

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION SEPTEMBER 14, 2021 RESCHEDULED**  
**SPECIAL MEETING**  
**6:00 PM - TUESDAY, OCTOBER 12, 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.**

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, October 12, 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 AUGUST 10, 2021 MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

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

**REVOCATION REVIEW**

**1. REV21-07-003**

The revocation of an unopened portion of Caroline Street, located east of Soutl Street and west of Molitor Street, between Square 166 and Square 175 in the Town of Mandeville Subdivision, Mandeville, Louisiana, Ward 4, District 7.

Applicant: Bruce M. Ennis

Parish Council District Representative: Hon. James J. Davis

**2. REV21-08-004**

The revocation of an unopened portion of Shubert Lane, located north of Gina Denney Lane and south of Lowe Davis Road, northeast of Abita Springs, Louisiana, Ward 10, District 6.

Applicant: James R. Young and Karen M. Fontana Young

Parish Council District Representative: Hon. Cheryl Tanner

**MINOR SUBDIVISION REVIEW****3. 2021-2508-MSP**

A minor subdivision of 113.457 acres into Parcels A, B & C  
Owners & Representatives: Woodland Group Partnership – James D. Scherer  
Parish Council District Representative: Hon. Martha J. Cazaubon  
General Location: The parcel is located on the east side of LA Highway 1077, north of Tantela Ranch Road, Covington, Louisiana. Ward 1, District 3

**4. 2021-2513-MSP**

A minor subdivision of Lots 3-X, 3Y & Parcel 4-C into Lots 3-X-1 & 4-C-1  
Owners & Representatives: Patrick T Fraser-Orr & Robin Frazee-Orr and Wayne A. Ponsaa & Aura S. Ponsaa and Matthew Niemi & Alison Niemi  
Parish Council District Representative: Hon. Marty Dean  
General Location: The parcel is located on the south side of Gaudet Court, east of LA Highway 1085, Madisonville, Louisiana. Ward 1, District 1

**5. 2021-2518-MSP**

A minor subdivision of Lot A-1 & 1.009 acres into Lot A-1-2  
Owner & Representative: Jo & Ju, LLC - Joe Maggio  
Parish Council District Representative: Hon. David Fitzgerald  
General Location: The parcels are located on the south side of LA Highway 36, west of Camelia Drive, Covington, Louisiana. Ward 3, District 2

**6. 2021-2522-MSP**

A minor subdivision of 1.10 acres & 1.14 acres into Parcels A, B & C  
Owner: Abby Land and Properties, LLC - Vaughn Knight  
Representative: Paul J. Mayronne  
Parish Council District Representative: Hon. Michael Lorino, Jr.  
General Location: The parcels are located on the east side of Gitz Lane, south of Brewster Road, Madisonville, Louisiana. Ward 1, District 4

**7. 2021-2524-MSP**

A minor subdivision of 14.18 acres into Lots 1, 2, 3, 4 & 5  
Owner & Representative: CF Properties Louisiana, LLC - Joshua Fouquet  
Parish Council District Representative: Hon. Rykert O. Toledano, Jr  
General Location: The parcel is located on the north side of Lotus Road, east of LA Highway 59, Mandeville, Louisiana. Ward 4, District 5

**8. 2021-2530-MSP**

A minor subdivision of Parcels C, D & E into Parcels C1 & D1  
Owner & Representative: Mattie Puls  
Parish Council District Representative: Hon. Martha J. Cazaubon  
General Location: The parcel is located on the north side of Joiner Wymer Road, west of LA Highway 1077, Covington, Louisiana. Ward 1, District 3

**9. 2021-2537-MSP**

A minor subdivision of Parcel 3 being 2.45 acres into Parcels 3-A & 3-B  
Owner & Representative: Shawn G. & Tara Courrege  
Parish Council District Representative: Hon. David R. Fitzgerald  
General Location: The parcel is located on the east side of LA Highway 437, south of Knights Road, Covington, Louisiana. Ward 2, District 2

**RESUBDIVISION REVIEW****10. 2021-2506-MRP**

Resubdivision of Lots 7, 8 & 9 into lots 7A & 9A, Magnolia Trace Subdivision  
Owners & Representatives: FMG/LTL, LLC – Toby J. Lowe & Fred H. Goodson and Benjamin R. Davila & Robyn Jones Davila and Donald J. Leblanc & Ruby A. Leblanc  
Surveyor: J.V. Burkes & Associates Inc.  
Parish Council District Representative: Hon. Mike M. Smith  
General Location: The parcels are located on the west side of Taylor Drive, south of Morgan Bluff Road, Pearl River, Louisiana. Ward 8, District 9

**TEXT CHANGE****11. 2021- 2486 – Text Change**

An Ordinance to amend St. Tammany Code of Ordinances Chapter 125-88 to incorporate updated and new criteria and standards for design and location of drainage ditches, channels, canals, and similar drainage features, including subsurface drainage.

**POSTPONED FROM AUGUST 10, 2021 MEETING**

**TENTATIVE SUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW****FINAL SUBDIVISION REVIEW****OLD BUSINESS****12. 2021-2495-MSP**

A minor subdivision of Parcel 3A into Parcels 3A-1, 3A-2, 3A-3, 3A-4  
Owner & Representative: Fitzjackel, LLC – Clark P. Fitz-Hugh  
Parish Council District Representative: Hon. David R. Fitzgerald  
General Location: The parcel is located on the north side of Johnsen Road and on the east side of LA Highway 437, Covington, Louisiana. Ward 3, District 2

**13. 2019-1494-PP**

Bellevue Estates  
Developer/Owner: Bellevue Estates 59, LLC  
Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. James Davis  
General Location: The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs, Louisiana. Ward 4 District 7  
*Developer requesting an extension of the Preliminary Approval*

**14. Entering Parish R.O.W. Resolution No. 16-020 - H Street/Alexiusville Subdivision**

Debtor: DMM Construction, LLC - Mr. Mike Martin

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Rep.: Hon. David Fitzgerald

General Location: The property is located east of U.S. Hwy. 190, north of 9th Avenue, Covington, Louisiana. Ward 3, District 2

*Developer requesting an extension of time to complete work*

**NEW BUSINESS**

**ADJOURNMENT**

DRAFT

**MINUTES**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, AUGUST 10, 2021**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

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**ROLL CALL**

Present: Ress, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Drumm, Randolph, Truxillo  
Absent: Seeger  
Staff Present: Liner, Lambert, Tissue, Reynolds, Couvillon, 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

**PLEDGE OF ALLEGIANCE** - Drumm

**APPROVAL OF THE JULY 13, 2021 MEETING MINUTES**

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

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

**Nay:** N/A

**Abstain:** N/A

**REQUEST FOR POSTPONEMENTS**

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

**1. TRC21-07-001 – WITHDRAWN**

Request to Enter the Tammany Trace for the purpose of installing two (2) shallow groundwater monitoring wells in association with the former Southern Coating & Chemicals site.

Debtor: Sherwin-Williams Company

Parish Council District: Hon. Steve Stefanik

General Location: The property is located on the south side of Gause Blvd West, east of Indian Hills Drive, west of Buckingham Drive, Slidell, Louisiana. Ward 9, District 11

**POSTPONED FROM JULY 13, 2021 MEETING**

**REVOCAATION REVIEW****MINOR SUBDIVISION REVIEW****2. 2021-2404-MSP - DENIED**

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, Joseph H. & Ashley H. Owen, Dennis G. & Malanie W. Schultz

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

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

**POSTPONED FROM JULY 13, 2021 MEETING**

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

Opposition: Toby Jones, Herb Ivins, Phillip Fasullo

**Willie moved to deny, second by Crawford.**

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

**Nay:** Truxillo, Fitzmorris, Barcelona

**Abstain:** N/A

**3. 2021-2472-MSP - APPROVED**

A minor subdivision of 52.21 acres into Parcels A & B

Owners & Representatives: Decatur Enterprises, Inc.

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the north side of US Highway 190 and at the end of Pamela Drive, Covington, Louisiana. Ward 3, District 3

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

Opposition: None

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

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

**Nay:** N/A

**Abstain:** N/A

**4. 2021-2492-MSP - APPROVED**

A minor subdivision of 6.12 acres & 16.225 acres into Parcels A, B, C & D

Owners & Representatives: Three W., Mandeville LLC and BB Mini Storage, LLC

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

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

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

Opposition: None

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

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

**Nay:** N/A

**Abstain:** N/A

**5. 2021-2493-MSP – APPROVED**

A minor subdivision of Lots 1A1-A1 & 1A2 into lots 1A1-A1A & 1A2-A

Owners & Representatives: N59 Ventures, LLC – Michael Saucier and 2003 Realty Company, LLC – Richard Mueller III

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

General Location: The parcels are located on the east side of LA Highway 59 and on the north side of East Koop Drive, Mandeville, Louisiana. Ward 4, District 5

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

Opposition: None

**Randolph moved to approve with waivers, second by Crawford.**

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

**Nay:** N/A

**Abstain:** N/A

**6. 2021-2495-MSP - APPROVED**

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

Owners & Representatives: Fitzjackel, LLC – Clark P. Fitz-Hugh

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Johnsen Road and on the east side of LA Highway 437, 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: Parke McGinery

Opposition: None

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

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

**Nay:** N/A

**Abstain:** N/A

**7. 2021-2496-MSP - APPROVED**

A minor subdivision of 1.480 acres & 3.711 acres into Parcels A, B & C

Owners & Representatives: Robert Hicks

Parish Council District Representative: Hon. Marty Dean

General Location: The parcels are located on the north side of Brewster Road, east of Perrilloux Road, 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: Christopher Murrill

Opposition: None

**Truxillo moved to approve with waivers, second by Barcelona.**

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

**Nay:** Ress

**Abstain:** N/A

**RESUBDIVISION REVIEW****8. 2021-2490-MRP - APPROVED**

Resubdivision of Lots 1, 2, 3, 4, 5, 6, 10A, 11A, 12A & a portion of lot 9-A-1 into lots 1A, 2A, 3A, 4A, 5A & 9-A-1-A, Square 169, Town of Mandeville Subdivision

Owner: Big D Land & Cattle Company, LLC – Dennis A. Pasentine

Representative: Tim Burns

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. James J. Davis

General Location: The parcels are located on the south side of Carolyn Street, on the north side of America Street, on the east side of Rapatel Street, on the west side of McDonald Street, Mandeville, Louisiana. Ward 4, District 7

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

Opposition: None

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

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

**Nay:** N/A

**Abstain:** N/A

**9. 2021-2497-MRP - DENIED**

Resubdivision of Lots 1, 3-65 & 67 into lots 3A, 6A, 7A, 10A, 11A, 14A, 15A, 18A, 19A, 22A, 23A, 26A, 27A, 30A, 31A, 34A, 35A, 38A, 39A, 42A, 43A, 46A, 47A, 50A, 51A, 54A, 55A, 58A, 59A, 62A, 63A, 67A, Square 21, The Birg Boulevard

Owners & Representatives: Robert Doolittle & Benjamin Doolittle

Surveyor: Lowe Engineers

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

General Location: The parcels are located on North Street, 11 Avenue & Helenbirg Blvd (not constructed) Covington, Louisiana. Ward 3, District 5

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

Opposition: Klaus Heyer, Harry Giarruso, Herb Ivins, Charlie Clark, Courtney Olivia, Mark Welch, Diana Steward, Brandon May, Aaron Tuohy, Kenneth Perkins, William Hare, Angela May, Nicholas LoCicero, John Vincent, Richard Strazisar, Mike Pedete,

**Res moved to deny, second by Truxillo.**

**Yea:** Ress, McInnis, Willie, Crawford, Drumm, Randolph, Truxillo

**Nay:** Doherty, Fitzmorris, Barcelona

**Abstain:** N/A

**TEXT CHANGE****10. 2021- 2486 – Text Change - POSTPONED**

An Ordinance to amend St. Tammany Code of Ordinances Chapter 125-88 to incorporate updated and new criteria and standards for design and location of drainage ditches, channels, canals, and similar drainage features, including subsurface drainage.

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

Opposition: None

**Randolph moved to postpone, second by Crawford.**

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

**Nay:** N/A

**Abstain:** N/A

### **TENTATIVE SUBDIVISION REVIEW**

### **PRELIMINARY SUBDIVISION REVIEW**

#### **11. 2021-2502-PP - APPROVED**

Lakeshore Villages, Phase 6 (Revised Submittal)

*(Previously approved at the September 8, 2020 meeting)*

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 Schoene

Opposition: None

**Randolph moved to approve with waivers, second by Crawford.**

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

**Nay:** McInnis

**Abstain:** N/A

### **FINAL SUBDIVISION REVIEW**

#### **12. 2021-2444-FP - APPROVED**

Copper Ridge

Developer/Owner: Copper Ridge LLC – c/o Shelby LaSalle, Jr. LLC

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

Parish Council District Representative: Hon. James J. Davis

General Location: The property is located at the end of Hazel Drive, north of Montmartre Street, Mandeville, Louisiana. Ward 4, District 7

**POSTPONED FROM JULY 13, 2021 MEETING**

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

Opposition: Susan Eckholdt, Brent Shoenberger, Tyler Abadie

**Fitmorris moved to approve, second by Barcelona.**

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

**Nay:** Crawford

**Abstain:** N/A

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

DRAFT

# **REVOCATIONS**

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**REVOCATION STAFF ANALYSIS REPORT**  
*(As of October 5, 2021)*

CASE NO.: REV21-07-003

NAME OF STREET OR ROAD: Unopened portion of Caroline Street

NAME OF SUBDIVISION: Town of Mandeville Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located east of Sout Street and west of Molitor Street, between Square 166 and Square 175 in the Town of Mandeville Subdivision, Mandeville, Louisiana, Ward 4, District 7.

