

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, MARCH 13, 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 FEBRUARY 14, 2018 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

2017-948-MSP

Parcel A1-A into Parcels A1-A1 & A1-A2 containing 9.08 acres, Ward 3, District 5
Owner: St. Tammany Memorial Gardens, L.L.C. Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV18-03-001

The revocation of portion of Christwood Boulevard, located between LA Highway 21 on the west and E. Brewster Road to the northeast, south of Covington, Louisiana, Ward 1, District 1.
Applicant: Christ Episcopal Church, Christ Episcopal School & Christwood
Parish Council District Representative: Hon. Marty Dean

REV18-03-002

The revocation of portion of Napoleon Avenue, located in Bayou Liberty Estates subdivision, west of Slidell, Louisiana, Ward 9, District 11.
Applicant: Steven P. Accardo
Parish Council District Representative: Hon. Steve Stefancik

**AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MARCH 13, 2018
MANDEVILLE, LOUISIANA**

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 AT THE FEBRUARY 14, 2018 MEETING)

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE APRIL 10, 2018 MEETING)

2017-888-TP (REVISED)

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 AT THE FEBRUARY 14, 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

(POSTPONED AT THE FEBRUARY 14, 2018 MEETING)

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

(POSTPONED UNTIL THE APRIL 10, 2018 MEETING)

2018-950-PP

The Landings of Cross Gates, Phase 5, Ward 8, District 9

Developer/Owner: Mac Development, L.L.C. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellisario

2018-951-PP

Dove Park Estates, Phase 1, Ward 4, District 5

Developer/Owner: Dove Park Estates, L.L.C. Engineer: Duplantis Design Group, PC

Parish Council District Representative: Hon. Rykert Toledano

**AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MARCH 13, 2018
MANDEVILLE, LOUISIANA**

FINAL SUBDIVISION REVIEW

2017-952-FP

Pontchartrain Medical Park, Ward 4, District 5
Developer/Owner: Pontchartrain Dev. Partners, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano

2017-953-FP

Garden Walk, Phase 2, Ward 3, District 5
Developer/Owner: Citadel Builders Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano

2017-954-FP

The Preserve at River Chase, Phase 1, Ward 1, District 1
Developer/Owner: The Preserve at River Chase, L.L.C. Engineer: SLD Engineering & Surveying, LLC
Parish Council District Representative: Hon. Marty Dean

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

MS14-10-059

Lot 2 in to lots 2-A & 2-B, Ward 7, District 7
Owner: Christopher R. Jean Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Jacob Groby
(Request by owner to amend the minor subdivision survey plat)

Money Hill Plantation, Phase 7A, Ward 6, District 6
Developer/Owner: Money Hill Plantation, L.L.C. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner
(Request by developer to eliminate 5' wide no access servitudes)

Goodbye Square, Phase 1, Ward 1, District 3
Developer/Owner: Lonesome Development, L.L.C.
Parish Council District Representative: Hon. James "Red" Thompson
(Request by developer to reconsider final subdivision approval by eliminating staff comment No. 8)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

DRAFT

MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. – February 14, 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

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

ROLL CALL

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

INVOCATION

Mr. Randolph presented the Invocation.

PLEDGE OF ALLEGIANCE

Mr. Doherty presented The Pledge of Allegiance.

APPROVAL OF THE JANUARY 25, 2018 MINUTES

Randolph moved to approve, second by Lorren.

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

PUBLIC HEARINGS

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

Randolph moved to approve with waiver, second by Lorren.

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

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

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

Davis moved to approve with waiver, second by Randolph.

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

PETITIONS/REQUESTS
ENTERING THE TAMMANY TRACE
REVOCAATION/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 JANUARY 25, 2018 MEETING
DEVELOPER REQUESTS POSTPONEMENT UNTIL THE MARCH MEETING

Davis moved to POSTPONE FOR 1 MONTH , second by Randolph.

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

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)
DEVELOPER REQUESTS POSTPONEMENT UNTIL THE MARCH MEETING

Davis moved to POSTPONE FOR 1 MONTH, second by Lorren.

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

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

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
DEVELOPER REQUESTS POSTPONEMENT UNTIL THE MARCH MEETING

Doherty moved to postpone for 1 month, second by Randolph.
Yea: **Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty and Randolph**
Absent: **Cazaubon, Fitzmorris, Drumm,**
Nay: **N/A**
Abstain: **N/A**

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

Doherty moved to postpone until tentative approved, second by Randolph
Yea: **Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty and Randolph**
Absent: **Cazaubon, Fitzmorris, Drumm,**
Nay: **N/A**
Abstain: **N/A**

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

Lorren moved to approve, second by Richardson.
Yea: **Lorren, Richardson, Richard, Willie, Manella, Davis, Doherty and Randolph**
Absent: **Cazaubon, Fitzmorris, Drumm,**
Nay: **N/A**
Abstain: **N/A**

PROPOSED AMENDMENTS TO ORDINANCE 499

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)

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

Davis moved to approve, second by Randolph.

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

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)

Willie moved to approve, second by Randolph.

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

ADJOURNMENT

Mr. Dave Mannella
Chairman

MINOR
SUBDIVISIONS

A Minor Resubdivision of
PARCEL A1-A
LAMBERT INVESTMENTS MINOR SUBDIVISION
SECTION 2 - TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCELS A1-A1 AND A1-A2

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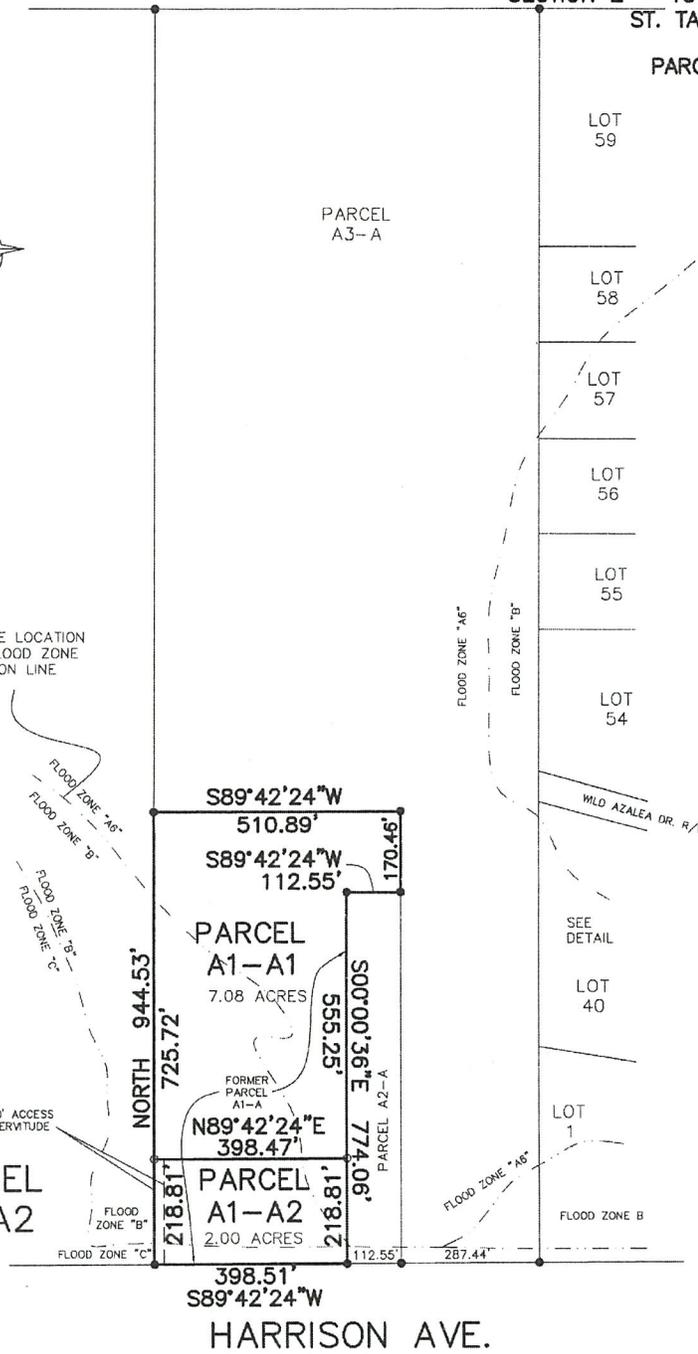


APPROXIMATE LOCATION OF FEMA FLOOD ZONE TRANSITION LINE

PARCEL A1-A2

NOTES:
 1. POND AND DITCHES NOT SHOWN HEREON
 2. ALL IMPROVEMENTS SHOWN HEREON WERE LOCATED ON OR BEFORE AUGUST 19, 2016

REF 1:
 MINOR SUBD. BY RANDALL W. BROWN
 DATE FILED: 12-21-2016
 MAP FILE No: 5597B



APPROXIMATE LOCATION OF FEMA FLOOD ZONE TRANSITION LINE

SINGING RIVER ESTATES SUBDIVISION

APPROVAL

 CHAIRMAN, PARISH PLANNING COMMISSION

 SECRETARY, PARISH PLANNING COMMISSION

 DIRECTOR OF THE DEPARTMENT OF ENGINEERING

 CLERK OF COURT

DATE FILED _____ FILE NO. _____

○ DENOTES 1/2" IRON PIPE TO BE SET
 ● DENOTES 1/2" IRON PIPE FND
 ● UNLESS OTHERWISE NOTED

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 a special flood hazard area. It is located in Flood Zone A6, B & C.
 FIRM Panel# 2252050230C Rev. 10-17-1989

THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY. SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY.

RANDALL W. BROWN
 REG. NO. 04586
 Professional Land Surveyor
 LA Registration No. 04586

Randall W. Brown & Associates, Inc.
 Professional Land Surveyors
 Geodetic • Forensic • Consultants
 228 W. Causeway Approach, Mandeville, LA 70448
 (985) 624-5368 FAX (985) 624-5309
 E-MAIL: info@brownsurveys.com

Date: FEBRUARY 5, 2018
 Survey No. 18010
 Scale: 1"=250'±
 Drawn By: R.W.B.
 Revised:

Y:\SurveysShared\18SURVEY\18010.dwg

REVOCATION/CLOSINGS

REVIEW

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV18-03-001

NAME OF STREET OR ROAD: A portion of Christwood Boulevard

NAME OF SUBDIVISION: N/A

WARD: 1 PARISH COUNCIL DISTRICT: 1

PROPERTY LOCATION: The property is located between LA Highway 21 on the west and E. Brewster Road to the northeast, south of Covington, Louisiana

SURROUNDING ZONING: Commercial

PETITIONER/REPRESENTATIVE: Christ Episcopal Church, Christ Episcopal School and Christwood.

STAFF COMMENTARY:

The applicants are proposing to revoke portions of Christwood Boulevard for the re-routing, construction and extension of Christwood Boulevard from its current northernmost terminus to intersect with East Brewster Road, and certain related improvements to be undertaken on or within the proximity of Christwood Boulevard (see drawings attached).

Recommendation:

The scope of this project is wide-ranging and one that has many components to it that will require the cooperation of the applicants and the parish to order to achieve said improvements as mentioned above. To that end, all parties will enter into a Cooperative Endeavor Agreement in order to accomplish the results as envisioned.

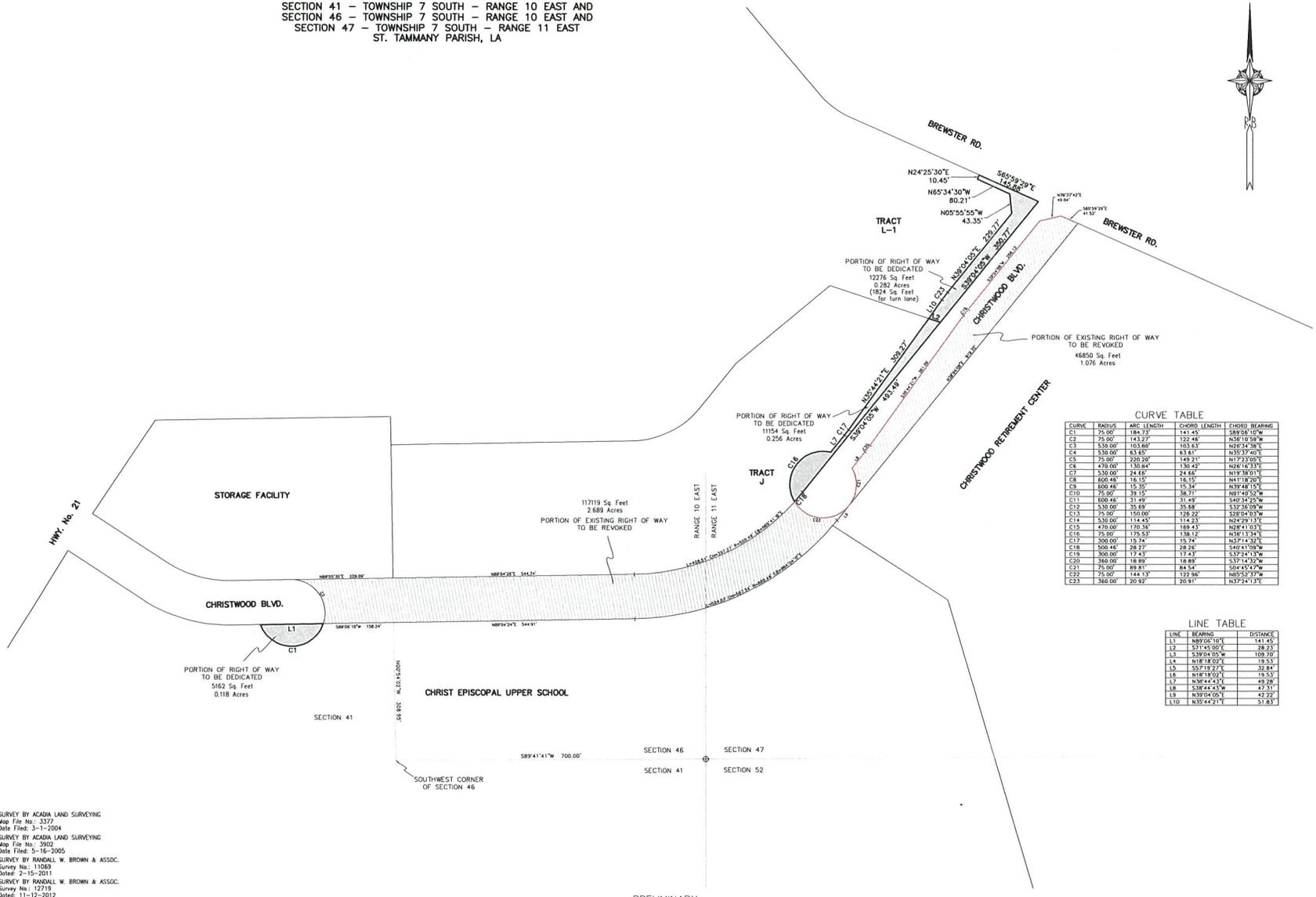
Therefore, since the parish is in favor of this request, the staff has no objections.

Survey of
 THE RELOCATION OF A PORTION OF CHRISTWOOD BLVD. SITUATED ON
 A PORTION OF TRACTS "J" & "L-1" OF THE STERLING MANDEVILLE SUBDIVISION
 AND A PORTION OF THE PROPERTY OF CHRISTWOOD RETIREMENT CENTER AND
 CHRIST EPISCOPAL UPPER SCHOOL.
 SECTION 41 - TOWNSHIP 7 SOUTH - RANGE 10 EAST AND
 SECTION 46 - TOWNSHIP 7 SOUTH - RANGE 10 EAST AND
 SECTION 47 - TOWNSHIP 7 SOUTH - RANGE 11 EAST
 ST. TAMMANY PARISH, LA



RANDALL W. BROWN & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS
 226 N. CAUSEWAY APPROACH, MANDEVILLE, LA 70448
 (985) 824-5368 • FAX (985) 824-5309

THE RELOCATION OF A PORTION OF CHRISTWOOD BLVD. SITUATED ON A
 PORTION OF TRACTS "J" & "L-1" OF THE STERLING MANDEVILLE
 SUBDIVISION AND A PORTION OF THE PROPERTY OF CHRISTWOOD
 RETIREMENT CENTER AND CHRIST EPISCOPAL UPPER SCHOOL.



CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	75.00'	189.73	141.45	S89°00'10"E
C2	75.00'	143.27'	122.46'	N36°10'58"W
C3	530.00'	105.80'	103.65'	N2°34'58"E
C4	530.00'	83.65'	83.61'	N30°37'40"E
C5	75.00'	220.08'	140.21'	N1°23'05"E
C6	470.00'	130.84'	130.40'	N2°16'53"E
C7	530.00'	24.66'	24.66'	N19°38'01"E
C8	600.48'	16.15'	16.15'	N45°18'20"E
C9	600.48'	15.35'	15.34'	N39°48'15"E
C10	75.00'	39.15'	38.71'	N85°40'52"E
C11	600.48'	31.49'	31.49'	S40°34'25"W
C12	530.00'	35.60'	35.68'	S32°24'00"W
C13	75.00'	150.00'	128.22'	S28°40'53"W
C14	530.00'	114.45'	114.23'	N25°29'15"E
C15	470.00'	170.35'	169.43'	N28°41'03"E
C16	75.00'	175.53'	138.12'	N26°13'54"E
C17	500.00'	15.74'	15.74'	N37°14'32"E
C18	500.48'	28.27'	28.26'	S40°41'09"W
C19	500.00'	17.43'	17.43'	S37°24'13"W
C20	360.00'	18.89'	18.89'	S37°14'35"W
C21	75.00'	89.81'	84.54'	S20°45'47"W
C22	75.00'	144.13'	122.98'	N85°52'37"W
C23	360.00'	20.92'	20.91'	N32°24'13"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°00'10"E	141.45'
L2	S77°45'00"W	28.23'
L3	S39°04'00"W	109.70'
L4	N18°18'02"E	19.53'
L5	S25°19'22"E	20.84'
L6	N18°18'02"E	18.53'
L7	N30°04'43"E	49.28'
L8	S38°44'43"W	47.31'
L9	N30°04'43"E	47.22'
L10	N30°44'21"E	51.83'

REF.: SURVEY BY ACADIA LAND SURVEYING
 Map File No.: 3372
 Date Filed: 3-1-2004
 REF.: SURVEY BY ACADIA LAND SURVEYING
 Map File No.: 3902
 Date Filed: 5-16-2005
 REF.: SURVEY BY RANDALL W. BROWN & ASSOC.
 Survey No.: 11080
 Dated: 2-15-2011
 REF.: SURVEY BY RANDALL W. BROWN & ASSOC.
 Survey No.: 12719
 Dated: 11-12-2012

SURVEYED IN ACCORDANCE WITH THE LOUISIANA
 APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS
 FOR A CLASS "C" SURVEY.

