

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, SEPTEMBER 12, 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](http://www.stpgov.org). The livestream will begin at 6:00 PM on Tuesday, September 12, 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 AUGUST 8, 2023 MEETING MINUTES**

**REQUEST FOR POSTPONEMENTS**

**MINOR SUBDIVISION REVIEW**

**1- 2023-3444-MSP**

Minor subdivision of Parcel A-1 into Parcels A-1A and A-1B

Owner & Representative: Olivier Brasuell Properties, LLC – Brian Olivier and Todd Brasuell

Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of LA Highway 21, south of Keys Road and north of Lalanne Road, Covington, Louisiana, Ward 1, District 1

**POSTPONED AT THE AUGUST 8, 2023 MEETING**

**2- 2023-3458-MSP**

Minor subdivision of Parcel A into Parcel A-1, Lot 1, and Lot 2

Owner: Peter Penton and Cynthia Rizk Penton

Representative: Sieverding Construction, LLC – Mark Sieverding

Surveyor: Lowe Engineers

Parish Council District Representative: Hon. James Davis

General Location: The property is located on the west side of Krentel Road, west of LA Highway 434, and north of Interstate 12, Lacombe, Louisiana, Ward 7, District 7

**3- 2023-3483-MSP**

Minor subdivision of 52.21 acres into Parcels A & B

Owner & Representative: Terryland, LLC – Roland Vaughn Cimini

Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

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

**RESUBDIVISION REVIEW****4- 2023-3470-MRP**

Resubdivision of lot 39 & Greenspace 6 into lots 39-A, 48 & 49, Wingfield Subdivision

Owner & Representative: Tammany North Properties, LLC – Robert Bruno

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the south and west sides of Crossvine Drive, west of Baham Road, Covington, Louisiana, Ward 1, District 3

**POSTPONED AT THE AUGUST 8, 2023 MEETING**

**5- 2023-3490-MRP**

Resubdivision of Lots 87A & W87 into lots 87A-1 & W87-A Lakeshore Estates Phase 1A-2

Owners: LS-WW2, LLC – Robert L. Torres, Jr. and Timothy Paul Bonura & Crystal Adams Bonura

Representative: Wayne A. Collier

Surveyor: R.W. Krebs

Parish Council District Representative: Hon. Jake A. Airey

General Location : Parcel located on the north side of Lakeshore Blvd, east of Lakeshore Blvd South, Slidell, Ward 9, District 13

**6- 2023-3493-MRP - WITHDRAWN**

Resubdivision of Lots 3 & 4 into lot 3A, Mariner's Cove, Phase 1-A

Owners & Representative: Michael Cerniglia

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

Parish Council District Representative: Hon. Jerry Binder

General Location : Parcel located on the west side of Mariner's Cove, south of Oak Harbor Blvd, Slidell, Ward 9, District 12

**7- 2023-3500-MRP**

Resubdivision of parcels G13 & G14 and a portion of common area into parcels G13-A & G14-A and remaining common area, Coquille Phase 1

Owner & Representative: Pontchartrain Constructors, LLC – Robert Arce

Surveyor: Kelly J. McHugh & Associates, Inc.

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

General Location : Parcel located on the east side of Coquille Drive, south of LA Highway 22, Madisonville, Ward 1, District 4

**8- 2023-3510-MRP**

Resubdivision of lots 12A, 13A & 14A into Lot 12A1, Alpha Industrial Park Phase 2B

Owner & Representative: Alpha 59, LLC – Mark Sieverding & Kenneth Upton – Managers

Surveyor: Lowe Engineers

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

General Location : Parcel located on the south side of Alpha Boulevard, east of LA Highway 59, Mandeville, Ward 4, District 5



**TENTATIVE APPROVAL****9- 2023-3417-TP**

Jessikat Estates Subdivision

Developer/Owner: First Horizon, Inc.

Engineer/Surveyor: McLin Taylor, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the northwest side of Rex Avenue, north of Brewster Road, west of LA Highway 1077, south of Interstate 12, Madisonville, Louisiana. Ward 1, District 1

**POSTPONED AT THE JULY 11, 2023 AND THE AUGUST 8, 2023 MEETINGS**

**PRELIMINARY APPROVAL****10- 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

**POSTPONED AT THE JUNE 13, 2023, THE JULY 11, 2023 AND THE AUGUST 8, 2023 MEETINGS**

**FINAL APPROVAL****11- 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, THE JUNE 13, 2023 AND THE JULY 11, 2023 MEETINGS**

**12- 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

**POSTPONED AT THE JUNE 13, 2023 MEETING AND THE AUGUST 8, 2023 MEETINGS**

**13- 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

**POSTPONED AT THE JULY 11, 2023 MEETING AND THE AUGUST 8, 2023 MEETINGS**

**14- 2023-3453-FP**

Oak Alley Meadows Subdivision, Phases 2 - 4

Developer/Owner: Oak Alley Meadows, LLC

Engineer: Geoff Wilson Engineering, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located on the north side of US Highway 190, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

**POSTPONED AT THE AUGUST 8, 2023 MEETING**

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

**MINUTES**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 PM - TUESDAY, AUGUST 8, 2023**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Absent: Truxillo

Staff: Helen Lambert, Ross Liner, Leslie Delatte, Theodore Reynolds, Maria Robert, Emily Couvillion and Diana Velez

**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 – Seeger**

**PLEDGE OF ALLEGIANCE – Crawford**

**APPROVAL OF THE JULY 13, 2023 MEETING MINUTES**

**Crawford moved to accept, second by Ress**

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**REQUEST FOR POSTPONEMENTS**

**2- 2023-3444-MSP POSTPONED**

Minor subdivision of Parcel A-1 into Parcels A-1A and A-1B

Owner & Representative: Olivier Brasuell Properties, LLC – Brian Olivier and Todd Brasuell

Surveyor: Duplantis Design Group, PC

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the west side of LA Highway 21, south of Keys Road and north of Lalanne Road, Covington, Louisiana, Ward 1, District 11

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

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

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING AUGUST 8, 2023**

**10- 2023-3470-MRP POSTPONED**

Resubdivision of lot 39 & Greenspace 6 into lots 39-A, 48 & 49, Wingfield Subdivision

Owner & Representative: Tammany North Properties, LLC – Robert Bruno

Surveyor: John G. Cummings and Associates

Parish Council District Representative: Hon. Martha J. Cazaubon

General Location: The property is located on the south and west sides of Crossvine Drive, west of Baham Road, Covington, Louisiana, Ward 1, District 3

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

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

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**11- 2023-3417-TP POSTPONED**

Jessikat Estates Subdivision

Developer/Owner: First Horizon, Inc.

Engineer/Surveyor: McLin Taylor, Inc.

Parish Council District Representative: Hon. Marty Dean

General Location: The property is located on the northwest side of Rex Avenue, north of Brewster Road, west of LA Highway 1077, 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

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

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**12- 2023-3375-PP POSTPONED**

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

**POSTPONED AT THE JUNE 13, 2023 AND THE JULY 11, 2023 MEETINGS**

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 Gaines**

Opposition: N/A

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING AUGUST 8, 2023**

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**13- 2023-3377-FP POSTPONED**

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

**POSTPONED AT THE JULY 11, 2023 MEETING**

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

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

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**14- 2023-3367-FP POSTPONED**

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

**POSTPONED AT THE JUNE 13, 2023 MEETING**

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

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

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**15- 2023-3453-FP POSTPONED**

Oak Alley Meadows Subdivision, Phases 2 - 4

Developer/Owner: Oak Alley Meadows, LLC

Engineer: Geoff Wilson Engineering, LLC

Parish Council District Representative: Hon. Martha Cazaubon

General Location: The property is located north of US Highway 190, west of LA Highway 25, Covington, Louisiana. Ward 3, District 3

## **MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING AUGUST 8, 2023**

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 postpone for one month, second by Seeger**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso 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 Centerpoint Boulevard APPROVED**

Developer/Owner: Weyerhaeuser Real Estate Development Company

Engineer/Surveyor: Richard C. Lambert Consultants, LLC

Parish Council District Representative: Hon. James Davis

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

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

**Crawford made a motion to approve, second by Gaines**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

### **MINOR SUBDIVISION REVIEW**

#### **3- 2023-3452-MSP APPROVED WITH WAIVER**

Minor subdivision of a 8.251 acre tract into Parcel A1 and Parcel A2

Owner & Representative: Gerard Majella Readeau, Jr. and Lisa Readeau Garza

Surveyor: JV Burkes & Associates, Inc.

Parish Council District Representative: Hon. Jerry Binder

General Location: The property is located on the east side of Mainegra, south of Bayou Liberty Road, Slidell, Louisiana, Ward 9, District 12

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

**McInnis made a motion to approve with the waiver, second by Troncoso**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

It was requested to move up **2020-2110-MSP** to be heard together

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING AUGUST 8, 2023**

**17- 2020-2110-MSP APPROVED WITH WAIVER**

A minor subdivision of Parcel B-3 originally approved by the Planning Commission to be subdivided as Parcels B-3A, B-3B, B-3C, B-3D & B-3E – amended requested minor subdivision: Parcel B-3 into Parcels B-3A & B-3B

Owner & Representative: Star Acquisitions, LLC - Vincent P. Centanni and Kim & Robert Economides

Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon Cheryl Tanner

General Location: The parcel is located on the north side of Prats Road, east of LA Highway 59, Abita Springs, Louisiana, Ward 10, District 6

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

**Gaines made a motion to approve with the waiver, second by Seeger**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**4- 2023-3459-MSP APPROVED WITH WAIVER**

Minor subdivision of Parcel A and Parcel B-3B into Parcels A-1, A-2, A-3, A-4, and A-5

Owner: Brittany & Greg Krause, Kim & Robert Economides, Star Partners, LLC– Vincent P. Centanni, Jr.

Representative: Paul J. Mayronne

Surveyor: Kelly J. McHugh and Associates, Inc.

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the north side of Pratts Road, east of LA Highway 59, Abita Springs, Louisiana, Ward 10, District 6

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

**Seeger made a motion to approve with the waiver, second by Gaines**

Opposition: N/A

Other: Charles Donovan

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**5- 2023-3460-MSP APPROVED WITH WAIVER**

Minor subdivision of an 12.06 acre Parcel into Parcel A & B

Owner & Representative: Harvey Hyatt

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Cheryl Tanner

General Location: The property is located on the east side of Jessie Hyatt Road, north of Johns Bruhl Cemetery Road, Covington, Louisiana, Ward 2, District 6

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

**Seeger made a motion to approve with the waiver, second by McInnis**

**MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING AUGUST 8, 2023**

Opposition: N/A  
Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez  
Nay: N/A  
Abstain: N/A

**6- 2023-3461-MSP APPROVED WITH WAIVER**

Minor subdivision of 7.148 acres into Parcels W-1, W-2, and W-3  
Owner & Representative: Tammany Oaks Development, LLC – Wayne Buras  
Surveyor: Kelly J. McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Michael Lorino, Jr.  
General Location: This property is located on the north side of LA Highway 22, the south side of Old Ponchatoula Road, and the west side of Dutch Road, Madisonville, Louisiana, Ward 1, District 4

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

**Crawford made a motion to approve with the waiver, second by Troncoso**

Opposition: Bronwyn Doyle, Julie and Cliff Anders  
Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez  
Nay: N/A  
Abstain: N/A

**7- 2023-3463-MSP APPROVED WITH WAIVER**

Minor subdivision of 9.490 acres into Parcel 1, Parcel 2, and Parcel 3  
Owner & Representative: John Messer, Jr.  
Surveyor: JV Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Cheryl Tanner  
General Location: The property is located on the southeast corner of LA Highway 41 and John Messer Road, north of Allen Crawford Road, Pearl River, Louisiana, Ward 6, District 6

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

**Crawford made a motion to approve with the waiver, second by Troncoso**

Opposition: Bronwyn Doyle, Julie and Cliff Anders  
Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez  
Nay: N/A  
Abstain: N/A



**RESUBDIVISION REVIEW**

**1- 2023-3454-MRP – WITHDRAWN**

Resubdivision of Parcel 4, Lots 39-44, St. Tammany Harbor, a portion of Lots 39-43 and 2.325 acre parcel of Howze Beach Camp Sites into Lots 39-A, 39-B, and 39-C, St. Tammany Harbor

Owner & Representative: Cecile Andry and Gilbert Andry, III

Surveyor: JV Burkes and Associates, Inc.

Parish Council District Representative: Hon. Jake A. Airey

General Location : Parcel located on the north and south side of Northshore Blvd, west of East Howze Beach Road, Ward 9, District 13

**9- 2023-3464-MRP APPROVED**

Resubdivision of Parcel 1 into Parcels 1-A, 1-B, 1-C, D, 1-E, 1-X, and Pond Parcel 1, Gulf South Commerce Park, Phase 1A, Wadsworth Subdivision

Owner & Representative: Crosby Development Co, LLC – John Crosby

Surveyor: JV Burkes and Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano, Jr. and Hon. James Davis

General Location: The property is located on the north side of the intersection of LA Highway 1088 and Interstate 12, Mandeville, Louisiana, Ward 4, District 5 and District 7

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

**Mcinnis made a motion to approve, second by Crawford**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

**FINAL APPROVAL**

**16- 2023-3455-FP APPROVED**

Terra Bella Subdivision, Phase 1A-12

Developer/Owner: Terra Bella Group, LLC

Engineer/Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean and Hon. Martha Cazaubon

General Location: The property is located on the north side of LA Hwy 1085, west of Bricker Road, Covington, Louisiana. Ward 1, District 1& 3

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

**Ress made a motion to approve, second by Gaines**

Opposition: N/A

Other: N/A

Yea: Seeger, Ress, McInnis, Doherty, Gaines, Crawford, Troncoso and Hernandez

Nay: N/A

Abstain: N/A

## **MINUTES ST. TAMMANY PARISH PLANNING COMMISSION MEETING AUGUST 8, 2023**

### **NEW BUSINESS**

#### **PROPOSED PROJECT**

Replacement of an existing two-lane timber bridge over LA 36 N. Tributary

Troncoso discussed having access to a broader scope of changes in the Parish

Members want clarification on maps on upcoming cases

Crawford spoke and suggested more questions be asked on cases

### **ADJOURNMENT**

# **MINOR SUBDIVISIONS**

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**PLANNING STAFF REPORT**  
2023-3444-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

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**Hearing:** September 12, 2023

**Posted:** August 30, 2023

**Location:** The property is located on the west side of LA Highway 21, south of Keys Road and north of Lalanne Road, Covington, Louisiana, Ward 1, District 1; S41, T7S, R10E

**Owners & Representative:** Olivier Brasuell Properties, LLC – Brian Olivier and Todd Brasuell

**Engineer/Surveyor:** Duplantis Design Group, PC

**Type of Development:** Commercial



**Current Zoning**

NC-4 Neighborhood Commercial District

**Total Acres**

1.72 acres

**# of Lots/Parcels**

Minor subdivision of Parcel A-1 into  
Parcels A-1-A and A-1-B

**Surrounding Land Uses:**

Residential / Undeveloped

**Flood Zone:**

Effective Flood Zone: C

Preliminary Flood Zone: X

**Critical Drainage:** No

**STAFF COMMENTARY:**

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

The applicant is requesting to create two (2) parcels from the existing Parcel A-1, being proposed as Parcels A-1-A and A-1-B. The minor subdivision request requires a public hearing due to:

- Parcel A-1 was previously part of a minor subdivision approved in January, 2021 (2020-2176-MSA).
- Parcel A-1-A is proposed to be accessed from a servitude of passage, requiring approval from the Planning Commission.



**PLANNING STAFF REPORT**  
2023-3444-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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

1. Per the Unified Development Code, driveways designed for two-way traffic are required to be a minimum of 24' wide. Revise the width of the servitude to reflect the current minimum driveway size.

*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.



2023-3444-MSPMAINE

13

SHADY OAKS

MAISON

46

KEYS

SOUTHDOWN

SHADY-VIEW

T7 - R10E

WILDCAT

41

GRAND TURK

NATCHEZ

KAWANHA

MEMPHIS

LALANNE

COVINGTON HWY

PINE CREST

BRIGHT LEAF

HIBISCUS

SENNA



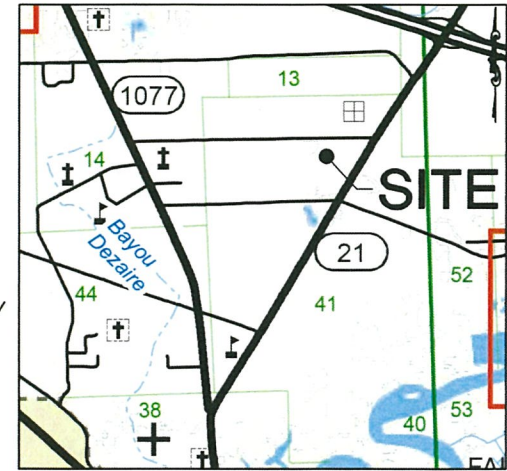
NOTES:  
MEASURED BEARINGS BASED ON GRID NORTH, LOUISIANA STATE PLANE SOUTH ZONE (1702) NAD 83 AS DERIVED  
FROM THE LSU C4G RTK NETWORK (2022.01).

## LEGEND

- PROPERTY CORNER FOUND
- 5/8" CAPPED IRON ROD SET
- PROPERTY LINE
- EDGE OF ROADWAY
- - - CENTERLINE
- - - ACCESS SERVITUDE
- - - RIGHT OF WAY LINE

# MINOR SUBDIVISION OF PARCEL A-1 INTO PARCELS A-1-A AND A-1-B

SECTION 41, TOWNSHIP 7 SOUTH, RANGE 10 EAST  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA



VICINITY MAP  
NOT TO SCALE

2023-3444-MSP

PARCEL A-2  
21 KEYS SOUTHWEST, LLC.

PARCEL A-2  
21 KEYS SOUTHWEST, LLC.

PARCEL A-1-B  
1.111 ACRES

PARCEL A-1-A  
0.609 ACRES

PARCEL A-1

N89° 51' 51"E 206.21' (M)

22' ACCESS SERVITUDE

S89° 51' 51"W 206.21' (M)

N00° 08' 09"W  
64.38' (M)

N58° 44' 54"W  
15.40' (M)

S31° 13' 03"W  
62.72' (M)

MONTLUF PROPERTIES, LLC.

### OWNER:

OLIVIER BRASUILL PROPERTIES LLC.

### FLOOD ZONE NOTE:

SURVEYOR HAS CONSULTED THE FEMA FLOOD INSURANCE  
RATE MAP (F.I.R.M.) FOR THIS LOCATION AND FOUND THAT THE  
SUBJECT PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA:

FLOOD ZONE: "C"

BASE FLOOD ELEVATION: NOT INDICATED

COMMUNITY PANEL NO. 225205 0210 C & 255205 0220 C

EFFECTIVE DATE: OCTOBER 17, 1989 & APRIL 2, 1991

(CONTACT ST. TAMMANY PARISH FOR ADDITIONAL ELEVATION  
REQUIREMENTS.)

### REFERENCES:

- 1) RESUBDIVISION OF 10.00 ACRES INTO PARCEL A1 (1.72  
ACRES) AND PARCEL A2 (8.28 ACRES) BY KELLY J. MCHUGH  
& ASSOC. INC., JOB NO. 10-277, DATED DECEMBER 2, 2020
- 2) PLAT OF BOUNDARY, TOPOGRAPHIC, AND TREE SURVEY OF  
PARCEL A-1 BY DUPLANTIS DESIGN GROUP, PC. DATED  
05/23/2023

### Curve Table

CURVE #	ARC LENGTH	RADIUS	CHORD BEARING AND DISTANCE
C1	10.88'	20.00'	N74°20'12"W \ 10.75'
C2	22.91'	42.00'	S74°22'27"E \ 22.63'

THE SERVITUDES AND RESTRICTIONS SHOWN HEREON ARE LIMITED TO THOSE SET FORTH IN THE INFORMATION  
PROVIDED TO US. THERE IS NO REPRESENTATION MADE BY THIS SURVEYOR THAT ALL APPLICABLE SERVITUDES AND  
RESTRICTIONS ARE SHOWN. TITLE WAS NOT RESEARCHED IN PREPARATION OF THIS SURVEY.

I CERTIFY THAT THIS PLAT REPRESENTS AN ACTUAL GROUND SURVEY MADE BY ME OR UNDER MY DIRECT  
SUPERVISION, AND IT DOES CONFORM TO THE REQUIREMENTS OF LA R.S. 33.5051 AND THE CURRENT LOUISIANA  
STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR A CLASS "B" SURVEY.

DATE OF SURVEY: 06/20/2023

DENNIS L. GOWIN, PLS  
LA REG. 4846  
DGOWIN@DDGPC.COM



REVISION	BY

DUPLANTIS DESIGN GROUP, PC  
SURVEY  
16564 Brewster Road, Suite 101  
Covington, LA 70433  
Phone: 985.249.6180 \ Fax: 985.249.6190  
314 E. Bayou Road  
Thibodaux, LA 70301  
www.DDGPC.com



MINOR SUBDIVISION  
ST. TAMMANY PARISH, LOUISIANA  
FOR  
REGAL CONSTRUCTION

DRAWN  
LJH  
CHECKED  
DLG  
ISSUED DATE  
06/20/2023  
ISSUED FOR  
PERVIEW  
PROJECT NO.  
21-1152  
FILE  
21-1152-RESUB-06202023.dwg

SHEET  
1-1

S:\21-000\21-1152 REGAL CLING KEYS ROAD\DWG\21-1152-RESUB-06202023.dwg



THIS POINT LOCATED S 00°21' 47" E - 1202.62'  
THENCE S 89°23' 10" E - 2751.28';  
THENCE S 89°20' 22" E - 973.42'  
FROM THE N.W. CORNER OF SECTION 41,  
T-7-S, R-10-E, G.L.D., ST. TAMMANY PARISH, LA.

Previously Approved 2020-2176-MSP

## KEYS ROAD

SOUTHDOWN, PH. 1

N 00°35'40" E 560.63'

(REF. BRG.)  
S 89°24'15" E 596.54'

298.71'  
S 89°14'54" E

S 28°41'08" E  
55.45'

PARCEL A-2  
8.28 ACRES  
(360855.3034 sq. ft.)

213.65'  
S 32°01'12" W  
222.37'  
N 89°24'21" W 394.85'  
394.85'  
N 89°24'20" W 608.50'

PARCEL A-1  
1.72 ACRES  
(74922.6332 sq. ft.)

220.31'  
S 32°26'58" W  
157.39'  
442.68'  
S 32°01'12" W

LA. HWY. 21

APPROVAL:

SECRETARY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT  
OF ENGINEERING

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

NOTE: NO BUILDING SETBACKS OR  
SERVITUDES SHOWN.

### -- LEGEND --

- = 1/2" IRON ROD FOUND
- = 1/2" IRON ROD SET
- = CONC. ROW MONUMENT

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.  
PANEL NO. 225205 0210 C & 225205 0220 C;  
REV. 10-17-89 & 4-2-91.

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



KELLY J. McHUGH REG. NO. 4443

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

REFERENCE:  
PLAT OF A PREVIOUS SURVEY BY THIS  
FIRM DATED 5-16-02, JOB NO. 02-082.

RESUBDIVISION OF:  
10.00 ACRES INTO  
PARCEL A1, (1.72 ACRES) AND  
PARCEL A2, (8.28 ACRES) IN,  
SECTION 41, T-7-S, R-10-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.

PREPARED FOR:

21 KEYS SOUTHWEST, LLC

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

SCALE: 1" = 200' DATE: 12-02-20  
DRAWN: MDM JOB NO.: 10-277  
REVISED:

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**PLANNING STAFF REPORT**  
2023-3458-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](http://stpgov.org/planning)

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**Hearing:** September 12, 2023

**Posted:** September 1, 2023

**Location:** The property is located on the west side of Krentel Road, west of LA Highway 434, and north of Interstate 12, Lacombe, Louisiana, Ward 7, District 7; S18, T8S, R13E

**Owners:** Peter Penton and Cynthia Rizk Penton

**Representative:** Sieverding Construction, LLC – Mark Sieverding

**Engineer/Surveyor:** Lowe Engineers

**Type of Development:** Industrial



**Current Zoning**

I-1 Industrial District

**Total Acres**

24.836 acres

**# of Lots/Parcels**

Minor subdivision of Parcel A into  
Parcel A-1, Lot 1, and Lot 2

**Surrounding Land Uses:**

Undeveloped Residential, Industrial, and  
Highway Commercial

**Flood Zone:**

Effective Flood Zone: A

Preliminary Flood Zone: X

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

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

The applicant is requesting to create three (3) parcels from Parcel A, being proposed Parcel A-1, Lot 1, and Lot 2. The minor subdivision request requires a public hearing due to:

- Parcel A was previously part of a minor subdivision request approved July, 2023 (2023-3416-MSP).
- Lot 2 is proposed to be accessed from a proposed 35' servitude of passage.

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

1. As per a comment issued by the 911 Communications District, "Krentel Road" should read "Krentel Rd. S".

Planning Commission  
September 12, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3458-MSP



**PLANNING STAFF REPORT**  
2023-3458-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

2. Previously approved minor subdivision (2023-2416-MSP) shall be recorded before the requested minor subdivision can be recorded.
3. Move the proposed servitude of passage 10 foot towards the south to allow to provide the required 10 foot buffer along the property line.

*New Directions 2040*

**Manufacturing and Logistics** areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high capacity transportation corridors

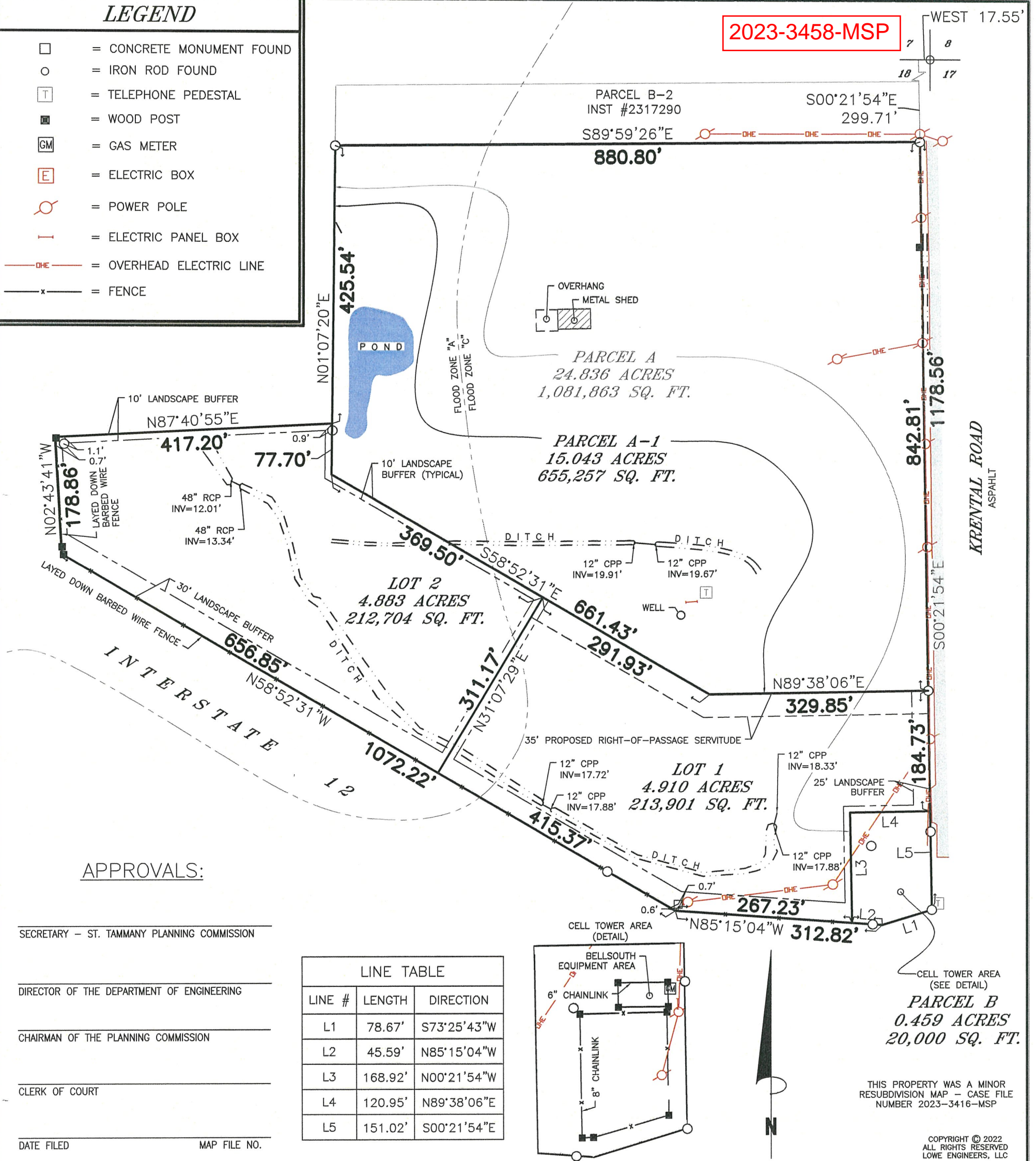






## LEGEND

- = CONCRETE MONUMENT FOUND  
○ = IRON ROD FOUND  
T = TELEPHONE PEDESTAL  
■ = WOOD POST  
GM = GAS METER  
E = ELECTRIC BOX  
○ = POWER POLE  
I = ELECTRIC PANEL BOX  
—DHE— = OVERHEAD ELECTRIC LINE  
—x— = FENCE



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 "D" SURVEY.

REFERENCE SURVEY: REFERENCE SURVEY: A SURVEY MAP OF A CERTAIN PARCEL OF LAND LOCATED IN SECTION 18 TOWNSHIP 8 SOUTH RANGE 13 EAST, FOR A. J. WARD, BY IVAN M. BORGES, DATED 4-18-84, RECORDED AS MAP #541487.

BUILDING SETBACKS:  
FRONT: N/A  
SIDE: N/A  
SIDE STREET: N/A  
REAR: N/A

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) "A" & "C" with a Base Flood Elevation of 22' in accordance with Community Panel No. 225205 0385 ; Revised: OCTOBER 17, 1989

Survey No. 23-140192 Drawn by: SAC Scale: 1" = 150'

Date: 06-29-23 Revised:

A RESUBDIVISION MAP OF  
PARCEL A  
into  
PARCEL A-1, LOT 1 & LOT 2

situated in  
SECTION 18, TOWNSHIP 8 SOUTH, RANGE 13 EAST  
St. Tammany Parish, Louisiana  
for  
SIEVERDING CONSTRUCTION, LLC

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

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

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

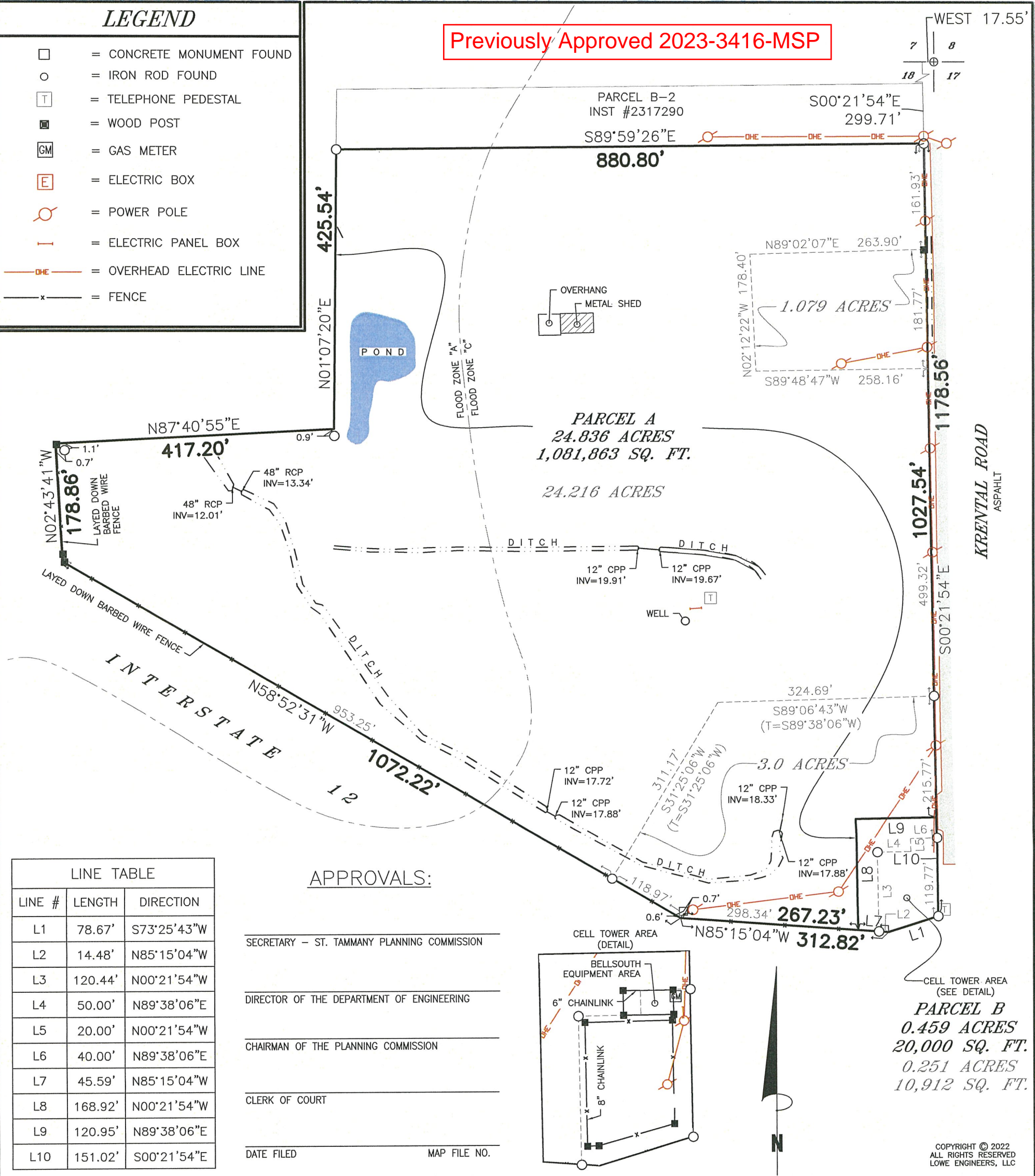
This Survey is Certified  
True and Correct By

JOHN E. BONNEAU  
LICENSE NO. 4423  
PROFESSIONAL  
Surveyor  
John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423



LEGEND

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

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

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

This Survey is Certified True and Correct By  
JOHN E. BONNEAU  
LICENSE NO. 4423  
Professional Land Surveyor  
Registration No. 4423

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**PLANNING STAFF REPORT**  
2023-3483-MSP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

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**Hearing:** September 12, 2023

**Posted:** August 30, 2023

**Location:** The property is located on the north side of US Highway 190 and at the end of Pamela Drive, Covington, Louisiana, Ward 3, District 3; S25, T6S, R10E

**Owners & Representative:** Terryland, LLC – Roland Vaughn Cimini

**Engineer/Surveyor:** John G. Cummings & Associates

**Type of Development:** Residential



**Current Zoning**

A-1 Suburban District

**Total Acres**

52.21 acres

**# of Lots/Parcels**

Minor subdivision into Parcels A & B

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone: A4

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 52.21-acre tract, being proposed Parcel A and Parcel B. The minor subdivision request requires public hearing due to:

- Parcel A does not meet the minimum road frontage standards of 300 ft. along Pamela Drive, as required per the Unified Development Code, Sec. 130-389(b)(1) of the A-1 Suburban District zoning classification, thus requiring a waiver from the Planning Commission per Sec. 125-188(b)(1)(c).
- Parcel A is proposed to be created as a flag lot below the Urban Growth Boundary Line, thus requiring a waiver from the Planning Commission per Sec. 125-188(b)(2)(d).
- Parcel B does not meet the minimum road frontage standards of 300 ft. along Pamela Drive or along US Highway 190, as required per the Unified Development Code, Sec. 130-389(b)(1) of the A-1 Suburban District zoning classification, thus requiring a waiver from the Planning Commission per Sec. 125-188(b)(1)(c).

