

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, JUNE 14, 2022**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

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, June 14, 2022.

**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**

**RE-APPROVAL OF THE APRIL 12, 2022 MEETING MINUTES**

**APPROVAL OF THE MAY 10, 2022 MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

**REVOCATION REVIEW**

**1. REV22-05-006**

The revocation of an unopened portion of Cours Carson Street, located north of Preval Street, south of Joans Street in Square 311A of the Town of Mandeville Subdivision, Louisiana, Ward 4, District 7.

Applicant: Nancy Landers

Parish Council District Representative: Hon. James J. Davis.

**POSTPONED AT THE MAY 10, 2022 MEETING**

**2. REV22-06-007**

The revocation of an unopened portion of Labarre Street, located east of Carroll Street, north of Destin Street, between Square 234 and Square 264 of the Town of Mandeville Subdivision, Ward 4, District 10.

Applicant: Ronald H. King

Parish Council District Representative: Hon. Maureen O'Brien

**MINOR SUBDIVISION REVIEW**

**3. 2022-2858-MSP**

A minor subdivision of Parcels A1-A4, A1-A3, A2-A into Parcel A1-A5

Owners & Representatives: St. Tammany Memorial Gardens, LLC – Sandra Hoshor

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Harrison Avenue, east of Abita River Drive, west of Flowers Drive, Covington, Louisiana. Ward 3, District 2

**4. 2022-2880-MSP**

A minor subdivision of 14.245 acres into Parcels A & B  
Owners & Representatives: Dillon & Katelyn Cain  
Parish Council District Representative: Hon. Kirk Drumm  
General Location: The parcel is located on the south side of Golden Lane and on the east side of Crawford Road, Pearl River, Louisiana. Ward 8, District 11

**5. 2022-2883-MSP**

A minor subdivision of Parcels 36A & 36B into Parcels 36A1 & 36B1  
Owners & Representatives: Wayne J. & Suzanne Bergeron  
Parish Council District Representative: Hon. David R. Fitzgerald  
General Location: The parcel is located on the north side of Miller Lane, west of Kustenmaker Road, Abita Springs, Louisiana. Ward 10, District 2

**6. 2022-2887-MSP**

A minor subdivision of Tract C into Tracts C-1 & C-2  
Owners & Representatives: John B. & Patricia R. Stoddard  
Parish Council District Representative: Hon. Rykert O. Toledano, Jr.  
General Location: The parcel is located on the west side of Lochmere Drive, north of Sharp Road, Mandeville, Louisiana. Ward 4, District 5

**7. 2022-2891-MSP**

A minor subdivision of Parcels A & B into Parcel A-1  
Owners & Representatives: Lance Olsen  
Parish Council District Representative: Hon. James J. Davis  
General Location: The parcel is located at the end of Garon Drive, south of LA Highway 1088, Mandeville, Louisiana. Ward 4, District 7

**8. 2022-2897-MSP**

A minor subdivision of Parcel 1 into Parcels 1A & 1B  
Owners & Representatives: R & P Enterprises LLC – Franc C. Ricca III  
Parish Council District Representative: Hon. Kirk Drumm  
General Location: The parcel is located at the end of Christa Drive, south of US Highway 190. /W. Gause Blvd, Slidell, Louisiana. Ward 9, District 11

**9. 2022-2899-MSP**

A minor subdivision of 3.584 acres & 8.82 acres into Parcels A & B  
Owners & Representatives: John Edward Allen & Roberta Devoe Potter Allen  
Parish Council District Representative: Hon. Marty Dean  
General Location: The parcel is located on the south side of Ronald Reagan Highway and on the west side of Clark Allen Road, Covington, Louisiana. Ward 3, District 1

**10. 2022-2900-MSP**

A minor subdivision of 4.86 Acre Parcel into Parcels A, B, & C  
Owners & Representatives: 1819 Johnson, LLC – Wayne Thompson  
Parish Council District Representative: Hon. David R. Fitzgerald  
General Location: The parcel is located on the southwest corner of LA Highway 36 & Josephine Road, Covington, Louisiana. Ward 3, District 2

**11. 2022-2916-MSP**

A minor subdivision of Tracts 2 and 3 into Tract 2A

Owners & Representatives: Chris Michael M. & Ethel L. Harris

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the east side of Ordogne Ruppert Road, north of Pontchartrain Drive, Lacombe, Louisiana. Ward 7, District 7

**12. 2022-2920-MSP**

A minor subdivision of 81.069 acres into Parcels 1, 2 & 3

Owners & Representatives: Matthew Philip & Leslie Thames Westmoreland

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The parcel is located on the north and south sides of Yates Road, east of Lela Belle Road, Lacombe, Folsom, Louisiana. Ward 2, District 3

**RESUBDIVISION REVIEW****13. 2022-2857-MRP**

Resubdivision of Lots 1 to 15, 17A, 19 & 20 into Lots 1A, 3A, 5A, 7A, 9A, 11A, 13A, 17A-1 & 19A, Square 13, Spanish Trail Highlands Subdivision

Owner & Representative: Devin & Jamee Romero

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

Parish Council District Representative: Hon. Jerry Binder

General Location: The property is located on the south side of Rio Street and on the north side of Short Street, Slidell, Louisiana. Ward 9, District 12

**14. 2022-2898-MRP**

Resubdivision of Lots 167 & 168 into Lots 167-A & 168-A, Clipper Estates Phase 3-C

Owner & Representative: Michael & Deana Pisciotta and Blaise & Sandra Sauro

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

Parish Council District Representative: Hon. Jake a. Airey

General Location: The property is located on the west side of Cuttysark Cove, Slidell, Louisiana. Ward 9, District 13

**TENTATIVE SUBDIVISION REVIEW****15. 2022-2753-TP**

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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

**POSTPONED AT THE MARCH 8, 2022, APRIL 12, 2022 AND MAY 10, 2022 MEETINGS**

**PRELIMINARY SUBDIVISION REVIEW****16. 2022-2903-PP**

Maison du Village

Developer/Owner: MidSouth Developers, LLC

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

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located west of LA Highway 433, south of US Highway 190, Slidell, Louisiana. Ward 9, District 11

**FINAL SUBDIVISION REVIEW****17. 2022-2797-FP**

Guste Island Estates, Parcel I

Developer/Owner: McINT, Inc.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

**POSTPONED AT THE APRIL 12, 2022 AND MAY 10, 2022 MEETINGS**

**18. 2022-2843-FP**

Lakeshore Villages, Phase 6B

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

**POSTPONED AT THE MAY 10, 2022 MEETING**

**19. 2022-2844-FP**

Abita Ridge, Phases 3A & 3B

Developer/Owner: Abita River Park, LLC

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the north of Harrison Avenue, east of US Highway 190, Covington, Louisiana. Ward 3, District 2

**POSTPONED AT THE MAY 10, 2022 MEETING**

**20. 2022-2906-FP**

Johnny F. Smith Memorial Business Park, Phase 2

Developer/Owner: Paris Properties

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Thomas Smith

General Location: The property is located west of LA Highway 11, north of Interstate-10, Slidell, Louisiana. Ward 9, District 14

**OLD BUSINESS**

**NEW BUSINESS**

**ADJOURNMENT**

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**MINUTES**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, APRIL 12, 2022**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Absent: Ress

Staff: Ross Liner, Helen Lambert, Theodore Reynolds, Daniel Hill, Maria Robert

**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 ALLIEGANCE** - Willie

**APPROVAL OF THE MARCH 8, 2022 MEETING MINUTES**

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

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**REQUEST FOR POSTPONEMENTS**

**14- 2022-2753-TP**

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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

**POSTPONED AT THE MARCH 8, 2022 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: N/A

**Randolph moved to postpone for one month, Fitzmorris to second**

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**21- 2022-2795-FP**

Bonterra, Phase 1-A

Developer/Owner: Lynn Levy Land Co., LLC

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

Parish Council District Representative: Hon. Michael Smith

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

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

Opposition: N/A

**Seeger moved to postpone, Randolph to second.**

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**22- 2022-2797-FP**

Guste Island Estates, Parcel I

Developer/Owner: McINT, Inc.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

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

Opposition: N/A

**Seeger moved to postpone, Truxillo to second.**

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**18- 2022-2755-FP**

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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

**POSTPONED AT THE MARCH 8, 2022 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: N/A

**Truxillo moved to postpone, Seeger to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** Ress**PETITIONS/REQUESTS****13- PET-2022-04-001 – MOVED TO TOP OF THE AGENDA BY SEEGER, no opposition to move up.**

Request to build on a buildable substandard lot of record pursuant to Section 125-84 Contiguous Lot Rule, of Chapter 125 Subdivision Regulations, located on the north side of Edward Street, east of August Avenue, being lot 22, Square 44, West Addition to Morgan Subdivision, Slidell, Louisiana. Ward 9, District 14

Owner/Portioner/Representative: Lateisha Foster

Parish Council District Representative: Thomas J. Smith

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

Opposition:

**Seeger moved to approve, second by Truxillo.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** Ress

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE****1- Request to Enter the Parish Right-of-Way for Henry Clay Street (Town of Mandeville UNINCORPORATED) for the purpose of gaining access to the property.**

Debtor: Dilso Caetano Goncalves

Parish Council District Representative: Hon. Maureen O'Brien

General Location: The property is located at the west end of Henry Clay Street, west of Coffee Street, north of LA Highway 190 and south of Interstate 12, Mandeville, Louisiana. Ward 4, District 10.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Celia Cruz for Dilso Caetano Goncalves

Opposition:

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

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**2- Request to Enter the Parish Right-of-Way for Delta Street and Eldora Avenue (Tammany Terrace Subdivision) for the purpose of gaining access to the property.**

Debtor: Tammany Terrace, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located at the south of Walden Street, east of LA Highway 437, north of LA Highway 190 and north of Interstate 12, 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: Paul Mayronne

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

Opposition: Kay Erwin (Concerns about traffic & drainage)

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**3- Request to Enter the Parish Right-of-Way for Fairview Drive (Woodland Park Subdivision) for the purpose of gaining access to the property.**

Debtor: Mr. Patrick DeLoach

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located at the east end of Fairview Drive, north of LA Highway 190 and south of Interstate 12, Slidell, Louisiana. Ward 9, District 11.

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

Opposition: Joseph Richard

**Truxillo moved to approve, Fitzmorris to second.**

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

**Nay:** N/A

**Abstain:** Smail

**Absent:** Ress

**MINOR SUBDIVISION REVIEW****4- 2022-2775-MSP**

A minor subdivision of 13.52 acres into Parcels A & B

Owners & Representatives: Casey Revere and Justin & Ashley Revere

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located on the north side of LA Highway 40, west of Anthony Road, Folsom, Louisiana. Ward 2, District 3

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

Opposition: N/A

**Smail moved to approve with waiver, second by Willie**

**Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

Truxillo not present for vote

**5- 2022-2781-MSP**

A minor subdivision of 16.36 acres into Parcels A & B

Owners & Representatives: Kimberly H. Jarrell, Kevin Henderson, Keith Henderson

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located at the southeast end of Henderson Road, south of Gottschalk Road, Covington, Louisiana. Ward 1, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Kimberly Henderson Jarrell representing herself and for Kevin & Keith Henderson

Opposition:

**Smail moved to approve with waiver, Willie to second**

**Yea:** Seeger, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph, Truxillo

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

Barcelona not present for vote

**6- 2022-2786-MSP**

A minor subdivision of Lot B into lots B-1, B-2 & B-3

Owners & Representatives: Keith R. and Jane H. Campo

Parish Council District Representative: Hon. Thomas J. "T.J." Smith

General Location: The parcel is located on the south side of Robert Road, west (**Corrected by staff; EAST**) of Katie & Val Lane, Pearl River, Louisiana. Ward 8, District 14

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Keith R. and Jane H. Campo

Opposition: N/A

**Randolph moved to approve with waiver, Crawford to second**

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**7- 2022-2791-MSP**

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

Owners & Representatives: Gillis E & Jamie Cure

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

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

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

Opposition: Terri Lewis Stephens (requesting clarification)

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

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**8- 2022-2796-MSP**

A minor subdivision of 8.59 acres of land into Lots M-1 and M-2

Owners & Representatives: Walter Morton

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located on the north side of Amanda Drive, east of US Highway 25, 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: Walter Morton

Opposition:

**Truxillo moved to approve with waiver, Fitzmorris to second.**

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**RESUBDIVISION REVIEW****9- 2022-2770-MRP**

Resubdivision of lots 36-A, 37-A & 38-A into lots 36-A1 & 38-A1 Lakeshore Estates Marina Villa

Owner & Representative: Daniel J and Ann Sharon DeBlanc

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

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located on the east side of Marina Villa North, north of Marina Villa Blvd, 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: Sean Burkes

Opposition:

**McInnis moved to approve subject to staff comments, Fitzmorris to second.**

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**10- 2022-2773-MRP**

Resubdivision of lot 16A1 into lots C1, C2 & 16A2 Money Hill Plantation

Owner & Representative: Money Hill Plantation, LLC – Mary Goodyear Dossett

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

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located at the southeast corner of LA Highway 21 & Money Hill Parkway, Abita Springs, Louisiana. Ward 5, District 6

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

Opposition:

**McInnis moved to approve subject to staff comments, Randolph to second.**

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

Truxillo and Willie not present for vote.

**11- 2022-2782-MRP**

Resubdivision of lots 165 & 166 into lot 165-A Whippoorwill Grove on Money Hill Phase 3

Owner & Representative: Michael and Edna Brooks

Surveyor: Nobles & Associates, LLC.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of Turkey Ridge Road, east of Blue Heron Drive, Bush, Louisiana. Ward 5, District 6

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

Opposition:

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

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**12- 2022-2785-MRP**

Resubdivision of lots 122A & 123A into lot 123A-1 Lakeshore Est. Phase 1A-1

Owner & Representative: Michael & Maureen Perkins

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

Parish Council District Representative: Hon. Jake A. Airey

General Location: The property is located on the north side of Lakeshore Blvd, east of Lakeshore Blvd. South, 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: Sean Burkes

Opposition:

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

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**TENTATIVE SUBDIVISION REVIEW****14- 2022-2753-TP - POSTPONED**

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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

**POSTPONED AT THE MARCH 8, 2022 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: N/A

**Randolph moved to postpone for one month, Fitzmorris to second**

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**PRELIMINARY SUBDIVISION REVIEW****15- 2021-2568-PP**

Bonterra Subdivision, Phases 2 & 3

Developer/Owner: Lynn Levy Land Co., LLC

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

Parish Council District Representative: Hon. Michael Smith

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

**POSTPONED FROM OCTOBER 12, 2021, NOVEMBER 9, 2021, DECEMBER 14, 2021, JANUARY 11, 2022, THE FEBRUARY 8, 2022 MEETING AND THE MARCH 8, 2022 MEETING**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen, Sean Burkes (in reference to Crawford questioning about plans)

Opposition: Darren Bourgeois, Stanford Owen, Dr. Andy Benson, Sandra Williams, Terri Lewis Stephens,

**Smail moved to deny, McInnis to second.**

**Yea:** Seeger, McInnis, Willie, Doherty, Crawford, Smail, Truxillo

**Nay:** Fitzmorris, Barcelona, Randolph

**Abstain:** N/A

**Absent:** Ress

**16- 2022-2798-PP**

River Club, Phase 3

Developer/Owner: River Club Development, LLC

Engineer/Surveyor: Kelly McHugh &amp; Associates, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located along Ox Bow Court, north of Delta Lane, south of Brewster Road, west of the Tchefuncte River, south of Interstate-12, Covington, Louisiana. Ward 1, District 1

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

Opposition:

**Seeger moved to approve, Fitzmorris to second.****Yea:** Seeger, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** RessMcInnis not present for vote.**FINAL SUBDIVISION REVIEW****17- 2022-2749-FP**

Lakeshore Villages, Phase 6A

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

**POSTPONED AT THE MARCH 8, 2022 MEETING**

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

Opposition: N/A

**Willie moved to postpone, Randolph to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** Ress

**18- 2022-2755-FP**

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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

**POSTPONED AT THE MARCH 8, 2022 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:

**Truxillo moved to postpone, Seeger to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** Ress**19- 2022-2792-FP**

Tribute at Tamanend, Phase 1

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana. Ward 7, District 11

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

Opposition:

**Truxillo moved to postpone, Seeger to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** Ress

**20- 2022-2794-FP**

Southern Oaks, Phase 2

Developer/Owner: Yanin, LLC

Engineer: Kyle Associates, LLC

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

General Location: The property is located on the west of Trapagnier Road, south side of LA Highway 22, south of Interstate-12, Covington, Louisiana. Ward 1, District 4

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

Opposition: Joseph Delerno

**Fitzmorris moved to approve, Crawford to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** Ress**21- 2022-2795-FP**

Bonterra, Phase 1-A

Developer/Owner: Lynn Levy Land Co., LLC

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

Parish Council District Representative: Hon. Michael Smith

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

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

Opposition:

**Seeger moved to postpone, Randolph to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** Ress**22- 2022-2797-FP**

Guste Island Estates, Parcel I

Developer/Owner: McINT, Inc.

Engineer: Kelly McHugh &amp; Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

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

Opposition:

**Seeger moved to postpone, Truxillo to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** Ress

**OLD BUSINESS****23- 2021-2326-MSP**

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

Owners & Representatives: Michael W. Wittich, Kathryn Gayle Wittich, Brian Yaniga, Alicia Graham Jordan

Parish Council District Representative: Hon. David R. Fitzgerald

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

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

Opposition:

**Willie moved to approve, Smail to second.**

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

**Nay:** N/A

**Abstain:** N/A

**Absent:** Ress

**24- 2021-2398-PP**

Alexander Ridge, Phase 4

Developer/Owner: Savannahs Community, LLC

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: East of LA Highway 1081, South of Smith Road, Covington, Louisiana.

Ward 3, District 2

**Developer is requesting modifications to the Preliminary Plat approved at the June 8, 2021 meeting**

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

Opposition: N/A

**Smail moved to deny, no second.**

**McInnis moved to approve, Seeger to second.**

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

**Nay:** Smail

**Abstain:** N/A

**Absent:** Ress

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE****25- Request to Enter the Parish Right of Way for Eddins Place for the purpose of installing utilities (Northwood Village Subdivision) (Resolution No. 21-009). - WITHDRAWN**

Debtor: Mangano Properties, LLC

Parish Council District: Hon. Chris Canulette

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

**Developer requesting an extension of time to submit the required documentation and to complete the work**

**26- 2020-2012-PP**

Lakeshore Villages, Phase 11

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

**Developer is requesting modifications to the Preliminary Plat approved at the September 8, 2020 meeting**

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

Opposition: N/A

**Seeger to approve, Randolph to second.****Yea:** Seeger, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** McInnis**Abstain:** N/A**Absent:** Ress**27- Entering the Parish R.O.W.**

Request to Enter the Parish Right of Way for Ozone Street, Town of Mandeville Subdivision for the purpose of extending the street and installing drainage features (Resolution No 19-105).

Debtor: SMS Holdings, LLC

Parish Council District: Hon. James Davis

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

**Developer's Engineer is requesting a waiver for "Fee in Lieu of Detention"**

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

Opposition: N/A

**Seeger to approve, Crawford to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo**Nay:** N/A**Abstain:** N/A**Absent:** Ress**NEW BUSINESS****ADJOURNMENT**

**MINUTES**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, MAY 10, 2022**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

Absent: N/A

Staff: Ross Liner, Helen Lambert, Ted Reynolds, Daniel Hill, Maria Robert, Carl Cleland

**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 ALLIEGANCE** - Willie

**APPROVAL OF THE APRIL 12, 2022 MEETING MINUTES**

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

**Nay:** N/A

**Abstain:** Ress

**REQUEST FOR POSTPONEMENTS**

**2- REV22-05-006**

The revocation of an unopened portion of Cours Carson Street, located north of Preval Street, south of Joans Street in Square 311A of the Town of Mandeville Subdivision, Louisiana, Ward 4, District 7.

Applicant: Nancy Landers

Parish Council District Representative: Hon. James J. Davis.

Ms. Helen Lambert requested to postpone in regards to staff requirements.

**Crawford moved to postpone, second by Fitzmorris**

**Yea:** Seeger, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

**Nay:**

**Abstain:**

**No Vote:** Barcelona

**18- 2022-2753-TP**

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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

**POSTPONED AT THE MARCH 8, 2022 AND APRIL 12, 2022 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: None

**Truxillo moved to postpone, Willie to second.**

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

**Nay:** N/A

**Abstain:** N/A

**23- 2022-2797-FP**

Guste Island Estates, Parcel I

Developer/Owner: McINT, Inc.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

**POSTPONED AT THE APRIL 12, 2022 MEETING**

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

Opposition: None

**Truxillo moved to postpone, Seeger to second.**

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

**Nay:** N/A

**Abstain:** N/A

**25- 2022-2843-FP**

Lakeshore Villages, Phase 6B

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Jake Airey

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

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

Opposition: None

**Truxillo moved to postpone, Randolph to second.**

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

**Nay:** N/A

**Abstain:** N/A

**26- 2022-2844-FP**

Abita Ridge, Phases 3A &amp; 3B

Developer/Owner: Abita River Park, LLC

Engineer: Kelly McHugh &amp; Associates, Inc.

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the north of Harrison Avenue, east of US Highway 190, 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: Paul Mayronne

Opposition: None

**Truxillo moved to postpone, Randolph to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** N/A**Abstain:** N/A**REVOCAATION REVIEW****1- REV22-05-005**

The revocation of an unopened portion of "G" Street and 7<sup>th</sup> Avenue, located east of North Highway 190, north of 9<sup>th</sup> Avenue, Louisiana, Ward 3, District 2.

Applicant: Baldwin Motors, Inc.

Parish Council District Representative: Hon. David R. Fitzgerald

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

Opposition: None

**Willie moved to approve, second by Randolph.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** N/A**Abstain:** N/A**2- REV22-05-006 - POSTPONED**

The revocation of an unopened portion of Cours Carson Street, located north of Preval Street, south of Joans Street in Square 311A of the Town of Mandeville Subdivision, Louisiana, Ward 4, District 7.

Applicant: Nancy Landers

Parish Council District Representative: Hon. James J. Davis.

