



Pat Brister
Parish President

St. Tammany Parish Government

Department of Development
P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2529
Fax: (985) 898-3003
planning@stpgov.org

APPEAL # 1

ZC Approved :

8/4/15

THE PETITIONER OR ANY AGGRIEVED PERSON HAS TEN (10) DAYS TO APPEAL THE DECISION OF THE ZONING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING. A COPY OF THE APPEAL REQUEST IS PROVIDED BELOW.

APPEAL REQUEST

DATE: 8/14/2015

CASE NUMBER:

ZC83-07-076

Major Amendment to the PUD (Planned Unit Development Overlay)

Size: 188.54 Acres

Petitioner: Fred Sigur

Owner: Estate of Mr. Frederick J. Sigur

Location: Parcel located on the south side of LA Highway 433, west of US Highway 90, north of Lake Pontchartrain, S37, T6S, R14E, Ward 8, District 13

Council District: 13

We are hereby appealing to the St. Tammany Parish Council at its next appropriate regular scheduled meeting on the above referenced matter of an adverse decision of the St. Tammany Parish Zoning Commission.

This letter shall serve as official notice to put the above referenced matter on the Parish Council agenda.

Sincerely,

PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

Pamela Bertucci (SIGNATURE) Print Name Here: Pamela Bertucci

337 MARLIN DR.
Slidell, LA
70461

PHONE #: 504-909-1773

RECEIVED

AUG 14 2015
Per R. Sobler





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Parish President

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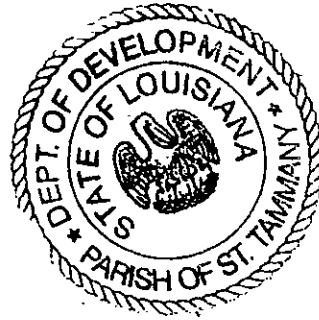
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Sincerely,

PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

Johnny Veade (SIGNATURE) Print Name Here: Johnny Veade

106 Herring Dr
Slidell, LA 70461

PHONE #: 985-502-5763

RECEIVED

AUG 14 2015

Per R. Weber



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Parish President

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PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

Daniel Veade Print Name Here: Daniel Veade
(SIGNATURE)

106 Herring Dr.
Slidell, LA 70461

PHONE #: 985-502-5763

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AUG 14 2015

Per [Signature]



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Sincerely,

PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

Kim Gordon Print Name Here: KIM Gordon
(SIGNATURE)

113 Herring Dr.
Slidell, LA. 70461

PHONE #: 504-319-8247

RECEIVED

AUG 14 2015

Per: [Signature]



Pat Brister
Parish President

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PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

Chris Gordon Print Name Here: Chris Gordon
(SIGNATURE)

113 Herring Dr
Slidell, LA 70461

PHONE #: 504-891-3180

RECEIVED

AUG 14 2015
Per R. D. [Signature]



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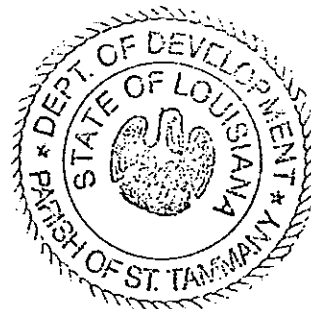
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PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

ELMER RINDERLE Elmer Rinderle
(SIGNATURE) Print Name Here:

133 MARLIN DR.
SLIDELL, LA. 70461

PHONE #: (504) 737-6579

RECEIVED
AUG 14 2015
Per R. Sobel



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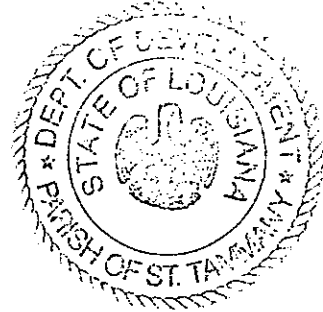
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Sincerely,

PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

Barbara R. Rindler Print Name Here: BARBARA RINDERLE
(SIGNATURE)

133 MARLIN DR.
SLIDELL, LA 70461

PHONE #: (504) 737-6579

RECEIVED
AUG 14 2015
Per R. Rindler



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Sincerely,

PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

Aaron Moreau Print Name Here: Aaron Moreau
(SIGNATURE)

110 Bluegill Dr.
Slidell LA 70461

PHONE #: 504-382-0758

RECEIVED

AUG 14 2015
Par R. Dohler



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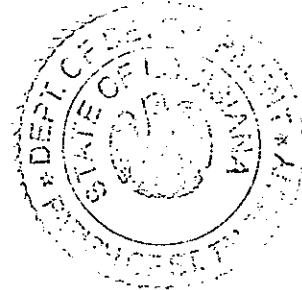
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Sincerely,

PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

Janet Attaway (SIGNATURE) Print Name Here: JANET ATTAWAY

224 MARLIN DR

SLIDELL, LA

70461

PHONE #: 985.643.1808

RECEIVED

AUG 14 2015

Per R. DeLoach



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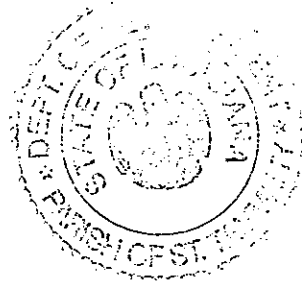
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PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

Ronald Attaway Print Name Here: RONALD ATTAWAY
(SIGNATURE)

224 MARLIN DR

SLIDELL, LA

70461

PHONE #: 985.643.1808

RECEIVED

AUG 14 2015

Per R. Todd



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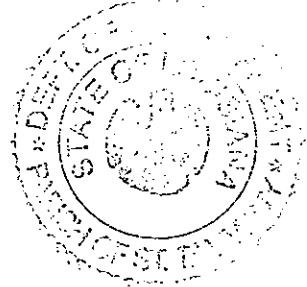
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PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

Craig Arb Print Name Here: Craig S. Arb
(SIGNATURE)

228 Marlin Dr.

Slidell, La 70461

Susanarb@charter.net

PHONE #: 985-643-1233

RECEIVED

AUG 14 2015

Per [Signature]



Pat Brister
Parish President

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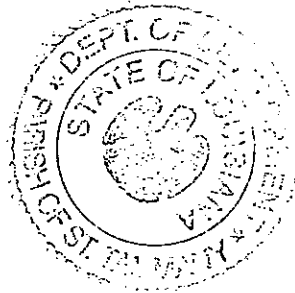
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PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

Susan B. Arbo Print Name Here: Susan B. Arbo
(SIGNATURE)

228 Marlin Dr.
Slidell, La 70461
Susanarbo@charter.net
PHONE #: 985-643-1233

RECEIVED

AUG 14 2015
Pat R. Dade



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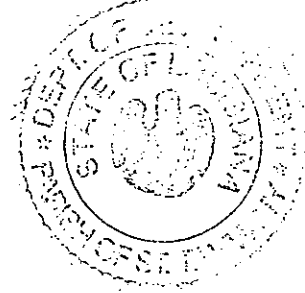
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PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

Carole Parks Print Name Here: Carole Parks
(SIGNATURE)

128 Marlin Dr
Slidell LA 70461

PHONE #: 649-5713

RECEIVED
AUG 14 2015
Per R. Debel



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PLEASE PRINT NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW.

 (SIGNATURE) Print Name Here: Scott Castaing

100 BLUEGILL DR
SLIDELL LA 70461

PHONE #: 985 646 1041

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AUG 14 2015

Per R. Dobbler





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Joe Kontur
(SIGNATURE)

Print Name Here: Joe Kontur 8/14/15

Joe Kontur

109 Herring Dr

Slidell, LA 70461

PHONE #: 985 640 5742

Jpkontur@aol.com

RECEIVED
AUG 14 2015
Per R. Dadd



ZONING STAFF REPORT

Date: July 24, 2015

Meeting Date: August 4, 2015

Case No.: ZC83-07-076

Determination: Major Amendment to PUD Approved

Posted: 07/21/15

GENERAL INFORMATION

PETITIONER: Fred Sigur
OWNER: Estate of Mr. Frederick J. Sigur
REQUESTED CHANGE: Major Amendment to the PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of LA Highway 433, west of US Highway 90, north of Lake Pontchartrain; S37, T6S, R14E; Ward 8, District 13
SIZE: 188.54 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State

Road Surface: 2 lane asphalt

Condition: Good

LAND USE CONSIDERATIONS

SURROUNDING LAND USE AND ZONING:

<u>Direction</u>	<u>Land Use</u>	<u>Zoning</u>
North	Undeveloped	SA (Suburban Agricultural) District
South	Lake Pontchartrain	
East	Commercial	C-2 (Highway Commercial) District
West	Single Family Residential	PUD (Planned Unit Development) District

EXISTING LAND USE:

Existing development? No

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Residential Infill -- New residential uses developed on undeveloped tracts within existing residential districts that are compatible with, or improve upon, those existing uses. Such uses may be allowed a greater density of use, in exchange for public benefits that would be provided.