SURROUNDING ZONING: A-4 Single Family Residential District

PETITIONER/REPRESENTATIVE: Bruce M. Ennis

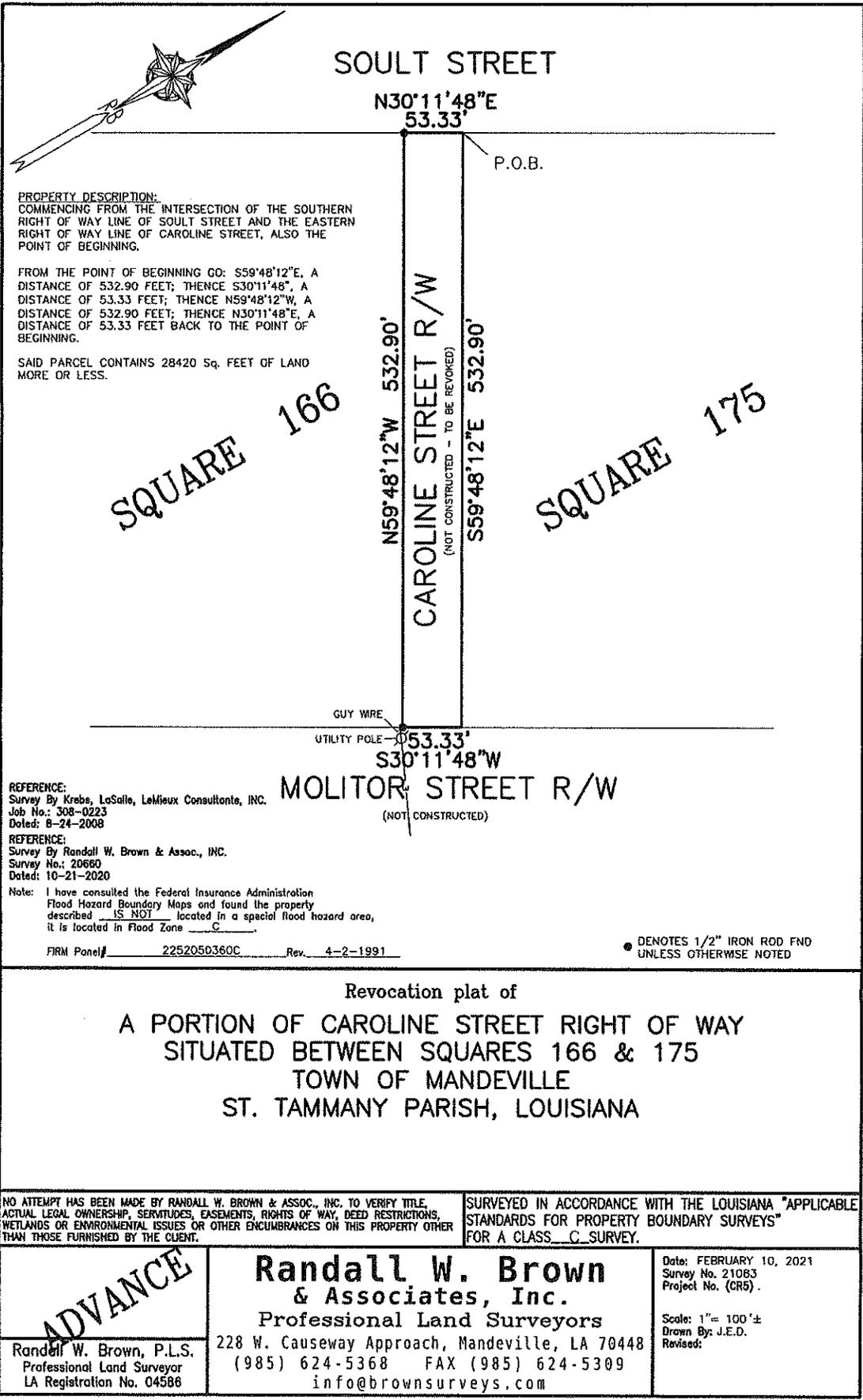
**STAFF COMMENTARY:**

**Department of Planning & Development Comments:**

The applicant is requesting to revoke an unopened portion of Caroline Street, to assimilate this property into an adjacent residential property.

**Recommendation:**

Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, staff has no objections to the requested revocation request subject to the applicant assimilating the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.



**PROPERTY DESCRIPTION:**

COMMENCING FROM THE INTERSECTION OF THE SOUTHERN RIGHT OF WAY LINE OF SOULT STREET AND THE EASTERN RIGHT OF WAY LINE OF CAROLINE STREET, ALSO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO: S59°48'12"E, A DISTANCE OF 532.90 FEET; THENCE S30°11'48", A DISTANCE OF 53.33 FEET; THENCE N59°48'12"W, A DISTANCE OF 532.90 FEET; THENCE N30°11'48"E, A DISTANCE OF 53.33 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 28420 Sq. FEET OF LAND MORE OR LESS.

**REFERENCE:**

Survey By Krebs, LaSalle, LeMieux Consultants, INC.  
Job No.: 308-0223  
Dated: 8-24-2008

**REFERENCE:**

Survey By Randall W. Brown & Assoc., INC.  
Survey No.: 20660  
Dated: 10-21-2020

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# 2252050360C Rev. 4-2-1991

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

Revocation plat of  
A PORTION OF CAROLINE STREET RIGHT OF WAY  
SITUATED BETWEEN SQUARES 166 & 175  
TOWN OF MANDEVILLE  
ST. TAMMANY PARISH, LOUISIANA

NO ATTEMPT HAS BEEN MADE BY RANDALL W. BROWN & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICEDUSES, 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.

**ADVANCE**  
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: FEBRUARY 10, 2021  
Survey No. 21083  
Project No. (CR5)  
Scale: 1"= 100'±  
Drawn By: J.E.D.  
Revised:

H:\Survey\Shared\21SURVEY\21083.dwg

Copyright 2021 - Randall W. Brown & Associates, Inc.

**REVOCATION STAFF ANALYSIS REPORT**  
*(As of October 5, 2021)*

CASE NO.: REV21-08-004

NAME OF STREET OR ROAD: Unopened portion of Shubert Lane

NAME OF SUBDIVISION: Shubert Minor Subdivision

WARD: 10 PARISH COUNCIL DISTRICT: 6

PROPERTY LOCATION: The property is located north of Gina Denney Lane and south of Lowe Davis Road, northeast of Abita Springs, Louisiana, Ward 10, District 6.

SURROUNDING ZONING: A-2 Suburban District

PETITIONER/REPRESENTATIVE: James R. Young and Karen M. Fontana Young

**STAFF COMMENTARY:**

**Department of Planning & Development Comments:**

The applicant is requesting to revoke an unopened portion of Shubert Lane, to assimilate this property into the adjacent residential properties.

The unopened portion of Shubert Lane that the petitioner is seeking to revoke was dedicated to the Parish as a part of the Shubert Lane Minor Subdivision, recorded as Map File No. 5104A with the Clerk of Court for St. Tammany Parish.

**Recommendation:**

Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant.

If approved, the revocation of the subject property should be conditioned on the following items:

All five (5) lots and the Shubert Lane portion of right-of-way be combined into one (1) single lot through the parish's administrative resubdivision process.

The five (5) separate addresses for lots 1-5 received from the 911 office several months ago must be updated.

LEGAL DESCRIPTION

COMMENCING FROM THE CORNER COMMON TO SECTIONS 14, 15, 22, & 23, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LA, AND GO NORTH 89 DEGREES 53 MINUTES WEST A DISTANCE OF 1334.72 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES WEST A DISTANCE OF 294.15 FEET TO THE POINT OF BEGINNING.  
 FROM THE POINT OF BEGINNING GO SOUTH 89 DEGREES 53 MINUTES EAST A DISTANCE OF 439.21 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES WEST A DISTANCE OF 60.00 FEET; THENCE NORTH 89 DEGREES 53 MINUTES WEST A DISTANCE OF 439.21 FEET; THENCE NORTH 00 DEGREES 09 MINUTES EAST A DISTANCE OF 60.00 FEET BACK TO THE POINT OF BEGINNING.

LOT 3

S00°09'00"W  
60.00'

12" TREE CLUSTER ON TRUE CORNER

LOT 2

LOT 4

439.21'

439.21'  
(439.36--PLAT)

BASIS FOR BEARINGS  
S89°53'00"E

SHUBERT LANE R/W

26353 Sq. Feet

N89°53'00"W

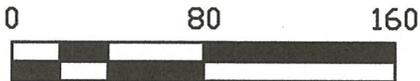
LOT 1

LOT 5

UTILITY NOTE:  
NO UTILITIES WERE FOUND INSIDE OF THE RIGHT OF WAY.

P.O.B.

60.00'  
N00°09'00"E



REFERENCE:  
Minor Subdivision By Thomas J. Fontcuberta  
Map File No.: 5104A  
Date Filed: 10-22-2012

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# 2252050175C Rev. 10-17-1989

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

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

Revocation plat of  
**A PORTION OF SHUBERT LANE RIGHT OF WAY**  
 SECTION 22, TOWNSHIP 6 SOUTH, RANGE 12 EAST  
 ST. TAMMANY PARISH, LOUISIANA

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

**Randall W. Brown & Associates, Inc.**  
Professional Land Surveyors

Date: JULY 7, 2021  
Survey No. 21472  
Project No. (CR5) A21370.TXT

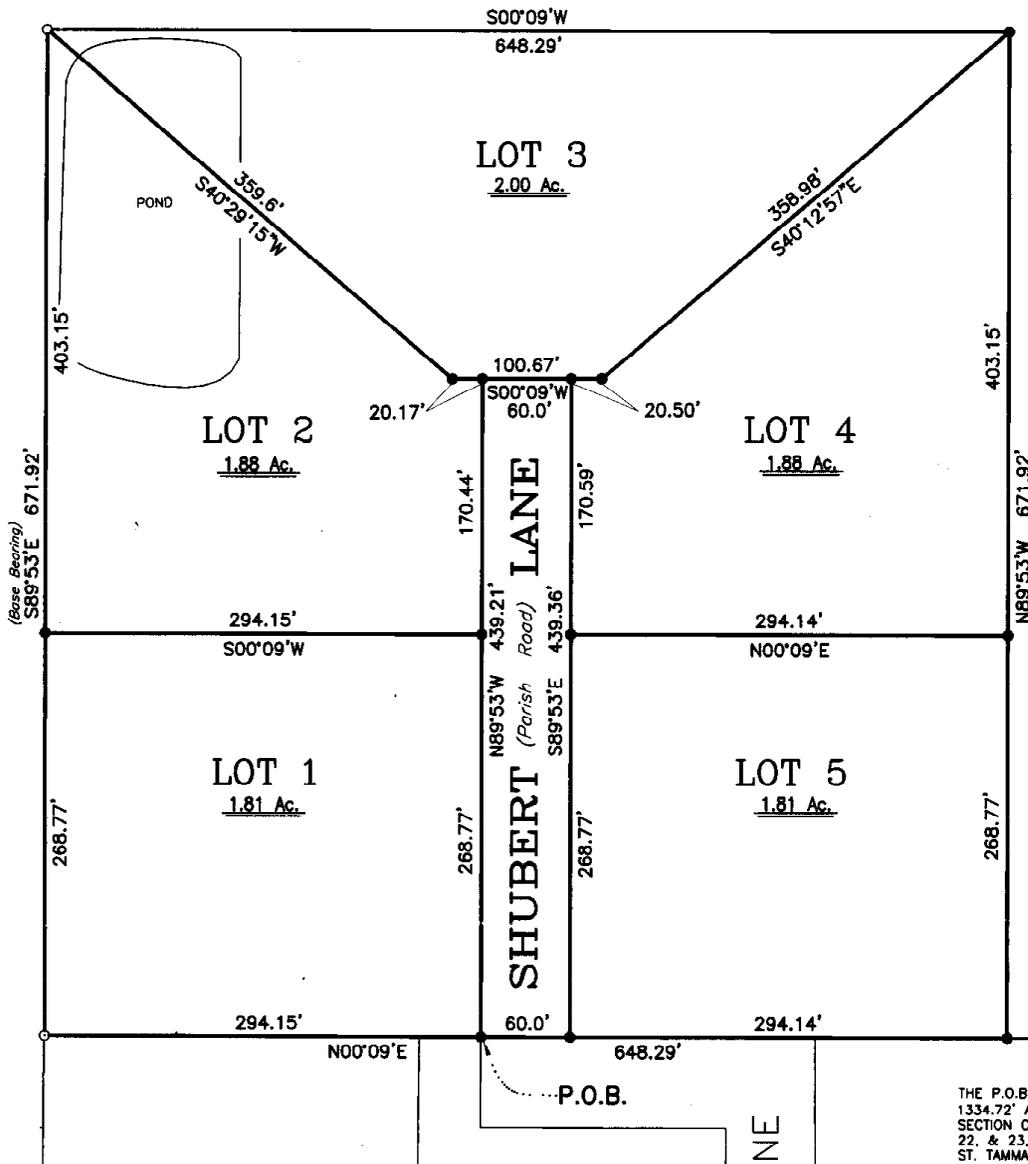
Scale: 1" = 80' ±  
Drawn By: RJB  
Revised:

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

228 W. Causeway Approach, Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309  
info@brownsurveys.com

# SHUBERT MINOR SUBDIVISION

SITUATED IN SECTION 22  
TOWNSHIP 6 SOUTH, RANGE 12 EAST  
ST. TAMMANY PARISH, LA.



THE P.O.B. SHOWN HEREON IS LOCATED N89°53'W, 1334.72' AND S00°09'W, 294.15' FROM THE SECTION CORNER COMMON TO SECTIONS 14, 15, 22, & 23, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LA.

**APPROVAL:**

*Ron Keller*  
SECRETARY, PARISH PLANNING COMMISSION

*[Signature]*  
DIRECTOR, DEPT. OF ENGINEERING

*Melissa Henry*  
DTY. CLERK OF COURT

10-22-2012 5104A  
DATE MAP FILE NUMBER

**LEGEND**

- = IRON ROD FOUND
- ◊ = WOOD POST FOUND
- = IRON ROD TO BE SET UPON APPROVAL

**NOTE:**  
ANY UTILITIES, DITCHES, SERVITUDES, AND/OR ADDITIONAL FENCES THAT MAY EXIST WITHIN THIS PROPERTY, IF ANY, ARE NOT SHOWN HEREON.

THIS PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND UNDER THE DIRECT SUPERVISION OF THE UNDERSIGNED AND IS IN ACCORDANCE WITH THE ADOPTED LOUISIANA MINIMUM STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

MINOR SUBDIVISION OF PROPERTY INTO LOTS 1, 2, 3, 4, & 5 SITUATED IN SECTION 22 TOWNSHIP 6 SOUTH RANGE 12 EAST ST. TAMMANY PARISH, LA.



**Fontcuberta**  
*Surveys*  
INCORPORATED  
PROFESSIONAL LAND SURVEYORS

*Thomas J. Fontcuberta*  
SURVEYOR

PREPARED FOR:  
ROY SHUBERT, JR.

DATE	SCALE	P.O. BOX 1792 COVINGTON, LA. 70434 PHONE: (985) 893-7461	DRAWN BY	CHECKED BY	JOB NO.	PLAT FILE NO.
2-11-2010	1" = 100'		DPB	TJF	496409	210-575R

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# **MINOR SUBDIVISIONS**

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 5, 2021)*  
**Meeting Date: October 12, 2021 Special Rescheduled Meeting**

CASE NO.: 2021-2508-MSP

OWNER/DEVELOPER: Woodland Group Partnership – James D. Scherer

ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 6

TOWNSHIP: 6 South

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: Located on the east side of LA Highway 1077, north of Tantela Ranch Road, Covington, Louisiana

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 113.457 acres

NUMBER OF LOTS/PARCELS: 113.457 acres into Parcels A, B & C

ZONING: A-1 Suburban District

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The applicant is requesting to create three (3) parcels from a 113.457 acre Parcel. The minor subdivision request requires a public hearing due to:

- Parcels B & C do not have Parish Road Frontage and are proposed to be accessed via a private road.
- The name of the access depicted on the survey plat, shall be granted approval by the Planning Commission. The proposed access name “HIDDEN FOREST WAY” 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 are exclusive of the proposed private drive.
3. Modify the survey to show the access to Parcels B & C as a servitude, not as a separate parcel of land.
4. Identify the name of the proposed access as “Hidden Forest Way” on the survey plat. Note that a street name sign shall be installed after completion of the construction of the access.
5. Submit plans of proposed “Hidden Forest Way” to the Department of Engineering for review and approval.
6. Amend survey to show the private drive as shown on Typical Private Drive Section.
7. Provide turn-a-round at the end of the private access road.

