

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, JULY 10, 2018**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**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 JUNE 12, 2018 MINUTES**

**PUBLIC HEARINGS**

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

Entering the Parish Right of Way (Admiral Nelson Dr. and Hillary Dr.) Ward 8, District 14  
Request: Adding an additional telecommunication cabinet to an existing location.

Debtor: AT &T Communication

General Location: Kingspoint Subdivision, Ph. 7 Lot 28, Admiral St & Hillary St, Slidell,

Parish Council District Rep.: Hon. Thomas J. Smith

**ENTERING THE TAMMANY TRACE**

**MINOR SUBDIVISIONS**

**2018-1042-MSP**

A minor subdivision of 20.048 acres into two 10.024 acre Parcels A & B, Ward 8, District 11

Owner: Joseph Audibert and Christopher Audibert

Surveyor: John G. Cummings

Parish Council District Rep.: Hon. Steve Stefanick

**2018-1082-MSP**

A minor subdivision of Lots 4-A, 4-B-1, 4-B-2, 4-C and a 35' servitude of access, Ward 3, District 3

Owner: Larry Baham

Surveyor: Nobles and Associates

Parish Council District Rep.: Hon. James Thompson

**2018-1098-MSP**

A minor subdivision of Parcel E into parcels E-1, E-2 & E-3, Ward 5, District 6

Owner: Wendy Jarrad

Surveyor: Nobles and Associates

Parish Council District Rep.: Hon. Richard Tanner

**PETITIONS/REQUESTS**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**JULY 10, 2018**  
**MANDEVILLE, LOUISIANA**

**DORMANT SUBDIVISION REVIEW**  
**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**2018-1053-PP**

The Preserve at Goodbee Lakes, Ward 1, District 3  
Developer/Owner: D.R. Horton, Inc. Gulf Coast  
Engineer: Quality Engineering and Surveying  
Parish Council District Representative: Hon. James Thompson  
**POSTPONED FROM THE JUNE 12, 2018 MEETING**

**2018-1105-PP**

Providence Parks Ph. 1, Ward 1, District 3  
Developer/Owner: Providence Parks, LLC  
Engineer: SLD Engineering and Surveying  
Parish Council District Representative: Hon. James Thompson

**2018-1106-PP**

Lakeshore Estates Phase 4A, Ward 8, District 13  
Developer/Owner: D.R. Horton, Inc. Gulf Coast  
Engineer: Duplantis Design Group, LLC  
Parish Council District Representative: Hon. Michelle Blanchard

**FINAL SUBDIVISION REVIEW**

**2018-1050-FP**

The Willows, Ward 1, District 3  
Developer/Owner: Reither, LLC  
Engineer: Richard C Lambert Consultants, LLC  
Parish Council District Representative: Hon. James Thompson  
**POSTPONED FROM THE JUNE 12, 2018 MEETING**

**2018-1051-FP**

Perriloux Trace, Ward 1, District 1  
Developer/Owner: Coast Builders, LLC  
Engineer: Kyle Associates, LLC  
Parish Council District Representative: Hon. Marty Dean  
**POSTPONED FROM THE JUNE 12, 2018 MEETING**

**2018-1097-FP**

Ashton Parc Ph. 3, Ward 8, District 8  
Developer/Owner: First Horizon, Inc  
Engineer: Benchmark Group  
Parish Council District Representative: Hon. Chris Canulette

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**JULY 10, 2018**  
**MANDEVILLE, LOUISIANA**

**2018-1101-FP**

Terra Bella Ph. 1A-9, Ward 1, District 1  
Developer/Owner: Terra Bella Group, LLC  
Engineer: Kelly McHugh & Assoc., LLC  
Parish Council District Representative: Hon. Marty Dean

**2018-1102-FP**

Abita Ridge Ph. 1, Ward 3, District 2  
Developer/Owner: Abita River Park, LLC  
Engineer: Kelly McHugh & Assoc., LLC  
Parish Council District Representative: Hon. David Fitzgerald

**2018-1103-FP**

Masion Du Lac Ph. 2, Ward 1, District 1  
Developer/Owner: WBB Realty, LLC  
Engineer: Richard Lambert & Associates  
Parish Council District Representative: Hon. Marty Dean

**2018-1104-FP**

Abita Lakes Ph. 3B2, Ward 10, District 6  
Developer/Owner: Abita lakes, LLC  
Engineer: Duplantis Design Group, LLC  
Parish Council District Representative: Hon. Richard Tanner

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**  
**OLD BUSINESS**

**Res. No 17-092**

Entering Parish Right-of-Way (Roger Drive) Ward 8, District 9  
Request to enter Parish right-of-way for the purpose of gaining access to property  
Debtor: Denty Crawford Parish Council District Representative: Hon. Gene Bellisario  
*Request by Debtor to extend time for six (6) months.*

**NEW BUSINESS**

**ADJOURNMENT**

**MINUTES**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, JUNE 12, 2018**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**ROLL CALL**

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, Randolph

Absent: None

Staff Present: Cara Bartholomew, Chris Tissue, Theodore Reynolds, Tayler Gaines, Mike Sevante

**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** - Mr. Randolph presented the Invocation.

**PLEDGE OF ALLEGIANCE** - Mr. Willie presented the Pledge of Allegiance.

**APPROVAL OF THE MAY 8, 2018 MINUTES**

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

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

**Nay:**

**Abstain:**

**PUBLIC HEARINGS**

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

**MINOR SUBDIVISIONS**

**2018-986-MSP-APPROVED with Waiver**

A combined 16.301 acres into Parcels G-1, G-2, G-3 & M1, Ward 8, District 9

Owner: Mark & Glen Holley    Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellisario

**(POSTPONED FROM APRIL 10, 2018 MEETING)**

**(POSTPONED FROM MAY 8, 2018 MEETING)**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Matt Crane/Jones Fussell                      Opposition: none

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

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

**Nay:**

**Abstain:**

**June 12, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION**

**2018-1015-MSP-POSTPONED INDEFINITELY**

A minor subdivision of a 4.07-acre parcel into Parcels A, B, C & D, Ward 9, District 11

Owner: The Rose Mary Gunn and Willie Gunn Revocable Trust Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Steve Stefancik

**(POSTPONED FROM MAY 8, 2018 MEETING)**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Michelle Panino Opposition: none

**Lorren moved to postpone, second by Fitzmorris.**

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

**Nay:**

**Abstain:**

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**REV18-05-003-APPROVED**

The revocation of portion of Sixth Street, located between N. Causeway Blvd and 5th Street, North of Desoto Street and South of Marquette Street, northeast Mandeville, Ward 4 District 5.

