

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, JANUARY 16, 2018**  
**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 DECEMBER 12, 2017 MINUTES**

**ELECTION OF OFFICERS**

**PUBLIC HEARINGS**

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

Entering Parish Right-of-Way (6<sup>th</sup> & Desoto Streets), Ward 4, District 5  
Request to enter Parish right-of-way for the purpose of laying and connecting a sewer force main  
Debtor: Bunky Properties, L.L.C. Parish Council District Representative: Rykert Toledano

Entering Parish Right-of-Way (6<sup>th</sup> Avenue), Ward 3, District 5  
Request to enter Parish right-of-way for the purpose of laying and connecting a sewer force main  
Debtor: MVH Properties, L.L.C. Parish Council District Representative: Rykert Toledano

**MINOR SUBDIVISIONS**

**2017-877-MSP**

Parcel A into parcels A-1 & A-2, Ward 2, District 6  
Owner: Vicky A. Sharp Surveyor: John G. Cummings & Associates, Inc.  
Parish Council District Representative: Hon. Richard Tanner

**2017-881-MSP**

Parcel B-1 into parcels B-1A & B-1B, Ward 2, District 6  
Owner: Mary & Dorothy Collins Surveyor: LS Land Surveying, L.L.C.  
Parish Council District Representative: Hon. Richard Tanner

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**JANUARY 16, 2018**  
**MANDEVILLE, LOUISIANA**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**2017-893-MRP**

The Plantation, parcels 4A & 5A into parcels 4A1, 4A2, 4A3 & 4A4 Ward 10, District 6  
Petitioner: Robert Rathe      Surveyor: John E. Bonneau & Associates, Inc.  
Owner: Robert Rathe      Parish Council District Representative: Hon. Richard Tanner

**2017-894-MRP**

The Plantation, parcels 7A-1, 10C & unplatted land into parcels 7A1-A, 7A1-B, 10C-1 & HOA-1  
Ward 10, District 6      Petitioner: Robert Rathe      Surveyor: John E. Bonneau & Associates, Inc.  
Owner: Robert Rathe      Parish Council District Representative: Hon. Richard Tanner

**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 DECEMBER 12, 2017 MEETING)**

**2017-888-TP**

Lakeshore Villages, Phase 3, Ward 9, District 13  
Developer/Owner: D.R. Horton, Inc.      Engineer: Duplantis Design Group, PC  
Parish Council District Representative: Hon. Michele Blanchard

**PRELIMINARY SUBDIVISION REVIEW**

**2017-882-PP**

Guste Island Estates, Parcel D-1, "The Oaks", Ward 1, District 4  
Developer/Owner: McInt., L.L.C.      Engineer: Kelly McHugh & Associates, L.L.C.  
Parish Council District Representative: Hon. Michael Lorino

**FINAL SUBDIVISION REVIEW**

**2017-883-FP**

Spring Haven, Phase 2, Ward 1, District 4  
Developer/Owner: Spring Haven, L.L.C.      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Michael Lorino

**AMENDMENTS TO CHAPTER 125 SUBDIVISION REGULATIONS**

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**JANUARY 16, 2018**  
**MANDEVILLE, LOUISIANA**

**OLD BUSINESS**

Penn Mill Place, Ward 3, District 3

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. James “Red” Thompson

*(Request by developer/surveyor to add private drainage servitudes and revised driveway setbacks on corner lots.)*

**NEW BUSINESS**

A request for review and approval by the planning commission for the master property ownership plat for Robert L. Torres, Sr., that includes the original Tracts A, B, C & D, located in Sections 25, 26, 27, 33, 34, 35 & 36, Township 9 South, Range 14 East, and Sections 1, 2, 3, 4 & 11, Township 10 South, Range 14 East, Ward 9, District 13.

Parish Council District Representative: Hon. Michele Blanchard

**ADJOURNMENT**

PLANNING  
COMMISSION  
MINUTES



# DRAFT

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. – TUESDAY, DECEMBER 12, 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 Acting Chairman, Todd Richard.

## **ROLL CALL**

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Drumm, and Randolph  
Absent: Manella and Doherty  
Staff Present: Tayler Gaines, Ron Keller, Chris Tissue, Jay Watson, Terry Hand, Jennifer Lange

## **INVOCATION**

Ms. Cazaubon presented the Invocation.

## **PLEDGE OF ALLEGIANCE**

Mr. Willie presented The Pledge of Allegiance.

## **APPROVAL OF THE NOVEMBER 14, 2017 MINUTES**

Davis moved to approve, second by Lorren.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Drumm, and Randolph  
Absent: Manella and Doherty  
Nay: N/A  
Abstain: N/A

## **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

Cazaubon moved to approve, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Drumm, and Randolph  
Absent: Manella and Doherty  
Nay: N/A  
Abstain: N/A

## **MINOR SUBDIVISIONS**

**ST. TAMMANY PARISH PLANNING COMMISSION  
December 12, 2017 MINUTES (CONT.)**

**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

**Randolph moved to approve with waivers, second by Fitzmorris.**

**Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, and  
Randolph**

**Absent: Manella and Doherty**

**Nay: Drumm**

**Abstain: N/A**

**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

**Davis moved to approve, second by Willie.**

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

**Absent: Manella and Doherty**

**Nay: N/A**

**Abstain: N/A**

**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

**Fitzmorris moved to approve with waivers, second by Lorren.**

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

**Absent: Manella and Doherty**

**Nay: N/A**

**Abstain: N/A**

**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

**Randolph moved to approve with waivers, second by Willie.**

**ST. TAMMANY PARISH PLANNING COMMISSION  
December 12, 2017 MINUTES (CONT.)**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Drumm, and Randolph  
**Absent:** Manella and Doherty  
**Nay:** N/A  
**Abstain:** N/A

**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)**

**(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE JANUARY MEETING)**

Cazaubon moved to postpone one month, second by Richardson.

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Drumm, and Randolph  
**Absent:** Manella and Doherty  
**Nay:** N/A  
**Abstain:** N/A

**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

**(POSTPONED FROM THE NOVEMBER 14, 2017 MEETING)**

Cazaubon moved to approve, second by Fitzmorris.

**Yea:** Cazaubon, Lorren, Richardson, Willie, Davis, Fitzmorris, Drumm, and

**ST. TAMMANY PARISH PLANNING COMMISSION**  
**December 12, 2017 MINUTES (CONT.)**

**Absent:** Randolph  
**Nay:** Manella and Doherty  
**Abstain:** Richard  
N/A

**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

**Willie moved to approve, second by Fitzmorris.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Drumm, and Randolph  
**Absent:** Manella and Doherty  
**Nay:** N/A  
**Abstain:** N/A

**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

**Randolph moved to approve, second by Lorren.**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Drumm, and Randolph  
**Absent:** Manella and Doherty  
**Nay:** N/A  
**Abstain:** N/A

**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")*

**Willie moved to approve, second by Fitzmorris.**



**ST. TAMMANY PARISH PLANNING COMMISSION**  
**December 12, 2017 MINUTES (CONT.)**

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Drumm, and Randolph  
**Absent:** Manella and Doherty  
**Nay:** N/A  
**Abstain:** N/A

Houltonville Estates, Ward 4, District 4

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

Parish Council District Representative: Hon. Michael Lorino

*(Request by developer to rename the subdivision to "Hunter's Haven")*

Fitzmorris moved to approve, second by Randolph.

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Drumm, and Randolph  
**Absent:** Manella and Doherty  
**Nay:** N/A  
**Abstain:** N/A

**NEW BUSINESS**

N/A

**ADJOURNMENT**

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**Mr. Dave Mannell**  
**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 BUNKY PROPERTIES, LLC C/O OF JOE HELM TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING BUNKY PROPERTIES, LLC C/O JOE HELM, 8180 EARHART BOULEVARD, NEW ORLEANS, LA 70118 PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF 6<sup>TH</sup> STREET AND DE SOTO STREET LOCATED WITHIN THE CHINCHUBA SUBDIVISION, FOR THE PURPOSE OF LAYING AND CONNECTING SEWER FORCE MAIN.  
WARD 4 DISTRICT 5**

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 releases the Performance Obligation.
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 \$6,500 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 and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

(Draft Date January 16, 2018)

RESOLUTION P.C. NO.