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

**Crawford moved to postpone, second by Fitzmorris****Yea:** Seeger, McInnis, Willie, Doherty, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:****Abstain:****No Vote:** Barcelona

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE****3- Request to Enter the Parish Right-of-Way for Manor Street, Robert Street and Walker Street (Robindale Subdivision, Squares 10 & 11) for the purpose of gaining access to the property.**

Debtor: Steadfast Development

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located east of Hwy 21, west of Hwy 59, north of Hwy 36, Abita Springs, 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: Paul Mayronne

Opposition: Denise Tabony, Daniel Rector, Dr. Steve Slaton, Leif Hodgman, Lynn Fritscher, Ernie Dillon, Alton Fodor, Don Brewster, Yvonne Smith, Melvin Saylor, & Lita Swarez,

**Seeger to approve, Fitzmorris to second; discussion; McInnis moved to postpone, Willie to second**

**Yea:** Ress, McInnis, Doherty, Willie

**Nay:** Seeger, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

**Abstain:** N/A

**Motion failed; discussion:**

**Seeger moved for immediate vote & for approval, Truxillo to second.**

**Yea:** Seeger, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Willie

**Nay:** Doherty, McInnis, Ress

**Abstain:** N/A

**MINOR SUBDIVISION REVIEW****4- 2022-2811-MSP**

A minor subdivision of 3.9 acres into Parcels A & B

Owners & Representatives: Chad Almquist and Pat Almquist

Parish Council District Representative: Hon. James J. Davis

General Location: The parcel is located on the north side of US Highway 190, west of Blackwell Drive, being 24401 US Highway 190, Lacombe, 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: Chad Almquist

Opposition: None

**Crawford moved to approve with a waiver, Randolph to second with a waiver.**

**Yea:** Seeger, McInnis, Willie, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

**Nay:**

**Abstain:**

**Absent:** Doherty

**5- 2022-2815-MSP**

A minor subdivision of 3.847 acres into Parcels A and B

Owners & Representatives: Dustin W. Mooney, Johnnie C. Slade, II & Suzanne P. Slade

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located at the southwest corner of J. Slade Road and Columbia Road, Bush, Louisiana. Ward 5, District 6

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

Opposition: None

**Smail to approve with a waiver, Truxillo to second with a waiver.**

**Yea:** Seeger, McInnis, Fitzmorris, Crawford, Smail, Randolph, Truxillo

**Nay:** n/a

**Abstain:** n/a

**Absent:** Ress, Willie, Barcelona

**6- 2022-2832-MSP**

A minor subdivision of the remaining portion of Parcel 11 into Parcel 11A

Owners: Stirling Properties, LLC - James Moran

Representative: Mark Salvetti

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located at the southeast corner of East Brewster Road and River Chase Drive, Covington, Louisiana. Ward 1, District 1

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

Opposition: None

**Fitzmorris moved to approve, Truxillo to second.**

**Yea:** Seeger, McInnis, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo

**Nay:** n/a

**Abstain:** Ress, Willie

**7- 2022-2845-MSP**

A minor subdivision of 7.38 acres & 3.61 acres into Parcels 3-A, 3-B & 3-C

Owners & Representatives: Maribel Soto Burgos Currow

Parish Council District Representative: Hon. Marty Dean

General Location: The parcel is located at the northeast corner of Dummy Line Road and LA Highway 1077 and along Currow Lane, 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: Maribel Soto Burgos Currow

Opposition: Stuart Maisson (question/concern)

**Fitzmorris moved to approve with a waiver, Truxillo to second with a waiver.**

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

**Nay:**

**Abstain:**

**No vote:** Seeger

**8- 2022-2846-MSP**

A minor subdivision of 30.19 acres into Parcels A1, A2, A3, A4 & A5

Owners: S & L Properties of Mandeville, LLC

Representative: Jason VanHaelen

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The parcel is located on the north side of LA Highway 21 (Military Road), east of Higgins Road, Bush, Louisiana. Ward 5, District 6

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

Opposition: None

**Crawford moved to approve, Barcelona to second.**

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

**Nay:** n/a

**Abstain:** Seeger

**9- 2022-2848-MSP**

A minor subdivision of 20.408 acres into Parcels A, B, C & D

Owners & Representatives: South Fitzmorris/ Meyers RD LLC – Karl Gottfried Jr. and Carol Fontan Gottfried

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The parcel is located at the northeast corner of South Fitzmorris Road & Myers Road, Covington, Louisiana. Ward 3, District 2

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

Opposition: None

**Barcelona moved to approve with a waiver, Randolph to second with a waiver.**

**Yea:** Seeger, McInnis, Willie, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress

**Nay:** n/a

**Abstain:** n/a

**10- 2022-2852-MSP**

A minor subdivision of 3 acres into lots A, B & C

Owners & Representatives: Cadis Investments, LLC – Christopher Cadis

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The parcel is located on the west side of Goslee Road, south of Ronald Reagan Highway, Covington, Louisiana. Ward 1, District 3

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

Opposition: None

**Fitzmorris moved to approve, Truxillo to second.**

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

**Nay:** N/A

**Abstain:** N/A

**RESUBDIVISION REVIEW****11- 2022-2823-MRP**

Resubdivision of 1.87 acres & lot 10-A Fairview Oaks Business Park into Parcel CW-1 and lot 10-A-1 Fairview Oaks Business Park

Owner & Representative: Favret Investments, LLC - Uncas B. Favret, Jr. and KR Conigliaro, LLC – Raymond Conigliaro

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location: The property is located on the south side of LA Highway 22 & at the end of Fairview Oaks Drive, Madisonville, Louisiana. Ward 4, District 4

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

Opposition: None

**Barcelona moved to approve, Fitzmorris to second.**

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

**Nay:** N/A

**Abstain:** N/A

**12- 2022-2847-MRP**

Resubdivision of lots 2 & 3 into lot 2-A Northshore Commercial Park

Owner & Representative: MJS Ventures, LLC. – Michael J. Schwartz

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location: The property is located on the east side of General Patton Avenue, south of Marshall Road, 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: Sean Vandibur

Opposition: None

**Willie moved to approve, Truxillo to second.**

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

**Nay:** N/A

**Abstain:** N/A

**13- 2022-2849-MRP**

Resubdivision of lots 45, 46 & 47 into lot 45-M Covington Industrial Park Phase 2

Owner & Representative: Favret Investments, LLC - Uncas B. Favret, Jr

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: David R. Fitzgerald

General Location: The property is located on the north side of Painters Row, west of Airport Road, Covington, Louisiana. Ward 4, District 2

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

Opposition: None

**Barcelona moved to approve, Randolph to second.**

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

**Nay:** N/A

**Abstain:** N/A

**14- 2022-2850-MRP**

Resubdivision of lots 164-B & 166 into lots 164-B1 & 166A Terra Bella Phase 1A-2

Owner & Representative: Sunny Gizmo Trust -Edward S. & Cynthia B. Schmidt and David & Hope Richard

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of Chretien Point Avenue, north and west of Melrose Avenue, Covington, Louisiana. Ward 1, District 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Cindy & Ed Schmidt

Opposition: None

**Truxillo moved to approve, Fitzmorris to second.**

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

**Nay:** N/A

**Abstain:** N/A

**15- 2022-2851-MRP**

Resubdivision of lots 24 & 25 into lot 24A Alamosa Park

Owner & Representative: RML Properties, LLC – Richard C. & Lisa Maia

Surveyor: Lowe Engineers

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

General Location: The property is located on the southwest corner of Commercial Way North and on the north side of Marion Lane, Mandeville, 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: Eddie Powell

Opposition: None

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

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

**Nay:** N/A

**Abstain:** N/A

**16- 2022-2853-MRP**

Resubdivision of site 230 and a portion of the common area into site 230-A Natchez Trace Phase 4

Owner & Representative: Rockwell Builders, LLC – Robert Rockwell

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the north side of Natchez Court, east of Delta Queen Court, Covington, Louisiana. Ward 1, District 1

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

Opposition: None

**Truxillo moved to approve, Barcelona to second.**

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

**Nay:** N/A

**Abstain:** N/A

**17- 2022-2856-MRP**

Resubdivision of Lots 134, 135 & 136 into Lots 134A & 136A, The Bluffs Subdivision, Phase 5-B

Owner & Representative: Matthew & Michelle Pecoraro

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

Parish Council District Representative: Hon. Mike M. Smith

General Location: The property is located at the end of Pearl View Court, east of Arbor View Drive, Slidell, Louisiana. Ward 8, District 9

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

Opposition: None

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

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

**Nay:** N/A

**Abstain:** N/A

**TENTATIVE SUBDIVISION REVIEW****18- 2022-2753-TP**

River Park Trails Subdivision (formerly River Park Estates Subdivision, Phase 3)

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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

**POSTPONED AT THE MARCH 8, 2022 AND APRIL 12, 2022 MEETING**

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

Opposition: None

**Truxillo moved to postpone, Willie to second.**

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

**Nay:** N/A

**Abstain:** N/A

**FINAL SUBDIVISION REVIEW****19- 2022-2749-FP**

Lakeshore Villages, Phase 6A

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

**POSTPONED AT THE MARCH 8, 2022 AND APRIL 12, 2022 MEETING**

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

Opposition: None

**Fitzmorris moved to approve, Truxillo to second.****Yea:** Seeger, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** McInnis**Abstain:** N/A**20- 2022-2755-FP**

River Park Estates, Phase 2

Developer/Owner: River Park Estates, LLC

Engineer/Surveyor: Deep South Design Group, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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

**POSTPONED AT THE MARCH 8, 2022 AND APRIL 12, 2022 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: None

**Fitzmorris moved to approve, Truxillo to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** N/A**Abstain:** N/A

**21- 2022-2792-FP**

Tribute at Tamanend, Phase 1

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

Engineer/Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Kirk Drumm

General Location: The property is located on the east side of LA Highway 434 and north of Interstate-12, Lacombe, Louisiana. Ward 7, District 11

**POSTPONED AT THE APRIL 12, 2022 MEETING**

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

Opposition: None

**Barcelona moved to approve, Fitzmorris to second.****Yea:** Seeger, Willie, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** n/a**Abstain:** McInnis**Absent:** Fitzmorris**22- 2022-2795-FP**

Bonterra, Phase 1-A

Developer/Owner: Lynn Levy Land Co., LLC

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

Parish Council District Representative: Hon. Michael Smith

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

**POSTPONED AT THE APRIL 12, 2022 MEETING**

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

Opposition: David Jones, Stan Owen, Darren Bourgeois, Charles Hartman, Dr. Andy Benson, Terry Lewis Stevens

**Fitzmorris moved to approve, Barcelona to second.****Yea:** Seeger, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Randolph, Truxillo, Ress**Nay:** McInnis, Smail**Abstain:** N/A

**23- 2022-2797-FP**

Guste Island Estates, Parcel I

Developer/Owner: McInt, Inc.

Engineer: Kelly McHugh &amp; Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

General Location: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana. Ward 1, District 4

**POSTPONED AT THE APRIL 12, 2022 MEETING**

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

Opposition: None

**Truxillo moved to postpone, Seeger to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** N/A**Abstain:** N/A**24- 2022-2842-FP**

Covington Place Cottage, Phase 2

Developer/Owner: Tidal Group, LLC

Engineer: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the north side of 10th Street, east of Ruby Street, Covington. 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: Adam Henning

Opposition: Gene Young, Greg Young

**Randolph moved to approve, Willie to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** N/A**Abstain:** N/A**25- 2022-2843-FP**

Lakeshore Villages, Phase 6B

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: None

Opposition: None

**Truxillo moved to postpone, Randolph to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** N/A**Abstain:** N/A

**26- 2022-2844-FP**

Abita Ridge, Phases 3A &amp; 3B

Developer/Owner: Abita River Park, LLC

Engineer: Kelly McHugh &amp; Associates, Inc.

Parish Council District Representative: Hon. David Fitzgerald

General Location: The property is located on the north of Harrison Avenue, east of US Highway 190, Covington, Louisiana. Ward 3, District 2

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

Opposition: None

**Truxillo moved to postpone, Randolph to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** N/A**Abstain:** N/A**OLD BUSINESS****27- ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**

Request to Enter the Parish Right-of-Way for portions of Seventh Avenue, Eight Avenue and Seventh Street for the propose of extending the street and installing drainage features (Paillet First Subdivision).

Debtor: HMM Development, LLC

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on Seventh Avenue, Eighth Avenue and Seventh Street, east of Sixth Street, south of Hwy 435, Abita Springs, Louisiana, Ward 10, District 6

**Developer requesting a modification to the original request and an extension of time to submit the required documentation and to complete the work**

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

Opposition: None

**Randolph moved to approve, Seeger to second.****Yea:** Seeger, McInnis, Willie, Doherty, Barcelona, Fitzmorris, Crawford, Smail, Randolph, Truxillo, Ress**Nay:** N/A**Abstain:** N/A**NEW BUSINESS****ADJOURNMENT**

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# **REVOCATIONS**

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## REVOCATION STAFF ANALYSIS REPORT

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE NO.: REV22-05-006

NAME OF STREET OR ROAD: Unopened portion of Cours Carson Street

NAME OF SUBDIVISION: Town of Mandeville Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located north of Preval Street, south of Joans Street in Square 311A of the Town of Mandeville Subdivision (as delineated on Map #208A), Ward 4, District 7.

SURROUNDING ZONING: A-4 Single Family Residential

PETITIONER/REPRESENTATIVE: Nancy Landers

### **STAFF COMMENTARY:**

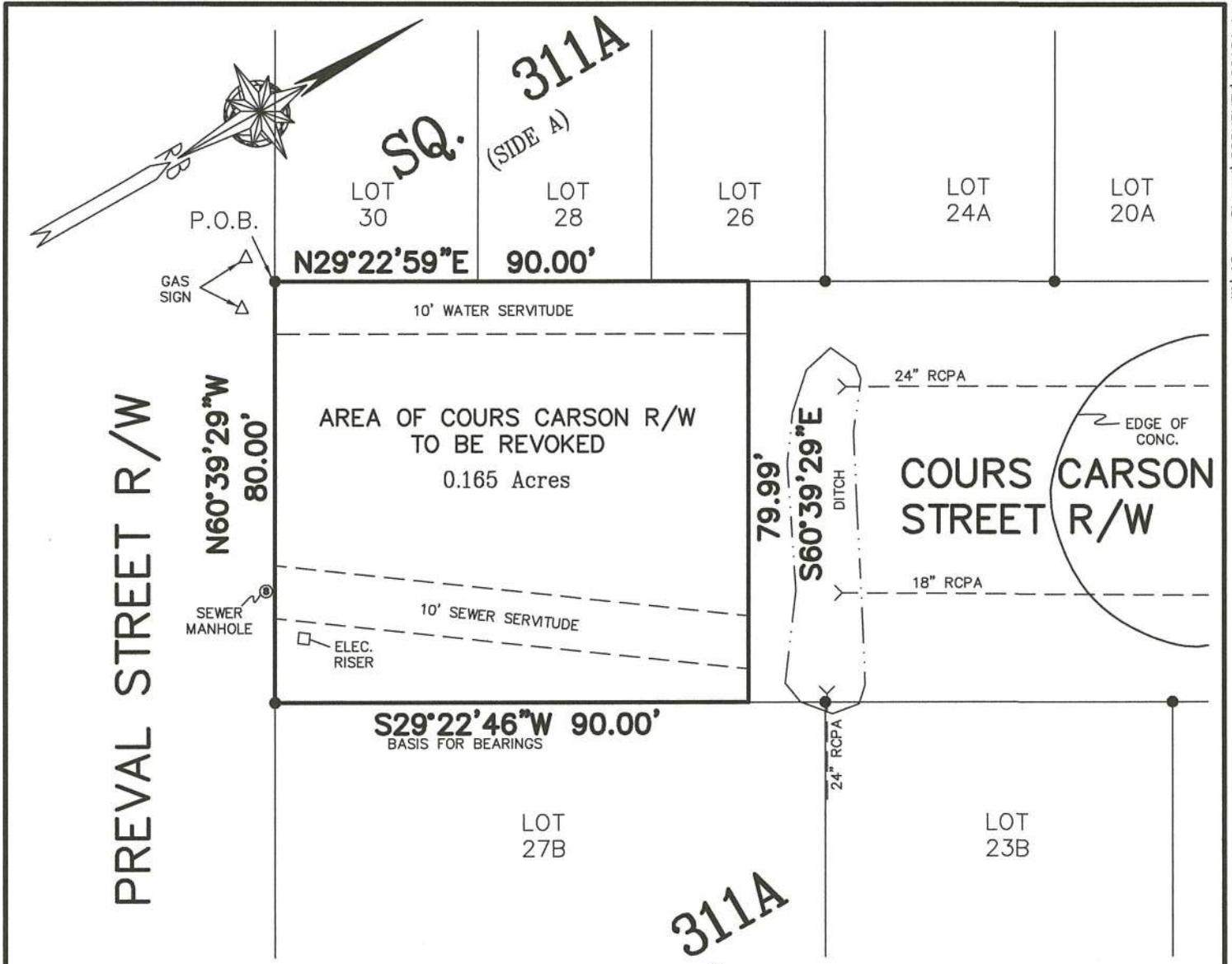
#### **Department of Planning & Development Comments:**

The applicant is requesting to revoke an unopened portion of Cours Carson Street, in order to assimilate the property into the adjacent residential property that she has purchased. However, this section of Cours Carson is subject to existing water and sewer lines that service the homes being constructed on the Cours Carson Extension.

#### **Recommendation:**

Staff is not opposed to the revocation of this unopened portion of Cours Carson. However, if the Planning Commission wishes to recommend approval, it should be made with the following stipulations:

- The applicant assimilating the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.
- A formal dedication or establishment of the existing servitudes prior to approval.
- Submission of a fully notarized letter of no objection from Magnolia Water Utility Company.



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

REFERENCE 1:  
Survey By Ned Wilson, PLS  
Map File No.: 903A  
Date Filed: 12-27-1985

REFERENCE 2:  
Resub. By J.V. Burkes & Assoc., INC.  
Map File No.: 5909C  
Date Filed: 01-27-2020

REFERENCE 3:  
Survey By Randall W. Brown & Assoc., INC.  
Survey No.: 22144  
Dated: 3-10-2022

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

LEGAL DESCRIPTION

COMMENCING FROM THE INTERSECTION OF THE WESTERN RIGHT OF WAY LINE OF COURS CARSON STREET RIGHT OF WAY AND THE NORTHERN RIGHT OF WAY LINE OF PREVAL STREET RIGHT OF WAY, ALSO THE POINT OF BEGINNING. FROM THE POINT OF BEGINNING GO NORTH 29 DEGREES 22 MINUTES 59 SECONDS EAST A DISTANCE OF 90.00 FEET; THENCE GO SOUTH 60 DEGREES 39 MINUTES 29 SECONDS EAST A DISTANCE OF 79.99 FEET; THENCE GO SOUTH 29 DEGREES 22 MINUTES 46 SECONDS WEST A DISTANCE OF 90.00 FEET; THENCE GO NORTH 60 DEGREES 39 MINUTES 29 SECONDS WEST A DISTANCE OF 80.00 FEET BACK TO THE POINT OF BEGINNING.

**Revocation of  
A PORTION OF COURS CARSON RIGHT OF WAY  
SQUARE 311A SIDE A & B  
TOWN OF MANDEVILLE  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
NANCY LANDERS**

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, 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: APRIL 1, 2022  
Survey No. 22181  
Project No. (CR5)  
Scale: 1" = 30' ±  
Drawn By: J.E.D.  
Revised:

**REVOCATION STAFF ANALYSIS REPORT**

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE NO.: REV22-06-007

NAME OF STREET OR ROAD: Unopened portion of Labarre Street

NAME OF SUBDIVISION: Town of Mandeville Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 10

PROPERTY LOCATION: The property is located east of Carroll Street, north of Destin Street, between Square 234 and Square 264 in the Town of Mandeville Subdivision (as delineated on Map #208A), Ward 4, District 7.

SURROUNDING ZONING: A-4 Single Family Residential District

PETITIONER/REPRESENTATIVE: Ronald H. King

**STAFF COMMENTARY:**

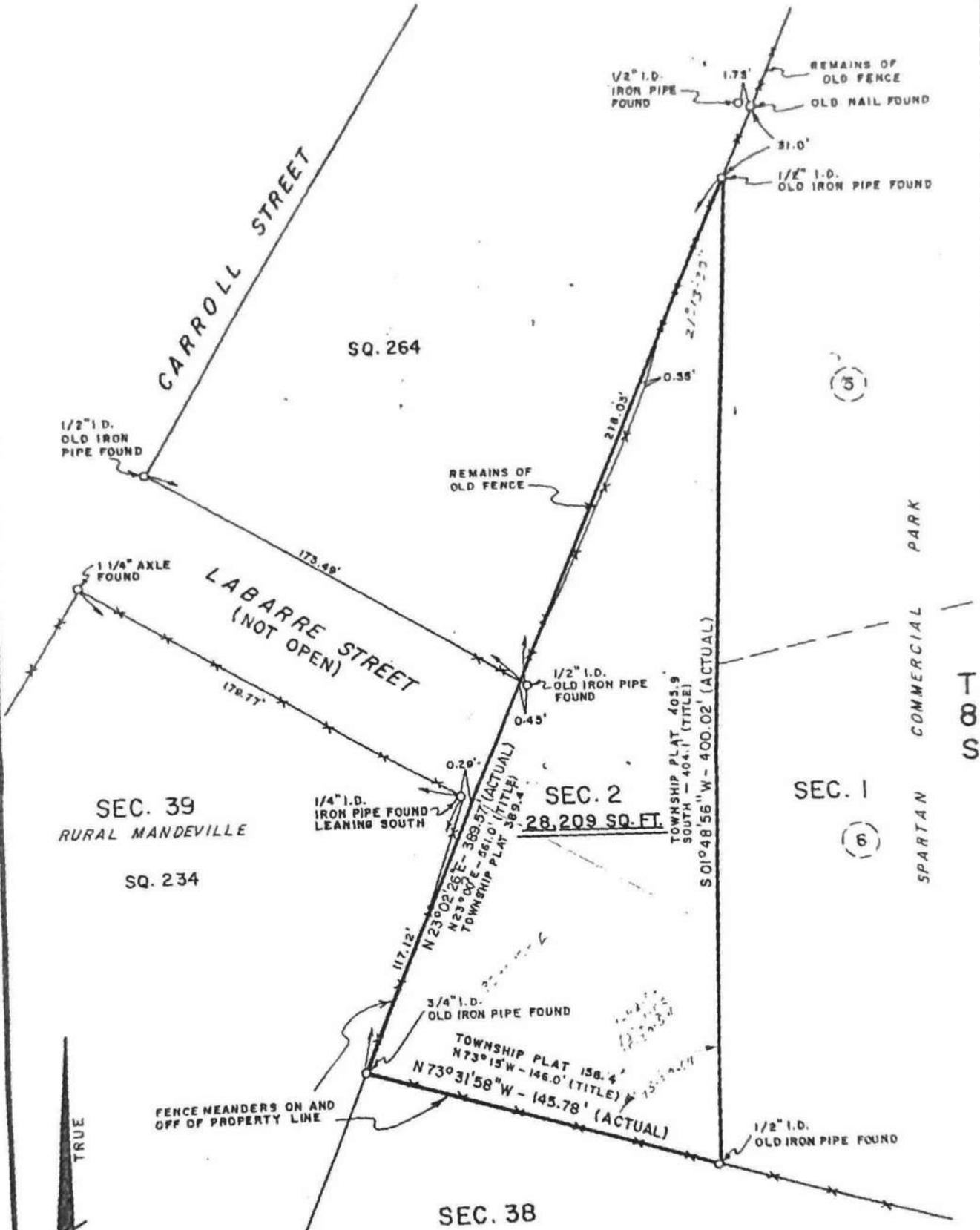
**Department of Planning & Development Comments:**

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

**Recommendation:**

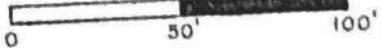
Staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, staff has no objections to the requested revocation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

RIIE



SURVEY CERTIFIED CORRECT TO JULIANE SMITH KING

PLAT SHOWING SEC. 2 T8S-RIIE GREENSBURG DISTRICT ST. TAMMANY PH., LA SCALE



AUGUST 20, 1984

BEARINGS SHOWN AS PER POLARIS OBSERVATION 8/19/84

*J.K. Landry*  
 LANDRY ENGINEERING CO., INC.  
 P.O. BOX #911  
 MANDEVILLE J. 7044  
 PH. 845-4044

# **MINOR SUBDIVISIONS**

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE NO.: 2022-2858-MSP

Owners & Representatives: St. Tammany Memorial Gardens, LLC – Sandra Hosher

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

SECTION: 2

TOWNSHIP: 7 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: The parcel is located on the north side of Harrison Avenue, east of Abita River Drive, west of Flowers Drive, Covington, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 11.08 acres

NUMBER OF LOTS/PARCELS: A1-A4, A1-A3 & A2-A into Parcel A1-A5

ZONING: PF-1 Public Facilities District

**STAFF COMMENTARY:**

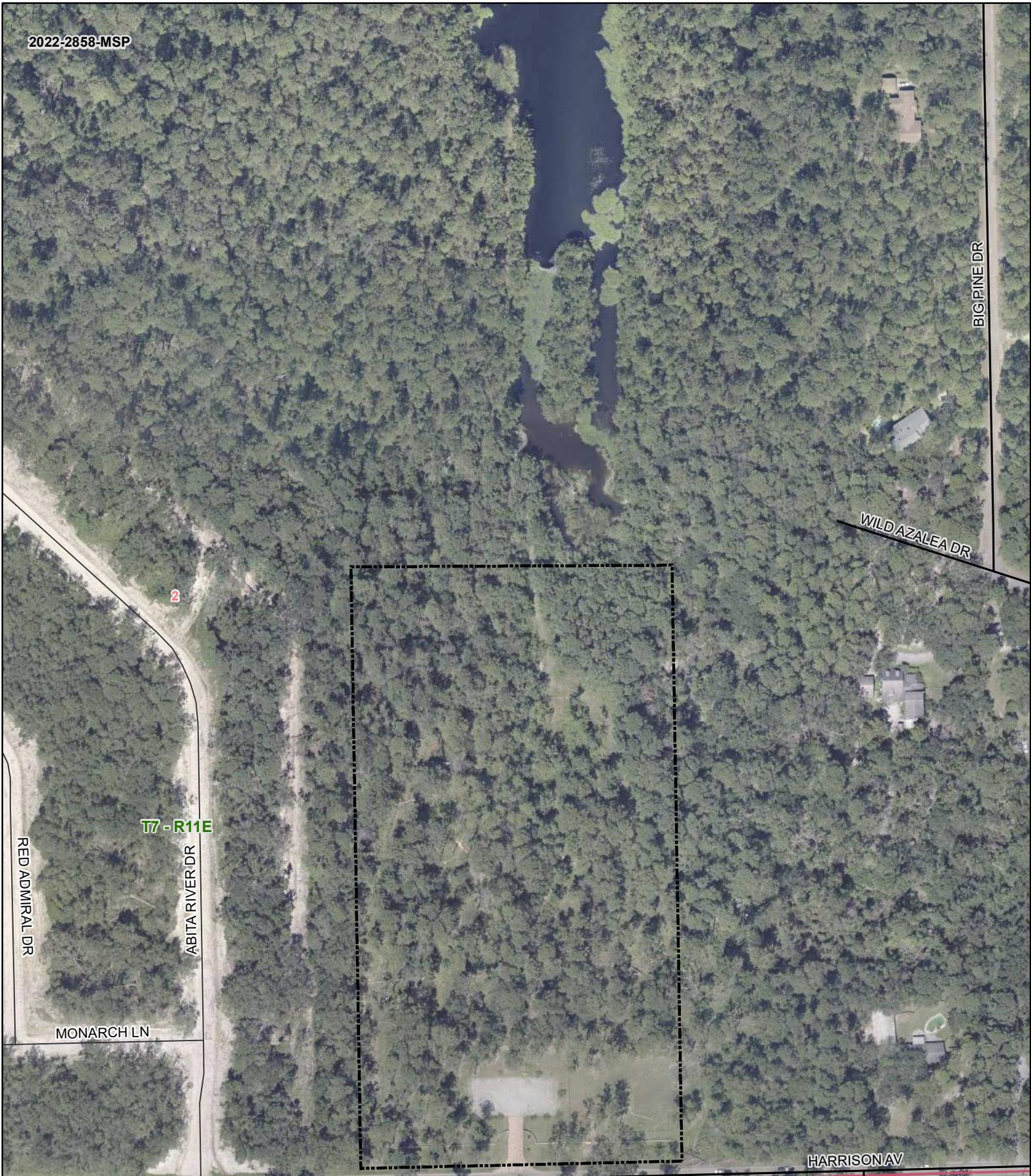
**Department of Planning & Development and Department of Engineering**

The applicant is requesting to create one (1) parcel A1-A5 from parcels A1-A4, A1-A3 & A2-A. The minor subdivision request requires a public hearing due to:

- Parcels A1-A4, A1-A3 & A2-A were previously part of minor subdivision approved in December 2016 & January 2019 (2016-510-MSA & 2019-1362-MSA).

