

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, APRIL 12, 2016
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 MARCH 8, 2016 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Harrison Avenue), Ward 3, District 2
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: Dragonfly Enterprises, Inc. Parish Council District Representative: Hon. Dennis Sharp

MINOR SUBDIVISIONS

2016-232-MSP

A combined 29.496 acres into Parcels A, B, C & D, Ward 2, District 2
Owner: Dennis Glass Surveyor: John Cummings & Associates, Inc.
Parish Council District Representative: Hon. Dennis Sharp

PETITIONS/REQUESTS

A request to build on a buildable substandard lot of record, located in Forest Glen Subdivision, Sq. 100, lot 1, Ward 7, District 7
Petitioner: Amanda Damario Parish Council District Representative: Hon. Jacob Groby

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
APRIL 12, 2016
MANDEVILLE, LOUISIANA

RESUBDIVISION REVIEW

2016-234-MRP

Handsome Meadow Farms, lots 21 & 22 into lots 21A & 22A, Ward 2, District 3
Petitioner: Woodruff L. Camus Surveyor: John E. Bonneau & Associates, Inc.
Owner: Woodruff L. Camus Parish Council District Representative: Hon. James "Red" Thompson

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD04-06-018F

Penn Mill Place, Ward 3, District 3
Developer/Owner: Cory Herberger Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson
(Request to amend commission requirements for Pile/Pier foundations within Flood Zone "A")

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MARCH 8, 2016
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

DRAFT

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 Mannella.

ROLL CALL

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

Absent:

Staff Present: Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson, Holly Thomas

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Fitzmorris.

APPROVAL OF THE FEBRUARY 10, 2016 MINUTES

Randolph moved to approve, second by Doherty.

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

Nay:

Abstain:

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Bodet Road), Ward 4, District 5

Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. Rykert Toledano

(POSTPONED AT THE FEBRUARY 10, 2016 MEETING)

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

MARCH 8TH MINUTES, CONT.

Cazaubon moved to approve, second by Willie.

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

Nay:

Abstain:

MINOR SUBDIVISIONS

2016-189-MSP

Lot 5 into lots 5-A & 5-B, Ward 2, District 6

Owner: Clarence R. Dutruch Surveyor: D & S Surveyors, Inc.

Parish Council District Representative: Hon. Richard Tanner

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

Opposition: none

Davis moved to approve, second by Willie.

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

Nay:

Abstain:

2016-190-MSP

A 20.893 acre parcel and lot 6-A-1 (River Forest Country Club Subdivision) into Lots 1 thru 4 and lot 6-A-1 (River Forest Country Club Subdivision), Ward 1, District 3

Owner: Pleasantville, L.L.C. Surveyor: John G. Cummings & Associates, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

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

Opposition: none

Cazaubon moved to approve, second by Willie.

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

Nay:

Abstain:

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix "B", of Chapter 40, Subdivision Regulatory Ordinance No. 499, specifically, Section 40-032.0 Streets, relative to road testing standards, drainage and utility trench backfill

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

Opposition: Carlo Hernandez

Cazaubon moved to approve, second by Randolph.

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

Nay:

Abstain:

OLD BUSINESS

NEW BUSINESS

Reminder for all Commissioners to ensure that they use the correct mileage reimbursement form.

ADJOURNMENT

Mr. Dave Mannella
Chairman

ENTERING PARISH
RIGHTS-OF-WAY, SERVITUDES
AND/OR EASEMENTS

(Draft Date 4-12-16)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 16-_____

TITLE: A RESOLUTION AUTHORIZING DRAGONFLY ENTERPRISES, INC., C/O MR. JAMES A LINDSAY II TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING DRAGONFLY ENTERPRISES, INC., C/O MR. JAMES A LINDSAY II, 81116 HIGHWAY 1083, BUSH, LA 70431; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY PORTION OF HARRISON AVE. FOR 200 FEET SOUTH OF SUNSHINE AVE, MAILLEVILLE SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 2.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No. 499. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the "St. Tammany Parish Drainage Impact Fee Ordinance" (Sec. 2-009.00 Part IV (B) (8) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy,

including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.

7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

8. That the petitioner post a Performance Obligation in the amount of \$8,000 for a period of six (6) months.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$22.00 per linear foot of roadway.

10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual(s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.