Planning Commission  
September 12, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3483-MSP



**PLANNING STAFF REPORT**  
2023-3483-MSP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

- As per St. Tammany Parish Communication District, the proposed access to Parcel A depicted on the survey plat, shall be named and granted approval by the Planning Commission. The proposed name "Olga Lane" has been submitted and approved by St. Tammany Parish Communication District.
- As per St. Tammany Parish Communication District, the proposed access to Parcel B depicted on the survey plat, shall be named and granted approval by the Planning Commission. The proposed name "Benedict Lane" has been submitted and approved by St. Tammany Parish Communication District.
- The parent property to be subdivided totals more than 25 acres in size and only Parcel A consisting of 10.5 acres has been surveyed, requiring a waiver of the regulations by the Planning Commission, since the site is located south of the Urban Growth Boundary Line.

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

1. Revise the westernmost #4 Lot shown along Pamela Drive to read as lot 2, which is consistent with the Pruden Acres recorded plat.
2. The name of the access to Parcel A as Olga Lane and the name of the access to Parcel B as Benedict Lane shall be granted approval by 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.

- *New Directions 2040*

**Residential Low 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.



Simpson Farms

TURF

GRASSY

QUAVE

COVINGTON VINCENT AIRPORT

PRUDEN

PAMELA

Pruden Acres

PENN MILL

GREENACRES

Penn Mill Place

MADRIS

190

CHARKATLEN

REVERE

HOLLY

River Forest

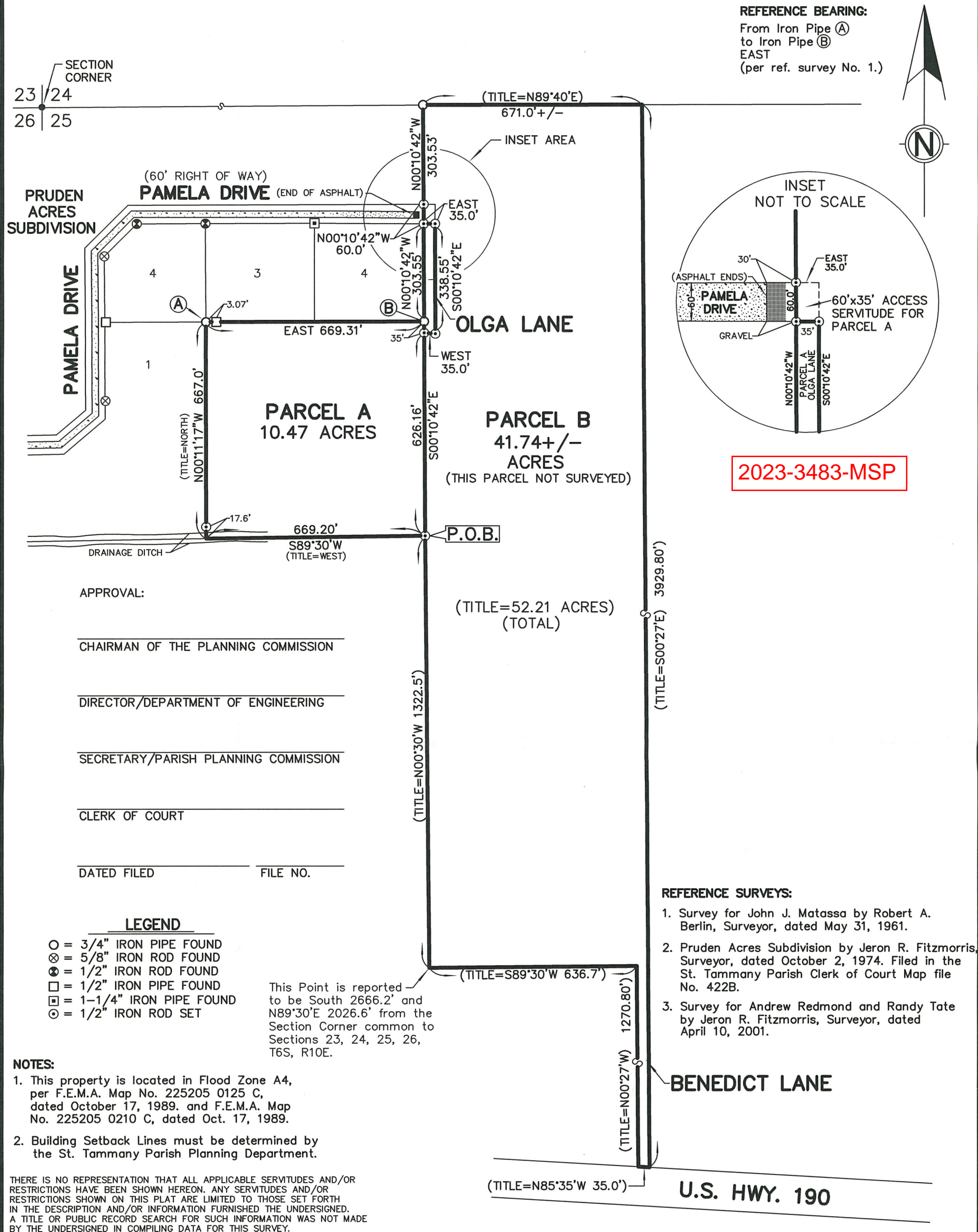
REDWOOD

HICKORY

SPRUCE

CEDAR





503 N. JEFFERSON AVENUE COVINGTON, LA 70433		<b>JOHN G. CUMMINGS &amp; ASSOCIATES</b> PROFESSIONAL LAND SURVEYORS		PHONE (985) 892-1549 FAX (985) 892-9250	
PLAT PREPARED FOR: <b>DECATUR ENTERPRISES, L.L.C.</b>					
SHOWING A SURVEY OF: <b>A MINOR SUBDIVISION OF 52.21 ACRES +/- INTO PARCELS A &amp; B, LOCATED IN SECTION 25, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.</b>					
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.					
PROFESSIONAL LAND SURVEYOR					
SCALE: 1" = 300'	JOB NO. 21121	DATE: 06/10/2021	REVISED: 9-15-2021		

# **RESUBDIVISION REVIEW**

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**PLANNING STAFF REPORT**  
2023-3470-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

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**Hearing:** September 12, 2023

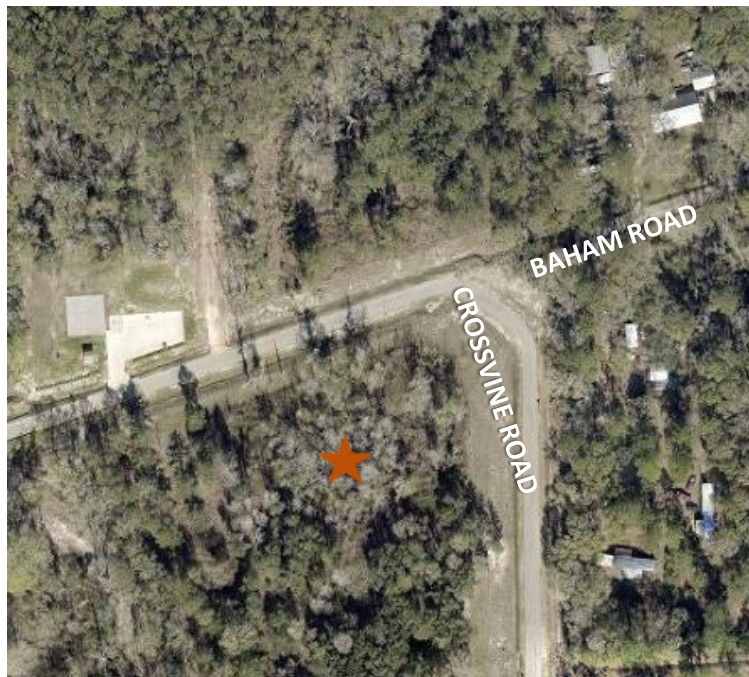
**Posted:** August 30, 2023

**Location:** The property is located on the south and west sides of Crossvine Drive, west of Baham Road, Covington, Louisiana, Ward 1, District 3; S33, T6S, R10E

**Owner & Representative:** Tammany North Properties, LLC – Robert Bruno

**Engineer/Surveyor:** John G. Cummings and Associates

**Type of Development:** Residential



**Current Zoning**

A-1A Suburban District

**Total Acres**

4.393 acres

**# of Lots/Parcels**

Resubdivision of lot 39 & Greenspace 6 into  
lots 39-A, 48 & 49, Wingfield Subdivision

**Surrounding Land Uses:**

Undeveloped / 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 owner is requesting to create three (3) lots from Lot 38 and Greenspace 6, into Lots 39-A, Lot 48 and Lot 49, Wingfield 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.

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

1. Add a signature line for the Chairman of the Planning Commission
2. The proposed changes to the Wingfield PUD, which includes the addition of two lots, will require the following documents to be **updated** for Engineering review and approval:
  - a. Cut & Fill Calculations and supporting documentation;

Planning Commission  
September 12, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3470-MRP



**PLANNING STAFF REPORT**  
2023-3470-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

- b. Drainage Memo indicating the required detention volume and percent reduction is being met;
- c. Subdivision Paving & Drainage Plan showing lot drainage arrows, proposed spot elevations at all lot corners, driveway culvert size information and invert elevations of roadside ditch in the vicinity of the proposed lots;
- d. 911 Addressing Approval;
- e. Subdivision Water & Sewer Plan;
- f. Provide written verification from utility provider that there will be sufficient sewer capacity;
- g. Updated USACE Wetland Permit;
- h. Approval from the Planning Commission of the proposed minor resubdivision.

*New Directions 2040*

**Residential Low 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.



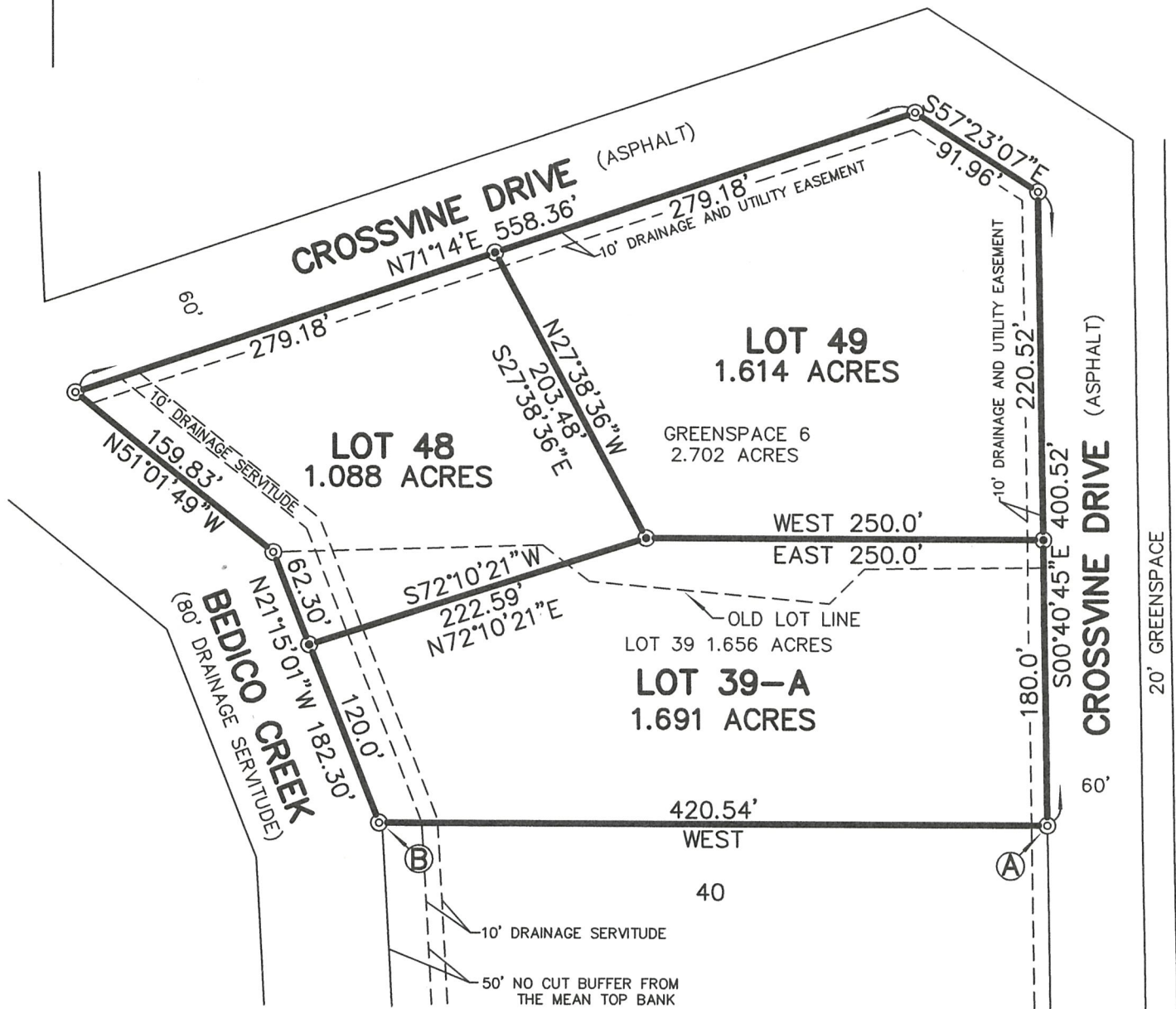






REFERENCE BEARING:  
From Iron Rod (A)  
to Iron Rod (B)  
WEST  
(per Reference Survey)

2023-3470-MRP



NOTE:

This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

REFERENCE SURVEY:

Plat of Wingfield Subdivision, by John G. Cummings, Surveyor, dated 09/30/2019, latest revision 01/15/2020, Job No. 15045FINAL, filed in the St. Tammany Parish Clerk of Court Map File No. 5915.

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.

LEGEND

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

APPROVAL:

DIRECTOR/DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates  
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

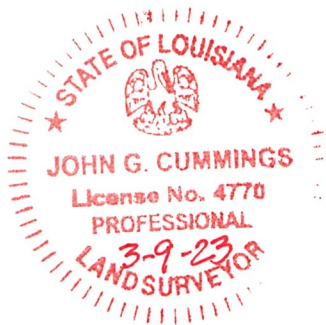
COVINGTON, LA 70433

PLAT PREPARED FOR: TAMMANY NORTH PROPERTIES, LLC

SHOWING A SURVEY OF: RESUBDIVISION OF LOT 39 AND GREENSPACE 6, INTO LOTS 39-A, LOT 48 & LOT 49, WINGFIELD SUBDIVISION, LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMAY 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.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 100'

JOB NO. 15045-39RS

DATE: 01/20/2023

REVISED:



**PLANNING STAFF REPORT**  
2023-3490-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

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**Hearing:** September 12, 2023

**Posted:** August 31, 2023

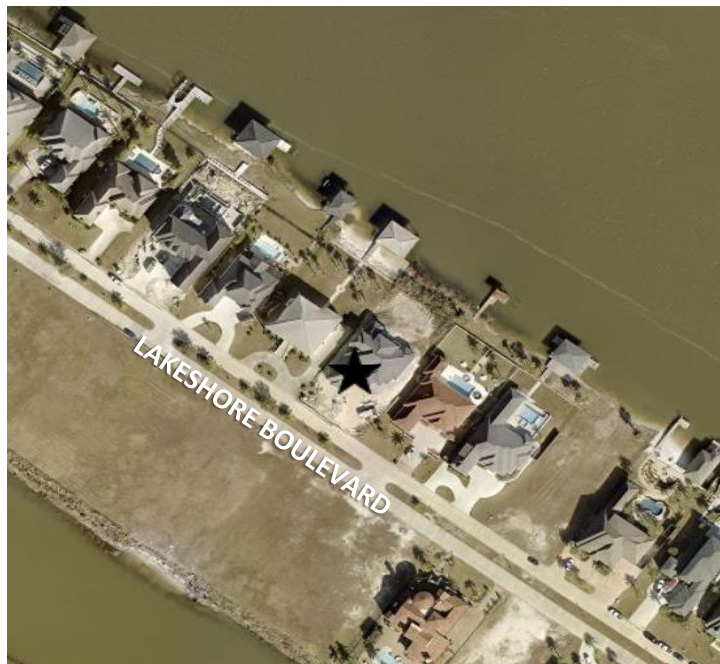
**Location:** Parcel located on the north side of Lakeshore Blvd, east of Lakeshore Blvd South, Slidell, Ward 9, District 13; S2, T10S, R14E

**Owners:** LS-WW2, LLC – Robert L. Torres, Jr. and Timothy Paul Bonura & Crystal Adams Bonura

**Representative:** Wayne A. Collier

**Engineer/Surveyor:** R.W. Krebs

**Type of Development:** Residential



**Current Zoning**

PUD Planned Unit Development

**Total Acres**

.69 acres

**# of Lots/Parcels**

Resubdivision of Lots 87A & W87 into lots  
87A-1 & W87-A Lakeshore Estates Phase  
1A-2

**Surrounding Land Uses:**

Residential

**Flood Zone:**

Effective Flood Zone: A12

Preliminary Flood Zone: AE

**Critical Drainage:** Yes

**STAFF COMMENTARY:**

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

The owner is requesting to reconfigure existing Lots 87A and W87 into Lots 87A-1 and W87-A, Lakeshore Estates, Phase 1A-2. 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 Commission  
September 12, 2023

Department of Planning and Development  
St Tammany Parish, Louisiana

2023-3490-MRP



**PLANNING STAFF REPORT**  
2023-3490-MRP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

**Residential Medium 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.



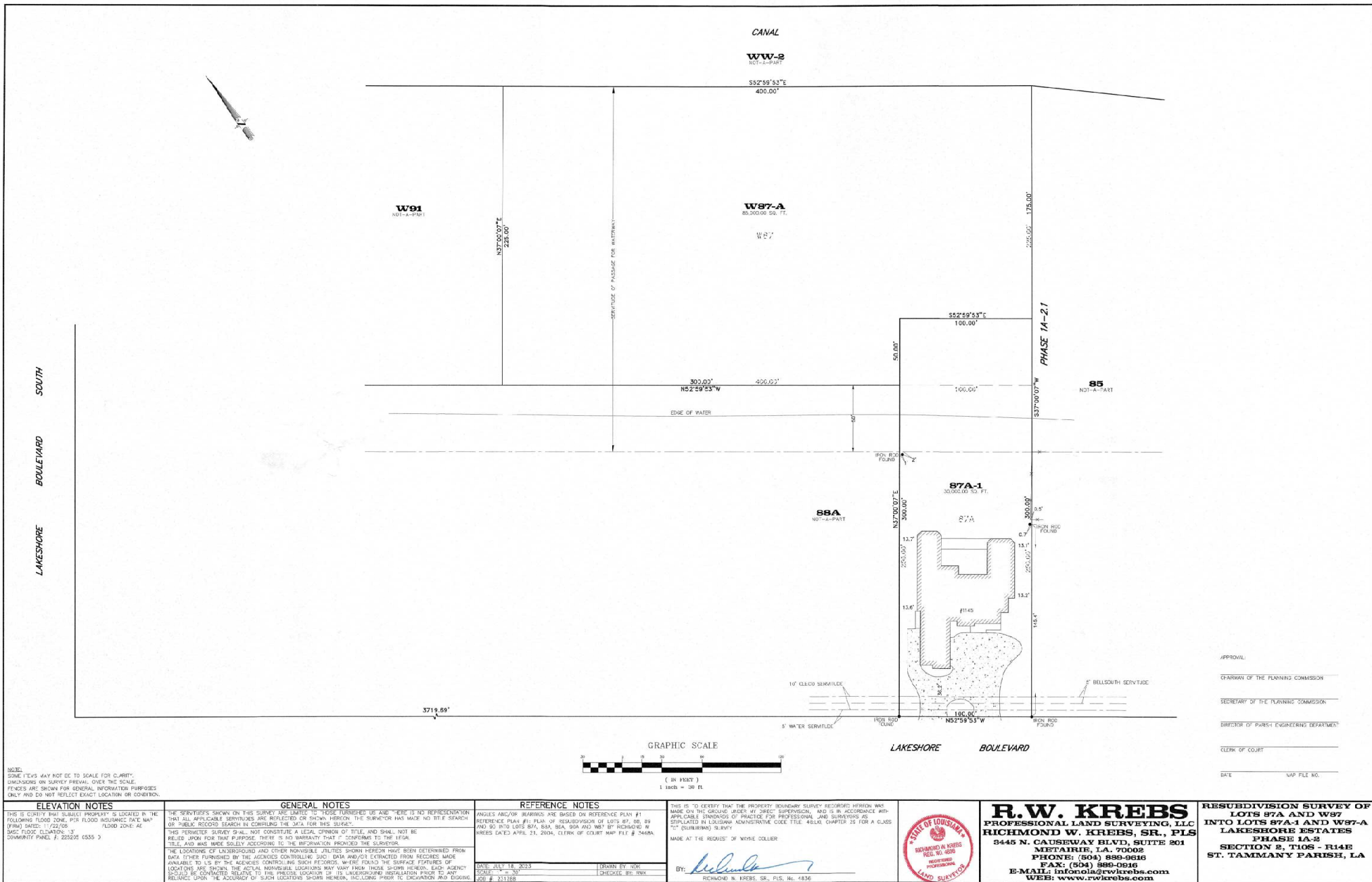
2023-3490-MRP

SUNSET

LAKE SHORE









**PLANNING STAFF REPORT**  
2023-3500-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](http://stpgov.org/planning)

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**Hearing:** September 12, 2023

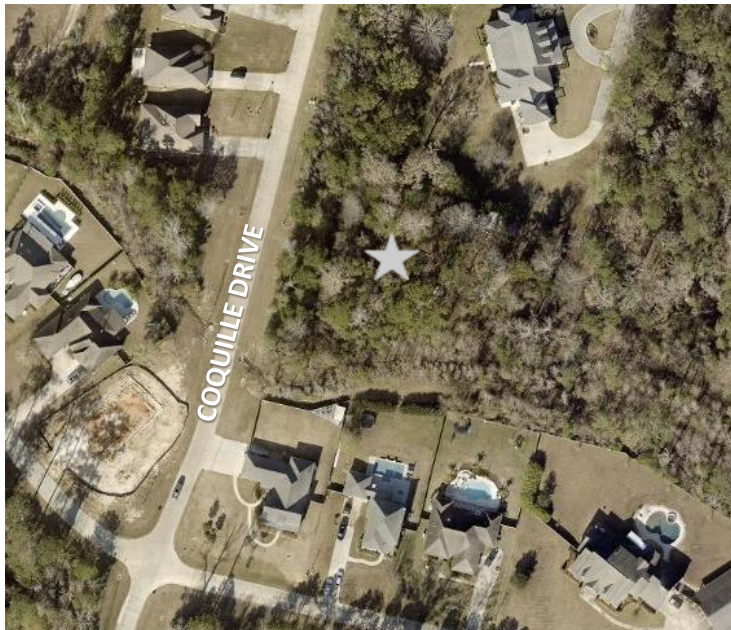
**Posted:** August 30, 2023

**Location:** Parcel located on the east side of Coquille Drive, south of LA Highway 22, Madisonville, Ward 1, District 4; S37 & 42, T7S, R10E

**Owners & Representative:** Pontchartrain Constructors, LLC – Robert Arce

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

**Type of Development:** Residential



**Current Zoning**

PUD Planned Unit Development

**Total Acres**

.17 acres

**# of Lots/Parcels**

Resubdivision of parcels G13 & G14 and a portion of common area into parcels G13-A & G14-A and remaining common area, Coquille Phase 1

**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 owner is requesting to reconfigure two (2) lots being G13 and G14, and a portion of common area into Parcels G-13A, G14A, and a portion of common area, Coquille Subdivision, Phase 1. The public hearing is required considering that:

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



**PLANNING STAFF REPORT**  
2023-3500-MRP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

**Residential Low 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.





KOEP

KRISTIAN

WHITEASH

COQUILLE



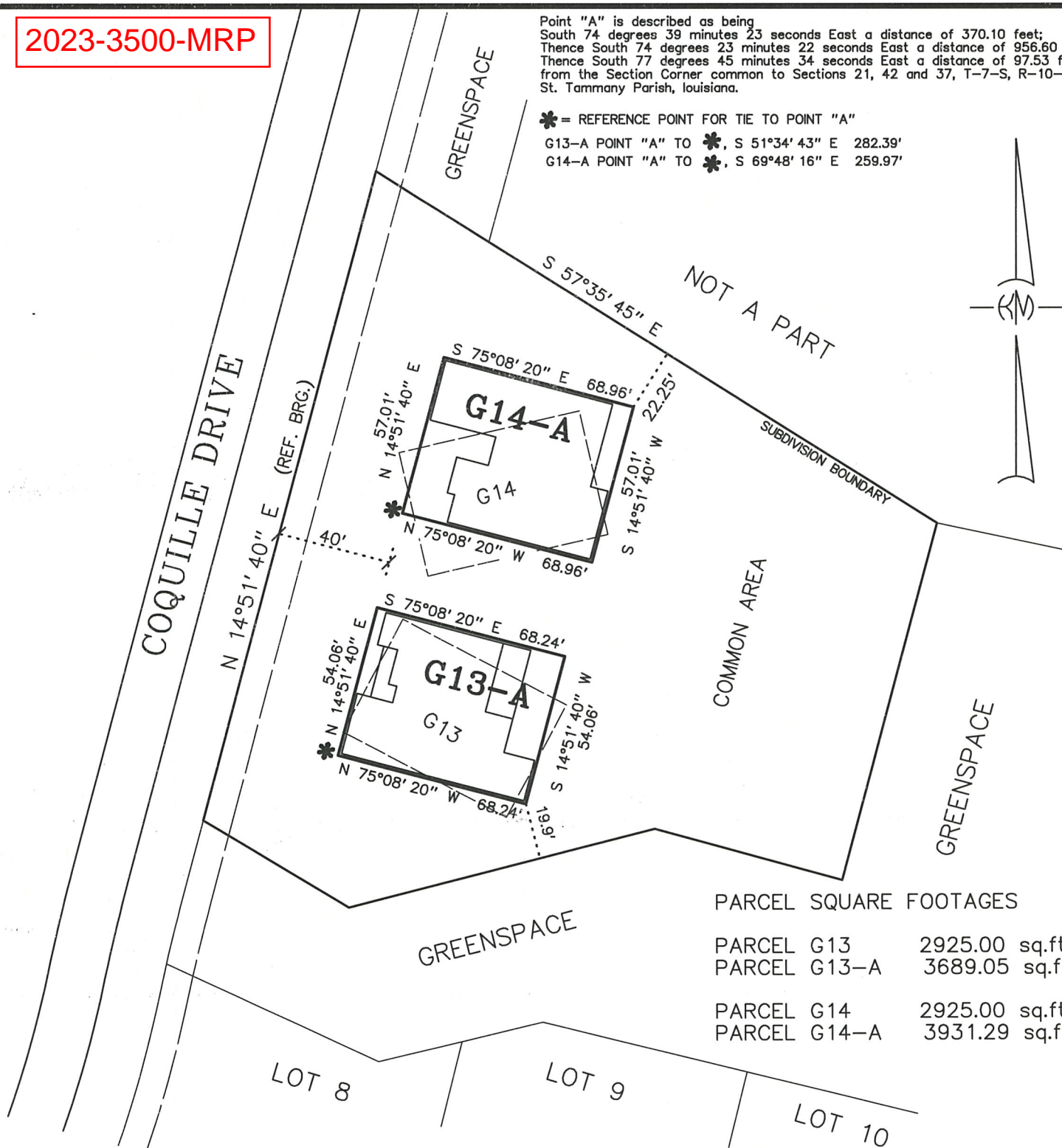
2023-3500-MRP

Point "A" is described as being  
South 74 degrees 39 minutes 23 seconds East a distance of 370.10 feet;  
Thence South 74 degrees 23 minutes 22 seconds East a distance of 956.60 feet;  
Thence South 77 degrees 45 minutes 34 seconds East a distance of 97.53 feet  
from the Section Corner common to Sections 21, 42 and 37, T-7-S, R-10-E,  
St. Tammany Parish, Louisiana.

\* = REFERENCE POINT FOR TIE TO POINT "A"

G13-A POINT "A" TO \* S 51°34' 43" E 282.39'

G14-A POINT "A" TO , S 69°48' 16" E 259.97'



### PARCEL SQUARE FOOTAGES

PARCEL	G13	2925.00	sq.ft
PARCEL	G13-A	3689.05	sq.ft

PARCEL	G14	2925.00	sq.ft
PARCEL	G14-A	3931.29	sq.ft

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

REFERENCE:  
PLAT OF A RESUBDIVISION BY THIS FIRM  
FILED FOR RECORD 05-19-2008, MAP FILE NO. 4688  
FROM WHICH SERVITUDES AND BASIS OF BEARINGS  
WERE TAKEN.

NOTE  
ALL LOT CORNERS MARKED  
WITH 1/2" IRON RODS

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.



*[Handwritten signature]* 2-31-23  
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.

A RESUBDIVISION OF PARCELS G13, G14,  
AND A PORTION OF COMMON AREA INTO  
PARCELS G13-A, G14-A, AND COMMON AREA,  
ALL IN COQUILLE, PHASE 1, IN SECTIONS 37 & 42  
T-7-S, R-10-E, G.L.D., ST. TAMMANY PARISH, LA.