NOTE:
 ALL UTILITIES AND SERVITUDES NOT SHOWN HEREON

PRELIMINARY
 Randall W. Brown, P.L.S.
 Professional Land Surveyor
 LA Registration No. 04566

REVISED DATE:
 DRAWN BY:
 RWB
 CHECKED BY:
 RWB
 DATE:
 8-9-2017
 SCALE:
 1"=100'
 SURVEY No.
 17446
 SHEET

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV18-03-002

NAME OF STREET OR ROAD: NAPOLEON AVENUE

NAME OF SUBDIVISION: BAYOU LIBERTY ESTATES

WARD: 9 PARISH COUNCIL DISTRICT: 11

PROPERTY LOCATION: The property is located at the northwestern end of Napoleon Avenue, west of Slidell, Louisiana.

SURROUNDING ZONING: Single Family Residential

PETITIONER/REPRESENTATIVE: Steven P. Accardo

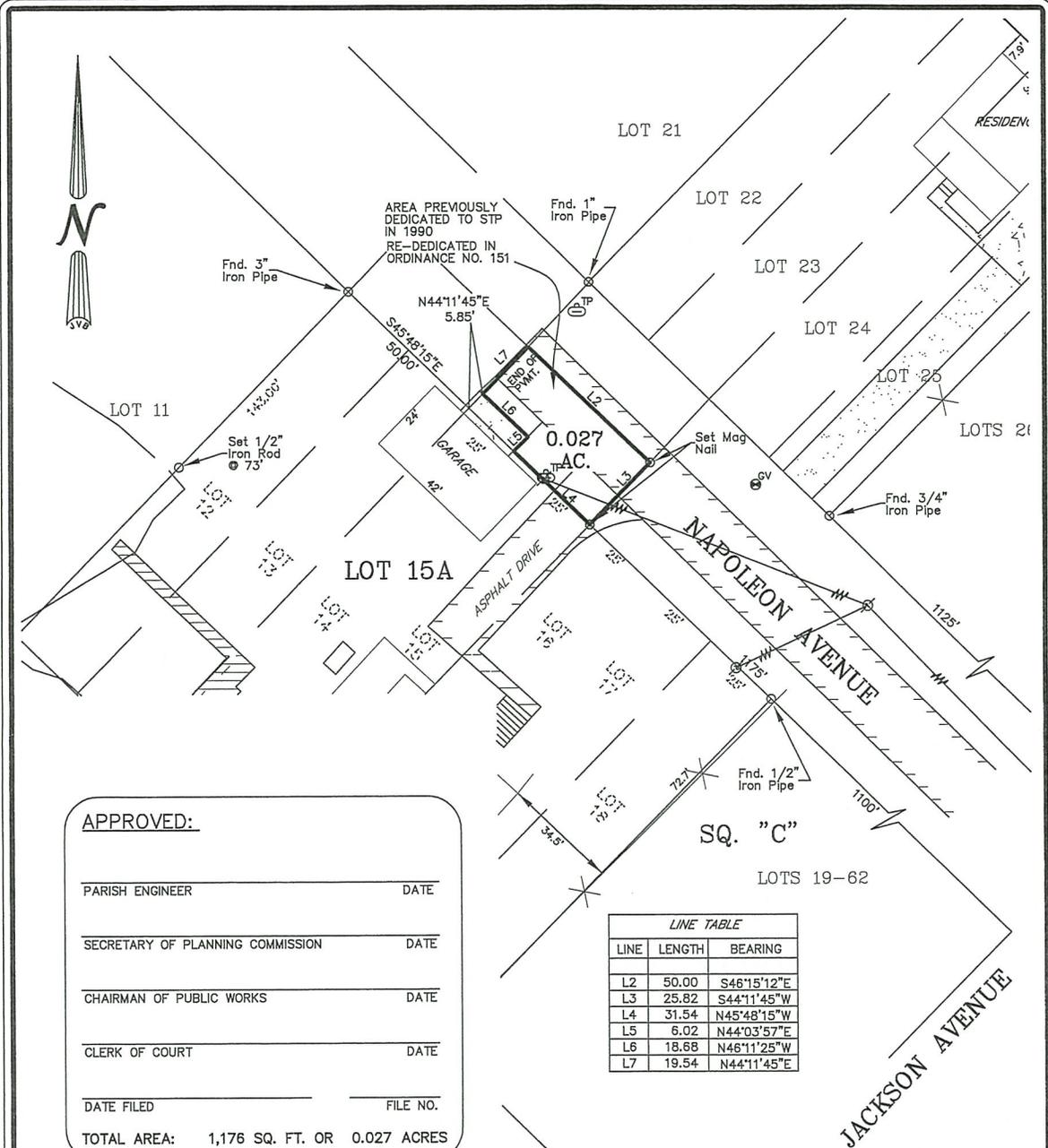
STAFF COMMENTARY:

The applicant is proposing to revoke a portion of Napoleon Avenue that was first revoked by the parish in favor of the adjacent property owner in 1951; then rededicated in 1990 through negotiations with the owner and the council member for the district, the Honorable Steve Stefancik, for providing a turnaround for school buses. However, since that time, the applicant alleges the said property has never been utilized for school buses; therefore, he seeks to have the property revoked once again and assimilated into his surrounding properties.

Recommendation:

Given the history of this property and that according to the applicant, the property has never been used for a school bus turnaround since the property was dedicated back to the parish in 1991, the staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant.

To therefore, the staff has no objections to the proposed revocation request subject to the applicant assimilating said portion of the right-of-way into their adjacent properties through the parish's resubdivision process.



APPROVED:

PARISH ENGINEER _____ DATE _____

SECRETARY OF PLANNING COMMISSION _____ DATE _____

CHAIRMAN OF PUBLIC WORKS _____ DATE _____

CLERK OF COURT _____ DATE _____

DATE FILED _____ FILE NO. _____

TOTAL AREA: 1,176 SQ. FT. OR 0.027 ACRES

LINE	LENGTH	BEARING
L2	50.00	S46°15'12"E
L3	25.82	S44°11'45"W
L4	31.54	N45°48'15"W
L5	6.02	N44°03'57"E
L6	18.88	N46°11'25"W
L7	19.54	N44°11'45"E

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊕ Cross

GRAPHIC SCALE

40 0 20 40
(IN FEET)
1 INCH = 40 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

- Front Setback.....*
- Side Setback.....*
- Rear Setback.....*

ADDRESS: NAPOLEON AVE.

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES 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.

F.I.R.M. No. 225205 0415 C
F.I.R.M. Date 4/2/91
ZN: A10 B.F.E. 10'
* Verify prior to construction with Local Governing Body.

DRAWING NO. 20170211 B

DATE: 3/22/17

REVISED: 5/11/17 TRACT

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: JDL

CHECKED BY: RMK

SCALE: 1" = 40'

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A REVOCATION MAP OF A PORTION OF NAPOLEON AVENUE IN SECTION 38, T-9-S, R-14-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: STEVEN P. ACCARDO



TENTATIVE
SUBDIVISION
REVIEW

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(Revised as of March 6, 2018)

CASE NO.: 2017-888-TP

PROPOSED SUBDIVISION NAME: LAKESHORE VILLAGES, PHASE 3 (REVISED)

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 modifications to their proposal and has eliminated one waiver requests (see letter attached dated February 20, 2018 from the developer's engineer, Duplantis Design Group, PC). Furthermore, amendments were made to the restrictive covenants No. 8 and 11 (see letter attached, Dated March 5, 2018).

Department of Development - Planning

1. The parish acknowledges that Lake Villages East is “public” insofar as under the jurisdiction of a public entity (The Community Development District); therefore, to ensure access by the parish in order to maintain the internal streets and drainage infrastructure for Phase 3, the public entity agrees to the removal of the gates at the entrance to said street and to remove any and all signage pertaining to a private street.
2. The staff still 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 in effect create 100’ foot distances between each driveway access point.
3. As a result of the developer modifying his tentative plan by adding more greenspace and including 3.235 acres of the lake on the western side of the development, the greenspace requirement have now been satisfied.
4. The information block on the plat should include the minimum front, side, corner side and rear yard setback requirements.
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 turnaround 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. If the developer plans to provide any active amenities for this subdivision phase, he 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.

Furthermore, 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
- Driveway cuts on corner lots from 60' required to a minimum of 29' requested.

Department of Development - Engineering:

General Comments

1. 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.
2. 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 developer is required to comply 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 20, 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:

- The greenspace along the lake has been adjusted, and a portion of the lake was included into Phase 3 in order to meet the greenspace requirement. Thus, the greenspace waiver has been removed.
- A lot along the lake was converted to greenspace, and the lot lines for lots 406-410 were adjusted. Therefore, the lot numbering has been adjusted accordingly.
- D.R. Horton (DRH) will restrict all necessary corner lots whose driveways fall within sixty (60') feet of the adjacent intersecting rights-of-way, to be side-loaded. Therefore, the driveway waiver exhibit has been revised to show lots that will remain front-loaded, which consists of all the corner lots east of Lakeshore Village North and Lot 540. Restrictive Covenant No. 6 was revised accordingly.
- The location of the water and sewer facilities was added to the General Information section.
- Note No. 13 was added to state that the Homeowner's Association will maintain the greenspaces.
- Note No. 11 has been revised to state that all street rights-of-way are to be public.
- Restrictive Covenant No. 8 has been revised to state that the drainage will be maintained publicly as they are now by the Community Development District.
- Restrictive Covenant No. 10 has been added to state that residents of Phase 3 will have access to the centrally located lake for recreational purposes.
- Typical sections were renamed.
- Legal description was revised to match revised Phase 3 boundary.

Sincerely,
Duplantis Design Group, PC

Elizabeth Songy, E.I.

DUPLANTIS DESIGN GROUP, PC



February 20, 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 three (3) 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. 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

DUPLANTIS DESIGN GROUP, PC

16564 East Brewster Road, Suite 101, Covington, LA 70433
(O) 985.249.6180 (F) 985.249.6190

THIBODAUX
COVINGTON

BATON ROUGE
HOUSTON

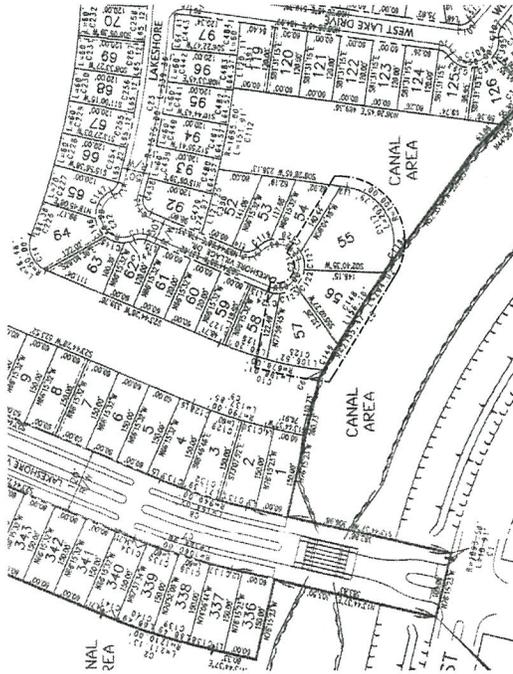
Waiver #1 Description and Justification

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.

FINAL PLAT APPROVED ON 01/16/2007 FOR
 LAKESHORE VILLAGES PHASE 1A

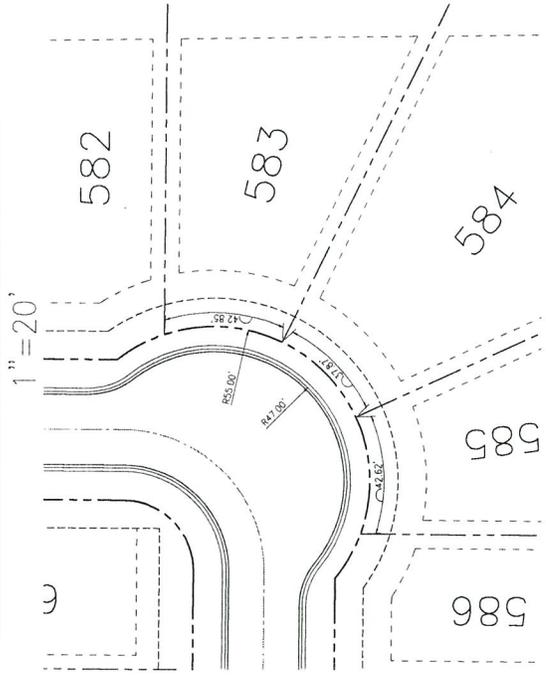
N.T.S.



CURVE TABLE:

NUMBER	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C119	50.00	28.95	28.55	S 30°11'58" E
C120	50.00	64.35	60.00	S 23°15'36" W
C121	50.00	35.41	32.79	S 79°16'20" W
C122	50.00	33.41	32.79	N 62°26'39" W
C123	50.00	33.41	32.79	N 24°09'33" W
C124	50.00	25.10	24.83	N 09°27'34" E
C125	670.00	106.52	106.41	N 11°21'46" E
C126	699.21	80.20	80.16	N 19°16'44" E
C127	670.00	11.29	11.29	N 23°15'30" E
C128	790.00	34.75	34.75	S 22°28'51" W
C129	790.00	60.00	59.99	S 19°02'41" W
C130	790.00	43.09	43.09	S 15°18'22" W
C131	940.00	51.27	51.27	N 15°18'22" E
C132	940.00	71.39	71.38	N 19°02'41" E
C133	940.00	41.35	41.35	N 22°28'51" E
C134	1060.00	25.29	25.29	S 23°03'27" W
C135	1060.00	60.00	59.99	S 20°45'08" W
C136	1060.00	60.00	59.99	S 17°30'33" W
C137	1060.00	39.67	39.67	S 14°48'56" W
C138	1210.00	45.28	45.28	N 14°48'56" E
C139	1210.00	68.49	68.48	N 17°30'33" E
C140	1210.00	68.49	68.48	N 20°45'08" E

PROPOSED CUL-DE-SAC LOT FRONTAGE



**CUL-DE-SAC LOT
 FRONTAGE
 WAIVER EXHIBIT**

REVISION	BY

DUPRANTIS DESIGN GROUP, PC
 1554 E. BIRCHWOOD ROAD, SUITE 101
 HOUSTON, TEXAS 77043
 Phone: 985.249.6180 | FAX: 985.249.6190
 WWW.DDPC.COM
 THIBODAUX COUNTY
 HOUSTON, BAYTON HOUSE

DATE: _____
 SIGNATURE: _____
 STAMP: _____

LAKESHORE VILLAGES PHASE 3
 SLIDELL, LOUISIANA
 ST. TAMMANY PARISH
 FOR D.R. HORTON, INC. - GULF COAST
 DENHAM SPRINGS, LOUISIANA

EX-1
 SHEET
 17-201 CUL-DE-SAC LOT
 FRONTAGE WAIVER EXHIBIT
 PROJECT NO. 17-201
 DRAWN FOR 2-2-10
 CHECKED DATE 2-2-10
 RECORDED
 DRAWN DATE 2-2-10
 DRAWN DTD

M:\CAD\17-00017-201\DWG\17-201 CUL-DE-SAC LOT FRONTAGE WAIVER EXHIBIT.dwg

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 34' for all the corner lots east of Lakeshore Villages North and Lot 540. If any of the remaining corner lots do not meet the 60' clearance from the adjacent intersecting rights-of-way to the driveway, then those lots will be side-loaded.

In the following enclosure, you will see the lot layout of a few intersections, Lakeshore Village North with a future right-of-way and Lakeshore Village North with Cat Island Court. As you will see, the closest a driveway will be located in relation to the adjacent right-of-way is 34.64'. The goal of the developer is to construct the driveways as far from the intersection possible and to exceed the waiver request when possible.



**DRIVEWAY
WAIVER
EXHIBIT**



DATE	11-20-17
DESIGNED BY	DDG
CHECKED BY	DDG
SCALE	AS SHOWN
PROJECT NO.	17-201
PROJECT NAME	DRIVEWAY WAIVER EXHIBIT
PROJECT LOCATION	SLIDELL, LOUISIANA

LAKESHORE VILLAGES PHASE 3
SLIDELL, LOUISIANA
ST. TAMMANY PARISH

FOR D.R. HORTON, INC. - GULF COAST
DENHAM SPRINGS, LOUISIANA

STAMP

SIGNATURE _____

DATE _____

DDG
DUPLANTIS DESIGN GROUP, PC
16564 E. Brewster Road, Suite 101
Covington, LA 70433
Phone: 985.249.6190 | FAX: 985.249.6190
THIBODAUX | COVINGTON
HOUSTON | BATON ROUGE

WWW.DDGPC.COM

REVISION	BY

Waiver #3 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 roadway that will connect Providence Bay Road, New Basin Road, and Lakeshore Village North. Once the permanent roadway 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 roadway is constructed.



March 5, 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:

- Restrictive Covenant No. 8 was revised based on Friday, March 2nd, meeting.
- Note No. 11 was revised based on Friday, March 2nd, meeting .

Sincerely,
Duplantis Design Group, PC

Elizabeth Songy, E.I.

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. The developer has modified his plan to add a 5' wide stone walking/jogging path around the detention pond on the north side of Dean Road; however, the developer has not provided any greenspace for the lots on the south side of Dean Road.

The developer should provide a notation on the plat that states when the stone walking/jogging path will be constructed. The staff recommends that the notation state that the path will be constructed before the issuance of the 5th occupancy permit in the subdivision.

3. The 35' wide greenspace buffer along the north boundary line of the subdivision should be relabeled as a "35' wide no-cut greenspace buffer".

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

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

Preliminary Plat:

1. The rear building setback for lots #61-67 is in conflict with the required "25' No Cut or Access Easement." Revise the rear setback lines to address this conflict;

Street and Signage Plan:

2. Revise the No Outlet sign and legend to call out a W14-2;

Sewer and Water Plan:

3. Show the required clearance from natural ground to mid-point of the valves;

SWPPP:

4. Revise the SWPPP to show the location of the construction entrance off of Crawford Landing Road;
5. Show on the SWPPP plan the location of the on-site SWPPP posting and update the SWPPP legend.

Informational Items

A funded **Maintenance Obligation** in the amount of **\$10,000** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," Article VII "Studies, Plans and Review Procedures," Section 125-201 "Maintenance Obligations," Paragraph "A" which states 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. Even though the developer has indicated that a construction road will be used directly from Phase 5 site to Crawford Landing Road and not to use any roads within the Landings Subdivision, the Maintenance Obligation is required since Crawford Landing Road is in the Parish Maintenance System.

No Mandatory Developmental fee is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," 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 March 13, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of March 6, 2018)

CASE NO.: 2018-951-PP

SUBDIVISION NAME: DOVE PARK ESTATES

DEVELOPER: Dove Park Estates, LLC
2216 Marshall Road
Mandeville, LA 70471

ENGINEER/SURVEYOR: Duplantis Design Group, PC
16564 East Brewster Road – Suite 101
Covington, LA 70433

SECTION: 25 WARD: 4
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 5
RANGE: 11 East

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

GENERAL LOCATION: The property is located south of I-12, on Dove Park Road and north of the City of Mandeville.

TOTAL ACRES IN DEVELOPMENT: 58.45

NUMBER OF LOTS: 84 NUMBER OF PARCELS: 1 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: A2, B and C

TENTATIVE or PUD APPROVAL GRANTED: June 6, 2017 (To be Amended)

STAFF COMMENTARY:

Department of Development - Engineering

Preliminary Approval must be postponed since the development is being reviewed by the Zoning Commission for a major amendment to the PUD at the March 6, 2018 Zoning Commission meeting.

