

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – WEDNESDAY, FEBRUARY 14, 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 JANUARY 25, 2018 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

2017-837-MSP

Parcel A containing 6.28 acres into parcels A-1 & A-2 Ward 1, District 1
Owner: Parlis, L.L.C. Surveyor: Land Surveying, L.L.C.
Parish Council District Representative: Hon. Marty Dean

2018-926-MSP

A 1.782 acre parcel into lots 1 thru 5, Ward 3, District 5
Owner: Mark Scariano Surveyor: Land Surveying, L.L.C.
Parish Council District Representative: Hon. Rykert Toledano

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
FEBRUARY 14, 2018
MANDEVILLE, LOUISIANA

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 JANUARY 25, 2018 MEETING)

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE MARCH 2018 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

(POSTPONED FROM THE JANUARY 25, 2018 MEETING)

2018-930-TP

Dean Road Estates, Ward 8, District 8

Developer/Owner: FMG-LTL Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Chris Canulette

PRELIMINARY SUBDIVISION REVIEW

2017-922-PP

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

FINAL SUBDIVISION REVIEW

2017-923-FP

River Club, Phase 4A, Phase 2, Ward 1, District 1

Developer/Owner: River Club Development, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

Pittman Place, Ward 8, District 9

Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellisario

(Request by developer/surveyor to correct lot sizes for lots 21 & 22 through an Act of Correction)

Enter the parish right-of-way (Homestead, Robert, Estate and Desire Streets), Ward 3, District 2

Debtor: Steadfast Development, L.L.C.

Parish Council District Representative: Hon. David Fitzgerald

(Requirement to submit documents has expired)

**AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
FEBRUARY 14, 2018
MANDEVILLE, LOUISIANA**

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

DRAFT

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. – January 25, 2018
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

Special meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Manella.

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Davis, Fitzmorris, Drumm, and Randolph
Absent: Doherty
Staff Present: Cara Bartholomew, Ron Keller, Chris Tissue, Jay Watson, Mike Sevante, Karlin Riles

INVOCATION

Mr. Randolph presented the Invocation.

PLEDGE OF ALLEGIANCE

Mrs. Cazaubon presented The Pledge of Allegiance.

APPROVAL OF THE DECEMBER 12, 2017 MINUTES

Lorren moved to approve, second by Davis.

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

ELECTION OF OFFICERS

Richard nominated Manella as Chairman and Davis as Vice-Chairman, second by Randolph.
Manella nominated Richard as Parliamentarian

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

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (6th & 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

ST. TAMMANY PARISH PLANNING COMMISSION
January 25, 2018 MINUTES (CONT.)

Davis moved to approve, second by Fitzmorris.

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

Entering Parish Right-of-Way (6th 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

Randolph moved to approve, second by Cazaubon.

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

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

Randolph moved to approve, second by Cazaubon.

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

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

Davis moved to approve, second by Willie.

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

ST. TAMMANY PARISH PLANNING COMMISSION
January 25, 2018 MINUTES (CONT.)

PETITIONS/REQUESTS
ENTERING THE TAMMANY TRACE
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

Randolph moved to approve with waiver, second by Cazaubon.

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

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

Cazaubon moved to approve with waiver, second by Richardson.

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

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: **DECEMBER 12, 2017 MEETING)**
(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE FEBRUARY MEETING)

Lorren moved to postpone for 1 month, second by Davis.

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

ST. TAMMANY PARISH PLANNING COMMISSION
January 25, 2018 MINUTES (CONT.)

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

Richard moved to postpone for 1 month, second by Fitzsimmons.

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

Absent: Doherty

Nay: N/A

Abstain: N/A

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

Davis moved to approve, second by Lorren.

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

Absent: Doherty

Nay: N/A

Abstain: N/A

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

Richard moved to approve, second by Fitzsimmons.

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

Absent: Doherty

Nay: N/A

Abstain: N/A

PROPOSED AMENDMENTS TO ORDINANCE 499

**ST. TAMMANY PARISH PLANNING COMMISSION
January 25, 2018 MINUTES (CONT.)**

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.)

Cazaubon moved to approve, second by Willie.

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

Absent: Doherty

Nay: N/A

Abstain: N/A

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

Cazaubon moved to approve with waiver, second by Drumm.