SCALE:	1" = 50'	DATE:	07-31-23
DRAWN:	DRJ	JOB NO.:	23-167/168
REVISED:			

PREPARED FOR:

PONTCHARTRAIN CONSTRUCTORS, LLC

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS

845 GALVEZ ST., MANDEVILLE, LA. 626-5611



**PLANNING STAFF REPORT**  
2023-3510-MRP

MICHAEL B. COOPER  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

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985-898-2529      21454 Koop Drive, Suite 1B, Mandeville, LA 70471      [stpgov.org/planning](http://stpgov.org/planning)

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**Hearing:** September 12, 2023

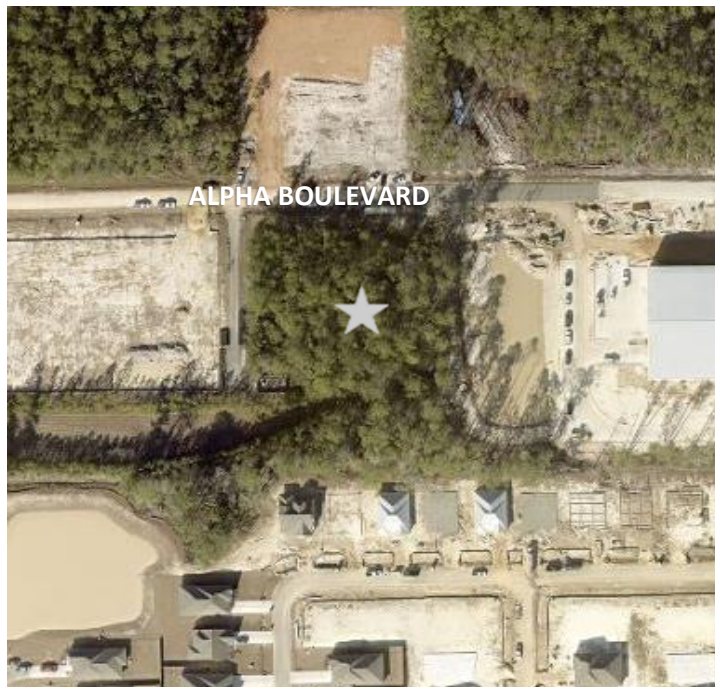
**Posted:** August 30, 2023

**Location:** Parcel located on the south side of Alpha Boulevard, east of LA Highway 59, Mandeville, Ward 4, District 5; S19, T7S, R12E

**Owners & Representative:** Alpha 59, LLC – Mark Sieverding & Kenneth Upton – Managers

**Surveyor:** Lowe Engineers

**Type of Development:** Industrial



**Current Zoning**

I-2 Industrial District

**Total Acres**

1.45 acres

**# of Lots/Parcels**

Resubdivision of lots 12A, 13A & 14A into  
Lot 12A1, Alpha Industrial Park Phase 2B

**Surrounding Land Uses:**

Industrial and Residential

**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 Lots 12A, 13A, 14A into Lot 12A1, Phase 2B, Alpha Industrial Park 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**  
2023-3510-MRP

**MICHAEL B. COOPER**  
PARISH PRESIDENT

**PLANNING & DEVELOPMENT**  
Ross Liner  
Director

*New Directions 2040*

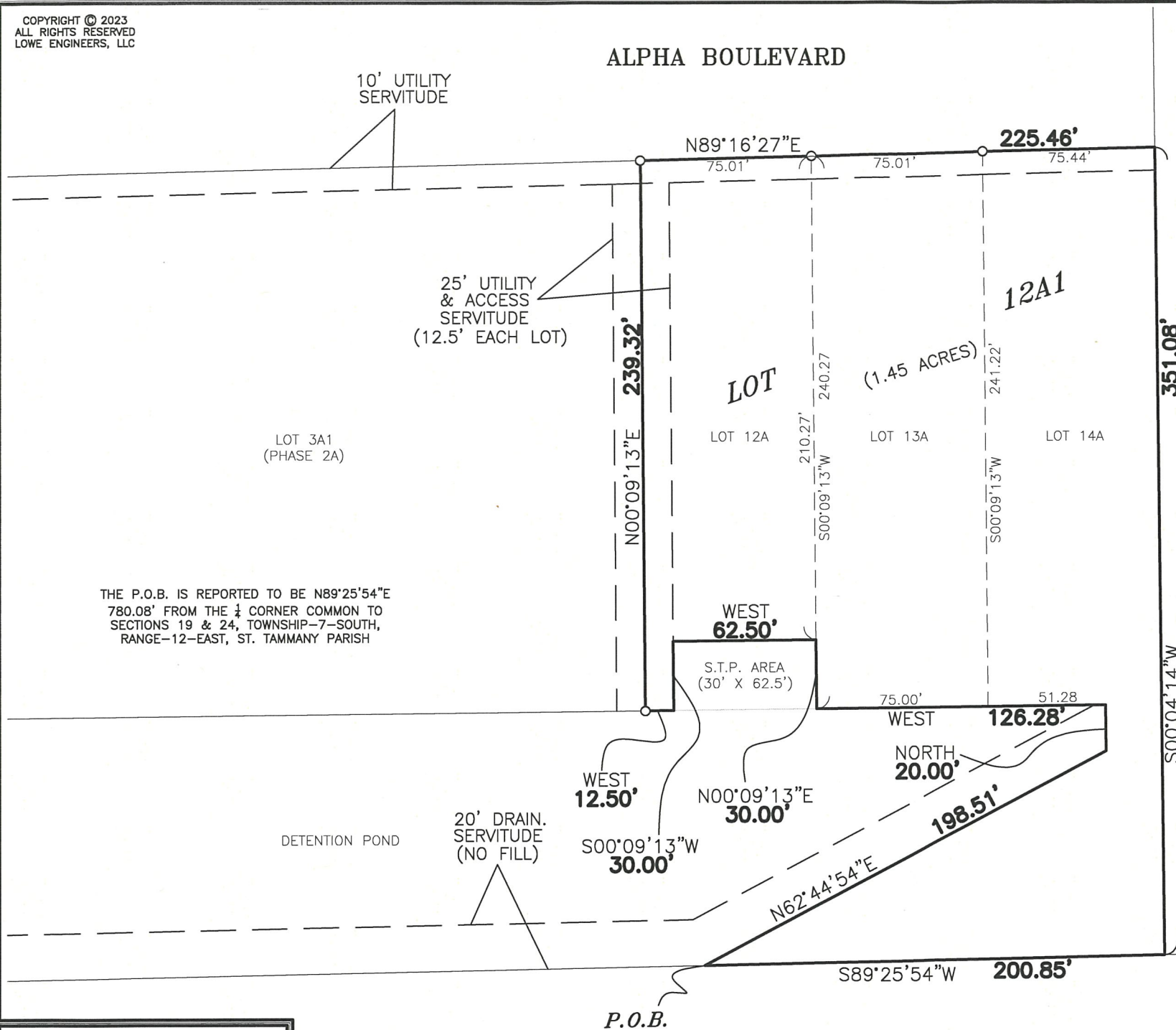
**Residential Medium Intensity:** Medium Intensity neighborhoods include a broader mix of large and small lots but remain predominantly, single-family detached homes. Attached homes such as townhomes and 2-unit homes, as well as assisted living centers may fit into the character of Medium Intensity Residential 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.

**Manufacturing and Logistics:** areas provide abundant space and access to infrastructure for a range of uses including advanced manufacturing, storage and distribution, maritime uses, and utilities. These uses serve important economic goals, including provision of living-wage jobs and contribution to a strong tax base. However, some of these uses can negatively impact surrounding communities through truck traffic, noise, and pollution. Manufacturing and Logistics areas are therefore located away from sensitive ecological areas and existing and planned residential areas, and should be located adjacent to high capacity transportation corridors.









APPROVALS:

CHARIMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

NOTE: 1/2" IRON RODS TO BE SET AFTER  
PARISH APPROVAL OF RESUBDIVISION MAP

**REFERENCE SURVEY:**  
A Subdivision Plat Map of Alpha Industrial Park Subdivision, Phase 2A & 2B done by John E. Bonneau & Associates dated 11/16/2010 & 02/10/2012, having Survey No. 2008-081 & 2008-081C. REF. MAP FILE #4960 & #5195.  
**BASIS FOR BEARINGS/ANGLES:**  
The Reference Survey.  
**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.

**BUILDING SETBACKS**  
FRONT:  
SIDE:  
SIDE STREET:  
REAR:

LEGEND

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

Survey No. 23-140361 Drawn by: MAB Scale: 1" = 60'  
Date: AUGUST 01, 2023 Revised:

**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 0245 C; Revised: OCTOBER 17, 1989

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.

A RESUBDIVISION MAP OF  
LOTS 12A, 13A 14A, PHASE 2B,  
ALPHA INDUSTRIAL PARK SUBDIVISION  
into  
LOTS 12A1, PHASE 2B,  
ALPHA INDUSTRIAL PARK SUBDIVISION  
situated in  
Section 19, Township-7-South, Range-12-East  
in  
St. Tammany Parish, Louisiana  
for  
SIEVERDING CONSTRUCTION, INC.

**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  
Professional Land Surveyor  
Registration No. 4423

# **TENTATIVE SUBDIVISION REVIEW**



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**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 5, 2023)*

CASE NO.: 2023-3417-TP

PROPOSED SUBDIVISION NAME: Jessikat Estates Subdivision

DEVELOPER: First Horizon, Inc.  
7660 Pecue Lane  
Baton Rouge, LA 70809

ENGINEER/SURVEYOR: McLin Taylor, Inc.  
P.O. Box 1266  
Livingston, LA 70754

SECTION: 10                                      WARD: 1  
TOWNSHIP: 7 South                              PARISH COUNCIL DISTRICT: 1  
RANGE: 10 East

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 northwest side of Rex Avenue,  
   north of Brewster Road, west of LA Highway 1077, south of  
   Interstate 12, Madisonville, Louisiana.

SURROUNDING LAND USES:                      North - A-3 Suburban  
   South - A-4 Single Family Residential  
   East - A-4 Single Family Residential  
   West - A-3 Suburban

TOTAL ACRES IN DEVELOPMENT: 52.637 Acres

NUMBER OF LOTS: 89 Lots                      TYPICAL LOT SIZE: 100' x 130', 100' x 150'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-3 Suburban

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 2



### **Department of Planning and Development**

This case was previously postponed at the July 11, 2023 and the August 8, 2023 Planning Commission meetings.

The Tentative plans and documentation have been reviewed by this office and an inspection was made of the site on August 29, 2023. Tentative approval shall be subject to the below informational items, approval of the required waivers and comments #1 - #5 being completed and addressed.

### **General Comments:**

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 email. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
2. The developer is requesting a waiver of Section 125-25 (a) so that "unmitigated wetlands" are not deducted from the "area, net" for the project when calculating the project density, see attached email and wetland letter from the wetlands consulting firm. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
3. In accordance with STP Ordinance Section 125-56(c) subdivisions where only one entrance is provided shall be required to provide a boulevard entrance meeting Section 125-56 (c) standards. The current subdivision configuration does not account for the minimum boulevard entrance standards, as such the developer is requesting a waiver of this section, see attached email. A waiver of this section requires a 2/3rds majority affirmative vote of the Planning Commission Membership.
4. A revised Traffic Impact Analysis needs to be updated to reflect and account for the previous comments and markup summary issued to the developer and the engineer of record on September 5, 2023.
5. The Tentative Plat and supporting documentation need to be updated to reflect and account for the previous comments and markup summaries issued to the developer and the engineer of record on September 5, 2023.

### **New Directions Information**

**Residential: Medium-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.

### **Sec. 125-94. - Miscellaneous.**

The planning commission shall review whether subdivision plans meet the minimum requirements, and shall consider whether the plans ensure and conform to the best interests of public health, safety and

welfare. The planning commission shall reserve the right to stipulate any reasonable additional requirements for subdivisions. These considerations may include, but are not limited to the following:

- (1) Recreational areas.
- (2) General street design and construction specifications.
- (3) Buffer zones and screening.
- (4) Lot designs and configurations

### **Informational Items**

The subdivision is proposing to connect to the existing parish-maintained local road “Vista Street” which is approximately 14 to 16 feet wide. Considerations will need to be made to increasing the width of this roadway to an acceptable standard during the Preliminary design phase.

Per the T.I.A. received on 8/15/2023, the developer is requesting to work with The Parish and pursue in-kind contributions from the developer to The Parish to allow for a more global solution along Brewster Road in lieu of installing an EB Left Turn Lane on Brewster Road. The Parish is in discussions with the developer regarding this request, and will need a finalized plan prior to Preliminary Approval being granted.

In accordance with STP Ordinance Section 125-95(a) green space must be set aside for recreational purposes. Provide recreational activity plan for the subdivision including a schedule of implementation prior to Preliminary Approval.

The developer is responsible for contacting the USPS Regional Growth management Coordinator to verify the appropriate street names, addresses and mail delivery location for this development.

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

Revised drawings will not be accepted for review or placement in the packet prior to the September 12, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



## Theodore C. Reynolds

---

**From:** Andrew Cahanin <acahanin@dsldhomes.com>  
**Sent:** Wednesday, June 28, 2023 3:30 PM  
**To:** Maria T. Robert  
**Cc:** Carl Cleland; Chris A Cloutet; Daniel P. Hill; Elizabeth D. Smythe; Erin D. Cook; Heidi Hayes; Helen Lambert; Holly O'Neal; Jay Watson; Joey Lobrano; Mitchell D. Roniger; Regan K. Contois; Ross P. Liner; Sabrina Schenk; Sean M. Ladreyt; Shelby R. Vorenkamp; Tanya M. Washington; Theodore C. Reynolds; billy@mclintaylor.com; pjm@jonesfussell.com; Nick Ferlito  
**Subject:** RE: [EXTERNAL] Jessikat Estates Subdivision - Tentative Submittal Markups & Summary  
**Attachments:** 2220370\_Tentative PLAT.pdf; Tentative Plat (06.07.2023) Jessikat Estates (Markup Plan & Summary)\_Comment Responses.pdf; Madisonville 53-Acre Tract-Email Response.pdf

### EXTERNAL EMAIL - THINK BEFORE YOU CLICK

Maria,

Please see the attached revised Tentative Plat for Jessikat Estates as well as the Mark Up plan and summary with comments addressed. I have handed the 12 hard copies of the plat as well as the Mark Up Summary with comments addressed earlier today to Erin Cook. Also, please see below our request for 3 waivers as listed on the comment responses.

1. The acreage for the wetlands to be mitigated is 12.59 acres and the acreage for the wetlands that will not be mitigated is 8.76 acres. It is the desire and the goal of the developer to preserve, and thereby not disturb or mitigate, as much of the on-site wetlands as possible. It is the developer's belief that the preservation of these wetlands is in the best interest of the project, the surrounding area and the Parish. Accordingly, the developer is requesting a waiver of Section 130-5 so that "unmitigated wetlands" are not deducted from the "area, net" for the project when calculating the project density. We have also attached our wetlands delineation for the site as well as a letter from our wetlands consulting confirming that the wetlands on site could be permitted, mitigated and developed.
2. In an effort to provide the larger lots required by the A-3 zoning, preserve on-site wetlands and create perimeter buffers along the project, we will need to exceed the maximum cul-da-sac length. Therefore, we are requesting a waiver of this requirement. Please note that we are only exceeding the maximum length by less than 200 feet.
3. The shape of the subject property is unique and irregular. The portion of the subject property that abuts the Vista Street right way is only sixty (60') feet wide and this width is maintained for a depth of approximately one thousand (1,000) feet. Accordingly, we physically do not have the room necessary to provide a boulevard entrance. Accordingly, we are requesting a waiver of this requirement.

I will be sending out in a separate email shortly following this one, with the Will Serve letter from Tammany Utilities for water and sewer. Thanks again and let us know if you need anything else.

---

**From:** Maria T. Robert <mtrobert@stpgov.org>  
**Sent:** Wednesday, June 21, 2023 4:21 PM  
**To:** Andrew Cahanin <acahanin@dsldhomes.com>  
**Cc:** Carl Cleland <ccleland@stpgov.org>; Chris A Cloutet <cacloutet@stpgov.org>; Daniel P. Hill <dphill@stpgov.org>; Elizabeth D. Smythe <edsmythe@stpgov.org>; Erin D. Cook <edcook@stpgov.org>; Heidi Hayes <HHayes@stpgov.org>;

Helen Lambert <hlambert@stpgov.org>; Holly O'Neal <honeal@stpgov.org>; Jay Watson <jwatson@stpgov.org>; Joey Lobrano <joeyl@stpgov.org>; Mitchell D. Roniger <mdroniger@stpgov.org>; Regan K. Contois <rkcontois@stpgov.org>; Ross P. Liner <rliner@stpgov.org>; Sabrina Schenk <sschenk@stpgov.org>; Sean M. Ladreyt <smladreyt@stpgov.org>; Shelby R. Vorenkamp <srvorenkampdev@stpgov.org>; Tanya M. Washington <tmwashington@stpgov.org>; Theodore C. Reynolds <tcreynolds@stpgov.org>; billy@mclintaylor.com; pjm@jonesfussell.com; Nick Ferlito <nick.ferlito@neel-schaffer.com>

**Subject:** [EXTERNAL] Jessikat Estates Subdivision - Tentative Submittal Markups & Summary

Mr. Cahanin,

This office is in receipt of your Tentative approval check sheet and plans for Jessikat Estates Subdivision.

The staff has reviewed your submittal and our comments are attached. To assist in our review, please reply to each comment directly on the Markup Summary attached to this email. Once the staff comments have been addressed, please submit twelve (12) hard copies of the revised plat, as well as delivered digitally as a PDF document or dropped off at the office along with the twelve (12) hard copies.

Please be advised that the attached information and hardcopy submittal must be answered and received by this office before C.O.B. on Wednesday, June 28<sup>th</sup>, 2023 so that our report to the Planning Commission can be completed. Once we receive the information needed to comply with the attached comments, our review will continue and additional comments may arise.

If you have any questions or need further clarification regarding the attached comments please feel free to contact this office.

Kindly,



**Maria T. Robert, MSCE, PE**

Engineer III - Department of Engineering

**St. Tammany Parish Government**

21454 Koop Drive, Building B, Mandeville, LA 70471

p: 985.898.2552 e: [mtrobert@stpgov.org](mailto:mtrobert@stpgov.org)

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

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

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March 16, 2023

TENTATIVE S/D PLANS  
RECEIVED  
06/28/2023  
DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY**

Paul J. Mayronne  
Jones Fussell, L.L.P.  
Northlake Corporate Park  
Suite 103 1001 Service Rd.  
East, Highway 190

ATTN: Mr. Paul J. Mayronne

RE: Information requested in email dated March 1<sup>st</sup> 2023; Madisonville 53 Acre Tract

Dear Mr. Mayronne:

I am an Environmental Scientist with ELOS Environmental LLC. I have five years of experience in the field, earned a Wetland Delineation Certificate from The Wetland Training Institute, and additionally earned a Bachelor of Science in Biology.

Through use of our proposed delineation and the proposed design provided on 03/07/2023, ELOS is of the opinion that the entire 21.35 acres of wetlands on the tract can be permitted through DNR and USACE Section 404 permitting process; however, the proposed site design will impact only 12.94 acres. Thus preserving 8.41 acres of wetlands within the site. Using historical imagery and current vegetation located on the site ELOS opines the wetlands will be classified as pine savannah. Over time without prescribed and/or natural burning of savannah habitat, it can become overgrown and present vegetation more akin to pine flatwoods. However, we believe the USACE will agree with our professional opinion and push for pine savannah mitigation credits to be purchased. Through section 404 of the Clean Water Act, a joint permit application will be submitted to both the Department of Natural Resources (DNR) and the U.S. Army Corps of Engineers (USACE). Once a jurisdictional determination is made agencies involved will require compensatory mitigation for any wetlands impacted. These credits will have to be purchased before issuance of a permit can occur.

Please note that this is strictly a professional opinion based on readily available data and minimal field assessment. This assessment is not an official wetland determination, only the U.S. Army Corps of Engineers (USACE) has the authority to make an official jurisdictional wetland determination.

If you would like to discuss the request, please do not hesitate to contact me at the office by phone at 985-662-5501, fax at 985-662-5504, or e-mail at [bdardar@elosenv.com](mailto:bdardar@elosenv.com).

Sincerely,  
**ELOS Environmental, LLC**

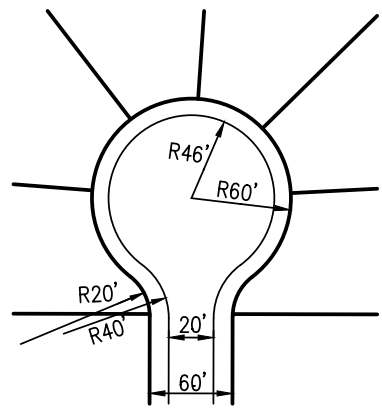
Basile Dardar  
*Environmental Scientist*



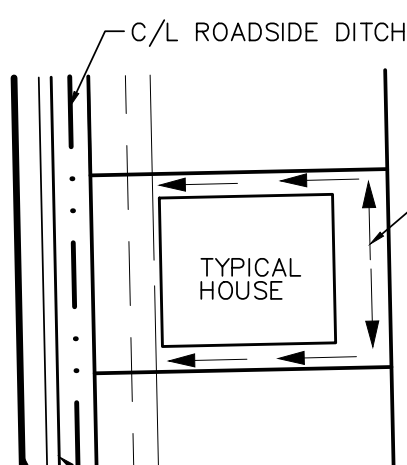


VICINITY MAP

SCALE: 1" = 2000'

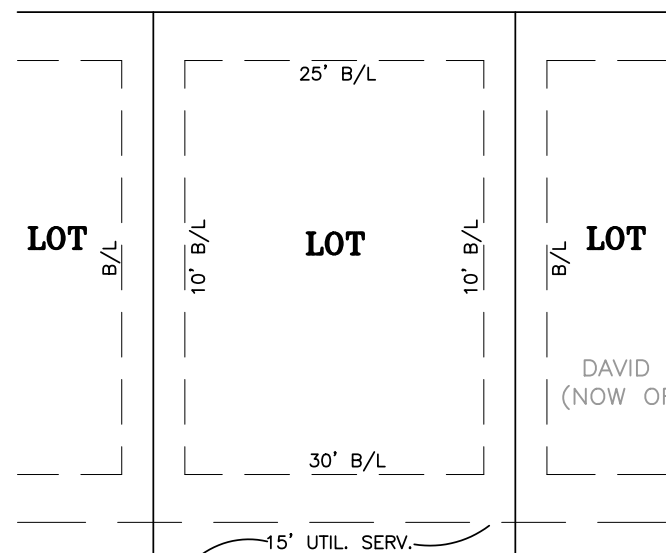


TYPICAL CUL-DE-SAC



TYPICAL LOT DRAINAGE  
(BACK TO FRONT)

N.T.S.



TYPICAL LOT LAYOUT

N.T.S.

## GENERAL NOTES

1. WETLAND INFORMATION PROVIDED BY ELOS ENVIRONMENTAL, L.L.C.
2. MAX. HEIGHT OF BLDG.: 35'
3. SEWER AND WATER SERVICE WILL BE BROUGHT TO THE SITE FOR TIE IN.
4. THE MINIMUM CULVERT SIZES TO BE USED FOR DRIVEWAYS ARE LABELED ON THE DRAINAGE PLAN.
5. PLAYGROUND EQUIPMENT TO BE ERCTED IN THE RECREATION AREA.

## REFERENCE:

1. BOUNDARY SURVEY OF 55.776 ACRES LOCATED IN SECTION 10, T7S-R10E... BY KELLY J. McHUGH, P.E., P.L.S., DATED 11-08-2005.
2. FINAL PLAT OF PALM COURTS LOCATED IN SECTION 10, T7S-R10E... BY KELLY J. McHUGH, P.E., P.L.S., DATED 05-09-2008.
3. ACT OF DEDICATION AND DONATION FROM PALM COURTS PROPERTY OWNERS ASSOCIATION TO THE PARISH OF ST. TAMMANY DATED 7-28-2012. (INSTRUMENT NUMBER: 1872801)
4. CASH SALE DEED FROM RESOURCE BANK TO LAGRANGE LEGACY, LLC. DATED 8-31-2016. (INSTRUMENT NUMBER: 2035768)

## LEGEND

- = WETLANDS FROM PRELIM. J.D. OF 10/31/2022
- = WETLANDS TO BE MITIGATED
- = DENOTES DIRECTION OF FLOW

## TENTATIVE PLAT OF JESSIKAT ESTATES

LOCATED IN SECTION 10, T 7 S-R 10 E  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LOUISIANA  
FOR

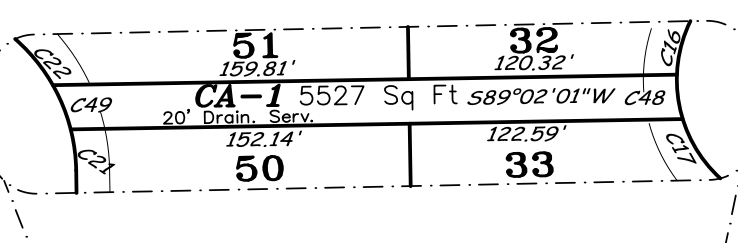
### FIRST HORIZON, INC.

7660 PECUE LANE, STE. 100  
BATON ROUGE, LA 70809  
(225) 287-0277

## WAIVER REQUESTED:

1. REQUEST WAIVER OF MINIMUM CUL-DE-SAC LENGTH
2. BOULEVARD ENTRANCE
3. REQUEST WAIVER OF SECTION 130-5 "UNMITIGATED WETLANDS" NOT DEDUCTED FROM THE "AREA, NET".

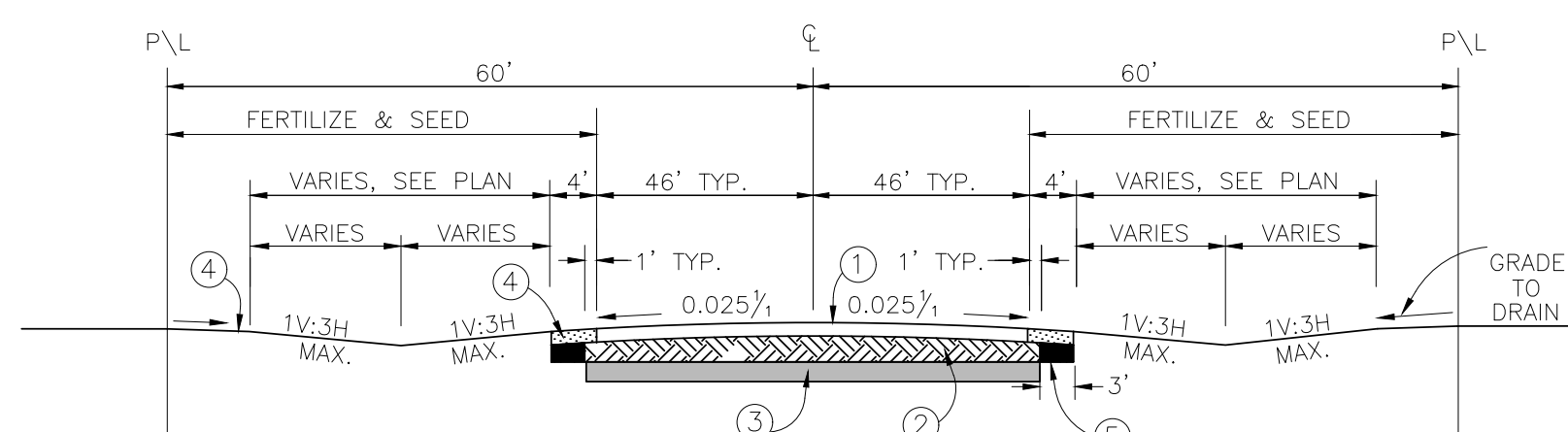
## INSET "A"



CURVE TABLE				
CURVE	RADIUS	ARC LEN.	CHD.BEARING	CHORD
C1	20.00'	17.28'	N 23°51'07" E	16.75'
C2	80.00'	69.21'	N 23°49'07" E	67.08'
C3	20.00'	18.25'	N 25°10'05" E	17.62'
C4	60.00'	295.96'	S 89°59'28" W	75.00'
C5	60.00'	111.71'	N 02°16'23" W	95.96'
C6	60.00'	71.46'	N 89°29'28" W	67.31'
C7	60.00'	67.05'	S 24°22'27" W	63.62'
C8	60.00'	45.74'	S 29°28'51" E	44.64'
C9	20.00'	17.58'	S 26°08'36" E	17.02'
C10	20.00'	17.99'	N 24°47'41" E	17.39'
C11	20.00'	17.99'	N 24°47'41" E	17.39'
C12	60.00'	295.98'	S 89°14'18" W	75.00'
C13	60.00'	34.52'	S 89°08'19" W	34.05'
C14	60.00'	56.94'	N 29°00'55" W	54.83'
C15	60.00'	71.68'	S 89°34'33" W	67.49'
C16	60.00'	55.64'	S 28°47'04" W	53.67'
C17	60.00'	36.63'	S 34°39'16" E	36.07'
C18	20.00'	17.84'	S 26°31'28" E	17.26'
C19	20.00'	31.28'	N 45°46'25" W	28.19'
C20	80.00'	125.66'	N 45°57'59" W	113.14'
C21	80.00'	18.55'	N 07°36'29" W	18.51'
C22	80.00'	46.13'	N 46°09'16" W	45.49'
C23	80.00'	39.51'	N 76°49'11" W	39.11'
C24	80.00'	125.66'	S 44°02'01" W	113.14'
C25	80.00'	62.31'	S 66°43'10" W	60.75'
C26	80.00'	63.95'	S 21°43'10" W	61.71'
C27	20.00'	18.18'	S 24°59'02" W	17.50'
C28	20.00'	18.18'	S 24°59'02" W	17.50'
C29	60.00'	295.97'	N 89°37'07" E	75.00'
C30	60.00'	61.47'	S 21°34'57" W	58.82'
C31	60.00'	66.67'	S 39°36'00" W	63.29'
C32	60.00'	66.67'	N 76°44'17" E	63.29'
C33	60.00'	77.54'	N 07°52'58" E	72.26'
C34	60.00'	23.62'	N 40°25'08" W	23.47'
C35	20.00'	17.71'	N 66°19'54" W	17.14'
C36	20.00'	31.42'	N 44°02'01" E	28.28'
C37	20.00'	31.42'	S 45°57'59" E	28.28'
C38	20.00'	36.93'	S 34°17'52" W	34.61'
C39	60.00'	167.70'	S 10°30'32" E	118.20'
C40	60.00'	73.86'	S 34°17'52" W	69.28'
C41	60.00'	46.46'	S 42°37'09" E	43.31'
C42	60.00'	27.00'	S 77°41'25" E	26.77'
C43	20.00'	17.30'	S 23°49'07" W	16.77'
C44	80.00'	69.12'	S 23°51'07" W	66.99'
C45	60.00'	20.34'	N 07°52'53" E	20.24'
C46	60.00'	20.22'	S 07°26'24" E	20.13'
C47	60.00'	21.48'	N 21°56'34" W	21.42'
C48	80.00'	20.39'	S 10°42'08" E	20.29'

## \* TYPICAL ASPHALTIC ROADWAY/ENTRANCE SECTION

NOT TO SCALE



## \* TYPICAL CUL-DE-SAC CROSS SECTION

NOT TO SCALE

DRAWN BY:	CRS	BASE BEARING:	GPS - C46NET - RTN (LA SOUTH ZONE - NAD 83)
CREW CHIEF:	BAS	FLOOD ZONE:	"C" BASE FLOOD ELEVATION: N/A
TECHNICIAN:	CRS	F.E.M.A. F.I.R.M. PANEL NO.:	225205 0205 C DATE: 10/17/1989
CHECKED BY:			

## RESTRICTIVE COVENANTS

1. EACH NUMBERED LOT SHALL NOT HAVE MORE THAN ONE (1) SINGLE-FAMILY DWELLING.
2. 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 DEPARTMENT OF ENVIRONMENTAL SERVICES 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).
3. MINIMUM BUILDING SETBACKS SHALL AS NOTED ON FINAL PLAT OR WITHIN THE RESTRICTIVE COVENANTS FOR JESSIKAT ESTATES SUBDIVISION FILED WITH THE CLERK OF COURT FOR ST. TAMMANY PARISH.  
ALL LOTS  
30' FRONT  
25' REAR  
10' SIDE  
15' SIDE FOR CORNER LOT
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN DRAINAGE EASEMENTS, OR STREET RIGHTS-OF-WAY.
5. NO NOXIOUS OR OFFENSIVE ACTIVITY SHALL BE CARRIED ON UPON ANY LOT, NOR SHALL ANYTHING BE DONE THERE ON WHICH MAY BECOME AN ANNOYANCE OR NUISANCE TO THE NEIGHBORHOOD, PARTICULARLY THE USE OF LOTS AS DUMPS OR JUNK CAR STORAGE.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE DETERMINED FROM THE LATEST REVISED FEMA FLOOD INSURANCE RATE MAPS. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE AT MINIMUM 1' ABOVE THE CROWN OF THE ROAD IN FRONT OF THE LOT OR 1' ABOVE THE EFFECTIVE BFE, WHICHEVER IS HIGHER.
7. THIS SUBDIVISION IS IN F.I.R.M. COMMUNITY PANEL 225205 0205 C AND IS CLASSIFIED AS BEING IN FLOOD ZONE "C".
8. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
9. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE PLANNING COMMISSION OF ST. TAMMANY PARISH.
10. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL GREENSPACE.
11. THE FRONT OF EACH LOT SHALL BE SUBJECT TO A 15' UTILITY EASEMENT ALONG ALL STREETS.
12. 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 STREETS-OF-WAY INTERSECT.
13. IN ADDITION TO THE FOREGOING MINIMUM RESTRICTIVE COVENANT, THE DEVELOPERS HAVE CREATED BY SEPARATE ACT, RECORDED IN ORIGINAL INSTRUMENT NO. 2035768, 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.
14. BUILDING CONTRACTOR SHALL CONSTRUCT SHALLOW SWALES IN ACCORDANCE WITH THE APPROVED DRAINAGE PLAN. SWALES SHALL BE CENTERED ALONG LOT LINES AND SHARED BY THE TWO ADJACENT PROPERTIES.
15. EACH RESIDENCE OR ESTABLISHMENT WITHIN THE SUBDIVISION SHALL SUBSCRIBE AND BE SUBJECT TO THE WATER, SEWERAGE, AND SANITATION (GARBAGE AND REFUSE DISPOSAL) SERVICES PROVIDED.
16. 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.

