

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, DECEMBER 12, 2017
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE NOVEMBER 14, 2017 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (LA Highway 1085), Ward 1, District 1
Request to enter Parish right-of-way for the purpose of drainage improvements
Debtor: Copperstill Development, L.L.C. Parish Council District Representative: Hon. Marty Dean

MINOR SUBDIVISIONS

2017-847-MSP

Parcel A3-A into Parcels A3-A1 & A3-A2, Ward 3, District 5
Owner: Lambert Investments, Inc. Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano

2017-861-MSP

Parcel E into parcels E-1 & E-2, Ward 2, District 2
Owner: Gary & Judith Mitchell Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. David Fitzgerald

2017-862-MSP

A 10.114 acre parcel into parcels M-1 & M-2, Ward 1, District 1
Owner: The Estate of Edward E. Moore, Jr. Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

2017-863-MSP

An approximate 1193 combined acreage parcels into Lots A, B, C and a 60' wide servitude,
Ward 9, District 13
Owner: D.R. Horton, Inc., et al. Surveyor: Acadia Land Surveying, L.L.C.
Parish Council District Representative: Hon. Michele Blanchard

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
DECEMBER 12, 2017
MANDEVILLE, LOUISIANA

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2017-839-TP

Lone Oak Park, Phase 2, Ward 8, District 14

Developer/Owner: Marc Grimaldi Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. T.J. Smith

(POSTPONED FROM THE NOVEMBER 14, 2017 MEETING)

PRELIMINARY SUBDIVISION REVIEW

2017-823-PP

Hunters Haven, Phase 1 (formerly Houltonville Estates *see Old Business*), Ward 4, District 4

Developer/Owner: Favret Investments, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino, Jr.

(POSTPONED FROM THE NOVEMBER 14, 2017 MEETING)

FINAL SUBDIVISION REVIEW

2017-859-FP

Alexander Ridge, Phase 3A (formerly Terra Mariae, Phase 3 *see Old Business*), Ward 3, District 2

Developer/Owner: Savannahs Community, L.L.C. Engineer: Kyle & Associates, L.L.C.

Parish Council District Representative: Hon. David Fitzgerald

2017-860-FP

Guste Island Estates, Parcel D-3-B (The Oaks), Ward 1, District 4

Developer/Owner: McInt, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

Terra Mariae, Phase 3, Ward 3, District 2

Developer/Owner: Savannahs Community, L.L.C. Engineer: Kyle & Associates, L.L.C.

Parish Council District Representative: Hon. David Fitzgerald

(Request by developer to rename the subdivision phase to "Alexander Ridge, Phase 3")

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
DECEMBER 12, 2017
MANDEVILLE, LOUISIANA

Houltonville Estates, Ward 4, District 4

Developer/Owner: Favret Investments, L.L.C. Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Michael Lorino

(Request by developer to rename the subdivision phase to “Hunter’s Haven”)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

DRAFT

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. – TUESDAY, NOVEMBER 14, 2017
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supersede the written minutes.

CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Mannella.

ROLL CALL

Present: Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, and Randolph
Absent: Cazaubon
Staff Present: Cara Bartholomew, Ron Keller, Chris Tissue, Jay Jennifer Lange, and Karlin Riles

INVOCATION

Mr. Randolph presented the Invocation.

PLEDGE OF ALLEGIANCE

Mr. Drumm presented The Pledge of Allegiance.

APPROVAL OF THE OCTOBER 10, 2017 MINUTES

Drumm moved to approve, second by Doherty.

Yea: Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis, Fitzmorris, Doherty, and Drumm
Absent: Cazaubon
Nay: NONE
Abstain: NONE

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Desire, Estate and Robert Streets), Ward 3, District 2
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: Steadfast Development, L.L.C. Parish Council District Representative: David Fitzgerald

Fitzmorris moved to approve, second by Willie.

Yea: Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis, Fitzmorris, Doherty, and Drumm
Absent: Cazaubon
Nay: NONE
Abstain: NONE

**ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 10, 2017 MINUTES (CONT.)**

MINOR SUBDIVISIONS

2017-838-MSP

A 17.03acre parcel into parcels A1, C1 & D1, Ward 4, District 5
Owner: Eric Gay Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano

Randolph moved to approve with waiver, second by Drumm.

**Yea: Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis, Fitzmorris,
Doherty, and Drumm**

Absent: Cazaubon

Nay: NONE

Abstain: NONE

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2017-839-TP

Lone Oak Park, Phase 2, Ward 8, District 14
Developer/Owner: Marc Grimaldi Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. T.J. Smith
(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE DECEMBER MEETING)

Randolph moved to approve, second by Willie.

**Yea: Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis, Fitzmorris,
Doherty, and Drumm**

Absent: Cazaubon

Nay: NONE

Abstain: NONE

PRELIMINARY SUBDIVISION REVIEW

2017-823-PP

Deer Crossing (Resubmitted), Ward 1, District 1
Developer/Owner: Deer Crossing, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

**ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 10, 2017 MINUTES (CONT.)**

Randolph moved to approve, second by Willie.

Yea: Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis, Fitzmorris, Doherty, and Drumm

Absent: Cazaubon

Nay: NONE

Abstain: NONE

2017-824-PP

Hunters Haven, Phase 1, Ward 4, District 4

Developer/Owner: Favret Investments, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino, Jr.

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE DECEMBER MEETING)

Lorren moved to approve, second by Fitzmorris.

Yea: Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis, Fitzmorris, Doherty, and Drumm

Absent: Cazaubon

Nay: NONE

Abstain: NONE

2017-825-PP

Versailles Business Park, Phase 2, Ward 3, District 5

Developer/Owner: Dobbins Group Engineer: Duplantis Design Group, PC

Parish Council District Representative: Hon. Rykert Toledano

Davis moved to approve, second by Fitzmorris.

Yea: Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis, Fitzmorris, Doherty, and Drumm

Absent: Cazaubon

Nay: NONE

Abstain: NONE

FINAL SUBDIVISION REVIEW

2017-826-FP

Versailles Business Park, Phase 2, Ward 3, District 5

Developer/Owner: Dobbins Group Engineer: Duplantis Design Group, PC

Parish Council District Representative: Hon. Rykert Toledano

Davis moved to approve, second by Fitzmorris.

Yea: Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis, Fitzmorris, Doherty, and Drumm

Absent: Cazaubon

Nay: NONE

Abstain: NONE

**ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 10, 2017 MINUTES (CONT.)**

2017-828-FP

Bedico Creek, Bubble 2, Phase 1, Ward 1, District 1

Developer/Owner: Dobbins Group Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

Richard moved to approve, second by Randolph.

**Yea: Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis, Fitzmorris,
Doherty, and Drumm**

Absent: Cazaubon

Nay: NONE

Abstain: NONE

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella
Chairman

ENTERING PARISH
RIGHTS-OF-WAY, SERVITUDES
AND/OR EASEMENTS

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING COPPERSTILL DEVELOPMENT, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO COPPERSTILL DEVELOPMENT, LLC, 109 NEW CAMELLIA BOULEVARD; SUITE 100, COVINGTON, LA 70433; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE A PORTION OF HIGHWAY #1085 FOR THE PURPOSE OF DRAINAGE IMPROVEMENTS. WARD 1, DISTRICT 1.

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$79,035 for a period of six (6) months.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
9. That the petitioner shall submit a copy of the current owner's deed.
10. That the petitioner submit as-built drawings certifying that the improvements are constructed in accordance with the approved plans.

(DRAFT DATE 12/12/2017)

RESOLUTION P.C. NO. _____

PAGE NO. 2 OF 2

11. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 20_____, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



November 29, 2017

Mr. Jay Watson
Lead Development Engineer
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471

Re: Enter the Parish Right-of-Way Request
Highway 1085 Drainage Work
St. Tammany Parish, LA

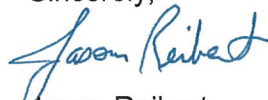
Dear Jay,

On behalf of Copperstill Development LLC (109 New Camellia Blvd. Suite 100, Covington, LA 70433) and per recent correspondence and meetings with your office, please allow this letter to serve as a formal request to Enter the Parish Right-of-Way (ROW) to perform various drainage work to include re-grading of the existing ditch on the north and south sides of Highway 1085 and various culvert work per the attached plans prepared by T. Baker Smith LLC. I have also attached a cost estimate (\$79,035.00) for this work prepared by Byron E. Talbot Contractor Inc. per the referenced plans.

This work is being performed to improve local area drainage previously identified and discussed with your office. Please note the work clouded on Coquille's property is to be performed by others, outside of the limits/scope of this request and work effort.

If you have any questions or need further clarification regarding scope of work to place on the December Planning agenda, please advise.