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

1. Provide additional information regarding the 35 foot access servitude shown on the survey: If the servitude is to be vacated, remove from survey and resubmit 10 original copies of the survey.



T7-R11E

RED ADMIRAL DR

ABITA RIVER DR

MONARCH LN

WILD AZALEA DR

BIG PINE DR



HARRISON AV

F ST

D ST

B ST

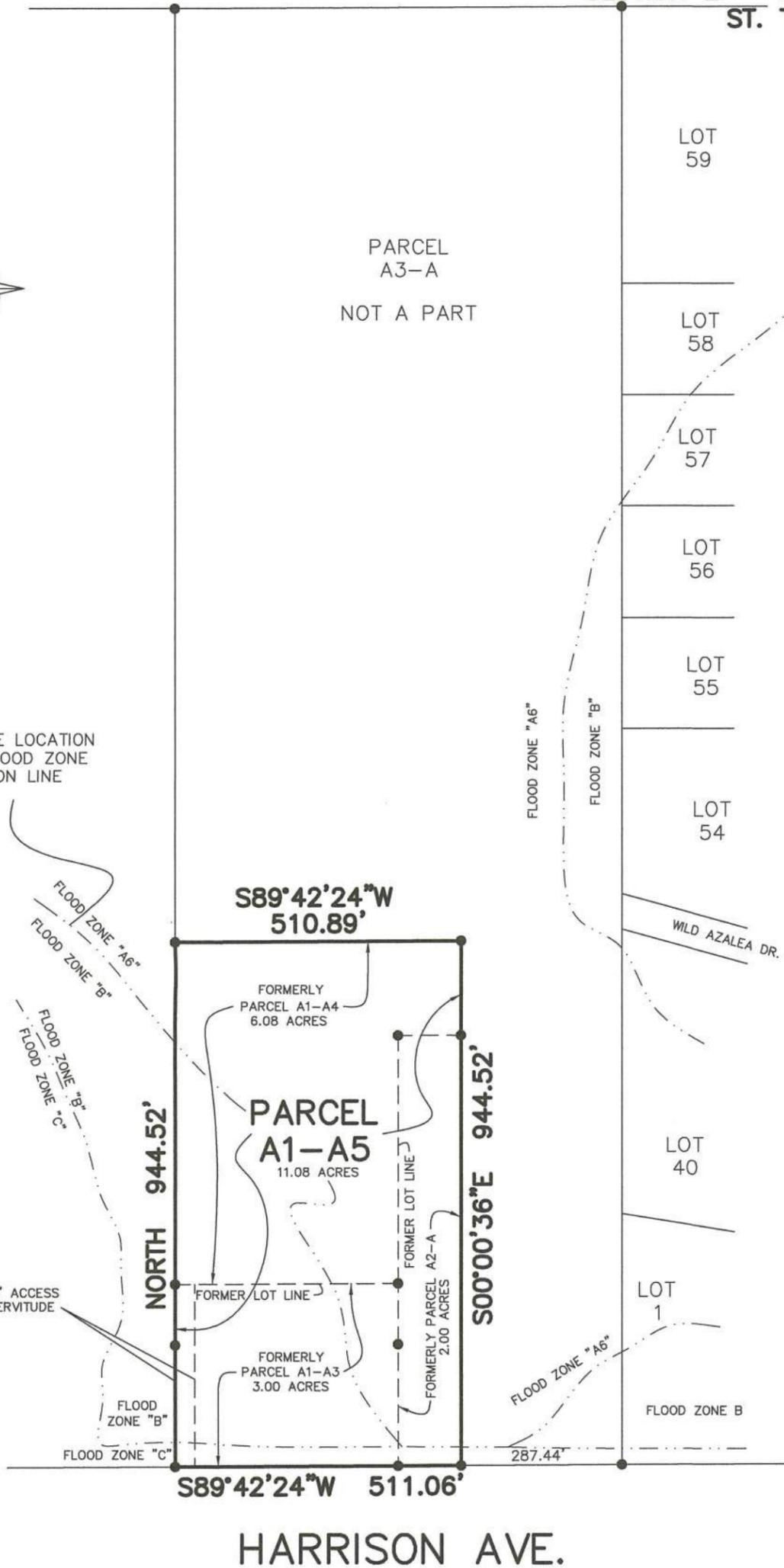
WEBSTER ST

WEBSTER ST

C ST

1

A Minor Subdivision of  
**PARCELS A1-A4, A1-A3, & A2-A**  
**LAMBERT INVESTMENTS MINOR SUBDIVISION**  
**SECTION 2 - TOWNSHIP 7 SOUTH - RANGE 11 EAST**  
**ST. TAMMANY PARISH, LOUISIANA**  
**INTO**  
**PARCEL A1-A5**



SINGING RIVER ESTATES SUBDIVISION

APPROXIMATE LOCATION OF FEMA FLOOD ZONE TRANSITION LINE

APPROXIMATE LOCATION OF FEMA FLOOD ZONE TRANSITION LINE

APPROVAL

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

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

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

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

DATE FILED FILE NO.

NOTES:  
 1. POND AND DITCHES NOT SHOWN HEREON  
 2. ALL IMPROVEMENTS SHOWN HEREON WERE LOCATED ON OR BEFORE AUGUST 19, 2016

NOTE: ALL IMPROVEMENTS NOT SHOWN HEREON.

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area. It is located in Flood Zone A6, B & C.

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

FIRM Panel# 2252050230C Rev. 10-17-1989

REF 1:  
 RESUB. BY RANDALL W. BROWN  
 DATE FILED: 12-21-2016  
 MAP FILE No: 5597B

REF 2:  
 RESUB. BY RANDALL W. BROWN  
 DATE FILED: 03-27-2018  
 MAP FILE No: 5724D

REF 3:  
 RESUB. BY RANDALL W. BROWN  
 DATE FILED: 01-28-2019  
 MAP FILE No: 5818A

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY		SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS <u>C</u> SURVEY.	
RANDALL W. BROWN REG. NO. 04586 REGISTERED PROFESSIONAL		<b>Randall W. Brown &amp; Associates, Inc.</b> Professional Land Surveyors 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309 info@brownsurveys.com	
Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586		Date: MARCH 25, 2022 Survey No. 22192  Scale: 1"=250'± Drawn By: J.E.D. Revised:	

A Minor Subdivision of  
**PARCELS A1, A2 & A3**  
**LAMBERT INVESTMENTS MINOR SUBDIVISION**  
**SECTION 2 – TOWNSHIP 7 SOUTH – RANGE 11 EAST**  
**ST. TAMMANY PARISH, LOUISIANA**  
**INTO**  
**PARCELS A1-A, A2-A & A3-A**

(N89°41'00"E 798.50 – TITLE)

**N89°45'40"E**  
**798.48'**

**PARCEL A3-A**  
 36.985 Acres

LOT 59

LOT 58

LOT 57

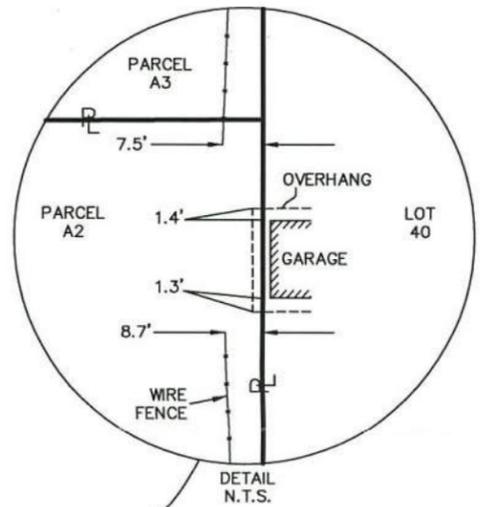
LOT 56

LOT 55

LOT 54

APPROXIMATE LOCATION OF FEMA FLOOD ZONE TRANSITION LINE

SINGING RIVER ESTATES SUBDIVISION



APPROXIMATE LOCATION OF FEMA FLOOD ZONE TRANSITION LINE

BASE BEARING NORTH 2622.40' (2623.0' – TITLE)

1677.87'

FORMERLY PARCEL A3

FLOOD ZONE "A6"

FLOOD ZONE "B"

**S00°00'01"E 2621.64'**  
 (SOUTH 2623.0 – TITLE)

WILD AZALEA DR. R/W

SEE DETAIL

LOT 40

LOT 1

FLOOD ZONE B

**S89°42'24"W**  
**510.89'**

**S89°42'24"W**  
**112.55'**

170.46'

**PARCEL A1-A**  
 9.079 Acres

FORMERLY PARCEL A1

FLOOD ZONE "B"

112.55'

**398.51'**

**S89°42'24"W**  
 (S89°43'00"W – TITLE)

**HARRISON AVE.**

**S00°00'36"E 774.06'**

**774.06'**

**N00°00'36"W 944.52'**

**PARCEL A2-A**  
 2.000 Acres

FORMERLY PARCEL A2

FLOOD ZONE "A6"

**287.44'**

**798.50'**

APPROVAL

*Ron Keller*

SECRETARY PARISH PLANNING COMMISSION

*Jim O'Neil*  
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING

*Dy. Shana New*  
 CLERK OF COURT

12-21-2016 5597B  
 DATE FILED FILE NO.

NOTES:

1. PROPERTY AS DESCRIBED BY TITLE AND REFERENCE PLAT DOES NOT MATHEMATICALLY CLOSE.
2. POND AND DITCHES NOT SHOWN HEREON
3. ALL IMPROVEMENTS SHOWN HEREON WERE LOCATED ON OR BEFORE AUGUST 19, 2016

- DENOTES 1/2" IRON PIPE SET
- DENOTES 1/2" IRON PIPE FND UNLESS OTHERWISE NOTED

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area. it is located in Flood Zone A6, B & C.

FIRM Panel# 2252050230C Rev. 10-17-1989

REF 1:  
 RESUB. BY RANDELL W. BROWN  
 DATED: 9-8-2016  
 FILE No: 55678

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

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

**RANDALL W. BROWN**  
 REG. NO. 04586  
  
**Randall W. Brown, P.L.S.**  
 Professional Land Surveyor  
 LA Registration No. 04586

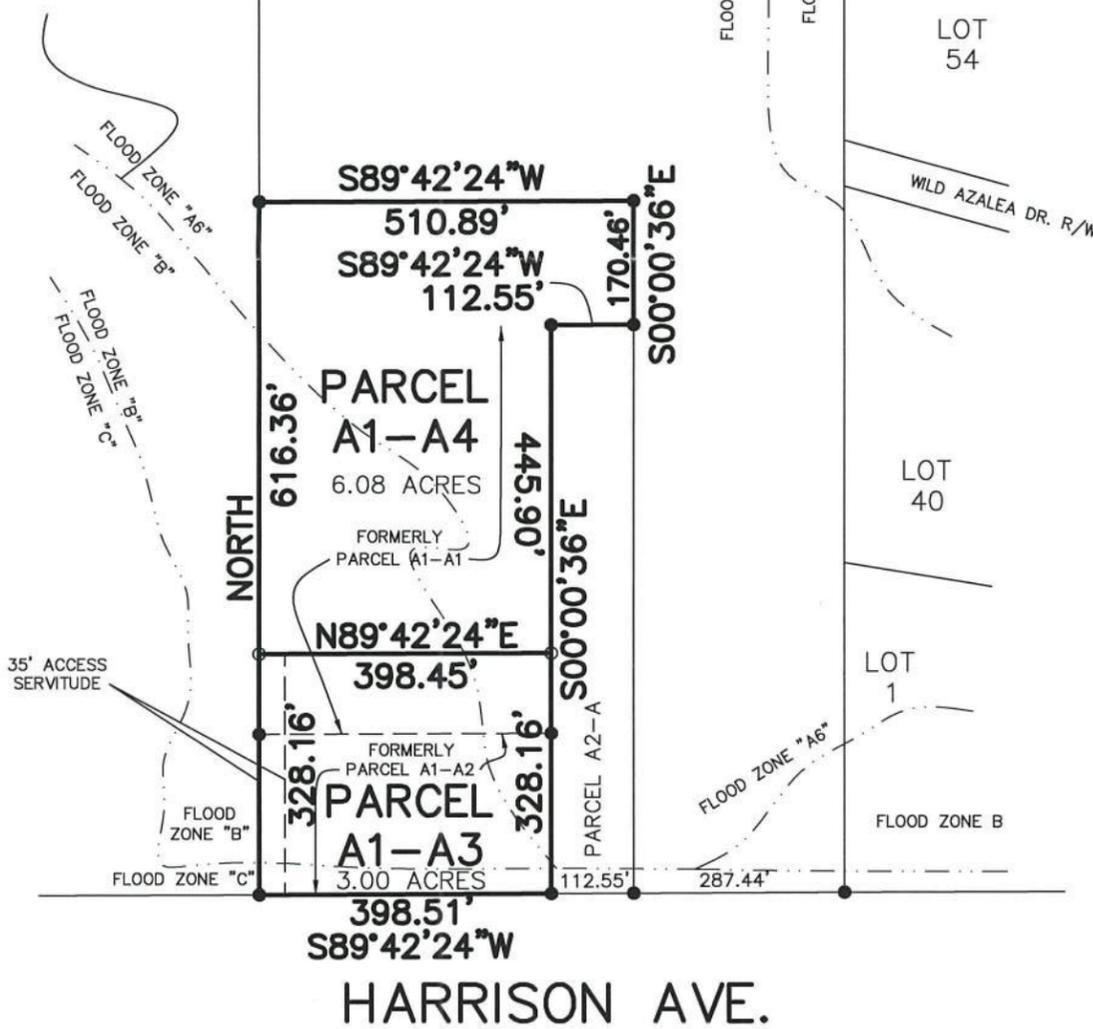
**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors  
 Geodetic • Forensic • Consultants  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309  
 E-MAIL: info@brownsurveys.com

Date: NOVEMBER 21, 2016  
 Survey No. 161105  
 Scale: 1"=250'±  
 Drawn By: J.E.D.  
 Revised:

Resubdivision of  
**PARCELS A1-A1 & A1-A2**  
**LAMBERT INVESTMENTS MINOR SUBDIVISION**  
**SECTION 2 - TOWNSHIP 7 SOUTH - RANGE 11 EAST**  
**ST. TAMMANY PARISH, LOUISIANA**  
**INTO**  
**PARCELS A1-A4 AND A1-A3**



APPROXIMATE LOCATION OF FEMA FLOOD ZONE TRANSITION LINE



SINGING RIVER ESTATES SUBDIVISION

APPROVAL

*[Signature]*  
 SECRETARY PARISH PLANNING COMMISSION

*[Signature]*  
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING

*[Signature]*  
 Clerk of Court **Shana Hess, Deputy Clerk**

**01-28-2019**      **5818A**  
 DATE FILED      FILE NO.

NOTES:  
 1. POND AND DITCHES NOT SHOWN HEREON  
 2. ALL IMPROVEMENTS SHOWN HEREON WERE LOCATED ON OR BEFORE AUGUST 19, 2016

○ DENOTES 1/2" IRON PIPE TO BE SET  
 ● DENOTES 1/2" IRON PIPE FND  
 ● UNLESS OTHERWISE NOTED

Note: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described IS located in a special flood hazard area. it is located in Flood Zone A6, B & C.

FIRM Panel# 2252050230C Rev. 10-17-1989

REF 1:  
 RESUB. BY RANDALL W. BROWN  
 DATE FILED: 12-21-2016  
 MAP FILE No: 5597B

REF 2:  
 RESUB. BY RANDALL W. BROWN  
 DATE FILED: 03-27-2018  
 MAP FILE No: 5724D

	THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY	SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS <u>C</u> SURVEY.
	<b>Randall W. Brown &amp; Associates, Inc.</b> Professional Land Surveyors Geodetic • Forensic • Consultants 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5368 FAX (985) 624-5309 E-MAIL: info@brownsurveys.com	
Date: NOVEMBER 29, 2018 Survey No. 18708		Scale: 1"=250'± Drawn By: RJB Revised: 1-23-2019

Copyright 2018 - Randall W. Brown & Associates, Inc. W:\SurveyShare\18SURVEY\18708.dwg

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE NO.: 2022-2880-MSP

Owners & Representatives: Dillon & Katelyn Cain

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

SECTION: 2 & 3

TOWNSHIP: 8 South

RANGE: 14 East

WARD: 8

PARISH COUNCIL DISTRICT: 11

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

GENERAL LOCATION: The parcel is located on the south side of Golden Lane and on the east side of Crawford Road, Pearl River, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 14.245 acres

NUMBER OF LOTS/PARCELS: 14.245 acres into Parcels A & B

ZONING: A-2 Suburban District

**STAFF COMMENTARY:**

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

The applicant is requesting to create (2) two parcels from 14.245 acres. The minor subdivision request requires a public hearing due to:

- Parcels A & B do not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District and requiring a waiver from the Planning Commission.
- Parcel B is proposed to be accessed from a 35 foot access servitude requiring a waiver from the Planning Commission.
- Parcel A is proposed to be access from a 30 foot access servitude requiring a waiver from the Planning Commission.

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

1. Provide signature line for the Chairman of the Planning Commission.
2. Show recordation number on the survey for the 35 foot access servitude in favor of proposed Parcel B.
3. Provide information regarding the access from Golden Lane to proposed Parcel A, either as a granted 30 foot access servitude or submit application to enter the Parish Right of way.
4. If the rear portion of lots 9 & 10 it is to be included/added to proposed Parcel A, amend survey as follow: A minor subdivision of a 14.246 acre tract and lots 9 & 10 Twin Hickory Farm Subdivision into Parcel A, Parcel B and lots 9A & 10A, Twin Hickory Farm Subdivision. Note that lots 9 & 10 will have to be illustrated on the survey and the owners of Lots 9 & 10 will have take part of the minor subdivision.

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.