52.637 ACRES
TOTAL ACREAGE
16.06 ACRES
MITIGATED WETLANDS
5.29 ACRES
UNMITIGATED WETLANDS
21.35 ACRES
TOTAL WETLANDS
44.507 ACRES
AREA (EXCLUDES STREET R/W)
100' x 130', 100' x 150'
AVG. LOT SIZE
89
NO. OF LOTS
60'
STREET WIDTH
ASPHALT
ROAD SURFACE
CENTRAL, ST. TAMMANY
SEWER SYSTEM
CENTRAL, ST. TAMMANY
WATER SYSTEM
5,902 ± LN FT (C/L)
STREET LENGTH
A-3
ZONING
12.930 ACRES
OPEN SPACE AREA
8.13 ACRES
STREET ROW
LAKE PONTCHARTRAIN
ULTIMATE SURFACE WATER DISPOSAL
1,500'
MAX. BLOCK LENGTH
ST. TAMMANY UTILITIES
WATER AND SEWER CONNECTION

## LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND SITUATED IN SECTION 10, T 7 S-R 10 E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE COMMON CORNER OF SECTIONS 4, 3, 9, AND 10, T7S-R10E... ALSO BEING THE POINT OF BEGINNING:

- THENCE North 89 degrees 14 minutes 47 seconds East for a distance of 1418.10 feet to a point and corner;
- THENCE South 01 degrees 46 minutes 07 seconds East for a distance of 228.46 feet to a point and corner;
- THENCE South 51 degrees 29 minutes 47 seconds East for a distance of 324.22 feet to a point and corner;
- THENCE South 00 degrees 57 minutes 59 seconds East for a distance of 1213.99 feet to a point and corner;
- THENCE South 89 degrees 46 minutes 32 seconds West for a distance of 273.22 feet to a point and corner;
- THENCE South 00 degrees 57 minutes 59 seconds East for a distance of 1000.56 feet to a point and corner;
- THENCE South 89 degrees 28 minutes 57 seconds West for a distance of 1319.95 feet to a point and corner;
- THENCE South 89 degrees 25 minutes 11 seconds West for a distance of 1337.95 feet to a point and corner;
- THENCE North 01 degrees 02 minutes 51 seconds West for a distance of 1320.48 BACK TO THE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 52.637 Acres more or less.

LINE TABLE		
LINE	LENGTH	BEARING
L1	673'	N 00°54'01" W
L2	34.84'	S 38°30'13" W
L3	50.48'	S 33°36'38" E

## LEGEND: FOR ASPHALT PAVING

- ① 4" (MIN.) ASPHALT PAVEMENT
- ② 12" (MIN.) BASE TO BE TREATED WITH 10% (BY VOLUME) TYPE PORTLAND CEMENT TREATMENT PER LOUISIANA STANDARD SPECIFICATION FOR ROADS AND BRIDGES 2016 EDITION, AS AMENDED OR AS REVISED, FROM TESTING LAB RESULTS.
- ③ 12" PROOF ROLLED SUBBASE (% BY VOLUME LINE TREATED AS DETERMINED IN THE GEOTECHNICAL REPORT BASED ON THE PI OF THE BORINGS)
- ④ NATIVE SOIL SHOULDER SURFACE
- ⑤ 8" MIN. SHOULDER BACKFILL MATERIAL, COMPACTED TO 92% OF ITS STANDARD PROCTOR DENSITY. 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.

\* THIS TYPICAL SECTION REPRESENTS THE MINIMUM FOR ST. TAMMANY PARISH; UPON APPROVAL OF PRELIMINARY PLANS A GEOTECHNICAL INVESTIGATION, INCLUDING A PAVEMENT DESIGN, SHALL BE CONDUCTED.

## BASE PREPARATION AND PAVING NOTES:

1. ALL WORK AND MATERIAL TO BE IN COMPLIANCE WITH THE LOUISIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATION FOR ROADS AND BRIDGES, LATEST EDITION, & ST. TAMMANY PARISH ORDINANCE #125 UNLESS OTHERWISE NOTED.
2. EXISTING TOP SOIL IN PROPOSED ROAD BED TO BE EXCAVATED AND REMOVED AS NECESSARY FOR FINAL GRADE.
3. PROOF ROLL AND STABILIZE SUBGRADE.



McLin Taylor, Inc.

Engineering and Land Surveying

28339 FROST ROAD LIVINGSTON, LA. 70754 (225) 886-1444

2220370

## FIRST HORIZON, INC.

7660 PECUE LANE, STE. 100  
BATON ROUGE, LA 70809  
(225) 287-0277

THIS SURVEY WAS PREPARED AT THE REQUEST  
AND FOR THE EXCLUSIVE USE OF:

### FIRST HORIZON, INC.

THIS FIRM WAS NOT CONTRACTED TO PERFORM A COMPLETE TITLE ABSTRACT OF THE PROPERTY SHOWN HEREON. BE AWARE THAT SERVIDUTES SHOWN HEREON WERE TAKEN FROM REFERENCE DATA AND THAT OTHER SERVIDUTES, ENCUMBRANCES OR RESTRICTIONS, EITHER VISIBLE OR NOT VISIBLE, MAY AFFECT THE SUBJECT PROPERTY.

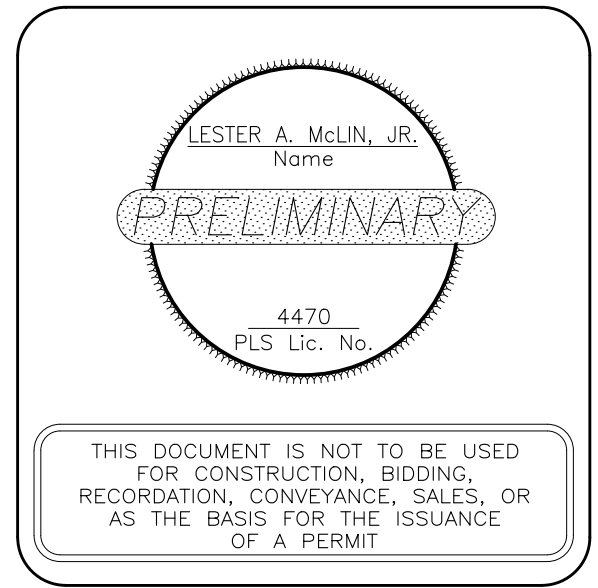
## CERTIFICATION:

THIS IS TO CERTIFY THAT THIS MAP IS MADE IN ACCORDANCE WITH LOUISIANA REVISED STATUTES 33:5051 AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND. THIS MAP IS MADE IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR BOUNDARY SURVEYS FOR CLASS "C" SURVEYS AND IT WAS THE INTENT TO SUBDIVIDE THE TRACT INTO THE PLATTED SUBDIVISION. THIS CERTIFICATION IS SPECIFICALLY RESTRICTED TO THE CLIENT FOR THE REQUIRED SUBDIVISION OF PROPERTY ONLY, AND DOES NOT EXTEND TO THIRD PARTIES UNLESS THE PLAT IS PROPERLY REVISED BY THE CERTIFIER TO REFLECT SAME.

## PRELIMINARY

LESTER A. MC LIN, JR.  
PROFESSIONAL LAND SURVEYOR  
LICENSE #4470  
McLin TAYLOR, INC.

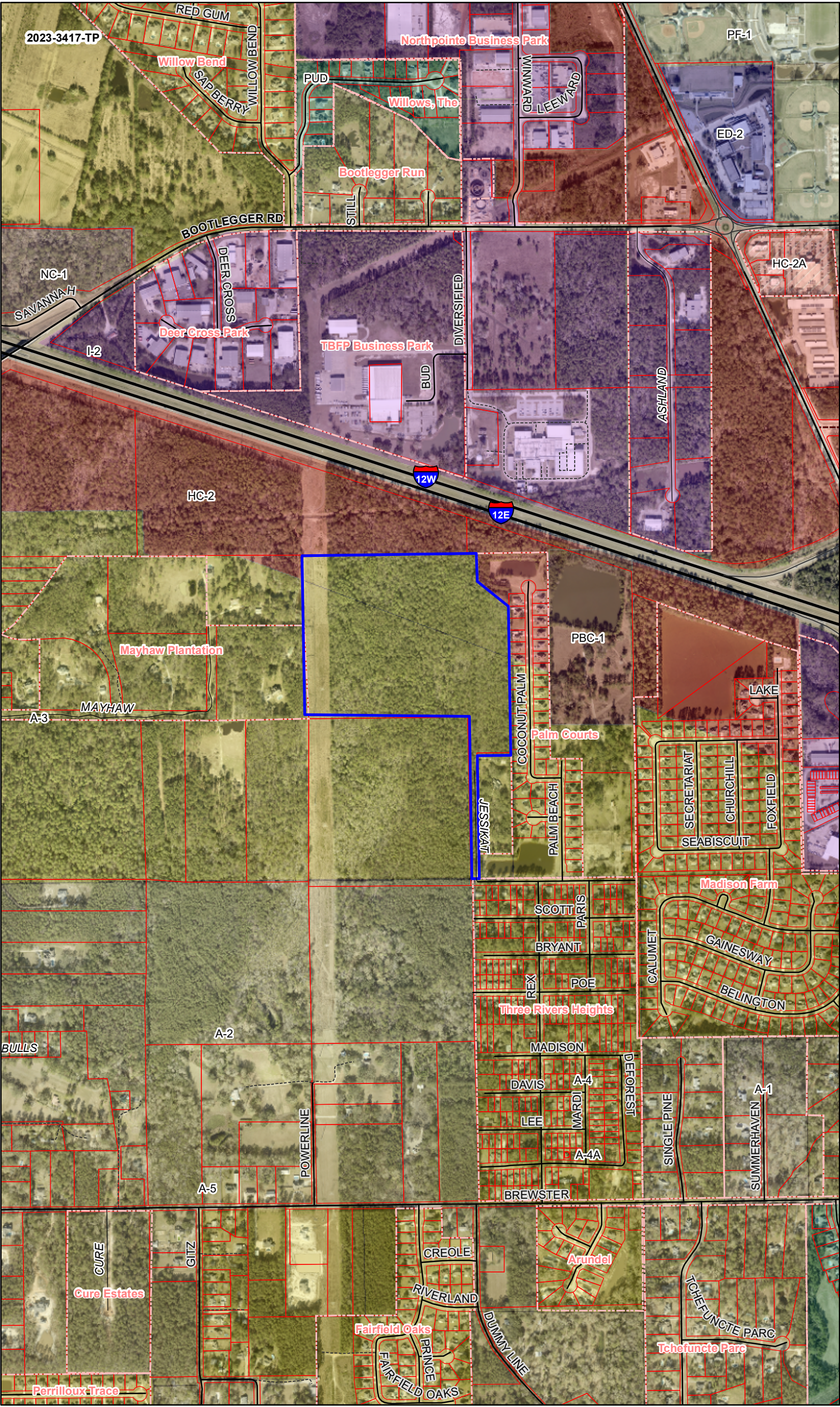
08/21/2023  
DATE



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

DATE: AUGUST 21, 2023







# **PRELIMINARY SUBDIVISION REVIEW**



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**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 5, 2023)*

CASE NO.: 2023-3375-PP

SUBDIVISION NAME: Providence Parks Subdivision, Phase 2 & 3

DEVELOPER: Tower Capital Corporation  
10210 Jefferson Highway; Suite A  
Baton Rouge, LA 70809

ENGINEER/SURVEYOR: Novus Reb Engineering, LLC  
515 Mouton Street; Suite A  
Baton Rouge, LA 70806

SECTION: 21  
TOWNSHIP: 6 South  
RANGE: 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located on the east side LA Highway 1077, north of  
U.S. Highway 190, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 109.19 Acres

NUMBER OF LOTS: 276 Lots                      AVERAGE LOT SIZE: Alley-Loaded: 40'x120'  
Front-Loaded: 60'x120'

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: HC-2, A-4, A-5 & PUD

FLOOD ZONE DESIGNATION: "X" & "AE"

TENTATIVE or PUD APPROVAL GRANTED: August 3, 2017

NUMBER OF POSTPONEMENTS: 3

**STAFF COMMENTARY:**

This case was previously postponed at the June 13, 2023, the July 11, 2023 and the August 8, 2023 Planning Commission meetings.



### **Department of Planning and Development**

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site on August 29, 2023. Preliminary Approval of this case shall be subject to the developer complying with comment #1 and all information items below and no work order to be issued until all required items are satisfactorily completed and submitted.

#### **Drainage Plan:**

1. 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 August 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.

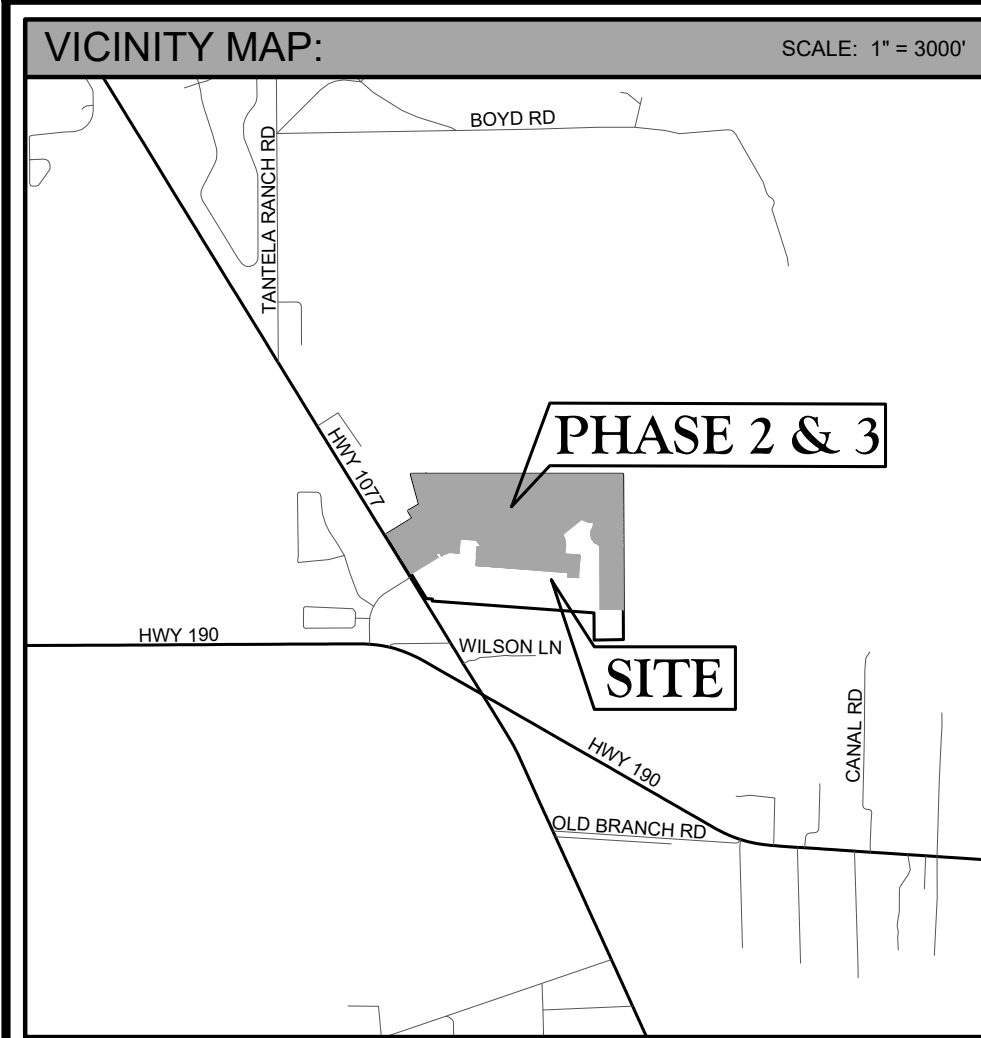
A LDH approval letter will be required for this project regarding the water and sewer lines and systems associated with this project.

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

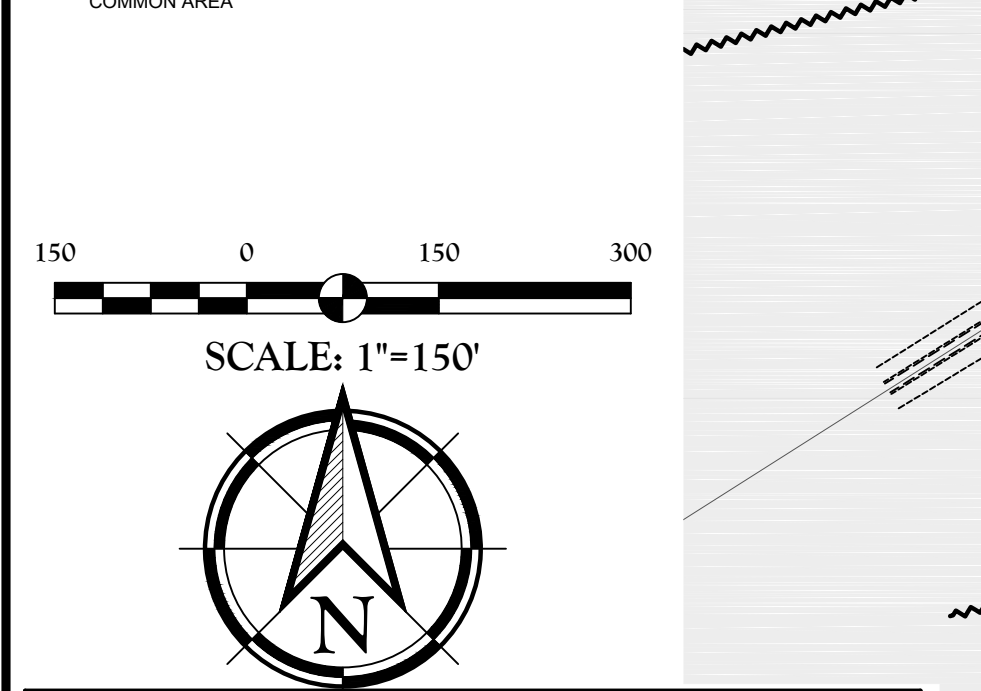
**Mandatory Developmental fees** will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the September 12, 2023 Planning Commission meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





- 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-11" (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-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-24" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-26" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-27" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-20" (NOT A BUILDING SITE) COMMON AREA
- TRACT "X-10" (NOT A BUILDING SITE) COMMON AREA
- TRACT "C-3" (NOT A BUILDING SITE) COMMON AREA
- TRACT "C-2" (NOT A BUILDING SITE) COMMON AREA
- TRACT "C-1" (NOT A BUILDING SITE) COMMON AREA



PHASE 2 & 3 RESIDENTIAL LOT STATISTICS:

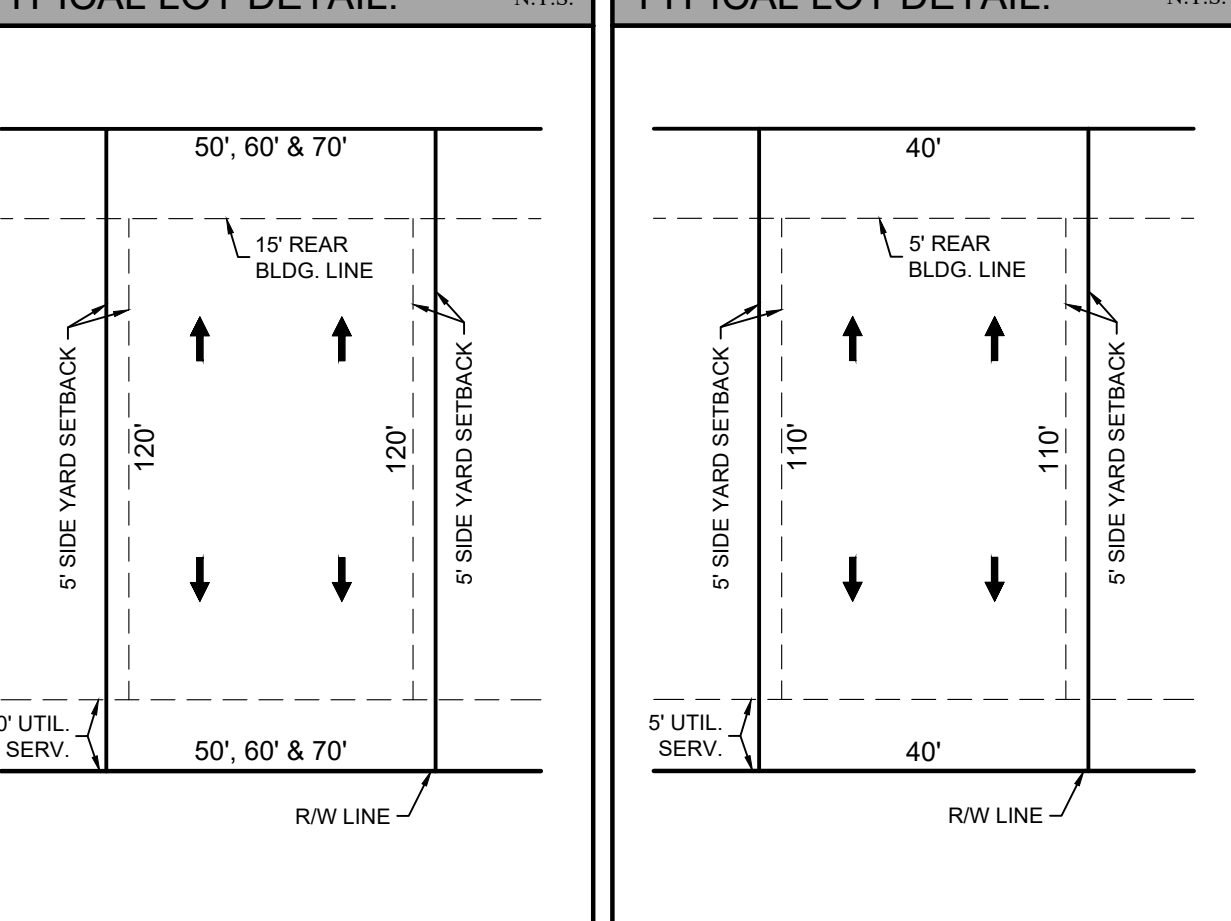
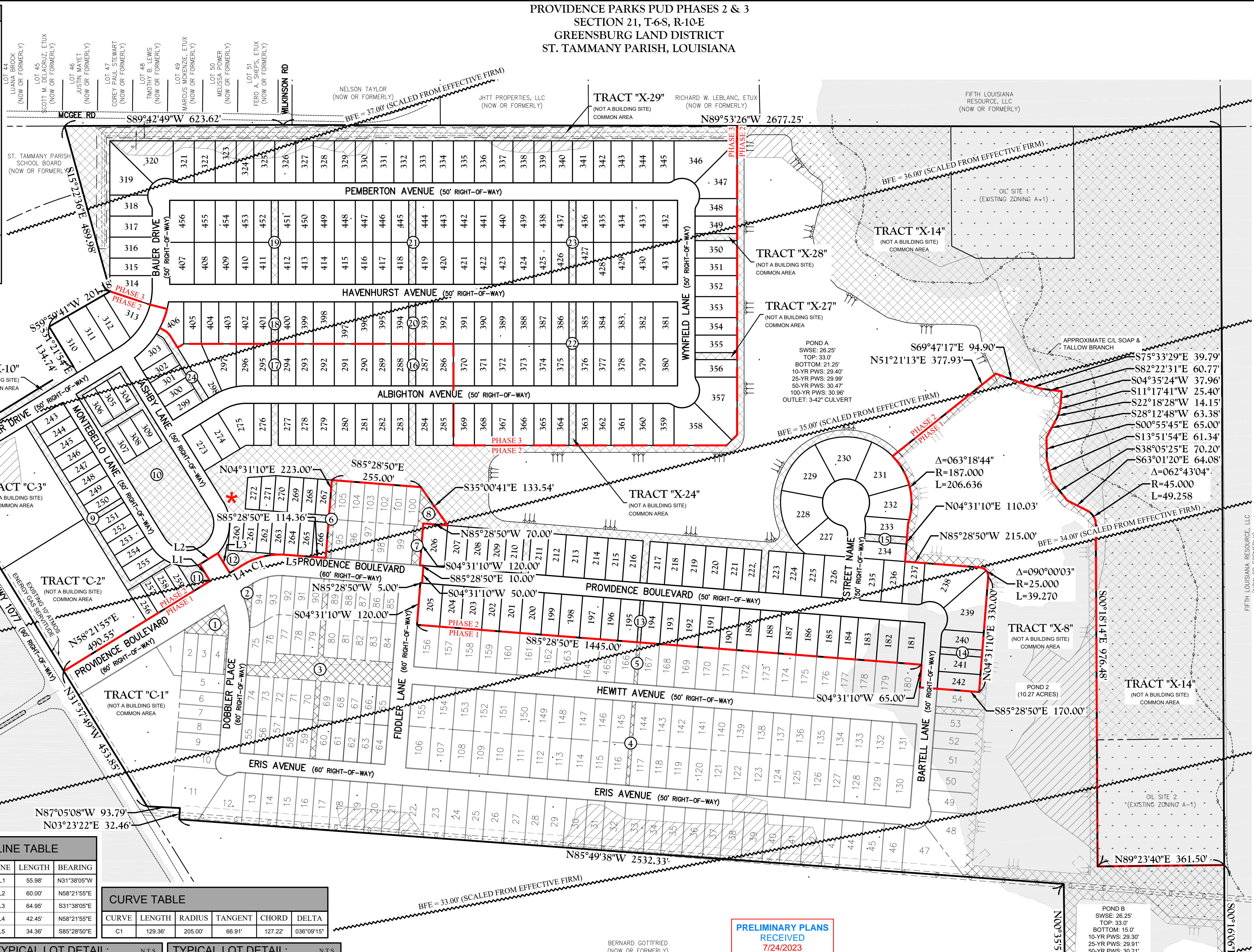
1. ZONING: HC-2, A-4, A-5, & PUD
2. WATER: TAMMANY UTILITIES - WEST
3. SEWER: TAMMANY UTILITIES - WEST
4. ELECTRICAL: CLECO
5. CABLE/TELEPHONE: ATT
6. DRAINAGE: SEE SURFACE DRAINAGE NOTE
7. STREETS: PUBLIC - 50' RW - ASPHALT WITH CURB & GUTTER
8. ALLEYS: PRIVATE - PCC PAVEMENT

PHASE 2 & 3 RESIDENTIAL LOT STATISTICS:

LOT DESCRIPTION	NUMBER OF LOTS	AVERAGE SIZE
FRONT-LOADED LOTS	235	±90' x 120'
ALLEY-LOADED LOTS	41	±40' x 120'
TOTAL	276	N/A
AVERAGE RESIDENTIAL LOT SIZE = 276 LOTS / 43.84 ACRES = 6,919.10 S.F.		

PHASE 2 & 3 SITE STATISTICS:

DESCRIPTION	TOTAL QUANTITY
ROADWAY LINEAR FOOTAGE	9,552.55 L.F.
ROADWAY LINEAR FOOTAGE - PER LOT	33.87 L.F.
ALLEY LINEAR FOOTAGE	1,457.86 L.F.
MAXIMUM BLOCK LENGTH	1,450 L.F.
NO. OF BLOCKS	16
DRAINAGE LINEAR FOOTAGE	7,577.17 L.F.
SEWER LINEAR FOOTAGE	9,690.34 L.F.
GREEN SPACE	39.26 ACRES
AREA OF PUD PHASE 2 & 3	109.19 ACRES
POND AREA	12.18 ACRES



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:

---	EXISTING GAS LINE
---	EXISTING SERVICUTE
---	SIDE SETBACK
---	DRAINAGE SERVICUTE
---	REAR BUILDING LINE
---	CONTOUR LINE
---	WETLANDS (PRESERVED)
---	WETLANDS (MITIGATED)
---	COMMON AREA
---	FLOOD ZONE "AE"
*	MAIL KIOSK LOCATION

PRELIMINARY PLANS  
RECEIVED  
7/24/2023  
DEVELOPMENT  
ENGINEERING

ENGINEERING  
REVIEW COPY

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

PRELIMINARY PLAT  
THIS PLAT IS NOT A BOUNDARY SURVEY AND IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, SALES, CONVEYANCE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

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PRELIMINARY DOCUMENT FOR REVIEW ONLY  
This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

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

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 OPERABLE OR OTHERWISE CONNECTED TO A COMMUNITY (CENTRAL) SEWERAGE AND/OR WATER SYSTEM(S) ALL AS APPROVED BY THE ST. TAMMANY PARISH DEPARTMENT OF ENVIRONMENTAL SERVICES. WHENEVER A SUBDIVISION IS SERVED BY A COMMUNITY (CENTRAL) WATER SYSTEM (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 36'
- 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 NOYANCE 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 1'0" 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, PORCHES, 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 SERVICUTE OF PASSAGE (P.S.O.P.) WILL BE MAINTAINED BY THE SUBDIVISIONS HOA. SUBSURFACE 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 DEVELOPER AND MAINTAINED BY THE HOA. MEDIAN WITHIN THE ROADS WILL BE MAINTAINED BY THE HOA.
- 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.
- IT SHALL BE PROHIBITED FOR ANY LOT WITHIN AN APPROVED SUBDIVISION TO HAVE NEAR ACCESS VIA DRIVEWAY TO OR FROM ANY STREET OR ROAD THAT IS NOT DEDICATED WITHIN THE BOUNDARIES OF THE APPROVED SUBDIVISION PLAT.

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. AREAS SHOWN AS PUBLIC SERVICUTE 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 MAINTAINED ON OR WITHIN ANY PUBLIC SERVICUTE OR RIGHT OF WAY SO AS TO PREVENT OR UNREASONABLY INTERFERE WITH ANY PURPOSE FOR WHICH THE SERVICUTE 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. 225050125C DATED OCTOBER 17, 1989 THIS PROPERTY IS WITHIN FLOOD ZONE M4 CHARACTERIZED AS AREAS OF 10-YEAR FLOOD. BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED ACCORDING TO THE NFIP PRELIMINARY FLOOD INSURANCE RATE MAP PANEL NO. 221030165F 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. 6865.