STAFF COMMENTS:

The site is located on the south side of LA Highway 433, west of US Highway 90, north of Lake Pontchartrain and was originally rezoned to PUD in 1983. A major amendment to the PUD plan was approved by the Council in April 2007, to have the site developed as a commercial and residential subdivision (see attached plan). The proposed 3 accesses to the site, from LA Highway 433, will remain the same as previously approved. Considering that the proposed development is directly abutting Lake Pontchartrain, the site will also remain accessible through navigable waterways, as shown on the plan. In fact, the creation of navigable canals through the development and the connection of the canals to Lake Pontchartrain, considerably promote the features of the site.

A major amendment to the PUD is being requested to developed a 21.09 acre section of the PUD with 130 single family resort homes in place of the previously approved 29 single family home sites (see below, chart). A plan of the 21.09 acre site is provided showing the proposed configuration of the lots (see attached plan).

Summary of Proposed Residential & Commercial Uses

Residential & Commercial Uses	Lot Size, Density & Number of Lots	Permitted Uses
Single Family Homes	16,182 square feet/ 2 units per acre total of 129 lots	single family houses
Waterfront Villa Homes	3000 square feet total of 100 lots 7 units per acre	townhomes, condominiums & multi Family (common wall units)
Single Family Resort Home Community	3500 square feet total of 130 lots 6 units per acre	single family resort homes
Marina Commercial	20,000 square feet/ acre on 28.20 acres 656 units per acre	Marina, boat service, retail & service , office restaurant, lounge, health club, yacht club, multi family, hotel , motel, boarding & lodging

GENERAL PUD CRITERIA

Required information	Staff Comments
Title of the project, name of the developer, legal description	Provided as Required
Existing Land Use within 500' of all boundaries on the plan	Provided as Required
Minimum front, side, & rear setbacks & maximum height for Residential	Provided as Required for Residential
Minimum front, side, & rear setbacks & maximum height for commercial & multi family development	Commercial Development will meet all Parish Parking, setbacks and landscaping requirements, or as indicated on plan
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (to be located off site, as identified on plan)
Wetland Delineations	Provided as Required
Flood Zone Demarcation Lines	Provided as Required
Ultimate Disposal of Surface Drainage	Provided as Required
Environmental Assessment Data Form	Provided as Required
Phasing	Provided as Required

GREENSPACE

A total of 172.99 acres (45.8%) of greenspace/waterway is proposed to be provided on the site. As stated under the PUD ordinance, no more than 50% of the required greenspace shall be satisfied using limited use land. Limited Use Land shall mean land which is inundated by water for a period of greater than four (4) months within each calendar year. Two (2) acres of Limited Use Land are required to satisfy one (1) acre of required open space. The proposed canals are considered as active amenities, as it will be used for navigation & other nautical activities.

As shown on the attached plan of the single family resort homes development, walking paths, pocket parks and a recreation area are proposed to be provided. Note that additional information, as to the type of amenities to be provided within the pocket parks and the recreation area shall be provided.

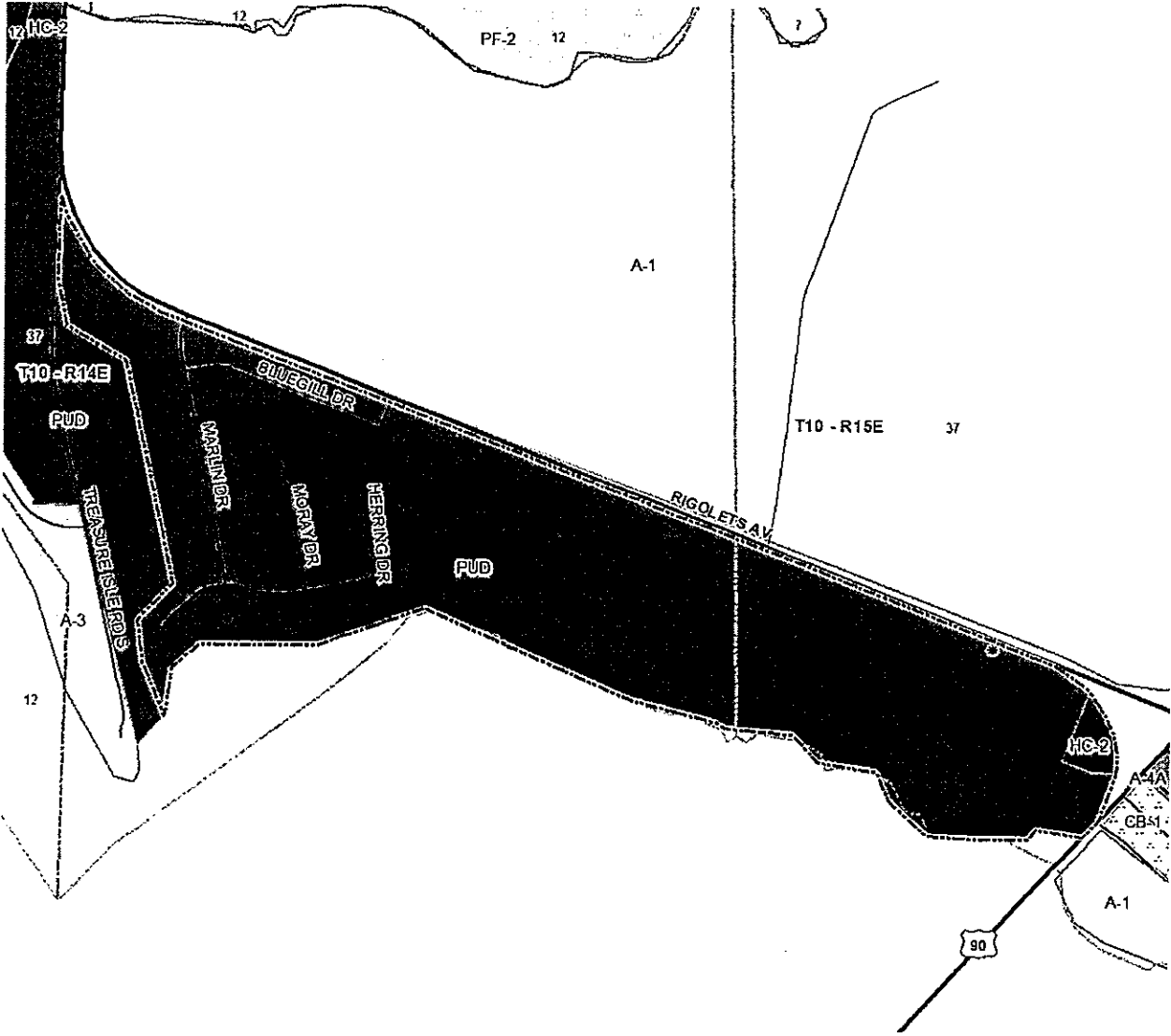
COMPREHENSIVE PLAN ANALYSIS

The 2025 land use plan designates the area as Residential Infill. The proposed development meets the future land use plan by providing some new residential uses, compatible with the surrounding. The density of the proposal is greater than the surrounding developments; however, It will provide a diversity of commercial & residential uses in the area.

STAFF RECOMMENDATION

The staff recommends that the major amendment to the PUD (Planned Unit Development Overlay) be approved.

CASE NO.: ZC83-07-076
PETITIONER: Fred Sigur
OWNER: Estate of Mr. Frederick J. Sigur
REQUESTED CHANGE: Major amendment to the PUD (Planned Unit Development) District
LOCATION: Parcel located on the south side of LA Highway 433, west of US Highway 90, north of Lake Pontchartrain; S37, T6S, R14E; Ward 8, District 13
SIZE: 188.54 acres



ZC83-07-076

SITE

UNDEVELOPED

BUFFER

VILLA HOMES

GREENSPACE BUFFER

WATERFRONT VILLA HOMES

T10S-R15E

ROULEAUX

PUD

SINGLE FAMILY RESORT HOME COMMUNITY

R-10

MARK COMMERCIAL

MARK COMMERCIAL

MARK COMMERCIAL

U.S. HWY 90
CB-1

COMMERCIAL LAND USE PLAN
 PLAT STATES PUD
 SECTION 37, T10S-R14E &
 R15E, J. S. DUFFOSAT CLAIM
 WARD 8
 MANY PARISH, LA.

BRUX, CONSULTANTS, INC.

