

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, AUGUST 12, 2014
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JULY 8, 2014 MINUTES

PUBLIC HEARINGS

CONSENT CALENDAR

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

MS14-07-040

A 145.65 acre parcel (Tract D) into Tracts D-1 thru D-4, Ward 1, District 1
Owner: All State Financial Company, et al. Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

MS14-07-041

A 24.5 acre parcel into Tracts A1, C, D & E, Ward 7, District 7
Owner: Wesley Dick, et al. Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Jacob Groby

MS14-07-042

A 60.98 acre parcel into Parcels A thru D, Ward 2, District 2
Owner: Lionel Ingram Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. Dennis Sharp

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
AUGUST 12, 2014
MANDEVILLE, LOUISIANA

MS14-07-044

A 20.101 acre parcel into Parcels C thru F, Ward 2, District 3
Owner: Varnado, et al. Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson
General Location: The property located on the west side of LA Highway 1080 and southeast of Phillips Road, northeast of Folsom, Louisiana.

MS14-07-045

A 10.0 acre parcel into Parcels A, B & C, Ward 5, District 6
Owner: John Hagood Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

[------(End of Consent Calendar)-----]

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-07-001

Revocation of a portion of Powerline Road located on the north side of LA Highway 40, northwest of Bush, Louisiana, Ward 5, District 6
Applicant: James P. Stoyanoff Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner
(POSTPONED AT THE JULY 8, 2014 MEETING)

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD08-06-008PBP

Tamanend Business Park, Wards 7 & 9, Districts 7 & 11
Developer/Owner: WREDCO Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Jacob Groby & Steve Stefancik

SD11-11-005P3

Coquille, Phase 3, Ward 1, District 4
Developer/Owner: McInt, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Reid Falconer

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
AUGUST 12, 2014
MANDEVILLE, LOUISIANA

FINAL SUBDIVISION REVIEW

SD04-08-024F5

Bedico Creek, Phase 5, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

SD11-11-005F2

Coquille, Phase 2, Ward 1, District 4

Developer/Owner: Forest Lake Estates, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Reid Falconer

SD04-01-002FD-2

Guste Island Estates, Parcel D-2 , Ward 1, District 4

Developer/Owner: McInt, L.L.C.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Reid Falconer

SD02-06-013F5-2

Turtle Creek, Phase 5-2 , Ward 8, District 9

Developer/Owner: Cross Gates, Inc.

Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellisario

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

Draft

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supercede the written minutes.

CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Doherty.

ROLL CALL

Present: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph

Absent:

Staff Present: Paul Carroll, Jeremy Harrison, Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Richard.

APPROVAL OF THE JUNE 10, 2014 MINUTES

Matthews moved to approve, second by Davis.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

CONSENT CALENDAR (Performance Obligations & Entering Parish Rights-of-Way)

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

MS14-06-030

A 5.29 acre parcel (less and except 0.34 acres for right-of-way) into Lots B-1 thru B-5, Ward 1, District 1
Owner: Trinity Developers, L.L.C. Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

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

Matthews moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

MS14-06-032

A 63.76 acre parcel into Parcels A thru E, Ward 1, District 3
Owner: Christine F. Byrnes Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Red Thompson

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

Matthews moved to approve, second by Cazaubon.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

[------(End of Consent Calendar)-----]

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-07-001

Revocation of a portion of Powerline Road located on the north side of LA Highway 40, northwest of Bush, Louisiana, Ward 5, District 6

Applicant: James P. Stoyanoff Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

(REQUEST BY APPLICANT TO POSTPONE)

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

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

Matthews moved to postpone, second by Davis.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

RESUBDIVISION REVIEW

RS14-06-062

Rivercrest, lot 12-A into lots 11-A, 12 & 13, Ward 8, District 9

Petitioner: Jerry Nelson Ross, Jr. & Melvin Prange, Jr. Surveyor: J.V. Burkes & Associates, Inc.

Owner: Jerry Nelson Ross, Jr. & Melvin Prange, Jr. Parish Council District Representative: Hon. Gene Bellasario

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

Cazaubon moved to postpone, second by Willie.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Matthews, Davis, Mannella, Drumm, Randolph

Nay:

Abstain:

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD04-08-02P15

Bedico Creek, Phase 15, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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

Cazaubon moved to grant preliminary approval, second by Lorren.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Doherty, Mannella, Drumm, Randolph

Nay: Matthews, Davis

Abstain:

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

FINAL SUBDIVISION REVIEW

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Mr. Dave Doherty
Chairman

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 5, 2014)

CASE NO.: MS14-07-040

OWNER/DEVELOPER: All State Financial Company, et al.

ENGINEER/SURVEYOR: John E. Bonneau & Associates, Inc.

SECTION: 47

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

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

GENERAL LOCATION: The property is located at the intersection of Pinnacle Parkway and Westshore Drive, south of Covington, Louisiana.

SURROUNDING LAND USES: North - Residential
 South - Interstate 12
 East - undeveloped
 West - commercial

TOTAL ACRES IN DEVELOPMENT: 145.63

NUMBER OF LOTS/PARCELS: 4 TYPICAL LOT SIZE: Varies

ZONING: A4-A Single Family Residential & HC-3 Highway Commercial

REASONS FOR PUBLIC HEARING: Parcel was part of a previously approved minor subdivision

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create four (4) tracts from Tract D that was part of previously approved minor subdivision. The proposal complies with parish code; therefore, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None

CONFORMS TO 2014
ALL RIGHTS RESERVED
JOHN E. BONNEAU & ASSOCIATES, INC.