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

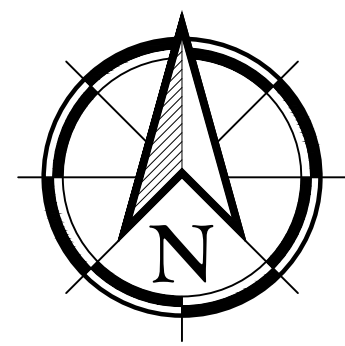
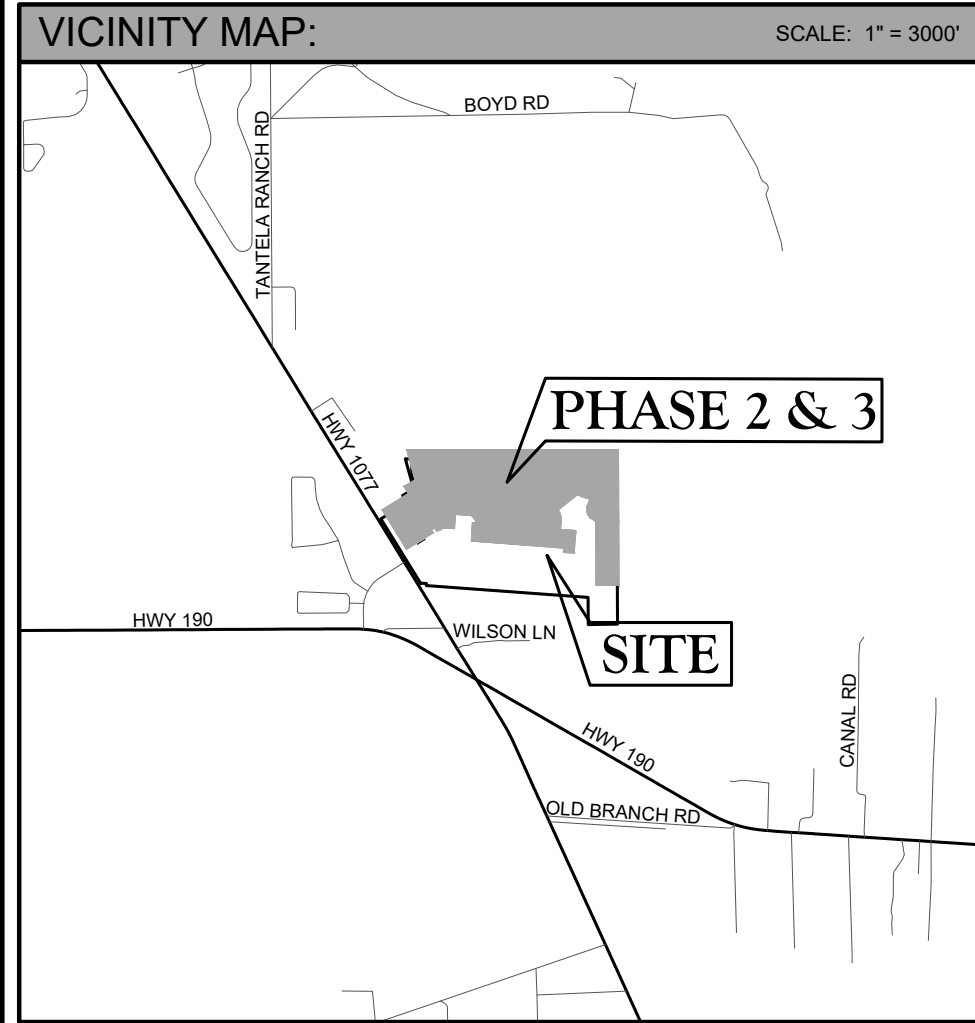
QUALITY  
Engineering & Surveying, LLC  
18320 Hwy 42, Port Vincent, LA 70726  
225.698.1000 | www.qualityla.com | info@qualityla.com

DWG: Puds P-1-2022, Project 02-246 - Providence Parks - Landscape Architecture, Drawing Preliminary Plat (Current Preliminary Plat) 02-246, Preliminary Plat, Phase 2 & 3.dwg

Project No: 22-246 Dates: MAY 2023 Sheet: 1 OF 3

Drawn By: JSM Checked By: GMS





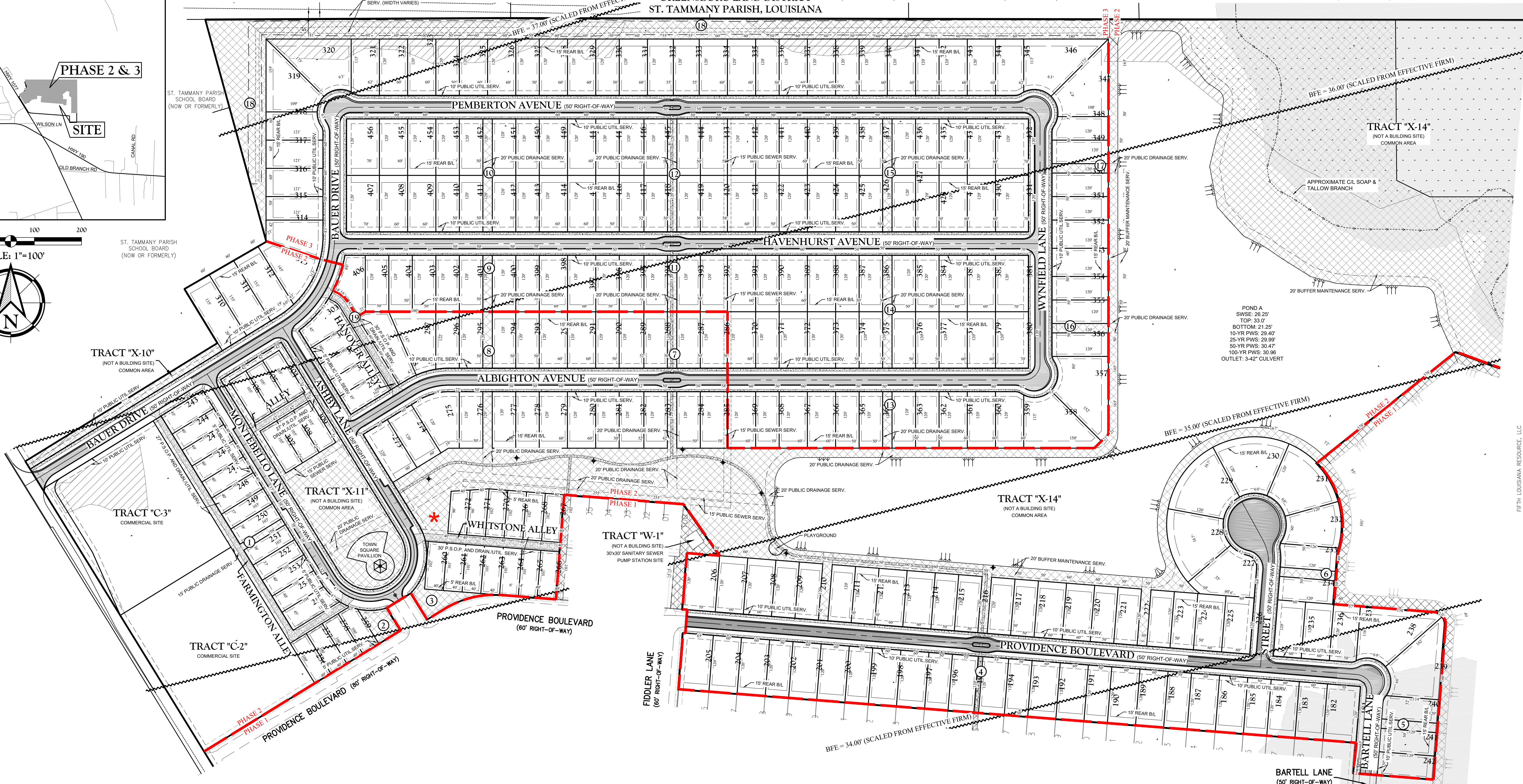
ST. TAMMANY PARISH SCHOOL BOARD (NOW OR FORMERLY)

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

JHTT PROPERTIES, LLC (NOW OR FORMERLY)

RICHARD W. LEBLANC, ETUX (NOW OR FORMERLY)

FIFTH LOUISIANA RESOURCE, LLC (NOW OR FORMERLY)



POND A  
SWISE: 26.25'  
TOP: 33.0'  
BOTTOM: 21.25'  
10-YR PWS: 29.40'  
25-YR PWS: 29.90'  
50-YR PWS: 30.47'  
100-YR PWS: 30.96'  
OUTLET: 3-42" CULVERT

PHASE 2 RESIDENTIAL LOT STATISTICS:

LOT DESCRIPTION	NUMBER OF LOTS	AVERAGE SIZE
FRONT-LOADED LOTS	92	±60' x 120'
ALLEY-LOADED LOTS	41	±40' x 120'
TOTAL	133	N/A
AVERAGE RESIDENTIAL LOT SIZE = 133 LOTS / 20.41 ACRES = 6,684.66 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	4,607.51 L.F.
SEWER LINEAR FOOTAGE	4,941.51 L.F.
GREEN SPACE	36.04 ACRES
AREA OF PUD PHASE 2	77.89 ACRES
POND AREA	12.18 ACRES

PHASE 3 RESIDENTIAL LOT STATISTICS:

LOT DESCRIPTION	NUMBER OF LOTS	AVERAGE SIZE
FRONT-LOADED LOTS	143	±60' 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 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	3.22 ACRES
AREA OF PUD PHASE 3	31.30 ACRES

LEGEND:

- ★ EXERCISE STATION
- G - EXISTING GAS LINE
- - - EXISTING SERVICE
- - - SIDE SETBACK
- - - DRAINAGE SERVICE
- - - REAR BUILDING LINE
- - - BUILDING LINE
- - - 36' - - - CONTOUR LINE
- WETLANDS (PRESERVED)
- WETLANDS (MITIGATED)
- COMMON AREA
- FLOOD ZONE "AE"
- \* MAIL KIOSK LOCATION

- |  |   |   |
|--|---|---|
| 1 TRACT "X-9" (NOT A BUILDING SITE) COMMON AREA  | 8 TRACT "X-19" (NOT A BUILDING SITE) COMMON AREA  | 15 TRACT "X-27" (NOT A BUILDING SITE) COMMON AREA |
| 2 TRACT "X-12" (NOT A BUILDING SITE) COMMON AREA | 9 TRACT "X-21" (NOT A BUILDING SITE) COMMON AREA  | 16 TRACT "X-28" (NOT A BUILDING SITE) COMMON AREA |
| 3 TRACT "X-13" (NOT A BUILDING SITE) COMMON AREA | 10 TRACT "X-22" (NOT A BUILDING SITE) COMMON AREA | 17 TRACT "X-29" (NOT A BUILDING SITE) COMMON AREA |
| 4 TRACT "X-15" (NOT A BUILDING SITE) COMMON AREA | 11 TRACT "X-23" (NOT A BUILDING SITE) COMMON AREA | 18 TRACT "X-30" (NOT A BUILDING SITE) COMMON AREA |
| 5 TRACT "X-16" (NOT A BUILDING SITE) COMMON AREA | 12 TRACT "X-24" (NOT A BUILDING SITE) COMMON AREA | 19 TRACT "X-20" (NOT A BUILDING SITE) COMMON AREA |
| 6 TRACT "X-17" (NOT A BUILDING SITE) COMMON AREA | 13 TRACT "X-25" (NOT A BUILDING SITE) COMMON AREA |   |
| 7 TRACT "X-18" (NOT A BUILDING SITE) COMMON AREA | 14 TRACT "X-26" (NOT A BUILDING SITE) COMMON AREA |   |

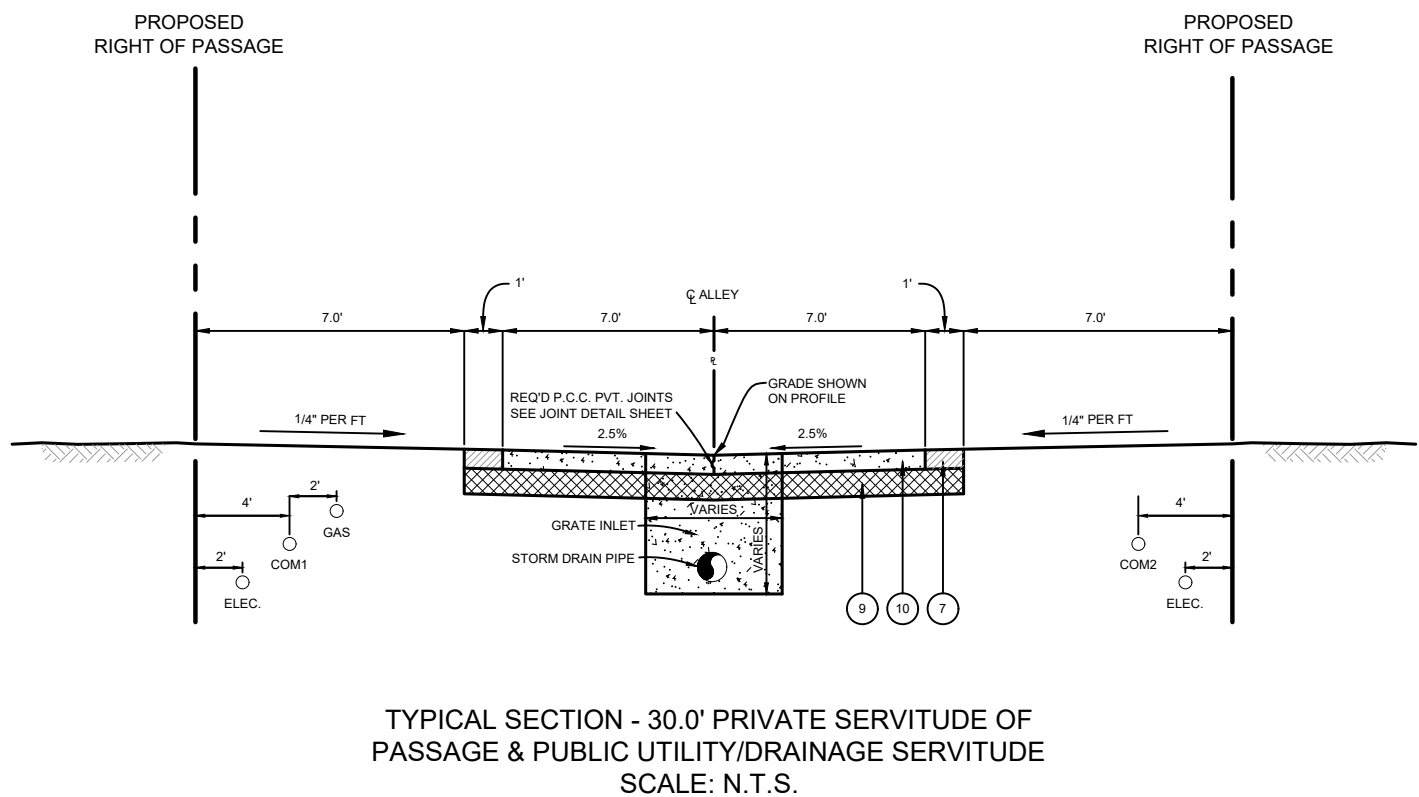
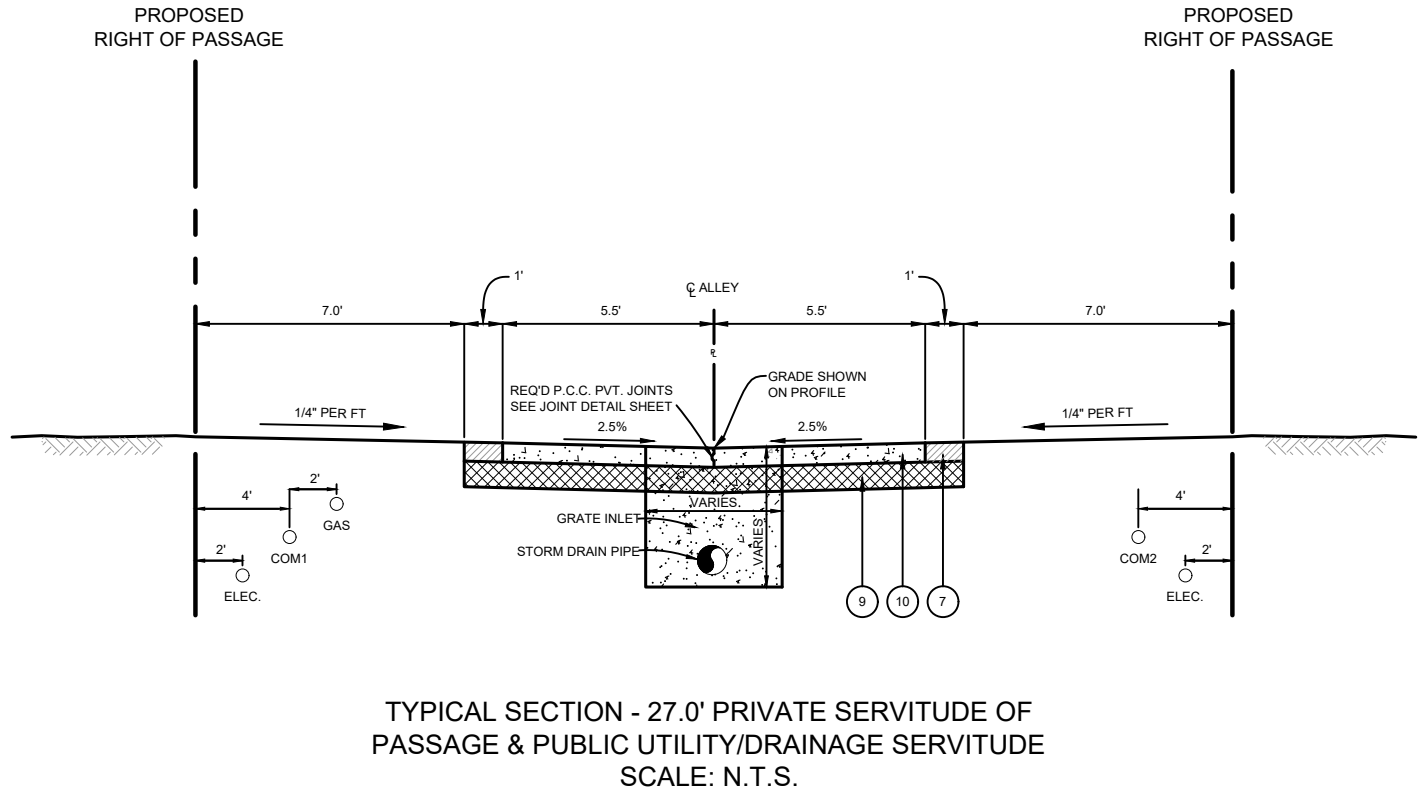
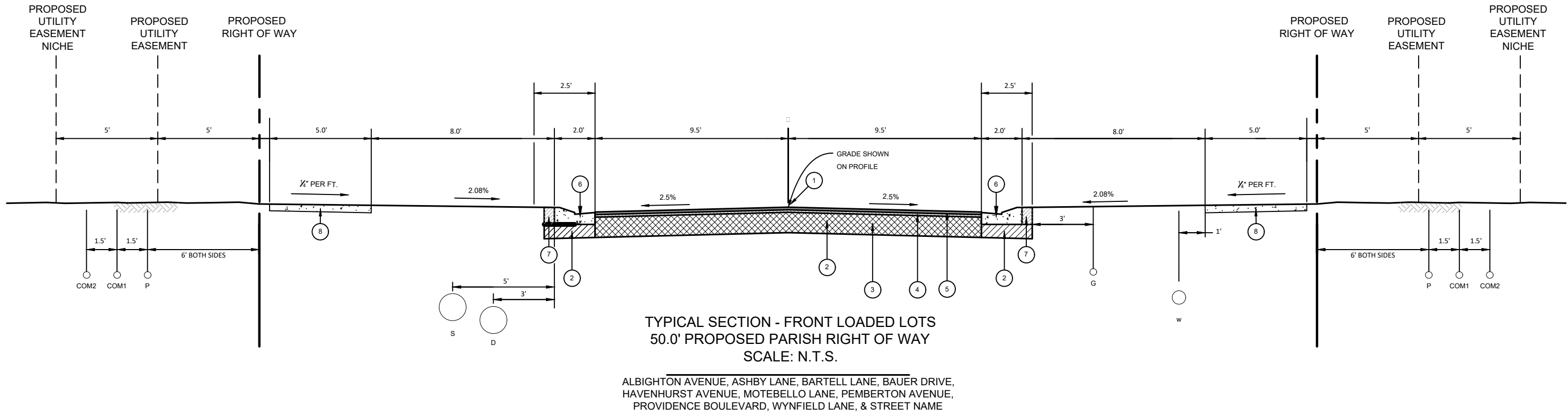
ELEVATION NOTE:  
CONTOURS SHOWN HEREON WERE OBTAINED FROM LIDAR DATA ACCESSED FROM THE USGS NATIONAL MAP. NO ON THE GROUND SURVEY WAS PERFORMED BY QUALITY ENGINEERING & SURVEYING, LLC AT THIS TIME.

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

TITLE: PRELIMINARY PLAT  
PROJECT: PROVIDENCE PARKS PHASES 2 & 3  
DESCRIPTION: LOTS 181-462, 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 70726  
225.698.1600 | www.qualitys.com | info@qualitys.com  
DWG Paths: P:\2022 Projects\22-246 - Providence Parks\2 - Landscape Architecture\Drawings\Preparation\Plat\22-246 Preliminary Plat Phase 2 & 3.dwg  
Project No: 22-246 Dates: MAY 2023 Sheet: 2 OF 3  
Drawn By: JSM Checked By: GMS





#### LEGAL DESCRSRIPTION: PHASE 2

A CERTAIN OR PARCEL OR AREA OF LAND, INCLUDING ALL BUILDINGS AND IMPROVEMENTS, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 21, 22, 27, & 28, T-6-S, R-10-E, BEING A 1" IRON PIPE, THENCE N00°16'06"W FOR A DISTANCE OF 835.17 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE, S89°23'20"W FOR A DISTANCE OF 361.73 FEET TO A POINT; THENCE, N00°18'14"W FOR A DISTANCE OF 615.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 45.00 FEET AND AN ARC LENGTH OF 49.26 FEET; AND WHOSE LONG CHORD BEARS N31°37'38"W FOR A DISTANCE OF 46.84 FEET TO A POINT; THENCE, N63°01'20"W FOR A DISTANCE OF 64.08 FEET TO A POINT; THENCE, N38°05'25"W FOR A DISTANCE OF 70.20 FEET TO A POINT; THENCE, N13°51'54"W FOR A DISTANCE OF 61.34 FEET TO A POINT; THENCE, N00°55'45"W FOR A DISTANCE OF 65.00 FEET TO A POINT; THENCE, N28°12'48"E FOR A DISTANCE OF 63.38 FEET TO A POINT; THENCE, N22°18'28"E FOR A DISTANCE OF 14.15 FEET TO A POINT; THENCE, N11°17'41"E FOR A DISTANCE OF 25.40 FEET TO A POINT; THENCE, N04°35'24"E FOR A DISTANCE OF 37.96 FEET TO A POINT; THENCE, N82°22'31"W FOR A DISTANCE OF 60.77 FEET TO A POINT; THENCE, N75°33'29"W FOR A DISTANCE OF 39.79 FEET TO A POINT; THENCE, N69°47'17"W FOR A DISTANCE OF 94.90 FEET TO A POINT; THENCE, S51°21'13"W FOR A DISTANCE OF 377.93 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 187.00 FEET AND AN ARC LENGTH OF 206.64 FEET; AND WHOSE LONG CHORD BEARS S13°07'48"E FOR A DISTANCE OF 196.28 FEET TO A POINT; THENCE, S04°31'10"W FOR A DISTANCE OF 110.03 FEET TO A POINT; THENCE, S85°28'50"E FOR A DISTANCE OF 215.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET AND AN ARC LENGTH OF 39.27 FEET; AND WHOSE LONG CHORD BEARS S40°28'51"E FOR A DISTANCE OF 35.36 FEET; THENCE, S04°31'10"W FOR A DISTANCE OF 330.00 FEET TO A POINT; THENCE, N85°28'50"W FOR A DISTANCE OF 170.00 FEET TO A POINT; THENCE, N04°31'10"E FOR A DISTANCE OF 65.00 FEET TO A POINT; THENCE, N85°28'50"W FOR A DISTANCE OF 1,445.00 FEET TO A POINT; THENCE, N04°31'10"E FOR A DISTANCE OF 120.00 FEET TO A POINT; THENCE, S85°28'50"E FOR A DISTANCE OF 5.00 FEET TO A POINT; THENCE, N04°31'10"E FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE, N85°28'50"W FOR A DISTANCE OF 10.00 FEET TO A POINT; THENCE, N04°31'10"E FOR A DISTANCE OF 120.00 FEET TO A POINT; THENCE, S85°28'50"E FOR A DISTANCE OF 133.54 FEET TO A POINT; THENCE, N85°28'50"W FOR A DISTANCE OF 255.00 FEET TO A POINT; THENCE, S04°31'10"W FOR A DISTANCE OF 223.00 FEET TO A POINT; THENCE, N85°28'50"W FOR A DISTANCE OF 114.36 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 205.00 FEET AND AN ARC LENGTH OF 129.36 FEET; AND WHOSE LONG CHORD BEARS S76°26'32"W FOR A DISTANCE OF 127.22 FEET; THENCE, S58°21'55"W FOR A DISTANCE OF 42.45 FEET TO A POINT; THENCE, N31°38'05"W FOR A DISTANCE OF 65.99 FEET TO A POINT; THENCE, S58°21'55"W FOR A DISTANCE OF 60.00 FEET TO A POINT; THENCE, S3°11'38'05"E FOR A DISTANCE OF 55.98 FEET TO A POINT; THENCE, S58°21'55"W FOR A DISTANCE OF 490.55 FEET TO A POINT; THENCE, N31°37'49"W FOR A DISTANCE OF 725.14 FEET TO A POINT; THENCE, N58°23'40"E FOR A DISTANCE OF 479.83 FEET TO A POINT; THENCE, N31°21'54"W FOR A DISTANCE OF 134.74 FEET TO A POINT; THENCE, N69°59'41"E FOR A DISTANCE OF 201.18 FEET TO A POINT; THENCE, S71°41'18"E FOR A DISTANCE OF 120.11 FEET TO A POINT; THENCE, S75°52'54"E FOR A DISTANCE OF 50.00 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 250.00 FEET AND AN ARC LENGTH OF 58.28 FEET; AND WHOSE LONG CHORD BEARS S46°37'47"E FOR A DISTANCE OF 25.87 FEET; THENCE, S31°38'05"E FOR A DISTANCE OF 37.46 FEET TO A POINT; THENCE, N58°21'55"E FOR A DISTANCE OF 20.65 FEET TO A POINT; THENCE, N90°00'00"E FOR A DISTANCE OF 770.00 FEET TO A POINT; THENCE, S00°00'00"W FOR A DISTANCE OF 290.00 FEET TO A POINT; THENCE, N90°00'00"E FOR A DISTANCE OF 780.00 FEET TO A POINT; THENCE, N45°00'00"E FOR A DISTANCE OF 42.43 FEET TO A POINT; THENCE, N00°00'00"E FOR A DISTANCE OF 882.79 FEET TO A POINT; THENCE, S45°00'00"W FOR A DISTANCE OF 42.43 FEET TO A POINT; THENCE, N90°00'00"W FOR A DISTANCE OF 780.00 FEET TO A POINT; THENCE, N00°00'00"E FOR A DISTANCE OF 290.00 FEET TO A POINT; THENCE, N90°00'00"W FOR A DISTANCE OF 770.00 FEET TO A POINT; THENCE, S68°21'55"W FOR A DISTANCE OF 20.65 FEET TO A POINT; THENCE, N31°38'05"W FOR A DISTANCE OF 37.46 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 26.17 FEET; WHOSE LONG CHORD BEARS N46°37'47"W FOR A DISTANCE OF 25.87 FEET TO A POINT; THENCE, N61°33'53"W FOR A DISTANCE OF 13.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND AN ARC LENGTH OF 58.15 FEET TO A POINT; THENCE, N75°52'54"W FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE, N71°41'18"W FOR A DISTANCE OF 120.11 FEET TO A POINT; THENCE, N15°22'36"W FOR A DISTANCE OF 689.86 FEET TO A POINT; THENCE, N89°42'40"E FOR A DISTANCE OF 623.62 FEET TO A POINT; THENCE, S89°53'26"E A DISTANCE OF 1,296.38 FEET TO THE POINT OF BEGINNING.

#### LEGAL DESCRSRIPTION: PHASE 3

A CERTAIN OR PARCEL OR AREA OF LAND, INCLUDING ALL BUILDINGS AND IMPROVEMENTS, LOCATED IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 10 EAST, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CORNER COMMON TO SECTIONS 21, 22, 27, & 28, T-6-S, R-10-E, BEING A 1" IRON PIPE, THENCE N00°16'06"W FOR A DISTANCE OF 2,582.75 FEET TO A 3/8" IRON ROD; THENCE N89°53'26"W FOR A DISTANCE OF 1,380.86 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, THENCE, S00°00'00"W FOR A DISTANCE OF 882.79 FEET TO A POINT ON A LINE; THENCE, S45°00'00"W FOR A DISTANCE OF 42.43 FEET TO A POINT; THENCE, N90°00'00"W FOR A DISTANCE OF 780.00 FEET TO A POINT; THENCE, N00°00'00"E FOR A DISTANCE OF 290.00 FEET TO A POINT; THENCE, N90°00'00"W FOR A DISTANCE OF 770.00 FEET TO A POINT; THENCE, S68°21'55"W FOR A DISTANCE OF 20.65 FEET TO A POINT; THENCE, N31°38'05"W FOR A DISTANCE OF 37.46 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET AND AN ARC LENGTH OF 26.17 FEET; WHOSE LONG CHORD BEARS N46°37'47"W FOR A DISTANCE OF 25.87 FEET TO A POINT; THENCE, N61°33'53"W FOR A DISTANCE OF 13.83 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE TO THE LEFT, HAVING A RADIUS OF 250.00 FEET AND AN ARC LENGTH OF 58.15 FEET TO A POINT; THENCE, N75°52'54"W FOR A DISTANCE OF 50.00 FEET TO A POINT; THENCE, N71°41'18"W FOR A DISTANCE OF 120.11 FEET TO A POINT; THENCE, N15°22'36"W FOR A DISTANCE OF 689.86 FEET TO A POINT; THENCE, N89°42'40"E FOR A DISTANCE OF 623.62 FEET TO A POINT; THENCE, S89°53'26"E A DISTANCE OF 1,296.38 FEET TO THE POINT OF BEGINNING.

SAID TRACT DESCRIBED AS A PORTION OF TRACT P-P-2, CONTAINING 31.279 ACRES AS SHOWN ON A SURVEY TITLED "MAP SHOWING SURVEY & SUBDIVISION OF AN UN-DESIGNATED 163.740 ACRE TRACT OF LAND INTO TRACTS P-P-1 & P-P-2" BY: JEFF DIAMOND, P.L.S., DATED 12/21/2021.

#### PRELIMINARY PLAT

THIS PLAT IS NOT A BOUNDARY SURVEY AND IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, SALES, CONVEYANCE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

#### CERTIFICATION:

THIS PLAT IS NOT A BOUNDARY SURVEY AND IS TO BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, SALES, CONVEYANCE, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

PRELIMINARY DOCUMENT FOR REVIEW ONLY  
This document is not to be used for construction, bidding, recordation, conveyance, sales, or as the basis for the issuance of a permit.

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

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

<b>QUALITY</b> Engineering & Surveying, LLC 18320 Hwy 42, Port Vincent, LA 70726 225.698.1600   www.qsella.com   info@qsella.com			
DWG Path: P:\2022 Projects\22-246 - Providence Parks\2 - Landscape Architecture\Drawings\Preinary Plat\Current Preliminary Plat\22-246 Preliminary Plat Phase 2 & 3.dwg	Project No:	22-246	Date: MAY 2023
Drawn By: JSM	Checked By: GMS	Sheet: 3	OF 3



River Bend Estates

38

17

Spring Lakes

15

16

Preserve at Goodbee Lakes, The

A-1A

A-1

21

20

22

Ph 3

Ph 1

PUD

Countryside

Ph 1A

A-5

A-4

Providence Parks

Ph 2

Goodbee Square

NC-2

A-3

28

29

HC-2

27

PF-1

I-2

NC-1

A-2

Tiffany Farms

32

33

34



# **FINAL SUBDIVISION REVIEW**



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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 5, 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)  
\_\_\_\_\_ X 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: 3

**STAFF COMMENTARY:**

**Department of Planning and Development**

This case was previously postponed at the May 9, 2023 and June 13, 2023 Planning Commission meetings and at the July 11, 2023 meeting for two months.



Periodic inspections have been made by this office during construction and the final inspection was made on August 29, 2023. The inspection disclosed that all of the asphalt roads are constructed, and the subsurface drainage is functioning.

The following uncompleted items #1 - #5 existed at the time for final inspection and will be completed before the plats are signed:

**General Comments:**

1. The side slopes, top of banks and pond bottom of the detention pond (G-6) of Ph. 3 need to be re-established, vegetated and proper erosion control measures installed and maintained until vegetation is established.
2. The south area of the detention pond (G-6) side slopes were very steep and eroding; it needs to be regraded to provide the minimum 3:1 side slope, vegetated and proper erosion control measures installed and maintained until vegetation is established.
3. The debris obstructing the drain inlet located north of Parcel G-4 needs to be removed.
4. Install a blue reflector in the vicinity of the fire hydrant near Lot #54.

**Paving & Drainage Plan:**

5. 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 of September 5, 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.

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.