Sincerely,


Jason Reibert
Vice President

Attachments

BYRON E. TALBOT CONTRACTOR, INC.
P. O. BOX 5658
THIBODAUX, LA 70302

SUBMITTED BY:
NORTH SHORE OFFICE
PHONE 985/419-9925
FAX 985/419-9833

PROPOSAL FOR:
COPPERSTILL MARKETPLACE,
OFFSITE WORK, HWY 1085

11/13/17; REV 11/30/17

INCLUDES WORK ON NORTH
AND SOUTH SIDE OF 1085
PER DRAWING DATED: 09/21/17

BASE BID

ITEM NO.	DESCRIPTION	QUANTITY	UNIT OF MEASURE	UNIT PRICE	EXTENSION
1	TRAFFIC CONTROL	1.00	LS	\$ 10,000.00	\$ 10,000.00
2	REGRADE DITCHES	1,220.00	LF	\$ 15.50	\$ 18,910.00
3	42" RCP	56.00	LF	\$ 250.00	\$ 14,000.00
4	48" RCPA	65.00	LF	\$ 275.00	\$ 17,875.00
5	SAWCUT HWY 1085	50.00	LF	\$ 10.00	\$ 500.00
6	REMOVE ASPHALT	30.00	SYDS	\$ 17.50	\$ 525.00
7	8" STONE BASE	30.00	SYDS	\$ 40.00	\$ 1,200.00
8	6" ASPHALT PATCH	12.00	TONS	\$ 250.00	\$ 3,000.00
9	SAWCUT ASPHALT APRON	55.00	LF	\$ 10.00	\$ 550.00
10	REMOVE ASPHALT APRON	90.00	SYDS	\$ 17.50	\$ 1,575.00
11	8" STONE BASE	90.00	SYDS	\$ 40.00	\$ 3,600.00
12	3" ASPHALT APRON	16.00	TONS	\$ 205.00	\$ 3,280.00
13	REMOVE EXISTING DRIVEWAY CULVERT	65.00	LF	\$ 8.00	\$ 520.00
14	HYDROSEEDING	1.00	LS	\$ 3,500.00	\$ 3,500.00
TOTAL BASE BID				\$	79,035.00

CLARIFICATIONS AND QUALIFICATIONS

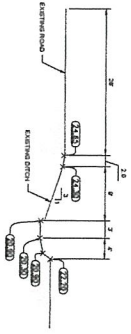
1	Layout is included only for items quoted; benchmark and control to be provided by others.
2	Quote is good for thirty (30) days and is specific to items listed.
3	No fees, permits, testing, SWPPP, or additional insurance(s) quoted.
4	Unit prices prevail, and no retainage is to be withheld.
5	We reserve the right to re-quote this project if the scope changes.
6	This proposal is subject to approval of a negotiated contract between Byron E. Talbot Contractor, Inc. and the Owner/General Contractor.
7	This proposal is to become part of the contract between Byron E. Talbot Contractor, Inc. and the Owner/General Contractor.
8	Removal of unknown structures/obstructions is excluded. If encountered, removal and disposal of the item(s) will be charged on a cost plus basis.
9	Quote is to grade ditches along north and south side of Hwy 1085 and install drainage piping as shown on drawing 6.1 of 18, dated 09/21/17.

End of Clarifications and Qualifications.

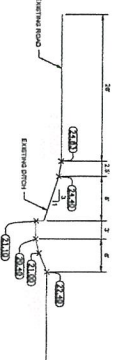
LEGEND

	PROPOSED DRAINAGE
	PROPOSED DITCH BASIN
	EXISTING DRAINAGE
	EXISTING ELEVATION
	SPOT SHOT ON TOP OF CONCRETE CURB/PAVEMENT
	SPOT SHOT ON TOP OF PAVEMENT
	EXISTING DRAINAGE
	TEMPORARY SEDIMENT CHECK DAM
	TEMPORARY FENCE

