



ST. TAMMANY PARISH
PATRICIA P. BRISTER
PARISH PRESIDENT

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 DEVELOPMENT ON OR BEFORE THE TENTH DAY. (NOTE: FINAL SUBDIVISION APPROVAL CANNOT BE APPEALED EXCEPT BY THE DEVELOPER)

APPEAL REQUEST LETTER

DATE: 7-16-19
TO: ST. TAMMANY PARISH COUNCIL
FROM: TRAILWOOD CIVIC ASSOCIATION
RE: AGGRIEVED BY DECISION MADE BY THE ST. TAMMANY PARISH PLANNING COMMISSION

I, DAVID ROWBATHAM PRESIDENT T.C.A. 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 JULY 9TH meeting.

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

- 2019-1513-PP
- Copper Ridge
- Developer/Owner: Copper Ridge, LLC c/o Shelby LaSalle, Jr., LLC
- Engineer: J.V. Burkes and Associates, LLC
- Parish Council District Representative: Hon. Jacob B. Groby III
- General Location: The property is located at the end of Hazel Drive, north of Montmartre Street, Mandeville, Louisiana. Ward 4, District 7

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: DAVID ROWBATHAM T.C.A. PRESIDENT

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

ADDRESS: 2309 SWAN CT

CITY: MANDEVILLE STATE: LA ZIP: 70448 PHONE NO: 985-626-6903

SIGNATURE: [Handwritten Signature]

XC: ALL ST. TAMMANY PARISH PLANNING COMMISSIONERS



[Handwritten signature]

General Comments:

1. A waiver of the minimum lot frontage requirements is required for lots #1, 8 and 9 and must be granted or the lot configuration revised to meet the minimum requirements. In order to approve the waiver request a 2/3rds majority vote of the full membership of the commission (8 members) in needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.
2. A stamped, dated, and signed plan set is required and must be submitted to St. Tammany Parish.

Preliminary Plat:

3. Revise the Preliminary Plat title block to state "Preliminary Plat".
4. The servitude for the monument sign cannot be placed on private property. Relocate the servitude or reduce the lot size to place the monument sign within H.O.A. property.
5. Revise restrictive covenant #13 to include all drainage structures and features located within the greenspace.

Paving & Drainage Plan:

6. Revise section A-A to show four (4) foot depth on the pond in accordance with the Drainage Impact Study.
7. The Preliminary Plat shows lots #4-7 having ninety (90) foot lengths. Revise the PVC pipe lengths accordingly on the drainage plan and in the drainage impact study.
8. Revise drainage note #2 to state Class III pipe.
9. Provide elevations at lot corners on all lots showing existing and as-built grades in conformance with the Fill and Grading Statement and drainage arrows shown on the drainage plan. (Typical for all lots)
10. Revise all typical sections to state the pavement design will be determined based on a geotechnical report.

Sewer & Water Plan:

11. A Letter of No Objection from St. Tammany Parish and L.D.H. approval is required for this development.
12. Provide written approval from H2O Systems for the proposed water and sewer plans.
13. Provide written verification from H2O Systems that the existing water and sewer systems this development is connecting to have sufficient capacity.

Traffic Plan:

14. Show correct "No Outlet" (W14-2) traffic sign on the traffic plan and update signage legend.
15. Coordinate the recommended intersection improvements at Hazel Drive and Tanager Drive as outlined in the 6/3/2019 traffic letter.

Drainage Impact Study:

16. Revise the Pre-Development Tc on page 4 to state 36 minutes based on the provided formula.
17. Remove the C coefficient of 0.30 from the Post-Development section on page 4.
18. The Post-Development time of concentration calculation shown on page 4 does not appear to reflect the post-development drainage plan including subsurface drainage pipe flow. Revise or clarify.
19. Update the drainage impact study to include the model reports for the 10 year and 25 year return events.

Informational Items:

A funded **Maintenance Obligation** in the amount of **\$10,000** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

An additional Maintenance Obligation in the amount of 618 linear feet at \$5.00 per linear foot of water line and 133 linear feet at \$5.00 per linear foot of sewer line and one (1) jack and bore at \$5,000.00 per bore = **\$8,700.00** is required for the construction of the water and sewer lines within the Hazel Drive right-of-way to ensure the repair of any damage to the Parish roads from construction activity in connection with installation of the water and sewer lines.

Mandatory Developmental fees will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted for review or placement in the packet prior to the July 9, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

FLOOD ZONE NOTE

I HAVE CONSULTED THE FLOOD INSURANCE RATE MAP AND FOUND THIS PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA. F.I.R.M. COMMUNITY MAP NO. 225205 0389, DATED: 04/02/1981 FLOOD ZONE: C; BASE FLOOD ELEVATION: N/A.

NOTE:
SEWER TREATMENT AND WATER FACILITIES ARE LOCATED OFF SITE AND WILL BE PROVIDED BY H2O SYSTEMS

Legal Description:

A certain parcel of land, lying and situated in Section 12, Township 8 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana and being more fully described as follows:

From the Quarter Section corner common to Sections 1 & 12, Township 8 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana run East a distance of 1318.70 feet to an oak found and the Point of Beginning.