8. Hidden Forest Way 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.



**REFERENCE BEARING:**  
 From Wood Corner (A)  
 to Iron Pipe (B)  
 N00°10'56"E  
 (per Reference Survey No. 3)

APPROVAL:

\_\_\_\_\_  
 DIRECTOR/DEPARTMENT OF ENGINEERING

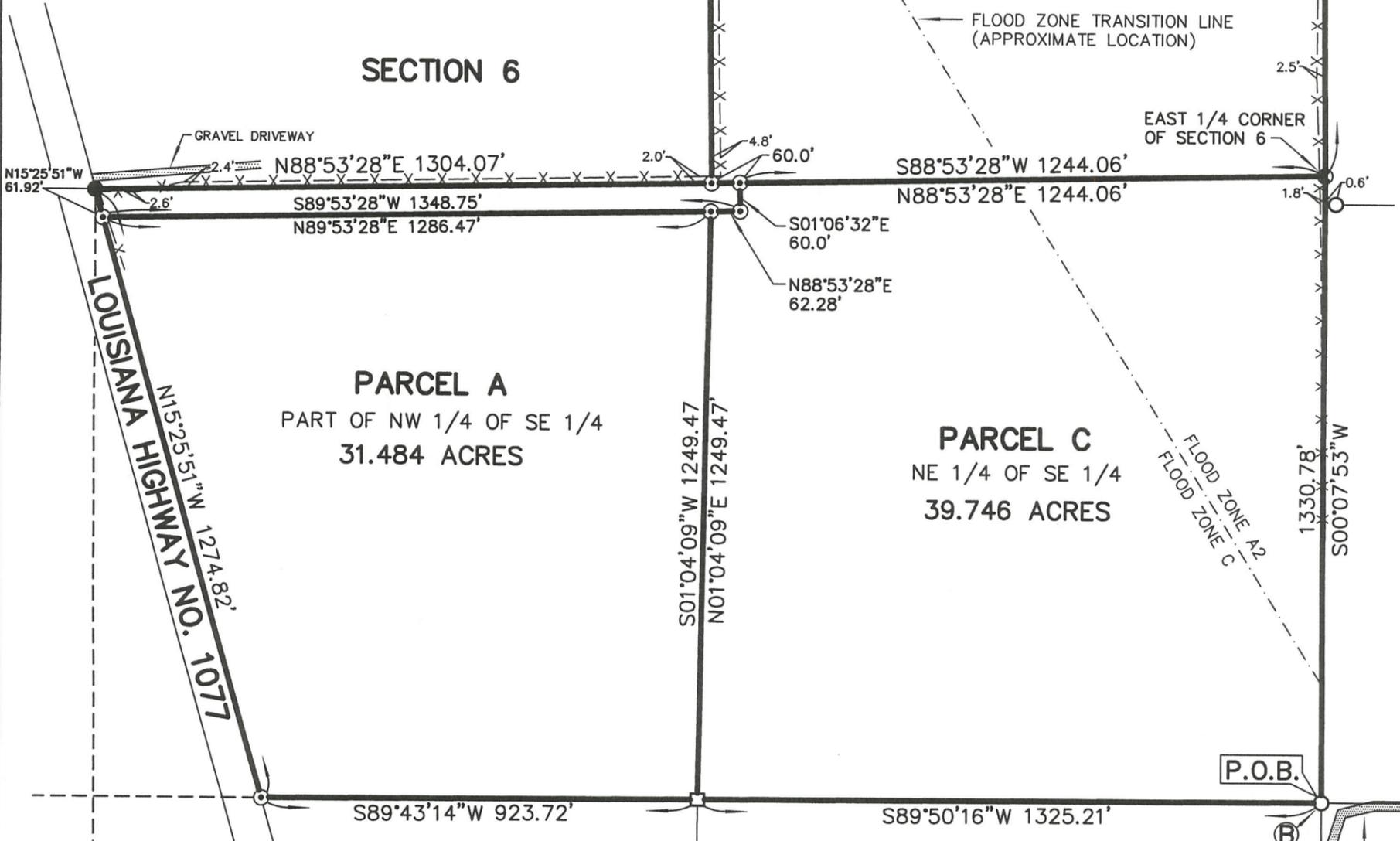
\_\_\_\_\_  
 SECRETARY/PARISH PLANNING COMMISSION

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

\_\_\_\_\_  
 DATE FILED

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

**SECTION 6**



**PARCEL A**  
 PART OF NW 1/4 OF SE 1/4  
 31.484 ACRES

**PARCEL B**  
 SE 1/4 OF NE 1/4  
 42.227 ACRES

**PARCEL C**  
 NE 1/4 OF SE 1/4  
 39.746 ACRES

- LEGEND**
- = 1" IRON PIPE FOUND
  - ⊗ = 2" IRON PIPE FOUND
  - ⊙ = 1-1/2" IRON PIPE FOUND
  - = 3" IRON PIPE FOUND
  - = OLD WOOD CORNER FOUND
  - ⊙ = 1/2" IRON ROD SET

**NOTES:**

1. This property is located in Flood Zone A2 & C, per F.E.M.A. Map No. 225205 0125 C, October 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.

**REFERENCE SURVEYS:**

1. Survey for Tanteala Sanctuary by Jeron R. Fitzmorris, Surveyor, dated April 19, 1999.
1. Survey for Steve & Camille Breaux, by Bruce M. Butler III, Surveyor, dated July 24, 2019.
3. Survey for Timothy Paul Beattie & Elizabeth Hayes Beattie, Fidelity Bank, Winters Title Agency, Inc. and First American Title Insurance Company by John G. Cummings, Surveyor, dated 01/20/2021, Job No. 17271-A.

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: **TIMOTHY BEATTIE & JIM LARK**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF 113.457 ACRES INTO PARCEL A, PARCEL B & PARCEL C, LOCATED IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.**



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

*John G. Cummings*  
 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 300'

JOB NO. 21136

DATE: 07/19/2021

REVISED:

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 5, 2021)*  
**Meeting Date: October 12, 2021 Special Rescheduled Meeting**

CASE NO.: 2021-2513-MSP

OWNER/DEVELOPER: Patrick T Fraser-Orr & Robin Frazee-Orr and Wayne A. Ponsaa & Aura S. Ponsaa and Matthew Niemi & Alison Niemi

ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 8

TOWNSHIP: 7 South

RANGE: 10 East

WARD: 1

PARISH COUNCIL DISTRICT: 1

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: Located on the south side of Gaude Court, east of LA Highway 1085, Madisonville, Louisiana.

SURROUNDING LAND USES: Residential and Developed, Undeveloped

TOTAL ACRES IN DEVELOPMENT: 7.993 acres

NUMBER OF LOTS/PARCELS: Lots 3-X, 3Y & Parcel 4-C into Lots 3-X-1 & 4-C-1

ZONING: A-2 Suburban District

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The applicant is requesting to create two (2) lots from Lots 3-X, 3Y & Parcel 4-C. The minor subdivision request requires a public hearing due to:

- Parcels were previously part lot line adjustments approved in 2007 & 2017.

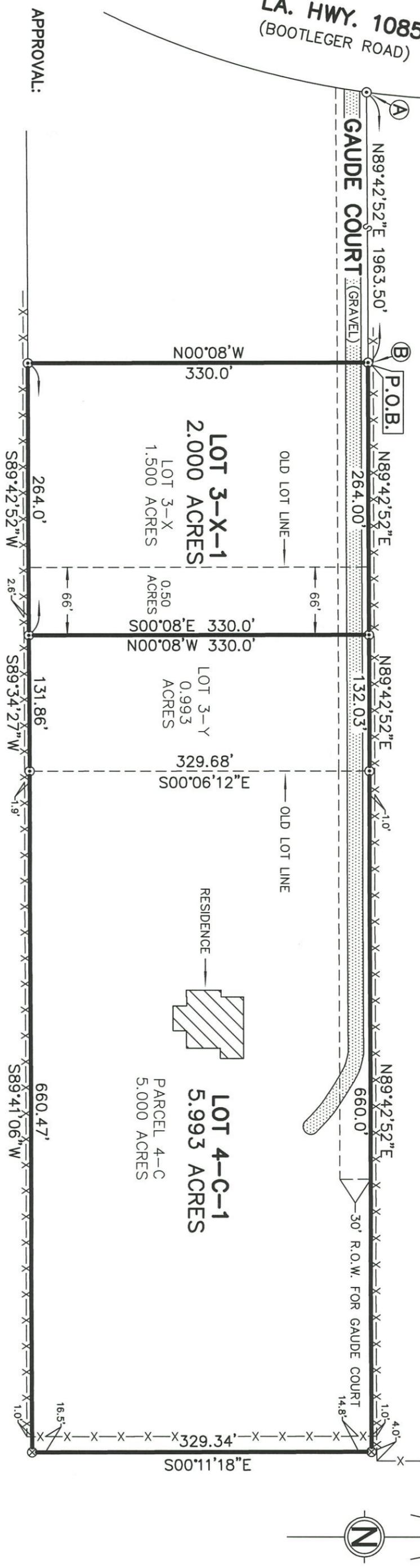
The request shall be subject to the above and below comments:

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

P.O.B. is located South 1007.18' & N89°42'52"E  
 1604.06' for the 1/4 Section Corner common to  
 Sections 7 & 8, T7S, R10E.

REFERENCE BEARING:  
 FROM IRON ROD (A)  
 TO IRON ROD (B)  
 N89°42'52"E  
 (PER REFERENCE SURVEY NO. 1)

LA. HWY. 1085  
 (BOOTLEGER ROAD)



APPROVAL: \_\_\_\_\_

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

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

LEGEND  
 ⊙ = 1/2" IRON ROD FOUND  
 ⊗ = 1-1/4" IRON PIPE FOUND

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0205 C, dated October 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 RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.



- REFERENCE SURVEYS:
1. Survey for David Gaude, et al by John G. Cummings, Surveyor, dated November 7, 1995.
  2. Resubdivision for Stewart Title by Richmond W. Krebs, Surveyor, dated September 27, 2007. Filed in the St. Tammany Parish Clerk of Court Map File No. 4555B.
  3. Lot Line Adjustment of Parcels 3-D, 4-A & 4-B into Parcel 4-C for Matt Niemi by John G. Cummings, Surveyor, dated 12/11/2017.

608 N. JEFFERSON AVE  
 COVINGTON, LA 70438  
**John G. Cummings & Associates**  
 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI  
 Phone (985) 892-1549  
 Fax (985) 892-9250

PLAT PREPARED FOR: **MATT NIEMI**

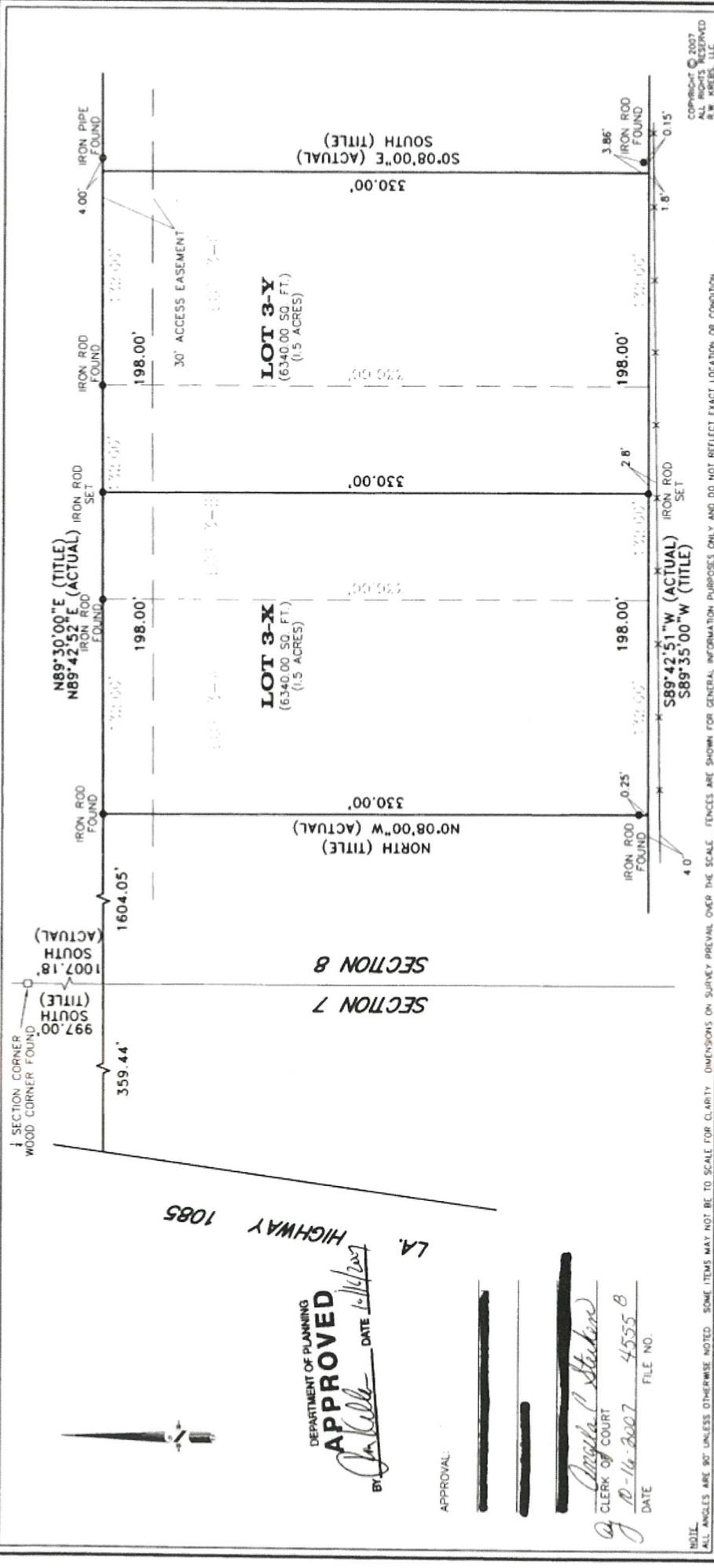
SHOWING A SURVEY OF: RESUBDIVISION OF LOTS 3-X, 3-Y & PARCEL 4-C INTO  
 LOT 3-X-1 & LOT 4-C-1 LOCATED IN SECTION 8, TOWNSHIP  
 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

*John G. Cummings*  
 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100' DATE: 05/18/2021 JOB NO. 95-106-4-C-1





**NOTICE:**  
ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

**GENERAL NOTES**  
THE SERVICES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE STATUTES ARE REFLECTED OR COMPLIANT WITH. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.  
THIS PERMETER 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.