PLANNING • HYDROLOGY • ENVIRONMENTAL
 ENGINEERING
 1001 PINE ST. SUITE 200
 NEW ORLEANS, LA 70112
 (504) 581-1111

1,000 Feet

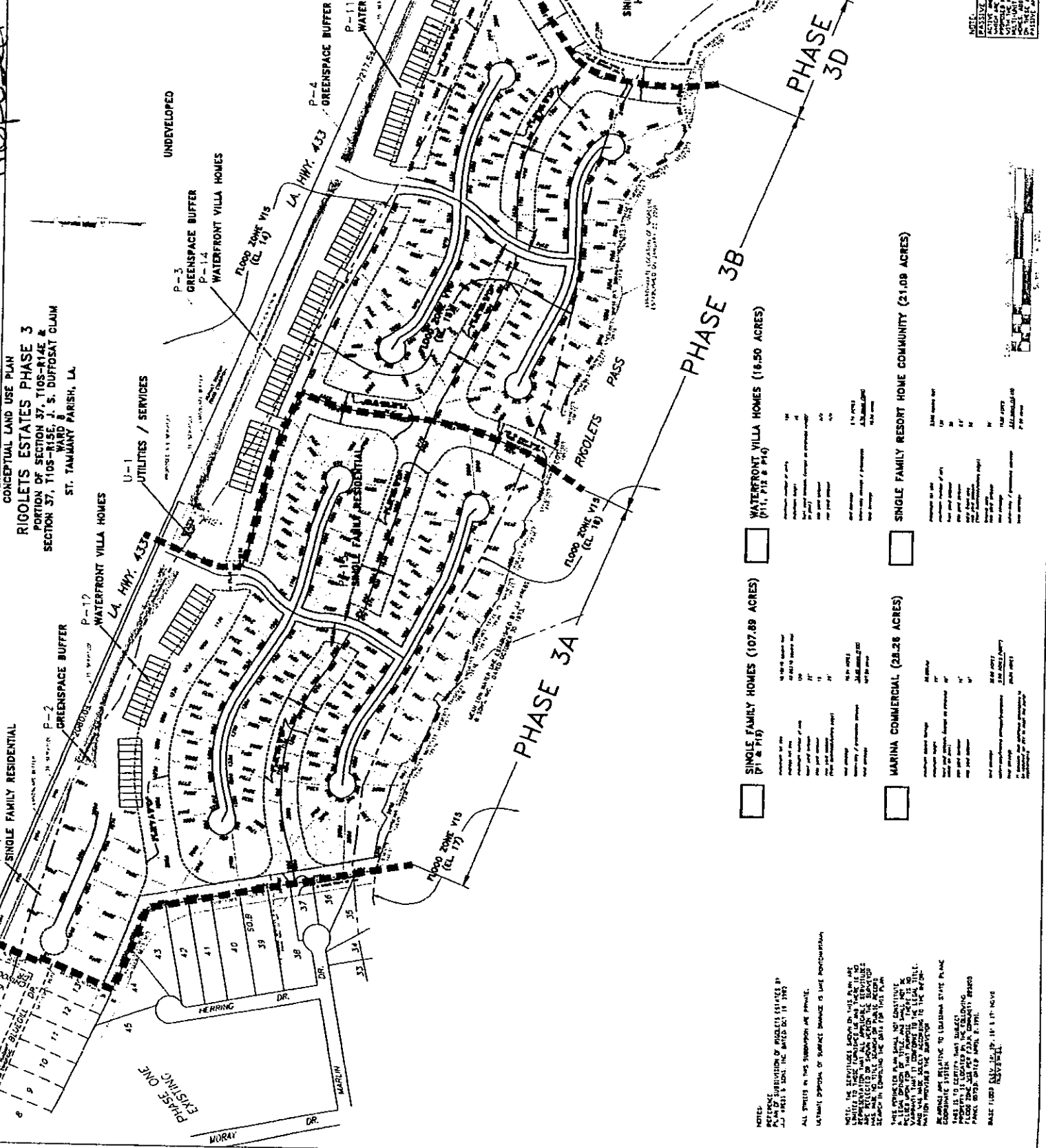
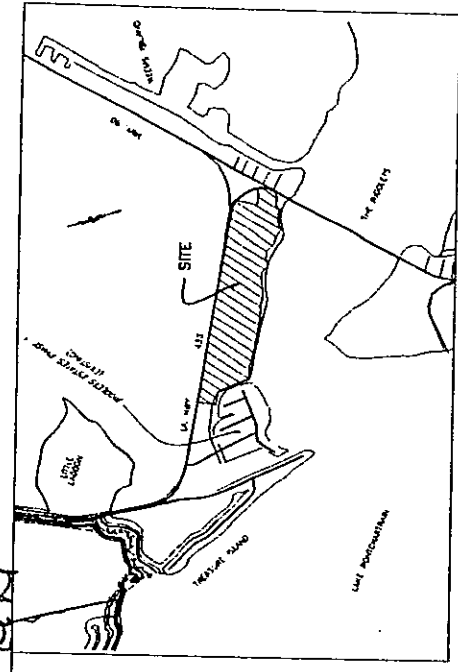
N



2083-07-076

Proposed Plan

CONCEPTUAL LAND USE PLAN
RIGOLETS ESTATES PHASE 3
PORTION OF SECTION 37, T10S-R14E &
SECTION 37, T10S-R15E, J. S. DUFFOSKY CLAIM
ST. TAMMANY PARISH, LA.



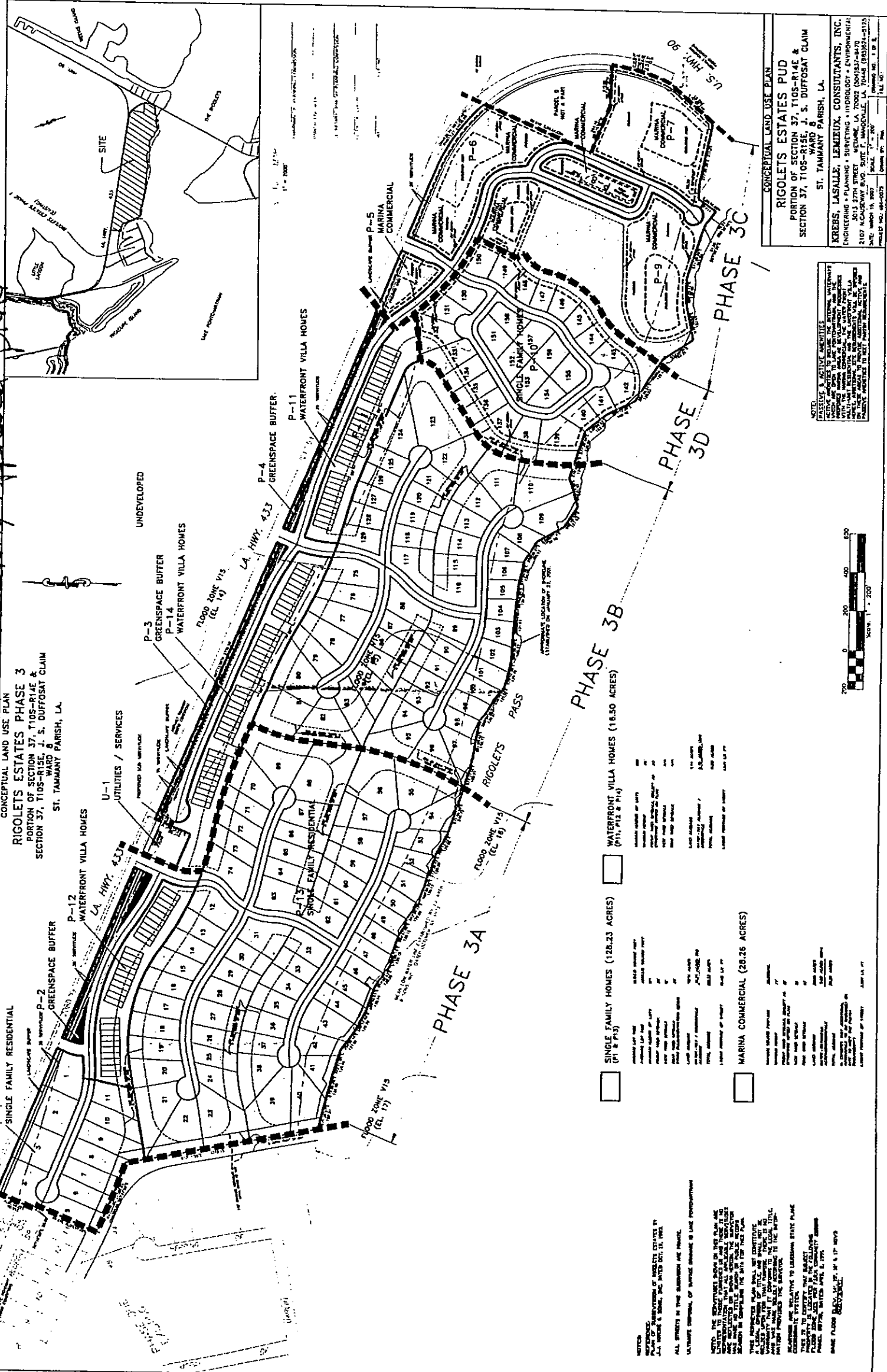
Phase	Area Type	Acres	Notes
PHASE 3A	SINGLE FAMILY HOMES (P1 & P15)	107.89	100' wide front yard
	WATERFRONT VILLA HOMES (P11, P12 & P14)	16.50	100' wide front yard
	MARINA COMMERCIAL (P2 & P12)	28.26	100' wide front yard
PHASE 3B	SINGLE FAMILY HOMES (P1 & P15)	107.89	100' wide front yard
	WATERFRONT VILLA HOMES (P11, P12 & P14)	16.50	100' wide front yard
	MARINA COMMERCIAL (P2 & P12)	28.26	100' wide front yard
PHASE 3C	SINGLE FAMILY HOMES (P1 & P15)	107.89	100' wide front yard
	WATERFRONT VILLA HOMES (P11, P12 & P14)	16.50	100' wide front yard
	MARINA COMMERCIAL (P2 & P12)	28.26	100' wide front yard
PHASE 3D	SINGLE FAMILY HOMES (P1 & P15)	107.89	100' wide front yard
	WATERFRONT VILLA HOMES (P11, P12 & P14)	16.50	100' wide front yard
	MARINA COMMERCIAL (P2 & P12)	28.26	100' wide front yard