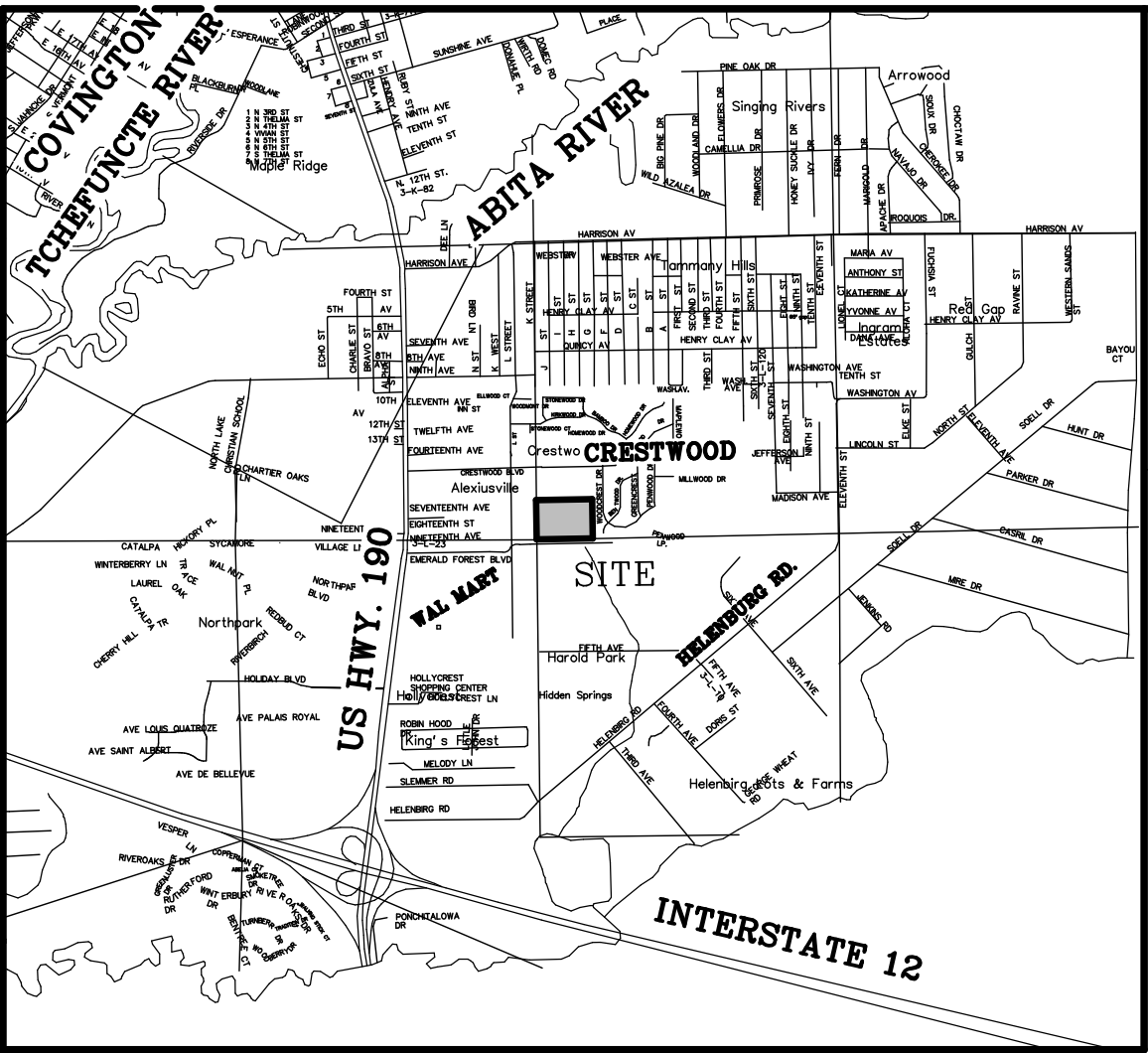
Drainage Impact Fee at \$1,114.00 per lot x 19 lots for a total of \$21,166.00.

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 September 12, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

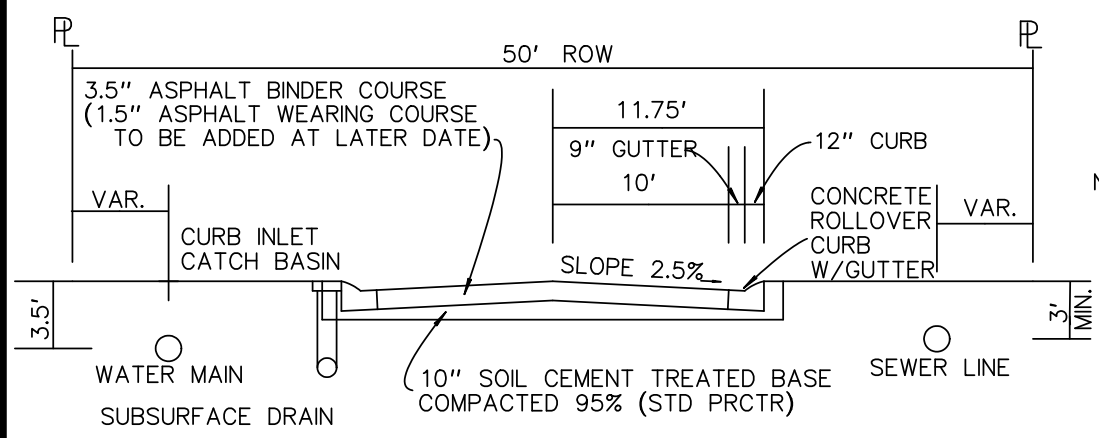




### VICINITY MAP

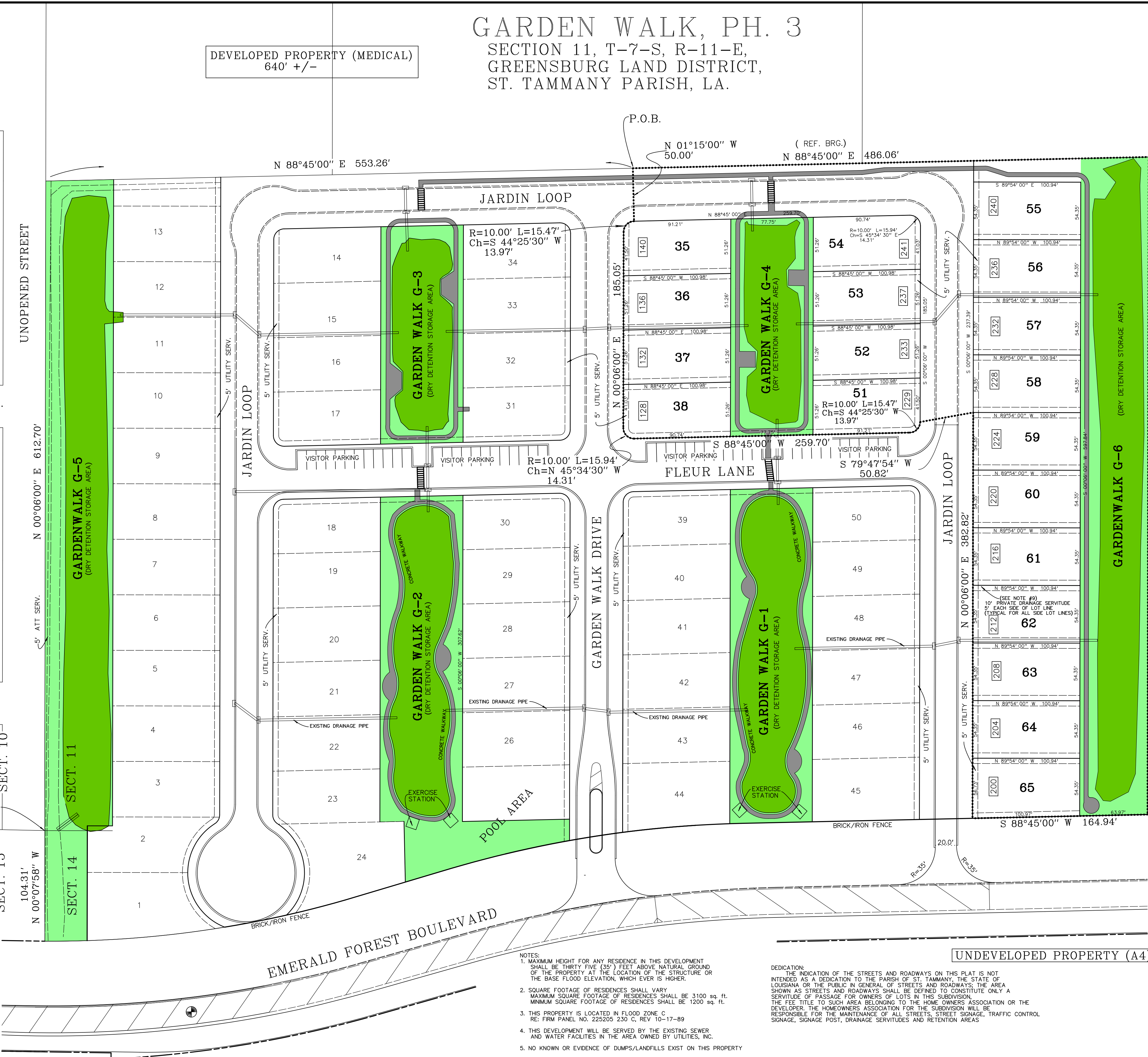
Legal Description  
of Garden Walk, Phase 3  
A certain parcel of ground situated in Section 11, T-7-S,  
R-11-E, Greensburg Land District, St. Tammany Parish, Louisiana, and more  
fully described as follows:  
Commence at the Section Corner common to Sections 10, 11, 14, & 15,  
T-7-S, R-11-E and measure 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°05'58" 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 88°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" East having a chord  
distance of 13.97 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.

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



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

### 50' R.O.W. STREET SECTION



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

DEVELOPED PROPERTY (MEDICAL)  
640' +/-

P.O.B.

N 88°45'00" E 553.26'

N 01°15'00" W 50.00'  
( REF. BRG.)  
N 88°45'00" E 486.06'

JARDIN LOOP

R=10.00' L=15.47'  
Ch=S 44°25'30" W  
13.97'

R=10.00' L=15.94'  
Ch=N 45°34'30" W  
14.31'

FLEUR LANE

S 79°47'54" W 50.82'

JARDIN LOOP

N 00°06'00" E 382.82'

GARDEN WALK G-6  
(DRY DETENTION STORAGE AREA)

S 00°05'56" W 620.22'

EMERALD FOREST BOULEVARD

UNDEVELOPED PROPERTY (A4)

### NOTES:

1. 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, WHICH EVER IS HIGHER.
2. 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.
3. THIS PROPERTY IS LOCATED IN FLOOD ZONE C. RE: FIRM PANEL NO. 225205 230 C, REV 10-17-89
4. THIS DEVELOPMENT WILL BE SERVED BY THE EXISTING SEWER AND WATER FACILITIES IN THE AREA OWNED BY UTILITIES, INC.
5. NO KNOWN OR EVIDENCE OF DUMPS/LANDFILLS EXIST ON THIS PROPERTY
6. 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.
7. WALKING TRAILS SHALL BE HARD SURFACED.
8. = BENCHMARK - "PK" NAL IN CONCRETE STREET ELEV. 27.69' (MSL NAVD 88 GEOD 09)
9. THERE WILL BE A 10' PRIVATE DRAINAGE SERVITUDE (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.
10. \*\*\* INDICATES MUNICIPAL ADDRESS
11. ALL LOT CORNERS MARKED WITH 1/2" IRON RODS

DEDICATION:  
THE INDICATION OF THE STREETS AND ROADWAYS ON THIS PLAT IS NOT  
INTENDED AS A DEDICATION TO THE PARISH OF ST. TAMMANY, THE STATE OF  
LOUISIANA OR THE PUBLIC IN GENERAL OF STREETS AND ROADWAYS. THE AREA  
SHOWN AS STREETS AND ROADWAYS SHALL BE DEFINED 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 SERVITUDES AND RETENTION AREAS

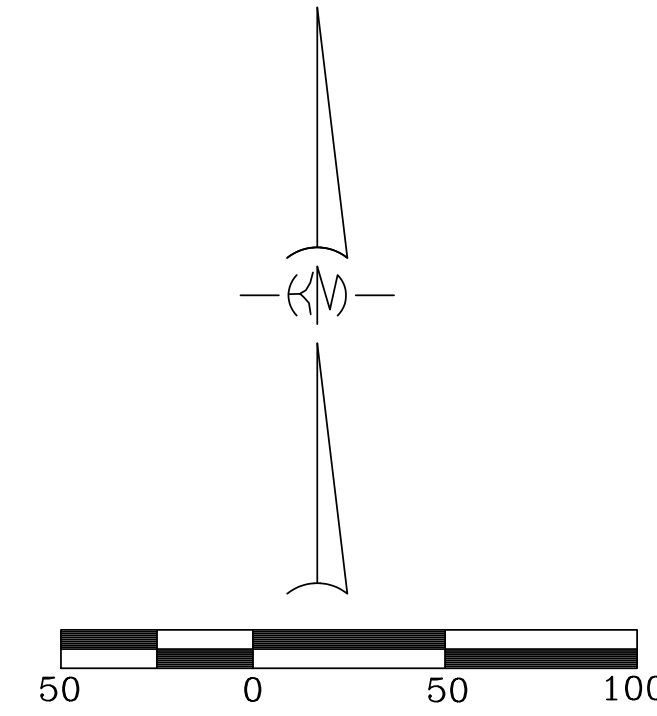
4.25 ac.	19	540' NEW/1100' EXISTING	CENTRAL
AREA	NO. OF LOTS	LENGTH OF STREETS	SEWER SYSTEM
VAR.	50' +/-	50' / 20'	CENTRAL
AVG. LOT SIZE	LOT FRONTAGE	STREET WIDTH	WATER SYSTEM
ASPHALT	101'	A4-A/P/D OVERLAY	330'
ROAD SURFACE	LOT DEPTH	ZONING	MAX. BLK. LENGTH

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

PONTCHITALAWA CREEK  
ULTIMATE SURFACE WATER DISPOSAL

### MINIMUM RESTRICTIVE COVENANTS

1. EACH LOT WILL NOT HAVE MORE THAN ONE DWELLING.
2. 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 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 CONNECTED 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).
3. BUILDING SETBACKS ARE FRONT 15', SIDES 0' & 5' REAR 0'.
4. CONSTRUCTION OF ANY NATURE, INCLUDING FENCES, IS PROHIBITED IN PARISH DRAINAGE OR STREET EASEMENTS. CONSTRUCTION IN THE PRIVATE SERVITUDES OR EASEMENTS WILL BE GOVERNED BY THE HOMEOWNERS ASSOCIATION.
5. 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.
6. THE MINIMUM ELEVATION FOR THE LOWEST FLOOR OF ALL RESIDENCES SHALL BE 12" ABOVE THE CROWN OF THE STREET.
7. NO MOBILE HOMES WILL BE PERMITTED IN THIS SUBDIVISION.
8. NO LOT WILL BE FURTHER RESUBDIVIDED WITHOUT THE PRIOR APPROVAL OF THE ST. TAMMANY PARISH PLANNING COMMISSION.
9. THE FOREMENTIONED RESTRICTIONS SHALL BE RECITED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
10. DRIVEWAYS ON CORNER LOTS WHERE A DRIVEWAY IS TO BE ESTABLISHED ALONG THE INTERSECTION AS MEASURED 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 FIFTY (50') 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.
11. THE MAINTENANCE OF THE "GREENSPACE" OR GARDENWALKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
12. INDIVIDUAL HOME BUILDERS ARE RESPONSIBLE FOR GRADING THE LOT TO DRAIN IN ACCORDANCE WITH THE "AS BUILT" PAVING AND DRAINAGE PLAN.



Final Plans  
RECEIVED  
08/24/2023  
DEVELOPMENT  
ENGINEERING

ENGINEERING  
REVIEW COPY



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 UNDERSIGNED.

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.

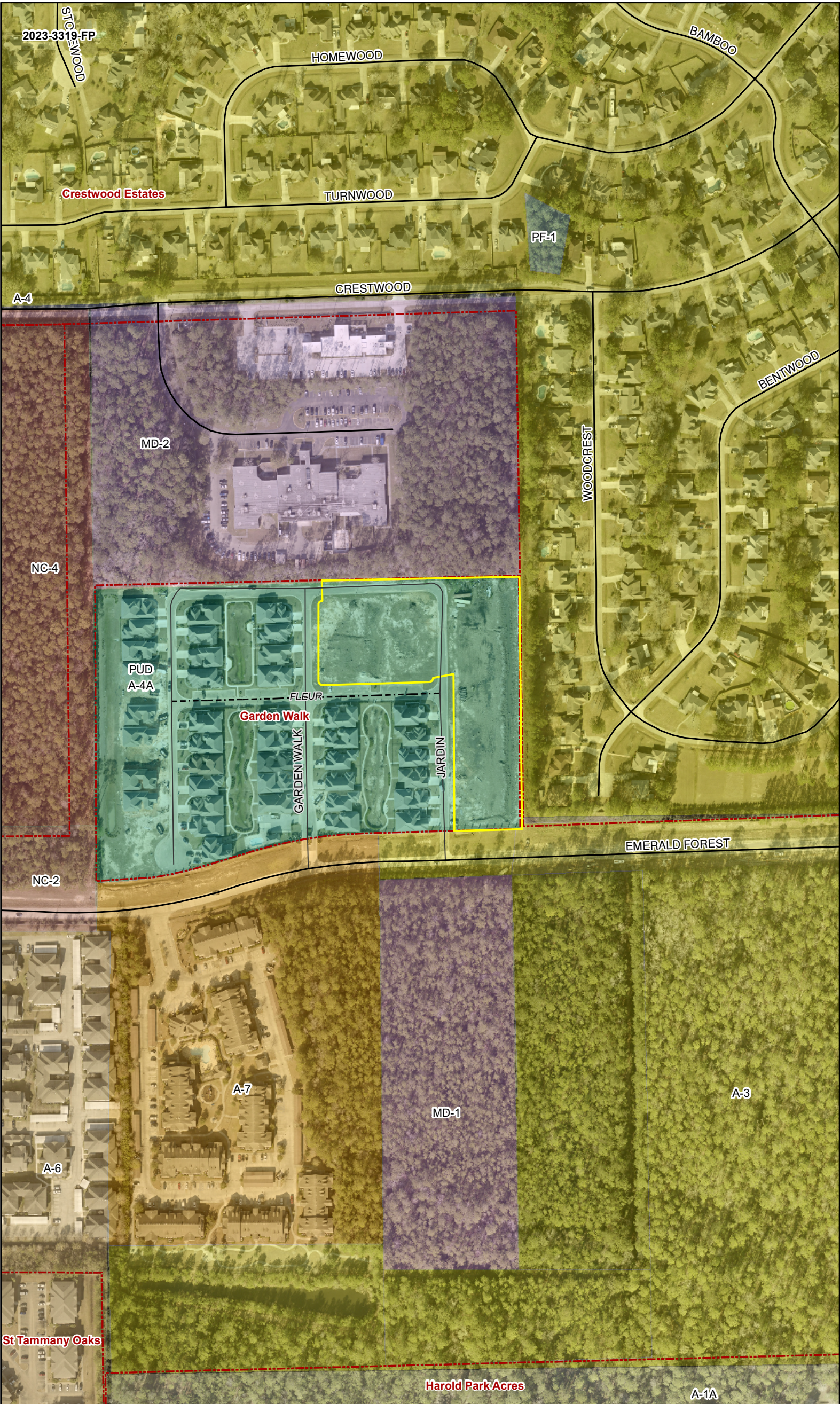
CLERK OF COURT

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.	
DATE	DATE	CIVIL ENGINEERS & LAND SURVEYORS	
08-23-23		845 GALVEZ ST., - MANDEVILLE, LA.	
		626-5611	
		SCALE: 1" = 50'	DATE: 04-03-23
		DRAWN: DRJ	JOB NO.: 12-100
		CHECKED: KJM	DWG. NO.: 12-100-3 FINAL





2023-3319-FP

Crestwood Estates

HOMEWOOD

BAMBOO

TURNWOOD

PF-1

A-4

CRESTWOOD

MD-2

NC-4

PUD  
A-4A

FLEUR

Garden Walk

GARDEN WALK

JARDIN

BENTWOOD

WOODCREST

EMERALD FOREST

NC-2

A-7

A-6

MD-1

A-3

St Tammany Oaks

Harold Park Acres

A-1A



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 5, 2023)*

CASE NO.: 2023-3367-FP

SUBDIVISION NAME: Spring Haven Subdivision, Phases 3A & 3B

DEVELOPER: Spring Haven, LLC  
949 Austerlitz Street  
Mandeville, LA 70448

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

SECTION: 15 & 42  
TOWNSHIP: 7 SOUTH  
RANGE: 10 EAST

WARD: 1  
PARISH COUNCIL DISTRICT: 4

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

GENERAL LOCATION: The property is located south of Spring Haven Lane, west of Dummyline Road, north of LA Highway 22, Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 27.98 Acres

NUMBER OF LOTS: 49 Lots      AVERAGE LOT SIZE: Garden Homes: See Plat  
Typical Lot: 80'x155'

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 2

**STAFF COMMENTARY:**

**Department of Planning and Development**

This case was previously postponed at the June 13, 2023 Planning Commission meeting for two months and the August 8, 2023 meeting for one month.



Periodic inspections have been made by this office during construction and the final inspection was made on August 29, 2023. The inspection disclosed that all of the asphalt roads are constructed, and the roadside ditches are functioning.

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

**General Comments:**

1. The sewer manholes located in the roadside shoulders need to be lower to match the existing grade. (Typical Comment)

**Final Plat:**

2. 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 September 5, 2023.

**Paving & Drainage Plan:**

3. 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 September 5, 2023.

**Sewer & Water Plan:**

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

**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.

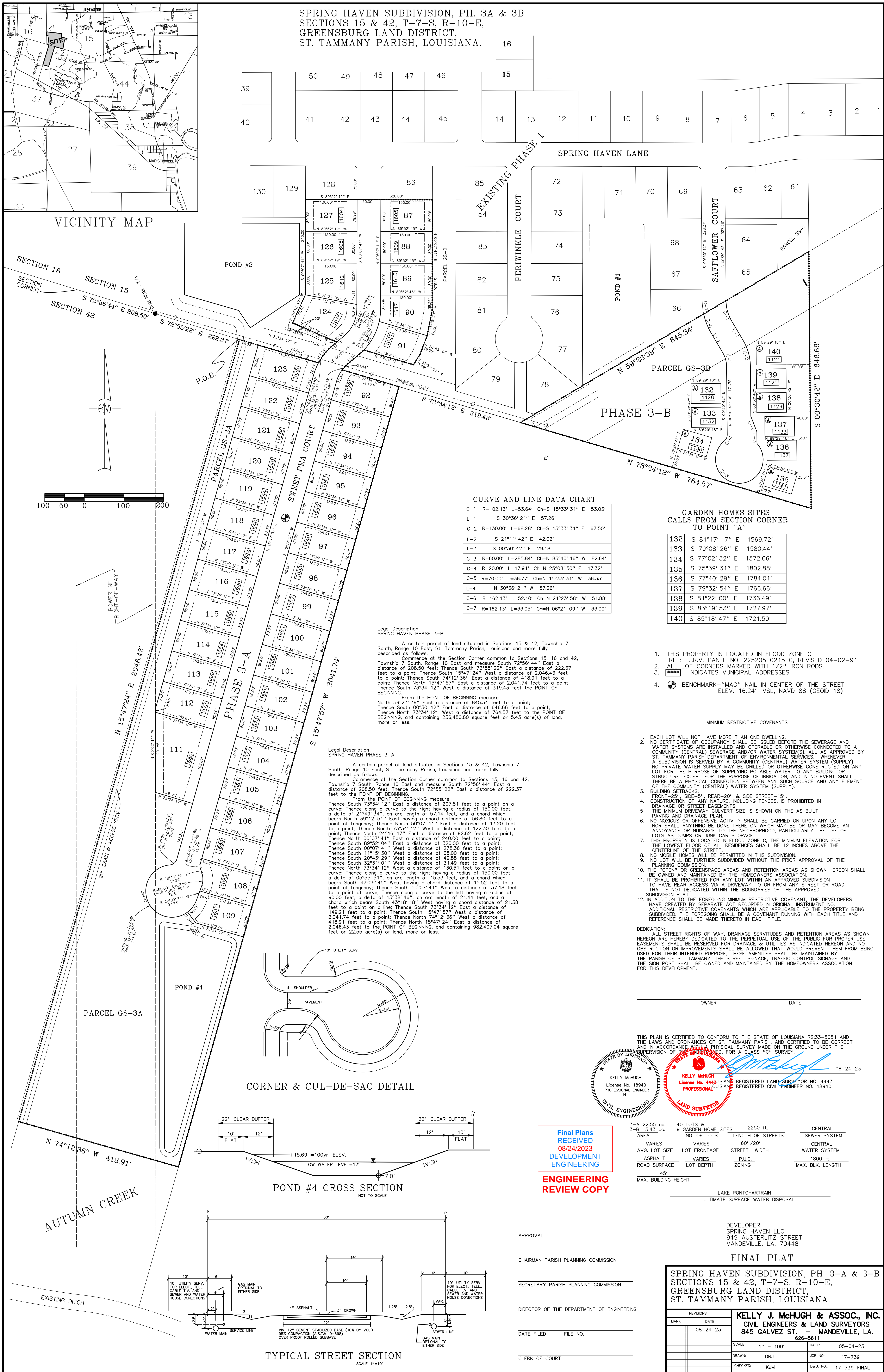
Drainage Impact Fee at \$1,114.00 per lot x 49 lots for a total of \$54,586.00.

Fees are due before subdivision plats can be signed.

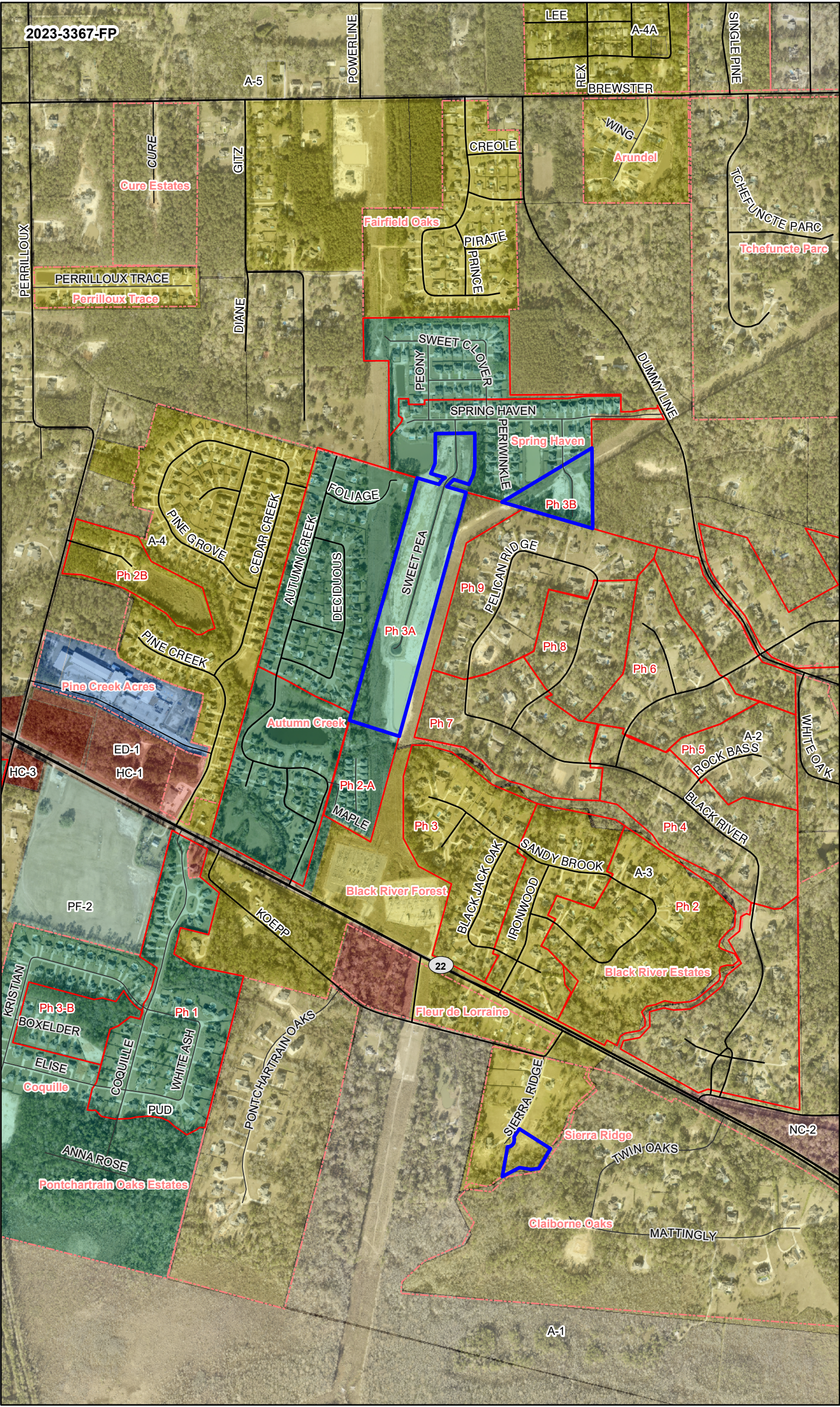
This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the September 12, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.











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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 5, 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: 3

**STAFF COMMENTARY:**

**Department of Planning and Development**

This case was previously postponed at the June 13, 2023, the July 11, 2023 and the August 8, 2023 Planning Commission meetings.

Periodic inspections have been made by this office during construction and the final inspection was made on September 1, 2023. The inspection disclosed that all of the asphalt roads 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:

**General Comments:**

1. The boulevard entrance median needs to be regraded and vegetated.

**Paving & Drainage Plan:**

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

The developer will need to plant the dry detention pond in accordance with the email sent to staff on 8/25/2023, as well as in accordance with the recommended modifications to the provided Landscape Plan. These improvements shall be completed prior to the Final Plats being recorded.

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.

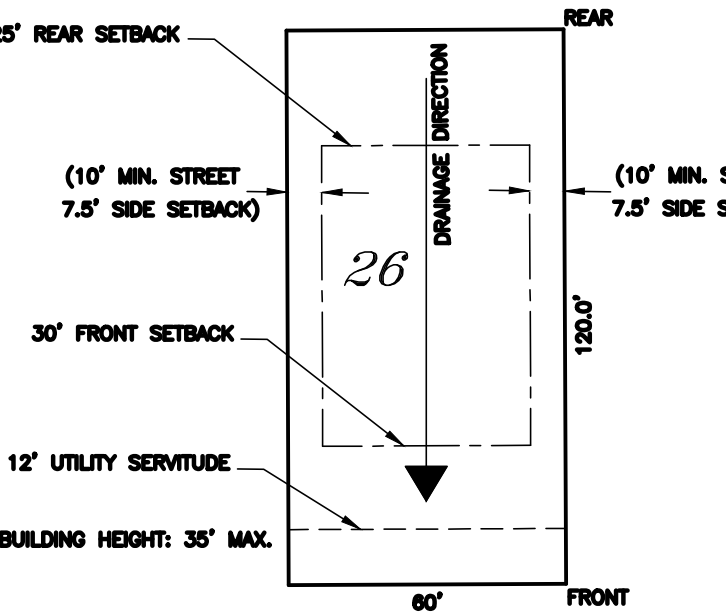
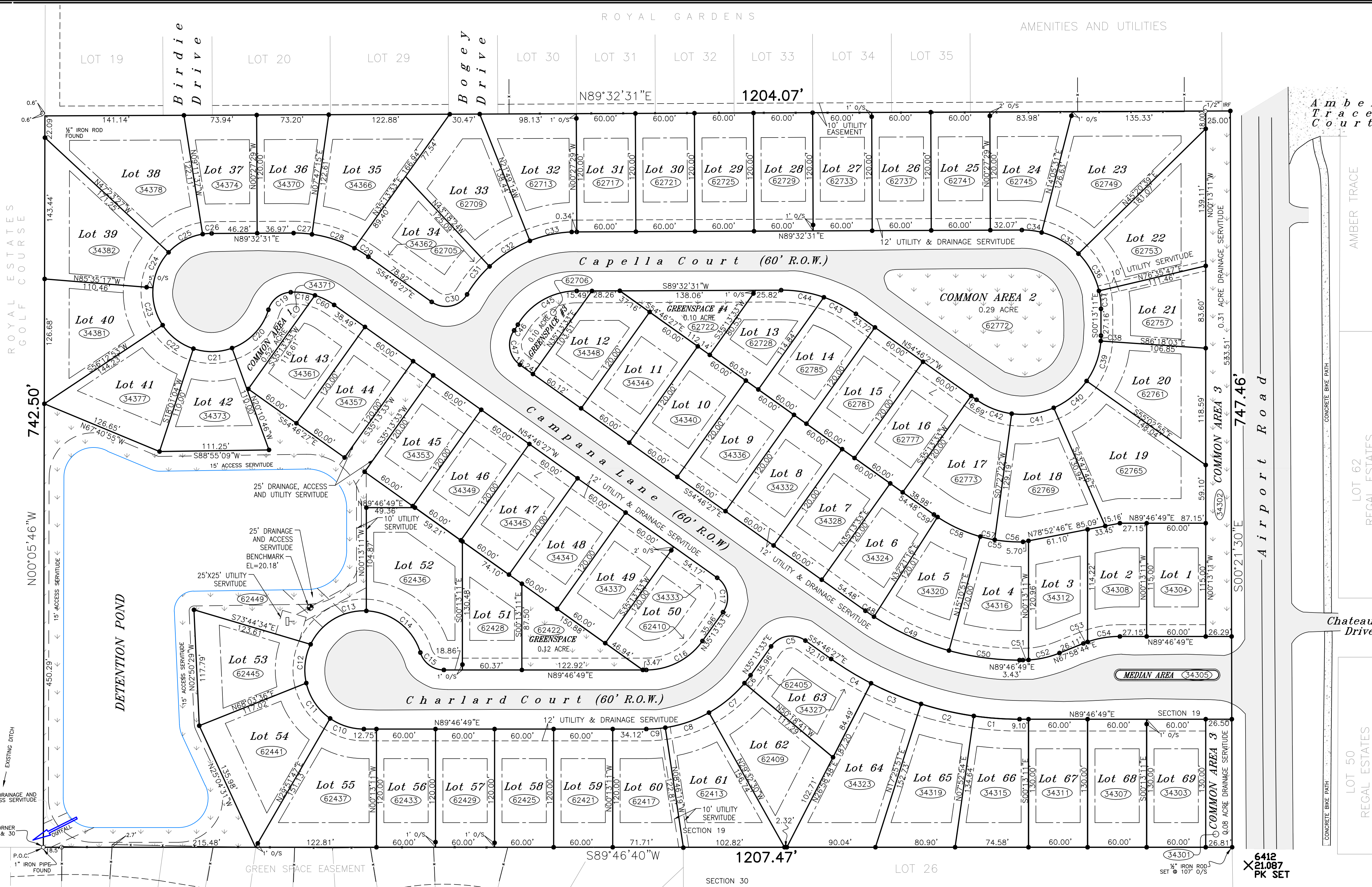
Fees are due before subdivision plats can be signed.

