

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JANUARY 10, 2017
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 DECEMBER 13, 2016 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

2016-508-MSP

Parcel C into Parcels C-1 & C-2, Ward 6, District 6
Owner: Glenn Davis Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

2016-521-MSP

Parcel A into Parcels A1 & A2, Ward 2, District 3
Owner: Juanita Mizell Surveyor: Land Surveying, L.L.C.
Parish Council District Representative: Hon. James "Red" Thompson

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

**AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JANUARY 10, 2017
MANDEVILLE, LOUISIANA**

RESUBDIVISION REVIEW

2016-512-MRP

Town of Lewisburg, lot 17 and portions of lots 15 & 16 into lots 17A, 17B & 17C, Ward 4, District 4
Petitioner: Warren Davie & Richard Polchow Surveyor: LS Land Surveying, L.L.C.
Owner: Warren Davie & Richard Polchow Parish Council District Representative: Hon. Michael Lorino

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2016-533-TP

Perrilloux Trace, Ward 1, District 1
Developer/Owner: Perrilloux Properties, L.L.C. Engineer: Arrow Engineering & Consulting, Inc.
Parish Council District Representative: Hon. Marty Dean

PRELIMINARY SUBDIVISION REVIEW

2016-525-PP

Ashton Parc, 2nd & 3rd Filings, Ward 8, District 8
Developer/Owner: First Horizon, Inc. Engineer: Benchmark Group, L.L.C.
Parish Council District Representative: Hon. Chris Canulette
(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

2016-526-PP

Preston Vineyard, Ward 1, District 3
Developer/Owner: First Horizon, Inc. Engineer: Mclin Taylor, Inc.
Parish Council District Representative: Hon. James "Red" Thompson
(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

FINAL SUBDIVISION REVIEW

2016-527-FP

Guste Island Estates, Parcel D-3, "The Oaks", Ward 1, District 4
Developer/Owner: McInt, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Michael Lorino

2016-528-FP

River Park Estates, Phase 1, Ward 1, District 1
Developer/Owner: River Park Estates, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

**AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JANUARY 10, 2017
MANDEVILLE, LOUISIANA**

2016-529-FP

Weston Glen, Phase 2A, Ward 1, District 1

Developer/Owner: Varuso Homes, L.L.C.

Engineer: Richard C. Lambert Consultants, L.L.C.

Parish Council District Representative: Hon. Marty Dean

2016-530-FP

Coquille, Phase 3A, Ward 1, District 4

Developer/Owner: Forest Lake Estates, L.L.C.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

2016-249-PP

Abita River Park, Ward 3, District 2

Developer/Owner: Abita River Park, L.L.C.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Dennis Sharp

(A request by the developer to change the name of the subdivision to "Abita Ridge")

Colonial Pinnacle Nord du Lac Subdivision, Ward 1, District 1

(A request to convert the Performance Obligation to the new owner)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, DECEMBER 13, 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, Doherty, Drumm, Randolph
Absent: Fitzmorris
Staff Present: Lauren K. Davis, Mike Sevante, Karlin Riles, Ron Keller, Jay Watson, Sidney Fontenot

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Randolph.

APPROVAL OF THE NOVEMBER 9, 2016 MINUTES

Randolph moved to approve, second by Richardson.

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

Nay:

Abstain:

PUBLIC HEARINGS

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS
MINOR SUBDIVISIONS**

2016-493-MSP

A combined 27.483 acres into Parcels 1 thru 4, Ward 6, District 6
Owner: Billie Kennedy Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

DECEMBER 13, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

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

Doherty moved to approve, second by Willie.

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

Nay:

Abstain:

2016-494-MSP

Lot 5 into lots 5-A & 5-B, Ward 4, District 5

Owner: Archdiocese of New Orleans Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

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

Davis moved to approve, second by Randolph.

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

Nay:

Abstain:

2016-495-MSP

A 1.036 acre parcel into parcels 1 & 2, Ward 8, District 11

Owner: Tamp Construction Surveyor: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

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

Randolph moved to approve with the waiver, second by Willie.

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

Nay:

Abstain:

2016-496-MSP

A 5.0 acre parcel into parcels A, B & C, Ward 2, District 3

Owner: Prestenback, et al. 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: Dionne Prestenback Opposition: none

Willie moved to approve, second by Cazaubon.

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

Nay:

Abstain:

DECEMBER 13, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCAATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2016-497-TP

Arundel, Ward 1, District 1

Developer/Owner: Wing 21, 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

Davis moved to approve, second by Cazaubon.

