



St. Tammany Parish Government

Department of Planning

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: planning@stpgov.org

Pat Brister
Parish President

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 # 1

APPEAL REQUEST

DATE: 6-13-12

ZC APPROVED: 6/5/12

ZC04-10-083

Major Amendment to PUD (Planned Unit Development Overlay) & addition of 85.311 acres of PUD (Planned Unit Development Overlay)

Acres: 462.05

Petitioner: Paul Mayronne

Owner: Terra Bella Group, LLC

Location: Parcel located on the north side of LA Highway 1085, south of the Tchefuncte River, east and west of Rousseau Road, S31, 37, 45, 46; T6S & 7S; R10E & 11E, Ward 1, District 1

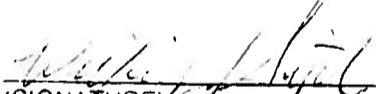
Council District: 1

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 SIGN YOUR NAME, PRINT NAME BESIDE IT, MAILING ADDRESS AND PHONE NUMBER BELOW


(SIGNATURE)

Print name here: WILLIAM SMITH

71205 WASHNET OAKS LN.

COVINGTON, LA 70433

PHONE # 985-892-5441 (CELL 504-423-7411)

RECEIVED
JUN 14 2012
PLANNING DEPT.

ZONING STAFF REPORT

Date: May 29, 2012

Case No.: ZC04-10-083

Posted: 05/10/12

Meeting Date: June 5, 2012

Determination: Approved

GENERAL INFORMATION

PETITIONER: Paul Mayronne
OWNER: Terra Bella Group, LLC
REQUESTED CHANGE: Major Amendment to PUD & addition of 85.311 acres of PUD
LOCATION: Parcel located on the north side of LA Highway 1085, south of the Tchefuncte River, east and west of Rousseau Road; S31, 37, 45, 46; T6S & 7S; R10E & 11E; Ward 1, District 1 & 3
SIZE: 461.311 acres

SITE ASSESSMENT

ACCESS ROAD INFORMATION

Type: State & Parish

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	Residential & Undeveloped	A-1 Suburban District
South	Undeveloped	HC-1 Highway Commercial District, NC-3 Lodging District, NC-4 Neighborhood Institutional District, A-6 Multi Family Residential District, A-3 Suburban District
East	Tchefuncte River & Residential	E-4 Estate District
West	Commercial & Residential	CB-1 Community Based Facility District, PUD Planned Unit Development District

EXISTING LAND USE:

Existing development? Yes

Multi occupancy development? Yes

COMPREHENSIVE PLAN:

Planned Districts - Coordinated development on several parcels, usually at a higher density – but not in all cases - than other parcels in the proximity, planned in an integrated fashion as single units including residential, commercial and possibly other (institutional, recreational, *e.g.*) uses, as well as the supporting infrastructure and public services they will require (*See "Small Area Plans," below*). Generally, such developments improve environmental qualities, preserve natural environments, provide for open space and recreational uses, and for residential as well as commercial uses, and are equipped with central utility systems and efficient and effective internal and external transportation access in multiple modes.

Single Family Residential – Conservation - These planned districts would include clustered single family residential uses, at a density – within the overall tract – which is similar to that of adjoining residential uses, and conservation areas, following a Small Area Plan, and providing for balance, compatibility and integration of uses and all supporting infrastructure. Such individual Planned Residential–Conservation developments should aim to achieve contiguity among adjoining conservation areas in adjacent developments.

STAFF COMMENTS:

The petitioner is requesting a Major Amendment to the PUD and the addition of 85.311 acres to the existing PUD. The major amendment to the PUD consists of an increase in the number of lots to be designated as Neighborhood Center. The parcels, requested to be rezoned, were previously proposed to be developed with residential uses (see attached map showing current zoning and proposed changes).

The additional 85 acre, located on the west side of Rousseau Road, is proposed to be developed similarly to the existing PUD (see attached PUD plan). Note that a request has been submitted to change the underlying zoning of the site from A-3 & TND-1 to A-4, A-8 & HC-1 (ZC12-06-050, see attached zoning map). See below, chart showing the underlying zoning requested for each lots. Note that a maximum square footage, has been set for all commercial buildings to be constructed on lots 735 (max building size 35,000 sq.ft), 736 (max building size 51,000 sq.ft.) & 737 (max building size 35,000).

Lots	Requested Underlying Zoning
Lots 743, 744 and 748 to 753 & 800 to 903	A-4
Lots 738 through 742 & 745	A-8
Lots 735 through 737	HC-1

The subdivision, including the additional 85 acres, remains a traditional neighborhood, and is now proposed to be developed with a total of 775 lots (residences, shops, workplaces and civic buildings). A revised master plan and codes have been provided, outlining the requirements for the traditional neighborhood development. It includes chart depicting general information concerning the placement of the buildings, setbacks for each building type and maximum building heights, and diagrams showing the building placement, frontage and height for each permitted use. The code, also provides definitions, fundamentals of new urbanism, design principles, permitted uses for each zones, architectural types, location of parking spaces and encroachments. Set of plats have also been provided, in order to illustrate the different information provided in the Code.

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	Provided as Required
Restrictive Covenants	Provided as Required
Water & Sewer facilities	Provided as Required (Off Site)
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	7 phases

DENSITY

As required under Section 6.0103 A.4. of the Planned Unit Development Overlay, provide the net density, based upon the underlying zoning classification, utilizing the formula (Total Area x .75 = _____ x maximum net density = _____ lots (units)), or the number of lots/units may be established by a yield plan.

The net density, of the portion to be rezoned to A-4, would allow for maximum of 173 lots. A maximum of 110 lots are proposed to be provided under the PUD.

The net density, of the portion of the site to be rezoned to A-8, would allow for 314 units.

