiana. Ward 4, District 7

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Ms. Merle M. Mulkey

Opposition: None

Randolph moved to approve with waiver, second by Barcelona.

Yea: Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Drumm, Randolph, Truxillo

Nay: Seeger

Abstain: N/A

2021-2324-MSP - APPROVED

A minor subdivision of Lot 3A into Lots N1, N2 & N3

Owners & Representatives: Karen Kaye Navarre

Parish Council District Representative: Hon. Steve Stefancik

General Location: The parcel is located on the west side of Dixie Ranch Road, south of Goodman Road, Slidell, Louisiana. Ward 9, District 11

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

Opposition: None

Drumm moved to approve with waiver, second by Randolph.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Drumm, Randolph, Truxillo

Nay: N/A

Abstain: N/A

2021-2326-MSP - APPROVED

A minor subdivision of Parcels A & C into Parcels A-1 & C-1

Owners & Representatives: Michael W. Wittich & Kathryn Gayle Wittich

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the east side of LA Highway 25, north of Airport Road, south of Wylie Jenkins Road, Covington, Louisiana. Ward 3, District 2

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

Opposition: None

Willie moved to approve, second by Seeger.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Drumm, Randolph, Truxillo

Nay: N/A

Abstain: N/A

2021-2328-MSP - APPROVED

A minor subdivision of Parcels 2 & 3 into Parcels 2A & 3A

Owners & Representatives: Siless Construction LLC - Greg Siless

Parish Council District Representative: Hon. Steve Stefancik

General Location: The parcel is located on the north side of Dummyline Road, west of LA Highway 41, Pearl River, Louisiana. Ward 6, District 11

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

Opposition: None

Drumm moved to approve, second by Truxillo.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Drumm, Randolph, Truxillo

Nay: N/A

Abstain: N/A

2021-2345-MSP - APPROVED

A minor subdivision of Parcel 1A into Parcels 1A1 & 1A2

Owners & Representatives: Richard Stevens, Sr.

Parish Council District Representative: Hon. Jake A. Airey

General Location: The parcel is located on the east side of E. Howze Beach Road, north of Lakeshore Village Drive, 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: Richard Stevens, Sr.

Opposition: None

Randolph moved to approve, second by Truxillo.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Drumm, Randolph, Truxillo

Nay: N/A

Abstain: N/A

2021-2352-MSP - APPROVED

A minor subdivision of Parcel B into Parcels B1 & B2

Owners & Representatives: United Assets, LLC - Randy Varuso

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the west side of LA Highway 1077, south of Northpointe Court, Covington, Louisiana. Ward 1, District 3

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

Opposition: None

Willie moved to approve, second by Seeger.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Drumm, Randolph, Truxillo

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

2021-2346-MRP - APPROVED

Resubdivision of 2.07-acre parcel, a gap parcel and a greenspace parcel into Parcel S-1, Northpointe Business Park, Phase 3

Owners & Representatives: St. Tammany Parish Government

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property at the northwest corner of LA Highway 1085 & Winward Drive, 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: Tim Brown

Opposition: None

Seeger moved to approve, second by Randolph.

Yea: Seeger, Ress, Willie, Doherty, Barcelona, Crawford, Drumm, Randolph, Truxillo

Nay: McInnis

Abstain: N/A

2020-2358-MRP – APPROVED

Resubdivision of Parcels 22B-1, 22B-2 & 22B-3 into Parcels 22B-1A, 22B-2A & 22B-3A, Handsome Meadow Farms

Owner & Representative: Mr. Woodruff L. & Ms. Carol V. Camus Jr. and Joshua M & Francis F McDowell

Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The properties are located on the north and east sides of Camus Lane, west of Handsome Meadow Lane, Covington, Louisiana. Ward 2, District 3

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

Opposition: None

Willie moved to approve, second by Ress.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Drumm, Randolph, Truxillo

Nay: N/A

Abstain: N/A

2020-2359-MRP – APPROVED

Resubdivision of Lots 89 & 90 into Lot 89-A, River Club, Phase 1

Owner & Representative: William & Cher Nungesser

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The properties are located on the south side of Ox Bow Lane, 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: Cher Nungesser

Opposition: None

Seeger moved to approve, second by Willie.

Yea: Seeger, Ress, McInnis, Willie, Doherty, Barcelona, Crawford, Drumm, Randolph, Truxillo

Nay: N/A

Abstain: N/A

PETITIONS/REQUESTS

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

2021-2361-FP - APPROVED

Bedico Creek, Parcel 14

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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

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

Opposition: None

Ress moved to deny

Ress amended motion to postpone, second by Drumm.

Yea: Ress, McInnis, Doherty, Crawford

Nay: Seeger, Truxillo, Willie, Drumm, Barcelona, Randolph

Abstain: N/A

Seeger moved to approve, second by Randolph.

Yea: Seeger, Willie, Barcelona, Drumm, Randolph, Truxillo

Nay: Ress, McInnis, Doherty, Crawford

Abstain: N/A

2021-2362-FP – APPROVED

Lakeshore Villages, Phase 9A

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: Jeff Schoen, Lizzy Songy

Opposition: None

Truxillo moved to approve, second by Willie.

Yea: Seeger, Ress, Willie, Doherty, Barcelona, Drumm, Randolph, Truxillo

Nay: McInnis, Crawford

Abstain: N/A

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

REVOCATIONS

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REVOCATION STAFF ANALYSIS REPORT
(As of June 1, 2021)

CASE NO.: REV21-05-002

NAME OF STREET OR ROAD: Unopened portion of Bazer Road

NAME OF SUBDIVISION: River Forest Country Club Subdivision

WARD: 1 PARISH COUNCIL DISTRICT: 3

PROPERTY LOCATION: The property is located on north side of Tchefuncte Drive, south of Wildwood Drive between Lot 23 and 24 in the River Forest Country Club Subdivision, Covington, Louisiana, Ward 1, District 3.

SURROUNDING ZONING: A-1 Suburban District

PETITIONER/REPRESENTATIVE: John Knight

STAFF COMMENTARY:

Department of Planning & Development Comments:

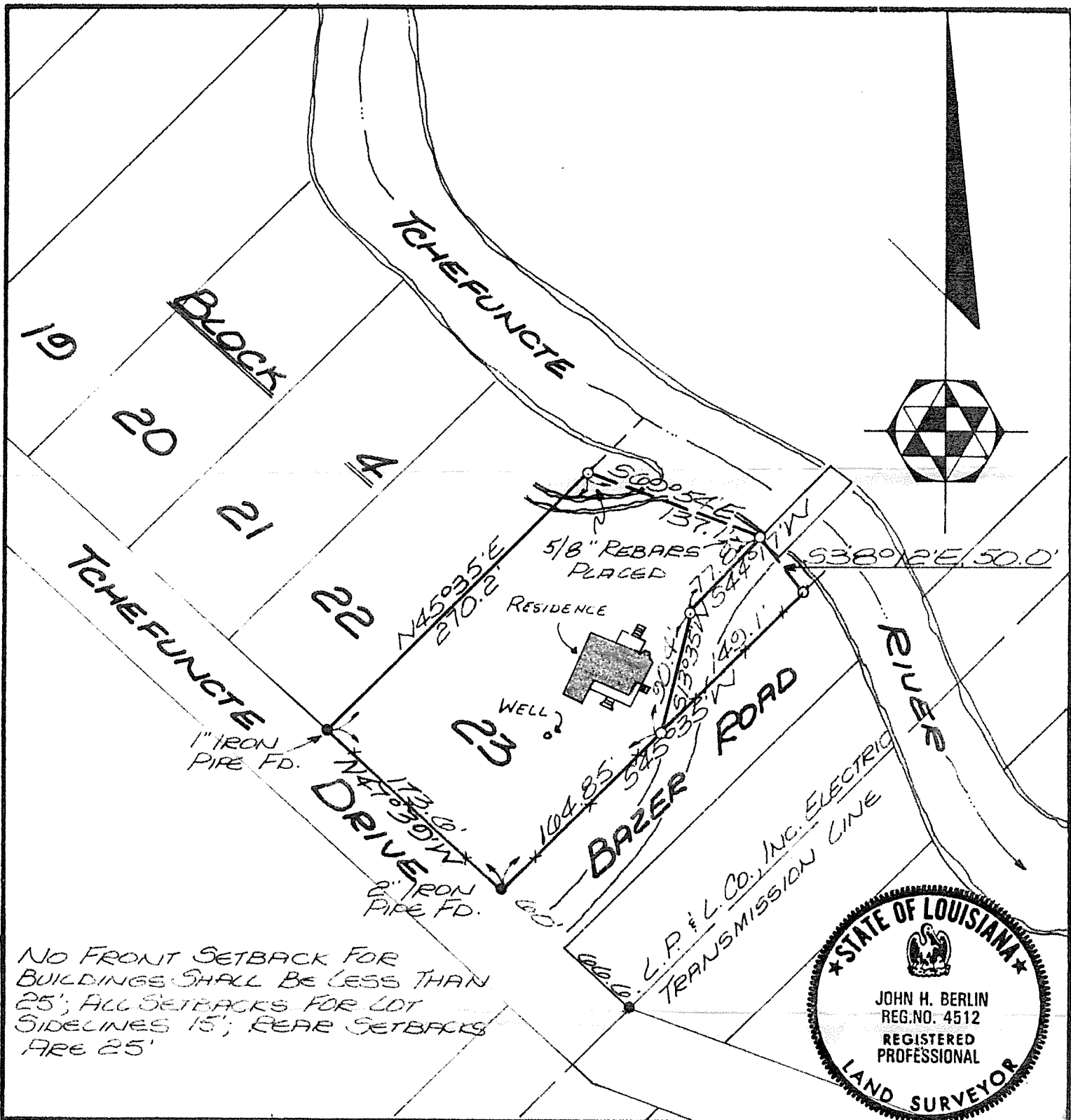
The applicant is requesting to revoke an unopened portion of Bazer Road, to assimilate this property into an adjacent residential property, upon which he resides.

Recommendation:

The subject property is an unopened portion right-of-way designated as Bazer Road on the River Forest Country Club Subdivision Plat, originally filed on November 17, 1961. The original plan was for Bazer Road to serve as a vehicular\pedestrian connection to the eastern portion of the subdivision. The Bazer Road right-of-way is no longer needed to serve in this capacity.

However, St. Tammany Parish Public Works Department determined that the 60 ft. Bazer Road right-of-way will be needed by the Parish in the future to access the Tchefuncte River. In that regard, the right-of-way still serves a public need, therefore, the subject property should not be revoked at this time.

If the Planning Commission recommends approval, it should be with the stipulation that the applicant assimilate the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.



NO FRONT SETBACK FOR BUILDINGS SHALL BE LESS THAN 25'; ALL SETBACKS FOR LOT SIDELINES 15'; REAR SETBACKS ARE 25'



MAP PREPARED FOR **JOHN KNIGHT**
 SHOWING A SURVEY MADE OF PROPERTY LOCATED IN LOT 23, BLOCK 4, RIVER FOREST COUNTRY CLUB SUBDIVISION, ST. TAMMANY PARISH, LA.
 THIS MAP IS CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

REVISED: SEPT. 26, 1985

LA. REGISTERED LAND SURVEYOR

SCALE: 1"=100'

DATE: OCTOBER 24, 1984

NUMBER: C-17

BERLIN LAND SURVEY COVINGTON, LA.

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 3, 2021)

Meeting Date: June 8, 2021

CASE NO.: 2021-2397-MSP

OWNER/DEVELOPER: Michael J. & Therolie B. Hebert

ENGINEER/SURVEYOR: Lowe Engineers

SECTION: 5

TOWNSHIP: 5 South

RANGE: 11 East

WARD: 2

PARISH COUNCIL DISTRICT: 3

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: Located at the end of Handsome Meadow Road, Covington, Louisiana

SURROUNDING LAND USES: Residential and Developed

TOTAL ACRES IN DEVELOPMENT: 29.54 acres

NUMBER OF LOTS/PARCELS: Parcels A & B into Parcels A1 & B1

ZONING: A-1 Suburban District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

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

- Parcels A & B were previously part of a minor subdivision approved in June 2014 (MS14-06-031).
- Parcel B1 does not meet the minimum lot width of 300 feet required under the A-1 Suburban District and requiring a waiver from the minor subdivision.
- Parcel A1 is proposed to be accessed from a 30 foot servitude of passage from Parcel B-1.

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

- 1- The survey should be amended as follow: Handsome Meadow ~~Road~~ **Lane**.

This Survey is Certified
True and Correct By
JOHN E. BONNEAU
LICENSE No. 4423
PROFESSIONAL
LAND SURVEYOR
John E. Bonneau
Professional Land Surveyor
Registration No. 4423



33.01 ACRES
(NOT A PART)

HANDSOME MEADOW ROAD
60' SERVITUDE OF PASSAGE
30' EACH SIDE OF THE C/L OF
HANDSOME MEADOW ROAD
1/2" IRF @ 30' O/S
P.O.B. SERVITUDE
N00°32'09"W
1007.42'
959.36'
9.5'3/4" IRF

L10
L11
L12
L14
18' SERVITUDE OF
PASSAGE & UTILITIES
TO 8.00 ACRES
N00°32'09"W
S00°32'09"E
298.8'
310.8'
RESIDENCE
BARN
SHED
SHED
GRAVEL DRIVE

PARCEL 9
(25.55 ACRES)
(NOT A PART)

1/2" IPF
1284.09'
S89°22'39"W
858.75'
1164.09'

PARCEL A
8.00 ACRES
348,543.70 SQ. FT.

1168.71'

PARCEL B
21.54 ACRES
938,287.49 SQ. FT.

29.54 ACRES
1,286,831.21 SQ. FT.

(NOT ALL IMPROVEMENTS SHOWN)

PARCEL 10
(NOT A PART)

BUILDING SETBACK LINE

N89°43'13"E
(T=N89°35'45"E)
1327.34'

(NOT A PART)

S00°12'13"W
62.74'

OLD WOOD

670.75'

0.5' IRF
1/2" IRF
S00°23'15"W
(T=S01°03'20"W)
236.10'

P.O.B. "A"

S00°12'13"W
(T=S00°52'18"W)
733.49'

SEC. 5

SEC. 6

APPROVALS:

Ron Keller

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

Dy. Shana Hess

CLERK OF COURT

6-23-2014

5272C

DATE FILED

MAP FILE NO.

LINE TABLE

L10	N89°16'14"E	30.07'
L11	N00°43'46"W	30.00'
L12	N89°22'39"E	120.00'
L13	N00°32'09"W	18.00'
L14	S89°22'39"W	149.96'
L15	S00°32'09"E	48.06'

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JOHN E. BONNEAU & ASSOCIATES, INC.

P.O.B. "A" IS REPORTED TO BE COMMENCING FROM THE 1/4
SECTION CORNER COMMON TO SECTIONS 5 & 6 OF T5S-R11E;
SAID POINT IS ALSO THE POINT OF BEGINNING.

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

REFERENCE SURVEY:

Survey Map of 29.52 Acres recorded as
Instrument #819490 with St. Tammany Parish
Clerk of Court.

