

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, JUNE 13, 2023
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. The livestream will begin at 6:00 PM on Tuesday, June 13, 2023.

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE MAY 9, 2023 MEETING MINUTES

REQUEST FOR POSTPONEMENTS

REVOCATION

1- REV23-07-004

The revocation of an unopened portion of Dogwood Drive, located on the south side of Tchefuncte Drive, west of Willow Drive between Lot 49, Square K and Lot 1, Square J of the Country Club Estates Extension Subdivision, Ward 4, District 4.

Applicant: Kelly Donahue

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

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

2- Request to Enter the Parish Right-of-Way for the Alexiusville Subdivision (11th Avenue and Charlie Street)

Developer/Owner: Mr. Bhavin Chauhan

Engineer/Surveyor: Mr. Bhavin Chauhan (Currently)

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located at the end of 11th Avenue, west of US Highway 190, south of Three Rivers Road, Covington, Louisiana. Ward 3, District 5

POSTPONED AT THE MAY 9, 2023

MINOR SUBDIVISION REVIEW**3- 2023-3228-MSP**

Minor subdivision of Parcel BV-1 and an outparcel (1.083 acres) into Parcels BV-1A, BV-1B, BV-1C & BV-1D

Owner & Representative: Brown's Village Plaza, LLC & Felicity Center, LLC

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Ronald Randolph

General Location: The property is located on the northwest corner of US Highway 11 & Brown's Village Road, Slidell, Louisiana. Ward 8, District 14

POSTPONED AT THE FEBRUARY 14, 2023, AT THE MARCH 8, 2023 FOR 2 MONTHS, AT THE MAY 9, 2023.

4- 2023-3357-MSP

Minor subdivision of Parcel 3 into Parcels 3-A, 3-B, 3-C, 3-D, 3-E

Owner & Representative: Kain Brake, LLC – William Magee

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the south side of Stein Road, west of Clarence Road, Sun, Louisiana. Ward 5, District 6

5- 2023-3359-MSP

Minor subdivision of 10.58 acres into Tracts A, B & C

Owner & Representative: Hugh McCormick

Surveyor: RJ Fuselier & Associates, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the south side of Horseshoe Island Road, east of LA Highway 434, Lacombe, Louisiana. Ward 6, District 11

6- 2023-3382-MSP

Minor subdivision of 7.780 acres into Parcels A & B

Owner & Representative: Wayne Brannan, LLC

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the east side of Lenel Road, north of Lowe Davis Road, Covington, Louisiana. Ward 10, District 6

RESUBDIVISION REVIEW**7- 2023-3368-MRP**

Resubdivision of Lots 8 & 9 into Lot 9-A, Sierra Ridge Subdivision

Owner & Representative: Zachary P. & Michelle J. Adema

Surveyor: Lester Martin Jr. & Associates, LLC

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

General Location: The property is located on the southeast side of Sierra Ridge Court, south of LA Highway 22, Madisonville, Louisiana, Ward 1, District 4

8- 2023-3380-MRP

Resubdivision of Lots 7, 8, 9, 10, 11 & Part of lots 6 & 12 into lots 7-A, 7-B, 7-C, 7-D, 7-E & 7-F, Square 14, Shady Lake Estates

Owner & Representative: J Mendoza Homes, LLC – Jose Mendoza

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south side of Lake Tahoe Drive, east of Lake St. Claire Drive, Covington, Louisiana, Ward 1, District 1

9- 2023-3381-MRP

Resubdivision of lot 54 and 5.301 acres into lot 54-A Covington Industrial Park, Phase II

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

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. David R. Fitzgerald

General Location: The property is located on the west side of Helpers Row, on the south side of Fabrication Row and on the west side of Welders Row, Covington, Louisiana, Ward 3, District 2

PRELIMINARY APPROVAL**10- 2023-3313-PP**

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 MAY 9, 2023 MEETING

11- 2023-3315-PP

Money Hill Subdivision, Phase 9-B

Developer/Owner: Money Hill Plantation, LLC

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

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana, Ward 6, District 6

POSTPONED AT THE MAY 9, 2023 MEETING

12- 2023-3374-PP

Balsam Manor Subdivision

Developer/Owner: AEW Sales Development, LLC

Engineer: Fairway Consulting & Engineering

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located at the end of Melody Lane, north of Helenbirg Road, Covington, Louisiana. Ward 3, District 5

13- 2023-3375-PP

Providence Parks Subdivision, Phase 2 & 3

Developer/Owner: Tower Capital Corporation

Engineer: Novus Reb Engineering, LLC

Parish Council District Representative: Hon. Martha Cazaubon

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

FINAL REVIEW**14- 2023-3319-FP**

Garden Walk Subdivision, Phase 3

Developer/Owner: The Garden Walk, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of Emerald Forest Boulevard, east of Falconer Road, Covington, Louisiana Ward 3, District 5

POSTPONED AT THE MAY 9, 2023 MEETING

15- 2023-3377-FP

Crosswind Cove Subdivision

Developer/Owner: Summerview Development, LLC

Engineer/Surveyor: Hide Tide Consultants, LLC

Parish Council District Representative: Hon. Arthur Laughlin

General Location: The property is located on the west side of Airport Road, north of Meadows Blvd & Interstate 12, Slidell, Louisiana. Ward 9, District 11

16- 2023-3367-FP

Spring Haven Subdivision, Phases 3A & 3B

Developer/Owner: Spring Haven, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

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

General Location: The property is located south of Spring Haven Lane, west of Dummyline Road, north of LA Highway 22, Madisonville, Louisiana. Ward 1, District 4

17- 2023-3379-FP

Money Hill Subdivision, Phase 9-A

Developer/Owner: Money Hill Plantation, LLC

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

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana, Ward 6, District 6

OLD BUSINESS

NEW BUSINESS

UNIFIED DEVELOPMENT CODE REWRITE

Revise Part II of the St. Tammany Parish Code of Ordinances, establishing a new Unified Development Code in which traditional zoning and subdivision regulations are combined with other parish development regulations such as sign requirements, design guidelines and water management to assist with review of development applications and permitting requirements.

Discussion will not take place at this time and staff recommends postponing until August.

ADJOURNMENT

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MINUTES
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 PM - TUESDAY, MAY 9, 2023
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Absent: Seeger, Fitzmorris and Troncoso

Staff: Helen Lambert, Leslie Delatte, Theodore Reynold, Maria Robert, Emily Couvillion and Diana Valez

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 – Crawford

PLEDGE OF ALLEGIANCE – Truxillo

APPROVAL OF THE APRIL 11, 2023 MEETING MINUTES

Truxillo moved to approve, second by Crawford

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

REQUEST FOR POSTPONEMENTS

1- 2023-3228-MSP - POSTPONED

Minor subdivision of Parcel BV-1 and an outparcel (1.083 acres) into Parcels BV-1A, BV-1B, BV-1C & BV-1D

Owner & Representative: Brown's Village Plaza, LLC & Felicity Center, LLC

Surveyor: Kelly J. McHugh & Associates, Inc.

Parish Council District Representative: Hon. Ronald Randolph

General Location: The property is located on the northwest corner of US Highway 11 & Brown's Village Road, Slidell, Louisiana. Ward 8, District 14

POSTPONED AT THE FEBRUARY 14, 2023 AND THE MARCH 8, 2023 MEETINGS UNTIL MAY 9, 2023 MEETING

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

Crawford made a motion to postpone for one month, second by Truxillo

Opposition: N/A

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING MAY 9, 2023

7- 2023-3313-PP - 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

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

McInnis made a motion to postpone for one month, second by Truxillo

Opposition: N/A

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

9- 2023-3319-FP -POSTPONED

Garden Walk Subdivision, Phase 3
Developer/Owner: The Garden Walk, LLC
Engineer/Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano
General Location: The property is located on the north side of Emerald Forest Boulevard, east of Falconer Road, Covington, Louisiana Ward 3, District 5

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

Smail made a motion to postpone for one month, second by Crawford

Opposition: N/A

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

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

1- Request to Enter the Parish Right-of-Way for the Alexiusville Subdivision (11th Avenue and Charlie Street) - POSTPONED

Developer/Owner: Mr. Bhavin Chauhan
Engineer/Surveyor: Mr. Bhavin Chauhan (Currently)
Parish Council District Representative: Hon. Rykert Toledano
General Location: The property is located at the end of 11th Avenue, west of US Highway 190, south of Three Rivers Road, Covington, Louisiana. Ward 3, District 5

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

Crawford made a motion to postpone for one month, second by Truxillo

Opposition: N/A

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

MINOR SUBDIVISION REVIEW

2- 2023-3310-MSP – APPROVED WITH WAIVER

Minor subdivision of 21.99 acres into Parcels 1, 2 & 3

Owner & Representative: Frank J. & Sunny Francois

Surveyor: James J. Jones

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the east side of Davidson Road, south of LA Highway 1077, 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: Frank and Sunny Francois

Ress made a motion to approve with waiver, second by Crawford

Opposition: Lindsey Flower

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

RESUBDIVISION REVIEW

4- 2023-3338-MRP - APPROVED

Resubdivision of Lots 33 & 43A into lot 43B, Covington Industrial Park, Phase II

Owner & Representative: Favret Investments, LLC – Uncas Favret, Jr.

Surveyor: John G. Cummings & Associates

Parish Council District Representative: David R. Fitzgerald

General Location: The property is located on the north side of Fabrication Row, on the west side of Airport Road and on the south side of Painters Row, 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: Uncas Favret, III

Crawford made a motion to approve, second by Smail

Opposition: Lindsey Flower

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

PRELIMINARY APPROVAL

1- 2023-3193-PP - APPROVED WITH WAIVERS

Jubilee RV & Camping Park, Phase 1

Developer/Owner: Jubilee RV, LLC

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

Parish Council District Representative: Hon. Jake Airey

General Location: The property is located on the southwest side of US Highway 190, south of Indian Village Road Slidell, Louisiana. Ward 8, District 13

POSTPONED AT THE JANUARY 10, 2023, THE FEBRUARY 14, 2023, THE MARCH 8, 2023 AND THE APRIL 11, 2023 MEETINGS FOR ONE MONTH.

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

Crawford made a motion to approve with the waivers, second by Gaines

Crawford then amended his motion and approved the preliminary plat only second by Gaines

Opposition: N/A

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

Crawford made a motion to approve waiver #2, second by Smail

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

Crawford made a motion to approve waiver #3, second by Smail

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez

Nay: N/A

Abstain: N/A

5- 2023-3248-PP - APPROVED

Vieux Carre Subdivision

Developer/Owner: All State Financial Company

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the south and west sides of Bricker Road, east of LA Highway 1085, north of LA Highway 21, Louisiana. Ward 1, District 1

POSTPONED AT THE MARCH 8, 2023 AND THE APRIL 11, 2023 MEETINGS FOR ONE MONTH

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

Truxillo made a motion to approve, second by Gaines

Opposition: Loretta O'Reilly Neil Cary, Hazel Piazza and Arnold Kirschman

Other: Matthew Allen

MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING MAY 9, 2023

Yea: Ress, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez
Nay: N/A
Abstain: McInnis

8- 2023-3315-PP - POSTPONED

Money Hill Subdivision, Phase 9-B
Developer/Owner: Money Hill Plantation, LLC
Engineer/Surveyor: Kyle Associates, LLC/J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Cheryl Tanner
General Location: The property is located north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana, Ward 6, District 6

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

Truxillo made a motion to approve with the waivers, second by Ress

Yea: Ress, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez
Nay: N/A
Abstain: McInnis
This motion failed

McInnis then made a vote to reconsider, second by Smail

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez
Nay: N/A
Abstain: N/A

Truxillo then made a motion to postpone, second by Gaines

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail, and Hernandez
Nay: N/A
Abstain: N/A

FINAL REVIEW

10- 2023-3317-FP - MOTION FAILED

Bedico Creek Subdivision, Phase 10-B
Developer/Owner: Bedico Creek Preserve, LLC
Engineer/Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the northwest side of LA Highway 1085, South of Interstate 12, Madisonville, Louisiana. Ward 1, District 1

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne
Truxillo made a motion to approve, second by Crawford
Opposition: Gary Ogle
Other: N/A

Yea: Ress, Doherty and Hernandez

Nay: McInnis, Truxillo, Gaines, Crawford and Smail

Abstain: N/A

This motion failed.

Chairman Doherty moved up Voluntary Developmental Agreement (Second Amendment) case:

VOLUNTARY DEVELOPMENTAL AGREEMENT (SECOND AMENDMENT) - APPROVED

13- Nord du Lac Commercial Property (Ward 1, District 1)

Developer: Wainer Brothers

Council District Representative: Hon. Marty Dean

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

Crawford made a motion to approve, second by Gaines

Opposition: N/A

Yea: Ress, Truxillo, Doherty, Gaines, Crawford, Smail and Hernandez

Nay: N/A

Abstain: McInnis

TEXT CHANGE

11- 2023-3320 - APPROVED

An ordinance to amend the St. Tammany Parish Code of Ordinances Sec 125-95, 130-5, and 130-1674 to prohibit the location of greenspace and/or open space required in major residential subdivisions, including Planned Unit Developments, separated from the major development by a State or Local Roadway which is not part of the permitted development.

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

Smail made a motion to approve, second by Truxillo

Opposition: N/A

Other: N/A

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford, Smail and Hernandez

Nay: N/A

Abstain: N/A

12- 2023-3340 -APPROVED

An ordinance to amend St. Tammany Parish Code of Ordinances Sec. 125-160 to allow during the administrative review process to exempt certain developments from the requirement to provide a Traffic Impact Analysis and for related matters.

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

Truxillo made a motion to approve, second by Smail

Opposition: N/A

Other: N/A

MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING MAY 9, 2023

Yea: Ress, McInnis, Truxillo, Doherty, Gaines, Crawford and Smail

Nay: Hernandez

Abstain: N/A

OLD BUSINESS

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

Request to Enter the Parish Right-of-Way for the north side of Little Creek Road for the purpose of installing subsurface drainage from Commerce Boulevard to Dream Team Drive.

Debtor: Church of the King

Parish Council District Representative: Hon. Rykert Toledano

General Location: The property is located on the north side of Little Creek Road, east of LA Highway 59 and north of Interstate 12, Mandeville, Louisiana. Ward 4, District 5.

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

ADJOURNMENT

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REVOCATIONS

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REVOCAION STAFF ANALYSIS REPORT

(As of June 6, 2023)

Meeting Date: June 13, 2023

CASE NO.: REV23-07-004

NAME OF STREET OR ROAD: Unopened portion of Dogwood Drive

NAME OF SUBDIVISION: Country Club Estates Subdivision

WARD: 4 PARISH COUNCIL DISTRICT: 4

PROPERTY LOCATION: The property is located on the south side of Tchefuncte Drive, west of Willow Drive between Lot 49, Square K and Lot 1, Square J of the Country Club Estates Extension Subdivision (as delineated on Map #152B) Ward 4, District 4.

SURROUNDING ZONING: A-3 Suburban & A-4 Single Family Residential

PETITIONER/REPRESENTATIVE: Kelly Donahue

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Dogwood Drive, in order to assimilate the property into the adjacent property.

Recommendation:

Staff determined 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 subject to the applicant assimilating the portion of the right-of-way into their adjacent properties through the parish’s resubdivision process.

LEGAL DESCRIPTIONS :

LOT 49, SQUARE K -

A CERTAIN PIECE OR PARCEL OF LAND BEING LOT 49, SQUARE K, COVINGTON COUNTRY CLUB ESTATES, EXT IN ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER (WHICH IS ALSO THE POINT OF BEGINNING) OF LOT 49, SQUARE K, RUN SOUTH 19 DEGREES, 32 MINUTES, 16 SECONDS WEST FOR A DISTANCE OF 225.0 FEET TO A POINT AND CORNER; THENCE RUN NORTH 70 DEGREES, 27 MINUTES, 44 SECONDS WEST FOR A DISTANCE OF 100 FEET TO A POINT AND CORNER; THENCE RUN NORTH 19 DEGREES, 32 MINUTES, 16 SECONDS EAST FOR A DISTANCE OF 220.0 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 74 DEGREES, 09 MINUTES, 09 SECONDS EAST FOR A DISTANCE OF 100 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.51 ACRES MORE OR LESS (22,240.056 SQUARE FEET)

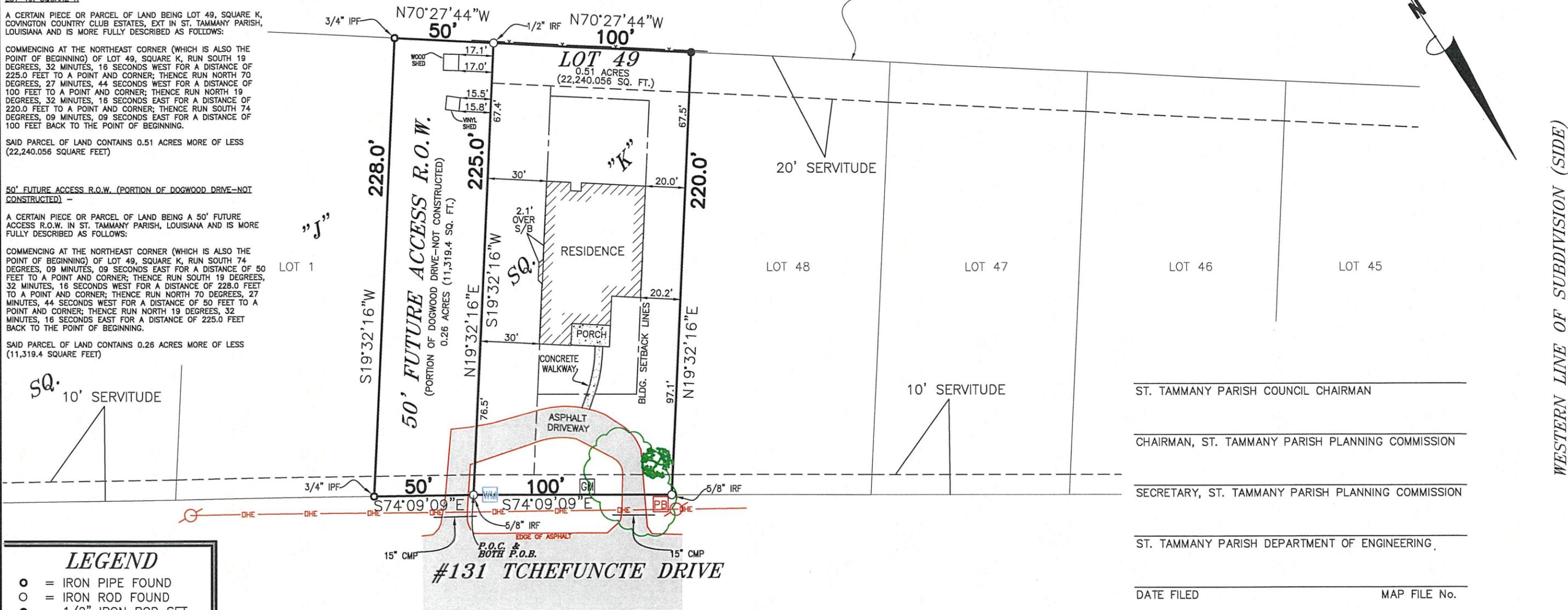
50' FUTURE ACCESS R.O.W. (PORTION OF DOGWOOD DRIVE-NOT CONSTRUCTED) -

A CERTAIN PIECE OR PARCEL OF LAND BEING A 50' FUTURE ACCESS R.O.W. IN ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER (WHICH IS ALSO THE POINT OF BEGINNING) OF LOT 49, SQUARE K, RUN SOUTH 74 DEGREES, 09 MINUTES, 09 SECONDS EAST FOR A DISTANCE OF 50 FEET TO A POINT AND CORNER; THENCE RUN SOUTH 19 DEGREES, 32 MINUTES, 16 SECONDS WEST FOR A DISTANCE OF 228.0 FEET TO A POINT AND CORNER; THENCE RUN NORTH 70 DEGREES, 27 MINUTES, 44 SECONDS WEST FOR A DISTANCE OF 50 FEET TO A POINT AND CORNER; THENCE RUN NORTH 19 DEGREES, 32 MINUTES, 16 SECONDS EAST FOR A DISTANCE OF 225.0 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.26 ACRES MORE OR LESS (11,319.4 SQUARE FEET)

SOUTHERN LINE OF SUBDIVISION



LEGEND

- = IRON PIPE FOUND
- = IRON ROD FOUND
- = 1/2" IRON ROD SET
- WM = WATER METER
- = POWER POLE
- PB = PULL BOX
- GM = GAS METER
- x = FENCE LINES
- DHE- = POWER LINES

ST. TAMMANY PARISH COUNCIL CHAIRMAN

CHAIRMAN, ST. TAMMANY PARISH PLANNING COMMISSION

SECRETARY, ST. TAMMANY PARISH PLANNING COMMISSION

ST. TAMMANY PARISH DEPARTMENT OF ENGINEERING,

DATE FILED _____ MAP FILE No. _____

ST. TAMMANY PARISH CLERK OF COURT

(OWNER)

NOTE: BEARINGS ARE BASED OFF OF STATE PLANE.

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Survey No. 23-140199 Drawn by: MAB Scale: 1" = 50'
 Date: MAY 02, 2023 Revised: Sheet:

REFERENCE SURVEY:
 The Recorded Subdivision Map & Survey done by Mandle Surveying, INC, dated June 14, 1991

BASIS FOR BEARINGS/ANGLES:
 The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E; Revised: AUGUST 16, 1995

A SURVEY & REVOCATION MAP OF
LOT 49, SQUARE K, COVINGTON COUNTRY CLUB ESTATES, EXT. & 50' OF DOGWOOD DRIVE (NOT CONSTRUCTED) BEING REVOKED
 in
 St. Tammany Parish, Louisiana
 for
JAMES PATRICK DONAHUE & KELLY REITER DONAHUE

BUILDING SETBACKS

FRONT:	50'
SIDE:	20'
SIDE STREET:	30'
REAR:	25'

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

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

LOWE ENGINEERS

Professional Land Surveyors
 Planners and Consultants
 1011 NORTH CAUSEWAY BLVD., SUITE 34
 MANDEVILLE, LA 70471
 OFFICE NO. (985)845-1012
 FAX NO. (985)845-1778
 www.loweengineers.com
 e-mail: MandevilleTeam@loweengineers.com

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

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

This Survey is Certified True and Correct By

JOHN E. BONNEAU
 LICENSE No. 4423
 PROFESSIONAL

John E. Bonneau

John E. Bonneau
 Professional Land Surveyor
 Registration No. 4423

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

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ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING MR. BHAVIN CHAUHAN, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MR. BHAVIN CHAUHAN, 120 HOLIDAY BLVD. COVINGTON, LA 70433; OR ASSIGNEES, TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 11TH AVEUNE & CHARLIE STREET, ALEXIUSVILLE SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 5.

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

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

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$3,000.00 for a period of one (1) year.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$1,650.00 for a period of two (2) years.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 5.
19. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations". If the petitioner cannot provide the required right of way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.
20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
21. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 11TH DAY OF APRIL, 2023, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

ROSS P. LINER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

Bhavin Chauhan
120 Holiday Blvd
Covington, LA 70433
504 458 9244

9/1/22

**Permission to enter the Parish Right of Way
Alexiusville, Covington, LA**

To whom it may concern,

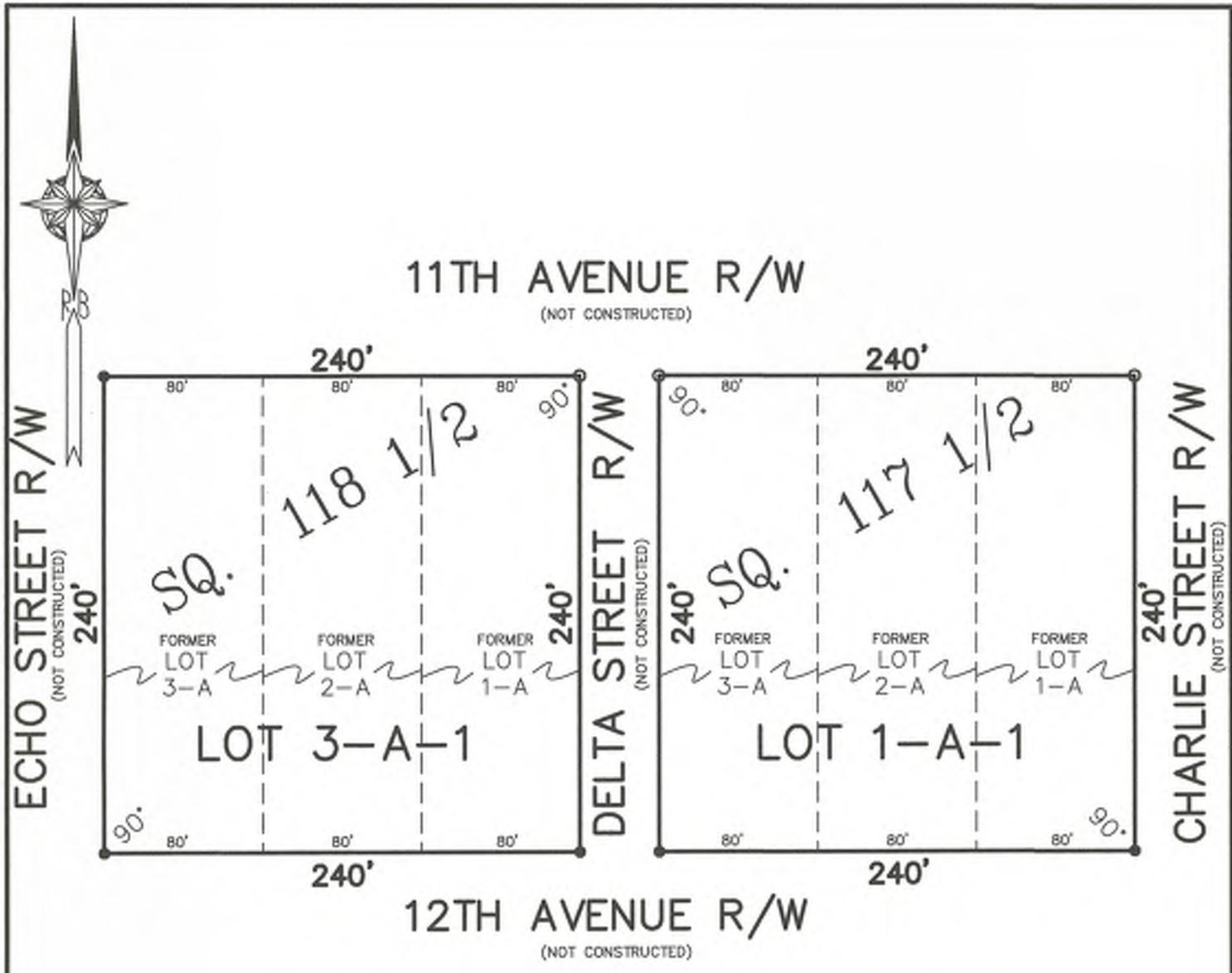
I am writing to you to request permission to enter the right of way to gain access to a property that I own in Alexiusville, Covington. The property consist of all lots in two squares:117-1/2 and 118-1/2. 11th Avenue terminates shy of the property and I would like to extend 11th Avenue west about 25ft by the width of the road and South about 20ft by the width of Charlie street so that we could access square 117-1/2 at a minimum of 5ft from the corner of the property.

Please call me with any questions. I can be reached at 504 458 9244.