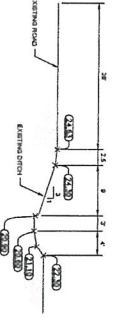
A EXISTING DITCH SECTION
NOT TO SCALE



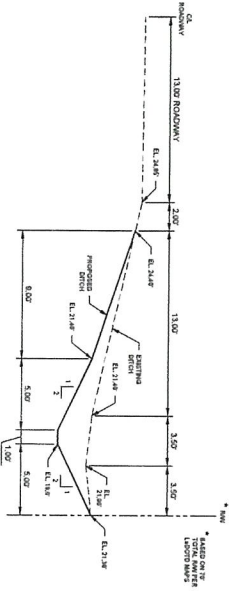
B EXISTING DITCH SECTION
NOT TO SCALE



C EXISTING DITCH SECTION
NOT TO SCALE

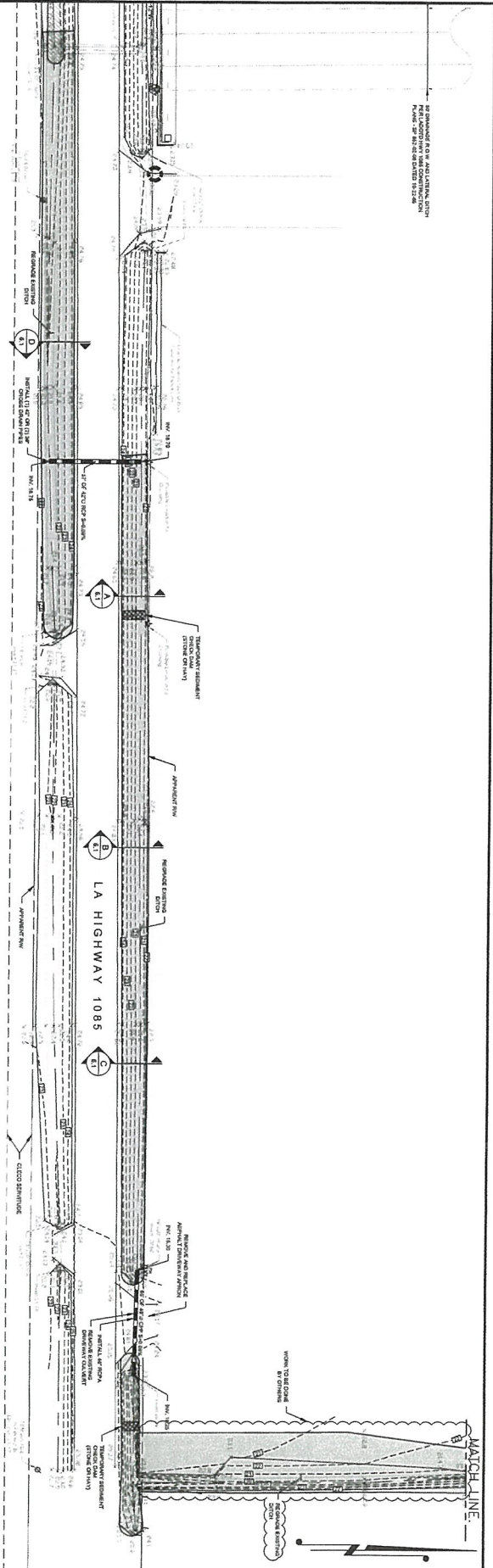


D EXISTING & PROPOSED DITCH SECTION
NOT TO SCALE

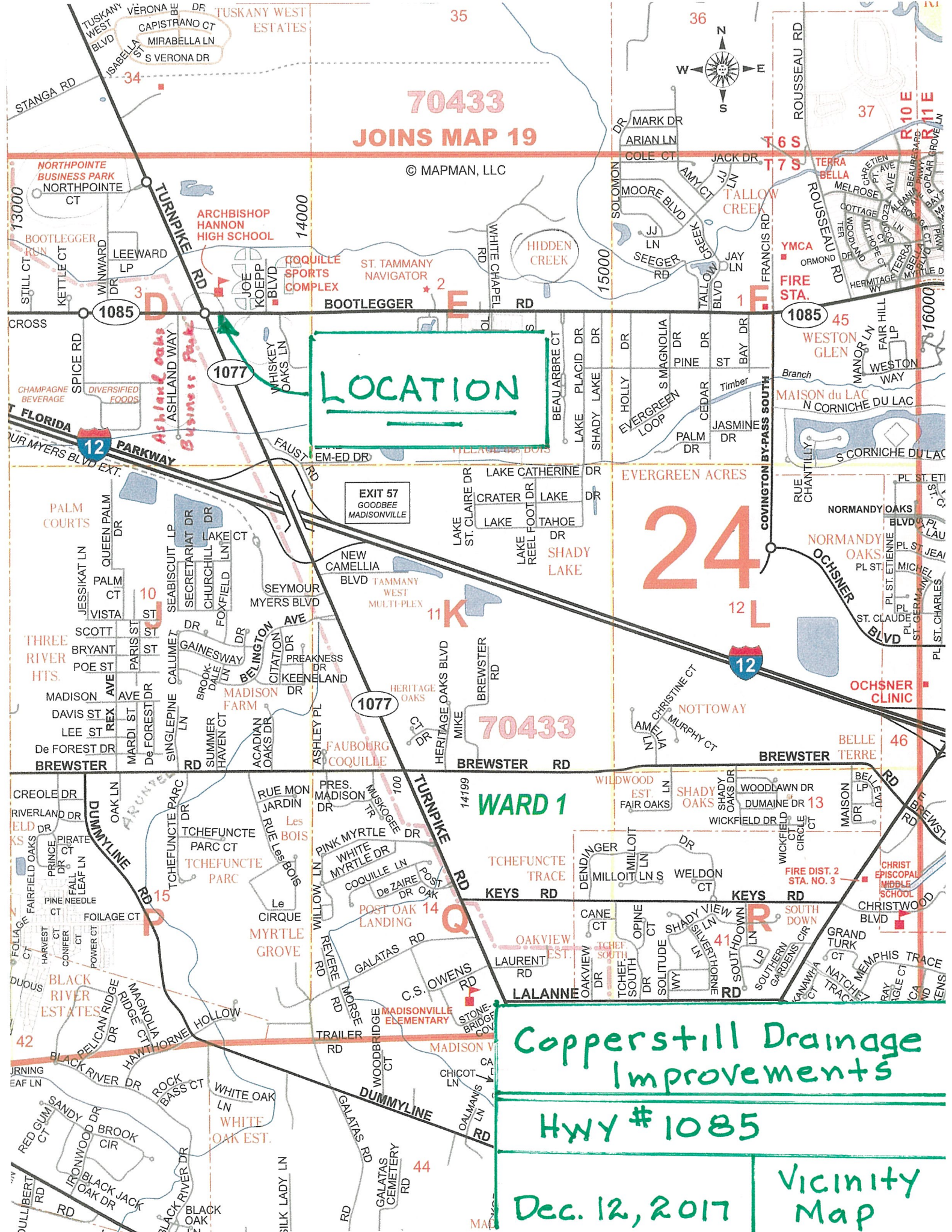


- NOTES**
- ALL DITCH BASIN AREAS SHALL BE PROPOSED AS SPECIFIED WITHIN 14 DAYS OF FINAL GRADING.
 - SEE EROSION CONTROL PLAN FOR STORMWATER POLLUTION PREVENTION NOTES.

OFFSITE DRAINAGE IMPROVEMENT PLAN



OFFSITE DRAINAGE IMPROVEMENT PLAN (1 OF 1)				T. BAKER SMITH A CENTURY OF SOLUTIONS 170 New Canelle Blvd., Suite 100 Covington, LA 70433 (866) 302-4726 - tbsmith.com	
DESIGNED BY	LOC	APPROVED BY	ROC	DATE	7-21-2017
JOB NO.	2017-2007	PROJECT NAME	OFFSITE DRAIN PLAN (OPTION 3) DWG		
SHEET NO.	6.1	OF	18	REV. NO.	4
				REV. DATE	09-21-2017
				REV. DESCRIPTION	ADD SILT FENCE & SEDIMENT CHECK DAMS
				REV. BY	RCG



70433
JOINS MAP 19

© MAPMAN, LLC

LOCATION

24

WARD 1

Copperstill Drainage
Improvements

HWY # 1085

Dec. 12, 2017

Vicinity
Map

MINOR

SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 5, 2017)

CASE NO.: 2017-847-MSP

OWNER/DEVELOPER: Lambert Investments, Inc.

ENGINEER/SURVEYOR: Randall W. Brown & Associates, Inc.

SECTION: 2 WARD: 3
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 5
RANGE: 11 East

TYPE OF DEVELOPMENT: x SUBURBAN (Residential acreage between 1-5 acres)
 RURAL (Low density residential 5 acres or more)
 OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the north side of Harrison Road and east of U.S. Highway 190, south of Covington, Louisiana.

SURROUNDING LAND USES: Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 37 +/-

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: Varies

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Proposal is part of an existing minor subdivision and waiver needed for minimum lot frontage for Parcel A3-A1.

STAFF COMMENTARY:

Department of Development - Planning

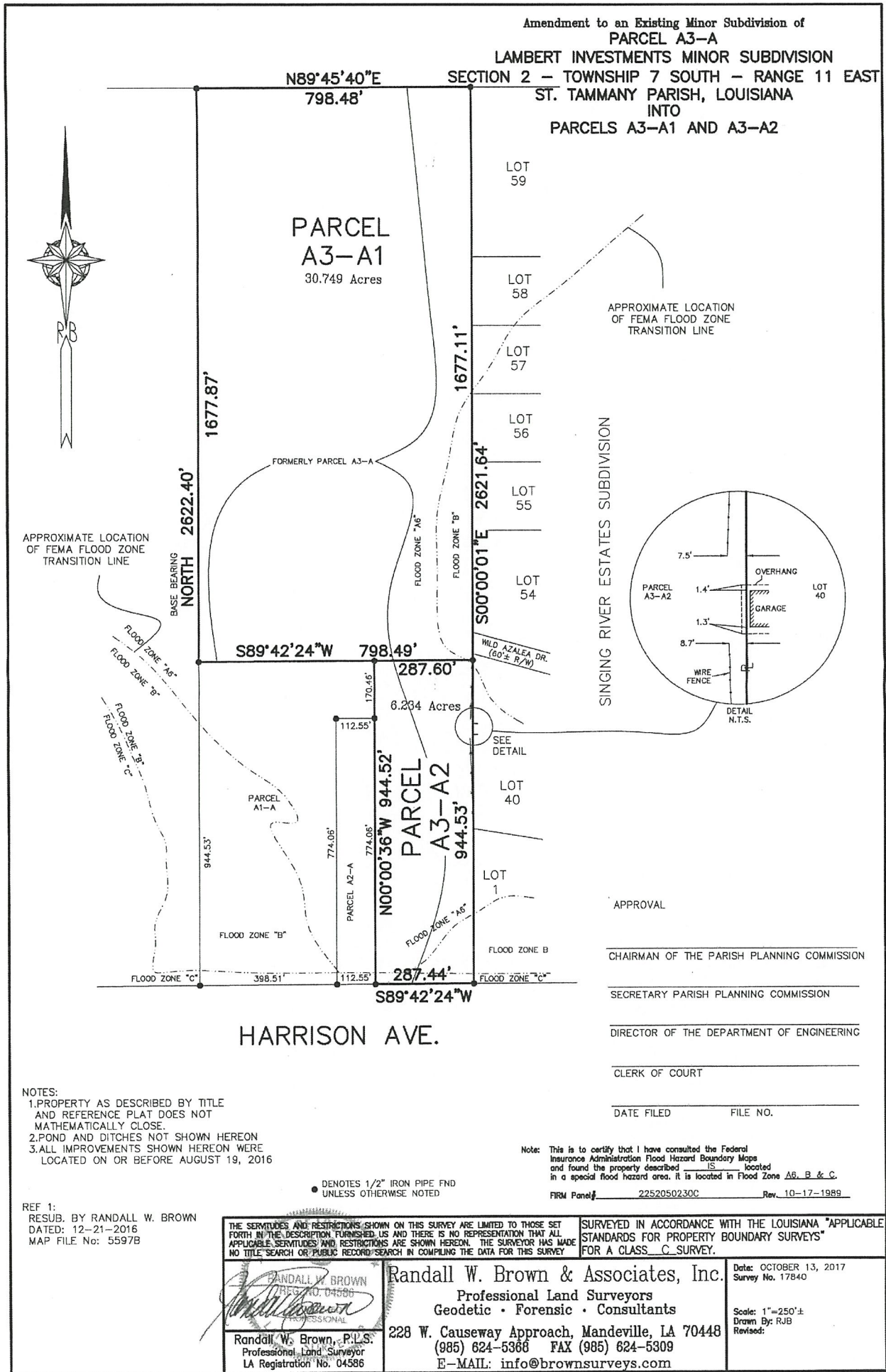
The owner is proposing to create two (2) parcels from an existing parcel in a minor subdivision (Parcel A3-A). The proposal meets parish code with the exception of the minimum road frontage for parcel A3-A1 of 150', which is being accessed by a 60' wide parish right of way, located at the southeast corner of said parcel (Wild Azalea Drive).

Since the right-of-way appears adequate for accessing said parcel, and all other code requirements have been met, the staff has no objection to the minor subdivision request.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the public road frontage issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Department of Engineering

None



MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 5, 2017)

CASE NO.: 2017-861-MSP

OWNER/DEVELOPER: Gary & Judith Mitchell

ENGINEER/SURVEYOR: LS Land Surveying, L.L.C.

SECTION: 14

WARD: 2

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

TYPE OF DEVELOPMENT: x SUBURBAN (Residential acreage between 1-5 acres)
 RURAL (Low density residential 5 acres or more)
 OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the southeast corner of LA Highway 1129 and Adolphus Road, north of Covington, Louisiana.