FINAL
SUBDIVISION
REVIEW

General Comments:

1. Need legal description on plat;
2. Need 911 addressing on plat;
3. Need street names and traffic signs installed;
4. Need blue reflectors at each fire hydrant;
5. Complete the swales on the east and south boundary lines and provide as-built elevations.
6. Note #3 on the as-built needs to be removed since all lot drainage must go to the detention pond or limited to the amount of runoff indicated in the approve hydrological report;
7. The main entrance road tie-in must be completed;
8. Patch the culvert crossing area on Hickory Street;
9. Remove the word "PROPOSED" from all comments on the As-Built drawing and show as-built evaluations of the culvert and ditch improvement;
10. Complete the construction of the detention pond;
11. An 8 foot fence must be installed along the 10 foot "no cut" buffer on the Pontchartrain Medical Park side of the buffer to catch any run off from Pontchartrain Medical Park lots;
12. The required landscape buffer is to be exclusive of all utility servitudes. The required buffer size on the street side of each lot will vary depending upon the depth of the lot;
13. A 10' no cut buffer is required along all side and rear property lines;
14. Provide the letter of acceptance from the utility provider;
15. Provide the clear water test results;

Final Plat:

16. Revise the title block to state "Final Plat" instead of preliminary plan;
17. Include in the dedication statement that all street signs, traffic control signs, and posts will be maintained by the H.O.A.
18. Include the Legal Description on the Final Plat;
19. Include 911 addressing on Final Plat;
20. Revise the plat to include the 25' building setback for all Lots abutting residential parcels;

As-built Paving and Drainage Plan:

21. Provide as-built information for the Blvd. entrance to show it drains according to the drainage plan;
22. Drainage Note #3 should be removed or revised to state "lot drainage must conform to the drainage plan;"
23. Provide as-built information for the drainage manhole near lot #7.
24. The detention pond is required to be 100% complete before Final Plats can be signed. The as-built drainage plan will need to be resubmitted once the pond is completed.
25. Provide as-built information for the "6' private drainage servitude" on the back of lots 1-7;
26. Complete and return a copy of the fill and grading statement;

As-built Sewer and Water Plan:

27. Provide as-built sewer line slope information on all gravity sewer lines;

As-built SWPPP & Signage Plan:

28. Revise the as-built SWPPP & Signage Plan lot layout to match the layout shown on the Final Plat;
29. Remove the construction entrance references from the as-built plans.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1020 linear feet x \$25.00 per linear foot = \$25,500 for a period of two (2) years.

The developer must comply with all staff comments. Plats will not be signed until all items are satisfactorily completed.

Since the developer has no "end users", the mandatory developmental fees are not due prior to signing the subdivision plat, but are due upon building permit application.

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

Revised drawings will not be accepted prior to the March 13, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

General Comments:

1. Blue reflectors are needed at fire hydrants.
2. Fire hydrants need to be raised to the required height.
3. The final two (2) inches of wearing course asphalt needs to be constructed at a later date.
4. Provide the letter of acceptance from the utility provider;
5. Provide the clear water test results;
6. Complete and return a copy of the fill and grading statement;

Final Plat:

7. Revise "proposed drainage" call-out for the required ditch to reflect that it is existing;
8. Call-out all drainage servitudes on the Final Plat;
9. Remove or revise Note #9 on the Final Plat as only a 5' drainage servitude should exist on the north side of all lot property lines. Revise the plat to show this information. This was done in Phase 1-A to avoid the building of homes within a drainage servitude and is required for Phase 2.
10. Include in the dedication statement that the H.O.A. will maintain all street name signs, traffic control signs, and signage posts;

As-built Paving and Drainage Plan:

11. Revise the call-out on parcel G-5 from future to existing;

As-built Sewer and Water Plan:

12. Provide As-Built sewer line slope information on all gravity sewer lines;

As-built SWPPP & Signage Plan:

13. A street name sign should be provided at the intersection of Jardin Loop and Garden Walk Dr.

Should the Planning Commission approve the request for final approval, a Performance Obligation will be required for the asphalt road in the amount of 780 linear feet x $\frac{1}{4}$ x \$40.00 per linear foot = \$7,800 for a period of 6 months covering the cost of the wearing course that will be applied at a later date. A Warranty Obligation not required at this time and will be established upon release of the Performance Obligation.

The developer must comply with all staff comments. Plats will not be signed until all items are satisfactorily completed.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 21 lots = \$22,617

Drainage Impact Fee = \$1114 per lot x 21 lots = \$23,394

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 March 13, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

General Comments:

1. Asphalt test results must be submitted;
2. Street name and traffic signage must be installed;
3. Need blue reflectors;
4. Roadways need to be broomed so that a meaningful inspection can be made;
5. Complete the construction of the sidewalks in common areas;
6. Need Benchmark;
7. Provide an as-built signage plan;
8. Provide a letter of acceptance from the utility provider and clear water test results;

Final Plat:

9. Revise the dedication statement to include that the alleys will be privately maintained.
10. Include in the dedication statement who will own and maintain the street name signs, traffic control signs, and posts;

As-built Paving and Drainage Plan:

11. Add drainage flow arrows for each lot to the as-built drainage plan;
12. Add the proposed elevations and inverts to the as-built drainage plan;
13. Include a legend to distinguish the proposed and as-built elevations;
14. Complete and return a copy the fill and grading statement;
15. Revise the paving & drainage plan title block to read “As-Built” Paving & Drainage Plan;

As-built Water and Sewer Plan:

16. Add the proposed elevations and inverts to the as-built water & sewer plan;
17. Include a legend to distinguish the proposed and as-built elevations;
18. Add pipe lengths to the as-built plan;
19. Add as-built gravity sewer line slopes to the plan
20. Revise the water & sewer plan title block to read “As-Built” Water & Sewer Plan;

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1,937 linear feet x \$22.00 per linear foot = \$42,600 for a period of two (2) years.

The developer must comply with all staff comments. Plats will not be signed until all items are satisfactorily completed.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 75 lots = \$80,775

Drainage Impact Fee = \$1114 per lot x 75 lots = \$83,550

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 march 13, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

OLD BUSINESS

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

SAM J. COLLETT, III
MATTHEW CRAIN

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW
NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190
P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810
TELEPHONE (985) 892-4801
FAX (985) 892-4925

HOWARD R. FUSSELL
(1937 - 2015)

February 21, 2018

HAND DELIVERED

Mr. Ron Keller
St. Tammany Parish
Department of Planning
P. O. Box 628
Covington, LA 70434

**RE: Request to Amend an Existing Minor Subdivision, to Include a 60' Wide Access through a No Cut Buffer/Greenspace Area on Lot 2-B. All in Section 18, T-8-S, R-13-E, Greensburg Land District, St. Tammany Parish, Louisiana
Our File S-16,669.1**

Dear Mr. Keller:

Our Firm represents the Ian Somerhalder Foundation ("ISF") in connection with its ownership of Lot 2-B of the Lacombe Business Park Minor Subdivision.

In connection therewith, enclosed please find copies of the following documents, to-wit:

1. Amendment To A Minor Subdivision by Kelly J. McHugh & Assoc., Inc., Job No. 03-150, dated September 30, 2014, recorded as Clerk of Court Map File No. 5324D — when the St. Tammany Parish Planning Commission approved said Amendment, and in particular the creation of Lot 2-B, due to the concerns of the abutting neighbor to the south (Mr. Robert Somerhalder, Father of Ian Somerhalder), the Petitioner agreed to impose a 100' Greenspace & No Cut Buffer along and inside the southern boundary of Lot 2-B (all as more fully shown on the attached plat).
2. Amendment To A Previously Amended Minor Subdivision by Kelly J. McHugh & Assoc., Inc., Job No. 03-150, dated January 10, 2018 --- at present, Lot 2-B is owned by ISF, and ISF desires to access Lot 2-B from a drive off of Cappel Road (Private Drive) running along the southern boundary of Lot 2-B and connecting to La. Hwy. 434. Mr. Robert Somerhalder has

Mr. Ron Keller
St. Tammany Parish
Department of Development
February 21, 2018
Page 2

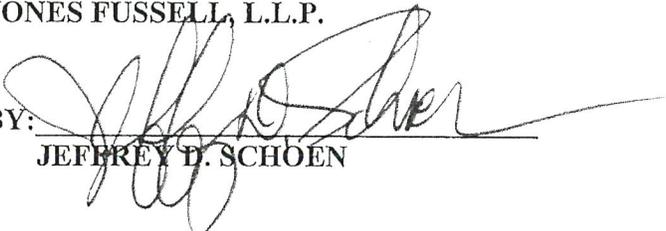
no objection to the proposed Amendment which would allow for a 60' wide, by 100' deep, "Access" through the existing 100' Greenspace & No Cut Buffer, as evidenced by his signature below, and neither Petitioner nor Mr. Robert Somerhalder, to the best of their actual knowledge, are aware of any other opposition groups or individuals relative to this request.

In light of the foregoing, ISF respectfully requests that this matter be placed on the March 13, 2018 Agenda of the St. Tammany Parish Planning Commission for consideration of approval of said proposed Amendment.

With best regards,

Very truly yours,

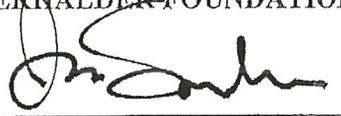
JONES FUSSELL, L.L.P.

BY: 
JEFFREY D. SCHOEN

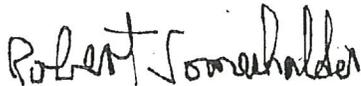
JDS:swg

Enclosures

IAN SOMERHALDER FOUNDATION

BY: 

Authorized Agent



MR. ROBERT SOMERHALDER
Consent and No Objection

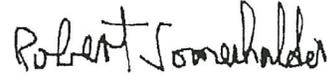
Signature Certificate

Document Reference: G8R57DIKX49ZHX6CF4SCFG

RightSignature

Easy Online Document Signing

Robert Somerhalder
Party ID: PTTXSRJ265W76JWKDLZP2R
IP Address: 99.116.159.56
VERIFIED EMAIL: 5oldmixie4@gmail.com



Multi-Factor
Digital Fingerprint Checksum

f15b18df53b59f3140dfa8fbe0339eec8d288146



Ian Somerhalder
Party ID: V9NDMUJ2TIVGN36DL3RCJI
IP Address: 47.155.66.88
VERIFIED EMAIL: isfsign@gmail.com



Multi-Factor
Digital Fingerprint Checksum

b0a72d1357fc98bad62867605df4b14c4bd6b148



Timestamp

2018-02-15 15:43:04 -0500
2018-02-14 19:48:04 -0500
2018-02-14 19:41:10 -0800
2018-02-14 10:13:33 -0800
2018-02-08 11:15:34 -0800
2018-01-30 15:14:15 -0800

Audit

All parties have signed document. Signed copies sent to: Katie Evans, Ian Somerhalder Foundation, Robert Somerhalder, and Ian Somerhalder.
Document signed by Robert Somerhalder (5oldmixie4@gmail.com) with drawn signature. - 99.116.159.56
Document viewed by Robert Somerhalder (5oldmixie4@gmail.com). - 99.116.159.56
Document signed by Ian Somerhalder (isfsign@gmail.com) with drawn signature. - 47.155.66.88
Document viewed by Ian Somerhalder (isfsign@gmail.com). - 47.155.66.88
Document created by Ian Somerhalder Foundation (documents@isfoundation.net). - 70.169.190.87



This signature page provides a record of the online activity executing this contract.

APPROVAL:

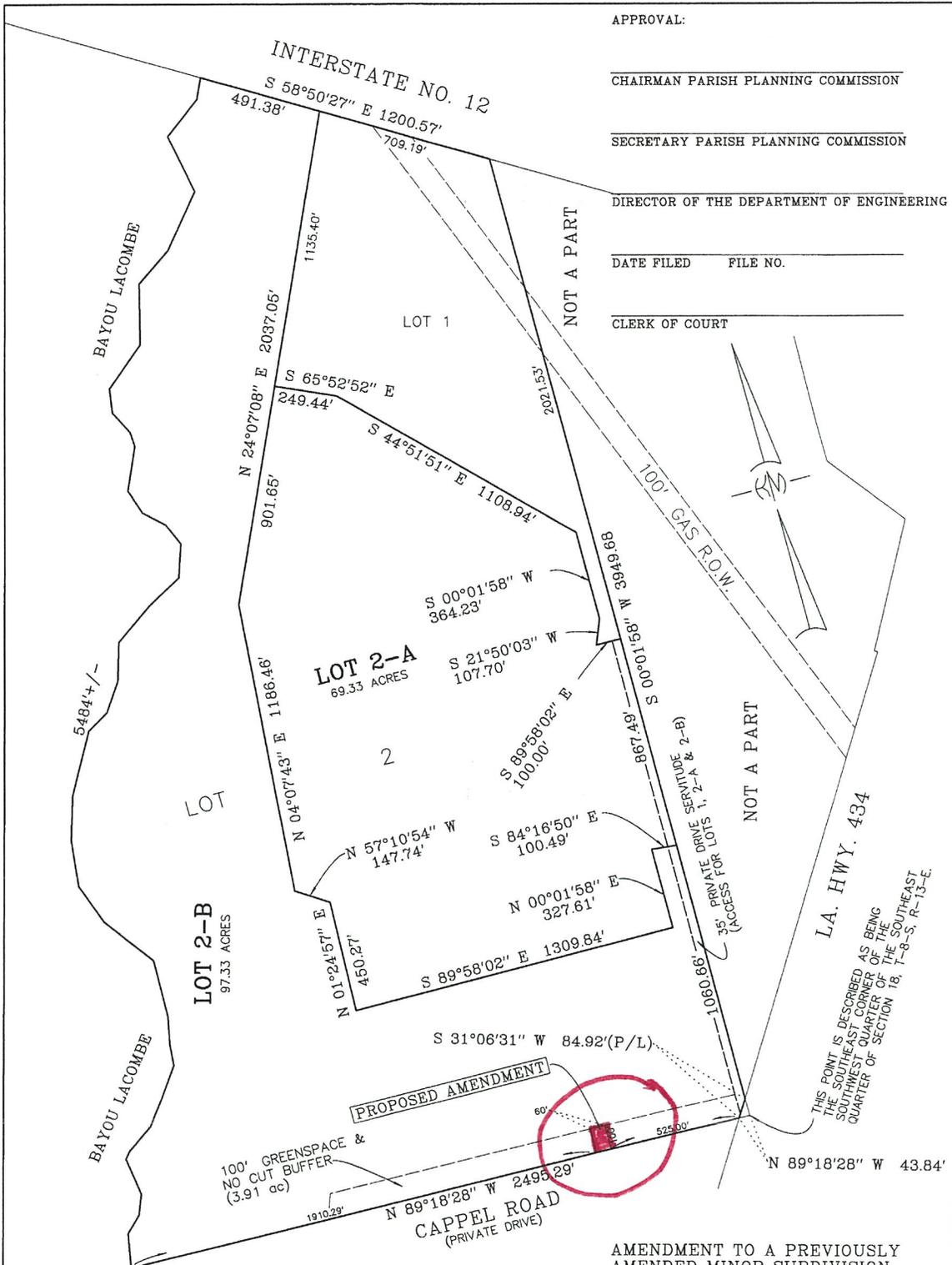
CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT



AMENDMENT TO A PREVIOUSLY AMENDED MINOR SUBDIVISION

(PREVIOUSLY AMENDED MINOR SUBDIVISION RECORDED AT ST. TAMMANY PARISH CLERK OF COURT'S OFFICE ON 11-24-2014 AS MAP FILE NO. 5324D)

PLAT TO AMEND AN EXISTING MINOR SUBDIVISION, TO INCLUDE A 60' WIDE ACCESS THROUGH A NO CUT BUFFER/GREENSPACE AREA ON LOT 2-B. ALL IN SECTION 18, T-8-S, R-13-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LA.

PREPARED FOR:

Lacombe Business Park, LLC, & Ian Somerhalder Foundation

KELLY J. McHUGH & ASSOC., INC. CIVIL ENGINEERS & LAND SURVEYORS 845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 400' DATE: 01-10-18 DRAWN: DRJ JOB NO.: 03-150 REVISED:

NOTE: NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.



Kelly J. McHugh, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.



MONEY HILL GOLF AND COUNTRY CLUB

100 Country Club Drive, Abita Springs, LA 70420 (985) 892-3300 office (985) 892-1057 fax www.moneyhill.com

February 7, 2018

To Whom It May Concern:

Money Hill Plantation LLC requests an amendment to eliminate the 5' access servitude on lots #423, #424, #434 and #435 because the purchasers and potential buyers of these corner properties would greatly benefit from being able to access their garages from a side entry. This will also decrease the number of driveways on Camphill Drive, so it is believed this change will improve overall traffic patterns for all.

Please place this request on the next Planning Commission agenda.

Sincerely,



Mimi Dossett

President

**A SURVEYOR'S ACT OF CORRECTION
FOR MONEY HILL SUBDIVISION**

**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:

J.V. BURKES AND ASSOCIATES, INC. an incorporated Louisiana corporation, domiciled in St. Tammany Parish, Louisiana, and herein represented by Sean M. Burkes, who is duly authorized to sign this document on behalf of said corporation, whose mailing address is: 1805 Shortcut Highway, Slidell, Louisiana 70458; 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 final subdivision plat for Money Hill Subdivision, Phase 7A prepared by the "Surveyor" was duly recorded in the office of the Clerk of Court in St. Tammany Parish, Louisiana, on November 13, 2014 in Map File No. 5320; and

WHEREAS, certain lots on the recorded subdivision plat have a 5' no access servitude, specifically Lots 434, and 435, where this 5' no access servitude should be removed from said lots.

THEREFORE, the "Surveyor" and "Parish of St. Tammany" do hereby agree through this Surveyor's Act of Correction, to amend the final subdivision plat of Money Hill Subdivision to remove the 5' no access servitude as referenced to above; and do hereby request the Clerk of Court for the Parish of St. Tammany, Louisiana, to make mention of this Surveyor's Act of Correction within the margin of the official records on the final subdivision plat, Map File No. 5320, to serve as occasion may require.

THUS DONE AND PASSED, as to J.V. BURKES & ASSOCIATES, INC., in triplicate originals,

in my office St. Tammany, Louisiana, on the 20th, day of Feb., 2018, in presence of the undersigned competent witnesses who hereunto sign their names with me, Notary, after due reading of the whole.

WITNESSES:

Ann Fontenot
Signature

ANN Fontenot
Printed Name

Kimberly Rodriguez
Signature

Kimberly Rodriguez
Printed Name

Sean M. Burkes

J.V. Burkes & Associates (Surveyor)
By: Sean M. Burkes, duly authorized office

Daniel E. Zelenka II
NOTARY PUBLIC

Daniel E Zelenka II (17874)

2/20/2018
DATE

THUS DONE AND PASSED, as to **J.V. BURKES & ASSOCIATES, INC.**, in triplicate originals,

in my office _____, Louisiana, on the _____, day of 2018, in presence of the undersigned competent witnesses who hereunto sign their names with me, Notary, after due reading of the whole.