PAGE NO. 2 OF 2

9. That the petitioner submit as-built drawing(s) certifying that the sewer force main is constructed in accordance with the approved drawing(s).
10. 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 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





Jan. 16, 2018

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Sheet 1/1

(Draft Date January 16, 2018)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING MVH PROPERTIES, LLC  
C/O JASON VAN HAELEN TO ENTER PARISH RIGHT-OF-  
WAY.**

**SUB-TITLE: A RESOLUTION GRANTING MVH PROPERTIES, LLC  
C/O JASON VAN HAELEN, 21212 SMITH ROAD,  
COVINGTON, LA 70435 PERMISSION TO ENTER  
PARISH RIGHT-OF-WAY, SPECIFICALLY THE  
PORTION OF 6<sup>TH</sup> AVENUE BETWEEN SOELL DRIVE  
AND HELENBIRG ROAD LOCATED WITHIN THE BIRG  
BOULEVARD SUBDIVISION, FOR THE PURPOSE OF  
LAYING AND CONNECTING SEWER AND WATER  
LINES.**

**WARD 3 DISTRICT 5**

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 releases the Performance Obligation.
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 \$28,500 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 and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

9. That the petitioner submit as-built drawings certifying that the sewer and water lines are constructed in accordance with the approved drawing(s).
10. 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 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:

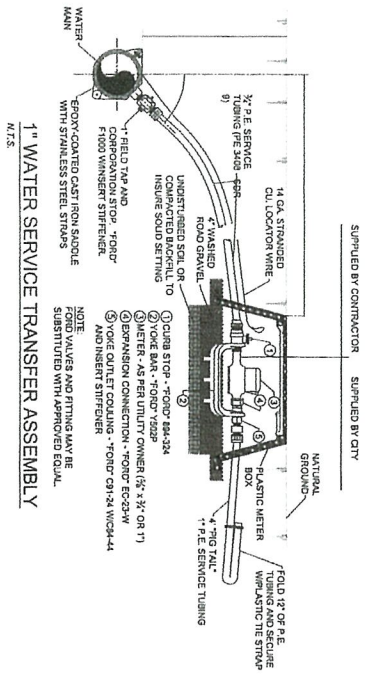
ABSENT:

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

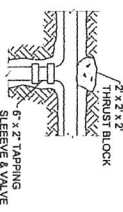
ATTEST:

\_\_\_\_\_  
RON KELLER, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION



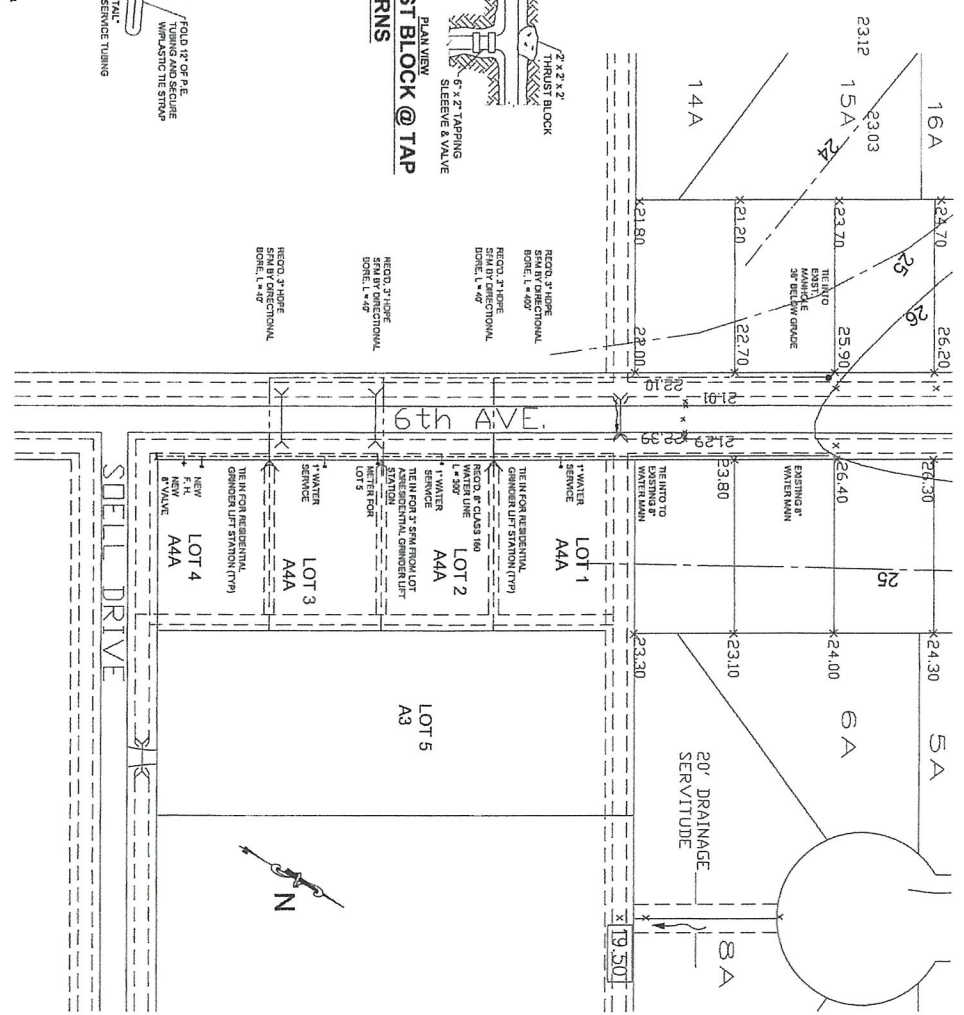
1" WATER SERVICE TRANSFER ASSEMBLY  
N.T.S.

THRUST BLOCK @ TAP  
OR TURNS  
N.T.S.



1. WATER LINE SHALL BE PROVIDED AND INSTALLED ACCORDING TO CURRENT SPECIFICATIONS OF THE GOVERNING WATER COMPANY.
2. WATER LINE SHALL BE SUPPLY PVC CLASS 180, ASTM D2689, ASTM D2689.
3. ALL FITTINGS AND FITTINGS SHALL BE BACKED WITH CONCRETE AS SHOWN.
4. ALL FITTINGS AND FITTINGS SHALL BE USED WHERE DOUGLASS RIGIDITY IS REQUIRED.
5. BLUE MARKERS SHALL BE INSTALLED WITHIN THE STREET TO MARK THE LOCATION OF NEW PIPE, FITTINGS, AND VALVES.
6. PROVIDE TACKER WIRE FOR FULL LENGTH OF WATER LINE.
7. WHERE WATER LINES CROSS SEWER LINES, THE WATER LINE MUST BE 18" ABOVE THE SEWER LINE.
8. PROVIDE FITTINGS AND RIGID FITTINGS SHALL CONFORM TO APPLICABLE AWWA AND/OR NSF STANDARDS.
9. RINGS SYSTEM SHALL BE PROVIDED AND LEAKAGE TESTED IN ACCORDANCE WITH AWWA C900.
10. ALL JOINTS SHALL BE PROVIDED WITH AWWA C900.
11. A MINIMUM 12" HORIZONTAL AND VERTICAL SEPARATION OF 18" AND 18" RESPECTIVELY SHALL BE MAINTAINED BETWEEN OUTSIDE OF WATER MAIN AND THE OUTSIDE OF ANY EXISTING SANITARY SEWER, FORCE MAIN, AND DRAINAGE LINE.
12. WATER SERVICE TO BE PROVIDED BY CITY OF COVINGTON.
13. THRUST BLOCK SHALL BE PROVIDED LOCATED UNDISTURBED MATERIAL, WHERE THE WATER LINE IS TURNED 90 DEGREES OR MORE.
14. BLOCKS SHALL COMBUST ENTIRELY OF CLEAN SAND AND SMALL ROCK FRAGMENTS. ANY BLOCK FOUND AROUND THE LOCATION SHALL BE REPLACED WITH PROPERLY CASTED BLOCK MATERIAL.
15. ALL THRUST BLOCKS SHALL BE CAST IN PLACE WITH 1200 P.S.I. CONCRETE.

PROPOSED SEWER AND WATER PLAN  
SCALE: 1" = 40'-0"





MINOR  
SUBDIVISIONS

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of January 9, 2018)*

CASE NO.: 2017-877-MSP

OWNER/DEVELOPER: Vicky A. Sharp

ENGINEER/SURVEYOR: John G. Cummings & Associates, Inc.

SECTION: 18                                      WARD: 2  
TOWNSHIP: 5 South                              PARISH COUNCIL DISTRICT: 6  
RANGE: 12 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 on the east side of Birtrue Road and west of LA Highway 1082, northwest of Bush, Louisiana.

SURROUNDING LAND USES:                      Low density single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT:                      15.34

NUMBER OF LOTS/PARCELS:                      2                      TYPICAL LOT SIZE: 5+ acres

ZONING:    A-1 Suburban

REASONS FOR PUBLIC HEARING:                      Parcel A is part of an existing minor subdivision.