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

Nay:

Abstain:

PRELIMINARY SUBDIVISION REVIEW

2016-425-PP

The Preserve at River Chase, Ward 1, District 1

Developer/Owner: The Preserve at River Chase, L.L.C. Engineer: SLD Engineering, L.L.C.

Parish Council District Representative: Hon. Marty Dean

(POSTPONED AT THE NOVEMBER 9, 2016 MEETING)

(Since this case has already been postponed twice, in accordance to Parish and State Law, the Planning Commission must act on this request.)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Prescott Bailey/SLD Engineering Opposition: none

Randolph moved to approve with the waivers, second by Doherty.

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

Nay:

Abstain:

DECEMBER 13, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

2016-454-PP

Abita Lakes, Phase 3B2, Ward 10, District 6

Developer/Owner: Abita Lakes, L.L.C. Engineer: Duplantis Design Group, P.C.

Parish Council District Representative: Hon. Richard Tanner

(POSTPONED AT THE NOVEMBER 9, 2016 MEETING)

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

Davis moved to approve, second by Richard.

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

Nay:

Abstain:

2016-481-PP

River Club, Phase 4A, Ward 1, District 1

Developer/Owner: River Club Development, 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

Lorren moved to approve, second by Randolph.

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

Nay:

Abstain:

2016-482-PP

Brentwood Estates, Ward 4, District 5

Developer/Owner: Brentwood Land Development, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

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

Opposition: Beth Albritton, Paull Broussard, Dan Shapiro, Gary Sharp, Ken Ress

Davis moved to approve, second by Cazaubon.

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

Nay: Richardson

Abstain:

FINAL SUBDIVISION REVIEW

2016-426-FP

River Park Crossing, Phase 1, Ward 3, District 3

Developer/Owner: D.R. Horton, Inc. Engineer: Kelly McHugh & Associates, Inc.

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

(POSTPONED AT THE NOVEMBER 9, 2016 MEETING)

DECEMBER 13, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

(Since this case has already been postponed twice, in accordance to Parish and State Law, the Planning Commission must act on this request.)

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

Richard moved to approve, subject to all obligations in the Staff Report being fulfilled before any plats are signed. Second by Cazaubon.

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

Nay:

Abstain:

2016-451-FP

Hidden Creek, Phase 2, Ward 1, District 3

Developer/Owner: Hidden Creek, L.L.C. Engineer: Myer Engineering

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

(POSTPONED AT THE NOVEMBER 9, 2016 MEETING)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Matt Falati/Myer Engineering Opposition: none

Davis moved to approve, second by Willie.

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

Nay:

Abstain:

Absent: **Lorren**

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

Colonial Pinnacle Nord du Lac Subdivision, Ward 1, District 1

Parish Council District Representative: Hon. Marty Dean

(A request by developer to revise the detention fee in lieu of detention 1st flush)

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

Randolph moved to approve, second by Richard.

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

Nay:

Abstain:

Entering Parish Right-of-Way (Madison Avenue), Ward 1, District 1

Debtor: Teodosio & Christine Aparicio Parish Council District Representative: Hon. Marty Dean

(A request by debtor for an extension of time)

DECEMBER 13, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

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

Lorren moved to approve time extension to June 13, 2017, second by Richardson.

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

Nay:

Abstain:

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella
Chairman

MINOR
SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of January 3, 2017)

CASE NO.: 2016-508-MSP

OWNER/DEVELOPER: Glenn Davis

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

SECTION: 17 WARD: 6
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 6
RANGE: 13 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 property is located on the east side of White Oaks Lane and south of LA Highway 435, west of Bush, Louisiana.

SURROUNDING LAND USES: Low density single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT: 12.884

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 6 plus acres

ZONING: A1-A Suburban

REASONS FOR PUBLIC HEARING: Parcel C is part of an existing minor subdivision.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one (1) 12.884 acre parcel (Parcel C) that is a part of an existing three (3) lot minor subdivision; therefore, since the request complies with all code requirements for the further resubdivision of land, the staff has no objections to the proposed minor subdivision.

