

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, JANUARY 8, 2019
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 AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE DECEMBER 11, 2018 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2018-1315-PP

Whispering Forest

Developer/Owner: Robert Hesson

Engineer: Arrow Engineering & Consulting

Parish Council District Representative: Hon. James Thompson

Requesting Postponement to February 12, 2019 meeting

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE

Request to Enter the Parish Right of Way for Cours Carson St., Town of Mandeville S/D for the purpose of extending the street and installing drainage and utility lines.

Debtor: BBB Holdings, LLC

Parish Council District: Hon. Jacob Groby

REVOCATION REVIEW

REV18-12-005

Request to revoke a portion of Albert St., Nelson St., & Armand St., Town of Mandeville S/D. Located Southeast of LA Hwy 1088, West of Soult St., North of Labarre St., North of Mandeville

Applicant: McInt, LLC

Parish Council District: Hon. Jacob Groby

MINOR SUBDIVISION REVIEW

2018-1333-MSP

A Minor S/D of Parcel C (8 acres) into Parcel C-1 & C-2, Stonehill Rd Folsom

Owner: Jared & Nicole Weiser

Surveyor: Land Surveyor, LLC
Parish Council District: Hon. James Thompson

PETITIONS/REQUESTS**RESUBDIVISION REVIEW****DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW****FINAL SUBDIVISION REVIEW****2018-1316-FP**

Tamanend - St. Tammany Advanced Campus (STAC)
Developer/Owner: St. Tammany Parish Government
Engineer: Richard C Lambert Consultants, LLC
Parish Council District Rep.: Hon. Steve Stefancik
Postponed at the December 11, 2018

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**OLD BUSINESS****2016-252-PP**

Wingfield

Request to waive the requirement for placing a fire hydrant on Joiner Wymer Rd.
Developer/Owner: Bruno Bros. Real Estate Management & Development
Engineer: Arrow Engineering & Consulting
Parish Council District: Hon. James Thompson

2018-1334-AOC

Magnolia Trace S/D, Pearl River
Act of Correction to reduce Private Drainage Servitude running through Lot #11 from 15 feet to 5 feet.
Surveyor: J.V Burkes
Parish Council District: Hon. Gene Bellisario

NEW BUSINESS**ADJOURNMENT**

ST. TAMMANY PARISH PLANNING COMMISSION MEETING MINUTES
6:00PM – TUESDAY, DECEMBER 11, 2018
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

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

Absent: Richardson

Staff Present: Jay Watson, Chris Tissue, Ted Reynolds, Cara Bartholomew, Emily Couvillon,
Karlin Riles, Jennifer Lange

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 - Randolph presented the Invocation.

PLEDGE OF ALLEGIANCE- Bagert presented the Pledge of Allegiance

APPROVAL OF THE NOVEMBER 13, 2018 MINUTES

Randolph moved to approve, second by Drumm.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2018-1053-PP - POSTPONED INDEFINITELY

The Preserve at Goodbee Lakes

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

POSTPONED FROM THE JULY 10, 2018 MEETING

POSTPONED FROM THE AUGUST 14, 2018 MEETING

POSTPONED FROM THE SEPTEMBER 11, 2018 MEETING

POSTPONED INDEFINATELY AT THE OCTOBER 09, 2018 MEETING

**REQUEST TO BE PLACED ON THE DECEMBER AGENDA APPROVED AT THE
NOVEMBER 13, 2018 MEETING**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

Cazaubon moved to postpone, second by Willie.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2018-1105-PP - POSTPONED INDEFINITELY

Providence Parks, Phase 1

Developer/Owner: Providence Parks, LLC

Engineer: SLD Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

POSTPONED FROM THE JULY 10, 2018 MEETING

POSTPONED FROM THE AUGUST 14, 2018 MEETING

POSTPONED FROM THE SEPTEMBER 11, 2018 MEETING

POSTPONED FROM THE OCTOBER 9, 2018 MEETING FOR 2 MONTHS

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne

Opposition: None

Willie moved to postpone, second by Cazaubon.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:

Abstain:

2018-1316-FP - POSTPONED ONE (1) MONTH

Tamanend - St. Tammany Advanced Campus (STAC)

Developer/Owner: St. Tammany Parish Government

Engineer: Richard C Lambert Consultants, LLC

Parish Council District Rep.: Steve Stefancik

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

Randolph moved to postpone, second by Doherty.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:

Abstain:

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE**Entering the Parish Right of Way (C.S. Owens Rd) - APPROVED**

Request: Install two (2) covered cross walks

Debtor: St. Tammany Parish School Board

General Location: C.S. Owens Rd, Madisonville Elementary School

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

Fitzmorris moved to approve, second by Doherty.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:

Abstain:

MINOR SUBDIVISIONS**2018-1015-MSP - APPROVED WITH WAIVERS**

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

Owner: The Rose Mary Gunn and Willie Gunn Revocable Trust

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Steve Stefancik

POSTPONED INDEFINATELY AT THE JUNE 12, 2018 MEETING

**REQUEST TO BE PLACED ON THE DECEMBER AGENDA APPROVED AT THE
NOVEMBER 13, 2018 MEETING**

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Applicant

Opposition: None

Cazaubon moved to approve with waivers, second by Randolph.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2018-1288-MSP - APPROVED WITH WAIVERS

A minor subdivision of 37.3 acre Parcel into Parcel A & Parcel B, Hedge Ln, Folsom

Owner: Delos & Yun Thompson

Surveyor: Land Surveying, 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: Applicant

Opposition: None

Cazaubon moved to approve with waivers, second by Randolph.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2018-1295-MSP - APPROVED

A minor subdivision of a 13-acre parcel into Parcels C-1, C-2 & C-3, Hwy 41 & Howard O'Berry Rd, Pearl River

Owner: Craig Singletary

Surveyor: John G Cummings & Associates

Parish Council District Representative: Hon. Richard Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Applicant

Opposition: None

Fitzmorris moved to approve, second by Randolph.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2018-1307-MSP - APPROVED

A minor subdivision of a 3.5-acre parcel Wiggins Rd, Mandeville

Owner: Brian Babineaux

Surveyor: R.W. Krebs

Parish Council District Rep.: Rykert Toledano

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Applicant

Opposition: None

Bagert moved to approve, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2018-1311-MSP - APPROVED WITH WAIVER

A Minor subdivision of a 23.48 acre tract into Tract A & Tract B, Hwy 1077 Covington

Developer/Owner: Terry & Donna Beaver

Surveyor: C. Mistic Surveyors, Inc.

Parish Council District Rep.: Rykert Toledano

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Applicant

Opposition: None

Cazaubon moved to approve with waiver, second by Randolph.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

PETITIONS/REQUESTS**REVOCATION/CLOSINGS REVIEW****RESUBDIVISION REVIEW****DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****2018-1313-TP - APPROVED WITH WAIVER**

Maison Trace

Developer/Owner: First Horizon, Inc.

Engineer: T Baker Smith, LLC

Parish Council District Rep.: Rykert Toledano

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

Lorren moved to approve with waiver second by Doherty.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

PRELIMINARY SUBDIVISION REVIEW**2018-1280-PP - APPROVED WITH WAIVER**

Rigolets Estates, Phase 3A-1

Developer/Owner: Succession of Fredrick J. Sigur

Engineer: GEC, Inc.

Parish Council District Representative: Hon. Michele Blanchard

POSTPONED FROM THE NOVEMBER 13, 2018 MEETING

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Applicant

Opposition: Alex Gonzales and Jane Gardner

Randolph moved to approve with waiver, second by Doherty.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2018-1315-PP

Whispering Forest

Developer/Owner: Robert Hesson

Engineer: Arrow Engineering & Consulting

Parish Council District Representative: Hon. James Thompson

(Withdrawn due to incomplete application)

FINAL SUBDIVISION REVIEW**2018-1312-FP - APPROVED**

Maison du Lac, Phase 3A

Developer/Owner: WBB Realty, LLC

Engineer: Richard C. Lambert Consultants, LLC

Parish Council District Rep.: 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

Opposition: None

Bagert moved to approve, second by Cazaubon.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2018-1314-FP - APPROVED

Jackson Court

Developer/Owner: First Horizon, Inc.