Applicant: Bunky Properties, LLC

Parish Council District: Hon. Rykert O. Toledano, Jr

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Joe Helm Opposition: none

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

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

**Nay:**

**Abstain:**

**RESUBDIVISION REVIEW**

**2018-1068-MRP-APPROVED**

Lakeshore Villages Ph. 1A Lots LL1-LL10 into Ph. 1B Lots 1003-1102 & Private R.O.W Parcel, Ward 9, District 13

Developer/Owner: D.R. Horton, Inc. Gulf Coast

Engineer: Duplantis Design Group, LLC

Parish Council District Representative: Hon. S. Michele Blanchard

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell Opposition: none

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

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

**Nay:**

**Abstain:**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**2018-1055-TP-APPROVED**

Lakeshore Villages, Ph. 4, Ward 9, District 13

Developer/Owner: D.R. Horton, Inc. Gulf Coast

Engineer: Duplantis Design Group, LLC

Parish Council District Representative: Hon. S. Michele Blanchard

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell                      Opposition: none

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

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

**Nay:**

**Abstain:**

**PRELIMINARY SUBDIVISION REVIEW**

**2018-1053-PP POSTPONED to 7/10/18 meeting**

The Preserve at Goodbee Lakes Ward 1, District 3

Developer/Owner: D.R. Horton, Inc. Gulf Coast

Engineer: Quality Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell                      Opposition: none

**Richardson moved to postpone, second by Cazaubon.**

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

**Nay:**

**Abstain:**

**2018-1057-PP-APPROVED**

Bedico Creek, Parcel 17 Ward 1, District 1

Developer/Owner: Bedico Creek Preserve LLC

Engineer: Kelly J. McHugh & Assoc., Inc.

Parish Council District Representative: Hon. Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell                      Opposition: none

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

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

**Nay:**

**June 12, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION**

**Abstain:**

**FINAL SUBDIVISION REVIEW**

**2018-1050-FP-POSTPONED TO 7/10/18 MEETING**

The Willows, Ward 1, District 3

Developer/Owner: Reither, LLC

Engineer: Richard C Lambert Consultants, LLC

Parish Council District Representative: Hon. James Thompson

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Henry Billiot and Frank Zimmer      Opposition: none

**Cazaubon moved to approve, second by no one.**

**Doherty moved to postpone, second by Drumm.**

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

**Nay:**

**Abstain:**

**2018-1051-FP-POSTPONED TO 7/10/18 MEETING**

Perriloux Trace, Ward 1, District 1

Developer/Owner: Coast Builders, LLC

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. Marty Dean

*(Request by developer to postpone to the July 10, 2018 meeting)*

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell      Opposition: none

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

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

**Nay:**

**Abstain:**

**2018-1052-FP-APPROVED**

River Park Crossing, Phase 2, Ward 3, District 3

Developer/Owner: D.R. Horton, Inc. Gulf Coast

Engineer: Kelly McHugh and Associates

Parish Council District Representative: Hon. James Thompson

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell      Opposition: none

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

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

**Nay:**

**Abstain:**

## June 12, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

### **2018-1058-FP-APPROVED**

Bedico Creek, Parcel 17 Ward 1, District 1

Developer/Owner: Bedico Creek Preserve LLC

Engineer: Kelly J. McHugh & Assoc., Inc.

Parish Council District Representative: Hon. Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell                      Opposition: none

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

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

**Nay:**

**Abstain:**

### **AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

#### **OLD BUSINESS**

#### **Res. No 17-091-APPROVED**

Entering Parish Right-of-Way (Riverhill Court Extension), Ward 3, District 2

Request to enter Parish right-of-way for the purpose of gaining access to property

Debtor: Diane Weigand Parish Council District Representative: Hon. David Fitzgerald

Approved by Planning Commission September 12, 2017

***Request by Debtor to extend time for six (6) months.***

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: none      Opposition: none

**Cazaubon moved to approve, second by Wille.**

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

**Nay:**

**Abstain:**

Moneyhill Plantation, Phase 2B, Ward 6, District 6- **APPROVED**

Developer/Owner: Moneyhill Plantation, LLC      Engineer: Kyle Associates

Parish Council District Representative: Hon. Richard Tanner

***(Request by developer to amend the final subdivision plat to revise 20' driveway servitude to a 35' driveway servitude on lots 161-173)***

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Eddie Powell                      Opposition: none

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

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

**Nay:**

**Abstain:**



**June 12, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION**

**NEW BUSINESS**

**ADJOURNMENT**

**ADJOURNMENT**

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**Mr. Dave Mannella**  
**Chairman**

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



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

July 3, 2018

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

*July 10, 2018 Agenda*

Re: Enter Parish ROW - Telecommunication Cabinet Install  
1403 Hillary Drive, Slidell  
Kings Point Subdivision

Honorable Commissioners,

The Parish Planning Department received the attached request to install a telecommunication cabinet. In accordance with ordinance 10-2305, the planning commission must review the request when written objection is submitted to the Dept. of Development.

Attached you will find the submittal packet from AT&T to adjacent property owners as required by ordinance.

Staff has reviewed the request, which complies with Parish ordinance.

Sincerely,

Cara Bartholomew  
Land Use Planner

*Attached: Email from Linda Meiner dated May 11, 2018*



ATT Louisiana South T: (985) 626-8041  
72337 Industry Park C: (985) 630-1017  
Covington, La. 70435 rowlady@bellsouth.net

May 11, 2018

St. Tammany Parish Planning & Zoning Dept.  
P. O. Box 628  
Covington, La. 70434

RE: 1403 Hillary Drive Slidell, La. telecommunications cabinet installation

Dear Helen,

AT&T, La. South is proposing to install the second half of a telecommunication cabinet adjacent to the one installed in 2013 located in the public right-of-way of Hillary Street. When the original cabinet was installed we anticipated the possibility of future service demands within the area and therefore prepared the foundation & infrastructure for the addition. The existing cabinet is currently at 98% capacity.

The new cabinet will be identical to the one previously installed and will be situated as shown on the attached drawing. A notification to comply with STP Council Ordinance Series #10-2305 adopted on August 5, 2010, governing such installations within parish right-of-ways has been sent to affected owners via Priority Mail and is scheduled to be delivered today.

Attached you will find the information concerning this project that was in the owner's packets along with the other required information mandated in the ordinance.

Should you desire any further information concerning this matter, please contact me and I will immediately reply.

Sincerely,

Linda Meiners  
Contract Right-of-Way Agent  
For AT&T, Louisiana South

**Attachments sent to owners:**

Photo of existing cabinets within right-of-way of Hillary Street  
Illustration from Alcatel-Lucent showing both cabinets with dimensions  
Drawing showing proposed location and property boundary lines  
Survey of area to be impacted

**Attachments to P&Z Department:**

STP Assessors Office owner information  
Copy of letters to owners  
Copy of USPS tracking numbers for each property  
Notarized Land Review Application  
Application Fee