WITNESSES:

Signature

Printed Name

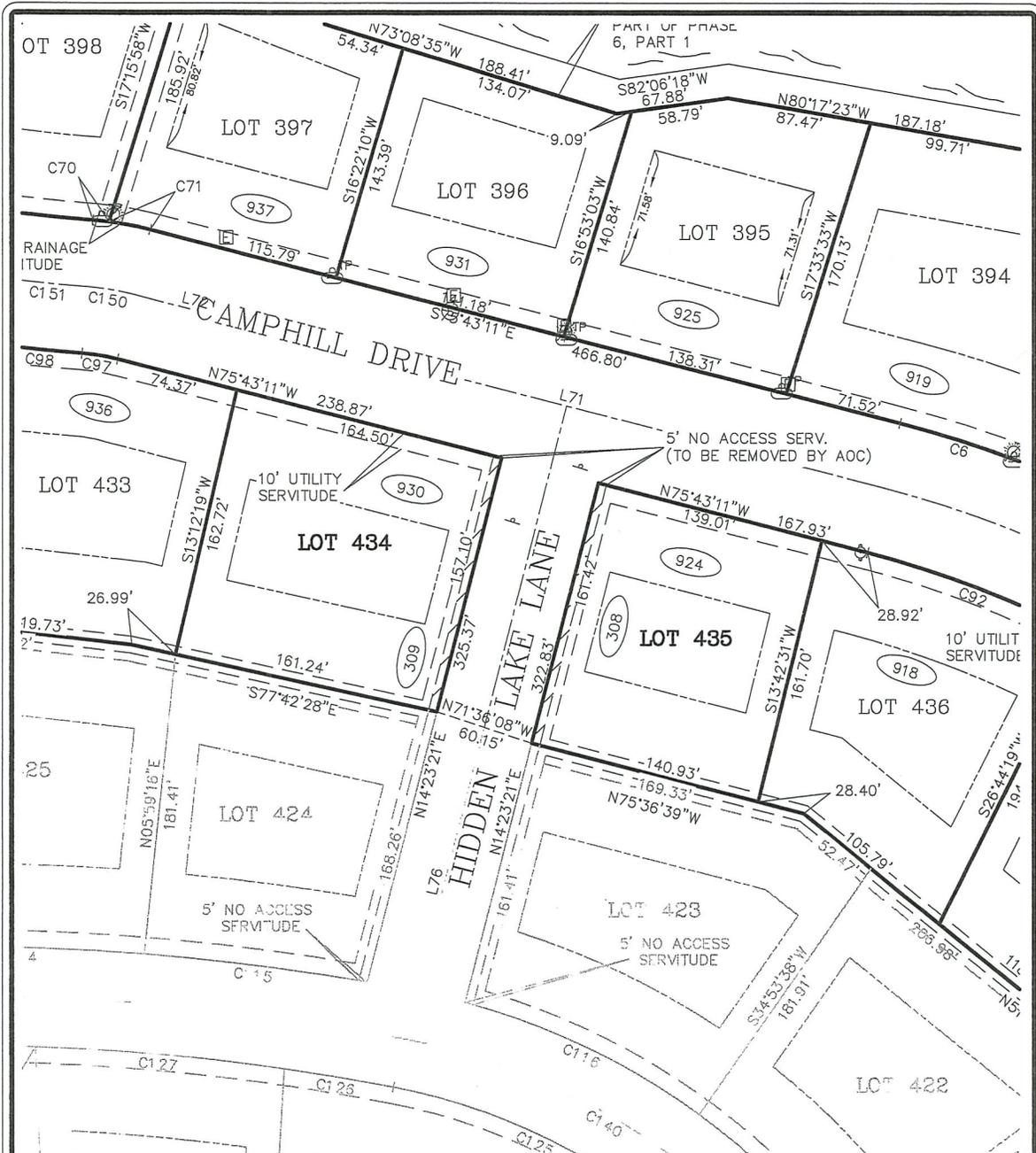
Signature

Printed Name

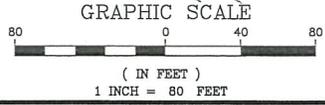
PATRICIA P. BRISTER, PARISH PRESIDENT
ST. TAMMANY PARISH, LOUISIANA

NOTARY PUBLIC

DATE



LEGEND
 ○ 1/2" Iron Rod Set
 ● 1/2" Iron Rod Found
 ⊕ Cross



BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....50'
 Side Setback.....20'
 Rear Setback.....50'

ADDRESS: HIDDEN LAKE LANE

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS C SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

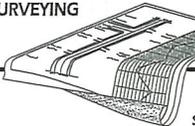
ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

F.I.R.M. No. 225205 0170 C
 F.I.R.M. Date 10/17/89
 ZN: C B.F.E. N/A
 * Verify prior to construction with Local Governing Body.

DRAWING NO. 20130743
 DATE: 1/29/18

J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING • ENVIRONMENTAL
 1805 Shortcut Highway
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com

DRAWN BY: JDL
 CHECKED BY: SMB
 SCALE: 1" = 80'



Phone: 985-649-0075 Fax: 985-649-0154
 Mississippi Phone: 228-435-5800
 DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

A SURVEY MAP SHOWING THE REMOVAL OF A 5' NO ACCESS SERVITUDE ON LOT 434 & LOT 435, MONEY HILL PLANTATION, PH. 4A ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: MONEY HILL PLANTATION, LLC

SEAN M. BURKES
 LA REG. No. 4785



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

March 5, 2018

OLD BUSINESS

March 13, 2018 Agenda

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

Re: Goodbee Square, Phase 1: Request for Reconsideration of Final Subdivision Approval

Honorable Commissioners,

The attached letter dated February 27, 2018 and additional documentation submitted by Mr. Schoen on behalf of Lonesome Development, L.L.C. requests that the Planning Commission remove comment No. 8 from the Final Staff Analysis Report which was granted final approval at the July 11, 2017 Planning Commission meeting.

Comment No. 8 reads as follows: "Certify that the cut volume from the pond mitigates the fill required to bring all lots up to the 100 year flood elevation."

Both preliminary approval and the work order for this subdivision were granted, in part, based on the fact that cut/fill calculations had been submitted and approved. Attached are the approved cut/fill calculations and the pond enlargement plan. Both of these items confirm the requirement for the construction of an additional pond which has not been constructed.

This matter was heard at the February Board of Adjustments meeting and referred to the Planning Commission upon advice of Legal Counsel. This staff report is also attached for your reference.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jay B. Watson".

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

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number: BOA Case No. 2018-912-BOA
Initial Hearing Date: February 6, 2018
Date of Report: January 24, 2018

GENERAL INFORMATION

Applicant(s) Name: Lonesome Development, L.L.C.
Location of Property: Countryside Circle, Goodbee, Louisiana
Zoning of Property: Planned Unit Development (P.U.D.)
Variance(s) Requested: Appeal a decision made by parish officials relative to the placement of fill provisions

OVERVIEW

The applicant is aggrieved by a decision by Department of Development – Engineering for their ruling of the “after the fact” placement of fill provisions (cut and fill) in Goodbee Square, Phase 1 subdivision had not been met (see email attached from the applicant’s attorney dated January 8, 2018).

STAFF COMMENTS

Department of Development - Engineering’s Position:

Cut-fill calculations for Goodbee Square, submitted by Arrow Engineering, which included 65,604 cubic feet of offsite fill mitigation in the form of an additional pond were reviewed and approved in 2012 (See attached file titled “Arrow Engineering – Cut-fill Calculations 09Aug2012”). On Jan 1, 2015, the Department of Engineering received a letter from the developer stating that Arrow Engineering was being replaced by Kyle Assoc. as the engineer of record for this project. On February 17, 2015, the Department of Engineering received a letter from Kyle Assoc. requesting a limited work order in accordance with the approved hydrological calculations by Arrow Engineering (See attached file titled “14062.Goodbee Square-Phase 1 Letter to STP (02-17-15)”).

During construction of the subdivision, neither the Parish nor the developer noted a lack of cut-fill mitigation being provided for the development of the property. This deficiency was first noted as punch list item No. 8 in the July 11, 2017 staff analysis report to the Planning Commission at the time of final subdivision approval (See attached file titled “Goodbee Square,

Phase 1 - Final Staff Analysis Report 11JUL17 Agenda”). Prior to this point in time, as-built plans had not been submitted. Therefore, this was the first time a discrepancy between the approved preliminary plans and the as-built plans could be noted.

In the absence of relief, the staff must require that the project be constructed in accordance with the 2012 approval of the Goodbee Square cut-fill calculations by providing the remaining volume of floodplain storage as detailed in the attached “Arrow Engineering – Cut-fill Calculations 09Aug2012” in the amount of 65,604 cubic feet.

From an engineering standpoint, the existing ponds developed as part of Countryside S/D and subsequently dedicated to Parish Government may be able to provide this floodplain storage, as both subdivisions are located in the same floodplain. If relief is provided by the Board, it is the responsibility of the developer’s engineer to provide updated as-builts for any ponds that they propose to use for the purpose of providing fill mitigation as well as calculations verifying that the ponds can actually provide the fill mitigation volume required.

The ponds in Countryside are in the Parish Maintenance System, therefore any available fill mitigation available in these ponds belongs to St. Tammany Parish and may be subject to cost associated with the purchase of fill mitigation credits as an asset of St. Tammany Parish Government.

ENLARGE POND INV. = 35.7
TOP OF BANK = 37.4 (MIN.)

COUNTRYSIDE
PHASE 1
PUD

PERFORM EARTHWORK AROUND EXISTING POND TO
PROVIDE A TOP OF BANK ELEVATION OF 37.4' (MIN.)

EXISTING 15" RPC
INVERT = 35.60

EXISTING 8" PVC
INVERT = 35.68

EXIST. 8" PVC
INVERT = 35.70

GASLINE RIGHT-OF-WAY

WALKWAY

9°E 1205.22'
48.13'

NOT RECORDED
DRAINAGE SERVITUDE
WIDE DITCH

LOT 12
172.56'

LOT 11
169.00'

LOT 10
185.43'

LOT 9
161.87'

LOT 8
157.41'

LOT 7
152.92'

LOT 6
147.90'

LOT 5
144.19'

LOT 4
140.48'

LOT 3
136.89'

LOT 2
137.48'

LOT 1
138.30'

LOT 1
137.20'

LOT 1
137.20'

LOT 1
137.20'

LOT 1
137.20'

BOX 2
TOC = 33.9
INV = 31.4

PARALLEL PARKING

24" BCCMPA, L = 200'

HOWARD STREET

18" BCCMPA, L = 218'

PARALLEL PARKING

18" RCFA, L = 103'

PARALLEL PARKING

LOT 53
120.00'

LOT 54
105.00'

LOT 55
105.00'

LOT 56
105.00'

LOT 57
105.00'

LOT 58
105.00'

LOT 59
105.00'

LOT 60
105.00'

LOT 61
105.00'

LOT 51
120.00'

LOT 52
120.00'

LOT 53
120.00'

LOT 54
120.00'

LOT 55
120.00'

LOT 56
120.00'

LOT 57
120.00'

LOT 58
120.00'

LOT 59
120.00'

LOT 51
120.00'

LOT 52
120.00'

LOT 53
120.00'

LOT 54
120.00'

LOT 55
120.00'

LOT 56
120.00'

LOT 57
120.00'

LOT 58
120.00'

LOT 59
120.00'

COUNTRYSIDE POND ENLARGEMENT PLAN

SCALE: 1" = 40'-0"

REQD VOLUME OF NEW POND

3

$$\text{VOLUME} = \text{OFFSET CUT} - \text{ROAD CUT} - \text{DETENTION CUT}$$

$$= 162,360 - 4,280 - 72,977$$

$$= 65,603 \text{ CF}$$

300'



135'

TOP OF BANK =

37.4

FULL SECTION

$$\text{DEPTH} = 37.4 - 35.7 = 1.7'$$

$$A = 294' \times 129' = 37,926 \text{ SF}$$

$$V = 1.7' \times 37,926 \text{ SF} = 64,474 \text{ CF}$$

SLOPED SECTION

$$294 + 294 + 129 + 129 = 846 \text{ LF}$$

$$A = \frac{1}{2}(1.7)(3) = 2.55 \text{ SF}$$

$$V = 846 \times 2.55 = 2157 \text{ CF}$$

$$\text{TOTAL VOL} = 64,474 + 2157 = 66,631 \text{ CF}$$

65,603 CF

OK

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

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW
NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190
P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810
TELEPHONE (985) 892-4801
FAX (985) 892-4925

HOWARD R. FUSSELL
(1937 - 2015)

SAM J. COLLETT, III
MATTHEW CRAIN

February 27, 2018

HAND DELIVERED

Mr. Sidney Fontenot
Director, St. Tammany Parish
Department of Development
P.O. Box 628
Covington, LA 70434

**Re: Goodbee Square, Phase 1: Request for
Reconsideration of Final Subdivision Approval:
Removal of St. Tammany Parish ("STP")
Department of Engineering ("DOE") Comment 8,
Final Subdivision Staff Analysis Report (As of July 5, 2017)
Our File S-19,191**

Dear Mr. Fontenot:

I represent Lonesome Development, L.L.C., the Owner and Developer of Goodbee Square Subdivision, and in accordance with the February 6, 2018 (unanimous) resolution of the STP Board of Adjustments ("BOA") to:

1. Decline acceptance and/or hearing of my client's variance appeal; and its
2. Referral of the matter to the STP Planning and Zoning Commission,

and also pursuant to the request of STP Legal Counsel, please accept this letter as my client's request that the above referenced matter be placed under "Old Business" on the March 13, 2018 Agenda of the STP Planning Commission Meeting.

In connection with this request, please note that:

- I. STP BOA Documents (see attachments):
 - A. December 27, 2017 email of Director Sidney Fontenot interpreting/determining/directing my client to seek relief from Critical Drainage Area fill requirements from the BOA;

February 27, 2018

Page 2

- B. My January 8, 2018 email to Ron Keller, copy to Sidney Fontenot, seeking confirmation that the proposed BOA “filing appears to be in order in this regard”, from which I received no response;
- C. On January 9, 2018, Ron Keller accepted the attached STP BOA Variance/Appeal application form; and
- D. STP BOA Staff Analysis Report (Revised) as of February 6, 2018, which in pertinent part states/declares:
 - 1. On February 17, 2015 the Department of Engineering received a letter from Kyle Assoc. requesting a limited work order in accordance with the approved hydrological calculations by Arrow Engineering dated September 17, 2011, last revised November 7, 2011 (copy attached hereto).
 - 2. This (alleged lack of cut/fill mitigation) was first noted as punch list item no. 8 in the July 11, 2017 Staff Analysis Report to the Planning Commission at the time of final subdivision approval.
 - 3. If the BOA determines that the timing of the requirement noted by Staff is problematic or that the project is exempt from the regulations, the BOA may rule that additional cut/fill mitigation is not needed and the project may proceed.
 - 4. If the Board determines that the cut/fill mitigation is required but wishes to take into account the previously created un-utilized capacity, it may rule to allow the use of the excess capacity subject to the following:

“...from an engineering standpoint, the existing ponds developed as part of Countryside Subdivision and subsequently dedicated to Parish Government may be able to provide this floodplain storage as both subdivisions are located in the same floodplain.”

***It should be noted that my client specifically reserves any and all rights arising out of the February 6, 2018 BOA Hearing despite this filing (as directed by STP).**

II. Preliminary Subdivision Approval for Goodbee Square

- A. There was no mention/requirement of any need for additional cut/fill information/documents/mitigation in connection with the grant of Preliminary Subdivision Approval by the STP Planning Commission as evidenced by (see attachments):
 - 1. March 31, 2015 Letter of DOE

2. May 12, 2015 Letter of DOE
3. May 29, 2015 Letter of DOE
4. St. Tammany Parish Government, Department of Engineering:
Work Order Status (Drainage "OK") on July 14, 2015
5. **July 20, 2015 Letter of DOE approving the (see attached) Drainage and Grading Plan of Kyle Associates, LLC (revised July 13, 2015)**
6. May 25, 2016 (Limited) Work Order which states, in pertinent part:
 - a. "You have furnished satisfactory documentation"; and
 - b. "You are hereby authorized for...drainage work."

III. Final Subdivision Staff Analysis Report As of July 5, 2017: (see attached) please note DOE Comment 8 on Page 2 wherein STP (for the first time, after grant of preliminary subdivision approval, after issuance of the work order, and after full construction of all subdivision infrastructure) suggests that the Developer:

"Certify that the cut volume from the pond mitigates the fill required to bring all lots up to the 100 year flood elevation."

In light of the foregoing, it is my client's position and belief that STP compliant drainage and grading plans for Goodbee Square had previously been submitted by Kyle Associates, LLC to STP, resulting in both preliminary subdivision approval, issuance of a work order, and ultimate construction of all infrastructure pursuant to said approved plans, without any specific written requirement and/or condition as to the need for cut/fill calculations, documents, and/or mitigation.

IV. Exemption

Furthermore, and alternatively, it is suggested that the history of the above approvals confirm the grant of an "Exemption" by the STP DOE pursuant to Section 115-3 (Use of Fill Materials Prohibited), a copy of which is attached hereto, in light of Item 13 (Exemptions) thereof which reads as follows:

- "a. Subdivisions which establish to the satisfaction of the Parish Engineer that, at the time of preliminary approval, such subdivision development and fill associated with lot development will not result in a reduction in the 100-year floodplain storage capacity, should be found to comply with these standards."

Finally, and very importantly, STP has approved other subdivisions wherein the 25% post development rate reduction requirement has been met without requiring additional mitigation for cut-fill floodplain considerations (presumably granting an “exemption”).

V. Untimely Imposition of Condition

Furthermore, and alternatively, my client asserts that the first objection/requirement by STP as to the fill/cut issue (as seen as Comment 8 in the Final Subdivision Staff Analysis Report as of July 5, 2017) was clearly “untimely”, and literally “impossible” to accommodate after full buildout of the subdivision pursuant to STP approved plans and specifications.

VI. STP Cut/Fill Requirements Have Been Satisfied (see attachments):

A. October 15, 2017 Email of Kyle Associates to Jay Watson (STP Department of Engineering)

1. Email Chain – see hi-lighted areas which include:

- a. Cut/Fill Calculations for Goodbee Square, Phase 1 using the pre-construction existing elevations and the as-built elevations indicate there is a net fill amount of 4,663 c.y.
- b. If said net fill amount (4,663 c.y.) in Goodbee Square is subtracted from the Countryside aggregate cut volume (13,395 c.y.), with other adjustments, then there still remains approximately 4,932 c.y. of additional floodplain storage.
- c. October 10, 2017 Email of Eddie Powell to Jay Watson, stating that all of the fill work for this project has been done in accordance with the Parish-approved plans and work orders issued, and that at no time during the review process were cut/fill calculations requested by the Parish.
- d. October 4, 2017 Email of Kenny Wortmann of STP to Mr. And Mrs. Randy Morgan, stating that:

“Currently the amount of fill is within the scope of the approved engineered fill plan for the project.”