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

Absent: Doherty

Nay: N/A

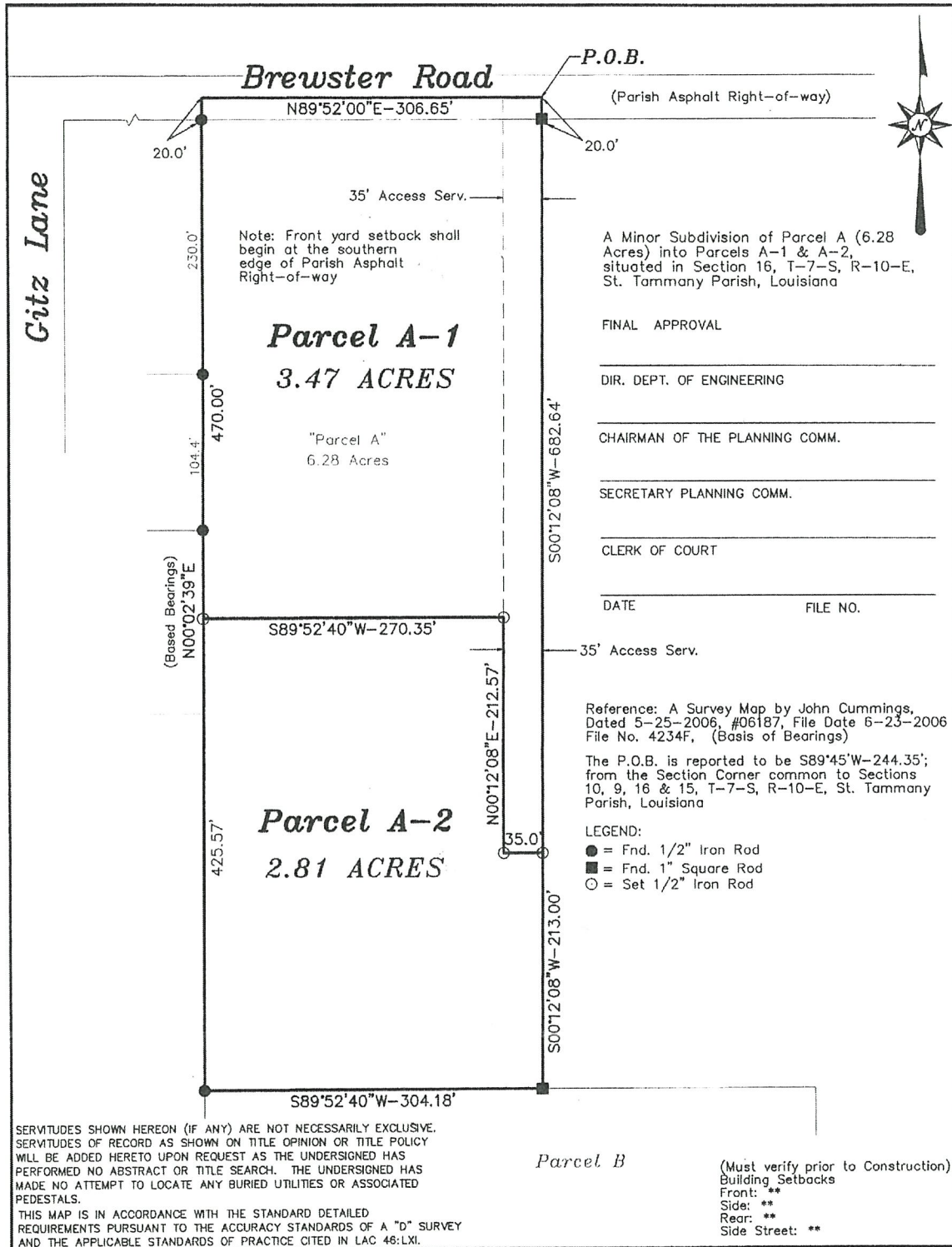
Abstain: N/A

**FEBRUARY LANNING COMMISION WILL BE HELD WEDNESDAY FEBRUARY 14, 2018
DUE TO THE MARDI GRAS HOLIDAY.**

ADJOURNMENT

**Mr. Dave Mannella
Chairman**

MINOR
SUBDIVISIONS



MAP PREPARED FOR **PARLIS, LLC**

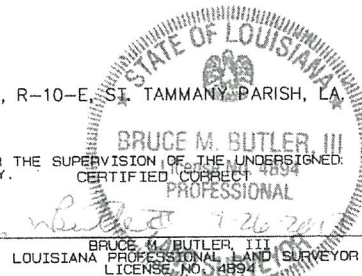
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN PARCEL A, SECTION 16, T-7-S, R-10-E, ST. TAMMANY PARISH, LA

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
(905) 892-6277 office (905) 898-0355 fax
landsur@bellsouth.net email

Revised: 9-26-2017



SCALE: 1" = 110'

DATE: 9-5-2017

NUMBER: 18322

terr.3/Parcel 1 CRessib

- The owner is working with the council member in the area to facilitate drainage improvements along 6t Avenue and Soell Drive.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the lot size 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.

Department of Development - Engineering

None



A Minor Subdivision of a 0.853 & 0.929 Acre Parcel
of Land, into Lots 1, 2, 3, 4 & 5, situated in Section 14,
T-7-S, R-11-E, St. Tammany Parish, Louisiana

Reference:

- 1) A Survey Map by Bruce Pope II, File Date
4-03-2003, File No. 2857C, Clerk of Courts
Office, Basis of Bearings
- 2) A Deed in COB 596/234 & 537/172,
Clerk of Courts Office

Reference calls not shown

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.



LEGEND:

- = Fnd. 1" Iron Pipe
- ▣ = Fnd. 5/8" Iron Rod
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod

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 46:1X1.

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

MAP PREPARED FOR **MVH PROPERTIES**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 14, T-7-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. CERTIFIED CORRECT

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6271 office (985) 898-0355 fax
landsur@bellsouth.net email

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

SCALE: 1" = 60'

DATE: 12-13-2017

NUMBER: 18509

Ter3/MvhPropertiesResub

TENTATIVE
SUBDIVISION
REVIEW

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(Revised as of February 6, 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:

Preamble

Based on some of the commissions concerns expressed at last month's meeting, the developer has made some revisions to their proposal. To that end, please see letters dated February 2, 2018 from the developer's engineer, Duplantis Design Group, PC, relative to said revisions as well as revisions made to their requests for waivers. Additionally, the staff has revised staff comment No 2 relative to the driveway cuts.