BUILDING SETBACKS

FRONT: 50'
SIDE: 15'
SIDE STREET: N/A
REAR: 25'

BASIS FOR BEARINGS:

The Reference Survey and the Recorded
Subdivision Map.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0050 C; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF
A 29.54 ACRE PARCEL OF LAND

into

PARCELS A & B

in Section 5, T5S-R11E in
St. Tammany Parish, Louisiana

for
MR. & MRS. GREG G. GUIDRY

Survey No. 2014 045
Date: MARCH 11, 2014

Drawn by: LFR
Revised:

Scale: 1" = 160'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

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

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

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

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
License No. 4423
PROFESSIONAL
LAND SURVEYOR

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 1, 2021)

Meeting Date: June 8, 2021

CASE NO.: 2021-2400-MSP

OWNER/DEVELOPER: Logan Charles Boudreaux & Sandra Dee Helms

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 35

TOWNSHIP: 5 South

RANGE: 10 East

WARD: 2

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: Located on the south side of LA Highway 1077 and on the west side of Church Road, Folsom, Louisiana

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 3.98 acres

NUMBER OF LOTS/PARCELS: Parcels A into Parcels A-1 & B-1

ZONING: PF-1 Public Facilities District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

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

- Parcel A was previously part of a minor subdivision approved in April 2008 (MS08-03-017).
- Parcel A-1 does not meet the minimum lot width of 80 feet in the rear of the property, required under the PF-1 Public Facilities Zoning District and requiring a waiver from the Planning Commission.



Reference:
Survey prepared by Land Surveying, Inc.
dated 3-24-2008 Survey #13522
Map File No. 4647F in Clerk of Court
office, St. Tammany Parish, LA
(Base Bearing)

P.O.B. is S02°19'00"E, 1015.00';
S89°58'00"W, 15.00'; N02°19'00"W,
500.00' from the 1/4 Section Corner
common to Sections 25 & 26 T-5-S,
R-10-E, St. Tammany Parish, Louisiana

A Minor Subdivision of Parcel A into
Parcel A-1 & A-2 in Section 35 T-5-S,
R-10-E, St. Tammany Parish, Louisiana

Filed For Record:

Chairman, Planning Commission

Director, Dept. of Engineering

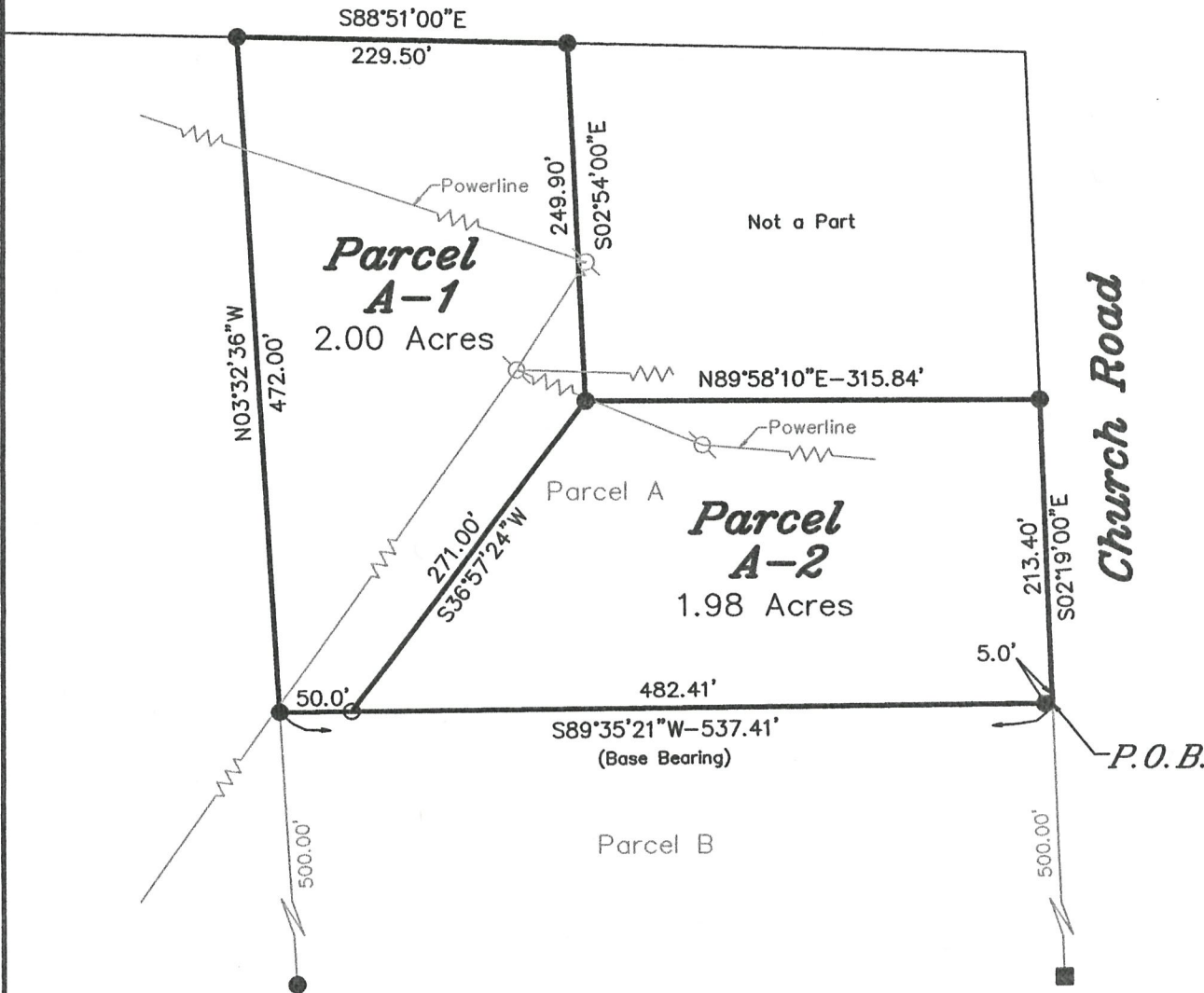
Secretary, Planning commission

Clerk of Court

Date Filed

Map File No.

La. Hwy. 1077



Improvements not shown

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

Legend:
○ 1/2" Rebar Set
● 1/2" Rebar Found
■ 5/8" Rebar Found
⊗ Powerpole

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

MAP PREPARED FOR *Logan Boudreaux*

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 35 Township 5 South Range 10 East, St. Tammany Parish, Louisiana

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

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

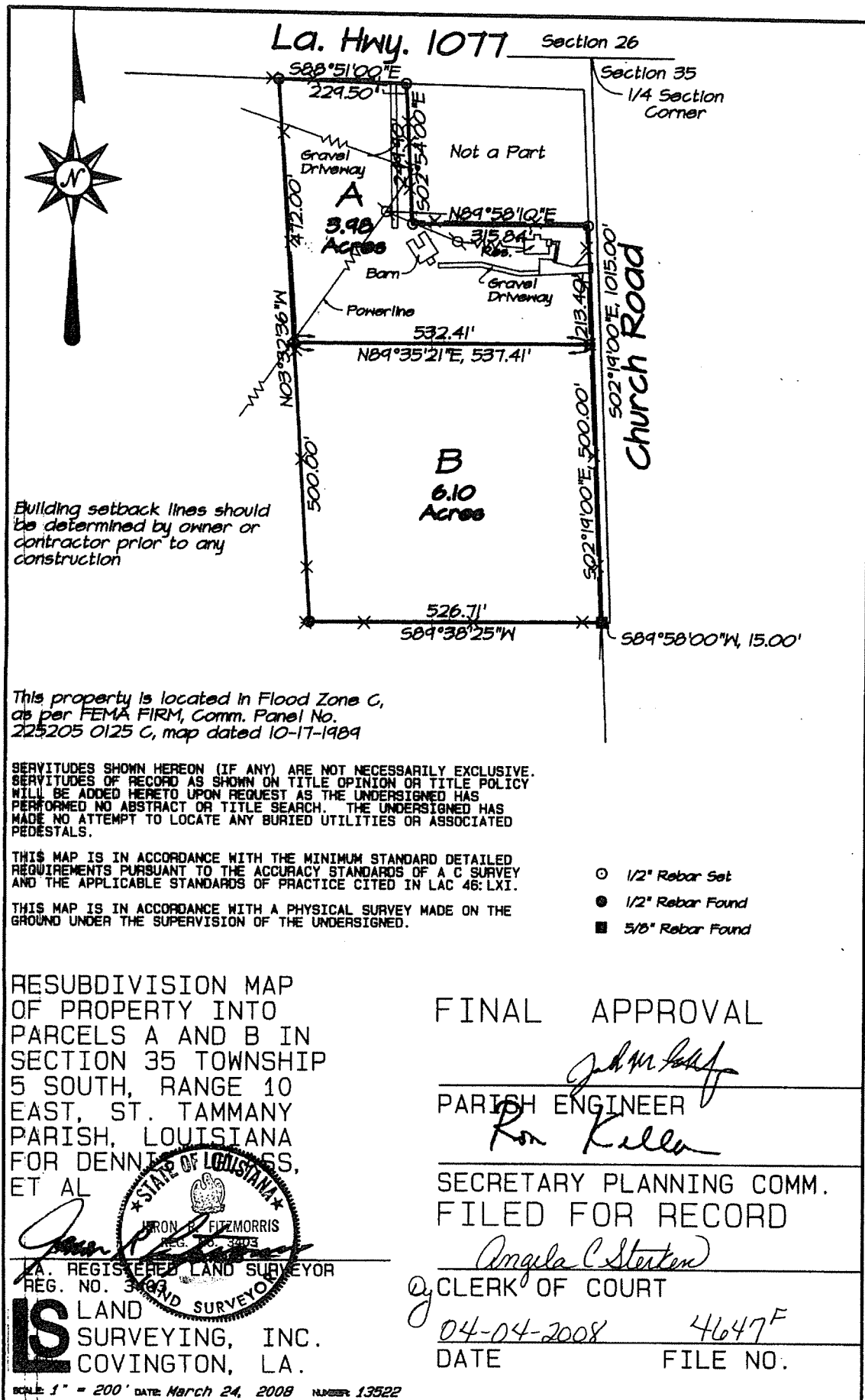
Sam Butler III
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 125'

DATE: 4-29-2021

NUMBER: 20346

Logan Boudreaux



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MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of June 1, 2021)

Meeting Date: June 8, 2021

CASE NO.: 2021-2404-MSP

OWNER/DEVELOPER: Scariano Holdings LLC

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 14

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 5

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: Located on the northeast corner of 6th Avenue & Soell Drive, Covington, Louisiana

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 1.84 acres

NUMBER OF LOTS/PARCELS: Lots 1, 2, 3, 4 & 5 into lots 1-A, 2, 3, 4-A & 5-A

ZONING: A-4A Single-Family Residential District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create five (5) lots from lots 1, 2, 3, 4 & 5. The minor subdivision request requires a public hearing due to:

- Lots 1, 2, 3, 4 & 5 were previously part of a minor subdivision approved in February 2018 (2018-926-MSP).
- Lots 1-A, 2, 3, 4-A & 5-A do not meet the minimum lot size of 1 acre required under Chapter 125 Subdivision Regulations Section 125-188 Minor Subdivision and requiring a waiver from the Planning Commission.
- Lot 1-A is proposed 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.

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

1. As per 911, the survey should be amended as follow: Helenbirg ~~Bldg.~~ Road .
2. Amend lots 2 & 3 to 2A & 3A.
3. Remove or provide proof of ownership for the two areas identified as “3539.99 sq.ft. in Road” & “3856.25 sq.ft. in Road”. If the two areas identified as “3539.99 sq.ft. in Road” & “3856.25 sq.ft. in Road” are owned by St. Tammany Parish, the dimension of the eastern boundary is incorrect and shall be adjusted.
4. Provide complete dedication of the 20 foot access drainage servitude to St. Tammany Parish.
5. Provide revised legal description and confirm accuracy with Legal Department.
6. Upon recordation of minor subdivision, an Act of Correction will be required to be filed as “Null & Void” Map file #5719A and add note referring to new recorded map number prior to issuance of building permit for Lots 1-A, 4-A & 5-A.

A Minor Subdivision of Lots 1, 2, 3, 4 & 5, into
Lots 1-A, 2, 3, 4-A & 5-A, situated in Section
14, T-7-S, R-11-E, St. Tammany Parish, Louisiana

Note:

This survey plat shall supercede the
previous survey filed under map file
#5719A, dated 02-28-2018, Clerk
of Courts Office, St. Tammany
Parish, La.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

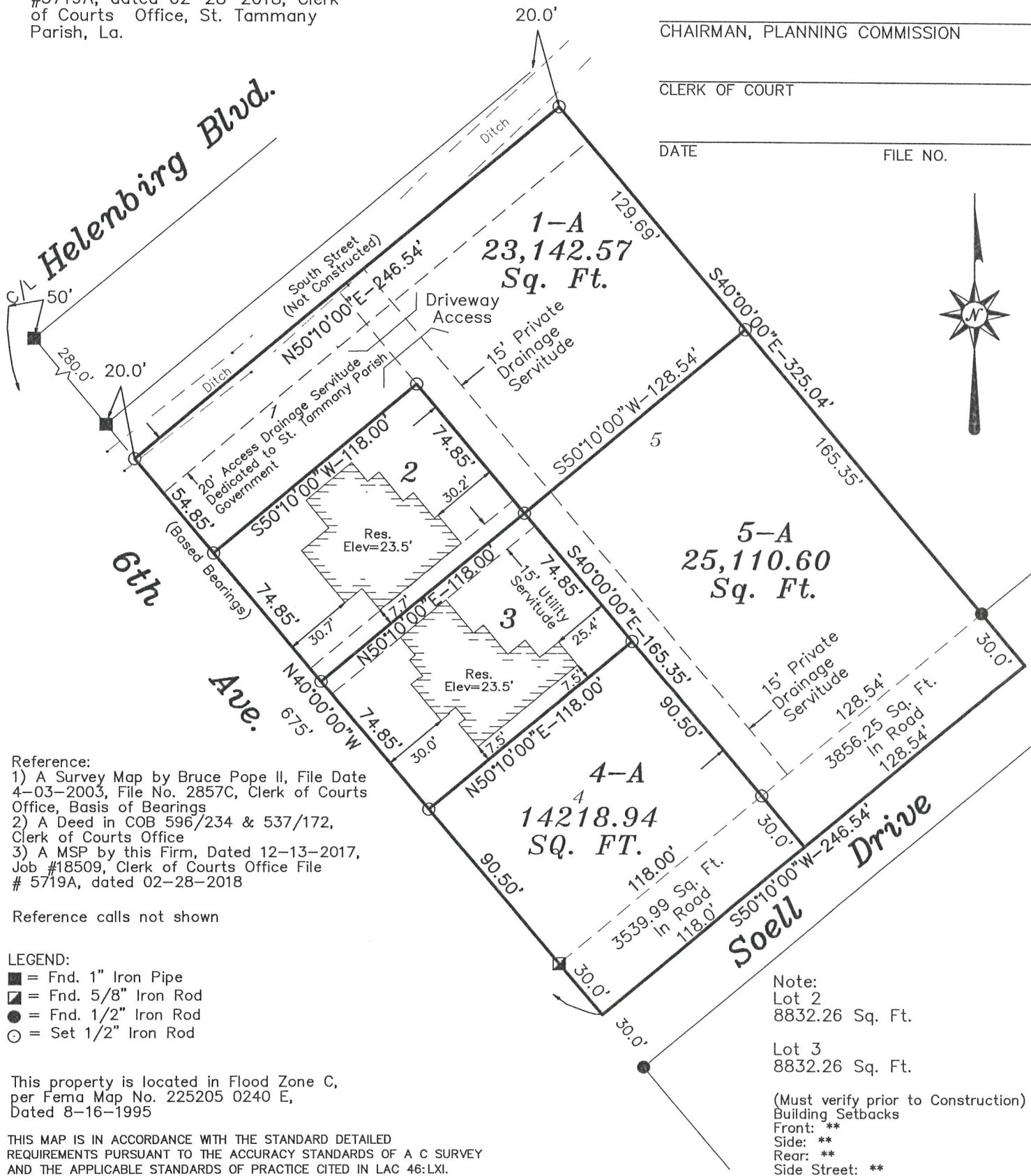
SECRETARY PLANNING COMM.