NOTES:
 1. ALL UTILITIES SHOWN ON THIS PLAN ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNAL CODE, AND NATIONAL PLUMBING CODE.
 2. ALL UTILITIES IN THIS SUBDIVISION ARE PRIVATE.
 3. ALL UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNAL CODE, AND NATIONAL PLUMBING CODE.
 4. THE UTILITIES SHOWN ON THIS PLAN ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNAL CODE, AND NATIONAL PLUMBING CODE.
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 9. THE UTILITIES SHOWN ON THIS PLAN ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNAL CODE, AND NATIONAL PLUMBING CODE.
 10. THE UTILITIES SHOWN ON THIS PLAN ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNAL CODE, AND NATIONAL PLUMBING CODE.

CONCEPTUAL LAND USE PLAN
 RIGOLETS ESTATES PHASE 3
 PORTION OF SECTION 37, T10S-R14E &
 SECTION 37, T10S-R15E, J. S. DUFFOSKY CLAIM
 ST. TAMMANY PARISH, LA.
 ENGINEERS: KREBS, LABALIE, LEMIRUX, CONSULTANTS, INC.
 ENGINEERING • PLANNING • SURVEYING • HYDROLOGY • ENVIRONMENTAL
 3737 W. 11TH STREET, SUITE 100, METairie, LA 70002 (504) 885-1111
 DATE: JULY 1, 2013 SCALE: 1" = 400' DRAWING NO.: 1 OF 1
 PROJECT NO.: 04-0015 SHEET NO.: 101

NOTE:
 1. THIS PLAN IS A CONCEPTUAL LAND USE PLAN AND DOES NOT CONSTITUTE A FINAL ENGINEERING DESIGN.
 2. THE UTILITIES SHOWN ON THIS PLAN ARE TO BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE, NATIONAL FIRE ALARM AND SIGNAL CODE, AND NATIONAL PLUMBING CODE.
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CURRENTLY APPROVED PLAN



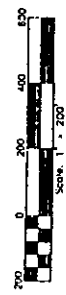
CONCEPTUAL LAND USE PLAN
RIGOLETS ESTATES PHASE 3
 PORTION OF SECTION 37, T10S-R14E &
 SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM
 WARD 8
 ST. TAMMANY PARISH, LA.

<input type="checkbox"/>	SINGLE FAMILY HOMES (126.23 ACRES) (P1, P13 & P14)	NUMBER OF LOTS: 126 NUMBER OF UNITS: 126 TOTAL AREA: 126.23 ACRES DENSITY: 1.0 UNIT PER ACRE
<input type="checkbox"/>	WATERFRONT VILLA HOMES (18.50 ACRES) (P11, P12 & P14)	NUMBER OF LOTS: 18 NUMBER OF UNITS: 18 TOTAL AREA: 18.50 ACRES DENSITY: 1.0 UNIT PER ACRE
<input type="checkbox"/>	MARINA COMMERCIAL (28.26 ACRES)	NUMBER OF LOTS: 1 NUMBER OF UNITS: 1 TOTAL AREA: 28.26 ACRES DENSITY: 1.0 UNIT PER ACRE

STATE & ACTIVE ACQUISITION
 THE STATE OF LOUISIANA HAS ACQUIRED THE ACTIVE ACQUISITION RIGHTS IN THE WATERFRONT MARINA AREA OF THIS PROJECT. THE STATE HAS BEEN GRANTED THE RIGHT TO TAKE POSSESSION OF THE MARINA AREA FOR PUBLIC USE. THE PROJECT WILL BE DEVELOPED AS A PUBLIC USE PROJECT UNDER THE AUTHORITY OF THE STATE OF LOUISIANA.

CONCEPTUAL LAND USE PLAN
RIGOLETS ESTATES PUD
 PORTION OF SECTION 37, T10S-R14E &
 SECTION 37, T10S-R15E, J. S. DUFFOSAT CLAIM
 ST. TAMMANY PARISH, LA.

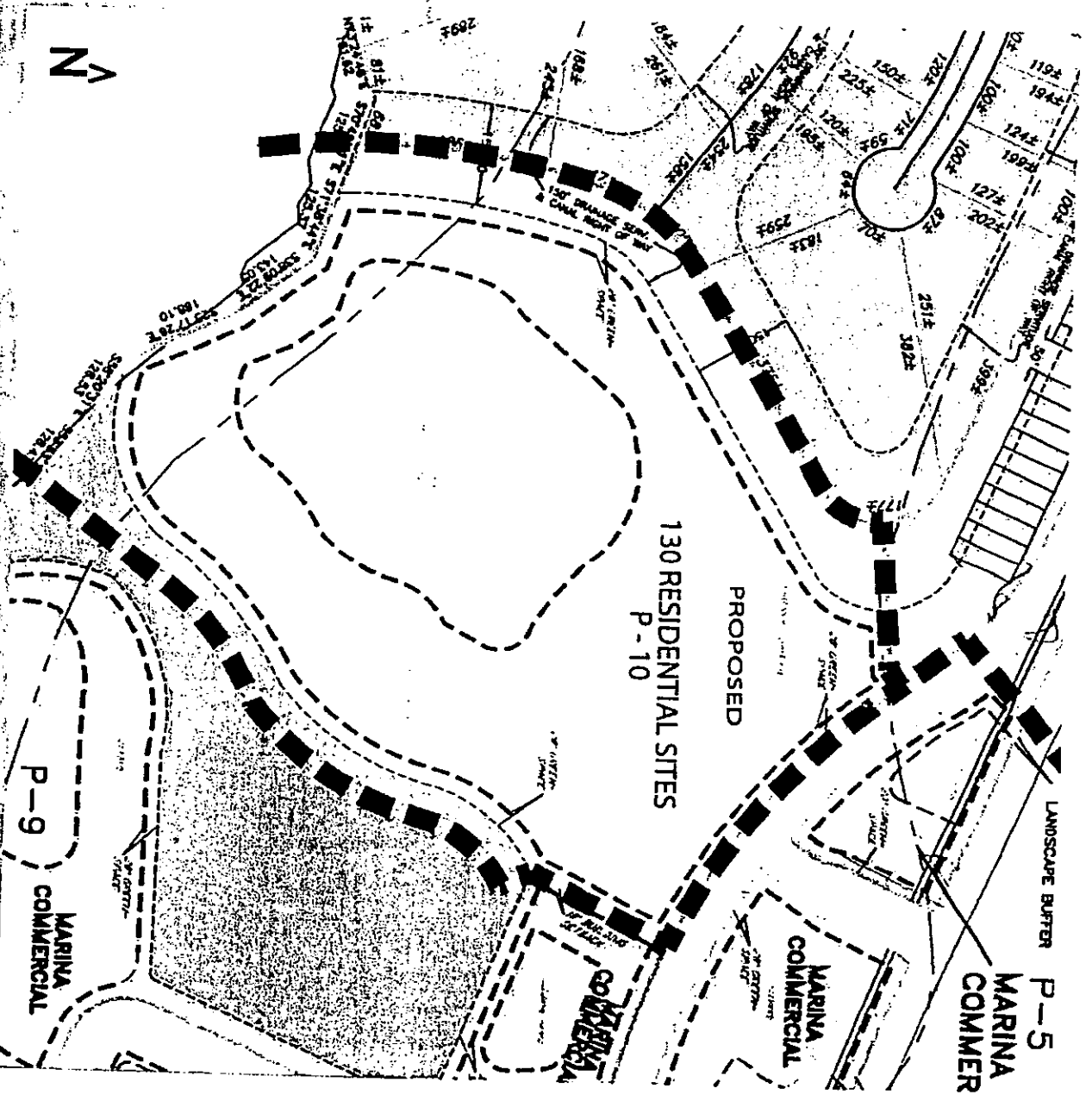
KREBS, LASALLE, LEMIEUX, CONSULTANTS, INC.
 ENGINEERING • PLANNING • SURVEYING • HYDROLOGY • ENVIRONMENTAL
 3013 27TH STREET METairie, LA 70002 (504)837-8470
 2107 N. CAUDRY BLVD., SUITE F, MONROE, LA 70448 (850)324-4125
 DATE: MARCH 14, 2007 SCALE: 1" = 200'
 PROJECT NO.: 04-00075 DRAWING NO.: 1 OF 5