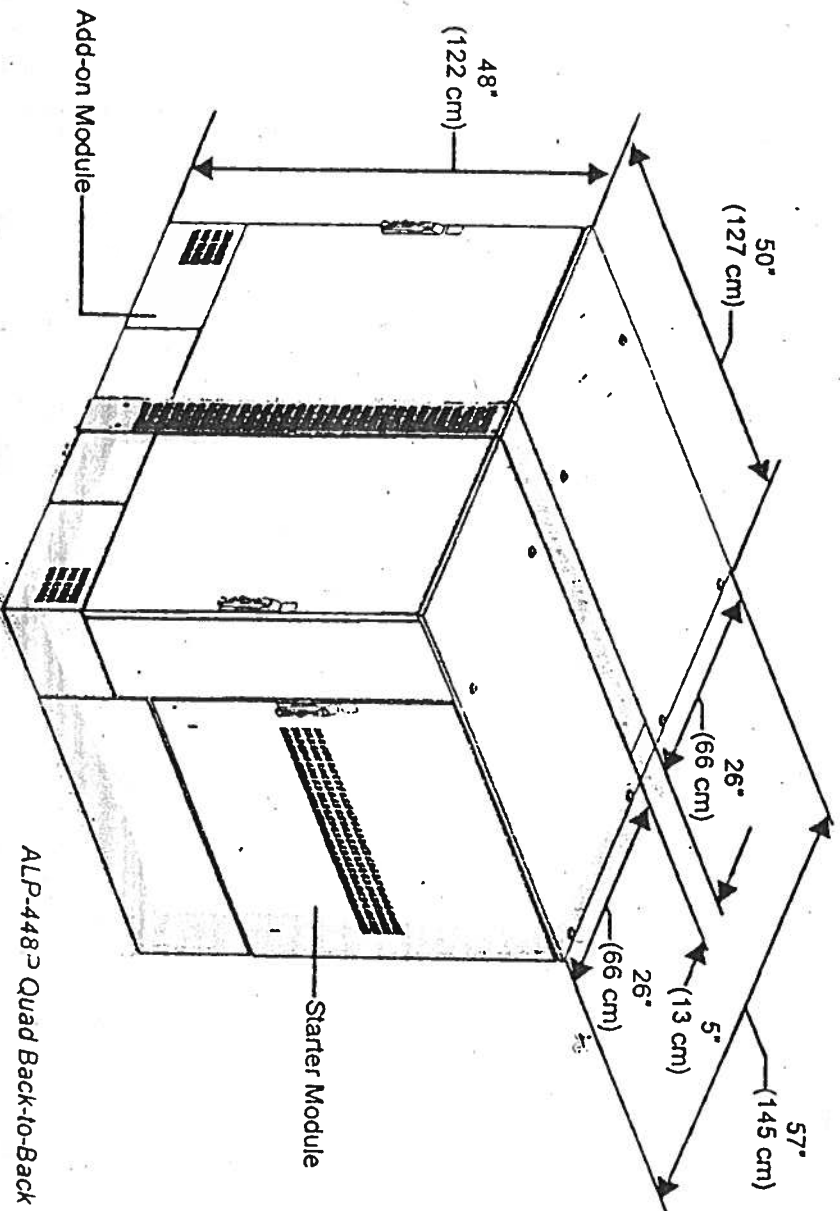


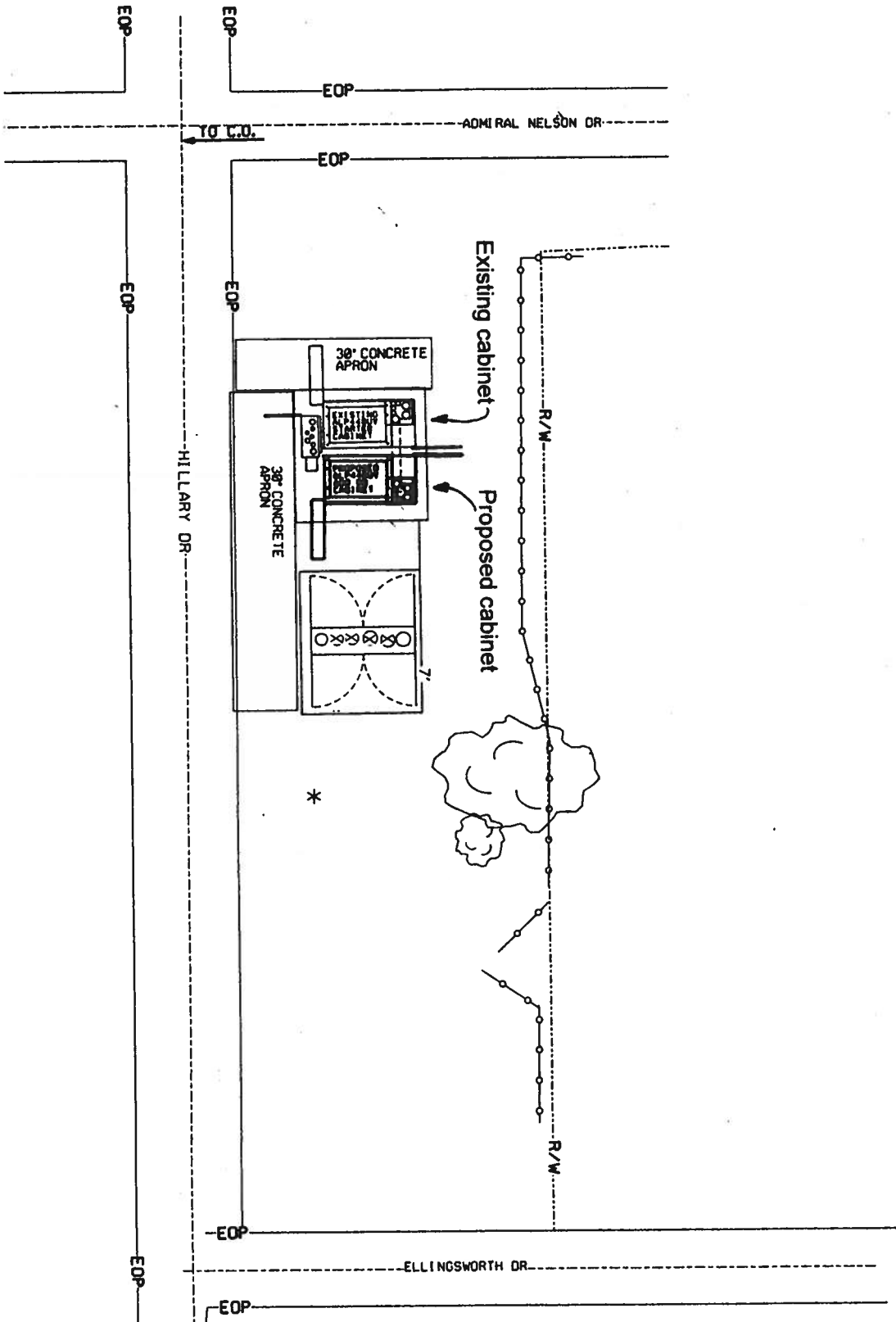
## Cabinet Dimensions

Item	External Dimensions
ALP-448P Starter Module	50 in x 26 in x 48 in (127 cm x 66 cm x 122 cm)
ALP-448P Add-on Module	50 in x 26 in x 48 in (127 cm x 66 cm x 122 cm)
ALP-448P Quad Back-to-Back	50 in x 57 in x 48 in (127 cm x 145 cm x 122 cm)

Cabinet dimensions are illustrated in Figure 1-1 ALP-448P Cabinet Dimensions.