11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.

12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.

13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.

14. That the petitioner shall submit a copy of the current owner's deed.

15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.

16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.

17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.

18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 2.

19. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the Parish's "Subdivision Regulatory Ordinance".

20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way and that the sewer and water tie ins have been completed.

21. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 12TH DAY OF APRIL, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

LOCATION

JOINS MAP 20

70420

70433
WARD 3

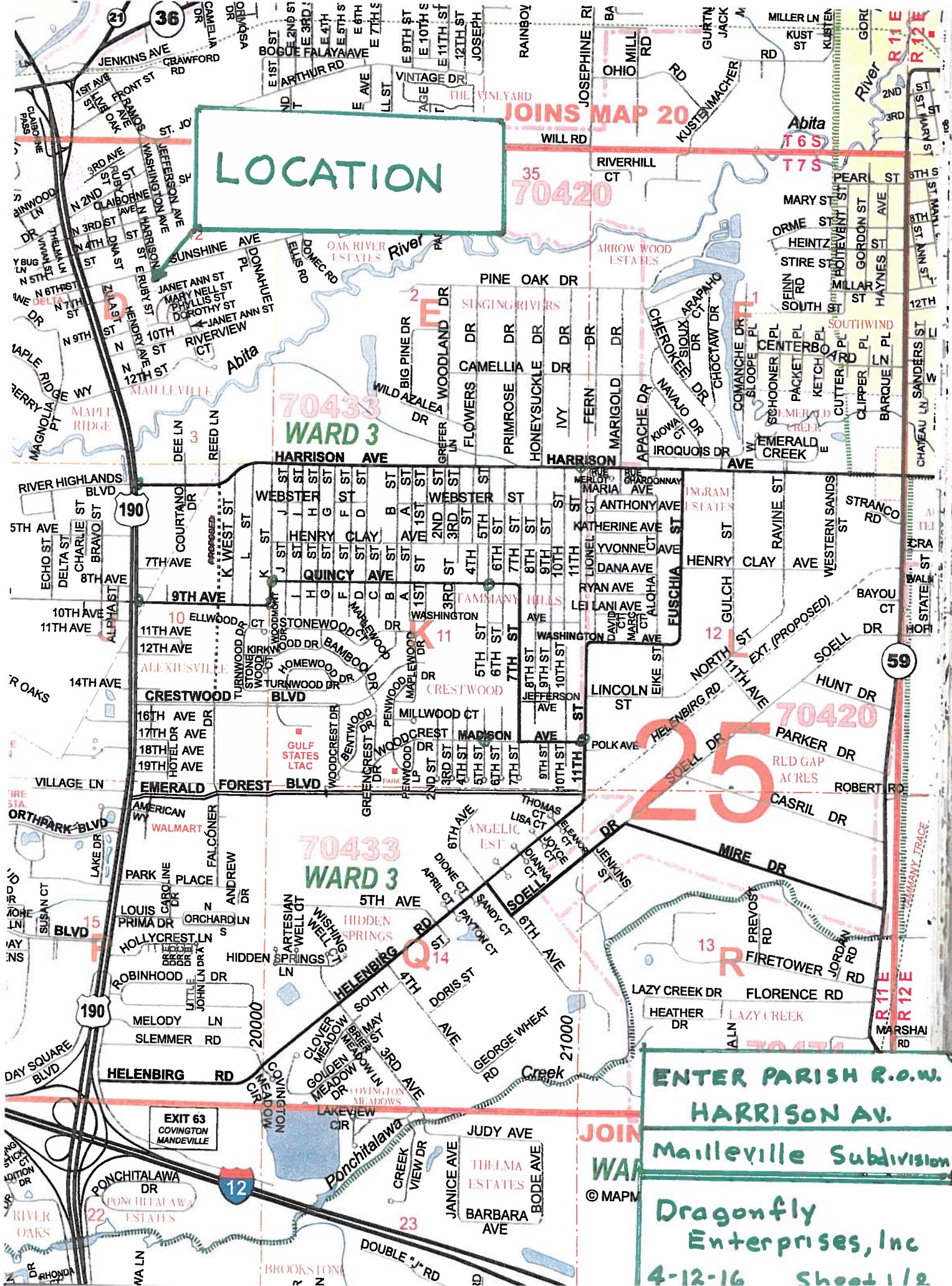
25

ENTER PARISH R.O.W.
HARRISON AV.