2. Cut/Fill Report

3. Revised Drainage Plan As Built for Countryside Subdivision by Kyle Associates, LLC dated July 2006 (2 pages)

February 27, 2018

Page 5

In this regard, and as an alternative argument for relief, the as-built plans that were tendered to STP, and accepted by STP, for the six ponds in Countryside Subdivision confirm an aggregate "excess" fill volume of 13,395 c.y.; Kyle Associates, LLC computes that there is approximately 4,932 c.y. of additional floodplain storage within the Countryside Subdivision ponds even after

It must be remembered that the parcel now known as Goodbee Square, Phase 1 was originally a part of Countryside Subdivision, and accordingly the prior engineering submissions and analysis as to the cut/fill issue were resolved, as it was apparent that the parcel (now known as Goodbee Square, Phase 1):

1. Was located downstream to Countryside Subdivision and did not impact Countryside;
2. Any needed "cut" to offset the amount of "fill" brought into Goodbee Square, Phase 1 was accomplished based on the "excess" capacity of the 6 ponds in Countryside Subdivision;
3. The existing 6 ponds in Countryside Subdivision are owned and maintained by STP, and the pond in Goodbee Square, Phase 1 will be owned and maintained by STP when the final subdivision plat is signed and recorded; and
4. All drainage requirements (particularly, the 25% reduction of post-development rate of runoff when compared to pre-development rate of runoff) has been accomplished in both the design and construction of the (STP approved) drainage system for Goodbee Square, Phase 1.

Conclusion

Lonesome Development, L.L.C. respectfully urges that for any and/or all of the foregoing reasons, supported by the attachments hereto, DOE Comment 8 in the Final Subdivision Staff Analysis Report (as of July 5, 2017) should be removed.

With best regards,

Very truly yours,

JONES FUSSELL, L.L.P.

BY: _____
JEFFREY D. SCHOEN

JDS:swg

Enclosures

I.

ATTACHMENT
PACKET

jds@jonesfussell.com

From: Sidney Fontenot <sfontenot@stpgov.org>
Sent: Wednesday, December 27, 2017 10:36 AM
To: jds@jonesfussell.com
Cc: Erin Stair; Jay Watson
Subject: Goodbye Square

I have reviewed the fill provisions of Chapter 7 and the relief from Critical Drainage Area fill requirements is the Board of Adjustments.

Sec. 7-002.00 Use of Fill Materials Prohibited

D. REVIEW OF DECISIONS. Any person or persons jointly or severally aggrieved by any decision of the Department of Engineering relative to the placement of fill on property governed by the provisions of this ordinance may appeal to the Board of Adjustment. Such appeal shall be taken within ten (10) days of the decision of the Department of Engineering, by filing with the Department and with the Board of Adjustment a notice of appeal specifying the grounds thereof.



Sidney Fontenot, AICP
Director of Planning and Development
St. Tammany Parish Government
21454 Koop Drive, Suite 1B, Mandeville, LA 70471
985.898.2528 or sfontenot@stpgov.org
www.stpgov.org

DISCLAIMER: 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.

jds@jonesfussell.com

From: jds@jonesfussell.com
Sent: Monday, January 08, 2018 9:22 AM
To: Ron Keller (rkeller@stpgov.org)
Cc: Sidney Fontenot (sfontenot@stpgov.org)
Subject: Goodbee Square, Phase 1: Final Subdivision Approval (Appeal of Engineering Department Interpretation of Placement of Fill Provision)
Attachments: 20180108092754409.pdf

In connection with the above referenced matter, attached please find the Appeal Application Form which I intend to submit to you tomorrow morning with the \$200 filing fee.

The Developer (Lonesome Development, L.L.C.) of Goodbee Square, Phase 1 is appealing the after the fact (after grant of initially Preliminary Subdivision Approval and later Final Subdivision Approval) decision by the Department of Engineering that the placement of fill provisions ("cut and fill") had not been met/satisfied.

Please confirm that the filing appears to be in order in this regard; I have copied Sidney as he has been very involved in the discussion of the issue and suggested Appeal alternative.

Many thanks,

Jeffrey D. Schoen
Jones Fussell, L.L.P.
Northlake Corporate Park
1001 Service Road E., Highway 190, Suite 103 P.O. Box 1810 Covington, Louisiana 70434
Telephone: 985.892.4801
Facsimile: 985.892.4925

BOA CASE NO. _____ (for office use only)

ST. TAMMANY PARISH BOARD OF ADJUSTMENT
(VARIANCE/APPEAL APPLICATION FORM)

(Please print on the following lines below. If a company, please include a contact person name also.)

APPLICANTS NAME: Lonesome Development, L.L.C.

MAILING ADDRESS: c/o Jeffrey D. Schoen

CITY/STATE/ZIP: P.O. Box 1810, Covington, LA 70434

PHONE NUMBER: 985-892-4801 985-373-0194
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: PUD

Countryside Circle near U.S. Hwy. 190 Goodbee LA Goodbee Square, Phase 1
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

- REQUEST FOR:** A variance of the (Unified Development Code)
 Appeal of an adverse decision made by a parish official(s)
 Appeal the interpretation by a parish official(s) of the (Unified Development Code)

VARIANCE/APPEAL REQUESTED:

- building setbacks (reduction of front, side and/or rear yard setbacks)
 landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
 landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
 parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
 signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)
 other Appeal decision of the STP Department of Engineering as to placement of fill (Chapter 7, Section 7-002.00)
(Specify other variance/appeal on line above)

(Please state on the following lines below your specific request for a variance/appeal:)

See above

LONESOME DEVELOPMENT, L.L.C.

By: S/ TRH
SIGNATURE OF OWNER/APPLICANT
TIMOTHY R. HENNING, Manager

1/9/18
DATE OF APPLICATION

JMS

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT
STAFF ANALYSIS REPORT**

Case File Number: BOA Case No. 2018-912-BOA
Initial Hearing Date: February 6, 2018
Date of Report: (*Revised*) as of February 6, 2018

GENERAL INFORMATION

Applicant(s) Name: Lonesome Development, L.L.C.
Location of Property: Countryside Circle, Goodbee, Louisiana
Zoning of Property: Planned Unit Development (P.U.D.)
Variance(s) Requested: Appeal a decision made by parish officials relative to the placement of fill provisions

OVERVIEW

The applicant is aggrieved by a decision by Department of Development – Engineering for their ruling of the “after the fact” placement of fill provisions (cut and fill) in Goodbee Square, Phase 1 subdivision had not been met (see email attached from the applicant’s attorney dated January 8, 2018).

STAFF COMMENTS

Department of Development – Engineering’s position:

Cut-fill calculations for Goodbee Square, submitted by Arrow Engineering, which included 65,604 cubic feet of offsite fill mitigation in the form of an additional pond were reviewed and approved in 2012 (See attached file titled “Arrow Engineering – Cut-fill Calculations 09Aug2012”). On Jan 1, 2015 the Department of Engineering received a letter from the developer stating that Arrow Engineering was being replaced by Kyle Assoc. as the engineer of record for this project. On February 17, 2015 the Department of Engineering received a letter from Kyle Assoc. requesting a limited work order in accordance with the approved hydrological calculations by Arrow Engineering (See attached file titled “14062.Goodbee Square-Phase 1 Letter to STP (02-17-15)”).

During construction of the subdivision, neither the Parish nor the developer noted a lack of cut-fill mitigation being provided for the development of the property. This deficiency was first noted as punch list item No. 8 in the July 11, 2017 staff analysis report to the Planning Commission at the time of final subdivision approval (See attached file titled “Goodbee Square, Phase 1 - Final Staff

~~Best Rev. 11/7/17~~
~~No additional cut & fill~~

Analysis Report 11JUL17 Agenda”). Prior to this point in time, as-built plans had not been submitted. Therefore, this was the first time a discrepancy between the approved preliminary plans and the as-built plans could be noted.

In the absence of relief, the staff must require that the project be constructed in accordance with the 2012 approval of the Goodbee Square cut-fill calculations by providing the remaining volume of floodplain storage as detailed in the attached “Arrow Engineering – Cut-fill Calculations 09Aug2012” in the amount of 65,604 cubic feet.

~~Requested Motion~~

The Board may provide relief in a number of ways.

①

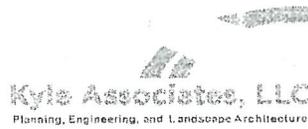
If the BOA determines that the timing of the requirement noted by staff is problematic or that project is exempt from the regulations, the BOA may rule that additional cut fill mitigation is not needed and the project may proceed.

②

If the Board determines that the cut-fill mitigation is required but wishes to take into account the previously created un-utilized capacity, it may rule to allow the use of the excess capacity subject to the following:

From an engineering standpoint, the existing ponds developed as part of Countryside S/D and subsequently dedicated to Parish Government may be able to provide this floodplain storage as both subdivisions are located in the same floodplain. If relief is provided by the Board, it is the responsibility of the developer’s engineer to provide updated as-builts for any ponds that they propose to use for the purpose of providing fill mitigation as well as calculations verifying that the ponds can actually provide the fill mitigation volume required.

The ponds in Countryside are in the Parish Maintenance System, therefore any available fill mitigation available in these ponds belongs to St. Tammany Parish and may be subject to cost associated with the purchase of fill mitigation credits as an asset of St. Tammany Parish Government.



February 17, 2015

Mr. Charles E. Williams, P.E.
St. Tammany Parish Government
Dept. of Engineering
P.O. Box 628
Covington, LA 70434
Email: eddie@stpgov.org

**RE: Goodbee Square Subdivision – Phase 1
Covington, LA
KA Project No. 14062**

Dear Mr. Williams:

In accordance with a site meeting held with staff from your office on Thursday, February 12, 2015, we respectfully request an amended limited work order for the referenced project to include grading and drainage work in accordance with the "Hydrological Calculations" by Arrow Engineering and Consulting revised in November 2011. We understand that this report was approved by your office in 2011 and intend to maintain this basic drainage scheme moving forward with the proposed construction work.

The contractor will ensure that all work is done in accordance with this plan and will have no adverse impacts on the adjacent properties. We understand that some complaints have been raised by adjacent property owners concerning the current clearing and grubbing work. However, we have not been able to locate any specific issues that could be causing off-site drainage problems. We did note that some of the adjacent cleared lots as well as the existing ditches were holding a small amount of water. It is unclear how the work on the referenced site could have caused these problems.

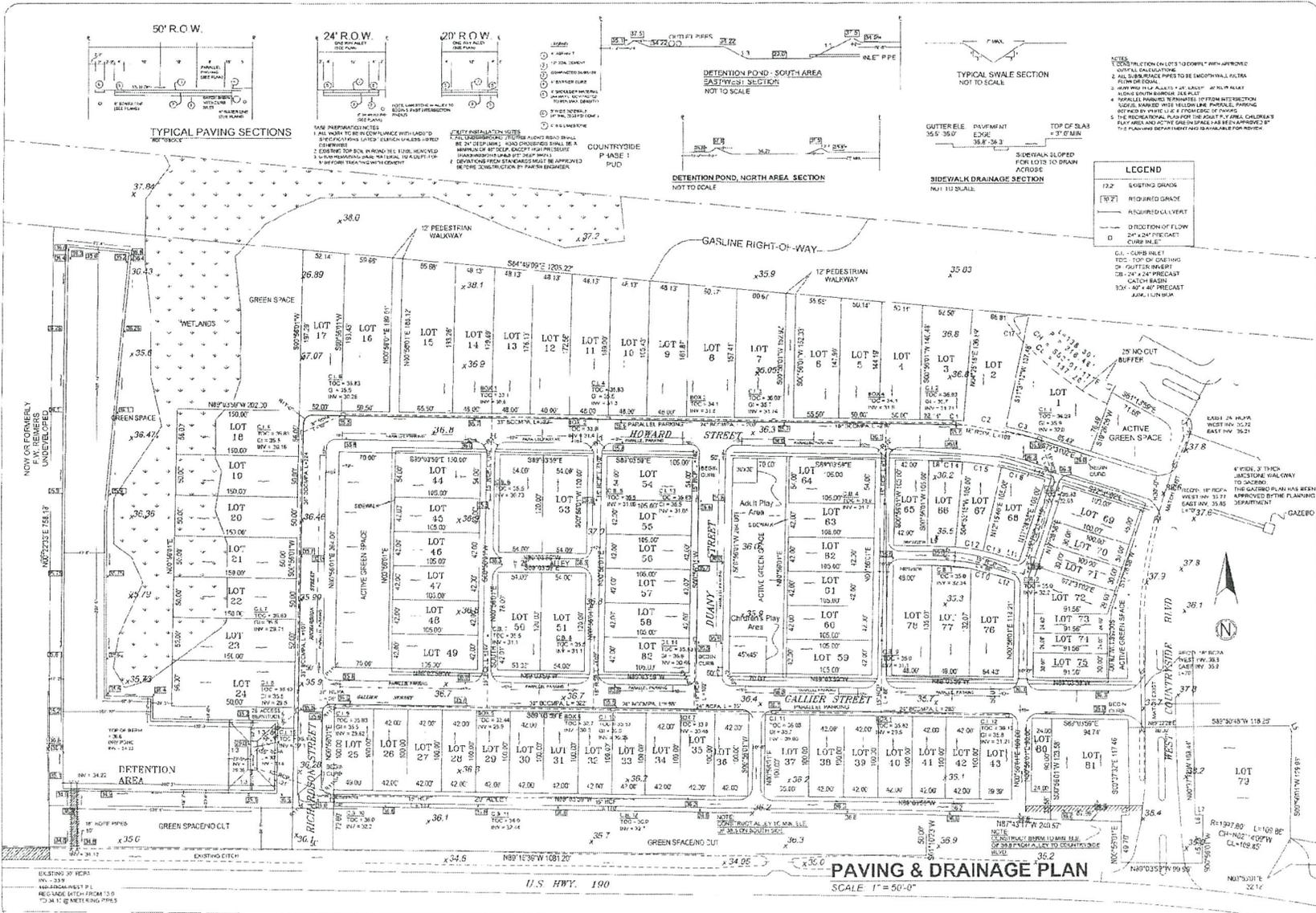
Let us know if you have any questions or require any additional information.

Sincerely,

James E.
Powell, Jr.

Digitally signed by James E. Powell, Jr.
DN: cn=James E. Powell, Jr., o=Kyle
Associates, LLC, ou,
email=epowell@kyleassociates.net,
c=US
Date: 2015.02.17 23:29:25 -06'00'

James E. Powell, Jr., P.E., P.L.S.
Vice President – Engineering Operations
Kyle Associates, LLC



LEGEND

12.2	EXISTING GRADE
12.2	REQUIRED GRADE
12.2	REQUIRED CURVE
12.2	DIRECTION OF FLOW
12.2	24" x 24" PRECAST CURB INLET
12.2	24" x 24" PRECAST CATCH BASIN
12.2	30" x 48" PRECAST CURB INLET

Date	Description
8-11-11	FOR REVIEW AND COMMENT
8-24-11	REVIEWED
10-26-11	REVISOR
11-02-11	REVISOR

Goodbee Square Phase 1
 Countryside Boulevard
 Goodbee, LA

ARROW ENGINEERING & CONSULTING
 DARRELL JENSEN, P.E.
 555 Choudry Drive
 Ardenwood, LA 70003
 Phone: 985-237-7908

C-1

PAVING & DRAINAGE PLAN
 SCALE 1" = 50'-0"

II.

**ATTACHMENT
PACKET**



Pat Brister
Parish President

St. Tammany Parish Government

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2552

Fax: (985) 898-3003

eng@stpgov.org

March 31, 2015

Mr. James E. Powell, Jr., P.E., P.L.S.
Kyle Associates, LLC
P. O. Box 1831
Mandeville, LA 70470-1831

Re: Goodbee Square, Phase 1
PUD Amendment Plan dated 11/17/14

Dear Mr. Powell,

Reference is made to your letter of transmittal dated March 19, 2015 along with the Drainage Impact Study dated March 17, 2015 and full size set of construction plans stamped and dated March 17, 2015 by you.

The submittal has been reviewed and the following comments need to be addressed before a work order can be issued for this PUD Amendment Plan:

Drainage Impact Study:

1. Acreage does not coincide with Sheet C1.0
2. Culvert calculations show some culverts too small
3. Provide larger legible pipe network map
4. Use SCS Method 100yr 24hr for pond calculations
5. In summary provide impervious area assumed, CN, shape factor, maximum water surface elevation for pond, % reduction, soil types, culvert calculation summary, Qpeak before detention, and offsite drainage

Sheet C1.0:

6. Show all servitudes
7. Entrance ROW needs to be 80'

Sheet C2.0:

8. Revise entrance section to 80' ROW
9. Revise comment #1 in legend to reference LADOTD

Sheet C3.0:

10. Revise general note #16 to reference NAVD88 and geoid used

Mr. James E. Powell, Jr., P.E., P.L.S.
March 31, 2015
Re: Goodbee Square, Phase 1
Page 2

Sheet C4.0:

11. Need pond x-section
12. Need x-section of Hwy 190 ditch improvements
13. Street elevations at cross culverts are too low with respect to T.C.
14. Metal pipe is not acceptable for a surcharged system
15. RCP is needed under roadway for inlet pipe
16. Remove pipe under pavement running parallel with road
17. Show all drainage servitudes
18. Show pond servitude
19. Label all parcels
20. Need typical detail of road nipple at turns

Water and Sewer Comments:

21. A 25' x 25' servitude is required around the lift station
22. Sheet C3.0 – change note #7 to read:
Upon completion of the water system, the fire hydrants shall be tested for gpm capacity. The barrel of each fire hydrant shall be painted chrome yellow and the top and nozzle caps of each fire hydrant are to be painted as follows:
 - i. Class A (1,000 gpm or greater): Green
 - ii. Class B (500 gpm to 1000 gpm): Orange
 - iii. Class C (< 500 gpm): Red
23. Provide an access drive to the lift station
24. Provide 1" water service to the lift station
25. Show a utility servitude around the sewer force main
26. Show a bore for the water main crossing Beebalm Cir.
27. Submit plans to Tammany Utilities for review and approval
28. Submit DHH permit application to DES and Tammany Utilities
29. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required. No work order will be issued until the submitted plans and specifications are approved by the DHH

Traffic Comments:

30. Provide revised TIA

Sheet 2.0:

31. The entrance typical section detail needs to be modified to show one 14' lane entering the subdivision and two 10' wide lanes exiting the subdivision

Mr. James E. Powell, Jr., P.E., P.L.S.
March 31, 2015
Re: Goodbee Square, Phase 1
Page 3

Sheet C2.0 & C14.0:

32. Change the barrier curb detail from 6" width to 8" width

Sheet C7.0:

33. Revise sign detail. All signs shall have 7 feet of clearance from bottom of sign to top of curb and 2 feet of clearance from edge of sign to edge of roadway
34. Label the blue reflectors;
35. Label entrance road; if the road name is not Gallier Street then add a street name sign at the corner of Gallier and the entrance road
36. Add speed limit 25 MPH at entrance of subdivision
37. Add roadway dimensions and curve radii
38. Dimension the median – 100' minimum length, 6' minimum width, 3' minimum radius at ends

Watershed Comments:

39. Need to submit a copy of NOI as required by LDEQ for Stormwater General Permit at Large Construction Sites
40. Need to maintain a copy of the Stormwater General Permit & your SWPPP on-site for review at inspections.