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 too many driveway cuts for the now proposed sixty (60’) wide lots on the west 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 west, 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 west side of the street be increased to a minimum of seventy-five (75’) feet in width and that contiguous driveway access points be established for every two (2) lots as suggested by the revisions made to the tentative plat depicting said driveway locations. By increasing said lot, widths to seventy-five (75’) feet will create 100’ long distances between each driveway access point.
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 is proposing to include parallel parking along the 90' wide collector road (Lakeshore Village North). Staff does not approve of the proposed design unless there is a median divider to control access and traffic flow.
3. Note 11 states as follows: "Dedication: All street rights-of-way as shown hereon are hereby dedicated to the perpetual use of the public for proper use. The collector roadway with a 90' right-of-way is to be owned and maintained by the Community Development District and the local roadways with 50' right-of-way are to be owned and maintained by St. Tammany Parish." Staff recommends that all streets within the subdivision either be owned and maintained by the CDD or Parish, not a mix of the two.

4. Restrictive Covenant 8 states that “the existing stormwater detention system, including the canals, lakes, and pump station, are to be maintained privately as they are now.” This item will need to be addressed when determining whether the subdivision is private or public.
5. A draft TIA was submitted with the original tentative submittal. The developer’s engineer was notified that a draft version of the TIA is not acceptable and is awaiting the submittal of the final TIA.

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.



February 2, 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,

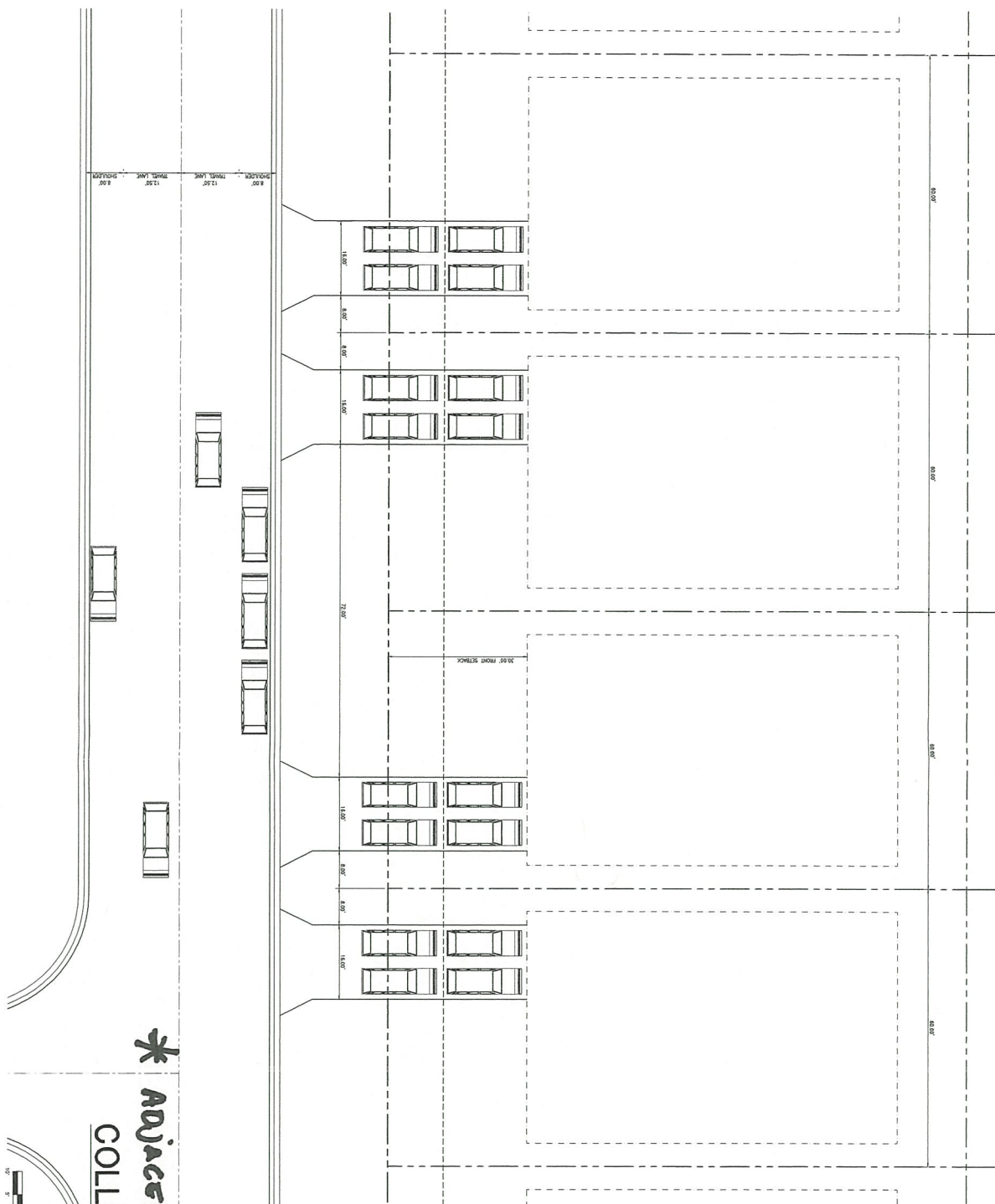
Please see below bulleted revisions to the Lakeshore Villages, Phase 3 Tentative Subdivision Plat as well as waiver request letter:

- Permitted driveway areas and a restrictive covenant were added to the plat in order to control the access points onto the collector roadway.
- D.R. Horton (DRH) will restrict lots 392, 393, 398, 463, 464, 510, 511, 528, and 529 to be side-loaded, which is shown in blue on the Tentative Exhibit and listed on the revised waiver request letter. Therefore, the driveway waiver exhibit has been revised to show lots that will remain front-loaded. Please note that lots 528 and 529 are lots that front the collector, and they are among the lots listed to be side-loaded. Therefore, there will be two less driveway cuts on the collector roadway.
- For the green space waiver, additional description was added regarding the portion of the primary trail that will be constructed in Phase 3 as well as the existing 6 mile levee being used as a nature trail.
- The Master Parks Plan was added as an enclosure for the waiver request letter.
- Please note on the Tentative Exhibit two intersections that will be all-way stops. This will aid in slowing down traffic along the collector roadway.

Sincerely,
Duplantis Design Group, PC

Elizabeth Songy, E.I.

DUPLANTIS DESIGN GROUP, PC



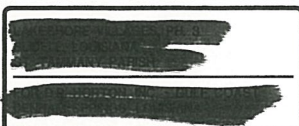
* ADJACENT DRIVEWAYS
COLLECTOR LOTS

EXHIBIT



EX-1

DRAWN EHS
CHECKED THB
ISSUED DATE 1-11-18
ISSUED FOR Review
PROJECT NO. 17-201
FILE 17-201 Collector Lots Exhibit



STAMP

SIGNATURE _____

DATE: _____



REVISION	BY



February 2, 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
Lakeshore Master Parks Plan
Waiver #4 Description and Justification

DUPLANTIS DESIGN GROUP, PC

Waiver #1 Description and Justification

The Subdivision Regulations Chapter 125 Section 83 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 Regulations. We are requesting a waiver to decrease the minimum lot frontage along a cul-de-sac from 60' to 37' for lots 610 and 584 and from 60' to greater than 39' 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 Regulations Chapter 125 Section 214 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 right-of-way intersection and driveway to 31' for all corner lots besides lots 392, 393, 398, 463, 464, 510, 511, 528, and 529. With lots 528 and 529 being side-loaded lots, the number of driveway cuts onto the collector has been reduced.

In the following enclosure, it shows the lot layout at two intersections consisting of three local roadways, Winford Arbor Lane with Providence Bay Road and Winford Arbor Lane with New Basin Road. As you will see, the closest a driveway will be located in relation to the adjacent right-of-way is 31', and the closest a driveway will be located to the gutter in the adjacent roadway is 42.50'. When running an analysis on all front-loaded corner lots, a majority of the driveways are a distance of 60' or better from the gutter. The goal of the developer is to construct the driveways as far from the intersection possible and to exceed the waiver request when possible.

Waiver #3 Description and Justification

The Subdivision Regulations Chapter 125 Section 95 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 80,067 SF of green space and 282 lots. Therefore, Phase 3 is providing 283 SF of green space per lot. The developer is requesting a waiver to reduce the green space per lot requirement to 283 SF for this phase.

The following enclosures show a master plan with the amenities that are going to be included in the subsequent phase, Phase 4, as well as the Master Parks Plan. As you can see on the master plan, 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. Additionally, if you were to look at the Master Parks Plan for the entire development, you will see that the levee will can be utilized as a 6 mile nature trail. This trail is available now and can be accessed by its current residents. On the Master Parks Plan you can also see that a portion of the Primary Trail runs through Phase 3. This portion of the Primary Trail is to be constructed concurrently with Phase 3, thus the Master Parks Plan is already starting to be implemented for resident use. 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.

Neighborhood Trails

- A system of Primary and Secondary Trails connect residents to parks, schools, lakes and residences.
- Approx. 4 miles of neighborhood trails

Legend

- • • Nature Trail
- • • Primary Trail
- • • Secondary Trail
- • • Neighborhood Park
- • • Recreation Center
- • • Sports Park
- • • Elementary School



Waiver #4 Description and Justification

The Subdivision Regulations Chapter 125 Section 56.d.2 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.

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of February 6, 2018)

CASE NO.: 2018-930-TP

PROPOSED SUBDIVISION NAME: DEAN ROAD ESTATES

DEVELOPER: FMG-LTL

ENGINEER/SURVEYOR:

SECTION: 25

WARD: 8

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 8

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 bounded on the north and south sides of Dean Road, west of I-59 and east of Robert Road, north of Slidell, Louisiana.