Mailleville Subdivision

Dragonfly
Enterprises, Inc

4-12-16 Sheet 1/2



MINOR
SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of April 5, 2016)

CASE NO.: 2016-232-MSP

OWNER/DEVELOPER: Dennis Glass

ENGINEER/SURVEYOR: John Cummings & Associates, Inc.

SECTION: 14

WARD: 2

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

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

GENERAL LOCATION: The properties are located on the southeast corner of LA Highway 1129 and Jim Sharp Road, north of Covington, Louisiana.

SURROUNDING LAND USES: Low density single family residential

TOTAL ACRES IN DEVELOPMENT: 20.496

NUMBER OF LOTS/PARCELS: 4 TYPICAL LOT SIZE: 4 ½ to 10 acres

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: More than one (1) lot is being accessed by a private drive

STAFF COMMENTARY:

Department of Development - Planning

The owner has a total of four existing parcels, two (2) elongated parcels facing LA Highway 1129 and two (2) ten acre parcels that are currently “landlocked” located behind the highway frontage parcels. The owner wishes to “kill two birds with one stone” by reconfiguring the highway frontage parcels to face Jim Sharp Road and create a private drive off of Jim Sharp Road that will provide access to the two “landlocked” parcels to the east.

Since the proposal complies with parish code requirements, the staff has no objections to the proposed minor subdivision request subject to the following comment:

- A private drive must be constructed and/or improved to meet all applicable parish road construction standards pursuant to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499, prior to the survey plat being recorded for public record.