GREENSPACE

A total of 204 acres or 52% of the entire 390 acre development will be designated as open space. The active recreational area will represent 4.1 % or 8.3 acres of the total greenspace, and the passive recreational area will represent 95.9 % or a total of 195.7 acres. The staff feels that sufficient passive and recreational amenities have been provided on the site such as pedestrian pathway, lookout pavilion and interior greenspace, pools, playground equipment and fields. A large portion of the land is being preserved on the site, which definitely display a great degree of creativity and sensitivity to the natural elements of the site.

COMPREHENSIVE PLAN ANALYSIS

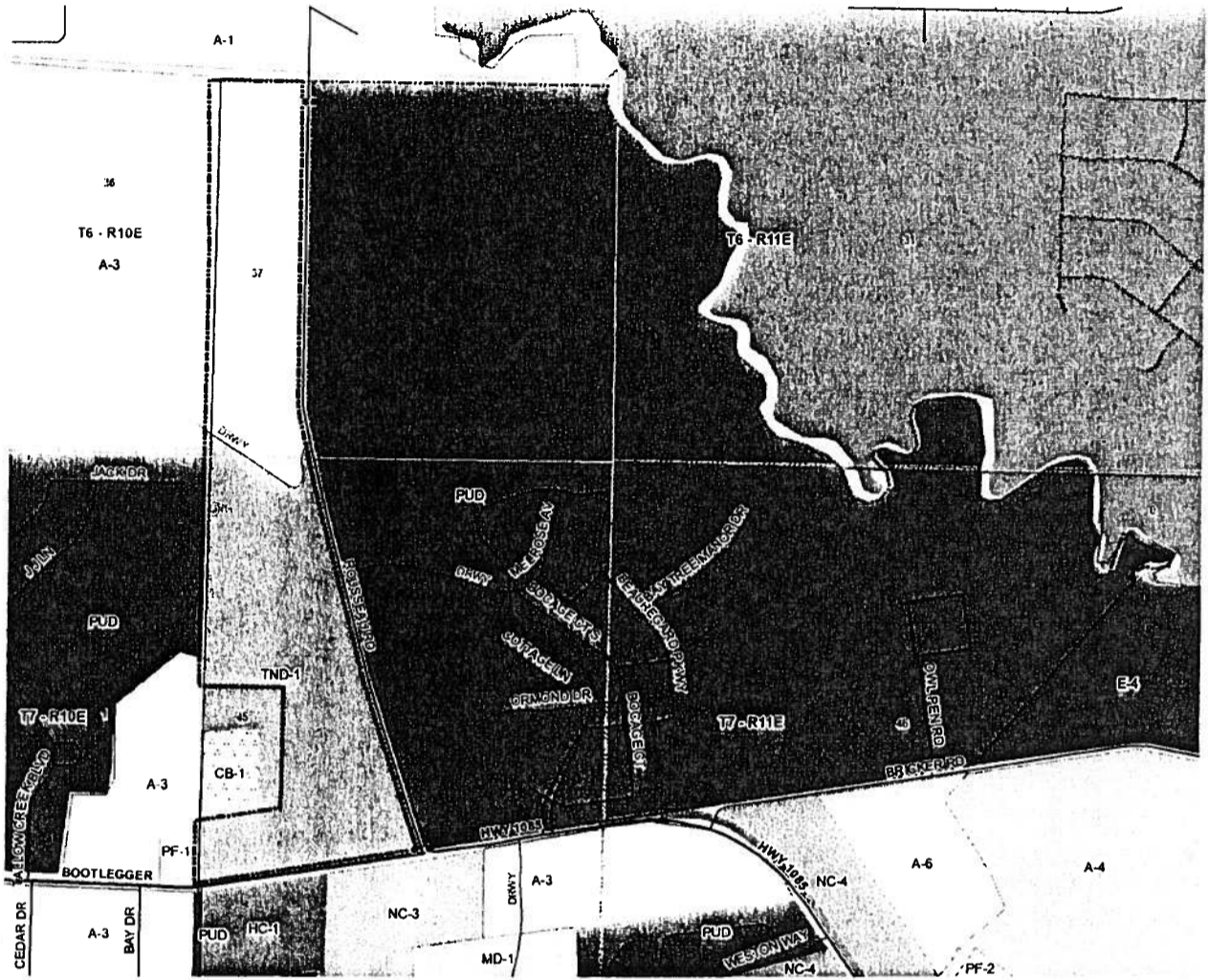
The 2025 land use map designates this area for “Single Family Residential - Conservation” use. The proposed PUD meets the definition of this land use classification considering that it provides conservation in relation with the recreation areas and the Tchefunte River. The Comprehensive Plan also designated the area as one that “results in the placement of buildings and improvements on a part of the land to be subdivided in order to preserve the natural and scenic quality of the remainder of the land.” With the vast majority of designated open space and preserved area, the proposed development plan definitely meets the objective.

The proposed PUD also conforms to the “Planned Districts” classification is that this designation which calls for “a density – within the overall tract – which is similar the adjoining residential uses.” The proposed concept is not similar in density to the adjoining residential uses. The development is abutting River Forest Subdivision on the north and Tallow Creek Subdivision on the west. River Forest Subdivision is zoned SA (Suburban Agricultural) District with various size of residential lots. The Tallow Creek Subdivision is a Planned Unit Development approved for 363 lots. The new Terra Bella Subdivision has a much higher density than the abutting subdivision. However, it a totally different concept from any other subdivision, which truly represents the objectives and criteria of the Planned Unit Development Zoning District and the overall goal of the 2025 Land Use Plan.