This subdivision is within the Urban Growth Boundary Line.

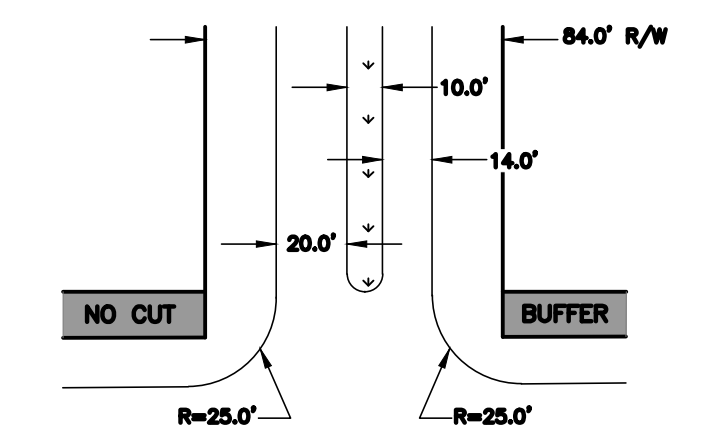
Revised drawings will not be accepted for review or placement in the packet prior to the September 12, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



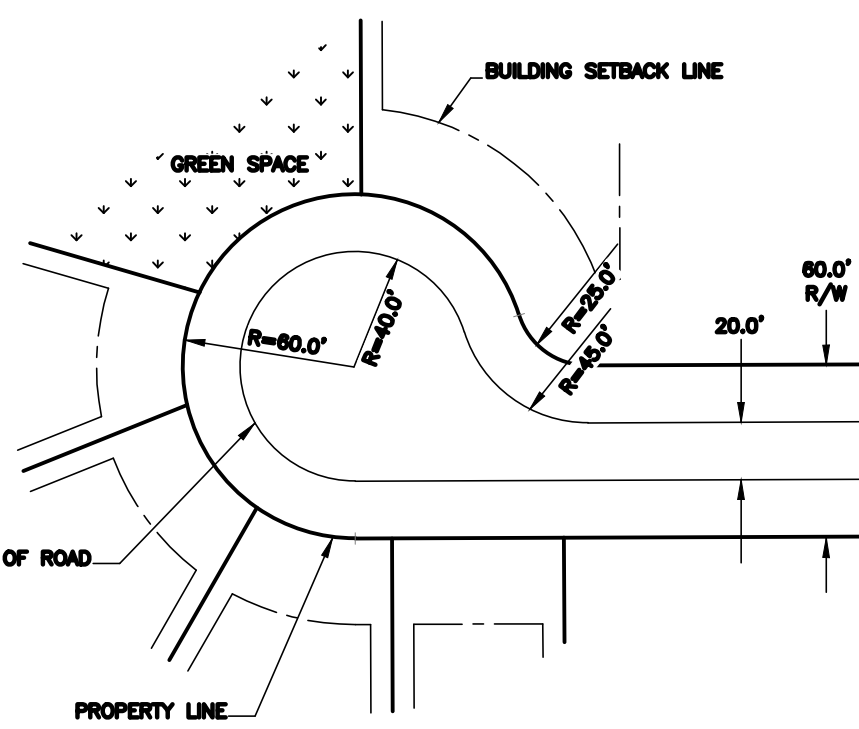
CURVE TABLE				
NUMBER	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	330.00'	46.66'	S86°10'09"E	46.62'
C2	330.00'	55.00'	S77°20'38"E	54.94'
C3	330.00'	55.00'	S67°47'40"E	54.94'
C4	330.00'	47.49'	S58°53'49"E	47.45'
C5	25.00'	39.27'	N80°13'33"E	35.36'
C6	130.00'	10.13'	N37°27'26"E	10.12'
C7	130.00'	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'	N60°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'



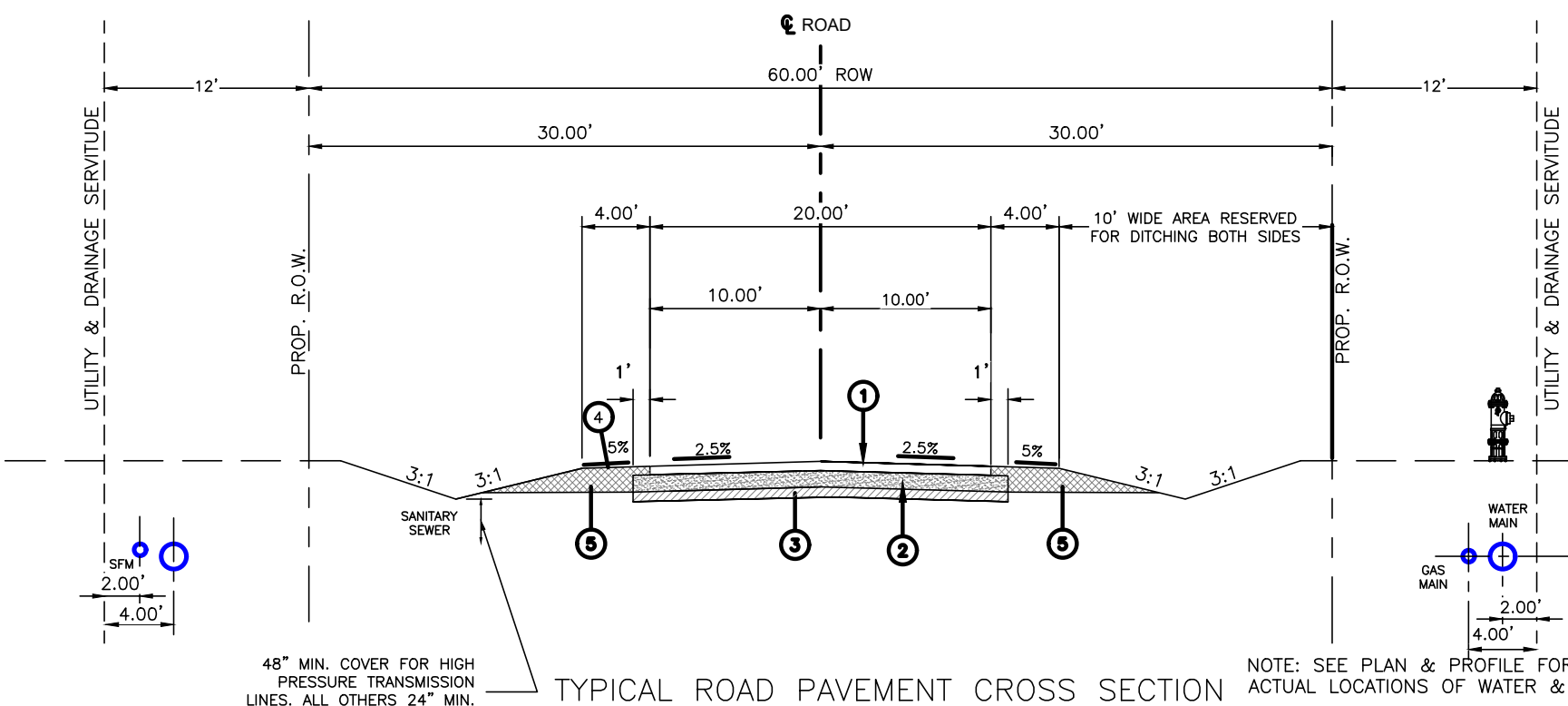
TYPICAL DETAIL LAYOUT  
N.T.S.



TYPICAL ENTRANCE DETAIL  
N.T.S.



CUL-DE-SAC DETAIL  
N.T.S.



LEGEND: FOR ASPHALT PAVING

- ① 4" (MIN.) ASPHALT PAVING
- ② 10" (MIN.) SOIL CEMENT BASE COURSE - 10%
- ③ NATIVE SOIL SHOULDER SURFACE
- ④ 6" (MIN.) SHOULDER BACKFILL MATERIAL, COMPACTED TO 92% OF ITS STANDARD PROCTOR DENSITY.
- ⑤ 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:

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

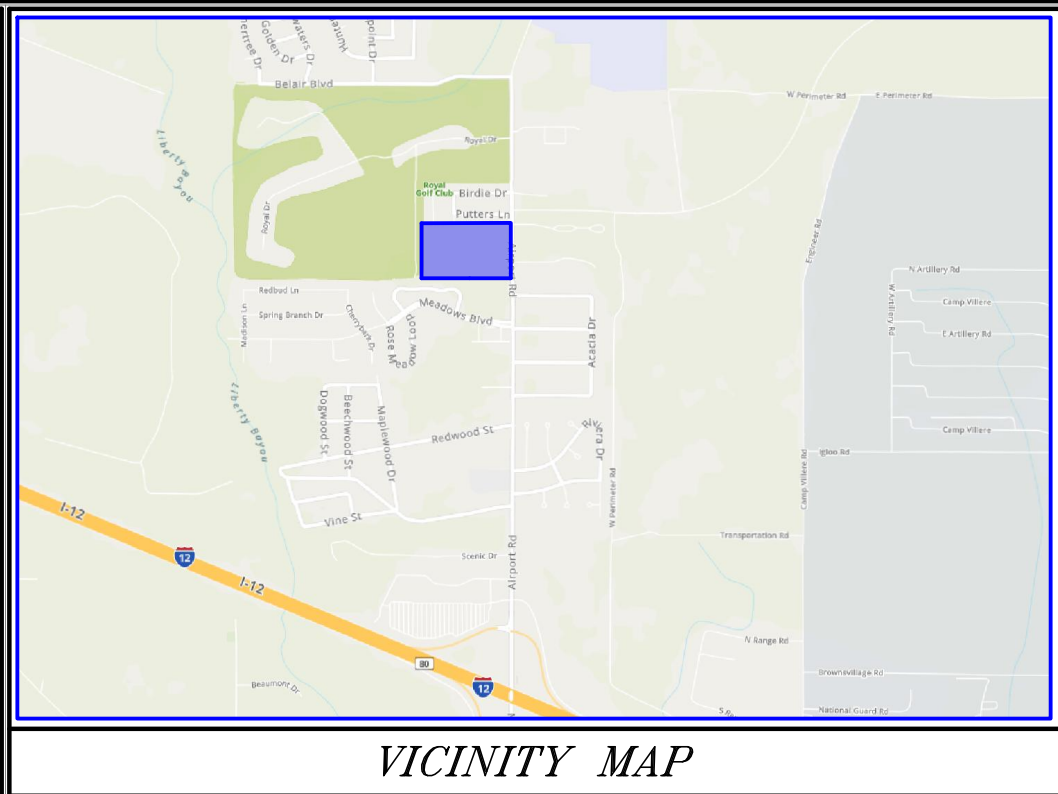
Final Plans  
RECEIVED  
08/25/2023  
DEVELOPMENT  
ENGINEERING  
  
ENGINEERING  
REVIEW COPY

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, all as approved by the department of environmental services of the parish. Whenever a subdivision is served by a community (central) water system (supply), no private water supply may be drilled or otherwise constructed on any lot for the purpose of supplying potable water to any building or structure, except for the purpose of irrigation, and in no event shall there be a physical connection between any such source and any element of the community (central) water system (supply).
- 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 are stated on sheet C-2.3.
- 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.
- 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 flood elevation.



VICINITY MAP

APPROVAL:

CHAIRMAN, PARISH PLANNING COMMISSION

SECRETARY, PARISH PLANNING COMMISSION

DIRECTOR OF ENGINEERING

DATE FILED: FILE NO.

CLERK OF COURT

LEGEND

- 1/2" IRON ROD SET
- MUNICIPAL ADDRESS
- BUILDING SETBACK
- FENCE
- GREEN SPACE

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 portion being used for their intended purposes. All signage and sign posts along with the detention and drainage areas will be maintained by ST. TAMMANY PARISH. The Green-Space, No Cut Buffer and Median Area will be owned and maintained by the Home Owners Association.

SUMMERVIEW DEVELOPMENT, LLC  
133 HIGHWAY 9  
MAUDSLAND, LA 70447

LEGAL DESCRIPTION OF  
CROSSWIND COVE SUBDIVISION

A CERTAIN PIECE OR PARCEL OF LAND BEING PARCEL B 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 1294.07 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 32 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 747.46 FEET TO A POINT; THENCE RUN SOUTH 89 DEGREES 46 MINUTES 40 SECONDS WEST FOR A DISTANCE OF 747.46 FEET BACK TO THE POINT OF BEGINNING.  
Said parcel of land contains 20.62 acres more or less.

GENERAL NOTES

- THE LOCATION OF EXISTING UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THEY WERE NOT EXCAVATED TO BE ACCURATELY LOCATED. CALL LOUISIANA ONE CALL "DOTTIE" BEFORE DIGGING. (1-800-272-3000)
- 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.
- 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 WAS DONE ON THE GROUND UNDER MY DIRECT SUPERVISION AND CONTROL AND FOUND NO ENCROACHMENTS ON THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED ON SURVEY.
- 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.
- SETBACK LINES SHALL BE VERIFIED BY OWNER OR CONTRACTOR PRIOR TO ANY CONSTRUCTION. AS AN ABSTRACT HAS NOT BEEN PERFORMED BY THE UNDERSIGNED, BUILDING SETBACKS WILL BE 30 FOOT FRONT, 25 FOOT REAR, 7.5 FOOT SIDE, TO FOOT MINIMUM SIDE STREET AND A MAXIMUM BUILDING HEIGHT OF 35 FEET.
- REFERENCE SURVEY: A SURVEY BY IVAN M. BORGES WITH SURVEY NO. 20340 DATED 04-18-79; LAST REVISED 05-10-79, RECORDED UNDER MAP FILE NO. 3564A.
- BASIS FOR BEARINGS IS THE REFERENCE SURVEY.
- SEWER AND WATER SERVICE ARE AVAILABLE THROUGH MAGNOLIA WATER UTILITY OPERATING COMPANY.
- THERE ARE NO JURISDICTIONAL WETLANDS WITHIN THE BOUNDARY OF THE SUBJECT SITE. (DATA PROVIDED BY HYDROIC.)
- ONE CLASS A TREE TO BE PLANTED IN THE FRONT YARD OF EACH LOT PRIOR TO OCCUPANCY. THE HOME IS RESPONSIBLE FOR ENSURING ENFORCEMENT OF THIS PROVISION.
- POND OUTFALL DRAINS INTO AN EXISTING DRAINAGE LATERAL, THEN INTO THE MEADOWS SUBDIVISION DRAINAGE SYSTEM, WHICH ULTIMATELY OUTFALLS TO BAYOU LIBERTY.
- A 12" IRON ROD SET IN COMMON AREA 1, NEAR THE LIFTSTATION SITE AT THE END OF CHARLARD COURT, ELEVATION=20.18' (NAVD 88).
- NO MOBILE HOMES SHALL BE PERMITTED IN THIS SUBDIVISION.

SURVEYOR'S CERTIFICATION

I do hereby certify that I am the date set forth above that I or others under my direct supervision have made a preliminary survey of the property and that the plat is a true and correct representation of the ground in Section 19, Township 8 South, Range 14 East, St. Tammany Parish, Louisiana.



06/22/2023  
DATE

SURVEYOR'S INFORMATION

**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

SUMMERVIEW DEVELOPMENT, L.L.C.  
1321 OSCHNER BOULEVARD, SUITE 201, COVINGTON, LA 70433  
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





2023-3377-FP

CLEARPOINT

SANDLEWOOD

WESLEY

HEIGHTS

CHELSEA

PINECREST

BELAIR

AIRPORT

Slidell

20

Royal 18th Estates

Royal Estates

Greenbrier Estates

Royal Gardens

BIRDIE

PUTTERS

BOGIE

DR TJ SMITH SR

AMBER TRACE

Amber Trace Townhomes

CHATEAU

Regal Park Estates Extension

Crosswind Cove

A-4A

NEEDS NAME

RED BUD

CYPRESS MEADOW

Meadows, The

SPRING BRANCH

Bradford Place

MEADOWS

CHERRYBARK

CHINKAPIN

ROSE MEADOW

PF-1

FLEUR DE LIS

A-2

CORONET

Regal Park Estates

NOBLESSE

Home Acres

MISSION

NC-1

NC-4

NC-2

HC-2

REDWOOD

EDGEWOOD

BEECHWOOD

ELMWOOD

DOGWOOD

MAPLEWOOD

VINE

St Tammany Gardens

HAZELWOOD

OAKWOOD

SUNSET

SCENIC

AIRPORT

Oakmont

OAKMONT

PINEHURST

RIVIERA

29

37



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of September 5, 2023)*

CASE NO.: 2023-3453-FP

SUBDIVISION NAME: Oak Alley Meadows Subdivision, Phases 2-4

DEVELOPER: Oak Alley Meadows, LLC  
7760 Pecue Lane; Suite 100  
Baton Rouge, LA 70809

ENGINEER/SURVEYOR: Geoff Wilson Engineering, LLC  
2297 Port Hudson-Pride Road  
Zachary, LA 70791

SECTION: 29

WARD: 3

TOWNSHIP: 6 SOUTH

PARISH COUNCIL DISTRICT: 3

RANGE: 11 EAST

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

GENERAL LOCATION: The property is located north of US Highway 190, west of LA Highway 25, Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: Phase 2 - 14.90 Acres Phase 3 - 19.61 Acres  
Phase 4 - 20.278 Acres

NUMBER OF LOTS: Phase 2 - 59 Lots Phase 3 - 63 Lots Phase 4 - 35 Lots

AVERAGE LOT SIZE: 9,100 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: A-4A/PUD

FLOOD ZONE DESIGNATION: "C"

NUMBER OF POSTPONEMENTS: 1

**STAFF COMMENTARY:**

**Department of Planning and Development**

This case was previously postponed at the August 8, 2023 Planning Commission meeting.



Periodic inspections have been made by this office during construction and the final inspection was made on August 30, 2023. The inspection disclosed that all of the asphalt roads are constructed, and the roadside ditches are functioning.

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

**Informational Items:**

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

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 5,785 linear feet x \$22.00 per linear foot for a total of \$127,270.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077.00 per lot x 157 lots = \$169,089.00

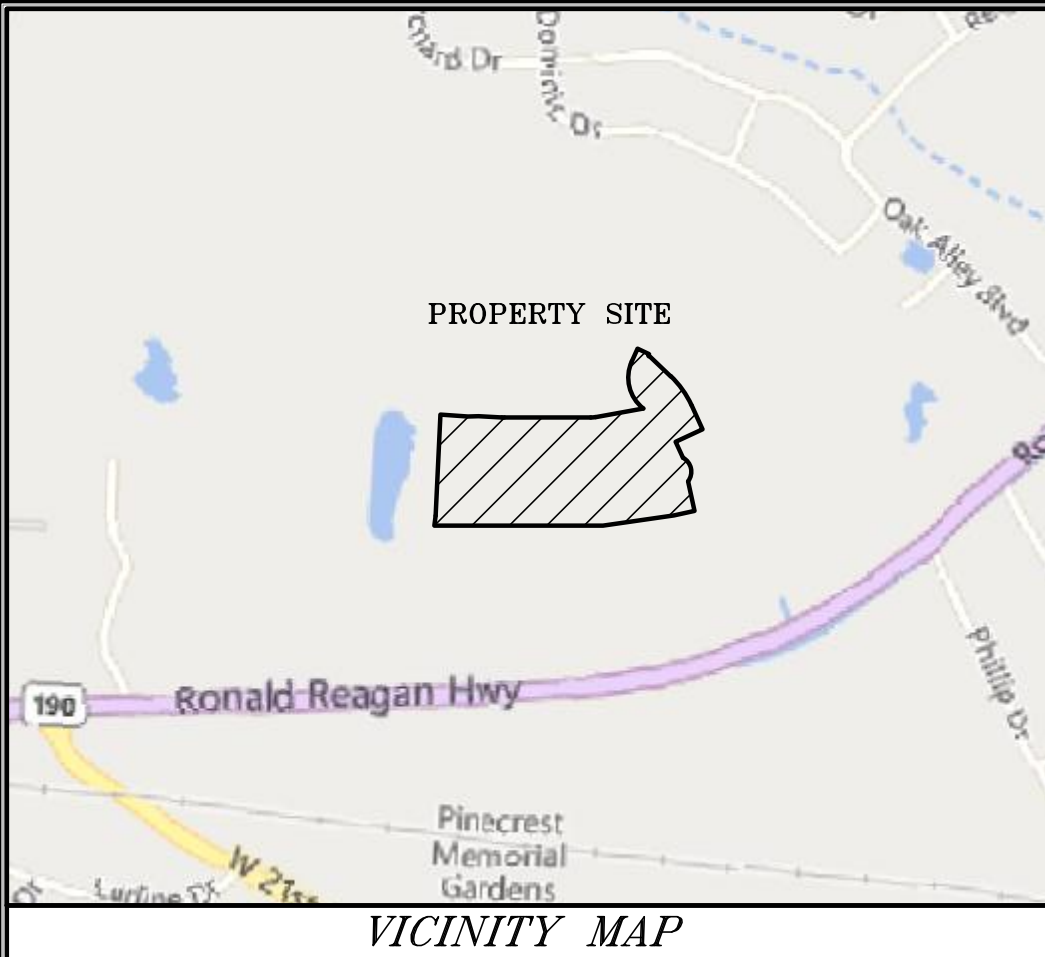
Drainage Impact Fee = \$1,114.00 per lot x 157 lots = \$174,898.00

Fees are due before subdivision plats can be signed.

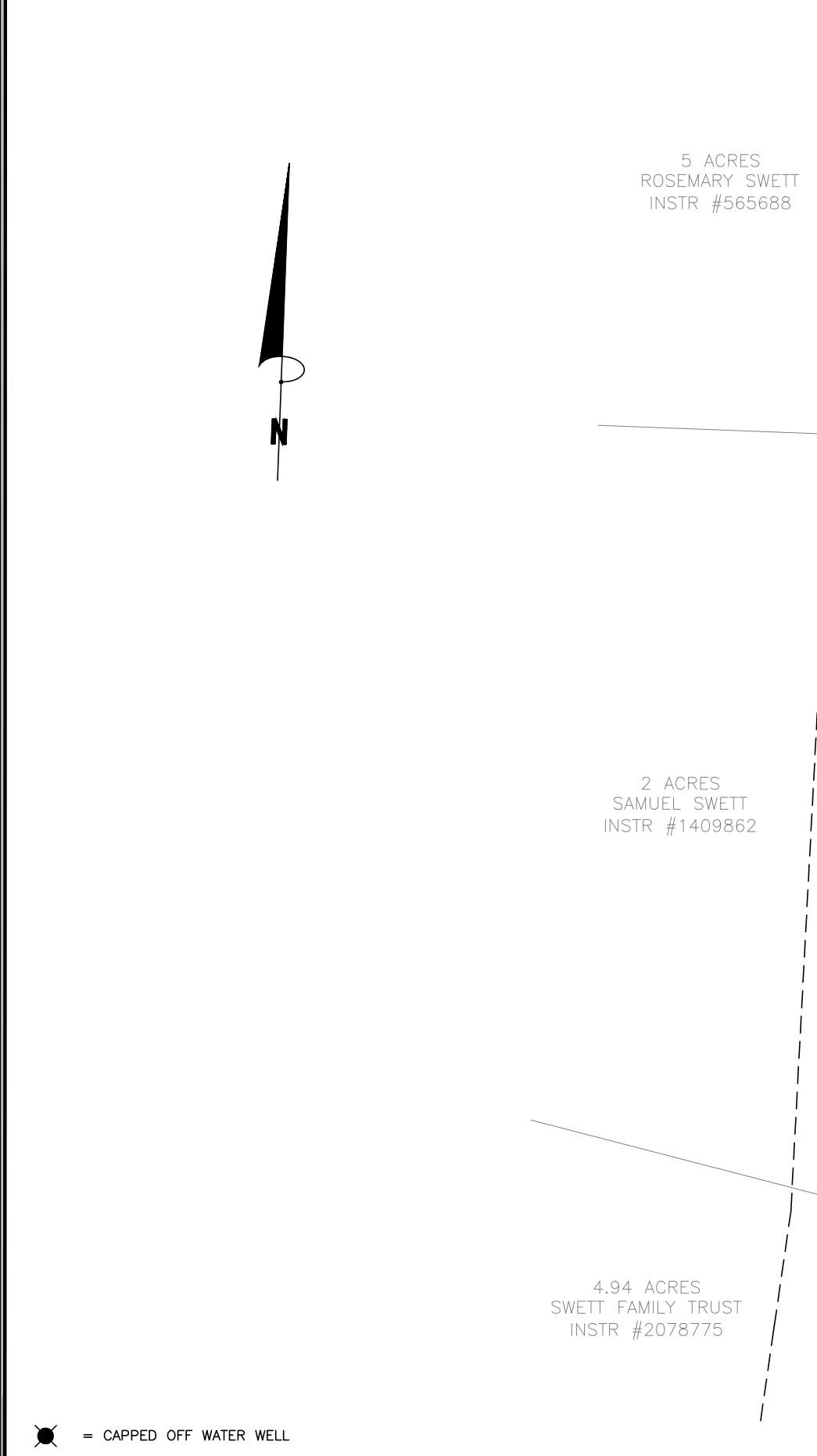
This subdivision **is** within the Urban Growth Boundary Line.

Revised drawings will not be accepted for review or placement in the packet prior to the September 12, 2023 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.





**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 0230 C. Revised: OCTOBER 17, 1989



**TYPICAL SECTION NOTES**

- ROADWAY TESTING AND INSPECTION SHALL CONFORM TO SECTION 40-032.03 OF THE ST. TAMMANY PARISH ORDINANCES, LATEST REVISION.
- ROADWAY DESIGN SHALL MEET SECTIONS 40-032.04.1 AND 40-032.04.2 OF THE ST. TAMMANY PARISH ORDINANCES, LATEST REVISION. FINAL PAVEMENT DESIGN TO BE PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER AND APPROVED BY ST. TAMMANY PARISH.
- PAVEMENT JOINTS AND CURB DETAILS SHALL CONFORM TO DOTD STANDARD PLAN CP-01.
- UTILITY TRENCH BACKFILL SHALL CONFORM TO SECTION 40-032.03.6 OF THE ST. TAMMANY PARISH ORDINANCES, LATEST REVISION.

**RESTRICTIVE COVENANTS**

- 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 DEPARTMENT OF ENVIRONMENTAL SERVICES 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 OR ANY LOT FOR THE PURPOSE OF SUPPLYING POSSIBLE 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.
- NO LOT WILL BE FURTHER SUBDIVIDED WITHOUT APPROVAL OF THE ST. TAMMANY PLANNING COMMISSION AND THE DEPARTMENT OF ENVIRONMENTAL SERVICES OF ST. TAMMANY PARISH.
- SIDE LOADING DRIVEWAYS ON CORNER LOTS 59, 74, 75, & 89 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. (AMENDED PER ORD. NO. 94-2142, ADOPTED DECEMBER 15, 1994)
- 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. (AMENDED PER ORD. 12-2711, ADOPTED APRIL 5, 2012)
- THE FOREMENTIONED RESTRICTIONS SHALL BE RECIPIED IN EACH TITLE OR DEED IN ADDITION TO THE REQUIRED LISTING ON THE FINAL SUBDIVISION PLAT.
- ALL PLANS SPECIFICATIONS FOR IMPROVEMENTS ON ANY LOT MUST BE REVIEWED AND APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE PRIOR TO CONSTRUCTION. THE CONSTRUCTION AND REQUIREMENTS SHALL BE FOUND IN SEPARATE RECORDED DOCUMENTS FOR ADDITIONAL RESTRICTIONS.
- SUBDIVISION LOTS ARE TO BE SINGLE FAMILY RESIDENTIAL USES ONLY.
- THE MINIMUM FINISHED FLOOR FINISH FOR RESIDENTIAL STRUCTURES IN FLOOD ZONE "C" SHALL BE NO LESS THAN 12 INCHES ABOVE THE CENTERLINE OF STREET OR OF CURB FRONTING THE HOME, WHICHEVER IS GREATER.
- BUILDING SETBACKS ARE TO MEET OR EXCEED PARISH MINIMUMS OF FRONT - 25'; SIDE 5'; SIDE STREET 15'; AND REAR 10'. MAXIMUM HEIGHT LIMIT SHALL BE 35'; REAR AND SIDE SETBACK FOR ACCESSORY STRUCTURES 5 FEET.
- 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.

**LEGAL DESCRIPTION**

OAK ALLEY MEADOWS SUBDIVISION PHASE 2

A PORTION OF TRACT "A-1" OF THE SWETT FAMILY PROPERTY. A CERTAIN TRACT OF LAND DESIGNATED AS TRACT A-1 ON MAP TITLED "LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION TRACT A & TRACT B" BY RANDALL W. BROWN, P.L.S., DATED 12-15-2014. SAID TRACT LYING AND SITUATED IN SECTIONS 29, T-6-S, R-11-E, GREENSBURG LAND DISTRICT OF LOUISIANA, PARISH OF ST. TAMMANY, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 & 32, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA; THENCE RUN N49°01'00"E FOR A DISTANCE OF 152.10 FEET TO A POINT; THENCE RUN N14°05'00"E FOR A DISTANCE OF 540.30 FEET TO A POINT; THENCE RUN N85°28'00"W FOR A DISTANCE OF 235.70 FEET TO A POINT; THENCE RUN N01°01'00"E FOR A DISTANCE OF 726.12 FEET TO A POINT; THENCE RUN N81°14'00"E FOR A DISTANCE OF 7.91 FEET TO A POINT; THENCE RUN N85°51'00"E FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE RUN S87°20'00"E FOR A DISTANCE OF 33.64 FEET TO A POINT; THENCE RUN S87°26'21"E FOR A DISTANCE OF 60.12 FEET TO A POINT; THENCE RUN N06°06'54"E FOR A DISTANCE OF 680.44 FEET TO A POINT BEING THE "POINT OF BEGINNING".