SURROUNDING LAND USES: Low density single family residential

TOTAL ACRES IN DEVELOPMENT: 3.22

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: Varies

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: The parcel is part of an existing minor subdivision (Parcel E).

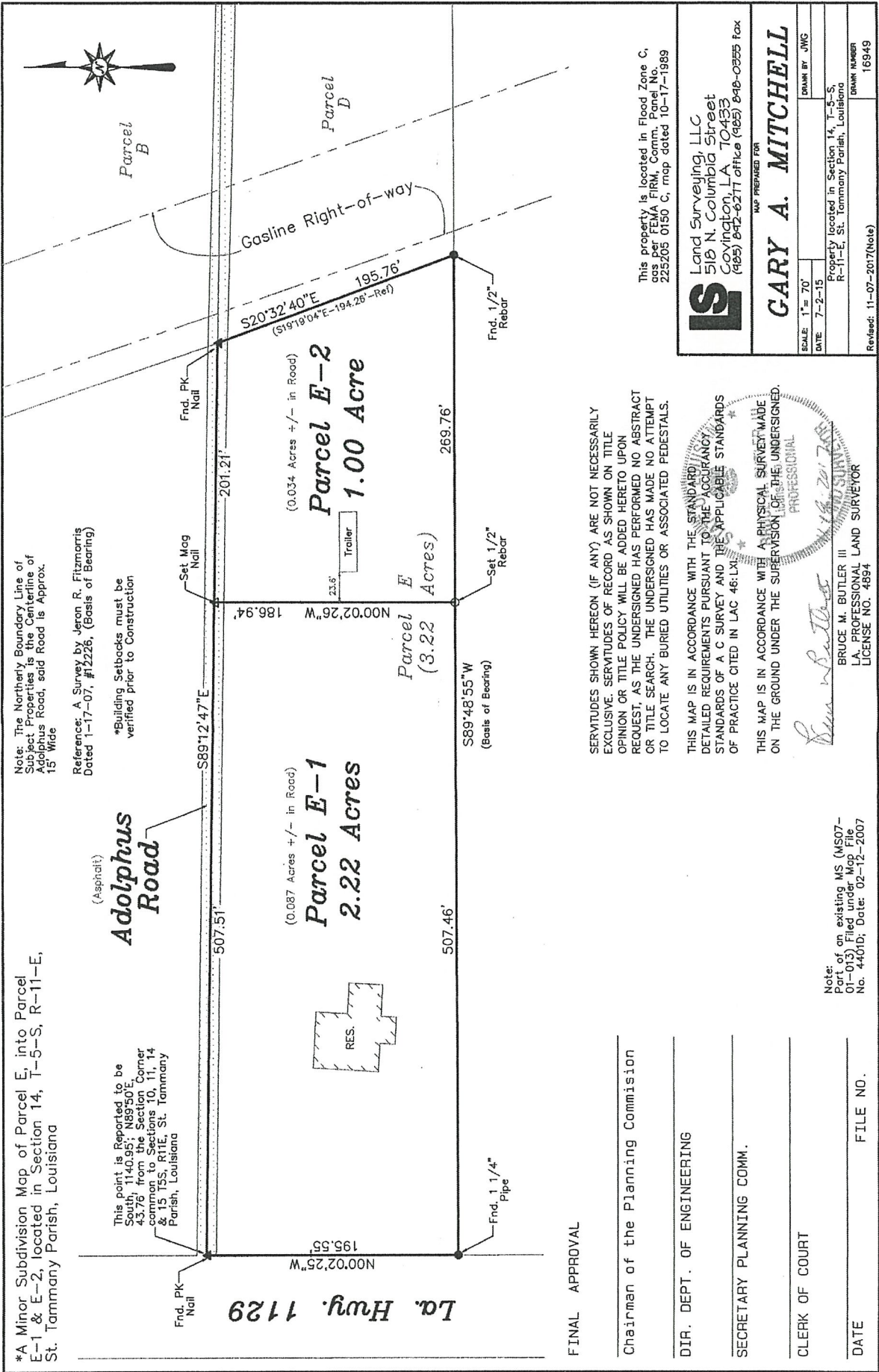
STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from an existing parcel in a minor subdivision (Parcel E). The proposal meets all parish code requirements; therefore, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None



*A Minor Subdivision Map of Parcel E, into Parcel E-1 & E-2, located in Section 14, T-5-S, R-11-E, St. Tammany Parish, Louisiana

Note: The Northerly Boundary Line of Subject Properties is the Centerline of Adolphus Road, said Road is Approx. 15' Wide

This point is Reported to be South, 1140.95', N89°50'E 33.76' from the Section Corner of Section 10, 11, 14 & 15 T5S, R11E, St. Tammany Parish, Louisiana

Adolphus Road

Reference: A Survey by Jeron R. Fitzmorris Dated 1-17-07, #12226, (Basis of Bearing)

*Building Setbacks must be verified prior to Construction

L.A. Hwy. 1129

FINAL APPROVAL

Chairman of the Planning Commission

DIRECTOR OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.


THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:1X.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER III
L.A. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

Note: Part of an existing MS (MS07-01-013) Filed under Map File No. 44010; Date: 02-12-2007

This property is located in Flood Zone C, and is not in a Flood Hazard Area. The Flood Hazard Map is dated 10-17-1989.



Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 842-0217 office (985) 848-0555 fax

MAP PREPARED FOR

GARY A. MITCHELL

SCALE: 1" = 70'

DATE: 7-2-15

DRAWN BY: JWG

Property located in Section 14, T-5-S, R-11-E, St. Tammany Parish, Louisiana

DRAWN NUMBER: 16949

Revised: 11-07-2017 (Note)

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 5, 2017)

CASE NO.: 2017-862-MSP

OWNER/DEVELOPER: The Estate of Edward E. Moore, Jr.

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 46 & 47 WARD: 1
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 1
RANGE: 11 East

TYPE OF DEVELOPMENT: x SUBURBAN (Residential acreage between 1-5 acres)
 x RURAL (Low density residential 5 acres or more)
 _____ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is bounded on the west by Gardenia Drive and on the north by Innwood Drive, southwest of Covington, Louisiana.

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 14.3 +/-

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: Varies

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: The proposed parcels do not meet the minimum public road frontage width of 150'.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from an existing estate parcel. The proposal meets all parish code requirements with the exception of the minimum public road frontage requirement of 150'.

The staff has no objections to the request due to the fact that the parcel has limited access on both ends based on pre-existing conditions and the fact that the parcels are large in size and will be utilized for single family residential purposes.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the public road frontage issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Department of Engineering

None

NO BUILDING SETBACKS ARE SHOWN.
NOTE:
OWNER OR CONTRACTOR IS RESPONSIBLE
FOR OBTAINING BUILDING SETBACKS
BEFORE CONSTRUCTION BEGINS.

CURVE DATA CHART

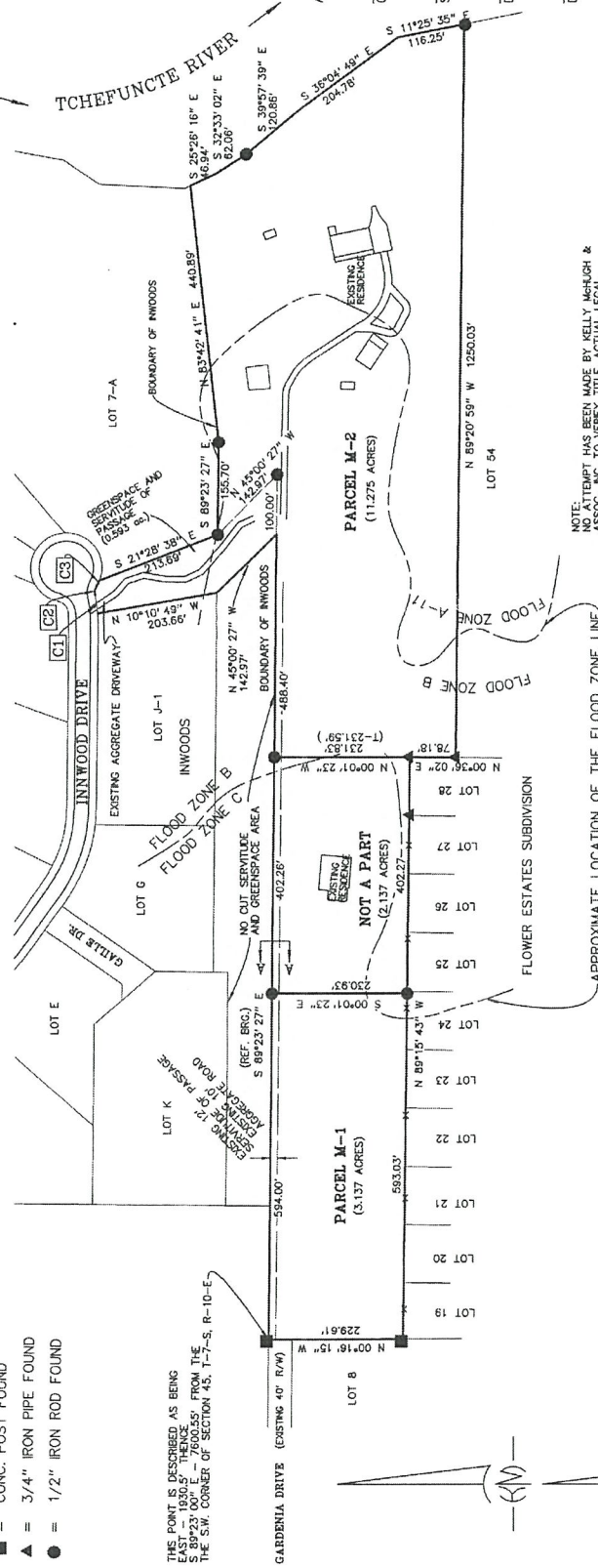
C1 R=129.33' L=32.30' Ch=N 81°43' 35" E 32.22'
C2 R=20.00' L=15.54' Ch=S 81°44' 13" E 16.07'
C3 R=60.00' L=11.16' Ch=S 63°23' 14" E 11.15'