GOLDEN LN

T8 - R14E

CRAWFORD RD

GUM CREEK RD

RHONDARD

PINE STREET EXT

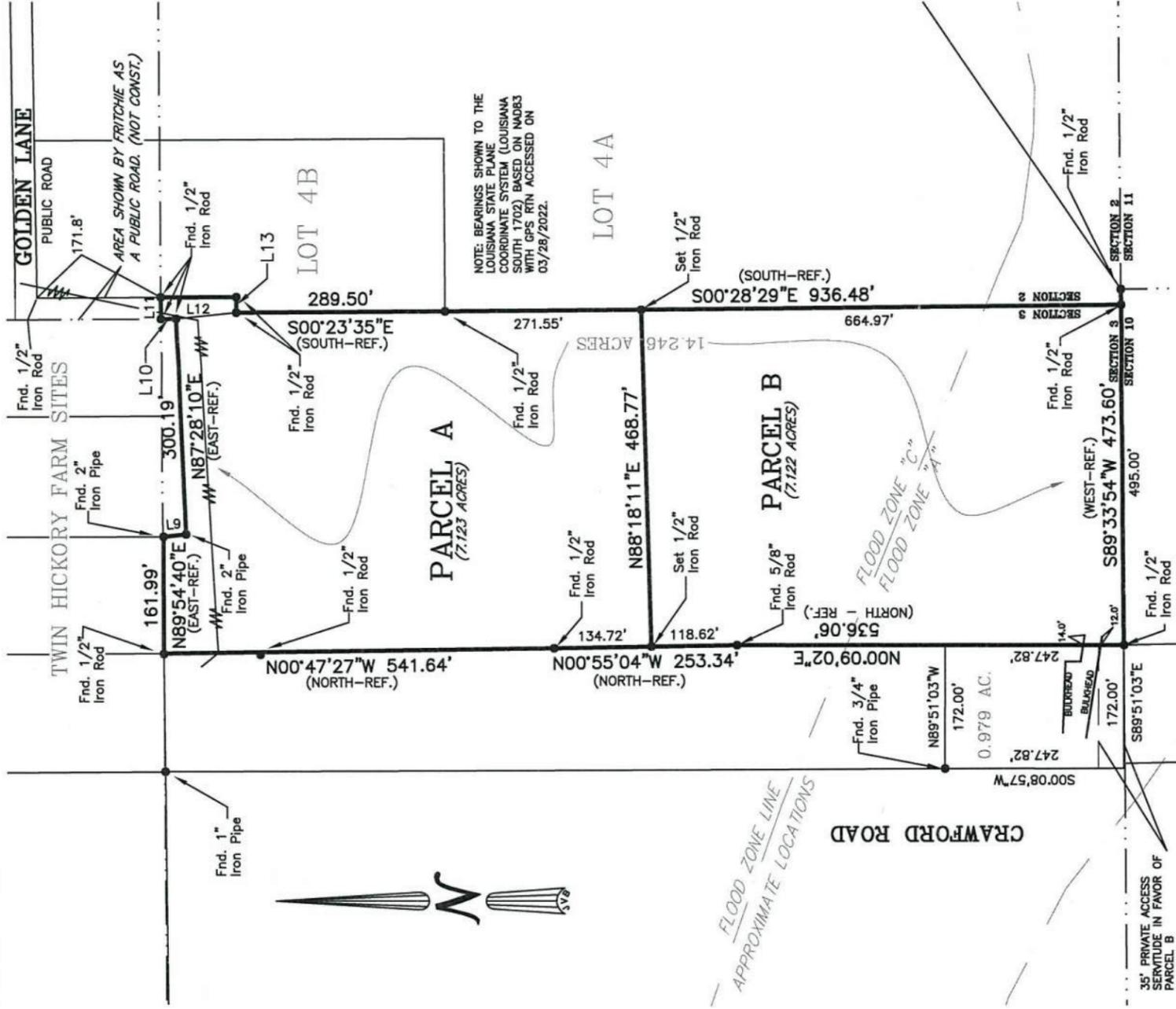
3

2

10

11

REFERENCES:  
 1.) A SURVEY BY HOMER FRITCHE DATED 7/11/43,  
 SURVEY NO. 872.  
 2.) A SURVEY MAP BY THIS FIRM DATED 10/18/2019,  
 JOB NO. #20190586



SCALE: 1" = 200  
 DATE: 03/28/2022  
 DRAWN BY: BJA  
 CHECKED BY: DJP  
 DWG. NO: 20220128  
 SHEET 1 OF 1

A MINOR SUBDIVISION PLAT OF  
 A 14.246 ACRE TRACT INTO PARCELS A & B  
 IN SECTIONS 2 & 3, T-8-S, R-14-E,  
 GREENSBURG LAND DISTRICT  
 ST. TAMMANY PARISH, LOUISIANA

KATELYN CAIN AND DILLON CAIN

**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

APPROVED:

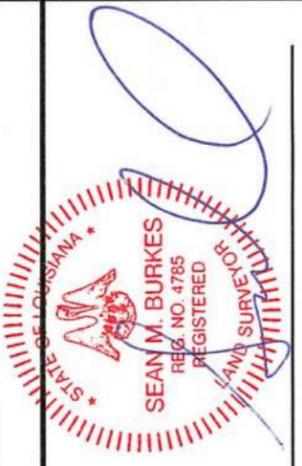
SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

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

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

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

TOTAL AREA: 000,000 SQ. FT. OR 00.000 ACRES



SEAN M. BURKES  
 LA REG. NO. 4785

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

I have consulted the Flood Insurance Rate Maps and found this property is in \_\_\_\_\_ a Special Flood Hazard Area.

F.I.R.M.: 225205 0300 C & 0410 D  
 DATE: 10/17/1989 & 04/21/1999  
 ZONE: A & C  
 B.F.E. = N/A

\* Verify prior to construction with local governing body

35' PRIVATE ACCESS SERVITUDE IN FAVOR OF PARCEL B

FLOOD ZONE LINE APPROXIMATE LOCATIONS

LEGEND  
 ○ 1/2" Iron Rod Set  
 ● 1/2" Iron Rod Found  
 ⊕ Cross  
 \* Fence  
 - Power Line  
 ⊕ Power Pole

GRAPHIC SCALE  
 ( IN FEET )  
 1 INCH = 200 FEET

ADDRESS: CRAWFORD ROAD

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE NO.: 2022-2883-MSP

Owners & Representatives: Wayne J. & Suzanne Bergeron

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

SECTION: 36

TOWNSHIP: 7 South

RANGE: 11 East

WARD: 10

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: The parcel is located on the north side of Miller Lane, west of Kustenmaker Road, Abita Springs, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 7.84 Acres

NUMBER OF LOTS/PARCELS: Parcels 36A & 36B into Parcels 36A1 & 36B1

ZONING: I-1 Industrial District & A-3 Suburban District

**STAFF COMMENTARY:**

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

The applicant is requesting to create (2) two parcels from 7.84 acres. The public hearing is required considering that:

- Parcel 36A1 is proposed to be access from a 35 foot servitude of passage, requiring approval from the Planning Commission.
- Parcels 36A & 36B were previously part of a lot line adjustment approved in July 2007.

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

1. Provide instrument number after 35 foot servitude of passage is recorded.

2022-2883-MSP

ROSE ST

VIOLET ST

PANSY ST

DAISY ST

JASMINE ST

DAHLIA ST

ABITA HWY

36

DAVIS CEMETERY

MARTIN LN

T6-R11E

36

KUSTENMACHER

MILLER LN

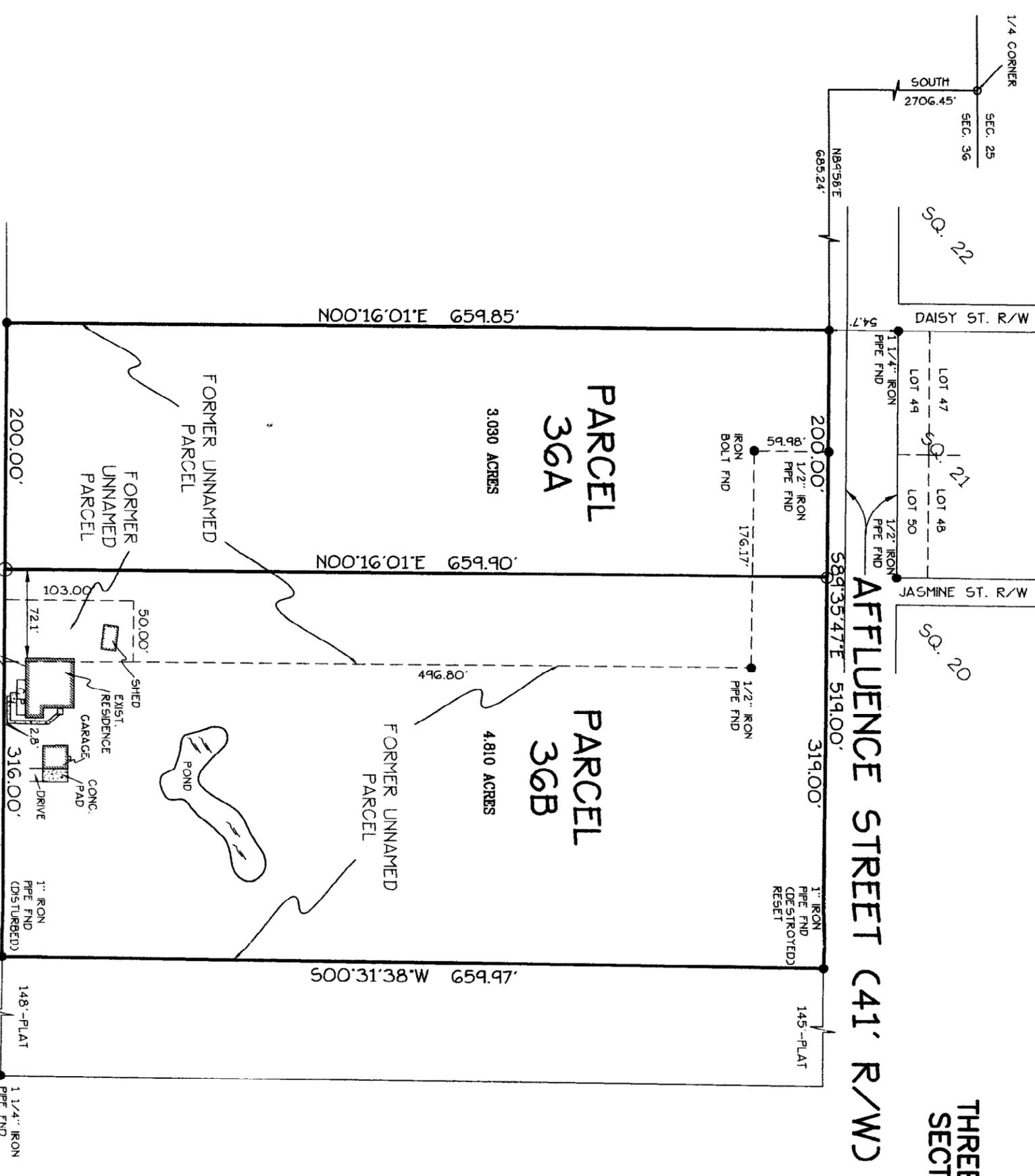
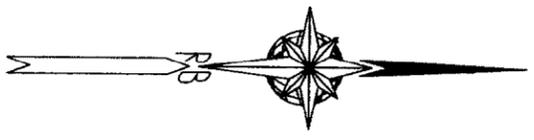
TAMMANY TRACE

KUSTENMACHER RD



Minor Subdivision of  
**THREE UNNAMED PARCELS OF GROUND SITUATION IN  
 SECTION 36, TOWNSHIP 6 SOUTH, RANGE 11 EAST  
 ST. TAMMANY PARISH, LOUISIANA**  
 INTO  
**PARCEL 36-A & 36-B**

DEPARTMENT OF PLANNING  
**APPROVED**  
 BY: *[Signature]* DATE: 07/18/07  
 APPROVED:



**TAMMANY TRACE R/W**

**REGISTERED**  
 RANDALL W. BROWN  
 REG. NO. 04586

ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTIONS AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE STATUTES, ORDINANCES, AND RECORDS HAVE BEEN SEARCHED AND FOUND TO BE IN COMPLIANCE WITH THE DATA FOR THIS SURVEY.  
 SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"  
 FOR A CLASS C SURVEY.

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.

CLERK OF COURT  
*[Signature]*  
 DATE FILED 7-18-2007 MAP FILE NO. 4500 D

FIRM Panel# 225205 0235 C Rev. OCTOBER 17, 2006

THE SERVICE AND PROVISIONS OF THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTIONS AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE STATUTES, ORDINANCES, AND RECORDS HAVE BEEN SEARCHED AND FOUND TO BE IN COMPLIANCE WITH THE DATA FOR THIS SURVEY.

DATE: MAY 21, 2007  
 SURVEY NO. 07370  
 PROJECT NO. D07370.CRS

Scale: 1"=100' ±  
 Drawn By: BRC  
 Revised:

- DENOTES 1" IRON PIPE FND UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON PIPE TO BE SET UNLESS OTHERWISE NOTED

Randall W. Brown  
 Professional Land Surveyor  
 LA Registration No. 04586

Randall W. Brown & Associates, Inc.  
 Professional Land Surveyors  
 Planners • Consultants  
 228 W. Causeway App. Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE NO.: 2022-2887-MSP

Owners & Representatives: John B. & Patricia R. Stoddard

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

SECTION: 35 & 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: The parcel is located on the west side of Lochmere Drive, north of Sharp Road, Mandeville, Louisiana

SURROUNDING LAND USES: Residential

TOTAL ACRES IN DEVELOPMENT: 1.35 Acres

NUMBER OF LOTS/PARCELS: Tract C into Tracts C-1 & C-2

ZONING: A-3 Suburban District

**STAFF COMMENTARY:**

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

The applicant is requesting to create (2) two tracts from 1.35 acres. The minor subdivision request requires a public hearing due to:

- Tracts C-1 & C-2 do not meet the minimum lot size of 1 acre, required as per Section 125.188 of the minor ordinance and requiring a waiver from the Planning Commission.

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

1. Provide signature line for the Chairman of the Planning Commission.
2. Add recordation instrument number (#725146) for the 20 foot access servitude to Tract B, shown on the survey.

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.

STONEHAVEN DR

T7-R1E

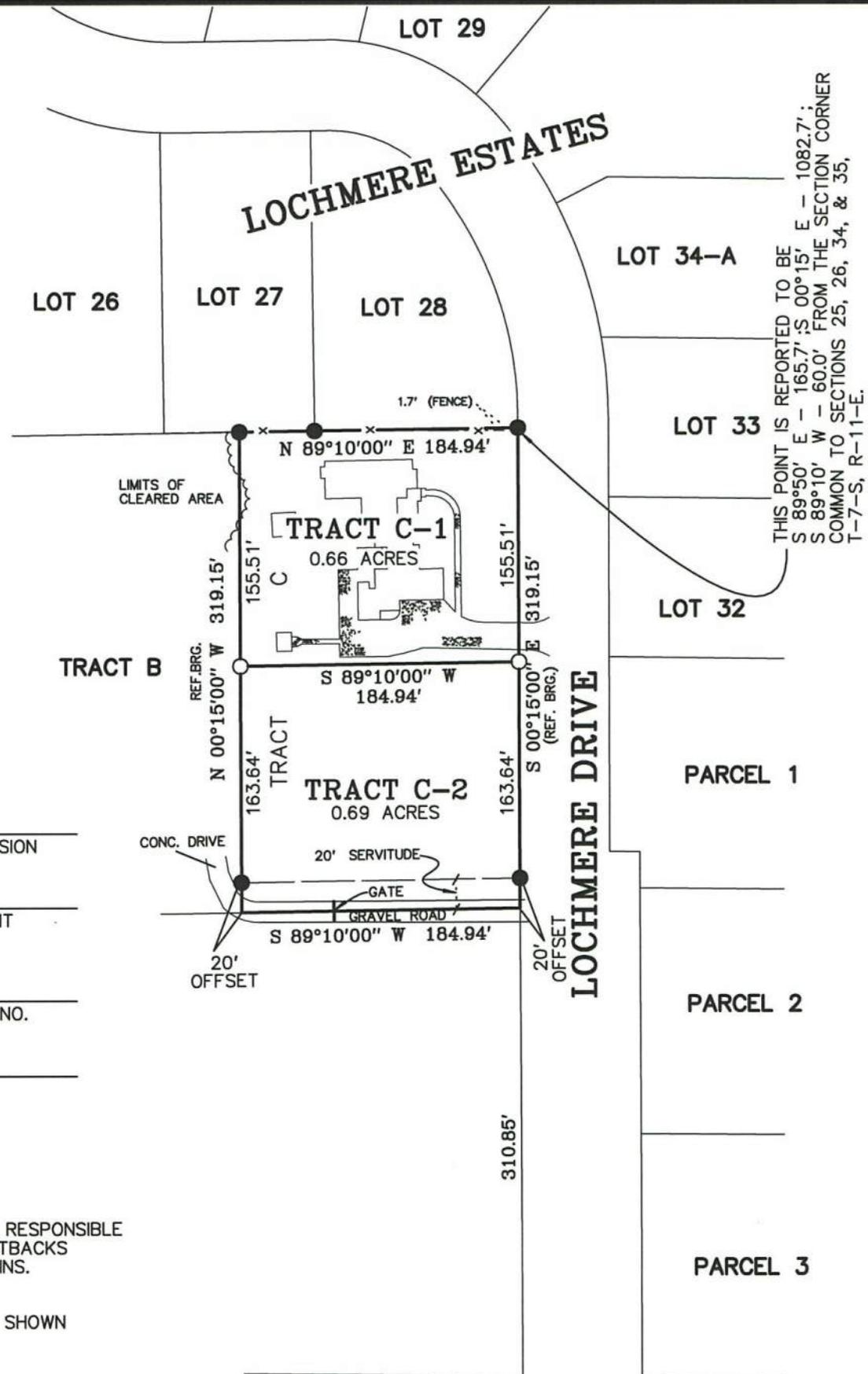
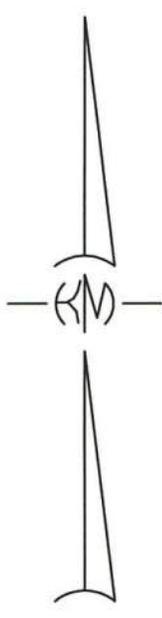
35

36

LOCHMERE DR

SHARP RD

SEVEN PINES BLVD



THIS POINT IS REPORTED TO BE  
S 89°50' E - 165.7' ; S 00°15' E - 1082.7' ;  
S 89°10' W - 60.0' FROM THE SECTION CORNER  
COMMON TO SECTIONS 25, 26, 34, & 35,  
T-7-S, R-11-E.

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

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

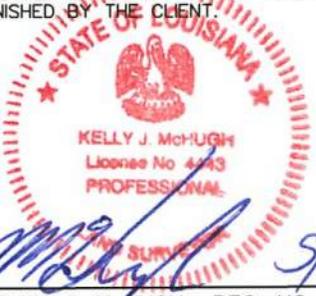
NO BUILDING SETBACKS ARE SHOWN

--- LEGEND ---

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

THIS PROPERTY IS LOCATED IN FLOOD ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M. PANEL NO. 225205 0245 C; REV. 10-17-89

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



*Kelly J. McHugh* 5/9/22  
KELLY J. McHUGH REG. NO. 4443

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

### SHARP ROAD

REFERENCE:  
PLAT OF A SURVEY BY THIS FIRM DATED 04/23/15, JOB NO. 15-069

A RESUBDIVISION OF TRACT "C" INTO TRACT C-1 & TRACT C-2 SECTIONS 35 & 36, T-7-S, R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:  
**PATRICIA STODDARD AND JOHN B. STODDARD.**

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

SCALE:	1" = 100'	DATE:	05-06-22
DRAWN:	DRJ	JOB NO.:	15-069
REVISED:			

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE NO.: 2022-2891-MSP

Owners & Representatives: Lance Olsen

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 12

TOWNSHIP: 8 South

RANGE: 11 East

WARD: 4

PARISH COUNCIL DISTRICT: 7

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: The parcel is located at the end of Garon Drive, south of LA Highway 1088, Mandeville, Louisiana

SURROUNDING LAND USES:

TOTAL ACRES IN DEVELOPMENT: 1.681 Acres

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

ZONING: A-4 Single Family Residential District

**STAFF COMMENTARY:**

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

The applicant is requesting to create (1) parcel from parcels A & B. The minor subdivision request requires a public hearing due to:

- Parcels A & B were previously part of a minor subdivision approved in July 2020 (2020-1790-MSP).

1

12

T8-R1E

55

38

GARON DR

GARON DR

TORTOISE DR

OWL CT

FOX CT

COPPER VALLEY

HAZEL

COPPER CANYON

JACKSON ST

THRUSH DR

MONTMARTRE ST

HAZEL DR

TANAGER DR

LABARRE ST

CASTINE OAKS DR

BELLE MAISON LN

80'

A Minor Subdivision of Parcel A and B into Parcel A-1 in Section 12, T-8-S R-11-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

CHAIRMAN PLANNING COMM.

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

Reference:

- 1. Survey by Jeron Fitzmorris dated 7-18-1990, #5265 (Based Bearings)
- 2. Instrument #2182559 Act of Predial Servitude of Passage
- 3. Survey by Land Surveying, LLC Map File #5936E filed in Clerk of Court office, St. Tammany Parish, LA

Reference Bearing calls not shown

The P.O.B. is reported to be West-528.0'; South-344.0' from the Section Corner common to Sections 1, 12 & 55, T8S-R11E, St. Tammany Parish, Louisiana

LEGEND:

- = Fnd. 3/4" Iron Pipe
- ▲ = Fnd. Axle with Wood
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- X— = Fence
- ✱ = Septic

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



P.O.B.

S89°52'00"E-207.50'

Parcel A

Res.



Shed

Parcel A-1

1.681 ACRES

Pond

Parcel B

Powerline

Fence is 3.0' Off Line

80' Servitude of Passage  
Garon Drive  
(Private)

Jackson St.

N00°07'01"E-319.08'-Total  
(319.45'-Ref)

163.86'

84.12'

15.6'

Lot 1 & 2  
SQ. "276"

Lot 3  
SQ. "276"

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

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

MAP PREPARED FOR

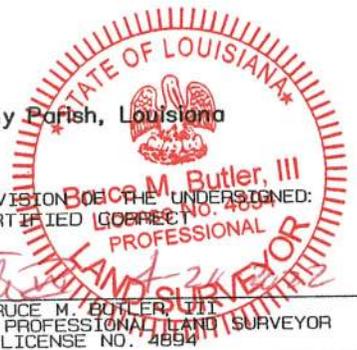
**Lance M. Olsen**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 12, T-8-S, R-11-E, St. Tammany Parish, Louisiana

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

**LAND SURVEYING LLC**

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



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

SCALE: 1" = 60'

DATE: 4-19-2022

NUMBER: 20775

A Minor Subdivision of a 1.681 Acre Parcel of Land, into Parcels A & B, in Section 12, T-8-S R-11-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

CHAIRMAN PLANNING COMM.

SECRETARY PLANNING COMM.

CLERK OF COURT

Pamela M. Tripp, Deputy Clerk

07-16-2020

5936E

DATE

FILE NO.



Garon Drive  
(Private)

N00°07'01"E-319.08'-Total  
(319.45'-Ref)

155.22'

S89°52'00"E-207.50'

**Parcel A** 0.740 ACRES

Res.

Shed

62.0'

36.1'

16.4'

N89°49'44"W-207.82'

155.36'

SOUTH-385.86'-Total  
(Based Bearings)

163.86'

**Parcel B** 0.941 ACRES

Pond

Powerline

15.6'

Fence is 3.0' Off Line

19.5'

N72°05'31"W-218.75'-Total  
(218.5'-Ref)

Lot 1 & 2  
SQ. "276"

Lot 3  
SQ. "276"

LEGEND:

- = Fnd. 3/4" Iron Pipe
- ▲ = Fnd. Axle with Wood
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- X— = Fence
- \* = Septic

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:LXI.

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

MAP PREPARED FOR

**JED DUFFY**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 12, T-8-S, R-11-E, St. Tammany Parish, Louisiana

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

**LAND SURVEYING LLC**

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

Revised: 06-30-2020 (Sig. Line)

**BRUCE M. BUTLER, III**  
LICENSE No. 4894  
PROFESSIONAL  
6-30-2020

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

SCALE:

1" = 60'

DATE:

12-19-2019

NUMBER:

19673

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE NO.: 2022-2897-MSP

Owners & Representatives: R & P Enterprises LLC – Franc C. Ricca III

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

SECTION: 39 & 41

TOWNSHIP: 9 & 8 South

RANGE: 13 East

WARD: 9

PARISH COUNCIL DISTRICT: 11

TYPE OF DEVELOPMENT:

SUBURBAN (Residential acreage between 1-5 acres)

RURAL (Low density residential 5 acres or more)

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

GENERAL LOCATION: The parcel is located at the end of Christa Drive, south of US Highway 190. /W. Gause Blvd, Slidell, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 13.743 Acres

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

ZONING: A-2 Suburban District

**STAFF COMMENTARY:**

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

The applicant is requesting to create (2) parcels from 13.743 acres. The minor subdivision request requires a public hearing due to:

- Parcels 1A & 1B do not meet the minimum lot width of 150 feet required under the A-2 Suburban Zoning District along a Parish Maintained Road and requiring a waiver from the Planning Commission.

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

1. Provide signature line for the Chairman of the Planning Commission.
2. Show Christa Drive R.O.W. connecting to proposed Parcels 1A & 1B to confirm existing access.
3. As per 911 Communication District, amend survey as follow: ~~US Highway 190~~ – Gause Blvd W. (side).

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.