**Figure 1-1**  
**ALP-448P**  
**Cabinet**  
**Dimensions**



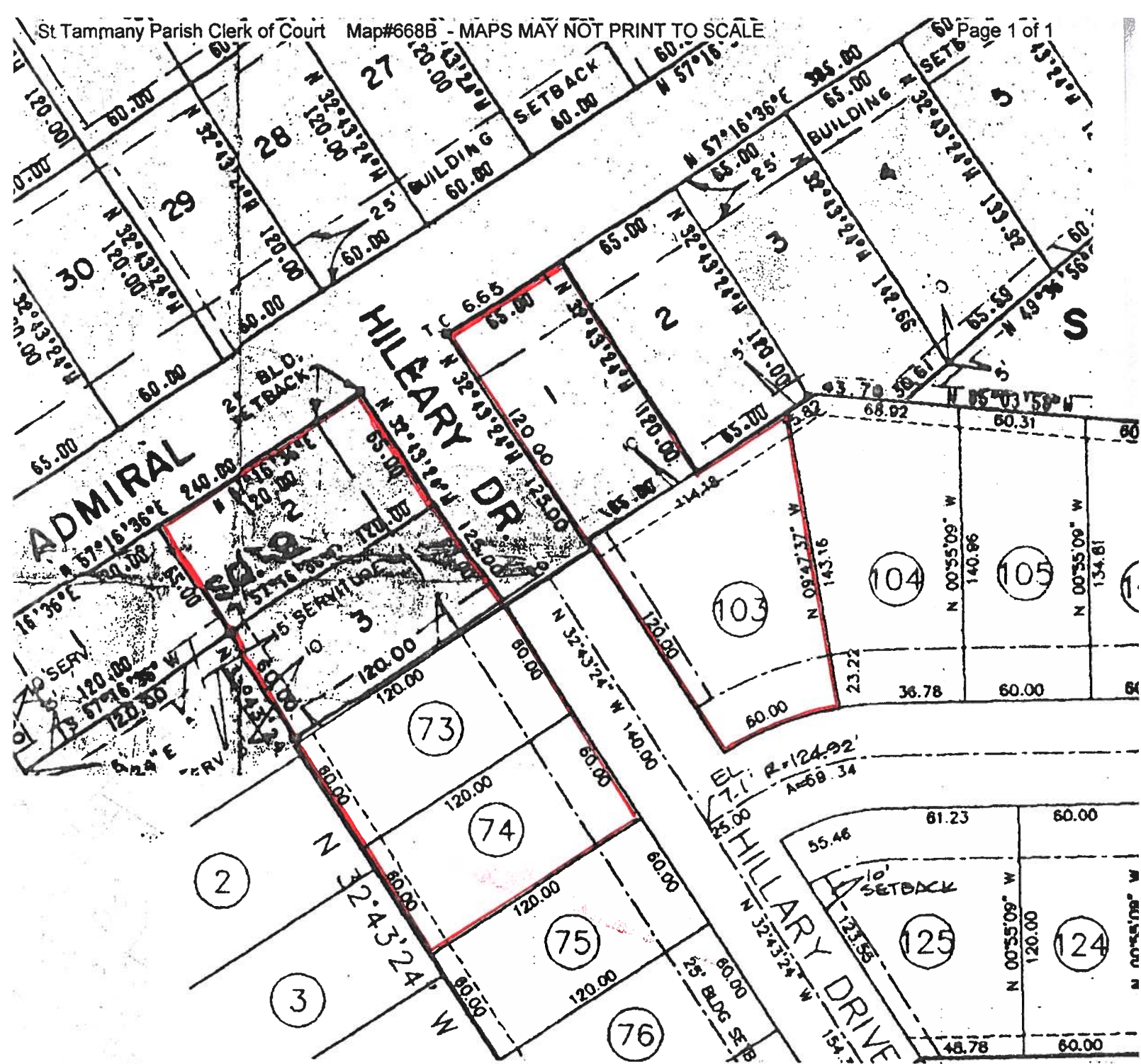


# ATTSE

PROPOSED TELEPHONE FACILITIES  
ON RIGHT OF WAY OF

Exchange	985641
Design	Whitton, William
Phone	985-321-6466
Location	8640866N
Page	4 of 4

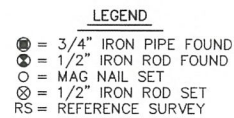




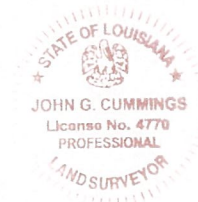


# **MINOR SUBDIVISIONS**

Since a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot width issue, a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.



REVISÉ:



**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of July 3, 2018)*

CASE NO.: 2018-1082-MSP

OWNER/DEVELOPER: Larry Baham

ENGINEER/SURVEYOR: Nobles & Associates, LLC

SECTION: 5                                      WARD: 3  
TOWNSHIP: 5 South                      PARISH COUNCIL DISTRICT: 3  
RANGE: 10 East

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

GENERAL LOCATION:                      The property is located on the North side of Lee Settlement Rd, West of Hay Hollow Rd, East of Monroe Magee Rd, Folsom, Ward 3, District 3

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

TOTAL ACRES IN DEVELOPMENT:                      19.66

NUMBER OF LOTS/PARCELS:                      4 plus a 35' Servitude of Access  
TYPICAL LOT SIZE:                      Varies from 1-15 acres

ZONING:                      A-2 Suburban

REASONS FOR PUBLIC HEARING:                      Public hearing require due to a waiver request of lot width. The applicant is required to construct a private drive as 1 or more parcels are accessed by said drive.

**DEPARTMENT OF DEVELOPMENT STAFF COMMENTARY:**

The applicant is requesting a waiver of the 150' lot frontage regulation for the A-2 Suburban District. The applicant could meet the requirement if the proposed 35' servitude is incorporated into Lots 4-B-1, 4-B-2 and 4-C rather than its own Servitude Parcel.

The owner is proposing to create four (4) buildable parcels from a combined 19 acres; because more than one of the parcels are accessed by a private drive, the drive must be constructed to a minimum parish standard in accordance to Section 125-189 Minimum Construction Standards for a Private Drive, of Subdivision Regulation Chapter 125.

If approval is granted, the applicant must then coordinate with the Department of Development - Engineering by providing plans for the construction of the private drive.





**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of July 3, 2018)*

CASE NO.: 2018-1098-MSP

OWNER/DEVELOPER: Wendy Jarred

ENGINEER/SURVEYOR: Nobles & Associates, LLC.

SECTION: 15

WARD: 5

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 13 East

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

GENERAL LOCATION: Located on the North side of Hwy 41, East Charles Rd, West of Fisherman's Landing Rd, bisected by Grantham Rd, Bush, Ward 5, District 6

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

TOTAL ACRES IN DEVELOPMENT: 20.048 Acres

NUMBER OF LOTS/PARCELS: 2            TYPICAL LOT SIZE: 4 & 5 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: A public hearing is required due to Parcel E having been a part of a previous minor subdivision.

**DEPARTMENT OF DEVELOPMENT STAFF COMMENTARY:**

Parcels E-1 and E-2 meet all the minimum requirements for a minor subdivision and the site provisions set forth in the A-2 Suburban District. Staff has no objection to the minor subdivision request.

**Professional Engineers, Land Surveyors & Designers**

562 Columbia St. Bogalusa, LA 70027 Phone: 985-734-0300 Fax: 985-734-0322  
800 Highway 104 Suite 200 Bogalusa, LA 70027 Phone: 985-734-0322 Fax: 985-734-0322

**PLAT PREPARED FOR: WENDY JARRED**  
SHOWING A SURVEY OF: 5.02 (PARCEL E-1) AND 4.20 (PARCEL E-2) ACRES OF LAND LOCATED IN SECTION 15, TOWNSHIP 05 SOUTH, RANGE 13 EAST, ST. HELENA PARISH, LOUISIANA.

