



### St. Tammany Parish

Department Of Planning

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Kevin Davis

Parish President

*Appeal #2*

**A PETITIONER OR ANY AGGRIEVED PROPERTY OWNER HAS TEN (10) DAYS IN WHICH TO FILE AN APPEAL REGARDING A DECISION OF THE PLANNING COMMISSION. APPEALS MUST BE FILED WITH THE ST. TAMMANY PARISH DEPARTMENT OF PLANNING ON OR BEFORE THE TENTH DAY.**

**(NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER)**

#### APPEAL REQUEST LETTER

DATE: July 19, 2005

TO: ST. TAMMANY PARISH COUNCIL

FROM: RICK MEYER

RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, RICK MEYER, hereby request that the St. Tammany Parish Council review the below mentioned case and consider reversing the decision made by the St. Tammany Parish Planning Commission at their ~~August 4, 2005~~ July 12, 2005 meeting.

The case for which I am aggrieved by, as depicted on the docket of the Planning Commission is as follows:

SD04-11-031P PALOMA PINES

I therefore, respectfully request that the St. Tammany Parish Council consider my appeal at their next appropriate regularly scheduled meeting.

This letter shall suffice as official notice to be placed on the docket of the next appropriate regularly scheduled meeting of the St. Tammany Parish Council; whereby, I shall give truthful testimony and present evidence to support my appeal request.

(PLEASE PRINT THE FOLLOWING INFORMATION)

APPELLANT'S NAME: RICHARD C. MEYER

ASSOCIATION TO CASE (PLEASE CHECK ONE): <sup>ENGINEER</sup> Developer  Neighbor  Group

ADDRESS: 2031 CLAIBORNE ST.

CITY: MAUDEVILLE STATE: LA ZIP: 70448 PHONE NO.: 985-612-0034

SIGNATURE: *Richard C. Meyer*

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**

*(As of July 5, 2005)*

CASE NO.: SD04-11-031P

SUBDIVISION NAME: Paloma Pines, Ltd

DEVELOPER: Paloma Pines, Ltd

ENGINEER/SURVEYOR: Myers Engineering, Ltd

SECTION: 22

WARD: 3

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

TYPE OF DEVELOPMENT:

- A2 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)

TOTAL ACRES IN DEVELOPMENT: 14.798

NUMBER OF LOTS: 13 AVERAGE LOT SIZE: VARIES

SEWER AND WATER SYSTEMS: Individual Water & Community Sewage

PROPOSED OR EXISTING ZONING: A2

FLOOD ZONE DESIGNATION: "B" & "C"

TENTATIVE APPROVAL GRANTED; November 9, 2004

**STAFF COMMENTARY:**

**Department of Engineering**

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved subject to the following:

**Drawings**

- a. Provide cross section detail of how lot drainage will work and show how conflicts with driveways will be handled.
- b. Provide typical section for thirty (30) foot drainage servitude.

- c. Provide section and/or details as to how drainage from to the north and west of subdivision will be intercepted.
- d. Provide permanent erosion control requirements for ditch and detention pond side slopes (i.e. - hydroseeding, etc.)
- e. Ditch side slopes do not conform with STP Ordinance 499. Typical sections shall be revised and resubmitted.
- f. Verify that upstream end of the detention pond outfall pipe is either armored with concrete and/or rip-rap to prevent erosion.
- g. Please verify how roadside ditch culverts were sized on the west side of Lee Road.
- h. Please verify that new ditch south of required pond is capable of handling flow from 60" diameter cross culverts running under Lee Road from east to west.
- i. Please verify that all inverts for the catch basin at the upstream end of the thirty (30) foot drainage servitude provide positive drainage.
- j. Owner of existing gas line running through center of proposed subdivision shall be contacted prior to any ditch excavation and gas line R.O.W. needs to be shown on lots #5,6,9,& 10.
- k. "NO OUTLET" sign is needed at Subdivision entrance. The developer's engineer must contact the LADOTD to discuss yellow striping and signage that will be required on LA HWY 437 because of this project.

#### Hydrologic Analysis

- l. Contours show drainage from north has some influence on new development. Engineer shall verify that this is not the case.
  - m. Engineer shall verify how the time of concentration was calculated for both the pre and post-development analyses.
  - n. Engineer shall schedule meeting with STP Department of Engineering to verify how durations (i.e. - 2 hour and 24 hour) were incorporated into the hydrologic analysis and how they affect hydrographs produced by the Rational Method.
3. No Maintenance Obligation is required since this project fronts LA Highway 437.
  4. No mandatory Developmental fee is required at Final submittal.

#### Department of Environmental Services

1. No sewage treatment is indicated for Lot 7. Please explain or revise plans accordingly.
2. Plans and specifications for the construction of the sewage collection lines and sewerage treatment plant have not been approved by the Department of Health and Hospitals as required.

The staff recommends approval of the proposed preliminary subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed..

**Department of Planning**

None