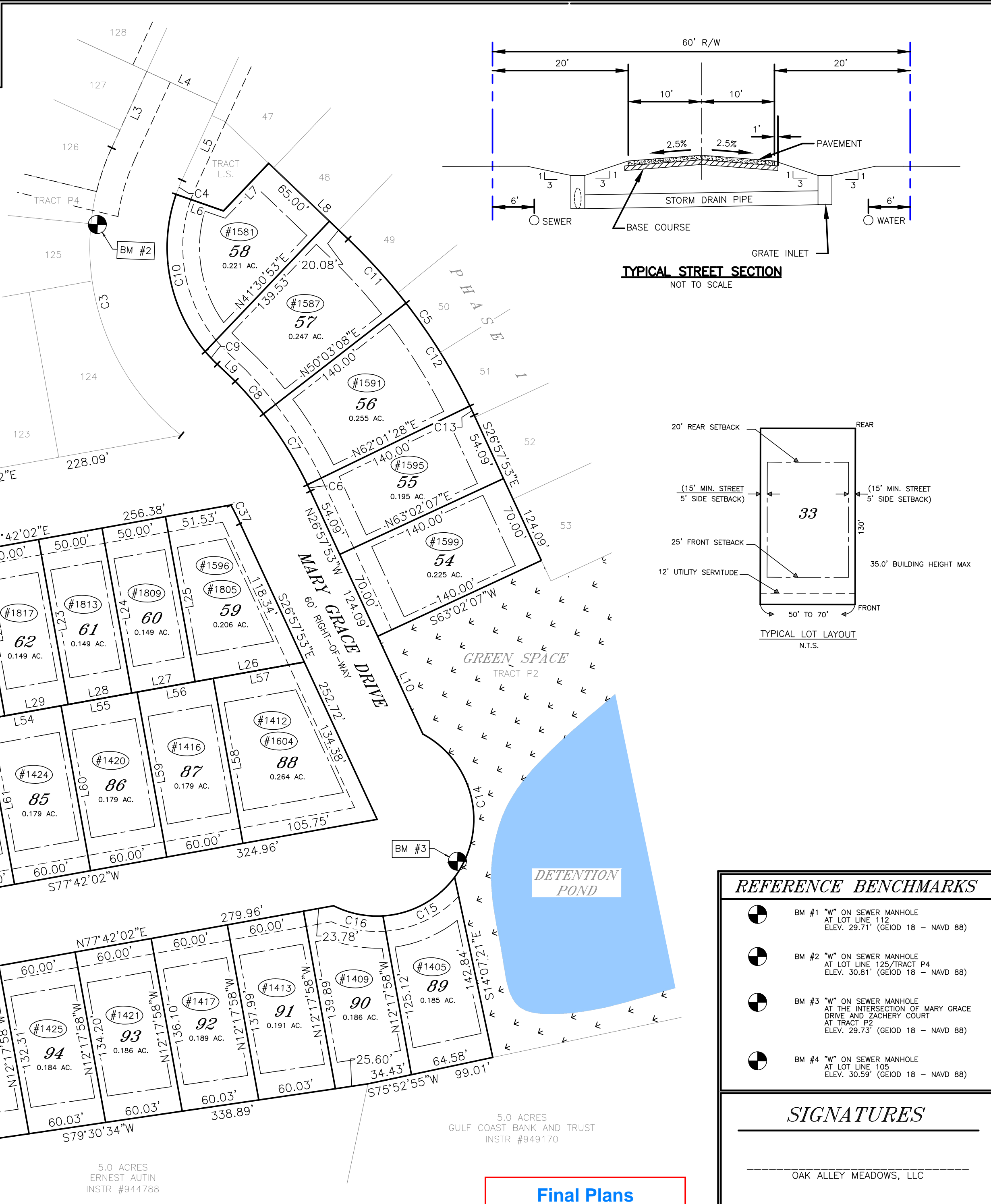
FROM THE "POINT OF BEGINNING" RUN N06°06'54"E A DISTANCE OF 48.49 FEET TO A POINT; THENCE N00°54'07"E A DISTANCE OF 314.86 FEET TO A POINT; THENCE N00°00'58"E A DISTANCE OF 161.47 FEET TO A POINT; THENCE S88°38'49"E A DISTANCE OF 129.58 FEET TO A POINT; THENCE N86°40'46"E A DISTANCE OF 50.12 FEET TO A POINT; THENCE S88°38'49"E A DISTANCE OF 110.41 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 130.00 FEET, A LENGTH OF 7.90 FEET, A CHORD BEARING N89°36'45"E AND A CHORD LENGTH OF 7.90 FEET TO A POINT; THENCE N87°52'19"E A DISTANCE OF 411.66 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 130.00 FEET, A LENGTH OF 23.08 FEET, A CHORD BEARING N82°47'10"E AND A CHORD LENGTH OF 23.05 FEET TO A POINT; THENCE N77°42'02"E A DISTANCE OF 228.09 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 185.00 FEET, A LENGTH OF 247.37 FEET, A CHORD BEARING N15°44'14"W AND A CHORD LENGTH OF 229.35 FEET TO A POINT; THENCE N22°34'10"E A DISTANCE OF 65.19 FEET TO A POINT; THENCE S67°25'50"E A DISTANCE OF 60.00 FEET TO A POINT; THENCE S22°34'10"W A DISTANCE OF 65.19 FEET TO A POINT; THENCE ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 125.00 FEET, A LENGTH OF 11.92 FEET, A CHORD BEARING S19°50'15"W AND A CHORD LENGTH OF 11.92 TO A POINT; THENCE S72°53'40"E A DISTANCE OF 38.77 FEET TO A POINT; THENCE N41°30'53"E A DISTANCE OF 50.90 FEET TO A POINT; THENCE S48°29'07"E A DISTANCE OF 85.08 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 450.00 FEET, A LENGTH OF 169.02 FEET, A CHORD BEARING S37°43'30"E AND A CHORD LENGTH OF 168.03 FEET TO A POINT; THENCE S26°57'53"E A DISTANCE OF 124.09 FEET TO A POINT; THENCE S63°02'07"W A DISTANCE OF 140.00 FEET TO A POINT; THENCE S26°57'53"E A DISTANCE OF 83.64 FEET TO A POINT; THENCE ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 75.00 FEET, A LENGTH OF 128.89 FEET, A CHORD BEARING S14°36'08"E AND A CHORD LENGTH OF 113.60 FEET TO A POINT; THENCE S14°07'21"E A DISTANCE OF 142.84 FEET TO A POINT; THENCE S75°52'55"W A DISTANCE OF 99.01 FEET TO A POINT; THENCE S79°30'34"W A DISTANCE OF 338.89 FEET TO A POINT; THENCE S87°52'19"W A DISTANCE OF 795.80 FEET BACK TO THE "POINT OF BEGINNING".

SAID TRACT CONTAINING 15.124 ACRES.

**OAK ALLEY MEADOWS PHASE 2**

SITUATED IN SECTIONS 29, TOWNSHIP 6 SOUTH, RANGE 11 EAST ST. TAMMANY PARISH, LOUISIANA

DEVELOPMENT NOTES			
15.124 ACRES	59	CENTRAL	N/A
AREA	NO. OF LOTS	SEWER SYSTEM	OPEN SPACE AREA
9,100 S.F.	20.0'	CENTRAL	N/A
AVG. LOT SIZE	STREET WIDTH	WATER SYSTEM	MAX. BLOCK LENGTH
ASPHALT	2,855± LN. FT.	60.0' R.O.W.	STREET R.O.W.
ROAD SURFACE	LENGTH OF STREET	EXISTING ZONING	
LAKE PONTCHARTRAIN	A-4A/PUD		
ULTIMATE SURFACE WATER DISPOSAL	EXISTING ZONING		



**REFERENCE BENCHMARKS**

BM #1 "W" ON SEWER MANHOLE AT LOT LINE 112 ELEV. 25.71' (GEOID 18 - NAVD 88)
BM #2 "W" ON SEWER MANHOLE AT LOT LINE 125/TRACT P4 ELEV. 30.81' (GEOID 18 - NAVD 88)
BM #3 "W" ON SEWER MANHOLE AT THE INTERSECTION OF MARY GRACE DRIVE AND ZACHERY COURT AT TRACT P2 ELEV. 25.73' (GEOID 18 - NAVD 88)
BM #4 "W" ON SEWER MANHOLE AT LOT LINE 101 ELEV. 30.59' (GEOID 18 - NAVD 88)

**SIGNATURES**

OAK ALLEY MEADOWS, LLC

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

DIRECTOR, DEPARTMENT OF ENGINEERING

ST. TAMMANY PARISH CLERK OF COURT

DATE FILED \_\_\_\_\_ FILING NUMBER \_\_\_\_\_

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	7.90'	130.00'	N89°36'45"E	7.90'
C2	23.08'	130.00'	N82°47'10"E	23.05'
C3	247.37'	185.00'	N15°44'14"W	229.35'
C4	11.92'	125.00'	S19°50'15"W	11.92'
C5	169.02'	450.00'	S37°43'30"E	168.03'
C6	5.47'	310.00'	N27°28'12"W	5.47'
C7	64.78'	310.00'	N33°57'42"W	64.66'
C8	33.47'	310.00'	N43°02'27"W	33.46'
C9	13.55'	125.00'	N45°22'49"W	13.54'
C10	129.55'	125.00'	N12°35'05"W	123.83'
C11	67.05'	450.00'	S44°12'59"E	66.99'
C12	94.03'	450.00'	S33°57'42"E	93.86'
C13	7.94'	450.00'	S27°28'12"E	7.94'
C14	128.89'	75.00'	S14°36'08"E	113.60'
C15	65.18'	75.00'	N59°31'40"E	63.15'
C16	39.46'	75.00'	S80°30'07"E	39.01'
C17	45.27'	510.00'	N80°14'36"E	45.25'
C18	45.27'	510.00'	N85°19'45"E	45.25'
C19	21.92'	510.00'	N89°06'11"E	21.91'

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C20	9.07'	510.00'	S89°09'23"E	9.07'
C21	56.14'	75.00'	N75°55'38"E	54.84'
C22	47.37'	75.00'	S64°32'08"E	46.59'
C23	47.37'	75.00'	S28°20'55"E	46.59'
C24	63.46'	75.00'	S13°59'02"W	61.58'
C25	22.22'	585.00'	S00°15'53"W	22.22'
C26	68.09'	585.00'	S04°09'29"E	68.05'
C27	34.06'	645.00'	N00°09'34"W	34.05'
C28	11.53'	190.00'	N89°36'54"E	11.53'
C29	33.73'	190.00'	N82°47'10"E	33.68'
C30	56.81'	320.00'	S82°47'10"W	56.73'
C31	19.43'	320.00'	S89°36'51"W	19.42'
C32	35.68'	320.00'	N84°40'40"E	35.66'
C33	21.13'	320.00'	N79°35'32"E	21.13'
C34	29.71'	450.00'	S79°35'32"W	29.71'
C35	50.17'	450.00'	S84°40'40"W	50.14'
C36	27.34'	450.00'	S89°36'45"W	27.34'
C37	16.18'	250.00'	S28°48'59"E	16.18'

**REFERENCE MAPS**

- A SURVEY OF A "LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION TRACT A & TRACT B" BY RANDALL W. BROWN, P.L.S., DATED DECEMBER 15, 2014.
- BASIS FOR BEARINGS IS THE SURVEY OF A "LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION TRACT A & TRACT B" BY RANDALL W. BROWN, P.L.S., DATED DECEMBER 15, 2014.
- A FINAL SURVEY OF OAK ALLEY MEADOWS SUBDIVISION PHASE 1, BY THIS FIRM, LOWE ENGINEERS, DATED FEBRUARY 14, 2022, RECORDED AS MAP #6094 ON FEBRUARY 25, 2022.

**DEDICATION**

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

**OAK ALLEY MEADOWS SUBDIVISION**

All street right-of-ways, detention pond, and drainage servitudes will be owned and maintained by St. Tammany Parish. All greenspaces and recreation equipment including benches, walking trails, and playground equipment are to be owned and maintained by the Homeowners Association. Easements shall be reserved for drainage and utilities as indicated herein and no obstruction or improvements shall be allowed that would prevent them from being used for their intended purposes.

Owner \_\_\_\_\_ Date \_\_\_\_\_

FOR: \_\_\_\_\_

Oak Alley Meadows, L.L.C.  
Surveyor

Agent: Sam Sullivan

**SURVEYOR'S CERTIFICATION**

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain platometric features of a portion of ground in Section 29, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.

**DEDICATION**

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

**OAK ALLEY MEADOWS SUBDIVISION**

All street right-of-ways, detention pond, and drainage servitudes will be owned and maintained by St. Tammany Parish. All greenspaces and recreation equipment including benches, walking trails, and playground equipment are to be owned and maintained by the Homeowners Association. Easements shall be reserved for drainage and utilities as indicated herein and no obstruction or improvements shall be allowed that would prevent them from being used for their intended purposes.

Owner \_\_\_\_\_ Date \_\_\_\_\_

FOR: \_\_\_\_\_

Oak Alley Meadows, L.L.C.  
Surveyor

Agent: Sam Sullivan

**SURVEYOR'S INFORMATION**

JOHN E. BONNEAU  
LICENSE No. 4423  
PROFESSIONAL  
REGISTERED PROFESSIONAL LAND SURVEYOR  
Louisiana Registration No. 4423

06/13/2023  
DATE

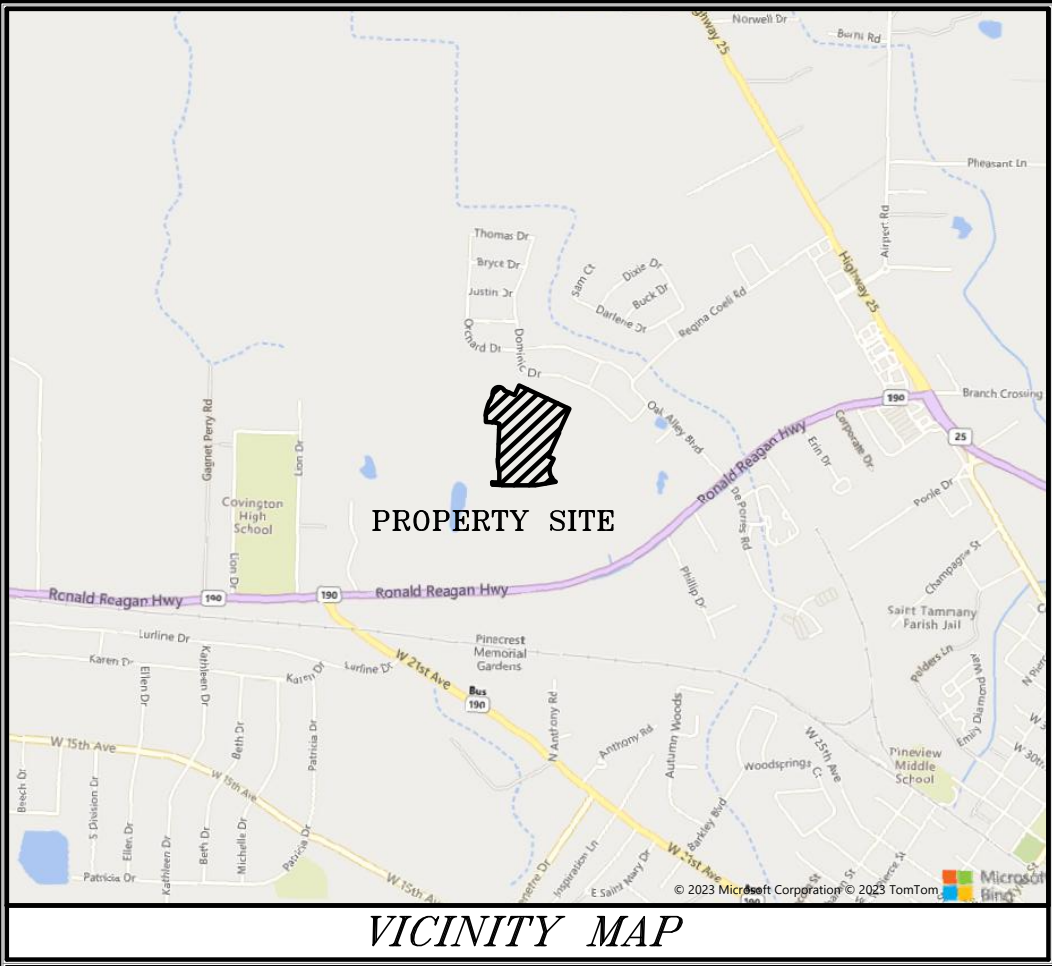
**LOWE ENGINEERS**  
Professional Land Surveyors - Planners - Consultants  
1011 NORTH CAUSEWAY BLVD., SUITE 34, MANDEVILLE, LA 70471  
(985) 845-1012 • (985) 845-1013 • FAX No.: (985) 845-1778  
www.lowengineers.com • e-mail: Mandevilleteam@lowengineers.com

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DRAWN BY: SAC  
DATE: 6/13/23  
REVISION: DATE:  
CHECKED: JEB  
SCALE: 1" = 60'  
SURVEY #: 22-140579

Survey for: OAK ALLEY MEADOWS, L.L.C.  
Property: A FINAL SURVEY OF OAK ALLEY MEADOWS SUBDIVISION, PHASE 2 SITUATED IN SECTIONS 29, T-6-S, R-11-E GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA  
SHEET NUMBER 1 OF 1





**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 0230 C. Revised: OCTOBER 17, 1989

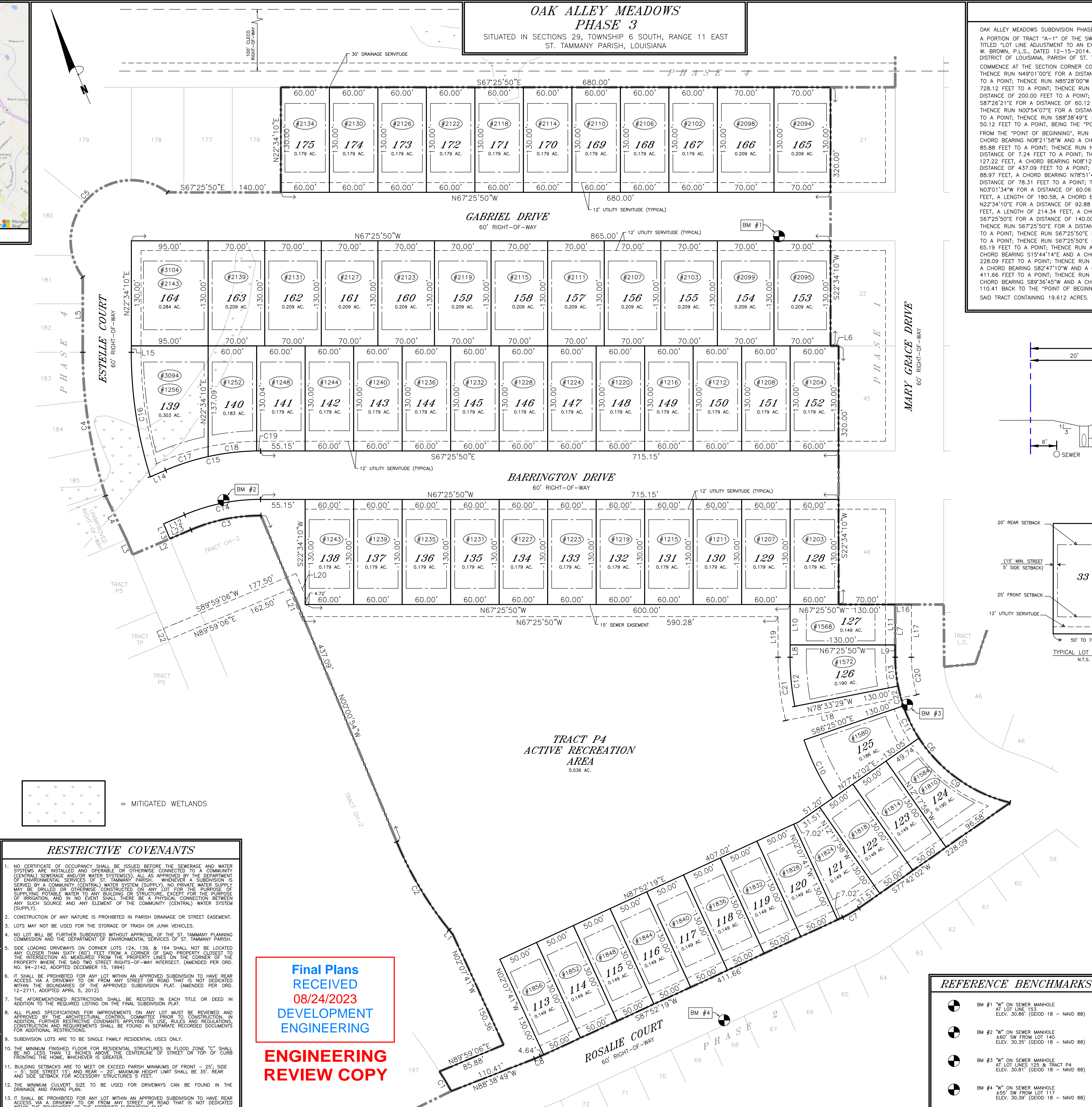
CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	28.36'	640.00'	N08°21'58"W	28.36'
C2	127.22'	445.00'	N08°12'18"W	126.78'
C3	88.97'	220.00'	N78°51'49"W	88.36'
C4	180.57'	575.00'	N13°34'22"E	179.83'
C5	214.33'	75.00'	N67°34'10"E	148.49'
C6	247.37'	185.00'	S15°44'14"E	229.35'
C7	23.08'	130.00'	S82°47'10"W	23.05'
C8	7.90'	130.00'	S89°36'45"W	7.90'
C9	141.61'	185.00'	S32°06'52"E	138.18'
C10	80.49'	315.00'	S03°44'14"E	80.27'
C11	44.46'	185.00'	S03°18'03"E	44.35'
C12	61.18'	315.00'	S17°00'21"W	61.08'
C13	35.93'	185.00'	S17°00'21"W	35.87'
C14	96.42'	240.00'	N78°56'22"W	95.77'
C15	120.52'	299.76'	N78°56'22"W	119.71'
C16	156.45'	515.00'	S13°51'59"W	155.85'
C17	55.16'	300.00'	N85°10'54"W	55.08'
C18	60.52'	300.00'	N74°08'08"W	60.41'
C19	4.85'	300.00'	N67°53'37"W	4.85'
C20	47.07'	165.00'	S14°23'52"W	46.91'
C21	79.09'	330.00'	S15°42'11"W	78.91'
C22	25.38'	185.00'	N07°30'45"E	25.36'

LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	7.24'	N16°22'08"W	L13	20.00'	N00°00'54"W
L2	78.31'	S89°33'05"W	L14	20.60'	S89°33'05"W
L3	20.00'	N00°00'54"W	L15	7.88'	N22°34'10"E
L4	60.06'	N03°01'34"W	L16	20.00'	N67°25'50"W
L5	92.88'	N22°34'10"E	L17	65.19'	N22°34'10"E
L6	10.00'	S67°25'50"E	L18	165.34'	N78°33'29"W
L7	65.19'	S22°34'10"W	L19	50.19'	N22°34'10"E
L8	15.19'	N22°34'10"E	L20	41.52'	N00°00'54"W
L9	15.19'	S22°34'10"W	L21	36.52'	S00°00'54"E
L10	50.00'	N22°34'10"E	L22	15.00'	S00°00'54"E
L11	50.00'	S22°34'10"W	L23	28.31'	S89°33'05"W
L12	28.16'	N89°33'05"E			

DEVELOPMENT NOTES			
19.61 ACRES AREA	63 NO. OF LOTS	CENTRAL SEWER SYSTEM	5,037 ACRES OPEN SPACE AREA
9,100 S.F. AVG. LOT SIZE	20.0' W. STREET WIDTH	CENTRAL WATER SYSTEM	N/A MAX. BLOCK LENGTH
ASPHALT ROAD SURFACE	2,138'± LN. FT. LENGTH OF STREET	60.0' R.O.W. STREET R.O.W.	
LAKE PONTCHARTRAIN ULTIMATE SURFACE WATER DISPOSAL	A-4A/PUD EXISTING ZONING		

REFERENCE MAPS	
1. A SURVEY OF A "LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION TRACT A & TRACT B * SWETT FAMILY SUBDIVISION..." BY RANDALL W. BROWN, P.L.S., DATED DECEMBER 15, 2014.	2. BASIS FOR BEARINGS IS THE SURVEY OF A "LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION TRACT A & TRACT B * SWETT FAMILY SUBDIVISION..." BY RANDALL W. BROWN, P.L.S., DATED DECEMBER 15, 2014.
3. A FINAL SURVEY OF OAK ALLEY MEADOWS SUBDIVISION PHASE 1, BY THIS FIRM, LOWE ENGINEERS, DATED FEBRUARY 14, 2022, RECORDED AS MAP #6094 ON FEBRUARY 25, 2022.	

TYPICAL SECTION NOTES	
1. ROADWAY TESTING AND INSPECTION SHALL CONFORM TO SECTION 40-032.03 OF THE ST. TAMMANY PARISH ORDINANCES, LATEST REVISION.	2. ROADWAY DESIGN SHALL MEET SECTIONS 40-032.04.1 AND 40-032.04.2 OF THE ST. TAMMANY PARISH ORDINANCES, LATEST REVISION. FINAL PAVEMENT DESIGN TO BE PROVIDED BY A QUALIFIED GEOTECHNICAL ENGINEER AND APPROVED BY ST. TAMMANY PARISH.
3. PAVEMENT JOINTS AND CURB DETAILS SHALL CONFORM TO DOTD STANDARD PLAN CP-01.	4. UTILITY TRENCH BACKFILL SHALL CONFORM TO SECTION 40-032.03.8 OF THE ST. TAMMANY PARISH ORDINANCES, LATEST REVISION.



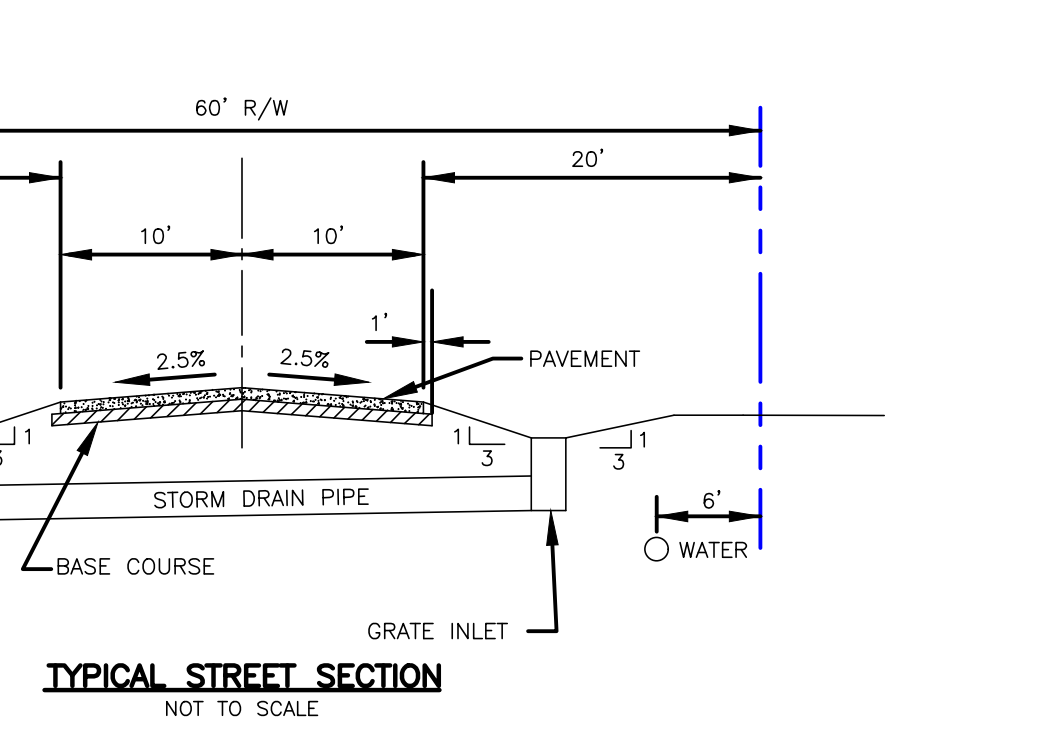
**LEGAL DESCRIPTION**

OAK ALLEY MEADOWS SUBDIVISION PHASE 3

A PORTION OF TRACT "A-1" OF THE SWETT FAMILY PROPERTY. A CERTAIN TRACT OF LAND DESIGNATED AS TRACT A-1 ON MAP TITLED "LOT LINE ADJUSTMENT TO AN EXISTING MINOR SUBDIVISION TRACT A & TRACT B \* SWETT FAMILY SUBDIVISION..." BY RANDALL W. BROWN, P.L.S., DATED 12-15-2014. SAID TRACT LYING AND SITUATED IN SECTIONS 29, T-6-S, R-11-E, GREENSBURG LAND DISTRICT OF LOUISIANA, PARISH OF ST. TAMMANY, LOUISIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SECTION CORNER COMMON TO SECTIONS 29, 30, 31 & 32, T-6-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA; THENCE RUN N49°01'00"E FOR A DISTANCE OF 152.10 FEET TO A POINT; THENCE RUN N14°05'00"E FOR A DISTANCE OF 540.30 FEET TO A POINT; THENCE RUN N85°28'00"W FOR A DISTANCE OF 235.70 FEET TO A POINT; THENCE RUN N01°01'00"E FOR A DISTANCE OF 728.12 FEET TO A POINT; THENCE RUN N81°14'00"E FOR A DISTANCE OF 7.91 FEET TO A POINT; THENCE RUN N86°57'00"E FOR A DISTANCE OF 200.00 FEET TO A POINT; THENCE RUN S87°20'00"E FOR A DISTANCE OF 33.64 FEET TO A POINT; THENCE RUN S87°28'21"E FOR A DISTANCE OF 60.12 FEET TO A POINT; THENCE RUN N08°08'54"E FOR A DISTANCE OF 728.93 FEET TO A POINT; THENCE RUN N00°54'07"E FOR A DISTANCE OF 314.86 FEET TO A POINT; THENCE RUN N00°00'58"E FOR A DISTANCE OF 161.47 FEET TO A POINT; THENCE RUN S88°38'49"E FOR A DISTANCE OF 129.58 FEET TO A POINT; THENCE RUN N86°40'46"E FOR A DISTANCE OF 50.12 FEET TO A POINT, BEING THE "POINT OF BEGINNING".

FROM THE "POINT OF BEGINNING", RUN ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 640.00 FEET, A LENGTH OF 28.36 FEET, A CHORD BEARING N08°21'58"W AND A CHORD LENGTH OF 28.36 FEET TO A POINT; THENCE RUN N89°59'06"E FOR A DISTANCE OF 85.86 FEET TO A POINT; THENCE RUN N02°07'41"W FOR A DISTANCE OF 150.36 FEET TO A POINT; THENCE RUN N15°22'08"W FOR A DISTANCE OF 7.24 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 445.00 FEET, A LENGTH OF 127.22 FEET, A CHORD BEARING N08°12'18"W AND A CHORD LENGTH OF 126.78 FEET TO A POINT; THENCE RUN N00°00'54"W FOR A DISTANCE OF 437.09 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 220.00 FEET, A LENGTH OF 88.97 FEET, A CHORD BEARING N78°51'49"W AND A CHORD LENGTH OF 88.36 FEET TO A POINT; THENCE RUN S89°33'05"W FOR A DISTANCE OF 78.31 FEET TO A POINT; THENCE RUN N00°00'54"W FOR A DISTANCE OF 20.00 FEET TO A POINT; THENCE RUN N03°01'34"W FOR A DISTANCE OF 60.06 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 575.00 FEET, A LENGTH OF 180.57 FEET, A CHORD BEARING N13°34'22"E AND A CHORD LENGTH 179.83 FEET TO A POINT; THENCE RUN N22°34'10"E FOR A DISTANCE OF 92.88 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 75.00 FEET, A LENGTH OF 214.33 FEET, A CHORD BEARING N78°56'22"W AND A CHORD LENGTH OF 148.49 FEET TO A POINT; THENCE RUN S67°25'50"E FOR A DISTANCE OF 140.00 FEET TO A POINT; THENCE RUN N22°34'10"E FOR A DISTANCE OF 130.00 FEET TO A POINT; THENCE RUN S67°25'50"E FOR A DISTANCE OF 680.00 FEET TO A POINT; THENCE RUN S22°34'10"W FOR A DISTANCE OF 320.00 FEET TO A POINT; THENCE RUN S67°25'50"E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S22°34'10"W FOR A DISTANCE OF 320.00 FEET TO A POINT; THENCE RUN S67°25'50"E FOR A DISTANCE OF 70.00 FEET TO A POINT; THENCE RUN N22°34'10"W FOR A DISTANCE OF 65.19 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE LEFT, WITH A RADIUS OF 185.00 FEET, A LENGTH OF 247.37 FEET, A CHORD BEARING S15°44'14"E AND A CHORD LENGTH OF 229.35 FEET TO A POINT; THENCE RUN S77°42'02"W FOR A DISTANCE OF 228.09 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 130.00 FEET, A LENGTH OF 23.08 FEET, A CHORD BEARING S82°47'10"W AND A CHORD LENGTH OF 23.05 FEET TO A POINT; THENCE RUN S87°52'19"W FOR A DISTANCE OF 411.66 FEET TO A POINT; THENCE RUN ALONG A CURVE TO THE RIGHT, WITH A RADIUS OF 130.00 FEET, A LENGTH OF 7.90 FEET, A CHORD BEARING S89°36'45"W AND A CHORD LENGTH OF 7.90 FEET TO A POINT; THENCE RUN N88°38'49"W FOR A DISTANCE OF 110.41 BACK TO THE "POINT OF BEGINNING".

SAID TRACT CONTAINING 19.612 ACRES.



**SIGNATURES**

OAK ALLEY MEADOWS, LLC

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY OF THE PLANNING COMMISSION

DIRECTOR, DEPARTMENT OF ENGINEERING

ST. TAMMANY PARISH CLERK OF COURT

DATE FILED FILING NUMBER

**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:

**OAK ALLEY MEADOWS SUBDIVISION**

All street right-of-ways, detention pond, and drainage servitudes will be owned and maintained by St. Tammany Parish. All green spaces and recreation equipment including benches, walking trails, and playground equipment are to be owned and maintained by the Homeowners Association. Easements shall be reserved for drainage and utilities as indicated herein and no destruction or improvements shall be allowed that would prevent them from being used for their intended purposes.

Owner: Oak Alley Meadows, L.L.C. Date: Agent: Soun Sullivan

**SURVEYOR'S CERTIFICATION**

I do hereby certify that, as of the date set forth above that, I or others under my direct supervision, have made a careful survey of certain platting features relating to a portion of ground in Section 29, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana.

JOHN E. BONNEAU  
LICENSE NO. 4423  
PROFESSIONAL

06/20/2023  
DATE

**SURVEYOR'S INFORMATION**

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  
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www.lowengineers.com • e-mail: Manvilleteam@lowengineers.com

Final Plans  
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08/24/2023  
DEVELOPMENT  
ENGINEERING

ENGINEERING  
REVIEW COPY

Survey for: OAK ALLEY MEADOWS, L.L.C.

Property: A FINAL SURVEY OF OAK ALLEY MEADOWS SUBDIVISION, PHASE 3 SITUATED IN SECTIONS 29, T-6-S, R-11-E GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

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DRAWN BY: SAC

DATE: 6/20/23

REVISION: DATE

CHECKED: JEB

SCALE: 1" = 60'

SURVEY #: 22-140580

SHEET NUMBER: 1 OF 1