DATE: 04/28/2017 REVISED: 08/14/2018 CPM: 22820501608 BASE FLOOD: 1' = 150'  
DRAWN BY: SGD JOB NO.: 3090 PLOT DATE: 03/01/84 SCALE: 1" = 150'  
CHECKED BY: GBN FILE NAME: 3090-C PLOT ZONE: C DATE OF PLOT: 08/13/2018

**Nobles**

**Associates L.L.C.**

**STATE OF LOUISIANA**

**REGISTERED PROFESSIONAL**

**GEORGE B. NOBLES**

REG. NO. 4896

DATE: 06/14/88

OFFICE: 5117 93<sup>rd</sup> ST. SUITE 100 BOULDER, CO 80501

RED LINE SURVEYING COMPANY

**LEGEND:**

P.O.B. POINT OF BEGINNING

MONUMENT FOUND

POWER POLE

FENCE LINE

TITLE CALLS

SECTION LINES

R.O.W. LINES

EDGE OF ASPHALT

**\* TITLE OVERLAP NOTES:**

TITLE OVERLAP AS PER INST. NO. 1787238 AND INST. NO. 710287

**LEGEND:**

P.O.B. POINT OF BEGINNING

MONUMENT FOUND

POWER POLE

FENCE LINE

TITLE CALLS

SECTION LINES

R.O.W. LINES

EDGE OF ASPHALT

**REFERENCES:**

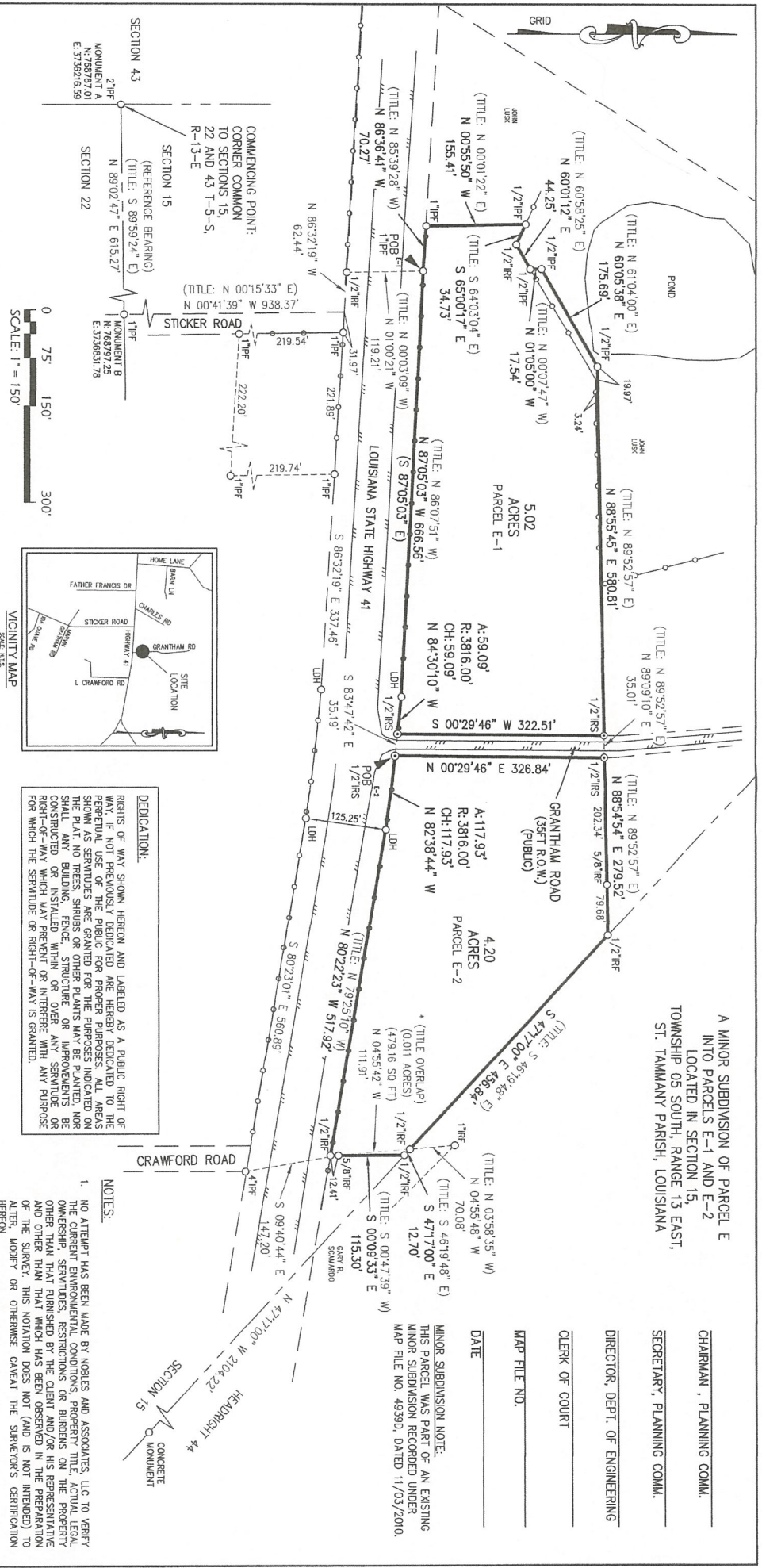
WENDY JARRED INST. NO. 1787238

GARY R. SCAMARNO INST. NO. 1787238

STATE OF LOUISIANA, DEPT. OF ENGINEERING

NOBLES AND ASSOC., LLC DATED 08/09/2005

SURVEY FOR PATRICK AND WENDY JARRED AS PER NOBLES AND ASSOC., LLC DATED 08/09/2010 JOB NO. 1206



A MINOR SUBDIVISION OF PARCEL E INTO PARCELS E-1 AND E-2 LOCATED IN SECTION 15, TOWNSHIP 05 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA

CHAIRMAN, PLANNING COMM.

SECRETARY, PLANNING COMM.

DIRECTOR, DEPT. OF ENGINEERING

CLERK OF COURT

MAP FILE NO.

DATE

MINOR SUBDIVISION NOTE: THIS PARCEL WAS PART OF AN EXISTING MINOR SUBDIVISION RECORDED UNDER MAP FILE NO. 49390, DATED 11/03/2010.

# **PRELIMINARY SUBDIVISION REVIEW**



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 4, 2018)*

CASE NO.: 2018-1053-PP

SUBDIVISION NAME: The Preserve at Goodbee Lakes

DEVELOPER: D.R. Horton, Inc. Gulf Coast  
7969 Vincent Road  
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Quality Engineering and Surveying, LLC  
1832 Highway 42  
Port Vincent, LA 70726

SECTION: 21  
TOWNSHIP: 6 South  
RANGE: 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION:            The property is located north of I-12, east of LA Highway 1077 and north of Goodbee.

TOTAL ACRES IN DEVELOPMENT: 75

NUMBER OF LOTS: 91                                    AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: A4

TENTATIVE or PUD APPROVAL GRANTED: April 3, 2018

**STAFF COMMENTARY:**

**Department of Development - Engineering**

The preliminary plans and hydrologic study have been reviewed by this office and an inspection of the site was made. The developer and staff are still currently in discussions as to the ownership and maintenance of the detention ponds and whether fountains can be installed in Parish ponds or whether the ponds can be privately maintained with public servitudes running through the ponds. These issues must be resolved so that the appropriate action can be taken by the Planning Commission.