**ELEVATION NOTES**  
THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE. PER INSURANCE RATE MAP (FIRST DATED) \_\_\_\_\_ BASE FLOOD ELEVATION \_\_\_\_\_

**REFERENCE NOTES**  
ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1  
REFERENCE PLAN 1 - A PLAN OF SURVEY JOHN G. CUMMINGS DATED NOVEMBER 7, 1995

**STATE OF LOUISIANA**  
RICHMOND W. KREBS  
REGISTERED PROFESSIONAL LAND SURVEYOR  
REG. NO. 4836

**RESUBDIVISION OF LOTS 3-A, 3-B, & 3-C INTO LOTS 3-X & 3-Y SECTION 8, T78, R10E ST. TAMMANY PARISH, LA**

**RICHMOND W. KREBS**  
PROFESSIONAL LAND SURVEYING  
P.O. BOX 8641  
METAIRIE, LA. 70011-8641  
PHONE: (504) 889-9616  
FAX: (504) 889-0916  
E-MAIL: richmond@krebsurvey.com

DATE: SEPTEMBER 27, 2007  
SCALE: 1" = 60'  
JOB #: 072669

DATE: SEPTEMBER 27, 2007  
DRAWN BY: JTN  
CHECKED BY:  
FILE #:

BY: *Richard W. Krebs*

DEPARTMENT OF PLANNING  
**APPROVED**  
BY: *John Kelly* DATE: *10/16/2007*  
LA. HIGHWAY 1085

APPROVAL:  
*Angela L. Steuben*  
CLERK OF COURT  
DATE: *10-16-2007* FILE NO. *4555 B*

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 5, 2021)*  
**Meeting Date: October 12, 2021 Special Rescheduled Meeting**

CASE NO.: 2021-2518-MSP

OWNER/DEVELOPER: Jo & Ju, LLC - Joe Maggio

ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 42

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 2

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: Located on the south side of LA Highway 36, west of Camelia Drive, Covington, Louisiana

SURROUNDING LAND USES: Commercial, Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 2.107 acres

NUMBER OF LOTS/PARCELS: Lot A-1 & 1.009 acres into Lot A-1-2

ZONING: HC-2 Highway Commercial District

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The applicant is requesting to create one (1) lots from Lot A-1 & 1.009 acres. The minor subdivision request requires a public hearing due to:

- Parcel A-1 was previously part of a minor subdivision approved in October 2016 (2016-462-MSA).

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

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



**REFERENCE BEARING:**

From Iron Rod (A)  
to Iron Rod (B)  
S6°49'34"E  
(per Reference Survey No. 3)

**LOUISIANA HIGHWAY NO. 36**  
(RS#1=N67°08'30"E 147.12')  
N66°09'24"E  
148.04'

P.O.B.

B-1

**LOT A-1-2**  
2.107 ACRES

P.O.B. is reported to be  
N18°45'W 1754.0'; N68°15'W  
1218.0'; N64°57'E 249.40';  
N24°00'W 10.0'; S65°58'W  
682.0'; S60°40'W 781.90';  
S19°09'E 6.70'; N69°11'13"E  
15.13'; N54°01'29"E 102.71'; &  
N66°02'09"E 125.34' from  
the 2nd Mile Post from the  
SE Corner of T6S, R11E.

**LOT A-1**  
1.098 AC

1.009 AC.

CHAINLINK  
FENCE

OLD PROPERTY  
LINE

S72°19'49"W  
(RS#2=S72°15'22"W)

S06°49'34"E  
58.32'

APPROVAL:

\_\_\_\_\_  
DIRECTOR/DEPARTMENT OF ENGINEERING

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

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

\_\_\_\_\_  
DATE FILED

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

**LEGEND**

- = 5/8" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD FOUND
- = 2" IRON PIPE FOUND
- ⊗ = 1/2" IRON PIPE FOUND
- ⊗ = 1/2" IRON ROD SET
- X- = FENCE
- RS = REFERENCE SURVEY

**NOTES:**

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0230 C, dated October 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.

**REFERENCE SURVEYS:**

1. Survey for Glenda S. Seifkas by Jeron R. Fitzmorris, Surveyor, dated May 02, 1997.
2. Survey for Julie Lacoste Maggio wife of/and Joseph G. Maggio by Jeron R. Fitzmorris, dated October 03, 2007.
3. Minor Subdivision for Morris Kirschman & Company, L.L.C. by John G. Cummings, Surveyor, dated Sept. 29, 2016. Filed in the St. Tammany Parish Clerk of Court Map File No. 5579F.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **JOSEPH G. MAGGIO**

SHOWING A SURVEY OF: AMENDED MINOR SUBDIVISION OF LOT A-1 & AND A 1.009 ACRE PARCEL OF LAND INTO LOT A-1-2, LOCATED IN SECTION 42, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



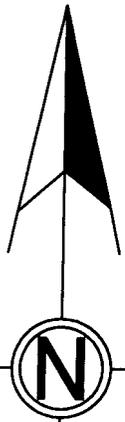
SCALE: 1" = 100'

JOB NO. 16277-MS

DATE: 07/02/2021

REVISED:

REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
S06°49'34"E  
(per Reference Survey)



**LOUISIANA HIGHWAY NO. 36**

(RS=N89°07'42"E)  
N69°11'13"E  
15.13'

(RS=N55°56'47"E)  
N54°01'29"E  
102.71'

(RS=N65°32'12"E)  
N66°02'09"E  
125.34'

N66°02'09"E  
150.0'

S06°49'34"E  
337.88'  
(RS=S38°0')

**LOT A-1**  
1.098  
ACRES

**LOT B-1**  
1.567 ACRES

LOT B

LOT A

N06°04'58"W 320.95'  
S06°04'58"E 320.95'

(RS=S72°55'W)  
S72°42'24"W  
117.65'

S72°42'24"W  
(RS=S72°55'W)

150.0'

POB is reported to be  
N18°45'W 1754.0'; N68°15'W  
1218.0'; N64°57'E 249.40';  
N24°00'W 10.0'; S65°58'W  
682.0'; S60°40'W 781.90' &  
S19°09'E 6.70' from the 2nd  
Mile Post from the SE Corner  
of T6S, R11E.

**LEGEND**

- = 5/8" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD FOUND
- ⊗ = 1/2" IRON ROD SET
- X- = FENCE
- RS = REFERENCE SURVEY

**NOTE:**

This property is located in Flood Zone C,  
per F.E.M.A. Map No. 225205 0230 C,  
dated October 17, 1989.

**REFERENCE SURVEY:**

1. Survey for Mrs. Vineta S. June & Mrs. Anton Swartz  
by Joseph Pugh, Surveyor, dated April 28, 1926.
2. Survey for Lee Eagan & Oliver Vanhorn Company, Inc.  
by Wayne R. Simkin, Surveyor, dated June 3, 1998.

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.

**JENKINS AVENUE**  
(ASPHALT)  
**TAMMANY TRACE**

**APPROVAL:**

A MINOR SUBDIVISION OF 2.665 ACRES INTO LOTS A-1 &  
B-1, LOCATED IN SECTION 42, TOWNSHIP 6 SOUTH,  
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

*Don Orzell*  
DIRECTOR OF THE DEPARTMENT OF ENGINEERING

*Ron Keller*  
SECRETARY/PARISH PLANNING COMMISSION

*David K. Weig*  
CLERK OF COURT

10-28-2016  
DATE FILED

5579F  
FILE NO.

(985) 892-1549

**John G. Cummings and Associates**  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Morris Kirschman & Company, LLC**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF 2.665 ACRES INTO LOTS A-1  
& B-1, LOCATED IN SECTION 42, TOWNSHIP 6 SOUTH,  
RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 16277

DATE: 9-29-2016

REVISED:

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 5, 2021)*  
**Meeting Date: October 12, 2021 Special Rescheduled Meeting**

CASE NO.: 2021-2522-MSP

OWNER/DEVELOPER: Abby Land and Properties, LLC - Vaughn Knight

ENGINEER/SURVEYOR: Randall W. Brown & Associates, Inc.

SECTION: 16

TOWNSHIP: 7 South

RANGE: 10 East

WARD: 1

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: Located on the east side of Gitz Lane, south of Brewster Road, Madisonville, Louisiana

SURROUNDING LAND USES: Residential and Developed

TOTAL ACRES IN DEVELOPMENT: 2.24 acres

NUMBER OF LOTS/PARCELS: 1.10 acres & 1.14 acres into Parcels A, B & C

ZONING: A-3 Suburban District

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

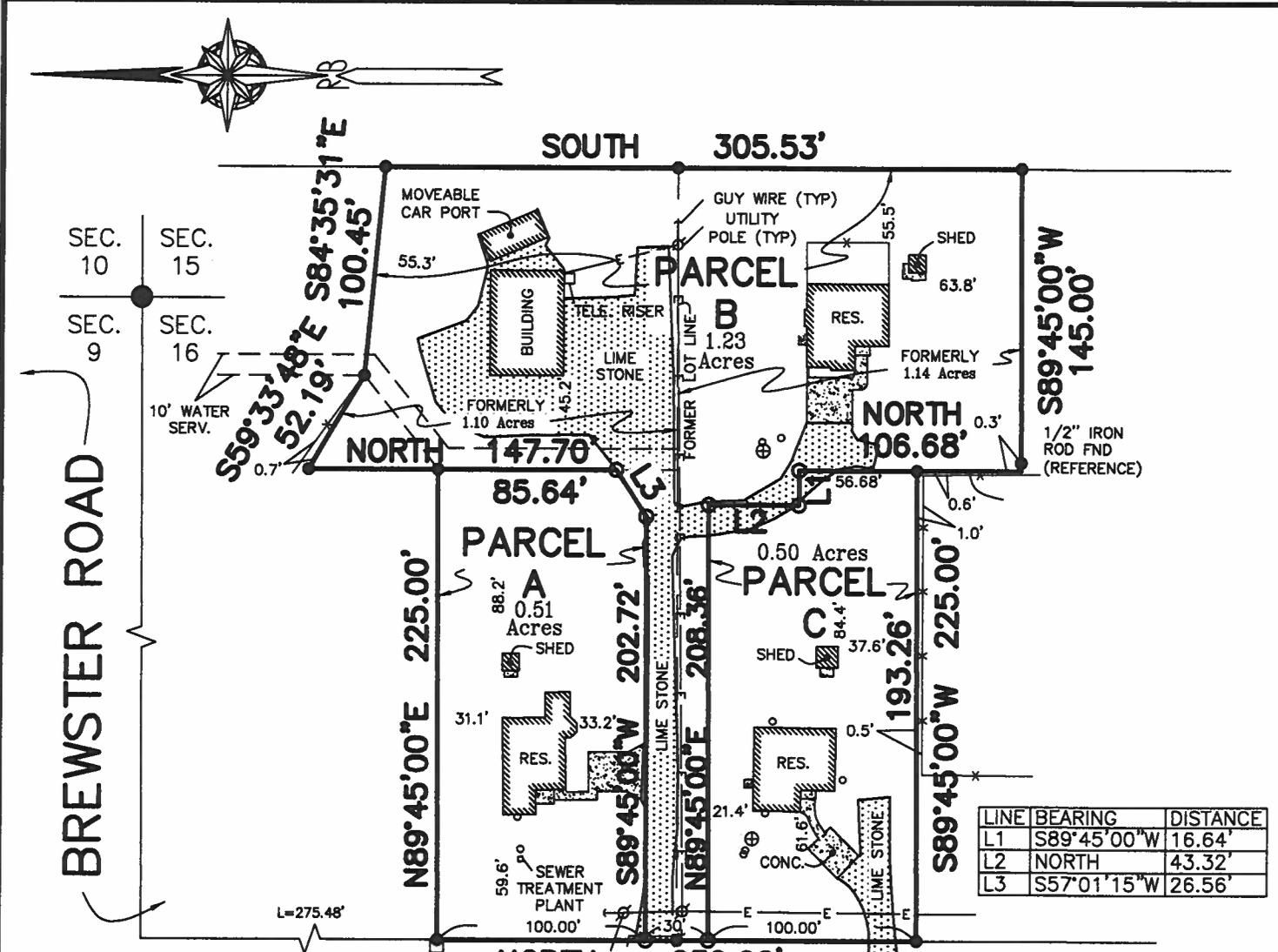
The applicant is requesting to create three (3) parcels from 1.10 acres & 1.14 acres. The minor subdivision request requires a public hearing due to:

- Parcels A & C do not meet the minimum lot size of 1 acre required under the Minor Subdivision Regulations, requiring a waiver of the regulation by the Planning Commission.
- Parcel B 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. Amend survey as follow: A minor subdivision of **a 1.10 acre parcel and a 1.14 acre parcel** situated in...
2. Amend survey as follow: **GITZ ROAD LANE.**
3. Portion of driveway to access existing residence located on Parcel B shall be relocated out of Parcel C or servitude of access over Parcel C shall be provided.

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.



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

- ⊕ SEWER TREATMENT PLANT
- SEWER CLEANOUT
- DENOTES 1/2" IRON ROD FND  
UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD TO BE  
SET UNLESS OTHERWISE NOTED

REFERENCE 1:  
SURVEY By Wilson-Pope, INC.  
Job No.: 9531A2  
Dated: 2-7-2003  
REFERENCE 2:  
SURVEY By Randall W. Brown & Assoc., INC.  
Survey No.: 07435  
Dated: 6-12-2007

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# 2252050205C Rev. 10-17-1989

GITZ ROAD APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

A Minor Subdivision of  
PARCELS SITUATED IN  
SECTION 16, TOWNSHIP 7 SOUTH, RANGE 10 EAST  
ST. TAMMANY PARISH, LOUISIANA  
INTO  
PARCELS A, B & C

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. NO. 04586

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

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: JULY 21, 2021  
Survey No. 21489  
Project No. (CR5) A21489.TXT  
Scale: 1" = 80' ±  
Drawn By: J.E.D.  
Revised:

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 5, 2021)*  
**Meeting Date: October 12, 2021 Special Rescheduled Meeting**

CASE NO.: 2021-2524-MSP

OWNER/DEVELOPER: CF Properties Louisiana, LLC - Joshua Fouquet

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

SECTION: 36

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 4

PARISH COUNCIL DISTRICT: 5

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: Located on the north side of Lotus Road, east of LA Highway 59, Mandeville, Louisiana

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 14.18 acres

NUMBER OF LOTS/PARCELS: 14.18 acres into Lots 1, 2, 3, 4 & 5

ZONING: A-2 Suburban District

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering:**

The applicant is requesting to create five (5) parcels from 14.18 acres. The minor subdivision request requires a public hearing due to:

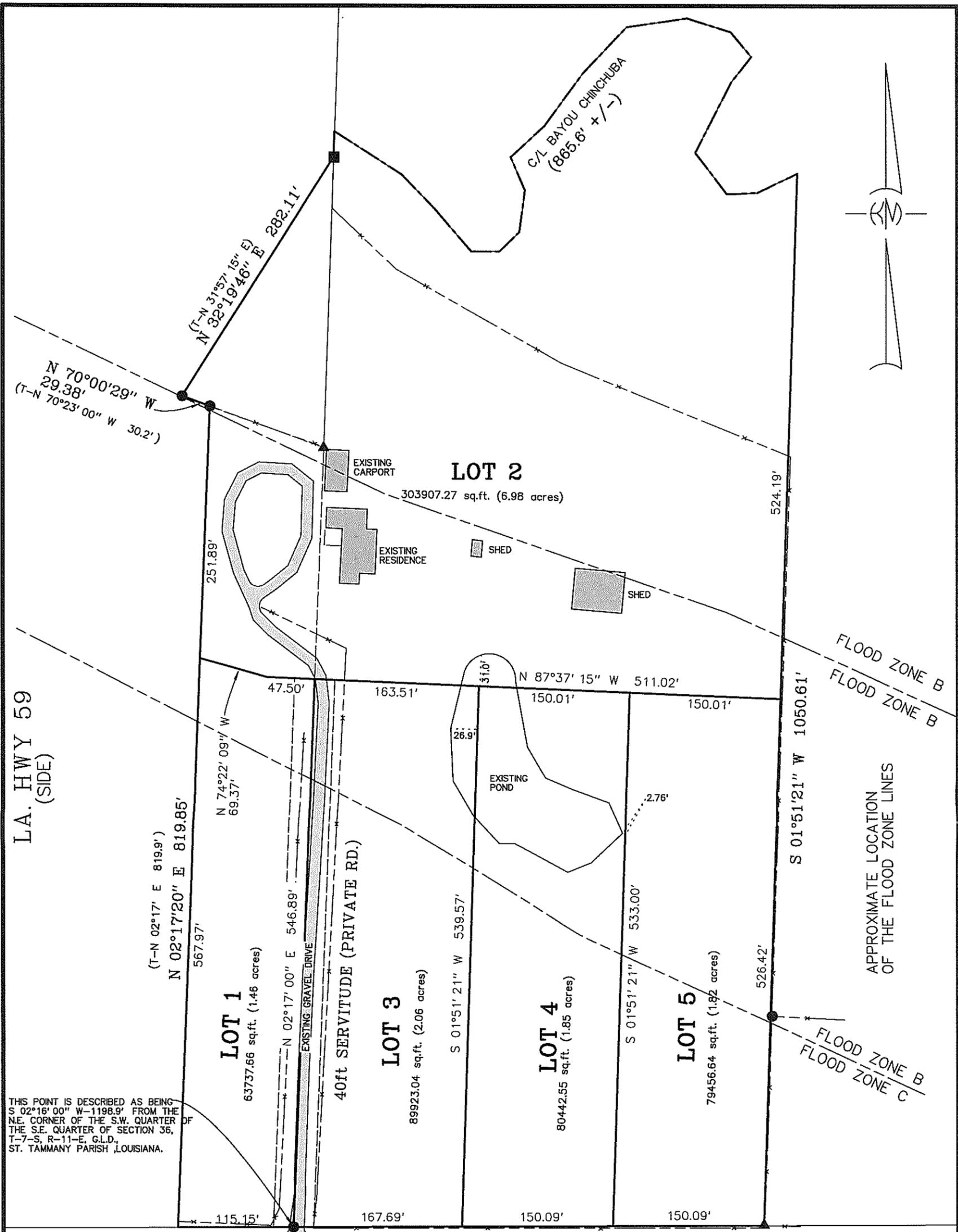
- Lot 2 is proposed to be accessed from a 40 foot servitude (Private Road).
- Lot 1 does not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District and requiring a waiver of the regulation from the Planning Commission.

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

1. Identify the width of the 40 foot servitude on the survey with leader arrows.
2. Provide 10 copies of the original amended survey.
3. Add signature line for the Chairman of the Planning Commission.
4. Amend the survey to show: "R AND R RANCH RD" FOR THE PRIVATE ROAD.

Note that a waiver was granted by the Board of Adjustment (2021-2470-BOA) to allow for the pond to cross over the property lines of Parcels 2, 3 & 4 and to allow to be located 2.76 feet from the property line of Lots 4 & 5. A pond maintenance agreement has also been provided as required.

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.



L.A. HWY 59  
(SIDE)

THIS POINT IS DESCRIBED AS BEING  
S 02°16' 00" W-1198.9' FROM THE  
N.E. CORNER OF THE S.W. QUARTER OF  
THE S.E. QUARTER OF SECTION 36,  
T-7-S, R-11-E, G.L.D.,  
ST. TAMMANY PARISH, LOUISIANA.

LOTUS ROAD  
(ASPHALT)

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

**PRELIMINARY DRAFT**

NOTES:  
1. ALL LOT CORNERS MARKED WITH IRON RODS  
2. THIS PROPERTY IS LOCATED IN FLOOD  
ZONES A5, B, & C; BASE FLOOD ELEV. 23.5';  
RE: F.J.R.M. PANEL NO. 225205 0245 C;  
REV. 10-17-89

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.

RESUBDIVISION OF 14.18 ac. INTO LOTS 1-5, ALL IN SECTION 36, T-7-S, R-11-E, G.L.D. ST. TAMMANY PARISH, LOUISIANA.		PREPARED FOR: <b>C.F. PROPERTIES OF LOUISIANA.</b>
SCALE: 1" = 100'	DATE: 06-10-21	<b>KELLY J. McHUGH &amp; ASSOC., INC.</b> CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 70481-6611
DRAWN: DRJ	JOB NO.: 21-035	
REVISED:		

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 5, 2021)*  
**Meeting Date: October 12, 2021 Special Rescheduled Meeting**

CASE NO.: 2021-2530-MSP

OWNER/DEVELOPER: Mattie Puls

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 33

TOWNSHIP: 6 South

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

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 3.73 acres

NUMBER OF LOTS/PARCELS: Parcels C, D & E into Parcels C1 & D1

ZONING: A-2 Suburban District

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

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

- Parcels C, D & E were previously part of a minor subdivision approved in August 2020 as 2020-1966-MSA.

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

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

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

A Minor Subdivision of Parcels C, D & E into Parcels C1 & D1 in Section 33, T-6-S, R-10-E, St. Tammany Parish, Louisiana

Reference: 1) A Survey Map by this Firm, Dated 7-28-2014, #16447, (Based Bearings) 2) A Survey Map of Subject Property by Wayne Simkin, Dated 11-15-2011, #11-83 3) A Resub Map by this Firm, Dated 4-15-2020, Job #19880 Reference calls not shown

The P.O.B. is reported to be West-1479.0' from the 1/4 Section Corner common to Sections 33 & 34, T-6-S, R-10-E, St. Tammany Parish, La.

An overhead powerline runs along the Southerly Boundary Line of Subject Property



(Based Bearings)  
N00°27'59"W-347.00'-Total

150.00'

Not Part

Parcel A

1.20  
ACRES

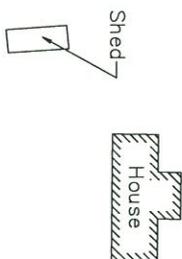
S00°27'59"E-346.64'

262.57'

Not Part

Parcel B

2.07  
ACRES



(7.00')

N00°17'13"E-346.07'

N89°31'17"E-878.64'-Total

225.00'

(Parcel C)

Parcel C1

1.78  
ACRES

258.02'

S89°22'58"W-884.08'-Total

225.00'

(Parcel D)

N00°17'18"E-345.50'

241.07'

(Parcel E)

Parcel D1

1.95  
ACRES

251.06'

S01°22'12"E-344.90'

P.O.B.

Joiner Wymer Road

(Asphalt)

(Must verify prior to Construction)  
Building Setbacks

Front:  
Side:  
Rear:  
Side Street:

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. Angle Iron
- ▣ = Fnd. 3/8" Iron Rod
- ▲ = Fnd. X Cut in Conc.
- = Set 1/2" Iron Rod
- = Fnd. Wood Fence Post
- X— = Fence

MAP PREPARED FOR

**MATTIE PULS**

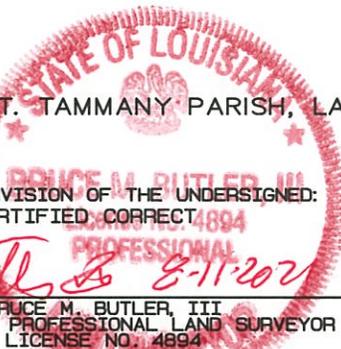
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 33, T-6-S, R-10-E, ST. TAMMANY PARISH, LA.

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

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(905) 892-6271 office (905) 898-0355 fax  
landsurveyingllc@gmail.com

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



SCALE:

1" = 100'

DATE:

10-11-2021

NUMBER:

19880A

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT *Pamela M. Tripp*, Deputy Clerk

DATE *08-21-2020* FILE NO. *5956c*

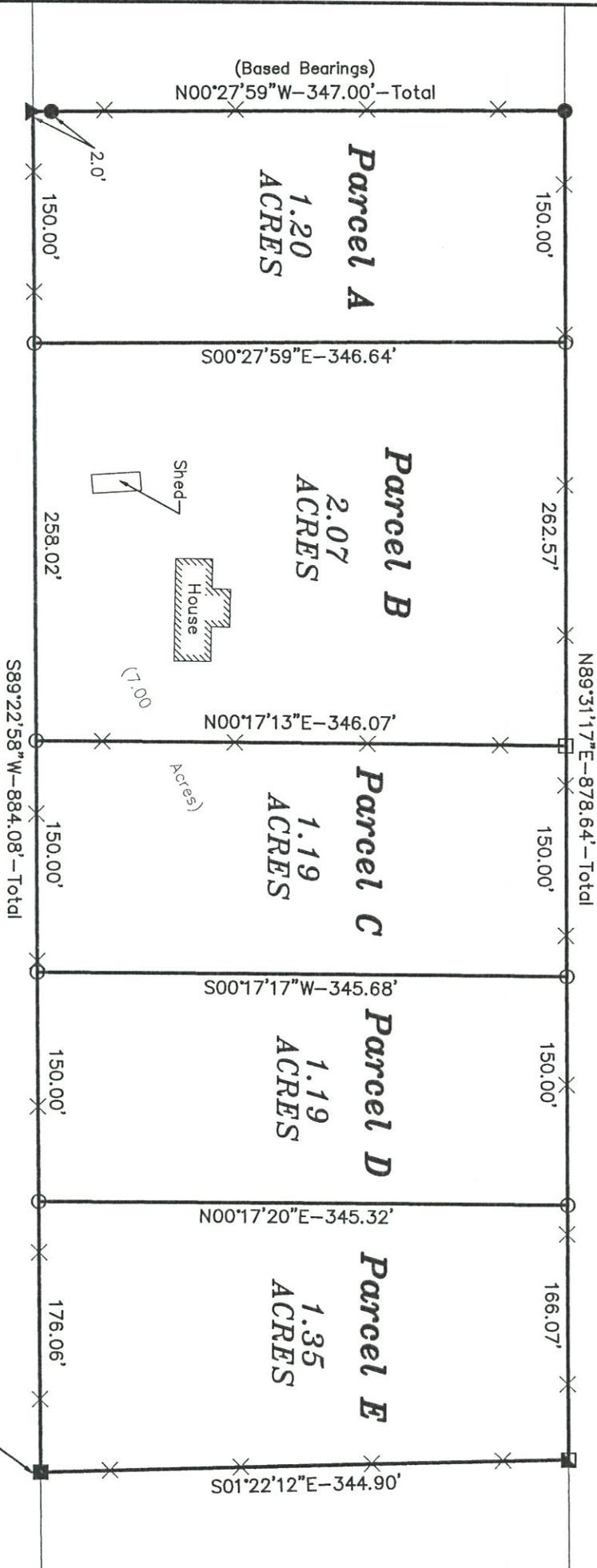
A Minor Subdivision of a 7.00 Acre Parcel of Land, into Parcels A, B, C, D & E, in Section 33, T-6-S, R-10-E, St. Tammany Parish, Louisiana

The P.O.B. is reported to be West-1479.0' from the 1/4 Section Corner common to Sections 33 & 34, T-6-S, R-10-E, St. Tammany Parish, La.

An overhead powerline runs along the Southerly Boundary Line of Subject Property

Reference calls not shown

- Reference:
- 1) A Survey Map by this Firm, Dated 7-28-2014, #16447, (Based Bearings)
  - 2) A Survey Map of Subject Property by Wayne Simkin, Dated 11-15-2011, #11-83



LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. Angle Iron
- ▣ = Fnd. 3/8" Iron Rod
- ▲ = Fnd. X Cut in Conc.
- = Set 1/2" Iron Rod
- = Fnd. Wood Fence Post
- X— = Fence

Joiner Wymer Road (Asphalt)

(Must verify prior to Construction)

Front: Building Setbacks  
Side: Side Street:  
Rear: Side Street:

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

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

MAP PREPARED FOR **MATTIE PULS**

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

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

**LAND SURVEYING LLC**

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



SCALE: 1" = 100'      DATE: 4-15-2020      NUMBER: 19880

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 5, 2021)*  
**Meeting Date: October 12, 2021 Special Rescheduled Meeting**

CASE NO.: 2021-2537-MSP

OWNER/DEVELOPER: Shawn G. & Tara Courrege

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 35

TOWNSHIP: 5 South

RANGE: 11 East

WARD: 2

PARISH COUNCIL DISTRICT: 2

TYPE OF DEVELOPMENT:              X   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: Located on the east side of LA Highway 437, south of Knights Road, Covington, Louisiana