NOTES:
 1. THE DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE FINAL DIMENSIONS SHALL BE DETERMINED BY THE SURVEYOR.
 2. ALL UTILITIES IN THIS SUBDIVISION ARE PRIVATE.
 3. ULTIMATE DETERMINATION OF SERVICE BOUNDARY IS LINE REPRESENTATION.
 4. THE PROJECTOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE STATE PLANNING COMMISSION'S DATA AND SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE STATE PLANNING COMMISSION'S DATA.
 5. THIS PROJECTOR'S PLAN SHALL NOT CONSTITUTE A GUARANTEE OF TITLE AND SHALL NOT BE USED AS A BASIS FOR ANY TITLE CLAIMS.
 6. THE PROJECTOR'S PLAN IS SUBJECT TO THE STATE PLANNING COMMISSION'S REVIEW AND APPROVAL.
 7. THE PROJECTOR'S PLAN IS SUBJECT TO THE STATE PLANNING COMMISSION'S REVIEW AND APPROVAL.
 8. THE PROJECTOR'S PLAN IS SUBJECT TO THE STATE PLANNING COMMISSION'S REVIEW AND APPROVAL.
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 10. THE PROJECTOR'S PLAN IS SUBJECT TO THE STATE PLANNING COMMISSION'S REVIEW AND APPROVAL.

P.U.D. LAND USE PLAN PROPOSAL

970-70-3272



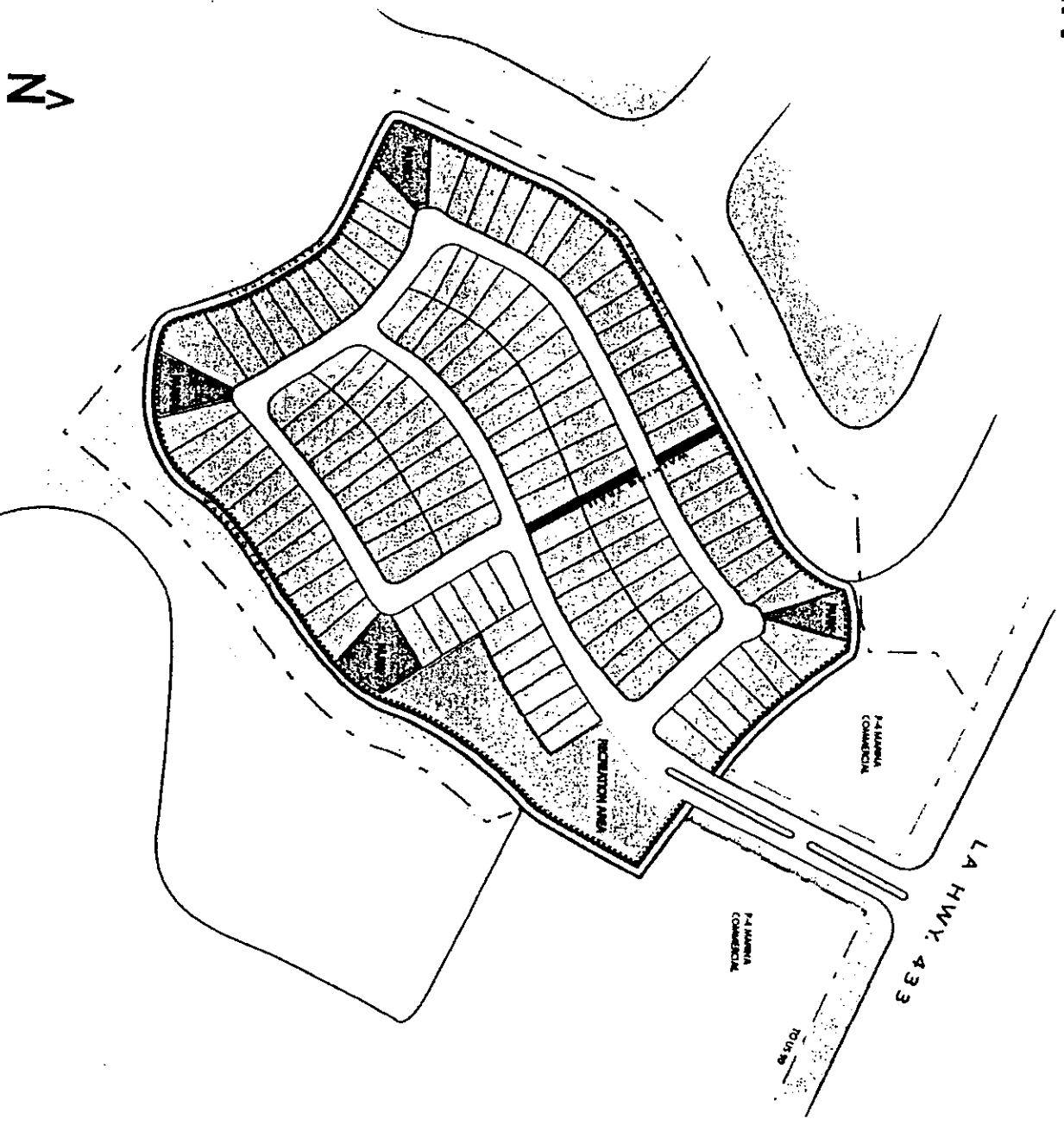
BROADMOOR DESIGN GROUP
 4040 Florida Street, Suite 202, Mandeville LA 70448
 985-612-1199 TEL 985-612-1361 FAX

IN ASSOCIATION WITH
Shelby P. LaSalle, Jr.
 A UNITED QUALITY COMPANY
 CONSULTING



2015 LAND USE PLAN

- 130 PARCELS
- SINGLE-FAMILY HOME SITES
- AMMENITIES
- COMMUNITY RECREATION AREA
- POCKET PARKS & PICNIC AREAS
- WALKING TRAILS
- DIRECT ACCESS TO LOUISIANA WILDLIFE/SPORTING



BROADMOOR DESIGN GROUP
4040 Florida Street, Suite 202, Mandeville LA 70448
985-612-1199 TEL 985-612-1361 FAX