CURVE TABLE

NUMBER	CHORD	DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
1	CH	N69°05'21"V	R = 1498.00'	A = 149.52'	C = 149.46'
2	CH	N60°07'13"V	R = 1482.00'	A = 104.33'	C = 104.31'
3	CH	N63°31'30"V	R = 2210.50'	A = 418.34'	C = 417.71'

LEGEND: STATION PLACES
CONFORMS TO 2014

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	S21°07'24"V	238.34'
L2	N21°07'24"V	238.34'
L3	S21°07'24"V	129.53'
L4	N21°07'24"V	129.53'
L5	S21°07'24"V	401.27'
L6	N21°07'24"V	401.27'
L7	S21°07'24"V	401.27'
L8	N21°07'24"V	401.27'
L9	S21°07'24"V	401.27'
L10	N21°07'24"V	401.27'
L11	S21°07'24"V	401.27'
L12	N21°07'24"V	401.27'
L13	S21°07'24"V	401.27'
L14	N21°07'24"V	401.27'

APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE TANGULIA STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

NOTE: Subsequent lines shall be verified by owner and/or contractor prior to any construction, as indicated hereon upon request, as surveyor has not performed any this search or district.

NOTE: Services shown hereon are not necessarily exclusive. Services of record as indicated hereon upon request, as surveyor has not performed any this search or district.

A RESUBDIVISION MAP OF
TRACT D SITUATED IN SECTION 47, T-7-S, R-11-E

TRACTS D1, D2, D3 & D4
Situating in Section 47, T-7-S, R-11-E
St. Tammany Parish, Louisiana
for
ALLSTATE FINANCIAL COMPANY

Survey No. 2014-023 A
Date: MAY 19, 2014

Drawn by: SPH
Revised:

Scale: 1" = 500'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors
Planners and Consultants
420 HWY. 106, BOX 457, A WASHINGTON, LA 70447
(985)945-1182 (985)945-1013 (985)945-1531 FAX NO. (985)945-1778
WWW.JEBONNEAU.COM

2014-023 A. This is to certify that I have conducted the Professional Survey described in the title block and found the same to be correct and in accordance with the standards of the State of Louisiana. I am a duly Licensed Professional Land Surveyor in the State of Louisiana. My License No. is 22203. 0210 C & 0230 C. I have signed this Certificate on October 17, 1989.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL, AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE TANGULIA STANDARDS FOR PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

NOTE: Subsequent lines shall be verified by owner and/or contractor prior to any construction, as indicated hereon upon request, as surveyor has not performed any this search or district.

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JOHN E. BONNEAU
REGISTERED PROFESSIONAL
LAND SURVEYOR
No. 22203
Registration No. 4423

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 5, 2014)

CASE NO.: MS14-07-041

OWNER/DEVELOPER: Wesley Dick, et al.

ENGINEER/SURVEYOR: John E. Bonneau & Associates, Inc.

SECTION: 28

WARD: 7

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 7

RANGE: 13 East

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

GENERAL LOCATION: The property is located at the southeast corner of Berry Todd and North Mill Roads, Lacombe, Louisiana.

SURROUNDING LAND USES: North - Residential
 South - residential
 East - residential
 West - residential

TOTAL ACRES IN DEVELOPMENT: 24.5

NUMBER OF LOTS/PARCELS: 4 TYPICAL LOT SIZE: Varies

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: One parcel being accessed by a private drive and two (2) parcels do not meet the minimum lot width requirement.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create four (4) tracts from one parent parcel and one existing parcel of record (Tract A). In order to satisfy the participants involved in the succession of this property and due to pre-existing conditions of the properties in question, the owners are seeking a wavier of the road frontage requirement for proposed tracts C & D; and since a private drive will only provide access to one (1) lot/parcel within the minor subdivision (Tract E), said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Therefore, the staff has no objections to the proposed minor subdivision request and the waiver.