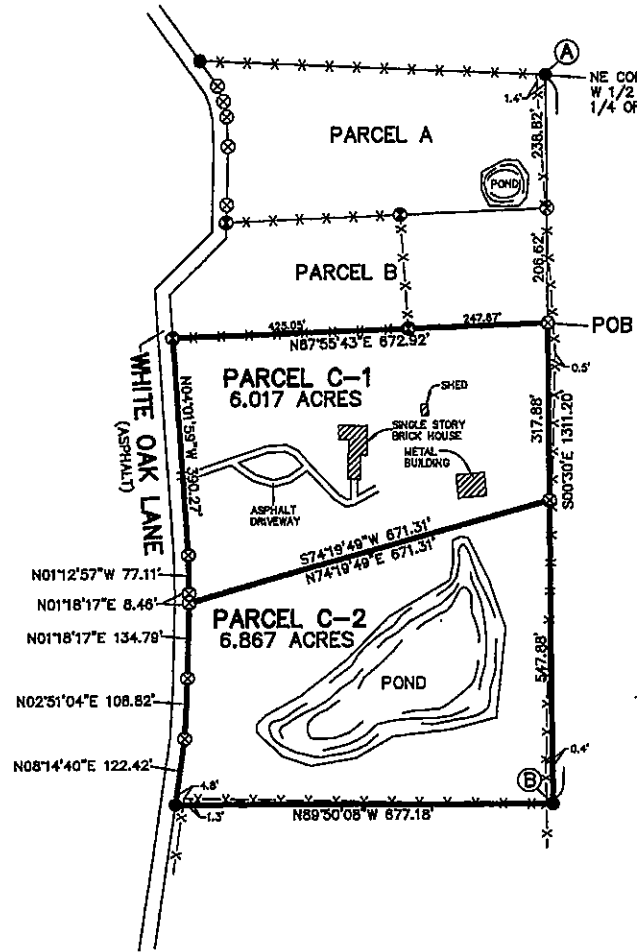
Department of Engineering

None

Department of Environmental Services

None

REFERENCE BEARING:
Iron Pipe A to Iron Pipe B
S00°03'E
(per Reference Survey No. 1)



- LEGEND**
- = 1" IRON PIPE FOUND
 - ◐ = 1/2" IRON PIPE FOUND
 - ⊗ = 1/2" IRON ROD SET
 - ⊗ = 1/2" IRON ROD SET
 - ⊗ = FENCE

NOTE:
This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0175 C, dated October 17, 1989.

APPROVAL:
AN AMENDED MINOR SUBDIVISION OF PARCEL C FILED IN MAP FILE NO. 5516B BEING 12.884 ACRES INTO PARCELS C-1 & C-2, LOCATED IN SECTION 17, TOWNSHIP 6 SOUTH, RANGE 13 EAST, ST. TAMMANY PARISH, LOUISIANA.

REFERENCE SURVEY:
Survey for Glen Davis by John G. Cummings, Surveyor, dated March 23, 2016, filed St. Tammany Parish Clerk of Court Map File No. 5516B.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED _____ FILE NO. _____

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 COMPLYING DATA FOR THIS SURVEY.

503 N. JEFFERSON AVENUE **JOHN G. CUMMINGS & ASSOCIATES** PHONE (985) 892-1549
COVINGTON, LA 70433 PROFESSIONAL LAND SURVEYORS FAX (985) 892-9230

PLAT PREPARED FOR: **Glen Davis**

SHOWING A SURVEY OF: **AN AMENDED MINOR SUBDIVISION OF PARCEL C FILED IN MAP NO. 5516B BEING 12.884 ACRES INTO PARCELS C-1 & C-2, LOCATED IN SECTION 17, TOWNSHIP 6 SOUTH, RANGE 13 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.

John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200' JOB NO. 16060-C DATE: 12/1/2016 REVISED:

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of January 3, 2017)

CASE NO.: 2016-521-MSP

OWNER/DEVELOPER: Juanita Mizell

ENGINEER/SURVEYOR: Land Surveying, L.L.C.

SECTION: 20 WARD: 2
TOWNSHIP: 5 South PARISH COUNCIL DISTRICT: 3
RANGE: 10 East

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

GENERAL LOCATION: The property is located on the east side of N. Willie Road and bisected by Green Thumb Lane, southwest of Folsom, Louisiana.

SURROUNDING LAND USES: Low density single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT: 23.15

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 3.28 &

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Parcel A is part of an existing minor subdivision and proposed parcel A2 does not meet the minimum road frontage for A-1 zoning of 300'.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one (1) 23.15 acre parcel (Parcel A) that is a part of an existing three (3) lot minor subdivision. Proposed lot A2 does not meet the minimum road frontage required for the A-1 zoning district of 300'; however, the lot is over three (3) acres in size and is more than 320' at its widest point; therefore, the staff has no objections to the proposed minor subdivision.

However, 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.