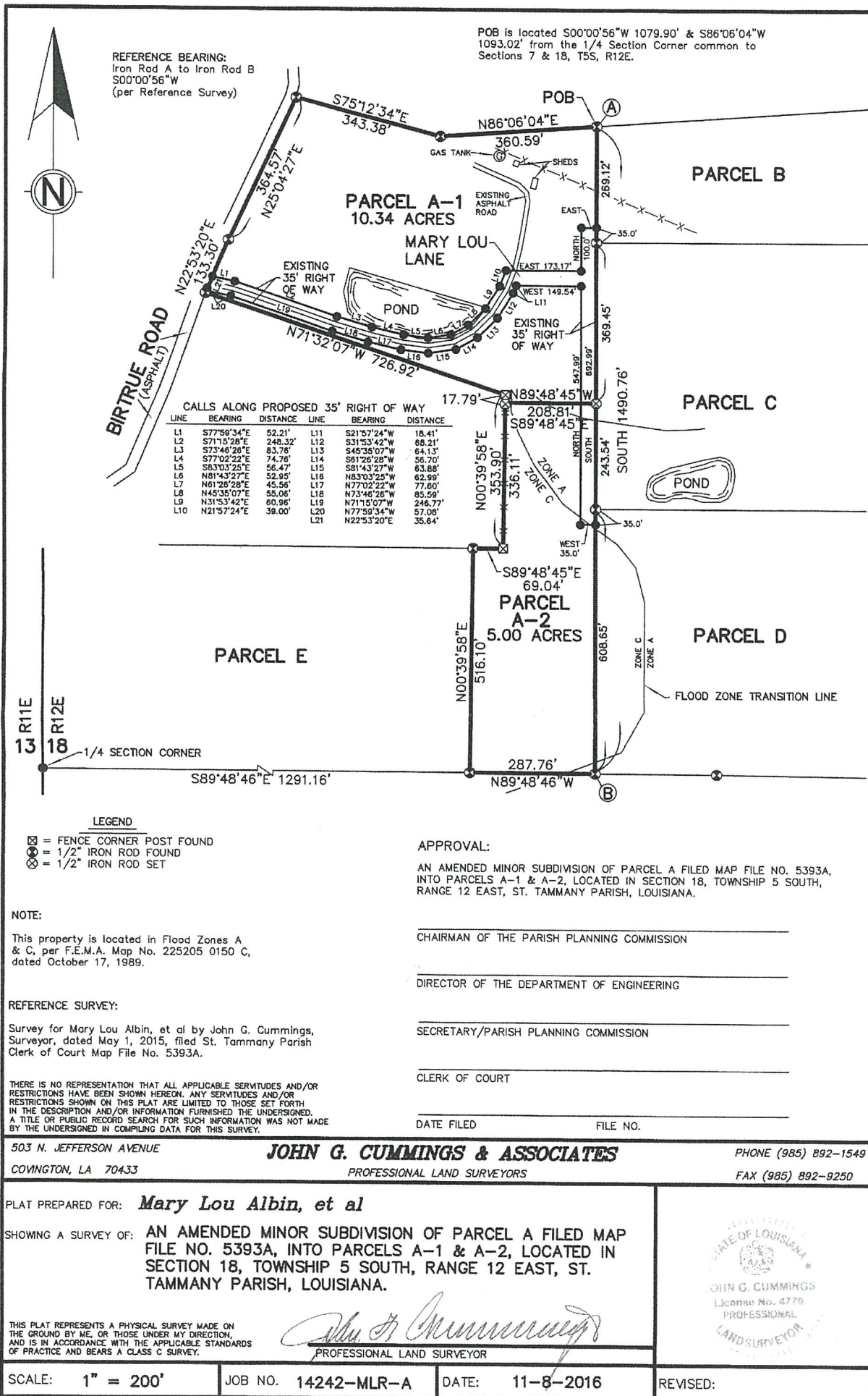
**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create two (2) parcels from a 15.34 acre parcel that is part of an existing four parcel minor subdivision; and since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision request.

**Department of Engineering**

None





**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of January 9, 2018)*

CASE NO.: 2017-881-MSP

OWNER/DEVELOPER: Mary & Dorothy Collins

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

SECTION: 30                                      WARD: 2  
TOWNSHIP: 5 South                              PARISH COUNCIL DISTRICT: 6  
RANGE: 11 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 on the northeast corner of Honeysuckle Estates Loop and Million Dollar Road, north of Covington, Louisiana.

SURROUNDING LAND USES:                      Single family and low density residential property

TOTAL ACRES IN DEVELOPMENT:                      9.84

NUMBER OF LOTS/PARCELS:                      2                      TYPICAL LOT SIZE: 4.92 acres

ZONING:    A1-A Suburban

REASONS FOR PUBLIC HEARING:                      Parcel B-1 is part of an existing minor subdivision.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create two (2) parcels from a 9.84 acre parcel that is part of an existing minor subdivision; and since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision request.

**Department of Engineering**

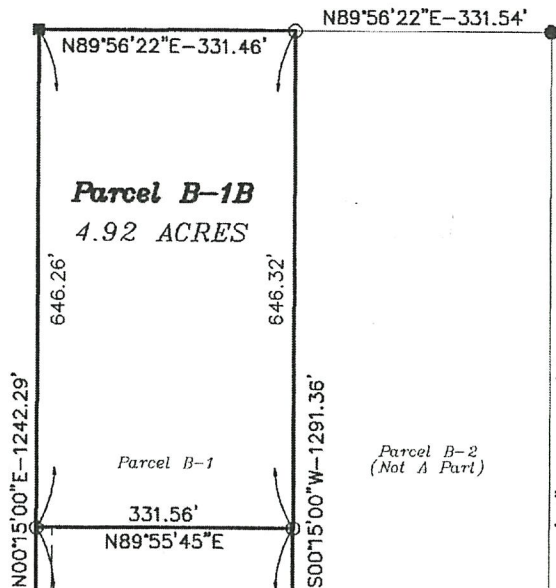
None



A Minor Subdivision of 9.84 Acre Parcel B-1 into parcels B-1A and B-1B, located in Section 30, T-5-S, R-11-E, St. Tammany Parish, Louisiana



**Parcel B-1B**  
4.92 ACRES



Reference: A Survey Map by John Cummings, Date Filed 10-15-2015, File No. 5445A, Clerk of Court (Basis of Bearings)

This property is located in Flood Zones A & C, per Fema Map No. 225205 0125 C, Dated 10-17-1989

The P.O.B. is described as being N00°15'E-85.2'; from the 1/4 Section Corner common to Sections 30 & 31, T-5-S, R-11-E, St. Tammany Parish, Louisiana

(Must verify prior to Construction)  
Building Setbacks  
Front: \*\*  
Side: \*\*  
Rear: \*\*

LEGEND:

- = 1/2" Iron Rod Found
- = 2" Iron Pipe Found
- = 1/2" Rebar Set

APPROVAL:

CHAIRMAN, PLANNING COMMISSION

SECRETARY, PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE

FILE NO.

P.O.B.

Honeycreek Loop

**Million Dollar Road**  
(Parish Asphalt)

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 "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:XXI.

MAP PREPARED FOR

**Mary Beth Collins**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 30, T-5-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 842-6277 office (985) 848-0355 fax  
landsur@bellsouth.net email

Revised: 12-13-2017 (Not A Part), 12-14-2017(20'Serv.)

CERTIFIED CORRECT  
BRUCE M. BUTLER, III  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

SCALE: 1"= 190'

DATE: 8-15-2017

NUMBER: 18273

Terr3/MarkCollinsResub

RESUBDIVISION

REVIEW

## RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2017-893-MRP

NAME OF SUBDIVISION: THE PLANTATION

LOTS BEING DIVIDED: Parcels 4A & 5A into Parcels 4A1, 4A2, 4A3 & 4A4

SECTION: 31

WARD: 10

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

PROPERTY LOCATION: The property is located at the far northern end of Shiloh Lane, north of Abita Springs, Louisiana.

ZONING: A-1 Suburban

PROPERTY OWNER: Robert Rathe

### **STAFF COMMENTARY:**

The owner is proposing to resubdivide two (2) parcels into four (4) in order to create more marketable parcels. A public hearing is required for this proposal since a waiver of parcel frontage requirements of 300' is required for all parcels concerned.