CHAIRMAN, PLANNING COMMISSION

CLERK OF COURT

DATE

FILE NO.



Reference:

- 1) A Survey Map by Bruce Pope II, File Date 4-03-2003, File No. 2857C, Clerk of Courts Office, Basis of Bearings
- 2) A Deed in COB 596/234 & 537/172, Clerk of Courts Office
- 3) A MSP by this Firm, Dated 12-13-2017, Job #18509, Clerk of Courts Office File # 5719A, dated 02-28-2018

Reference calls not shown

LEGEND:

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

This property is located in Flood Zone C,
per Fema Map No. 225205 0240 E,
Dated 8-16-1995

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

Note:

Lot 2
8832.26 Sq. Ft.

Lot 3
8832.26 Sq. Ft.

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

MAP PREPARED FOR **MVH PROPERTIES**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN LOT 1, 2, 3, 4 & 5, SECTION 14, T-7-S, R-11-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) 842-6277 office (985) 848-0355 fax
landsurveyingllc@gmail.com email

CERTIFIED CORRECT

License No. 4894
PROFESSIONAL

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

SCALE: 1" = 60'

DATE: 04-20-2021

NUMBER: 20327

A Minor Subdivision of a 0.853 & 0.929 Acre Parcel of Land, into Lots 1, 2, 3, 4 & 5, situated in Section 14, T-7-S, R-11-E, St. Tammany Parish, Louisiana

Reference:

- 1) A Survey Map by Bruce Pope II, File Date 4-03-2003, File No. 2857C, Clerk of Courts Office, Basis of Bearings
- 2) A Deed in COB 596/234 & 537/172, Clerk of Courts Office

Reference calls not shown

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT Shana Hess, Deputy Clerk

02-28-2018 57194

DATE

FILE NO.

CHAIRMAN, PLANNING COMM.

Helenberg Blvd.

6th Avenue

Soell Drive

LEGEND:

- = Fnd. 1" Iron Pipe
- ▣ = Fnd. 5/8" Iron Rod
- = Fnd. 1/2" Iron Rod
- = 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 C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:LXI.

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

MAP PREPARED FOR **MVH PROPERTIES**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 14, T-7-S, R-11-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
landsur1@bellsouth.net email

BRUCE M. BUTLER, III

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

SCALE: 1" = 60'

DATE: 12-13-2017

NUMBER: 18509

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RESUBDIVISION REVIEW

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RESUBDIVISION STAFF ANALYSIS REPORT

(As of June 1, 2021)

Meeting Date: June 8, 2021

CASE FILE NO: 2021-2369-MRP

NAME OF SUBDIVISION: Tchefuncta Club Estates, Phase II

LOTS BEING DIVIDED: Lot 613 and Part of Common Area into Lot 613-A

SECTION: 49

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: Property is located on the south side of Wax Myrtle Lane, Covington, Louisiana

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Kerry B. & Jane B. Drake and Tchefuncta Club Estates Subdivision

STAFF COMMENTARY:

The owner is requesting to resubdivide Lot 613 and a Portion of Common Area into one (1) residential site.

The reason for the public hearing requirement is that the proposal involves:

- The creation/adjustment of lots within a subdivision that requires approval of the Planning Commission.
- The creation/adjustment of the lot involves the addition of a portion of reserved/common area. The recorded subdivision plat indicates the following: Reserved/Common areas to be reserved to Tchefuncta Club Estates, INC. use and are to be maintained by Tchefuncta Club Estates, INC.

Resubdivision of Lot 613 & 0.050 Acres of Common Area into Lot 613-A Tchefuncta Club Estates Phase II, St. Tammany Parish, Louisiana

Reference: Recorded plat of Tchefuncta Club Estates Phase II, Clerk of Court office

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

Note: The overall Common Area to be added to Lot 613 will be reduced by 0.050 Acres, but will still greatly exceed the 25% requirement of greenspace within the PUD Planned Unit Development Overlay

Improvements, Utilities & Fences not shown

Final Approval

Chairman Planning Commission

Director Dept. of Engineering

Secretary Planning Commission

Clerk of Court

Map File No. Date Filed

Wax Myrtle Lane

N80°23'15"E
90.06'

10' Utility
Servitude

Building Setback Line

613-A
613
0.256
Acres

N07°27'15"W-124.59' (Total)

S07°27'12"E-123.44' (Total)

(Old Lot Line)

(Part of Common Area)
(0.050 Acres)

S79°39'24"W-90.11'

"Common Area"

"Pond"

"Common Area"

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 48:LXI.

Legend:
● 1/2" Iron Rod Found
○ 1/2" Iron Rod Set

(Must verify prior to Construction)
Building Setbacks
Front: 20'
Side: 5'
Rear: 10' (Old Line)
Side Street: **

MAP PREPARED FOR Tchefuncta Club Estates, Inc.

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Lot 613 & Part of Common Area, Tchefuncta Club Estates Phase II, St. Tammany Parish, Louisiana

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

LAND SURVEYING LLC

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

Bruce M. Butler, III
3.10.2021

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

SCALE: 1" = 25'

DATE: 3-9-2021

NUMBER: 20262

RESUBDIVISION STAFF ANALYSIS REPORT

(As of June 1, 2021)

Meeting Date: June 8, 2021

CASE FILE NO: 2021-2370-MRP

NAME OF SUBDIVISION: Tchefuncta Club Estates, Phase II

LOTS BEING DIVIDED: Lot 615 and Part of Common Area into Lot 615-A

SECTION: 49

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: Property is located on the south side of Wax Myrtle Lane, Covington, Louisiana

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Edgar M. & Kelly C. Rudolph and Tchefuncta Club Estates Subdivision

STAFF COMMENTARY:

The owner is requesting to resubdivide Lot 615 and a Portion of Common Area into one (1) residential site.

The reason for the public hearing requirement is that the proposal involves:

- The creation/adjustment of lots within a subdivision that requires approval of the Planning Commission.
- The creation/adjustment of the lot involves the addition of a portion of reserved/common area. The recorded subdivision plat indicates the following: Reserved/Common areas to be reserved to Tchefuncta Club Estates, INC. use and are to be maintained by Tchefuncta Club Estates, INC.

Final Approval

Director Dept. of Engineering

Secretary Planning Commission

Chairman Planning Commission

Clerk of Court

Map File No. Date Filed

Resubdivision of Lot 615 & 0.050 Acres of Common Area into Lot 615-A Tchefuncta Club Estates, Phase II, St. Tammany Parish, Louisiana

Reference: Recorded Plat of Tchefuncta Club Estates Phase II, Clerk of Court office

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

Note: The overall Common Area to be added to Lot 615 will be reduced by 0.050 Acre, but will still greatly exceed the 25% requirement of greenspace within the PUD Planned Unit Development Overlay

Wax Myrtle Lane

N82°31'43"E

87.24'

Building Setback Line

10' Utility
Servitude

20' Drainage
Easement

614

615-A
0.275
Acres

615

S07°30'00"E-134.58' (Total)

112.0'

N07°55'27"W-138.88' (Total)

Old Lot Line

(Part of Common Area)
(0.050 Acres)

88.38'
S85°19'00"W

"Common Area"

"Common Area"

Pond

Improvements, Utilities & Fences not shown

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.

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Legend:
● 1/2" Rebar Found
○ 1/2" Rebar Set

(Must verify prior to Construction)
Building Setbacks
Front: 20'
Side: 5'
Rear: 10'
Side Street: **

MAP PREPARED FOR

Tchefuncta Club Estates, Inc.

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Lot 615 & Part of Common Area, Tchefuncta Club Estates, Phase II, St. Tammany Parish, Louisiana

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

CERTIFIED CORRECT

LAND SURVEYING LLC
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(985) 892-6277 office (985) 898-0355 fax
landsurveyingllc@gmail.com

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

3-10-2021

SCALE: 1" = 25'

DATE: 3-9-2021

NUMBER: 20263

RESUBDIVISION STAFF ANALYSIS REPORT

(As of June 1, 2021)

Meeting Date: June 8, 2021

CASE FILE NO: 2021-2394-MRP

NAME OF SUBDIVISION: Money Hill Plantation, Phase 2B

LOTS BEING DIVIDED: Lots 145 and 146 into Lot 146A

SECTION: 12

WARD: 6

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

PROPERTY LOCATION: Property is located on the west side of Plantation Drive, Abita Springs, Louisiana

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Stevens E. and Janet C. Whiteside

STAFF COMMENTARY:

The owner is requesting to create one (1) lots – lot 146A. 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.

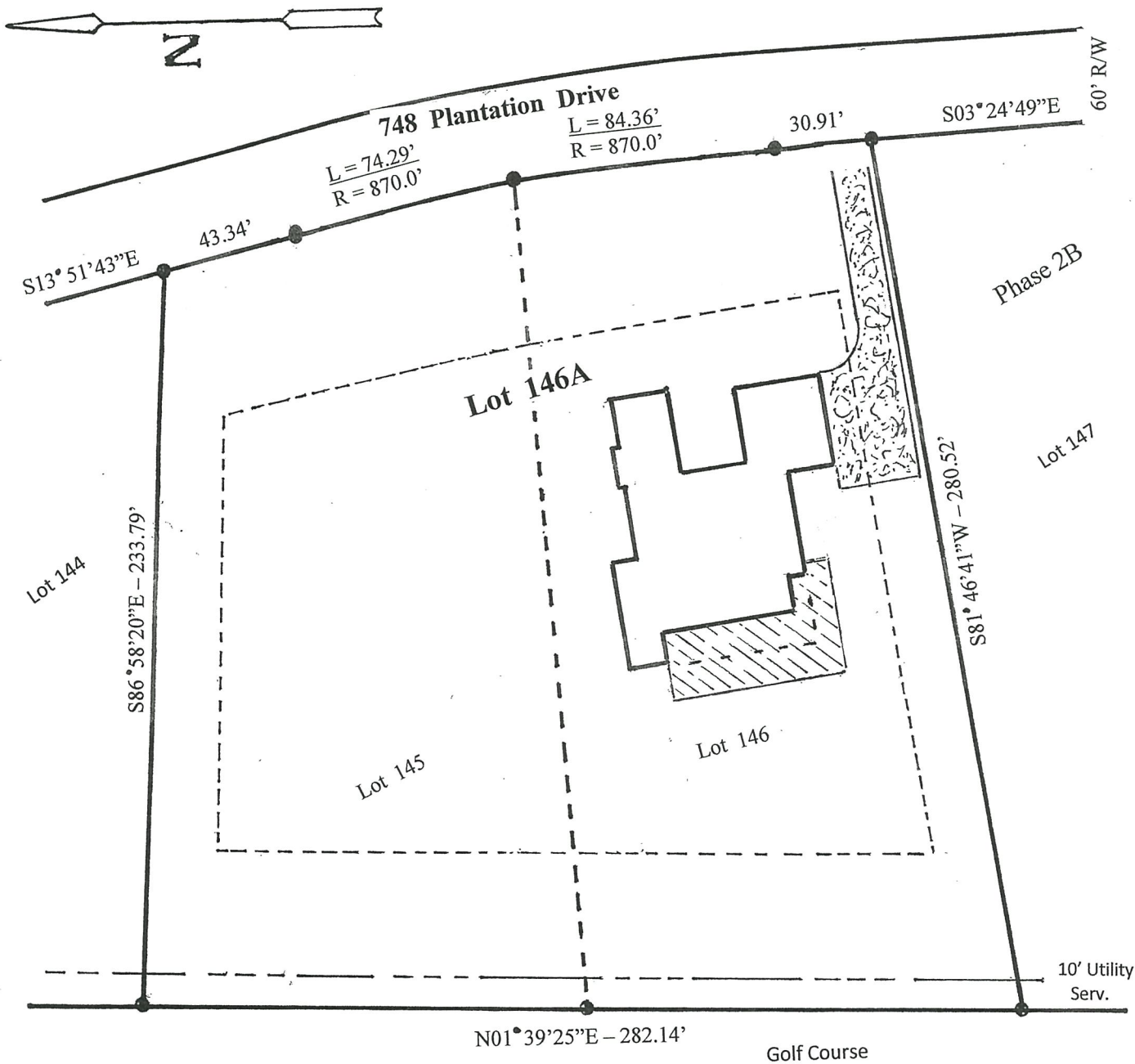
This map is in accordance with the standard detail requirements Pursuant to the accuracy standards of a C survey and the applicable Standards of practice cited in LAC 46:LXI.

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

Legend: IRF

This map is in accordance with a physical survey made on the ground under the supervision of the undersigned.
Reference Plat by Krebs, LaSalle Lemieux Consultants, Inc dated 1/5/1999 in the St Tammany Parish Clerk of Courts Office, Map File No. 1693

Re-Subdivision of Lots 145 & 146 into Lot 146A in Phase 2B Money Hill Plantation Subdivision



Approvals:

Director, St. Tammany Parish Department of Engineering

Chairman - St. Tammany Planning Commission

Date Filed / Map file Number

St. Tammany Parish Clerk of Court

Secretary – St. Tammany Planning Commission

Note: Owner/ Contractor to verify Flood Zone and Base Flood Elevation with local governing body prior to construction

Setbacks: front – 50’
Side – 20’
Rear – 40’

EDWARD J. MURPHY, P.E. & P.L.S.

P.E. #12571 & P.L.S. #4246 - 306 JAHNCKE AVENUE, COVINGTON, LA 70433 985-892-0493

SURVEY PREPARED FOR: Steve & Janet Whiteside

PROPERTY SURVEYED: Re-Subdivision of Lots 146 & 145 into Lot 146A, Phase 2B

Money Hill Plantation S/D in Sec. 12, T6S, R12E, St. Tammany Parish, LA

FLOOD ZONE: “C” FEMA Panel No. 225205 0745C map date 10-17-1989

DATE: 1 May 2021

SCALE: 1 inch = 50 feet

MUNICIPAL NUMBER:



3 May 2021

PETITIONS AND REQUEST

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**SUBSTANDARD LOT OF RECORD
STAFF ANALYSIS REPORT
(As of June 3, 2021)
Meeting Date: June 8, 2021**

CASE FILE NO: PET-2021-05-002

PROPERTY DESCRIPTION: Parcel located on the south side of Sunshine Avenue, west of Ruby Street, within west half of Square 56, Town of Mailleville, Covington, Louisiana.

SECTION:42

TOWNSHIP: 7 South

RANGE: 11East

WARD: 3

PARISH COUNCIL DISTRICT: 2

LOT SIZE: 60' along 7th Street/Sunshine Avenue & 80' deep – total of 4,800 square feet.

ZONING: HC-2 Highway Commercial Zoning District

PROPERTY OWNER: Dragonfly Enterprises, Inc. – James Lindsay

REASON FOR PUBLIC HEARING:

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations.