General Comments:

41. Need Subdivision plat
42. Two (2) Maintenance Obligations will be established as follows:
 - a. \$10,000 to cover existing Parish Roads
 - b. \$9,500 to cover the construction of the water line within Parish R/W
43. Furnish an up to date USCE permit

Please reply to each comment to assist in our review.

Sincerely,



Charles E. Williams, P.E.
Parish Engineer/Director of Engineering

CEW/chh

xc: Honorable James A. Thompson
Mr. Shannon Davis
Mr. Sidney Fontenot
Mr. Ron Keller
Ms. Erin Stair

Ms. Helen Lambert
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Paul Carroll, P.E.
Mr. Jay Watson, P.E.
Mr. Jeremy R. Harrison, E.I.

Ms. Sabrina Schenk
285, LLC



Pat Brister
Parish President

St. Tammany Parish Government

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2552

Fax: (985) 898-3003

eng@stp.gov

May 12, 2015

Mr. James E. Powell, Jr., P.E., P.L.S.
Kyle Associates, LLC
P. O. Box 1831
Mandeville, LA 70470-1831

Re: Goodbee Square, Phase 1
PUD Amendment Plan dated 11/17/14

Dear Mr. Powell,

Reference is made to your letter of transmittal dated April 29, 2015 along with your response to review comments letter dated April 29, 2015, a revised Drainage Impact Study dated April 29, 2015, and full size set of construction plans stamped and dated April 29, 2015 by you.

The submittal has been reviewed and the following comments need to be addressed before a work order can be issued for this PUD Amendment Plan:

Drainage Impact Study:

1. Computer calculations were not submitted within study or on CD
2. Culvert calculations show some culverts too small
3. Use SCS Method 100yr 24hr for pond calculations

Sheet C1.0:

4. Show drainage servitude for pond inlet
5. Label 10' drainage servitudes as "PRIVATE"

Sheet C4.0:

6. Street elevations at cross culverts are too low with respect to T.C.
7. Show drainage servitude for pond inlet
8. Label all parcels; label all green spaces
9. Label 10' drainage servitudes as "PRIVATE"

Sheet C10.1:

10. Label all side slopes for pond x-sections

Traffic Comments:

11. Provide revised TIA



Pat Brister
Parish President

St. Tammany Parish Government

Department of Engineering
P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2552
Fax: (985) 898-3003

eng@stpgov.org

May 29, 2015

Mr. James E. Powell, Jr., P.E., P.L.S.
Kyle Associates, LLC
P. O. Box 1831
Mandeville, LA 70470-1831

Re: Goodbee Square, Phase 1

Dear Mr. Powell,

Reference is made to your letter of transmittal dated May 21, 2015 along with your response to review comments letter dated May 21, 2015, a revised Drainage Impact Study dated April 29, 2015, and full size set of construction plans stamped and dated May 21, 2015 by you.

The submittal has been reviewed and the following comments need to be addressed before a work order can be issued:

Plat:

1. Show drainage servitude for pond inlet
2. Label 10' drainage servitudes as "PRIVATE"
3. Restrictive covenant needed stating minimum finished floor elevation to be 1' higher than centerline of street
4. Revise restrictive covenant #4 to include drainage easements

Sheet C2.0:

5. Show sidewalks on x-sections
6. Show typical ADA sidewalk details

Sheet C4.0:

7. Street elevations at cross culverts are too low with respect to T.C. (CI# 11,12,14,15,16,17,19,20)
8. Label all parcels; label area south of pond

Traffic Comments:

9. Need DOTD driveway permit/approval

Mr. James E. Powell, Jr., P.E., P.L.S.
May 12, 2015
Re: Goodbee Square, Phase 1
Page 2

General Comments:

10. Two (2) Maintenance Obligations will be established as follows:
 - a. \$10,000 to cover existing Parish Roads
 - b. \$9,500 to cover the construction of the water line within Parish R/W

Please reply to each comment to assist in our review.

Sincerely,



Charles E. Williams, P.E.
Parish Engineer / Director of Engineering

CEW/chh

xc: Honorable James A. Thompson
Mr. Shannon Davis
Mr. Sidney Fontenot
Mr. Ron Keller
Ms. Erin Stair

Ms. Helen Lambert
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Paul Carroll, P.E.
Mr. Jay Watson, P.E.

Ms. Sabrina Schenk
285, LLC



ST. TAMMANY PARISH GOVERNMENT
DEPARTMENT OF ENGINEERING

WORK ORDER STATUS

Goodbee Square, Phase 1 (PUD AMENDMENT)
SUBDIVISION NAME

Pud amendment Administratively Approved 11/17/14

ITEM	STATUS	DATE
U.S. Army Corps of Engineers Permit	OK	5/21/15
Maintenance Obligation <i>1/10,000 Road 2/0.500 Sew</i>	OK	6/3/15
Clearing/Grubbing	OK	5/21/15
Drainage	OK	7/14/15
Roadway Design	need	
Traffic Design <i>Entrance & Median cut</i>	OK	7/14/15
Sewer and Water	OK	5/21/15
Sedimentation Barrier Plan	OK	5/21/15
Clearing Permit from Planning	need	
LDEQ Agency Interest #	need	
Other DOTD Permits	need	

WORK ORDER ISSUED	DATE
1.	
2.	
3.	
4.	

Ward 1, District 3 (Red Thompson)

Developer 285, LLC

Address 19411 Helenberg Rd - Ste 204
Covington, LA 70433

Telephone 626-4115 Fax 626-4116

Engineer Kyle Associates, LLC (Eddie Powell, P.E., P.S.)

Address 638 Village Lane N.
Mandeville, LA 70471

Telephone 727-9377 Fax _____



Pat Brister
Parish President

St. Tammany Parish Government

Department of Engineering
P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2552
Fax: (985) 898-3003

eng@stpgov.org

July 20, 2015

Mr. James E. Powell, Jr., P.E., P.L.S.
Kyle Associates, LLC
638 Village Lane North
Mandeville, LA 70471

Re: Goodbee Square, Phase 1
PUD Amendment Plan dated 11/17/14

Dear Mr. Powell,

Reference is made to your letter dated July 14, 2015 along with revised drawings showing revision date of July 13, 2015 on the cover sheet.

The drawings have been reviewed and are acceptable.

Please find enclosed a copy of the Work Order Status as of this date. Before and UNLIMITED work order can be issued the information shown as "need" must be furnished.

Should you have any questions, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles E. Williams".

Charles E. Williams, P.E.
Parish Engineer/Director of Engineering

CEW/arm

xc: Honorable James A. Thompson
Mr. Michael J. Noto
Mr. Paul Carroll, P.E.
Mr. Jay Watson, P.E.
Mr. Earl J. Magner, P.E., P.L.S.
285, LLC



WORK ORDER STATUS

Goodbee Square, Phase 1 (PUD AMENDMENT)
SUBDIVISION NAME

Pud amendments Administratively Approved 11/17/15

ITEM	STATUS	DATE
U.S. Army Corps of Engineers Permit	OK	5/21/15
Maintenance Obligation <i>1/1/15 to 12/31/15</i>	OK	6/3/15
Clearing/Grubbing	OK	5/21/15
Drainage	OK	7/14/15
Roadway Design	OK	
Traffic Design <i>entrance of median cut</i>	OK	7/14/15
Sewer and Water	OK	5/21/15
Sedimentation Barrier Plan	OK	5/21/15
Clearing Permit from Planning	need	
LDEQ Agency Interest #	need	
Other <i>Other Permits</i>	need	

WORK ORDER ISSUED	DATE
1.	
2.	
3.	
4.	

Ward _____, District 3 *3rd Ward*

Developer 285, LLC

Address 19411 Heleneville Rd - Ste 2001
Covington, LA 70433

Telephone 626-4115 Fax 626-4116

Engineer Eddie Powell, P.E., PLS (Eddie Powell, P.E., PLS)

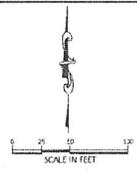
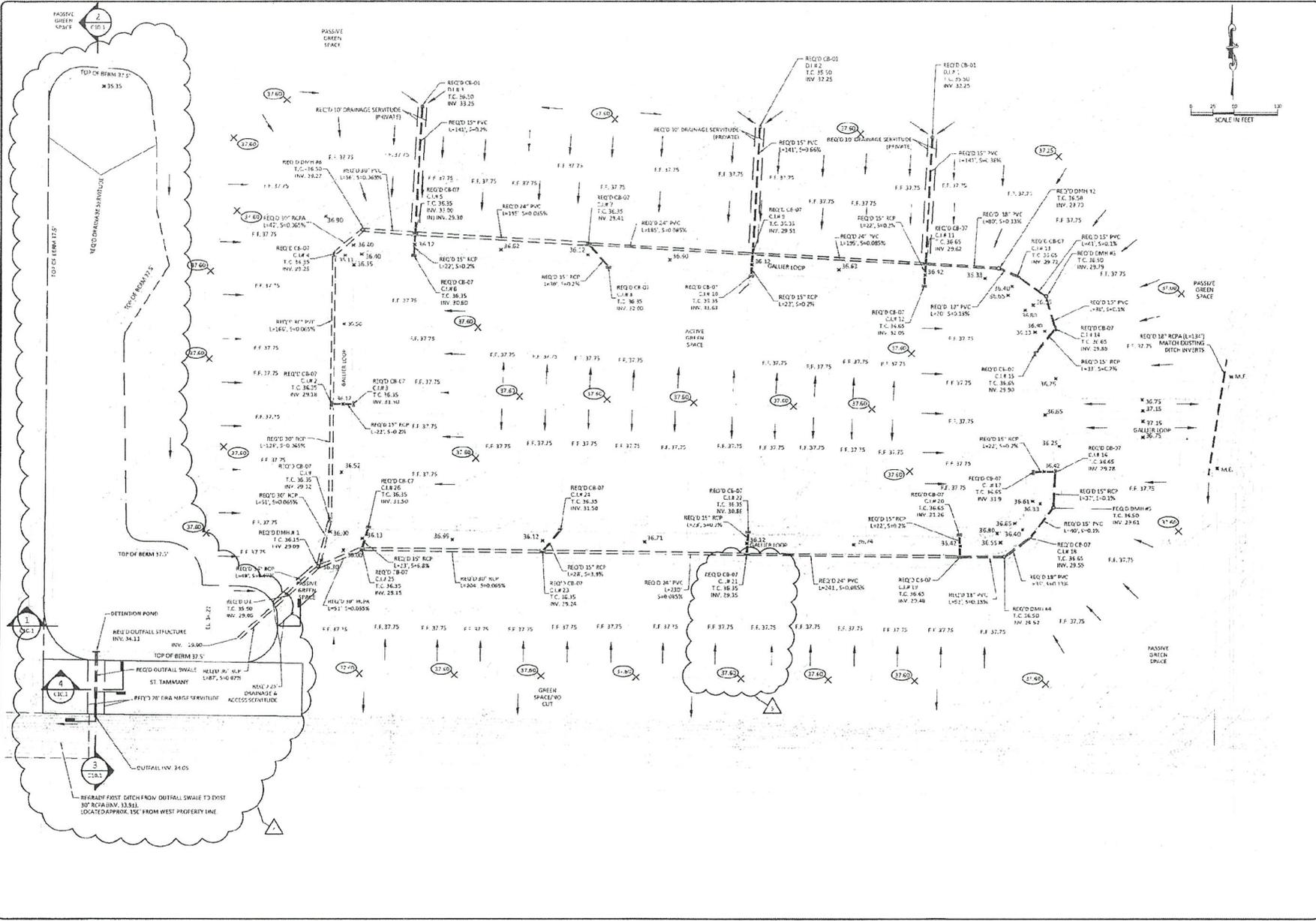
Address 638 Village Lane N.
Mandeville, LA 70471

Telephone 727-9377 Fax _____

Plan Date: Wed 15 12:25:15 -05:7:00

User: sbarratt

File: N:\2024\14662 - Goodbee Subdivision\Drawings\C4.0\14662_Plan_Drainage.dwg



PROJECT NO.	14662 PL DRAIN.dwg
DATE	12/15/24
DRAWN BY	BAF
CHECKED BY	JEP
SCALE	1" = 100'
DATE	03/17/15
BY	JEP

**GOODBEE SQUARE SUBDIVISION
PHASE 1
DRAINAGE & GRADING PLAN**

285, LLC - DEVELOPER

NO.	DATE	REVISIONS
1		ISSUED FOR PERMITS
2		REVISED TO REFLECT COMMENTS FROM COUNTY
3		REVISED TO REFLECT COMMENTS FROM COUNTY
4		REVISED TO REFLECT COMMENTS FROM COUNTY
5		REVISED TO REFLECT COMMENTS FROM COUNTY



Kyle Associates, LLC
 Planning, Engineering, and Architecture
 14662 Goodbee Square, Suite 100, Jacksonville, FL 32217
 Phone: 904.241.1466

C4.0



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

May 25, 2016

Lonesome Development, LLC
Mr. Tim Henning, President
1125 Causeway Blvd.
Mandeville, LA 70471

Re: Goodbee Square S/D, Phase 1 (PUD Amendment)
Work Order (Limited)

Gentlemen:

This is to confirm that you have furnished satisfactory documentation for the above-captioned project for a limited work order.

Therefore, a limited Work Order is hereby authorized for clearing, grubbing, drainage work and sewer and water construction.

Please furnish this office with your contractor's name, address, and telephone number. Periodic inspection reports are required on a weekly basis. The engineer is to advise this office whenever major phases of the work commence, so that our inspectors may observe as necessary.

Should you need additional information please advise.

Sincerely,

Charles E. Williams
Charles E. Williams, P.E.
Parish Engineer/Director of Engineering

by JAT

Honorable James A. "Red" Thompson
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jay Watson, P.E.
Mr. Glenn Delatte
Kyle Associates, LLC

Limited Work Order Template 5/10/16

III.

**ATTACHMENT
PACKET**

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

CASE NO.: 2017-711-FP

SUBDIVISION NAME: GOODBEE SQUARE, PHASE 1

DEVELOPER: Lonesome Development, LLC

ENGINEER/SURVEYOR: Kyle Associates, LLC

SECTION: 21

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

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

GENERAL LOCATION: West side of LA 1077 and north side of LA 190 in vicinity of Goodbee.

TOTAL ACRES IN DEVELOPMENT: 20.65

NUMBER OF LOTS: 73

AVERAGE LOT SIZE: 6,500 Sq. Ft.

SEWER AND WATER SYSTEMS: Goodbee Regional

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on June 29, 2017. The inspection disclosed that all of the concrete roads are constructed and subsurface drainage is installed.

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

Final Plat

1. Add to restrictive covenant #7 that the H.O.A. will be responsible for maintaining all "Private" servitudes.
2. Add a restrictive covenant stating the following: "Driveways on corner lots shall not be located

any closer than sixty (60') feet from the corner of the property where the said two street rights of way intersect."

3. The water system Goodbee Square Ph. 1 is tying into is Northridge, revise the Final Plat to depict this information.
4. Revise the "Typical Concrete Entrance Section" legend to show the actual "As-Built" pavement design.
5. Revise the "Typical Concrete Roadway Section" to include a legend with "As-Built" information.
6. The plat and the paving and drainage plan do not show the same servitudes between lots 18 & 19.
7. Curve C8 does not meet the minimum required width of 25' for public access servitude to the detention pond.
8. Certify that the cut volume from the pond mitigates the fill required to bring all lots up to the 100 year flood elevation.
9. The private drainage servitude around the detention pond must be removed if the Parish is to maintain the pond.
10. Remove the language regarding alleys from the dedication statement, as no alleys are a part of this development.
11. Remove references to sidewalks from the restrictive covenants, as sidewalks are not a part of this development.
12. The outfall drainage servitude is located outside of the footprint of the subdivision and must be resolved.

"As-Built" Paving & Drainage Plan

13. Provide upstream and downstream inverts for the culvert installed at the entrance of the subdivision.
14. The weir structure and location as well as the outfall location are not accordance with the approved drainage plan dated 9/22/16. Revise the hydro report to confirm that the pond and weir meet St. Tammany Parish Drainage requirements as constructed.
15. Variations greater than 1' between the as-built invert elevations and the proposed invert elevations were observed in multiple locations (C.I. #5, 25, 23 for example). Revise the hydro report using the as-built invert elevations to confirm that the drainage infrastructure meets St. Tammany Parish Drainage requirements as constructed.
16. The outfall drainage servitude was not approved in the preliminary plans and is located outside of the boundary property line of the subdivision. This issue must be resolved.
17. Provide additional clarification showing how the pond berm connects to the weir, including the slope of the ground from the weir to the top of bank elevation which is 37.5'.
18. Provide as-built elevations for the weir.
19. This weir design was not approved. Where is the culvert that was approved?
20. Provide sufficient elevation points in the pond to show that the pond size, top of bank elevations, pond bottom elevations, pond slopes, and pond design are in accordance with the approved drainage plan and hydro study.
21. Identify what unit of measure is being used for all dimensions called out on the Reinforcing detail and Detail 2.
22. Provide drainage directional arrows on each lot of the development.
23. There is a note that states "final as built data pending." Approval of the as-built plans will require all as-built data to be finalized.

"As-Built" Sewer & Water Plan

24. Label sheet RD1 as the "As-Built Utility Plan."

"As-Built" SWPPP

25. Revise the Erosion Control Plan to indicate physical location where the SWPPP will be kept on site.
26. Attach the stormwater map and include the pathway from the discharge point to the ultimate outfall at the Lake.

General

27. Municipal addresses must be included on the Final Plat.
28. Provide an "As-Built" Signage Plan.
29. Provide the Engineer and the Surveyor's Stamp on required plans.
30. Fire hydrants need to be painted the correct color scheme.
31. Base test results, concrete test results, utility trench bedding test results, and utility backfill test results are required.
32. A negative bacteriological report relative to the construction of the project's water system is required.
33. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system is required from the utility provider.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2346 linear feet x \$25.00 per linear foot = \$58,700 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 73 lots = \$78,621

Drainage Impact Fee = \$1114 per lot x 73 lots = \$81,322

Fees are due before subdivision plats can be signed.

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

All staff comments must be addressed before plats can be signed.

Revised drawings will not be accepted prior to July 11, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

Department of Development – Planning

None

IV.

ATTACHMENT
PACKET

Sec. 115-3. - Use of fill materials prohibited.

(a) *Adverse drainage impact.* It shall be prohibited to place fill or construct improvements on any parcel of property so as to cause adverse drainage impacts on any adjacent parcel.

(b) *Placement of fill material.*

(1) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

Approved development plan may be a properly issued building permit or site work permit, subdivision work order, or existing and proposed grade elevation form approved by the department of planning and development. Plans proposed within the boundaries of St. Tammany Parish Gravity Drainage District No. 5 (GDD5) shall require review and comment from GDD5's engineer.

