

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, FEBRUARY 12, 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 JANUARY 8, 2019 MINUTES**

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

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

**MINOR SUBDIVISION REVIEW**

**2018-1273-MSP**

A minor sub of a 1.8 acre parcel into Parcel A (1.14 acres) and Parcel B (.66 Acres), Mandeville  
Owner: Debra & Joseph Sicard  
Surveyor: John G Cummings & Associates  
Parish Council District Representative: Hon. Jacob Groby  
General Location: South side of Oscar Street, west of Mulberry Street, south of LA Highway 1088,  
Mandeville, Ward 4 District 7

**2019-1349-MSP**

A minor s/d of a 19.898-acre parcel into Parcel A & Parcel B, Pearl River  
Owner: Rubie Amie Teal  
Surveyor: J.V Burkes & Associates  
Parish Council District Representative: Hon. Richard Tanner  
General Location: North side of Teal Road, east of Pitt Road, east of LA Highway 41, Pearl River,  
Ward 6, District 6

**2019-1351-MSP**

A minor S/D of 20.859 acre parcel into Lots A-1, A-2 & A-3, West of Lewisburg, Mandeville  
Owner: Crosby Development, LLC  
Surveyor: J.B Burkes & Associates  
Parish Council District Representative: Hon. Michael Lorino  
General Location: North side of Lake Pontchartrain, west of Northlake Drive, Mandeville,  
Ward 4, District 4

**PETITIONS/REQUESTS****RESUBDIVISION REVIEW****DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****2019-1354-TP**

Bellevue Estates

Developer/Owner: H and I Investments

Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Jacob Groby

General Location: South side of Hoffman Road, east of LA Highway 59, Abita Springs,  
Ward 4 District 7

**PRELIMINARY SUBDIVISION REVIEW****2018-1315-PP**

Whispering Forest

Developer/Owner: Robert Hesson

Engineer: Arrow Engineering & Consulting

Parish Council District Representative: Hon. James Thompson

General Location: South side of Joiner-Wymer Road, west of LA Highway 1077, Covington  
Ward 1, District 3

*Postponed at the January 8, 2019 meeting*

**2019-1358-PP**

Maison Trace

Developer/Owner: First Horizon, Inc.

Engineer: T Baker Smith, LLC

Parish Council District Representative: Hon. Rykert Toledano

General Location: North side of Strain Road, east of LA Highway 59, Mandeville, Ward 4, District 6

**FINAL SUBDIVISION REVIEW****2019-1356-FP**

Bedico Creek Parcel 13

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Marty Dean

General Location: North of LA Highway 1085, South of I-12, Madisonville, Ward 1, District 1

**2019-1357-FP**

Lakeshore Villages Ph. 3-A-1

Developer/Owner: D.R. Horton

Engineer: Duplantis Design Group, LLC

Parish Council District Representative: Hon. Michele Blanchard

General Location: East side of Lakeshore Village East Blvd., north of Oak Harbor Blvd., West of LA  
Highway 433, East of I-10, Slidell, Ward 9, District 13

**2019-1359-FP**

The Landings of Cross Gates Ph. 5

Developer/Owner: Mac Development, LLC

Engineer: J.V Burkes & Associates, Inc.

Parish Council District Representative: Hon. E.L. Bellisario

General Location: North of Crawford Road, east of LA Highway 1090, north of I-10, Slidell, Ward 8 District 9

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

Text Change: An ordinance to amend St. Tammany Code of Ordinances, Chapter 125 - Subdivision Regulations Section 125-88 – Drainage, to incorporate updated and new criteria and standards for design and location of drainage ditches and drainage features including subsurface drainage.

**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 Representative: Hon. James Thompson

*Postponed at the January 8, 2019 meeting*

**2018-1053-PP**

The Preserve at Goodbee Lakes

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

Engineer: Quality Engineering and Surveying, LLC

Parish Council District Representative: Hon. James Thompson

*Postponed indefinitely at the November 13, 2018 Meeting, request to be placed on the March 12, 2019*

*Agenda*

**Resolution No. 17-091**

Enter the Parish Right-of-Way Riverhills Court, Abita River Estates

Applicant: Diane Weigand

Engineer: Arrow Engineering and Consulting

Parish Council District Representative: Hon. David Fitzgerald

**NEW BUSINESS****ADJOURNMENT**

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**MINUTES**  
**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** - Randolph presented the Invocation.

**PLEDGE OF ALLEGIANCE** - Drumm presented the Pledge of Allegiance.

**APPROVAL OF THE DECEMBER 11, 2018 MINUTES**

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

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

**Nay:**

**Abstain:**

**OFF THE FLOOR**

**CHAIR and VICE CHAIR Appointments**

**Randolph motioned to appoint Davis as Chair and Doherty as Vice Chair, second by Lorren**

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

**Nay:**

**Abstain:**

**Motion to bring CHAIR and VICE CHAIR Appointments to the Floor**

**Bagert motioned bring appointment of Chair and Vice Chair to the floor, second by Randolph**

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

**Nay:**

**Abstain:**

**PUBLIC HEARINGS:**

**REQUEST FOR POSTPONEMENTS**

**2018-1315-PP - POSTPONED FOR 1 MONTH**

Whispering Forest

Developer/Owner: Robert Hesson

Engineer: Arrow Engineering & Consulting

Parish Council District Representative: Hon. James Thompson

*Requesting Postponement to February 12, 2019 meeting*

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

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

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

**Nay:**

**Abstain:**

### **OLD BUSINESS**

#### **2016-252-PP - POSTPONED FOR 1 MONTH**

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

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 postpone, second by Fitzmorris.**

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

**Nay:**

**Abstain:**

#### **2018-1334-AOC - APPROVED**

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

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

Opposition: None

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

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

**Nay:**

**Abstain:** Lorren

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

#### **Request to Enter the Parish Right of Way - APPROVED**

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

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

Opposition: Ed Hildergrant, Peter Cole, LeBell Blanch, Darryl Hebert, Stephanie Russo, Mark Cheek, Phillip Maison

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

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

**Nay:**

**Abstain:**

## **REVOCATION REVIEW**

### **REV18-12-005 - APPROVED**

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

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: Eric Lucco, Michelle Stanton

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

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

**Nay:**

**Abstain:**

## **MINOR SUBDIVISION REVIEW**

### **2018-1333-MSP -APPROVED**

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Joseph Bruhl, Nicole Weiser

Opposition: John Tubbs, Jose Canseco, Richard Payton, Tracy Casler, Catherine Lemoine, Brian Johnson, Claude Brady

**Cazaubon moved to deny, second by Richard.**

**Yea:** Cazaubon, Richard, Willie, Davis, Bagert,

**Nay:** Lorren, Fitzmorris, Doherty, Randolph, Drumm

**Motion Failed**

**Doherty moved to approve, second by Lorren**

**Yea:** Lorren, Davis, Fitzmorris, Doherty, Randolph, Drumm

**Nay:** Cazaubon, Richard, Willie, Bagert,

**Abstain:**

## **PETITIONS/REQUESTS**

### **RESUBDIVISION REVIEW**

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

**FINAL SUBDIVISION REVIEW**

**2018-1316-FP - APPROVED**

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 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

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

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

**Nay:**

**Abstain:** Fitzmorris

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

**NEW BUSINESS**

**Richardson resigned from Planning Commission.**

**ADJOURNMENT**



# **MINOR SUBDIVISIONS**

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**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of January 29, 2019)*

CASE NO.: 2018-1273-MSP

OWNER/DEVELOPER: Debra & Joseph Sicard  
ENGINEER/SURVEYOR: John G Cummings & Associates

SECTION: 5 TOWNSHIP: 8 South RANGE: 12 East

WARD: 4 PARISH COUNCIL DISTRICT: 7

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: South side of Oscar Street, west of Mulberry Street, south of LA Highway 1088.