2022-2897-MSP

MANASSAS DR

CHARLESTON DR

RICHMOND DR

HASNEY RD

CHRISTA DR

TAMMANY TRACE

T8 - R13E

LEE DR

JEFFERSON DR

T9 - R13E

35

36

40

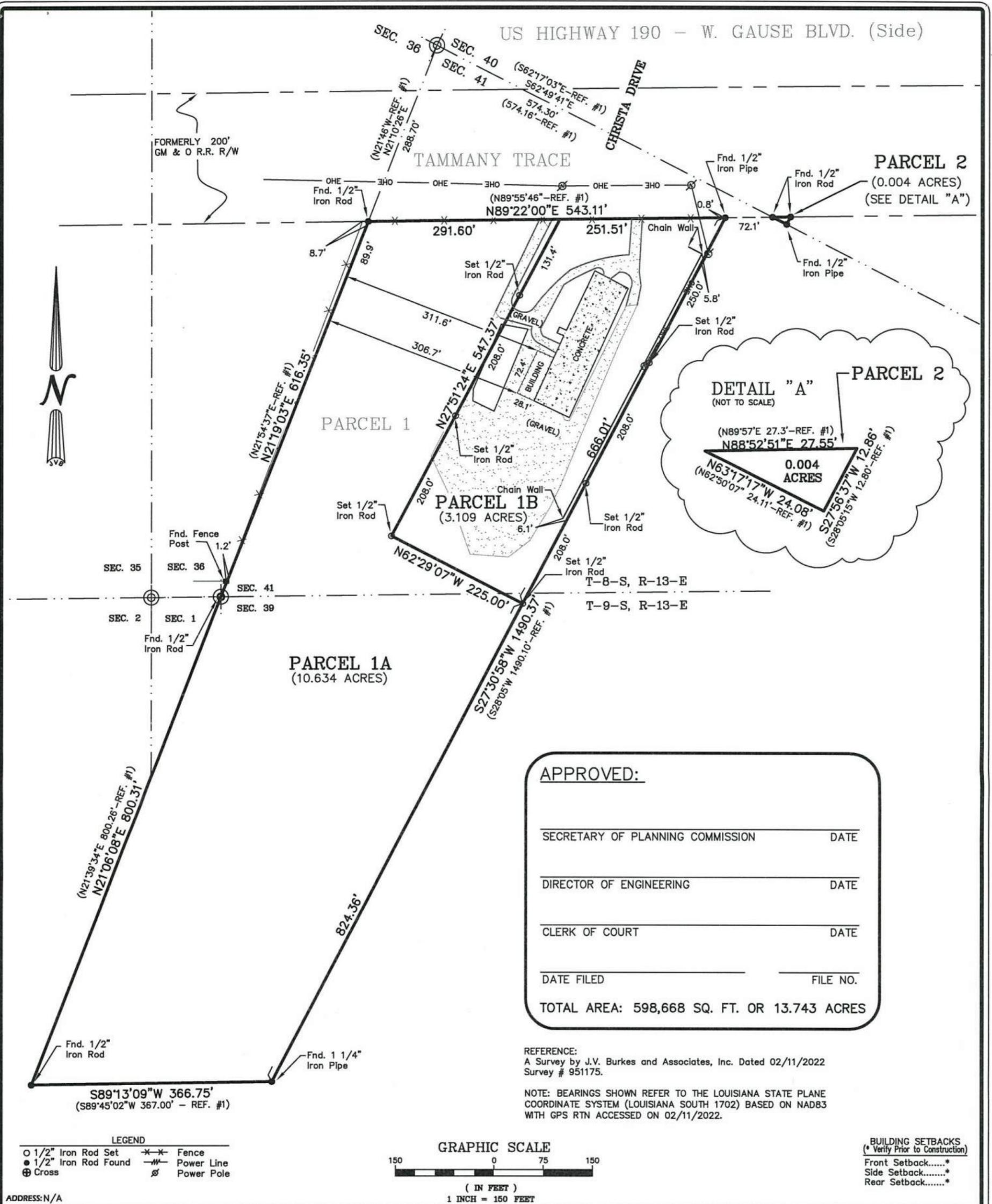
41

1

2

39

US HIGHWAY 190 - W. GAUSE BLVD. (Side)



**APPROVED:**

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

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

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

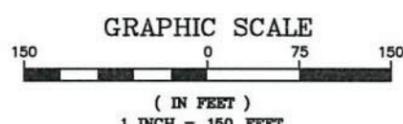
DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

TOTAL AREA: 598,668 SQ. FT. OR 13.743 ACRES

REFERENCE:  
A Survey by J.V. Burkes and Associates, Inc. Dated 02/11/2022  
Survey # 951175.

NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH 1702) BASED ON NAD83 WITH GPS RTN ACCESSED ON 02/11/2022.

- LEGEND**
- 1/2" Iron Rod Set
  - 1/2" Iron Rod Found
  - ⊕ Cross
  - Fence
  - Power Line
  - ⊗ Power Pole



**BUILDING SETBACKS**  
(\* Verify Prior to Construction)

Front Setback.....\*

Side Setback.....\*

Rear Setback.....\*

ADDRESS: N/A

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 0415 C  
F.I.R.M. Date 04/02/1991  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO. 20220012	<b>J.V. Burkes &amp; Associates, Inc.</b> SURVEYING ENGINEERING ENVIRONMENTAL 1805 Shortcut Highway Slidell, Louisiana 70458 E-mail: jvbassoc@jvburkes.com Phone: 985-649-0075 Fax: 985-649-0154	DRAWN BY: VLL	CHECKED BY: DJP
DATE: 02/11/2022		SCALE: 1" = 150'	

REVISID:

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 MINOR SUBDIVISION PLAT OF PARCEL 1 INTO PARCELS 1-A & 1-B IN SECTION 39, T-9-S, R-13-E & SECTION 41, T-8-S, R-13-E GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: FRANK RICCA



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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE NO.: 2022-2899-MSP

Owners & Representatives: John Edward Allen & Roberta Devoe Potter Allen

ENGINEER/SURVEYOR: John G Cummings & Associates

SECTION: 25 & 36

TOWNSHIP: 6 South

RANGE: 10 East

WARD: 3

PARISH COUNCIL DISTRICT: 1

TYPE OF DEVELOPMENT:

SUBURBAN (Residential acreage between 1-5 acres)

RURAL (Low density residential 5 acres or more)

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

GENERAL LOCATION: The parcel is located on the south side of Ronald Reagan Highway and on the west side of Clark Allen Road, Covington, Louisiana

SURROUNDING LAND USES:

TOTAL ACRES IN DEVELOPMENT: 12.404 Acres

NUMBER OF LOTS/PARCELS: 3.584 acres & 8.82 acres into Parcels A & B

ZONING: A-1 Suburban District

**STAFF COMMENTARY:**

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

The applicant is requesting to create (2) two parcels from 3.584 acres & 8.82 acres. The minor subdivision request requires a public hearing due to:

- Parcel B does not meet the minimum lot width of 150 feet along a Parish Road, required under the A-2 Suburban Zoning District and as per Section 155-188 of the minor subdivision ordinance, requiring a waiver from the Planning Commission.
- Parcels A & B are proposed to be accessed from Clark Allen Lane which is private road and from 20 foot access servitudes, requiring a waiver from the Planning Commission.

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

1. Show recordation number on the survey for the 20 foot access servitude in favor of Parcel A (Instrument # 1075252) & and for the new access servitude in favor of Parcel B.
2. Amend the survey to clearly identify the size and location of access servitude to Parcel B and provide recordation number.

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.

PRUDEN RD

190

CLARK ALLEN LN

REVERE RD

T6 - R10E

26

25

35

36

SUNSET DR

**LEGEND**

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



**REFERENCE BEARING:**  
From Iron Pipe (A)  
to Iron Pipe (B)  
S08°07'46"E  
(per Reference Survey)

This Corner is reported to be  
North 1438.14' and S85°20'17"E  
363.0' from the Corner common  
to Sections 25, 26, 35 & 36,  
T6S, R,10E.

APPROVAL:

CHAIRMAN/PARISH PLANNING COMMISSION

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATED FILED FILE NO.

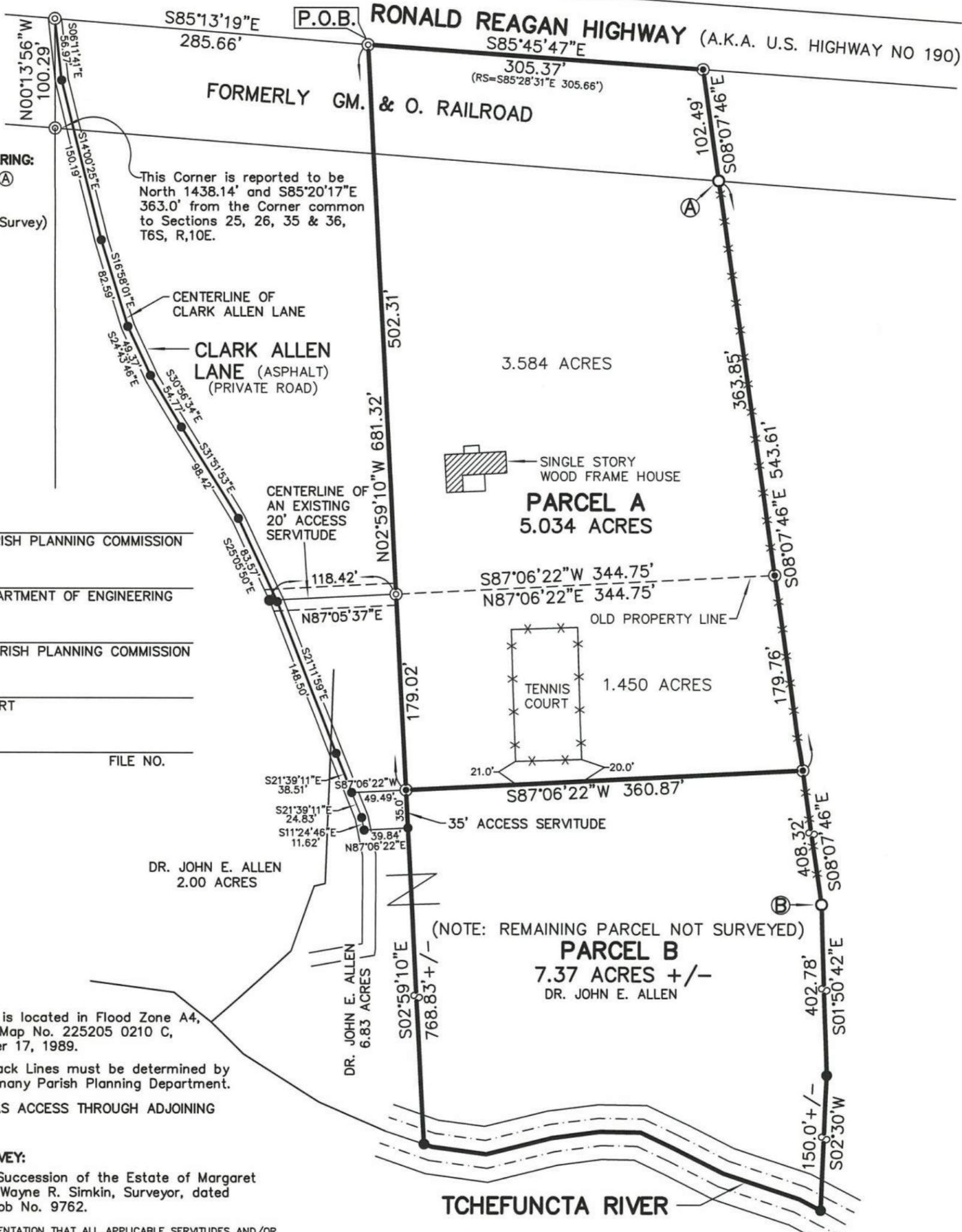
**NOTES:**

1. This property is located in Flood Zone A4, per F.E.M.A. Map No. 225205 0210 C, dated October 17, 1989.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.
3. PARCEL B HAS ACCESS THROUGH ADJOINING PARCEL.

**REFERENCE SURVEY:**

Survey for The Succession of the Estate of Margaret Russel Allen by Wayne R. Simkin, Surveyor, dated June 7, 1997, Job No. 9762.

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



503 N. JEFFERSON AVENUE  
COVINGTON, LA 70433

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

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

PLAT PREPARED FOR: **DEVOE POTTER ALLEN & JOHN EDWARD ALLEN**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF A PARCEL OF LAND INTO PARCELS A & B, LOCATED IN SECTIONS 25 & 36, 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" = 100'	JOB NO. 22087	DATE: 04/26/2022	REVISED: 5/11/2022
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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE NO.: 2022-2900-MSP

Owners & Representatives: 1819 Johnson, LLC – Wayne Thompson

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 35 & 36

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: The parcel is located on the southwest corner of LA Highway 36 & Josephine Road, Covington, Louisiana

SURROUNDING LAND USES: Residential, Industrial & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 4.865 Acres

NUMBER OF LOTS/PARCELS: 4.86 Acre Parcel into Parcels A, B, & C

ZONING: I-2 Industrial District

**STAFF COMMENTARY:**

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

The applicant is requesting to create three (3) parcels from 4.865 acres. The minor subdivision request requires a public hearing due to:

- Parcels B & C do not meet the minimum lot size of 1 acre required under the minor subdivision ordinance and requiring a waiver 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.

FLORENCE ST

WALKER ST

MANOR ST

PLANTATION ST

HOMESTEAD ST

ST ANN ST

ABITA HWY

36

WOODYARD RD

T6-R11E

35

BARBEE RD

36

TAMMANY TRACE

MILL RD

JOSEPHINE ST

OHIO RD

FINAL APPROVAL

CHAIRMAN PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of a 4.86 Acre Parcel of Land, into Parcels A, B & C, situated in Sections 35 & 36, T-6-S, R-11-E, St. Tammany Parish, La.

Reference: A Survey Map of Subject Property by Jeron Fitzmorris, Dated 10-28-2002, #9887 (Based Bearing)

The P.O.B. is reported to be N00°20'56"E-1414.4'; N00°42'27"E-208.31'; N00°53'58"W-489.17' from the Section Corner common to Sections 35 & 36, T-6-S, R-11-E & Sections 1 & 2, T-7-S, R-11-E, St. Tammany Parish, Louisiana

This property is located in Flood Zone C, per Fema Map No. 225205 0235 C, Dated 10-17-1989

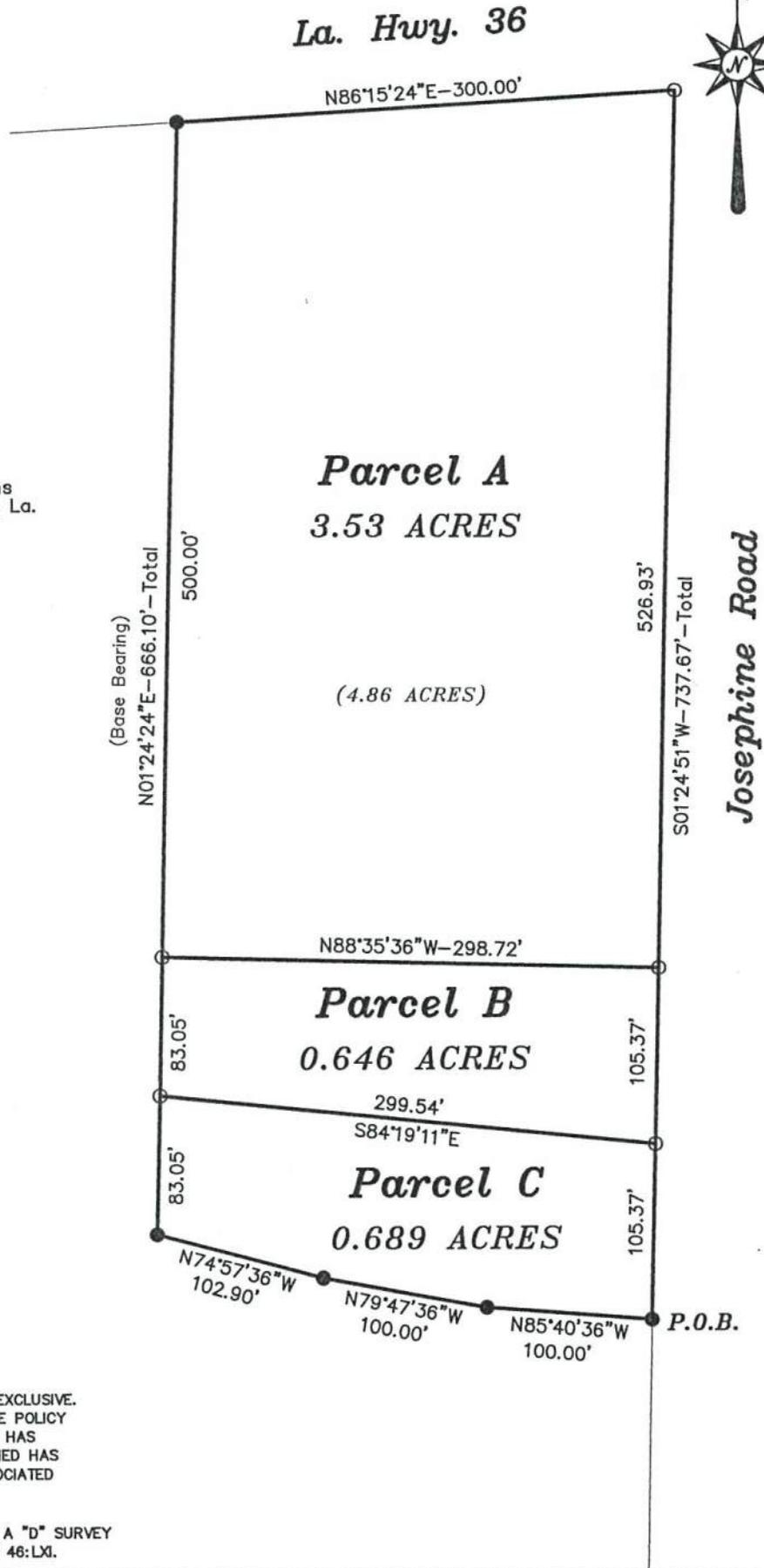
LEGEND:

- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod

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

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

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



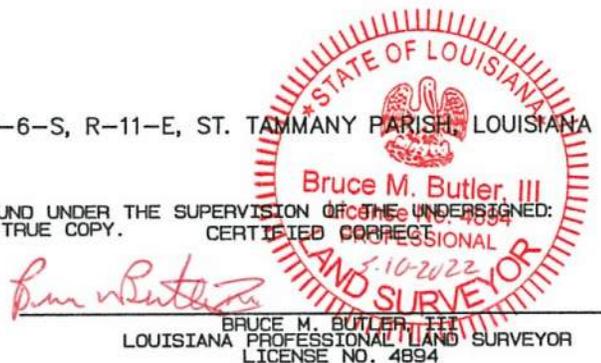
MAP PREPARED FOR **1819 JOHNSON, LLC**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTIONS 35 & 36, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

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

**LAND SURVEYING LLC**

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



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

SCALE: 1" = 100'

DATE: 4-25-2022

NUMBER: 20800

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE NO.: 2022-2916-MSP

Owners & Representatives: Chris Michael Harris & Ethel L. Harris

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

SECTION: 14

TOWNSHIP: 8 South

RANGE: 12 East

WARD: 7

PARISH COUNCIL DISTRICT: 7

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: The parcel is located on the east side of Ordogne Ruppert Road, north of Pontchartrain Drive, Lacombe, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 34.797 Acres

NUMBER OF LOTS/PARCELS: Tracts 2 and 3 into Tract 2A

ZONING: A-2 Suburban District

**STAFF COMMENTARY:**

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

The applicant is requesting to create to create (1) parcel from tracts 2 & 3. The minor subdivision request requires a public hearing due to:

- Tracts 2 & 3 were previously part of a minor subdivision approved in March 2013.

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

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

14

T8-R12E

ORDOGNE RUPPERT RD

PARCELA

23

PARCEL B

TOWER LN

N PONTCHARTRAIN DR

TRANQUILITY

3

4

5

6

7

8

9

10

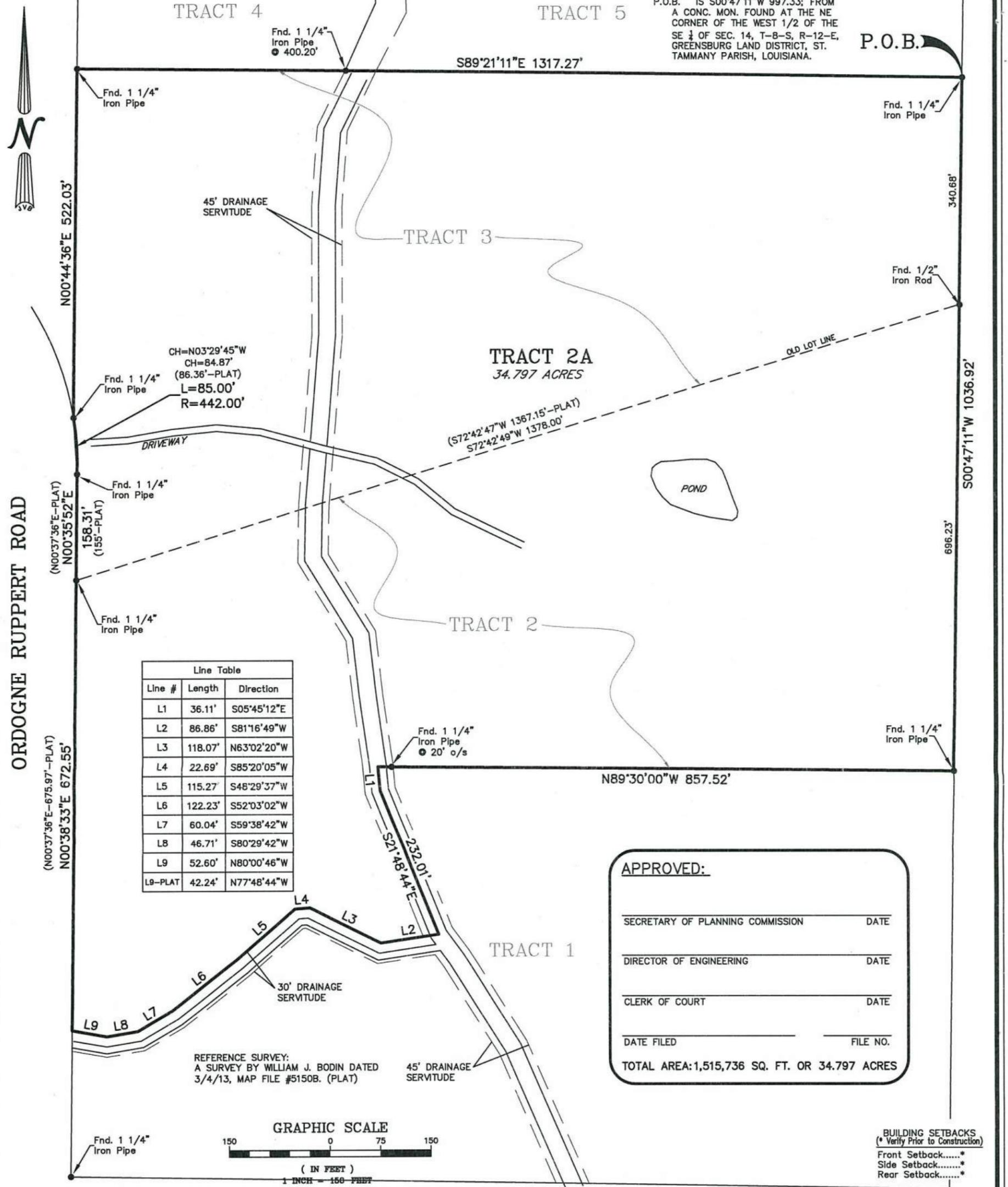
119

118

117

116

115



P.O.B. IS S00°47'11"W 997.33; FROM A CONC. MON. FOUND AT THE NE CORNER OF THE WEST 1/2 OF THE SE 1/4 OF SEC. 14, T-8-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

P.O.B.