Thank you,
Bhavin Chauhan



Enter R.O.W. Project
PLANS
RECEIVED
8/15/2022
DEVELOPMENT
ENGINEERING
**ENGINEERING
REVIEW COPY**



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

REFERENCE:
 RESUB. By Randall W. Brown, PLS
 Map File No.: 1861
 Date Filed: 12-20-2000

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# 2252050230C Rev. 10-17-1989

APPROVED:

[Signature]
 SECRETARY, PARISH PLANNING COMMISSION

[Signature]
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING

Monique T Bringol
 CLERK OF COURT
 Monique T Bringol, Deputy Clerk
 03-28-2023 6204C
 DATE FILED FILE NO.

Resubdivision of

LOTS 1-A, 2-A & 3-A * SQUARE 117 1/2 AND
 LOTS 1-A, 2-A & 3-A * SQUARE 118 1/2
 ALEXIUSVILLE * SEC. 48, T-7-S, R-11-E
 ST. TAMMANY PARISH, LOUISIANA
 INTO

LOT 1-A-1, SQUARE 117 1/2 & LOT 3-A-1, SQUARE 118 1/2

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.

	<p>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</p>	<p>Date: NOVEMBER 22, 2022 Survey No. 22619 Project No. (CRS) A22619</p> <p>Scale: 1" = 80' ± Drawn By: J.E.D. Revised:</p>
<p>Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04586</p>		

MINOR SUBDIVISIONS

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PLANNING STAFF REPORT
2023-3228-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: June 13, 2023

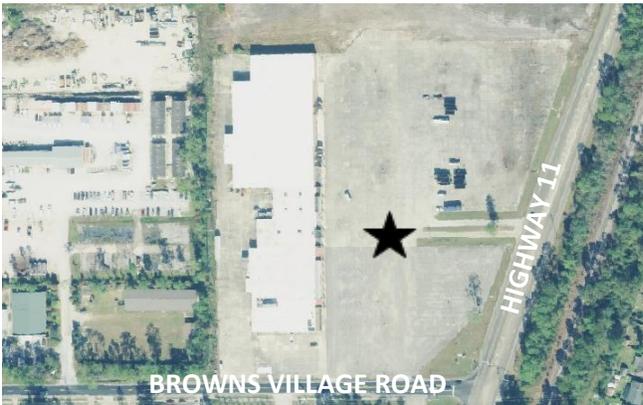
Posted: May 30, 2023

Location: The property is located on the northwest corner of US Highway 11 & Brown’s Village Road, Slidell, Louisiana. Ward 8, District 14; S26, T8S, R14E

Owners & Representative: Brown’s Village Plaza, LLC & Felicity Center, LLC

Engineer/Surveyor: Kelly J. McHugh & Associates, Inc.

Type of Development: Commercial



Current Zoning

HC-3 Highway Commercial District &
I-2 Industrial District

Total Acres

14.171 acres

of Lots/Parcels

Minor subdivision of Parcel BV-1 and an
outparcel (1.083 acres) into Parcels BV-
1A, BV-1B, BV-1C & BV-1D

Surrounding Land Uses:

Mixed-Use

Flood Zone:

Effective Flood Zone A1; Preliminary
Flood Zone AE; CDA

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create four (4) parcels from Parcel BV-1 and an outparcel (1.083 acres). The minor subdivision request requires a public hearing due to:

- Parcel BV-1 was previously part of a minor subdivision approved in March 2020 (2020-1778-MSA).
- Parcels BV-1C & BV-1D do not meet the minimum lot size of 1 acre, required as per Section 125.188 of 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.



PLANNING STAFF REPORT
2023-3228-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Commercial: areas are concentrations of offices, retailers, services, and other employers that generate varying levels of traffic. They range from small clusters of neighborhood-serving uses such as personal care and convenience goods, to large-scale retail centers that employ hundreds and attract thousands of shoppers, to office complexes that employ workers commuting from around Southeast Louisiana and Mississippi. Higher density housing, such as garden apartments and condominiums, may also be located amid Commercial Areas with appropriate buffering to protect resident safety and health. Commercial use intensities correspond to the capacity of infrastructure available to support it.

2023-3228-MSP

JOHNNY F SMITH

MECHANICAL

I-2

JF SMITH

A-3

FRICKE

I-1

26

I-1

HC-3

27

I-1

T8 - R14E

HC-1

NORFOLK SOUTHERN RR

KNIGHTS

A-4

QUEENS

ROOKS

BROWNS VILLAGE

CHESS

RIDGEWOOD

HILLCREST

A-4A

I-1

35

A-8

34

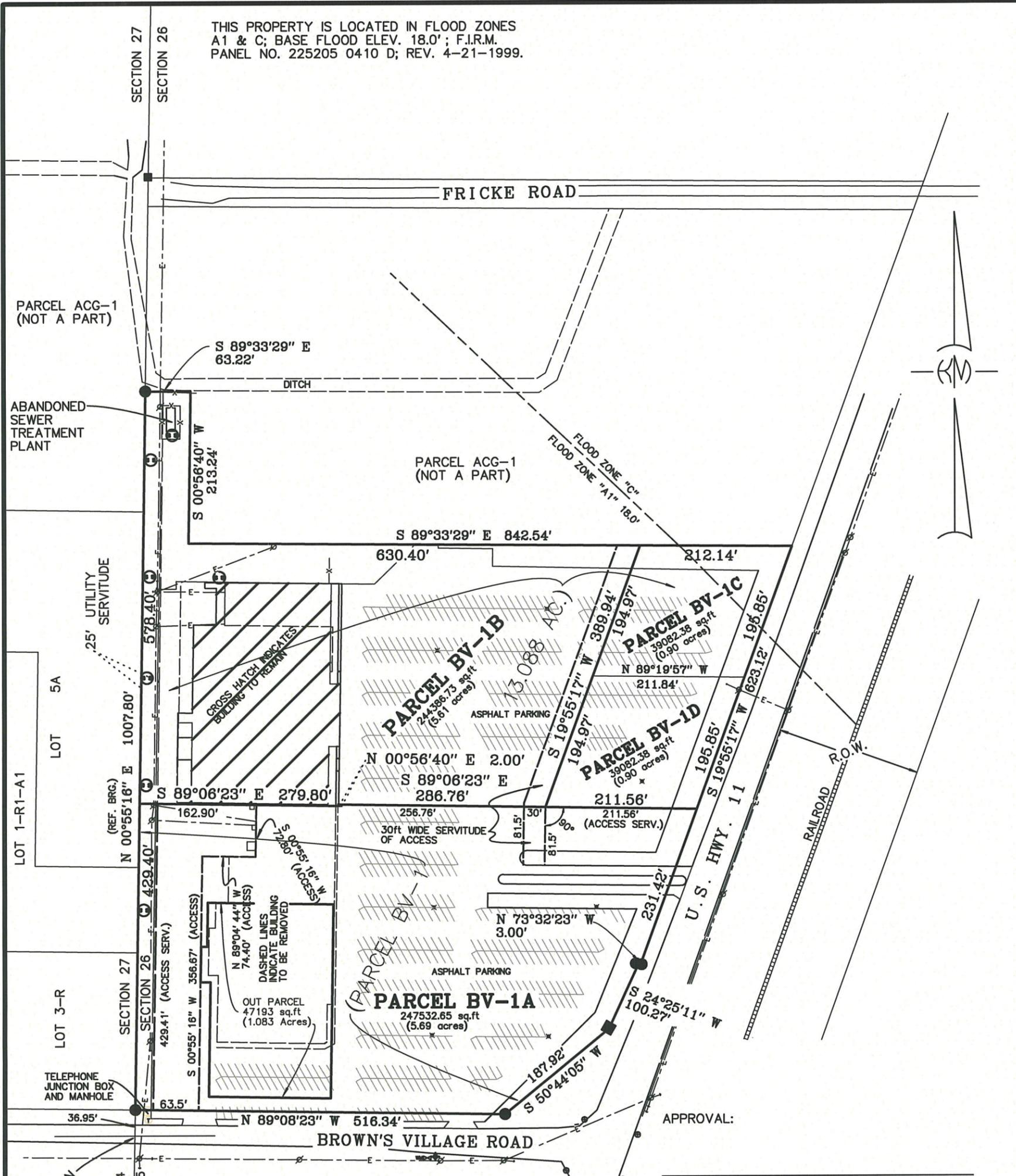
PINEHILL

11

BROWNSWITCH

HC-2

THIS PROPERTY IS LOCATED IN FLOOD ZONES
A1 & C; BASE FLOOD ELEV. 18.0'; F.I.R.M.
PANEL NO. 225205 0410 D; REV. 4-21-1999.



PARCEL ACG-1
(NOT A PART)

ABANDONED
SEWER
TREATMENT
PLANT

LOT 5A

LOT 1-R1-A1

LOT 3-R

TELEPHONE
JUNCTION BOX
AND MANHOLE

PARCEL BV-1B
244,386.73 sq.ft.
(5.61 acres)

PARCEL BV-1C
39,082.38 sq.ft.
(0.90 acres)

PARCEL BV-1D
39,082.38 sq.ft.
(0.90 acres)

PARCEL BV-1A
247,532.65 sq.ft.
(5.69 acres)

--- LEGEND ---

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = 3/4" IRON PIPE FOUND
- ⊙ = SEWER MANHOLE

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED _____ FILE NO. _____

CLERK OF COURT

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
License No. 4443
PROFESSIONAL

[Signature]

01-10-23

Kelly J. McHugh, REG. NO. 4443

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

NOTE:
1. ALL LOTS BV-1A TO BV-1D WILL HAVE A RECORDED
SERVITUDE/EASEMENT OF WAY ACROSS ALL OTHER LOTS.

REFERENCES:
1. PLAT OF A MINOR SUBDIVISION BY THIS FIRM,
FILED AS MAP FILE NO. 5918C, FILED 03-03-2020
2. PLAT OF A MINOR SUBDIVISION OF ADJACENT PROPERTY
BY THIS FIRM FILED AS MAP FILE NO. 5977A,
FILED 12-02-2020

MINOR SUBDIVISION

PARCEL BV-1 (13.088 ac.)
OF A PREVIOUS MINOR SUBDIVISION AND
AN "OUT" PARCEL (1.083 AC.)
INTO PARCELS BV-1A, BV-1B, BV-1C & BV-1D,
ALL IN SECTION 26, T-8-S, R-14-E, G.L.D.,
ST. TAMMANY PARISH, LOUISIANA

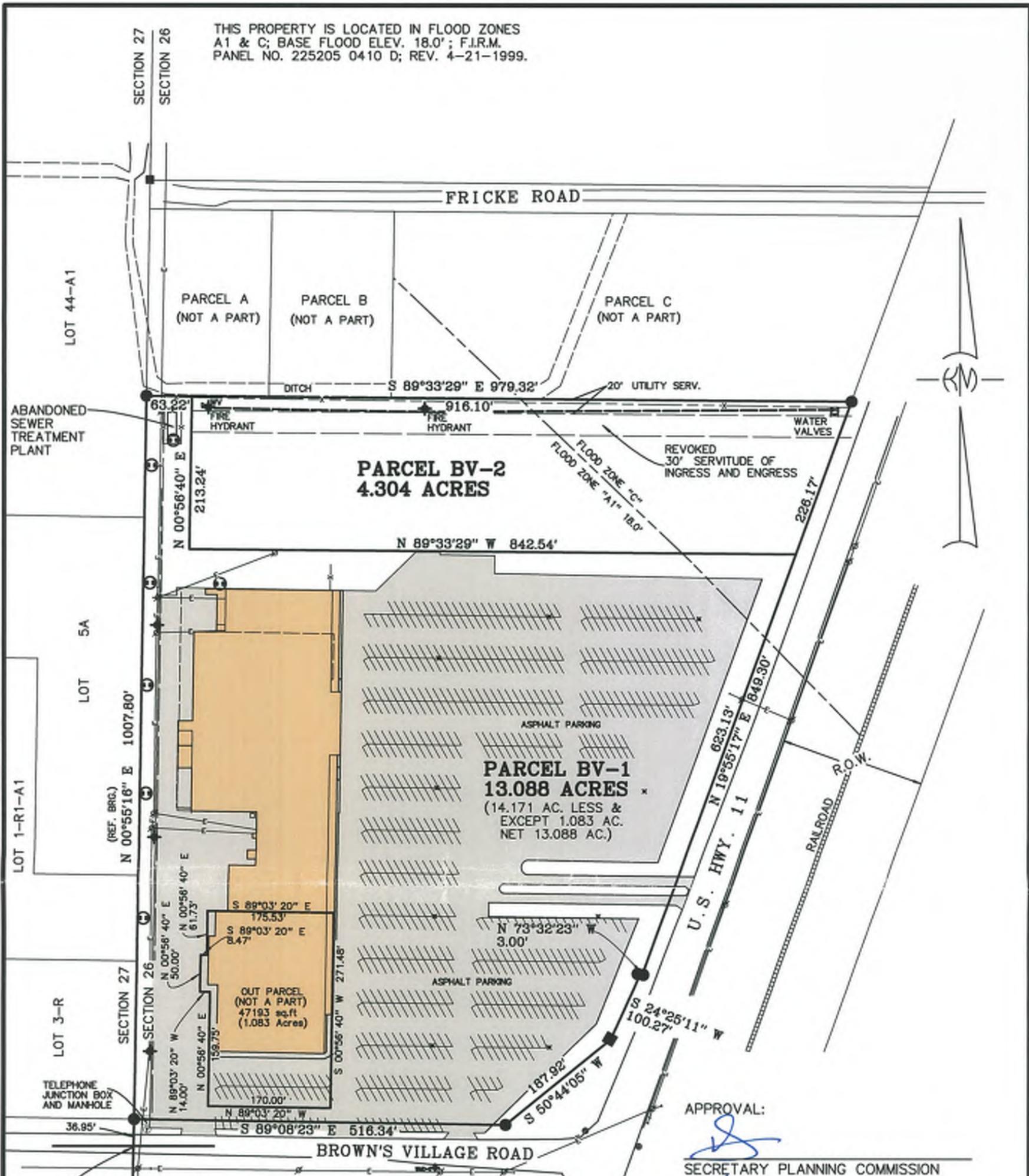
PREPARED FOR:

BROWN'S VILLAGE PLAZA LLC,

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

SCALE: 1" = 150' DATE: 01-10-23
DRAWN: DRJ JOB NO.: 07-294
REVISED:

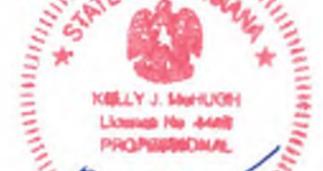
THIS PROPERTY IS LOCATED IN FLOOD ZONES
A1 & C; BASE FLOOD ELEV. 18.0'; F.I.R.M.
PANEL NO. 225205 0410 D; REV. 4-21-1999.



SECTION 27
SECTION 26
SECTION 27
SECTION 26
SECTION 27
SECTION 26
SECTION 34
SECTION 35

NOTE:
THE OUT PARCEL HAS LEGAL AND PHYSICAL
ACCESS VIA GRANT OF SERVITUDE DATED
AUGUST 22, 1980 AND RECORDED AS COB 983, FOLIO 821

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.



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

- LEGEND --
- = 1/2" IRON ROD FOUND
 - = 1/2" IRON ROD SET
 - = 3/4" IRON PIPE FOUND
 - ⊙ = SEWER MANHOLE
 - ⚡ = FIRE HYDRANT

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT
OF ENGINEERING
03-03-2020 5918C
DATE FILED FILE NO.

CLERK OF COURT
Pamela M. Tripp, Deputy Clerk

- REFERENCE:
1. A SURVEY OF BROWNS VILLAGE SQUARE, BY WILTON J. DUFRENE DATED 8-22-1980, REVISED 3-18-86. FROM WHICH SERVITUDES WERE TAKEN. NO SETBACKS SHOWN.
 2. A MINOR SUBDIVISION OF 6.103 ACRES, BY THIS FIRM, DATED 5-31-2007, JOB NO. 04-229-S. NO SERVITUDE OR SETBACKS SHOWN.
 3. DEED FILED IN THE ST. TAMMANY PARISH, CLERK OF COURT. COB 320, FOLIO 393; SEE REVOCATION OF THE 30' R/W IN ORDINANCE NO. 460 RECORDED AS COB 508, FOLIO 313.
 4. SURVEY BY JOHN E. BONNEAU & ASSOC., INC., DATED 09-09-1996, SURVEY NO. 96963.
 5. PLAT OF JOHNNY F. SMITH MEMORIAL PARK, BY THIS FIRM, FILED 06-13-2006, MAP FILE NO. 4230.

MINOR SUBDIVISION		PREPARED FOR:	
A 17.329 ACRES PORTION OF BROWNS VILLAGE PLAZA INTO PARCELS BV-1 & BV-2, ALL IN SECTION 26, T-8-S, R-14-E, G.L.D., ST. TAMMANY PARISH, LOUISIANA		BROWN'S VILLAGE PLAZA LLC,	
SCALE: 1" = 150'		KELLY J. McHUGH & ASSOC., INC.	
DRAWN: DRJ		CIVIL ENGINEERS & LAND SURVEYORS	
REVISSED: 02-10-20		845 GALVEZ ST., MANDEVILLE, LA. 626-5611	
DATE: 01-09-20		JOB NO.: 04-229-07-294	

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PLANNING STAFF REPORT
2023-3357-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: June 13, 2023

Posted: May 23, 2023

Location: The property is located on the south side of Stein Road, west of Clarence Road, Sun, Louisiana. Ward 5, District 6; S32, T4S, R13E

Owners & Representative: Kain Brake, LLC – William Magee

Engineer/Surveyor: John G. Cummings & Associates

Type of Development: Rural/Residential



Current Zoning

A-2 Suburban District

Total Acres

16.57 acres

of Lots/Parcels

Minor subdivision of Parcel 3 into
Parcels 3-A, 3-B, 3-C, 3-D, 3-E

Surrounding Land Uses:

Undeveloped / Rural

Flood Zone:

Effective Flood Zone N/A

Preliminary Flood Zone AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create five (5) parcels from Parcel 3. The minor subdivision request requires a public hearing due to:

- Parcels 3-A, 3-B, 3-C, 3-D & 3-E are proposed to be accessed from a 35' access servitude.
- The proposed name of the 35-foot private drive shall be granted approval by the Planning Commission. The proposed name "Kain Brake Lane" has been submitted and approved by the St. Tammany Parish Communications District.
- Requesting a waiver to construct the 35' access drive/right of way and the required drainage prior to building permit being issued on parcels 3-B, 3-C, 3-D & 3-E instead of prior to plats being recorded. Add the following note to the survey: BUILDING PERMITS CANNOT BE FILED ON PARCELS 3-B, 3-C, 3-D & 3-E UNTIL THE DRAINAGE AND ROAD HAS BEEN COMPLETED IN ACCORDANCE WITH THE MINOR SUBDIVISION ORDINANCE.



PLANNING STAFF REPORT
2023-3357-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

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

1. Add signature line for the Chairman of the Planning Commission.
2. Note that a street sign shall be installed after completing the construction of the private Road.
3. Submit plans of proposed private drive to the Department of Engineering for review and approval.
4. The private drive is subject to Section 125-189 - Minimum construction standards for a private drive (listed below):
 - a. Perpetual servitude of access with a minimum width of 35 feet.
 - b. Driving surface of 20 feet in width with two-foot shoulders on each side of the drive and 5½ feet on each side of the shoulder devoted to ditching/drainage and or utilities.
 - c. Drive shall be constructed with suitable compacted subbase materials and overlaid with an aggregate material (i.e., shell, gravel, limestone, three-course treatment, asphalt, concrete, etc.) that is acceptable to the Department of Engineering.
 - d. Ditch or ditches shall be constructed on either one or both sides of a drive in accordance to standard practices adopted by the Department of Engineering in order to provide adequate drainage.
 - e. Plans for the construction of the private drive and drainage submitted to the Department of Engineering for review and approval prior to the initiation of work.
 - f. Final inspection of the work performed by the Department of Engineering, after the private drive has been constructed and drainage improvements made.
 - g. Once the private drive has been constructed and all drainage improvements completed and approved by the Department of Engineering, then, and only then can the minor subdivision be recorded for public record in the clerk of court's office and the lots sold or donated.

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



PLANNING STAFF REPORT
2023-3357-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Rural and Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two lanes— serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

2023-3357-MSP

DAVIS

J FITZMORRIS

TUFTED TITMOUSE

CAROLINA WREN

SPOTTED TOWHEE

CLARENCE

STEIN

32

A-2

45

Sun

REGGIO

PARCEL 3

16

21

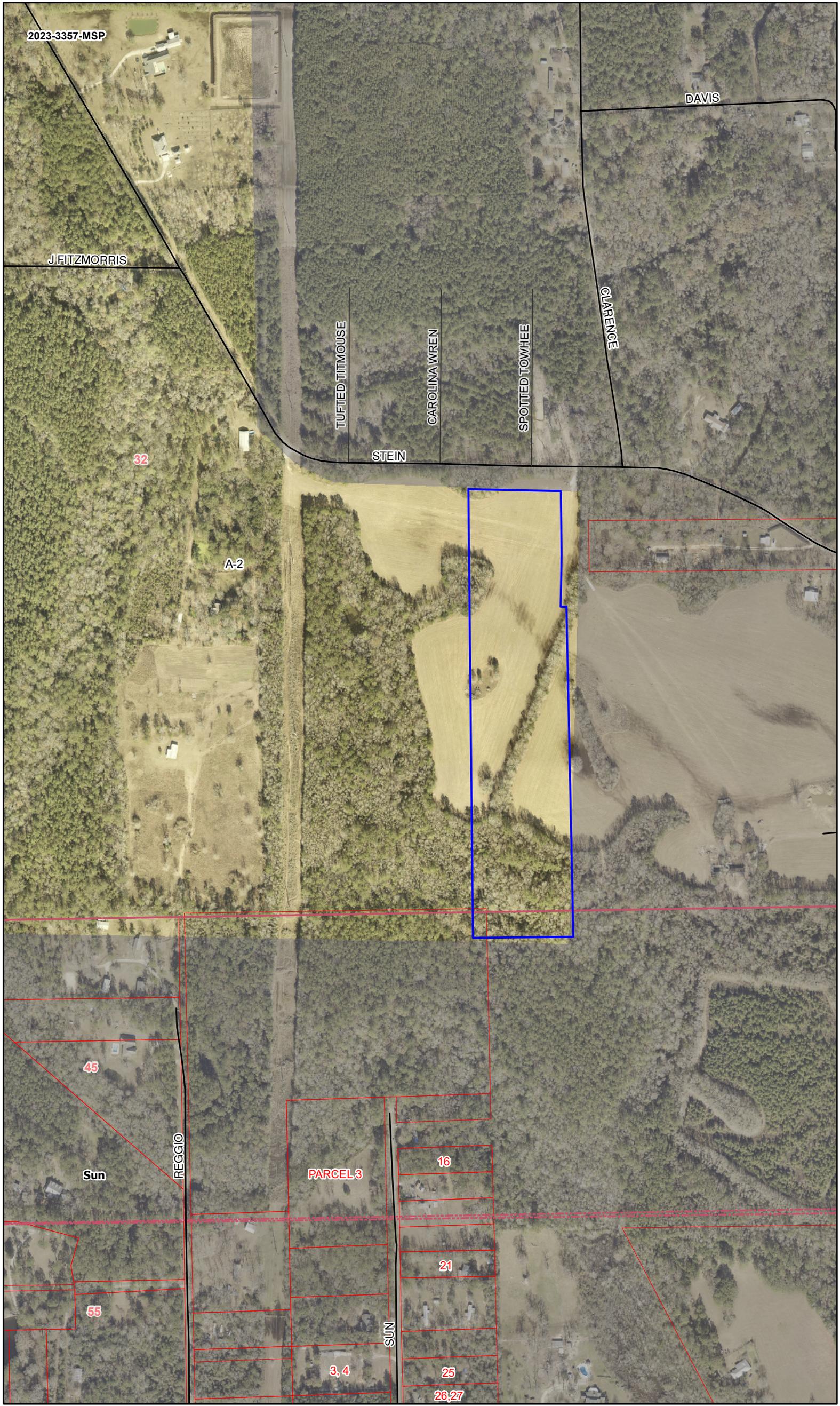
55

SUN

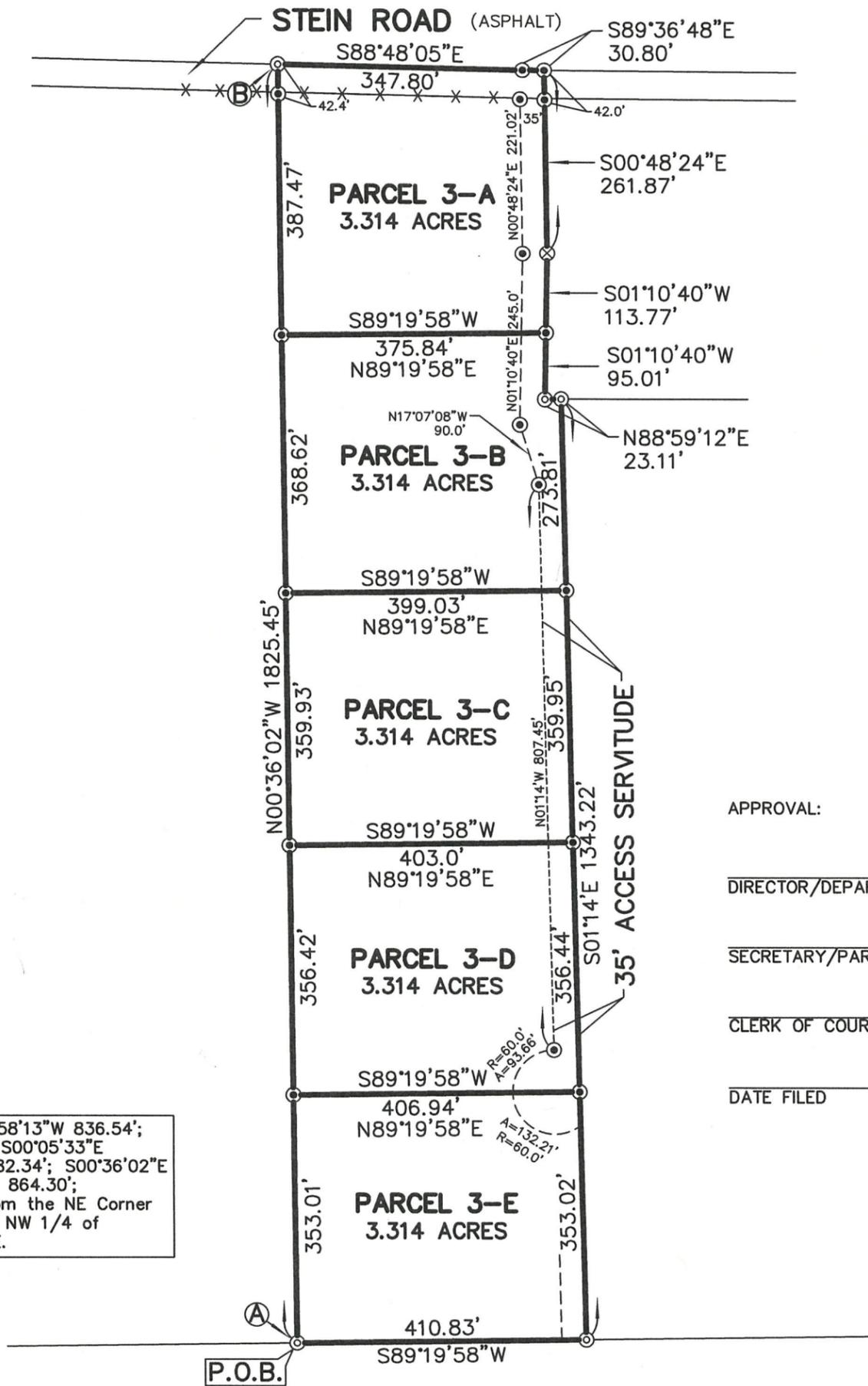
3, 4

25

26, 27



REFERENCE BEARING:
 From Iron Rod (A)
 to Iron Rod (B)
 N00°36'02"W
 (per Reference Survey)



P.O.B. is located S89°58'13"W 836.54';
 S89°55'45"W 483.74'; S00°05'33"E
 691.55'; S29°50'17"E 82.34'; S00°36'02"E
 1945.40'; N89°02'24"E 864.30';
 N89°19'58"E 47.41' from the NE Corner
 of the SE 1/4 of the NW 1/4 of
 Section 32, T4S, R13E.