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 1.806 acres

NUMBER OF LOTS/PARCELS: 2, Parcel A being 1.142 acres and Parcel B being .664 acres

ZONING: Parcel A - A-2 Suburban  
Parcel B - A-3 Suburban (2018-1279-ZC A-2 to A-3. Final vote by Council - Feb. 7, 2019)

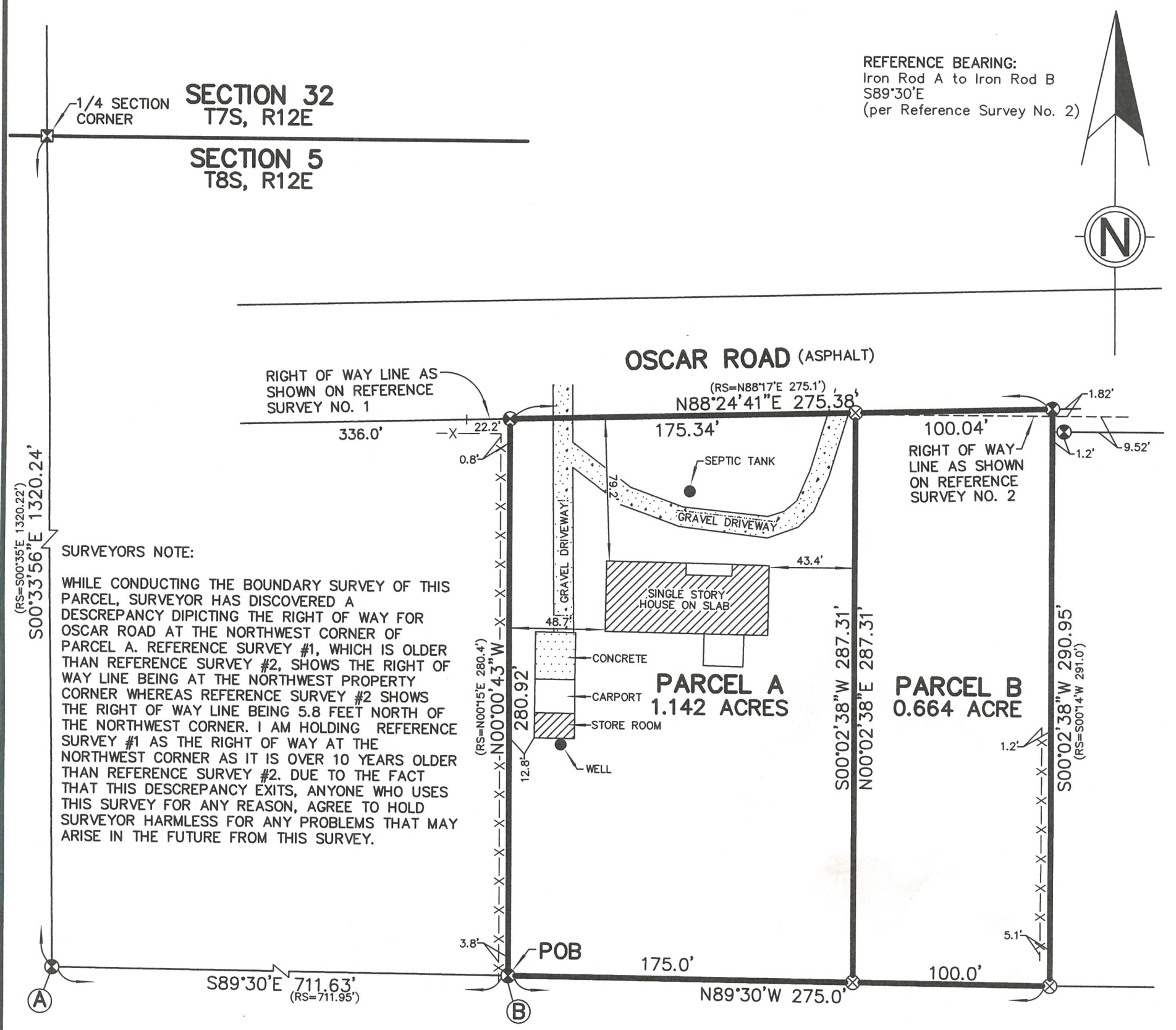
**STAFF COMMENTARY:**

The applicant is requesting to create two (2) parcels from 1.806-acre parent parcel. Each parcel meets the minimum requirements of the underlying zoning district. A waiver is being requested due to Parcel B being under the minimum lot size of 1 acre per the Chapter 125-188 Minor Subdivision Review.

Staff has no objection to the request subject to the below revisions being made.

1. Oscar Road revised to Oscar Street per 911
2. Include signature line for Chairman of the Planning Commission.

In order to approve the request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations



**SURVEYORS NOTE:**

WHILE CONDUCTING THE BOUNDARY SURVEY OF THIS PARCEL, SURVEYOR HAS DISCOVERED A DESCREPNACY DIPICTING THE RIGHT OF WAY FOR OSCAR ROAD AT THE NORTHWEST CORNER OF PARCEL A. REFERENCE SURVEY #1, WHICH IS OLDER THAN REFERENCE SURVEY #2, SHOWS THE RIGHT OF WAY LINE BEING AT THE NORTHWEST PROPERTY CORNER WHEREAS REFERENCE SURVEY #2 SHOWS THE RIGHT OF WAY LINE BEING 5.8 FEET NORTH OF THE NORTHWEST CORNER. I AM HOLDING REFERENCE SURVEY #1 AS THE RIGHT OF WAY AT THE NORTHWEST CORNER AS IT IS OVER 10 YEARS OLDER THAN REFERENCE SURVEY #2. DUE TO THE FACT THAT THIS DESCREPNACY EXITS, ANYONE WHO USES THIS SURVEY FOR ANY REASON, AGREE TO HOLD SURVEYOR HARMLESS FOR ANY PROBLEMS THAT MAY ARISE IN THE FUTURE FROM THIS SURVEY.

**NOTES:**

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0245 C, dated October 17, 1989.
2. Building Setback Lines must be determined by St. Tammany Parish Planning Department.

