

ADMINISTRATIVE COMMENT

February 6, 2025

Department of Planning & Development

CASE NO.: REV24-12-006

NAME OF STREET OR ROAD: Unopened portion of Jasmine Drive

NAME OF SUBDIVISION: Evergreen Acres Subdivision

WARD: 1 PARISH COUNCIL DISTRICT: 1

PROPERTY LOCATION: The property is located south of Pine Street, west of Ochsner Boulevard between Lot 10 Block 8 and Lot 9 Block 8 in the Evergreen Acres Subdivision (as delineated on Map #12A), Ward 1, District 1.

SURROUNDING ZONING: L-2 Large Lot Residential

PETITIONER/REPRESENTATIVE: All State Financial Company

STAFF COMMENTARY:

Department of Planning & Development Comments:

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

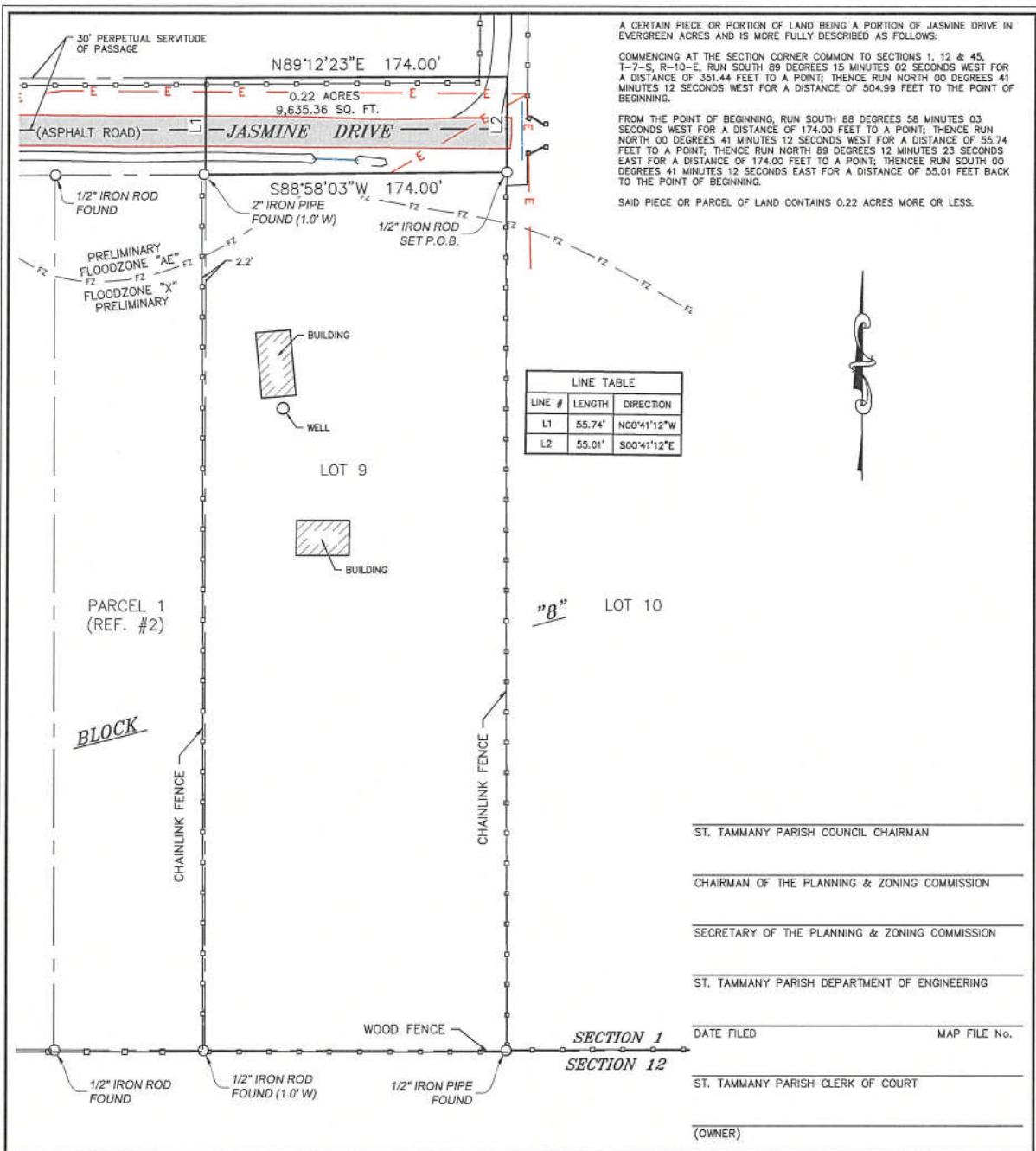
Recommendation:

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

However, according to the survey, this section of Jasmine Drive has existing ditches that are facilitating local drainage within this area.

The staff has no objections to the requested revocation provided the petitioner does the following:

- Submits a plan that shows how the existing drainage areas within the portion of property to be revoked would be mitigated.
- Assimilates the portion of the right-of-way into their adjacent properties through the parish's resubdivision process.



BUILDING SETBACKS:

FRONT: 25'
SIDE: N/A
SIDE STREET: N/A
REAR: N/A

NOTE: ALL IMPROVEMENTS NOT SHOWN.

REFERENCE SURVEYS:

1. The Recorded Subdivision Map File #12A.
2. The Recorded Subdivision Map File #20.
3. A survey by C.R. Schultz dated 10-05-66.
4. Surveys by John Cummings with Map File #'s 5761F and 6046E.

BASIS FOR BEARINGS:
Louisiana State Plane Coordinate System.

NOTE: Setback lines shall be verified by owner 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.

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

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

A REVOCATION MAP OF
A PORTION OF JASMINE DRIVE, EVERGREEN ACRES
situated in
SECTION 1, T-7-S, R-10-E
Greensburg Land District, St. Tammany Parish, Louisiana
for
ALL STATE FINANCIAL CO.

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 0210 C Revised: OCTOBER 17, 1989

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

Survey No. 24-140331 REV
Date: OCT 10, 2024
Drawn by: SPH
Scale: 1" = 60'
Revised:

STATE OF LOUISIANA
This Survey is Certified
True and Correct by
JOHNE BONNEAU
LICENSE No. 4423
PROFESSIONAL
John E. Bonneau
Professional Land Surveyor
Registration No. 4423