APPROVAL:

 DIRECTOR/DEPARTMENT OF ENGINEERING

 SECRETARY/PARISH PLANNING COMMISSION

 CLERK OF COURT

DATE FILED _____ FILE NO. _____

LEGEND

- ⊙ = 1/2" IRON ROD FOUND
- ⊗ = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD SET

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0070 B, dated March 1, 1984.
2. Building Setback Lines must be determined by the St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Minor Subdivision for Kain Brake, LLC by John G. Cummings, Surveyor, dated 09/22/2022, Job No. 22072-PRU.

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: **THE ESTATES AT KAIN BRAKE**
 SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF PARCEL 3 INTO PARCELS 3-A, 3-B, 3-C, 3-D & 3-E, LOCATED IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.**



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

John G. Cummings
 PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200'

JOB NO. 22072-P3RE2

DATE: 03/13/2023

REVISED:

MAINTENANCE AGREEMENT FOR SERVITUDE OF PASSAGE

ARTICLE I.

Henceforth, this agreement for the servitude of passage shall be binding upon all owners, assigns and heirs of property within this minor subdivision, more specifically, the parcels, tracts or lots of land hereby defined as follows: Parcels 3-A, 3-B, 3-C, 3-D, 3-E
Kain Brahe Estates

ARTICLE II.

Each property owner shall be responsible for the monetary costs and/or in-kind services associated with the maintenance for their section of the private servitude of passage that abuts their property. Maintenance shall be determined at least once annually at the end of each year by a majority of the property owners within the minor subdivision that use and abut said servitude.

ARTICLE III.

If it is determined by a majority of the property owners that use and abut said servitude that maintenance of the private servitude of passage is required, then each property owner shall be required to contribute a monetary amount, or an in-kind equivalent, or a combination thereof, in order to satisfy their obligation to make repairs to said servitude.

ARTICLE IV.

Responsibility for the collection of the monies needed and/or in-kind services provided to cause the action of repairs to the private servitude of passage shall be determined by a majority of the property owners.

ARTICLE V.

A copy of this agreement shall be referenced within each property owners deed or title that use and abut the private servitude of passage within the minor subdivision.

Kain Brahe, L.L.C.

William Magee Managing Member 4/28/23

Owner's Signature

Date

Kain Brahe, L.L.C. - William Magee - M.M.

Owner's Name (Print)

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PLANNING STAFF REPORT
2023-3359-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: June 13, 2023

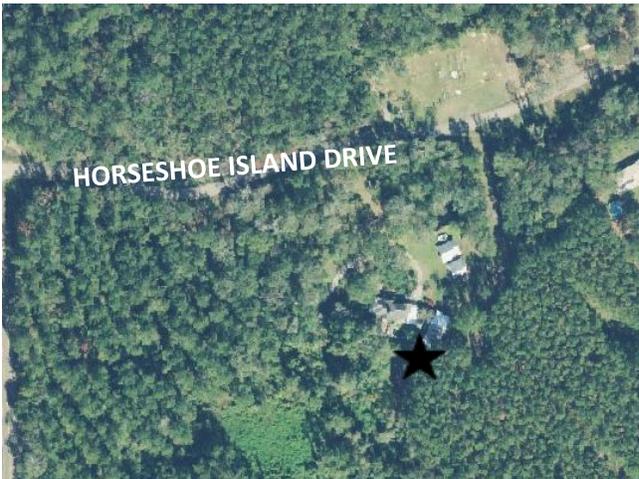
Posted: May 23, 2023

Location: The property is located on the south side of Horseshoe Island Road, east of LA Highway 434, Lacombe, Louisiana. Ward 6, District 11; S33, T7S, R13E

Owners & Representative: Hugh McCormick

Engineer/Surveyor: RJ Fuselier & Associates, LLC

Type of Development: Residential



Current Zoning

A-2 Suburban District

Total Acres

10.58

of Lots/Parcels

Minor subdivision of 10.58 acres into
Tracts A, B & C

Surrounding Land Uses:

Undeveloped / Rural

Flood Zone:

Effective Flood Zone A
Preliminary Flood Zone AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create three (3) parcels from a 10.58-acre parcel. The minor subdivision request requires a public hearing due to:

- Tract C is proposed to be accessed from a 40' access servitude requiring approval from the Planning Commission.

New Directions 2040

Mixed Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

Planning Commission
June 13, 2023

Department of Planning and Development
St Tammany Parish, Louisiana

2023-3359-MSP

PHILIP SMITH

434

MARKHAM

KIMBALL

AZALEA

OLD KELLER

434

HORSESHOE ISLAND

HENRY SMITH

DIXIE RANCH

VORTISCH

DANTONIO

MARIAS

33

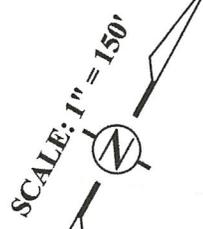
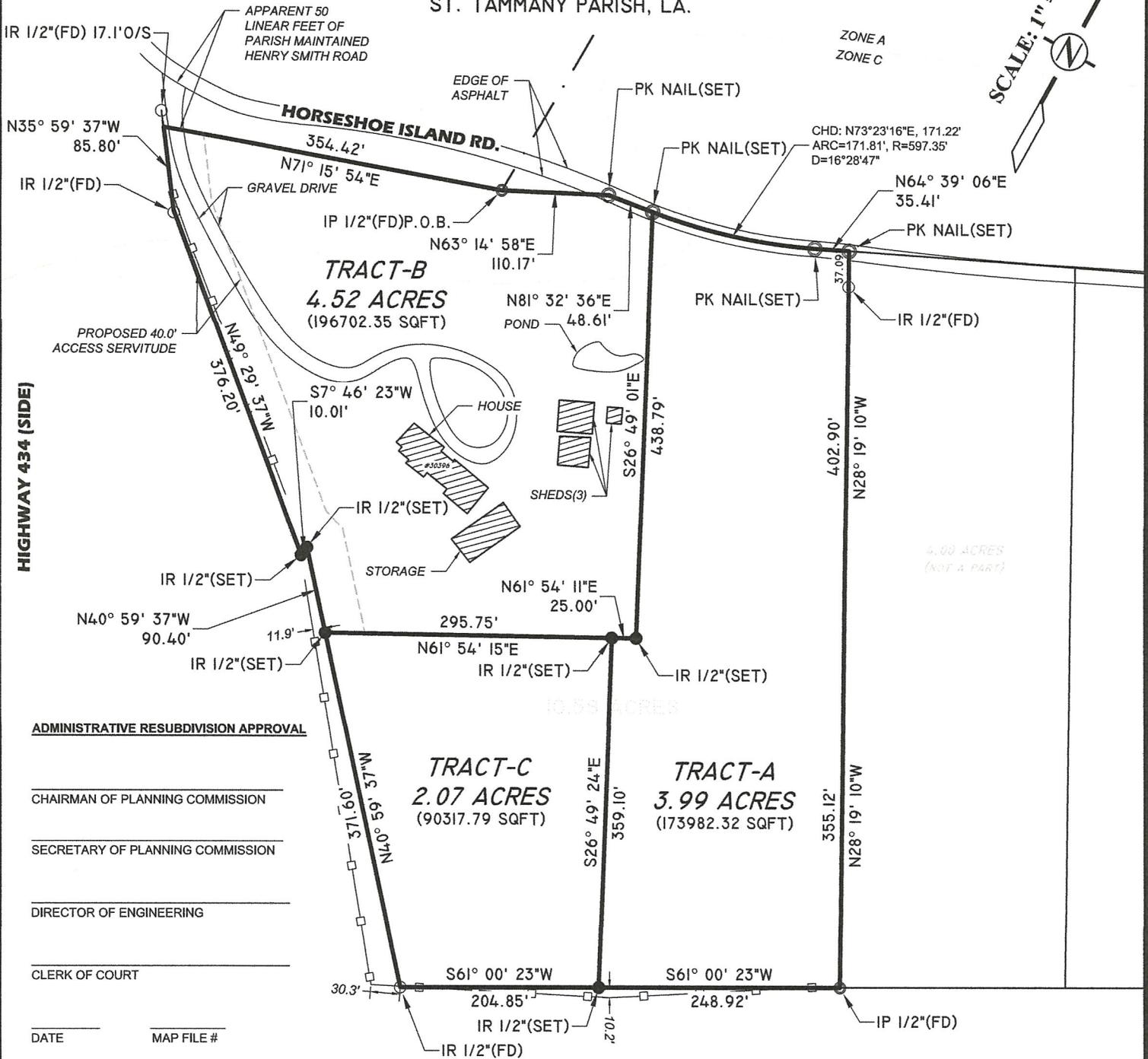
34

4

3



MINOR RESUBDIVISION OF 10.58 ACRES INTO TRACTS A, B, & C
SECTION 33, T7S, R13E
ST. TAMMANY PARISH, LA.



HIGHWAY 434 (SIDE)

ADMINISTRATIVE RESUBDIVISION APPROVAL

CHAIRMAN OF PLANNING COMMISSION

SECRETARY OF PLANNING COMMISSION

DIRECTOR OF ENGINEERING

CLERK OF COURT

DATE _____ MAP FILE # _____

SURVEYORS NOTES:

1. THIS SURVEY DID NOT REQUIRE NOR DID IT INCLUDE ANY RESEARCH AND INVESTIGATION OF SERVITUDE'S OR EASEMENTS.
2. P.O.B. IS REPORTED AS LYING WEST 1313.4' AND SOUTH 01°30' WEST 728.64' OF THE QUARTER CORNER COMMON TO SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 13 EAST.

BEARING BASIS/REFERENCE PLAT:

BEARINGS BASED ON GRID NORTH AS PER THE LOUISIANA STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH ZONE (1702). COORDINATES IN US SURVEY FEET.
REFERENCE: SKETCH MAP OF TRACTS A, B, C, & D, BY JOHN E. BONNEAU & ASSOCIATES, INC. DATED 1/28/2003.

FLOOD ZONE CLASSIFICATION:

ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, FIRM PANEL ID: 2252050275C HAVING AN EFFECTIVE DATE OF 10/17/1989 THIS PROPERTY IS LOCATED IN ZONE C AND ZONE A.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AS STIPULATED IN LAC TITLE 46, PART LXI, CHAPTER 29" BASED ON THE CURRENT SURVEY CLASSIFICATION "C - BOUNDARY SURVEYS OF RESIDENTIAL OR SUBURBAN AREAS" AND NO ENCROACHMENTS EXIST OTHER THAN WHAT IS SHOWN.

Map of Minor Resubdivision Survey Made For
Ramona Fincher

Being a minor resubdivision of a portion of ground situated in Section 33, Township 7 South, Range 13 East, containing 10.58 acres, into Tracts-A, B, & C, St. Tammany Parish, Louisiana.

RYAN J. FUSELIER, PLS REG. NO. 4857
150 BELLE TERRE DR. EUNICE, LA. 70535 (337)654-6403



FUSELIER
SURVEYING + MAPPING
RJ FUSELIER & ASSOCIATES LLC
FIRM REG. #: LA (VF 790), TX (10194363)

PROJ. No.	22N0272
DETAILED:	CDR
DATE:	3/02/23
SHEET:	01

DATE	REVISION DESCRIPTION	BY

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PLANNING STAFF REPORT
2023-3382-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: June 13, 2023

Posted: May 23, 2023

Location: The property is located on the east side of Lenel Road, north of Lowe Davis Road, Covington, Louisiana. Ward 10, District 6; S17, T6S, R12E

Owners & Representative: Wayne Brannan, LLC

Engineer/Surveyor: John G. Cummings & Associates

Type of Development: Rural/Residential



Current Zoning

A-1A Suburban District

Total Acres

7.78 acres

of Lots/Parcels

Minor subdivision of 7.780 acres into
Parcels A & B

Surrounding Land Uses:

Residential

Flood Zone:

Effective Flood Zone: A

Preliminary Flood Zone: AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The applicant is requesting to create two (2) parcels from a 7.780 acres. The minor subdivision request requires a public hearing due to:

- Parcel B does not meet the minimum lot frontage of 200 ft., required as per Section 130-414(b)(1) of the A-1A Suburban District zoning classification 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.

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

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



PLANNING STAFF REPORT
2023-3382-MSP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Rural and Agricultural: areas include mostly very low intensity uses in non-urbanized areas, such as agriculture, horse farms, timberlands, ranches, and very large single-family lots typically larger than three acres. No large traffic generators or noisy or pollution causing uses are located in Rural and Agricultural areas. Low-capacity country roads—typically two lanes— serve these areas. Septic systems and wells are typical. The Parish’s abundant rural areas provide ample space for low-intensity uses, offering residents privacy and access to the outdoors. The countryside also fosters a number of commercial activities, such as production farms, horse boarding, and lumber harvesting. The Rural and Agricultural category includes these commercial uses, as well as small rural serving businesses such as small groceries, gas stations, restaurants, and auto repair shops. St. Tammany’s countryside supports a growing tourism industry, whose businesses in this area include bed and breakfasts, retreat centers, nature tours, and “u-pick” farms.

2023-3382-MSP

RAY KEEN

17

RONALD QUAVE

LOWE DAVIS

LENEE

A

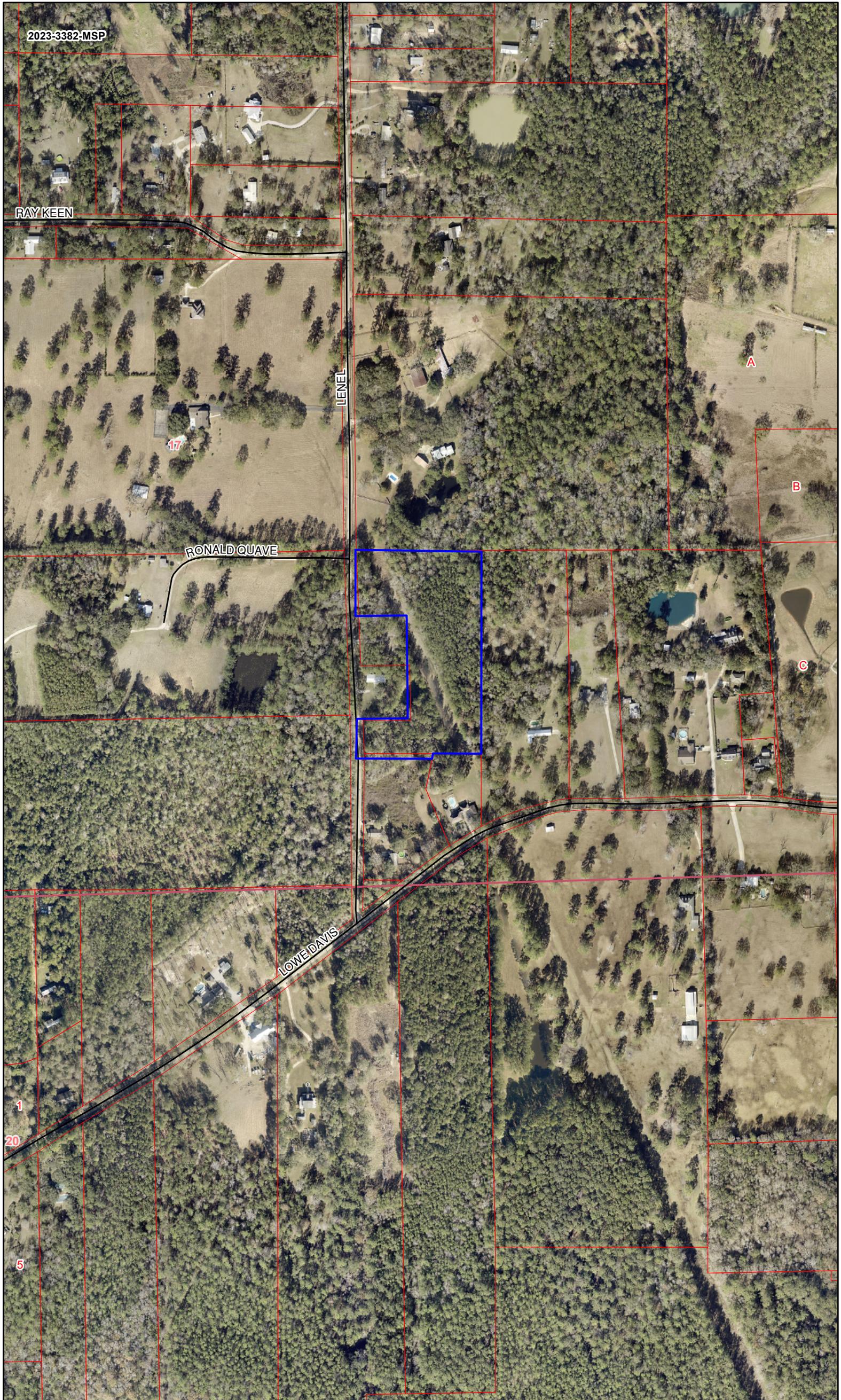
B

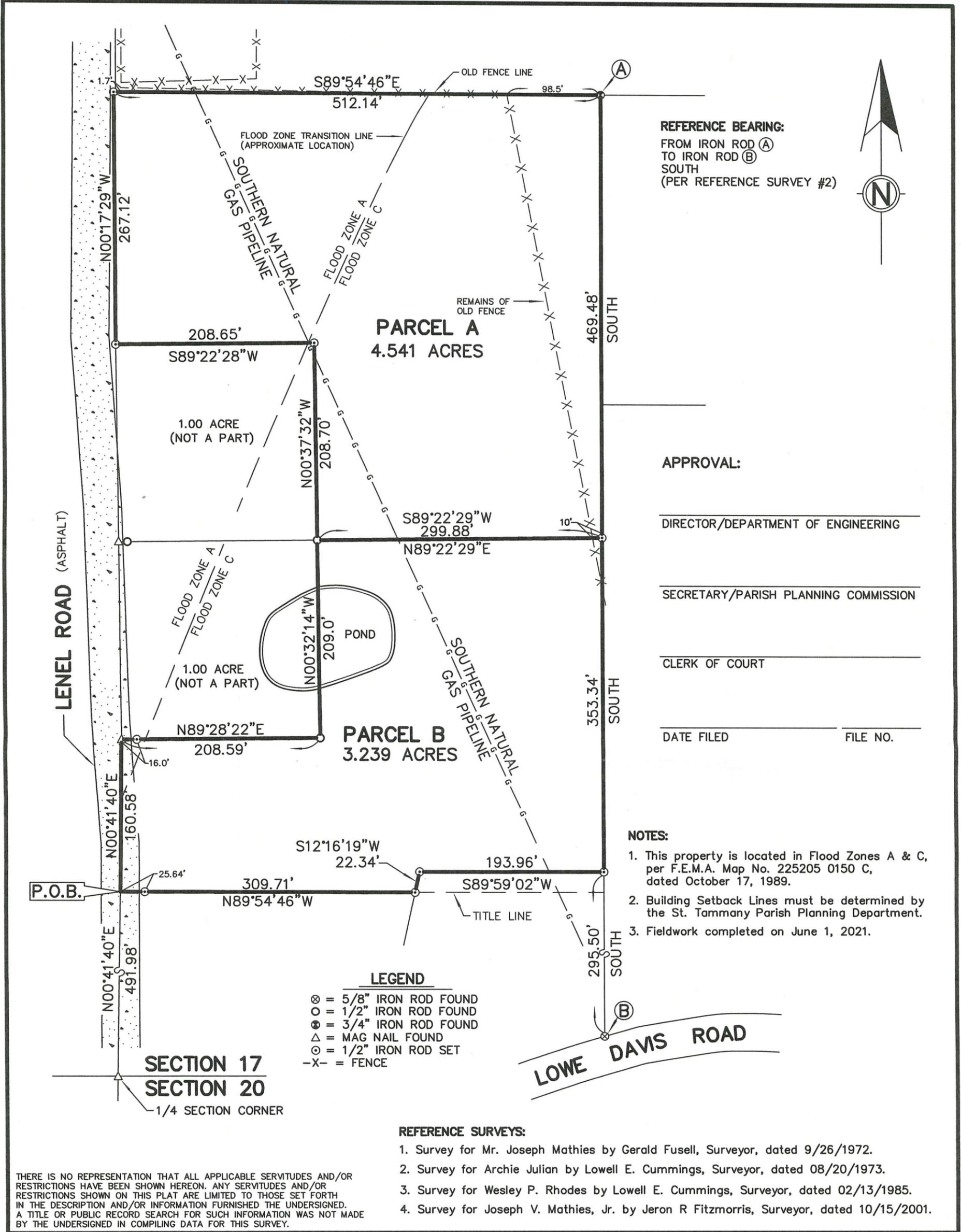
C

1

20

5





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: **WAYNE BRANNAN, LLC**
SHOWING A SURVEY OF: **MINOR SUBDIVISION OF 7.780 ACRES INTO PARCELS A & B, LOCATED IN SECTION 17, TOWNSHIP 6 SOUTH, RANGE 12 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. 21093-PB1 DATE: 04/27/2023 REVISED:

RESUBDIVISION REVIEW

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PLANNING STAFF REPORT
2023-3368-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: June 13, 2023

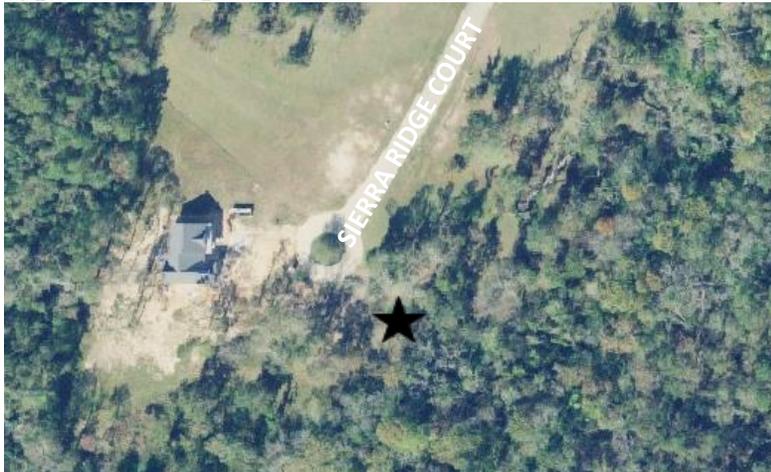
Posted: May 23, 2023

Location: The property is located on the southeast side of Sierra Ridge Court, south of LA Highway 22, Madisonville, Louisiana, Ward 1, District 4; S37, T7S, R10E

Owner & Representative: Zachary P. & Michelle J. Adema

Engineer/Surveyor: Lester Martin Jr. & Associates, LLC

Type of Development: Residential



Current Zoning
A-3 Suburban District
Total Acres
1.89 acres

of Lots/Parcels
Resubdivision of Lots 8 & 9 into Lot 9-A,
Sierra Ridge Subdivision
Surrounding Land Uses:

Residential
Flood Zone:
Effective Flood Zone: A10
Preliminary Flood Zone: AE

Critical Drainage:
Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot, being Lot 9-A from lots 8 and 9, Sierra Ridge Subdivision. 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.



PLANNING STAFF REPORT
2023-3368-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Residential: Low Intensity-Intensity: Predominantly single family, detached homes on very large lots. The lower residential density creates a more spacious character appropriate as a transition between the Parish’s Rural or Conservation areas and more intense land uses. The dispersed development pattern makes public services and amenities less efficient and more expensive to provide, and so residents typically must travel farther to access them.

and

Coastal Conservation: areas are within the Parish’s “coastal zone” (all areas south of Interstate 12, per Louisiana Revised Statute § 49:214.24) that are not currently developed with intense uses, and are within the 100-year floodplain. Coastal Conservation areas are critically important for a variety of fisheries and wildlife, essential to water quality and groundwater recharge, and should be conserved to ensure species and habitat sustainability. Coastal wetlands also serve as storm buffers, and help to minimize storm runoff and subsequent flood damage to area homes and businesses. The areas include undisturbed coastal marshes, swamps, and tidal wetlands and adjacent lands accommodating very low-intensity human land



42

HIGHLINE

BLACK JACK OAK

IRONWOOD

SANDY BROOK

22

KOEPP

SIERRA RIDGE

22W

37

TWIN OAKS

MATTINGLY

22

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

THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH.

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED ME 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.

REFERENCE BEARING:
THIS SURVEY IS BASED ON THE SUBDIVISION LISTED FOR REFERENCE.

ALL ELEVATIONS ARE IN FEET NAVD88.

REFERENCE:
PLAN OF SIERRA RIDGE SUBDIVISION BY RICHMOND W. KREBS, PROFESSIONAL SURVEYING DATED 06-07-2007 AND FILED AS MAP FILE# 4492.

PER FIRM UNINCORPORATED ST. TAMMANY PARISH, 225205 0215 C, DATED 04-02-1992, THIS PROPERTY IS IN ZONES C, EL. N/A AND ZONE A10, EL. 11 AS GRAPHICALLY DEPICTED ON THIS SURVEY.

BEFORE HOUSE PLANS OR CONSTRUCTION, CONSULT YOUR LOCAL GOVERNING AUTHORITY TO SEE WHAT FLOOD ZONE AND BASE FLOOD ELEVATION THEY WILL ENFORCE AND TO SEE IF THERE IS A FREEBOARD REQUIREMENT IN THIS AREA. VERIFY THE SETBACKS SHOWN ALSO. THEY ARE SHOWN PER THE S/D PLAN.



PER LOTTIE BROCK AT THE PARISH PLANNING DEPARTMENT, THE PARISH WILL ENFORCE THE ZONE A10, EL. = 11 + 1 FOOT OF FREEBOARD MAKING THE LOWEST FLOOR ELEVATION REQUIREMENT BE 12. ELEVATION 12 IS 34 INCHES ABOVE THE 60d SET FOR TBM.