IN ASSOCIATION WITH



Shelby R. LaSalle, Jr.
A MEMBERSHIP COMPANY
CONSULTING

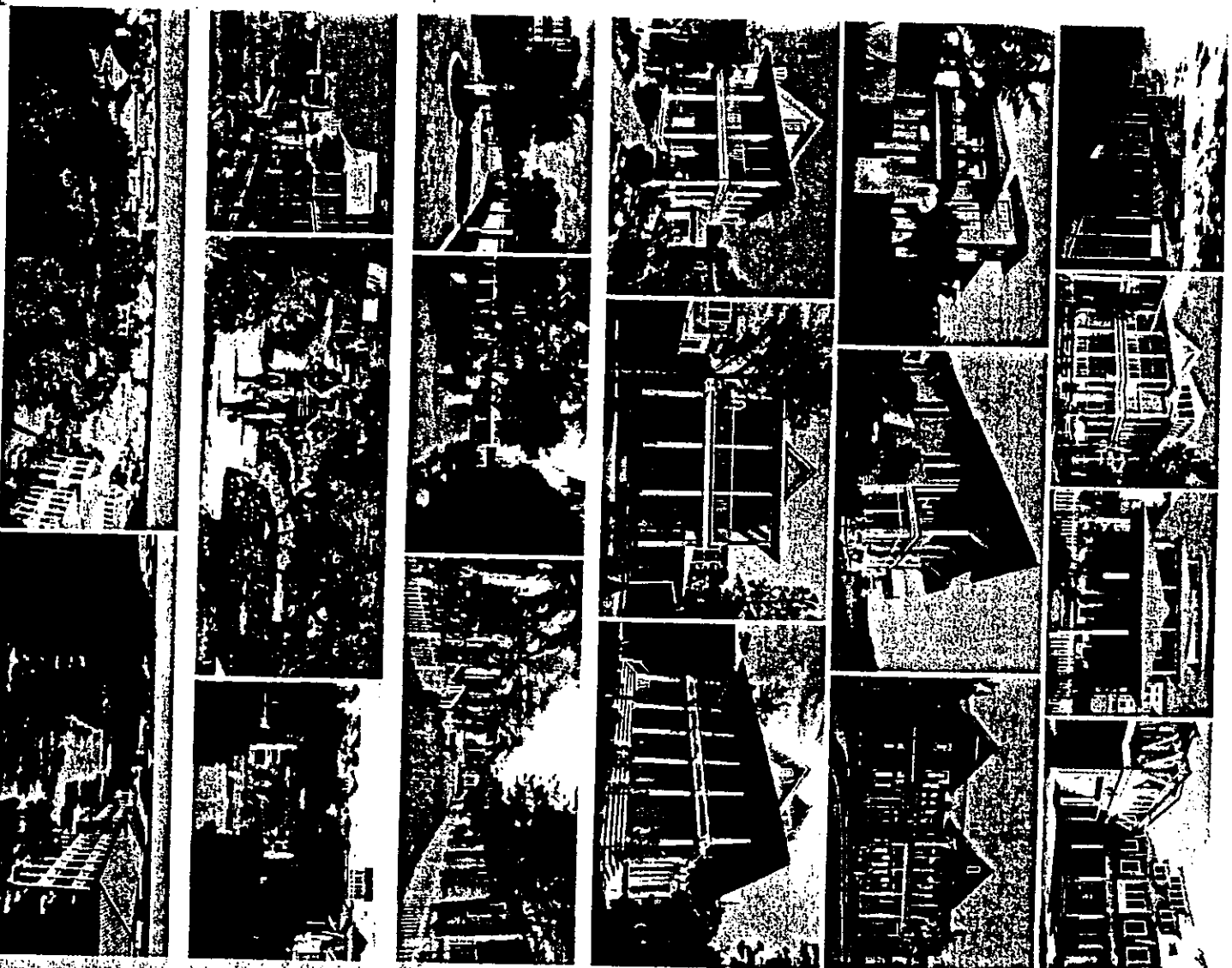
970-70-8972

SEASIDE

- 80 ACRES
- HOUSES, TOWN HOMES, CONDOS, APARTMENTS
- SCALE & CHARACTER OF HISTORIC SOUTHERN TOWN
- SECOND HOME COMMUNITY
- SCHOOL, TOWN HALL, CHAPEL, FIRE STATION, POST OFFICE

WATERCOLOR

- 500 ACRES
- HOUSES, TOWN HOMES, CONDOS, APARTMENTS, RESORT
- WRAP-AROUND/SCREENED PORCHES, METAL ROOFS, DEEP OVERHANGS
- COMMUNITY POOL, FITNESS CENTER, SHOPPING, DINING, PARKS



BROADMOOR DESIGN GROUP
 4040 Florida Street, Suite 202, Mandeville LA 70448
 985-612-1199 TEL 985-612-1361 FAX

IN ASSOCIATION WITH



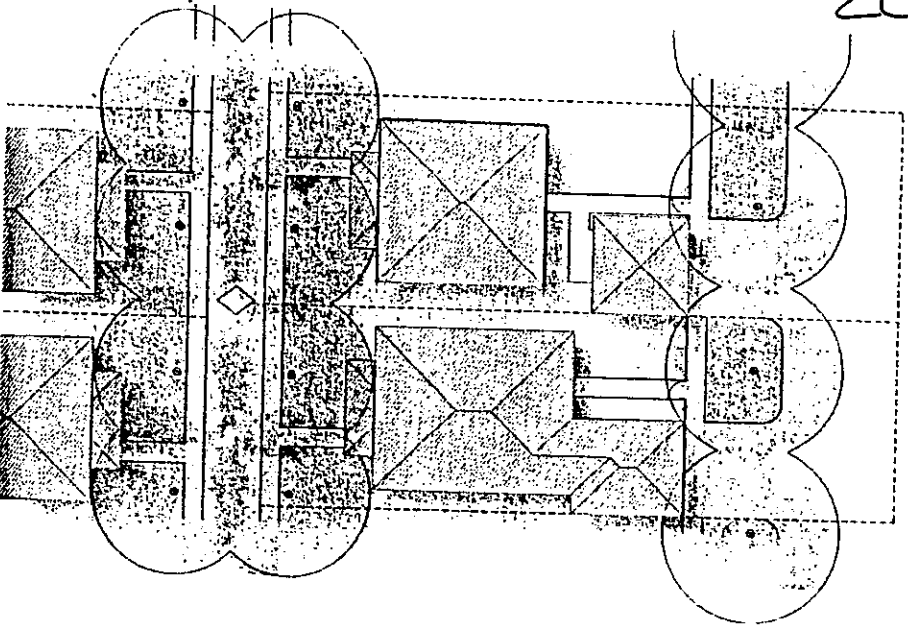
Shelby P. Laskie, Jr.
 A LIMITED LIABILITY COMPANY
 CONSULTING

NEW URBANISM

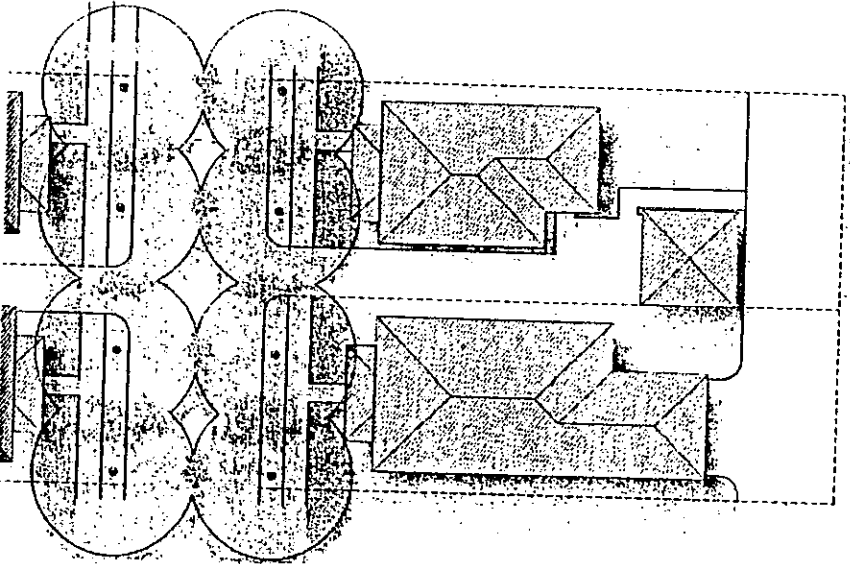
PRINCIPLES OF PROGRESSION

950-40-3872

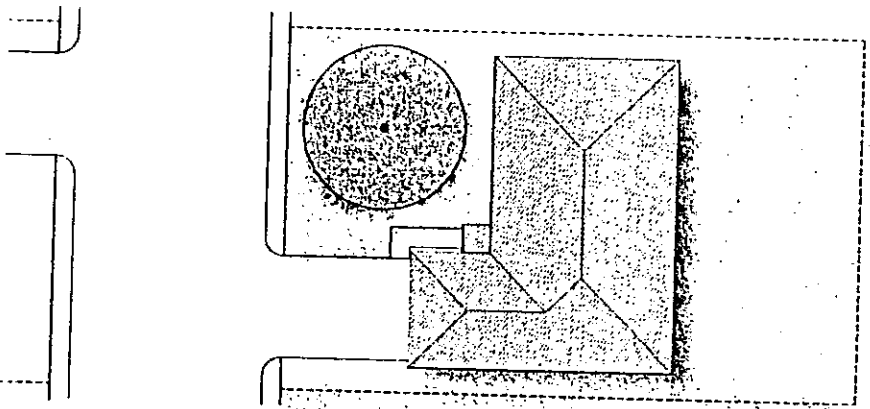
pedestrian



new urban



suburban



BROADMOOR DESIGN GROUP
4040 Florida Street, Suite 202, Mandeville, LA 70448
985. 612. 1199 TEL 985. 612. 1361 FAX