### **Recommendation:**

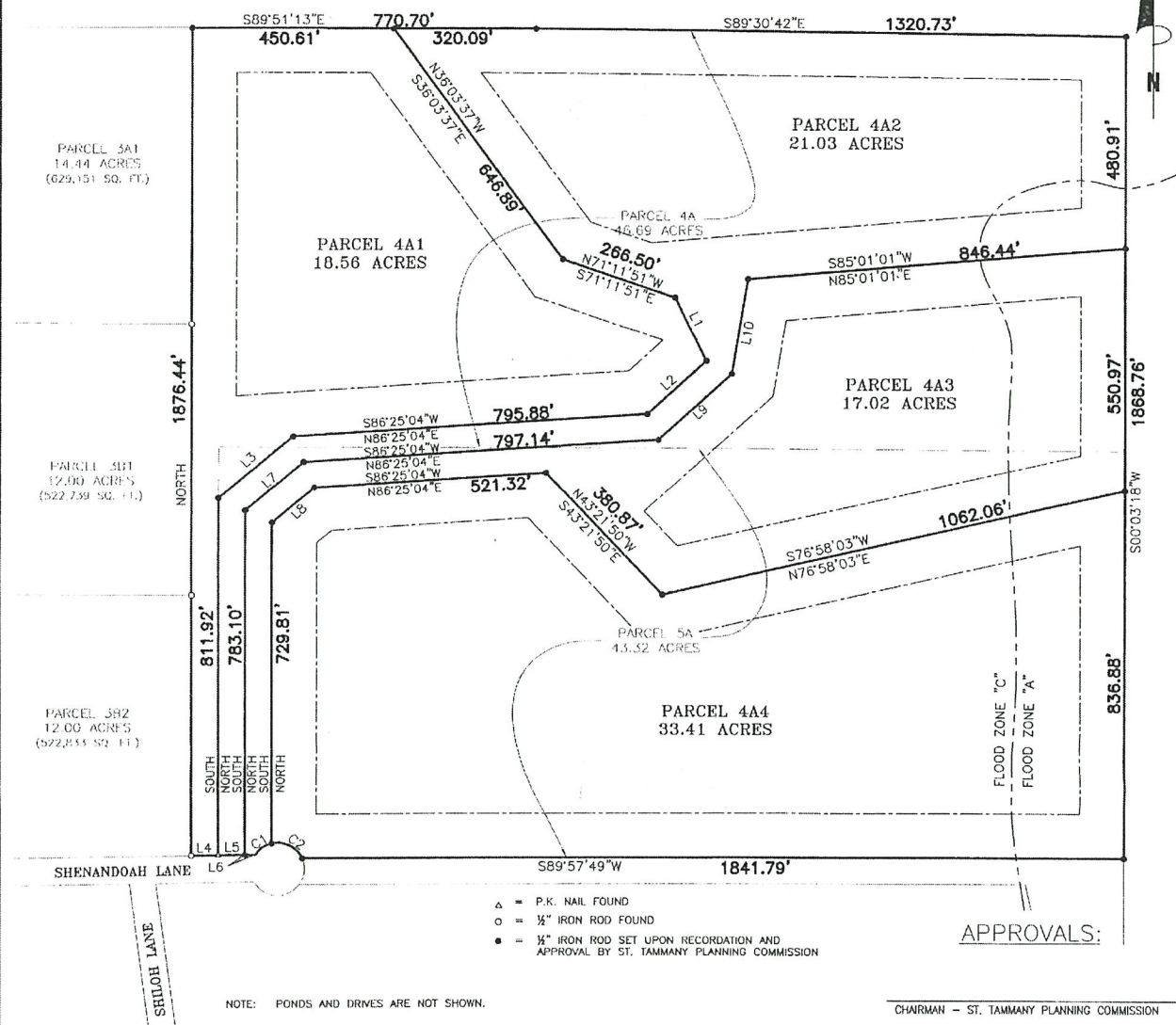
Due to the fact that all of the parcels are large acreage tracts within a rural subdivision development, the staff has no objections to the proposed resubdivision request.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the parcel width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Part II, Chapter 125, Section 125.244 Waiver of Regulations of the Land Development Code.





TRIAL



- Δ = P.K. NAIL FOUND
- = 1/4" IRON ROD FOUND
- = 1/4" IRON ROD SET UPON RECORDATION AND APPROVAL BY ST. TAMMANY PLANNING COMMISSION

NOTE: PONDS AND DRIVES ARE NOT SHOWN.

APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

**LINE TABLE**

L1	S26°04'48"E/N26°04'48"W	159.02'
L2	S47°42'55"W/N47°42'55"E	179.01'
L3	S49°52'30"W/N49°52'30"E	218.18'
L4	S89°07'16"W	60.00'
L5	S89°07'16"W	60.01'
L6	S89°07'16"W	23.32'
L7	S49°52'30"W/N49°52'30"E	170.48'
L8	S49°52'30"W/N49°52'30"E	122.77'
L9	N47°42'55"E/S47°42'55"W	223.27'
L10	N09°42'00"E/S09°42'00"W	217.05'

**CURVE TABLE**

RADIUS	LENGTH	BEARING	CHORD
C1	60.00'	45.50'	S55°41'06"W 44.42'
C2	60.00'	82.08'	N63°24'05"W 75.83'

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

**BUILDING SETBACK LINES**

FRONT	100'
SIDE	100'
REAR	100'
ALONG ROADS	50'

**REFERENCE SURVEY:** The Recorded Subdivision Map.

**BASIS FOR BEARINGS:** The Reference Survey.

**FLOODZONE NOTE:** This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" & "A" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0150 C; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF  
**PARCEL 4A & 5A, THE PLANTATION**  
into  
**PARCELS 4A1, 4A2, 4A3 & 4A4**  
Section 31, T-5-S, R-12-E  
St. Tammany Parish, Louisiana  
for  
**ROBERT RATHE**

Survey No. 2013 600 C

Date: AUGUST 24, 2017

Drawn by: SPH

Revised:

Scale: 1" = 200'

**NOTE:** This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

**NOTE:** Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified, True and Correct, By  
**JOHN E. BONNEAU**  
License No. 4423  
Professional Land Surveyor  
John E. Bonneau  
Professional Land Surveyor  
Registration No. 4423

**JOHN E. BONNEAU & ASSOCIATES, INC.**  
Professional Land Surveyors • Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471  
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778  
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com



## RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2017-894-MRP

NAME OF SUBDIVISION: THE PLANTATION

LOTS BEING DIVIDED: Parcels 7A-1 & 10C into Parcels HOA-1, 7A1-A, 7A1-B, 10C-1 & HOA-1

SECTION: 31                                      WARD: 10  
TOWNSHIP: 5 South                              PARISH COUNCIL DISTRICT: 6  
RANGE: 12 East

PROPERTY LOCATION: The property is located at the far northern end of Shiloh Lane, north of Abita Springs, Louisiana.

ZONING: A-1 Suburban

PROPERTY OWNER: Robert Rathe

### **STAFF COMMENTARY:**

The owner is proposing to resubdivide two (2) parcels and some unplatted land into three (3) residential parcels and one (1) parcel for an access servitude. A public hearing is required for this proposal since a waiver of parcel frontage requirements of 300' is required for all parcels concerned and for the creation of an access servitude parcel.

### **Recommendation:**

Because all of the parcels are large acreage tracts within a rural subdivision development and the access servitude parcel will facilitate the HOA for access purposes, the staff has no objections to the proposed resubdivision request.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the parcel width issue and granting of an access servitude and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Part II, Chapter 125, Section 125.244 Waiver of Regulations of the Land Development Code.



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.

**Department of Engineering**

1. The laterals are in our system and should be shown on the plat as “parish maintained.”
2. Sites 26 and 27 could have potential driveway issues based on the proposed traffic flow directions and driveway angles.
3. The proposed traffic flow direction and driveway angles for lots 52 thru 66 will have conflicts. Consider revising site layouts or traffic flow pattern to address this conflict.
4. Sites 5 thru 7 could have potential driveway issues with the proposed traffic flow directions and driveway angles.
5. The Traffic Impact Analysis (TIA) has been submitted and is in the process of being reviewed by our department. Comments and recommendations relative to the study will be presented when the developer has his preliminary subdivision review hearing.

**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
*(Revised as of January 11, 2018)*

CASE NO.: 2017-888-TP

PROPOSED SUBDIVISION NAME: LAKESHORE VILLAGES, PHASE 3

DEVELOPER: D.R. Horton, Inc.

ENGINEER/SURVEYOR: Duplantis Design Group, PC

SECTION: 35 & 36                      WARD: 9  
TOWNSHIP: 9 South                  PARISH COUNCIL DISTRICT: 13  
RANGE: 14 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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:              The property is located north of the intersection of Lakeshore Boulevard and Lakeshore Boulevard North, south of Slidell, Louisiana.

SURROUNDING LAND USES:       North - undeveloped  
   South - single family residential  
   East - undeveloped  
   West - Interstate 10

TOTAL ACRES IN DEVELOPMENT:

NUMBER OF LOTS: 287      TYPICAL LOT SIZE: 50' x 120'

SEWER AND WATER SYSTEMS: Community (off-site)

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

FLOOD ZONE DESIGNATION: AH-EL1

**STAFF COMMENTARY:**

**Department of Development - Planning**

1. According to our public works department, Lakeshore Villages East, a major collector street that will be used to access this development, is a private and "gated" street; therefore, the internal streets within the development itself cannot be public. *(The developer is disputing this issue, contending that the street is public.)*

2. The staff is concerned that there will be driveway cuts approximately every fifty feet (50') for the lots on the east side of Lakeshore Village East which acts as the major collector road for the development as well as for future development to the north, and should therefore be limited insofar as the number of direct driveway accesses. Therefore, in order to mitigate this issue the staff recommends that the lots on the east side of the street be "doubled" in width from 50' to 100' and that contiguous driveway access points be established for every two (2) lots.
3. Due to the lack of any requirements that were established for this older Planned Unit Development (P.U.D.) relative to setting aside green space and/or recreational property for individual subdivision developments, we typically default to our minimum requirements for single family residential lots based on 580 square feet of greenspace per lot. Therefore, this would equate in acreage based on 287 lots provided, a total of 3.82 acres. The developer is proposing to provide only 1.62 acres, which is scattered throughout the development in small "pockets", and "slivers" that essentially renders said property useless for any meaningful recreational use by the residents.