**REFERENCE SURVEYS:**

1. Survey for William Colley by Edward Murphy, Surveyor, dated January 15, 1979.
2. Survey for Virginia Scott wife of and Michael P. Noone by Kelly J. McHugh, Surveyor, dated October 7, 1988.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

**APPROVAL:**

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

503 N. JEFFERSON AVENUE  
COVINGTON, LA 70433

**JOHN G. CUMMINGS & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549  
FAX (985) 892-9250

PLAT PREPARED FOR: **Debra Sicard**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF 1.806 ACRES INTO PARCELS A & B, LOCATED IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 60'

JOB NO. 18175-RSB

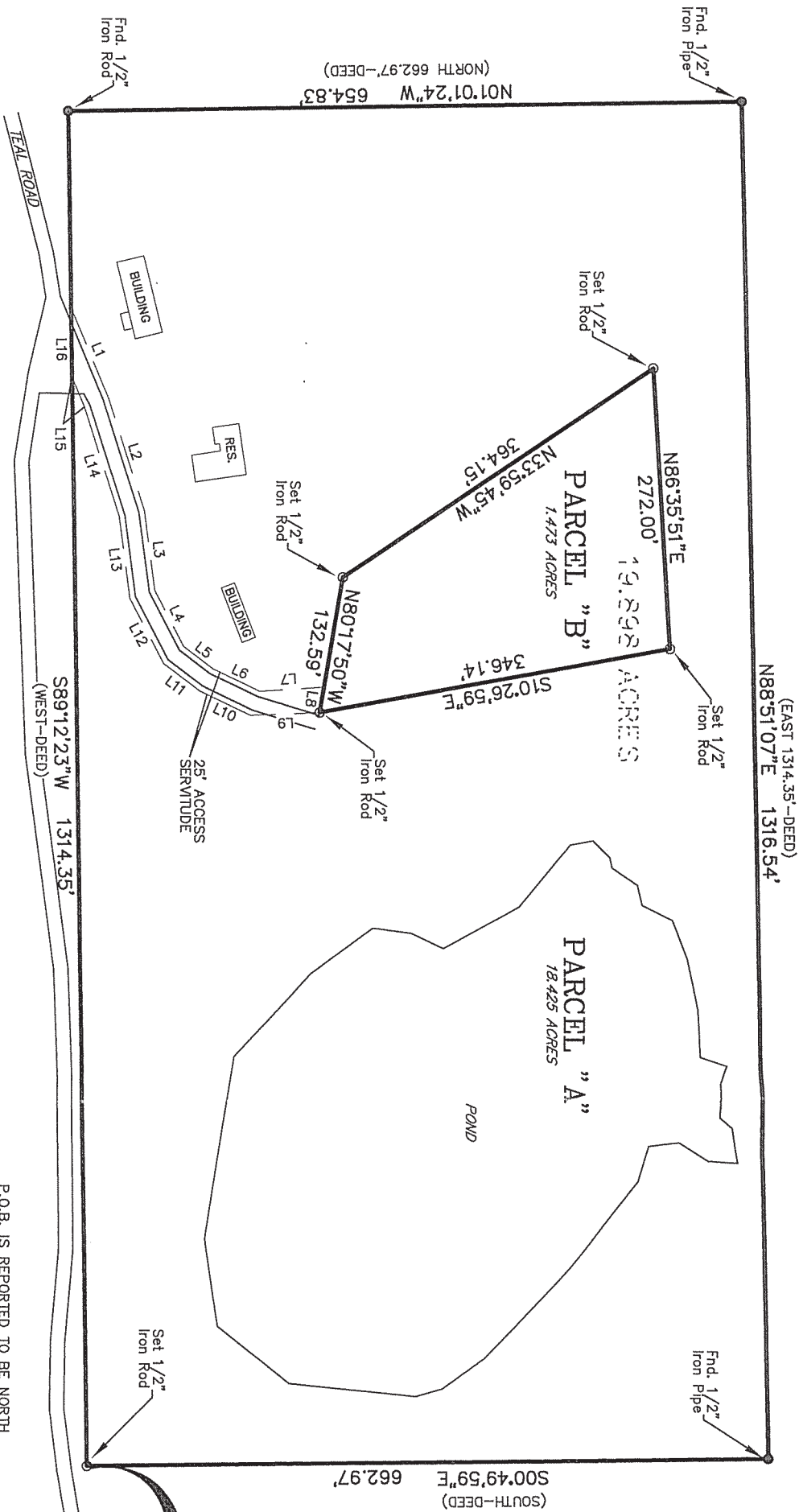
DATE: 8/29/2018

REVISED:

In order to approve the request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations



NOTE: BEARINGS REFER TO THE LOUISIANA STATE  
PLANE COORDINATE SYSTEM (LA SOUTH 1702).



LINE TABLE		
LINE	LENGTH	BEARING
L1	94.90	N67°23'58"E
L2	114.74	N72°22'41"E
L3	77.41	N82°31'51"E
L4	80.71	N62°34'53"E
L5	35.65	N37°09'20"E
L6	50.47	N25°28'50"E
L7	82.63	N03°52'49"W
L8	25.00	S80°17'50"E
L9	67.36	S02°32'26"E
L10	54.93	S25°28'50"W
L11	43.85	S37°09'20"W
L12	70.74	S62°34'53"W
L13	79.58	S82°31'51"W
L14	111.43	S72°22'41"W
L15	31.33	S67°23'58"W
L16	67.30	S89°12'23"W

P.O.B. IS REPORTED TO BE NORTH  
662.9' FROM THE SECTION CORNER  
COMMON TO SECTIONS 10, 11, 14 &  
15, T-7-S, R-14-E, GREENSBURG  
LAND DISTRICT, ST. TAMMANY  
PARISH, LOUISIANA.



( IN FEET )  
1 INCH = 150 FEET

A MINOR SUBDIVISION MAP OF A  
19.898 ACRE PARCEL INTO PARCEL A &  
PARCEL B IN SECTION 10, T-7-S, T-14-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA

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. Property is surveyed in  
accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class D survey.  
Bearings are based on record bearings unless noted otherwise.

TYLER FERNON

CHAIRMAN OF PLANNING COMMISSION	DATE
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 866,757 SQ. FT. OR 19.898 ACRES	

APPROVED:

SCALE: 1" = 150'

DATE: 5/15/17

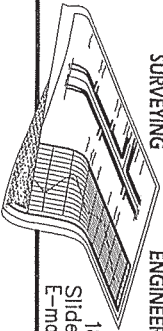
DRAWN BY: JDL  
CHECKED BY: RMK

DWG. NO: 20170302

SHEET 1 OF 1

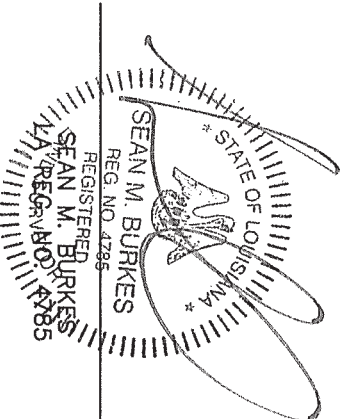
J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