THIS PROPERTY IS LOCATED IN FLOOD ZONES A11, B, & C
BASE FLOOD ELEVATION 14.0'
REFERENCE FIRM PANEL NO. 225205 0230 C REV. 10-17-89

LEGEND:

- = CONC. POST FOUND
- ▲ = 3/4" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND

THIS POINT IS DESCRIBED AS BEING
S 89°23' 00" E 1760.55' FROM THE
THE S.W. CORNER OF SECTION 43, T-7-S, R-10-E



NOTE: ATTEMPT HAS BEEN MADE BY KELLY J. MC HUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVICES, EASEMENTS, RIGHTS, ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.

NOTE: SERVICES SHOWN HEREON ARE NOT NECESSARILY GUARANTEED. THE SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR SURVEY OF THE PROPERTY.



REFERENCES:

1. PLAT OF A SURVEY BY THIS FIRM DATED 4-04-02 & NO. 02-084
2. PLAT OF INWOODS BY THIS FIRM FILED FOR RECORD 03-30-1999, MAP NO. 1714
3. PLAT OF A RESUBDIVISION BY THIS FIRM FILED FOR RECORD 04-26-1999, MAP NO. 1711

SECTION A-A

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

BOUNDARY SURVEY OF:
A RESUBDIVISION OF A 10.114 ACRE
PARCEL OF LAND AND A 0.593 ACRE
PARCEL OF INWOODS SUBDIVISION INTO
PARCEL M-2, AND A 3.137 ACRE PARCEL
TO BECOME PARCEL M-1, ALL LOCATED
SECTIONS 46 & 47, T-7-S, R-11-E,
ST. TAMMANY PARISH, LA.

KELLY J. MC HUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 70266-5611

SCALE: 1" = 200'
DRAWN: DRJ
DATE: 10-18-17
JOB NO.: 11-143
REVISED:

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 5, 2017)

CASE NO.: 2017-863-MSP

OWNER/DEVELOPER: D.R. Horton, Inc., et al.

ENGINEER/SURVEYOR: Acadia Land Surveying, L.L.C.

SECTION: 25...36 WARD: 9
TOWNSHIP: 9 South PARISH COUNCIL DISTRICT: 13
RANGE: 14 East

TYPE OF DEVELOPMENT: ☐ SUBURBAN (Residential acreage between 1-5 acres)
 ☐ RURAL (Low density residential 5 acres or more)
 ☒ OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located in the southeast quadrant of Interstate 10 and Oak Harbor Boulevard, southeast of Slidell, Louisiana.

SURROUNDING LAND USES: Single family, apartments and undeveloped

TOTAL ACRES IN DEVELOPMENT: 1193 +/-
NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: Varies

ZONING: Planned Unit Development (P.U.D.)

REASONS FOR PUBLIC HEARING: Two of the proposed parcels (B & C) do not have public road frontage.

STAFF COMMENTARY:

Department of Development - Planning

The proposal for the minor subdivision basically clarifies the ownership of three parcels of land (A, B & C) within a very large tract of land and will provide a template for the future development of said parcels.

The proposed minor subdivision meets all parish code requirements with the exception that proposed parcels B and C do not technically have public road frontage; however, both parcels are existing and have access servitudes attached to them that will be constructed to minimum parish standards in the future when the properties are developed. Therefore, for those reasons, the staff has no objection to the proposed minor subdivision request.

If the commission decides to approve this request, a waiver of the regulations are required relative to the lack of public road frontage for parcels B & C, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Department of Engineering

None

APPROVALS

Chairman - Parish Planning Commission

Secretary - Parish Planning Commission

Director of Department of Engineering

Date Filed File No.

Clerk of Court

PLAT SHOWING MINOR SUBDIVISION

OF LAKESHORE VILLAGE PROPERTY

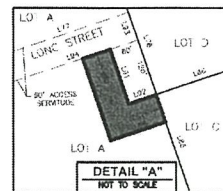
INTO

LOTS A, B, C & A PROPOSED

60' ACCESS SERVITUDE

(FROM LONG STREET)

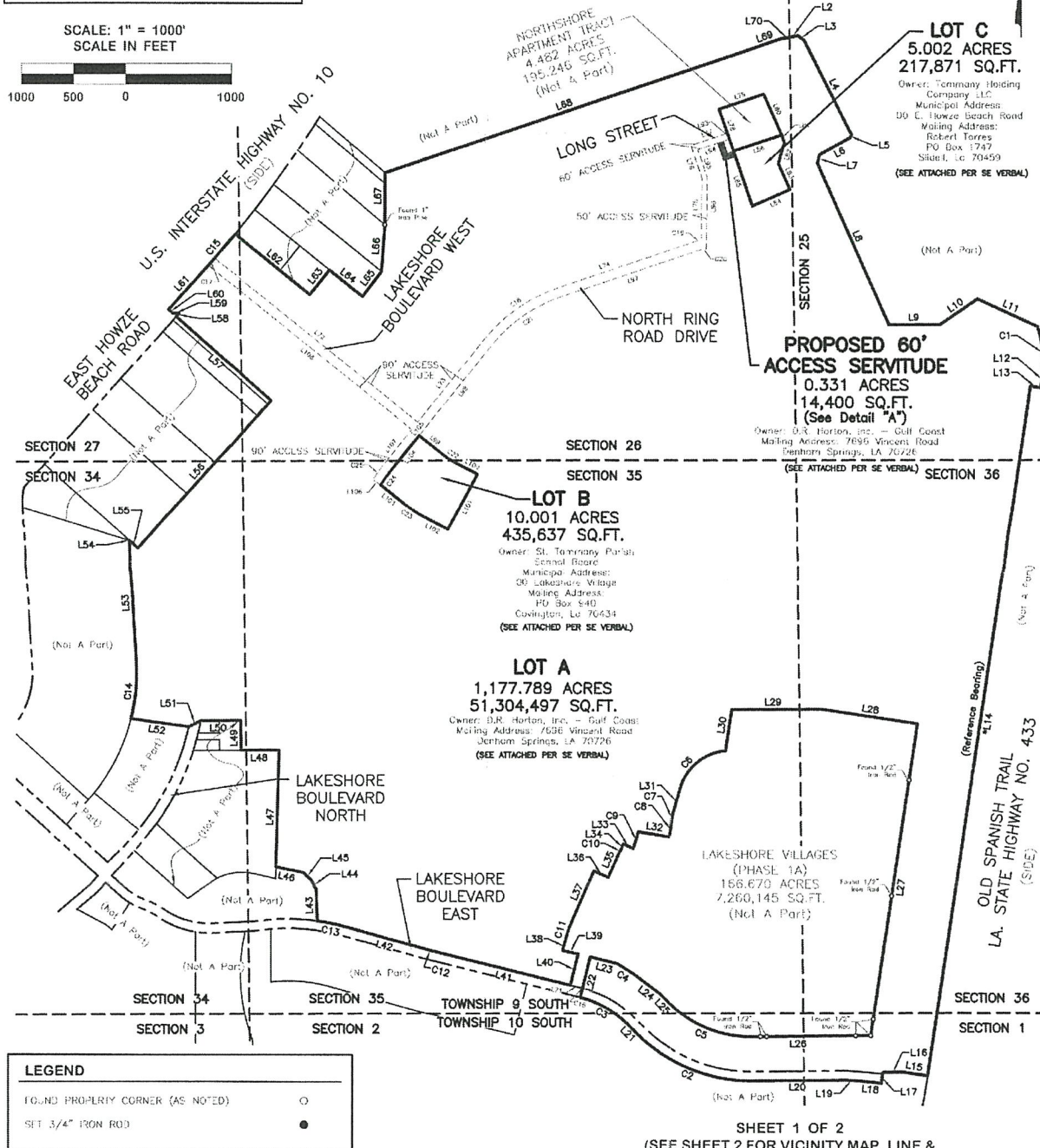
LOCATED IN SECTIONS 25, 26, 27, 34, 35 & 36,
TOWNSHIP 9 SOUTH - RANGE 14 EAST
AND SECTIONS 1 & 2,
TOWNSHIP 10 SOUTH - RANGE 14 EAST
SLIDELL, ST. TAMMANY PARISH, LOUISIANA



SECTION CORNER

23 24
26 25

SCALE: 1" = 1000'
SCALE IN FEET



LEGEND

FOUND PROPERTY CORNER (AS NOTED) ○
SET 3/4" FROM RD ●

CERTIFICATION:

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.