Department of Engineering

None

Department of Environmental Services

None

FINAL APPROVAL _____
 CHMN. PLANNING COMM. _____
 DIR. DEPT. OF ENGINEERING _____
 SECRETARY PLANNING COMM. _____
 CLERK OF COURT _____

A Minor Subdivision of Parcel A, into Parcels A1 & A2, situated in Section 20, T-5-S, R-10-E, St. Tammany Parish, Louisiana

Reference: A Survey Map by Jeron R. Fitzmorris, Date Filed 6-07-2007, File No. 4474D, (Basis of Bearing)

Reference Bearing calls not shown

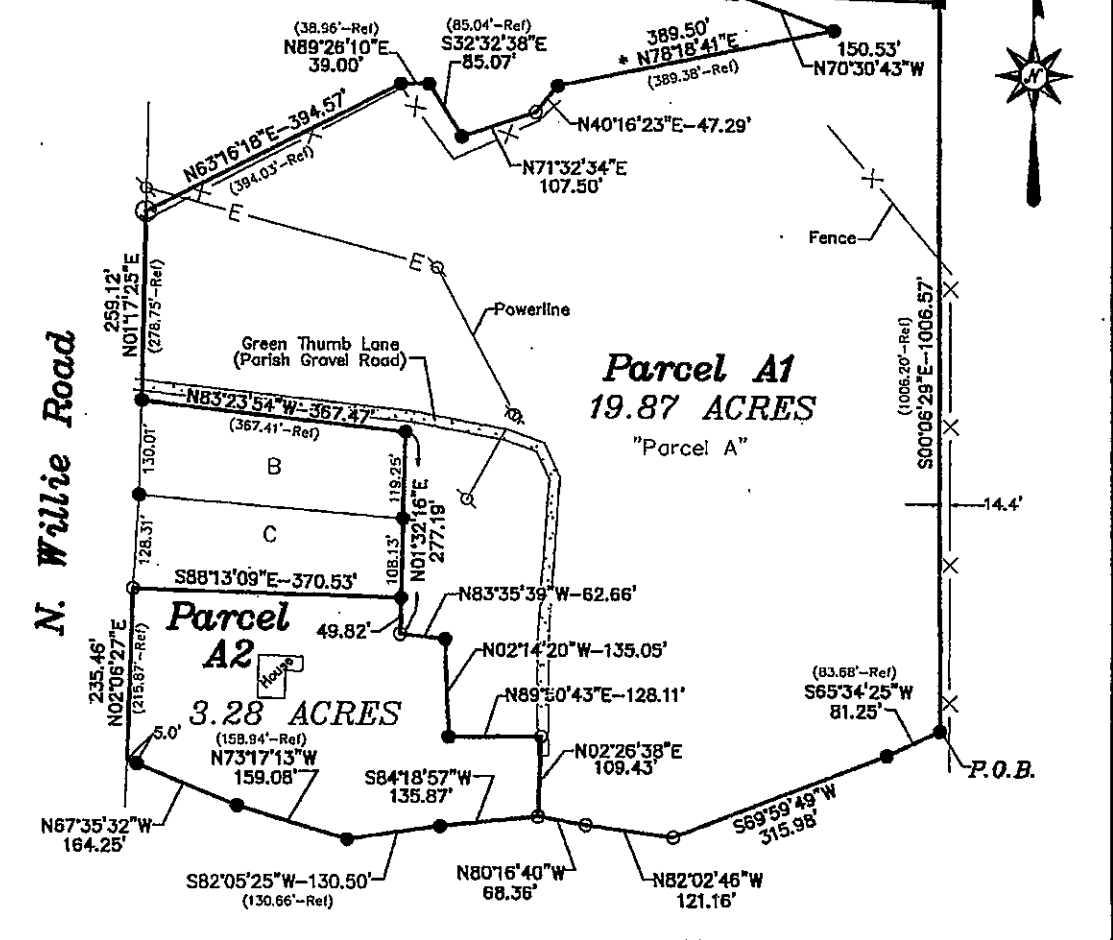
Note: A overhead Powerline runs along the Westerly Boundary line of Subject Properties (N. Willie Road)

Building Setbacks must be verified prior to Construction

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)

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

DATE _____ FILE NO. _____



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:LX1.

NOTE: SINCE ONE OR MORE OF THE PARCELS WITHIN THIS MINOR SUBDIVISION ARE UNDER FIVE (5) ACRES IN SIZE, AND THE PARCELS CONTAINED HEREIN ARE CURRENTLY ZONED A-1 SUBURBAN, WHICH REQUIRES A MINIMUM DENSITY OF NOT MORE THAN ONE (1) RESIDENCE PER FIVE (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. 499.