Engineer: Sigma Consulting Group

Parish Council District Rep.: Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen

Opposition: None

Lorren moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

NEW BUSINESS

Vote on Chair and Vice Chair at January 8, 2019 meeting.

ADJOURNMENT

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

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING BBB HOLDINGS, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO BBB HOLDINGS, LLC, 1720 DUPARD STREET, MANDVILLE, LA 70448; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF COURS CARSON STREET BETWEEN JOANS AND PREVAL STREETS; TOWN OF MANDEVILLE SUBDIVISION (UNINCORPORATED), FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 4, DISTRICT 7.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the concrete road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of St. Tammany Parish Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations,". Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the St. Tammany Parish Code of Ordinances, Chapter 2, Article XVII "Parish Fees," Division 3 "Development," Subdivision V "Mandatory Impact Fees" and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
8. That the petitioner post a Performance Obligation in the amount of \$30,400 for a period of six (6) months.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.

11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
13. That the petitioner shall submit a copy of the current owner's deed.
14. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
15. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
16. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
17. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4, DISTRICT 7.
18. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.
19. That the petitioner submit all documentation required within ONE (1) year from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

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

JAMES "JIMMIE" DAVIS, III, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

70471³¹



JOINS MAP 32

T 7 S

T 8 S

1088

32

33

12

V & L ACRES ESTATES

66000

MANDE. ANNEX

QUAIL CREEK

PINEVIEW HEIGHTS FARMS

4 C

70448
WARD 4

65000

LOCATION

38

9 I

PELICAN PARK

Fontainebleau State Park

Cane

Mandeville

© MAPMAN, LLC

JOINS MAP

Fontainebleau State Park

Enter Right-of-Way
COURS CARSON
Between Joans & Preval
Town of Mandeville -
Unincorporated

Jan. 8, 2019

REVOCATIONS

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV18-12-005

NAME OF STREET OR ROAD: A portion of Albert Street, Nelson Street, and Armand Street, Town of Mandeville

NAME OF SUBDIVISION: Town of Mandeville

WARD: 4 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located Southeast of LA Hwy 1088, West of Sout Street, North of Labarre Street, North of Mandeville

SURROUNDING ZONING: A-4 Single Family Residential

PETITIONER/REPRESENTATIVE: McInt. LLC

STAFF COMMENTARY:

Department of Development:

The applicant is proposing to revoke a portion of Albert Street, Nelson Street, and Armand Street in order to develop Kingswood Subdivision. The adjacent property owners include McInc, LLC (Sq. 340, 341, 327, 360) and St. Tammany Parish Government (Sq. 328).

The southern portion of Albert St. abuts Sq. 328, owned by the Parish. Due to a future drainage project in the area the Parish will retain ½ of the right of way. The Parish has no objection to the revocation request.

The staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property. The right-of-way does not appear to serve any public use or benefit, other than to the applicants. Staff has no objections to the proposed revocation request subject to the applicant assimilating the right-of-way into their adjacent properties through the Parish's resubdivision process.



| | | | |
|----------|-----------|----------|----------|
| SCALE: | 1" = 200' | DATE: | 10-17-17 |
| DRAWN: | DRJ | JOB NO.: | 15-006 |
| REVISED: | | | |

MINOR SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of December 27, 2018)

CASE NO.: 2018-1333-MSP

OWNER/DEVELOPER: Nicole & Jared Weiser
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 32 & 33 TOWNSHIP: 4 South RANGE: 10 East

WARD: 2 PARISH COUNCIL DISTRICT: 3

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 Stonehill Rd, East of LA Hwy 25, North of Folsom

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 8 acres

NUMBER OF LOTS/PARCELS: Parcel C (8 acres) into Parcel C-1 (4 acres) & Parcel C-2 (4 acres)

ZONING: A-1A - Suburban Residential, 2018-1093-ZC approved at the August 7, 2018 meeting

REASONS FOR PUBLIC HEARING: The Parcel C was a part of a previously approved Minor S/D (2016-461-MSA).