THIS PRELIMINARY DOCUMENT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE,
SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

Michael P. Blanchard P.E.S.,

Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

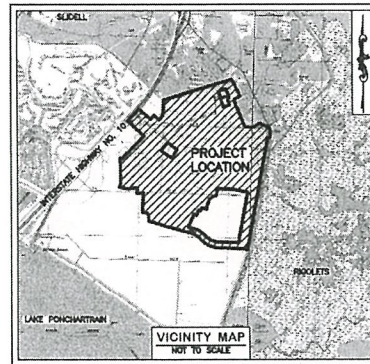
SHEET 1 OF 2
(SEE SHEET 2 FOR VICINITY MAP, LINE &
CURVE TABLES, & GENERAL NOTES)

ACADIA 
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301
Phone • (985) 449-0094 Fax • (985) 449-0085
EMAIL • ACADIA@ACADIALANDSURVEYING.COM

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 09°45'27" E	1,312.50'
L2	N 89°03'57" E	80.00'
L3	S 51°15'44" E	73.70'
L4	S 26°32'45" E	1,001.30'
L5	S 2°58'15" W	53.80'
L6	S 60°36'15" W	329.30'
L7	S 16°04'15" W	83.80'
L8	S 23°49'45" E	1,681.00'
L9	N 89°39'15" E	466.60'
L10	N 56°02'15" E	438.70'
L11	S 85°31'08" E	628.67'
L12	S 08°28'45" W	79.63'
L13	N 81°31'15" W	100.00'
L14	S 08°28'45" W	6,664.08'
L15	N 81°31'15" W	735.00'
L16	S 89°23'08" W	192.78'
L17	S 08°28'45" W	105.47'
L18	N 84°39'55" W	246.20'
L19	N 86°13'47" W	81.31'
L20	S 88°23'08" W	889.68'
L21	N 44°58'02" W	118.36'
L22	N 13°44'37" E	397.25'
L23	S 76°15'23" E	280.72'
L24	S 52°53'49" E	209.86'
L25	S 44°58'02" E	118.36'
L26	N 89°23'08" E	1,129.82'
L27	N 08°28'45" E	3,006.55'
L28	N 81°31'15" W	927.28'
L29	S 88°40'04" W	848.33'
L30	S 08°28'45" W	399.18'
L31	S 13°32'02" W	253.11'
L32	N 81°16'28" W	300.34'
L33	N 66°15'32" W	100.00'
L34	S 23°44'28" W	85.00'
L35	S 23°44'28" W	266.87'
L36	N 66°15'32" W	150.30'
L37	S 23°44'28" W	523.52'
L38	S 13°44'37" W	80.33'
L39	S 76°15'23" E	150.00'
L40	S 13°44'37" W	533.50'
L41	N 76°15'23" W	1,357.95'
L42	N 74°28'10" W	824.19'

LINE TABLE		
LINE	BEARING	LENGTH
L43	N 02°10'48" W	297.54'
L44	N 27°41'54" W	96.66'
L45	N 45°24'33" W	110.32'
L46	N 73°30'57" W	265.01'
L47	N 01°26'50" E	1,111.08'
L48	S 89°38'41" W	363.24'
L49	N 09°21'19" W	265.00'
L50	S 89°38'41" W	375.13'
L51	S 62°53'13" W	128.18'
L52	N 82°00'38" W	552.19'
L53	N 03°23'28" W	1,189.89'
L54	N 41°48'33" E	1.50'
L55	S 48°11'27" E	108.50'
L56	N 41°48'33" E	1,894.16'
L57	N 48°11'27" W	1,250.00'
L58	N 41°48'33" E	41.56'
L59	N 89°44'41" W	82.85'
L60	N 48°11'27" W	53.14'
L61	N 41°48'42" E	436.37'
L62	S 51°08'00" E	913.09'
L63	N 38°52'00" E	300.00'
L64	S 51°08'00" E	403.19'
L65	N 37°04'01" E	500.00'
L66	N 04°19'35" E	443.30'
L67	N 00°32'00" E	496.95'
L68	N 71°17'00" E	5,688.82'
L69	N 70°10'03" E	276.80'
L70	N 79°17'15" E	191.80'
L71	S 76°15'23" W	109.09'
L72	S 51°08'00" E	2,485.43'
L73	N 38°52'00" E	1,010.88'
L74	N 71°17'00" E	1,384.09'
L75	N 00°53'33" E	587.17'
L76	N 18°43'00" W	330.35'
L77	N 71°17'00" E	368.75'
L78	N 18°43'00" W	420.00'
L79	N 71°17'00" E	446.08'
L80	S 23°49'45" E	421.68'
L81	S 18°43'00" E	77.07'
L82	S 16°04'15" W	209.13'
L83	S 23°49'45" E	269.51'
L84	S 65°10'15" W	380.91'

LINE TABLE		
LINE	BEARING	LENGTH
L85	N 18°43'00" W	552.00'
L86	S 71°17'00" W	483.86'
L87	S 18°43'00" E	60.00'
L88	S 71°17'00" W	120.00'
L89	N 18°43'00" W	180.00'
L90	N 71°17'00" E	60.00'
L91	S 18°43'00" E	120.00'
L92	N 71°17'00" E	60.00'
L93	S 18°43'00" E	60.00'
L94	S 71°17'00" W	318.75'
L95	S 18°43'00" E	278.89'
L96	S 00°53'33" W	677.91'
L97	S 71°17'00" W	1,384.09'
L98	S 38°52'00" W	1,100.88'
L99	S 51°08'00" E	303.49'
L100	S 62°53'13" E	262.25'
L101	S 27°57'07" W	600.00'
L102	N 82°02'53" W	282.25'
L103	N 51°08'00" W	295.71'
L104	N 38°52'00" E	449.75'
L105	S 38°52'00" W	1,050.63'
L106	N 57°03'38" W	90.00'
L107	N 38°52'00" E	449.75'
L108	N 51°08'00" W	2,486.73'



APPROVALS

Chairman - Parish Planning Commission

Secretary - Parish Planning Commission

Director of Department of Engineering

Date Filed File No.

Clerk of Court

NOTES:

- Zoning: (PUD Planned Unit Development)
Zoning information acquired from <http://stpgov.org/departments/planning> accessed on August 1, 2017.
Setback lines and zoning information shall be verified by the owner, developer and/or contractor prior to any construction, as an abstract has not been performed by the surveyor. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
- Reference Maps:
A) Survey Map Of Portions Of Sections 1, 2, 3 & 4, T10S-R14E And Portions Of Sections 25, 26, 27, 34 & 35, T9S-R14E, And All Of Sections 35, T9S-R14E, St. Tammany Parish, Louisiana. Prepared By: J.J. Krebs & Sons, Inc. Dated: February 1, 1994
Map No. E2287 - St. Tammany Parish Clerk of Court
B) Final Subdivision Plan Phase 1A, Lakeshore Villages, Sections 35 & 36, T9S-R14E and Sections 1 & 2, T10S-R14E, District 13, Ward 9, St. Tammany Parish, Louisiana. Prepared By: Krebs, LaSalle, LeMieux Consultants, Inc. Dated: December 12, 2006 Job No. 408-0038
- Basis of Bearings:
Bearings are based on Reference Map "A"
(*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
- Basis of Elevations:
The elevations shown herein are based on the "North American Vertical Datum of 1988 - NAVD 88" (Geoid 12a) using GPS C4Gnet-RTN System accessed on September 14, 2016.
- Flood Note: The property herein is located in Flood Zone "V12 (EL 13)" per FEMA Map Community Panel Number 22520505350 for St. Tammany Parish, Louisiana dated April 2, 1991. Base Flood Elevation is subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
- Utilities: The underground utilities shown have been located from visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/ structures.
- No attempt has been made by Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions, servitudes, easements, alleys, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown herein. The surveyor has made no title search or public record search in compiling the data for this survey.
- Acadia Land Surveying, LLC, has not and does not provide Delineation of Jurisdictional Wetlands. Acadia Land Surveying, LLC, did not receive nor research the location of wetland areas as delineated by the appropriate authorities.
- The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