MAP PREPARED FOR **JUANITA MIZELL**

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
 landsur@bellsouth.net email

BRUCE M. BUTLER, III
 CERTIFIED PROFESSIONAL
 12-17-2016
 BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL SURVEYOR
 LICENSE NO. 12110

Revised: 12-8-2016 (Note) SCALE: 1" = 200' DATE: 11-16-2016 NUMBER: 17783

RESUBDIVISION

REVIEW

RESUBDIVISION

REVIEW

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2016-512-MRP

NAME OF SUBDIVISION: TOWN OF LEWISBURG

LOTS BEING DIVIDED: Lot 17 and portions of lots 15 & 16 into lots 17A., 17B & 17C

SECTION: 45

WARD: 1

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: The properties are bounded on the north by Copal Avenue, on the south by Lake Pontchartrain and on the east by Magnolia Avenue, southwest of Mandeville, Louisiana.

ZONING: A-2 Suburban

PROPERTY OWNERS: Warren Davie & Richard Polchow

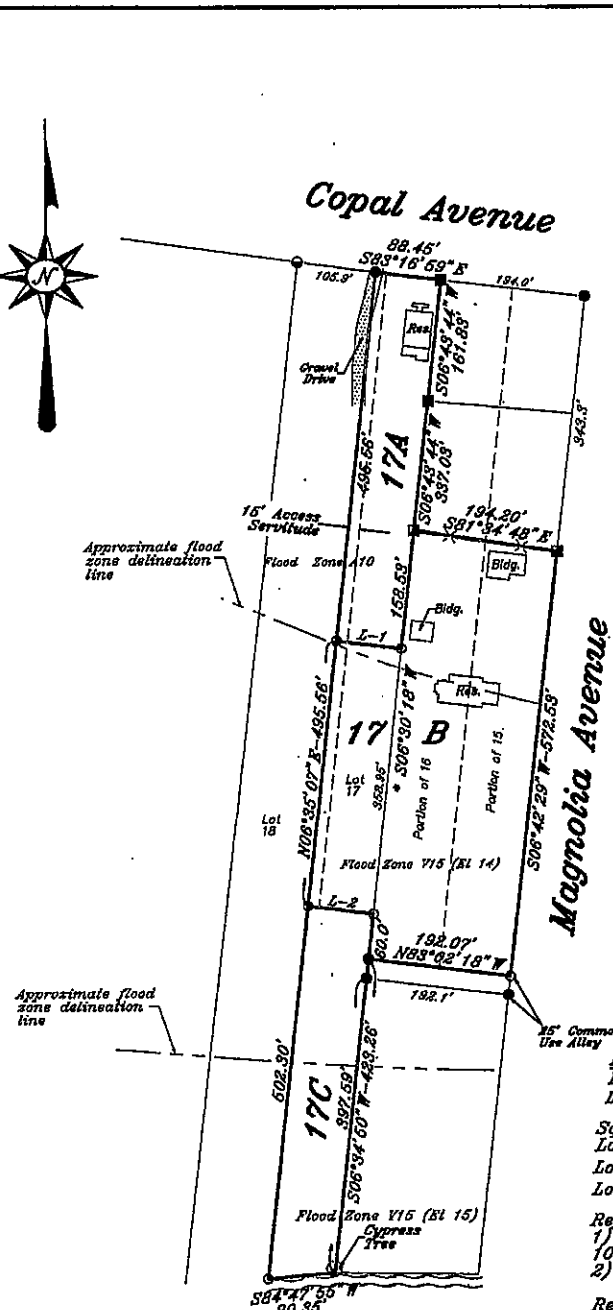
STAFF COMMENTARY:

Warren Davie owns all of lot 17 which is a long and narrow lot typical for this subdivision, while Richard Polchow owns portions of lots 15 & 16 that front on Magnolia Avenue. Mr. Polchow wishes to purchase a center portion of Mr. Davie's lot 17 to add to his property, which leaves Mr. Davie with two acres for which he wishes to resubdivide into a north and south parcel (proposed parcels 17A and 17C).

Recommendation:

Parish code requires a minimum lot width of 150' for A-2 zoning; however, as noted above, the subdivision is very old and the long and narrow lots are typical for this subdivision. Additionally, proposed lot 17C does not have public road frontage as required by code.

Therefore, if the commission decides to grant this resubdivision request, a waiver of the regulations are required relative to the lot width and public road frontage issues, 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.



LS Land Surveying, LLC
 518 N. Columbia Street
 Covington, LA 70433
 (504) 832-5211 Office (504) 818-0855 Fax

Warren & Paity Davis
 PLAN BY: PD
 DATED: 8-19-2016
 Located in Town of Leesburg, Sec. 46, T88-
 R11E, St. Tammany Parish, Louisiana
 PLAN NUMBER: 17723
 Revised: 12-09-2016 (Err.)
 T88/7errm/da/lsboundary

A Resubdivision of Lot 17 and a Portion of Lots 16 & 18, into Lots 17A, 17B & 17C, Town of Leesburg, Section 46, T-88-S, R-11-E, St. Tammany Parish, Louisiana.