Area of special concern means an area that is experiencing development without an approved hydrological plan for the area and, although it may not be located within a critical drainage area, has been determined by the parish department of engineering, after careful consideration of the available data, to be an area that is particularly susceptible to adverse drainage and flooding impacts that are likely to result from continued development and fill, necessitating the application of specific fill and building regulations to address those impacts.

Critical drainage area means an area determined by the parish department of engineering, after careful consideration of the available data, to be of critical importance for its role in the conveyance, moderation or storage of stormwater. Areas within this designation include, but are not limited to, the following:

1. Areas anticipated to be inundated by a 100-year storm event, including areas adjacent to streams, upland areas, and areas of isolated or permanent flooding.
2. Areas of concentrated storm water flow, including but not limited to concentrated sheet flow, channelized flow, and natural hydrologic features or channels of all types and sizes.
3. Any area designated by FEMA as Flood Hazard Area A, V, or the equivalent, indicating inundation during a 100-year event.
4. Areas included within wetlands as defined by the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual.
5. Those areas that are designated as a critical drainage area on the most current critical drainage area map that is on file in the office of the parish department of engineering.

Critical drainage area map means the official critical drainage area map generated and maintained by the department of engineering. The map will be periodically revised, based on information and data available at the time, in an effort to provide reasonably updated information to the public regarding the areas of the parish considered to be critical drainage areas.

Lots and parcels 90 feet or less in width. The determination of whether a lot or parcel is 90 feet in width or less is to be made by averaging the measurement of the width of the property at the point of the rear roof line of an existing or proposed principal structure and the measurement of the width of the property at the front boundary line. The rear roof line is the point where the roof is closest to the rear boundary.

Multiple-family structure means a structure containing three or more dwelling units located on a single lot (as opposed to party wall and townhouses located on separate lots of record.)

Natural ground means the natural or pre-development elevation of the property, prior to any surface alteration work being performed.

Net fill means the placement of any fill material that results in any increase in the surface elevation of property or adjacent property from its natural or pre-development state.

Site work permit means a permit issued for paving, grading, excavation, or placement of fill on a site within unincorporated St. Tammany Parish. This permit is needed if the proposed site improvements are not already being reviewed as part of a properly issued building permit or subdivision work order.

- (2) *Net fill prohibited.*
 - a. Net fill shall be strictly prohibited in any critical drainage area and on any lot or parcel 90 feet or less in width, except with an approved development plan or with the express written consent of the department of planning and development. Any request to place fill in a critical drainage area or a lot or parcel 90 feet or less in width shall be in accordance with the procedures and guidelines outlined herein.
 - b. A lot or parcel of property shall be deemed to be located in a critical drainage area when any part thereof is located within a critical drainage area. Net fill shall not be placed on any part of such property, except with an approved development plan or with the express written consent of the department of engineering.
- (3) *Jurisdictional wetlands.* All fill/excavation activities within jurisdictional wetlands shall secure all necessary permits from the U.S. Army Corps of Engineers and any other relevant local, state or federal agencies before such activities are commenced.
- (4) *Procedures.*
 - a. Any request for approval to place fill on a lot or parcel governed by this chapter shall include a detailed description of the fill activity. A drainage and paving plan, if required, must be completed in accordance with section 115-111. An existing and proposed grade elevation form, if required, must be prepared by a state-licensed engineer or land surveyor and include the following information:
 1. Volume of fill to be placed;
 2. The footprint of the fill work;
 3. Volume and source location of any excavation work;
 4. The location of the ultimate disposition of the spoil being removed;
 5. The direction of water flow across the site;
 6. A profile through the construction footprint showing the natural and finished elevations of the site; and
 7. The sediment retention measures proposed for the site.
 - b. Upon receiving approval to fill by the department of planning and development, whenever a concrete slab or any other structural foundation of a permanent nature is to be constructed, the applicant or builder shall certify, after excavation of the site and prior to pouring any concrete or installing any permanent foundation, that the foundation is ready to be installed and that all fill work complies with the relevant standards. The foundation shall not be poured or installed prior to certification and inspection.
 - c. Prior to the issuance of the certificate of occupancy, the applicant or builder shall submit an official survey which confirms compliance with the provisions of this chapter. A final drainage inspection by the department of planning and development shall be conducted to verify compliance with these standards, and no certificate of occupancy shall be issued unless and until compliance has been verified.
- (5) *General residential fill standards.* The placement of fill material on any lot or parcel located within any critical drainage area shall be permitted only after a development plan has been submitted and approved by the department of engineering. In the event that the department of

engineering determines that fill work is permitted on the particular parcel, the fill work must comply with the following specific standards:

- a. In some cases, subject to the discretion of the department of engineering, excavation of existing soil and its replacement with fill is permissible at the site provided it can be demonstrated to have no increase in the natural ground elevation and no net impact on the function of the critical drainage area.
 - b. Fill shall be limited to the roof-shed area of the proposed primary structure and access to the site and shall not exceed that which is necessary to prepare an adequate building footprint.
 - c. Site improvements (roads, structures, fill, etc.) shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.
 - d. Fill for driveways must not exceed six inches above natural ground elevation except where fill is part of the foundation for the main residence, carport, or garage. Fill may also be placed to soften the transition between elevations to a slope not less than four horizontal feet to every one vertical foot.
 - e. Fill may be authorized by the department of engineering in those cases where, due to the size and location of the parcel of property, on-site or off-site mitigation can be provided and the department of engineering also determines that there will be no loss of flood plain storage, no loss of stream flow capacity and the applicant demonstrates that no adverse impacts will occur to adjacent properties, to other properties within the subject watershed, and to the function of the critical drainage area. GDD5 review and comments shall be required if subject property is within GDD5 boundaries. It is expressly prohibited to utilize offsite mitigation within the boundaries of Gravity Drainage District No. 5.
- (6) *Lots 90 feet or less in width.* The placement of fill material on any lot or parcel 90 feet or less in width shall be permitted only when a development plan has been submitted and approved by the department of engineering regardless of its location or critical drainage area status. If it is located in a critical drainage area, the provisions of this section governing fill in a critical drainage area apply. If not in a critical drainage area, the fill work proposed must comply with the following standards:
- a. Fill shall be limited to the roof-shed area of the lot or parcel's primary structure and shall not exceed the volume required to prepare an adequate building footprint.
 - b. A concrete slab shall be permitted under the primary structure provided that the finished surface or footing does not exceed an average of 24 inches above natural ground grade. Fill for a slab with a finished surface less than 24 inches above natural ground shall taper out from the slab at a slope of two horizontal feet for one vertical foot.
 - c. Construction shall be accomplished using pier or piling construction according to applicable building codes for finished elevations above 24 inches above natural ground.
 - d. Site improvements shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.
 - e. There shall be no net change in the average elevation of the natural grade of the lot or parcel outside of the roof-shed area of the primary structure.
 - f. Fill for driveways must not exceed 12 inches above natural ground grade except where fill is part of the transition from the foundation for the primary structure, carport, or garage. Fill may also be placed adjacent to the driveway to soften the transition between elevations to a slope not steeper than four horizontal feet for every one vertical foot.
 - g. The placement of fill may not encroach into the required side yard setbacks, except as otherwise permitted in this chapter.

- h. Fill for non-contiguous landscaping areas within the front and rear yards resulting in the finished ground elevation up to an average of six inches above natural ground for each such area is permitted, provided that an equal volume of fill is removed from the lot.
- (7) *Nonresidential standards.* Any paving, grading, excavation, or placement of fill on commercial, industrial, institutional or multifamily development sites must obtain an approved development plan in the form of a properly issued building permit, site work permit or subdivision work order prior to the commencement of work. In cases of commercial, industrial, or institutional development on any lot or parcel of property that has any part thereof located within a critical drainage area, the placement of fill on such lot or parcel may be permitted, in the discretion of the department of engineering, provided that:
- a. Soil material in a volume equal to the fill material proposed to be placed on the property is excavated and removed from the property, such that the flood storage capacity of the property is maintained for a 100-year frequency flood event;
 - b. Off-site mitigation will be provided, and the department of planning and development also determines that there will be no loss of floodplain storage and no loss of stream flow capacity. It is expressly prohibited to utilize off-site mitigation within the boundaries of Gravity Drainage District No. 5;
 - c. The applicant can demonstrate that no adverse impacts will occur to adjacent properties, to other properties within the subject watershed, and to the function of the critical drainage area; and
 - d. The proposed development complies with all other applicable drainage regulations.

GDD5 review and comment is required if subject property is within the boundaries of GDD5.

(8) *Areas of special concern.*

- a. A certain portion of Tammany Hills and Alexiusville Subdivisions, Ward 3, District 5, located inside the boundaries described immediately below, to wit:

Beginning at the northeast corner of 9th Avenue and U.S. Highway 190, proceed in a northerly direction along the eastern edge of U.S. Highway 190 to its intersection with Harrison Avenue, then proceed in an easterly direction along Harrison Avenue to its intersection with 11th Street, then proceed in a southerly direction along 11th Street to its intersection with Madison Avenue, then proceed in a westerly direction along Madison Avenue to its intersection with 5th Street, then northerly along the 5th Street right-of-way to its intersection with Quincy Avenue, then westerly along Quincy Avenue to its intersection with K Street, then south on K Street to its intersection with 9th Avenue, then proceed west on 9th Avenue to its intersection with U.S. Highway 190 and the point of beginning.

- b. A certain portion of Cypress Park and Erindale Subdivisions, Ward 7, District 7, located inside the boundaries described immediately below, to wit:

Beginning at the intersection of U.S. Highway 190 and Anchorage Drive, the point of beginning, proceed along the eastern edge of Anchorage Drive in a northerly direction to its intersection with Berry Todd Road, thence proceed along the southern edge of Berry Todd Road in an easterly direction to its intersection with Graci Avenue, thence follow an imaginary line due south from said intersection to the northern most point of Emerald Drive, thence proceed along the western edge of Emerald Drive south to its intersection with U.S. Highway 190, thence proceed along the northern edge of U.S. Highway 190 west northwest to its intersection with Anchorage Drive, the point of beginning.

- c. All that property situated within a re-subdivided portion of Tammany Forest Subdivision, Ward 7, District 7, all as more particularly described immediately below, to wit:

Any and all squares and lots of record within the re-subdivided portion of Tammany Forest Subdivision, located within Section 43, Township 8 South, Range 13 East and as more

fully described on the finalized subdivision plat dated August 7, 1985, by NRW and Associates, Inc.

- d. All that property situated within the subdivision known as Dove Park, Ward 4, District 5, Section 26, Township 7 South, Range 11 East, located within the boundaries described immediately below and more particularly depicted on the attached subdivision plat filed for record with the parish clerk of court on June 20, 1957, and identified as Map #16A, to wit:

Any lot or parcel of ground between Sparrow Street and the proposed Judge Tanner Boulevard (formerly the proposed E. Fairway Drive Extension) that abuts or has access to Swallow Street, Egret Street or Partridge Street.

In addition to any of the requirements of section 115-3, within the Dove Park Subdivision there shall be a minimum building site of 75 feet front on the setback line.

- e. Any undeveloped lot or parcel of ground situated in the area generally surrounding Eola Street, Jordan Street and Elmer Street, which area is more particularly depicted on the attached aerial and described immediately below, to wit:

A certain piece or portion of ground situated in section 6, Township 8 south, Range 12 east, St. Tammany Parish, Louisiana, and more fully described as follows:

Parcel 1. From the Quarter Section Corner common to section 6, Township 8 south, Range 12 east and section 1, Township 8 south, Range 11 east, go south 89 degrees 51 minutes 30 seconds east a distance of 330.0 feet to a point; said point being the point of beginning.

From the point of beginning proceed north 89 degrees, 18 minutes, 18 seconds east a distance of 1,357.15 feet to a point; thence proceed north 01 degrees, 51 minutes, 49 seconds west a distance of 947.44 feet to a point at the intersection of the western right-of-way of Sout Drive and the southern right-of-way of Highway 1088; thence proceed in a westerly direction along the southern right-of-way line of Highway 1088 a distance of 1,875 feet to a point; thence proceed south 00 degrees, 00 minutes, 00 seconds west a distance of 266.71 feet to a point; thence proceed north 89 degrees, 43 minutes, 43 seconds east a distance of 395.84 feet to a point, said point being the point of beginning.

Parcel 2. From the Quarter Section Corner common to section 6, Township 8 south, Range 12 east and section 1, Township 8 south, Range 11 east, proceed south 89 degrees 51 minutes 30 seconds East a distance of 330.0 feet to a point; thence proceed north 89 degrees, 18 minutes, 18 seconds east a distance of 1,357.15 feet to a point; thence proceed north 01 degrees, 51 minutes, 49 seconds west a distance of 1,011 feet to a point at the intersection of the western right-of-way of Sout Drive and the northern right-of-way of Highway 1088; said point being the point of beginning.

From the point of beginning proceed north 01 degrees, 51 minutes, 49 seconds west a distance of 345.28 feet to a point; thence proceed south 89 degrees, 0 minutes, 48 seconds west a distance of 965 feet to a point; thence proceed south 00 degrees, 52 minutes, 25 seconds west a distance of 157.57 feet to a point; thence proceed south 88 degrees, 55 minutes, 22 seconds west a distance of 304.04 feet to a point located at the southwest corner of Lot of Lot 1, Square 26 of the Mandeville Annex Subdivision; Thence proceed north 62 degrees, 57 minutes, 19 seconds east a distance of 23.69 feet to a point located at the southeast corner of Lot 11 of the Grande Terre Subdivision; thence go north 73 degrees, 26 minutes, 16 seconds west a distance of 159.21 feet to a point; thence proceed in a southwesterly direction along the eastern right-of-way of Frenchman Drive to a point formed by the intersection of western right-of-way of Frenchman Drive and the northern right-of-way of Highway 1088; Thence proceed along the northern right-of-way line of Highway 1088 in a northwesterly direction distance of 1,875 feet to a point, said point being the point of beginning.

- f. Any property having, or proposing to have, ingress and egress to and from Lakeview Drive and Carr Drive, Slidell, Louisiana, being more particularly described as follows:

Lakeview Drive: Situated in sections 31, 32 and 33, Township 9 south, Range 14 east, St. Tammany Parish, Louisiana.

Carr Drive: Situated partially in sections 25 and 26, Township 9 south, Range 13 east, and partially in sections 29, 30, 31 and 32, Township 9 south, Range 14 east, St. Tammany Parish, Louisiana.

1. On any lot situated within the area of special concern set forth in subsection (b)(8)f of this section, the amount of fill shall not exceed an elevation of 24 inches above the centerline of the subject road (i.e., Lakeview Drive or Carr Drive).
2. No fill shall be placed on any lot or parcel within the boundaries of the area of special concern set forth in subsection (b)(8)f of this section prior to the submission of a coastal use permit application and plan and the submission of a development plan to the department of engineering that details any proposed grade work. The plan shall provide the elevation at the four corners of the lot, at the center of the proposed primary structure, and any other elevations deemed necessary by the department of engineering for review of the development plan.
3. If any fill is placed on property within the boundaries of the area of special concern set forth in subsection (b)(8)f of this section following the adoption of the ordinance from which this chapter is derived and prior to the submission of a development plan, the owner may be required to remove the fill material back down to native soils and pre-fill elevations.
4. If any fill is placed on property within the boundaries of the area of special concern set forth in subsection (b)(8)f of this section that is not in compliance with an approved development plan, fill plan and/or the plan submitted under the coastal use regulations, the owner may be required to remove all fill material that is not in compliance with the approved plans.

(9) *Fill in areas of special concern.*

- a. No fill shall be placed on any lot or parcel within the above described boundaries of an area of special concern prior to the submission of a development plan to the department of engineering detailing any proposed grade work. The development plan shall provide the elevation at the four corners of the lot, at the center of the proposed primary structure, and any other elevations deemed necessary by the department of engineering for review of the development plan.
- b. If any fill is placed on property in any of the above areas of special concern following the adoption of the ordinance designating a particular area as one of special concern and prior to the submission of a development plan, it shall be deemed a violation of this Code and the owner shall be required to remove the fill material back down to native soils and pre-fill elevations. It shall be the burden of the violator to provide proof of the predevelopment elevations. Engineering shall direct the department of code enforcement to issue the appropriate cease and desist order. Engineering shall notify GDD5 if the violation occurs within the district boundaries. GDD5 may provide a third-party review and comment at the violator's expense.
- c. No fill shall be permitted on parcels within this area that would raise or increase the surface elevation of any part of the parcel above its natural or pre-development elevation. Fill required for minor grading to level and drain the surface at the proposed site of the primary structure and driveway may be authorized.
- d. The lowest finished floor of the primary structure shall be situated at least 24 inches above the crown of the road surface directly adjacent to and in front of the parcel.

- e. Based on available data, the department of engineering may require a higher finished floor elevation on pier construction above the FEMA base flood elevation provided on the applicable FIRM map.
- (10) *Subsurface drainage.* It shall be unlawful for any owner, contractor, builder or subdivider to use, employ or apply fill in and/or on any lot situated within a subdivision located in the unincorporated limits of the parish wherein subsurface drainage is installed unless this material is contained within the perimeter of the lot in an adequate manner to prevent run-off of the sand, fill, clay or mixture thereof onto sidewalks, streets or into culverts or onto the property of abutting property owners.
- (11) *Relocation of open drainage ditches, drainage channels and similar drainage features.*
- a. For purposes of this subsection, the term "relocation" means changing the location of all or any part of an open drainage ditch, drainage channel or similar drainage feature that is partially located on, or which traverses, a lot or parcel of property.
 - b. The provisions of this subsection (11) shall be applicable to any lot or parcel of property, regardless of the size of the lot or parcel and whether or not it is located in a critical drainage area or area of special concern.
 - c. Whenever the owner of any lot or parcel of property proposes to fill in an existing drainage ditch, drainage channel or similar drainage feature that is partially located on, or which traverses, the owner's property in order to relocate the ditch, drainage channel or similar drainage feature to another location on the property, in addition to complying with all other applicable provisions of this section, the owner shall provide a plan for the proposed relocation, supported by a complete hydrologic report taking into consideration impacts of upstream and downstream properties, that is prepared by a licensed civil engineer. The department of engineering shall conduct a site visit prior to approval of the proposed plan. Engineering shall notify GDD5 of the proposed plan for review and comment if the subject site is within the boundaries of the district. The proposed relocation plan may be included in the "Existing and Proposed Grade Elevation Form," provided it is prepared by a licensed civil engineer.
 - d. If the proposed relocation results in all or any part of the relocated drainage ditch, drainage channel or similar drainage feature being within 20 feet of the foundation of an existing or proposed structure, the relocation of the drainage ditch, drainage channel or similar drainage feature must be accomplished by subsurface installation. If no part of the drainage ditch, drainage channel or similar drainage feature is to be within 20 feet of the foundation of an existing or proposed structure, the department of engineering shall determine, considering best engineering practices and the issue of maintenance of drainage, whether subsurface installation is required for all or any part of the relocated drainage ditch, drainage channel or similar drainage feature.
 - e. The requirement of subsurface installation for a relocated drainage ditch, drainage channel or similar drainage feature may be waived by the department of engineering provided that:
 - 1. The property owner, and licensed civil engineer engaged by the owner, have independently determined that the relocated drainage ditch, drainage channel or similar drainage feature, if relocated without subsurface drainage, will not undermine the foundation or otherwise cause any damage to the property or structure; and
 - 2. The department of engineering determines that the relocation will not impede drainage or interfere with the proper maintenance thereof. It is expressly prohibited to grant a waiver under this subsection within the boundaries of Gravity Drainage District No. 5.
 - f. The hereinabove provisions of this subsection (11) shall not be construed as being applicable to any roadside ditch or to any property that is publicly owned and maintained by the parish or any political subdivision thereof.