SHEET 2 OF 2
(SEE SHEET 1 FOR SURVEY PLAT)

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING & DISTANCE	
C1	26°15'18"	1,106.00'	506.81'	S 04°38'34" E - 302.39'	
C2	45°38'50"	1,520.50'	1,216.15'	N 67°47'27" W - 1,184.24'	
C3	30°39'24"	1,003.50'	536.93'	N 60°17'44" W - 550.50'	
C4	07°48'56"	2,159.47'	284.02'	S 56°48'14" E - 293.79'	
C5	46°38'52"	1,102.97'	878.74'	S 67°47'27" E - 855.68'	
C6	69°03'31"	500.00'	602.65'	S 50°03'48" W - 566.83'	
C7	11°30'15"	405.00'	81.32'	S 09°46'54" W - 81.18'	
C8	07°00'55"	1,985.00'	134.67'	S 07°32'14" W - 133.99'	
C9	11°48'13"	795.00'	164.01'	S 17°48'51" W - 163.72'	
C10	31°30'10"	35.30'	18.94'	S 39°14'33" W - 18.71'	
C11	09°59'51"	1,210.00'	211.13'	S 18°44'32" W - 210.86'	
C12	01°47'13"	1,435.50'	44.80'	N 75°21'47" W - 44.80'	
C13	07°39'14"	1,890.00'	265.86'	N 78°17'47" W - 265.66'	
C14	17°12'54"	1,810.00'	543.83'	N 05°12'59" E - 541.79'	
C15	02°32'09"	11,854.16'	516.94'	N 40°32'30" E - 516.88'	
C16	00°34'18"	1,093.50'	10.91'	N 75°58'14" W - 10.91'	
C17	00°26'30"	11,884.16'	90.66'	N 40°57'59" E - 90.06'	
C18	32°25'00"	1,545.00'	874.13'	N 55°04'30" E - 862.51'	
C19	06°48'54"	495.00'	58.59'	N 74°40'27" E - 58.55'	
C20	11°06'14"	405.00'	78.49'	S 76°50'07" W - 78.37'	
C21	32°25'00"	1,455.00'	823.21'	S 55°04'30" W - 812.27'	
C22	10°54'53"	545.00'	103.82'	S 56°35'26" E - 103.86'	
C23	10°54'53"	1,145.00'	218.12'	N 56°35'26" W - 217.79'	
C24	05°55'38"	1,455.00'	150.52'	N 35°54'11" E - 150.45'	
C25	05°55'38"	1,445.00'	159.83'	N 35°54'11" E - 150.76'	

CERTIFICATION:

This is to certify that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Minimum Standards of Practice for Land Surveyors as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

THIS PRELIMINARY DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, RECORDATION, CONVEYANCE, SALES, OR AS THE BASIS FOR THE ISSUANCE OF A PERMIT.

Michael P. Blanchard, P.E.S.,

Reg. No. 4861

This survey plat is not valid without the raised or colored seal and signature of the Registered Land Surveyor.

ACADIA

LAND SURVEYING, LLC

LOUISIANA • MISSISSIPPI • TEXAS

206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301

Phone • (985) 449-0094 Fax • (985) 449-0085

EMAIL • ACADIA@ACADIALANDSURVEYING.COM

TENTATIVE
SUBDIVISION
REVIEW

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(Revised as of December 5, 2017)

CASE NO.: 2017-839-TP

PROPOSED SUBDIVISION NAME: LONE OAK PARK, PHASE 2

DEVELOPER: Marc Grimaldi

ENGINEER/SURVEYOR: J.V. Burkes & Associates, Inc.

SECTION: 14

WARD: 8

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 14

RANGE: 14 East

TYPE OF DEVELOPMENT: x URBAN (Residential sites less than 1 acre)
 SUBURBAN (Residential lots between 1-5 acres)
 RURAL (Residential Farm Tract lots 5 acres plus)
 OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is bisected by Lone Oak Drive, west of U.S. Highway 11 and north of Slidell, Louisiana.

SURROUNDING LAND USES: North - single family residential
 South - single family residential
 East - single family residential
 West - single family residential

TOTAL ACRES IN DEVELOPMENT: 13.92

NUMBER OF SITES: 80 TYPICAL SITE SIZE: 35' X 115'

SEWER AND WATER SYSTEMS: Community

EXISTING ZONING: A4-A Single Family (underlying) with a MHP Mobile Home Park (overlay)

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Development - Planning

1. The fact that this development is a mobile home park where "sites" and not "lots" are being created, the underlying zoning requirements of A4-A relative to site size and setbacks may not be applicable. With that in mind, the developer is requesting the following standards for his mobile home park sites:

- a. Front yard setbacks from 30' per the A4-A zoning district standards to 25' requested. (The staff supports this request due to conflicting setbacks per the parish's mobile home park requirements that allow for 25'.)
- b. Side yard setbacks from 7 1/2' per the A4-A zoning district standards to 5'; therefore, the developer needs to correct restrictive covenant No. 2 to reflect a 5' side yard setback and not a 3' setback. (The staff supports this waiver request.)
- c. Rear yard setbacks from 25' required per the A4-A zoning district standards to 10' requested. (The staff supports the 10' rear yard setbacks for sites 6 thru 26 since the sites back onto a 25' wide drainage servitude that suffices for the rear yard setback; and for the sites backing onto Lone Oak Drive (sites 30 thru 48, 49 thru 51, and sites 71 thru 80) since these sites back onto a 25' wide green/open space.)

However, the staff does not support the 10' rear yard setbacks for sites 1 thru 5, 27 thru 29 and 66 thru 70 since these sites back onto existing residential lots.

2. The private streets on the plat (North and South Lone Oak Loops) need to be depicted correctly as "40' private one-way street" instead of "proposed 12' private one-way street".
3. Restrictive covenant No. 17 should be amended to state that: "No RV's shall be permitted within this development".
4. Label the strips of land fronting on Lone Oak Drive as "greenspace" as well as any other unidentified parcels depicted.
5. The dedication box on the plat (top left) needs to be rewritten to clearly state that the streets (North and South Lone Oak Loops) are private and are to be maintained by the developer.

Informational Items:

- a. The developer should provide to the Department of Development a "***Recreational Development Plan***" at the time that the developer files for preliminary subdivision review or prior to the developer being issued a "work order" in conjunction with preliminary subdivision approval. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or 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 recreational and/or greenspace areas.
- b. State Fire Marshall approval is required and a permit/license issued before any manufactured homes or RV's can be placed on a site.
- c. Parish code requires that a land clearing permit be applied for and obtained through the Department of Development prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

The staff recommends approval subject to the developer complying with all staff comments.

PRELIMINARY
SUBDIVISION
REVIEW



Kelly McHugh
&
Associates, Inc.

October 12, 2017

St. Tammany Parish
Department of Development
Attn: Jay Watson
PO Box 628
Covington, LA 70434

RE: Hunter's Haven
(formerly Houltonville Estates)

Jay,

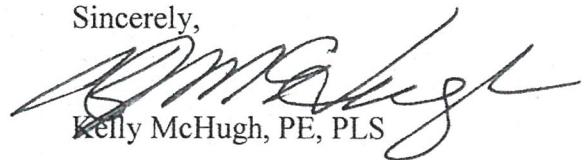
The Developer request a name change from Houltonville Estates to Hunter's Haven.

We also want to request a waiver of the "detention". This project sits in the Lake Pontchartrain Coastal Area and therefore detention is not beneficial or useful.

We estimate the "fee in lieu of" for 14.512 acres at \$1500/acre is \$21,768.

We hope you can concur to these requests.

Sincerely,



Kelly McHugh, PE, PLS

KJM/kah

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of December 5, 2017)

CASE NO.: 2017-824-PP

SUBDIVISION NAME: Hunter's Haven, Phase 1 (Formerly Houltonville Estates)

DEVELOPER: Favret Investments, LLC
68357 Taulla Drive
Covington, LA 70433

ENGINEER/SURVEYOR: Kelly McHugh and Associates

SECTION: 54 WARD: 4
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 4
RANGE: 8 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)(**PUD**)

GENERAL LOCATION: The property is located south of LA #22 at Penn's Chapel Road and east of Madisonville.

TOTAL ACRES IN DEVELOPMENT OR PHASE: 14.512

NUMBER OF LOTS: 32 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "A13"

PUD APPROVAL GRANTED: July 5, 2017

STAFF COMMENTARY: This project was postponed at the November 14, 2017 Meeting.