Line #	Length	Direction
L1	36.11'	S05°45'12"E
L2	86.86'	S81°16'49"W
L3	118.07'	N63°02'20"W
L4	22.69'	S85°20'05"W
L5	115.27'	S48°29'37"W
L6	122.23'	S52°03'02"W
L7	60.04'	S59°38'42"W
L8	46.71'	S80°29'42"W
L9	52.60'	N80°00'46"W
L9-PLAT	42.24'	N77°48'44"W

**APPROVED:**

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

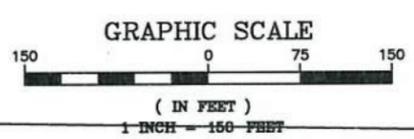
DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

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

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

TOTAL AREA: 1,515,736 SQ. FT. OR 34.797 ACRES

REFERENCE SURVEY:  
A SURVEY BY WILLIAM J. BODIN DATED 3/4/13, MAP FILE #5150B. (PLAT)



**BUILDING SETBACKS**  
(\* Verify Prior to Construction)

Front Setback.....\*

Side Setback.....\*

Rear Setback.....\*

ADDRESS: ORDOGNE RUPPERT ROAD

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

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA STANDARDS OF PRACTICE FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS D 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 0380 C  
F.I.R.M. Date 4/2/91  
ZN: A B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20200123

DATE:  
3/24/22

**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: DJP  
SCALE: 1" = 150'

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.

**RESUBDIVISION PLAT OF TRACTS 2 AND 3 INTO TRACT 2A SITUATED IN SECTION 14, T-8-S, R-12-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: CHRIS M. HARRIS





**MINOR SUBDIVISION STAFF ANALYSIS REPORT**

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE NO.: 2022-2920-MSP

Owners & Representatives: Matthew Philip & Leslie Thames Westmoreland

ENGINEER/SURVEYOR: Richard Daniel

SECTION: 19

TOWNSHIP: 4 South

RANGE: 10 East

WARD: 2

PARISH COUNCIL DISTRICT: 3

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: The parcel is located on the north and south sides of Yates Road, east of Lela Belle Road, Lacombe, Folsom, Louisiana

SURROUNDING LAND USES: Residential & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 81.069 Acres

NUMBER OF LOTS/PARCELS: 81.069 acres into Parcels 1, 2 & 3

ZONING: A-1 Suburban District

**STAFF COMMENTARY:**

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

The applicant is requesting to create (3) three parcels from 81.069 acres. The minor subdivision request requires a public hearing due to:

- Parcel 3 does not meet the minimum lot width of 300 feet required under the A-1 Suburban Zoning District and requiring a waiver from the Planning Commission.

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

1. Provide signature line for the Chairman of the Planning Commission.
2. Amend survey: Minor Subdivision of 81.069 acres **into Parcels 1, 2 & 3**

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.

18

40

T4 - R10E

19

NICAUD RD

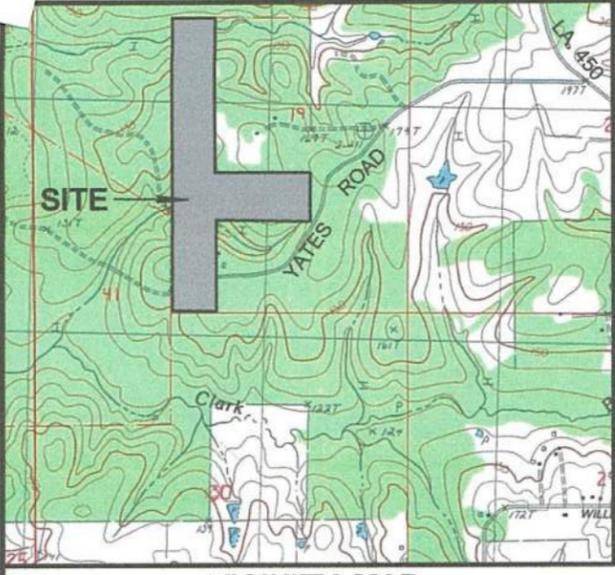
LELA BELLE RD

YATES RD

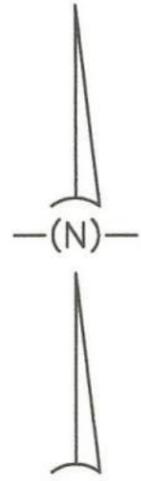
41

30

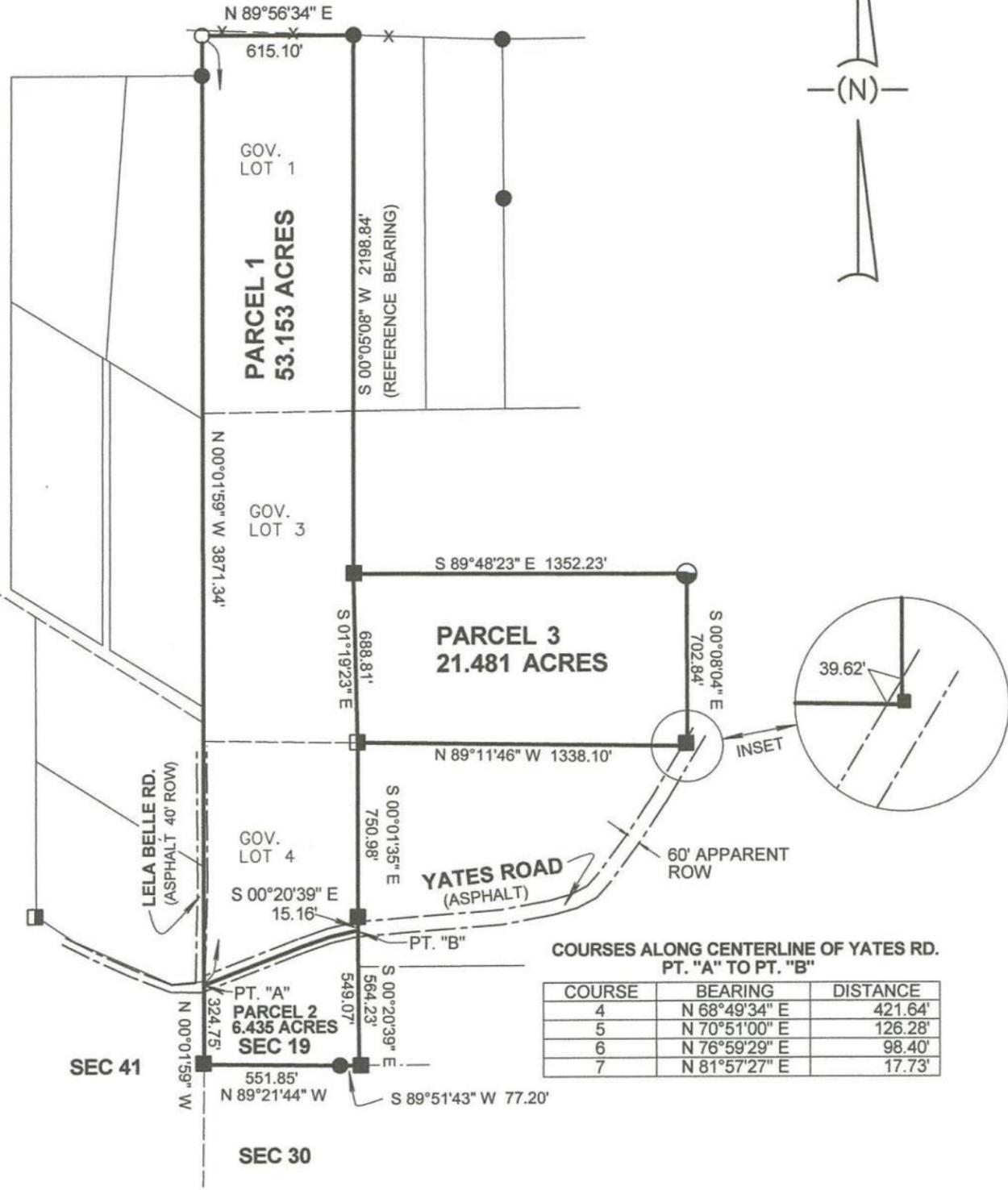




**MINOR SUBDIVISION**  
**SECTION 19, T-4-S, R-10-E, GLD**  
 TOTAL NO. OF LOTS: 3  
 TOTAL ACRES: 81.069



**VICINITY MAP**



- LEGEND --
- = 1/2" IRON ROD FOUND
  - = 1/2" IRON ROD SET
  - ◐ = 1" IRON ROD FOUND
  - = 1 1/4" IRON PIPE FOUND
  - = 1" IRON PIPE FOUND

**COURSES ALONG CENTERLINE OF YATES RD. PT. "A" TO PT. "B"**

COURSE	BEARING	DISTANCE
4	N 68°49'34" E	421.64'
5	N 70°51'00" E	126.28'
6	N 76°59'29" E	98.40'
7	N 81°57'27" E	17.73'

**REFERENCES:**

1. SURVEY BY RICHARD R. PORTER, DATED DECEMBER 6, 1973 AND FIELD IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, MAP FILE NO. 450B.
2. SURVEY BY O. C. HOLLISTER, DATED JUNE 13 & JUNE 19, 1968 AND FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, INSTRUMENT NO. 1511797.
3. SURVEY BY JOHN G. CUMMINGS, DATED MAY 17, 2001, JOB NO. 01086.
4. DEEDS FILED IN THE OFFICIAL RECORDS OF ST. TAMMANY PARISH, INSTRUMENT NUMBERS 1963010, 1927650, 1927662, 330938 AND 330939.
5. G. L. O. TOWNSHIP PLAT FOR T-4-S, R-10-E, APPROVED DECEMBER 11, 1852.
6. SURVEY BY RICHARD DANIEL, DATED 8/03/2016, JOB NO. 16-024.

**APPROVAL:**

\_\_\_\_\_  
**SECRETARY PLANNING COMMISSION**

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

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

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

THIS PLAT/MAP DOES NOT REPRESENT A PROPERTY BOUNDARY SURVEY AND DOES NOT MEET THE CURRENT APPLICABLE STANDARDS OF PRACTICE.

NOTE: NO ATTEMPT HAS BEEN MADE BY RICHARD DANIEL, PLS 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.

NOTE: NO BUILDING SETBACKS OR SERVITUDES SHOWN.

*Richard Daniel 5/13/2022*  
 RICHARD DANIEL, REG. NO. 5097



PLAT OF:  
**MINOR SUBDIVISION OF 81.069 ACRES**  
**SECTION 19, T-4-S, R-10-E**  
**GREENSBURG LAND DISTRICT**  
**ST. TAMMANY PARISH, LOUISIANA**

PREPARED FOR:  
**MATT WESTMORELAND**

**RICHARD DANIEL**  
 PROFESSIONAL LAND SURVEYOR  
 30010 RIVER ROAD, MOUNT HERMON, LA 70450  
 985-515-9268

SCALE: 1" = 600'      DATE: 5/11/2022  
 DRAWN: R.F.D.      JOB NO.: 16-024-3  
 REVISED:

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# **RESUBDIVISION REVIEW**

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**RESUBDIVISION STAFF ANALYSIS REPORT**

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE FILE NO: 2022-2857-MRP

NAME OF SUBDIVISION: Spanish Trail Highlands Subdivision

LOTS BEING DIVIDED: Lots 1 to 15, 17A, 19 & 20 into Lots 1A, 3A, 5A, 7A, 9A, 11A, 13A, 17A-1 & 19A Square 13

SECTION: 44

WARD: 9

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 12

RANGE: 14 East

PROPERTY LOCATION: The property is located on the south side of Rio Street and on the north side of Short Street, Slidell, Louisiana.

ZONING: A-3 Suburban District

PROPERTY OWNER: Devin & Jamee Romero

**STAFF COMMENTARY:**

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

The owner is requesting to create nine (9) lots – lots . 1A, 3A, 5A, 7A, 9A, 11A, 13A, 17A-1 & 19A. The public hearing is required considering that:

- The proposal involves the creation/adjustment of more than five (5) lots.

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

1. Provide signature line for the Chairman of the Planning Commission.
2. Combine lots 15, 17A, 19 & 20 into one lot. Amend survey as follow: Resubdivision Plat of lots 1 to 15, 17A, 19 & 20 into Lots 1A, 3A, 5A, 7A, 9A, 11A, 13A, & 17A-1 ~~& 19A~~ Square 13.

DESOTO ST

ESCONDIDO ST

LEMOS ST

RIO ST

44  
CASA CALVO ST

SHORT ST

T9-R14E

NUEVO ST

ALMONASTER ST

PALM ST

CAYO ST



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**RESUBDIVISION STAFF ANALYSIS REPORT**

*(As of June 7, 2022)*

*Meeting Date: June 14, 2022*

CASE FILE NO: 2022-2898-MRP

NAME OF SUBDIVISION: Clipper Estates Phase 3-C

LOTS BEING DIVIDED: Lots 167 & 168 into Lots 167-A & 168-A

SECTION: 33

WARD: 9

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 13

RANGE: 14 East

PROPERTY LOCATION: The property is located on the west side of Cuttysark Cove, Slidell, Louisiana.

ZONING: PUD Planned Unit Development Overlay

PROPERTY OWNER: Michael & Deana Pisciotta and Blaise & Sandra Sauro

**STAFF COMMENTARY:**

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

The owner is requesting to create two (2) lots 167-A & 168-A. The public hearing is required considering that:

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

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

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

SOUTHERN STAR

CUTYSARKOV

T9-R14E

33



**GENERAL NOTES**

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

THIS PERIMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

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.

**ELEVATION NOTES**

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER INSURANCE RATE MAP (FIRM) DATED: 04-30-08  
 FLOOD ZONE: AE  
 COMMUNITY PANEL #: 22103C 0635 F  
 BASE FLOOD ELEVATION: 12.0'

**REFERENCE NOTES**

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1 REFERENCE PLAN #1: A PLAN OF SURVEY BY J.V. BURKES DATED DECEMBER 21, 1998.

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:IXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF BLAISE J. SAURO, JR., SANDRA SAURO, MICHAEL JOSEPH PISCIOITTA AND DEANA NUNEZ PISCIOITTA.



BY: *Richmond W. Krebs, Sr.*

RICHMOND W. KREBS, SR., PLS., No. 4836

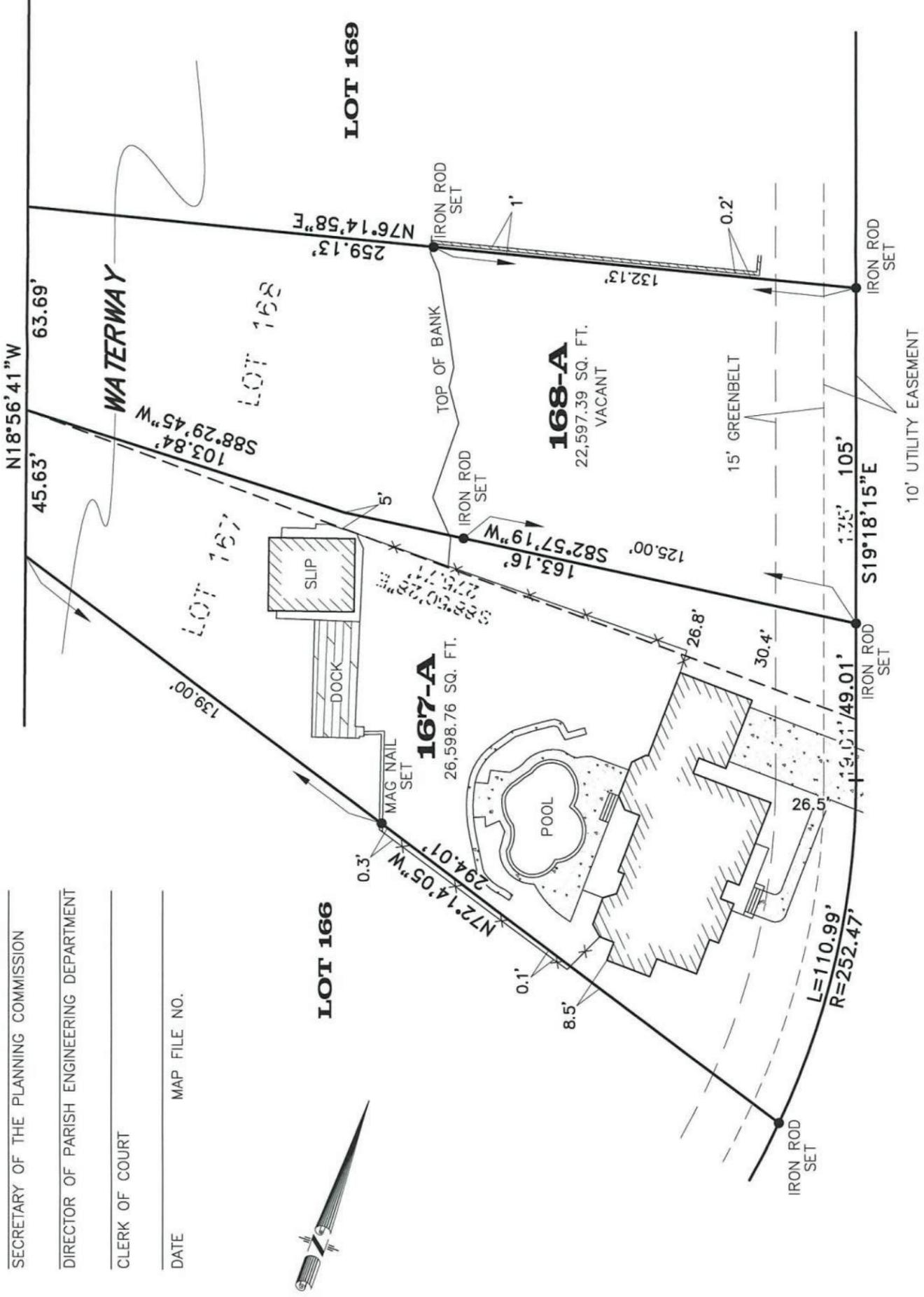
DATE: APRIL 28, 2022	DRAWN BY: JSN
SCALE: 1" = 40'	CHECKED BY: NDK
JOB #: 220666	

**RESUBDIVISION SURVEY OF  
 LOTS 167 & 168 INTO  
 LOTS 167-A & 168-A  
 CLIPPER ESTATES  
 PHASE 3-C  
 ST. TAMMANY PARISH, LA**

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

APPROVAL:

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



CUTTYSARK COVE

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**TENTATIVE SUBDIVISION  
REVIEW**

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**STAFF COMMENTARY:**

This case was previously postponed at the March 8, 2022, the April 12, 2022 and the May 10, 2022 Planning Commission meeting.

Staff has no objection to the proposed Tentative Subdivision submittal request subject to the developer complying with all comments and informational items below.

**Informational Items**

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

The River Park Trails PUD was approved by the Parish Council by Ordinance Number 21-4551 with the stipulation that the 27.87-acre greenspace area along the northern end of the project be placed into a conservation easement. The applicant has stated that the required conservation easement will be dedicated as part of the Final Plat.

A Traffic Impact Analysis has been submitted for this development and is currently under review by LADOTD and St. Tammany Parish.

Revised drawings will not be accepted for review or placement in the packet prior to the June 14, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

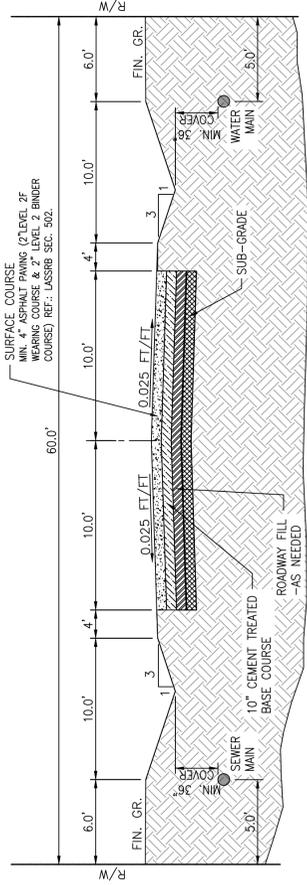




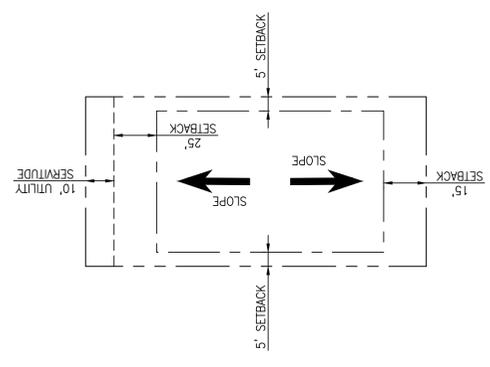
This drawing and design are the property of Deep South Design Group, Inc. and shall remain the property of the firm. It is to be used only for the project and site conditions that they are not to be reproduced, copied, or used in whole or in part for any other project without the written consent of Deep South Design Group, Inc. All rights reserved.

REVISION NO.	DESCRIPTION
01.25.2021-LOT LAYOUT	
03.16.2021-AMENDMENTS	
03.22.2021-AMENDMENTS	
04.11.2021-SIF COMMENTS	
02.09.2022-TEMPORARY	
03.25.2022-POB AMENDMENT	

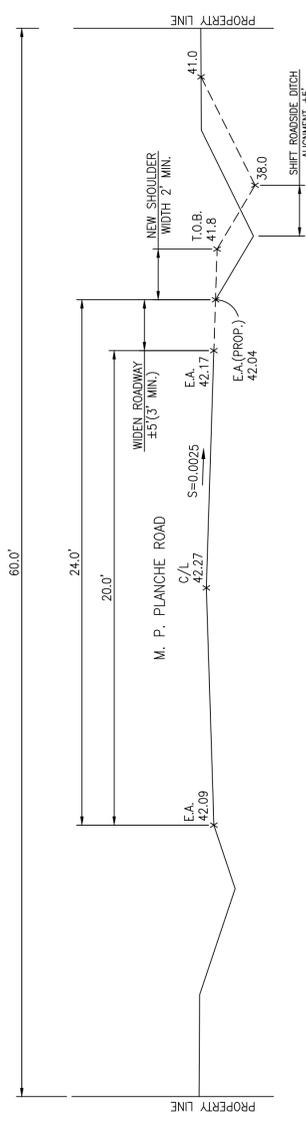
JOB NO: 14-231  
DATE: 05/09/22  
DRAWN BY: CAD  
SCALE: N.T.S.  
COMPUTER FILE:



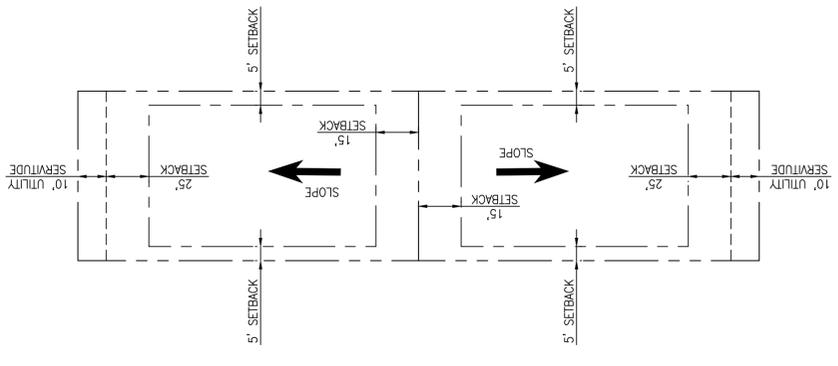
TYPICAL ROADWAY / ENTRANCE SECTION  
NOT TO SCALE



TYPICAL LOT DRAIN DETAIL FOR LOTS  
(1-35, 38-79, 198-208, 225-245, 318-334, 363-375)  
NOT TO SCALE



TYPICAL M.P. PLANCHE ROADWAY WIDENING  
NOT TO SCALE



TYPICAL LOT DRAIN DETAIL FOR LOTS  
(36-37, 80-197, 209-224, 246-317, 335-362)  
NOT TO SCALE

**PRELIMINARY SUBDIVISION  
REVIEW**

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**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 7, 2022)*

CASE NO.: 2022-2903-PP

SUBDIVISION NAME: Maison du Village

DEVELOPER: MidSouth Developers, LLC  
2160 E. Gause Boulevard; Suite 100  
Slidell, LA 70461

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

SECTION: 40 & 37

WARD: 9

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 11

RANGE: 13 East

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

GENERAL LOCATION: The property is located west of LA Highway 433, south of US Highway 190, Slidell, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 39.22 Acres

NUMBER OF LOTS: 85 Lots

AVERAGE LOT SIZE: 70' x 125'

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: February 2, 2006

**STAFF COMMENTARY:**

**Department of Planning and Development**

The engineer of record for this project requested that this case be postponed on June 2<sup>nd</sup>, 2022. Staff has no objections to the requested postponement.