STAFF COMMENTARY:

Department of Development - Planning & Engineering

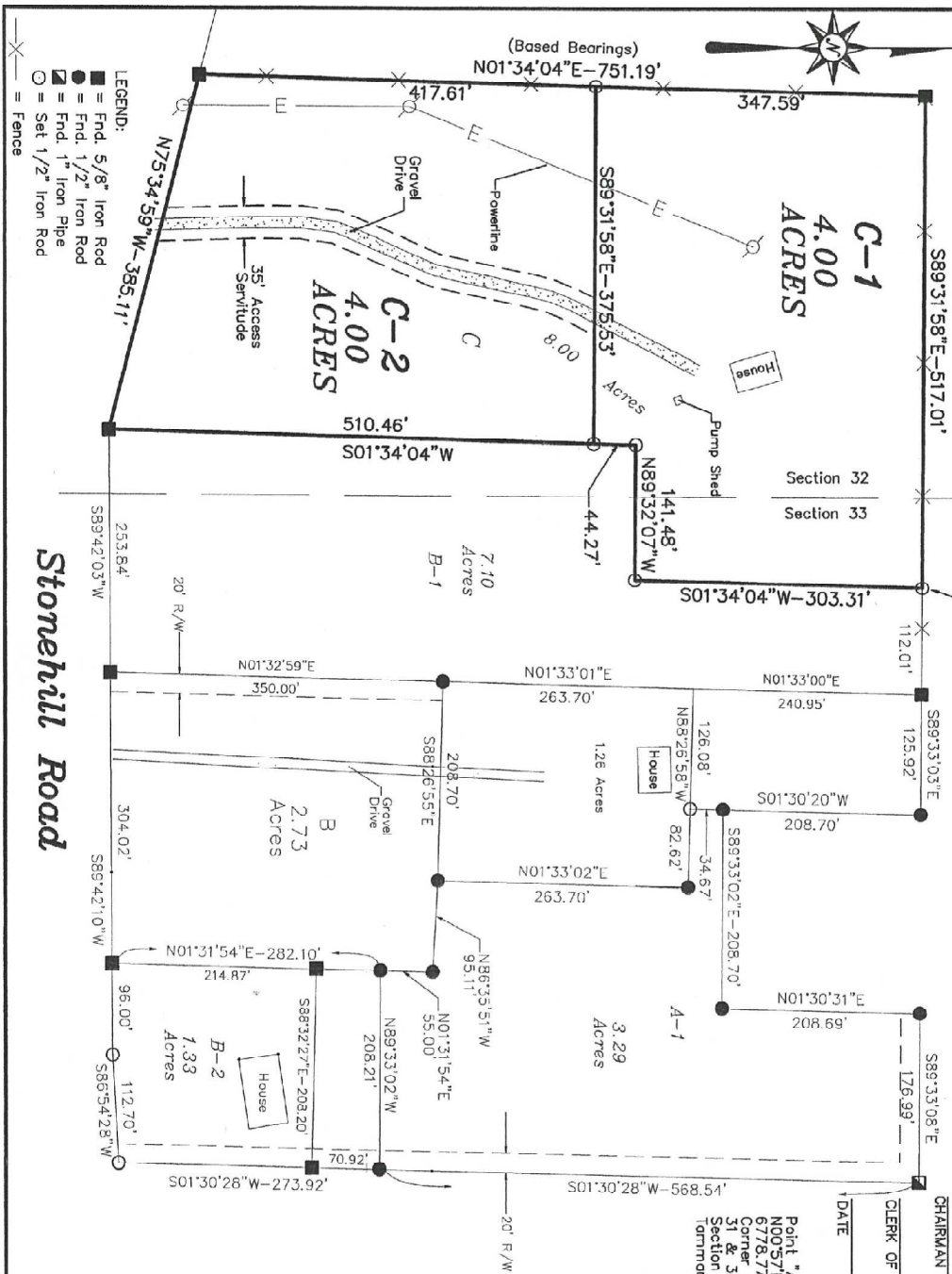
The applicant is requesting to subdivide a previously approved minor subdivision into two parcels. Parcel C-1 will be accessed by an existing gravel drive, within the 35' Access Servitude.