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

Department of Engineering

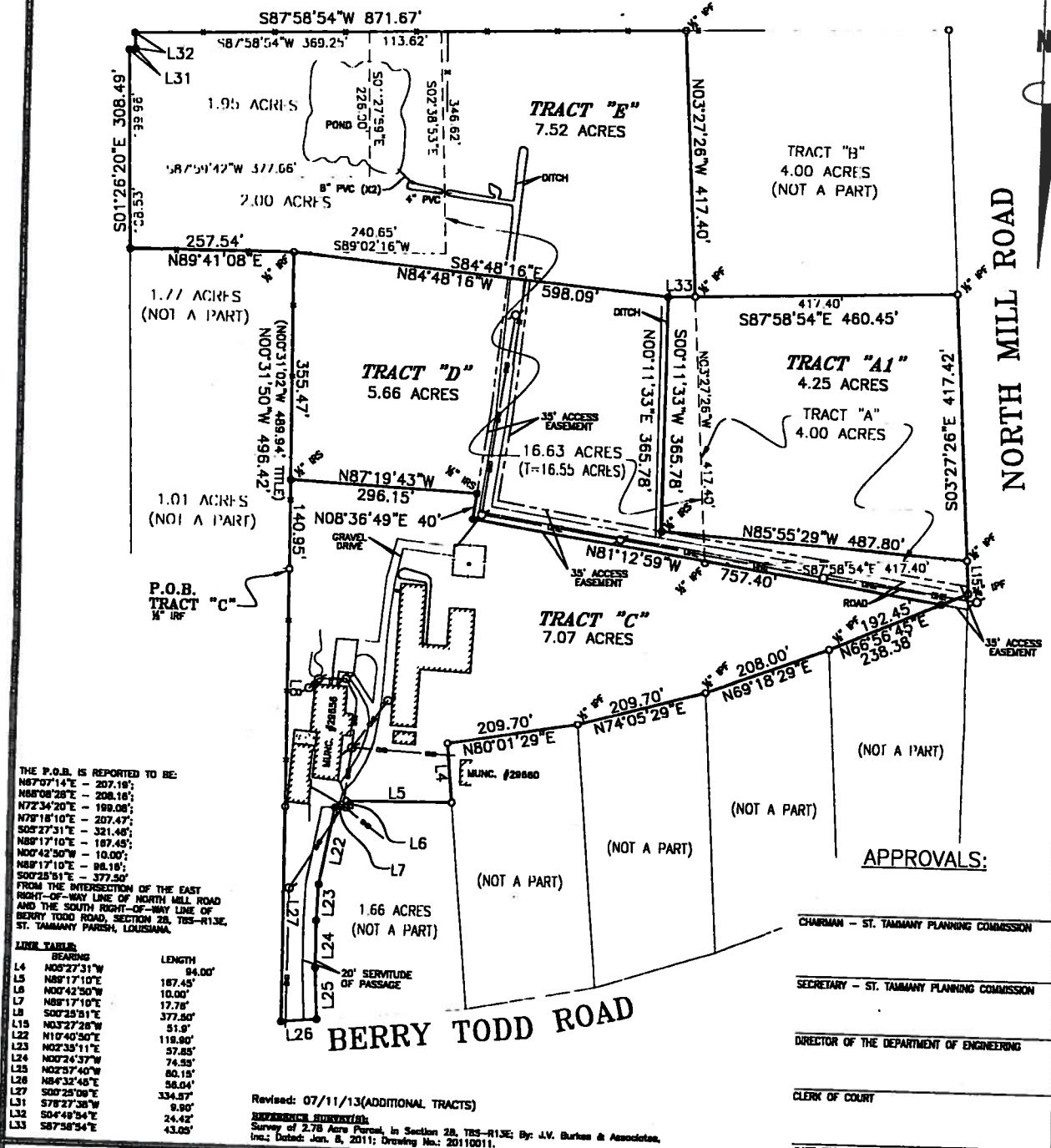
None

Department of Environmental Services

None

• = 1/4" IRS
○ = 1/4" IPF (UNLESS NOTED)

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THE P.O.B. IS REPORTED TO BE:
N67°07'14"E - 207.19';
N88°08'28"E - 208.18';
N72°34'20"E - 199.08';
N79°18'10"E - 207.47';
S00°27'51"E - 321.48';
N89°17'10"E - 187.45';
N00°42'50"W - 10.00';
N89°17'10"E - 98.18';
S00°25'51"E - 377.50';
FROM THE INTERSECTION OF THE EAST
RIGHT-OF-WAY LINE OF NORTH MILL ROAD
AND THE SOUTH RIGHT-OF-WAY LINE OF
BERRY TODD ROAD, SECTION 28, T8S-R13E,
ST. TAMMANY PARISH, LOUISIANA.

LINK	BEARING	LENGTH
L4	N05°27'31"W	94.00'
L5	N89°17'10"E	187.45'
L6	N00°42'50"W	10.00'
L7	N89°17'10"E	17.78'
L8	N00°25'51"E	377.50'
L10	N03°27'26"W	51.9'
L22	N10°40'50"E	119.80'
L23	N02°35'11"E	57.85'
L24	N00°26'37"W	74.55'
L25	N02°37'40"W	80.15'
L26	N84°32'48"E	58.04'
L27	S00°25'08"E	334.57'
L31	S78°27'38"W	9.90'
L32	S04°49'54"E	24.42'
L33	S87°58'54"E	43.05'

Revised: 07/11/13 (ADDITIONAL TRACTS)

REFERENCE SURVEY:
Survey of 2.78 Acre Parcel, in Section 28, T8S-R13E; By: J.V. Burke & Associates,
Inc.; Dated: Jan. 8, 2011; Drawing No.: 20110011.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

REFERENCE SURVEY:
Survey of Tract "A" and Tract "B" Being 4.00 Acres each, in Section 28, T8S-R13E; By: John E. Bonneau & Associates, Inc.; Dated: Dec. 3, 1995; Survey No.: 99274.
Survey of 1.01 Acre parcel of land in Section 28, T8S-R13E; By: John E. Bonneau & Associates, Inc.; Dated: June 10, 2009; Survey No.: 99274 1.01 AC.
Survey of 0.44 Acre & A 1.88 Acre Tract of Land in Section 28, T8S-R13E; By: John E. Bonneau & Associates, Inc.; Dated: May 7, 1998; Survey No.: 98241.
BASE FOR REVISION/AMEND: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "A-2" with a Base Flood Elevation of 15.0' ; In accordance with Community Panel No. 225205 0385 C ; Revised: OCTOBER 17, 1998

Survey No. 2012386 Drawn by: JEB/SPH/LFR Scale: 1" = 160'
Date: JUNE 21, 2012 Revised: 07/11/12 (REF SURVEY); 08/10/12 (TRACT C)

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
www.JEBCoLandSurveying.com • e-mail: jebco1@bellsouth.net

A MINOR SUBDIVISION MAP OF
VARIOUS PARCELS OF LAND IN SECTION 28, T8S-R13E

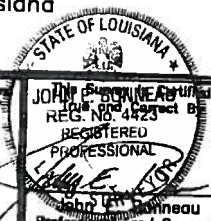
into
TRACTS "A1", "C", "D" & "E"
situated in Section 28, T8S-R13E in
St. Tammany Parish, Louisiana
for

BARRY DICK

NOTES: This is to certify that I have done an actual ground survey and found that no encroachments exist other than across any property lines except as shown.

NOTES: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request.



MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 5, 2014)

CASE NO.: MS14-07-042

OWNER/DEVELOPER: Lionel Ingram

ENGINEER/SURVEYOR: John G. Cummings & Associates, Inc.

SECTION: 31

WARD: 2

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

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

GENERAL LOCATION: The property is located at the northwest corner of Wardline and Koogie Road, north of Covington, Louisiana.

SURROUNDING LAND USES: North - Residential
 South - residential
 East - residential
 West - residential

TOTAL ACRES IN DEVELOPMENT: 60.98
NUMBER OF LOTS/PARCELS: 4 TYPICAL LOT SIZE: Varies
ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: One parcel being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create four (4) parcels from one parent parcel; and since a private drive will only provide access to one (1) parcel (Parcel B) within the minor subdivision, said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Therefore, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None



MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 5, 2014)

CASE NO.: MS14-07-044

OWNER/DEVELOPER: Varnado, at et.