**FINAL SUBDIVISION REVIEW**

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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 7, 2022)*

CASE NO.: 2022-2797-FP

SUBDIVISION NAME: Guste Island Estates Subdivision, Parcel I

DEVELOPER: McINT, Inc.  
845 Galvez Street  
Mandeville, LA 70448

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

SECTION: 20 & 37

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 4

RANGE: 10 EAST

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

GENERAL LOCATION: The property is located south of LA Highway 22 at Guste Island Road, east of LA Highway 1085, south of Interstate-12, west of Town of Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 23.06 Acres

NUMBER OF LOTS: 77 Lots                      AVERAGE LOT SIZE: 8,400 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on June 2, 2022. The inspection disclosed that all of the concrete roads and shoulders are constructed, and the roadside ditches are functioning.

This case was previously postponed at the April 12, 2022 and the May 10, 2022 Planning Commission meeting. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:

**Informational Items:**

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

Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,125 linear feet x \$25.00 per linear foot for a total of \$78,125.00 for a period of two (2) years.

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

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

This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the June 14, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 7, 2022)*

CASE NO.: 2022-2843-FP

SUBDIVISION NAME: Lakeshore Villages Subdivision, Phase 6B

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

ENGINEER/SURVEYOR: Duplantis Design Group, LLC  
16564 East Brewster Road; Suite 101  
Covington, LA 70433

SECTION: 35  
TOWNSHIP: 9 SOUTH  
RANGE: 14 EAST

WARD: 9  
PARISH COUNCIL DISTRICT: 13

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

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

TOTAL ACRES IN DEVELOPMENT: 60.790 Acres

NUMBER OF LOTS: 276 Lots                    AVERAGE LOT SIZE: 7,404 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

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

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on June 3, 2022. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

This case was previously postponed at the May 10, 2022 Planning Commission meeting. The following uncompleted items #1 - #4 existed at the time of the final inspection and will be completed before the plats are signed:

**Final Plat:**

1. The Final Plat needs to be stamped, signed and sealed by a Louisiana licensed Professional Surveyor.

**Paving & Drainage Plan:**

2. Update the As-Built Paving & Drainage Plan to include the required cross-sections for Amenity Lakes #1 and #2.

**Water & Sewer Plan:**

3. Provide a Letter of Acceptance and Perpetual Maintenance for this phase of Lakeshore Villages from Oak Harbor East Utility.
4. Provide a water and sewer capacity letter for this phase of Lakeshore Villages from Oak Harbor East Utility.

**Informational Items:**

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

Additionally, should the Planning Commission approve the request for Final Approval, a Warranty Obligation will be required for the infrastructure in the amount of 9,850 linear feet x \$22.00 per linear foot for a total of \$216,700.00 for a period of two (2) years.

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

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

This subdivision is within the Urban Growth Boundary Line.

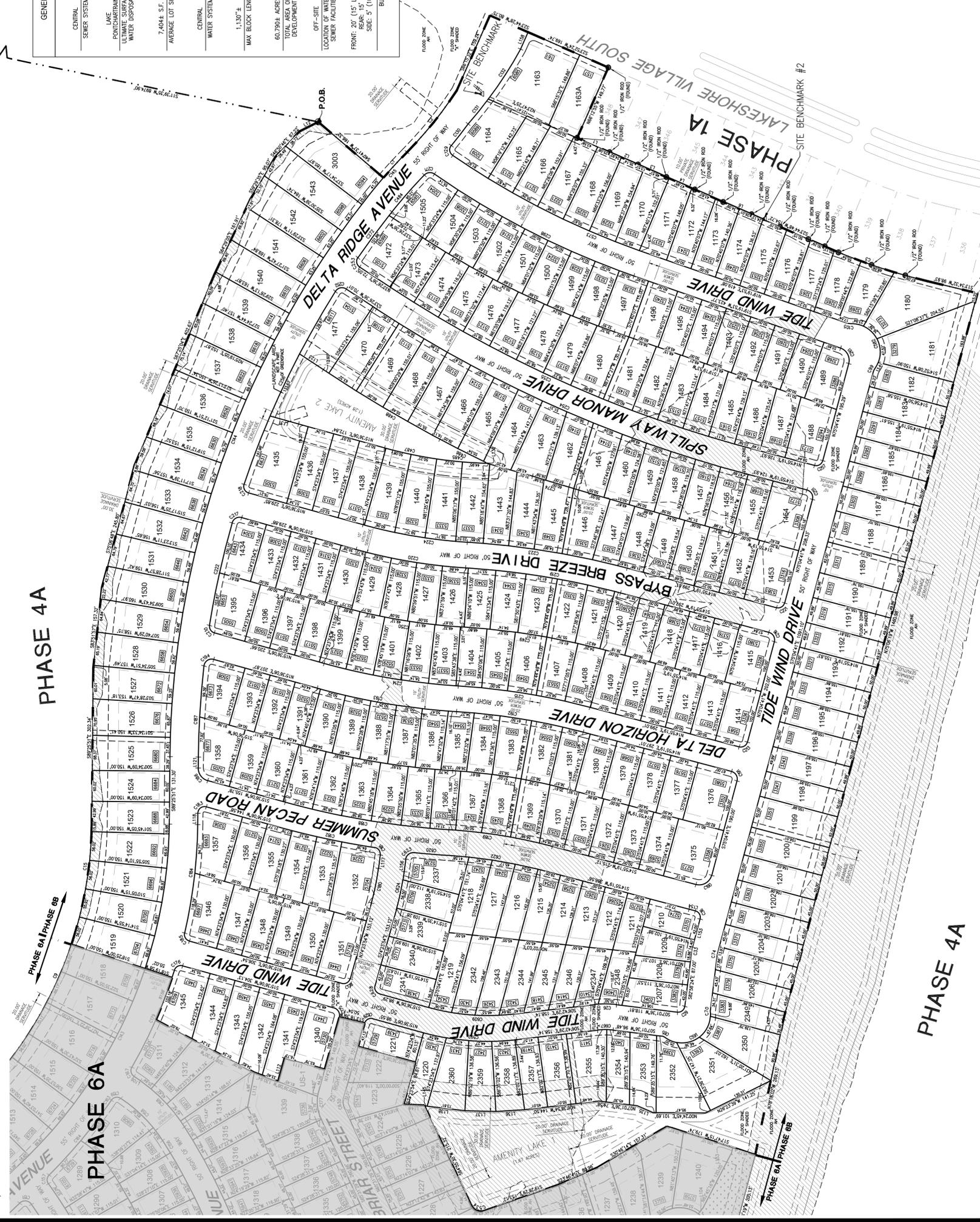
Revised drawings will not be accepted for review or placement in the packet prior to the June 14, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

**PLAT SHOWING FINAL SUBDIVISION  
OF  
LAKESHORE VILLAGES (PHASE 6B)**

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

ELEVATION NOTE:  
ELEVATIONS SHOWN ARE (MWD 1988 (GOOD 12B)) AS DERIVED FROM GPS OBSERVATIONS USING THE LSU C4G NETWORK (2020/6).  
SITE BENCHMARK #1: 5'8" FROM ROD SET #319 SOUTH OF THE COMMON CORNER OF THE NORTHEAST CORNER OF LOT 1544 IN PHASE 6 AND THE P.O.B. OF THE OUTER PHASE 6 BOUNDARY AND 2251' NORTH OF THE COMMON CORNER OF THE SOUTHWEST PROPERTY CORNER OF LOT 1544 OF PHASE 6 AND THE NORTHEAST PROPERTY CORNER OF LOT 346 OF PHASE 1A. (SEE DRAWING FOR LOCATION)  
ELEVATION: -1.53'  
SITE BENCHMARK #2: 5'8" FROM ROD SET #225 SOUTH OF THE 1/2" ROD FOUND AT THE COMMON CORNER OF THE NORTHEAST CORNER OF LOT 342 IN PHASE 1A AND THE SOUTHWEST CORNER OF LOT 343 PHASE 1A AND 2226' WEST OF THE CENTERLINE OF LAKESHORE DRIVE. (SEE DRAWING FOR LOCATION)  
ELEVATION: -0.71'

NOTES:  
BENCHMARKS ARE BASED ON CSDN NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) (NAD 83) AS DERIVED FROM THE LSU C4G RTN NETWORK (2020/5).  
P.O.B. (POINT OF BEGINNING)  
P.O.C. (POINT OF COMMENCEMENT)



Final Plans  
RECEIVED  
05/25/2022  
DEVELOPMENT  
ENGINEERING  
**ENGINEERING  
REVIEW COPY**

P.O.C. ANGLE FROM (ROUND)  
SECTION 23 SECTION 24  
SECTION 25 SECTION 26

GENERAL INFORMATION	
CENTRAL	276
SEWER SYSTEM	NUMBER OF LOTS
LINE	PUD
POND/STRAIN	PRESENT ZONING
ULTIMATE SURFACE	ROAD SURFACE
WATER DISPOSAL	ASPHALT
7,404± S.F.	
AVERAGE LOT SIZE	
CENTRAL	50 FEET, 55 FEET
WATER SYSTEM	RIGHT OF WAY WIDTHS
1,130' ±	9,850' ±
MAX BLOCK LENGTH	STREET LENGTH
60,790± ACRES	46.74 ACRES
TOTAL AREA OF DEVELOPMENT	TOTAL AREA OF LOTS
OFF-SITE	45 FEET
LOCATION OF WATER & SEWER FACILITIES	MAX BUILDING HEIGHT

OPEN GREEN SPACE CALCULATIONS (PHASE 6)	
OPEN/GREEN SPACE REQUIRED	88,883 ACRES
X 0.25 SF. OPEN/GREEN SPACE	22,246 ACRES REQUIRED
	(=969,038± S.F.)
OPEN/GREEN SPACE PROVIDED	3,318 ACRES (PHASE 3A)
	0,770 ACRES (PHASE 3B)
	439,779 ACRES (PHASE 4A)
	1,000 ACRES (PHASE 4B)
	0,657 ACRES (PHASE 5)
	1,847 ACRES (PHASE 6)
	5,777 ACRES (PHASE 7)
	2,226 ACRES (PHASE 8)
	8,738 ACRES (PHASE 10)
	0,000 ACRES (PHASE 10)
120,919 ACRES TOTAL OPEN/GREEN SPACE REQUIRED	461,703 ACRES TOTAL PROVIDED

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

APPROVALS:  
CHAIRMAN - PARISH PLANNING COMMISSION  
SECRETARY - PARISH PLANNING COMMISSION  
DIRECTOR OF DEPARTMENT OF ENGINEERING  
CLERK OF COURT  
DATE FILED  
FILE NO.

WALTER J. MOSENFELDER  
REGISTERED PROFESSIONAL LAND SURVEYOR  
7886 VINCENT ROAD  
DENHAM SPRINGS, LA 70728



SCALE IN FEET  
100' 50' 0 100' 200' 300'

REVISION	BY
PARISH COMMENTS	
05/03/2022	BPY

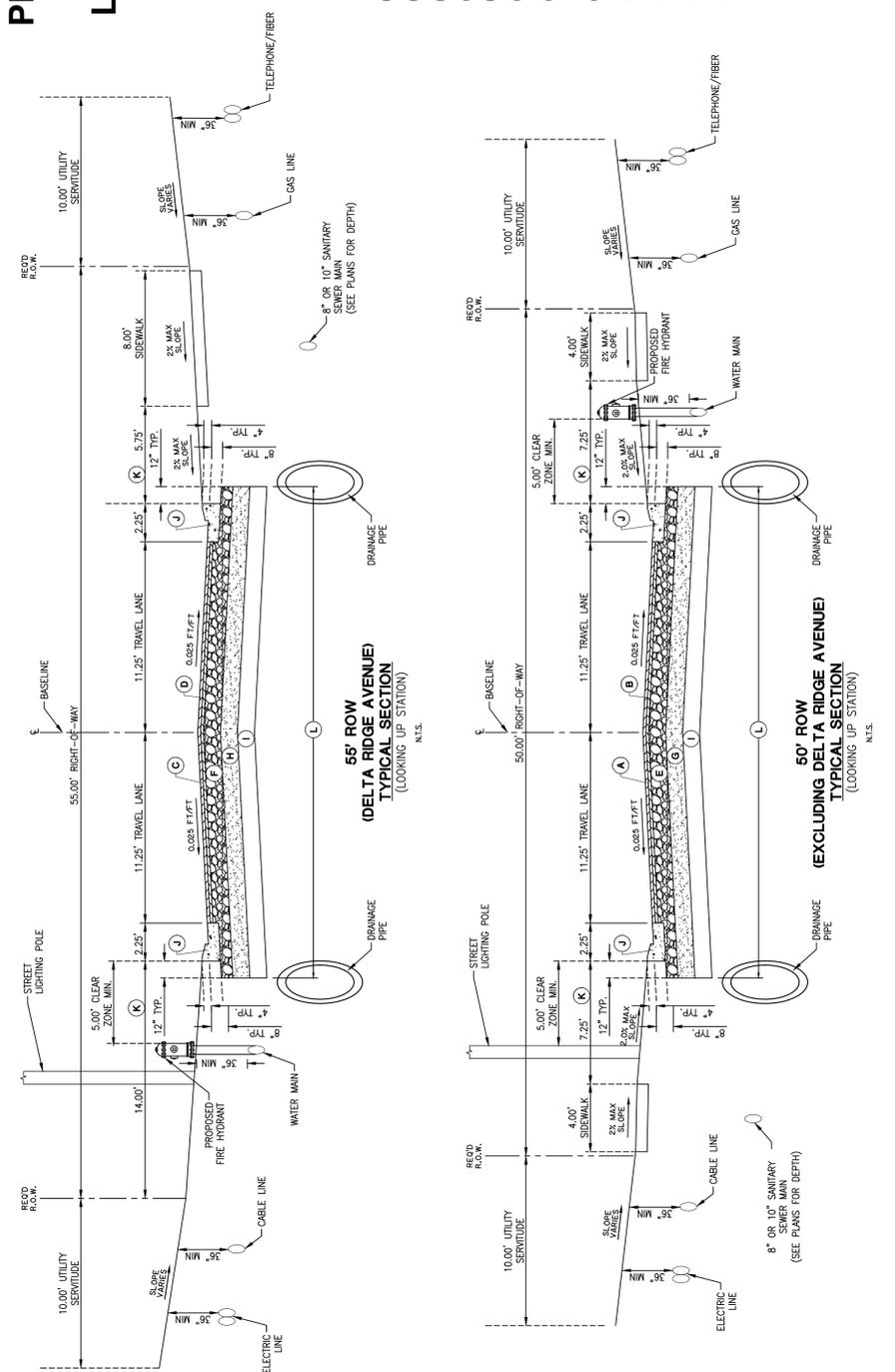
**DUPLANTIS DESIGN GROUP, PC**  
SURVEY  
16564 Brewster Road, Suite 101  
Covington, LA 70433  
Phone: 985.249.6180 \ Fax: 985.249.6190  
1308 Camellia Blvd, Suite 200  
Lafayette, LA 70508  
WWW.DDGP.COM

**DR HORTON, INC. - GULF COAST**  
FOR:  
SLIDELL, LOUISIANA  
ST. TAMMANY PARISH  
SUBDIVISION OF LAKESHORE VILLAGES (PHASE 6B)

DRAWN BY: [Blank]  
CHECKED BY: [Blank]  
PROJECT NO.: 20-396  
FILE NO.: 20-386 PHASE 6B FINAL  
SHEET: 1-2

# PLAT SHOWING FINAL SUBDIVISION OF LAKESHORE VILLAGES (PHASE 6B)

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



**55' ROW  
(DELTA RIDGE AVENUE)  
TYPICAL SECTION  
(LOOKING UP STATION)**  
N.T.S.

**50' ROW  
(EXCLUDING DELTA RIDGE AVENUE)  
TYPICAL SECTION  
(LOOKING UP STATION)**  
N.T.S.

**LEGEND:**

- (A) 1.5" LEVEL 1 (PG-22M, 0.5 NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
- (B) 1.5" LEVEL 1 (PG-22M, 0.5 NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
- (C) 2.0" LEVEL 1 (PG-22M, 0.5 NOMINAL MIX) ASPHALTIC CONCRETE WEARING COURSE
- (D) 2.0" LEVEL 1 (PG-22M, 0.5 NOMINAL MIX) ASPHALTIC CONCRETE BINDER COURSE
- (E) 12" GEMENT STABILIZED BASE (10% BY VOLUME) 95% COMPACTION PER ASTM D-698
- (F) 11" COMPACTED STRUCTURAL FILL SUBBASE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SUBBASE IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698. (REF. NOTE 3)
- (G) 12" COMPACTED STRUCTURAL FILL SUBBASE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. SUBBASE IS TO BE COMPACTED TO 95% OF THE MAXIMUM DRY DENSITY NEAR THE OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D-698. (REF. NOTE 3)
- (H) 12" PROOF ROLLED AND STABLE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- (I) 4" HIGH MOUNTABLE CONCRETE WITH 12" GUTTER AND 15" MOUNTABLE CURB
- (K) HYDROSEED WITH STRAW OR SOD DISTURBED AREAS (WITHIN LIMITS OF CONSTRUCTION)
- (L) GENERAL EXCAVATION

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C180	0887537"	47500'	68.48'	N7831437"W - 88.42'
C181	0883815"	1300'	20.11'	S5370122"W - 18.16'
C182	0665352"	158500'	190.81'	S1209100"W - 190.70'
C183	1050157"	1300'	23.83'	S385452"E - 20.83'
C184	0123100"	97500'	213.00'	S831021"E - 212.57'
C185	0879003"	1300'	19.85'	N592038"E - 17.98'
C186	0743803"	2500'	32.71'	S5370508"W - 30.43'
C187	0059319"	173500'	177.31'	N8630117"W - 177.23'
C188	0120148"	153500'	322.29'	S093512"W - 321.70'
C189	0112101"	102500'	203.05'	S091449"W - 202.72'
C190	0900000"	2500'	39.27'	S370041"E - 35.36'
C191	0900000"	1500'	23.56'	N595519"E - 21.21'
C192	0112101"	125500'	246.61'	N091449"W - 248.21'
C193	0120148"	130500'	274.00'	N093512"E - 273.50'
C194	0891038"	1500'	25.96'	N335913"W - 22.84'
C201	0120148"	142000'	298.15'	S093512"W - 297.60'
C202	0837273"	1300'	18.94'	N571943"E - 17.31'
C212	0112101"	114000'	225.83'	N091449"W - 225.46'
C213	0900000"	1300'	20.42'	N370041"W - 18.38'
C214	0120148"	125500'	263.50'	N093512"E - 263.02'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C159	0887800"	1300'	20.23'	S112330"E - 18.25'
C160	0840112"	1300'	19.06'	N430517"E - 17.40'
C161	0845720"	1500'	24.86'	N465358"W - 22.11'
C162	0392339"	65500'	460.77'	N893933"E - 455.22'
C163	0275445"	97500'	90.63'	S554101"E - 90.63'
C164	0100727"	101620'	179.58'	S500729"E - 179.35'
C165	0255023"	179.10'	80.77'	N440593"E - 80.09'
C166	0228284"	97000'	499.07'	N714536"E - 493.59'
C167	0864529"	1300'	19.88'	N061442"E - 17.86'
C168	0275441"	32500'	124.26'	N465007"E - 123.50'
C169	0270100"	113500'	574.80'	N071458"E - 568.68'
C171	0910333"	1300'	20.86'	N050531"E - 18.85'
C172	0847321"	37500'	22.42'	N214556"W - 22.09'
C173	0864331"	1500'	22.70'	N821422"W - 20.60'
C174	0170736"	102500'	199.05'	S095941"W - 198.74'
C175	0900000"	1500'	23.56'	S603606"W - 21.81'
C176	0890626"	1300'	19.99'	S082707"E - 18.08'
C177	0400437"	7500'	52.46'	S853336"W - 51.40'
C178	0900000"	1300'	20.42'	N692354"W - 18.38'
C179	0121858"	86029'	206.42'	S692627"E - 206.02'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C130	0037425"	82500'	53.14'	S271158"E - 53.13'
C131	0121032"	836.19'	177.69'	S550337"E - 177.36'
C132	0121032"	836.19'	177.69'	S550337"E - 177.36'
C141	0271135"	108500'	514.95'	S723133"W - 505.54'
C142	0275445"	97000'	208.04'	N3309117"W - 206.89'
C143	0454916"	92000'	735.76'	N663117"W - 716.30'
C144	0374809"	179000'	1181.00'	N703147"W - 1158.89'
C145	0060041"	103000'	109.26'	N483622"W - 108.21'
C146	0964309"	1500'	25.92'	N471653"W - 22.42'
C147	0801013"	2500'	34.98'	N410948"E - 32.20'
C148	0291147"	80500'	410.21'	S094639"W - 405.78'
C149	0230136"	57500'	231.09'	N894308"E - 228.54'
C150	0813124"	1700'	24.19'	S810190"E - 22.09'
C151	0984619"	1500'	25.96'	S054636"W - 22.77'
C153	0322116"	62500'	36.99'	S413536"E - 36.56'
C154	0032714"	16000'	9.64'	N481537"E - 9.64'
C155	0283832"	69000'	345.00'	N701840"E - 341.41'
C156	0013732"	983.93'	27.92'	S081133"W - 27.92'
C157	0805599"	1300'	18.36'	S851847"E - 16.87'
C158	0241623"	27500'	116.80'	S451912"W - 115.63'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C215	0112101"	130500'	258.52'	N091449"E - 258.10'
C216	0900000"	1500'	23.51'	S095519"W - 21.21'
C217	0894839"	1500'	23.51'	S291813"E - 21.18'
C218	0824707"	1300'	21.05'	N615940"E - 18.83'
C219	0112101"	153500'	304.08'	S091449"W - 303.98'
C220	0120148"	102500'	215.21'	S093512"W - 214.82'
C221	0900000"	1300'	20.42'	N370041"W - 18.38'
C222	0864408"	173500'	203.96'	S733437"E - 203.85'
C223	0120148"	97500'	204.71'	N093512"E - 204.34'
C249	0112101"	142000'	281.30'	N091449"E - 280.84'
C250	0120148"	114000'	239.36'	S093512"W - 238.92'
C251	0900000"	1500'	23.56'	S095519"W - 21.21'
C252	0911937"	1500'	23.91'	S121222"E - 21.46'
C253	0911592"	1300'	20.71'	N790432"E - 18.59'
C254	0183117"	242500'	783.91'	S241058"W - 780.90'
C255	0183117"	237500'	767.74'	N241038"E - 764.41'
C256	0134376"	173500'	415.98'	S644504"E - 414.58'
C257	0900000"	1300'	20.42'	N370041"W - 18.38'
C261	0853576"	2500'	37.35'	S092736"W - 33.97'

LINE	BEARING	LENGTH
L1	S2334620"W	66.66'
L2	S2334655"W	60.06'
L3	S2334637"W	59.17'
L4	S2334644"W	55.34'
L5	S2334526"W	59.89'
L6	S2334010"W	60.10'
L7	N7233027"E	10.01'
L8	N745438"E	49.44'
L9	N713648"E	48.95'
L10	N674722"E	86.53'
L11	N233937"W	62.99'
L12	S265795"E	41.24'
L13	S265795"E	73.81'
L14	S224516"W	15.25'
L15	N347251"E	15.14'
L16	S161546"W	80.52'
L17	S742334"E	47.66'
L18	N790754"W	68.27'
L19	S1445519"W	12.45'
L20	S6223931"E	24.40'
L21	S661532"E	36.12'