The minor subdivision request meets all of the minimum requirements of the Subdivision Ordinance; staff has no objection to the request.

Reference:
A Minor Subdivision Map by this Firm
File Date 11-30-2018, File Number
55918, Clerk's Office, (Based Bearings)
Note: Reference Number 2016-461-MSA

Building Setbacks must be verified prior to Construction

A Minor Subdivision of Parcel C, into Parcels
C-1 & C-2, situated in Sections 32 & 33, T-4-S,
R-10-E, St. Tammany Parish, Louisiana



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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:XXI.

Point "A" is N89°22'W, 1378.5'; N00°57'E, 342.4'; S89°30'E, 6776.77' from the Section corner common to Sections 31 & 32, 145, R10E, and Section 5, 155, R10E, St. Tammany Parish, Louisiana

| | |
|---------------------------|--------------------------|
| FINAL APPROVAL | CHAIRMAN PLANNING COMM. |
| DIR. DEPT. OF ENGINEERING | SECRETARY PLANNING COMM. |
| CLERK OF COURT | FILE NO. |
| DATE | |

MAP PREPARED FOR **JARED & NICOLE WEISER**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN PARCEL C, SECTION 32 & 33, T-4-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

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

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

Revised: Dec. 10, 2018

Bruce M. Butler, III
12-11-2018
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 150'

DATE: 11-6-2018

NUMBER: 19083

PRELIMINARY SUBDIVISION REVIEW

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of January 2, 2019)**

CASE NO.: 2018-1315-PP

SUBDIVISION NAME: Whispering Forest (Resubmitted)

DEVELOPER: Bob Hesson
12090 Joiner-Wymner Road
Covington, LA 70433

ENGINEER/SURVEYOR: Arrow Engineering & Consulting/John C. Cummings & Associates
P.O. Box 881
Madisonville, LA 70447

SECTION: 33 WARD: 1
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 3
RANGE: 10 East

TYPE OF DEVELOPMENT: X 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)

GENERAL LOCATION: The property is located on the west side of Joiner-Wymer Road west of LA HWY #1077 and west of Covington, LA

TOTAL ACRES IN DEVELOPMENT OR PHASE: 8.91

NUMBER OF LOTS: 9 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

PROPOSED OR EXISTING ZONING: A-3

FLOOD ZONE DESIGNATION: "A"

TENTATIVE APPROVAL GRANTED: October 13, 2015

STAFF COMMENTARY:

Department of Development and Development

The developer has requested postponement to the February 12, 2019 meeting.

FINAL SUBDIVISION REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of January 2, 2019)

CASE NO.: 2018-1316-FP

SUBDIVISION NAME: Tamanend, Phase 1 (S.T.A.C.)

| | | |
|------------|---|---|
| DEVELOPER: | Patricia B. Brister, Parish President St. Tammany Parish Government P.O. Box 628 Covington, LA 70434 | Weyerhaeuser Real Estate Development, Co. 100 Mariners Boulevard; Suite 10 Mandeville, LA 70448 |
|------------|---|---|

| | | |
|--------------------|---|---|
| ENGINEER/SURVEYOR: | Richard C. Lambert, LLC 900 West Causeway Approach Mandeville, LA 70471 | Randall W. Brown and Associates, Inc. 228 West Causeway Approach Mandeville, LA 70448 |
|--------------------|---|---|

SECTION: 4

WARD: 7

TOWNSHIP: 8 SOUTH

PARISH COUNCIL DISTRICT: 7 & 11

RANGE: 13 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 on the east side of LA HWY #434 and north of I-12.