- (12) *Administration.* This chapter shall be administered by the parish department of engineering with the assistance of any other parish personnel or agency that are deemed necessary by the parish and/or its regulations.
- (13) *Exemptions.*
- a. Subdivisions which establish to the satisfaction of the parish engineer that, at the time of preliminary approval, such subdivision development and fill associated with lot development will not result in a reduction in the 100-year floodplain storage capacity, should be found to comply with these standards.
 - b. These standards shall not apply to lots in subdivisions or developments with an approved drainage plan and hydrological study. However, should the department of engineering determine, on the basis of current conditions, that the use of fill on any particular site within an otherwise exempt development would have an adverse impact on drainage, the parish shall have the authority to apply this chapter as needed to ensure the health, welfare, and safety of the public by restricting fill work.
 - c. Areas enclosed by levees under forced drainage shall be exempt from this section.
 - d. Coastal areas, which are those areas that are determined by the department of engineering to be subject to flooding only because of tidal inundation, not including the area of Lakeview Drive and Carr Drive being governed by the provisions of this section.
 - e. The office of the parish president in consultation with the department of engineering is granted authority to determine that certain properties designated as historical by the National Park Service, upon application, be exempt from the no net fill ordinances currently in effect in the parish and to take all steps necessary to carry out the terms of this section, subject to any reasonable restrictions or requirements imposed by the president and the department of engineering.
- (c) *Conflicts.* If a lot or parcel of property may be governed by more than one provision or subsection of this section, or in the event of a conflict in the applicability of any provision, the more restrictive or specific provision shall apply.
- (d) *Review of decisions.* Any person or persons jointly or severally aggrieved by any decision of the department of engineering relative to the placement of fill on property governed by the provisions of this section may appeal to the board of adjustment. Such appeal shall be taken within ten days of the decision of the department of engineering, by filing with the department and with the board of adjustment a notice of appeal specifying the grounds thereof. The department shall forthwith transmit to the board all papers constituting the record upon which the action appealed from was taken. GDD5 shall provide third-party recommendations to the board when the subject property falls within the boundaries of GDD5. All costs incurred shall be borne by the person appealing the decision.
- (e) *Penalties.* A violation of this section shall constitute a misdemeanor punishable by a fine of not less than \$100.00 nor more than \$500.00, or by imprisonment for not more than 30 days, or both such fines and imprisonment. Each day that a violation continues shall constitute a separate offense. In lieu of, or in addition to, the issuance of a misdemeanor summons, violations of the provisions of this chapter may be enforced by imposition of civil penalties and injunctive relief in accordance with the following:
- (1) Each day that the violation remains shall constitute a separate offense and a civil penalty of not less than \$100.00 nor more than \$500.00 per day shall be imposed.
 - (2) In addition to penalties provided by this section, any violation hereof shall also be subject to an action for abatement and removal of any offending fill work and/or ground surface alteration.
 - (3) Further, whenever the department of engineering has approved any application or drainage plan that contains materially false or erroneous information, the applicant shall be responsible for all costs and expenses associated with the correction of said application and plan, and the correction of any adverse consequences resulting therefrom, including the fees of an engineering consultant to review and revise said plan.

- (f) This section is intended to supersede any ordinance or regulation that may govern the placement of fill on any property, including the provisions of sections 125-92 and 125-93. Furthermore, in any event, there must be an application and approved drainage plan.

(Code 1998, § 7-002.00; Ord. No. 80-21, 8-21-1980; Ord. No. 04-0862, 4-1-2004; Ord. No. 04-0886, 5-6-2004; Ord. No. 08-1791, 4-3-2008; Ord. No. 09-1996, 1-8-2009; Ord. No. 09-2071, 6-4-2009; Ord. No. 10-2221, 3-4-2010; Ord. No. 10-2326, 9-2-2010; Ord. No. 11-2533, 6-2-2011; Ord. No. 12-2669, 2-2-2012; Ord. No. 12-2736, 5-3-2012; Ord. No. 12-2847, 10-10-2012; Ord. No. 15-3391, 9-3-2015; Ord. No. 15-3423, 11-5-2015; Ord. No. 16-3579, exh. A(7-002.00), 9-1-2016)

V.

NO
ATTACHMENT
PACKET

VI.

ATTACHMENT
PACKET

From: Eddie Powell <epowell@kyleassociates.net>
Sent: Sunday, October 15, 2017 7:41 PM
To: Jay Watson
Cc: Sidney Fontenot; Erin Stair; Shelby R. Vorenkamp - Development; Christopher P. Tissue; henningtr@aol.com; Adam Henning ; Donna S. O'Dell; Kenny Wortmann; Glenn Delatte; Jim O' Berry; Michael J. Noto
Subject: RE: Goodbee Square
Attachments: 40576-PL-DRAINAGE-RD AREA2.pdf; 40576-PL-DRAINAGEMAP PRE.PDF; 40576-PL-DRAINAGEMAP POST.PDF; Goodbee Square_CutFillReport.pdf; 40576-PL-DRAINAGE-RD AREA1.pdf

Jay,

As a follow up to our meeting with the parish on Wednesday, October 11th, we have completed the cut/fill calculations for Goodbee Square Phase 1 using the pre-construction existing elevations and the as-built elevations. Based on these numbers, there is a net fill amount of 4,663 c.y. See attached report (Goodbee Square_CutFillReport.pdf). We are unable to mitigate this fill onsite and are requesting that some of the available flood plain storage within the Countryside ponds be used.

Below is a summary of the volume of storage available in these ponds between the normal water surface elevation/outfall elevation (Elev. 35.5) and the Base Flood Elevation of 37.00.

POND	AVE. AREA (ACRE)	DEPTH (FT)	VOLUME (CU YD)
1A	1.221	1.5	2955
2	0.582	1.5	1408
3A	0.498	1.5	1205
3B	1.104	1.5	2672
3C	1.104	1.5	2672
4	1.026	1.5	2483
		TOTAL =	13395

These ponds are shown on the attached pdfs from the Countryside Subdivision plans. Based on the existing topo survey before the construction of Countryside, the actual lots were at an elevation greater than 37.00 so there should not have been any fill mitigation required for the lots. There is approximately 1700 feet of roadway (the full length of W. Countryside Blvd. and a portion of Beebalm Circle that required an average of 1.0 feet of fill. Over the approximate width of 60 feet, this equals approximately 3,800 c.y. of fill before even counting the cut from the roadside ditches. This leaves a conservative quantity of 9,595 c.y. of additional flood plain storage that was created by virtue of the pond construction. If the fill in Goodbee Square is subtracted from this volume then there still remains approximately 4,932 c.y. of additional flood plain storage.

We request your approval of this fill mitigation plan to close out the remaining comments for this subdivision to allow for the final plat to fully executed.

From: Eddie Powell [<mailto:epowell@kyleassociates.net>]
Sent: Tuesday, October 10, 2017 4:32 PM
To: Jay Watson <jwatson@stpgov.org>
Cc: Sidney Fontenot <sfontenot@stpgov.org>; Erin Stair <estair@stpgov.org>; Shelby R. Vorenkamp - Development <svorenkampdev@stpgov.org>; Christopher P. Tissue <cptissue@stpgov.org>; henningtr@aol.com; Adam Henning <adam.henning@gmail.com>; Donna S. O'Dell <dsodell@stpgov.org>; Kenny Wortmann <kwortman@stpgov.org>; Glenn Delatte <gdelatte@stpgov.org>; Jim O' Berry <jimo@stpgov.org>; Michael J. Noto <mjnoto@stpgov.org>
Subject: RE: Goodbee Square

Jay,

All of the fill work for this project has been done in accordance with the parish-approved plans and work orders issued. At no time during the review process were cut/fill calculations requested by the parish. It does not seem fair or reasonable at this point to place a potential burden on this development when it was constructed in accordance with parish approval.

We would like to meet with your office to discuss this further. Please let me know your availability.

Thanks,
Eddie

James E. Powell, Jr., P.E., P.L.S.
Vice President – Engineering Operations
Kyle Associates, LLC
638 Village Lane North
Mandeville, LA 70471
(985) 727-9377, ext 202
(225) 802-9845 (cell)

From: Jay Watson [<mailto:jwatson@stpgov.org>]
Sent: Thursday, October 5, 2017 11:43 AM
To: Eddie Powell <epowell@kyleassociates.net>
Cc: Sidney Fontenot <sfontenot@stpgov.org>; Erin Stair <estair@stpgov.org>; Shelby R. Vorenkamp - Development <svorenkampdev@stpgov.org>; Christopher P. Tissue <cptissue@stpgov.org>; henningtr@aol.com; Adam Henning <adam.henning@gmail.com>; Donna S. O'Dell <dsodell@stpgov.org>; Kenny Wortmann <kwortman@stpgov.org>; Glenn Delatte <gdelatte@stpgov.org>; Jim O' Berry <jimo@stpgov.org>; Michael J. Noto <mjnoto@stpgov.org>
Subject: RE: Goodbee Square

Eddie,

The cut/fill calculations you have provided only account for fill associated with the “foundation area” on each lot which you estimated as around 3,000 square feet. Fill has been brought in over the entire subdivision, therefore we will need you to provide cut/fill calculations that account for all of the fill that is currently on-site or the site will need to be brought into compliance with the cut/fill report you have provided.

Please advise.



Jay B. Watson, P.E.
Lead Development Engineer
Department of Planning and Development
St. Tammany Parish Government

Thanks,



Jay B. Watson, P.E.
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From: Kenny Wortmann
Sent: Wednesday, October 04, 2017 8:12 AM
To: Cindi and Randy Morgan <cindir@hotmai.com>
Cc: Jay Watson <jwatson@stpgov.org>; Glenn Delatte <gdelatte@stpgov.org>
Subject: RE: Goodbee Square

Mr. & Mrs. Morgan,

I have received several inquiries over the past month concerning the amount of fill being brought to this location. I have dispatched a storm water inspector and an engineer to the site to investigate. [Currently the amount of fill is within the scope of the approved engineered fill plan for the project.] I have requested the [development engineer verify the findings of my staff.

Kenny Wortmann
Director, CBO, CFM
Inspections & Enforcement
St. Tammany Parish Government
985-898-5214

From: Kelly M. Seward
Sent: Tuesday, October 3, 2017 3:09 PM
To: Cindi and Randy Morgan <cindir@hotmai.com>; Engineering <Engineering@stpgov.org>
Cc: Kenny Wortmann <kwortman@stpgov.org>
Subject: RE: Goodbee Square

Good afternoon,

The Director of Inspections & Enforcement, Kenny Wortmann, has been working with complaints in this area. He is cc'ed on this email. He can be reached via email, or at 985-898-5214. Thank you!



Kelly Seward
Executive Secretary, Engineering Division
Department of Public Works
St. Tammany Parish Government
620 N Tyler Street, Covington, LA 70434
985.898.2552 kmseward@stpgov.org
www.stpgov.org

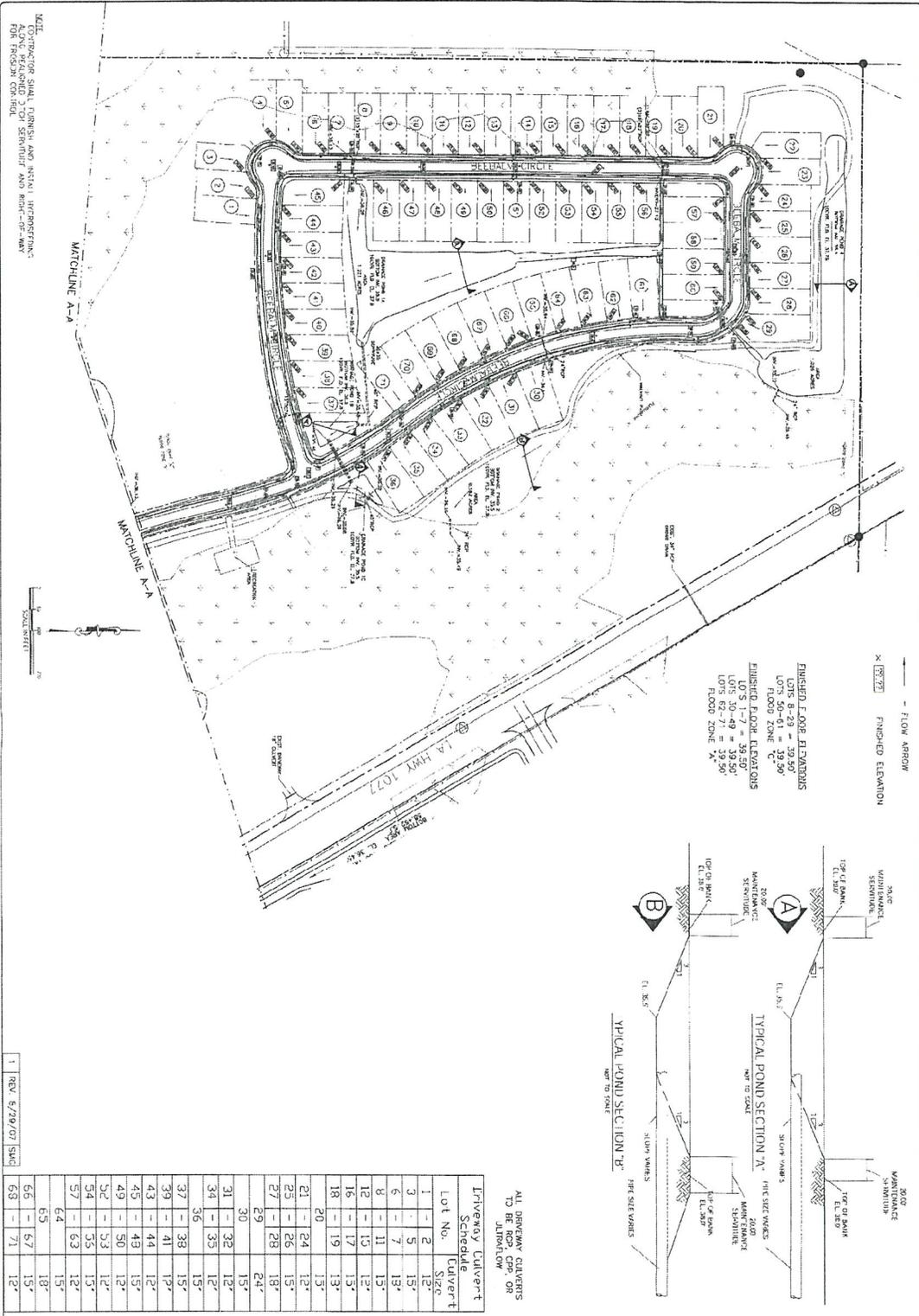
Cut/Fill Report

Generated: 2017-10-13 07:55:26
By user: kdrane
Drawing: N:\2014\14062 - Countryside Subdivision\Engineering\Pond_Volume\N:\2014
 \14062 - Countryside
 Subdivision\Engineering\Pond_Volume\CUT_FILL_kmd.dwg

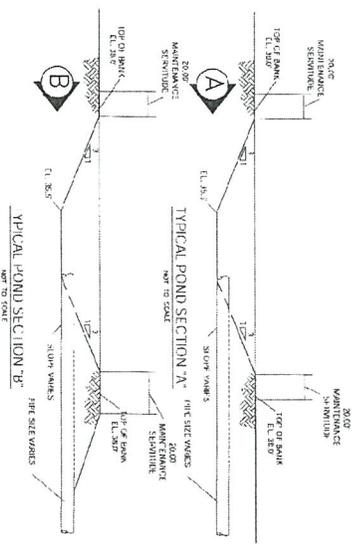
Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Surface-CutFill-Design	full	1.000	1.000	834959.20	6347.53	11010.43	4662.90<Fill>

Totals				
	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	834959.20	6347.53	11010.43	4662.90<Fill>

* Value adjusted by cut or fill factor other than 1.0



FINISHED FLOOR ELEVATIONS
 LOTS 8-23 = 39.50'
 FLOOD ZONE "C"
 LOTS 1-7 = 38.50'
 FLOOD ZONE "C"
 LOTS 30-49 = 39.50'
 FLOOD ZONE "C"
 LOTS 62-71 = 39.50'
 FLOOD ZONE "C"



Lot No.	Driveway Culvert Size	Driveway Culvert Schedule
1	24"	12"
2	24"	12"
3	24"	12"
4	24"	12"
5	24"	12"
6	24"	12"
7	24"	12"
8	24"	12"
9	24"	12"
10	24"	12"
11	24"	12"
12	24"	12"
13	24"	12"
14	24"	12"
15	24"	12"
16	24"	12"
17	24"	12"
18	24"	12"
19	24"	12"
20	24"	12"
21	24"	12"
22	24"	12"
23	24"	12"
24	24"	12"
25	24"	12"
26	24"	12"
27	24"	12"
28	24"	12"
29	24"	12"
30	24"	12"
31	24"	12"
32	24"	12"
33	24"	12"
34	24"	12"
35	24"	12"
36	24"	12"
37	24"	12"
38	24"	12"
39	24"	12"
40	24"	12"
41	24"	12"
42	24"	12"
43	24"	12"
44	24"	12"
45	24"	12"
46	24"	12"
47	24"	12"
48	24"	12"
49	24"	12"
50	24"	12"
51	24"	12"
52	24"	12"
53	24"	12"
54	24"	12"
55	24"	12"
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57	24"	12"
58	24"	12"
59	24"	12"
60	24"	12"
61	24"	12"
62	24"	12"
63	24"	12"
64	24"	12"
65	24"	12"
66	24"	12"
67	24"	12"
68	24"	12"
69	24"	12"
70	24"	12"
71	24"	12"

1 REV 5/28/07 SWC

ALL DRIVEWAY CULVERTS TO BE RICH CPN OR ULTRAFLOW

RECORD DRAWINGS
 These record drawings have been prepared with available information furnished to the Designer by the Owner.

COUNTRYSIDE SUBDIVISION SECTION 21, T.6S., R.10E.
 285, LLC - DEVELOPER
 REVISED DRAINAGE PLAN AS BUILT (1 OF 2)

KYLE ASSOCIATES, LLC
 Planning, Civil Engineering, Landscape Architecture

DATE: JULY 2006
 SCALE: 1" = 100'-0"
 SCALE: 1" = 200'-0"

5

DATE: JULY 2006
 SCALE: 1" = 100'-0"
 SCALE: 1" = 200'-0"