LINE	BEARING	LENGTH
L1	S2334620"W	66.66'
L2	S2334655"W	60.06'
L3	S2334637"W	59.17'
L4	S2334644"W	55.34'
L5	S2334526"W	59.89'
L6	S2334010"W	60.10'
L7	N7233027"E	10.01'
L8	N745438"E	49.44'
L9	N713648"E	48.95'
L10	N674722"E	86.53'
L11	N233937"W	62.99'
L12	S265795"E	41.24'
L13	S265795"E	73.81'
L14	S224516"W	15.25'
L15	N347251"E	15.14'
L16	S161546"W	80.52'
L17	S742334"E	47.66'
L18	N790754"W	68.27'
L19	S1445519"W	12.45'
L20	S6223931"E	24.40'
L21	S661532"E	36.12'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C271	0810338"	1500'	21.22'	S053012"E - 19.50'
C272	0037399"	173500'	110.94'	S837373"E - 110.82'
C273	0002312"	13862.46'	93.59'	S164931"W - 93.58'
C282	0013842"	10503.29'	301.52'	S154440"W - 301.52'
C288	0154144"	1586.79'	435.23'	S271045"W - 433.87'
C304	0140643"	1703.79'	419.64'	S263151"W - 418.58'
C304	0053541"	97500'	95.21'	S264932"E - 99.68'
C345	0863900"	82000'	95.17'	N050445"E - 95.12'
C487	0071137"	2607.04'	99.69'	S265892"W - 99.68'
C487	0071137"	2607.04'	100.01'	N120011"E - 102.94'
C488	0854649"	2607.04'	263.01'	S305800"W - 262.90'
C534	0824417"	20.33'	92.93'	S227430"W - 26.87'
C573	0152336"	1538.79'	413.56'	N270151"E - 412.32'
C582	1261907"	55.00'	121.26'	N620736"E - 98.15'
C591	1331230"	55.00'	103.57'	S293658"E - 103.57'
C602	0221835"	475.00'	184.96'	S492846"W - 184.96'
C609	0221835"	425.66'	165.74'	S042751"W - 164.70'
C620	0022014"	1585.00'	91.65'	S044425"W - 64.65'
C622	0112101"	97500'	193.15'	S091449"E - 192.83'
C623	0853403"	1500'	23.97'	S382230"E - 23.97'

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE
C271	0810338"	1500'	21.22'	S053012"E - 19.50'
C272	0037399"	173500'	110.94'	S837373"E - 110.82'
C273	0002312"	13862.46'	93.59'	S164931"W - 93.58'
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C582	1261907"	55.00'	121.26'	N620736"E - 98.15'
C591	1331230"	55.00'	103.57'	S293658"E - 103.57'
C602	0221835"	475.00'	184.96'	S492846"W - 184.96'
C609	0221835"	425.66'	165.74'	S042751"W - 164.70'
C620	0022014"	1585.00'	91.65'	S044425"W - 64.65'
C622	0112101"	97500'	193.15'	S091449"E - 192.83'
C623	0853403"	1500'	23.97'	S382230"E - 23.97'

REVISION	BY
PARISH COMMENTS 05/03/2022	BPY

**DUP LANTS DESIGN GROUP, PC**  
SURVEY  
16564 Brewster Road, Suite 101  
Covington, LA 70433  
Phone: 985.249.6180 \ Fax: 985.249.6190  
1308 Camellia Blvd, Suite 200  
Lafayette, LA 70508  
WWW.DDGP.COM

**SUBDIVISION OF LAKESHORE VILLAGES (PHASE 6B)**  
FOR  
ST. TAMMANY PARISH  
SLIDELL, LOUISIANA  
DR HORTON, INC. - GULF COAST

DR HORTON, INC. - GULF COAST  
20-386 PHASE 6B FINAL  
FILE NO. 20-396  
PROJECT NO.  
CHECKED  
DATE  
DRAWN  
BY

I CERTIFY THAT THIS FINAL PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS IN FULL COMPLIANCE WITH LA RS. 33:5001 AND THE REQUIREMENTS OF THE CURRENT LOUISIANA STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "C" SURVEY.

DATE OF PLAT: 05/25/2022  
CORY M. MOENAMIN, P.L.S.: LA REG. NO. 5289  
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER (OWNER REPRESENTATIVE)  
DR HORTON, INC. - GULF COAST  
2686 VINCENT ROAD  
DETHAM SPRINGS, LA 70726

PRELIMINARY  
CONSTRUCTION BRONZE  
PLAT  
ISSUED AS A BASIS FOR THE  
ISSUANCE OF A PERMIT  
STATE OF LOUISIANA  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2899  
CORY M. MOENAMIN, P.L.S.

2-2

- RESTRICTIVE COVENANTS**
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR BEFORE THE HOME BUILDER HAS OBTAINED A COMMUNITY WATER SUPPLY CONTRACT FROM THE COMMUNITY WATER SYSTEM (CWS). ENHANCED SERVICES OF THE PARISH (ENHANCED SERVICES) SHALL BE PROVIDED TO ALL RESIDENTIAL HOMES THAT MEET THE PROPOSED WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY DRAINAGE OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
  - CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
  - LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
  - THIS SUBDIVISION IS LOCATED IN FLOOD ZONES AH AND ZONE X (SHADED) PER LETTER OF MAP REVISION, CASE NO. 19-06-088P, EFFECTIVE DATE APRIL 16, 2020. THE MINIMUM FINISHED FLOOR ELEVATION OF ALL RESIDENTIAL HOMES SHALL MEET THE PROPOSED FINISHED FLOOR ELEVATION. THE FINISHED FLOOR ELEVATION SHALL BE PUBLISHED AND ADOPTED BY ST. TAMMANY PARISH ON ONE (1) FOOT ABOVE THE CROWN OF THE STREET WHICH EVER IS HIGHER.
  - NO LOT WILL BE REENTER SUBMITTED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
  - DRAWINGS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
  - IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
  - THE HOME BUILDER IS RESPONSIBLE FOR THE CONSTRUCTION OF THE SIDEWALK ALONG THE LOTS.
  - THE RESIDENTS WITHIN PHASE 6B WILL HAVE THE RIGHT TO UTILIZE THE EXISTING CENTRAL LAKE LOCATING WITHIN THE LAKESHORE VILLAGES DEVELOPMENT FOR RECREATIONAL PURPOSE.
  - THE EXISTING STORMWATER

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 7, 2022)*

CASE NO.: 2022-2844-FP

SUBDIVISION NAME: Abita Ridge Subdivision, Phases 3A & 3B

DEVELOPER: Abita River Park, LLC  
401 Marina Oaks Drive  
Mandeville, LA 70471

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

SECTION: 2 & 3

WARD: 3

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 2

RANGE: 11 EAST

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

GENERAL LOCATION: The property is located on the north of Harrison Avenue, east of US Highway 190, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: Phase 3A - 2.50 Acres/Phase 3B - 28.50 Acres

NUMBER OF LOTS: Phase 3A - 7 Lots/Phase 3B - 72 Lots            AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A6, B & C

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on June 3, 2022. The inspection disclosed that all of the asphalt roads and roadside shoulders are constructed, and the roadside ditches are functioning.

This case was previously postponed at the May 10, 2022 Planning Commission meeting. The following uncompleted items #1 - #7 existed at the time of the final inspection and will be completed before the plats are signed:

**General Comments:**

1. The drainage feature located behind Lots #1 - #14 has been silted in and needs to be regraded to provide positive flow. Once regraded, the drainage feature should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established.
2. The drainage swale for the subsurface drain lines located behind Lots #15 - #23 has been silted in and needs to be regraded to provide positive flow. Once regraded, the surface swale should be properly vegetated once regraded and proper erosion control measures installed and maintained until vegetation is established.
3. Update the BFE elevation added to the As-Built Plans to reflect elevation 17.0' in accordance with the previously approved construction plans.

**Final Plat:**

4. Lots #23 - #27 have two different building setbacks per the "Minimum Building Setback Table" update this table to eliminate the conflicts.

**Paving & Drainage Plan:**

5. Update the As-Built Paving & Drainage Plan to include as-built elevations for the cross-culvert at the intersection of Harrison Ave & Abita River Drive.
6. Update the As-Built Paving & Drainage Plan to include as-built cross-sections for the drainage servitude behind lots #20 - #23 to verify conformance with the previously approved plans.

**Water & Sewer Plan:**

7. Update the As-Built Water & Sewer Plan to reflect Phase 3-B in lieu of Phase 3-C.

**Informational Items:**

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

A Performance Obligation in the of \$30,000.00 (based on approximate cost estimate) will be required to ensure the construction of the required amenities and walking trails are constructed in accordance with the previously approved Abita Ridge Recreation Plan.

Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 3,550 linear feet x \$22.00 per linear foot for a total of \$78,100.00 for a period of two (2) years.

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

Mandatory Developmental Fees are required as follows:

Phase 3A:

Road Impact Fee at \$1,077.00 per lot x 7 lots for a total of \$7,539.00.

Drainage Impact Fee at \$1,114.00 per lot x 7 lots for a total of \$7,798.00.

Phase 3B:

Road Impact Fee at \$1,077.00 per lot x 72 lots for a total of \$77,544.00.

Drainage Impact Fee at \$1,114.00 per lot x 72 lots for a total of \$80,208.00.

Fees are due before subdivision plats can be signed.

This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the June 14, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 7, 2022)*

CASE NO.: 2022-2906-FP

SUBDIVISION NAME: Johnny F. Smith Memorial Business Park Subdivision, Phase 2

DEVELOPER: Paris Properties  
6115 Highway 11  
Slidell, LA 70458

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

SECTION: 27

WARD: 9

TOWNSHIP: 8 SOUTH

PARISH COUNCIL DISTRICT: 14

RANGE: 14 EAST

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

GENERAL LOCATION: The property is located west of LA Highway 11, north of Interstate-10, Slidell, Louisiana. Ward 9, District 14

TOTAL ACRES IN DEVELOPMENT: 26.06 Acres

NUMBER OF LOTS: 1 Lot                    AVERAGE LOT SIZE: 26.06 Acres

SEWER AND WATER SYSTEMS: Central

ZONING: I-2

FLOOD ZONE DESIGNATION: "A1" & "C"

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on June 3, 2022. The inspection disclosed that all of the concrete roads and roadside shoulders are constructed, and the roadside ditches are functioning.

The following uncompleted items #1 - #4 existed at the time of the final inspection and will be completed before the plats are signed:

**General Comments:**

1. The drainage ditch located on the north side of Lot #52 was eroding in various locations and needs to be re-established.
2. The newly installed drainage ditches need to be regrading to provide positive flow in accordance with the previously approved plans (Typical Comment).

**Final Plat:**

3. Update the Final Plat in accordance with the markups & summary emailed to the developer and the engineer of record for this project on 6/7/2022.

**Paving & Drainage Plan:**

4. Update the As-Built Paving & Drainage Plan to include the required information in accordance with the markups & summary emailed to the developer and the engineering of record for this project on 6/7/2022.

**Informational Items:**

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

Additionally, should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 470 linear feet x \$25.00 per linear foot for a total of \$11,750 for a period of five (5) years. A five (5) year warranty obligation is being recommended since the roadway was previously installed in 2014 with no testing provided.

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

Since the development has no “end users”, the mandatory developmental fees are not due prior to signing the subdivision plat, but will be due with the commercial building permit application.

Revised drawings will not be accepted for review or placement in the packet prior to the June 14, 2022 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

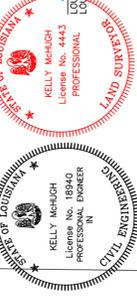
# JOHNNY F. SMITH MEMORIAL BUSINESS PARK, PHASE 2, SECTION 27, T-8-S, R-14-E, ST. TAMMANY PARISH, LA.

## RESTRICTIVE COVENANTS

- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER (CENTRAL SEWERAGE AND/OR WATER SYSTEM) HAS BEEN APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT OF ST. TAMMANY PARISH. THE SEWERAGE AND WATER SERVICE SHALL BE PROVIDED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY) FROM THE WATER SUPPLY MAINS BEING PULLED OR MATING WITH EXISTING MAINS OR ANY STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY) SOURCE AND ANY ELEMENT THEREOF BE SUBJECT TO ANY ZONING, SUBDIVISION, OR LAND-USE ZONING ORDINANCES (L-2) AND SHALL BE OBTAINED FROM ST. TAMMANY PARISH.
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN ALL DEVELOPED RESIDENTIAL ( SA ) AREAS.
- NO NOISY OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, DRIVEWAY OR CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET DRIVEWAY IS LOCATED.
- NO TAMMANY PARISH FIRE INSURANCE WITHOUT THE PRIOR APPROVAL OF THE DEVELOPER.
- THE MAIN ELEVATION FOR THE LOWEST FLOOR OF ALL BUILDINGS SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS ELEVATION SHALL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO TAMMANY PARISH FIRE INSURANCE WITHOUT THE PRIOR APPROVAL OF THE DEVELOPER.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60') MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET DRIVEWAY IS LOCATED.
- THE STORMWATER DETENTION AREA CANNOT BE ACCEPTED INTO THE PARISH MAINTENANCE SYSTEM WITH FILL MITIGATION AND EXCAVATION CONTAINING FOR THE DEVELOPMENT OF THE PROJECT. THE DETENTION AREA SHALL BE MAINTAINED AND FILL MITIGATION OBLIGATION WILL HAVE TO BE ESTABLISHED FOR THE CONTINUED EXCAVATION AND FILL MITIGATION OF THE DETENTION AREA UNTIL COMPLETELY DEVELOPED AND ALL EXCAVATION IS COMPLETE AND VEGETATED AT WHICH TIME THE PARISH MAINTENANCE OBLIGATION AND ACCEPTANCE INTO THE PARISH MAINTENANCE SYSTEM SHALL BE RELEASED.
- THE RESTRICTIVE COVENANTS SHALL BE RECORDED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION P.L.A.T. (AMENDED BY ORD. 94-2742, ADOPTED 12/15/94)

DEDICATION OF THE STREETS AND ROADWAYS AND DRAIN SERVICES ON THIS P.L.A.T. IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY. THE STATE OF LOUISIANA HAS THE SOLE AND EXCLUSIVE RIGHT TO ACCEPT OR REFUSE SUCH DEDICATION. THE DEDICATION OF THE STREETS AND ROADWAYS AND DRAIN SERVICES SHALL BE DEFINED TO CONSTITUTE ONLY A SERVICE TO THE PARISH FOR THE PURPOSES OF THE PARISH MAINTENANCE SYSTEM OR THE DEVELOPER. THE STREETS DRAINAGE SERVICES, STREET AND TRAFFIC SIGNS FOR THE SUBDIVISION SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA PS-33-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH AND CERTIFIED TO BE CORRECT AND TRUE TO THE ORIGINAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.



26.06 ACRES	NO. OF LOTS	390'	SEWER AND WATER SERVICES PROVIDED BY EXISTING OFFSITE FACILITIES
AREA	VARIABLES	CENTRAL	CENTRAL
AVG. LOT SIZE	60' / 24'	STREET WIDTH	WATER SYSTEM
CONCRETE	VARIABLES	1-2	MAX. BLK. LENGTH
ROAD SURFACE	LOT DEPTH	ZONING	

FOR: APPROVAL:

OWNER: PARIS PROPERTIES  
61155 HWY 11  
SUDELL, LA. 70458

CHARMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF ST. TAMMANY PARISH ENGINEERING

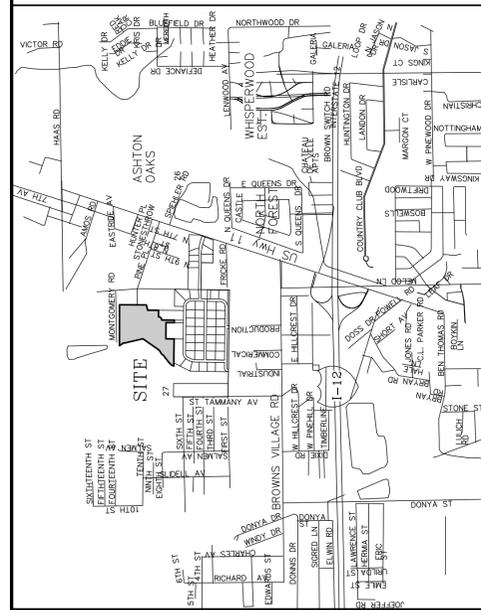
DATE FILED: FILE NO.

CLERK OF COURT

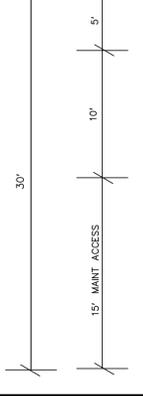
Final Plans  
RECEIVED  
05/12/2022  
DEVELOPMENT  
ENGINEERING  
ENGINEERING  
REVIEW COPY

FINAL PLAT  
JOHNNY F. SMITH MEMORIAL  
BUSINESS PARK, PHASE 2,  
SECTION 27, T-8-S, R-14-E,  
ST. TAMMANY PARISH, LA.

REVISIONS	DATE	SCALE	DATE
MARK		1" = 100'	05-10-22
		DRAWN: MDM	JOB NO.: 06-332
		CHECKED:	DWG. NO.: 06-332-PH 2 FINAL
			PHASE 2 FINAL P.L.A.T.



## VICINITY MAP



## SECTION C-C (30' DRAIN SERV.)

## Legal Description

A certain parcel of ground situated in Section 27, Township 8 South, Range 14 East, 3rd Meridian, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Northwest corner of the Southeast Quarter, of the Northwest Quarter of Section 27, T-8-S, R-14-E, and measure South 89°10'30" East a distance of 2653.43 feet to the POINT OF BEGINNING; POINT OF BEGINNING continues:

Thence South 89°10'30" East a distance of 74.56 feet to a point;

Thence South 89°53'46" East a distance of 930.35 feet to a point;

Thence South 89°53'46" East a distance of 200.00 feet to a point;

Thence South 74°45'06" West a distance of 133.73 feet to a point;

Thence South 00°37'38" West a distance of 265.12 feet to a point;

curve; thence along a curve to the right having a radius of 80.00 feet, a delta of 83°27'46", an arc length of 116.76 feet, and a chord which point of reverse curves; thence along a curve to the left having a radius of 100.00 feet, a delta of 83°27'46", an arc length of 14.59 feet, and a chord which point of tangency; 26.06 feet to a point;

Thence South 00°37'38" West a distance of 292.28 feet to a point;

Thence North 00°37'38" East a distance of 201.00 feet to a point;

Thence North 00°37'38" West a distance of 200.00 feet to a point;

Thence North 89°22'22" West a distance of 666.80 feet to a point;

Thence North 89°22'22" West a distance of 81.95 feet to a point;

Thence North 44°05'19" East a distance of 232.08 feet to a point;

Thence North 57°15'10" East a distance of 109.77 feet to a point;

Thence North 38°17'39" East a distance of 58.90 feet to a point;

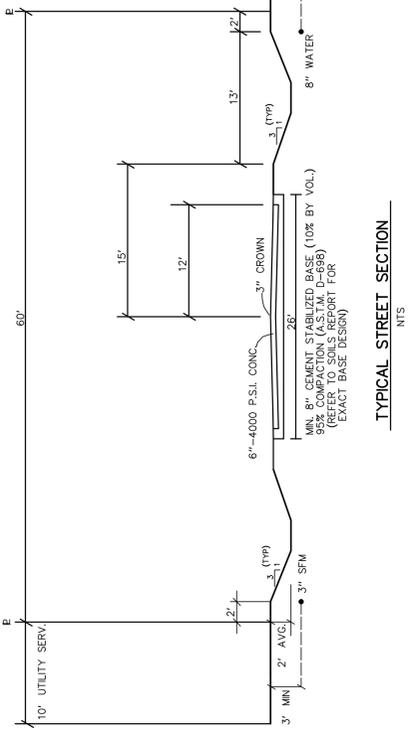
Thence North 38°17'39" East a distance of 189.57 feet to a point;

Thence North 00°37'38" West a distance of 58.90 feet to a point;

Thence North 00°37'38" West a distance of 48.29 feet to a point;

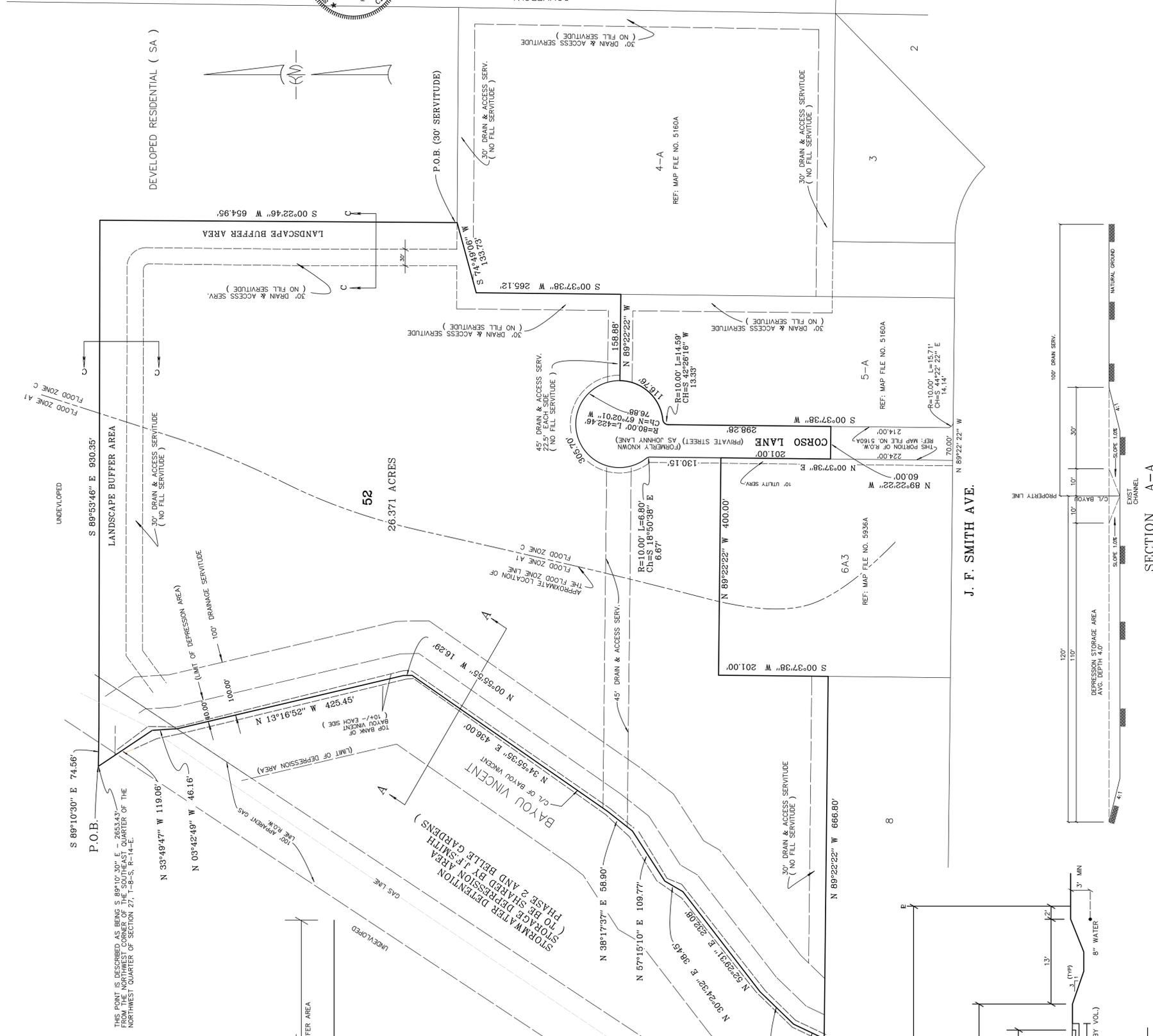
Thence North 00°37'38" West a distance of 25.45 feet to a point;

Thence North 33°42'49" West a distance of 119.06 feet to the POINT OF BEGINNING, and containing 26.06 acre(s) of land, more or less.



## TYPICAL STREET SECTION

NTS



## SECTION A-A

NTS