Therefore, the staff recommends that the total 3.82 acres be provided and made into a centralized parcel within the development that can be utilized for recreational purposes (i.e. playgrounds, ballfields, basketball court, etc...). If that cannot be accomplished, then the staff would recommend as an alternative that an aggregate walking/jogging trail be provided within the development.

*(The staff understands that the developer is counting on allowing this phase to utilize some or all of the future phase 4 amenities that currently would include an amenity package of active recreational uses; however, there is no guarantee as to when phase 4 will actually be developed, if at all, and by what agreements or conditions will be established by the developer to ensure that phase 3 will be able to participate and enjoy the use of the amenities in phase 4. Hence the reasons for the staff's recommendation of providing meaningful greenspace/active recreation.)*

4. A specific notation should be depicted on the tentative plat indicating the location of the sewer and water facilities will be located off-site.
5. The developer will be provided temporary turnarounds at the end of at the terminus of Lakeshore Village North, Providence Bay Road and New Basin Road; therefore, the developer must provide a performance obligation in the amount of \$10,000.00 for each roadway for a period of two years to be provided in conjunction with the preliminary subdivision approval process, in order to cover the construction costs associated with the cul-de-sac in the event that the developer does not fulfill his obligations.
6. Section 125-56.D.2., of Chapter 125 Subdivision Regulations only permits a maximum cul-du-sac length of 700', and since the proposed street (New Basin Road) exceeds that requirement, a waiver of the regulations are required by the commission.
7. Most of the lots do not have the typical minimum lot frontage of 60' on a cul-du-sac; therefore, a waiver of the regulations are required by the commission.



8. The developer should present 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.

If the commission decides to approve this request, a waiver of the regulations are required relative to the following items:

- Cul-du-sac length for Basin Road
- 60’ minimum lot width on cul-du-sacs
- Typical minimum greenspace requirements.
- Driveway cuts on corner lots from 60’ required to 29’ requested (*see engineering comment #2 below*).

*(See letter attached dated January 9, 2018 from Duplantis Design Group, PC regarding the waiver requests and their arguments for each.)*

**Department of Development - Engineering:**

**General Comments**

1. Include in the notes section that the H.O.A. will own and maintain the required Green-spaces.
2. The developer has requested waiver of the 60’ driveway set back. Staff does not see the need for this waiver as all lots that this would be applicable to can be side loaded to satisfy this requirement.
3. The master Traffic Impact Analysis for Lakeshore Estates that includes this phase of Lakeshore Villages has been submitted and is currently under review. The T.I.A. will need to be approved before Preliminary Approval can be granted.

**Subdivision Plat**

4. Remove the approval signature block from both plat pages, as the tentative plat will not be recorded. This information will not need to be included on the plat until the time of final approval.
5. Revise restrictive covenant #4 to include "or 1 foot above the centerline of the road, whichever is greater."

The staff recommends approval of the tentative subdivision request subject to the developer complying with all staff comments.

Furthermore, a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve the waivers pursuant to Part II, Chapter 125, Section 125.244 Waiver of Regulations of the Land Development Code.



WWW.DDGPC.COM

January 9, 2018

St. Tammany Parish  
Department of Development  
Attn: Ron Keller  
21454 Koop Drive  
Mandeville, LA 70471

RE: Lakeshore Villages Phase 3  
Slidell, LA  
DDG Job #17-201

Ron,

The developer would like to request four (4) waivers pertaining to Lakeshore Villages Phase 3. Please see below list of requested waivers:

1. Lot Frontage Along Cul-De-Sacs
2. Distance of Driveway from Intersection ROW
3. Green Space
4. Cul-de-Sac Length

I have enclosed exhibits and further details pertaining to waiver requests

Sincerely,  
Duplantis Design Group, PC

Thomas H. Buckel, P.E.  
THB/ehs

Enclosures:

Waiver #1 Description and Justification  
Cul-De-Sac Lot Frontage Waiver Exhibit  
Waiver #2 Description and Justification  
Driveway Waiver Exhibit  
Waiver #3 Description and Justification  
Lakeshore Villages Master Plan  
Waiver #4 Description and Justification

**DUPLANTIS DESIGN GROUP, PC**

34 Louis Prima Drive Covington, LA 70433

Phn 985.249.6180 \ Fax 985.249.6190

THIBODAUX

COVINGTON

HOUSTON

BATON ROUGE

HOUMA

### Waiver #1 Description and Justification

The Subdivision Regulatory Ordinance No. 499 in Section 40-034.1 states that for a lot having a zoning of A-4, which is the smallest lot the Parish allows, is required to have a minimum lot frontage of 60' along the right-of-way (ROW) of a cul-de-sac. The project in question has a PUD zoning, however we are required to meet minimum standards put forth by the Subdivision Ordinance. We are requesting a waiver to decrease the minimum lot frontage along a cul-de-sac from 60' to 37' for lots 585 and 611 and from 60' to greater than 40' for the remainder of the cul-de-sac lots.

The developer is requesting this waiver based on the precedent that was set in Phase 1A just south of the proposed Phase 3. Based on the final subdivision plat for Lakeshore Villages Phase 1A, there are a few lots that show a lot frontage as low as 33.41'. These lots are highlighted in the following enclosure. Therefore, the proposed lot layout of Phase 3 is surpassing what has been permitted and constructed in Phase 1A.



### Waiver #2 Description and Justification

The Subdivision Regulatory Ordinance No. 499 in Section 40-039.0 states, "Driveways on corner lots shall not be located any closer than sixty (60') feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect." The developer is requesting a waiver to reduce the distance between the ROW intersection and driveway to 29'.

In the following enclosure, it compares two types of corner lots. It shows a corner lot that loads onto a collector roadway, which has a 90' ROW, and a corner lot that loads onto a local roadway, which has a 50' ROW. When a lot loads onto the local roadway, a distance of 36' can be achieved between the driveway and ROW and a distance of 60.5' can be achieved between the driveway and roadway pavement. When a lot loads onto the collector roadway, the distance between the ROW and driveway is 29' and 40.5' between the driveway and proposed roadway pavement. The goal of the developer is to place the driveways as far from the intersection possible. Therefore, only the driveways that load on the collector roadway will have a distance of 29' from the ROW. The driveways that load on the local roadways will exceed the 29' and be located 36' from the ROW.

### Waiver #3 Description and Justification

The Subdivision Regulatory Ordinance No. 499 in Section 40-074.01 states that subdivisions exceeding 25 lots shall provide green space area at a ratio of 580 SF per residential lot or better. The submitted tentative plan shows 70,459 SF of green space and 287 lots. Therefore, Phase 3 is providing 245.50 SF of green space per lot. The developer is requesting a waiver to reduce the green space per lot requirement to 245 SF for this phase.

The following enclosure shows a master plan with the amenities that are going to be included in the subsequent phase, Phase 4. Phase 4 will provide 12.5 acres (544,500 SF) of active green space. The 12.5 acres will consist of a 5.1 acre recreation center, which will include a pool, clubhouse, and playground, 1.6 acre open space, and 5.8 acre sports park. These amenities provide enough green space for 938 lots, which is far more than what Phase 3 and Phase 4 is proposing. Also, the existing 120+ acre lake centrally located on the property just west of Phase 3 is intended to be navigable and used recreationally. Therefore, the developer is proposing a portion of the existing lake to be kept in mind, even if only 50% of the area, during consideration of this waiver request. Also, Phase 1A does not have any active green space for the residents to utilize. Therefore, Phase 3 is exceeding the precedent set in Phase 1A.

#### Waiver #4 Description and Justification

The Subdivision Regulatory Ordinance No. 499 in Section 40-032.04 states, “A street terminated by cul-de-sac shall be no greater than seven-hundred (700’) feet in length.” Per the tentative subdivision plat comments, it is recommended that a waiver be requested for New Basin Road. New Basin Road has a length of 991’ before it terminates into a temporary 60’ x 60’ turnaround. The developer is requesting a waiver to increase the maximum length of road terminated by a cul-de-sac to 991’ for this phase.

As seen on the enclosed master plan, Phase 4 consists of constructing a permanent collector road that will connect Providence Bay Road, New Basin Road, and Lakeshore Village North. Once the permanent collector road is constructed, then New Basin Road will no longer be a cul-de-sac, and the ordinance becomes inapplicable. Therefore, the waiver is requested for the temporary condition of New Basin Road until the permanent collector is constructed.