SURROUNDING LAND USES: Residential and Undeveloped

TOTAL ACRES IN DEVELOPMENT: 2.45 acres

NUMBER OF LOTS/PARCELS: Parcel 3 into Parcels 3-A & 3-B

ZONING: NC-2 Indoor Retail & Service District and A-1A Suburban District

**STAFF COMMENTARY:**

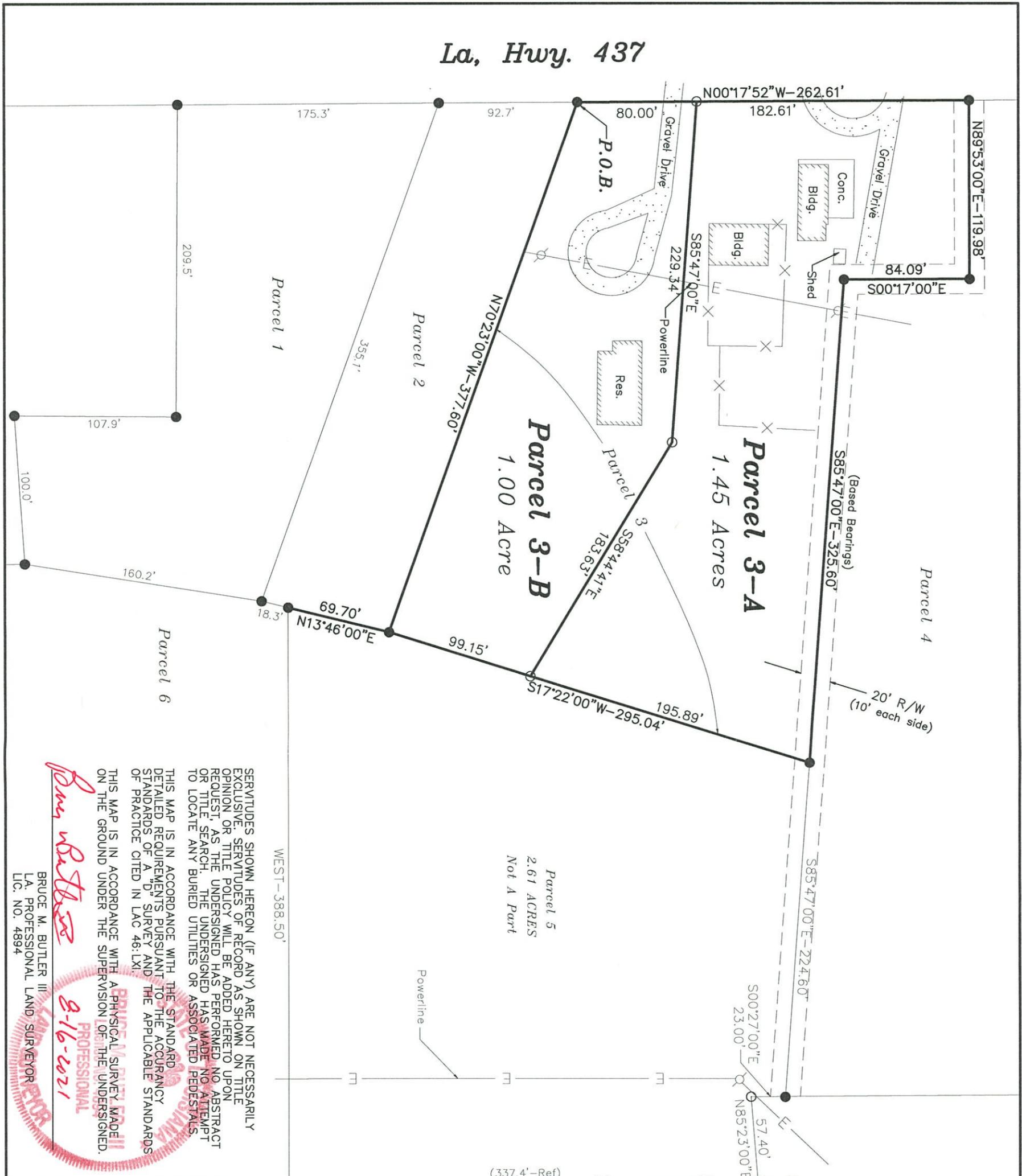
**Department of Planning & Development and Department of Engineering**

The applicant is requesting to create two (2) parcels from Parcel 3. Note that the objective of the request is to create a parcel for the existing single family residence and a parcel for the existing business/commercial building. The minor subdivision request requires a public hearing due to:

- Parcels 3-A & 3-B do not meet the minimum lot width of 200 feet required under the A-1A Suburban Zoning District, in the rear of the property, requiring a waiver of the regulation from 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.

La, Hwy. 437



MINOR SUBDIVISION OF PARCEL 3 BEING 2.45 ACRES INTO PARCEL 3-A AND 3-B IN SECTION 35 T-5-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

FINAL APPROVAL:

\_\_\_\_\_  
DIRECTOR, DEPT. OF ENGINEERING

\_\_\_\_\_  
SECRETARY, PLANNING COMMISSION

\_\_\_\_\_  
CHAIRMAN, PLANNING COMMISSION

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

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

Reference:

1. Survey by Land Surveying, Inc. dated 3-28-1985, Survey No. 3692, Basis of Bearings
2. Survey by Land Surveying, LLC dated 10-5-2017 Survey No. 18379

The P.O.B. is reported to be N00°40'W-735.3'; N89°45'E-30.0'; N00°17'W-268.0' from the Section Corner common to Sections 34 & 35, T-5-S, R-11-E, St. Tammany Parish, La.

- LEGEND:
- = Fnd. 1/2" Iron Rod
  - = Fnd. 3/4" Iron Pipe
  - = Set 1/2" Iron Rod
  - ⊗ = Power Pole
  - X— = Fence

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

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

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

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

8-16-2021  
PROFESSIONAL

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

MAP PREPARED FOR

**SHAWN COURREGE'**

SCALE: 1" = 70'	DRAWN BY: JWG
DATE: 8-16-2021	DRAWN NUMBER: 20481
Section 35, T-5-S, R-11-E, St. Tammany Parish, La.	

# **RESUBDIVISION REVIEW**

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**RESUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 5, 2021)*  
**Meeting Date: October 12, 2021 Special Rescheduled Meeting**

CASE FILE NO: 2021-2506-MRP

NAME OF SUBDIVISION: Magnolia Trace Subdivision

LOTS BEING DIVIDED: Lots 7, 8 & 9 into lots 7A & 9A

SECTION: 19  
TOWNSHIP: 8 South  
RANGE: 15 East

WARD: 8  
PARISH COUNCIL DISTRICT: 9

PROPERTY LOCATION: The parcels are located on the west side of Taylor Drive, south of Morgan Bluff Road, Pearl River, Louisiana

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: FMG/LTL, LLC – Toby J. Lowe & Fred H. Goodson and Benjamin R. Davila & Robyn Jones Davila and Donald J. Leblanc & Ruby A. Leblanc

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The owner is requesting to create two (2) lots – lots 7A & 9A. 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.

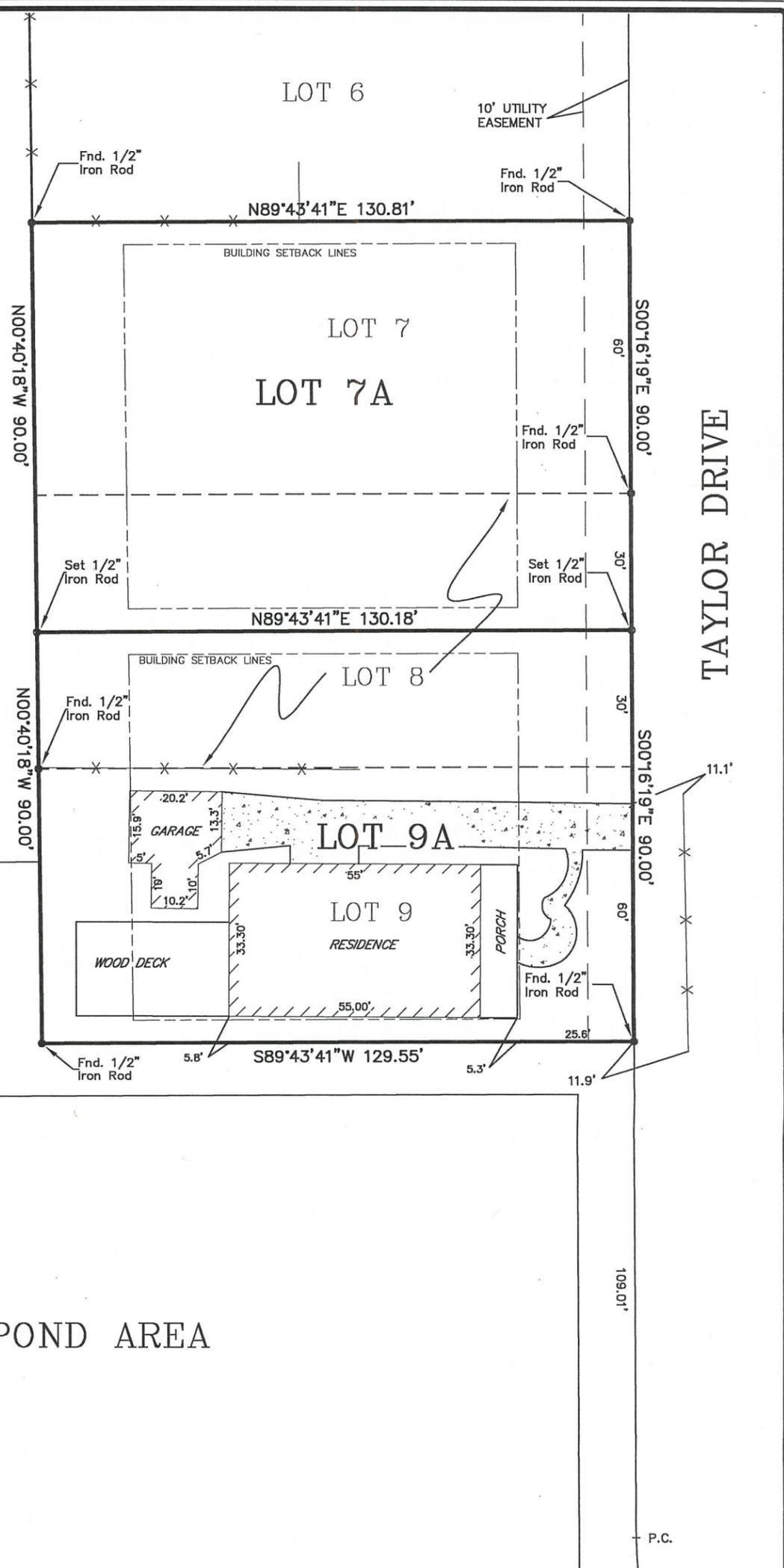
The request shall be subject to the below comments:

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

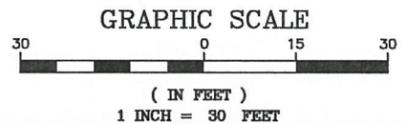


**APPROVED:**

SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 23,432 SQ. FT. OR 0.538 ACRES	



POND AREA



**BUILDING SETBACKS**  
 (\* Verify Prior to Construction)  
 Front Setback.....25'  
 Side Setback.....5'  
 Rear Setback.....20'

ADDRESS: TAYLOR DRIVE

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 "STANDARDS OF PRACTICE 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 0430 D  
 F.I.R.M. Date 4/21/99  
 ZN: C B.F.E. N/A  
 \* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20210461

DATE:  
7/3/21

**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

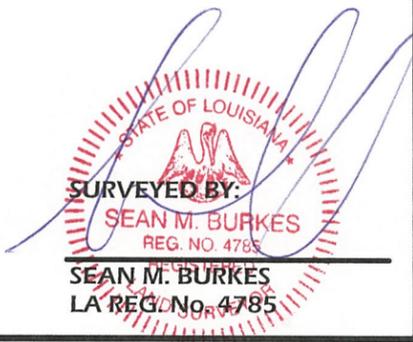
DRAWN BY: JDL  
 CHECKED BY: RMK  
 SCALE: 1" = 30'

REVISED:

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

**A RESUBDIVISION MAP OF LOTS 7-9 INTO LOT 7A & LOT 9A, MAGNOLIA TRACE SUBDIVISION IN SECTION 19, T-8-S, R-15-E, GLD, ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: DONALD & RUBY LEBLANC



**TEXT CHANGE**

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ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 6711

ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: LORINO/COOPER

PROVIDED BY: PLANNING DEVELOPMENT

INTRODUCED BY: MR. DEAN

SECONDED BY: MR. DAVIS

ON THE 8 DAY OF JULY, 2021

AN ORDINANCE TO AMEND ST. TAMMANY CODE OF ORDINANCES CHAPTER 125-88 TO INCORPORATE UPDATED AND NEW CRITERIA AND STANDARDS FOR DESIGN AND LOCATION OF DRAINAGE DITCHES, CHANNELS, CANALS, AND SIMILAR DRAINAGE FEATURES, INCLUDING SUBSURFACE DRAINAGE.

WHEREAS, the Parish finds it necessary to clarify the criteria for the developer's engineer to design drainage infrastructure to minimize conflicts with encroachments,

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that it amends, supplements, and reenacts the St. Tammany Code of Ordinances Chapter 125-88 as follows:

Sec. 125-88. - Drainage.

(a) The drainage and flood control provisions to apply. The drainage and flood control provisions of the parish Code of Ordinances are incorporated herein and shall be applicable to the placement of any fill material and/or construction on any lot or parcel of property, or any part thereof, which property and/or activity is governed by the drainage and flood control provisions. In the event of any conflict between the drainage and flood control provisions and those contained within this section, the more stringent or restrictive provision shall apply.

The purpose of these regulations is to ensure the general health, safety, and welfare of the citizens of St. Tammany Parish. These provisions apply to all land and improvements within the unincorporated limits of St. Tammany Parish unless expressly exempted herein or by any other applicable law. The provisions of Chapter 115. Drainage and Flood Control are incorporated herein and shall be applicable to the modification of existing drainage, placement of any fill material, and/or construction on any lot or parcel of property, in whole or in part. In the event of any conflict between the provisions of Chapter 115. Drainage and Flood Control and those contained within this section, the more stringent or restrictive provision shall apply.

(b) Drainage systems.

(1) A drainage system shall be provided and designed in accordance with the best modern engineering practices so as to adequately contain and carry off, to the point of ultimate disposal, such runoff as can be expected in the area, taking into consideration the number and type of buildings or structures to be erected in the subdivision and certifying that the runoff will not be increased by the proposed development.

(2) Culverts.

a. All culverts positioned within the drainage system shall be constructed of concrete, metal or plastic in accordance with the state department of transportation and development (DOTD) Engineering Directives and Standards Manual (EDSM) Nos. II.2.1.1; II.2.1.6 and II.2.1.13, dated July 20, 1992, as amended and within standards acceptable to the department of engineering shall be constructed of concrete, bituminous-coated metal, or plastic in accordance with the latest revision of Louisiana Department of Transportation and Development ("LADOTD") Engineering Directives and Standards Manual ("EDSM") Nos. 11.2.1.1, 11.2.1.6, and 11.2.1.13; the latest revision of LADOTD Standard Specifications for Roads and Bridges; and within standards acceptable to the Department of Engineering.

b. All culverts may be constructed of durable concrete; however, corrugated metal pipe and plastic pipe may be used for residential driveways and subsurface conveyance where there is no traffic load.

Culverts under roadways shall be concrete pipe constructed in accordance with the latest version of the LADOTD Standard Specifications for Roads and Bridges.

c. Culverts under roadways shall be installed perpendicular to the roadway; except where crossing existing drainage features or approved by the Parish Engineer.

d. All corrugated metal pipe shall be a minimum of 146 gauge and bituminous coated.

e. All plastic pipe shall be ribbed or corrugated and double walled.

(3) Permanent bench marks shall be installed by the developer's engineer or surveyor at convenient locations as approved by the pParish Eengineer in each subdivision before final approval is granted. Bench marks can be made with concrete, a spike driven into a permanent tree, or other suitable material approved by the pParish Eengineer. The location and elevation of each bench mark shall be clearly noted on the plat of the subdivision filed for record with the cClerk of cCourt. Whenever practical, the elevation of the bench mark shall accurately be related to mean sea level as established by the U.S. Coast and Geodetic Survey, the U.S. Army Corps of Engineers, or the state department of highways LADOTD.

(4) The elevation of the center of the completed streets shall also be noted on the "file" plat as-built paving and drainage plan at intervals not to exceed 1,500 feet fifteen hundred five hundred feet (1,500') (500') and at all intersecting roadways, and said elevations are to be established from the bench mark after completion.

(5) Final as-built paving and drainage plans must indicate the invert elevation of the roadside ditch at each property line.