STAFF RECOMMENDATION:

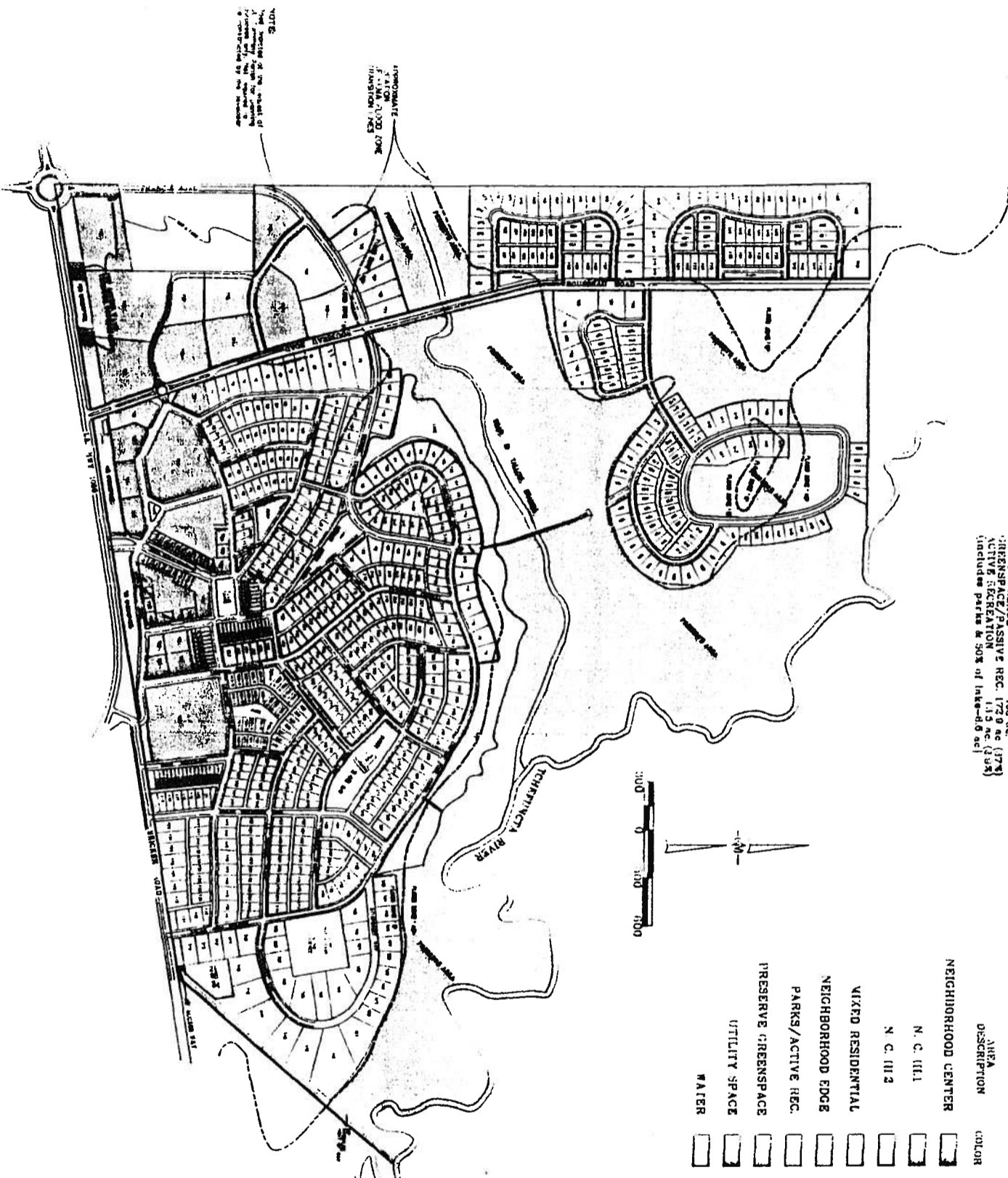
The staff recommends that the request for a Plan Unit Development Overlay designation be approved.

CASE NO.: ZC04-10-083
PETITIONER: Paul Mayronne
OWNER: Terra Bella Group, LLC
REQUESTED CHANGE: PUD Planned Unit Development Overlay
LOCATION: Parcel located on the north side of LA Highway 1085, south of the Tchefuncte River, east and west of Rousseau Road; S31, 37, 45, 46; T6S & 7S; R10E & 11E; Ward 1, District 3
SIZE: 85.311 acres



7-24-10-083

TOTAL NO. LOTS 179
 TOTAL ACRES 179 ac.
 GREENSPACE/PASSIVE REC. 172.9 ac. (174%)
 ACTIVE RECREATION 11.3 ac. (6.3%)
 (includes parks & 50% of lake-0.6 ac.)



AREA DESCRIPTION	COLOR	NO. OF LOTS	ACRES
NEIGHBORHOOD CENTER	[Color]	26 (Townhouse)	171 ac.
N. C. III.1	[Color]	4	1.3 ac.
N. C. III.2	[Color]	6	1.9 ac.
MIXED RESIDENTIAL	[Color]	168	79.8 ac.
NEIGHBORHOOD EDGE	[Color]	100	70.8 ac.
PARKS/ACTIVE REC.	[Color]	N/A	13.3 ac.
PRESERVE GREENSPACE	[Color]	N/A	172.9 ac.
UTILITY SPACE	[Color]	1	1.2 ac.
WATER	[Color]	N/A	1.2 ac. (Lake)

1.2 ac. (Lake) & 1.2 ac. (River) = 2.4 ac. (1.3%)
 (CHERRYHIVE RIVER IS NOT A PART)

NOTE:
 The location of the outlet of the Iberville River is shown by the dashed line and is controlled by the levee.

APPROXIMATE
 FERRA BELLA ZONE
 DIVISION LINES

1. The proposed development is located in the Iberville Parish, Louisiana, and is bounded by the Iberville River to the north and west, and by the Iberville Parish boundary to the east and south. The total area of the development is approximately 179 acres, of which approximately 173 acres are zoned for residential use and approximately 6 acres are zoned for parks and recreation. The development consists of a residential center, a neighborhood center, and a neighborhood edge. The residential center consists of a mix of residential units, including single-family homes, townhouses, and multi-family units. The neighborhood center consists of a mix of residential units, including single-family homes, townhouses, and multi-family units. The neighborhood edge consists of single-family homes and townhouses. The development also includes a park and a utility space. The development is bounded by the Iberville River to the north and west, and by the Iberville Parish boundary to the east and south. The total area of the development is approximately 179 acres, of which approximately 173 acres are zoned for residential use and approximately 6 acres are zoned for parks and recreation.