PRELIMINARY

SUBDIVISION

REVIEW

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of January 9, 2018)*

CASE NO.: 2017-882-PP

SUBDIVISION NAME: Guste Island Estates, Parcel D-1 "The Oaks"

DEVELOPER: McInt, LLC  
c/o Greg Intravia  
845 Galvez Street  
Mandeville, LA 70448

ENGINEER/SURVEYOR: Kelly McHugh and Associates  
845 Galvez Street  
Mandeville, LA 70448

SECTION: 20 & 37  
TOWNSHIP: 7 South  
RANGE: 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 4

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)  
\_\_\_\_\_ X OTHER (Multi family, commercial or industrial)(**PUD**)

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

TOTAL ACRES IN DEVELOPMENT: 15.71

NUMBER OF LOTS: 48 AVERAGE LOT SIZE: 8400 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C" and "A10 (Elevation 12.0)"

TENTATIVE or PUD APPROVAL GRANTED: October 13, 2004

**STAFF COMMENTARY:**

**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. The Fill & Grading Statement submitted to this office was not completed correctly. This document needs to be completed, signed, and returned to this office.
2. The property is South of I-12 and in the state designated coastal management zone. A coastal use permit application is required. Typical lot build-out plan can be provided with the coastal use application in order to exempt individual home lot developers from the coastal use permit application requirement.
3. All applicable state, local, and federal permits required for this project must be provided.

Sewer and Water Plan

4. Revise the sewer main slopes to meet minimum recommended design standards.
5. Provide the slope for the 10" sewer main at the west end of Fox Sparrow Loop.
6. The water and sewer main crossing at the intersection of Rock Dove Drive and House Sparrow Drive must be revised. The drainage cross culvert at this location is set at 8.9', while the invert elevation of the sewer main is at 8.2'. Additionally, the water and sewer main crossing at each of the four intersections cannot provide for both the 18" clearance between the water and sewer mains and the 3' minimum cover between the ground and the top of the water main. Revise these conflicts.

Informational Items

A funded **Maintenance Obligation** in the amount of **\$10,000** is required in accordance with Subdivision Ordinance 125; Section 125-201 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.

No Mandatory Developmental fee is required at Final Submittal in accordance with Ordinance No. 125 since a 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 plans (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 the 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 January 16, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



FINAL  
SUBDIVISION  
REVIEW

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of January 9, 2018)*

CASE NO.: 2017-883-FP

SUBDIVISION NAME: Spring Haven, Phase 2

DEVELOPER: Autumn Creek II, LLC  
949 Austerlitz Street  
Mandeville, LA 70448

ENGINEER/SURVEYOR: Kelly McHugh and Associates  
845 Galvez Street  
Mandeville, LA 70448

SECTION: 15 and 42  
TOWNSHIP: 7 SOUTH  
RANGE: 7 EAST

WARD: 1  
PARISH COUNCIL DISTRICT: 4

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)  
  X   OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located off Dummy Line Road, north of Hwy #21 and south of Brewster Road; west of Town of Madisonville

TOTAL ACRES IN DEVELOPMENT: 15.68

NUMBER OF LOTS: 41 AVERAGE LOT SIZE: Varies

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 December 21, 2017. The inspection disclosed that all of the asphalt roads are constructed, road shoulders are constructed and the roadside ditches are functional.

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

### General Comments

1. An "As-Built" signage plan needs to be provided for this phase.
2. Asphalt test results are needed.
3. The USACE permit in our file #MVN 2066-1826-EFF expired 9/30/12. Provide an update as to the status of this permit.
4. All pond areas and required ditches should be clearly shown as being within a drainage servitude.
5. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LDH/OPH as required by Chapter 125-202 of the Subdivision Regulations.
6. 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.

### Subdivision Plat

7. The parking area and pool area should be shown on the final plat and labeled as such.
8. Label the strip of land behind lots 1-31.
9. Note #1 on the Final Plat is in conflict with Restrictive Covenant #6. Revise to eliminate the conflict.
10. The drainage servitude between lots #37 and #38 needs to be called-out on the Final Plat and all applicable sheets.
11. Provide in the dedication statement that the H.O.A. will own and maintain all street signs, traffic control signs, and signage posts.
12. The dedication statement calls for this phase to be privately owned. Verify this is correct as the roads in phase one of this subdivision are publicly owned and maintained.

### Paving and Drainage Plan

13. Call-out the material of the existing weir structure.
14. Indicate where the strip of land behind lots 1-31 drains.
15. Provide target culvert elevations for lots #34-37.
16. Revise lot 39's drainage arrows to show it will not drain onto lot 131.
17. Remove the duplicate culvert schedule information.

### As-built Sewer and Water Plan

18. Revise the sheet to include a water service connection for Lot 33.
19. The subdivision boundary shown on the as-built water and sewer plan differs from the footprint shown on the other plan sheets. Revise the footprint layout to address this conflict.
20. The sewer force main crossing the drainage ditch north of pond 2 is completely exposed and must be relocated before the final plats can be signed.

**COMMENTS:**

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2250 linear feet x \$22.00 per linear foot = \$49,500 for a period of five (5) years.

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.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 41 lots = \$44,157

Drainage Impact Fee = \$1114 per lot x 41 lots = \$45,674

Fees are due before subdivision plats can be signed.

This subdivision is within the "Urban Growth Boundary Line."

Revised drawings will not be accepted prior to the January 16, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.



# OLD BUSINESS



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

January 9, 2018

### OLD BUSINESS

*January 16, 2018 Agenda*

St. Tammany Parish Planning Commission  
P.O. Box 628  
Covington, LA 70434


Re: Penn Mill Place Subdivision

Honorable Commissioners:

The attached "Act of Correction" by Kelly J. McHugh, Professional Land Surveyor has been reviewed by this office and is acceptable.

It is recommended that it be approved so that it can be executed by the Parish President and recorded.

Sincerely,



Jay B. Watson, P.E.

Lead Development Engineer

*Enclosure: Act of Correction & 2 Drawings*

xc: Honorable Marty Dean  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Earl Magner  
Mr. Kelly McHugh  
Mr. Jeff Vallee

**A SURVEYORS ACT OF CORRECTION  
FOR PENN MILL PLACE**

**UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ST. TAMMANY**

**KNOWN BY ALL THESE PRESENT**, that on the date or various dates below before the various undersigned Notaries Public, duly commissioned and qualified in and for the Parish of St. Tammany and State of Louisiana, stated therein and therein residing, and in the presence of the witnesses hereinafter undersigned, personally came and appeared:

**PERSONALLY CAME AND APPEARED:**

**KELLY J. McHUGH & ASSOCIATES, INC.**, an incorporated Louisiana corporation, domiciled in St. Tammany Parish, Louisiana, and herein represented by Kelly J. McHugh, who is duly authorized to sign this document on behalf of said corporation, whose mailing address 845 Galvez St., Mandeville, Louisiana 70448; and who shall be hereinafter referred to pursuant to this document as **"Surveyor"**;

**AND**

**THE PARISH OF ST. TAMMANY**, herein represented by the Honorable Patricia P. Brister, St. Tammany Parish President, who is duly authorized to sign and execute this document on behalf of the Parish of St. Tammany pursuant to the St. Tammany Parish Charter, as well as to an Ordinance recorded in the official records of the Clerk of Court, St. Tammany Parish, whose mailing address is: Post Office Box 628, Covington, Louisiana 70434; and who shall be hereinafter referred to pursuant to this document as **"Parish of St. Tammany"**, who declares as follows:

**WHEREAS**, the official Subdivision plat for Penn Mill Place as per survey by Kelly McHugh & Associates, Inc., was recorded on July 6, 2017, in Clerk's Map File No. 5654; and

**WHEREAS**, an error was made in it does not include a five (5) foot Private Drainage Servitude at the rear of Lots 19-26, 27-41 a portion of the utility site, and lots 54-58. Therefore, in order to correct the recorded Subdivision Plat, the undersigned does hereby amend and correct the subdivision plat for Penn Mill Place as follows: the rear of Lots 19-26, 27-41, a portion of the utility site, and lots 54-58 will all now include a five (5) foot Private Drainage Servitude as shown on the attached updated "as-built" Paving and Drainage Plan. A typographical error was also made on Note #10 originally stating that "driveways on corner lots located along the width or smaller dimension of the lot shall not be located any closer than thirty (60') feet from the corner where the two street right-of-way intersect". Whereas it should read "Driveways on corner lots located along the width or smaller dimension of the lot shall not be located any closer than thirty (30') feet from the corner where the two street right-of-way intersect."

**THEREFORE**, the "Surveyor" and the "Parish of St. Tammany" do hereby agree through this Surveyor's Act of Correction, to amend the final subdivision plat of Penn Mill Place to add a private drainage servitude at the rear of Lots 19-26, 27-41, a portion of the utility site, and the rear of lots 54-58 as shown on the attached Approved "As-built" Paving & Drainage Plan. and to correct the typographical error on Note #10. Also note, the attached revised driveway cross-section as shown on attached as approved by the Planning Commission on September 11, 2007, is now in accordance with the updated as-built Paving and Drainage Plan drawing number 14-154 P&D, revised September 19, 2017 and approved by St. Tammany Parish Government on October 17, 2017; and do hereby request that the Clerk of Court for St. Tammany Parish, make mention of this act of correction on the face of the Subdivision Plat recorded in the Clerks Map File No. 5654, recorded July 6, 2017, (Subdivision Plat) to serve as occasion may require.