Per section 125-84 – Contiguous Lot Rule: Lots are required to meet the minimum lot width required under the zoning district or a minimum of 50 feet and the minimum lot size of 5000 square feet. The Planning Commission is responsible for reviewing requests for building on a buildable substandard lot of record.

In order for the Planning Commission to approve a request for building on a buildable substandard lot of record, the petitioner must provide proof that they do not currently own, and has not sold, nor has any predecessor in deed or title, sold any contiguous lots during the period following the initial adoption of the contiguous lot rule ordinance on January 20, 1994.

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The petitioner is requesting to build on a 4,800 square foot property having 60 foot road frontage along 7th Street/Sunshine Avenue and a depth of 80 feet.

Staff does not have any objection to the request as the petitioner had the opportunity to purchase 4,800 square foot lot without the option to acquire any adjacent property and based on the facts that the petitioner has satisfied the requisite requirements of proof as referenced to above.

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TENTATIVE SUBDIVISION REVIEW

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of May 28, 2021)

CASE NO.: 2021-2403-TP

PROPOSED SUBDIVISION NAME: Tamanend, Phase P1

DEVELOPER: Weyerhaeuser NR Company
P.O. Box 357700
Gainesville, FL 32635

ENGINEER/SURVEYOR: Richard C. Lambert Consultants, LLC
900 West Causeway Approach
Mandeville, LA 70471

SECTION: 34
TOWNSHIP: 7 South
RANGE: 13 East

WARD: 9
PARISH COUNCIL DISTRICT: 11

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

GENERAL LOCATION: The property is located north of I-12, south of LA Highway 36, east of LA Highway 434, west of Slidell, Louisiana.

SURROUNDING LAND USES: North - Single Family Residential
 South - Single Family Residential
 East - Single Family Residential
 West - Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 125.00 Acres

NUMBER OF LOTS: 1 TYPICAL LOT SIZE: N/A

SEWER AND WATER SYSTEMS: N/A

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

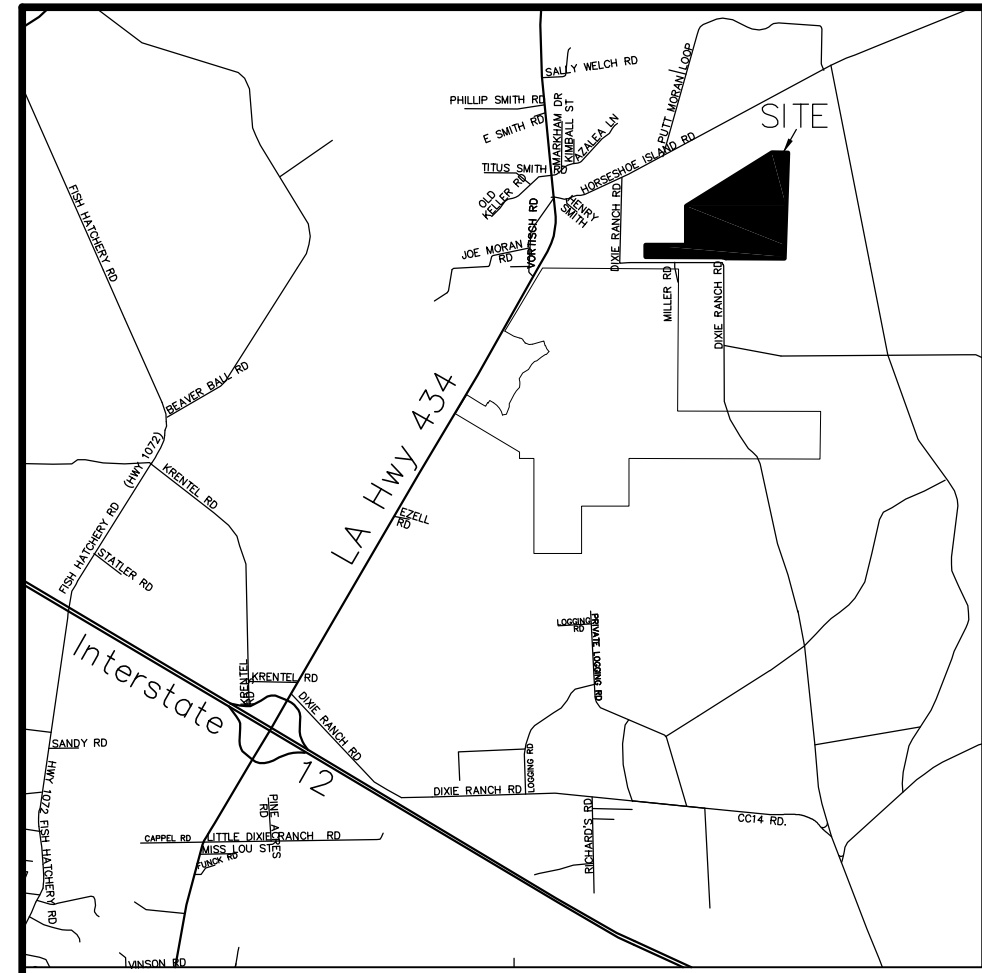
Department of Planning and Development:

- No Comments.

Informational Items:

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

Revised drawings will not be accepted for review or placement in the packet prior to the June 8, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

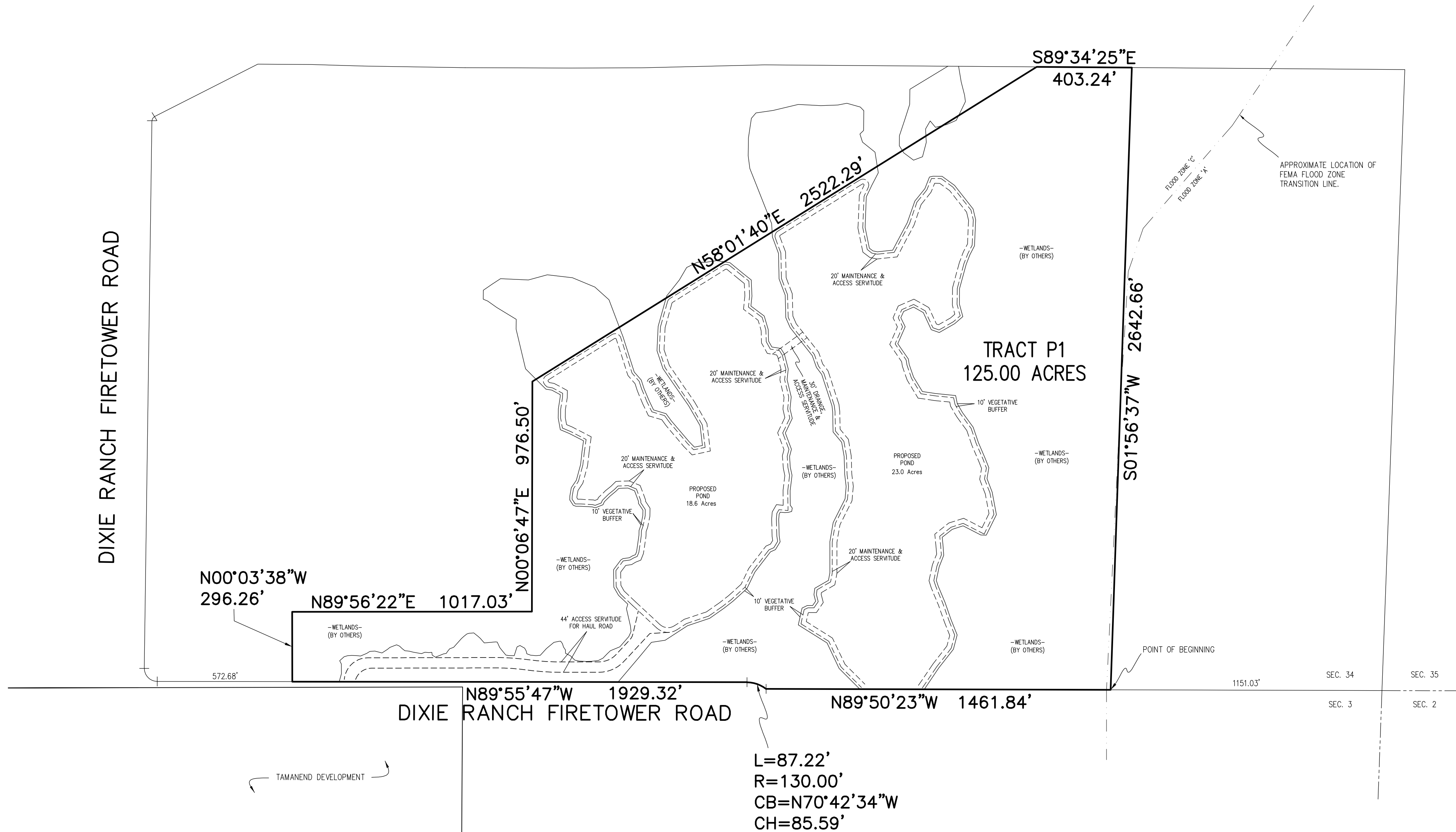
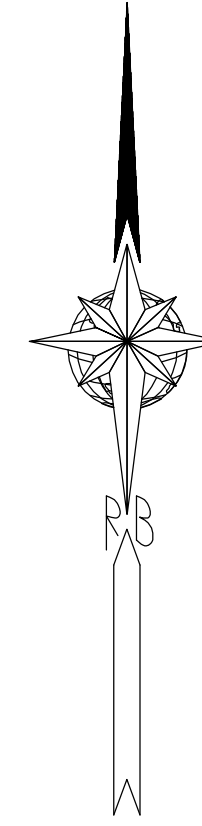


VICINITY MAP
NOT TO SCALE

TENTATIVE & PRELIMINARY PLAT OF TAMANEND * PHASE P1

SECTION 34, TOWNSHIP 7 SOUTH – RANGE 13 EAST ST. TAMMANY PARISH, LOUISIANA

±125.0 ACRES AREA	1 NO. OF LOTS	COMMUNITY- OFFSITE SEWER SYSTEM	PUD PRESENT ZONING
125 AC AVG. LOT SIZE	0 STREET WIDTH	COMMUNITY – OFFSITE WATER SYSTEM	
0 ROAD SURFACE	0 STREET LENGTH	CNE No. OF PHASES	
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL			



TENTATIVE S/D PLANS
RECEIVED
05/26/2021
DEPARTMENT OF
ENGINEERING

ENGINEERING
REVIEW COPY

DEDICATION:

Be it resolved, by the undersigned owner of the land as shown and described hereon, that he does declare this to be a true and accurate map of

TAMANEND * PHASE P1

All street right-of-ways as shown hereon are dedicated to the perpetual use of public for proper uses. Easements shall be reserved for drainage and utilities as indicated hereon and no obstruction or improvements shall be allowed that would prevent them from being used for their intended purposes. Ponds and Drainage Servitudes shown hereon will be owned and maintained by the Parish of St. Tammany.

PROPERTY DESCRIPTION

A 125.00 ACRE PARCEL OF GROUND
SECTION 34, TOWNSHIP 7 SOUTH – RANGE 13 EAST
ST. TAMMANY PARISH, LOUISIANA

All that certain parcel of ground situated in Section 34, Township 7 South, Range 13 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence from the quarter corner common to Sections 2, 3, 34 and 35, Township 7 South – Range 13 East and go North 89 degrees 50 minutes 23 seconds West a distance of 1151.03 feet to the Point of Beginning.

From the Point of Beginning go North 89 degrees 50 minutes 23 seconds West a distance of 1461.84 feet; then with a curve turning to the left with an arc length of 87.22 feet, with a radius of 130.00 feet, with a chord bearing of North 70 degrees 42 minutes 34 seconds West, with a chord length of 85.59 feet; then North 89 degrees 55 minutes 47 seconds West a distance of 1929.32 feet; then North 00 degrees 03 minutes 38 seconds West a distance of 296.26 feet; then North 89 degrees 56 minutes 22 seconds East a distance of 1017.03 feet; then North 00 degrees 06 minutes 47 seconds East a distance of 976.50 feet; then North 58 degrees 01 minutes 40 seconds East a distance of 2522.29 feet; then South 89 degrees 34 minutes 25 seconds East a distance of 403.24 feet; then South 01 degrees 56 minutes 37 seconds West a distance of 2642.66 feet back to the Point of Beginning.

Said parcel contains 125.00 acres of ground more or less.

FOR:

DEVELOPER

MEMBER

APPROVAL

CHAIRMAN, PARISH PLANNING COMMISSION

SECRETARY, PARISH PLANNING COMMISSION

DIRECTOR, DEPARTMENT OF ENGINEERING

DATE FILED

FILE NO.

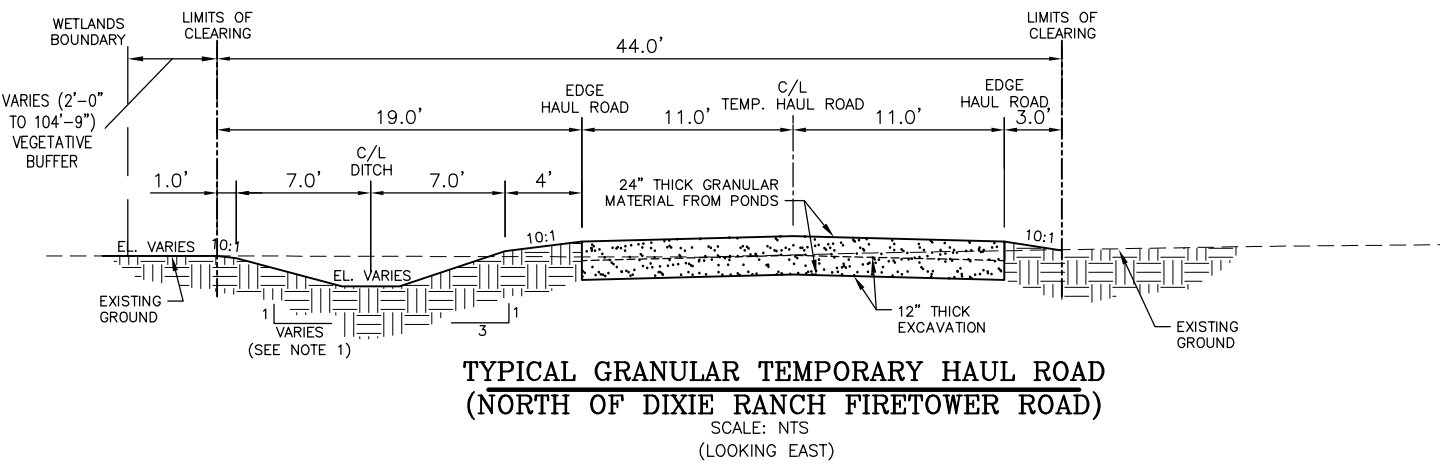
CLERK OF COURT

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

FIRM Panel# 2252050275C Rev. 10-17-89

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

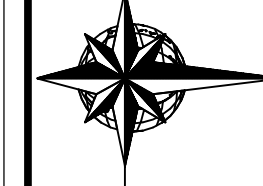
NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.



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

PRELIMINARY

RANDALL W. BROWN & ASSOCIATES, INC.



PROFESSIONAL LAND SURVEYORS

228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448

(985) 624-5368 * INFO@BROWNSURVEYS.COM

TAMANEND * PHASE P1
SECTION 34, TOWNSHIP 7 SOUTH – RANGE 13 EAST
ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY:

RJB

CHECKED BY:

RWB

DATE:

5-10-2021

SCALE:

1"=300'±

SURVEY No.