FINAL APPROVAL

CHAIRMAN PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE _____ FILE NO. _____

Line Table:
 L-1: N83°16'59"W-87.83'
 L-2: N83°02'18"W-88.93'

Square Footage of Lots:
 Lot 17A - 43,572.94 Sq. Ft. or 1.00 Acre
 Lot 17B - 142,626.09 Sq. Ft. or 3.27 Acres
 Lot 17C - 43,573.89 Sq. Ft. or 1.00 Acre

Reference:
 1) A Survey Map by Kelly McHugh, Dated 10-18-90, #90-490, (Basis of Bearing)
 2) Survey Plat by CBC Dated 5-27-2014

Reference calls not shown

Lake Pontchartrain

Building setback lines should be determined prior to any construction

Note: Improvements shown are at the Approximate Location

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

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 LA-REG-468.

BRUCE M. BUTLER III
 PROFESSIONAL LAND SURVEYOR
 12-9-2016
 BRUCE M. BUTLER, III
 L.A. PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

Legend:
 ● 1/2" Rebar Found
 ○ 5/8" Rebar Found
 ■ Center of Railroad Rail
 □ 3/4" Iron Pipe Found
 * Basis of Bearing
 ○ 1/2" Rebar Set

This property is located in Flood Zone A10 (el 13), Flood Zone V15 (el 14) and Flood Zone V15 (el 15) as per FEMA FIRM Comm. Panel No. 225205 0355 C, map dated 4-2-1991

TENTATIVE
SUBDIVISION
REVIEW

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of January 3, 2017)

CASE NO.: 2016-533-TP

PROPOSED SUBDIVISION NAME: PERRILOUX TRACE

DEVELOPER: Perriloux Properties, L.L.C.

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc.

SECTION:	16	WARD:	1
TOWNSHIP:	7 South	PARISH COUNCIL DISTRICT:	1
RANGE:	10 East		

TYPE OF DEVELOPMENT:

<input checked="" type="checkbox"/>	URBAN (Residential lots less than 1 acre)
<input type="checkbox"/>	SUBURBAN (Residential lots between 1-5 acres)
<input type="checkbox"/>	RURAL (Residential Farm Tract lots 5 acres plus)
<input type="checkbox"/>	OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the east side of Perriloux Road and south of Brewster Road, west of Madisonville, Louisiana.

SURROUNDING LAND USES:

North	- undeveloped
South	- undeveloped
East	- Single Family Residential
West	- undeveloped

TOTAL ACRES IN DEVELOPMENT: 10.0

NUMBER OF LOTS: 25 TYPICAL LOT SIZE: 90' x 135'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-4 Single Family Residential (existing)

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Development - Planning

1. Subdivisions with only one ingress/egress shall be designed at a minimum, one (1) 14' wide ingress travel lane on one side of the median and a minimum of two (2) 10' wide egress travel lanes on the other side of the median. The developer is only depicting 15' wide single egress lane. Therefore, the developer needs to add an additional five (5') feet to the egress in order to provide two travel lanes, a left and right hand turning lanes.

2. Section 40-032.0 of Ordinance No. 499 only permits a maximum cul-du-sac length of 700'; and since the proposed street exceeds that requirement, the developer is seeking a waiver of the cul-du-sac standards (see letter from developer attached).

Informational Items:

1. Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

The staff recommends approval subject to the developer complying with all staff comments.

In addition, if the commission decides to grant the tentative subdivision request, a waiver of the regulations are required relative to the cul-du-sac issue pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499, which requires a 2/3rds majority vote of the full membership of the commission (8 members) in order to grant said waiver.

Department of Development-Engineering

Tentative Plan

1. Side buffer minimum 10' for landscaping and tree preservation - per 7.01707
2. Landscape and tree preservation buffer of 30' minimum required - per 7.0106

Drainage

3. Need to show cross section for ditch to determine adequate maintenance area and state if it will be a public or private Drainage easement.
4. Include in the Restrictive Covenants as well as the Dedication Statement that the Detention Ponds will be maintained by the H.O.A.
5. Minimum 20' between existing ditch along Perrilloux Road and Detention pond.
6. Detention Pond surface buffer, side slopes, access servitudes shall be shown. Set back requirements must be met for Sewage Treatment Site.