From the Point of Beginning run North 89 Degrees 23 Minutes 32 Seconds East a distance of 250.00 feet to a 1/2" iron rod found; thence run North 89 Degrees 18 Minutes 52 Seconds East a distance of 277.57 feet to an oak found; thence run South 02 Degrees 09 Minutes 34 Seconds East a distance of 908.83 feet (South 01 Degree 30 Minutes 00 Seconds East a distance of 908.57 feet-116) to an oak found; thence run North 72 Degrees 59 Minutes 51 Seconds West a distance of 1071.82 feet to an oak found; thence run West a distance of 729.85 feet to and back to the Point of Beginning.

Said parcel contains 10.113 acres of land more or less, lying and situated in Section 12, Township 8 South, Range 11 East, Greensburg Land District, Saint Tammany Parish, Louisiana.

**PRELIMINARY SUBDIVISION PLAN FOR
COPPER RIDGE DEVELOPMENT**

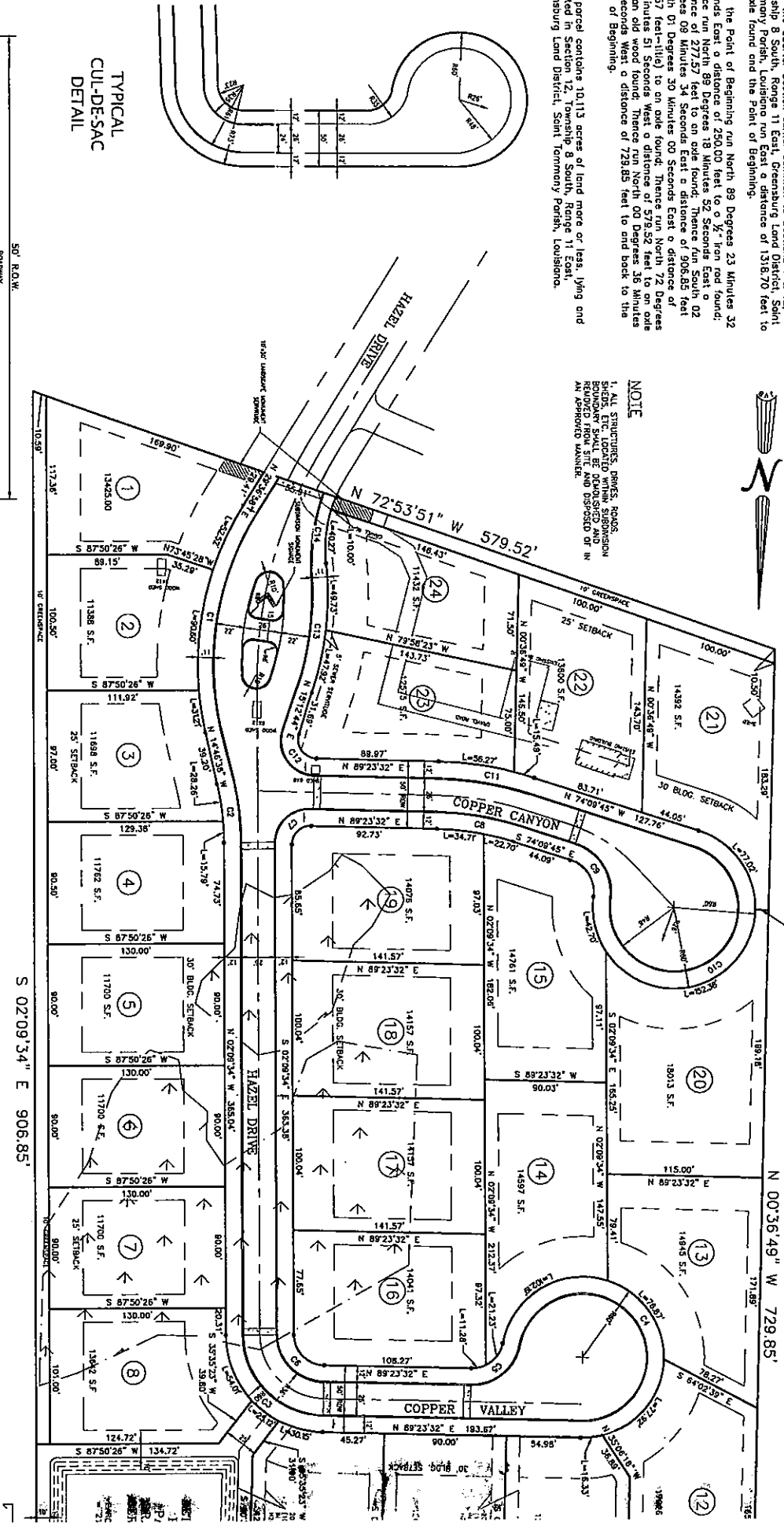
SECTION 12, T-8-S, R-11-E,
ST. TAMMANY PARISH, LOUISIANA

PRELIMINARY PLANS
RECEIVED
6/24/2019 - 10:00 A.M.
DEVELOPMENT
ENGINEERING

ENGINEERING
REVIEW COPY



NOTE
1. ALL STRUCTURES, DRIVES, ROADS, SHEDS, ETC. LOCATED WITHIN SUBDIVISION BOUNDARY SHALL BE ADJUSTED TO FIT AT APPROPRIATE MANNER.



TYPICAL
CUI-DE-SAC
DETAIL

50' ROW
Boundary

S 02°09'34" E 906.85'