ENGINEER/SURVEYOR: John G. Cummings & Associates, Inc.

SECTION: 1 & 2

WARD: 2

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

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

GENERAL LOCATION: The property is located on the west side of LA Highway 1080 and southeast of Phillips Road, northeast of Folsom, Louisiana.

SURROUNDING LAND USES: North - Residential
 South - residential
 East - residential
 West - residential

TOTAL ACRES IN DEVELOPMENT: 20.101
NUMBER OF LOTS/PARCELS: 4 TYPICAL LOT SIZE: Varies

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: All four (4) lots do not meet the minimum parish road frontage of 300' for an A-1 Suburban zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create four (4) parcels from one parent parcel, and all of the proposed parcels do not meet the minimum road frontage requirement of 300'. The owner have the ability to meet parish code if they were to create three lots on LA Highway 1080 as opposed to four. Therefore, the staff does not recommend approval.

Department of Engineering

None

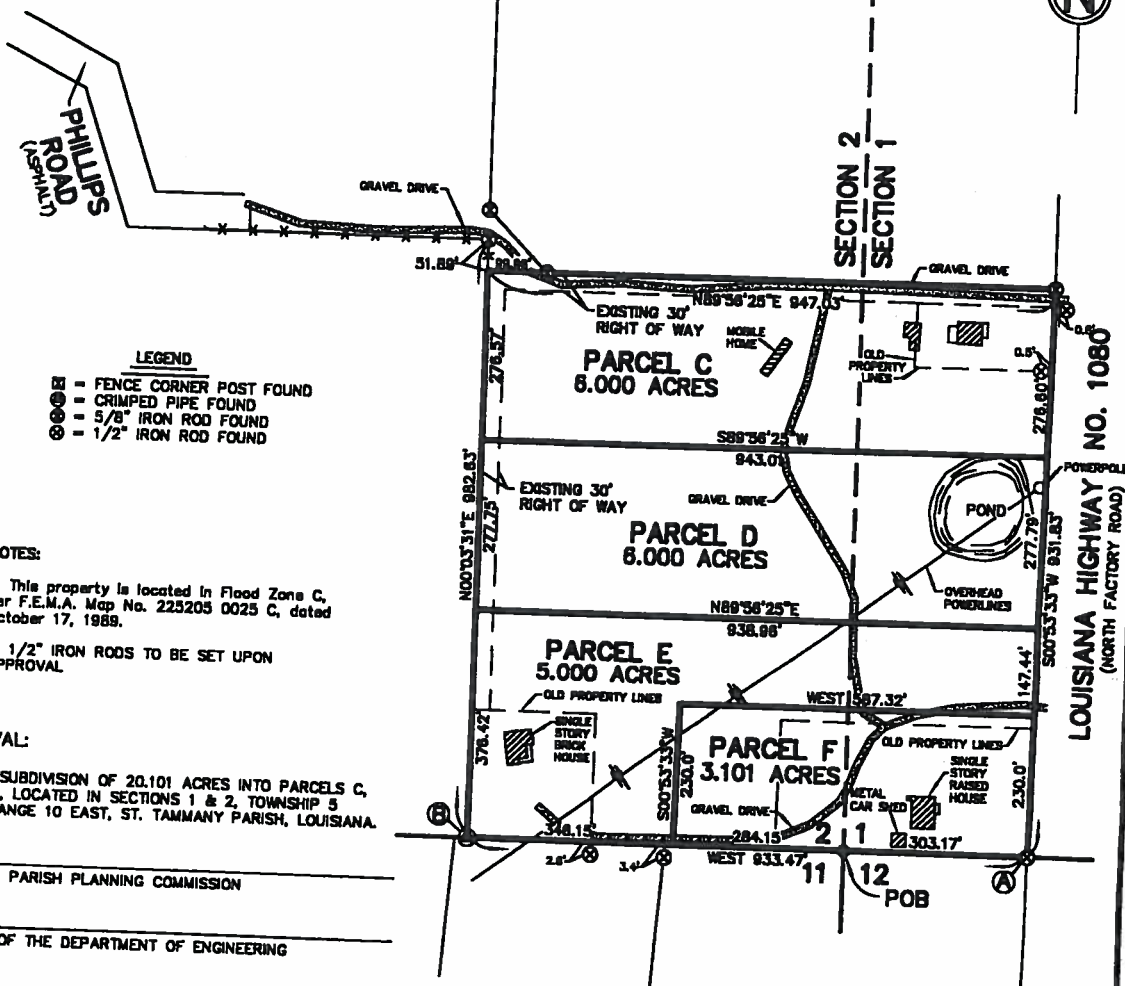
Department of Environmental Services

None

NOTE:

SINCE ONE OR MORE OF THE PARCELS WITHIN THIS MINOR SUBDIVISION ARE UNDER 5 ACRES IN SIZE, AND THE PARCELS CONTAINED HEREIN ARE CURRENTLY ZONED A-1 SUBURBAN, WHICH REQUIRES A MINIMUM DENSITY OF NOT MORE THAN 1 RESIDENCE PER 5 ACRES, THE PARCELS WITHIN THIS MINOR SUBDIVISION CANNOT BE FURTHER RESUBDIVIDED UNLESS THEY COMPLY WITH SAID DENSITY REQUIREMENTS THROUGH REZONING, ADJUSTMENT OR OTHER MEANS, AND SUBJECT TO THE REQUIREMENTS PURSUANT TO SECTION 40-045.0 MINOR SUBDIVISION REVIEW, OF ST. TAMMANY PARISH SUBDIVISION REGULATORY ORDINANCE NO. 489.

REFERENCE BEARING:
Iron Rod A to Crimped Pipe B
West
(per Reference Survey No. 1)



503 N. JEFFERSON AVENUE
COWINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

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

PLAT PREPARED FOR: **Timothy Blackwell, et al**

SHOWING A SURVEY OF: **A MINOR SUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTIONS 1 & 2, TOWNSHIP 5 SOUTH, RANGE 10 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" = 200'

JOB NO.