Traffic Comments

7. This is a typical section for an 80' ROW but the property line (ROW line) is shown at an unknown distance outside of the 80'. Is this area supposed to be the utility easement?
8. This is a typical section for a 60' ROW but the property line (ROW line) is shown at an unknown distance outside of the 60'. Is this area supposed to be the utility easement?
9. This section does not conform to subdivision ordinance 499. The entrance of the subdivision is required to have one (1) 14' wide ingress travel lane and two (2) 10' wide egress travel lanes.

10. The entrance detail must conform to subdivision ord. 499 and include the following information:
min. median length = 100'
min. median width = 6'
min. median end radii = 3'
min. ROW width = 80'
min. ROW length = 100'
11. In accordance with subdivision ord. 499 the curbing shall have a minimum of five inches (5") in height and eight inches (8") in width.
12. This detail should be Re-drawn to scale, to provide verification that the proposed Radii and two 11 foot lanes can be accomplished within the provided 60' Right-of-Way.

Utility Site

13. Verify with Tammany Utilities that this site will be large enough to accommodate the proposed WWTP, and the location in relation to the pond is acceptable.

Watershed Comments

14. Need drainage easement at rear of these lots to direct sheet flow runoff to the pond for retention, prior to discharge of stormwater.
15. Include a note as to who is the wetlands consultant that performed the determination.

General Comments

16. Revise "30R" to state "30" for the distance between Median Curbs for the proposed Auto Turnaround.
17. Corps permit MVN-2007-1083-EOO has an expiration date of 2007. Please provide a revised Corps permit before a work order is issued. Also, an updated Water Quality Certification is required for this project.
18. This is not a preliminary submittal. "Preliminary" should be changed to "Tentative".
29. Subdivision Note: This is the same developer; therefore "RESUBMITTAL" should be added to the S/D Name.
20. Subdivision Note: This S/D received Preliminary Approval on March 13, 2007 and a Limited Work Order for clearing and grubbing on March 7, 2008.

No work was accomplished and the developer requested release of the Maintenance Obligation. Dept. of Finance released the M.O. on April 26, 2013.
21. Need to show the distance from Perrilloux road and roadside ditch.

PRELIMINARY
SUBDIVISION
REVIEW

Colleen H. Hattaway

From: Toby Easterly <teasterly@dslldhomes.com>
Sent: Thursday, December 29, 2016 10:30 AM
To: Jay Watson
Cc: Murray McCullough; Christopher P. Tissue; Erin Stair; Holly O. Thomas; Sabrina Schenk; Theodore C. Reynolds; Ron Keller; Colleen H. Hattaway; Joey Lobrano; Michael J. Noto; Shannon Davis; Sidney Fontenot; Donna S. O'Dell; Tim Brown; Greg Gordon; Aaron Davis; Chris Canulette; Russ Rome
Subject: Re: Ashton Parc - Comments and Marked Up Plans

All,

We are going to table this project until the February meeting.

Please let me know if anything further is needed.

Thank you,

Toby Easterly

** Ashton Park, Phase 2 #3 Filings*

WILLIAM J. JONES, JR.
A. WAYNE BURAS
JEFFREY D. SCHOEN
JOHN R. WALKER
SAM J. COLLETT, JR.
MARGARET H. KERN
CALVIN P. BRASSEAU
PAUL J. MAYRONNE
BAILEY DIRMAN MORSE
SAM J. COLLETT III
MATTHEW J. CRAIN

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

HOWARD R. FUSSELL
(1937-2015)

January 3, 2017

Via Email

St. Tammany Parish
Department of Development
c/o Mr. Ron Keller, Senior Planner
21490 Koop Drive
Mandeville, Louisiana 70471

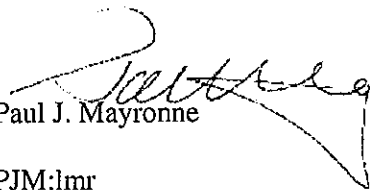
**Re: Preston Vineyard Subdivision
Preliminary Subdivision Review**

Dear Ron:

Please allow this letter to serve as our request to table the above referenced matter at the St. Tammany Parish Planning Commission's January meeting. Due to the holidays, we were not able to adequately address all of the staff comments in a timely fashion. Therefore, we would request an additional thirty (30) days in which to do so. Accordingly, we would ask that this matter be reset on the St. Tammany Parish Planning Commission's February agenda.

Thank you for your assistance, and should you have any questions regarding our request, please do not hesitate to contact me.