Department of Engineering

None

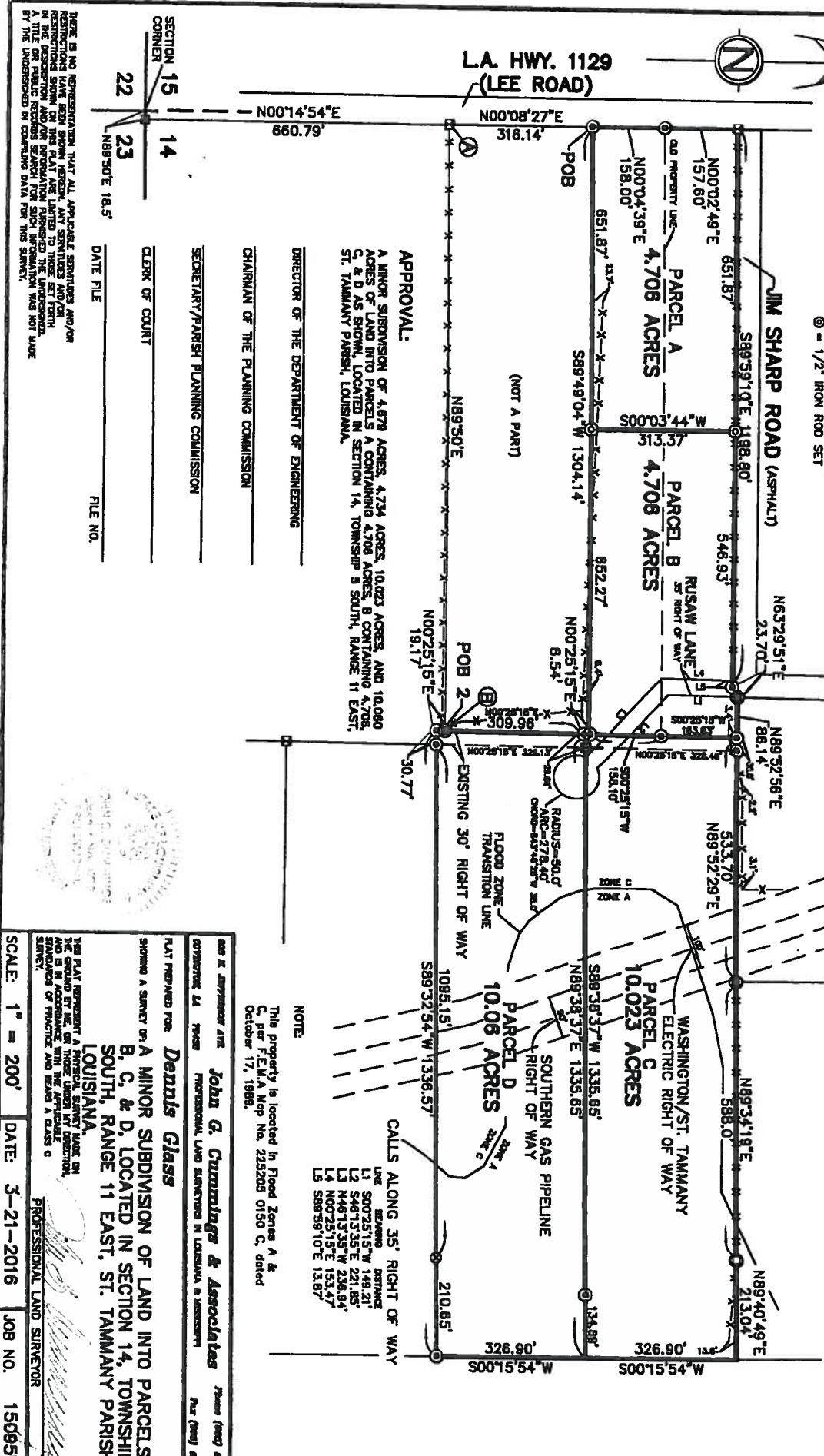
Department of Environmental Services

None

REFERENCE BEARING:
Square Bar A to Iron Rod B
N89°50'E
(per Reference Survey No. 1)

- LEGEND**
- SQUARE BAR FOUND
 - ▣ STEEL BAR FOUND
 - 3/4" IRON PIPE FOUND
 - 1/2" IRON PIPE FOUND
 - 5/8" IRON ROD FOUND
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET

- REFERENCE SURVEYS:**
1. Survey for Mrs. Wolkstein by C.R. Schultz, Surveyor, dated 5-28-1942.
 2. Survey for Russel M. Shorpe, et al by Lowell E. Cummings, Surveyor dated 12-29-1978.
 3. Survey for Russel M. Shorpe by Annette Consulting Engineers & Surveyor, dated 8-11-1984.
 4. Plot for Melvin R. Shorpe, et al by BHA, Inc. Project No. 988JW, dated 12-25-2012.
 5. Survey for Shady E. Shorpe by BHA, Inc. Project No. 988JW, dated 12-6-2011, revised 5-18-2012.



THERE IS NO REPRESENTATION THAT ALL APPLICABLE STATUTES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY STATUTES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE RECORDS OF THE PUBLIC RECORDS OF THE PARISH OF TAMIAMANY, A TITLE OR PUBLIC RECORD SEARCH FOR THIS SURVEY WAS NOT MADE BY THE UNDERSIGNED IN COMPLYING DATA FOR THIS SURVEY.

APPROVAL:

A MINOR SUBDIVISION OF 4.679 ACRES, 4.734 ACRES, 10.023 ACRES, AND 10.080 ACRES OF LAND INTO PARCELS A CONTAINING 4.706 ACRES, B CONTAINING 4.706 ACRES, C & D AS SHOWN, LOCATED IN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILE _____ **FILE NO.** _____

John G. Cummings & Associates

Professional Land Surveyors in Louisiana

PLAT PREPARED FOR: Dennis Glass

SHOWING A SURVEY OF A MINOR SUBDIVISION OF LAND INTO PARCELS A, B, C, & D, LOCATED IN SECTION 14, TOWNSHIP 5 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THE PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, IN ACCORDANCE WITH THE STATUTES OF THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200' **DATE: 3-21-2016** **JOB NO. 15095MS1**

NOTE:

This property is located in Flood Zones A & C, per F.E.W.A Map No. 225205 0150 C, dated October 17, 1988.

CALLS ALONG 35' RIGHT OF WAY

LINE BEARING DISTANCE

L1 S00°25'15"W 149.21'

L2 S46°13'35"E 221.85'

L3 N46°13'35"W 238.84'

L4 N00°25'15"E 153.47'

L5 S89°59'10"E 13.87'

PETITIONS

and

REQUESTS

**STAFF ANALYSIS REPORT
BUILDABLE SUBSTANDARD LOT OF RECORD**

PROPERTY DESCRIPTION: FOREST GLEN, SQ. 100, LOT 1

WARD: 7 DISTRICT: 7

PROPERTY LOCATION: The property is located on the northwest corner of U.S. Highway
190 and Nehl Street, Lacombe, Louisiana

ZONING: A-4 Single Family Residential

PETITIONER: Amanda Damario

CONDITIONS FOR APPROVAL:

Pursuant to Section 40-034.01 Contiguous Lot Rule, of Subdivision Regulatory Ordinance No. 499, the planning commission is responsible for reviewing requests for building on a “buildable substandard” lot of record.