APPROVALS:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

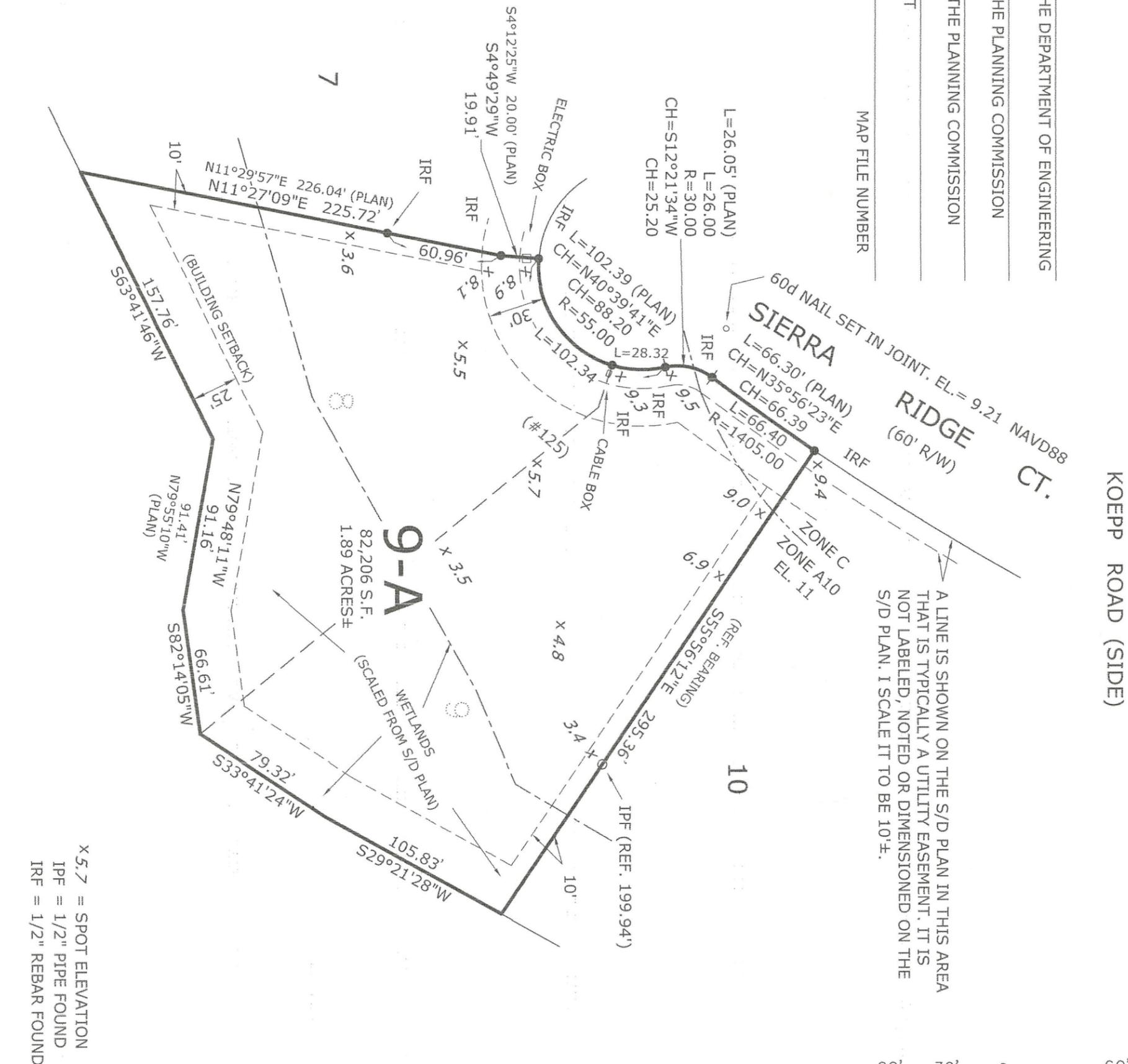
CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

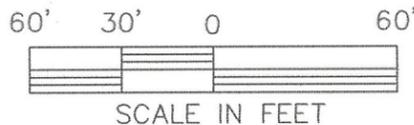
CLERK OF COURT

DATE

MAP FILE NUMBER



A LINE IS SHOWN ON THE S/D PLAN IN THIS AREA THAT IS TYPICALLY A UTILITY EASEMENT. IT IS NOT LABELED, NOTED OR DIMENSIONED ON THE S/D PLAN. I SCALE IT TO BE 10'±.



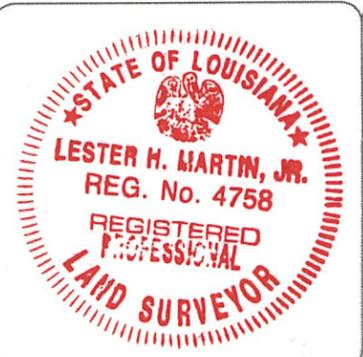
SURVEYOR'S CERTIFICATE
STATE OF LOUISIANA
PARISH OF ST. TAMMANY

I, LESTER H. MARTIN JR., PROFESSIONAL LAND SURVEYOR DOES HEREBY CERTIFY THAT I HAVE SURVEYED, COMPUTED AND PLOTTED THE PROPERTY SHOWN HEREON LOCATED IN SIERRA RIDGE S/D. SURVEYED AT THE REQUEST OF MICHELL & ZACHARY ADEMA.

WITNESS MY SIGNATURE ON JULY 7, 2022.

[Signature]

Lester H. Martin Jr. P.L.S. #4758



MINOR RESUBDIVISION OF
LOTS 8 & 9
SIERRA RIDGE S/D INTO
LOT 9-A
ST. TAMMANY PARISH
LOUISIANA

DATE: 07-07-2022 SCALE: 1"=60'

REV: DWG. BY: LMJ

REV:

LESTER MARTIN JR.
& ASSOCIATES, L.L.C.

418 Hickory Drive
Slidell, Louisiana 70458
Cell & Text: (985) 285-9099
Fax: 1 (208) 279-0935
E-mail: LMJSurveyor@gmail.com

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PLANNING STAFF REPORT
2023-3380-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: June 13, 2023

Posted: May 23, 2023

Location: The property is located on the south side of Lake Tahoe Drive, east of Lake St. Claire Drive, Covington, Louisiana, Ward 1, District 1; S11, T7S, R10E

Owner & Representative: J Mendoza Homes, LLC – Jose Mendoza

Engineer/Surveyor: Randall W. Brown & Associates, Inc.

Type of Development: Residential



Current Zoning

A-4 Suburban District

Total Acres

1.67 acres

of Lots/Parcels

Resub of Lots 7, 8, 9, 10, 11 & Part of lots 6 & 12 into lots 7-A, 7-B, 7-C, 7-D, 7-E & 7-F, Square 14, Shady Lake Estates

Surrounding Land Uses:

Residential & Undeveloped Commercial

Flood Zone:

Effective Flood Zone: C
Preliminary Flood Zone AE

Critical Drainage: Yes

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create six (6) lots from Lots 7, 8, 9, 10, 11, and part of Lots 6 and 12, Square 14, Shady Lake Estates. The public hearing is required considering that:

- Per Sec. 125-215(2), a public hearing is required when more than five lots are proposed to be created.

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

1. The survey should read as follow: Resubdivision of lots 7, 8, 9, 10, 11 & Part of Lots 6 & 12 into lots 6-A, 7-A, 8-A, 9-A, 10-A & 11-A.



PLANNING STAFF REPORT
2023-3380-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

New Directions 2040

Residential: Medium Intensity-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

and

Mixed Use: areas are flexible and appropriate for higher concentration of residential and commercial uses, allowing shorter trips between destinations and opportunities for walkable, compact development patterns. Mixed Use areas are typically located at or near the Parish's existing hubs of activity and intersections of major roads, as well as along major traffic corridors. Mixed Use areas may also include higher density residential uses, such as garden apartments and condominiums.

2023-3380-MRP

DEL SOL

VILLAGE DES BOIS

2

LAKE CATHERINE

CRATER LAKE

LAKE ST CLAIRE

LAKE REEL FOOT

LAKE TAHOE

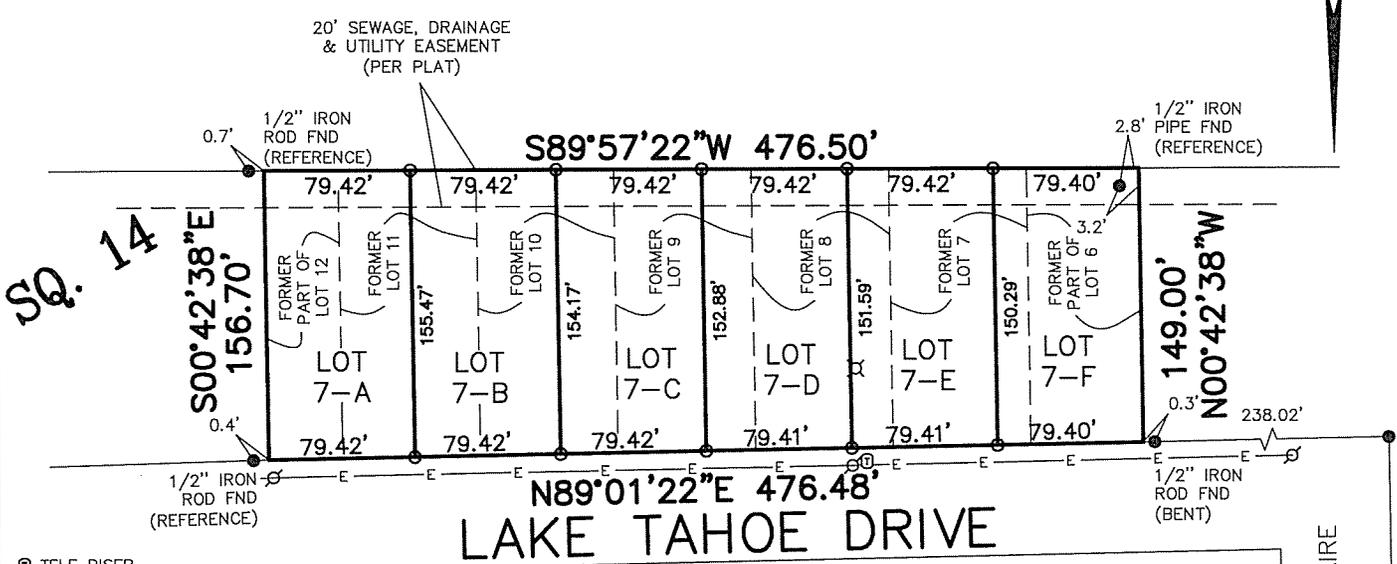
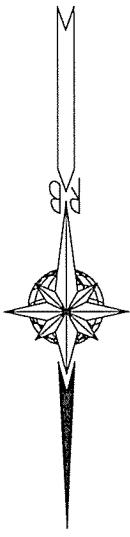
©CHSNER-HWY-1077 CONNECTOR

12

11



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



- ⊙ TELE RISER
- ⊗ UTILITY POLE
- ⊗ SERVICE POLE WITH LIGHT
- DENOTES 1/2" IRON ROD TO BE SET UNLESS OTHERWISE NOTED
- DENOTES 1/2" IRON ROD FND UNLESS OTHERWISE NOTED

REFERENCE 1:
 SHADY LAKE ESTATES SUBD. PLAT
 Map File No.: 29B
 Date Filed: 11-13-1961

REFERENCE 2:
 SHADY LAKE ESTATES SUBD. PLAT
 Map File No.: 29B
 Date Filed: 11-13-1961

REFERENCE 3:
 SURVEY BY THOMAS J. FONTCUBERTA, PLS
 Map File No.: 2997E
 Date Filed: 06-18-2003

REFERENCE 4:
 SURVEY BY RANDALL W. BROWN, PLS
 Survey No.: 23189
 Dated: 4-25-2023

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

BLDG. SETBACKS
 PER SUBDIVISION PLAT
 FRONT - 25'
 SIDE - 7.5'

APPROVED:

 CHAIRMAN PARISH PLANNING COMMISSION

 SECRETARY PARISH PLANNING COMMISSION

 DIRECTOR OF THE DEPARTMENT OF ENGINEERING

 CLERK OF COURT

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# 2252050210C Rev. 10-17-89

DATE FILED _____ FILE NO. _____

Resubdivision of
LOTS 7, 8, 9, 10, 11 & PART OF LOTS 6 & 12
SQUARE 14 * SHADY LAKE ESTATES
ST. TAMMANY PARISH, LOUISIANA
 INTO
LOTS 7-A, 7-B, 7-C, 7-D, 7-E, & 7-F

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

ADVANCED

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 25, 2023
 Survey No. 23189-RESUB
 Project No. (CR5) A23189

Scale: 1" = 100' ±
 Drawn By: J.E.D.
 Revised:

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PLANNING STAFF REPORT
2023-3381-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

985-898-2529 21454 Koop Drive, Suite 1B, Mandeville, LA 70471 stpgov.org/planning

Hearing: June 13, 2023

Posted: May 25, 2023

Location: The property is located on the west side of Helpers Row, on the south side of Fabrication Row and on the west side of Welders Row, Covington, Louisiana, Ward 3, District 2; S20, T6S, R11E

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

Engineer/Surveyor: John G. Cummings & Associates

Type of Development: Industrial



Current Zoning
I-2 Industrial District
Total Acres
8.735 acres
of Lots/Parcels
Resub of lot 54 and 5.301 acres into lot 54-A
Covington Industrial Park, Phase II
Surrounding Land Uses:
Industrial
Flood Zone:
Effective Flood Zone C
Preliminary Flood Zone X
Critical Drainage: No

STAFF COMMENTARY:

Department of Planning & Development and Department of Engineering

The owner is requesting to create one (1) lot from lot 54 and 5.301 acres. 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. Add signature line for the Chairman of the Planning Commission.

New Directions 2040



PLANNING STAFF REPORT
2023-3381-MRP

MICHAEL B. COOPER
PARISH PRESIDENT

PLANNING & DEVELOPMENT
Ross Liner
Director

Residential: Medium Intensity-Intensity: Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential Neighborhoods. The higher density of development makes central water and sewer more practical than on-site water and wastewater systems, and infrastructure like sidewalks, subsurface drainage, and street lighting are more common. These areas are appropriate buffers between Rural or Low Intensity Residential Neighborhoods and High Intensity Residential Neighborhoods or Commercial and Institutional areas.

2023-3381-MRP

17

COASTAL

20

PAINTERS

HELPERS

FABRICATION

WELDERS

HARD HAT

OIL

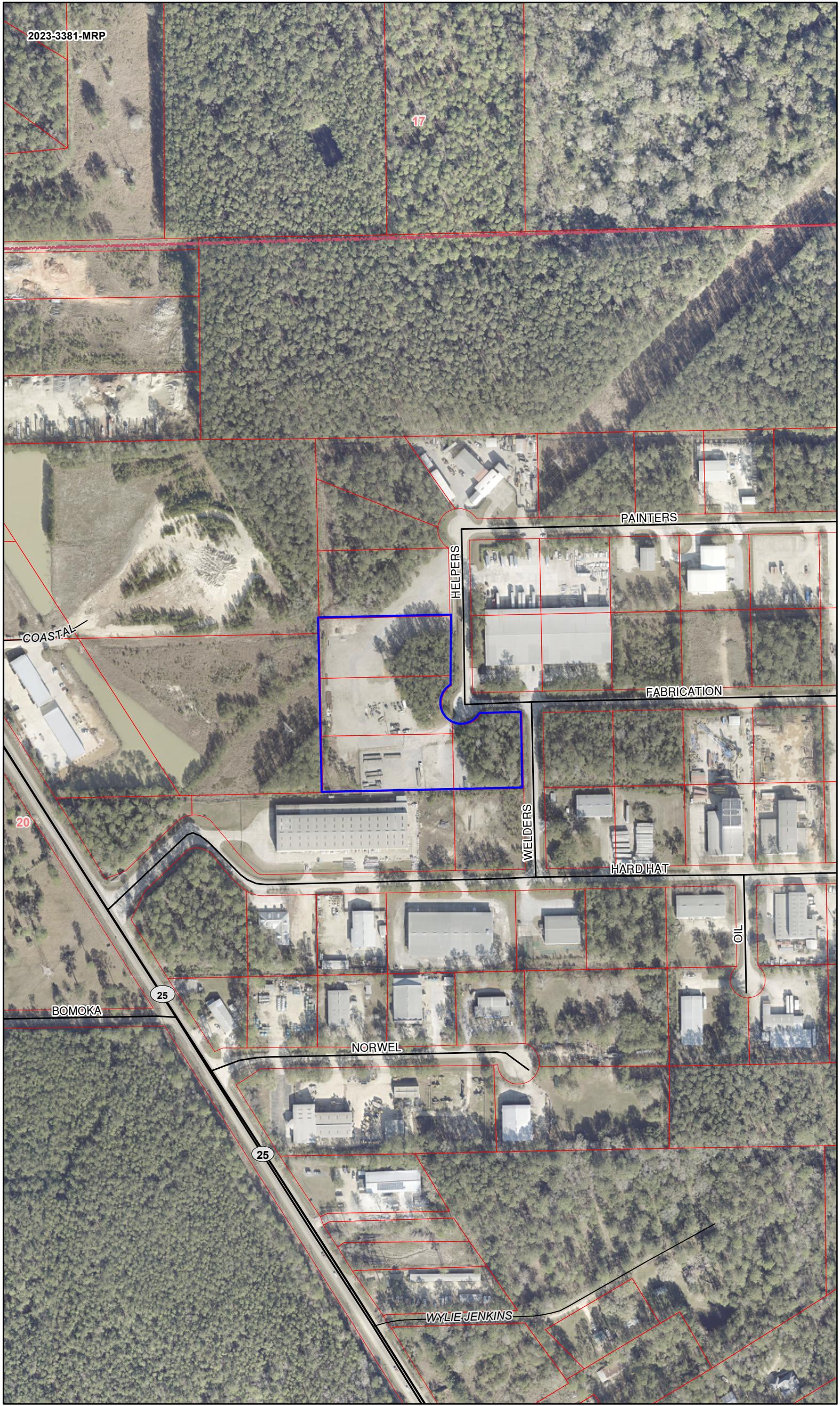
BOMOKA

25

NORWEL

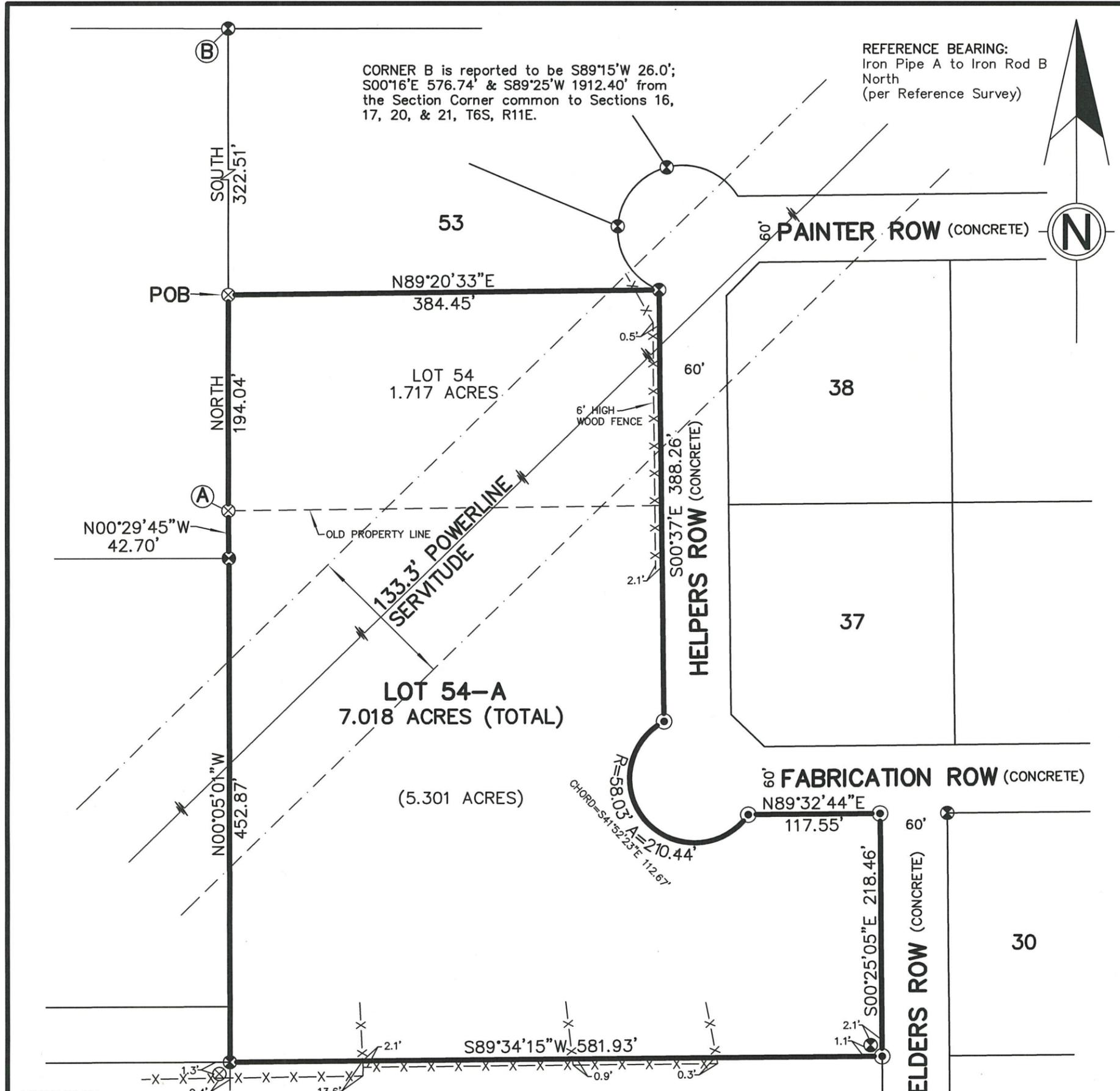
25

WYLIE JENKINS



CORNER B is reported to be S89°15'W 26.0'; S00°16'E 576.74' & S89°25'W 1912.40' from the Section Corner common to Sections 16, 17, 20, & 21, T6S, R11E.

REFERENCE BEARING:
Iron Pipe A to Iron Rod B
North
(per Reference Survey)



APPROVAL:

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVICITUDES 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.

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.
2. SUBDIVISION SETBACK LINES:
FRONT = 25'
3. INTERIOR FENCES NOT SHOWN.

REFERENCE SURVEY:

Survey for Favret Investments, LLC by John G. Cummings, Surveyor, dated December 26, 2022, Job No. 22258.

LEGEND

- ⊗ = 1" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- X- = FENCE

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: **Favret Investments, LLC**

SHOWING A SURVEY OF: **A RESUBDIVISION OF LOT 54, COVINGTON INDUSTRIAL PARK, PHASE II AND 5.301 ACRES INTO LOT 54-A, COVINGTON INDUSTRIAL PARK, PHASE II, LOCATED IN SECTION 20, TOWNSHIP 6 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.**



John G. Cummings
PROFESSIONAL LAND SURVEYOR

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.

SCALE: 1" = 100'	JOB NO. 22258-RSB	DATE: 5/9/2023	REVISED:
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**PRELIMINARY SUBDIVISION
REVIEW**

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The developer requested this case be postponed for one (1) month on June 1, 2023 in order to allow sufficient time to address outstanding staff comments. Staff has no objection to this postponement request.

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 D.E.S. Letter of No Objection will be required for this project regarding the water and sewer lines and systems associated with this project.

A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

A funded **Maintenance Obligation** in the amount of **\$30,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads and associated infrastructure resulting from construction in connection with the subdivision.

A **Performance Obligation** in the amount of \$101,200.00 for a period of one (1) year will be required to ensure the construction of the required road widening and subsurface drainage improvements along M.P. Planche Road in accordance with Council Ordinance #21-4551. A Warranty Obligation will be required once all required roadway improvements have been completed and will be established at the appropriate Final Approval hearing for a period of (2) years.

Prior to any work commencing within the M.P. Planche Right-of-Way the developer will need to furnish The Parish acceptable documentation to commence work within a Parish Right-of-Way including a Hold Harmless Agreement, as well as the appropriate Liability Insurance Policy.

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

Revised drawings will not be accepted for review or placement in the packet prior to the June 13, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on May 31st, 2023. Preliminary Approval of this case shall be subject to the developer complying with comments #1 - #3 and all informational items below and no work order to be issued until all required items are satisfactorily completed and submitted.

General Information:

1. Pursuant to Ordinance Section 125-56(d)(2) the developer is requesting a waiver of the maximum cul-de-sac length of 700' (see attached letter). A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
2. Pursuant to Ordinance Section 125-88 the developer is requesting a waiver of the requirement for all drainage rights-of-way/ servitudes shall not be located within an individual lot (see attached letter). The current lot configuration shows lots encumbered with private drainage servitudes, as such the plan needs to be revised to conform with Section 125-88 or a waiver of this Ordinance Section be granted by a 2/3rds majority affirmative vote of the Planning Commission Membership.

Water & Sewer Plan:

3. Provide the required water and sewer documentation in accordance with the previous comments and markup summaries issued to the developer and the engineer of record of May 1, 2023.

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 D.E.S. Letter of No Objection will be required for this project regarding the water and sewer lines and systems associated with this project.

A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

A **Performance Obligation** in the amount of \$10,000.00 will be required to ensure the construction of the proposed temporary turnaround at the end of "The Woods Avenue".

No funded Maintenance Obligation is required since this subdivision is connecting to privately owned and maintained streets.

No Mandatory Developmental fee is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since a public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the June 13, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



April 25, 2023

Mr. Theodore C. Reynolds, P.E.
Assistant Director – Development
Department of Engineering
St. Tammany Parish Government
21454 Koop Drive, Suite 1B
Mandeville, LA 70471
Email: tcreynolds@stpgov.org

PRELIMINARY PLANS
RECEIVED
4/26/2023
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

**RE: Waiver Requests for
Money Hill, Phase 9-B
KA Project No. 22055**

Dear Mr. Reynolds:

Based on comments received from your office on April 20, 2023 related to our Preliminary Subdivision Approval submittal for the referenced project, we are hereby requesting two (2) waivers to be considered by the St. Tammany Parish Planning Commission as part of the Preliminary Subdivision Approval request currently under review. These include a waiver to extend the length of a dead-end street beyond the 700-ft limit and to allow for drainage easements within residential lots. The following is a further explanation of each waiver request.

First, we are requesting that a waiver be granted to allow for the construction of Shade Tree Court (measuring approx. 1,400 feet long) per the current plans being reviewed which dead-ends at a large cul-de-sac. The alignment of Shade Tree Court follows the natural topography of the area and is desired to provide a more aesthetic residential layout while avoiding unnecessary flow-through traffic in the area. The street would service only 20 residential lots in total and the length of the cul-de-sac allows the lots to remain large in line with the overall development plans for this phase and future phases of Money Hill.

Second, we are requesting that a waiver be granted to allow drainage easements within the residential lots along the property lines as indicated on the preliminary plat and drainage plans. The intent of the overall subdivision grading plan is to honor the natural topography which necessitates these easements. An unnatural filling of the lots would be necessary, in

some instances, to provide for typical back-to-front drainage from the rear of the lots to the roadside ditches. The use of the requested easements would allow us to maintain more natural drainage patterns throughout the development. These drainage easements are utilized in other phases of Money Hill and have not caused any issues. Furthermore, the covenants and restrictions within Money Hill prevent the construction of improvements in these areas that could block the drainage from one lot to another and then ultimately out of the phase of this subdivision.

We respectfully request approval of these two (2) waivers to allow for the development of Money Hill Phase 9-B as currently being submitted for approval. If you have any additional questions or comments, do not hesitate to contact this office.

Sincerely,

A handwritten signature in blue ink, appearing to read 'James E. Powell, Jr.', with a stylized, cursive script.

James E. Powell, Jr., P.E., P.L.S.
Sr. Vice President – Engineering Operations
Kyle Associates, LLC

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Staff recommends the postponement of this submittal for one (1) month in order to allow sufficient time to address outstanding staff comments and to allow time for staff and the applicant to meet.

General Comment:

1. The Balsam Manor Subdivision is proposing 35 lots which requires 20,300 sq. ft. of greenspace. While the proposed configuration of the preliminary plat provides 20,474 square feet of greenspace thereby meeting ordinance, staff has concerns that the designated greenspace areas are negligible and will not amount to useable greenspace area for the residents of the subdivision.

Preliminary Plat:

2. The Preliminary Plat needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on June 6, 2023.

Drainage Plan:

3. The Drainage & Grading Plans needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on June 6, 2023.

Water & Sewer Plan:

4. The Water & Sewer Plans needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on June 6, 2023.

SWPPP & Signage Plan:

5. The SWPPP & Signage Plan needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on June 6, 2023.

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 D.E.S. Letter of No Objection will be required for this project regarding the water and sewer lines and systems associated with this project.