THUS DONE AND PASSED, as to Kelly J. McHUGH & ASSOCIATES, INC., in triplicate originals, in my office in Covington, Louisiana, on the 21st day of December, 2017, in the presence of the undersigned witnesses and me, Notary, after the reading of the whole.

WITNESSES:

KELLY J. McHUGH &  
ASSOCIATES, INC.

Kelly Heap  
Kelly Heap

By: Kelly J. McHugh  
Kelly J. McHugh

Jessica Humphreys  
Jessica Humphreys

Anna M. Dupuy  
NOTARY PUBLIC  
ANNA M. DUPUY  
# 59999

12/21/17  
DATE

THUS DONE AND PASSED, as to PARISH OF ST. TAMMANY, in triplicate originals, in my office in \_\_\_\_\_, Louisiana on the \_\_\_\_\_ day of \_\_\_\_\_, 2017 in the presence of the undersigned witnesses and me, Notary, after the reading of the whole.

WITNESSES:

\_\_\_\_\_

\_\_\_\_\_  
Printed Name

\_\_\_\_\_

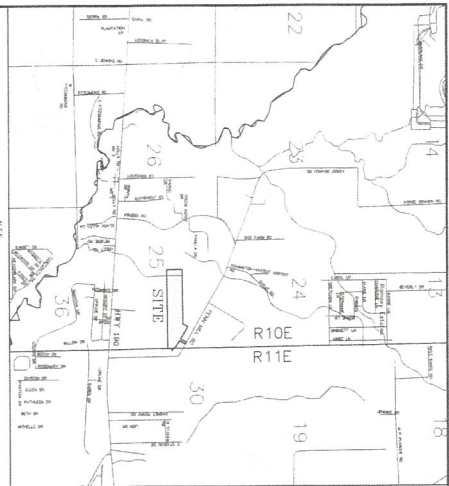
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT  
ST. TAMMANY PARISH, LOUISIANA

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
DATE

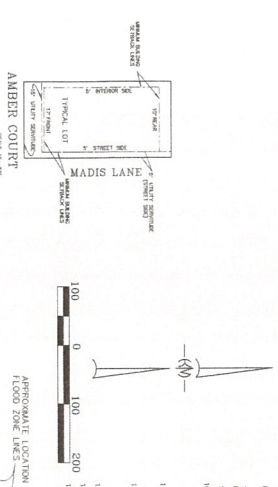




**MUNICIPAL ADDRESS CHART**

LOT #	AREA NO.	LOT #	AREA NO.
1	15301	101	15301
2	15301	102	15301
3	15301	103	15301
4	15301	104	15301
5	15301	105	15301
6	15301	106	15301
7	15301	107	15301
8	15301	108	15301
9	15301	109	15301
10	15301	110	15301
11	15301	111	15301
12	15301	112	15301
13	15301	113	15301
14	15301	114	15301
15	15301	115	15301
16	15301	116	15301
17	15301	117	15301
18	15301	118	15301
19	15301	119	15301
20	15301	120	15301
21	15301	121	15301
22	15301	122	15301
23	15301	123	15301
24	15301	124	15301
25	15301	125	15301
26	15301	126	15301
27	15301	127	15301
28	15301	128	15301
29	15301	129	15301
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31	15301	131	15301
32	15301	132	15301
33	15301	133	15301
34	15301	134	15301
35	15301	135	15301
36	15301	136	15301
37	15301	137	15301
38	15301	138	15301
39	15301	139	15301
40	15301	140	15301
41	15301	141	15301
42	15301	142	15301
43	15301	143	15301
44	15301	144	15301
45	15301	145	15301
46	15301	146	15301
47	15301	147	15301
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49	15301	149	15301
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52	15301	152	15301
53	15301	153	15301
54	15301	154	15301
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56	15301	156	15301
57	15301	157	15301
58	15301	158	15301
59	15301	159	15301
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62	15301	162	15301
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64	15301	164	15301
65	15301	165	15301
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69	15301	169	15301
70	15301	170	15301
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72	15301	172	15301
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74	15301	174	15301
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79	15301	179	15301
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88	15301	188	15301
89	15301	189	15301
90	15301	190	15301
91	15301	191	15301
92	15301	192	15301
93	15301	193	15301
94	15301	194	15301
95	15301	195	15301
96	15301	196	15301
97	15301	197	15301
98	15301	198	15301
99	15301	199	15301
100	15301	200	15301

**PENN MILL PLACE  
SECTION 25, T-6-S, R-10-E &  
SECTION 30, T-7-S, R-11-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LA.**



**TYPICAL LOT SCHEMATIC**

**AGGREGATE SURFACE WALKING TRAIL**

(T-N 89°31'38" E 1843.60'

(T-N 89°31'38" E 1843.60'

**PARCEL GS-1  
(GREENSPACE)**

**PARCEL U-1  
(UTILITY SITE)**

**PARCEL GS-2  
(GREENSPACE)**

**PARCEL U-2  
(UTILITY SITE)**

**PARCEL GS-3  
(GREENSPACE)**

**PARCEL U-3  
(UTILITY SITE)**

**PARCEL GS-4  
(GREENSPACE)**

**PARCEL U-4  
(UTILITY SITE)**

**PARCEL GS-5  
(GREENSPACE)**

**PARCEL U-5  
(UTILITY SITE)**

**PARCEL GS-6  
(GREENSPACE)**

**PARCEL U-6  
(UTILITY SITE)**

**PARCEL GS-7  
(GREENSPACE)**

**PARCEL U-7  
(UTILITY SITE)**

**PARCEL GS-8  
(GREENSPACE)**

**PARCEL U-8  
(UTILITY SITE)**

**PARCEL GS-9  
(GREENSPACE)**

**PARCEL U-9  
(UTILITY SITE)**

**PARCEL GS-10  
(GREENSPACE)**

**PARCEL U-10  
(UTILITY SITE)**

**PARCEL GS-11  
(GREENSPACE)**

**PARCEL U-11  
(UTILITY SITE)**

**PARCEL GS-12  
(GREENSPACE)**

**PARCEL U-12  
(UTILITY SITE)**

**PARCEL GS-13  
(GREENSPACE)**

**PARCEL U-13  
(UTILITY SITE)**

**PARCEL GS-14  
(GREENSPACE)**

**PARCEL U-14  
(UTILITY SITE)**

**PARCEL GS-15  
(GREENSPACE)**

**PARCEL U-15  
(UTILITY SITE)**

**PARCEL GS-16  
(GREENSPACE)**

**PARCEL U-16  
(UTILITY SITE)**

**PARCEL GS-17  
(GREENSPACE)**

**PARCEL U-17  
(UTILITY SITE)**

**PARCEL GS-18  
(GREENSPACE)**

**PARCEL U-18  
(UTILITY SITE)**

**PARCEL GS-19  
(GREENSPACE)**

**PARCEL U-19  
(UTILITY SITE)**

**PARCEL GS-20  
(GREENSPACE)**

**PARCEL U-20  
(UTILITY SITE)**

**PARCEL GS-21  
(GREENSPACE)**

**PARCEL U-21  
(UTILITY SITE)**

**PARCEL GS-22  
(GREENSPACE)**

**PARCEL U-22  
(UTILITY SITE)**

**PARCEL GS-23  
(GREENSPACE)**

**PARCEL U-23  
(UTILITY SITE)**

**PARCEL GS-24  
(GREENSPACE)**

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(UTILITY SITE)**

**PARCEL GS-25  
(GREENSPACE)**

**PARCEL U-25  
(UTILITY SITE)**

**PARCEL GS-26  
(GREENSPACE)**

**PARCEL U-26  
(UTILITY SITE)**

**PARCEL GS-27  
(GREENSPACE)**

**PARCEL U-27  
(UTILITY SITE)**

**PARCEL GS-28  
(GREENSPACE)**

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(UTILITY SITE)**

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(GREENSPACE)**

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(UTILITY SITE)**

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(GREENSPACE)**

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(UTILITY SITE)**

**PARCEL GS-31  
(GREENSPACE)**

**PARCEL U-31  
(UTILITY SITE)**

**PARCEL GS-32  
(GREENSPACE)**

**PARCEL U-32  
(UTILITY SITE)**

**PARCEL GS-33  
(GREENSPACE)**

**PARCEL U-33  
(UTILITY SITE)**

**PARCEL GS-34  
(GREENSPACE)**

**PARCEL U-34  
(UTILITY SITE)**

**PARCEL GS-35  
(GREENSPACE)**

**PARCEL U-35  
(UTILITY SITE)**

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(GREENSPACE)**

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(UTILITY SITE)**

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(UTILITY SITE)**

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(UTILITY SITE)**

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**PARCEL GS-41  
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**PARCEL U-41  
(UTILITY SITE)**