IN
ASSOCIATION
WITH

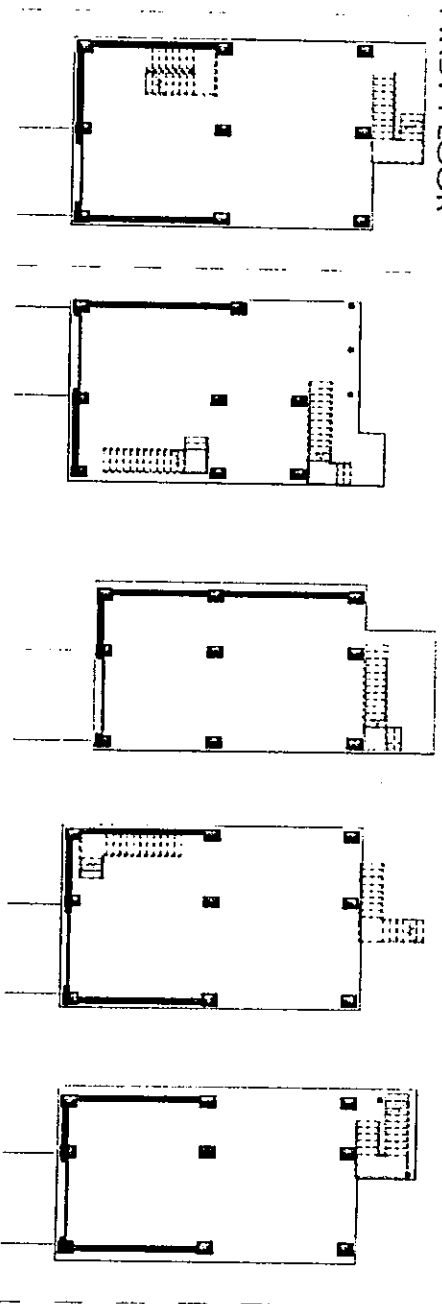


Shelby P. Lasalle, Jr.
A LIMITED LIABILITY COMPANY
CONSULTING

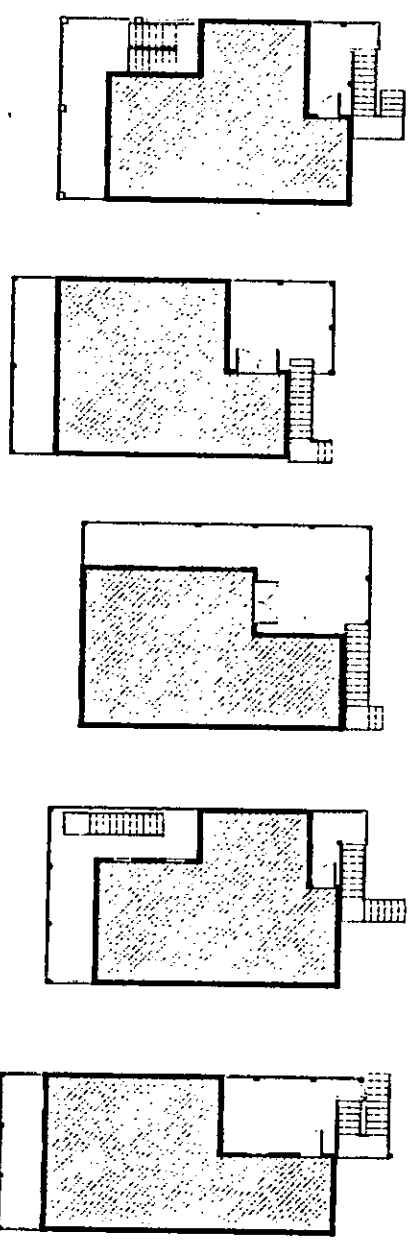
2003-07-076

CONCEPT FLOOR PLAN EXAMPLES

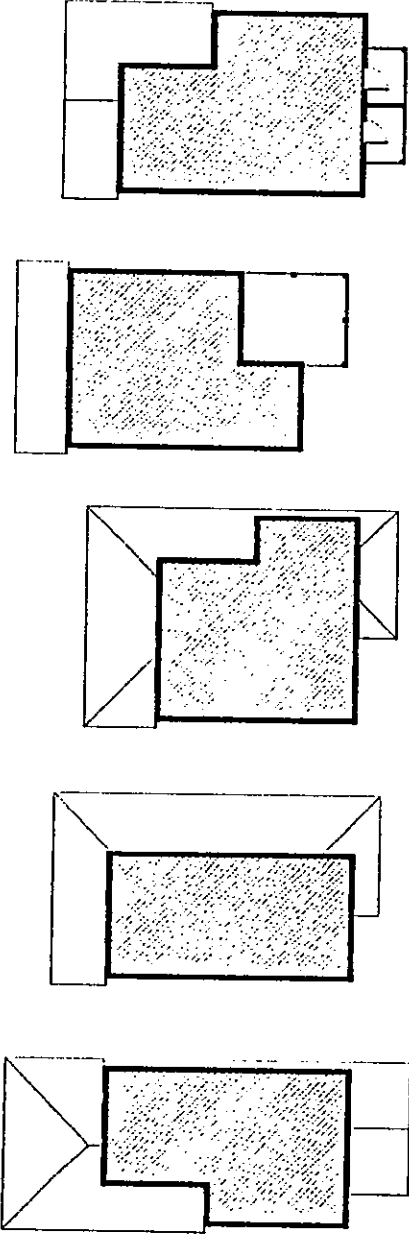
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



BROADMOOR DESIGN GROUP
 4040 Florida Street, Suite 202, Mandeville, LA 70448
 985-612-1199 TEL 985-612-1361 FAX

IN ASSOCIATION WITH

Shelby P. LaSalle, Jr.
 A LIMITED LIABILITY COMPANY
 CONSULTING

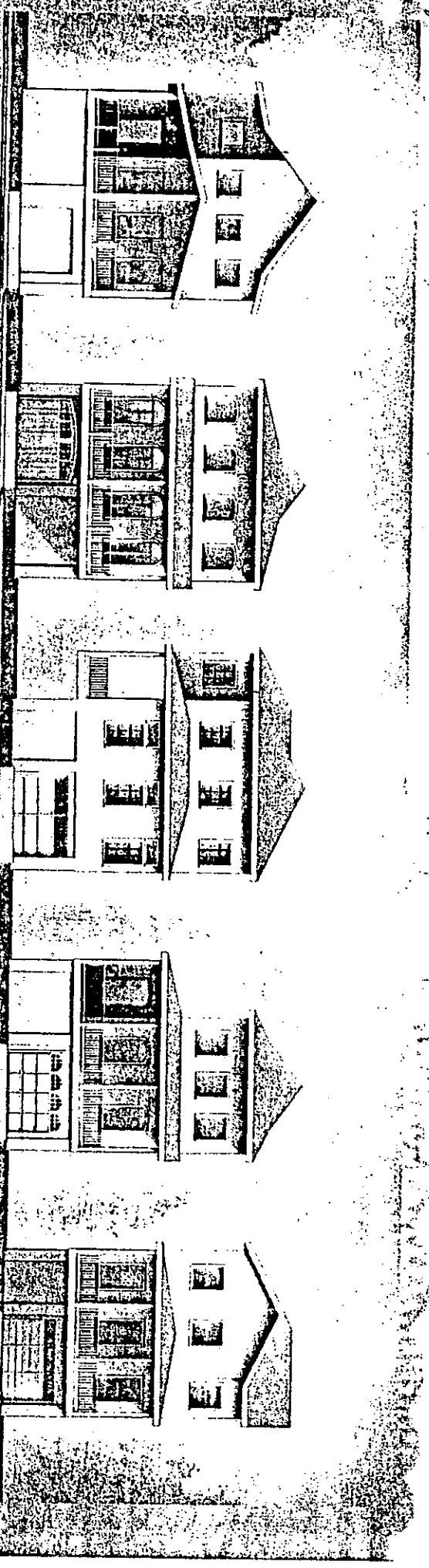
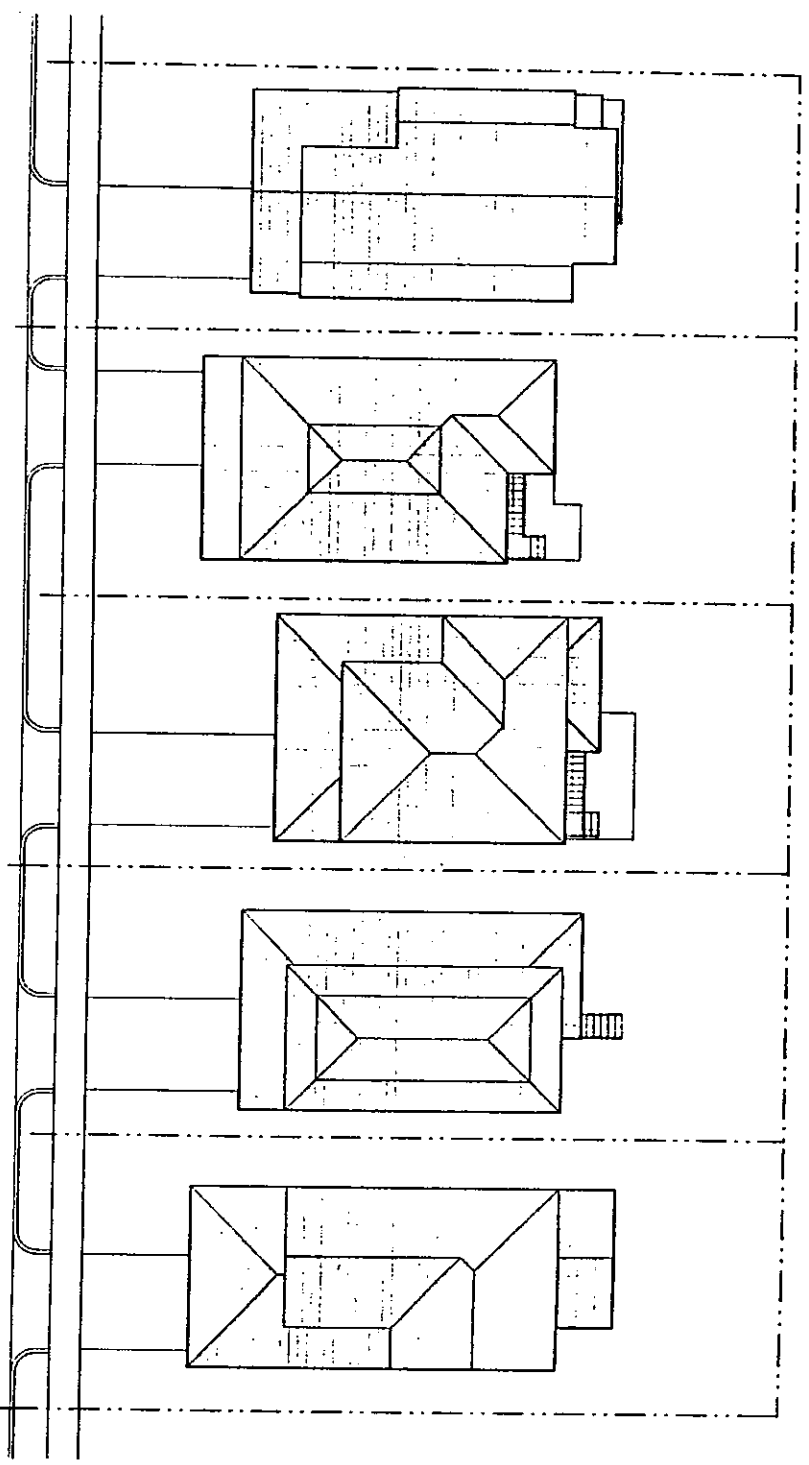
ADD: 2012