The petitioner is requesting to build on a substandard lot of record in order to construct a single family residence.

In order for the Planning Commission to approve a request for building on a “buildable substandard” lot of record, the petitioner must provide proof that they do not currently own, and has not sold, nor has any predecessor in deed or title, sold any contiguous lots during the period following the initial adoption of the contiguous lot rule ordinance on January 20, 1994.

STAFF COMMENTS:

The petitioner has satisfied the requisite requirements of proof as referenced to above; however, the petitioner wants to move a house onto the property that measures 28' x30' and therefore cannot meet the minimum side yard setback requirements of 5' on the interior side and 10' on the corner side. Therefore, for that reason, the staff recommends denial of the request and suggests that the petitioner seek alternative measures to either place or build a structure on the property that will comply with the parish minimum setback requirements.

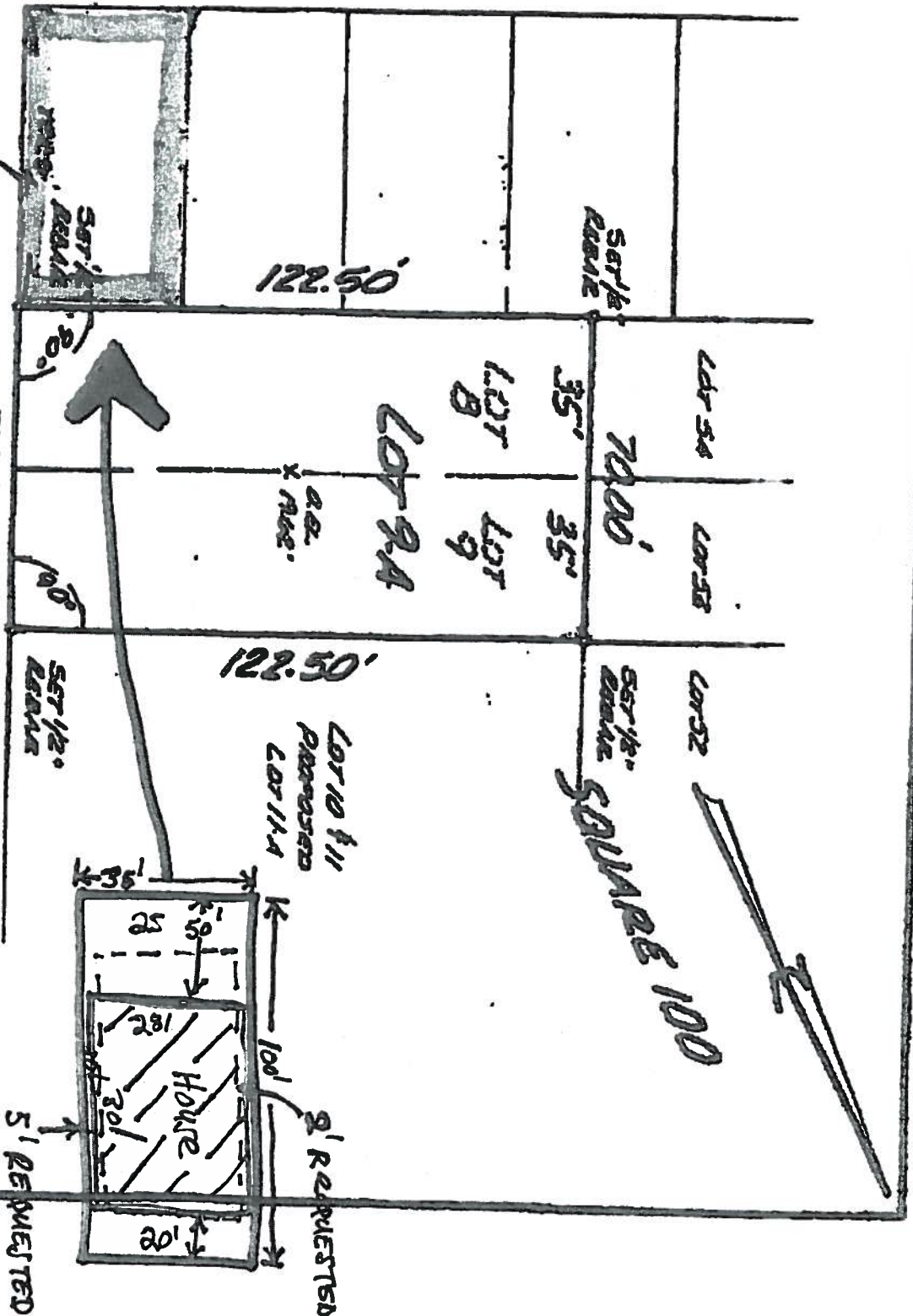
If the commission decides to grant permission to the petitioner to place the house on the property in violation of parish setback requirements, the approval should be exclusively in favor of the owner of the property and must be acted on within one (1) year from the commission’s approval.