Therefore, the staff again recommends that preliminary submittal be postponed for one month so that these issues and the following comments can be further addressed before preliminary approval is granted. However, should the Planning Commission grant Preliminary Approval the following comments must be resolved before a work order is issued.

**General Comments:**

1. All applicable state, local, and federal permits required for this project must be provided.
2. Parish approval of the Traffic Impact Analysis is pending LADOTD approval/acceptance of the TIA.
3. LADOTD approval of the TIA and plans is required before a work order can be issued.
4. Parish approval of the Drainage Impact Study is pending revisions to address staff comments.
5. A waiver of regulations has been requested by the developer to modify restrictive covenant #9 regarding driveways on corner lots from 60ft to 30ft. A 2/3rds vote of the commission will be required to grant this waiver.
6. A waiver of regulations has been requested by the developer for the use of “T” turnarounds instead of cul-de-sacs. A 2/3rds vote of the commission will be required to grant this waiver.
7. Resolution of the detention pond ownership issues must still be addressed.

**Preliminary Plat:**

8. The subdivision boundary must match the bearings and distances stated in the legal description. There are a few discrepancies that need to be revised.
9. The hatching used on the plat needs to be cleaned up as there are more types of hatchings used on the plat than indicated in the legend. Specifically, what is the hatching used around the park and playground supposed to indicate?
10. The common area dedication must be revised to state that the ponds are to be owned and maintained by St. Tammany Parish. Additionally, fountains are not permitted in Parish maintained ponds.
11. Revise the dedication statement to include who will be responsible for ownership and maintenance of all street name and traffic control signs and posts. Also, include a statement that the HOA is responsible for the maintenance of the sidewalks.
12. The 50ft ROW Typical Section in the plans does not correspond to the typical section detailed on the plat. The plat shows a side inlet cross drain, while the plans show a rollover curb inlet cross drain.

**Traffic Signing and Geometric Layout:**

13. According to the Traffic Study a right-turn lane is warranted on Hwy 1077, but construction drawings for this turn lane were not included with this plan set.

**Storm Drainage Layout:**

14. The “typical swale ditch section” which depicts the 10ft private drainage servitude at the rear of the lots does not conform to Parish standards. Public Works requires a 5ft flat area on one side of the swale with a 15ft flat area on the other side of the swale to allow for proper maintenance. The current detail shows the swale starting on the property line which will make maintenance of the swale problematic. Additionally, subsurface drainage structures are located within this 10ft private drainage servitude on lots 63-66. The Parish cannot own and maintain drainage structures that are located within private drainage servitudes.
15. Additional details for the Pond #2 outfall weir must be provided as well as the outfall ditch path as this area is in close proximity to existing lots outside of the development.

**Water Utility Details:**

16. Revise the fire hydrant detail to show that a minimum 18 inch clearance between the center of the lowest valve and natural ground.

**Informational Items:**

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.

No funded Maintenance Obligation is required since access from a Parish maintained road is not allowed.

**Mandatory Developmental fees** will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since no public hearing was held prior to January 1, 2005.

The developer is hereby advised that upon application for final subdivision approval, the engineer of record for this development shall certify in writing that all aspects of construction have been completed in accordance with the approved plan(s) and Parish Ordinances. If any construction activity is proposed that is not in substantial compliance with the approved plan(s) and Parish Ordinances, the engineer of record for this development shall notify in writing, the Department of Development prior to beginning said construction activity. The developer and/or 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 July 10, 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 July 3, 2018)*

CASE NO.: 2018-1105-FP

SUBDIVISION NAME: Providence Parks, Phase 1

DEVELOPER: Providence Parks, LLC  
323 Florida Street, Suite 200  
Baton Rouge, LA 70801

ENGINEER/SURVEYOR: SLD Engineering and Surveying  
323 Florida Street, Suite 200  
Baton Rouge, LA 70801

SECTION: 21  
TOWNSHIP: 6 South  
RANGE: 8 East

WARD: 1  
PARISH COUNCIL DISTRICT: 3

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 north of LA Hwy 1085 and east and adjacent to LA Hwy 1077, north of Goodbee.

TOTAL ACRES IN DEVELOPMENT: 56.5

NUMBER OF LOTS: 173                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: A4

TENTATIVE or PUD APPROVAL GRANTED: June 6, 2017

**STAFF COMMENTARY:**

**Department of Development – Engineering**

Postponement of this submittal is advised due to the following outstanding items without which the staff cannot conduct a thorough review of the proposal:

1. The developer appealed the infrastructure improvements that were required by DOTD. DOTD subsequently issued three possible options that would satisfy their requirements regarding

infrastructure improvements. No information was included in this submittal outlining which option was chosen. Furthermore, the plans do not show the required turn lanes consistent with all three options. This information is required at the preliminary plan phase.

2. The previously submitted T.I.A. will need to be revised to reflect which option was chosen.
3. DOTD approval of the T.I.A. and infrastructure improvements is still outstanding.

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of July 3, 2018)*

CASE NO.: 2018-1106-PP

SUBDIVISION NAME: Lakeshore Villages, Phase 4A

DEVELOPER: D.R. Horton, Inc. Gulf Coast  
7969 Vincent Road  
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Duplantis Design Group, LLC  
16564 East Brewster Road  
Covington, LA 70433

SECTION: 35 and 36  
TOWNSHIP: 9 SOUTH  
RANGE: 14 EAST

WARD: 9  
PARISH COUNCIL DISTRICT: 13

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

GENERAL LOCATION: The property is located east of I-10, just north of Lake Pontchartrain and south of Slidell.

TOTAL ACRES IN DEVELOPMENT: 157.221

NUMBER OF LOTS: 342                    AVERAGE LOT SIZE: 8660 Square Feet

SEWER AND WATER SYSTEMS: CENTRAL

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: AH - EL 1.0

TENTATIVE or PUD APPROVAL GRANTED: June 12, 2018

**STAFF COMMENTARY:**

**Department of Development - Engineering**

Postponement of this submittal is advised due to the following items that were received by this office subsequent to the submittal deadline:

1. A revised T.I.A. including the previously sent comments and overall development changes. (This T.I.A. needs to be approved by STP and LADOTD).
2. The proposed Letter of Map Revision (LOMR) is still outstanding. All submitted plats show the BFE at 1.0' per the old FEMA LOMR but the proposed construction plans are being designed to the new proposed 0.0' BFE elevation.
3. Plans to increase the sewer capacity to service this development.

# **FINAL SUBDIVISION REVIEW**



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of July 3, 2018)*

CASE NO.: 2018-1050-FP

SUBDIVISION NAME: The Willows

DEVELOPER: Reiher, LLC  
821 Asbury Drive  
Mandeville, LA 70471

ENGINEER/SURVEYOR:	Richard C. Lambert Consultants 900 West Causeway Approach Mandeville, LA 70471	John G. Cummings and Associates 503 N. Jefferson Avenue Covington, LA 70433
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SECTION: 3	WARD: 1
TOWNSHIP: 7 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)  
     X   OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION:      The property is located north of I-12 at the intersection of LA Hwy #1085 and Willow Bend Drive, and west of Covington.

TOTAL ACRES IN DEVELOPMENT: 17.055

NUMBER OF LOTS: 25                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: PUD

FLOOD ZONE DESIGNATION: "A" and "C"

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

Periodic inspections have been made by this office during construction and the final inspection was made on July 2, 2018. The inspection disclosed that all of the concrete roads are constructed, road shoulders are constructed and the roadside ditches need final grading.