ZC83-07-076

CONCEPT

9A PROPOSED SITE PLAN

ELEVATION EXAMPLES



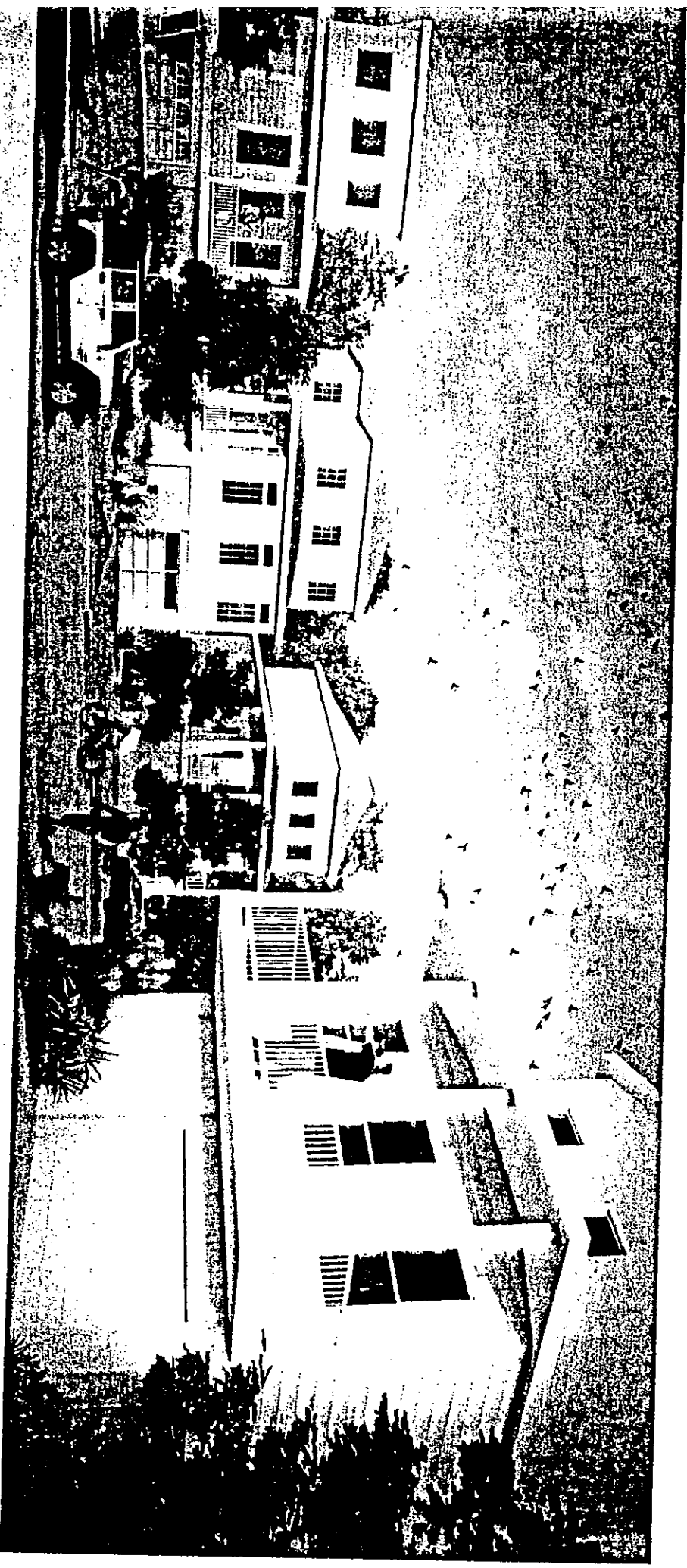
BROADMOOR DESIGN GROUP
 4040 Florida Street, Suite 202, Mandeville LA 70448
 985-612-1199 TEL 985-612-1361 FAX

IN ASSOCIATION WITH

Shelby R. Lasalle, Jr.
 ARCHITECTURAL CONSULTING

0-10-8872

CONCEPTUAL RENDERING



BROADMOOR DESIGN GROUP
4040 Florida Street, Suite 202, Mandeville LA 70448
985-612-1199 TEL 985-612-1361 FAX

IN ASSOCIATION WITH
Shelby P. LaSalle, Jr.
A LIMITED LIABILITY COMPANY
CONSULTING



RIGOLETS ESTATES PHASE 3 PUD

2083-07-076

IN SECTIONS 37, T103-R14E

DISTRICT 13 WARD 9
ST. TAMMANY PARISH, LA.

DATE: NOVEMBER 17, 2006



→ = DRAINAGE OUTFALL

ENVIRONMENTAL ASSESSMENT DATA FORM

ZC83-07-076

Description of Project

Applicant's Name The Estate of Fredrick J. Sigur

Address P.O. Box 27, Arabi, LA 70032-0027

Attach area location Map showing the proposed development

Name of Development Rigolets Estates

Section 37 Township 10 South Range 14 East

Number of acres in development 188.5471

Type of streets Concrete Pavement

Type of water systems Central

Type of sewerage system Central

Ultimate disposal of wastes Private Contract

Ultimate disposal of surface drainage Lake Pontchartrain

Land form: Flat X Rolling _____ Marsh _____
Swamp _____ Inundated _____

Existing land use: Rural _____ Residential X
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential X
Commercial X Industrial _____

Conform to Major Road Plan: Yes X No _____

Water frontage: Yes X No _____ If so how much

Name of Stream Lake Pontchartrain

Major highway frontage: Yes X No _____

Name of Highway Highway 433

is development subject to flooding in normal high rainfall and/or tide?

Yes _____ No X

Will canals be constructed into rivers or lakes?

Yes X No _____

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- 1. Does the proposed development
 - a. Disrupt, alter or destroy an historic or archeological site or district. YES NO
 - b. Have a substantial impact on natural, ecological recreation, or scenic Resources
 - c. Displace a substantial number of people YES NO
 - d. Conform with the environmental plans and goals that have been adopted by the parish

cont'd

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- | | | | |
|----|--|------------|-----------|
| e. | Cause increased traffic, or other congestion | YES | <u>NO</u> |
| f. | Have substantial esthetics or visual effect on the area | YES | <u>NO</u> |
| g. | Breach national, state or local standards relating to | | |
| | (1) Noise | YES | <u>NO</u> |
| | (2) Air Quality | YES | <u>NO</u> |
| | (3) Water Quality | YES | <u>NO</u> |
| | (4) Contamination of public water supply | YES | <u>NO</u> |
| | (5) Ground water levels | YES | <u>NO</u> |
| | (6) Flooding | YES | <u>NO</u> |
| | (7) Erosion | YES | <u>NO</u> |
| | (8) Sedimentation | YES | <u>NO</u> |
| h. | Affect rare or endangered species of animal or plant habitat or such a species | YES | <u>NO</u> |
| i. | Cause substantial interference with the movement of any resident or migratory fish or wildlife species | YES | <u>NO</u> |
| j. | Induce substantial concentration of population | YES | <u>NO</u> |
| k. | Will dredging be required | <u>YES</u> | NO |

If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.

N/A

- b. What will be the average noise level of the development during working hours.

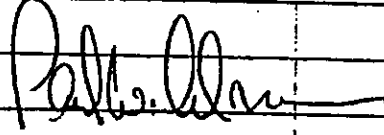
- c. Will any smoke, dust or fumes be emitted as a result of the operational process.
If so, explain fully.

Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream and if you propose a center sewerage system the ultimate disposal of the effluent produced.

Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is based on a thorough study of the environmental impact by this development named:

RIGOLETS ESTATES



DATE: NOV 15, 2006 TITLE: Paul W. Anderson
Project Manager

Krebs, LaSalle, LeMieux Consultant, Inc.

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE: _____ PARISH ENGINEER: _____

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE: _____ PARISH PLANNER: _____

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following:

DATE: _____ POLICE JUROR: _____
WARD: _____