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

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



**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of January 29, 2019)*

CASE NO.: 2019-1351-MSP

OWNER/DEVELOPER: Crosby Development Co., LLC  
ENGINEER/SURVEYOR: J.V Burkes & Associates

SECTION: 44 TOWNSHIP: 8 South RANGE: 11 East  
WARD: 4 PARISH COUNCIL DISTRICT: 4

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

GENERAL LOCATION: north shoreline of Lake Pontchartrain, west of Northlake Drive,  
Mandeville

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 20.859 acres

NUMBER OF LOTS/PARCELS: 3, Parcel A-1 being 9.067 acres, Parcel A-2 being 7.229 and Parcel A-3  
being 4.562 acres

ZONING: A-2 Suburban

**STAFF COMMENTARY:**

**Department of Development – Planning & Engineering**

The applicant is proposing to create three (3) parcels from a 20.859-acre parcel. Northlake Drive terminates at the beginning of the property. Therefore, the parcels do not meet the minimum of the 150' public road frontage requirement and require a waiver of the regulations. The applicant is also requesting to delay the construction of the private drive until the time building permits are applied for.

The applicant has submitted a maintenance agreement and a notarized Hold Harmless Letter in favor of the Parish, indemnifying from any potential liability or litigation in the future relative to the delay in construction of the private drive.

The following revisions to the plat must be made before the plats can be recorded:

1. Include a notation that the Private Drive must be constructed prior to the issuance of any building permit.
2. Delineate existing bank line.
3. Include private drive calls. If the applicant is unsure of the exact placement of the drive, an amendment to the plat will be necessary to establish the servitude at the time of construction.

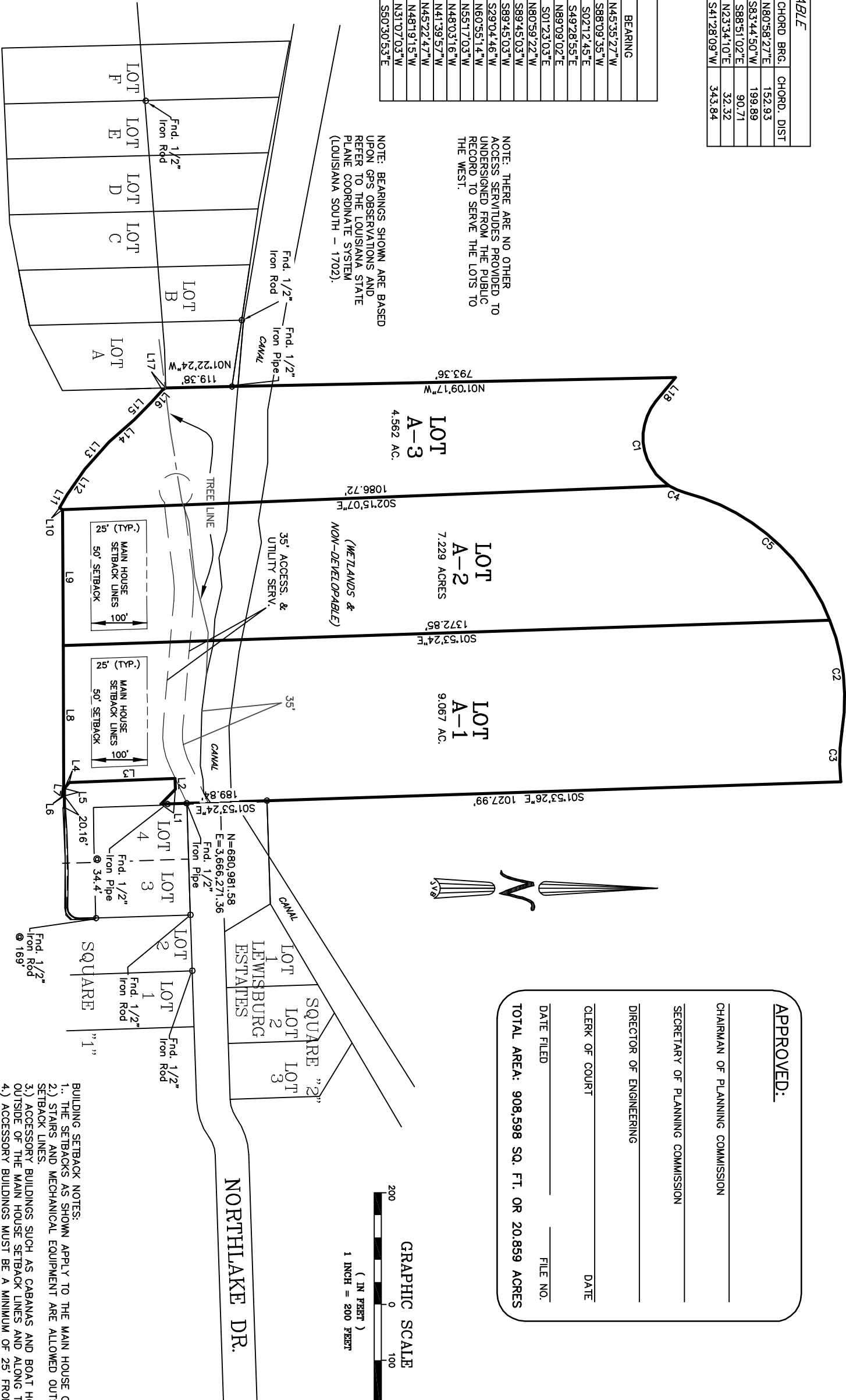
In order to approve the request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BRG.	CHORD. DIST
C1	172.69	102.38	N80°58'27"E	152.93
C2	202.28	378.90	S83°44'50"W	199.89
C3	90.99	330.29	S88°51'02"E	90.71
C4	32.46	102.38	N23°34'10"E	32.32
C5	356.89	378.90	S41°28'09"W	343.84

LINE TABLE		
LINE	LENGTH	BEARING
L1	37.34	N45°35'27"W
L2	19.42	S88°09'35"W
L3	189.62	S02°12'45"E
L4	13.97	S49°28'55"E
L5	13.66	N89°09'02"E
L6	4.00	S01°23'03"E
L7	19.47	N80°59'22"W
L8	250.67	S89°45'03"W
L9	243.20	S29°04'46"W
L10	6.00	N60°55'14"W
L11	27.26	N55°17'03"W
L12	55.66	N48°03'16"W
L13	64.88	N41°39'57"W
L14	60.39	N45°22'47"W
L15	44.45	N48°19'15"W
L16	28.52	N31°07'03"W
L17	7.12	S50°30'53"E
L18	55.23	S50°30'53"E

NOTE: THERE ARE NO OTHER ACCESS SERVITUDES PROVIDED TO UNDERSIGNED FROM THE PUBLIC RECORD TO SERVE THE LOTS TO THE WEST.

NOTE: BEARINGS SHOWN ARE BASED UPON GPS OBSERVATIONS AND REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LOUISIANA SOUTH - 1702).