A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

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

A **Performance Obligation** in the amount of \$1,375.00 for a period of one (1) year will be required to ensure the construction of the required water line improvements within the unopened portion of Little John Lane.

Prior to any work commencing within the Little John Lane unopened Right-of-Way the developer will need to furnish The Parish acceptable documentation to commence work within a Parish Right-of-Way including a Hold Harmless Agreement, as well as the appropriate Liability Insurance Policy

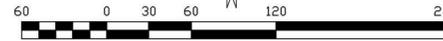
Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the June 13, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

PRELIMINARY PLAT BALSAM MANOR

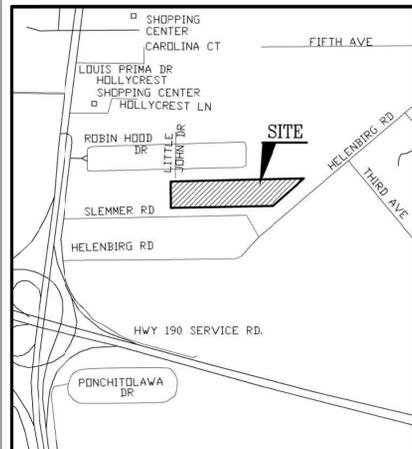
SECTIONS 14 & 15, TOWNSHIP 7 SOUTH-RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

9.94 ACRES AREA	35 NO. OF LOTS	ONE PHASE	60' x 110' AVG. LOT SIZE	26130 SQ. FEET GREENSPACE AREA
20' STREET WIDTH	CONCRETE ROAD SURFACE	1211± L.F. STREET LENGTH	LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	



RESTRICTIVE COVENANTS

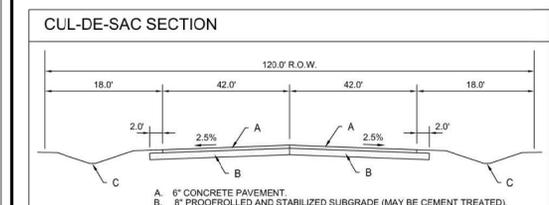
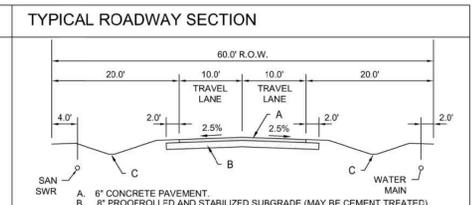
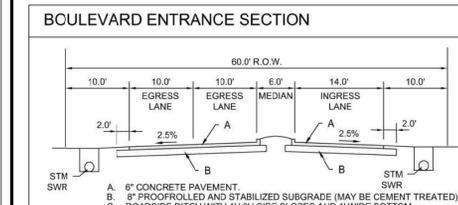
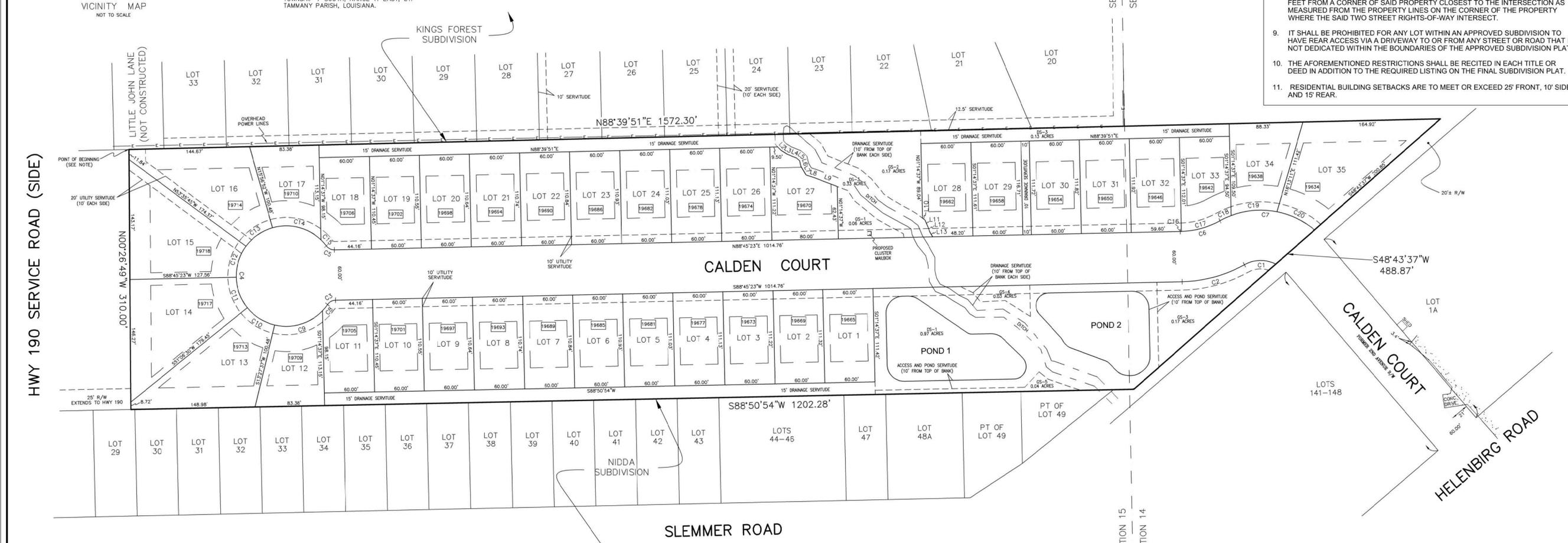
- WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN ALL DRAINAGE, STREET AND UTILITY EASEMENTS/SERVITUDES.
- LOTS MAY NOT BE USED FOR THE STORAGE OF TRASH OR JUNK VEHICLES.
- MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL STRUCTURES IN FLOOD ZONE "C" SHALL BE NO LESS THAN 12 INCHES ABOVE THE CENTERLINE OF STREET OR TOP OF CURB FRONTING THE HOME, WHICHEVER IS GREATER.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- THE MINIMUM CULVERT SIZE TO BE USED FOR DRIVEWAYS SHALL BE 15".
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
- 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 AFORESAID RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
- RESIDENTIAL BUILDING SETBACKS ARE TO MEET OR EXCEED 25' FRONT, 10' SIDE, AND 15' REAR.



POINT OF BEGINNING NOTE:
THE POINT OF BEGINNING IS REPORTED TO BE SOUTH 89 DEGREES 17 MINUTES EAST, A DISTANCE OF 404.2 FEET; SOUTH 08 DEGREES 25 MINUTES WEST, A DISTANCE OF 3970.7 FEET; SOUTH 89 DEGREES 55 MINUTES EAST, A DISTANCE OF 1599.2 FEET FROM THE QUARTER CORNER COMMON TO SECTIONS 10 AND 15, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

VICINITY MAP
NOT TO SCALE

ROBIN HOOD DRIVE (SIDE)



- NOTES:
- ALL LOTS SUBJECT TO A 10' UTILITY SERVITUDE ALONG STREET RIGHT-OF-WAYS.
 - 1/2" IRON REBAR TO BE SET AT ALL PROPERTY CORNERS UPON RECORDED.
 - DETENTION POND, DRAINAGE SERVITUDES, GREEN SPACE, SIDEWALKS, AND COMMON AREA ARE TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
 - [195] DENOTES MUNICIPAL ADDRESS
 - GEOMETRIC DESIGNS FOR LOTS AND RIGHT OF WAYS WAS PROVIDED BY OTHERS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.00	39.13	37.59	S89°49'57"W	56°02'40"
C2	160.00	78.04	77.27	S74°47'00"W	27°56'46"
C3	12.00	11.38	10.95	S61°35'56"W	54°18'53"
C4	60.00	302.25	70.00	N01°43'37"W	288°37'46"
C5	12.00	11.38	10.95	S64°05'11"E	54°18'53"
C6	100.00	48.78	48.29	N74°47'00"E	27°56'46"
C7	100.00	121.03	113.78	S84°30'59"E	69°20'49"
C8	60.00	9.44	9.43	S38°57'03"W	9°01'07"
C9	60.00	62.83	60.00	S7°22'37"W	60°00'00"
C10	60.00	39.42	38.72	N57°42'57"W	37°38'53"
C11	60.00	39.42	38.72	N2°04'04"W	37°38'53"
C12	60.00	39.42	38.72	N17°34'49"E	37°38'53"
C13	60.00	39.42	38.72	N55°13'42"E	37°38'53"
C14	60.00	62.83	60.00	S75°56'52"E	60°00'00"
C15	60.00	9.44	9.43	S41°26'18"E	9°01'07"
C16	100.00	0.40	0.40	N88°38'29"E	0°13'49"
C17	100.00	48.37	47.90	N74°40'05"E	27°42'56"
C18	100.00	14.80	14.79	N65°03'00"E	8°28'46"
C19	100.00	55.72	55.00	N85°15'09"E	37°55'29"
C20	100.00	50.52	49.98	S64°18'53"E	28°56'37"

LINE	BEARING	DISTANCE
L1	S47°34'42"E	5.35
L2	S59°05'50"E	8.91
L3	S67°31'59"E	12.18
L4	S48°13'24"E	4.86
L5	S13°08'03"E	6.73
L6	S30°27'09"E	11.82
L7	S71°39'55"E	11.80
L8	S68°59'55"E	28.65
L9	S5°28'27"E	3.66
L10	S23°02'37"E	8.68
L11	S27°43'06"E	6.68
L12	S30°08'39"E	6.75

NET DENSITY
MAX NET DENSITY: 6 UNITS PER ACE
9.94 ACRES
-0.69 ACRES (STREETS)
-1.43 ACRES (PONDS & SERV.)
7.82 ACRES = 46 UNITS

PROPOSED NET DENSITY: 4.9 UNITS PER ACE (35 UNITS)

GREENSPACE
REQUIRED: 580 SQ FT X 35 LOTS = 20,300 SQ FT
PROVIDED: 20,474 SQ FT

PROPERTY DESCRIPTION
COMMENCING AT THE QUARTER CORNER COMMON TO SECTIONS 10 & 15, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, THENCE GO SOUTH 89 DEGREES 17 MINUTES EAST A DISTANCE OF 404.2 FEET; THENCE SOUTH 08 DEGREES 25 MINUTES WEST A DISTANCE OF 3,970.7 FEET; THENCE SOUTH 89 DEGREES 55 MINUTES EAST A DISTANCE OF 1,599.2 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO NORTH 88 DEGREES 39 MINUTES 51 SECONDS EAST A DISTANCE OF 1572.30 FEET; THENCE SOUTH 48 DEGREES 43 MINUTES 37 SECONDS WEST A DISTANCE OF 488.87 FEET; THENCE SOUTH 88 DEGREES 50 MINUTES 54 SECONDS WEST A DISTANCE OF 1,202.28 FEET; THENCE NORTH 60 DEGREES 26 MINUTES 49 SECONDS WEST A DISTANCE OF 310.00 FEET BACK TO THE POINT OF BEGINNING.

PRELIMINARY
FOR REVIEW ONLY

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

PRELIMINARY PLANS
RECEIVED
5/25/2023
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

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

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 C.

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

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

RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
228 W. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
(985) 624-5368 • INFO@BROWNSURVEYS.COM

PRELIMINARY PLAT
BALSAM MANOR
SECTIONS 14 & 15 - TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA

REVISED DATE:

DRAWN BY: RJB
CHECKED BY: RWB
DATE: 05-03-2023
SCALE: 1" = 60' ±
SURVEY No. 22566

SHEET

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Department of Planning and Development

Staff did not receive the required plans and supporting documentation for this project by the established deadline, as such staff is recommending a postponement of this case to allow sufficient time to address all outstanding comments previously sent to the developer and the engineer of record on 5/19/2023.

Informational Items:

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

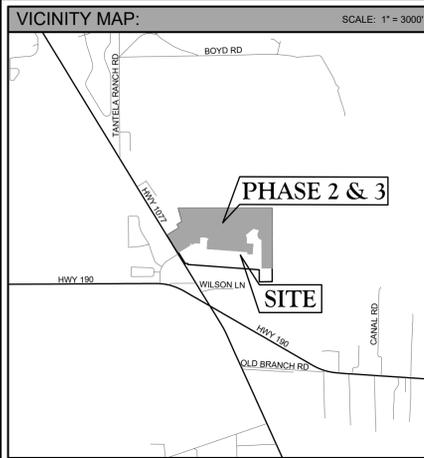
A D.E.S. Letter of No Objection will be required for this project regarding the water and sewer lines and systems associated with this project.

A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

No funded Maintenance Obligation is required since this project will not connect to a Parish maintained roadway.

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

Revised drawings will not be accepted for review or placement in the packet prior to the June 13, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

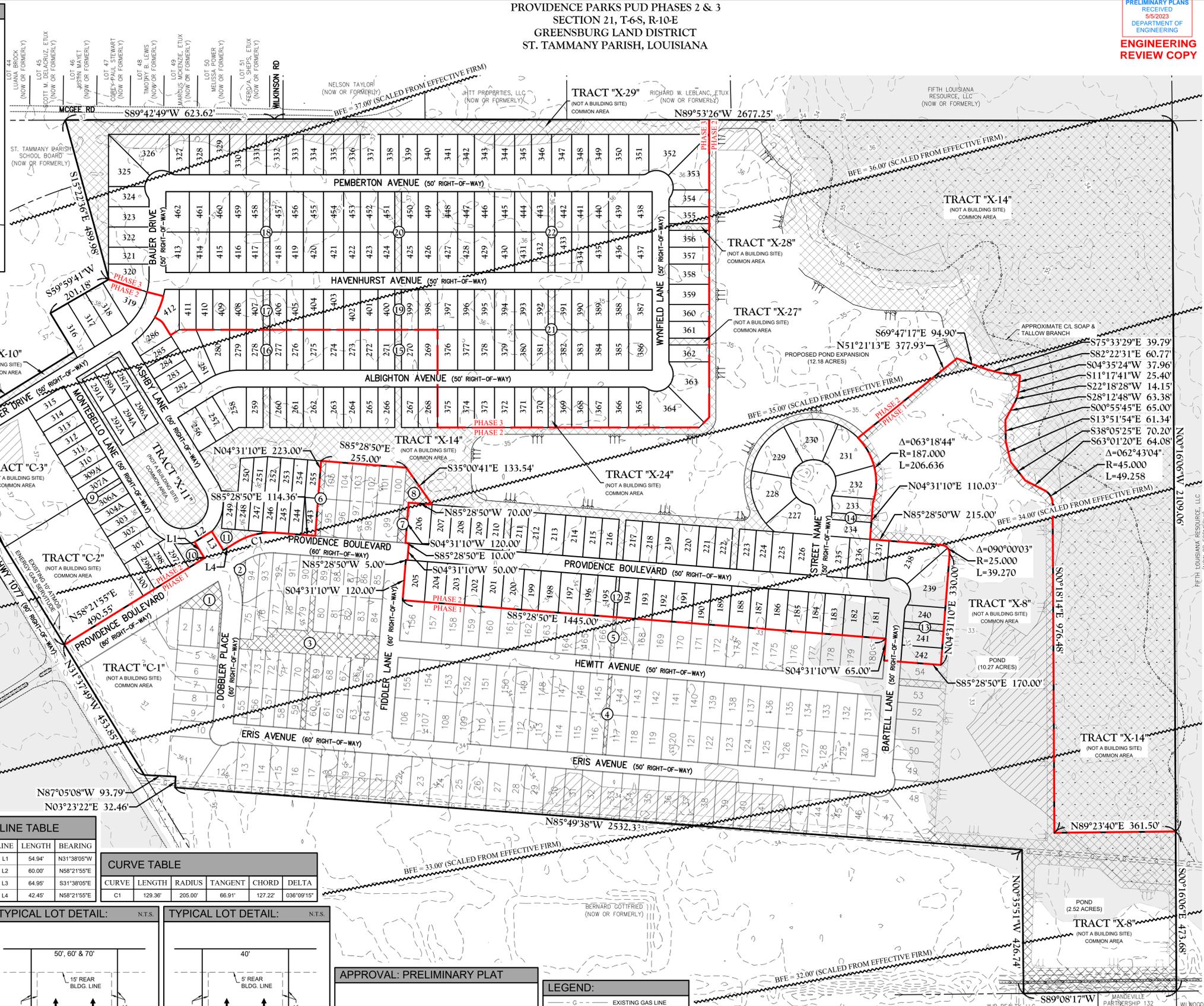
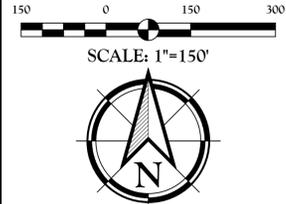


PROVIDENCE PARKS PUD PHASES 2 & 3
SECTION 21, T-6S, R-10-E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

PRELIMINARY PLANS RECEIVED 5/2/2023
DEPARTMENT OF ENGINEERING
ENGINEERING REVIEW COPY

- RESTRICTIVE COVENANTS:**
- NO LOT SHALL HAVE MORE THAN ONE DWELLING.
 - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERATIVE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEMS, ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES, WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY). NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
 - BUILDING SETBACKS:
ALLEY-LOADED LOTS: FRONT - 5'; SIDE - 5'; AND REAR - 5'
FRONT-LOADED LOTS: FRONT - 10'; SIDE - 5'; AND REAR - 15'
FRONT-FACING GARAGE: FRONT - 20'; SIDE - 5'; AND REAR - 15'
MAXIMUM HEIGHT LIMIT SHALL BE 30'
 - BUILDING SETBACKS SHALL NOT EXTEND OVER A SERVITUDE, ADJUST AS SHOWN ON PLAT.
 - CONSTRUCTION OF ANY NATURE INCLUDING FENCES, IS PROHIBITED IN STREET EASEMENTS AND DRAINAGE SERVITUDES.
 - NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
 - THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED BY THE LATEST FEMA MAP. THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 1' ABOVE THE CROWN OF THE ADJACENT STREET OR MEET THE LATEST FEMA STANDARDS, WHICHEVER IS HIGHER.
 - NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 - NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
 - THE AFORESAID RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT. (AMENDED BY ORD. 94-2142, ADOPTED 12/15/94).
 - THE ARCHITECTURAL DESIGN CODE CREATED FOR PROVIDENCE PARKS SETS FORTH RESTRICTIONS REGARDING THE IMPROVEMENTS PLACED ON A LOT. THESE RESTRICTIONS REGARD MATERIALS, BUILDING TYPOLOGIES, CONFIGURATIONS AND TECHNIQUES FOR VIRTUALLY ALL ASPECTS OF ONE'S PROPERTY, SUCH AS BUILDING WALLS, CHIMNEYS OR OTHER STRUCTURES, STOODS, FENCES, DRIVEWAYS, GARAGES, MAILBOXES, ROOFS, WINDOWS AND DOORS. ALL CONSTRUCTIONS AND IMPROVEMENTS ON A SITE MUST COMPLY WITH THE ARCHITECTURAL DESIGN CODE UNLESS THE PROPERTY OWNERS ASSOCIATION GRANTS A VARIANCE.
 - FURTHER RESTRICTIONS MAY BE RECORDED WITH THE SALE OF PROPERTY IN THE DEVELOPMENT.
 - PRIVATE ALLEYS SHOWN AS A PRIVATE SERVITUDE OF PASSAGE (P.S.O.P.) WILL BE MAINTAINED BY THE SUBDIVISIONS HOA. SUBSERVITUDE DRAINAGE INSTALLED IN THE ALLEYS WILL BE MAINTAINED BY THE SUBDIVISIONS HOA. TRAFFIC SIGNS THROUGHOUT THE PUD WILL BE MAINTAINED BY THE SUBDIVISIONS HOA. GREEN SPACE SHOWN AS LOTS WITH THE PREFIX "X" (OTHER THAN POND TRACT X-14) WILL BE MAINTAINED BY THE SUBDIVISIONS HOA. GREEN SPACE POND TRACT X-14 WILL BE MAINTAINED BY ST. TAMMANY PARISH. SIDEWALKS IN FRONT OF "X" LOTS WILL BE CONSTRUCTED BY THE DEVELOPER AND MAINTAINED BY THE SUBDIVISIONS HOA. SIDEWALKS IN FRONT OF RESIDENTIAL LOTS WILL BE CONSTRUCTED BY THE BUILDER AND MAINTAINED BY THE OWNER.
 - DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN SIXTY (60) FEET FROM A CORNER OF SAID PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.

- TRACT "X-1" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-2" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-3" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-4" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-5" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-6" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-7" (NOT A BUILDING SITE) COMMON AREA
- TRACT "W-1" (NOT A BUILDING SITE) 30x30' SANITARY SEWER PUMP STATION SITE
- TRACT "X-9" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-12" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-13" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-15" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-16" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-17" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-18" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-19" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-20" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-21" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-22" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-23" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-25" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-26" (NOT A BUILDING SITE) COMMON AREA



PHASE 2 & 3 RESIDENTIAL LOT STATISTICS:

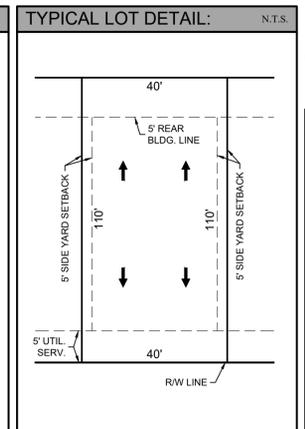
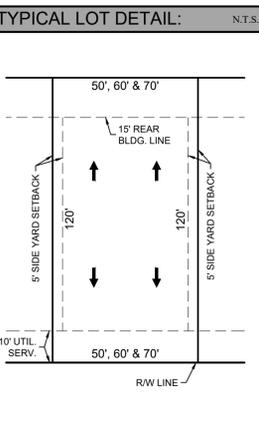
- ZONING: HC-2, A-4, A-5, & PUD
- WATER: TAMMANY UTILITIES - WEST
- SEWER: TAMMANY UTILITIES - WEST
- ELECTRICAL: CLECO
- CABLE/TELEPHONE: ATT
- DRAINAGE: SEE SURFACE DRAINAGE NOTE
- STREETS: PUBLIC - 50' RW - ASPHALT WITH CURB & GUTTER
- ALLEYS: PRIVATE - PCC PAVEMENT

LINE TABLE

LINE	LENGTH	BEARING
L1	54.94'	N31°38'05"W
L2	60.00'	N58°21'55"E
L3	64.95'	S31°38'05"W
L4	42.45'	N58°21'55"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	129.36'	205.00'	66.91'	127.22'	038°09'15"



APPROVAL: PRELIMINARY PLAT

CHAIRMAN OF PLANNING COMMISSION	DATE
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.

LEGEND:

- G - EXISTING GAS LINE
- - - EXISTING SERVITUDE
- - - SIDE SETBACK
- - - DRAINAGE SERVITUDE
- - - REAR BUILDING LINE
- - - CONTOUR LINE
- [Hatched Box] WETLANDS (PRESERVED)
- [Hatched Box] WETLANDS (MITIGATED)
- [Dotted Box] COMMON AREA
- [Shaded Box] FLOOD ZONE "AE"

ELEVATION NOTE:
CONTOURS SHOWN HEREON WERE OBTAINED FROM LIDAR DATA ACCESSED FROM THE USGS NATIONAL MAP. NO ON THE GROUND SURVEY WAS PERFORMED BY QUALITY ENGINEERING & SURVEYING, LLC AT THIS TIME.

PRELIMINARY PLAT
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JEFFREY D. DIAMOND, P.L.S.
REG. NO. 5186

GREEN SPACE POND TRACT NOTE:
ST. TAMMANY PARISH SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF GREENSPACE POND TRACT X-14. SEE RESTRICTIVE COVENANT #12.

SIDEWALK NOTE:
ST. TAMMANY PARISH SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY SIDEWALKS. SEE RESTRICTIVE COVENANT #12.

PUBLIC DEDICATION NOTE:
THE PUBLIC STREETS AND RIGHT OF WAY SHOWN HEREON, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES. ALL AREAS SHOWN AS PUBLIC SERVITUDES ARE GRANTED TO THE PUBLIC FOR USE OF UTILITIES, DRAINAGE, SEWER REMOVAL, OR OTHER PROPER PURPOSE FOR THE GENERAL USE OF THE PUBLIC. NO TREES, SHRUBS, OR OTHER PLANTS MAY BE PLANTED, NOR SHALL ANY BUILDING, FENCE, STRUCTURE, OR IMPROVEMENTS BE CONSTRUCTED OR INSTALLED WITHIN OR OVER ANY PUBLIC SERVITUDE OR RIGHT OF WAY AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVITUDE OR RIGHT OF WAY IS GRANTED.

SEWAGE NOTE:
NO PERSON SHALL PROVIDE OR INSTALL A METHOD OF SEWAGE DISPOSAL OR ACCEPT CONNECTION TO AN APPROVED SANITARY SYSTEM UNTIL THE METHOD OF SEWAGE TREATMENT OR DISPOSAL HAS BEEN APPROVED BY THE STATE BOARD OF HEALTH FOR THIS SUBDIVISION.

SURFACE DRAINAGE NOTE:
PUD SURFACE DRAINAGE WILL FLOW TO THE PROPOSED PONDS ON SITE AND OUTFALL TO THE SOUTH INTO A PARISH DITCH WHICH FLOWS EAST INTO THE TCHOFUNTA RIVER. SEE DRAINAGE IMPACT ANALYSIS DATED 7/19/2019 BY SLD ENGINEERING AND SURVEYING, LLC FOR DRAINAGE DESIGN DETAILS.

FLOOD ZONE NOTE:
ACCORDING TO THE EFFECTIVE NFIP FLOOD INSURANCE RATE MAP PANEL NO. 2252050125C DATED OCTOBER 17, 1989 THIS PROPERTY IS WITHIN FLOOD ZONE A4 CHARACTERIZED AS AREAS OF 100-YEAR FLOOD. BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED ACCORDING TO THE NFIP PRELIMINARY FLOOD INSURANCE RATE MAP PANEL NO. 2210300165 DATED APRIL 30, 2008 THIS PROPERTY IS LOCATED IN FLOOD ZONE X & AE. BASE FLOOD ELEVATION = 37.00 - 32.00 FEET

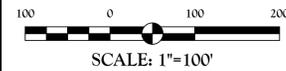
BASIS OF BEARING:
THE BASIS OF BEARING AS SHOWN HEREON IS REFERENCED TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (NAD 83) SOUTH ZONE (1702) AS OBSERVED BY GPS OBSERVATION.

REFERENCE MAP:
MAP SHOWING SURVEY & SUBDIVISION OF A 163.74 ACRE TRACT OF LAND LAND IN SECTION 21, T-6-S, R-10-E, G.L.D., INTO TRACTS P-1 & P-2, ST. TAMMANY PARISH, LOUISIANA FOR PROVIDENCE PARKS, LLC, BY JEFFREY DEAN DIAMOND, P.L.S., DATED: 02/01/2022 & FILED IN ST. TAMMANY PARISH CLERK OF COURT RECORDS AS MAP FILE NO. 8085.