TOTAL ACRES IN DEVELOPMENT: 55.035

NUMBER OF LOTS: 5 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A10 & C

STAFF COMMENTARY:

Department of Planning and Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on November 28, 2018. The inspection disclosed that all of the concrete roads are constructed, road shoulders are constructed and drainage is functioning.

General Comments:

Final Plat:

1. Restrictive Covenants #1 and #6 - Revise “Dwelling” to “Structure.”
2. Show owner and developer as follows:

Patricia B. Brister, Parish President
St. Tammany Parish Government
P.O. Box 628
Covington, LA 70434

MEMBER
Weyerhaeuser Real Estate Development Company
100 Mariners Boulevard; Suite 10
Mandeville, LA 70448

3. Provide “Servitude Agreement” with Exhibit.

INFORMATIONAL ITEMS:

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.

Since the developer has “no end users,” the Mandatory Development Fees are not due prior to signing the subdivision plat, but due upon building permit application.

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

Revised drawings will not be accepted prior to the January 8, 2019 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

OLD BUSINESS



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

January 2, 2019

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

OLD BUSINESS

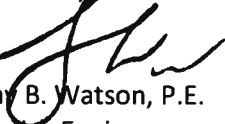
January 8, 2019 Agenda

Re: Wingfield Subdivision
Waiver - Fire Hydrant Installation

Honorable Commissioners,

The developer has requested a waiver to not be required to install fire hydrants within the right -of-way of Joiner-Wymer Road due to the limited width of the current right-of-way. Should the waiver be approved, the developer shall obtain written permission from LDH, the utility company and the applicable fire district.

Sincerely,



Jay B. Watson, P.E.
Parish Engineer

xc: Honorable James Thompson
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl J. Magner
Mr. Chris Tissue, P.E.
Mr. Theodore Reynolds, E.I.
Ms. Cara Bartholomew
Mr. Robert Bruno

Shelby R. Vorenkamp - Development

From: Jay Watson
Sent: Tuesday, December 11, 2018 4:47 PM
To: Shelby R. Vorenkamp - Development; Cara L. Bartholomew
Cc: Sidney Fontenot; Erin Stair
Subject: FW: Joiner-Wymer Road - waterlines for Wingfield

Shelby/Cara,

We will include the below request for a waiver of the regulations on the January PC agenda under old business.

Let me know if you have any questions.

Thanks,



Jay B. Watson, P.E.

Parish Engineer
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
p: 985.809.7448 e: jwatson@stpgov.org
www.stpgov.org

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

From: Robert Bruno <rbruno@brunomgmt.net>
Sent: Tuesday, December 11, 2018 2:30 PM
To: Sidney Fontenot <sfontenot@stpgov.org>; Jay Watson <jwatson@stpgov.org>
Subject: RE: Joiner-Wymer Road - waterlines for Wingfield

Sidney we are formally requesting a waiver of the requirement for placing fire hydrant on Joiner Wymer road. The basis of the request is that Tammany Utilities has indicated they will not have sufficient room to work on a service for fire hydrants because of the limited right away.

Robert Bruno
Managing Partner
Bruno Brothers Management
70325 Hwy 1077 Suite 300
Covington, LA 70433



985-792-7110

www.brunobrothersproperty.com



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

January 2, 2019

Old Business
January 8, 2019

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


Re: Magnolia Trace Subdivision, Lot #11
Act of Amendment

Honorable Commissioners,

The above captioned Act of Amendment has been reviewed by the Department of Development - Engineering and no objection is offered.

Therefore, it is recommended that the Act of Amendment be approved to amend the width of the 15 foot Private Drainage Servitude to a 5 foot Private Drainage Servitude.