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

**General Comments:**

1. Crack filler has been installed in the majority of cracks, but needs to be completed.
2. Tree clearing needs to be removed from the site.
3. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.

**Informational Items:**

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1868 linear feet x \$22.00 per linear foot = \$41,100 for a period of two (2) years.

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

**Mandatory Developmental Fees** are required as follows:

Road Impact Fee = \$1077 per lot x 25 lots = \$26,925.00

Drainage Impact Fee = \$1114 per lot x 25 lots = \$27,850.00

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 July 10, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

1. Resolution regarding the stability of the roadside ditch along Perrilloux Road is outstanding and must

be finalized before the plats are signed.

2. If the developer is unable to resolve item #1 before recording the plats, then a Performance Obligation in the amount of \$95,000 must be established before the plats are signed.
3. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
4. A negative bacteriological report relative to the construction of the project's water system has not been issued by LDH as required.

**Final Plat:**

5. Remove the driveway culvert table from the plat and include it on the as-built paving and drainage plan.
6. Drainage servitudes for the detention ponds need to be shown on the plat and paving and drainage plan.
7. The swale between lots 12 and 13 must be located inside of a drainage servitude.

**As-Built Paving and Drainage Plan:**

8. Provide as-built cross sections through the north and south pond.
9. Updated as-built survey information must be provided as the roadside ditches and private drainage swales appear to have been regraded subsequent to the as-built submittal. The provided as-built elevations show numerous high points that do not appear to reflect the field conditions at the time of inspection.

**As-built Sewer and Water Plan:**

10. Provide invert elevations for the sewer line going into the sewer lift station.
11. Provide as-built slopes for all sewer lines.
12. Provide a cross section of Perrilloux Road showing the locations of the installed water and sewer lines, including the depth and location of the lines.
13. The waterline work along Perrilloux Road has been completed subsequent to the submittal for Final Approval. The as-built plans must be updated to show that this work has been completed.

**Informational Items:**

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1250 linear feet x \$22.00 per linear foot = \$27,500.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 25 lots = \$26,925.00

Drainage Impact Fee = \$1114 per lot x 25 lots = \$27,850.00

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 July 10, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of July 3, 2018)*

CASE NO.: 2018-1097-FP

SUBDIVISION NAME: Ashton Parc, 3rd Filing

DEVELOPER: First Horizon, Inc.  
13348 Coursey Boulevard  
Baton Rouge, L A70816

ENGINEER/SURVEYOR: Benchmark Group, LLC  
11328 Pennywood Avenue  
Baton Rouge, LA 70809

SECTION: 26

WARD: 8

TOWNSHIP: 8 SOUTH

PARISH COUNCIL DISTRICT: 8

RANGE: 14 EAST

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

GENERAL LOCATION: The property is located south of Haas Road, east of LA Hwy 11 and north of Slidell.

TOTAL ACRES IN DEVELOPMENT: 18.28

NUMBER OF LOTS: 70                    AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A & C

**STAFF COMMENTARY:**

**Department of Development - Engineering**

Periodic inspections have been made by this office during construction and the final inspection was made on June 26, 2018. The inspection disclosed that all of the concrete roads and curbs are constructed, and subsurface drainage is functioning.

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

**General Comments:**

1. The legal description and subdivision footprint needs to include the detention pond.
2. As-built typical sections of the pond which include elevations of top and bottom must be submitted.
3. An as-built signage plan must be submitted.
4. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
5. A negative bacteriological report relative to the construction of the project's water system has not been issued by LDH as required.

**Final Plat:**

6. Include in the dedication statement that the ponds and drainage servitudes will also be maintained by the H.O.A.
7. Include in the dedication statement that the POA areas will be maintained by the H.O.A.
8. The provided as-built plans show the top embankment of the detention pond encroaching on numerous lots within the 3rd Filing. The approved preliminary plan stamped 11/30/2017 showed the pond top being located outside of lot property lines.
9. Revise the legal description for Ashton Parc, 3rd Filing to include the west detention pond.
10. Revise Restrictive Covenant #2 to state "Drainage Servitude" to be consistent with the plan set.
11. There is a 2.5ft call-out dimensioned on the north side of lot 186. Staff does not understand why this is needed. Remove if this is not needed.

**As-built Master Drainage and Grading Plan:**

12. Provide as-built elevations for the bottom of the detention pond.
13. Show installed rip-rap on the as-built drainage plan at all pipe outfalls.
14. The provided as-built elevations show that numerous sections of the pond bank do not meet the required 23.50' elevation. Regrade this area to ensure conformance to the previously approved drainage plan.
15. Remove all future filing call-outs from all plans.

**As-built Sanitary Sewer and Water Plan:**

16. Provide as-built slopes for the gravity sewer lines.

**Informational Items:**

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2,797 linear feet x \$25.00 per linear foot = \$69,900 for a period of two (2) years.

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

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 70 lots = \$ 75,390.00

Drainage Impact Fee = \$1114 per lot x 70 lots = \$77,980.00

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 July 10, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
(As July 3, 2018)

CASE NO.: 2018-1101-FP

SUBDIVISION NAME: Terra Bella, Phase 1A-9

DEVELOPER: Terra Bella Group, LLC  
111 Terra Bella Boulevard  
Covington, LA 70433

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

SECTION: 46

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 1

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 north of LA Hwy 1085 and Bricker Road, south of Covington.

TOTAL ACRES IN DEVELOPMENT: 10.557

NUMBER OF LOTS: 32                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: B

**STAFF COMMENTARY:**

**Department of Development - Engineering**

Periodic inspections have been made by this office during construction and the final inspection was made on June 26, 2018. The inspection disclosed that all of the asphalt roads are constructed, and subsurface drainage is functioning.

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

**General Comments:**

1. No signage was installed for this phase as of the 6/26/2018 site inspection. Signage must be installed in accordance with the previously approved signage plan and an as-built signage plan submitted.
2. Revise the “Dedication of Terra Bella Phase 1A-9” to state that the Owners Association shall: (v) perform repair, maintenance and replacement of the street surface "**and drainage structures**" within alleyways as set forth on this plat.
3. Add a Restrictive Covenant that states the Homeowners Association will be responsible for the operation and maintenance of the "10' Private Drainage Servitudes."
4. Blue reflectors in front of fire hydrants were not installed at the time of inspection.
5. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
6. A negative bacteriological report relative to the construction of the project's water system has not been issued by LDH as required.

**As-built Paving and Drainage Plan**

7. The provided as-built elevation shows the constructed alley behind lots #310 & #311 is approximately a foot lower than required and will hold water. Revise to address this conflict.
8. Provide as-built information for the park area to show it drains in accordance with the approved preliminary plan.

**As-built Sewer and Water Plan**

9. Provide as-built information for the new sewer manhole in front of lot #344.
10. Provide as-built slope information for all the newly installed gravity sewer lines.

**Informational Items:**

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2093 linear feet x \$22.00 per linear foot = \$46,000.00 for a period of five (5) years.

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

No Mandatory Development Fees are required at this time since the developer has entered in to a Voluntary Developmental Agreement and has paid all current fees.