APPROVED:

CHAIRMAN OF PLANNING COMMISSION

SECRETARY OF PLANNING COMMISSION

DIRECTOR OF ENGINEERING

CLERK OF COURT

DATE FILED

FILE NO.

TOTAL AREA: 908,598 SQ. FT. OR 20.859 ACRES

- BUILDING SETBACK NOTES:
- 1.. THE SETBACKS AS SHOWN APPLY TO THE MAIN HOUSE ONLY.
  - 2.) STAIRS AND MECHANICAL EQUIPMENT ARE ALLOWED OUTSIDE OF THE SETBACK LINES.
  - 3.) ACCESSORY BUILDINGS SUCH AS CABANAS AND BOAT HOUSES ARE ALLOWED OUTSIDE OF THE MAIN HOUSE SETBACK LINES AND ALONG THE CANAL.
  - 4.) ACCESSORY BUILDINGS MUST BE A MINIMUM OF 25' FROM ANY SIDE PROPERTY LINE.
  - 5.) THE SOUTHERN PROPERTY LINE SHALL BE CONSIDERED THE FRONT OF THE LOT FOR SETBACK PURPOSES.

SCALE: 1" = 200'

DATE: 11/29/16

DRAWN BY: JDL

CHECKED BY: RMK

DWG. NO: 20160029

SHEET 1 OF 1

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. 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.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0355 C

DATE: 4/2/91

ZONE: V15

B.F.E. = 17'

\* Verify prior to construction with local governing body.

A MINOR SUBDIVISION MAP OF A 20.859 ACRE PARCEL OF LAND INTO LOTS A-1, A-2 & A-3 IN SECTION 44, T-8-S, R-11-E, GLD, ST. TAMMANY PARISH, LOUISIANA

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. Property is surveyed in accordance with the Louisiana "Minimum Standards for Property Boundary Surveys" for a Class C survey. Bearings are based on record bearings unless noted otherwise.

CROSBY DEVELOPMENT CO., LLC

SURVEYING ENGINEERING • ENVIRONMENTAL

J.V. Burkes & Associates, Inc.

1805 Shortcut Highway Slidell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

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

SEAN M. BURKES

LA REG. NO. 4785



# **TENTATIVE SUBDIVISION REVIEW**

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**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of February 5, 2019)**

CASE NO.: 2019-1354-TP

PROPOSED SUBDIVISION NAME: Bellevue Estates

DEVELOPER: H and I Investments  
13406 Seymour Myers Boulevard  
Covington, LA 70433

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

SECTION: 7                      WARD: 4  
TOWNSHIP: 7 South          PARISH COUNCIL DISTRICT: 7  
RANGE: 12 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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:        The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs.

SURROUNDING LAND USES:    North - Residential  
   South - Commercial  
   East - Residential  
   West - Commercial/Industrial

TOTAL ACRES IN DEVELOPMENT: 27.14

NUMBER OF LOTS: 81              TYPICAL LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A4-A

FLOOD ZONE DESIGNATION: C

**STAFF COMMENTARY:**

**Department of Planning and Development**

The Tentative plan has been reviewed by this office and an inspection was made of the site on January 29, 2019.

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

**General Comments:**

1. 911 addressing office needs to be contacted for addressing and road name approval.
2. A revised Traffic Impact Analysis was received on February 1, 2019 and is currently being reviewed. This study needs to be approved before a work order can be issued.
3. Written approval for crossing the Right-of-Way with a roadway from the gas line company will be required when submitting for preliminary approval.
4. A waiver of the minimum lot frontage requirement is required for lots #55-57 and must be granted or the lot configuration revised to meet the minimum requirements. In order to approve the waiver request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.

**Tentative Plat:**

5. Show proposed building setbacks delineated with dashed lines on all lots.
6. Add to restrictive covenant #11 "or 1 foot above the centerline of the street, whichever is greater".

**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 (*for informational purposes*).

# **PRELIMINARY SUBDIVISION REVIEW**

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**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT  
(As of February 5, 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 881 503 N. Jefferson Avenue  
Madisonville, LA 70447 Covington, LA 70433

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

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

GENERAL LOCATION: The property is located on the south side of Joiner-Wymer Road, west of LA Highway 1077, Covington.

TOTAL ACRES IN DEVELOPMENT OR PHASE: 8.93

NUMBER OF LOTS: 9 AVERAGE LOT SIZE: 0.5 Acres

SEWER AND WATER SYSTEMS: Community

PROPOSED OR EXISTING ZONING: A-3

FLOOD ZONE DESIGNATION: "A"

TENTATIVE APPROVAL GRANTED: October 13, 2015

**STAFF COMMENTARY:**

This project was postponed at the January 8, 2019 meeting.

**Department of Planning and Development**

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

It is recommended that Preliminary submittal be postponed due to the significant volume of additional

detention storage required to provide the capacity for both the fill mitigation requirement and the detention requirement separately (without utilizing the same excavation volume).

However, should the Planning Commission grant Preliminary Approval the following comments must be resolved before a work order is issued.

**General Comments:**

1. A waiver is required for the entrance of the subdivision. The developer has proposed to use a 60 foot wide right-of-way at the entrance instead of the required 80 foot boulevard entrance. Staff has no objection to this proposal due to the layout of the entrance and the width of the existing right-of-way along Joiner-Wymer Road. Additionally, the developer has proposed to relocate his existing drive at the entrance to a location within the subdivision to further improve the safety of this intersection. In order to approve the request, a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.
2. Plans have changed since the subdivision was reviewed by 911 addressing. Roadways will need to be re-named, lots readdressed and this information added to subdivision plat.
3. Provide a USACE permit for the areas of wetland being distributed.
4. Provide a Fill & Grading Statement for this development.
5. Provide a geotechnical report for this development.
6. The water line Whispering Forest is proposing to tie into has not been approved or constructed.

**Preliminary Plat:**

7. Label all parcels on the preliminary plat.
8. Remove restrictive covenant #15.
9. Include in restrictive covenant #11, a reference to the paving and drainage plan for allowable fill quantities.
10. Proposed pond outfall drainage servitude will need to be recorded prior to the Final Plats being signed.
11. Revise typical section on plat with typical section provided on the paving and drainage plan.
12. Revise dedication statement to include who will own and maintain all signage and posts in this subdivision.

**Paving & Drainage Plan:**

13. Verify selection of 15" pipe downstream of two 18" pipes within the drainage servitude along the



south side of the development conveying drainage into pond from west side of property.

14. Verify selection of two 18" pipes downstream of 15" driveway culverts conveying drainage into pond from east side of property.
15. Revise all upstream and downstream elevations in "ditch elevations at lot corners" table that conflict with provided ditch elevations on plan.
16. Fill mitigation and detention storage must be considered cumulatively and cannot count same excavation for both. Revise cut/fill calculations, pond design, and notes as required.
17. Verify selection of 15" culvert immediately downstream of 18" culvert for lot #7.
18. Provide a detail for the proposed T-turnaround and provide auto-turn simulation for a garbage truck.

**Sewer & Water Plan:**

19. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.
20. Remove the "ditch elevations at lot corners" table from the sewer plan.
21. Provide written approval from Tammany Utilities of the water and sewer plans for this subdivision.
22. The sewer force main along Joiner-Wymer Road will be required to be jack and bored due to limited Right-of Way.

**Drainage Impact Study:**

23. Revise all storm event reports to use same TR-55 Tc as 100-year storm event, include pond data for all events and add 10-year storm event data.
24. Revise the whispering forest existing time of concentration per TR-55 comments.
25. Revise pre-development manning value used in report to accurately depict the existing site conditions.
26. Revise manning value to accurately depict post development sheet flow.
27. Revise pipe manning value to 0.011 to accurately model HDPE pipe.
28. Add statement clarifying that site has been evaluated for offsite drainage and whether or not it exists.

**INFORMATIONAL ITEMS:**

A funded **Maintenance Obligation** in the amount of **\$10,000.00** is required in accordance with St.

Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

An additional Maintenance Obligation in the amount of 2,345 linear feet at \$5.00 per linear foot and one (1) jack and bore at \$5,000 per bore = **\$16,700.00** is required for the construction of the sewer line within the Joiner-Wymer Road right-of-way to ensure the repair of any damage to the Parish roads from construction activity in connection with installation of the sewer line.

The Department of Public Works will also require a Maintenance Obligation before a land clearing permit is issued. The amount of this obligation will be established by Public Works upon review of the land clearing permit.

**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 February 12, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

**ARROW ENGINEERING AND CONSULTING, INC.**  
**CIVIL AND STRUCTURAL ENGINEERING**

PO BOX 881  
MADISONVILLE, LA  
70447  
985-237-3908  
fussell.2@juno.com

PRELIMINARY PLANS  
RECEIVED  
1/22/2019 - 11:00 A.M.  
DEVELOPMENT  
ENGINEERING

**ENGINEERING  
REVIEW COPY**

January 25, 2019

St. Tammany Parish  
Department of Engineering  
P.O. Box 628  
Covington, LA 70434

Re: Whispering Forest Subdivision, Review of changes to Approved Subdivision

Dear Sirs:

The purpose of this letter is to request a waiver for entrance of Whispering Forest Subdivision. In accordance with current St. Tammany Parish Subdivision Ordinances, all proposed subdivisions where only one entrance is provided shall provide an 80' x 100' ROW with one 14' wide ingress and two 10' wide egress travel lanes. However, this subdivision was granted a waiver for the widened entrance when given approval in 2017, based on the Engineering Department's recommendation. We are asking for that same waiver, since the only changes involve the adjustments to the lot sizes and road placement to minimize the impact of wetlands. As a practical matter, 2 exit lanes are not necessary because no turns exist when exiting the subdivision.

Please contact me with any questions.

With best regards,



Darrell Fusel, P.E.

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documentation regarding the potential expansion have been provided. Additionally, the current design for conveying the offsite drainage through the northeast corner of the site cannot be accessed or maintained by STP Department of Public Works and will require modifications to the plans.

However, should the Planning Commission grant Preliminary Approval the following comments must be resolved before a work order is issued.

**General Comments:**

1. Addressing still needs to be completed for Maison Trace through 911 addressing.
2. Provide written permission or authorization by adjacent property owner to the west to allow pond to be modified in accordance with this plan and work to be performed on the property.
3. Provide USACE permit for this development.
4. Provide LADOTD permit for required work within highway 59 right-of-way.
5. Provide Gravity District Drainage #5 approval for this site.

**Preliminary Plat:**

6. Add a note to the building setback table specifying the required setback for the access servitude on lots #25 & #26.
7. Add a note to the building setback table specifying the required 10 foot side setback on lot #6.
8. Show required driveway section for lot #6 on the preliminary plat.
9. Provide benchmark information for this development.
10. Revise restrictive covenant #4 to the parish required finished floor elevation restrictive covenant.
11. A minimum 20 foot flat area needs to be provided between the property line and top bank of pond to allow for maintenance of the proposed subsurface pipes per DPW.

**Proposed Fill Plan:**

12. Revise proposed fill on exterior lots to avoid adverse impact to adjacent property including impedance. (Typical)
13. Add a north arrow to the proposed fill plan.
14. Revise existing elevation call-outs to be legible. (Typical)

**Drainage Plan:**

15. The proposed design of 3 – 36” RCPA and required drainage structures within a 20 foot servitude

behind lots #20-25 is not maintainable or accessible by the Department of Public Works. Revise design and include typical section.

16. Add the proposed fill elevations shown on the proposed fill plan to the drainage plan.
17. Add drainage arrows to each lot showing the required drainage direction.
18. Provide elevations needed to provide positive flow along the Strain Rd. roadside ditch.
19. Provide verification that the mean water level of the existing ditch that the pond is discharging to allows the detention design to function as intended after the alleged downstream blockages have been removed.
20. Provide dimensions, depth and top of bank elevations for typical ditch section B-B including distance to protected wetland area on the east side.

**Sewer & Water Plan:**

21. The water & sewer plans and requirements for this development have not been completed. The developer is still working with H2O Systems, Inc. to determine if additional sewer capacity is needed. The plans and permitting for this infrastructure have not been completed or approved.
22. The sewer manhole #8 invert elevation needs to be revised to provide positive flow.

**Off-site Sewer Force Main Plan:**

23. Sewer force main along highway 59 is required to be bored under all existing pavements and driveways.
24. Revise the sewer force main callout on sheet #23 to show the required length.
25. Revise the sewer force main callout on sheet #23 to show required boring under Marion Lane.

**INFORMATIONAL ITEMS:**

A funded **Maintenance Obligation** in the amount of **\$10,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

An additional Maintenance Obligation in the amount of 1,436 linear feet at \$5.00 per linear foot of water line and 627 linear feet at \$5.00 per linear foot of sewer line and three (3) jack and bores at \$5,000 per bore = **\$25,300.00** is required for the construction of the water and sewer line within the Strain Road and Marion Lane right-of-way to ensure the repair of any damage to the Parish roads from construction activity in connection with installation of the water and sewer lines.

**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 February 12, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



# **FINAL SUBDIVISION REVIEW**

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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As February 5, 2019)*

CASE NO.: 2019-1356-FP

SUBDIVISION NAME: Bedico Creek, Parcel 13

DEVELOPER: Bedico Creek Preserve, LLC  
3520 Holiday Drive, Suite 100  
New Orleans, LA 70114

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

SECTION: 31 and 6

WARD: 1

TOWNSHIP: 6 SOUTH and 7 SOUTH

PARISH COUNCIL DISTRICT: 1

RANGE: 10 EAST and 10 EAST

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

GENERAL LOCATION: The property is located north of LA Highway 1085, South of I-12,  
Madisonville.

TOTAL ACRES IN DEVELOPMENT: 21.50

NUMBER OF LOTS: 60                    AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on January 31, 2019. The inspection disclosed that all of the concrete roads are constructed, and road shoulders need to be 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. Base tests are needed.
2. Concrete tests are needed.
3. Utility trench bedding tests results are needed.
4. Utility trench backfill tests results are needed.
5. The roadway needs to be broomed so that a meaningful inspection can be made.
6. Roadside shoulders need to be re-graded.
7. The cul-de-sac landscape area at the end of Bald Eagle Circle needs to be filled and graded.
8. Replace all knocked over traffic control signs.

**Paving & Drainage Plan:**

9. Remove lot #850 from the driveway culvert schedule as this was omitted.

**Water & Sewer Plan:**

10. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LDH/OPH as required.
11. 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 2,400 linear feet x \$25.00 per linear foot = **\$60,000.00** 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.

No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005.

This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted prior to the February 12, 2019 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 February 5, 2019)**

CASE NO.: 2019-1357-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 3-A-1

DEVELOPER: D.R. Horton, Inc. Gulf Coast  
7696 Vincent Road  
Denham Springs, LA 70726

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

SECTION: 36

WARD: 9

TOWNSHIP: 9 SOUTH

PARISH COUNCIL DISTRICT: 13

RANGE: 14 EAST

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

GENERAL LOCATION: The property is located on the east side of Lakeshore Village East Blvd., north of Oak Harbor Blvd., West of LA Highway 433, East of I-10, Slidell.

TOTAL ACRES IN DEVELOPMENT: 6.814

NUMBER OF LOTS: 43

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "AH-EI.1"

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on January 29, 2019. The inspection disclosed that all of the asphalt roads and concrete roads with curb and gutter and subsurface drainage have been constructed.

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

**General Comments:**

1. Base tests are needed.
2. Asphalt tests are needed.
3. Concrete test are needed.
4. Utility trench bedding tests results are needed.
5. Utility trench backfill tests results are needed.
6. The roadway needs to be broomed so that a meaningful inspection can be made.

**Final Plat:**

7. Show PUD specific setbacks only, remove reference to St. Tammany Parish ordinance setback requirements from the notes section.
8. Lot addresses for this phase need to be added to the Final Plat and approved by 911Addressing.
9. Subdivision footprint needs to be revised to include the boulevard entrance road.

**Paving & Drainage Plan:**

10. All old topographic layers need to be removed and only as-built conditions shown.
11. Provide a typical concrete roadway section.
12. Provide concrete pavement thickness in the sheet legend.
13. Provide drainage structure 146 and 151 structure tie-in as-built information.

**Sewer & Water Plan:**

14. Provide the water main pipe diameter and material in the sheet legend.
15. The water and sewer lines outside of the platted footprint need to have a utility servitude established around them and shown on the Final Plat to be recorded.
16. Some of the gravity sewer lines laid do not meet the recommended minimum slope of 0.4%. The engineer of record must certify that the as-built lines can achieve a clearing velocity of 2 ft/s.
17. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LDH/OPH as required.
18. 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.

19. Written verification from the utility provider is required certifying that Oak Harbor East Utility system currently has water and sewer capacity for this development.

**Striping & Signage Plan:**

20. A temporary end-of-road treatment is required at the Windord Arbor Lane stub-out in accordance with the approved preliminary plans.

**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 1,757 linear feet of asphalt road x \$22.00 per linear foot and 389 linear feet of concrete road x \$25.00 per linear foot = **\$48,400.00** 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.

No Mandatory Development fees are required since a public hearing was held prior to January 1, 2005.

This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted prior to the February 12, 2019 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

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**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
***(As of February 5, 2019)***

CASE NO.: 2019-1359-FP

SUBDIVISION NAME: The Landings of Cross Gates, Phase 5

DEVELOPER: Mac Development, LLC  
204 Village Circle, Suite 2  
Slidell, LA 70458

ENGINEER/SURVEYOR: J.V. Burkes and Associates, LLC  
1805 Shortcut Highway  
Slidell, LA 70458

SECTION: 38  
TOWNSHIP: 8 SOUTH  
RANGE: 15 EAST

WARD: 8  
PARISH COUNCIL DISTRICT: 9

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)(PUD)

GENERAL LOCATION: The property is located north of Crawford Road, east of LA Highway 1090,  
north of I-10, Slidell.

TOTAL ACRES IN DEVELOPMENT: 29.515

NUMBER OF LOTS: 50                      AVERAGE LOT SIZE: 90' x 140'

SEWER AND WATER SYSTEMS: Central

ZONING: A-4

FLOOD ZONE DESIGNATION: A4 and C

**STAFF COMMENTARY:**

**Department of Planning and Development**

Periodic inspections have been made by this office during construction and the final inspection was made on January 29, 2019. The inspection disclosed that all of the concrete roads with curb and gutter and subsurface drainage have been constructed.

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

## **COMMENTS:**

### **General Comments:**

1. The developer, his engineer nor the contractor provided for the Parish inspector to witness a proof roll of a section of the roadway subbase as required by the Ordinance. Therefore, the Warranty Obligation will be established for five (5) years in lieu of two (2) years to properly observe the roadway stability.
2. Engineer's periodic inspection reports.
3. Blue reflectors need to be installed at all fire hydrants.
4. All drawings need to be signed, dated, and stamped by the appropriate professional.
5. Text and call-outs throughout the plan set need to be revised/removed to be legible so a meaningful review can be performed.

### **Final Plat:**

6. Several lots are in flood zone A. These lots have a 12' drop off typically. The note indicating that the lots can be filled should incorporate that this is a no net fill area.
7. Revise the area shown in the subdivision information to only reflect phase 5.
8. Lots that do not meet the minimum 90' width must request a waiver of the subdivision regulations. In order to approve a waiver request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.
9. The rear-building setback for lots #61-67 are in conflict with a 25' no cut buffer. Revise the setback to eliminate this conflict.
10. Restrictive covenant #10 needs to be revised and corrected.

### **Drainage Plan:**

11. Revise drainage call-outs to as-built slope conditions. Typical.

### **Sewer & Water Plan:**

12. Some of the gravity sewer lines laid do not meet the recommended minimum slope of 0.4%. The engineer of record must certify that the as-built lines can achieve a clearing velocity of 2 ft/s.
13. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LDH/OPH as required.

14. 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.
15. Delete incomplete note #9 in the water notes section.
16. Delete note #21 in the water notes section.
17. Delete note #22 in the water notes section.

**Signage Plan:**

18. Revise the signage legend to show a W14-2 No Outlet sign.

**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 2,755 linear feet x \$25.00 per linear foot = **\$68,900.00** 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 since a public hearing was held prior to January 1, 2005.

This subdivision is within the Urban Growth Boundary Line.

Revised drawings will not be accepted prior to the February 12, 2019 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

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# **OLD BUSINESS**

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## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

February 5, 2019

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

OLD BUSINESS  
*February 12, 2019 Agenda*

Re: Wingfield Subdivision  
Waiver - Fire Hydrant Installation

Honorable Commissioners,

This waiver request was postponed last month to verify that the Planning Commissioners have the authority to grant the requested waiver. It was verified that the Planning Commission has the authority to grant the waiver of Ordinance 125-86(d)(2). The waiver request is as follows:

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, then the developer shall obtain the required waiver approval from the Department of Environmental Services for Ordinance 40-104(g). This authorization is for St. Tammany Parish Government and does not eliminate the need to secure approvals from any other Federal, State or Local agency.

Sincerely,

A handwritten signature in blue ink that reads "Christopher Tissue".

Christopher P. Tissue, P.E.  
Parish Engineer

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

## 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](mailto:jwatson@stpgov.org)  
[www.stpgov.org](http://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](mailto:rbruno@brunomgmt.net)>  
**Sent:** Tuesday, December 11, 2018 2:30 PM  
**To:** Sidney Fontenot <[sfontenot@stpgov.org](mailto:sfontenot@stpgov.org)>; Jay Watson <[jwatson@stpgov.org](mailto: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](http://www.brunobrothersproperty.com)





***FIRE PROTECTION DISTRICT NO. 13***  
***ST. TAMMANY PARISH***  
***P.O. Box 2109***  
***COVINGTON, LA 70434***  
***985-898-4913***

*George Osbourn*      *Mark Cortez*  
*Chairman*              *Commissioner*

*Lonnie Johnson*      *Clint Ory*  
*Fire Chief*            *Chief of Administration*

*Bert Fontcuberta*      *Kayleigh Shaw*  
*Vice-Chairman*        *Secretary*

*Jorge Fernandez*      *Norman Voelkel*  
*Commissioner*          *Treasurer*

January 8, 2019

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

Re: Wingfield Subdivision  
Waiver - Fire Hydrant Installation

Honorable Commissioners,

We apologize for not appearing in person, our Fire Prevention Officer is out of town at a training class this week. As such we are offering you the following comments for consideration.

Regarding the request for a waiver on Joiner Wymer Road from Hwy. 1077, west, to Bunny Lane we offer the following:

The request appears specific to the Parish Code of Ordinances Sec. 40-104. - Governed water systems, fire suppression capacity (g) "There shall be a fire hydrant at each street intersection unless intersections are less than 500 feet apart and all intermediate hydrants shall be located not more than 500 feet apart. All fire hydrants shall be located in a right-of-way or utility servitude".

We are aware that the Developer for Wingfield Subdivision has requested from the Planning Commission "a waiver of the requirement for placing fire hydrant on Joiner Wymer road." Additionally, "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."

We recognize that there is a very narrow right of way on Joiner Wymer road from Hwy. 1077 to Bunny Lane, possibly as little as 20 feet. Once past Bunny Lane, it opens significantly. We realize the narrow right of way increases the difficulty and added effort to obtain right of ways to comply with Sec. 40-104. - Governed water systems, fire suppression capacity. We understand that these factors may delay the project and may increase cost to the developer.

In looking at the aerial view we note that there are 10 occupied structures plus outbuildings on the South side and only 1 on the North side. We also noted that from what we can tell there is a single property owner on the North side from Hwy. 1077 to Bunny Lane. That property owner could provide the right of way needed to comply with the Parish ordinance if the water line was installed on the North side of Joiner Wymer Rd.



Regardless, the waiver excludes multiple structures from the existing ordinance designed to “provide for an adequate water flow for fire suppression purposes”. In addition to the negative impact this has on public safety and property protection it also has a financial impact to property owners. Although in our PIAL Fire Rating we have an exclusion for distance to fire hydrants due to credit for a water shuttle; increasingly, Insurance companies are using the fire rating but adding additional factors in determining risk and cost to property owners. One of the most frequently used additional factors is distance to the nearest Fire Hydrant, followed by distance to the nearest staffed Fire Station. When Sec. 40-104. - Governed water systems, fire suppression capacity is followed, property owners will benefit on their insurance premiums in addition to the increase in public safety.

For these reasons we must ask that you not grant the waiver to comply with Sec. 40-104. - Governed water systems, fire suppression capacity.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Clint Ory', is written over a large, stylized blue circular mark.

Clint Ory

*Chief of Administration*

**St. Tammany Fire District 13**

**p:** (985) 898-4913

**f:** (985) 898-0055

**a:** P.O Box 2109, Covington LA 70434

**w:** [www.stfd13.org](http://www.stfd13.org) **e:** [clint\\_ory@stfd13.org](mailto:clint_ory@stfd13.org)



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

February 5, 2019

Old Business  
February 12, 2019

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

**Re: 2018-1053-PP - The Preserve at Goodbee Lakes**

Honorable Commissioners,

The above captioned Preliminary Subdivision was postponed indefinitely at the December 11, 2018 meeting. The petitioner has requested to be placed on the February 12, 2019 Planning Commission agenda in order for their case to be heard at the March 12, 2019 meeting.

Please see the attached email requesting such.

Sincerely,

A handwritten signature in blue ink, appearing to be "CB", followed by a long horizontal flourish.

Cara Bartholomew  
Parish Planner

**Cara L. Bartholomew**

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**From:** jds@jonesfussell.com  
**Sent:** Wednesday, January 09, 2019 3:02 PM  
**To:** Cara L. Bartholomew; Jay Watson  
**Cc:** Christopher P. Tissue; Jeff Vallee; Joseph Labbe (JLabbe@qesla.com)  
**Subject:** The Preserve at Goodbee Lakes: Preliminary Subdivision Approval Hearing

My client intends to go forward with the above at the March 12 STP PC meeting and I believe it is necessary for the matter to be placed on the February 12 STP PC agenda (Old Business) for me to formally request the March 12 hearing/setting.

Please confirm in this regard and place me on the February 12 docket.

Many thanks, Jeff

*Jeffrey D. Schoen*

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



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

February 5, 2019

Old Business  
February 12, 2019

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

Re: Enter the Parish Right-of-way Resolution No. 17-091  
Riverhill Court; Abita River Estates

Honorable Commissioners,

The above captioned project was approved allowing the petitioner to construct an aggregate access within the Riverhill Court right-of-way to gain access to a private property. A caveat was included in the approval that asphalt construction of the access would eventually be required prior to occupancy of any building permit received. The petitioner has been issued a work order to construct the aggregate access, but has not yet constructed the access.

However, the Department of Public Works recently let a contract that constructed an asphalt overlay of Riverhill Court and, as a matter of standard procedure, constructed the entrance to the unopened portion of Riverhill Court that the petitioner was required to construct. Therefore, it is recommended that the petitioner be no longer required to accomplish the work since there is now a satisfactory asphalt entrance to Riverhill Court that can be used to access the petitioner's private property.

Upon approval of this recommendation, the petitioner will be notified of action taken, the Performance Obligation released and be advised that a building permit can be applied for.

Sincerely,

A handwritten signature in blue ink that reads "Christopher Tissue".

Chris P. Tissue, P.E.  
Lead Development Engineer

xc: Honorable David Fitzgerald  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Shannon Davis  
Mr. Jay Watson, P.E.  
Mr. Earl J. Magner  
Mr. Theodore Reynolds, E.I.  
Ms. Cara Bartholomew  
Mr. Darrell Fussell, P.E., Arrow Engineering & Consulting  
Ms. Diane Weigand