REVISED P.U.D. PLAN

FERRA BELLA

SECTION 27 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 31 & 32 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 33 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 34 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 35 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 36 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 37 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 38 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 39 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 40 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 41 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 42 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 43 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 44 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 45 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 46 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 47 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 48 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 49 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 50 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 51 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 52 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 53 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 54 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 55 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 56 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 57 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 58 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 59 TOWNSHIP 2 SOUTH RANGE 10 EAST	
SECTION 60 TOWNSHIP 2 SOUTH RANGE 10 EAST	

REKLY T. BARNUM & ASSOC., INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 646 CARVER ST., SUITE 101, MONROE, LA 70501

TERRA BELLA

Urban Regulation Instructions

The Guiding Principles for Terra Bella is developed around *The Tenets*, a system of land classification described in *The Lessons of the New Urbanism*, which incorporates a fine-grained network of lot distributions. These characteristics follow the internal structure of an authentic neighborhood and serve to create the structure of the contours of Terra Bella. This structure is expressed as three urban sectors: Neighborhood Center (NC), Mixed Residential (MR) and Neighborhood Edge (NE).

The Neighborhood Center (NC) is a mixed area of commercial, residential, civic, institutional and open space uses with a focus of the neighborhood's civic buildings, social activity, incorporating retail, workplaces, more dense residential and connects these other parts of the neighborhood through a network of carefully articulated vehicular and pedestrian thoroughfares. As such, it is the densest granting of land subdivision in the neighborhood. The streets are generally designed with formalized on-street parking characterized by avenues and main streets. Buildings placed either at or near the right of way line further reinforces the streets edge and public character. Example uses: assisted living, condominiums, banks, churches, day care, surgical center, health club, pet shops, drug stores, florist, hardware, grocery, nurseries, video stores, schools, barber shop/salon, insurance/travel/dry cleaner/pick up only, medical/dental offices, professional offices, business offices, restaurants, coffee shops, restaurants, neighborhood bar, center, home accessories, hotel, and/or bed and breakfast. Notwithstanding the above and foregoing, the following shall be the exclusive allowed uses in the NC III 1 designated areas as set forth on the Urban Regulating Plan to-wit: (1) all uses allowed under the underlying zoning classifications and the PLD overlay in the Development Code, and (2) multi-family, apartments, all medical uses, nursing homes, assisted living facilities, professional offices, business offices and live/work residential. Notwithstanding the above and foregoing, the following shall be the exclusive allowed uses in the NC III 2 designated areas as set forth on the Urban Regulating Plan to-wit: (1) all uses allowed under the underlying zoning classifications and the PLD overlay in the Development Code, and (2) medical uses, nursing homes, assisted living facilities, professional offices, business offices and live/work residential.

The Mixed Residential (MR) is that element of the street which focuses primarily on residential use with a *mix* of other potential uses and constitutes the majority of the type of the land uses at Terra Bella. Streets and boulevards generally characterized by thoroughfare through the Mixed Residential. Example Uses: Single Family Detached, C.O.S.

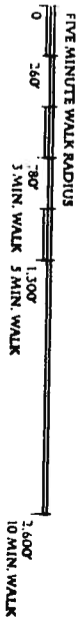
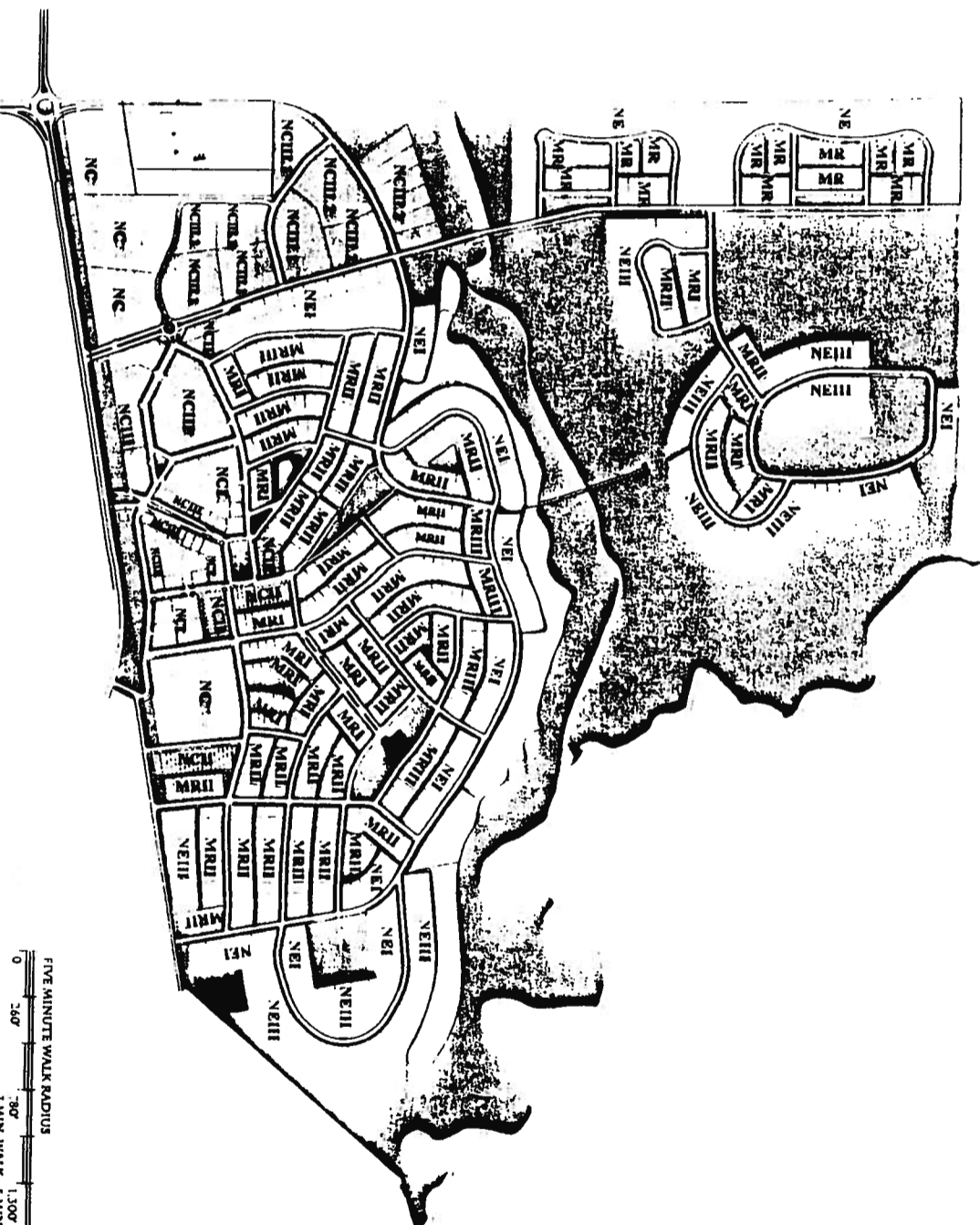
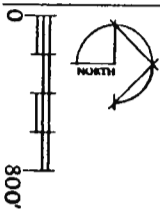
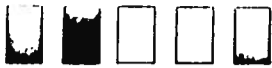
The Neighborhood Edge (NE) is the least dense, purely residential and characterized primarily by it's rural character. Generally more numerous setbacks at its frontage, sides, and rear results in blocks of low density edge yard treatment. The streets are generally formal being characterized by roads instead of streets and parkways in lieu of avenues. Example Uses: Single Family Detached, C.O.S.