Department of Development - Engineering

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

It is recommended that Preliminary submittal be approved subject to the following:

General Comments

1. Provide all applicable state, local, and federal permits required.
2. Approval of plans from the utility provider must be provided.
3. Revise the footprint of the subdivision to include 25% of the required total greenspace for the subdivision and the "30' access & utility servitude" for the nature trail.
4. The developer has requested a waiver of the detention requirements in accordance with Ordinance No. 11-2426 in the amount of \$21,768 (see attached letter). Staff is in favor of this waiver, but the developer will need to revise the fee in lieu of amount for the footprint of the subdivision, including the greenspace areas. The fee shall be due prior to the issuance of any work orders by the Parish.

Subdivision Plat

5. Provide the greenspace calculations and percents on the Preliminary Plan.
6. Remove "Private" from the required 30' drainage servitude call-out, as this will be a public servitude.

Paving and Drainage Plan

7. Remove "Private" from the required 30' drainage servitude call-out, as this will be a public servitude.
8. Remove "Private" from cross-section A-A, as this will be a Public servitude.
9. The provided curb detail shows a rollover curb, but the median curb call-out specifies a barrier curb. The median curb is required to be a barrier curb that meets Ord. #499 or a waiver of Ord. #499 requirements must be requested.

Sewer & Water Plan

10. The developer has requested a waiver of the minimum fire hydrant spacing so that fire hydrants do not have to be installed on the 1,050 foot water main extension along the nature trail which connects to Fairview Oaks Business Park. Staff has no objection to this request.

SWPPP & Signage Plan

11. Include the agency interest number for the LDEQ Stormwater Permit.
12. A Coastal Use Permit is required.
13. Remove "Private" from cross-section A-A, as this will be a Public servitude.

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 in connection with the subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Regulatory Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

The developer is hereby advised that upon application for final subdivision approval, the engineer of record for this development shall certify in writing that all aspects of construction have been completed in accordance with the approved plan(s) and Parish Ordinances. If any construction activity is proposed that is not in substantial compliance with the approved plan(s) and Parish Ordinances, the engineer of record for this development shall notify, in writing, the Department of Development prior to beginning said construction activity. The developer and/or engineer of record shall obtain written approval from the Department of Development prior to beginning any proposed construction activity that is not in substantial compliance with the approved plan(s) and Parish Ordinances.

Revised drawings will not be accepted prior to the December 12, 2017 Planning Commission Meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

FINAL
SUBDIVISION
REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of December 5, 2017)

CASE NO.: 2017-859-FP

SUBDIVISION NAME: Alexander Ridge, Phase 3A (formerly Terra Mariae, Phase 3A)

DEVELOPER: Savannahs Community, LLC
c/o Kenneth Lopiccolo
21056 Smith Road
Covington, LA 70435

ENGINEER/SURVEYOR: Kyle Associates; Land Surveying, LLC

SECTION: 14 WARD: 3
TOWNSHIP: 6 SOUTH PARISH COUNCIL DISTRICT: 2
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)(PUD)

GENERAL LOCATION: The property is located half a mile north of the intersection of LA #457/Stafford Road. Enter off Stafford Road. North of Covington.

TOTAL ACRES IN DEVELOPMENT: 9.59

NUMBER OF LOTS: 28 AVERAGE LOT SIZE: 55'x10'

SEWER AND WATER SYSTEMS: Terra Mariae

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on November 29, 2017. The inspection disclosed that all of the concrete roads are constructed, road shoulders are constructed and the roadside drainage is functioning.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:

General Comments

1. Provide an as-built Signage Plan.
2. Remove the lot lines referencing future phases of Alexander Ridge from all plans, only the boundary of Phase 3A should be shown.

Subdivision Plat

3. Remove "Parish" from restrictive covenant #6 since this is a private subdivision.
4. Revise the signature block to state "Savannas Community, LLC." and provide ownership documents for the new developer.
5. Revise restrictive covenant #12 to include a minimum elevation of 12" above the centerline of the roadway.
6. Revise the title block to state "Final" Approval.
7. Revise the dedication to include a statement that the signage, drainage infrastructure, and ponds are to be privately maintained.
8. A subdivision sign is required at the entrance of the subdivision.
9. The USACE permit for this project has expired. The developer must provide staff with verification that this permit up to date.
10. Revise the typical roadway section to include as-built conditions, relocated drain lines, and drainage structures.
11. Revise the "Phase 3A Boundary Description" to include the detention ponds, drainage structures, and outfalls.

As-built Drainage Plan

12. Revise the "Drainage Plan" to read "As-Built Paving & Drainage Plan."
13. Temporary turnarounds are required at both ends of Terrace Lake Drive.
14. Provide an as-built Typical Roadway Section on the Paving & Drainage Plan for this phase.
15. As-built elevations of the detention ponds need to be provided, along with calculations that demonstrate the required 25% reduction is being met with the current constructed ponds, all in accordance with March 8, 2017 Unlimited Work Order.
16. Verify the static water level is below outfall pipe elevation. Revise if necessary.

17. Provide as-built information for the outfall structure at the detention pond in the southeast corner of the subdivision.

As-built Utility Plan

18. Provide the PWS ID # and DEQ permit number.
19. Delineate the boundary of Phase 3A on this sheet.
20. Blue reflectors need to be installed on the roadway near all fire hydrants.
21. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
22. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LDH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

COMMENTS:

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2,047 linear feet x \$25.00 per linear foot = \$51,200 for a period of one (1) year.

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

No Mandatory Developmental Fees are required since the developer has entered into a voluntary developmental agreement in accordance with Ordinance No. 98-2841.

This subdivision **is not** within the "Urban Growth Boundary Line".

Revised drawings will not be accepted prior to the December 12, 2017 Planning Commission meeting to ensure that any additional established at the meeting can be incorporated into the revised plans.

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of December 5, 2017)

CASE NO.: 2017-860-FP

SUBDIVISION NAME: Guste Island Estates, Parcel D-3-B "The Oaks"

DEVELOPER: McInt, LLC
845 Galvez Street
Mandeville, LA 70448

ENGINEER/SURVEYOR: Kelly McHugh and Associates

SECTION: 20 & 37 WARD: 1
TOWNSHIP: 7 SOUTH PARISH COUNCIL DISTRICT: 1
RANGE: 10 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)(PUD)

GENERAL LOCATION: The property is located east LA Hwy #1085 and south of LA #22 at Guste Island Road; west of the Town of Madisonville

TOTAL ACRES IN DEVELOPMENT: 2.61

NUMBER OF LOTS: 12 AVERAGE LOT SIZE: 8400 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on November 29, 2017. The inspection disclosed that all of the concrete roads were previously constructed under Parcel D-3-A.

The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed:

Subdivision Plat

1. The Typical Street Section needs to be revised to show “as-built” roadway conditions. Revise on all applicable sheets.

As-built Paving and Drainage Plan

2. The as-built plan provided shows the existing conditions to differ from the proposed elevations and target culvert elevations as much as +/- 0.7' in some locations. This is not acceptable and will cause adverse drainage impacts when lots are sold and each individual lot installs its own culvert to the required target elevation. As such, the ditches in this subdivision need to be regraded to be within the 0.2' tolerance of the proposed elevations, so that when individual culverts are installed at the target elevations it will not cause drainage impacts to the roadside ditches.
3. Provide as-built ditch elevations along Ring Neck Drive and one centerline of roadway as-built elevation.

As-built Sewer and Water Plan

4. Revise the “water notes” so that the PWS ID # can be seen.
5. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
6. A negative bacteriological report relative to the construction of the project’s water system has not been issued by the LDH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

No Warranty Obligation is required since the roadways were previously constructed and are currently under warranty.

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

No mandatory developmental fees are required since a public hearing was held prior to January 1, 2005.

This subdivision is within the “Urban Growth Boundary Line”.

Revised drawings will not be accepted prior to the December 12, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

OLD BUSINESS

WILLIAM J. JONES, JR.
JEFFREY D. SCHOEN
JOHN R. WALKER
SAM J. COLLETT, JR.
MARGARET H. KERN
CALVIN P. BRASSEAU
THOMAS H. HUVAL
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE

SAM J. COLLETT III
MATTHEW J. CRAIN

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

HOWARD R. FUSSELL
(1937-2015)

November 17, 2017

Via Email & U.S. Mail

St. Tammany Parish
Department of Development
c/o Mr. Ron Keller, Senior Planner
21490 Koop Drive
Mandeville, Louisiana 70471

Re: Alexander Ridge (formerly Terra Mariae, Phase 3)

Dear Ron:

Further to my letter of November 14, 2017, regarding the above referenced matter, please allow this letter to serve as our request to place the proposed name change of Terra Mariae, Phase 3 to Alexander Ridge on the St. Tammany Parish Planning Commission's December agenda.

Thank you for your assistance with this matter, and should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,


Paul J. Mayronne

PJM:lmr