14024-B

DATE:

3-10-2014

REVISION

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 5, 2014)

CASE NO.: MS14-07-045

OWNER/DEVELOPER: John Haygood

ENGINEER/SURVEYOR: John G. Cummings & Associates, Inc.

SECTION: 29

WARD: 5

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

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

GENERAL LOCATION: The property is located on the south side of Honeysuckle Road and west of LA Highway 1083, west of Bush, Louisiana.

SURROUNDING LAND USES: North - rural residential
 South - rural residential
 East - rural residential
 West - rural residential

TOTAL ACRES IN DEVELOPMENT: 10.0

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: Varies

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Two of the parcels are being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create three (3) parcels from one parent parcel, and since two of the parcels are being accessed by a private drive, said drive must be constructed to a minimum parish standard in accordance to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499.

Furthermore, said private drive needs to be named by the owner prior to the survey being recorded for public record.

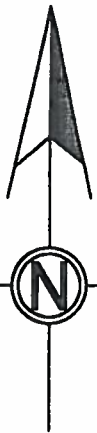
The staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None



REFERENCE BEARING:
Iron Pipe A to Iron Rod B
South
(per Reference Survey)

HONEYSUCKLE ROAD

- LEGEND**
- = 3/4" IRON PIPE FOUND
 - ⊙ = 1/2" IRON ROD FOUND
 - ⊗ = 3/8" IRON ROD FOUND

NOTES:

1. 1/2" IRON RODS TO BE SET UPON APPROVAL.
2. This property is located in Flood Zones A, B, & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989 and LOMA Case No. 00-06-1636A, dated September 29, 2000.

APPROVAL:

A MINOR SUBDIVISION OF 10.00 ACRES OF LAND INTO PARCELS A, B, & C, LOCATED IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

REFERENCE SURVEY:

Survey for John H. Hagood by John G. Cummings,
Surveyor, dated July 21, 2000, Job No. 0130A.

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.

(885) 882-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (885) 882-8250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **John H. Hagood**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 5 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" = 200'

JOB NO. 0130-A1

DATE: 7-8-2014

REVISED:

THIS CORNER is reported to be South 863.90' & N89°15'W 280.50' from the 1/4 Section Corner common to Sections 28 & 29, T5S, R12E.

PARCEL A
6.628 ACRES

35' RIGHT OF WAY

WEST 295.0'
EAST 295.0'

PARCEL B
1.886 ACRES

WEST 295.0'
EAST 295.0'

PARCEL C
1.886 ACRES

WEST 295.0'
EAST 295.0'

SECTION 29

SECTION 28

ZONE C
ZONE B
FLOOD ZONE
TRANSITION LINE

ZONE B
ZONE A
FLOOD ZONE
TRANSITION LINE

REVOCATION/CLOSINGS

REVIEW

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV14-07-001

NAME OF STREET OR ROAD: POWERLINE ROAD

NAME OF SUBDIVISION: N/A

WARD: 5 PARISH COUNCIL DISTRICT: 6

PROPERTY LOCATION: The property is located on the orth side of LA Highway 40, approximately 1/4 mile west of the intersection with LA Highway 1083, northwest of Bush, Louisiana, Louisiana

SURROUNDING ZONING: Low Density Single Family Residential

PETITIONER/REPRESENTATIVE: James P. Stoyanoff

STAFF COMMENTARY:

The applicant wishes to revoke a 40' wide strip of Powerline Road that traverses through four of the owner's five (5) parcels primarily due to fact that the roadway dead ends at the northern end of his properties from LA Highway 40 which the applicant claims is being used by people who are illegally dumping "waste and garbage" at said dead end and who are using said roadway and his properties to drive ATV's exposing him to liability issues.

Recommendation:

Typically since the roadway is completely surrounding the applicant's five parcels and serves no other public benefit other than to the applicant himself, the staff would have no objections. However, in this case there are extenuating circumstances due to the fact that the public roadway services at least two (2) of the five (5) applicant's separately owned parcels; a 14.5 and a 2.05 acre parcels located in the northwest corner (see survey attached); and to deny public road access to said parcels would leave the parish open to potential liability and litigation issues if the applicant were to ever sell any of said parcels.

Additionally, the Louisiana Revised Statutes governing the revocation of immovable property state that roadways should only be revoked if they serve no useful public purpose. We think that these parcels deserve to be continued to be accessed by a public roadway.

Furthermore, our legal department has reviewed this proposal and has concurred with staff that this revocation request should not be approved based on legal concerns and the establishment of

poor precedence (see email attached from legal).

Therefore, in order to nullify any potential liability to the parish, the staff recommends that the applicant agree to one of the following two options whereby we can then support the revocation request:

- (a.) Agree to participate in the parish's minor subdivision process whereby all of the applicant's parcels would be depicted on one certified survey plat and the three lots in question would be accessed by a private drive that would be approved by the parish; or
- (b.) The applicant agree to amend his deed/title to one of the principle parcels that have access to public roadways, being either the 26 acre tract to the north, or the 77.33 acre tract to the south, as depicted on the attached survey plat; thereby through assimilation, creating one large tract that would have public road access.

If the commission or the council decides to approve this revocation request, the survey plat needs to be amended to account for a request by AT&T for a 5' wide utility servitude.

Ron Keller

From: Deborah S. Henton
Sent: Tuesday, August 05, 2014 9:56 AM
To: Ron Keller
Subject: Stoyanoff; Powerline Road

Ron,

I do not believe that revocation of the Powerline Road right-of-way is appropriate at this time. I understand that Mr. Stoyanoff, through counsel, approached you with this matter a few months ago. I understand that Mr. Stoyanoff has five (5) parcels of land that are adjacent to each other, and which have access to Highway 40 because of Powerline Road. Were the right-of-way to be revoked, three (3) of the five (5) parcels would have no public road access. Stoyanoff's counsel has proposed to combine three (3) of the five (5) parcels into one parcel, and grant a servitude of access in favor of that parcel. However, the problem remains that the combined parcel has no public road access but for Powerline Road. Were the Powerline Road right-of-way to be revoked, and the combined parcel to be sold, litigation for access to a public road might ensue. The Parish could potentially become involved. Additionally, I understand that requests like Mr. Stoyanoff's have not been accommodated in the past. I believe that it would set a precedent that the Parish should not follow.