The Guiding Principles creates an additional type of related division within each of the individual described zones. For example, in the Mixed Residential is the Mixed Residential I (MR-I), Mixed Residential II (MR-II) and Mixed Residential III (MR-III). Further serve to support an additional device, which further alter the placement of buildings on a lot, producing varying planning features and urban behavior. Reference is made to the *Urban Regulation Instructions* at these Guiding Principles for further clarification.

	Neighborhood Zones									Horizontal Placement BTL: Build to Line (MANDATORY)
	Neighborhood Center			Mixed Residential			Neighborhood Edge			
	NC I	NC II	NC III	MR I	MR II	MR III	NE I	NE II	NE III	
	No Minimum Square Footage									
Commercial	0	10 BTL	10							Front
	0	0	5							Left
	0	0	5							Right
	0	0	10							Rear (from facing B.O.C.)
Live/Work	0	10 BTL	10							Front
	0	0	5							Left
	0	0	5							Right
	0	0	10							Rear (from facing B.O.C.)
Courtyard Apartments (60 & 120)		10 BTL								Front
		5								Left
		5								Right
Lots (60 & 120)		10 BTL								Front
		5								Left
		5								Right
Townhouse (25 & 120)		1 BTL								Front
		0 BTL								Left
		0 BTL								Right
		5 or 15								Rear w/ Alley or Backout Parking (Option A)
		20								Rear w/ Alley or Backout Parking (Option B)
		5 BTL								Rear w/ Alley or All Other Structures
Cottage House (48 & 120)				7.5 BTL	10 BTL	15 BTL				Front
				5 min	5 min	5 min				Left
				5 min	5 min	5 min				Right
				5 or 15	5 or 15	5 or 15				Rear w/ Alley or Backout Parking (Option A)
				20	20	20				Rear w/ Alley or Backout Parking (Option B)
				5 BTL	5 BTL	5 BTL				Rear w/ Alley or All Other Structures
Village House (54 & 120)				7.5 BTL	10 BTL	15 BTL				Front
				5 min	5 min	5 min				Left
				5 min	5 min	5 min				Right
				5 or 15	5 or 15	5 or 15				Rear w/ Alley or Backout Parking (Option A)
				20	20	20				Rear w/ Alley or Backout Parking (Option B)
				5 BTL	5 BTL	5 BTL				Rear w/ Alley or All Other Structures
Neighborhood House (60 & 120)				10 min	10 min	10 min				Rear w/ Non-Alley
				7.5 BTL	10 BTL	15 BTL	15 BTL	20 BTL	30 BTL	Front
				5 min	5 min	5 min	7.5 min	10 min	10 min	Left
				5 min	5 min	5 min	7.5 min	10 min	10 min	Right
				5 or 15	5 or 15	5 or 15	5 or 15	5 or 15	5 or 15	Rear w/ Alley or Backout Parking (Option A)
				20	20	20	20	20	20	Rear w/ Alley or Backout Parking (Option B)
Large Neighborhood House (72 & 120)				5 BTL	5 BTL	5 BTL	5 BTL	5 BTL	5 BTL	Rear w/ Alley or All Other Structures
				10 min	10 min	10 min	10 min	10 min	10 min	Rear w/ Non-Alley
				7.5 BTL	10 BTL	15 BTL	15 BTL	20 BTL	30 BTL	Front
				5 min	5 min	5 min	7.5 min	10 min	10 min	Left
				5 min	5 min	5 min	7.5 min	10 min	10 min	Right
				5 or 15	5 or 15	5 or 15	5 or 15	5 or 15	5 or 15	Rear w/ Alley or Backout Parking (Option A)
Edge House (64 & 120)				20	20	20	20	20	20	Rear w/ Alley or Backout Parking (Option B)
				5 BTL	5 BTL	5 BTL	5 BTL	5 BTL	5 BTL	Rear w/ Alley or All Other Structures
				10 min	10 min	10 min	10 min	10 min	10 min	Rear w/ Non-Alley
				15 BTL	15 BTL	15 BTL	15 BTL	20 BTL	30 BTL	Front
				5 min	7.5 min	7.5 min	7.5 min	10 min	10 min	Left
				5 or 15	5 or 15	5 or 15	5 or 15	5 or 15	5 or 15	Rear w/ Alley or Backout Parking (Option A)
Main House (96 & 150)				20	20	20	20	20	20	Rear w/ Alley or Backout Parking (Option B)
				5 BTL	5 BTL	5 BTL	5 BTL	5 BTL	5 BTL	Rear w/ Alley or All Other Structures
				10 min	10 min	10 min	10 min	10 min	10 min	Rear w/ Non-Alley
				15 BTL	15 BTL	15 BTL	20 BTL	30 BTL	Front	
				7.5 min	10 min	10 min	10 min	10 min	10 min	Left
				5 or 10	5 or 10	5 or 10	5 or 10	5 or 10	5 or 10	Rear w/ Alley or Backout Parking (Option A)

