



ST. TAMMANY PARISH
 DEPARTMENT OF PLANNING
 P. O. Box 628
 COVINGTON, LA 70434
 PHONE: (985) 898-2529
 FAX: (985) 898-9003
 e-mail: planning@stppgov.org

Kevin Davis
 Parish President

Appeal #4

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: 22 Dec 05
 TO: ST. TAMMANY PARISH COUNCIL
 FROM: Hazel Sinclair
 RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, Hazel Sinclair, 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 13 Dec 05 meeting.

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

SD05-08-020P
 Weston Glen, Ward 1, District 1
 Developer/Owner: David Webber Engineer: Richard C. Lambert Consultants
 Parish Council District Representative: Hon. Marty Dean

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: Hazel Sinclair

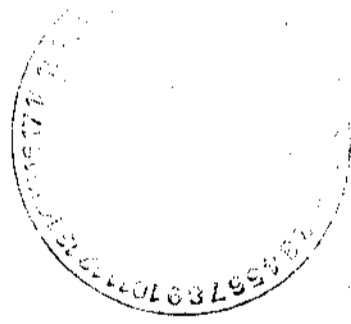
ASSOCIATION TO CASE (PLEASE CHECK ONE): Developer Neighbor Group

ADDRESS: 16583 Bricker Rd

CITY: Covington STATE: LA ZIP: 70433 PHONE NO: 985-898-0188

SIGNATURE: Hazel Sinclair

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of December 6, 2005)

CASE NO.: SD05-08-020P

SUBDIVISION NAME: Weston Glen Subdivision

DEVELOPER: Richard C. Lambert Consultants

ENGINEER/SURVEYOR:

SECTION: 45 & 46

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

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)
- OTHER (Multi family, commercial or industrial)

TOTAL ACRES IN DEVELOPMENT: 49.3

NUMBER OF LOTS: 99

AVERAGE LOT SIZE:

SEWER AND WATER SYSTEMS: Central Water & Community Sewage

ZONING: PUD

FLOOD ZONE DESIGNATION: "A" & "C"

TENTATIVE APPROVAL GRANTED: August 9, 2005

STAFF COMMENTARY:

Department of Engineering

1. This subdivision was tabled at the November 8, 2005 meeting.
2. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
3. It is recommend that the Preliminary submittal be approved subject to the following:
 - A. Drawing Details
 1. Engineer shall provide sections and details for each weir structure proposed on the drainage plan.
 2. Engineer shall provide details showing what type of containment structure shall be used to contain and/or direct flow from the east pond (pond "C" per hydrologic analysis) to the

subsurface pipe just east of lot 18.

3. Engineer shall provide pond sections and details on the drainage plan.
4. Engineer shall provide permanent erosion control details (i.e. - sod, hydroseeding, etc.) required for pond side slopes, pond servitude (if applicable) and drainage ditches, including the swales running in between lots and along the perimeter of the subdivision.
5. Engineer shall provide pond maintenance servitude if pond is to be maintained by St. Tammany Parish.
6. Engineer shall reverse titles for typical lot drainage details on drainage plan. Engineer shall show how drainage is conveyed from back to front in "Typical Rear Yard to Front Yard Drainage" lot detail (e.g. - Rear swale tied to side swales or lot filled higher on backside than front). Engineer shall insert lot drainage detail on recorded plat in addition to the drainage plan.

B. Hydrologic Analysis

1. Weir coefficient for proposed weir structures appears to be low if a broad crested weir is used. Engineer shall verify type of weir structure used and modify pond outfall data to determine the developed flow.
2. Culvert data submitted in the pond report for pond "C" does not comply with the outfall structure labeled on the drainage plan. Engineer shall modify outfall structure data and resubmit flow calculations if necessary.
3. Engineer shall verify how water may rise immediately to the north of lots 51-55 and lots 79-84 during a 100 year storm event while offsite and onsite flow tries to escape through the subsurface drainage system.
4. It appears that the 100 year water surface elevation will exceed normal ground elevation for some ponds. Given that this is the case, a berm will be required which will need to be included in the Engineer's "no net fill" calculations if it has not already been included. Top of berm elevations and pond sections were not provided, therefore it is hard to quantify the amount of fill required.
5. It appears much of the south road is above normal ground elevation. Engineer shall verify why no fill was included in the "no net fill" calculations.
6. Engineer shall verify if homes "partially located" in floodzone "A" shall also be raised. For example, lots 79-84 are partially in floodzone "A".
7. Engineer shall provide time of concentration calculations.
8. Engineer shall verify if the swale along the perimeter of the subdivision is capable of handling offsite flow.

C. Subdivision Plat

1. ALL parcels must indicate a USE, for example GREEN SPACE or DRAINAGE SERVITUDE, etc.;
2. A required dedication statement needs to be conspicuously shown, stating that the roads and drainage are not maintained by the Parish. The Engineering Department can furnish an acceptable statement if needed;
3. The "10' drainage servitude in favor of Weston Glen Subdivision" is not part of the Legal Description shown. It must be included in the Legal Description or documentation recorded in the Court House be furnished to the Parish.
4. A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the subdivision.
5. Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990.

Department of Environmental Services

1. Plans and specifications for the sewage treatment facility have not been received by the DES.
2. The following fire hydrant notes must be included on the plans:

Upon completion of the water system, the fire hydrants shall be tested for gpm capacity. The barrel of each fire hydrant shall be painted chrome yellow and the top and nozzle caps of each fire hydrant are to be painted as follows:

- Class A (1,000 gpm or greater): Green
- Class B (500 gpm to 1,000 gpm): Orange
- Class C (< 500 gpm): Red

Fire hydrants shall have at least three outlets per hydrant; one shall be a steamer connection to allow fire apparatus to provide water from the hydrant to the apparatus and there shall be at least two 2.5-inch outlets with National Standard Threads.

3. Water note #26 is incorrect.
4. Either a recorded servitude or revised plans for Beau L'age Subdivision must be provided for the sewage force main where it crosses through Beau L'age Subdivision.

5. Our review revealed that 5,700 feet of water line, 9,350 feet of sewer line, and 1 lift station are proposed to be installed. The total fee for this infrastructure and preliminary lots is \$2,410.50. A total of \$1,896.44 has been paid in sewerage and water fees leaving a balance of \$514.06 that is owed. Please confirm that our measurements are correct and remit \$514.06 to the DES.
6. Plans and specifications for the construction of the sewer and water lines have not been approved by this office or the Department of Health and Hospitals as required.

The staff recommends approval of the proposed preliminary subdivision request. No work order will be issued until the DHH has approved the submitted plans and specifications.

Department of Planning

1. The developer has depicted greenspace and amenities within the development pursuant to parish code requirements. Therefore, the developer should be prepared to present a "**Recreational Development Plan**" for staff review and approval prior to the developer receiving a "work order" in conjunction with the preliminary subdivision approval process. Said plan should be presented in document form inclusive of the amenities that are being provided, a landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the greenspace areas.