Powerline Road is important to the interior parcels that form the Stoyanoff property. It is the opinion of the Legal Dept. that the request to revoke the right-of-way that is Powerline Road should be rejected. The Parish maintains Powerline Road, and has maintained it for many years. It is important that this maintenance continue for the sake of potential buyers of these three (3) parcels, regardless of whether they are combined into one (1) parcel or allowed to remain as three (3) separate parcels.

Sincerely,

Deborah

Deborah Spiess Henton
Associate Counsel

St. Tammany Parish Government - Legal Department
dshenton@stpgov.org
P.O. Box 628, Covington, LA 70434 (mailing address)
21454 Koop Drive, Suite 2G, Mandeville, LA 70471 (physical address)
Office: 985.898.3427
Fax: 985.867.5124

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notify us immediately by telephone, and delete this transmission with any attachments and destroy all copies in any form. Thank you.

APPROVALS:

POLICE JURY PRESIDENT

CHAIRMAN OR SECRETARY OF PLANNING COMMISSION

CHAIRMAN OF PUBLIC WORKS COMMITTEE

PARISH ENGINEER

CLERK OF COURT

DATE FILED

MAP FILE NO.



26 ACRES

14.50 ACRES

125' CLECO SERVITUDE
APPROXIMATE LOCATION
(NO LEGAL PROVIDED)

2.00 ACRES

2.05 ACRES

SECTION 38
SECTION 39

SECTION 10

NOTE: THE P.O.B. IS REPORTED TO BE S23°29'23"W
1494.29'; N86°17'02"W 323.43'; N66°06'35"W 552.74'
AND N60°32'09"W 235.79' FROM THE SECTION CORNER
COMMON TO SECTIONS 38, 39 & 10, T-5-S, R-12-E,
ST. HELENA MERIDIAN, ST. TAMMANY PARISH, LOUISIANA

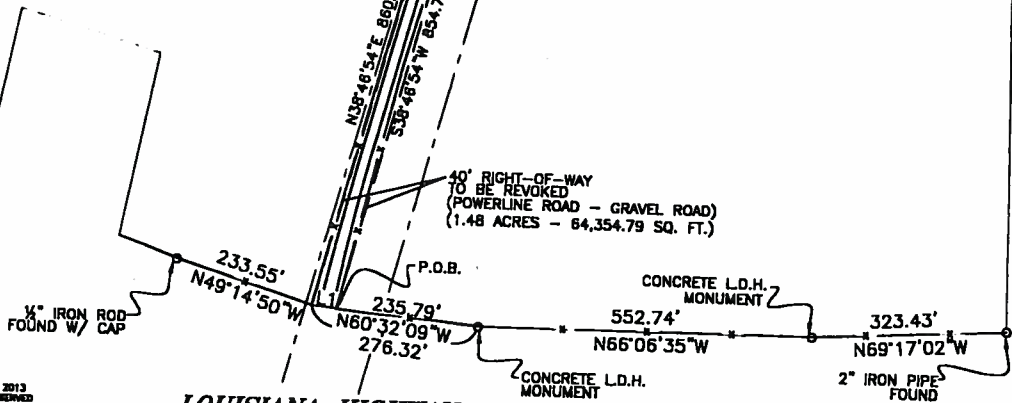
CURVE TABLE:

NUMBER	RADIUS	LENGTH	BEARING	CHORD
C1	372.48'	344.48'	N84°04'33"E	332.32'
C2	332.46'	289.12'	S82°30'32"W	280.10'

LINE TABLE:

NUMBER	BEARING	DISTANCE
L1	N60°32'09"W	40.83'

77.33 ACRES



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JOHN E. BONNEAU & ASSOCIATES, INC.

LOUISIANA HIGHWAY 40

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

REFERENCE SURVEY: A SURVEY BY ARPEITEUR CONSULTANTS, LLC DATED SEPTEMBER 10, 2010.

BASED FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0085 B; Revised: MARCH 01, 1984

Survey No. 2013 535

Date: NOVEMBER 07, 2013

Drawn by: SPH

Revised: 02/08/14 (CERTIFICATION AND APPROVALS)

Scale: 1" = 200'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

SURVEY MAP OF
A 40' RIGHT-OF-WAY, POWERLINE ROAD (TO BE REVOKED)
situated in

SECTIONS 38 & 39, T-5-S, R-12-E
St. Tammany Parish, Louisiana
for

JAMES P. STOYANOFF &
LAW OFFICE OF MARTHA L. JUMONVILLE

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request.

This Survey is Certified
True and CORRECT
REG. No. 4423
REGISTERED
PROFESSIONAL

JOHN E. BONNEAU
Surveyor

JOHN E. BONNEAU
Surveyor

PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of August 5, 2014)

CASE NO.: SD08-06-008PBP

SUBDIVISION NAME: Tamanend Business Park

DEVELOPER: Weyerhaeuser Real Estate Development Co.
100 Mariners Blvd.
Suite 10
Mandeville, LA 70448

ENGINEER/SURVEYOR: Richard C. Lambert Consultants, L.L.C and
Kelly J. McHugh & Associates, Inc.