2004-10-023

LEGEND



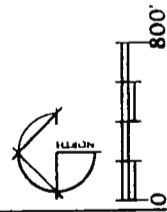
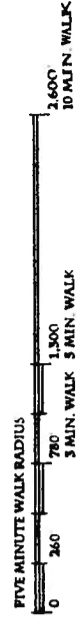
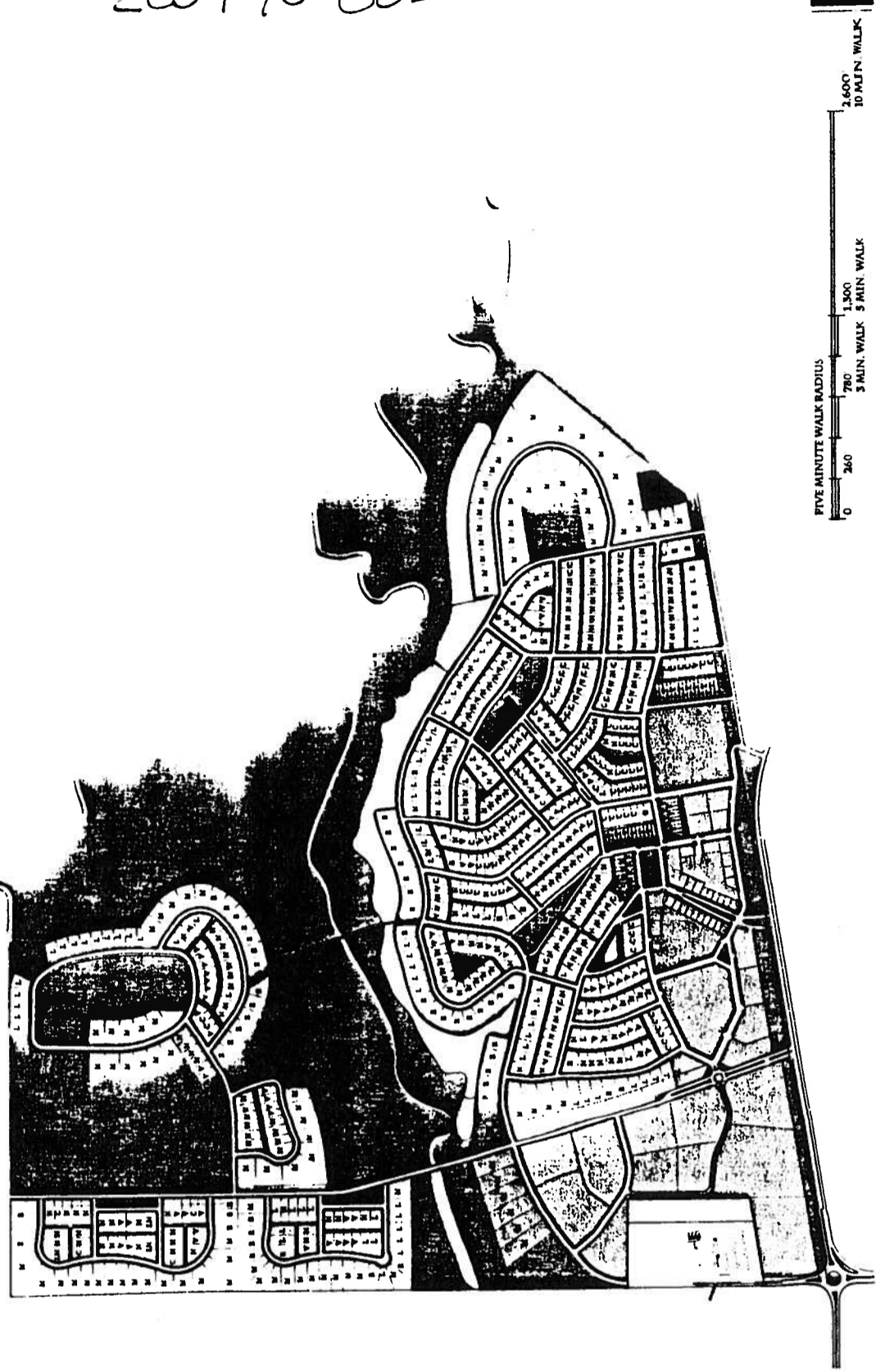
REGULATES
SOUTHWEST
Terra Bella