21333

SHEET

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of May 28, 2021)

CASE NO.: 2021-2405-TP

PROPOSED SUBDIVISION NAME: La Chenier, Phase 2

DEVELOPER: BLD Investments, LLC
2424 Tyler Street
Kenner, LA 70062

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.
1805 Shortcut Hwy
Slidell, LA 70458

SECTION: 37
TOWNSHIP: 9 South
RANGE: 15 East

WARD: 8
PARISH COUNCIL DISTRICT: 9

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

GENERAL LOCATION: The property is located north of S. Military Road, LA Highway 190, east of U.S. Interstate 10, in Slidell, Louisiana.

SURROUNDING LAND USES: North - Single Family Residential
 South - PUD
 East - Single Family Residential
 West - Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 93.30 Acres

NUMBER OF LOTS: 81 TYPICAL LOT SIZE: 100' x 120'

SEWER AND WATER SYSTEMS: Community

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: A4 & C

STAFF COMMENTARY:

Department of Planning and Development:

General Comments:

1. A Traffic Impact Analysis is required for this development in accordance with St. Tammany Parish Ordinance Section 125-160.
2. Provide a written objection letter from the La Chenier H.O.A. regarding the connection of Royston Drive to La Chenier, Phase 2. Additionally, consideration should be given to relocating Lot #41 to be in line with Lots # 50 and #59.

Tentative Plat:

3. Remove note #9 from Sheet 2 of 2 regarding the “R/V Storage Area”.
4. The developer is responsible for contacting the STP 911 Addressing Office to request address and road name verification.

Informational Items:

At the time of the La Chenier, Phase 1 approval a Voluntary Developmental Agreement was entered into for this development. The Parish is currently working with the District Attorney’s office to determine if the original agreement is still applicable to revised La Chenier, Phase 2, or if La Chenier, Phase 2 will be subject to Mandatory Developmental Impact Fees.

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

Provide a complete Recreational Development Plan depicting the proposed amenities and a time schedule for development. This plan will need to be submitted and approved prior to an Unlimited Work Order being issued.

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

Revised drawings will not be accepted for review or placement in the packet prior to the June 8, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. - COMMUNITY MAP NO. 225205 0440 D, DATED: 4/21/99
FLOOD ZONE: C & A4; BASE FLOOD ELEVATION: 9'.

NOTE: THIS PROPERTY IS IN FLOOD ZONE AE, BFE OF 13' ACCORDING TO 22103C0515F, DATED 4/30/08-NOT YET APPROVED BY ST. TAMMANY PARISH.

TENTATIVE APPROVAL PLAT FOR LA CHENIER, PHASE 2 A PLANNED UNIT DEVELOPMENT LOCATED IN SECTION 37, T-9-S, R-15-E, ST. TAMMANY PARISH, LOUISIANA

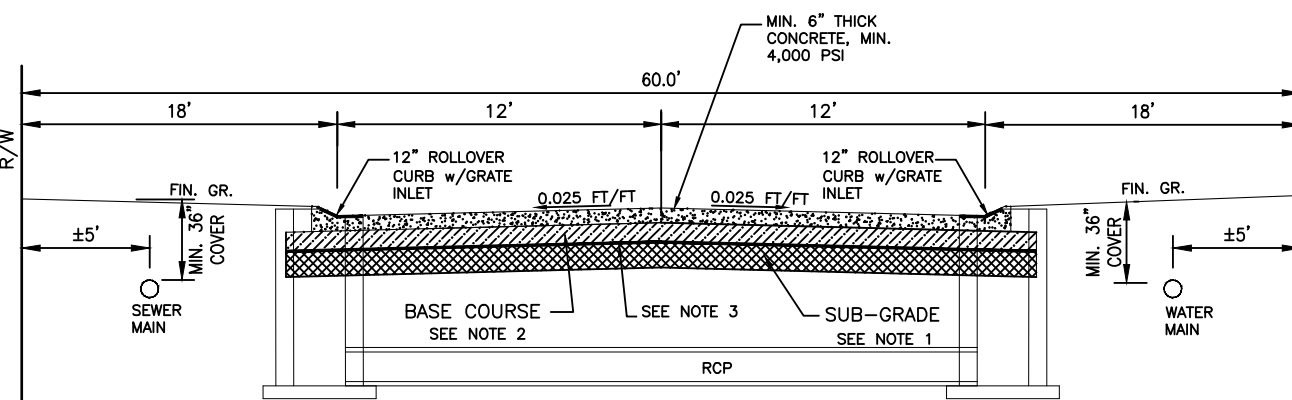
Line #	Length	Direction
L9	45.03'	S85°52'26"W
L10	61.59'	S51°53'53"W
L11	60.83'	S55°28'04"W
L12	120.00'	S64°55'48"W
L13	110.00'	S25°04'12"E
L14	80.00'	S64°55'48"W
L15	120.00'	N28°04'12"E
L16	116.91'	S152°23'03"E
L17	99.73'	S86°44'55"W
L18	120.00'	N03°15'05"E
L21	67.80'	S42°13'51"E
L22	105.58'	N41°09'38"W
L23	107.01'	N60°31'05"W
L24	95.39'	N84°38'47"W
L61	61.59'	S51°53'53"W
L62	60.83'	S55°28'04"W
L63	80.62'	S72°03'18"W
L64	120.00'	S64°55'48"W
L65	145.14'	S86°44'55"W
L66	110.00'	S86°44'55"W
L67	10.00'	S03°15'05"E
L69	110.00'	S03°15'05"E
L70	20.00'	S86°44'55"W
L71	110.00'	N03°15'05"E

Line #	Length	Direction
L25	1004.69'	N48°51'56"E
L26	1045.42'	S37°08'36"E
L27	799.87'	S14°22'02"E
L28	841.01'	S22°51'40"W
L29	45.03'	S87°04'38"W
L31	61.59'	S53°09'05"W
L32	820.00'	S66°08'00"W
L33	60.83'	S56°40'16"W
L34	120.00'	S66°08'00"W
L35	80.62'	S73°15'30"W
L36	800.00'	S66°08'00"W
L39	145.14'	S87°16'17"W
L43	110.00'	S87°57'07"W
L44	10.00'	S02°02'53"E

Line #	Length	Direction
L45	330.00'	S87°57'07"W
L46	385.98'	N02°02'53"W
L47	395.22'	N48°51'56"E
L48	67.80'	S41°08'04"E
L49	377.88'	N89°09'47"E
L50	1575.43'	N48°51'56"E
L51	317.00'	N53°15'58"E
L52	337.75'	N31°46'57"E
L53	107.48'	N40°03'24"W
L54	105.30'	N59°34'10"W
L55	201.31'	N37°39'00"W
L56	315.92'	N20°59'40"W
L57	274.17'	S71°49'15"W
L58	128.09'	S51°07'04"W
L59	95.39'	N63°24'53"W
L60	122.40'	N05°55'09"W



- PROOF ROLL WITH TRACKED VEHICLE EXERTING BETWEEN 10 & 15 PSI (SEE GEOTECHNICAL REPORT FOR FURTHER EXPLANATION) EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT BOTH SIDES.
- MIN. 8" OF A-3 OR A-2-4, BASE COMPACTED TO A MIN. OF 95% OF ITS MAXIMUM DRY DENSITY NEAR ±2% OPTIMUM WATER CONTENT IN ACCORDANCE WITH ASTM D1557 OR TYPE 2 ACCEPTABLE MATERIAL ALTERNATE. (SEE GEOTECH REPORT FOR ADDITIONAL INFORMATION) EXTEND MIN. 24" BEYOND EDGE OF PAVEMENT BOTH SIDES.
- NON-WOVEN FABRIC INDUSTRIAL FABRICS GT-180(F USING TYPE II BASE)



TYPICAL ROAD SECTIONS

GREENSPACE REQUIRED = 93.3 x 25% = 23.32 ACRES

GREENSPACE PROVIDED (PARK & GREENSPACE) = 59.01 ACRES

TOTAL ACRES = 93.30 ACRES

TOTAL ACRES (LOTS AND STREETS) = 34.30 ACRES

TOTAL GREENSPACE = 59.01 (63.2% OF TOTAL AREA) (INCLUDES PARK AREAS)

TOTAL LENGTH OF NATURAL TRAILS = 6932 L.F. 2 RAISED GAZEBO

WETLANDS = 10.58 ACRES

NOTES:

- ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.
- ULTIMATE DISPOSAL OF WATER IS WEST PEARL RIVER.
- SEWER AND WATER WILL TIE INTO EXISTING SEWER AND WATER OFFSITE. AND FURNISHED BY UTILITIES, INC.
- 0000 DENOTES MUNICIPAL NUMBER.
- BENCHMARK: INTERSECTION OF CROSS CREEK DRIVE AND LACHENIER DRIVE-ELEV. 9.72' NGVD.
- JURISDICTIONAL WETLANDS ARE LOCATED ON THIS PROPERTY.
- AREA DEDICATED TO PARISH FOR DRAINAGE EASEMENTS IS 0.65 ACRES.
- 10.52 ACRES IN WETLANDS ALL IN PHASE 2
- 3.108 ACRES R/V STORAGE AREA SCREENED WITH MIN. 8' HIGH OPAQUE ORNAMENTAL FENCE ON THE EXTERIOR OR OUTWARD SIDE OF FENCE. THE MAINTENANCE OF THE STORAGE AREA IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. (IS NOT PART OF THIS REVISION)

GRAPHIC SCALE

(IN FEET)
1 inch = 150 ft.

RESTRICTIVE COVENANTS

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING PORTABLE 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). EACH LOT WILL HAVE NO MORE THAN ONE DWELLING.
 - CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ALL PARISH AND "PRIVATE" DRAINAGE EASEMENTS.
 - THE MINIMUM FINISHED FLOOR ELEVATION SHALL BE 12" (1 FOOT) ABOVE THE CROWN OF THE STREET IN FRONT OF THE LOT OR MEET THE FEMA FLOOD ZONE REQUIREMENT, WHICHEVER IS GREATER.
 - NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE AS LOTS AS DUMPS OR JUNK VEHICLE STORAGE.
 - MOBILE HOMES WILL NOT BE PERMITTED TO OCCUPY LOTS AS RESIDENCES IN THIS SUBDIVISION.
 - THE MINIMUM FINISH FLOOR ELEVATIONS REQUIRED SHALL BE 14.0' ABOVE MEAN SEA LEVEL. MAXIMUM BUILDING HEIGHT TO BE 35'.
 - NO LOT SHALL BE FURTHER SUBDIVIDED UNLESS OTHERWISE APPROVED BY ST. TAMMANY PARISH PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES.
 - DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE SUBDIVISION HAS SUBSURFACE DRAINAGE.
 - DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY NEARER THAT 60 FEET FROM CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT OF WAY INTERSECT.
 - THERE WILL BE A 10' UTILITY SERVITUDE RUNNING ALONG THE FRONT OF ALL LOTS.
 - EACH UNIT/SITE WILL NOT HAVE MORE THAN ONE DWELLING.
 - FRONT BUILDING SETBACKS WILL BE 25 FEET FROM EACH FRONT PROPERTY LINE. SIDE BUILDING SETBACKS WILL BE 5 FEET FROM INTERIOR LINES. SIDE STREET SETBACK WILL BE 20'. REAR BUILDING SETBACKS WILL BE NO LESS THAN 25 FEET FROM REAR PROPERTY LINE.
 - ADDITIONAL COVENANTS RECORDED IN C.O.B. _____, FOLIO _____, AND C.O.B. _____, FOLIO _____.
 - IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- *ADDITIONAL RESTRICTIVE COVENANTS MAY BE IMPOSED ON THE ABOVE PARCELS BY SEPARATE WRITTEN AND RECORDED INSTRUMENT.

CERTIFICATION

THIS MAP IS CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THIS GROUND UNDER SUPERVISION OF THE UNDERSIGNED.

SEAN M. BURKES - LA P.L.S. No. 4785

THIS PLAN IS CERTIFIED TO CONFORM TO THE PROVISION OF THE STATE OF LOUISIANA LAW RS-33:5051 AND LAWS AND ORDINANCES OF THE PARISH OF ST. TAMMANY WITH WAIVERS.

SEAN M. BURKES - LA P.E. No. 27642

DEDICATION

BE IT RESOLVED, BY THE UNDERSIGNED OWNER OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT HE DOES DECLARE THIS TO BE A TRUE AND ACCURATE MAP OF:

LA CHENIER PHASE 2

THE STREET RIGHT-OF-WAY AS SHOWN IN THIS DEVELOPMENT IS HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USES. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSES. ST. TAMMANY PARISH SHALL OWN AND MAINTAIN ALL STREETS AND SIGNAGE. THE HOA SHALL OWN AND MAINTAIN ALL GREENSPACE AREAS, PARK AREAS AND AMENITIES.

DAN WAGNER-MEMBER/MANAGER DATE _____
FOR _____

BLD INVESTMENTS, LLC

APPROVAL

PARISH PLANNING COMMISSION CHAIRMAN	DIRECTOR OF PARISH ENGINEERING
PARISH PLANNING COMMISSION SECRETARY	CLERK OF COURT
DATE FILED	FILE NUMBER

93.3 ACRES	81 LOTS	±6,278 LF
AREA	NO. OF LOTS	LGTH. OF STREETS
100'x120'	60' ROW	PUD
MIN. LOT SIZE	STREET WIDTH	ZONING
CONCRETE	CENTRAL	CENTRAL
ROAD SURFACING	SEWAGE SYSTEM	WATER SYSTEM

ENLARGED VIEW OF LOT LAYOUT
LA CHENIER PHASE 2
SECTION 37, T-9-S, R-15-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA

SCALE: 1" = 150'
DATE: 12/8/2020
DRAWN BY: WSR
DWG. NO. 20200477
SHEET 2 OF 2

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

1805 Shortcut Highway
Shreveport, Louisiana 70566
E-mail: jvb@jvbassoc.com
Phone: 855-649-0075 Fax: 855-649-0154

REVISIONS	DATE	BY	DESCRIPTION
1	03.02.2020	RM/SMB	

DECLARATION: I, THE UNDERSIGNED, BEING A duly Licensed Professional Engineer, do hereby certify that this Survey was made by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Louisiana. My License No. is 27642. I am not transferring the Survey to any other person or entity. This Declaration is valid only if printed with the original seal of the Surveyor.

BLD INVESTMENTS, LLC

SEAN M. BURKES
LA REG. NO. 4785

PRELIMINARY SUBDIVISION REVIEW

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General Comments:

1. A right-of-way for the proposed connection to the existing phase of Alexander Ridge needs to be established prior to the issuance of an Unlimited Work Order for phase 4. This will result in an Act of Correction being required for the previously recorded Alexander Ridge, Phase 3B plat.
2. The Drainage Impact Analysis submitted for this phase of Alexander Ridge is currently under review by St. Tammany Parish staff. Upon completion of the review, comments will be issued to the developer and Engineer of Record to be addressed.
3. The Traffic Impact Analysis submitted for this phase of Alexander Ridge is currently under review by St. Tammany Parish staff and LADOTD. Upon completion of the reviews, comments will be issued to the developer and Engineer of Record to be addressed. The plans provided will need to be updated to include any proposed traffic and roadway improvements outlined in the study.
4. A utility servitude for the proposed sewer force main location needs to be established prior to the issuance of a Work Order to include water and sewer. This will result in an Act of Correction being required for the previously recorded Alexander Ridge, Phase 3B & 3C.
5. Thibodeaux Road is a substandard roadway with sections less than 18' wide between the proposed connection and Stafford Road. Staff recommends the roadway be brought up to Parish minimum standards or an acceptable alternative be proposed by the developer and/or the Engineer of Record.