Secondly, the commission does not have the authority to waive parish setback requirements; only to grant permission to build or place a structure on a “buildable substandard lot of record; therefore, if the commission approves this request, the owner of the property will have to file an application with the St. Tammany Parish Board of Adjustment to seek variances for the side yard setbacks.

U.S. HWY. 190

ADJ. V. BLDG.
SERVICES PRIOR TO
CONSTRUCTION

WILLARD STREET (AKA NEHL ST.)
ADJ. W.



RESUBDIVISION

REVIEW

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2016-234-MRP

NAME OF SUBDIVISION: Handsome Meadow Farms

LOTS BEING DIVIDED: Lots 21 & 22 into lots 21A & 22A

SECTION: 32

WARD: 2

TOWNSHIP: 4 South

PARISH COUNCIL DISTRICT: 3

RANGE: 11 East

PROPERTY LOCATION: The property is located on the north side of Camus Lane and west of LA Highway 437, northeast of Folsom, Louisiana.

ZONING: A-1 Suburban

PROPERTY OWNER: Woodruff L Camus

STAFF COMMENTARY:

The applicant is proposing to do a "lot line adjustment" in order to provide lot 21 public road frontage, which said parcel is currently devoid of same.

Recommendation:

Technically a waiver of the regulations are required because the lot width frontage given to proposed lot 21A (121.77') is under the A-1 zoning district requirement of 300'; however as stated above, currently lot 21 does not have any public road access, and by adding the 121.77' strip of land to said lot, will provide it with legal access. Therefore, for that reason, the staff has no objections to the proposed resubdivision request.

If the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and 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.



NOT A PART

PARCEL 24

N88°50'14"E
931.48

N82°53'08"E
129.88

N82°53'08"E 719.76
600.00

PARCEL 18 A

PARCEL 21A
25.03 ACRES

1344.51
S07°59'01"E

PARCEL 22A
48.63 ACRES

PARCEL 21

1/4" IRON PIPE FOUND

635.92
S62°38'55"W

1/4" IRON PIPE FOUND
S07°59'02"E
262.93

1/4" IRON PIPE FOUND

1/2" IRON ROD SET (TYP.)

CAMUS LANE

2074.28

N07°14'24"W

PARCEL 22

PARCEL 22

SECT. 32

N85°50'15"E
19.29

N72°41'40"E
241.03

N80°12'41"E
749.16

SECT. 31

SECT. 6

SECT. 5

CAMUS LANE

TOWNSHIP 4 SOUTH, RANGE 11 EAST

TOWNSHIP 5 SOUTH, RANGE 11 EAST

Line Table		
Line #	Direction	Length
L1	S72°31'34"W	83.12
L2	S59°19'04"W	105.68
L3	S56°34'36"W	86.40
L4	S60°05'47"W	87.23
L5	S71°07'37"W	89.59
L6	S78°42'14"W	99.54
L7	S79°51'26"W	48.77
L8	S82°34'36"W	108.32
L9	S81°55'55"W	90.19
L10	S80°31'28"W	92.89
L11	S81°25'37"W	90.71
L12	S82°46'53"W	71.60
L13	S85°50'15"W	53.59
L14	N87°17'05"E	97.86
L15	S72°31'34"W	23.91

APPROVALS:

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

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JOHN E. BONNEAU & ASSOCIATES, INC.