SURROUNDING LAND USES:

- North - single family residential
South - single family residential
East - Interstate 59 and rest area
West - low density residential

TOTAL ACRES IN DEVELOPMENT: 34.067

NUMBER OF LOTS: 47 TYPICAL LOT SIZE: 100' x 20'

SEWER AND WATER SYSTEMS: Community

PROPOSED ZONING: A-3 Suburban (existing)

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

Department of Development - Planning

1. The developer has depicted that Federal jurisdictional wetlands exist on the property. Therefore, it is recommended that a national wetlands permit be secured by the developer prior to the submission for preliminary subdivision review.

2. In order to provide some active recreation for the residents in the development, the staff recommend that the greenspace on the northern portion of the subdivision be amended to create an "active recreation" area by installing a half-court basketball court and some playground equipment. Therefore, the description of the greenspace parcel should be depicted to reflect said active recreation.
3. The staff will add an informational staff comment to the staff report that states parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

Informational Items:

- a. Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning 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 Development - Engineering

General Comments

1. Verify that LADOTD approval is not required for this development.

Subdivision Plat

2. Revise the roadway design to state it will be based on the Geo-technical Report.
3. Revise that entrance of South Dean Road Crossing as it does not have the required 80' x 100' R.O.W. for a Blvd entrance.
4. Verify that the lake is "existing," the site appears to be completely wooded.
5. Include in the dedication statement that all signage and posts will be privately maintained.
6. Revise the Typical 80' Blvd. Entrance Section to include the two required egress lanes.

PRELIMINARY
SUBDIVISION
REVIEW

FINAL
SUBDIVISION
REVIEW

General Comments

1. 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.
2. 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.
3. Temporary signage was installed at the time of inspection, permanent signage must be installed before the plats can be signed. Also, the required End of Road Markers shown at the end of Ox Bow Ct. must be installed.

Subdivision Plat

4. Revise the lot address conflicts on lots 29 and 30 and 47 through 52.
5. Provide in the dedication statement that the H.O.A. will own and maintain all street signs, traffic control signs, and signage posts.

As-built Signage Plan

6. Include the speed limit on this sheet.

As-built Sewer and Water Plan

7. Revise the "Typical Street Section" to reflect as-built conditions.
8. Revise the sewer main slopes to reflect the as-built slopes using the as-built invert elevations. Preliminary design slopes are still being shown on the plan.

COMMENTS:

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1305 linear feet x \$25.00 per linear foot = \$32,600 for a period of two (2) 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 37 lots = \$39,849

Drainage Impact Fee = \$1114 per lot x 37lots = \$41,218

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 February 14, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

OLD BUSINESS

Shelby R. Vorenkamp - Development

File.

From: Shelby R. Vorenkamp - Development
Sent: Thursday, February 01, 2018 1:21 PM
To: Jay Watson
Subject: FW: Pittman Place AOC **SLD**
Attachments: 02012018112124-0001.pdf

Jay,

The prepared AOC has been reviewed and the following comments need to be addressed before it goes to the Planning Commission:

1. The additional area that will be added to the lots is currently road R.O.W. The physical location of the road surface and the roadside ditch needs to be shown on the drawing to ensure that the Parish R.O.W. is not being compromised and placed in private domain.
2. A cross section needs to be taken at each lot as shown in "red" on drawing.
3. IF the below comments prove to be satisfactory, there is no reason that the AOC cannot be approved.

If you agree, forward to Ron.

Thank you,



Sent on behalf of
Earl J. Magner, P.E., P.L.S.
Senior Subdivision Engineer
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
p: 985.809.7448 e: svorenkampdev@stpgov.org
www.stpgov.org

Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.

From: Ron Keller
Sent: Wednesday, January 31, 2018 12:45 PM
To: Jay Watson <jwatson@stpgov.org>; Shelby R. Vorenkamp - Development <svorenkampdev@stpgov.org>
Cc: sburkes@jvburkes.com
Subject: Pittman Place AOC

Jay & Earl,

Please review the attached AOC that will be put on the February 14, 2018 PC agenda. Please provide a letter regarding your comments by no later than next Monday, February 5th so that I can include same in the PC packet.

Please advise if you have any questions.