Preliminary Plat:

6. Provide individual lot dimensions and bearings for all lots within this phase of Alexander Ridge.

Water and Sewer Plan:

7. Provide written plan approval letter from the individual utility companies who will be responsible to own and maintain the water and sewer systems.

Informational Items:

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

The developer is responsible for contacting the STP 911 Addressing Office to request address and road name verification.

Once approved, LADOTD permits for the proposed roadway improvements and utility line crossing along LA 1081 (Stafford Road) will need to be provided to St. Tammany Parish.

Provide a complete Recreational Development Plan depicting the proposed amenities and a time schedule for development. This plan will need to be submitted and approved prior to an Unlimited Work Order being issued.

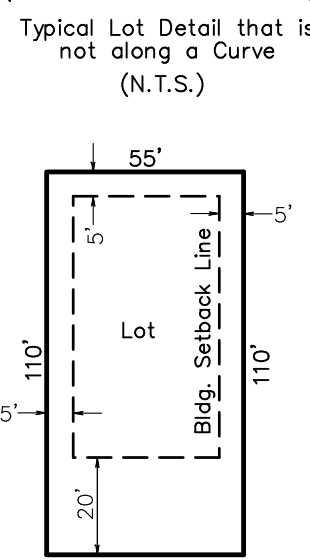
A Letter of No Objection regarding the water and sewer improvements needs to be issued on behalf of The Department of Environmental Services for this phase of Alexander Ridge.

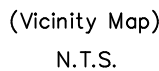
A funded Maintenance Obligation in the amount of \$10,000.00 is required in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision. The Department of Public Works will need to be contacted to verify no additional road bond(s) will be required for this development and the use of Thibodeaux Road.

An additional Maintenance Obligation in the amount of 5,000 linear feet at \$5.00 per linear foot of water line = **\$25,000.00** is required for the construction of the water lines within the Thibodeaux Road right-of-way to ensure the repair of any damage to the Parish road from construction activity in connection with installation of the water lines.

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

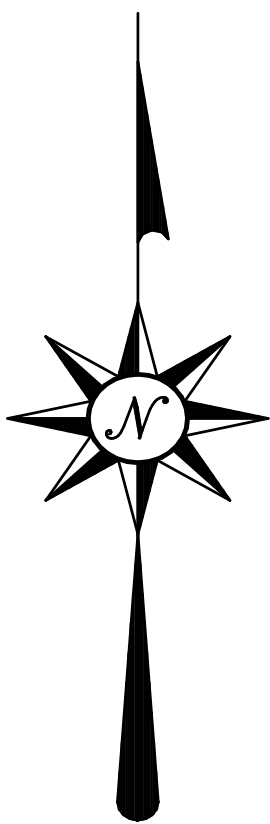
Revised drawings will not be accepted for review or placement in the packet prior to the June 8, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





*Alexander Ridge,
Phase 4A, 4B, 4C,
4D & 4E*

Owner/Developer:
Military Road Land Co., LLC
& Savannahs Community, LLC
21056 Smith Road
Covington, LA 70435



SERVICEMEN SHOWN HEREON (IF ANY) ARE NOT NECESSARILY
 EXCLUSIVELY FOR THE SERVICES OF THE RECORD AS SHOWN ON TITLE
 HEREON. THE UNDERSIGNED HAS PERFORMED NO ABSTRACT
 RECORDS REQUISIT^E AS THE UNDERSIGNED HAS MADE NO ATTEMPT
 TO LOCATE ANY BUREAU RECORDS. THE UNDERSIGNED HAS
 NO KNOWLEDGE OF ANY BUREAU RECORDS OR ASSOCIATED RECORDS.
 THIS MAP IS NOT IN ACCORDANCE WITH THE STANDARD
 STANDARDS OF A BOUNDARY 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, III
L.A. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(405) 842-6277 phone (405) 848-0355 fax

MAP PREPARED FOR

ALEXANDER RIDGE PHASE 4

SCALE: 1" = 240'	DRAWN BY JWG
------------------	--------------

DATE: 5-10-2021

Located in Sections 13, 14 & 43, T6S-R11E, St. Tammany Parish, La.

SURVEY NUMBER	
---------------	--

SHEET 2 OF 2

Terr3/Alexander Ridge Phase 4 Prelim

141+/- (ACRES)	141 NO. OF LOTS	B & C FLOOD ZONE
55' +/- MIN LOT FRONTAGE (ALEXANDER RIDGE)	110' AVG LOT DEPTH (ALEXANDER RIDGE)	6,050 S.F.± LOT SIZE
5014 LF LENGTH OF STREETS	CONCRETE ROAD SURFACE	PUD
1 DENSITY PER ACRE	60' STREET R.O.W.	PRIVATE ROAD TYPE
35' MAX. BLDG. HEIGHT (AVERAGE BASE FLOOD)	N/A WETLANDS	TERRA MARIE WATER SYSTEM
TERRA MARIE	LAKE PONTCHARTRAIN	
SEWER SYSTEM	ULTIMATE SURFACE WATER DISPOSAL	

References:

- 1) A Survey Map by John Bonneau, Dated 5-31-96, #96022, in Instrument No. 1011625, Clerks Office
- 2) A Survey Map by John Bonneau, Dated 11-28-2012, #1996022, in Instrument No. 1883728, Clerks Office
- 3) A Deed of a Less & Except, describing a 60 Foot Servitude of Passage, in Instrument No. 1019065, Clerks Office
- 4) A Deed of 29.32 Acres to Andree G. Planché, in Instrument No. 1019065, Clerks Office

TOTAL GREEN SPACE PROVIDED:
TOTAL ACRES IN DEVELOPMENT: 141 ACRES
ACRES IN GREENSPACE: 99.95 ACRES (NOT INCLUDING PONDS)
ACRES IN POND AREA: 7.22 ACRES (50% 3.61 ACRES)
TOTAL ACRES IN GREENSPACE AND POND AREA: 103.57 ACRES
TOTAL PERCENTAGE GREENSPACE (50% CREDIT FOR PONDS): 73%
TOTAL PERCENTAGE OF LAND FOR ACTIVE GREENSPACE: 1% (1 ACRE)
TOTAL PERCENTAGE OF LAND FOR PASSIVE GREENSPACE: 72% (102.57 ACRES)
MIN. LOT SIZE FOR PHASES 4A, 4B, 4C, & 4D : 55' X 110'
AVERAGE ACREAGE OF PHASE 4E: 1.91 ACRES
BUILDING SETBACK LINES IN PHASE 4A, 4B, 4C, 4D & 4E
FROM 1' TO 5' (SEE REAR - 5')

RESTRICTIVE COVENANTS:

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. FRONT SETBACK WILL NOT BE LESS THAN 20 FEET FROM THE PROPERTY LINE. SIDE BUILDING SETBACK WILL NOT BE LESS THAN 5 FEET FROM THE SIDE OF THE PROPERTY LINE. REAR BUILDING SETBACK WILL NOT BE LESS THAN 5 FEET FROM THE REAR PROPERTY LINE.
3. MINIMUM SETBACKS FOR ACCESSORY BUILDINGS/POOLS SHALL BE 5 FEET FROM SIDE YARD & 5 FEET FROM REAR.
4. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM SUCH THAT NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
5. NO NOXIOUS OR OTHERWISE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD.
6. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE SERVICE/DRAINAGE AND STREET EASEMENT. ADDITIONAL RESTRICTIONS MAY BE MADE WITH EACH TITLE.
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT THE APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION.
9. DRIVEWAY CULVERTS ARE NOT REQUIRED BECAUSE ALEXANDER RIDGE HAS SUB-SURFACE DRAINAGE.
10. THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THE GREEN SPACE AREAS AND POND AREAS WITHIN THIS DEVELOPMENT.
11. IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT RUNNING WITH AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE, THIS PHASE SHALL COMPLY WITH THE DECLARATION AND COVENANTS FILED UNDER C.O.B. _____ FOLIO _____ RECORDED IN THE ST. TAMMANY PARISH CLERK OF COURT.
12. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FEMA FLOOD AND INSURANCE RATE MAPS. THIS SUBDIVISION IS IN FIRM COMMUNITY PANEL 22202S 0150C, REV. 10-17-89 AND IS LOCATED IN FLOOD ZONE "B" & "C" AND SHALL BE AT LEAST 12' ABOVE THE CENTERLINE OF STREET.
13. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
14. TELECOMMUNICATION CABINETS ARE PERMITTED TO BE LOCATED WITHIN THE GREENSPACE, WATER, SEWER SITES (HOWEVER, THEY MAY NOT BE LOCATED INSIDE ANY DRAINAGE OR ACCESS SERVICE/LOTS).
15. ACCESSORY BUILDINGS WITH A SIZE OF LESS THAN FIVE PERCENT OF THE AREA OF THE LOT ON WHICH THE MAIN BUILDING IS SITUATED MAY BE LOCATED FIVE FEET FROM THE NEAREST INTERIOR SIDE AND REAR LOT LINES. PROVIDED THE BUILDING LENGTH DOES NOT EXCEED 30 FEET, AND BUILDING HEIGHT DOES NOT EXCEED 19 FEET.
16. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 80 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHT-OF-WAYS INTERSECT.

DESCRIPTION OF PROPERTY FOR A-4 PUD ZONING

LOCATED IN SECTIONS 13, 14 AND 43 TOWNSHIP 6 SOUTH RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

FROM THE SECTION CORNER COMMON TO SECTIONS 11, 12, 13 & 14 TOWNSHIP 6 SOUTH RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA RUN SOUTH 00 DEGREES 32 MINUTES 35 SECONDS EAST, 1087.93 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING SOUTH 00 DEGREES 32 MINUTES 35 SECONDS EAST, 1516.76 FEET TO A POINT; THENCE SOUTH 89 DEGREES 04 MINUTES 13 SECONDS WEST, 138.55 FEET TO A POINT; THENCE SOUTH 00 DEGREES 44 MINUTES 11 SECONDS EAST, 1322.75 FEET TO A POINT; THENCE NORTH 88 DEGREES 27 MINUTES 59 SECONDS EAST, 100.00 FEET TO A POINT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 100.00 FEET TO A POINT; THENCE NORTH 86 DEGREES 17 MINUTES 55 SECONDS EAST, 60.00 FEET TO A POINT; THENCE SOUTH 03 DEGREES 42 MINUTES 05 SECONDS EAST, 88.31 FEET TO A POINT; THENCE SOUTH 85 DEGREES 37 MINUTES 13 SECONDS EAST, 1468.49 FEET MORE OR LESS TO THE POINT OF BEGINNING. BEARING AND DISTANCE TO THE POINT OF BEGINNING FROM THE POINT OF LITTLE BOQUE FALAYA RIVER 1907 FEET MORE OR LESS TO INTERSECT THE APPROXIMATE CENTER OF THE EAST FORK OF THE LITTLE BOQUE FALAYA RIVER: THENCE RUN UPSTREAM ALONG THE CENTER OF THE LITTLE BOQUE FALAYA RIVER 3570 FEET MORE OR LESS TO THE POINT OF BEGINNING. BEARING AND DISTANCE TO THE POINT OF BEGINNING FROM THE CENTER OF THE DRAINAGE DITCH 1926 FEET MORE OR LESS BACK TO THE POINT OF BEGINNING.

THIS TRACT CONTAINS 141.00 ACRES AS PER MAP PREPARED BY LAND SURVEYING LLC, DATED NOVEMBER 19, 2019
DRAWING NO. 19550.

NOTE:

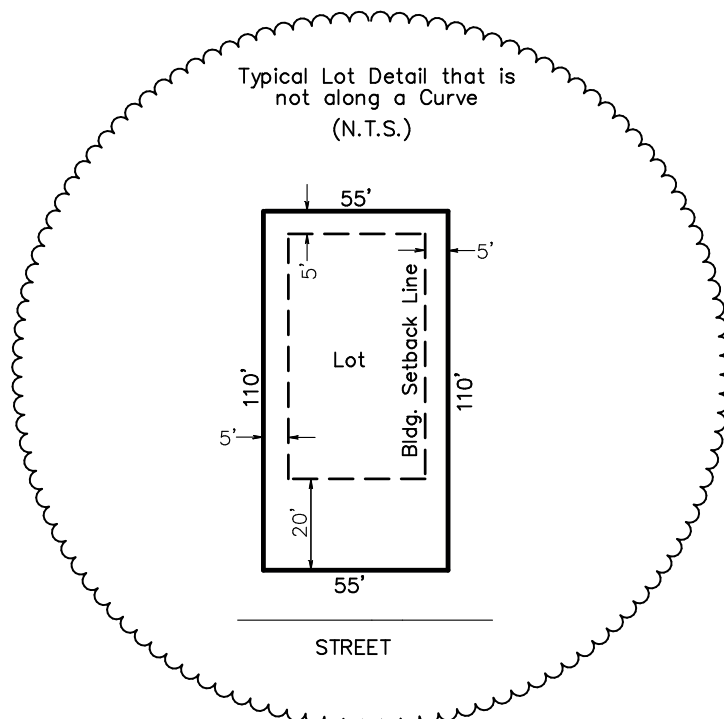
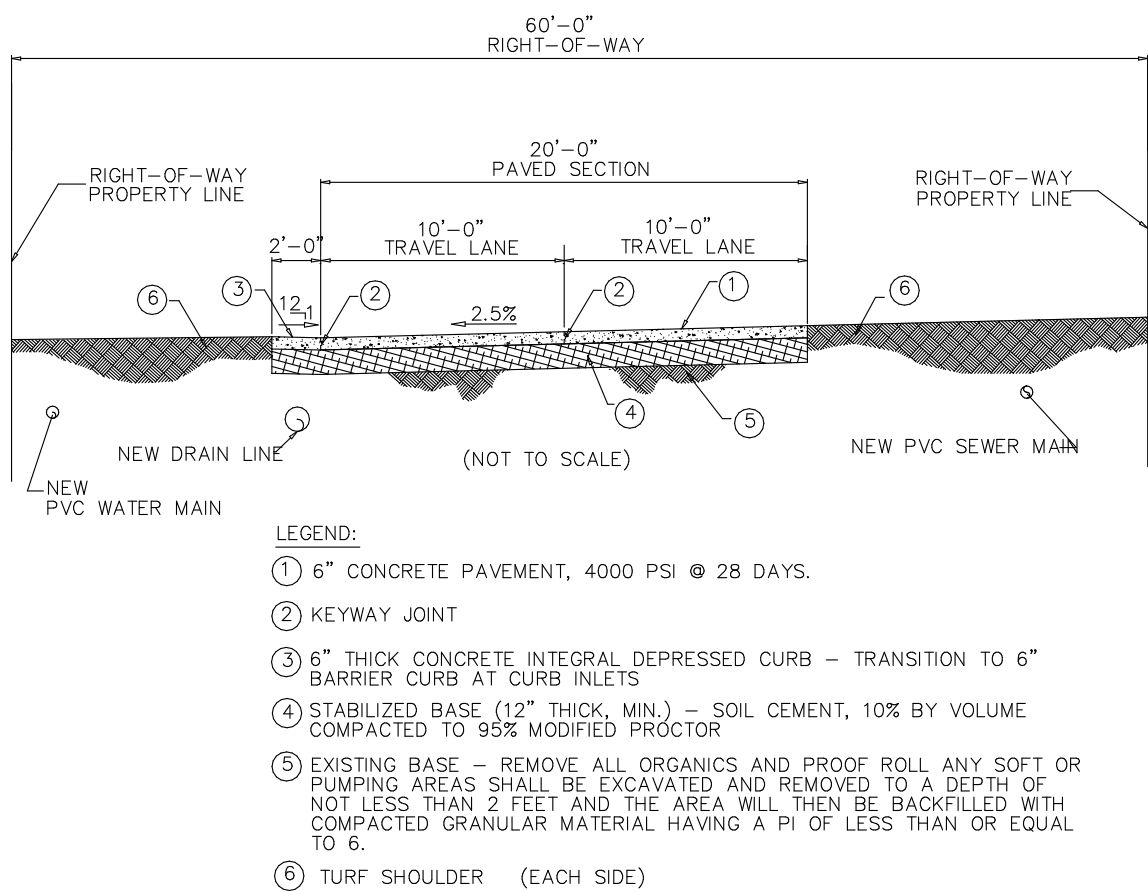
THE STREETS AND RIGHTS OF WAY SET FORTH HEREON ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE STREETS AND REPRESENT A PREDIAL SERVITUDE OF PASSAGE IN FAVOR OF EACH LOT OWNER IN ALEXANDER RIDGE. THE INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOTS TO DRAIN IN ACCORDANCE WITH THE AS-BUILT DRAINAGE PLAN.