Master Plan and Guiding Principles

2004-10-083

Terra Bella, Master Plan and Guiding Principles

SCALE: 1/4" = 1'-0"
Lot dimensions may vary. Refer to plat.
UNITS: FT



Master Plan and Guiding Principles

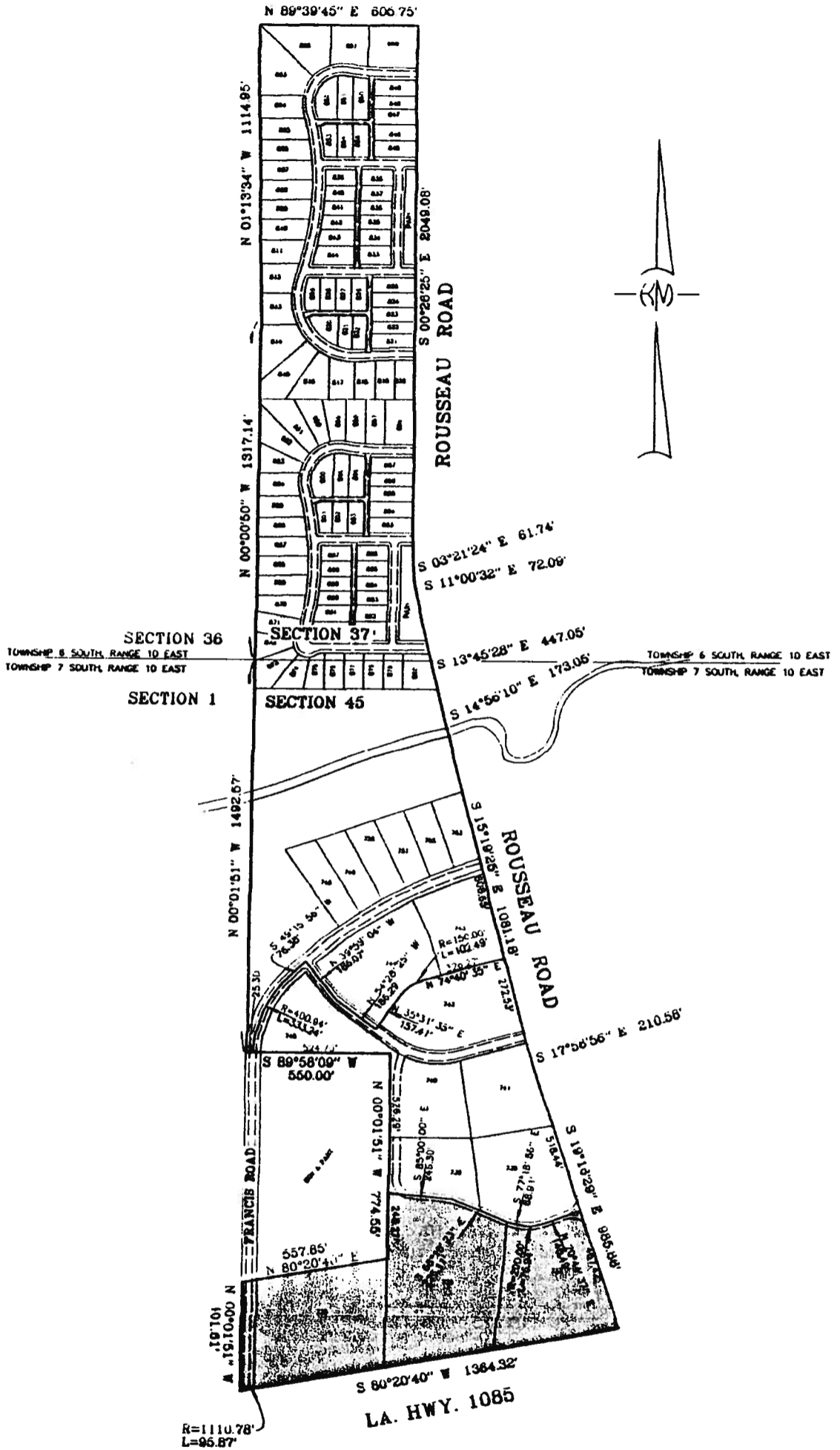
ARCHITECTS **Terra Bella**




SOUTHWEST *A Traditional Neighborhood Development*

COPYRIGHT © 2004 Terra Bella, Inc. All rights reserved.