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

Revised drawings will not be accepted prior to the July 10, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of July 3, 2018)*

CASE NO.: 2018-1102-FP

SUBDIVISION NAME: Abita Ridge, Phase 1

DEVELOPER: Abita River Park, LLC  
401 Marina Oaks Drive  
Mandeville, LA 70411

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

SECTION: 2 & 3

WARD: 3

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 2

RANGE: 11 EAST

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

GENERAL LOCATION: The property is located just north of Harrison Avenue, east of LA Hwy 190 and south of Covington.

TOTAL ACRES IN DEVELOPMENT: 24.564

NUMBER OF LOTS: 47                    AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A6, B & C

**STAFF COMMENTARY:**

**Department of Development - Engineering**

Periodic inspections have been made by this office during construction and the final inspection was made on June 26, 2018. The inspection disclosed that all of the asphalt roads are constructed, road shoulders are constructed and the roadside ditches are functioning.

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

**General Comments:**

1. As-built drawings of sewer and water lines along Harrison Avenue must be submitted.
2. The Parish Legal Department is finalizing the developmental agreement which replaces the need for the two (2) left turn lanes required by the Traffic Impact Study. This agreement must be executed before the plats can be signed.

**Final Plat:**

3. The waiver for 30ft driveway set-back was withdrawn by the developer at the May 10, 2016 Planning Commission meeting. Therefore, a waiver of this regulation must be granted by the Planning Commission tonight or the restrictive covenant must be revised to state 60ft.

**As-built Paving and Drainage Plan:**

4. Provide as-built elevation shots showing the required cut work was completed in accordance with the approved drainage plan.
5. Provide additional as-built elevation shots showing the detention pond was constructed in accordance with the approved drainage plan and verify the required capacity is provided.

**As-built Sewer and Water Plan:**

6. Remove "install air release valve" comment as this work has been completed.
7. Show as-built sewer slopes for all gravity sewer lines.
8. Provide as-built lift station invert elevations.

**As-built SWPPP and Signage Plan:**

9. Remove construction entrance call-out and hatching as this is no longer existing.

**Informational Items:**

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2630 linear feet x \$22.00 per linear foot = \$57,900 for a period of two (2) years.

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

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 47 lots = \$50,619.00

Drainage Impact Fee = \$1114 per lot x 47 lots = \$52,358.00

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 July 10, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
(As July 3, 2018)

CASE NO.: 2018-1103-FP

SUBDIVISION NAME: Maison du Lac, Phase 2

DEVELOPER: WBB Realty, LLC  
321 Veterans Blvd., Ste. 201  
Metairie, LA 70005

ENGINEER/SURVEYOR: Richard C. Lambert & Associates  
900 West Causeway Approach.  
Mandeville, LA 70471

SECTION: 45

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 1

RANGE: 10 EAST

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

GENERAL LOCATION: The property is located south of LA Hwy 1085, north of I-12 and south of Covington.

TOTAL ACRES IN DEVELOPMENT: 11.148

NUMBER OF LOTS: 36 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

**STAFF COMMENTARY:**

**Department of Development - Engineering**

Periodic inspections have been made by this office during construction and the final inspection was made on June 26, 2018. The inspection disclosed that all of the concrete roads are constructed, and the subsurface drainage is functioning.

There are no outstanding punch list items.

**General Comments:**

1. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
2. A negative bacteriological report relative to the construction of the project's water system has not been issued by LDH as required.

**Informational Items:**

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1337 linear feet x \$25.00 per linear foot = \$33,400.00 for a period of two (2) years.

The staff recommends approval of the proposed final subdivision request.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 36 lots = \$38,772.00

Drainage Impact Fee = \$1114 per lot x 36 lots = \$40,104.00

Fees are due before subdivision plats can be signed.

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



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
(As July 3, 2018)

CASE NO.: 2018-1104-FP

SUBDIVISION NAME: Abita Lakes, Phase 3-B-2

DEVELOPER: Abita Lakes, LLC  
10325 Hwy 1077  
Covington, LA 70433

ENGINEER/SURVEYOR: Duplantis Design Group, P.C.  
16564 East Brewster Road; Suite 101  
Covington, LA 70433

SECTION: 29

WARD: 10

TOWNSHIP: 6 SOUTH

PARISH COUNCIL DISTRICT: 6

RANGE: 12 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 east of LA Hwy 59, south of Lowe Davis Road and north of Abita Springs.

TOTAL ACRES IN DEVELOPMENT: 33.01

NUMBER OF LOTS: 17

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: PUD

FLOOD ZONE DESIGNATION: B & C

**STAFF COMMENTARY:**

**Department of Development - Engineering**

Postponement of this submittal is advised due to the fact that construction of the subdivision is not complete. The following outstanding issues must be addressed:

1. Construction of the pond outfall control structure was not complete as of 6/28/18 and major erosion and bank stability issues exist near the pond outfall (See attached photograph).

2. Numerous ditches throughout the subdivision need to be reworked to allow proper drainage flow to the detention pond.
3. Street signage was not installed as of 6/28/2018.
4. Cross drain pipes are heavily silted in and must be cleaned out (See attached photograph).
5. Very little vegetation has been established around the pond or road shoulders which is leading to erosion and water quality issues.

#### **Outfall Weir**



#### **Cross Drain Culvert**



Both cross drainage pipes need to be jetted and clean after banks are stabilised.

# **OLD BUSINESS**



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

July 3, 2018

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

### OLD BUSINESS

*July 10, 2018 Agenda*

Re: Enter Parish ROW - Res. No. 17-092  
Specifically Unopened Portion of Roger Drive  
Hickory Hills Subdivision

Honorable Commissioners,

The above referenced resolution was adopted on September 12, 2017.

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The petitioner has not furnished all documentation required within the six (6) month period and is requesting an extension of time. See attached email dated June 7, 2018 (12:07PM).

Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with the project.

#### ACTION REQUIRED:

Extend adoption date to July 10, 2018 thereby extending the six (6) month submittal of documentation to January 10, 2019 and the completion date to July 10, 2020.

The Department of Development - Engineering has no objection to the extension.

Sincerely,



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

*Attached: Email from Mr. Crawford dated June 7, 2018*

xc: Honorable Gene Bellesario  
Mr. Sidney Fontenot  
Ms. Leslie Long  
Mr. Denty Crawford

Ms. Kelly Rabalais  
Ms. Erin Stair  
Ms. Cara Bartholomew

Mr. Glenn Delatte  
Mr. Earl J. Magner  
Ms. Jan Pavur

## **Shelby R. Vorenkamp - Development**

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**From:** Jay Watson  
**Sent:** Thursday, June 07, 2018 12:19 PM  
**To:** Leon Lowe  
**Cc:** dentycrawford53@yahoo.com; tobylowe@bellsouth.net; Shelby R. Vorenkamp - Development; Cara L. Bartholomew  
**Subject:** Re: Extension of Time, for the Road Extension of Rodger Dr. in Hickory Hills

Thank you for your request, Mr. Crawford. This item will be placed on the July Planning Commission Agenda under "old business."

JBW  
Sent from my iPhone

On Jun 7, 2018, at 12:07 PM, Leon Lowe <[leonlowe@bellsouth.net](mailto:leonlowe@bellsouth.net)> wrote:

Dear Mr. Watson,

Please let this email server as a request for an extension of time for the road extension of Rodger Drive in Hickory Hills, to secure all proper documentation. If you have any questions, please give me a call.

Sincerely,

Denty Crawford  
985-641-5077