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 "C" SURVEY.

3/27/2016 SURVEY, The Recorded Subdivision Map.

3/27/2016 SURVEY, The Reference Survey.

NOTE: Improvements were taken from google earth. Cross
ences not shown.

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&C" with a
Base Flood Elevation of N/A in accordance with Community
Panel No. 225205 0050 C; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF
PARCELS 21 & 22, HANDSOME MEADOW FARMS
into
PARCELS 21A & 22A, HANDSOME MEADOW FARMS
Section 32, T-4-S, R-11-E
St. Tammany Parish, Louisiana
for
WOODRUFF L. CAMUS JR. & WILLIAM R. RICHEY

Survey No. 2016 048

Drawn by: DRD

Scale: 1" = 300'

Date: FEBRUARY 18, 2016

Revised:

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.

Setbacks shown hereon are not necessarily correct.

This Survey is Certified
True and Correct By
JOHN E. BONNEAU
L. BONNEAU
PROFESSIONAL LAND SURVEYOR
No. 1423
State of Louisiana

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
633 NORTH LOTUS DRIVE • MANDEVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1014

OLD BUSINESS



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

April 5, 2016

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

OLD BUSINESS

April 12, 2016 Agenda

Re: Penn Mill Place S/D

Honorable Commissioners:

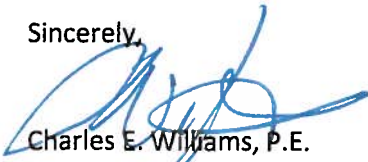
Penn Mill Place Subdivision received final approval at the September 9, 2007 meeting subject to punch list items. One of the items stated that "All homes located in Flood Zone "A4" must be constructed on pile/pier foundations and no fill to be placed on lots."

The final plats have never been furnished to the Parish for recordation. Ownership of the property has changed hands and the new owner is requesting that this requirement be amended eliminating the necessity for pile/pier foundation.

The developer's engineer's submittal dated March 16, 2016 (copy attached) has been reviewed by the Department of Engineering. The review confirms that the proposed revisions to the plan where the lots in FZ A4 will be filled to elevation 30.00MSL and a comparable amount of excavation will be removed from the detention pond, conforms to the current Parish ordinance regarding "cut and fill" in no net fill areas of the Parish.

Therefore, the Department of Engineering has no objection to amending the requirement for pile/pier foundations within FZ A4 in Penn Mill Place Subdivision and recommends that the Planning Commission approve the revision.

Sincerely,



Charles E. Williams, P.E.
Parish Engineer/Director of Engineering

Enclosure: (1)

CEW/chh

xc: Honorable James A. "Red" Thompson
Mr. Mike Noto
Mr. Sidney Fontenot
Ms. Erin Stair

Mr. Earl J. Magner, P.E., P.L.S.
Ms. Holly Thomas, P.E.
Mr. Jay Watson, P.E.
Kelly McHugh & Associates, Inc.



Kelly McHugh
&
Associates, Inc.

March 16, 2016

St. Tammany Parish
Department of Engineering
Attn: Colleen Hattaway / Eddie Williams
PO Box 627
Covington, LA 70434



RE: Penn Mill Place

Eddie,

Penn Mill Place received Final Approval but the attached punch list was never completed and no plats were filed.

A new developer, Corie Herberger, is now trying to complete this development.

A major concern is Item #2.g.1, of the attached Final Staff Analysis Report, that requires the homes in Flood Zone "A" to be built on pier/pile foundations.

Attached are two(2) copies of a Cut & Fill Plan, Cut & Fill Report, and Final Plat that proposes to raise Flood Zone "A" lots to 30'msl, out of the flood plain with sufficient cut to affect a "no-net" fill, actually 423 cu.yd. excess cut.

We would request that Final Approval be amended to remove Item #2.g.1 eliminating the necessity for pier/pile foundation.

We also ask that this request be put on the Planning Commission agenda under "Old Business".

Please let us know if you need anything else for your review.

We appreciate your kind attention to this matter.

Sincerely,

Kelly McHugh, PE, PLS

KJM/kah

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

Civil Engineers

Land Surveyors