Sincerely,

Ron Keller

Senior Planner, Department of Planning and Development

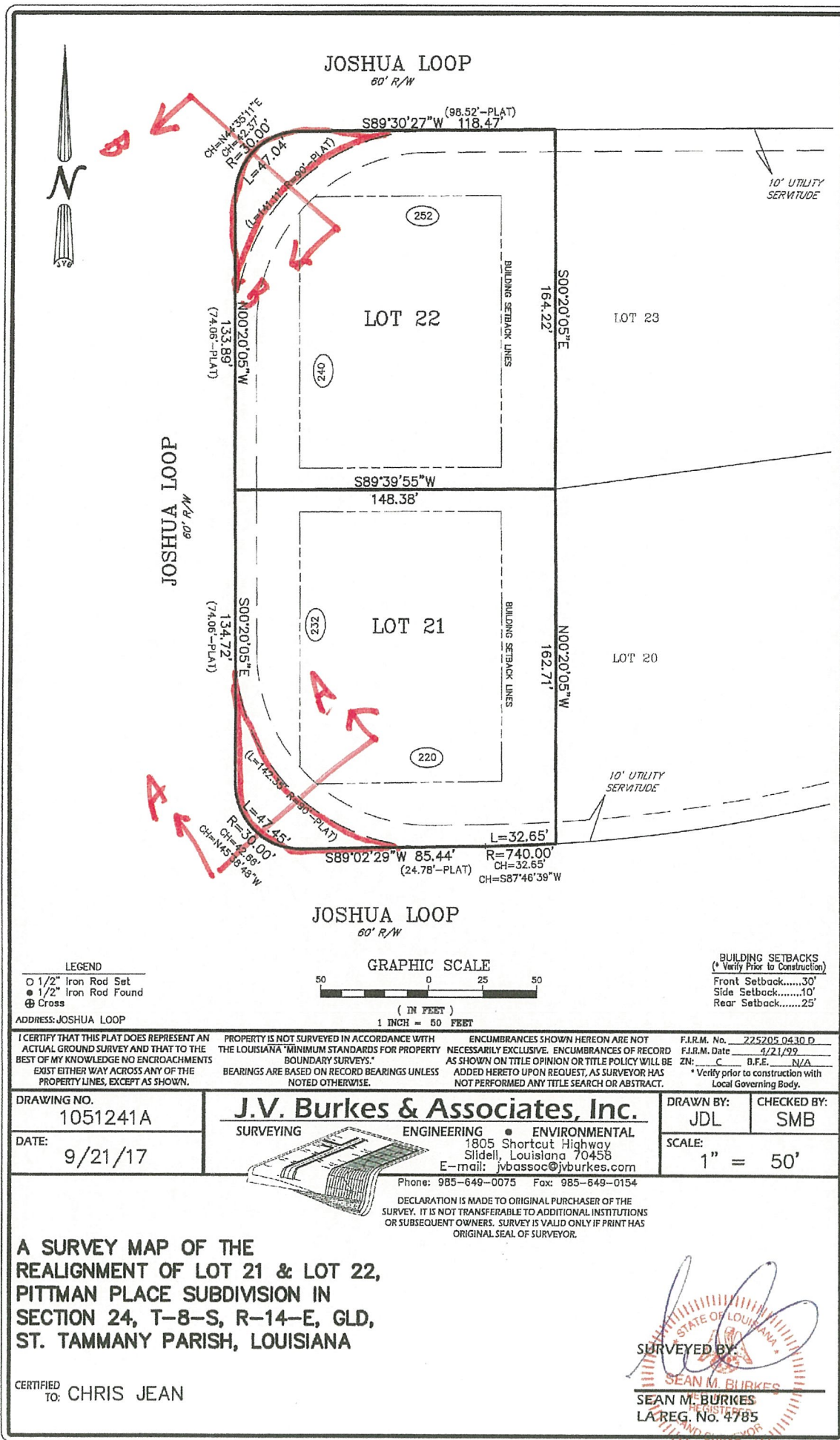
St. Tammany Parish Government

21454 Koop Drive, Building B, Mandeville, LA 70471

p: 985-898-2529 e: rkeller@stpgov.org

www.stpgov.org

Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.





ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

February 5, 2018

OLD BUSINESS

February 14, 2018 Agenda

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

Re: Enter the R.O.W. Robindale Subdivision

Honorable Commissioners,

The attached letter dated January 31, 2018 from Steadfast Development, LLC, through its Manager, Donald Jenkins, is requesting that Enter the Parish R.O.W. Resolution #17-072 and #17-119 be voided and a new Resolution be adopted to combine the previous two (2) Resolutions.

Since Resolution #17-072 has expired for submittal of all documentation, the Department of Development - Engineering has reviewed their request in detail and has no objection to this request.

The new Resolution has been prepared in accordance with the request to spread out the expiration dates for Phase 1 and Phase 2 to accommodate the proposed construction timing of the Phases.

It is recommended that the request to void the two (2) previous Resolutions and establish a new Resolution combining both be approved.

Sincerely,


Jay B. Watson, P.E.
Lead Development Engineer

xc: Honorable David Fitzgerald
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl Magner

Mr. Ron Keller
Mr. Chris Tissue, P.E.
Mr. Theodore Reynolds, E.I.
Mr. Paul Mayronne

Mr. Kenneth Adams
Mr. Kelly McHugh

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

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

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO STEADFAST
DEVELOPMENT, LLC; 949 AUSTERLITZ STREET, MANDEVILLE, LA
70448; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE
UNOPENED PORTION OF HOMESTEAD, ROBERT, ESTATE AND
DESIRE STREETS IN THE ROBINDALE SUBDIVISION, FOR THE
PURPOSE OF GAINING ACCESS TO PROPERTY.
WARD 3, DISTRICT 2.**

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. The drainage and road design with soil borings must meet the asphalt road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. 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. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. 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.
6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.

7. 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.
8. That the petitioner post Performance Obligations as follows:
Phase 1: \$79,200 for a period of six (6) months and a Warranty Obligation upon completion of the project in the amount of \$43,600 for a period of two (2) years.
Phase 2: \$67,600 for a period of six (6) months and a Warranty Obligation upon completion of the project in the amount of \$37,200 for a period of two (2) years.
9. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
10. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
11. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
12. That the petitioner shall submit a copy of the current owner's deed.
13. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
14. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
15. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
16. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 2.
17. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations". If the petitioner cannot provide the required right of way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.
18. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.