SECTIONS 3 & 4
TOWNSHIP 8 South
RANGE 13 East

WARDS: 7 & 9
PARISH COUNCIL DISTRICTS: 7 & 11

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**

TOTAL ACRES IN DEVELOPMENT: 80.34

NUMBER OF LOTS: 21 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A10 and C

TENTATIVE APPROVAL GRANTED: February 11, 2014

STAFF COMMENTARY:

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved subject to the following:
 - a. Need twenty (20) foot SEWER SERVITUDE between lots# 3/4 on Subdivision plat;
 - b. Need ditch invert elevation on sheet# 4 at Lot# 18 corners;

- c. The traffic study for this development has not yet been received. Until such time that the revised TIA is received, it is unknown what additional upgrades to the roadways are required in order to support the development;
 - d. A DOTD driveway permit is required. All turn lanes as identified in the TIA shall conform to DOTD standards and requirements, including but not limited to, required storage lengths. Any other requirements that are put in place by DOTD as part of the driveway permit process shall also be the sole responsibility of the developer.
3. A funded Maintenance Obligation in the amount of \$15,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the subdivision. Provision Landing and Tamanend Way are currently under construction and are to be dedicated to the Parish. Therefore, any damage to these roadways resulting from construction activity in connection with Tamanend Business Park will be covered by this Maintenance Obligation.
4. Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

Department of Environmental Services

Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.

No work order will be issued until the submitted plans and specifications are approved by the DHH.

Department of Development - Planning

None

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of August 5, 2014)

CASE NO.: SD11-005P3

SUBDIVISION NAME: Coquille Phase 3

DEVELOPER: McInt, LLC
845 Galvez Street
Mandeville, LA 70448

ENGINEER/SURVEYOR: Kelly J. McHugh & Associates, Inc.

SECTION 37 & 42
TOWNSHIP 7South
RANGE 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 4

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**

TOTAL ACRES IN DEVELOPMENT: 25.72

NUMBER OF LOTS: 48 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A10 & C

TENTATIVE APPROVAL GRANTED: July 2, 2013 by way of a PUD AMENDMENT

STAFF COMMENTARY:

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved subject to the following:
 - a. The developer's engineer has requested a waiver of detention requirements in accordance with Ordinance No. 11-2426. The Department of Engineering has reviewed their request and approve the proposed waiver.

Therefore, a drainage fee in lieu of detention is as follows: $25.72\text{Ac} \times \$2,000/\text{Ac} = \underline{\$51,440}$ which is due before a work order is issued.

However, the developer's engineer has requested by letter dated August 1, 2014 (attached) that only developable land be used in the calculation for drainage as follows:

$$21.34 \text{ Ac} \times \$2,000/\text{Ac} = \underline{\$42,680}$$

It is D.O.E. interpretation of the Ordinance that the entire footprint of the subdivision is to be used in the calculation of fee in lieu of detention based upon the fact that detention is based upon 25% reduction of the entire footprint of the subdivision.

- b. Label proposed inverts of swale ditch at each property corner for driveway elevation determination.
- 3. No Maintenance Obligation is required since this is a PRIVATE S/D extension.
- 4. Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

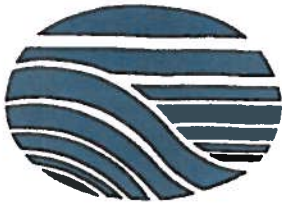
Department of Environmental Services

Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.

No work order will be issued until the submitted plans and specifications are approved by the DHH.

Department of Development - Planning

None



Kelly McHugh
&
Associates, Inc.

August 1, 2014

St. Tammany Parish Government
Department of Engineering
Attn: Mr. Eddie Williams, PE
PO Box 628
Covington, LA 70434

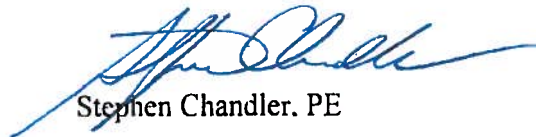
RE: Coquille Subdivision, Phase 3

Eddie.

We respectfully request a drainage fee in lieu of detention for Coquille Subdivision, Phase 3. Also, in this phase we have 4.38 acres of dedicated greenspace that will not be developed; therefore, we respectfully request a waiver of a portion of the drainage fee for the greenspace.

Please call us at 626-5611 if you have any questions.

Sincerely,



Stephen Chandler, PE

SC/sc
cc: Colleen Hattaway
Pete Palisi



845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors

FINAL
SUBDIVISION
REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of August 5, 2014)

CASE NO.: SD4-08-024F5

SUBDIVISION NAME: Bedico Creek, Phase 5

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

ENGINEER/SURVEYOR: Kelly J. McHugh & Associates, Inc.

SECTION 6 WARD: 1
TOWNSHIP 7South PARISH COUNCIL DISTRICT: 1
RANGE 10 East

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

TOTAL ACRES IN DEVELOPMENT: 8.37

NUMBER OF LOTS: 28 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on July 30, 2014. The inspection disclosed that all concrete roads are constructed, road shoulders need to be constructed and the roadside ditches need final dressing.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Need base test results;
 - b. Need concrete test results;
 - c. Need floppy disk or latest format;
 - d. Need engineer's stamp on AS-BUILT;

- e. Need ditch invert elevations at each property corner;
 - f. Typical street x-section needs to indicate concrete construction not asphalt construction on plat and AS-BUILT;
 - g. Remove "PARISH" from Restrictive Covenant# 4;
 - h. Need all signage installed;
 - I. Need AS-BUILT signage drawing and engineer's certification that signage conforms to MUTCD standards;
 - j. Need blue reflectors at fire hydrants.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1500 linear feet x \$25.00 per linear foot = \$37,500 for a period of five (5) years.
4. 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.
5. No mandatory developmental fees are required since a public hearing was held prior to January 1, 2005.

Department of Environmental Services

A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

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.

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

Department of Development - Planning

None

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of August 5, 2014)

CASE NO.: SD11-11-005F2

SUBDIVISION NAME: Coquille, Phase 2

DEVELOPER: Forest Lake Estates, LLC
13433 Seymour Myers Blvd.
Covington, LA 70433

ENGINEER/SURVEYOR: Kelly J. McHugh & Associates, Inc.