DEDICATION:

THE STREETS ARE NOT DEDICATED TO THE PUBLIC, BUT ARE PRIVATE STREETS. THESE PRIVATE STREETS ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, INC. OF ITS SUCCESSORS AND/OR ASSIGNS. THESE STREETS CANNOT BE LOCATED IN THE PARISH OF ST. TAMMANY ROAD MAINTENANCE SYSTEM UNTIL THEY MEET THE REQUIRED STREET AND ROAD SPECIFICATIONS AS SET FORTH IN THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT MANUAL AS AMENDED OR SUBSEQUENT EDITIONS THERETO. SIGNAGE, DRAINAGE INFRASTRUCTURE, PONDS AND GREENSPACE ARE TO BE PRIVATELY MAINTAINED.

NOTE: THIS PROPERTY IS LOCATED IN FLOOD ZONES A, A7, B & C,
PER FEMA MAP NO. 225205 0150C, DATED 10-17-1989

THE SUBDIVISION IS LOCATED IN FLOOD ZONES B & C AND
IS SHOWN HEREON



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General Comments:

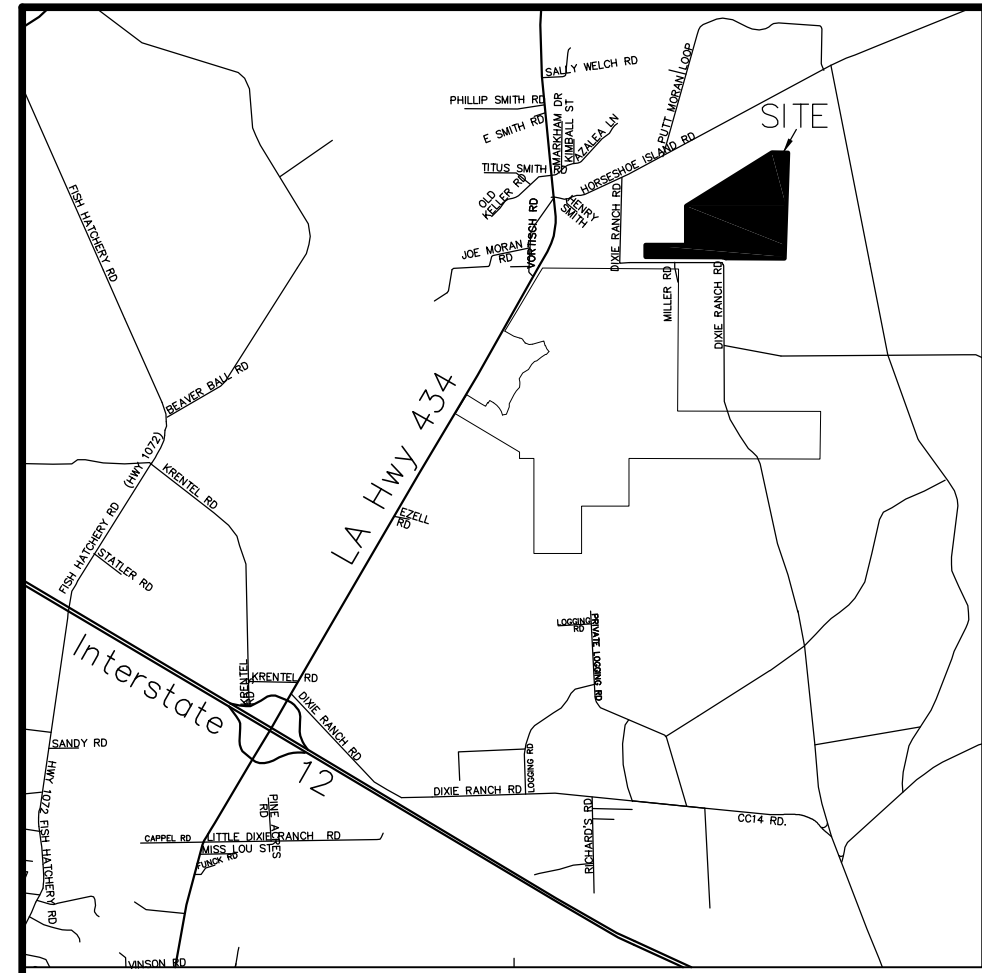
- No Comments.

Informational Items:

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

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

Revised drawings will not be accepted for review or placement in the packet prior to the June 8, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

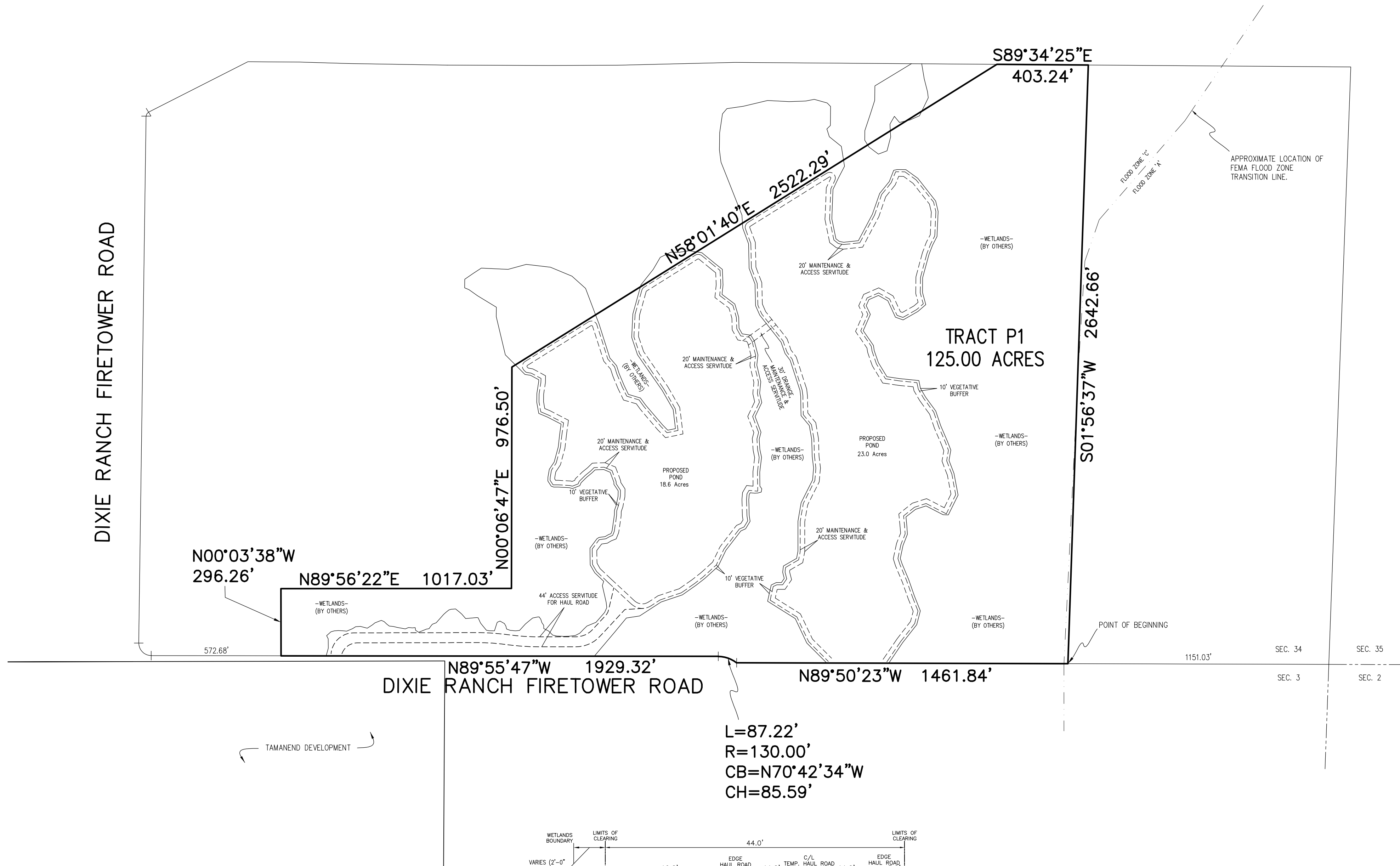
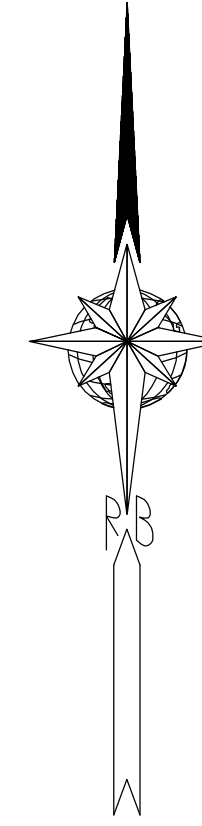


VICINITY MAP
NOT TO SCALE

TENTATIVE & PRELIMINARY PLAT OF TAMANEND * PHASE P1

SECTION 34, TOWNSHIP 7 SOUTH – RANGE 13 EAST ST. TAMMANY PARISH, LOUISIANA

±125.0 ACRES AREA	1 NO. OF LOTS	COMMUNITY- OFFSITE SEWER SYSTEM	PUD PRESENT ZONING
125 AC AVG. LOT SIZE	0 STREET WIDTH	COMMUNITY – OFFSITE WATER SYSTEM	
0 ROAD SURFACE	0 STREET LENGTH	ONE No. OF PHASES	
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL			



TENTATIVE S/D PLANS
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DEDICATION:

Be it resolved, by the undersigned owner of the land as shown and described hereon, that he does declare this to be a true and accurate map of

TAMANEND * PHASE P1

All street right-of-ways as shown hereon are dedicated to the perpetual use of public for proper uses. Easements shall be reserved for drainage and utilities as indicated hereon and no obstruction or improvements shall be allowed that would prevent them from being used for their intended purposes. Ponds and Drainage Servitudes shown hereon will be owned and maintained by the Parish of St. Tammany.

PROPERTY DESCRIPTION

A 125.00 ACRE PARCEL OF GROUND
SECTION 34, TOWNSHIP 7 SOUTH – RANGE 13 EAST
ST. TAMMANY PARISH, LOUISIANA

All that certain parcel of ground situated in Section 34, Township 7 South, Range 13 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence from the quarter corner common to Sections 2, 3, 34 and 35, Township 7 South – Range 13 East and go North 89 degrees 50 minutes 23 seconds West a distance of 1151.03 feet to the Point of Beginning.

From the Point of Beginning go North 89 degrees 50 minutes 23 seconds West a distance of 1461.84 feet; thence with a curve turning to the left with an arc length of 87.22 feet, with a radius of 130.00 feet, with a chord bearing of North 70 degrees 42 minutes 34 seconds West, with a chord length of 85.59 feet; thence North 89 degrees 55 minutes 47 seconds West a distance of 1929.32 feet; thence North 00 degrees 03 minutes 38 seconds West a distance of 296.26 feet; thence North 89 degrees 56 minutes 22 seconds East a distance of 1017.03 feet; thence North 00 degrees 06 minutes 47 seconds East a distance of 976.50 feet; thence North 58 degrees 01 minutes 40 seconds East a distance of 2522.29 feet; thence South 89 degrees 34 minutes 25 seconds East a distance of 403.24 feet; thence South 01 degrees 56 minutes 37 seconds West a distance of 2642.66 feet back to the Point of Beginning.

Said parcel contains 125.00 acres of ground more or less.

FOR:

DEVELOPER

MEMBER

APPROVAL

CHAIRMAN, PARISH PLANNING COMMISSION

SECRETARY, PARISH PLANNING COMMISSION

DIRECTOR, DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

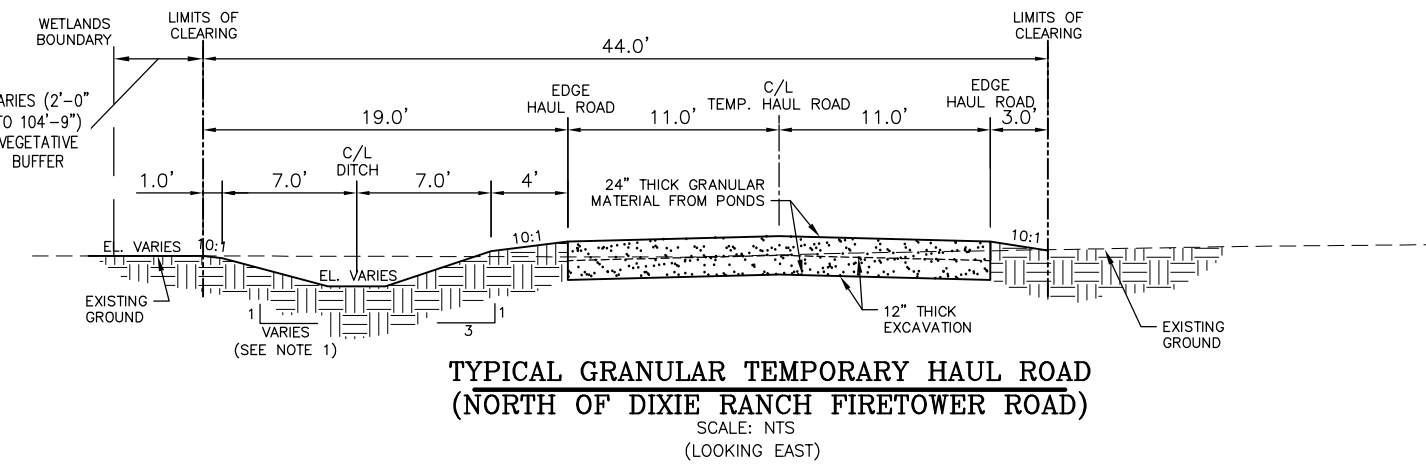
CLERK OF COURT

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

FIRM Panel# 2252050275C Rev. 10-17-89

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

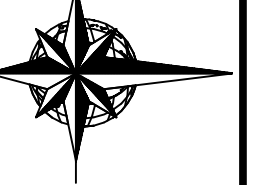
NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.