(DRAFT DATE FEBRUARY 14, 2018)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

19. A. All of the documents required by the resolution must be provided by the petitioner within one (1) year from the date of adoption, except for the Warranty Obligations and the Performance Obligation required for Phase 2 (as identified on the Plans); and
- B. All work within Phase 1 (as identified on the Plans) must be completed within two (2) years of the adoption of the resolution and the Warranty Obligation for Phase 1 must be submitted upon completion of said work; and
- C. The required Performance Obligation for Phase 2 of the project must be submitted within two (2) years of the adoption of the resolution; and
- D. All work within Phase 2 of the project must be completed within three (3) years of the date of the adoption of the resolution and the Warranty Obligation for Phase 2 must be submitted upon completion of said work.

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

Revised 01/25/18

STEADFAST DEVELOPMENT, LLC

January 31, 2018

St. Tammany Parish
Department of Development
c/o Mr. Jay B. Watson, P.E.
21490 Koop Drive
Mandeville, Louisiana 70471

Re: Request to Enter Unopened Parish Rights of Way Robindale Subdivision

Dear Mr. Watson,

As you will recall, last year Steadfast Development, LLC was granted approval to enter certain rights of way within Robindale Subdivision. These approvals were represented by two (2) separate resolutions of the St. Tammany Parish Planning Commission. After working with the Parish Engineering Department for some time, it was collectively decided that it would be best for all involved if the prior approvals were to be consolidated in one (1) new resolution.

In accordance with the foregoing, please allow this letter to serve as the request of Steadfast Development, LLC to enter the unopened and unconstructed portions of Homestead Street, Robert Street, Estate Street and Desire Street, all within Robindale Subdivision and in accordance with the plans prepared by Kelly J. McHugh & Associates, Inc., which are attached hereto (the "Plans").

The Plans reflect all of the work proposed to be performed within the aforementioned rights of way. Given the scope of the project, we would respectfully request that any resolution adopted by the St. Tammany Parish Planning Commission in accordance with our request contain the following provisions, to-wit:

1. All of the documents required by the resolution must be provided by the petitioner within one (1) year from the date of adoption, except for the performance obligation required for Phase 2 (as identified on the Plans); and
2. All work within Phase 1 (as identified on the Plans) must be complete within two (2) years of the adoption of the resolution; and
3. The required performance obligation for Phase 2 of the project must be submitted within two (2) years of the adoption of the resolution; and
4. All work within Phase 2 of the project must be completed within three (3) years of the date of the adoption of the resolution.

As evidenced by the Plans, we are not proposing any additional work from that which


was already approved. This request is being made in an attempt to clarify the work, simplify the process, and provide definitive time lines within the proposed resolution.

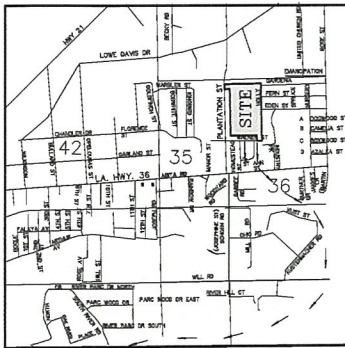
We would ask that this matter be placed on the St. Tammany Parish Planning Commission's next available agenda.

Thank you for your assistance, and should you have any questions regarding our request, please do not hesitate to contact me.