(6) Any subdivision to be approved following adoption of the ordinance from which this subsection (b)(6) is derived shall be subject to the following procedures and requirements:

a. The subdivision plans must accurately depict the location of any open drainage ditch, drainage channel, canal, or similar drainage feature, and any natural river or stream that is situated within the boundaries of the proposed subdivision.

b. Except as provided in section 130-2128 "Boat houses and boat slips," no part of a permanent structure, including a driveway and/or fence, shall be located within twenty feet (20') of the top of bank of an open drainage ditch, channel, canal, or similar drainage feature, including a natural river or stream, unless subsurface drainage is installed. b. Whenever any open drainage ditch, drainage channel or similar drainage feature, not including a natural river or stream, is located entirely or partially on any lot or parcel to be created within a subdivision, no part of a permanent structure, including a driveway and fence, is to be located within 20 feet of such open drainage ditch, drainage channel or similar drainage feature unless subsurface drainage is installed. This provision shall apply to the lot upon which the open ditch, channel or similar drainage feature is actually located and to any adjacent lot where a structure could be placed within 20 feet of the open ditch, drainage channel or similar drainage feature that is located on the adjacent lot.

c. Whenever the provisions of subsection (b)(6)(b) of this section are applicable, the department of engineering Department of Engineering shall determine, based upon the data and information that is to be contained in the subdivision plan submitted, whether subsurface drainage is required. The determination is to be made based on considerations of the size of the parcel or lot,; available building site (including driveway) on the parcel or lot in relation to the location of the ditch open drainage ditch, channel, canal, or similar drainage feature; any restrictions on the size of the structure,; and any other pertinent information or data deemed necessary by the department of engineering Department of Engineering to ensure that no permanent structure, including a driveway and/or fence, is to be located within 20 feet twenty feet (20') of an open drainage ditch, drainage channel, canal, or similar drainage feature.

d. A building permit shall not be issued for the construction of any permanent structure, including a driveway and/or fence, where any part of said structure would be located within 20 feet twenty feet (20') of an open drainage ditch, drainage channel, canal, or similar drainage feature.

e. When the department of engineering Department of Engineering determines that subsurface drainage installation is required, the provisions of section 125-89 shall be applicable to the installation.

f. Following the final plat approval of any subdivision governed by the provisions of this subsection (b)(6), any relocation of a drainage ditch, drainage channel, canal, or similar drainage feature shall be governed by the provisions of section 115-3(b)(11).

g. The requirements of subsurface drainage may be modified when plans are approved by the Parish Engineer. The requirements of subsurface drainage shall not be applicable with respect to roadside drainage ditches.

(c) Drainage right-of-way generally

(1) The right-of-way for all drainage infrastructure and roadways in a subdivision, excluding side-yard swales, shall be dedicated to the public when the drainage infrastructure in a subdivision infrastructure is to be publicly maintained; and shall be dedicated to a legal entity or person when the drainage infrastructure in a subdivision infrastructure is to be privately maintained.

(2) Individually maintained drainage ditches, channels, canals and/or similar drainage features that provide drainage for more than one (1) lot or parcel shall be prohibited regardless of whether the drainage infrastructure in a subdivision is to be privately or publicly maintained; Except for shared swales between individual properties that are maintained by the abutting properties.

(d). Design and location of drainage ditches, channels, canals, and similar drainage features.

(1) All drainage ditches, channels, canals, and similar drainage features shall be located within a dedicated right-of-way and not located within an individual lot(s). Dedicated right-of-way may be located in greenspace or open space.

(2) If direct access is not available, there shall be a dedicated right-of-way access that extends to a public or private road that is a minimum of twenty-five feet (25') wide.

(3) A drainage ditch, channel, canal, or similar drainage feature right-of-way shall comply with the following criteria:

a. Provide a minimum of fifteen feet (15') wide working distance on one side of the ditch, channel, canal, or similar drainage feature and a five feet (5') wide distance on the opposite side of the ditch. Measurements for this subpart shall be taken from top of bank to boundary line of right-of-way.

b. The dimensions of the ditch, channel, canal, or similar drainage feature shall be determined by hydrologic calculations in accordance with criteria stated in Chapter 125-197.

c. Side slopes shall be designed at a 3:1 ratio (3 feet horizontal to 1 foot vertical). When a 3:1 design cannot be achieved, the proposed drainage ditch, channel, canal, or similar drainage feature shall be subsurfaced.

d. Drainage plans shall include cross-section(s) for each drainage ditch, channel, canal, or similar drainage feature clearly showing conformance to this subsection.

(e) Design and location of subsurface drainage.

(1) All subsurface drainage shall be located within a dedicated right-of-way and not located within an individual lot(s). Dedicated right-of-way may be located in greenspace or open space; except for subsurface drainage installed on and serving a single lot, or within a shared swale between two (2) lots.

(2) If direct access is not available, there shall be indicated on the plat a dedicated access that is not located within an individual lot, and that extends to a public or private road that is a minimum of twenty-five (25') feet wide. Dedicated access may be located in greenspace or open space.

(3) All subsurface drainage right-of-ways shall be designed in accordance with all of the following criteria:

a. Provide a minimum twenty-foot (20') wide right-of-way distance. Right-of-way shall be increased as required to allow for a minimum of five feet (5') from edge of pipe to right-of-way boundary at all locations. Additional right-of-way width may be required at the discretion of the Parish Engineer.

b. This right-of-way shall be exclusively for drainage except when necessary for crossing by other utilities.

c. The subsurface drainage shall be sized for the capacity determined by hydrologic calculations in accordance with criteria stated in Chapter 125-197.

d. Subsurface pipe construction and materials shall be constructed of concrete, bituminous-coated metal, or plastic in accordance with the latest revision of LADOTD EDSM Nos. 11.2.1.1, 11.2.1.6, and 11.2.1.13; the latest revision of LADOTD Standard Specifications for Roads and Bridges; and within standards acceptable to the Department of Engineering. All corrugated metal pipe shall be a minimum of 14 gauge and bituminous coated. All plastic pipe shall be ribbed or corrugated and double walled.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS:

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 DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 5 DAY OF AUGUST , 2021 ; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_\_.

---

MICHAEL R. LORINO, JR. , COUNCIL CHAIRMAN

ATTEST:

---

KATRINA L. BUCKLEY, COUNCIL CLERK

---

MICHAEL B. COOPER, PARISH PRESIDENT

Published Introduction: JUNE 30 , 2021

Published Adoption: \_\_\_\_\_, 2021

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

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

## ADMINISTRATIVE COMMENT

An Ordinance to amend St. Tammany Code of Ordinances Chapter 125-88 to incorporate updated and new criteria and standards for design and location of drainage ditches, channels, canals, and similar drainage features, including subsurface drainage.

# **OLD BUSINESS**

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 5, 2021)*  
**Meeting Date: October 12, 2021 Special Rescheduled Meeting**

CASE NO.: 2021-2495-MSP

OWNER/DEVELOPER: Fitzjackel, LLC – Clark P. Fitz-Hugh

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 22

TOWNSHIP: 6 South

RANGE: 11 East

WARD: 3

PARISH COUNCIL DISTRICT: 2

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: Located on the north side of Johnsen Road and on the east side of LA Highway 437, Covington, Louisiana

SURROUNDING LAND USES: Undeveloped

TOTAL ACRES IN DEVELOPMENT: 68.6 acres

NUMBER OF LOTS/PARCELS: Parcel 3A into Parcels 3A-1, 3A-2, 3A-3, 3A-4

ZONING: A-1 Suburban District and RO Rural Overlay

**STAFF COMMENTARY:**

**Department of Planning & Development and Department of Engineering**

The applicant originally requested to create five (5) parcels from Parcel 3A. A revised survey has been submitted reducing the request to create five (5) parcels to four (4) parcels from Parcel 3A. The minor subdivision request requires a public hearing due to:

- Parcel 3A was previously part of a minor subdivision approved by the Planning Commission in April 2021 as 2021-2318-MSP (see attached survey).

A Minor Subdivision of Parcel 3A, into Parcels 3A-1, 3A-2, 3A-3 & 3A-4, Section 22, T6S-R11E, St. Tammany Parish, Louisiana

Final Approval:

Director, Dept. of Engineering

Secretary, Planning Commission

Chairman, Planning Commission

Clerk of Court

Date Filed \_\_\_\_\_ Map File No. \_\_\_\_\_



Reference:

- 1) Survey Plat by Jeron Fitzmorris, Dated 12-4-1981, #2538
- 2) A Resub Map by this Firm, File Date 9-29-2020, File No. 5958E, Clerk of Courts Office (Based Bearings)
- 3) A Resub Map by this Firm, File Date 5-3-2021, File No. 6018B, Clerk of Courts Office

Reference calls not shown

The P.O.B. is described being North-40.0'; West-1263.0'; from the Section Corner common to Sections 22, 23, 26 & 27, T-6-S, R-11-E, St. Tammany Parish, La.

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

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

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. 4884  
 P8883240021

BRUCE M. BUTLER III  
 L.A. PROFESSIONAL LAND SURVEYOR  
 LIC. NO. 4884



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

MAP PREPARED FOR

**CALLENDER & FITZJACKEL, LLC**

SCALE: 1" = 250'  
 DATE: 6-30-2021

DRAWN BY: JWG

Section 22, T-6-S, R-11-E, St. Tammany Parish, La.

SURVEY NUMBER: 20431  
 Revised: 8-23-2021

- LEGEND:
- = Set 1/2" Iron Rod
  - = Fnd. 5/8" Iron Rod
  - = Fnd. 1/2" Iron Rod
  - = Fnd. 1" Iron Pipe
  - = Fnd. Conc. Hwy. Mon.
  - ⊗ = Fnd. 1 1/2" Iron Pipe
  - = Fnd. 2" Iron Pipe
  - ▲ = Fnd. 1/2" Iron Pipe
  - X— = Fence
  - E— = Powerline

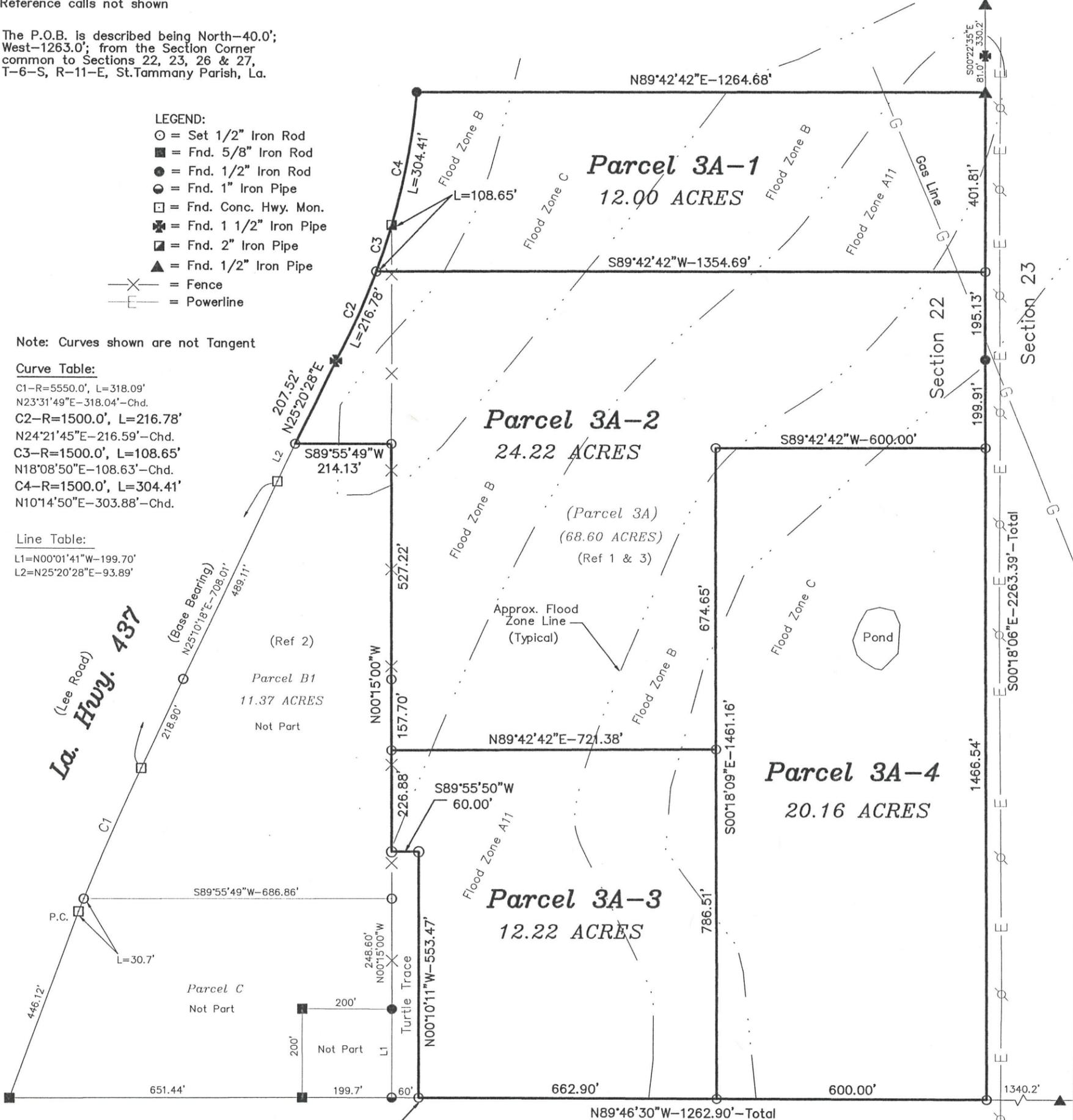
Note: Curves shown are not Tangent

Curve Table:

- C1-R=5550.0', L=318.09'
- N23°31'49"E-318.04'-Chd.
- C2-R=1500.0', L=216.78'
- N24°21'45"E-216.59'-Chd.
- C3-R=1500.0', L=108.65'
- N18°08'50"E-108.63'-Chd.
- C4-R=1500.0', L=304.41'
- N10°14'50"E-303.88'-Chd.

Line Table:

- L1=N00°01'41"W-199.70'
- L2=N25°20'28"E-93.89'



This property is located in Flood Zones A11, B & C, per Fema Map No. 225205 0150 C, Dated 10-17-1989

Some items shown are not to scale for clarity, dimensions shown prevail pver scale

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

A Minor Subdivision of Parcel 3A, into Parcels 3A-1, 3A-2, 3A-3, 3A-4 & 3A-5, Section 22, T6S-R11E, St. Tammany Parish, Louisiana

Final Approval:

Director, Dept. of Engineering

Secretary, Planning Commission

Chairman, Planning Commission

Clerk of Court

Date Filed Map File No.