TITLE: PRELIMINARY PLAT
PROJECT: PROVIDENCE PARKS PHASES 2 & 3
DESCRIPTION: LOTS 181-462, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA
CLIENT: PROVIDENCE PARKS, LLC
1100 CAMELLIA BOULEVARD, SUITE 200
LAFAYETTE, LA 70508

QUALITY Engineering & Surveying, LLC
18320 Hwy 42, Port Vincent, LA 70725
225.698.1600 | info@qes.com

DWG. Part: P-1-2022-Phase 2 & 3 - Providence Parks - Landscape Architecture / Survey / Preliminary Plat / Survey / Preliminary Plat / Phase 2 & 3.dwg
Project No: 22-246 Date: APRIL 2023 Sheet: 1 OF 3
Drawn By: JSM Checked By: GMS



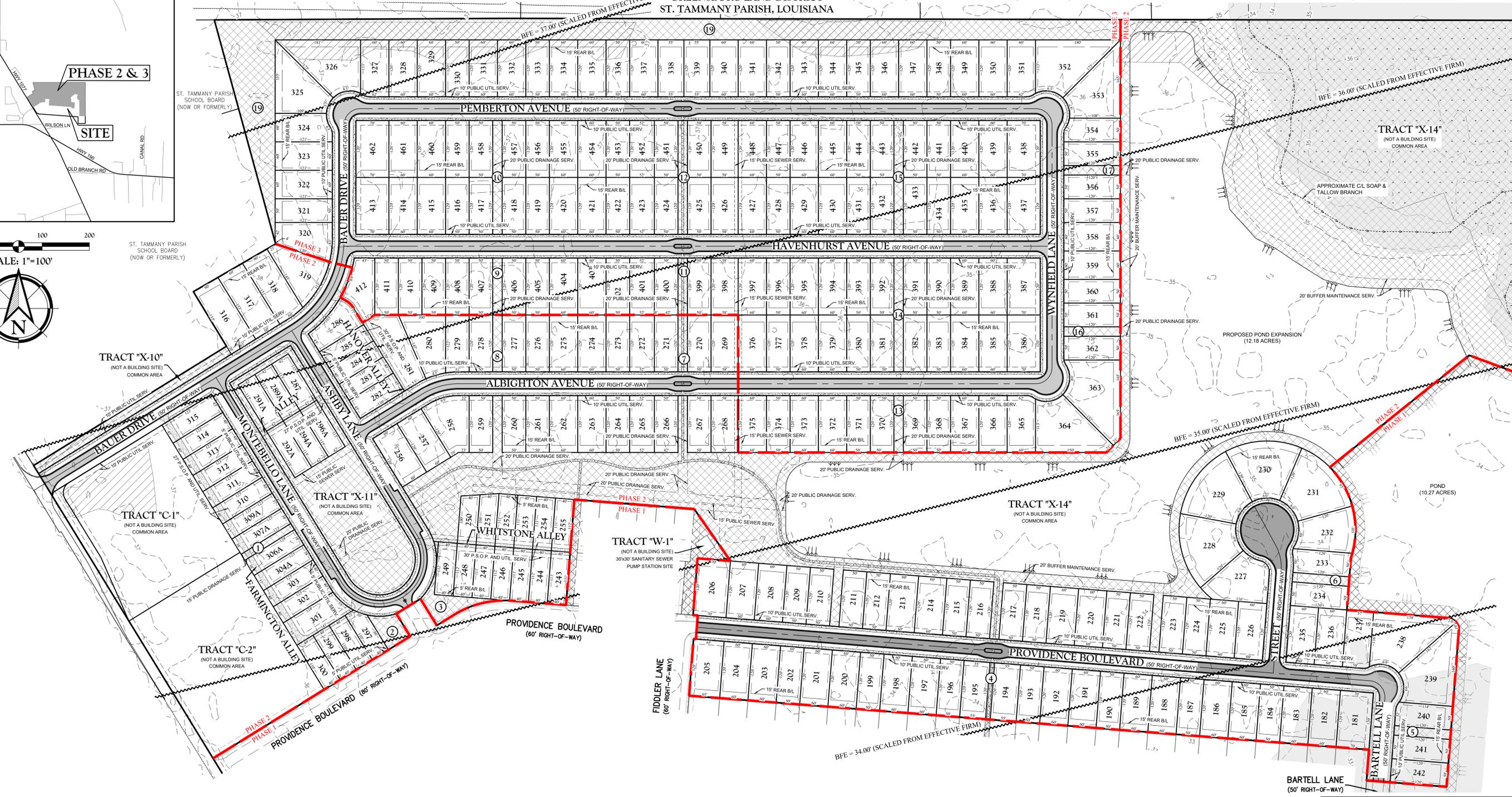
PROVIDENCE PARKS PUD PHASE 2 & 3
SECTION 21, T-6-S, R-10-E
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA

NELSON TAYLOR
(NOW OR FORMERLY)

JHT PROPERTIES, LLC
(NOW OR FORMERLY)

RICHARD W. LEBLANC, ETUX
(NOW OR FORMERLY)

FIFTH LOUISIANA RESOURCE, LLC
(NOW OR FORMERLY)



PHASE 2 RESIDENTIAL LOT STATISTICS:

LOT DESCRIPTION	NUMBER OF LOTS	AVERAGE SIZE
FRONT-LOADED LOTS	92	850' x 120'
ALLEY-LOADED LOTS	41	1407' x 120'
TOTAL	133	N/A
AVERAGE RESIDENTIAL LOT SIZE = 133 LOTS / 20.41 ACRES = 6,684.66 S.F.		

PHASE 3 RESIDENTIAL LOT STATISTICS:

LOT DESCRIPTION	NUMBER OF LOTS	AVERAGE SIZE
FRONT-LOADED LOTS	143	850' x 120'
ALLEY-LOADED LOTS	0	N/A
TOTAL	143	N/A
AVERAGE RESIDENTIAL LOT SIZE = 143 LOTS / 23.43 ACRES = 7,137.14 S.F.		

PHASE 2 SITE STATISTICS:

DESCRIPTION	TOTAL QUANTITY
ROADWAY LINEAR FOOTAGE	5,021.74 L.F.
ROADWAY LINEAR FOOTAGE - PER LOT	36.13 L.F.
ALLEY LINEAR FOOTAGE	1,457.86 L.F.
MAXIMUM BLOCK LENGTH	1,445 L.F.
NO. OF BLOCKS	11
DRAINAGE LINEAR FOOTAGE	4,807.51 L.F.
SEWER LINEAR FOOTAGE	4,941.51 L.F.
GREEN SPACE	36.04 ACRES
AREA OF PUD PHASE 2	77.89 ACRES

PHASE 3 SITE STATISTICS:

DESCRIPTION	TOTAL QUANTITY
ROADWAY LINEAR FOOTAGE	4,530.81 L.F.
ROADWAY LINEAR FOOTAGE - PER LOT	31.68 L.F.
ALLEY LINEAR FOOTAGE	N/A
MAXIMUM BLOCK LENGTH	1,450 L.F.
NO. OF BLOCKS	6
DRAINAGE LINEAR FOOTAGE	2,969.66 L.F.
SEWER LINEAR FOOTAGE	4,748.83 L.F.
GREEN SPACE	9.22 ACRES
AREA OF PUD PHASE 3	31.30 ACRES

LEGEND:

- - - - - EXISTING GAS LINE
- - - - - EXISTING SERVITUDE
- - - - - SIDE SETBACK
- - - - - DRAINAGE SERVITUDE
- - - - - REAR BUILDING LINE
- - - - - CONTOUR LINE
- WETLANDS (PRESERVED)
- WETLANDS (MITIGATED)
- COMMON AREA
- FLOOD ZONE "AE"

- 1 TRACT "X-9" (NOT A BUILDING SITE) COMMON AREA
- 2 TRACT "X-12" (NOT A BUILDING SITE) COMMON AREA
- 3 TRACT "X-13" (NOT A BUILDING SITE) COMMON AREA
- 4 TRACT "X-15" (NOT A BUILDING SITE) COMMON AREA
- 5 TRACT "X-16" (NOT A BUILDING SITE) COMMON AREA
- 6 TRACT "X-17" (NOT A BUILDING SITE) COMMON AREA
- 7 TRACT "X-18" (NOT A BUILDING SITE) COMMON AREA
- 8 TRACT "X-19" (NOT A BUILDING SITE) COMMON AREA
- 9 TRACT "X-20" (NOT A BUILDING SITE) COMMON AREA
- 10 TRACT "X-21" (NOT A BUILDING SITE) COMMON AREA
- 11 TRACT "X-22" (NOT A BUILDING SITE) COMMON AREA
- 12 TRACT "X-23" (NOT A BUILDING SITE) COMMON AREA
- 13 TRACT "X-24" (NOT A BUILDING SITE) COMMON AREA
- 14 TRACT "X-25" (NOT A BUILDING SITE) COMMON AREA
- 15 TRACT "X-26" (NOT A BUILDING SITE) COMMON AREA
- 16 TRACT "X-27" (NOT A BUILDING SITE) COMMON AREA
- 17 TRACT "X-28" (NOT A BUILDING SITE) COMMON AREA
- 18 TRACT "X-29" (NOT A BUILDING SITE) COMMON AREA

ELEVATION NOTE:

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PRELIMINARY PLAT

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JEFFERY D. DIAMOND, P.L.S.
REG. NO. 5186

TITLE: PRELIMINARY PLAT

PROJECT: PROVIDENCE PARKS PHASES 2 & 3

DESCRIPTION:
LOTS 181-482, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CLIENT:
PROVIDENCE PARKS, LLC
1100 CAMELLIA BOULEVARD, SUITE 200
LAFAYETTE, LA 70508

QUALITY Engineering & Surveying, LLC

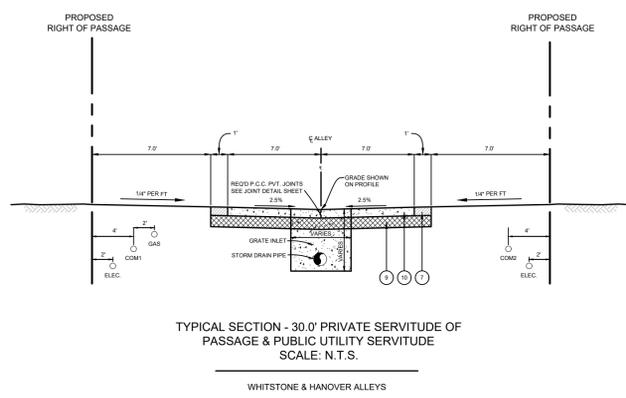
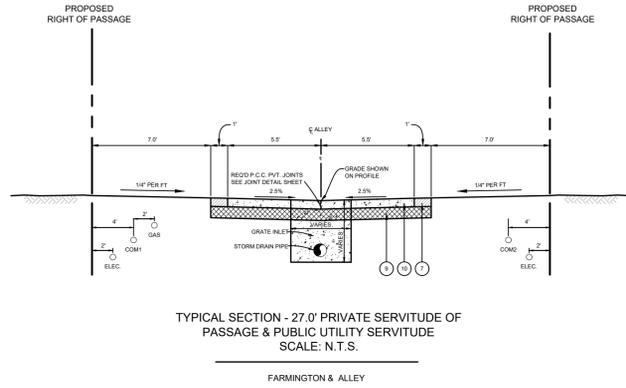
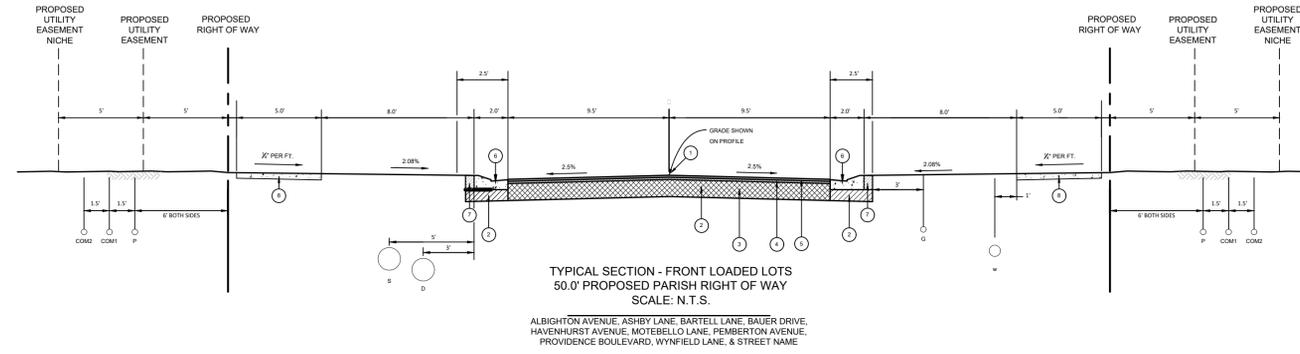
18320 Hwy 42, Port Vincent, LA 70726
225.698.1600 | www.quality-surveying.com | info@quality.com

DWG: P:\2023\Projects\23-06 - Providence Parks - Landscape Architecture\Drawings\Primary Plat\Parcel Preliminary Plat (23-06) Preliminary Plat Phase 2 & 3.dwg

Project No: 22-246 Date: APRIL 2023 Sheet: 2 OF 3

Drawn By: JSM Checked By: GMS

FIFTH LOUISIANA RESOURCE, LLC
(NOW OR FORMERLY)



PRELIMINARY PLAT
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 JEFFERY D. DIAMOND, P.L.S.
 REG. NO. 5186

TITLE:	PRELIMINARY PLAT		
PROJECT:	PROVIDENCE PARKS PHASES 2 & 3		
DESCRIPTION:	LOTS 181-482, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA		
CLIENT:	PROVIDENCE PARKS, LLC 1100 CAMELLIA BOULEVARD, SUITE 200 LAFAYETTE, LA 70508		
			
DWG Path:	P:\2022\Projects\22-246 - Providence Parks - Landscape Architectural\Drawings\Preinary Plat\Cartel Preliminary Plat (2) - 246 Preliminary Plat Phase 2 & 3.dwg		
Project No.:	22-246	Date:	APRIL 2023
Drawn By:	JSM	Checked By:	GMS
			Sheet 3 OF 3

FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 6, 2023)

CASE NO.: 2023-3319-FP

SUBDIVISION NAME: Garden Walk Subdivision, Phase 3

DEVELOPER: The Garden Walk, LLC
129 Garden Walk Drive
Covington, LA 70433

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

SECTION: 11
TOWNSHIP: 7 SOUTH
RANGE: 11 EAST

WARD: 3
PARISH COUNCIL DISTRICT: 5

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

GENERAL LOCATION: The property is located on the north side of Emerald Forest Boulevard, east of Falconer Road, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 4.25 Acres

NUMBER OF LOTS: 19 Lots AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: A4-A/PUD

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 1

STAFF COMMENTARY:

Department of Planning and Development

This case was previously postponed at the May 9, 2023 Planning Commission meeting.

The developer requested this case be postponed for one (1) month on June 1, 2023 in order to allow sufficient time to address outstanding staff comments. Staff has no objection to this postponement request.

Informational Items:

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

The roadways located within this phase of Garden Walk Subdivision are currently under an active Performance Obligation associated with Phase 2 of this development. A Warranty Obligation is not required at this time and will be established upon release of the aforementioned Performance Obligation.

Mandatory Developmental Fees are required as follows:

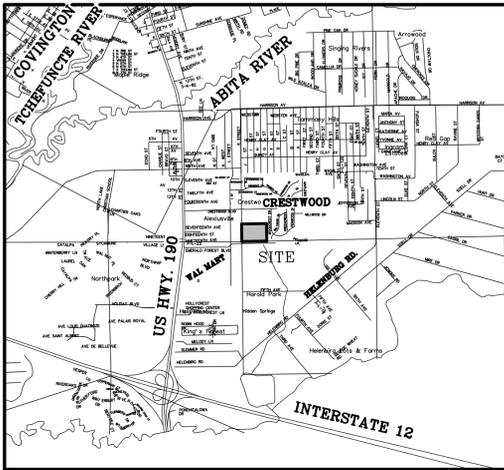
Road Impact Fee at \$1,077.00 per lot x 19 lots for a total of \$20,463.00.

Drainage Impact Fee at \$1,114.00 per lot x 19 lots for a total of \$21,166.00.

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 13, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



VICINITY MAP

Legal Description
 of Garden Walk, Phase 3
 A certain parcel of ground situated in Section 11, T-7-S, R-11-E, Greensburg Land District, St Tammany Parish, Louisiana, and more fully described as follows:
 Commence at the Section Corner common to Sections 10, 11, 14, & 15, T-7-S, R-11-E and measure North 00°06'00" East a distance of 612.70 feet to a point; Thence North 88°45'00" East a distance of 553.26 feet to the POINT OF BEGINNING.
 From the POINT OF BEGINNING continue
 North 88°45'00" East a distance of 486.06 feet to a point;
 Thence South 00°05'56" West a distance of 620.22 feet to a point;
 Thence South 88°45'00" West a distance of 164.94 feet to a point;
 Thence North 00°06'00" East a distance of 382.82 feet to a point;
 Thence South 79°47'54" West a distance of 50.82 feet to a point on a curve; Thence along a curve to the right having a radius of 10.00 feet, a delta of 88°39'00", an arc length of 15.47 feet, and a chord which bears South 44°25'30" West having a chord distance of 13.97 feet to a point of tangency; Thence South 89°45'00" West a distance of 259.70 feet to a point of curve; Thence along a curve to the right having a radius of 10.00 feet, a delta of 91°21'00", an arc length of 15.94 feet, and a chord which bears North 45°34'30" West having a chord distance of 14.31 feet to a point of tangency; Thence North 00°06'00" East a distance of 185.05 feet to a point of curve; Thence along a curve to the right having a radius of 10.00 feet, a delta of 88°39'00", an arc length of 15.47 feet, and a chord which bears North 44°25'30" West having a chord distance of 13.97 feet to a point of tangency; Thence North 01°15'00" East a distance of 50.00 feet to a point on a line; Thence North 01°15'00" West a distance of 50.00 feet to the POINT OF BEGINNING, and containing 4.25 acre(s) of land, more or less.

GARDEN WALK, PH. 3
 SECTION 11, T-7-S, R-11-E,
 GREENSBURG LAND DISTRICT,
 ST. TAMMANY PARISH, LA.

DEVELOPED PROPERTY (MEDICAL)
 640' +/-

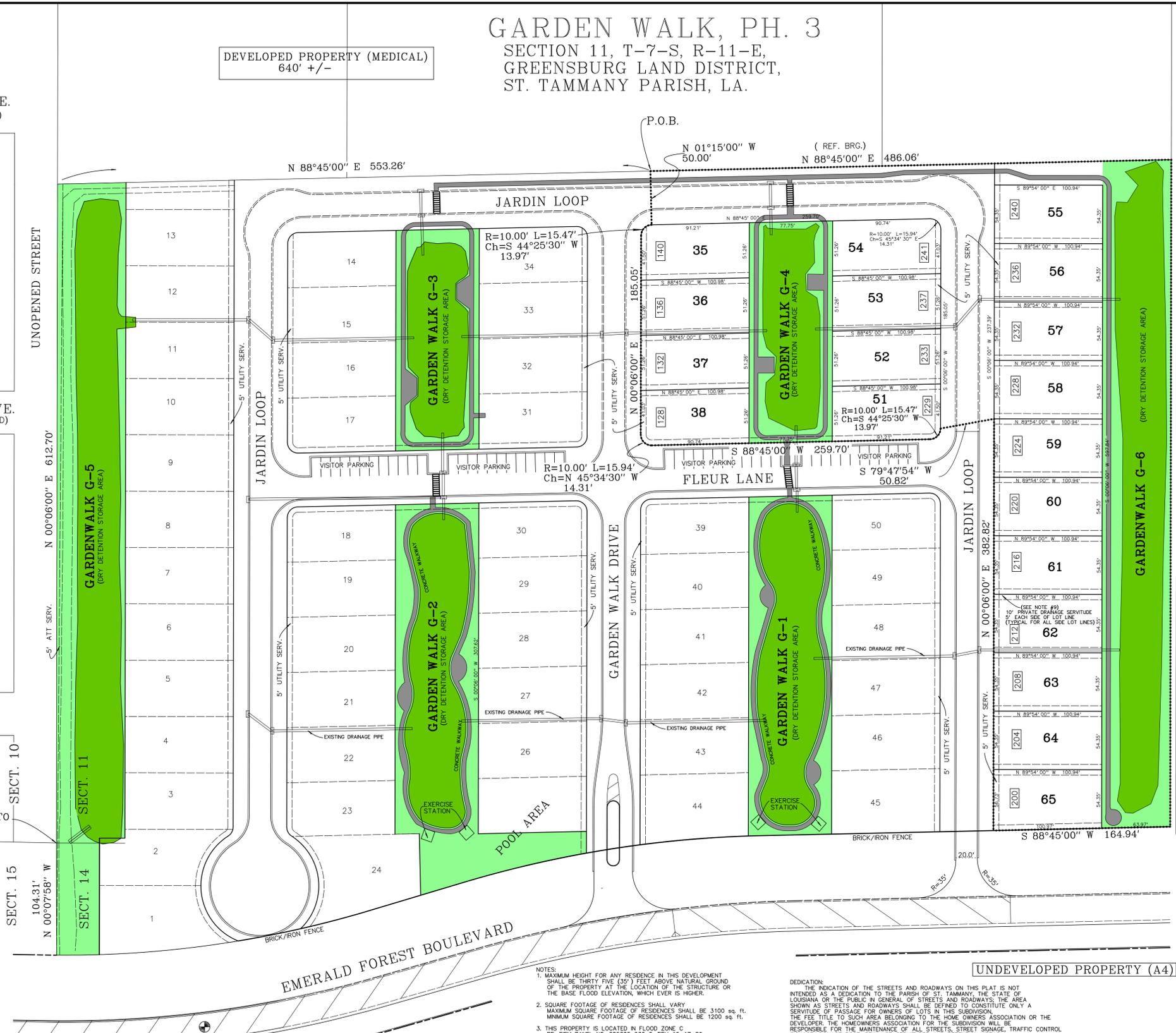
17th AVE.
 (NOT OPENED)

18th AVE.
 (NOT OPENED)

19th AVE.
 (NOT OPENED)

SECTION CORNER COMMON TO
 SECTIONS 10, 11, 14, & 15
 T-7-S, R-11-E.

UNDEVELOPED PROPERTY (NC-4)
 800' +/-



- MINIMUM RESTRICTIVE COVENANTS**
- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
 - NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY THE ENVIRONMENTAL SERVICES DEPARTMENT OF ST. TAMMANY PARISH. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
 - BUILDING SETBACKS ARE FRONT 15', SIDES 0' & 5' REAR 0'.
 - CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS. CONSTRUCTION IN THE PRIVATE SERVICES OR EASEMENTS WILL BE COVERED BY THE HOMEOWNERS ASSOCIATION.
 - NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
 - THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12" ABOVE THE CROWN OF THE STREET.
 - NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
 - NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
 - THE MINIMUM RESTRICTIVE COVENANTS CITED ABOVE ARE AS PER SECTION 7.08 OF PARISH ORDINANCE NO. 499 (SUBDIVISION REGULATIONS). ADDITIONAL BUILDING RESTRICTIONS AND COVENANTS ARE RECORDED IN COB. FOLIO DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE WIDTH OR SMALLER DIMENSIONS OF THE LOT, SHALL NOT BE LOCATED ANY CLOSER THAN TWENTY-FIVE (25') FROM THE CORNER OF THE PROPERTY CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT. IN CASES WHERE A DRIVEWAY ON A CORNER LOT IS ESTABLISHED ALONG THE DEPTH OR LARGER DIMENSION OF A LOT LINE, THE SETBACK SHALL BE AT LEAST TEN (10') FEET FROM THE CORNER OF SAID PROPERTY, CLOSEST TO THE INTERSECTION AS MEASURED FROM THE CORNER OF THE PROPERTY WHERE THE TWO STREET RIGHTS-OF-WAY INTERSECT.
 - THE MAINTENANCE OF THE "GREENSPACE" OR "GARDENWALKS" SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
 - INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOT TO DRAIN IN ACCORDANCE WITH THE "AS BUILT" PAVING AND DRAINAGE PLAN.



Final Plans
 RECEIVED
 04/06/2023
 DEVELOPMENT
 ENGINEERING

ENGINEERING
 REVIEW COPY



THIS PLAN IS CERTIFIED TO CONFORM TO THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT FROM THE SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

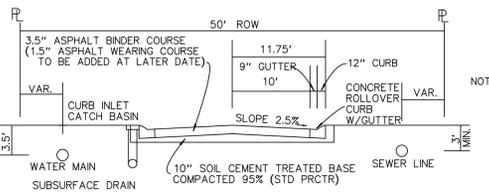
Kelly McHugh 04-03-23
 LOUISIANA REGISTERED LAND SURVEYOR NO. 4443
 LOUISIANA REGISTERED CIVIL ENGINEER NO. 18940

APPROVAL:
 CHAIRMAN PARISH PLANNING COMMISSION
 SECRETARY PARISH PLANNING COMMISSION
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING
 DATE FILED FILE NO.
 PROJECT DEVELOPER
 The Garden Walk, LLC.
 129 Garden Walk Drive
 Covington LA 70433
 CLERK OF COURT

FINAL PLAN

GARDEN WALK, PHASE 3
 SECTION 11, T-7-S, R-11-E,
 GREENSBURG LAND DISTRICT
 ST. TAMMANY PARISH, LA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST. - MANDEVILLE, LA. 626-5611	
DATE	DATE	DATE	DATE
		04-03-23	
		12-100	
		12-100-3	FINAL



50' R.O.W. STREET SECTION

- NOTES:**
- MAXIMUM HEIGHT FOR ANY RESIDENCE IN THIS DEVELOPMENT SHALL BE THIRTY FIVE (35') FEET ABOVE NATURAL GROUND OF THE PROPERTY AT THE LOCATION OF THE STRUCTURE OR THE BASE FLOOD ELEVATION, WHICHEVER IS HIGHER.
 - SQUARE FOOTAGE OF RESIDENCES SHALL VARY. MAXIMUM SQUARE FOOTAGE OF RESIDENCES SHALL BE 3100 sq. ft. MINIMUM SQUARE FOOTAGE OF RESIDENCES SHALL BE 1200 sq. ft.
 - THIS PROPERTY IS LOCATED IN FLOOD ZONE C. RE: FIRM PANEL NO. 225205 230 C, REV. 10-17-89.
 - THIS DEVELOPMENT WILL BE SERVED BY THE EXISTING SEWER AND WATER FACILITIES IN THE AREA OWNED BY UTILITIES, INC.
 - NO KNOWN OR EVIDENCE OF DUMPS/LANDFILLS EXIST ON THIS PROPERTY.
 - THE GARDENWALK AREAS AND EXERCISE STATIONS SHALL BE CONSTRUCTED AS THE PHASES ARE DEVELOPED AND MUST BE INSTALLED PRIOR TO THE ISSUANCE OF ANY RESIDENTIAL BUILDING PERMITS.
 - WALKING TRAILS SHALL BE HARD SURFACED.
 - BENCHMARK - "PK" NAIL IN CONCRETE STREET ELEV. 27.69' (MSL NAVD 88 GEOD 09)
 - THERE WILL BE A 10' PRIVATE DRAINAGE SERVIDUTE (5' EACH SIDE) ALONG ALL SIDE LOT LINES FOR THE INSTALLATION AND MAINTENANCE OF PRIVATELY OWNED YARD DRAINAGE PIPES AND CATCH BASINS. CONSTRUCTION WILL BE ALLOWED AT THE DISCRETION OF THE H.O.A.
 - *** INDICATES MUNICIPAL ADDRESS
 - ALL LOT CORNERS MARKED WITH 1/2" IRON RODS

DECODING:
 THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAN IS NOT INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF LOUISIANA OR THE PUBLIC IN GENERAL. STREETS AND ROADWAYS, THE AREA SHOWN AS STREETS AND ROADWAYS SHALL BE DEEMED TO CONSTITUTE ONLY A SERVITUDE OF PASSAGE FOR OWNERS OF LOTS IN THIS SUBDIVISION. THE FEE TITLE TO SUCH AREA BELONGING TO THE HOME OWNERS ASSOCIATION OR THE DEVELOPER, THE HOMEOWNERS ASSOCIATION FOR THE SUBDIVISION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STREETS, STREET SIGNAGE, TRAFFIC CONTROL SIGNAGE, SIGNAGE POST, DRAINAGE SERVIDUTES AND RETENTION AREAS.