Sincerely,



Jay B. Watson, P.E.
Parish Engineer

Enclosure: Act of Amendment, Recorded Plat for Magnolia Trace and Survey of Lot #11

xc: Honorable Steve Stefancik
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl J. Magner
Mr. Chris Tissue, P.E.
Mr. Theodore Reynolds, E.I.
Ms. Cara Bartholomew
Mr. Sean Burkes, J.V. Burkes & Associates, Inc.
Mr. Dennis Collier, Dennis Collier Construction, LLC

**ACT OF AMENDMENT
OF SUBDIVISION PLAT**

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

BEFORE ME, the undersigned Notary Public, duly commissioned and qualified in and for the State of Louisiana, and the Parish of St. Tammany,

PERSONALLY CAME AND APPEARED:

Sean M. Burkes , REGISTERED PROFESSIONAL LAND SURVEYOR

Who begin first duly sworn by me, did depose and state that:

After further examination of the official subdivision plat for Magnolia Trace Subdivision recorded 6/21/07, filed as Map File No. 4494, in the Clerk of Court, St. Tammany Parish, Louisiana, it was discovered that An amendment needs to be made to said plat.

Map on file shows a 15' Private Drainage Servitude running through Lot 11

In order to ~~correct~~ ^{amend} the recorded Subdivision Plat, the undersigned does hereby amend the subdivision plat for Magnolia Trace Subdivision as follows:

The 15' Private Drainage Servitude running through Lot 11 will be reduced to a 5' Private Drainage Servitude instead of 15'

Affiant does hereby authorize and request the Clerk of Court of St. Tammany Parish, Louisiana to make mention on the face of the Subdivision Plat recorded in Clerks Map File No. 4494, to serve as the occasion may require.




THUS DONE AND PASSED at St. Tammany, Louisiana, in the presence of the undersigned competent witnesses and me, Notary, on the 29th day of November, 2018.