SECTION 37 & 42
TOWNSHIP 7 South
RANGE 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 4

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)

TOTAL ACRES IN DEVELOPMENT: 11.57

NUMBER OF LOTS: 23 AVERAGE LOT SIZE: 15750 SQ. FT.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on July 30, 2014. The inspection disclosed that all concrete roads are constructed, road shoulders need to be constructed and the roadside ditches need final grading.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Need base test results;
 - b. Need concrete test results;
 - c. Need floppy disk or latest format;
 - d. Need Engineer's stamp on "AS-BUILT" drawing;
 - e. Need SWALE ditch invert elevation at each property corner;

- f. Need the following statement within the GREEN SPACE on plat and AS-BUILT - "No changes allowed".
 - g. Need typical x-section of inverted driveway on AS-BUILT and PLAT;
 - h. Remove lot numbers 48 & 49 from future phase on AS-BUILT drawing;
 - i. Remove DEDICATION & CERTIFICATION statements from AS-BUILT drawing;
 - j. The NOTE: "The placement of fill is prohibited within 5' of the side lot lines of lots 34-35" that is on the AS-BUILT also needs to be on the plat;
 - k. Remove notes #1 & 3 from the AS-BUILT since they conflict with Restrictive Covenants on the plat.
 - l. Remove "Parish" from Restrictive Covenant #4 on plat since this is a PRIVATE subdivision;
 - m. Remove "PRELIMINARY PLAN" from plat;
 - n. Need all signage installed;
 - o. Need AS-BUILT signage drawing and engineer's certification that signage conforms to current MUTCD standards;
 - p. Need blue reflectors at fire hydrants.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1440 linear feet x \$25.00 per linear foot = \$36,000 for a period of five (5) years.
 4. 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.
 5. Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077 per lot x 23 lots = \$24,771

Drainage Impact Fee = \$1,114 per lot x 23 lots = \$25,622

Fees are due before subdivision plats can be signed.

Department of Environmental Services

A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

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.

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

Department of Development - Planning

None

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of August 5, 2014)

CASE NO.: SD04-01-002FD-2

SUBDIVISION NAME: Guste Island Estates, Parcel D-2

DEVELOPER: McInt, LLC
845 Galvez St.
Mandeville, LA 70448

ENGINEER/SURVEYOR: Kelly J. McHugh & Associates, Inc.

SECTIONS 20 & 37
TOWNSHIP 7 South
RANGE 10East

WARD: 1
PARISH COUNCIL DISTRICT: 4

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)

TOTAL ACRES IN DEVELOPMENT: 13.84

NUMBER OF LOTS: 47 AVERAGE LOT SIZE: 8400 SQ. FT.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on July 30, 2014. The inspection disclosed that all concrete roads are constructed, road shoulders need to be constructed and the roadside ditches need final dressing.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Need base test results;
 - b. Need concrete test results;
 - c. Need floppy disk or latest format;
 - d. Need culvert schedule and type of material on the plat;

- e. Need type of material on the culvert schedule on the AS-BUILT drawing;
 - f. Need engineer's stamp on AS-BUILT;
 - g. Need ditch invert elevations at each property corner;
 - h. Need 9-1-1 addresses on lots on plat;
 - I. Need developer's signature on plat.
 - j. Label parcels located west of lots on plat & AS-BUILT drawing;
 - k. Label "15 foot Private Drainage Servitude" between Lots# 216/217 and #221/222;
 - l. Add "Parish" to Restrictive Covenant #4;
 - m. Several concrete cross culverts need to be extended so as to provide for the four (4) foot shoulder;
 - n. Need all signage installed;
 - o. Need AS-BUILT signage drawing and engineer's certification that signage conforms to MUTCD standards;
 - p. Need blue reflector at fire hydrants.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2570 linear feet x \$25.00 per linear foot = \$64,300 for a period of five (5) years.
 4. 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.
 5. No Mandatory Developmental Fees are required since the developer has entered into a voluntary developmental agreement.

Department of Environmental Services

A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

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.

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

Department of Development - Planning

None

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of August 5, 2014)

CASE NO.: SD02-06-013F5-2

SUBDIVISION NAME: Turtle Creek, Phase 5-2

DEVELOPER: Cross Gates, Inc.
1125 N. Causeway Blvd., Suite 2
Mandeville, LA 70471

ENGINEER/SURVEYOR: J. V. Burkes & Associates, Inc.

SECTION 37
TOWNSHIP 9 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)

TOTAL ACRES IN DEVELOPMENT: 13.115

NUMBER OF LOTS: 30 AVERAGE LOT SIZE: 100' x 150'

SEWER AND WATER SYSTEMS: Central

ZONING: A-4

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on July 24, 2014. The inspection disclosed that all concrete roads are constructed, road shoulders are constructed and the subsurface drainage is functioning.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Need current engineer's periodic inspection reports;
 - b. Need base test results;
 - c. Need concrete test results;
 - d. Need floppy disk or latest format;

- e. Direction of drainage on individual lots needs to be shown on the AS-BUILT drainage plan;
 - f. 9-1-1 addresses are needed on the plat;
 - g. Developer's signature is needed on the plat;
 - h. Street name and traffic signs need to be installed in accordance with Parish and MUTCD standards;
 - I. Blue reflectors are needed at each fire hydrant;
 - j. Need AS-BUILT signage plan;
 - k. On the plat change "Parish Engineer" to Director, Department of Engineering".
 - l. Add "or 1.0 foot above centerline of street, whichever is highest" to Restrictive Covenant #4;
 - m. show typical roadway x-section on the AS-BUILT DRAINAGE and AS-BUILT ROAD drawings;
 - n. Show revision date on all drawings that are revised.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1743 linear feet x \$25.00 per linear foot = \$43,600 for a period of five (5) years.
 4. 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.
 5. No mandatory developmental fees are required since a public hearing was held prior to January 1, 2005.

Department of Environmental Services

A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

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.

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

Department of Development - Planning

None