4.25 ac.	19	540' NEW/1100' EXISTING	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VAR.	50' +/-	50' /20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	101'	A4-A/PUD OVERLAY	330'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

THIS DEVELOPMENT WILL BE SERVED BY THE EXISTING SEWER AND WATER FACILITIES IN THE AREA OWNED BY UTILITIES, INC.

PONTCHALAWA CREEK
 ULTIMATE SURFACE WATER DISPOSAL

PALMETTO GREENS APARTMENTS

NOTE: CROSSWALK STRIPING AND SIGNAGE SHALL BE INSTALLED WHEN FINISH LAYER OF STREET PAVING IS PLACED.

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 6, 2023)

CASE NO.: 2023-3377-FP

SUBDIVISION NAME: Crosswind Cove Subdivision

DEVELOPER: Summerview Development, LLC
337 Highway 21; Suite D
Madisonville, LA 70447

ENGINEER/SURVEYOR: High Tide Consultants, LLC
434 N. Columbia Street; Suite 200A
Covington, LA 70433

SECTION: 19
TOWNSHIP: 8 SOUTH
RANGE: 14 EAST

WARD: 9
PARISH COUNCIL DISTRICT: 11

TYPE OF DEVELOPMENT: X 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 west side of Airport Road, north of Meadows Blvd & Interstate 12, Slidell, Louisiana

TOTAL ACRES IN DEVELOPMENT: 20.62 Acres

NUMBER OF LOTS: 69 Lots AVERAGE LOT SIZE: 7,200 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: A-4A Suburban

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 0

STAFF COMMENTARY:

Department of Planning and Development

The developer requested this case be postponed for one (1) month on May 24, 2023 in order to allow sufficient time to address outstanding staff comments. Staff has no objection to this postponement request.

Informational Items:

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

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,600 linear feet x \$22.00 per linear foot for a total of \$57,200.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee at \$1,077.00 per lot x 69 lots for a total of \$74,313.00.

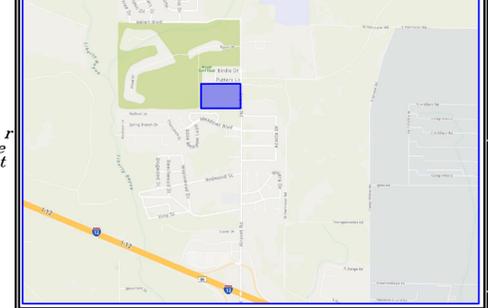
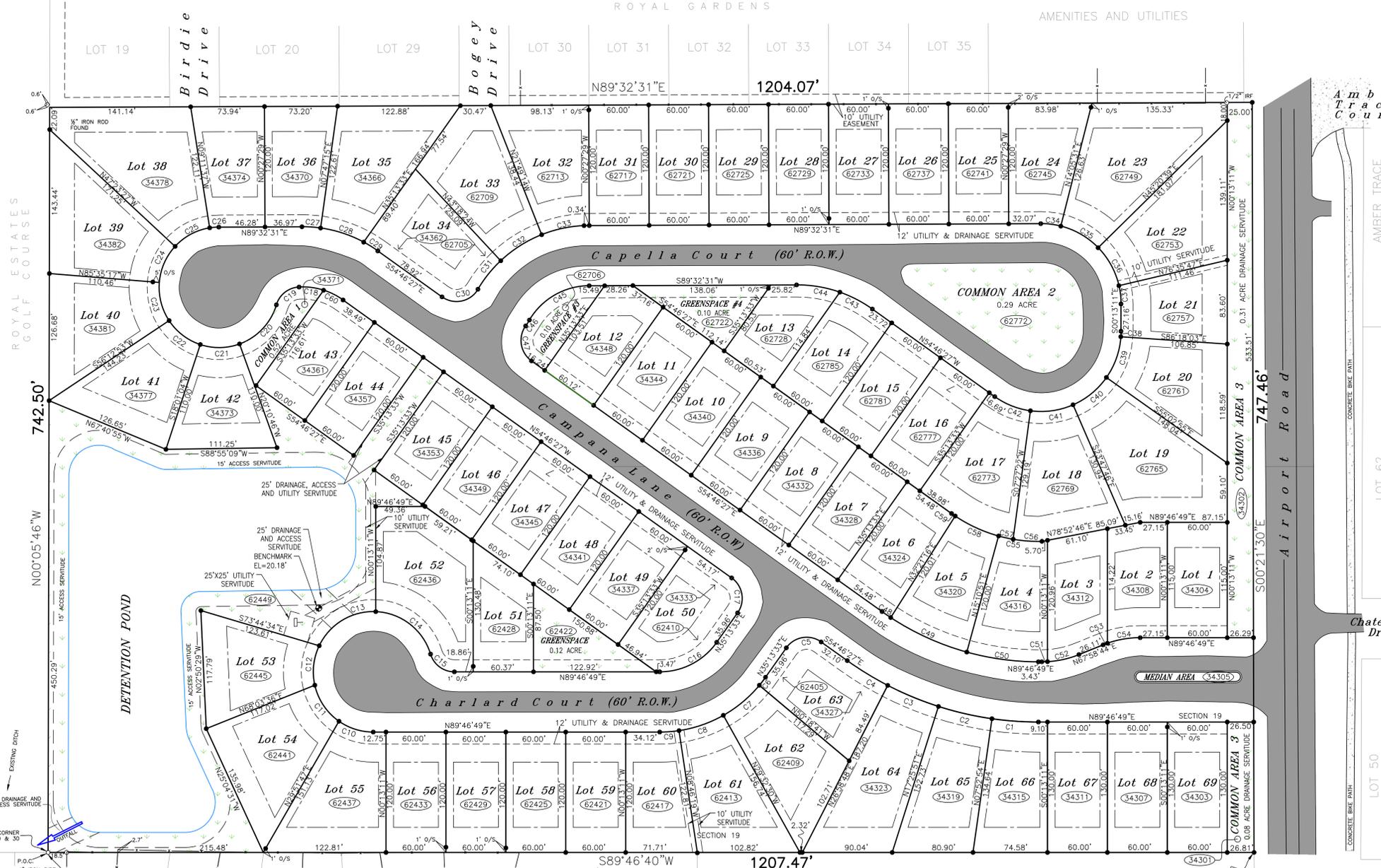
Drainage Impact Fee at \$1,114.00 per lot x 69 lots for a total of \$76,866.00.

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 13, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

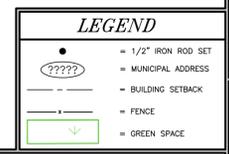
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	330.00'	46.66'	S86°10'09"E	46.62'
C2	330.00'	55.00'	S77°20'38"E	54.94'
C3	330.00'	55.00'	S67°47'40"E	54.94'
C4	330.00'	47.49'	S58°53'49"E	47.45'
C5	25.00'	39.27'	N80°13'33"E	35.36'
C6	130.00'	10.13'	N37°27'26"E	10.12'
C7	130.00'	47.13'	N50°04'03"E	46.87'
C8	130.00'	47.13'	N70°50'35"E	46.87'
C9	130.00'	19.41'	N85°30'15"E	19.39'
C10	60.00'	36.52'	S72°46'56"E	35.96'
C11	60.00'	44.31'	S34°11'20"E	43.31'
C12	60.00'	40.30'	S06°12'38"W	39.55'
C13	60.00'	69.87'	S58°48'49"W	65.99'
C14	60.00'	73.83'	N52°34'32"W	69.26'
C15	25.00'	31.81'	N53°46'19"W	29.70'
C16	70.00'	66.65'	S62°30'11"W	64.16'
C17	25.00'	39.27'	S09°46'27"E	35.36'
C18	70.00'	24.89'	S82°51'15"E	24.75'
C19	25.00'	30.67'	N51°49'12"E	28.78'
C20	60.00'	55.65'	N43°14'59"E	53.68'
C21	60.00'	40.00'	N88°55'09"E	39.26'
C22	60.00'	40.00'	S52°53'01"E	39.26'
C23	60.00'	40.00'	S14°41'12"E	39.26'
C24	60.00'	40.00'	S23°30'38"W	39.26'
C25	60.00'	40.00'	S61°42'28"W	39.26'
C26	60.00'	9.15'	S85°10'27"W	9.14'
C27	130.00'	18.71'	N86°20'07"W	18.69'
C28	130.00'	45.62'	N72°09'35"W	45.38'
C29	130.00'	16.64'	N68°26'26"W	16.63'
C30	25.00'	41.31'	S77°53'26"W	36.77'
C31	130.00'	36.62'	S38°37'28"W	36.50'
C32	130.00'	48.75'	S57°26'11"W	48.47'
C33	130.00'	48.47'	S78°51'38"W	48.19'
C34	80.00'	20.32'	N83°10'59"W	20.26'
C35	80.00'	43.64'	N60°16'55"W	43.10'
C36	80.00'	43.64'	N29°01'47"W	43.10'
C37	80.00'	18.41'	N06°48'42"W	18.37'
C38	80.00'	5.47'	N01°44'23"E	5.47'
C39	80.00'	43.64'	N19°19'31"E	43.10'
C40	80.00'	43.64'	N50°34'40"E	43.10'
C41	80.00'	43.64'	N81°49'48"E	43.10'
C42	80.00'	38.77'	S68°39'33"E	38.40'
C43	130.00'	36.76'	S62°52'32"E	36.64'
C44	130.00'	44.20'	S80°43'03"E	43.99'
C45	70.00'	72.07'	N80°02'55"E	68.93'
C46	85.00'	6.93'	N32°53'26"E	6.93'
C47	25.00'	39.27'	N09°46'27"W	35.36'
C48	270.00'	10.54'	N55°53'31"W	10.53'
C49	270.00'	83.93'	N65°54'52"W	83.59'
C50	270.00'	72.57'	N82°31'10"W	72.36'
C51	100.00'	5.67'	S88°09'20"W	5.67'
C52	100.00'	32.38'	S77°15'18"W	32.24'
C53	100.00'	4.58'	S69°17'28"W	4.58'
C54	100.00'	33.47'	S80°11'31"W	33.31'
C55	150.00'	43.82'	S83°11'17"E	43.66'
C56	150.00'	28.87'	N86°02'32"W	28.83'
C57	150.00'	14.94'	N77°40'24"W	14.94'
C58	150.00'	47.96'	N65°39'37"E	47.75'
C59	150.00'	4.52'	N55°38'15"W	4.52'
C60	70.00'	21.86'	S63°43'19"E	21.77'



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DRAWN BY: SPH
DATE: 06/14/21
REVISION DATE: 08/25/21, 11/15/21, 12/02/21
OFFICE: 08/25/21, 11/15/21, 12/02/21

APPROVAL:
CHAIRMAN, PARISH PLANNING COMMISSION
SECRETARY, PARISH PLANNING COMMISSION
DIRECTOR OF ENGINEERING
DATE FILED: FILE NO.
CLERK OF COURT



DEDICATION
Be it resolved by the undersigned owner(s) of the land as shown herein that he does declare this to be a true and accurate plat of:
Crosswind Cove Subdivision
(A Residential Development)
All street right-of-ways as shown herein are hereby dedicated to the perpetual use of the public for their proper purposes. Servitudes shall be reserved for drainage and utilities as indicated herein and no obstructions or improvements will be allowed that would prevent them from being used for their intended purposes. All signs and sign posts along with the detention and drainage areas will be maintained by St. Tammany Parish. The GreenSpace, No Cut Buffer and Median Area will be owned and maintained by the Home Owners Association.

LEGAL DESCRIPTION OF CROSSWIND COVE SUBDIVISION
A CERTAIN PIECE OR PARCEL OF LAND BEING PARCEL 5 IS SITUATED IN SECTION 19, T-8-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA AND IS MORE FULLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 19 AND 30, T-8-S, R-14-E, ST. TAMMANY PARISH, THENCE RUN NORTH 89 DEGREES 32 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 747.46 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 32 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 1207.47 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 747.46 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 46 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 1207.47 FEET TO THE POINT OF BEGINNING.

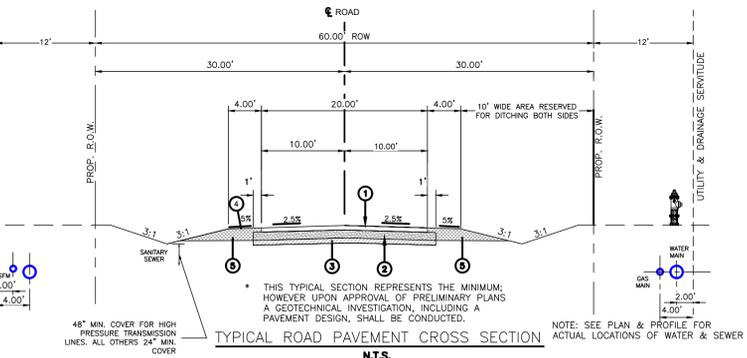
GENERAL NOTES
1. THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL "DIALTIE" BEFORE DIGGING. (1-800-272-3000)
2. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" PER F.I.R.M., COMMUNITY NO. 225205 0405 C DATED OCTOBER 17, 1989 WITH A BASE FLOOD ELEVATION OF N/A.
3. SERVICED SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. SERVICEDS OF RECORD AS SHOWN ON TITLE PLANS OR RECORDS WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.
4. THIS SURVEY WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON SURVEY.
5. THIS SURVEY MEETS OR EXCEEDS A CLASS "C" SURVEY AND IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS, AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.
6. SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION. AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED. BUILDING SETBACKS WILL BE 30 FOOT FRONT, 25 FOOT REAR, 7.5 FOOT SIDE, 10 FOOT MINIMUM SIDE STREET AND A MAXIMUM BUILDING HEIGHT OF 35 FOOT.
7. REFERENCE SURVEY: A SURVEY BY IVAN M. BORGES WITH SURVEY NO. 20340 DATED 04-18-79; LAST REVISION 05-10-79. RECORDED UNDER MAP FILE NO. 3564A.
8. BASIS FOR BEARINGS IS THE REFERENCE SURVEY.
9. CONTOURS SHOWN HEREON ARE BASED ON LIDAR OBTAINED BY THE CLIENT.
10. SEWER AND WATER SERVICE ARE AVAILABLE THROUGH MAGNOLIA WATER UTILITY OPERATING COMPANY.
11. THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE BOUNDARY OF THE SUBJECT SITE. (DATA PROVIDED BY HYDRICK).
12. ONE CLASS A TREE TO BE PLANTED IN THE FRONT YARD OF EACH LOT PRIOR TO OCCUPANCY. THE HOA IS RESPONSIBLE FOR ENSURING ENFORCEMENT OF THIS PROVISION.
13. POND OUTFALL DRAINS INTO AN EXISTING DRAINAGE LATERAL, THEN INTO THE MEADOWS SUBDIVISION DRAINAGE SYSTEM, WHICH ULTIMATELY OUTFALLS TO BAYOU LIBERTY.
14. AN IRON ROD SET IN COMMON AREA 1, NEAR THE LIFTSTATION SITE AT THE END OF CHARLARD COURT, ELEVATION = 20.18'.
15. NO MOBILE HOMES SHALL BE PERMITTED IN THIS SUBDIVISION.

DEVELOPMENT NOTES

20.62 ACRES AREA	69 NO. OF LOTS	CENTRAL SEWER SYSTEM	MWUOC WATER & SEWER
7,200 S.F. AVG. LOT SIZE	20.0' STREET WIDTH	CENTRAL WATER SYSTEM	1.23 ACRES OPEN SPACE AREA
ASPHALT ROAD SURFACE	2,600 ± LN. FT. LENGTH OF STREET	60.0' R.O.W. STREET R.O.W.	N/A MAX. BLOCK LENGTH
BAYOU LIBERTY ULTIMATE SURFACE WATER DISPOSAL	A-4A SUBURBAN EXISTING ZONING		

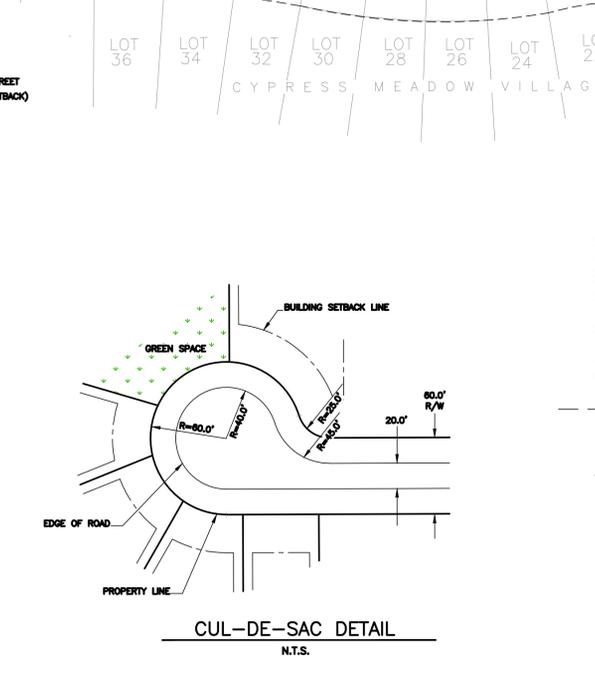
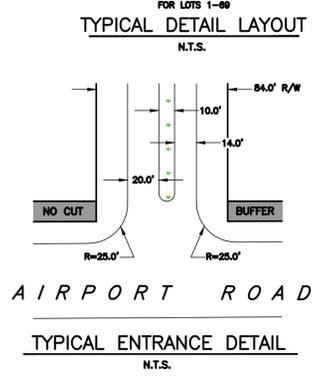
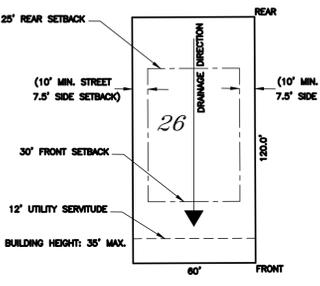
RESTRICTIONS

- No certificate of occupancy shall be issued before the sewerage and water systems are installed and operable or otherwise connected to a community (central) sewerage and/or water systems, as approved by the department of environmental services of the parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
- Construction of any nature is prohibited in parish drainage or street easement.
- Lots may not be used for the storage of trash or junk vehicles.
- The minimum finished flood elevation shall be at least 1ft above crown of road.
- No lot will be further subdivided without approval of the planning commission and the department of environmental services of the parish.
- The minimum culvert size to be used for driveways shall be stated on the paving and drainage plan.
- Driveways on corner lots shall not be located any closer than 60 feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect.
- The aforementioned restrictions shall be recited in each title or deed in addition to the required listing on the final subdivision plat.
- In addition to the Foregoing Minimum Restrictive Covenant, the Developers have created by separate act (Recorded in Original Instrument Number _____) additional Restrictive Covenants which are applicable to the property being subdivided. The foregoing shall be a covenant running with each title and reference shall be made thereto in each title.
- Each lot will not have more than one dwelling.
- All side loading driveways will maintain a 60 foot setback from a corner of the property where two street rights-of-way intersect.
- No building or dwelling for residential or business purposes shall exceed 35 feet in height above the natural grade of the property at the location of the structure or base of flood elevation.



LEGEND: FOR ASPHALT PAVING
 ① 4" (MIN.) ASPHALT PAVEMENT
 ② 10" (MIN.) SOIL CEMENT BASE COURSE - 10% NATIVE SOIL SHOULDER SURFACE
 ③ 6" (MIN.) SHOULDER BACKFILL MATERIAL, COMPACTED TO 92% OF ITS STANDARD PROCTOR DENSITY.
 ④ MATERIAL TO BE IN COMPLIANCE WITH THE APPLICABLE SECTION OF THE LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, AND LATEST REVISIONS THERETO.

BASE PREPARATION AND PAVING NOTES:
 1. ALL WORK AND MATERIALS TO BE IN COMPLIANCE WITH LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROADS AND BRIDGES, LATEST EDITION, & ST. TAMMANY PARISH CHAPTER 125 UNLESS OTHERWISE NOTED.
 2. EXISTING TOP SOIL IN PROPOSED ROAD TO BE EXCAVATED AND REMOVED AS NECESSARY FOR FINAL GRADE.
 3. PROOFROLL AND STABILIZE SUBGRADE.



Survey for: SUMMERVIEW DEVELOPMENT, L.L.C.
1321 OSCHNER BOULEVARD, SUITE 201, COVINGTON, LA 70433
Property: A FINAL SUBDIVISION PLAT OF CROSSWIND COVE SITUATED IN SECTION 19, T-8-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA
SHEET NUMBER: 1 OF 1

SURVEYOR'S CERTIFICATION
I do hereby certify that as of the date set forth above that I, or others under my direct supervision, have prepared a careful survey of certain of the premises relating to a portion of ground in Section 19, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana.

JOHN E. BONNEAU
LICENSE NO. 4423
PROFESSIONAL SURVEYOR
Louisiana Registration No. 4423
DATE: 04/26/2023
JOHN E. BONNEAU
Registered Professional Land Surveyor
Louisiana Registration No. 4423

LOWE ENGINEERS
Professional Land Surveyors - Planners - Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34, MANDEVILLE, LA 70471
(985) 845-1012 • (985) 845-1013 • FAX NO.: (985) 845-1778
www.lowengineers.com • e-mail: MandevilleTeam@lowengineers.com

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Staff recommends the postponement of this submittal for two (2) months due to the following uncompleted items that existed at the time of the final inspection and review. Planning Commission approval shall be subject to the following items #1 - #19 being completed before plats are signed:

General Comments:

1. The outfall pipe located at the southern side of Pond #4 has suffered severe erosion. This area needs to be regraded, vegetated and have rip-rap installed to prevent further erosion.
2. The asphalt roadway tie-in and roadway at Safflower Ct. in Phase 3-B is damaged and needs to be replaced.
3. The asphalt roadway tie-in and roadway at Sweet Pea Ct. in Phase 3-A is damaged and needs to be replaced.
4. The side slopes for the roadside ditches are not 3:1 and are eroding. The ditches throughout this development need to be re-established/regraded and vegetated. (Typical Comment)
5. The roadside shoulders throughout this development need to be re-established and vegetated. (Typical Comment)
6. The side slopes for the detention pond are eroding and need to be re-established/regraded and vegetated. (Typical Comment)
7. All disturbed areas need to be properly vegetated. (Typical Comment)
8. BMP's were missing at the time of the final inspection and need to be re-installed in accordance with the As-Built SWPPP.
9. The existing ditch to the south of Lots #91 & #124 was holding water due to siltation from the subdivision construction. This ditch needs to be regraded and vegetated once completed.
10. The roadside ditch bottom to the north of Pond #4 is lower than the inflow pipe invert elevation. Regrade the roadside ditch to provide positive flow and vegetate after regrading.
11. A ditch has naturally formed in the area between the outfall of Pond #4 and the existing ditch to the south. Regrade this ditch to provide 3:1 side slopes, vegetate and show on the as-built plans with invert elevations and top of bank elevations.
12. Install rip-rap at the inflow pipe for Pond #4 to prevent future erosion.
13. The sewer manholes located in the roadside shoulders need to be lower to match the existing grade. (Typical Comment)
14. The sewer manholes installed in the centerline of the roadside ditch need to be relocated of the ditch modified to eliminate this conflict.
15. Provide utility trench bedding test results.

Final Plat:

16. The Final Plat needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on June 6th, 2023.

Paving & Drainage Plan:

17. The As-Built Paving & Drainage Plan needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on June 6th, 2023.

Sewer & Water Plan:

18. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.

SWPPP & Signage Plan:

19. The As-Built SWPPP & Signage Plan needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on June 6th, 2023.

Informational Items:

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

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,250 linear feet x \$22.00 per linear foot for a total of \$49,500.00 for a period of two years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee at \$1,077.00 per lot x 49 lots for a total of \$52,773.00.

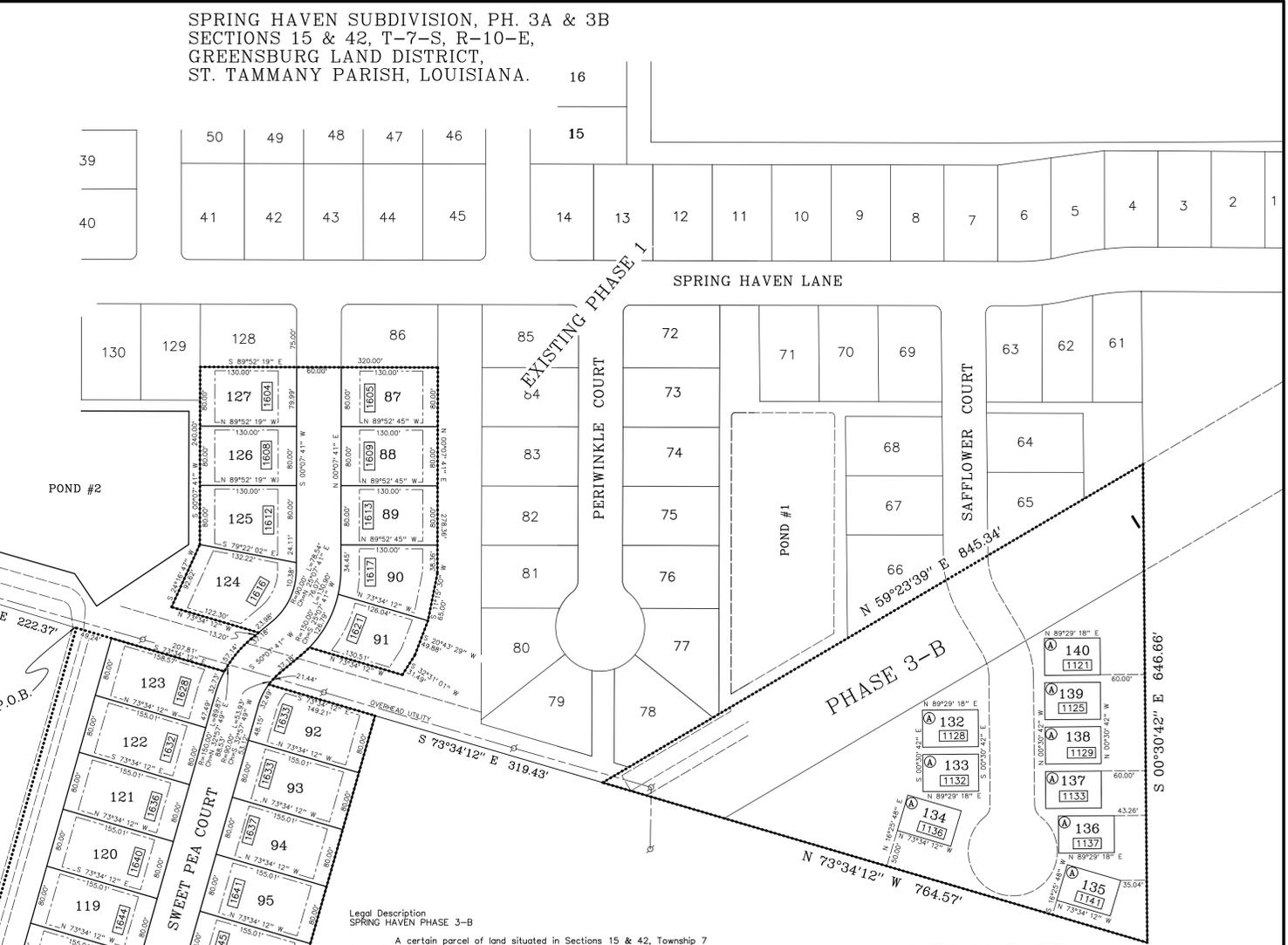
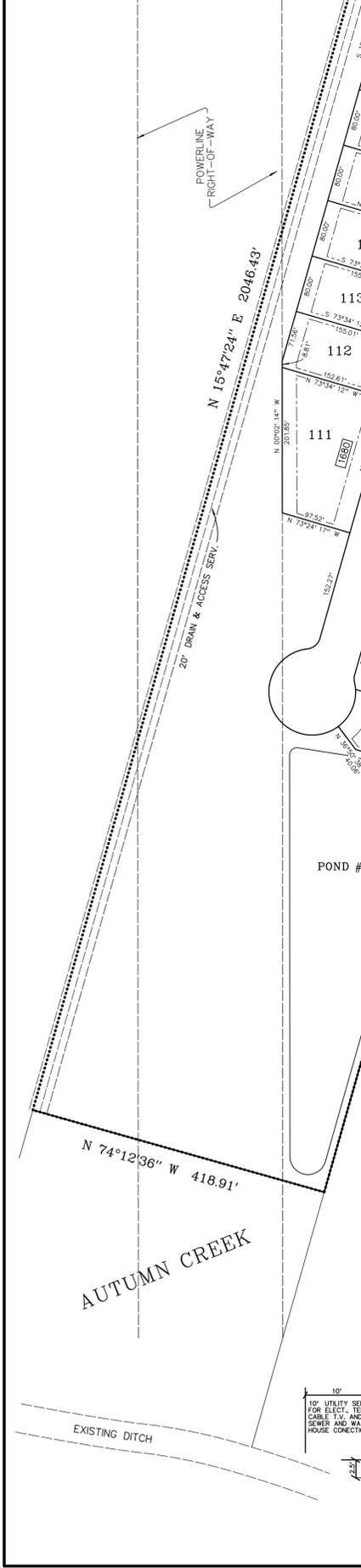
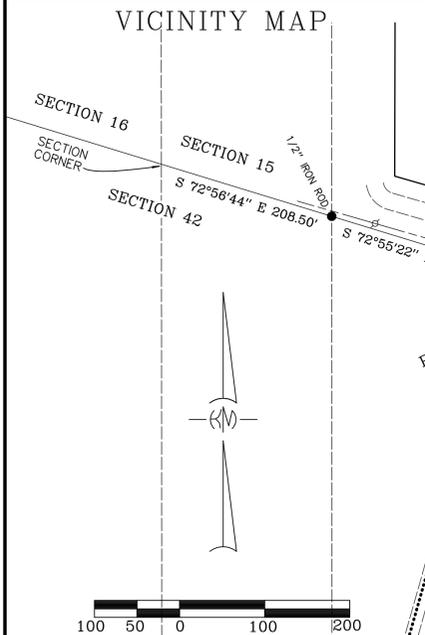
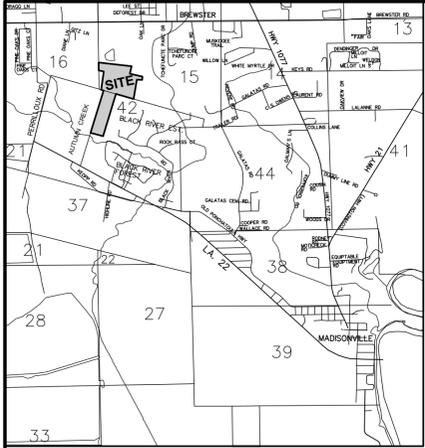
Drainage Impact Fee at \$1,114.00 per lot x 49 lots for a total of \$54,586.00.