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

PRELIMINARY

RANDALL W. BROWN & ASSOCIATES, INC.



PROFESSIONAL LAND SURVEYORS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 * INFO@BROWNSURVEYS.COM

TAMANEND * PHASE P1
SECTION 34, TOWNSHIP 7 SOUTH – RANGE 13 EAST
ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY:

RJB

CHECKED BY:

RWB

DATE:

5-10-2021

SCALE:

1"=300'±

SURVEY No.

21333

SHEET

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FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 1, 2021)

CASE NO.: 2021-2399-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 10

DEVELOPER: D.R. Horton, Inc. - Gulf Coast
7696 Vincent Road
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Duplantis Design Group, LLC
16564 East Brewster Road
Covington, LA 70433

SECTION: 26 & 35
TOWNSHIP: 9 SOUTH
RANGE: 14 EAST

WARD: 9
PARISH COUNCIL DISTRICT: 13

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

GENERAL LOCATION: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana

TOTAL ACRES IN DEVELOPMENT: 35.19 Acres

NUMBER OF LOTS: 177 AVERAGE LOT SIZE: 6,686 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AH" and "X" (*where shaded*)

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on May 28, 2021. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

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

General Comments:

1. Several of the asphalt pavement core test results show a maximum density under the minimum required 92 percent.
2. The streets throughout this phase of Lakeshore Villages need to be cleaned so a meaningful inspection can be made.

Paving & Drainage As-Builts:

3. Show as-built drainage direction arrows for each lot in accordance with the approved preliminary drainage plan sheets C-4.3 thru C-4.6.

Water & Sewer Plan:

4. Provide a water and sewer Letter of Capacity for this development from Oak Harbor East Utilities.
5. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer systems from Oak Harbor East Utilities.
6. Provide a clear water test for this phase of Lakeshore Villages.

Informational Items:

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

Should the Planning Commission approve the request for Final Approval, a Warranty Obligation will be required for the infrastructure in the amount of 4,768 linear feet x \$22.00 per linear foot = \$104,896.00 for a period of two (2) years.

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

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

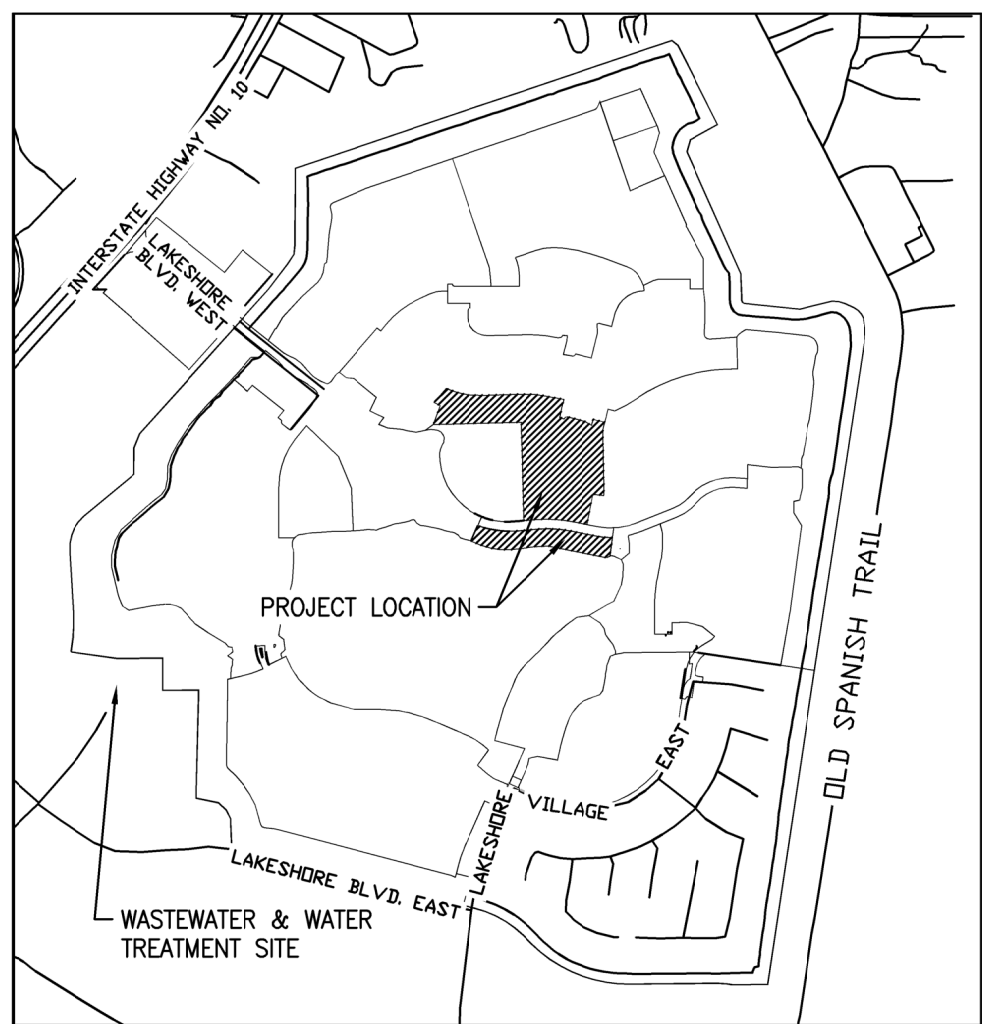
Revised drawings will not be accepted for review or placement in the packet prior to the June 8, 2021 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

- RESTRICTIVE COVENANTS:
1. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
 2. CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
 3. LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
 4. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENTIAL HOMES SHALL BE A MINIMUM OF 1.0' M.S.L. (NAVD88) (GEOD 09) OR 1 FOOT ABOVE THE CENTERLINE OF THE ROAD, WHICHEVER IS GREATER. THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 2250505350, REV. 8-25-2006, AND IS CLASSIFIED AS BEING IN FLOOD ZONE AH.
 5. NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
 6. DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT. IF THERE ARE LOTS THAT DO NOT COMPLY WITH THIS AS FRONT-LOADED LOTS, THEY ARE TO BE SIDE-LOADED. LOT 2198 IS TO BE FRONT-LOADED WITH A MINIMUM DISTANCE OF 63' BETWEEN THE EDGE OF DRIVEWAY AND PROPERTY CORNER WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
 7. IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
 8. THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
 9. THE RESIDENTS WITHIN PHASE 10 WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATING WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
 10. THE EXISTING STORMWATER DETENTION SYSTEM, INCLUDING THE CANALS, LAKES, AND PUMP STATION, ARE TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT.

Final Plans
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05/14/2021
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ENGINEERING
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PLAT SHOWING FINAL SUBDIVISION
OF
LAKESHORE VILLAGES (PHASE 10)
LOCATED IN SECTIONS 26 & 35
TOWNSHIP 9 SOUTH - RANGE 14 EAST
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP

OPEN GREEN SPACE CALCULATIONS (PHASE 10)

OPEN/GREEN SPACE REQUIRED	
35.19 ACRES	
X 0.25 S.F. OPEN/GREEN SPACE	
8.798 ACRES REQUIRED	
(=378,133 ± S.F.)	
OPEN/GREEN SPACE REQUIRED	OPEN/GREEN SPACE PROVIDED
3.062 ACRES (PHASE 3A)	3.318 ACRES (PHASE 3A)
2.606 ACRES (PHASE 3B)	0.770 ACRES (PHASE 3B)
36.493 ACRES (PHASE 4A)	439.779 ACRES (PHASE 4A)
1.779 ACRES (PHASE 4B)	1.289 ACRES (PHASE 4B)
3.863 ACRES (PHASE 5)	0.657 ACRES (PHASE 5)
21.751 ACRES (PHASE 6)	13.334 ACRES (PHASE 6)
5.651 ACRES (PHASE 7)	5.777 ACRES (PHASE 7)
16.449 ACRES (PHASE 8)	2.226 ACRES (PHASE 8)
19.969 ACRES (PHASE 9)	6.040 ACRES (PHASE 9)
8.798 ACRES (PHASE 10)	0.000 ACRES (PHASE 10)
120.421 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	473.190 ACRES TOTAL PROVIDED

DEDICATION:

ALL STREET RIGHTS-OF-WAY SHOWN HEREON ARE NOT DEDICATED TO THE PARISH OF ST. TAMMANY BUT ARE DEDICATED TO THE PERPETUAL USE OF THE COMMUNITY DEVELOPMENT DISTRICT AND IS TO BE OWNED AND MAINTAINED BY THE COMMUNITY DEVELOPMENT DISTRICT. EASEMENTS SHALL BE RESERVED FOR DRAINAGE AND UTILITIES AS INDICATED HEREON AND NO OBSTRUCTIONS OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR INTENDED USE. THE DEVELOPER OR HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF ALL GREEN SPACES, DRAINAGE SERVITUDES, STREET SIGNS, AND TRAFFIC CONTROL SIGNS.

APPROVALS:

CHAIRMAN - PARISH PLANNING COMMISSION

SECRETARY - PARISH PLANNING COMMISSION

DIRECTOR OF DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

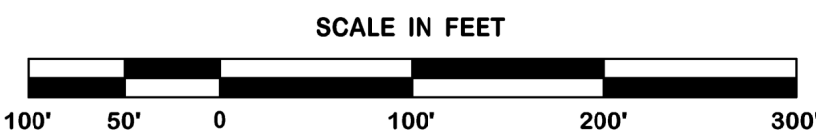
(OWNER/OWNER REPRESENTATIVE)
DR HORTON, INC. - GULF COAST
7696 VINCENT ROAD
DENHAM SPRINGS, LA 70726



I CERTIFY THAT THIS FINAL PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN FULL COMPLIANCE WITH LA RS: 33:5051 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY (ALL CORNERS ARE SET).

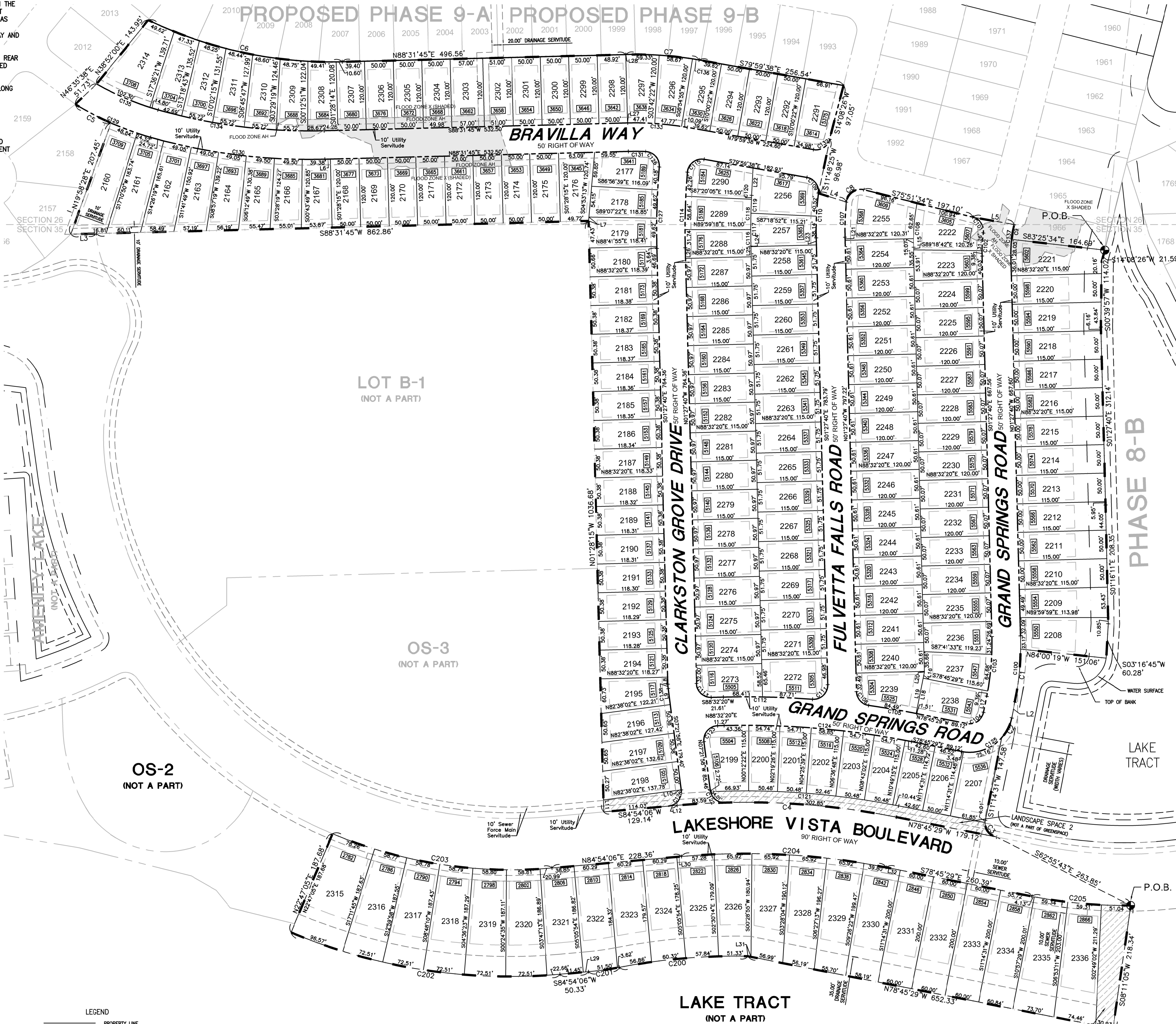
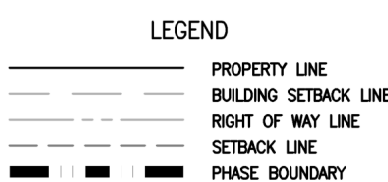
DATE OF PLAT: 05/13/2021

DENNIS L. GOWIN, P.L.S.: LA. REG. NO. 4846
REGISTERED PROFESSIONAL LAND SURVEYOR



GENERAL INFORMATION	
CENTRAL SEWER SYSTEM	177 NUMBER OF LOTS
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	PUD PRESENT ZONING
6,886± S.F. AVERAGE LOT SIZE	ASPHALT ROAD SURFACE
CENTRAL WATER SYSTEM	50 FEET (LOCAL) RIGHT OF WAY WIDTHS
1,182± FEET MAX BLOCK LENGTH	4,788± FEET STREET LENGTH
35.19± ACRES TOTAL AREA OF DEVELOPMENT	27,171± ACRES TOTAL AREA OF LOTS
OFF-SITE LOCATION OF WATER & SEWER FACILITIES	45' FEET MAX BUILDING HEIGHT
FRONT: 20' REAR: 15' (55' ALONG CANAL/LAKE) SIDE: 5' (10' ALONG RIGHT OF WAYS) BUILDING SETBACKS	

5/8" IRON RODS SET ARE CAPPED WITH:
DDG
VF 804



REVISION	BY

DUPLANTIS DESIGN GROUP, PC
SURVEY
15564 Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.245.6180 \ FAX: 985.249.6190
1308 Camellia Blvd, Suite 200
Lafayette, LA 70508
WWW.ddgpc.com



SUBDIVISION OF LAKESHORE VILLAGES (PHASE 10)
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR:
DR HORTON, INC. - GULF COAST

DRAWN
TL
CHECKED
DLG
PROJECT NO.
19-648
FILE
FINAL 19-648 PHASE 10

SHEET

1-2