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(UTILITY SITE)**

**PARCEL GS-43  
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(UTILITY SITE)**

**PARCEL GS-46  
(GREENSPACE)**

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(UTILITY SITE)**

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(GREENSPACE)**

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(UTILITY SITE)**

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(GREENSPACE)**

**PARCEL U-48  
(UTILITY SITE)**

**PARCEL GS-49  
(GREENSPACE)**

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(UTILITY SITE)**

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(GREENSPACE)**

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(UTILITY SITE)**

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(GREENSPACE)**

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(UTILITY SITE)**

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(UTILITY SITE)**

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(UTILITY SITE)**

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(UTILITY SITE)**

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(UTILITY SITE)**

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(GREENSPACE)**

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(UTILITY SITE)**

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(GREENSPACE)**

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(UTILITY SITE)**

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(GREENSPACE)**

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(UTILITY SITE)**

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(GREENSPACE)**

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(UTILITY SITE)**

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(GREENSPACE)**

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(UTILITY SITE)**

**PARCEL GS-73  
(GREENSPACE)**

**PARCEL U-73  
(UTILITY SITE)**

**PARCEL GS-74  
(GREENSPACE)**

**PARCEL U-74  
(UTILITY SITE)**

**PARCEL GS-75  
(GREENSPACE)**

**PARCEL U-75  
(UTILITY SITE)**





# NEW BUSINESS



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

January 9, 2018

St. Tammany Parish Planning Commission  
St. Tammany Parish Government Complex  
21490 Koop Drive  
Mandeville, LA 70471

Re: **NEW BUSINESS** - Master Property Ownership Plat Map For Robert Torres Property  
Parcels A, B, C & D

Dear Commissioners:

The owner of the above captioned parcels would like the planning commission to approve his property ownership plat map and subsequent recordation thereof in the public records for same so that said plat can be used as a template for future development and the selling of parcels.

If you have any questions, or require additional information, please feel free to give me a call at 985-898-2529.

Sincerely,

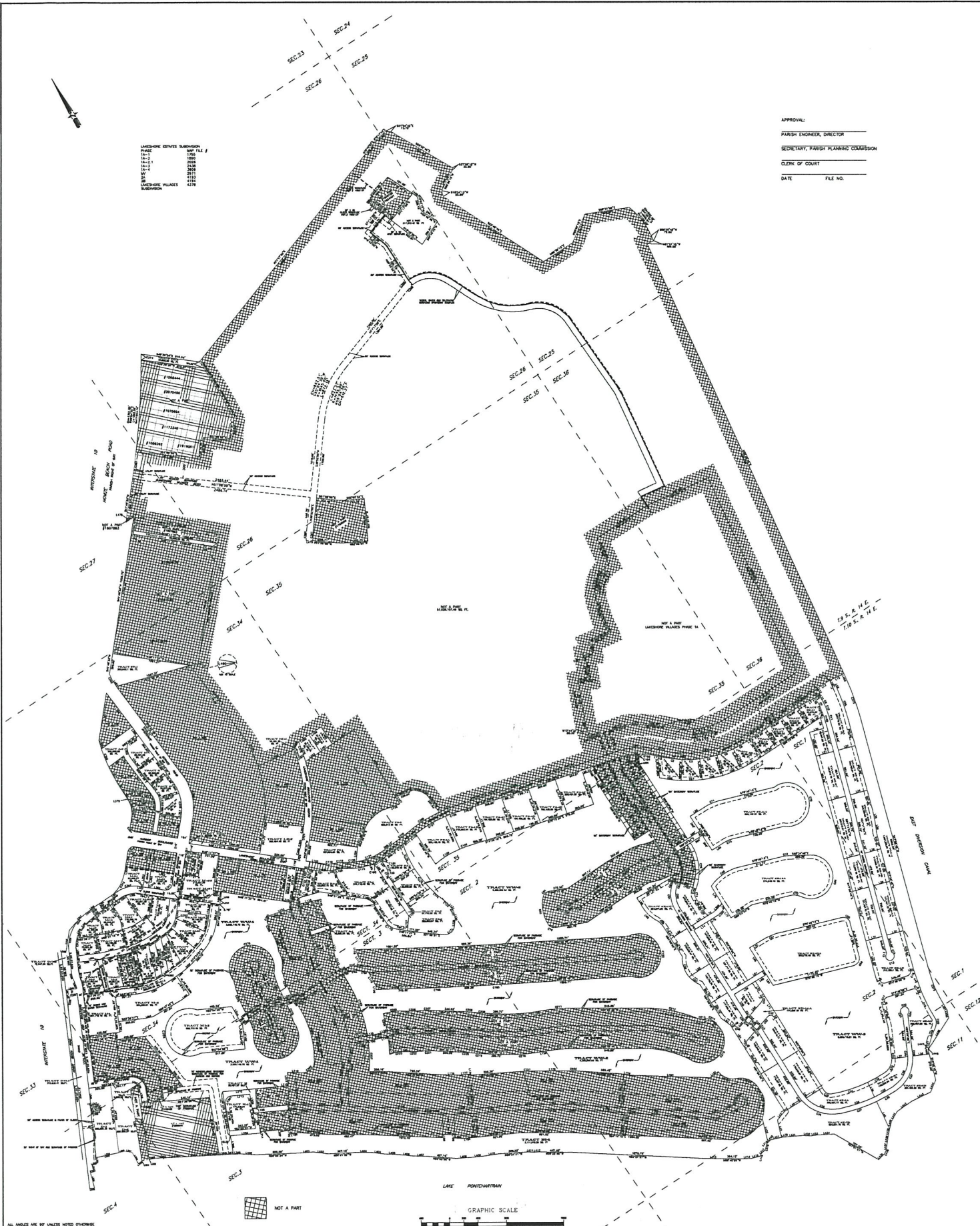
A handwritten signature in blue ink, appearing to read "Ron Keller", is written over the typed name.

Ron Keller  
Senior Land Use Planner



LANDSCAPE SURVEY SUBMISSION	FILE #
1.1	1234
1.2	1235
1.3	1236
1.4	1237
1.5	1238
1.6	1239
1.7	1240
1.8	1241
1.9	1242
1.10	1243
1.11	1244
1.12	1245
1.13	1246
1.14	1247
1.15	1248
1.16	1249
1.17	1250
1.18	1251
1.19	1252
1.20	1253
1.21	1254
1.22	1255
1.23	1256
1.24	1257
1.25	1258
1.26	1259
1.27	1260
1.28	1261
1.29	1262
1.30	1263
1.31	1264
1.32	1265
1.33	1266
1.34	1267
1.35	1268
1.36	1269
1.37	1270
1.38	1271
1.39	1272
1.40	1273
1.41	1274
1.42	1275
1.43	1276
1.44	1277
1.45	1278
1.46	1279
1.47	1280
1.48	1281
1.49	1282
1.50	1283
1.51	1284
1.52	1285
1.53	1286
1.54	1287
1.55	1288
1.56	1289
1.57	1290
1.58	1291
1.59	1292
1.60	1293
1.61	1294
1.62	1295
1.63	1296
1.64	1297
1.65	1298
1.66	1299
1.67	1300
1.68	1301
1.69	1302
1.70	1303
1.71	1304
1.72	1305
1.73	1306
1.74	1307
1.75	1308
1.76	1309
1.77	1310
1.78	1311
1.79	1312
1.80	1313
1.81	1314
1.82	1315
1.83	1316
1.84	1317
1.85	1318
1.86	1319
1.87	1320
1.88	1321
1.89	1322
1.90	1323
1.91	1324
1.92	1325
1.93	1326
1.94	1327
1.95	1328
1.96	1329
1.97	1330
1.98	1331
1.99	1332
1.100	1333

APPROVAL: \_\_\_\_\_  
 FARMER ENGINEER, DIRECTOR  
 SECRETARY, FARMER PLANNING COMMISSION  
 CLERK OF COURT  
 DATE \_\_\_\_\_ FILE NO. \_\_\_\_\_



**ELEVATION NOTES**

THIS IS A SURVEY OF ELEVATION DATA FOR THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATA.

REFERENCE ELEVATION: 10.00 FEET

NOTE: ELEVATION DATA IS BASED ON THE FOLLOWING FLOOD ZONE, PER FLOOD INSURANCE RATE MAP (FIRM) DATA.

**GENERAL NOTES**

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE RESULTS OF THIS SURVEY.

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**REFERENCE NOTES**

THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF ANY OTHER SURVEYS OR RECORDS THAT MAY AFFECT THE RESULTS OF THIS SURVEY.

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**OWNERSHIP MAP OF**  
 ORIGINAL TRACTS A, B, C  
 AND D  
 SECTIONS 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100  
 TALLAHASSEE, FL 32309

BY: \_\_\_\_\_  
 SURVEYOR  
 DATE: \_\_\_\_\_