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*Bruce M. Butler* 7-15-2021  
 BRUCE M. BUTLER III  
 L.A. PROFESSIONAL LAND SURVEYOR  
 LIC. NO. 4894



Land Surveying, LLC  
 518 N. Columbia Street  
 Covington, LA 70433  
 (985) 892-6277 office (985) 998-0355 fax

MAP PREPARED FOR

**Calender & Fitzjacketl, LLC**

SCALE: 1" = 250'	DRAWN BY: JWG
DATE: 6-30-2021	
Section 22, T-6-S, R-11-E, St. Tammany Parish, La.	
SURVEY NUMBER: 20431	

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- X— = Fence
- E— = Powerline

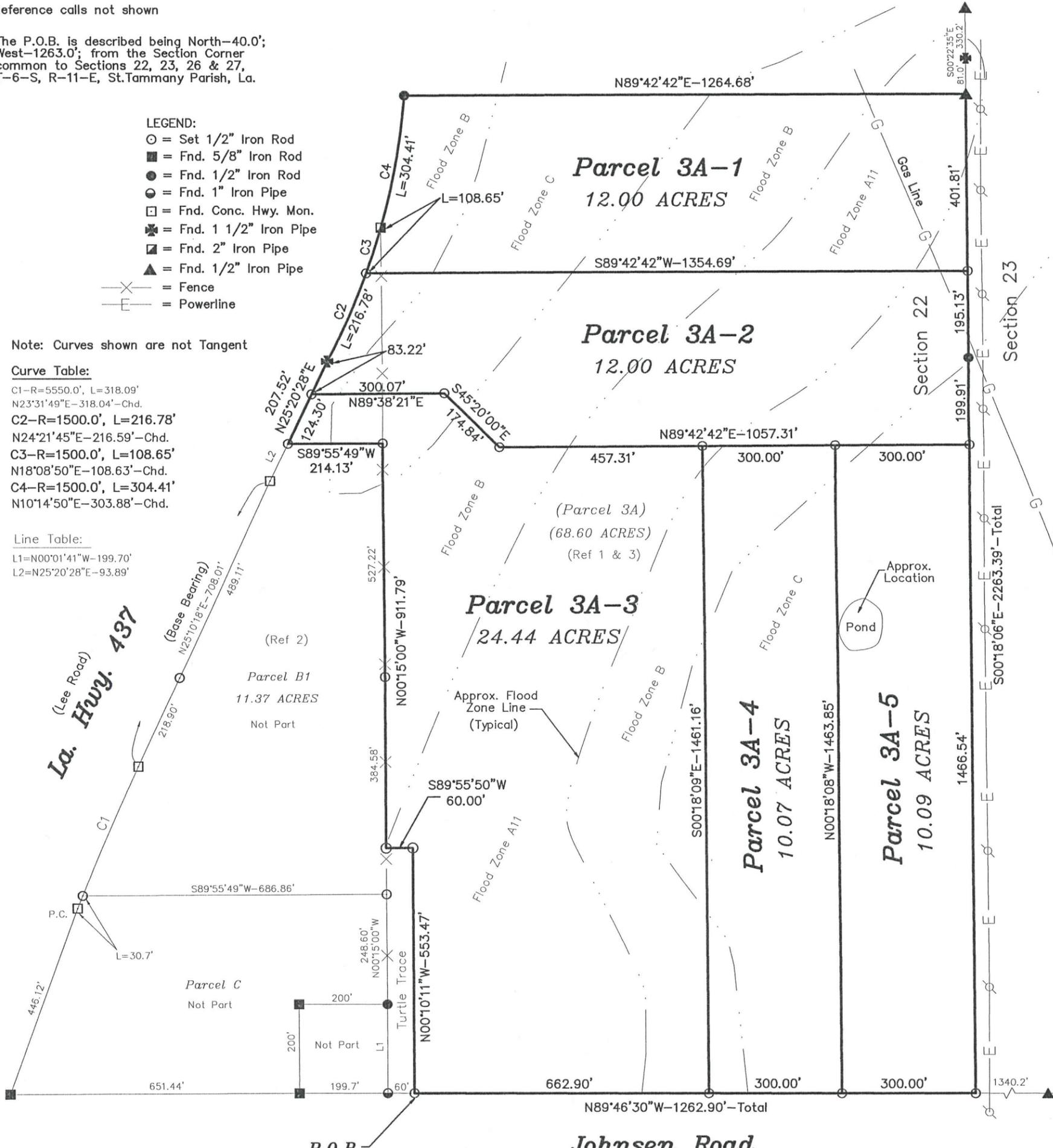
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(Must verify prior to Construction)  
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 Side Street:

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## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

September 7, 2021

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

OLD BUSINESS  
*September 14, 2021 Agenda*  
(to be heard at the Special Rescheduled  
Meeting on October 12, 2021)

Re: 2019-1494-PP - Bellevue Estates Subdivision  
Developer requesting an extension of the Preliminary Approval

Honorable Commissioners,

This office is in receipt of Mr. Paul Mayronne's request to extend the Preliminary approval date for Bellevue Estates Subdivision.

This office has reviewed Mr. Mayronne's request and has no objection to a six (6) month extension of the Preliminary Approval.

Sincerely,

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

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

*Attached: Request for an extension of time from Mr. Mayronne dated August 10, 2021*

xc: Honorable James Davis  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Daniel Hill, P.E.  
Ms. Helen Lambert  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, P.E.  
Mr. Bobby Hurley, Bellevue Estates 59, LLC  
Mr. Paul Mayronne, Jones Fussell, LLP  
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.

**From:** Shelby R. Vorenkamp  
**Sent:** Tuesday, September 14, 2021 2:35 PM  
**To:** 'pjm@jonesfussell.com'  
**Cc:** Bobby Hurley; Brian Intravia; Kelly McHugh; Ross P. Liner; Daniel P. Hill; Theodore C. Reynolds; Christopher P. Tissue; Chris A Cloutet; Maria T. Robert  
**Subject:** RE: Bellevue Estates

All,

Please be advised that this case will be heard at a Special Rescheduled Planning Commission meeting for the September 14, 2021 agenda held on October 12, 2021. The September 14, 2021 Planning Commission meeting was rescheduled due to Hurricane Ida. We will contact you with the information regarding the time in the near future.

Should you have any questions, please advise.

Thank you,



**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.*

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**From:** [pjm@jonesfussell.com](mailto:pjm@jonesfussell.com) <[pjm@jonesfussell.com](mailto:pjm@jonesfussell.com)>  
**Sent:** Wednesday, August 11, 2021 4:53 PM  
**To:** Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)>; Christopher P. Tissue <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>  
**Cc:** Bobby Hurley <[bhurley@hurleyhomesllc.com](mailto:bhurley@hurleyhomesllc.com)>; Brian Intravia <[brian@bmiconstruction.net](mailto:brian@bmiconstruction.net)>; Kelly McHugh <[kjm@kellymchugh.com](mailto:kjm@kellymchugh.com)>; Shelby R. Vorenkamp <[svorenkampdev@stpgov.org](mailto:svorenkampdev@stpgov.org)>; Daniel P. Hill <[dphill@stpgov.org](mailto:dphill@stpgov.org)>; Chris A Cloutet <[cacloutet@stpgov.org](mailto:cacloutet@stpgov.org)>; Maria T. Robert <[mtrobert@stpgov.org](mailto:mtrobert@stpgov.org)>; Ross P. Liner <[rliner@stpgov.org](mailto:rliner@stpgov.org)>  
**Subject:** RE: Bellevue Estates

\*\*\*\*\*EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.\*\*\*\*\*

Thanks Theodore.

**Paul J. Mayronne**

*Jones Fussell, L.L.P.*  
Office: (985) 892-4801  
Cell: (985) 630-3071

Fax: (985) 892-4925  
Northlake Corporate Park, Suite 103  
1001 Service Road East, Highway 190  
P.O. Box 1810  
Covington, Louisiana 70434-1810

---

**From:** Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)>  
**Sent:** Wednesday, August 11, 2021 4:51 PM  
**To:** [pjm@jonesfussell.com](mailto:pjm@jonesfussell.com); Christopher P. Tissue <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>  
**Cc:** Bobby Hurley <[bhurley@hurleyhomesllc.com](mailto:bhurley@hurleyhomesllc.com)>; Brian Intravia <[brian@bmiconstruction.net](mailto:brian@bmiconstruction.net)>; Kelly McHugh <[kjm@kellymchugh.com](mailto:kjm@kellymchugh.com)>; Shelby R. Vorenkamp <[svorenkampdev@stpgov.org](mailto:svorenkampdev@stpgov.org)>; Daniel P. Hill <[dphill@stpgov.org](mailto:dphill@stpgov.org)>; Chris A Cloutet <[cacloutet@stpgov.org](mailto:cacloutet@stpgov.org)>; Maria T. Robert <[mtrobert@stpgov.org](mailto:mtrobert@stpgov.org)>; Ross P. Liner <[rliner@stpgov.org](mailto:rliner@stpgov.org)>  
**Subject:** RE: Bellevue Estates

Paul,

Your request has been received and will be placed on the Agenda accordingly.

Thanks and have a great night,



**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: 985.898.2552 e: [tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

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**Sent:** Tuesday, August 10, 2021 2:16 PM  
**To:** Christopher P. Tissue <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>; Theodore C. Reynolds <[tcreynolds@stpgov.org](mailto:tcreynolds@stpgov.org)>  
**Cc:** Bobby Hurley <[bhurley@hurleyhomesllc.com](mailto:bhurley@hurleyhomesllc.com)>; Brian Intravia <[brian@bmiconstruction.net](mailto:brian@bmiconstruction.net)>; Kelly McHugh <[kjm@kellymchugh.com](mailto:kjm@kellymchugh.com)>  
**Subject:** Bellevue Estates

**\*\*\*\*\*EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.\*\*\*\*\***

Chris,

As you may recall, I represent the developers of Bellevue Estates (the "Project"). As you may also recall, the Project received preliminary approval two (2) years ago and we were granted an extension last year because we were waiting on our Corp. Permit. Unfortunately, we are still waiting on

this process to be concluded. In early July we received the draft copy of the permit from the USACE (see attached), but we still do not have the signed copy back that would authorize us to finally go to work.

In accordance with the foregoing, we are requesting another extension of the preliminary approval for the Project. Although we hope to have everything we need from the Corp. very soon, out of an abundance of caution we are requesting a six (6) month extension. We ask that this matter be placed under Old Business on the Planning Commission's next available agenda for consideration.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

Thanks

**Paul J. Mayronne**

*Jones Fussell, L.L.P.*

Office: (985) 892-4801

Cell: (985) 630-3071

Fax: (985) 892-4925

Northlake Corporate Park, Suite 103  
1001 Service Road East, Highway 190

P.O. Box 1810

Covington, Louisiana 70434-1810



## ST. TAMMANY PARISH

MICHAEL B. COOPER  
PARISH PRESIDENT

September 7, 2021

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

OLD BUSINESS  
*September 14, 2021 Agenda*  
(to be heard at the Special Rescheduled  
Meeting on October 12, 2021)

Re: Enter Parish R.O.W. Resolution No. 16-020  
Specifically an Unopened Portion of "H" Street - Alexiusville Subdivision

Honorable Commissioners,

The above referenced resolution was adopted on February 10, 2016. The resolution states "that the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission."

The completion date for this project has been previously extended four (4) times with the latest extension stating the work must be completed by September 12, 2021. As of the date of this letter, our office has not received certification from the petitioner's engineer that the work has been completed.

The petitioner's attorney, Mr. Jeff Schoen, has requested an extension of time to complete the work (see attached email dated August 19, 2021).

This office has reviewed Mr. Schoen's request and has no objection to a one (1) year extension of time.

Sincerely,

Christopher Tissue, P.E.

Assistant Director, Development

Attachments: St. Tammany Parish Planning Commission Resolution No. 16-020  
Email dated August 19, 2021 from Mr. Jeff Schoen, Jones Fussell, LLP

xc: Honorable David Fitzgerald  
Mr. Daniel Hill, P.E.  
Mr. Ross Liner, AICP, PTP, CFM  
Mr. Jay Watson, P.E.  
Ms. Helen Lambert  
Ms. Leslie Long  
Mr. Earl Magner

Mr. Theodore Reynolds, P.E.  
Mr. Glenn Delatte  
Ms. Jan Pavur  
Mr. Kelly McHugh, P.E., Kelly McHugh & Associates, Inc.  
Mr. Michael Martin, DMM Construction, LLC  
Mr. Jeff Schoen, Jones Fussell, LLP

**From:** Shelby R. Vorenkamp  
**Sent:** Tuesday, September 14, 2021 2:34 PM  
**To:** jds@jonesfussell.com  
**Cc:** mike@dmmbuilds.com; Kelly McHugh (kjm@kellymchugh.com); Ross P. Liner; Daniel P. Hill; Christopher P. Tissue; Theodore C. Reynolds  
**Subject:** RE: SQ 96 ALEX. SITE INSP

All,

Please be advised that this case will be heard at a Special Rescheduled Planning Commission meeting for the September 14, 2021 agenda held on October 12, 2021. The September 14, 2021 Planning Commission meeting was rescheduled due to Hurricane Ida. We will contact you with the information regarding the time in the near future.

Should you have any questions, please advise.

Thank you,



**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.*

-----Original Message-----

From: Theodore C. Reynolds  
Sent: Thursday, August 19, 2021 12:26 PM  
To: [jds@jonesfussell.com](mailto:jds@jonesfussell.com)  
Cc: [mike@dmmbuilds.com](mailto:mike@dmmbuilds.com); Kelly McHugh ([kjm@kellymchugh.com](mailto:kjm@kellymchugh.com)) <[kjm@kellymchugh.com](mailto:kjm@kellymchugh.com)>; Shelby R. Vorenkamp <[svorenkampdev@stpgov.org](mailto:svorenkampdev@stpgov.org)>; Christopher P. Tissue <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>  
Subject: RE: SQ 96 ALEX. SITE INSP

Jeff,

Your request has been received and will be placed on the September Agenda.

Thanks and have a good day,

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: 985.898.2552 e: tcreynolds@stpgov.org 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.”

-----Original Message-----

From: jds@jonesfussell.com <jds@jonesfussell.com>  
Sent: Thursday, August 19, 2021 10:40 AM  
To: Theodore C. Reynolds <tcreynolds@stpgov.org>  
Cc: mike@dmmbuilds.com; Kelly McHugh (kjm@kellymchugh.com) <kjm@kellymchugh.com>  
Subject: SQ 96 ALEX. SITE INSP

\*\*\*\*\*EXTERNAL EMAIL: Please do not click on links or attachments unless you know the content is safe.\*\*\*\*\*

Ted, I represent Mike Martin in connection with the above, and because of his concerns of being completed by September 12, and due to both weather and covid delays, please place the matter on the September 14 PC Agenda, under Old Business, for renewal/extension.

Let me know if we need to further discuss; many thanks. Jeff

Jeffrey D. Schoen  
Jones Fussell, L.L.P.  
Northlake Corporate Park  
1001 Service Road E., Highway 190, Suite 103 P.O. Box 1810 Covington, Louisiana 70434  
Telephone: 985.892.4801  
Facsimile: 985.892.4925

>  
> -----Original Message-----  
> From: Theodore C. Reynolds [mailto:tcreynolds@stpgov.org]  
> Sent: Wednesday, August 18, 2021 12:12 PM  
> To: Kelly McHugh  
> Cc: Shelby R. Vorenkamp; Christopher P. Tissue; Glenn Delatte; 'Matt  
> Manning'; 'Mike Martin'; Daniel P. Hill; Chris A Cloutet; Maria T.  
> Robert  
> Subject: RE: SQ 96 ALEX. SITE INSP  
>  
> Kelly,  
>  
> Please see attached email previously sent in response to your question below.  
>

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