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 13, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

SPRING HAVEN SUBDIVISION, PH. 3A & 3B
SECTIONS 15 & 42, T-7-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.



Legal Description
SPRING HAVEN PHASE 3-B

A certain parcel of land situated in Sections 15 & 42, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section Corner common to Sections 15, 16 and 42, Township 7 South, Range 10 East and measure South 72°56'44" East a distance of 208.50 feet; Thence South 72°55'22" East a distance of 222.37 feet to a point; Thence South 15°47'24" West a distance of 2,046.43 feet to a point; Thence North 74°12'36" East a distance of 418.91 feet to a point; Thence North 15°47'37" East a distance of 2,041.74 feet to a point; Thence South 73°34'12" West a distance of 315.43 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure

North 59°23'39" East a distance of 845.34 feet to a point;
Thence South 00°30'42" East a distance of 646.66 feet to a point;
Thence North 73°34'12" West a distance of 764.57 feet to the POINT OF BEGINNING, and containing 236,480.80 square feet or 5.43 acre(s) of land, more or less.

Legal Description
SPRING HAVEN PHASE 3-A

A certain parcel of land situated in Sections 15 & 42, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana and more fully described as follows:

Commence at the Section Corner common to Sections 15, 16 and 42, Township 7 South, Range 10 East and measure South 72°56'44" East a distance of 208.50 feet; Thence South 72°55'22" East a distance of 222.37 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING measure

Thence South 73°34'12" East a distance of 207.81 feet to a point on a curve; Thence along a curve to the right having a radius of 150.00 feet, a delta of 21°49'34", an arc length of 57.14 feet, and a chord which bears North 39°12'54" East having a chord distance of 56.80 feet to a point of tangency; Thence North 50°07'41" East a distance of 13.20 feet to a point; Thence North 73°34'12" West a distance of 122.30 feet to a point; Thence North 00°07'41" East a distance of 240.00 feet to a point; Thence South 89°52'04" East a distance of 320.00 feet to a point; Thence South 00°07'41" West a distance of 278.36 feet to a point; Thence South 11°15'30" West a distance of 65.00 feet to a point; Thence South 20°43'29" West a distance of 49.88 feet to a point; Thence South 32°31'01" West a distance of 31.49 feet to a point; Thence North 73°34'12" West a distance of 130.51 feet to a point on a curve; Thence along a curve to the right having a radius of 150.00 feet, a delta of 09°55'51", an arc length of 15.53 feet, and a chord which bears South 47°09'45" West having a chord distance of 15.52 feet to a point of tangency; Thence South 50°07'41" West a distance of 37.18 feet to a point of tangency; Thence along a curve to the left having a radius of 90.00 feet, a delta of 13°38'46", an arc length of 21.44 feet, and a chord which bears South 43°18'18" West having a chord distance of 21.38 feet to a point on a line; Thence South 73°34'12" East a distance of 149.21 feet to a point; Thence South 15°47'57" West a distance of 418.91 feet to a point; Thence North 15°47'24" East a distance of 2,046.43 feet to the POINT OF BEGINNING, and containing 982,407.04 square feet or 22.55 acre(s) of land, more or less.

GARDEN HOMES SITES CALLS FROM SECTION CORNER TO POINT "A"

132	S 81°17' 17" E	1569.72'
133	S 79°08' 26" E	1580.44'
134	S 77°02' 32" E	1572.06'
135	S 75°39' 31" E	1802.88'
136	S 77°36' 56" E	1775.96'
137	S 79°25' 25" E	1747.03'
138	S 81°22' 00" E	1736.49'
139	S 83°19' 53" E	1727.97'
140	S 85°18' 47" E	1721.50'

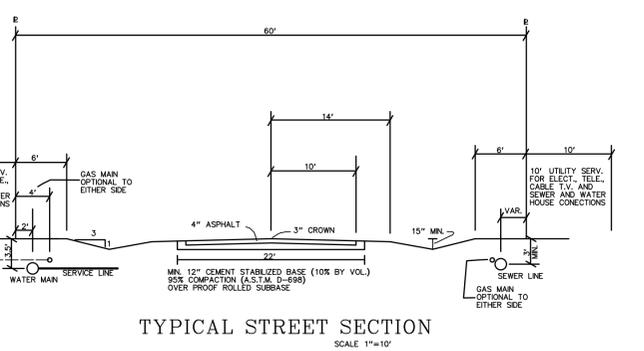
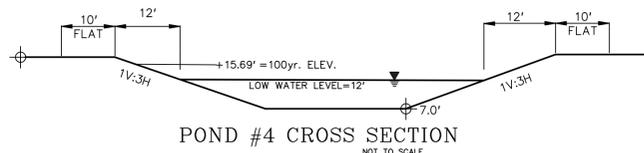
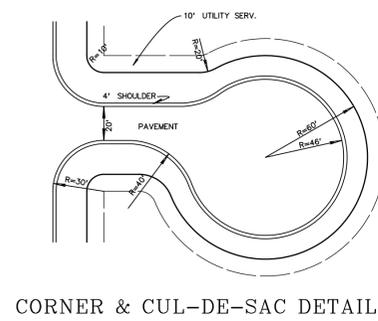
- THIS PROPERTY IS LOCATED IN FLOOD ZONE C REF: F.I.R.M. PANEL NO. 225205 0215 C, REVISED 04-02-91
- ALL LOT CORNERS MARKED WITH 1/2" IRON RODS.
- **** INDICATES MUNICIPAL ADDRESSES
- BENCHMARK-"MAG" NAIL IN CENTER OF THE STREET ELEV. 16.24' MSL, NAVD 88 (GEOID 18)

MINIMUM RESTRICTIVE COVENANTS

- EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S), ALL AS APPROVED BY ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES, WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY). NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- BUILDING SETBACKS:
FRONT-25', SIDE-5', REAR-20' & SIDE STREET-15'
- CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE OR STREET EASEMENTS.
- NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BE OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST FEMA FLOOD INSURANCE RATE MAPS. THIS PROPERTY LOCATED IN FLOOD ZONE C, F.I.R.M. PANEL NO. 225205 0215 C, REVISED 4-2-91.
- NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION.
- THE "OPEN" OR GREENSPACE AREAS AND PONDS AREAS AS SHOWN HEREON SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT RECORDED IN ORIGINAL INSTRUMENT NO. [REDACTED] ADDITIONAL RESTRICTIVE COVENANTS WHICH ARE APPLICABLE TO THE PROPERTY BEING SUBDIVIDED. THE FOREGOING SHALL BE A COVENANT RUNNING WITH EACH TITLE AND REFERENCE SHALL BE MADE THERETO IN EACH TITLE.

DEDICATION:
ALL STREET RIGHTS OF WAY, DRAINAGE SERVIDITUDES AND RETENTION AREAS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PROPER USE. EASEMENTS SHALL BE RESERVED FOR DRAINAGE & UTILITIES AS INDICATED HEREON AND NO OBSTRUCTION OR IMPROVEMENTS SHALL BE ALLOWED THAT WOULD PREVENT THEM FROM BEING USED FOR THEIR INTENDED PURPOSE. THESE EASEMENTS SHALL BE MAINTAINED BY THE PARISH OF ST. TAMMANY. THE STREET SIGNAGE, TRAFFIC CONTROL SIGNAGE AND THE SIGN POST SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS DEVELOPMENT.

OWNER _____ DATE _____



Final Plans RECEIVED
05/04/2023
DEVELOPMENT
ENGINEERING

ENGINEERING REVIEW COPY

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

THIS PLAN IS CERTIFIED TO CONFORM TO THE STATE OF LOUISIANA RS.33-5051 AND THE LAWS AND ORDINANCES OF ST. TAMMANY PARISH, AND CERTIFIED TO BE CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE SURVEYOR.

KELLY McHUGH
License No. 4443
PROFESSIONAL
LAND SURVEYOR

05-04-23

3-A	22.55 ac.	40 LOTS & 9 GARDEN HOME SITES	2250 ft.	CENTRAL
3-B	5.43 ac.			
AREA	VARIABLES	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
AVG. LOT SIZE	VARIES	LOT FRONTAGE	60' /20'	CENTRAL
ASPHALT	VARIES	STREET WIDTH		WATER SYSTEM
ROAD SURFACE	VARIES	P.U.D.		1800 ft.
		LOT DEPTH	ZONING	MAX. BLK. LENGTH

LAKE PONCHARTRAIN
ULTIMATE SURFACE WATER DISPOSAL

DEVELOPER:
SPRING HAVEN LLC
949 AUSTERTLITZ STREET
MANDEVILLE, LA. 70448

FINAL PLAT

SPRING HAVEN SUBDIVISION, PH. 3-A & 3-B
SECTIONS 15 & 42, T-7-S, R-10-E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA.

REVISIONS		KELLY J. McHUGH & ASSOC., INC.	
MARK	DATE	CIVIL ENGINEERS & LAND SURVEYORS	
		845 GALVEZ ST. - MANDEVILLE, LA.	
		626-5611	
SCALE:	1" = 100'	DATE:	05-04-23
DRAWN:	DRJ	JOB NO.:	17-739
CHECKED:	KJM	DWG. NO.:	17-739-FINAL

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of June 6, 2023)

CASE NO.: 2023-3379-FP

SUBDIVISION NAME: Money Hill Subdivision, Phase 9-A

DEVELOPER: Money Hill Plantation, LLC
100 Country Club Drive
Abita Springs, LA 70420

ENGINEER/SURVEYOR: Kyle Associates, LLC
638 Village Lane North
Mandeville, LA 70471

SECTION: 1

WARD: 6

TOWNSHIP: 6SOUTH

PARISH COUNCIL DISTRICT: 6

RANGE: 12 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 north of Country Club Drive, west of Money Hill Parkway, north of LA Highway 435, Abita Springs, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 5.773 Acres

NUMBER OF LOTS: 8 Lots

AVERAGE LOT SIZE: 32,000 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 0

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on May 31st, 2023. The inspection disclosed that all of the existing roads and roadside shoulders are constructed, and the roadside ditches are functioning.

The following uncompleted items #1 & #2 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 updated to reflect and account for the previous comments and markup summaries issued to the developer and engineer of record on June 5th, 2023.

Paving & Drainage Plan:

2. The As-Built Paving & Drainage Plan needs to be updated to reflect and account for the previous comments and markup summaries issued to the developer and engineer of record on June 5th, 2023.

Informational Items:

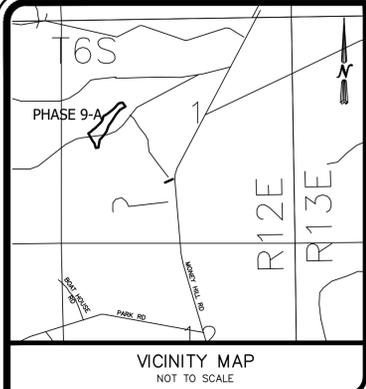
The developer is responsible for contacting the USPS Regional Growth Management Coordinator to verify the appropriate mail delivery location for this development.

No Warranty Obligation is required because the existing infrastructure was constructed in a prior phase of Money Hill Subdivision.

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

This subdivision **is not** within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the June 13, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



FINAL PLAT OF MONEY HILL, PHASE 9-A

LOCATED IN SECTION 1, T-6-S, R-12-E,
ST. TAMMANY PARISH, LOUISIANA

RESTRICTIVE COVENANTS

- PERMITTED USE—SINGLE FAMILY RESIDENTIAL. FRONT SETBACK SHALL BE 40', SIDE SETBACK IS 25', REAR SETBACK IS 40'.
- CONSTRUCTION OF ANY NATURE IS PROHIBITED IN DRAINAGE AND STREET EASEMENTS.
- NO LOT SHALL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF THE PARISH.
- DRIVEWAYS ON CORNER LOTS SHALL NOT BE LOCATED ANY CLOSER THAN 60 FEET FROM A CORNER OF SAID LOT TO THE INTERSECTION AS MEASURED FROM THE PROPERTY LINES ON THE CORNER OF THE PROPERTY WHERE THE SAID TWO STREET RIGHTS-OF-WAY INTERSECT.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE REAR ACCESS VIA A DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.
- NO NOXIOUS OR OFFENSIVE ACTION SHALL BE CARRIED UPON ANY UNIT, NOR SHALL ANYTHING BE DONE THEREON WHICH MAY OR MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF UNITS AS DUMPS OR JUNK CAR STORAGE.
- THE MINIMUM FINISH FLOOR ELEVATIONS SHALL BE A MINIMUM OF ONE (1) FOOT ABOVE THE CENTERLINE OF THE ROAD IN FRONT OF LOT.
- REFER TO DRAINAGE PLAN FOR THE SIZE OF THE DRIVEWAY CULVERT FOR EACH LOT.
- MOBILE HOMES ARE NOT PERMITTED TO OCCUPY LOTS AS A RESIDENCE IN THIS SUBDIVISION.
- ADDITIONAL COVENANTS RECORDED IN C.O.B. _____ FOLIO _____ AND C.O.B. _____ FOLIO _____.
- NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED BEFORE THE SEWERAGE AND WATER SYSTEMS ARE INSTALLED AND OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S). ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. PARISH, WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY), NO PRIVATE WATER SUPPLY MAY BE DRILLED OR OTHERWISE CONSTRUCTED ON ANY LOT FOR THE PURPOSE OF SUPPLYING POTABLE WATER TO ANY BUILDING OR STRUCTURE, EXCEPT FOR THE PURPOSE OF IRRIGATION, AND IN NO EVENT SHALL THERE BE A PHYSICAL CONNECTION BETWEEN ANY SUCH SOURCE AND ANY ELEMENT OF THE COMMUNITY (CENTRAL) WATER SYSTEM (SUPPLY).
- THE DETENTION POND AND STRUCTURE WILL BE MAINTAINED BY THE DEVELOPER AND/OR THE HOMEOWNER'S ASSOCIATION.



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

BOUNDARY DESCRIPTION PHASE 9-A

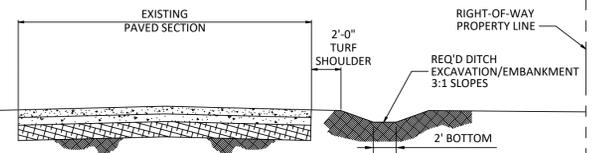
A CERTAIN PARCEL OF LAND, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

FROM THE SECTION CORNER COMMON TO SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, SECTION 36, TOWNSHIP 5 SOUTH, RANGE 12 EAST, SECTION 31, TOWNSHIP 5 SOUTH, RANGE 13 EAST AND SECTION 6, TOWNSHIP 6 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA. SAID POINT HAVING A LOUISIANA STATE PLANE COORDINATE (LOUISIANA SOUTH 1702) OF N = 752,788.39 E = 3,719,796.09 RUN SOUTH 60 DEGREES 58 MINUTES 16 SECONDS WEST A DISTANCE OF 4327.57 FEET TO A 1/2" IRON ROD SET AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF MONEY HILL PARKWAY AND THE EASTERLY RIGHT OF WAY LINE OF CHINAWOOD DRIVE; THENCE RUN SOUTH 77 DEGREES 07 MINUTES 24 SECONDS WEST A DISTANCE OF 45.17 FEET TO A 1/2" IRON ROD SET AND THE POINT OF BEGINNING.

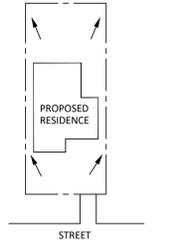
FROM THE POINT OF BEGINNING RUN ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF MONEY HILL PARKWAY, SOUTH 35 DEGREES 35 MINUTES 32 SECONDS EAST A DISTANCE OF 120.39 FEET TO A POINT; THENCE LEAVING THE WESTERLY RIGHT OF WAY LINE OF MONEY HILL PARKWAY, RUN SOUTH 59 DEGREES 01 MINUTES 42 SECONDS WEST A DISTANCE OF 155.23 FEET TO A POINT; THENCE, SOUTH 40 DEGREES 14 MINUTES 03 SECONDS WEST A DISTANCE OF 140.96 FEET TO A POINT; THENCE, SOUTH 28 DEGREES 22 MINUTES 59 SECONDS WEST A DISTANCE OF 171.94 FEET TO A POINT; THENCE, SOUTH 35 DEGREES 32 MINUTES 05 SECONDS WEST A DISTANCE OF 136.14 FEET TO A POINT; THENCE, SOUTH 35 DEGREES 55 MINUTES 47 SECONDS WEST A DISTANCE OF 136.14 FEET TO A POINT; THENCE, SOUTH 19 DEGREES 44 MINUTES 40 SECONDS WEST A DISTANCE OF 145.97 FEET TO A POINT; THENCE, SOUTH 35 DEGREES 14 MINUTES 32 SECONDS WEST A DISTANCE OF 123.38 FEET TO A POINT; THENCE, SOUTH 43 DEGREES 02 MINUTES 19 SECONDS WEST A DISTANCE OF 139.42 FEET TO A POINT; THENCE, SOUTH 09 DEGREES 32 MINUTES 53 SECONDS WEST A DISTANCE OF 185.55 FEET TO A POINT; THENCE, SOUTH 82 DEGREES 08 MINUTES 05 SECONDS WEST A DISTANCE OF 61.73 FEET TO A POINT; THENCE, NORTH 17 DEGREES 38 MINUTES 43 SECONDS WEST A DISTANCE OF 117.69 FEET TO A POINT; THENCE, NORTH 38 DEGREES 08 MINUTES 42 SECONDS WEST A DISTANCE OF 78.17 FEET TO A POINT; THENCE, NORTH 29 DEGREES 10 MINUTES 30 SECONDS WEST A DISTANCE OF 198.97 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF CHINAWOOD DRIVE; THENCE RUN ALONG THE EASTERLY RIGHT OF WAY LINE OF CHINAWOOD DRIVE, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 482.29 FEET AN ARC LENGTH OF 56.77 FEET (CHORD-NORTH 57 DEGREES 53 MINUTES 07 SECONDS EAST A DISTANCE OF 56.73 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AN ARC LENGTH OF 63.68 FEET (CHORD-NORTH 46 DEGREES 54 MINUTES 55 SECONDS EAST A DISTANCE OF 63.47 FEET); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.01 FEET AN ARC DISTANCE OF 40.50 FEET (CHORD-NORTH 49 DEGREES 51 MINUTES 36 SECONDS EAST A DISTANCE OF 40.27 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AN ARC LENGTH OF 59.17 FEET (CHORD-NORTH 53 DEGREES 20 MINUTES 40 SECONDS EAST A DISTANCE OF 59.02 FEET); THENCE, NORTH 48 DEGREES 18 MINUTES 56 SECONDS EAST A DISTANCE OF 152.56 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AN ARC LENGTH OF 169.89 FEET (CHORD-NORTH 27 DEGREES 04 MINUTES 40 SECONDS EAST A DISTANCE OF 157.89 FEET); THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET AN ARC LENGTH OF 62.17 FEET (CHORD-NORTH 37 DEGREES 33 MINUTES 24 SECONDS EAST A DISTANCE OF 59.43 FEET); THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 240.00 FEET AN ARC LENGTH OF 60.26 FEET (CHORD-NORTH 80 DEGREES 02 MINUTES 40 SECONDS EAST A DISTANCE OF 60.12 FEET); THENCE, NORTH 92 DEGREES 50 MINUTES 54 SECONDS EAST A DISTANCE OF 140.31 FEET; THENCE ALONG A CURVE, TO THE LEFT HAVING A RADIUS OF 691.33 FEET AN ARC LENGTH OF 147.83 FEET (CHORD-NORTH 46 DEGREES 43 MINUTES 22 SECONDS EAST A DISTANCE OF 147.54 FEET); THENCE, NORTH 40 DEGREES 35 MINUTES 47 SECONDS EAST A DISTANCE OF 63.92 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 110.00 FEET AN ARC LENGTH OF 70.13 FEET (CHORD-NORTH 58 DEGREES 51 MINUTES 35 SECONDS EAST A DISTANCE OF 68.95 FEET); THENCE, NORTH 77 DEGREES 07 MINUTES 24 SECONDS EAST A DISTANCE OF 63.14 FEET ALL ALONG THE EASTERLY RIGHT OF WAY LINE OF CHINAWOOD DRIVE AND BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.773 ACRES OF LAND MORE OR LESS, LYING AND SITUATED IN SECTION 1, TOWNSHIP 6 SOUTH, RANGE 12 EAST, GREENSBURG LAND DISTRICT, SAINT TAMMANY PARISH, LOUISIANA.

Line #	Length	Direction
L1	39.62'	S70°09'17"E
L2	44.80'	S77°36'35"E
L3	23.45'	S75°06'54"E
L4	37.42'	S79°29'12"E
L5	35.17'	S65°57'20"E
L6	20.80'	S65°31'45"E
L7	33.54'	S64°09'41"E



TYPICAL SECTION
N.T.S.



TYPICAL LOT DRAINAGE
N.T.S.

NOTE

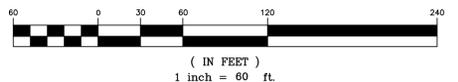
- SEWER SYSTEM SHALL BE GRINDER PUMPS AT THE FRONT OF EACH LOT PUMPING INTO AN EXISTING LOW PRESSURE SEWER MAIN ALONG THE SOUTHERN SIDE OF CHINAWOOD DRIVE.
- WATER SYSTEM SHALL BE CENTRAL. ALL LOTS WILL HAVE WATER SERVICES CONNECTED TO A 8" WATER MAIN ALONG THE NORTHERN SIDE OF CHINAWOOD DRIVE.
- NO ROADWAYS WILL BE CONSTRUCTED IN THIS PHASE. ALL LOTS FRONT ON CHINAWOOD DRIVE—EXISTING.

- NOTES:
- ALL LOTS SUBJECT TO A 10' EASEMENT ADJACENT TO STREET RIGHT OF WAY.
 - 000 DENOTES MUNICIPAL NUMBER.
 - BENCHMARK: 60D NAIL; ELEV. = 116.10'
 - INDICATES WETLANDS.
 - 1/2" IRON ROD SET AT PROPERTY CORNERS.

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAPS AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0175 C, DATED: 10/17/89 FLOOD ZONE: C, BASE FLOOD ELEVATION: N/A.

GRAPHIC SCALE



5.773 ACRES	8	N/A—EXISTING
AREA	NO. OF PARCELS	LGTH. OF STREETS
32,000 S.F.±	N/A—EXISTING	EXISTING = PUD
AVG. LOT SIZE	STREET WIDTH	ZONING
EXISTING ASPHALT ROAD	CENTRAL	CENTRAL
ROAD SURFACING	SEWAGE SYSTEM	WATER SYSTEM

DENSITY IN PHASE 9-A IS 8 UNITS ON 5.773 ACRES OR 0.72 ACRES/UNIT.

EXISTING ZC-96-11-064
GREENSPACE CALCULATIONS

MAINTENANCE LAKES	7.440 ACRES
GOLF ACADEMY	200.000 ACRES
GOLF OPEN SPACE	5.500 ACRES
LESS PHASE 8-A	342.110 ACRES
PHASE 8-B	6.373 ACRES
PHASE 8-C	17.397 ACRES
NET GREENSPACE	6.024 ACRES
	525.256 ACRES

FINAL PLANS RECEIVED
5/10/2023
DEPARTMENT OF ENGINEERING
ENGINEERING REVIEW COPY

FINAL PLAT OF
MONEY HILL, PHASE 9-A
SECTION 1, T6S, R12E,
GREENSBURG LAND DISTRICT,
ST. TAMMANY PARISH, LOUISIANA
DECLARATION IS MADE BY PERSONAL BUSINESS OF THE SURVEYOR. THIS MAP IS TRANSMITTAL TO ALL PERSONS, INSTITUTIONS OR DECLARANT'S SUCCESSORS. SURVEY IS VALID ONLY IF PRINTED WITH ORIGINAL SEAL OF SURVEYOR.

SCALE: 1" = 60'
DATE: 05.09.2023
DRAWN BY: RMK
CHECKED BY: SMB
DWG. NO. 20230041
SHEET 1 OF 1

LAYOUT NAME: PUD PLAN PHASE 9-A
LAST PLOTTED: 5/9/2023 9:06 AM
PATHFILE: G:\ENGINEERING\2023\20230041-Money Hill-Phase 9-A\20230041-Money Hill-Phase 9-A_FINAL_PLAT.dwg