

ADMINISTRATIVE COMMENT

February 8, 2024

Department of Planning & Development

CASE NO.: REV23-12-007

NAME OF STREET OR ROAD: Unopened portion of Pellegrin Drive.

NAME OF SUBDIVISION: N/A

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located west of River Road and north of Branch Crossing Drive, Ward 3, District 2.

SURROUNDING ZONING: A-2 Suburban

PETITIONER/REPRESENTATIVE: Freda Cretin/Brittney Robert

STAFF COMMENTARY:

Department of Planning & Development Comments:

The applicant is requesting to revoke an unopened portion of Pellegrin Drive, in order to assimilate this property into the adjacent properties that she owns. There are several parcels located to the north, south and west of the unopened portion of right of way being proposed for revocation. Staff has concerns regarding the potential of the surrounding properties becoming land locked.

Recommendation:

Staff is not opposed to the revocation of this unopened portion of right of way. The approval is made with the following stipulations:

- The petitioners shall submit a survey and application form for a minor subdivision
- The construction of a servitude of access built to minor subdivision standards.

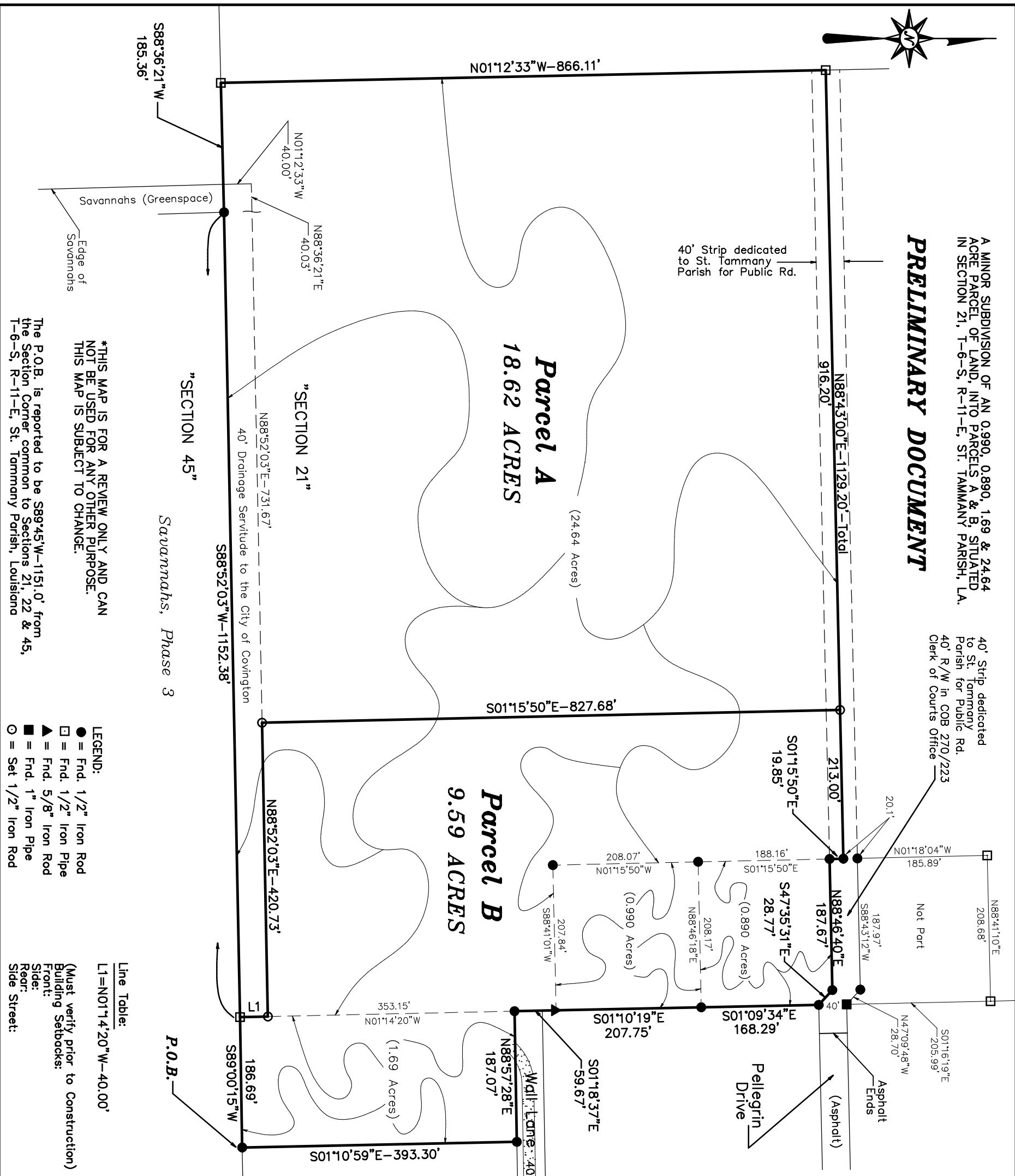
A MINOR SUBDIVISION OF AN 0.990, 0.890, 1.69 & 24.64 ACRE PARCEL OF LAND, INTO PARCELS A & B, SITUATED IN SECTION 21, T-6-S, R-11-E, ST. TAMMANY PARISH, LA.

PRELIMINARY DOCUMENT



40' Strip dedicated to St. Tammany Parish for Public Rd.

40' Strip dedicated to St. Tammany Parish for Public Rd. 40' R/W in COB 270/223 Clerk of Courts Office



*THIS MAP IS FOR A REVIEW ONLY AND CAN NOT BE USED FOR ANY OTHER PURPOSE. THIS MAP IS SUBJECT TO CHANGE.

The P.O.B. is reported to be S89°45'W-1151.0' from the Section Corner common to Sections 21, 22 & 45, T-6-S, R-11-E, St. Tammany Parish, Louisiana

- LEGEND:**
- = Fnd. 1/2" Iron Rod
 - = Fnd. 1/2" Iron Pipe
 - ▲ = Fnd. 5/8" Iron Rod
 - = Fnd. 1" Iron Pipe
 - = Set 1/2" Iron Rod

Line Table:
L1=N01°14'20"W-40.00'
(Must verify prior to Construction)
Building Setbacks:
Front:
Side:
Rear:
Side Street:

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

Reference:
1) A Survey Plat by Thomas Fontcuberta, Dated 2-15-2006, revised 3-2-2006, No. 463870, for Fredaco, LLC
2) Survey Plats by Herbert Sanders attached to Instrument No. 448902, Clerk of Courts Office
3) A Survey Plat by Jeron Fitzmorris, Dated 8-13-2007, No. 13265, for Stephen Savoy
Reference calls, improvements, fencing & utilities are not shown
Bearings refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS

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

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

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

PRELIMINARY DOCUMENT

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

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

MAP PREPARED FOR

FREDACO, LLC & STEPHEN R. SAVOY

SCALE: 1" = 150'
DATE: 7-31-2023
DRAWN BY: JWC

Located in Section 21, T6S-R11E, St. Tammany Parish, La.
SURVEY NUMBER: 21397