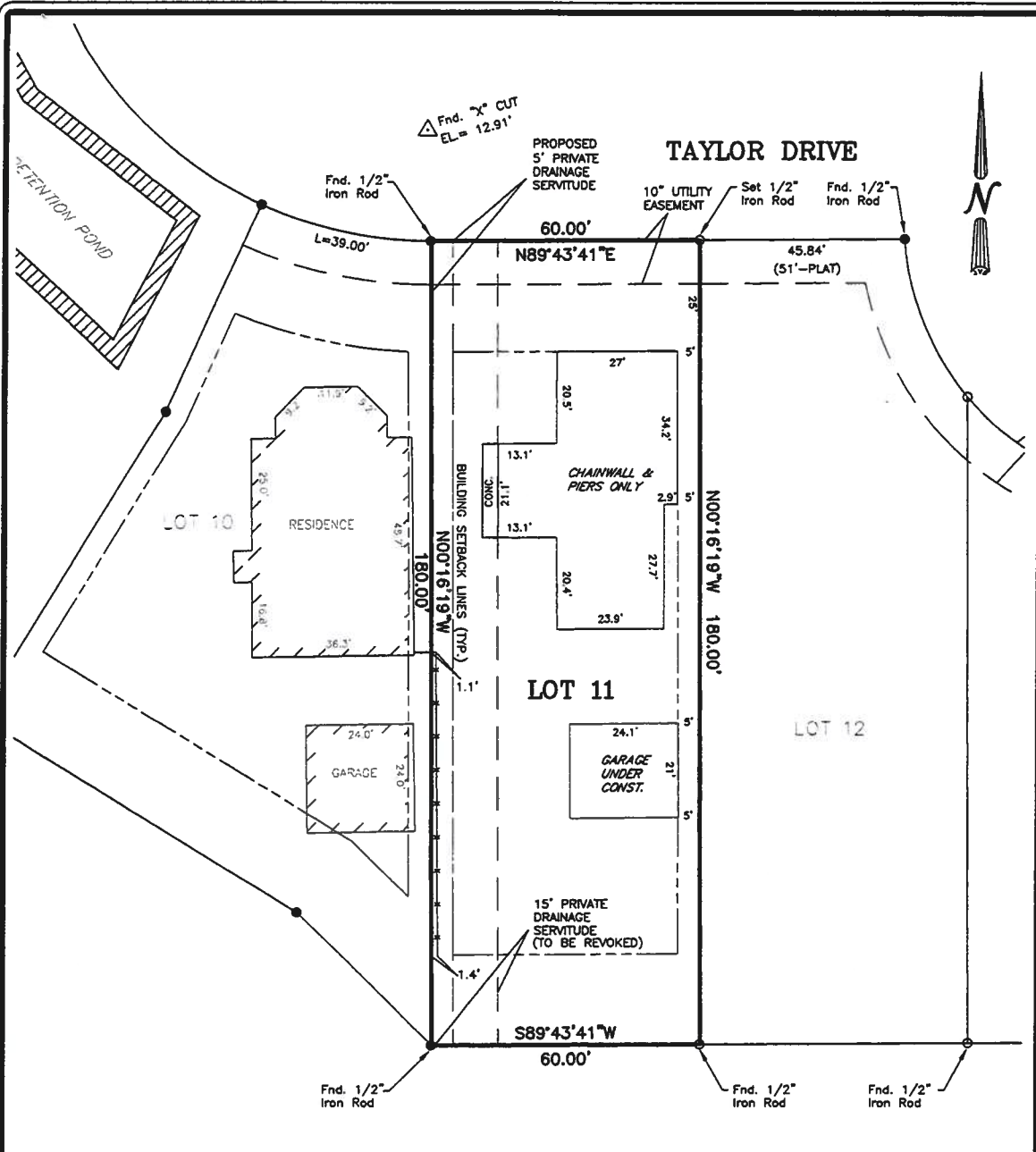
Amy Fortener
WITNESS

Kinda B. Ortiz
WITNESS

Sean M. Burkes
PROFESSIONAL LAND SURVEYOR
Louisiana Registered, P.L.S. 4785



Daniel E. Zelenka, II
Notary Public
Notary I.D./Bar No. (As Applicable): 17874
Slidell, Louisiana
My commission expires: at death
Daniel E Zelenka, II



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

GRAPHIC SCALE
 30 0 30
 (IN FEET)
 1 INCH = 30 FEET

BENCHMARK
 "X" CUT IN STREET
 ELEV. = 12.91'

BUILDING SETBACKS
 (* Verify Prior to Construction)
 Front Setback.....25'
 Side Setback.....5'
 Rear Setback.....20'

ADDRESS: TAYLOR DRIVE

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 "STANDARDS OF PRACTICE 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 0430 D
 F.I.R.M. Date 04/21/1999
 ZN: C B.F.E. N/A
 * Verify prior to construction with Local Governing Body.

| | | | |
|--------------------------------|--|---------------------------|---------------------------|
| DRAWING NO. 20180589 | J.V. Burkes & Associates, Inc. SURVEYING ENGINEERING • ENVIRONMENTAL 1805 Shortcut Highway Slidell, Louisiana 70458 E-mail: jvbassoc@jvburkes.com | DRAWN BY: KAR | CHECKED BY: JDL |
| DATE: 08/28/2018 | Phone: 985-649-0075 Fax: 985-649-0154 | SCALE: 1" = 30' | |

REVISED: 10/16/18 UNDER CONSTRUCTION
 REVISED: 10/22/18 BDLG. WIDTH SHORTENED
 REVISED: 10/22/18 BDLG. WIDTH SHORTENED

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 OF
 LOT 11, MAGNOLIA TRACE
 LOCATED IN SECTION 19, T-8-S, R-15-E
 GREENSBURG LAND DISTRICT
 ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: DENNIS COLLIER CONSTRUCTION

SEAN M. BURKES
 LA REG. No. 4785

STATE OF LOUISIANA
SEAN M. BURKES
 REG. NO. 4785
 REGISTERED
 LAND SURVEYOR
 SURVEYED BY:

