

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

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

MINOR SUBDIVISION REVIEW

2019-1351-MSP

A minor subdivision of 20.859-acre parcel into Lots A-1, A-2 & A-3

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

Postponed 1 month at the February 12, 2019 Meeting

2019-1381-MSP

A minor subdivision of Parcel B into Parcels B-1, B-2, B-3, B-4 & B-5

Owner: Virginia Gredig

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Richard Tanner

General Location: West of Bob Levy Road, north of LA Highway 435, Bush, Ward 6 District 6

2019-1384-MSP

A minor subdivision of 20.15-acre parcel & Live Oak Hills Lot 4 into Parcel A & B

Owner: Justin & Tara Moticheck & Kyle & Shaylene Matthews

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Marty Dean

General Location: North of Adrienne Street, East of Kathman Drive, West of LA Highway 1085,
Madisonville, Ward 1, District 1

2019-1388-MSP

A minor subdivision of 792.43-acre parcel into Parcels A, B, & C

Owner: Weyerhaeuser Company

Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

General Location: East of LA Highway 434, south of LA Highway 36, north of Interstate 12, Lacombe, Ward 7, District 11

2019-1389-MSP

A minor subdivision of a 4 acre parcel into Parcel A-1 and A-2

Owner: Kerry Crovetto

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Richard Tanner

General Location: East of Sharp Chapel Rd, southeast of LA Hwy 40, Bush Ward 2, District 6

2019-1391-MSP

A minor subdivision of Parcel A1 into Parcels A1-2, A1-3 & A1-4

Owner: Randal & Rhonda Roth

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. James Thompson

General Location: Bisected by Green Thumb Lane, east of N. Willie Road, north of LA Highway 1077, south of LA Highway 40, Folsom, Ward 2, District 3

2019-1394-MSP

Minor subdivision of a 3.18 acre Parcel into Parcel A & B

Owner: Kayle Piliego

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Rykert Toledano

General Location: West of Rucker Road, north of Sharp Road, west of LA Highway 59, Mandeville, Ward 4, District 5

PETITIONS/REQUESTS**RESUBDIVISION REVIEW****DORMANT SUBDIVISION REVIEW****TENTATIVE SUBDIVISION REVIEW****2019-1392-TP**

Lakeshore Villages, Phase 5

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

Surveyor: Acadia land Surveying, LLC

Parish Council District Representative: Hon. Michele Blanchard

General Location: North of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell, Ward 9 District 13

PRELIMINARY SUBDIVISION REVIEW**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 5

Postponed 1 month at the February 12, 2019 meeting

2019-1393-PP

Lakeshore Villages, Phase 4B

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

Surveyor: Acadia land Surveying, LLC

Parish Council District Representative: Hon. Michele Blanchard

General Location: North of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell, Ward 9 District 13

2019-1395-PP

The Preserve at Goodbee Lakes

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

Engineer: Quality Engineering & Surveying

Parish Council District Representative: Hon. James Thompson

General Location: North east side of LA Highway 1077, East of Tantela Ranch Road, North of US Highway 190, Covington Ward 1 District 3

FINAL SUBDIVISION REVIEW**2019-1385-FP**

Alexander Ridge - Phase 3B & 3C

Developer/Owner: Savannahs Community, LLC

Engineer: Kyle Associates

Parish Council District Representative: Hon. David Fitzgerald

General Location: East of LA Highway 1081, South of Smith Road, Covington Ward 3 District 3

2019-1390-FP

Bedico Creek Parcel 7

Developer/Owner: Bedico Creek Preserve, LLC

Engineer: Kelly McHugh & Associates

Parish Council District Representative: Hon. Marty Dean

General Location: Northwest of Hwy 1085, South of Interstate 12, Madisonville Ward 1, District1

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

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MINUTES
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

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

Absent: Cazaubon

Staff Present: Watson, Tissue, Reynolds, Bartholomew, Couvillon, Riles, Lange, Vorenkamp

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 JANUARY 8, 2019 MINUTES

Randolph moved to approve, second by Lorren.

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

Nay:

Abstain:

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2019-1351-MSP - POSTPONED

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

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

Lorren moved to postpone for one month, second by Bagert.

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

Nay:

Abstain:

OLD BUSINESS**Resolution No. 17-091 - APPROVED**

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

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

Opposition: None

Doherty moved to approve second by Bagert.

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

Nay:

Abstain:

**ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE
REVOCATION REVIEW****MINOR SUBDIVISION REVIEW****2018-1273-MSP - APPROVED**

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

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

Opposition: None

Bagert moved to approve with waiver, second by Fitzmorris.

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

Nay:

Abstain:

2019-1349-MSP - APPROVED

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

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

Opposition: None

Randolph moved to approve with waiver, second by Lorren.

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

Nay:

Abstain:

PETITIONS/REQUESTS

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2019-1354-TP - APPROVED

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

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

Doherty moved to approve with waiver, second by Lorren.

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

Nay:

Abstain:

PRELIMINARY SUBDIVISION REVIEW

2018-1315-PP - POSTPONED

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

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

Opposition: None

Drumm moved to postpone for two months, second by Doherty.

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

Nay:

Abstain:

2019-1358-PP - POSTPONED

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

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

Drumm moved to postpone for one month, second by Doherty.

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

Nay:

Abstain:

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

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

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

Randolph moved to approve with change to setback on Lot #829, second by Fitzmorris.

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

Nay:

Abstain:

2019-1357-FP - APPROVED

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

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 without comment #9, second by Randolph.

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

Nay:

Abstain:

2019-1359-FP - APPROVED

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

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

Randolph moved to approve with waiver and 2 year warranty on infrastructure, second by Doherty.

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

Nay:

Abstain:

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 - FAILED**

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

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

Opposition: None

Willie moved to approve with waiver, second by Lorren.

Motion failed.

Yea: Richard, Willie, Fitzmorris, Randolph, Bagert

Nay: Lorren, Davis, Doherty, Drumm

2018-1053-PP - APPROVED

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

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

Willie moved to approve, second by Doherty.

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

Nay:

Abstain:

NEW BUSINESS

ADJOURNMENT

MINOR SUBDIVISIONS

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MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of February 28, 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.

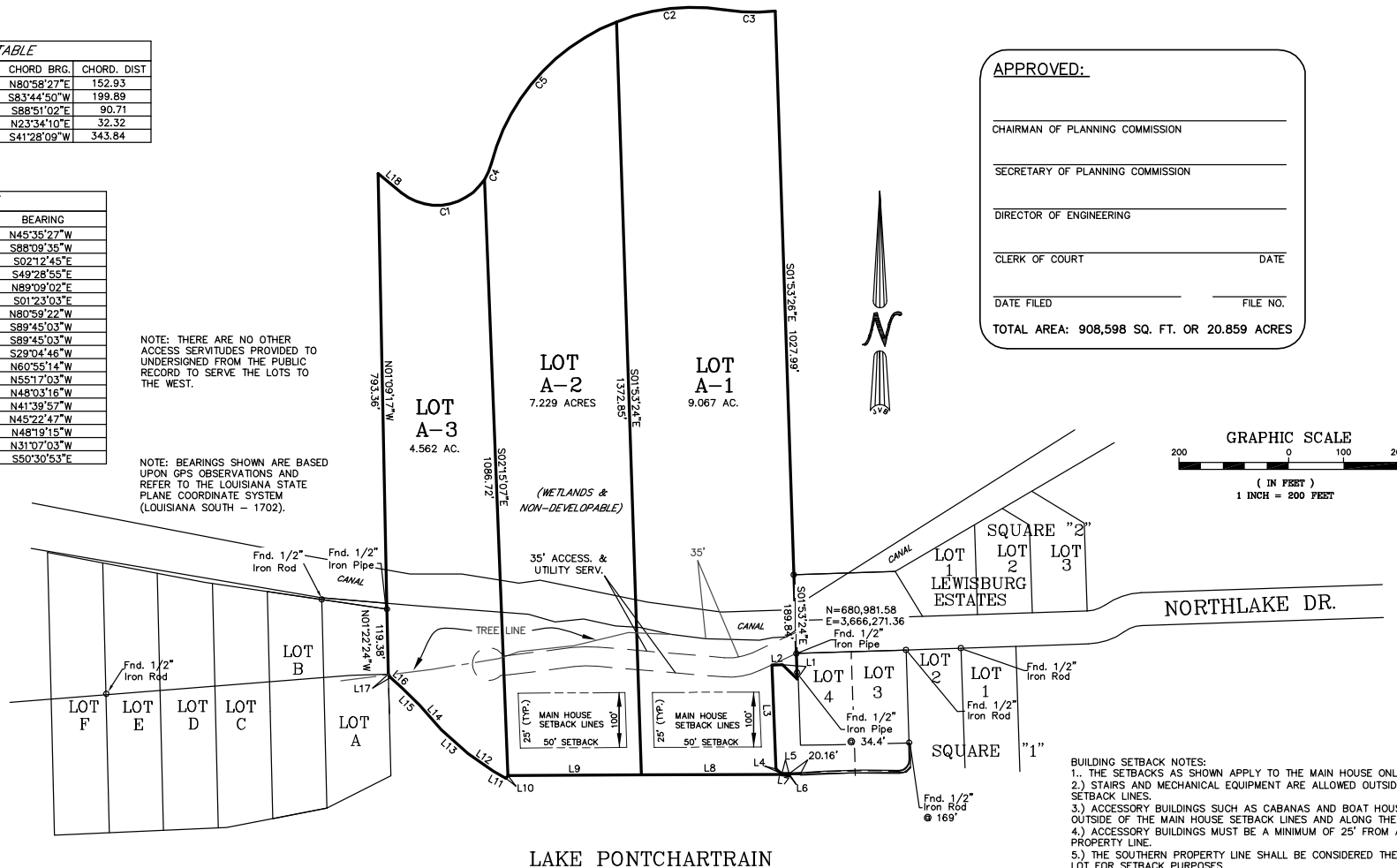
\\V:\USURVING\2016\BOUNDARY SURVEY\T08-R11-SEC. 44-8-11_CROSSBY AS-BUILT.dwg

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	S89°45'03"W
L10	6.00	S29°04'46"W
L11	27.26	N60°55'14"W
L12	55.66	N55°17'03"W
L13	64.88	N48°03'16"W
L14	60.39	N41°39'57"W
L15	44.45	N45°22'47"W
L16	28.52	N48°19'15"W
L17	7.12	N31°07'03"W
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).



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.

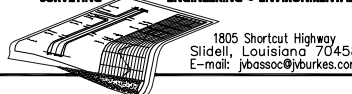
A MINOR SUBDIVISION MAP OF A 20.859 ACRE PARCEL OF LAND INTO LOTS A-1, A-2 & A-3 IN SECTION 44, T-8-S, R-11-E, GLD, ST. TAMMANY PARISH, LOUISIANA

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

J.V. Burkes & Associates, Inc.

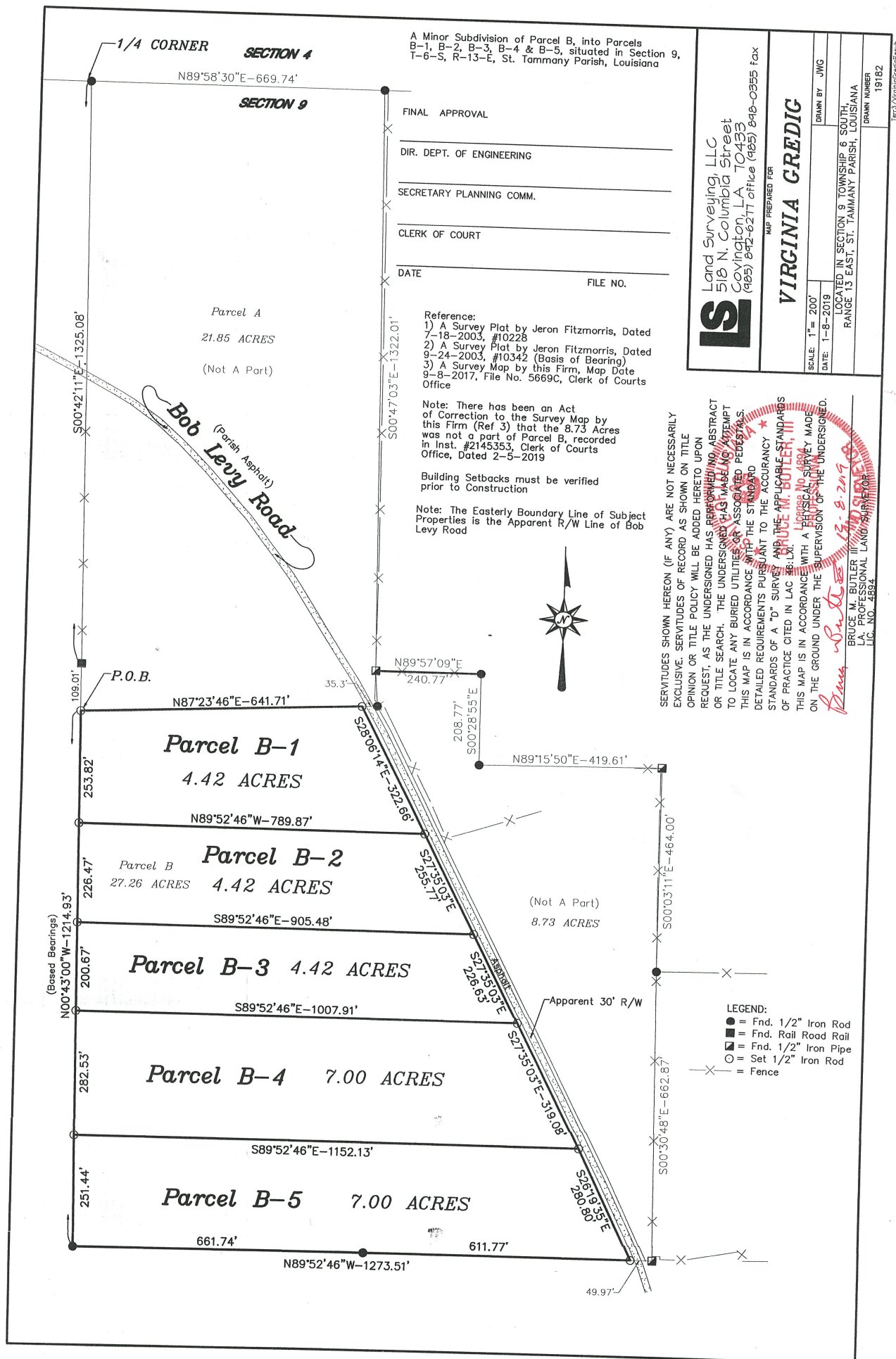
SURVEYING ENGINEERING • ENVIRONMENTAL



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

SEAN M. BURKES
LA REG. NO. 4785

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission



MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of February 28, 2019)

CASE NO.: 2019-1384-MSP

OWNER/DEVELOPER: Justin & Tara Moticheck & Kyle & Shaylene Matthews
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 18 TOWNSHIP: 7 South RANGE: 10 East

WARD: 1 PARISH COUNCIL DISTRICT: 1

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 of Adrienne Street, East of Kathman Drive, West of State Highway 1085, Madisonville

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 20.15 acre plus Lots 4 Sq. 1 of Live Oak Hills Subdivision

NUMBER OF LOTS/PARCELS: 2 Parcels, parcel A being 15.15 acres and Parcel B being 5.53 acres

ZONING: A-1A Suburban Residential (20.15 acres)
A-3 Suburban Residential (Lot 4)

STAFF COMMENTARY:

Department of Development – Planning & Engineering

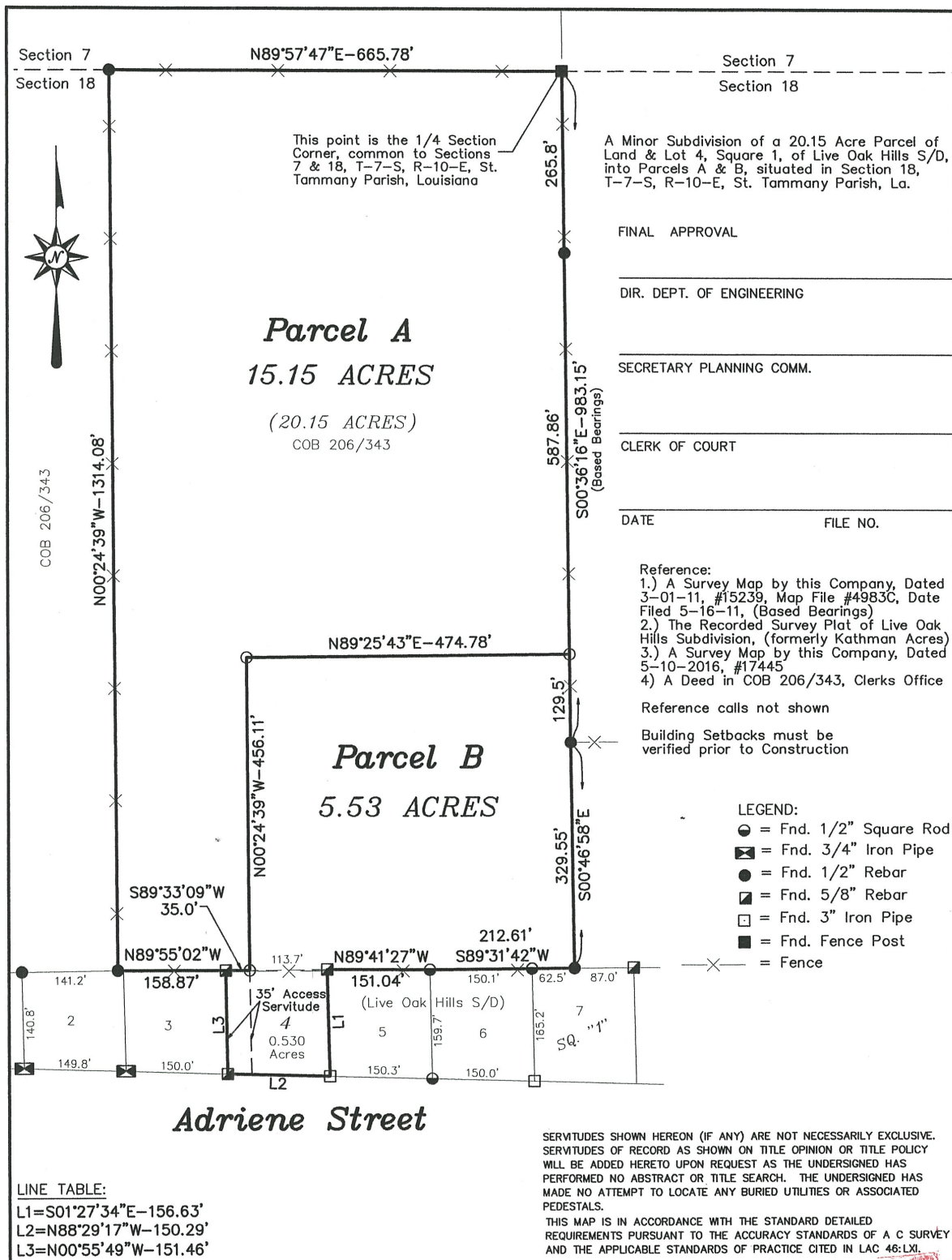
The minor subdivision request requires a public hearing due to Parcel A not having public road frontage and being accessed via a 35' access servitude.

The original 20.15-acre parcel was granted the servitude of passage by the previous owner of Lot 4 in January 2017. The petitioners are requesting to subdivide the 20.15-acre parcel into a 15.15-acre parcel and incorporate a 5-acre parcel into Lot 4 of Live Oak Hill S/D.

Parcel A does not meet the minimum lot frontage of 200' of A1-A and requires a waiver of the regulations by the Planning Commission. A 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Chapter 125-224.0 Waiver of Regulations, of the Subdivision Regulation Chapter 125.

If approved the plat shall be amended to include the following:

1. Signature line for the Chairman of the Planning Commission.
2. Per 911 the road name should be revised to ADRIENNE ST



MAP PREPARED FOR **KYLE MATTHEWS**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 18, T-7-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.

LAND SURVEYING LLC

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

CERTIFIED CORRECTION

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

SCALE:

1" = 180'

DATE:

1-31-2019

NUMBER: 19184

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of February 28, 2019)

CASE NO.: 2019-1388-MSP

OWNER/DEVELOPER: Weyerhaeuser Comp
ENGINEER/SURVEYOR: Randall Brown & Associates

SECTION: 3,4 & 9 TOWNSHIP: 8 South RANGE: 13 East

WARD: 7 PARISH COUNCIL DISTRICT: 11

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: East of Highway State 434, south of State Highway 36, north of
Interstate 12, Lacombe

SURROUNDING LAND USES: St. Tammany Advanced Campus & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 792 acres

NUMBER OF LOTS/PARCELS: 3 Parcels; Parcel A – 7.11 acres, Parcel B – 167.64 acres & Parcel C -
617.68 acres

ZONING: PUD – Planning Unit Development

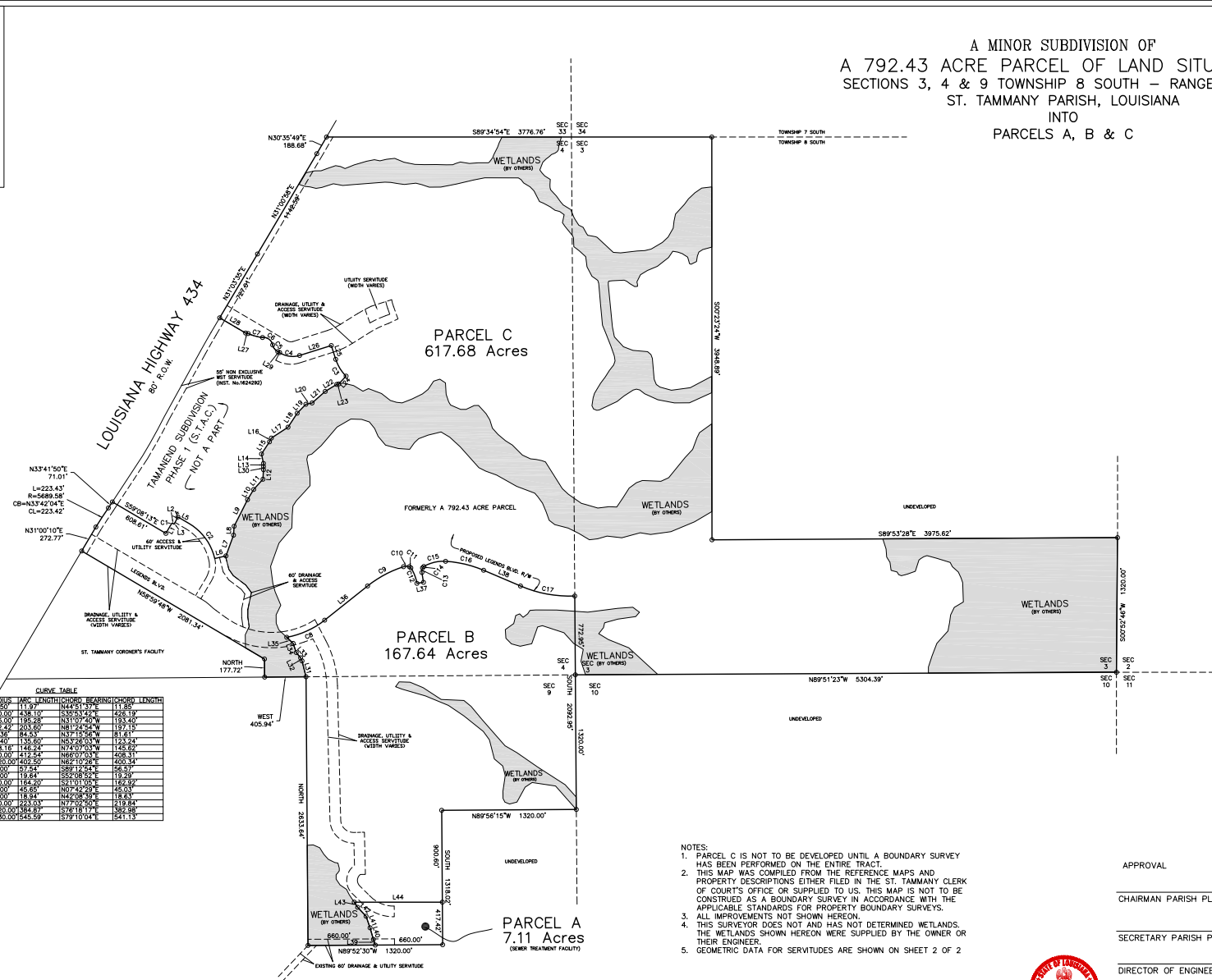
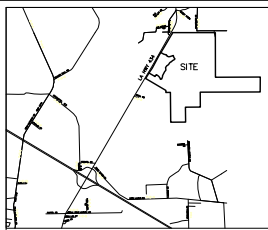
STAFF COMMENTARY:

Department of Development – Planning & Engineering

The petitioner is requesting to create three (3) parcels from a 792-acre parent parcel. Parcel A & B do not have public road frontage. The minor subdivision regulations require a private drive be constructed if more than one (1) parcel is accessed by a servitude. The access servitude provided is the location of Legends Blvd, which is currently under construction. After construction is complete, the Boulevard will be dedicated to St. Tammany Parish. The petition is requesting a waiver of the Private Drive Requirements and the road frontage requirements due to the future dedication of Legends Blvd.

The following notes shall be added to the plat to ensure the maintenance of servitudes until the time the boulevard is dedicated to the Parish:

1. Maintenance of the Drainage, Utility & Access Servitude which extends from Louisiana Highway 434 across Parcel C (the “Parcel C Servitude”) shall be the responsibility of the owner of Parcel C until the roadway and associated infrastructure located within the Parcel C Servitude is duly dedicated to the Parish of St. Tammany and accepted into the St. Tammany Parish Road Maintenance System.
2. Maintenance of the Drainage, Utility & Access Servitude which extends across Parcel B and into Parcel A (the “Utility Access Servitude”) shall be the responsibility of the owner of Parcel B until there is dedicated (public) vehicular access to Parcel A over and across Parcel B

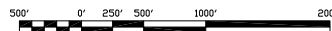


LINE	BEARING	DISTANCE
L1	N33°41'50"E	71.01'
L2	S89°53'28"E	3975.62'
L3	S89°53'28"E	3975.62'
L4	N33°41'50"E	71.01'
L5	N33°41'50"E	71.01'
L6	N33°41'50"E	71.01'
L7	N33°41'50"E	71.01'
L8	N33°41'50"E	71.01'
L9	N33°41'50"E	71.01'
L10	N33°41'50"E	71.01'
L11	N33°41'50"E	71.01'
L12	N33°41'50"E	71.01'
L13	N33°41'50"E	71.01'
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L98	N33°41'50"E	71.01'
L99	N33°41'50"E	71.01'
L100	N33°41'50"E	71.01'

CURVE	BEARING	ARC	LENGTH	CHORD	LENGTH
C1	N33°41'50"E	71.01'	71.01'	71.01'	71.01'
C2	S89°53'28"E	3975.62'	3975.62'	3975.62'	3975.62'
C3	S89°53'28"E	3975.62'	3975.62'	3975.62'	3975.62'
C4	N33°41'50"E	71.01'	71.01'	71.01'	71.01'
C5	N33°41'50"E	71.01'	71.01'	71.01'	71.01'
C6	N33°41'50"E	71.01'	71.01'	71.01'	71.01'
C7	N33°41'50"E	71.01'	71.01'	71.01'	71.01'
C8	N33°41'50"E	71.01'	71.01'	71.01'	71.01'
C9	N33°41'50"E	71.01'	71.01'	71.01'	71.01'
C10	N33°41'50"E	71.01'	71.01'	71.01'	71.01'
C11	N33°41'50"E	71.01'	71.01'	71.01'	71.01'
C12	N33°41'50"E	71.01'	71.01'	71.01'	71.01'
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C75	N33°41'50"E	71.01'	71.01'	71.01'	71.01'
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C100	N33°41'50"E	71.01'	71.01'	71.01'	71.01'

NOT SURVEYED IN ACCORDANCE WITH THE LOUISIANA
"APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS"

THE SURVEYOR AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET
FORTH IN THE DESCRIPTION FURNISHED TO US AND THERE IS NO REPRESENTATION THAT ALL
APPLICABLE RESTRICTIONS AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE
NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.



REFERENCE MAPS:
- SURVEY BY J.V. BURKE DATED 4-23-1991
- STATE HIGHWAY MAP, STATE PROJECT No. 852-12-06
APPROVED ON 5-23-1961
- SURVEY BY JOHN S. TEEGARDEN, DRAWING No. F-5480-2006
PROJECT No. 5621, DATED 2-27-2007



APPROVAL

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF ENGINEERING

DATE FILED

FILE NO.

CLERK OF COURT

RANDALL W. BROWN & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS • PLANNERS • CONSULTANTS
222 W. CALDWAY • SUITE 100 • METairie, LA 70002
(866) 624-5068 • FAX(866) 624-5009

A MINOR SUBDIVISION OF
A 792.43 ACRE PARCEL OF LAND SITUATED IN
SECTIONS 3, 4 & 9 TOWNSHIP 8 SOUTH
RANGE 13 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO PARCELS A, B & C

DRAWN BY:
RJB
CHECKED BY:
RWB
DATE:
1-28-2019
SCALE:
1"=500'±
SURVEY No.
19035
SHEET No.
1 OF 2

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of February 28, 2019)

CASE NO.: 2019-1389-MSP

OWNER/DEVELOPER: Kerry Crovetto
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 7 TOWNSHIP: 5 South RANGE: 12 East

WARD: 2 PARISH COUNCIL DISTRICT: 6

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: East of Sharp Chapel Rd, East of State Hwy 40, Bush

SURROUNDING LAND USES: Residential

TOTAL ACRES IN DEVELOPMENT: 4 acres

NUMBER OF LOTS/PARCELS: 2 Parcels; Parcel A-1 – 2 acres, Parcel A-2 – 2 acres

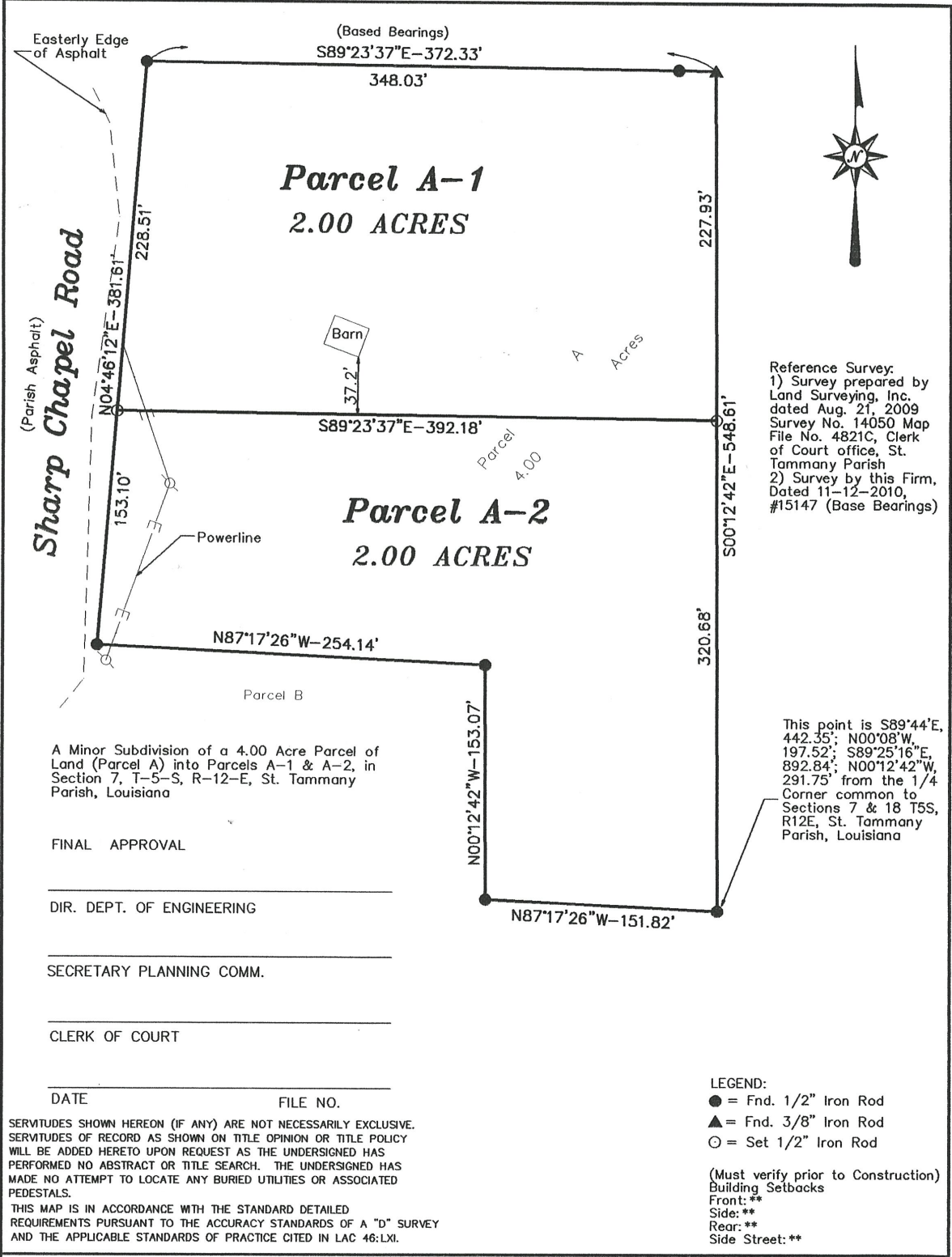
ZONING: A-2 (2018-1248-ZC approval recommended by Zoning Commission on December 4, 2018, Parish Council Approved February 7, 2019)

STAFF COMMENTARY:

Department of Development – Planning & Engineering

Parcel A was a part of minor subdivision approved in August 2009. For this reason, a public hearing is required. A zoning change was requested and approved in order for the Parcel to be subdivided; therefore, staff has no objection to the request subject to the following:

1. Survey is amended to include a signature line for the Chairman of the Planning Commission.



MAP PREPARED FOR **Kerry L. Crovetta**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 7 Township 5 South, Range 12 East, 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.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 842-6271 office (985) 848-0355 fax
landsuri@bellsouth.net email

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

DATE: 9-12-2018

NUMBER: 18951

SCALE: 1" = 80'

1. Green Thumb Road is a not Parish owned road; however, it is a tacit dedication to the parish, making it a Parish maintained drive therefore, the applicant will need to get approval from 911 for the name “Green Thumb Lane”.
2. A waiver of the minimum public road frontage was granted for Parcel A1 at the 2016 hearing, a waiver request shall also be provided for lot A1-2, as it does not meet the minimum road frontage of 300 feet.
3. The proposed 30-foot access servitude shall be moved to the southern side of Parcel A1-2 to grant access to Parcel A1-4.

A Minor Subdivision of Parcel A1 into Parcels A1-2, A1-3 & A1-4 situated in Section 20 T5S R10E, St. Tammany Parish, Louisiana

Reference:
1. Survey Map by Jeron R. Fitzmorris date filed 6-07-2007 File No. 4474D (Basis of Bearing)
2. A Minor Subdivision Survey prepared by Land Surveying, LLC Date Filed 1-23-2017 File No. 5600F

The P.O.B. is reported to be S89°15'00"W-667.0'; N00°15'00"W-344.8' from the 1/4 Section Corner common to Sections 20 & 21, T-5-S, R-10-E, St. Tammany Parish, Louisiana (as per Reference)

FINAL APPROVAL

CHMN. PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SEC. PLANNING COMM.

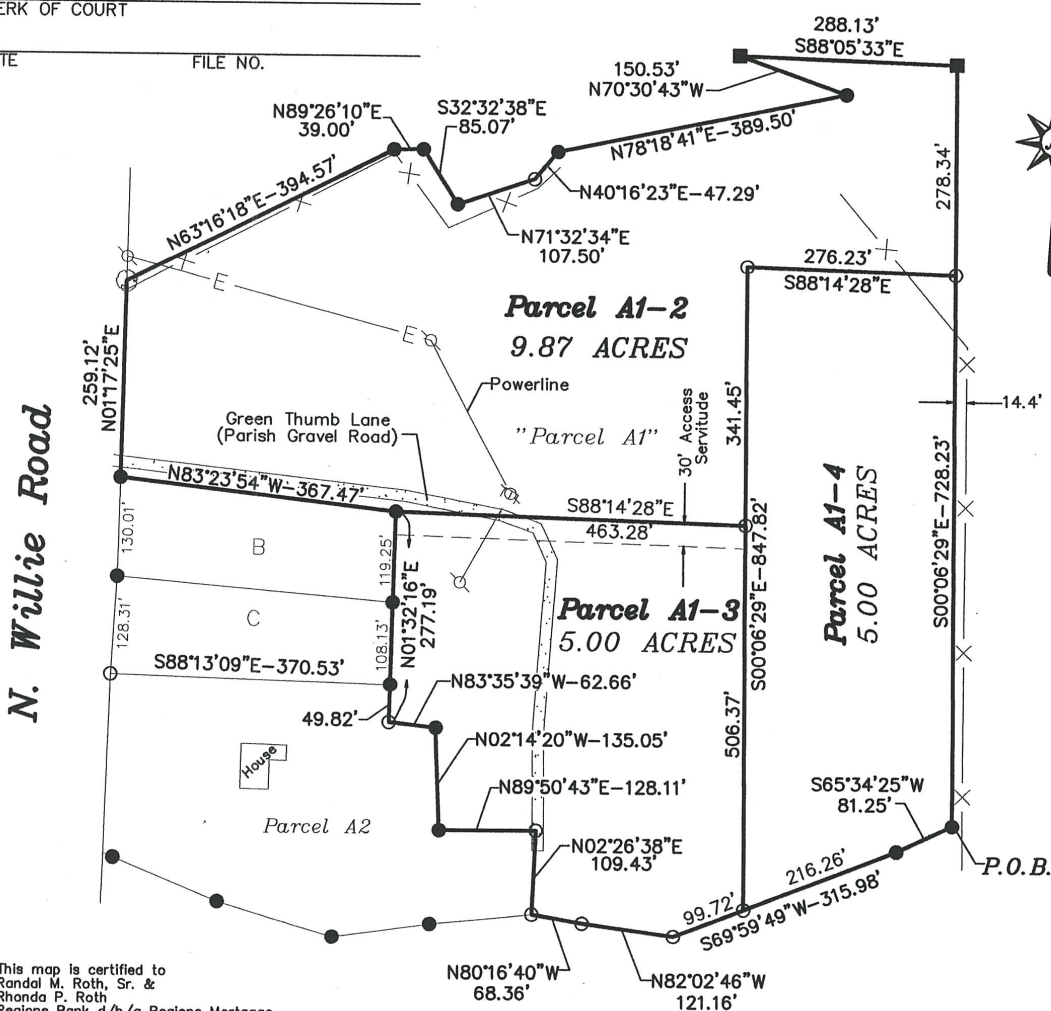
CLERK OF COURT

DATE FILE NO.

Reference Bearing calls not shown

Note: A overhead Powerline runs along the Westerly Boundary line of Subject Properties (N. Willie Road)

Building Setbacks must be verified prior to Construction



This map is certified to Randal M. Roth, Sr. & Rhonda P. Roth Regions Bank d/b/a Regions Mortgage Winters Title Agency, Inc. & First American Title Insurance Co.

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 46:LXI.

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 1" Iron Pipe
- = Set 1/2" Iron Rod
- ⊙ = Fnd. Iron in Tree Stump
- * = Basis of Bearing

MAP PREPARED FOR

Randal M. Roth, Sr. & Rhonda P. Roth, et al

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 20, T-5-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.

LAND SURVEYING LLC

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

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

SCALE: 1" = 200'

DATE: 04-12-2017

NUMBER: 18002

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

A Minor Subdivision of a 3.18 Acre Parcel of Land, into Parcels A & B, in Section 36, T-7-S, R-11-E, St. Tammany Parish, Louisiana

Reference: A Survey Map of subject property by Everett V. Treigle, Jr. dated 4-22-1998, for Desiree W. Stone (Based Bearings)

Reference Bearing calls not shown

The P.O.B. is reported to be S89°50'E-165.7', S00°43'05"E-759.76' from the Section Corner common to Sections 25, 26, 35 & 36, T-7-S, R-11-E, St. Tammany Parish, Louisiana

(Based Bearings)

S89°50'00"E-546.65'

337.15'

P.O.B.

N00°40'43"W-253.40'

Parcel A
2.10 ACRES

Bldg.

Bldg.

Pool

Conc.

"3.18

Acres"

House

Parcel B
1.08 ACRES

N00°40'43"W-164.39'

Bldg.

Conc.

66.50'

N89°48'40"W

15.3'

N00°40'43"W-89.14'

N89°48'40"W-143.0'

20' Access Serv.

143.00'

S00°40'43"E-253.61'

(253.4'-Ref)

Rucker Road
(Asphalt)

15.0'

(Must verify prior to Construction)

Building Setbacks

Front:

Side:

Rear:

Side Street:

LEGEND:

● = Fnd. 3/4" Iron Pipe

■ = Fnd. 1/2" Iron Pipe

○ = Set 1/2" Iron Rod

— = Fence

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

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:1X1.

MAP PREPARED FOR

KAYLE J. PILIEGO

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 36, T-7-S, R-11-E, ST. TAMMANY PARISH, LA.

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

LAND SURVEYING LLC

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(985) 892-6277 office (985) 898-0355 fax
landsuri@bellsouth.net email

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 79884

SCALE:

1" = 70'

DATE:

1-31-2019

NUMBER:

19174

TENTATIVE SUBDIVISION REVIEW

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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of March 1, 2019)

CASE NO.: 2019-1392-TP

PROPOSED SUBDIVISION NAME: Lakeshore Villages, Phase 5

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

ENGINEER/SURVEYOR: Acadia Land Survey
206 East 2nd Street
Thibodaux, Louisiana 70301

SECTION: 35 WARD: 9
TOWNSHIP: 9 South PARISH COUNCIL DISTRICT: 13
RANGE: 14 East

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

GENERAL LOCATION: The property is located north of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell.

SURROUNDING LAND USES: North - Single Family Residential
 South - Single Family Residential
 East - Single Family Residential
 West - Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 15.453

NUMBER OF LOTS: 65 TYPICAL LOT SIZE: 7833 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: "AH-EL 1"

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 February

27, 2019.

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

General Comments:

1. A waiver of the minimum driveway requirement is being requested for lot #1142. In order to approve this 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.

PRELIMINARY SUBDIVISION REVIEW

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

General Comments:

1. A USACE permit for this development needs to be provided.
2. Gravity Drainage District #5 review and approval needs to be provided.

Preliminary Plat:

3. The Giselle Drive address for lot #35 needs to be revised to “22088”.

Fill Plan:

4. Proposed swales on the rear of lots must not exceed 3:1 side slopes. Revise plans and details to address this conflict.

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

Preliminary Plat:

1. The lot numbers shown on the Preliminary Plat differ from the lot numbers shown on the other plan sheets in this submittal. Revise the plans to eliminate the number conflicts in the plan set.

Water and Sewer Plan:

2. A Fire Hydrant needs to be added between lots #935 and #936, revise the water and sewer plan to reflect this.

Informational Items:

No funded **Maintenance Obligation** is required since this a Community Development District owned and maintained subdivision.

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

The developer is hereby advised that upon application for final subdivision approval, the engineer of record for this development shall certify in writing that all aspects of construction have been completed in accordance with the approved 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 March 12, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

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 on February 27, 2019.

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

General Comments:

1. LADOTD approval needs to be provided for the changing of the culvert size and for the pond outfall discharging to the Hwy 1077 roadside ditch.
2. LADOTD approval and required permits for the proposed right turn lane of Hwy 1077 need to be provided.
3. The construction access for this development must be from Hwy 1077. Tantella Ranch Road cannot be used as a means for construction access.
4. A waiver of the 60 foot driveway requirement is being requested to reduce the distance required to 30 feet for all applicable lots in this development. Staff is not in favor and sees no compelling reason for this waiver as all lots that do not meet the 60 foot requirement on the front of the lot can be side loaded to meet the requirement. However; should the planning commission wish to approval this waiver a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.
5. A waiver of the subdivision regulation prohibiting dead-end streets is being requested for this development in multiple locations. Staff is not in favor of this waiver as roadways with no means of a dedicated turn-around pose safety concerns. However; should the planning commission wish to approval this waiver a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

Preliminary Plat:

6. Revise the development acreage table to accurately list the greenspace area as described in the response to the previous greenspace comments.
7. Provide a detail showing the required driveway location for lot #9 being accessed via the T-turnaround.
8. Multiple lots propose a 5 foot side setback, this setback is in conflict with the required 10 foot drainage servitudes. Revise the side setback for these lots to eliminate this conflict and provide a note in the lot setback table on the plat for all affected lots.
9. 911 addresses and road name verification still needs to be completed and approved by 911 addressing.

10. Numerous proposed servitudes do not meet St. Tammany Parish minimum servitude width requirements. Revise nonconforming servitudes to meet minimum servitude width requirements or revise the dedication statement to a private subdivision.
11. Revise the Common Area Dedication to state "The Homeowners Association is responsible for the operation and maintenance of all greenspaces and amenities including any repair or replacement of amenities located within a dedication drainage servitude as a result of St. Tammany Parish maintenance."

Storm Drainage Layout Plan:

12. Relocate the overflow weir for Pond 2 to not discharge onto adjacent lots. Consider relocating to the preserved wetlands abutting Pond 2.
13. Dimensions for Pond 2 weir on plan conflict with dimensions used to model Pond 2 outfall. Revise conflict.

Water Utility Layout Plan:

14. Remove the fire hydrant from the 25 foot pond access servitude between lots #39 and 40.

Drainage Impact Study:

15. Pond 1 outfall needs to be further analyzed and discussed with staff. D.I.S. may need to be updated and revised in order to reflect the final outfall design of Pond 1.

Informational Items:

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

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

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

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

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FINAL SUBDIVISION REVIEW

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FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As March 1, 2019)

CASE NO.: 2019-1385-FP

SUBDIVISION NAME: Alexander Ridge, Phase 3B and 3C

DEVELOPER: Savannahs Community, LLC
21056 Smith Road
Covington, LA 70435

ENGINEER/SURVEYOR: Kyle Associates, LLC
638 Village Lane North
Mandeville, LA 70471

SECTION: 14
TOWNSHIP: 6 SOUTH
RANGE: 11 EAST

WARD: 3
PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located east of LA Highway 1081, South of Smith Road, Covington.

TOTAL ACRES IN DEVELOPMENT: 16.38

NUMBER OF LOTS: 49 AVERAGE LOT SIZE: 55' x 110'

SEWER AND WATER SYSTEMS: Central

ZONING: 4A-PUD

FLOOD ZONE DESIGNATION: "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 February 27, 2019. The inspection disclosed that all of the concrete roads are constructed, and road shoulders are constructed and the curb and gutter is functioning.

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

General Comments:

1. Blue reflectors are needed.
2. Fire hydrant(s) need to be raised to provide proper clearance.

Final Plat:

3. Revise the municipal address for lot #100 to state “593”.
4. Provide greenspace calculations for Phase 3B and 3C on the Final Plat.
5. Remove the “Preliminary” stamp from the Final Plat and provide professional seal, signature and date.
6. Numerous property lines and building setbacks overlap and conflict with required drainage servitudes. Revise the Final Plat to eliminate these conflicts.
7. Revise the Final Plat to reflect all required drainage servitudes shown on the “As-Built” Paving & Drainage Plan.

Paving & Drainage Plan:

8. Remove the drainage structure information required for Ph. 3D from the “As-Built” Drainage Plan.
9. Revise the “As-Built” Paving & Drainage Plan to show the swale behind lots #116 – 124 required by the approved Drainage Plan.
10. Lots that drain to the rear greenspace need to show direction of drainage in the greenspace with elevations showing positive flow.

Sewer Plan:

11. Show the sewer service connection for lot #109.
12. A sewer treatment plant expansion for Terra Marie is currently being permitted. Written verification from the utility owner needs to be provided stating that the current facility has sufficient sewer capacity to handle the lots in Phase 3B and Phase 3C of Alexander Ridge.

Water Plan:

13. Show the water service connections for lots #101, 102, 108, 143, 144, & 145.
14. A negative bacteriological report relative to the construction of the project’s water system has not been issued by the LDH/OPH as required.
15. 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 1700 linear feet x \$25.00 per linear foot = \$42,500.00 for a period of one (1) year.

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

No Mandatory Development Fees are required at this time since the developer has entered in to a Voluntary Developmental Agreement in accordance with Ordinance 98-2841.

This subdivision **is not** within the Urban Growth Boundary Line.

Revised drawings will not be accepted prior to the March 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 Plat:

1. The water well site's address needs to be revised to state "1086" as per comment from 911 Addressing.
2. The greenspace acreage for this phase needs to be added to the Final Plat.

Informational Items:

Should the Planning Commission approve the request for final approval, no Warranty Obligation will be required for the infrastructure since the infrastructure was constructed during a previous phase and is currently under warranty.

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