Sincerely,

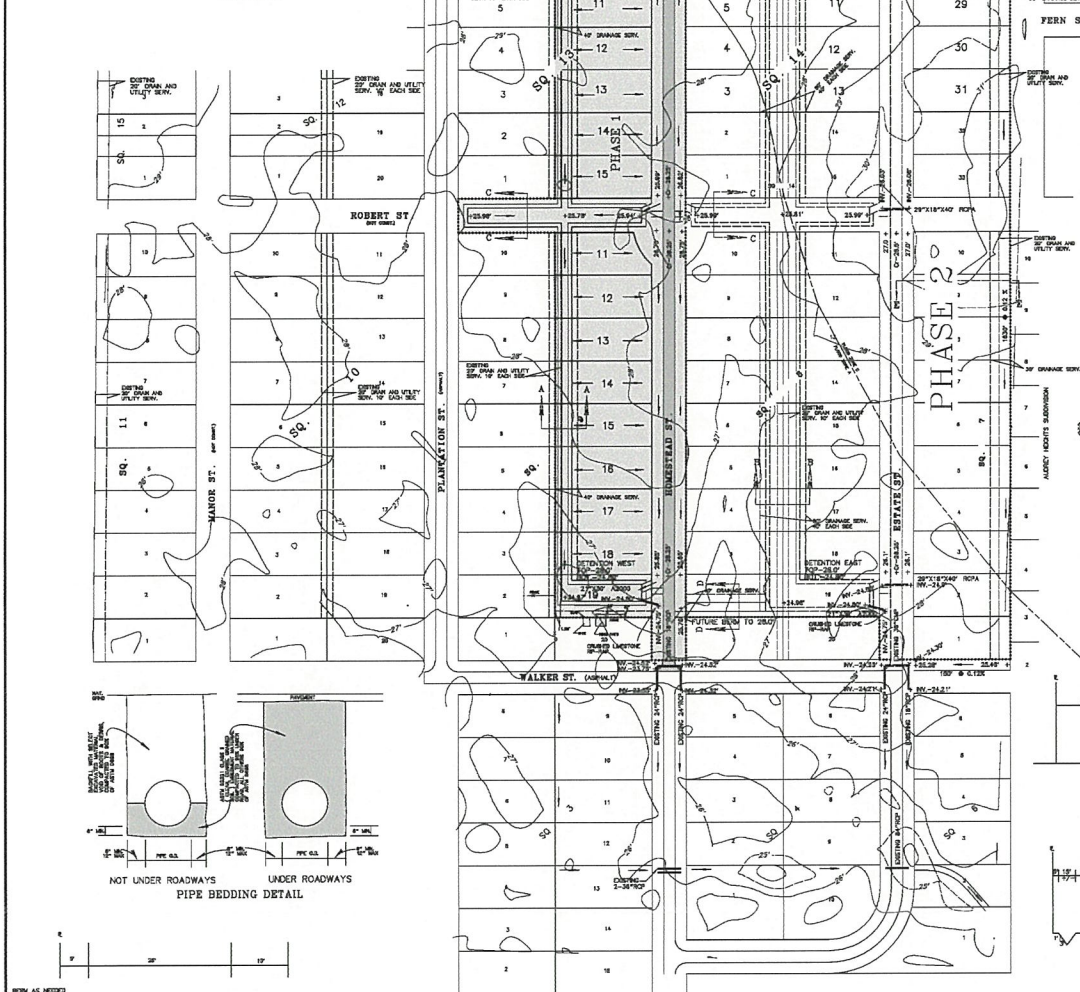
Steadfast Development, LLC

By: 
Donald Jenkins, Manager

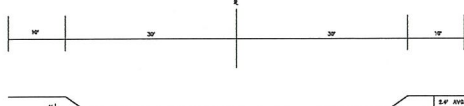


VICINITY MAP

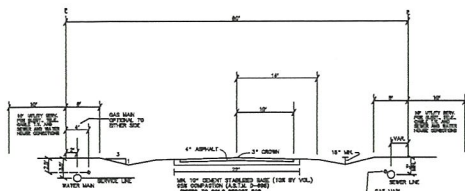
APPROX. LOCATION OF FLOOD ZONE LINE



DETENTION SECTION A-A



DETENTION SECTION B-B



TYPICAL STREET SECTION

SCALE 1"=10'

LoCo
Call before you dig.
1-800-272-3020

NOTES:
1. AREA DRAINAGE DATA TAKEN FROM DRAINAGE PLANS FOR ROBINDALE SUB. BY COOPER ENGINEERING, INC. DATED 12-11-07 & 8-10-08.
2. TOPOGRAPHIC LINES CREATED USING LIDAR DATA.

SHADING INDICATES PHASE 1 CONST.

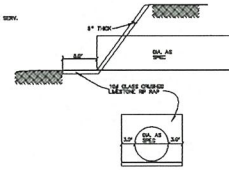


USE ARCH CULVERT WHEN DITCH DEPTH DOES NOT ALLOW ADEQUATE COVER FOR PIPE. ALL DITCHWAY CULVERTS SHALL BE RECONSTRUCTED, IMPROVED, REPAIRED OR REPLACED. ALL CULVERTS IN THIS SUBDIVISION SHALL CONFORM TO THE LATEST DOTO STANDARDS. ALL CULVERTS SHALL BE ULTRA FLO OR 16-2000 C, OR ENGINEER APPROVED EQUAL.

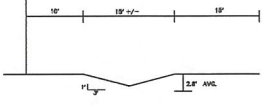
CULVERT SCHEDULE

- SQ. 7
- 15' LOT 1 & 10
- 15' LOT 2-4
- SQ. 8
- 15' LOTS 3-18
- SQ. 9
- 15' LOTS 11-18
- SQ. 13
- 15' LOTS 2A, 3A, 8, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31
- SQ. 14
- 15' LOTS 1-3, 7A, 8A, 8B, 9A, & 15
- SQ. 15
- 15' LOTS 17-28
- 15' LOT 33

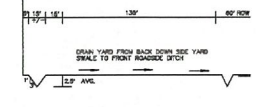
100 0 100 200



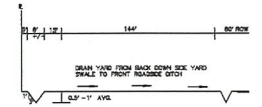
CRUSHED LIMESTONE RIP-RAP DETAIL



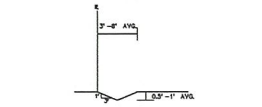
DITCH SECTION D-D



DITCH SECTION E-E



DITCH SECTION F-F



DITCH SECTION G-G

PRELIMINARY PAVING AND DRAINAGE PLAN

ROBINDALE SUBDIVISION, ENTER THE PARISH RIGHT OF WAY ST. TAMMANY PARISH, LOUISIANA.

REVISION	DATE
1	01-30-18
2	01-30-18
3	01-30-18
4	01-30-18
5	01-30-18
6	01-30-18
7	01-30-18
8	01-30-18
9	01-30-18
10	01-30-18

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALEZ ST.
TAMMANY PARISH, LOUISIANA 70086-3811