Covington, Louisiana

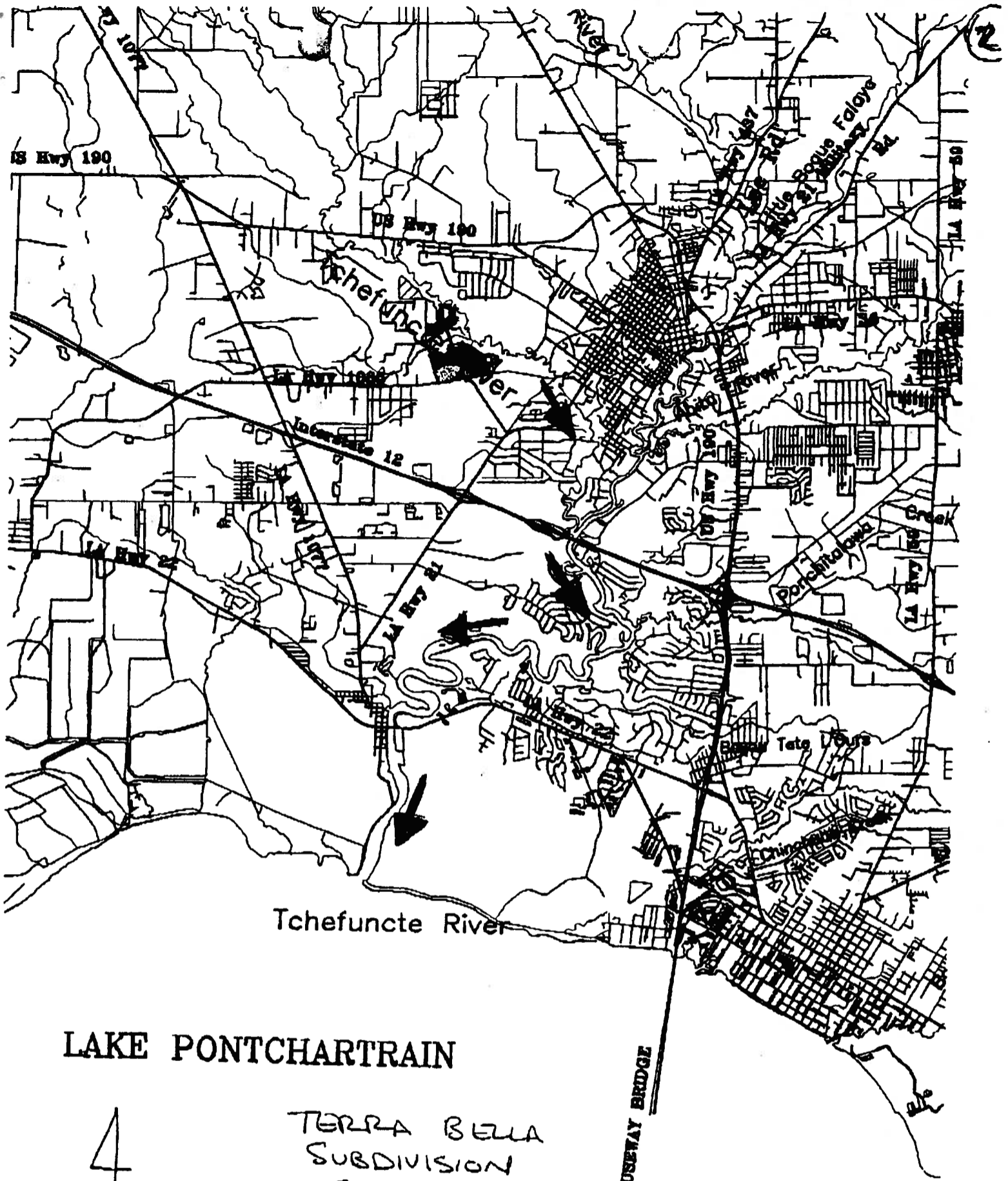
2004-10-082



-  = PROPOSED A-4 ZONING (57.73 ACRES)
-  = PROPOSED A-8 ZONING (14.40 ACRES)
-  = PROPOSED HC-1 ZONING (14.92 ACRES)

PRELIMINARY PLAN

SKETCH OF PARCELS	
PROPOSED REZONING OF 87.05 ACRES IN SECTION 37 T-6-S, R-10-E, & SECTION 45 T-7-S, R-10-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.	
KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 70401	
SCALE: 1" = 400'	DATE: 05-24-12
DRAWN: DRJ	JOB NO.: 09-171
REVISED:	



LAKE PONTCHARTRAIN

4
N
1" = 8000'

TERRA BELLA
SUBDIVISION
STORMWATER
FLOW PATTERN
1-24-05

ZC04-10-083

ZC04-10-083

ENVIRONMENTAL ASSESSMENT DATA FORM

Applicant's Name: TERRA BELLA GROUP, LLC

Developer's Address: 100 TERRA BELLA BLVD. COUNINGTON LA.
Street City State Zip Code

Developer's Phone No. 985 871-7771
(Business) (Cell)

Subdivision Name: TERRA BELLA

Number of Acres in Development: 463 Number of Lots/Parcels in Development: 775

Ultimate Disposal of Surface Drainage: TCHEFUNTA RIVER

Water Surface Runoff Mitigation Proposed: _____

(Please check the following boxes below, where applicable:)

- Type of Sewerage System Proposed: Community Individual
- Type of Water System Proposed: Community Individual
- Type of Streets and/or Roads Proposed: Concrete Asphalt Aggregate Other
- Land Formation: Flat Rolling Hills Marsh Swamp Inundated Tide Flow
- Existing Land Use: Undeveloped Residential Commercial Industrial Other
- Proposed Land Use: Undeveloped Residential Commercial Industrial Other
- Surrounding Land Use: Undeveloped Residential Commercial Industrial Other
- Does the subdivision conform to the major street plan? Yes No
- What will the noise level of the working development be? Very Noisy Average Very Little
- Will any hazardous materials have to be removed or brought on-site for the development? Yes No
- If yes, what are the hazardous materials? _____
- Does the subdivision front on any waterways? Yes No
- If yes, what major streams or waterways? TCHEFUNTA RIVER

- Does the subdivision front on any major arterial streets? Yes No

If yes, which major arterial streets? La Hwy 1085

- Will any smoke, dust or fumes be emitted as a result of operational construction? Yes No

If yes, please explain? _____

- Is the subdivision subject to inundation? Frequently Infrequently None at all

- Will canals or waterways be constructed in conjunction with this subdivision? Yes No

(Does the proposed subdivision development...)

- a.) have or had any landfill(s) located on the property? Yes No
- b.) disrupt, alter or destroy any historical or archeological sites or district? Yes No
- c.) have a substantial impact on natural, ecological recreation, or scenic resources? Yes No
- d.) displace a substantial number of people? Yes No
- e.) conform with the environmental plans and goals that have been adopted by the parish? Yes No
- f.) cause an unwarranted increase in traffic congestion within or near the subdivision? Yes No
- g.) have substantial esthetic or adverse visual impact within or near the subdivision? Yes No

h.) breach any Federal, State or Local standards relative to:

- air Quality Yes No
- noise Yes No
- water Quality Yes No
- contamination of any public or private water supply Yes No
- ground water levels Yes No
- flooding/inundation Yes No
- erosion Yes No
- sedimentation Yes No
- rare and/or endangered species of animal or plant habitat Yes No
- interfering with any movement of resident or migratory fish or wildlife species Yes No
- inducing substantial concentration of population Yes No
- dredging and spoil placement Yes No

I hereby certify to the best of knowledge and ability, that this subdivision development will not adversely impact the surrounding environment, inclusive of all the information contained herein; and further, said information provided and answered above is accurate, true and correct.


ENGINEER/SURVEYOR/OR DEVELOPER
(SIGNATURE)

5-24-12
DATE