Sincerely,


Paul J. Mayronne

PJM:lmr

cc: Mr. Earl Magner
Mr. Jay Watson
Billy Taylor
Toby Easterley

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of January 3, 2017)

CASE NO.: 2016-526-PP

SUBDIVISION NAME: Preston Vineyard

DEVELOPER: First Horizon, Inc.
1244 S. Range Avenue
Denham Springs, LA 70727

ENGINEER/SURVEYOR: Mclin Taylor, Inc.

SECTION 29
TOWNSHIP 6 South
RANGE 10 East

WARD: 1
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)
 X OTHER (Multi family, commercial or industrial) (PUD)

GENERAL LOCATION: The property is located on Hwy. 190, west of Hwy 1077 and north of the Town of Madisonville

TOTAL ACRES IN DEVELOPMENT: 82.759

NUMBER OF LOTS: 165 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: X & AE

PUD APPROVAL GRANTED: 09/06/16 Zoning Commission meeting

STAFF COMMENTARY:

Department of Development - Engineering

The developer has requested postponement to the February 14, 2017 meeting.

Department of Development - Planning

None

FINAL
SUBDIVISION
REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of January 3, 2017)

CASE NO.: 2016-527-FP

SUBDIVISION NAME: Guste Island Estates, Parcel D-3 (The Oaks)

DEVELOPER: McInt, LLC
845 Galvez
Mandeville, LA 70448

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 20 & 37
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)
 X OTHER (Multi family, commercial or industrial) (PUD)

GENERAL LOCATION: Located on Hwy 22, west of Perrilloux Rd and west of Town of Madisonville

TOTAL ACRES IN DEVELOPMENT: 13.089

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 Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on December 27, 2016. The inspection disclosed that all of the concrete roads are constructed and road shoulders and the roadside ditches need final grading.

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

Final Plat

1. The 15' Drainage Servitude located between Lot #224 and #225 needs to be revised to state "Private 15' Drainage Servitude" or revised to meet Subdivision Ord. #499.
2. The 15' Drainage Servitude located between Lot #338 and #339 needs to be revised to state "Private 15' Drainage Servitude" or revised to meet Subdivision Ord. #499.
3. Label Pond in accordance with approved Hydrologic Analysis, show on all applicable drawings.

"As Built" Sewer & Water

4. On Sewer & Water plan, provide the House Connection distance from downstream manhole as per Sewer System Note #20 or remove requirement from Note #20.

"As Built" Signage & Stormwater Pollution Prevention Plan

5. Remove the call-outs for a "Stabilize Construction Entrance" on the "As-Built" Signage and Stormwater Pollution Prevention Plan.

General

6. Roadside shoulders require final dressing.
7. Roadside ditches require final dressing.

Wetlands

8. It appears through reviewing the original filing for Guste Island Estates that the jurisdictional determination that was issued originally does not include this phase. Please provide documentation to ensure that the property being developed is non-wetlands.

Informational Items

9. 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.
10. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LDH/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1950 linear feet x \$25.00 per linear foot = \$48,750 for a period of 5 (five) years.

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

No Mandatory Developmental 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 January 10, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

Department of Development - Planning

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of January 3, 2017)

CASE NO.: 2016-528-FP

SUBDIVISION NAME: River Park Estates, Ph. 1

DEVELOPER: River Park Estates, LLC
22161 Marshall Road
Mandeville, LA 70471

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 18 WARD: 3
TOWNSHIP 6 South PARISH COUNCIL DISTRICT: 3
RANGE 11 East

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

GENERAL LOCATION: Located on M. P. Planche Rd. & north of the City of Covington

TOTAL ACRES IN DEVELOPMENT: 26.037

NUMBER OF LOTS: 81 AVERAGE LOT SIZE: 60' x 120'

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on December 27, 2016. The inspection disclosed that all of the asphalt roads are constructed, road shoulders are constructed and the roadside ditches are functioning.

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

Final Plat

1. The Cross-section of "Section M.P. Planche Road" located on the Final Plat shows the proposed ditch. This cross-section needs to be revised to show existing M.P. Planche Road conditions and corrected on all applicable sheets.
2. On the Final Plat revise the Subdivision Information section to correct the "Road Surface" from Concrete to Asphalt.
3. On the Final Plat in the Subdivision Information section verify that the zoning type should be called out as S.A.
4. The "Typical New Street Section" calls out a Concrete design. The Roadways for this Subdivision are Asphalt, update this Typical Section to show the existing street design and update on all applicable sheets.

"As Built" Paving & Drainage

5. On Paving & Drainage plan, marked as-built culvert invert needs to be corrected.
6. On Paving & Drainage plan, show "As Built" inverts for all culverts that were installed or modified.
7. On Paving & Drainage plan, the legend key for "As Built" elevations needs to be relocated to "notes" as note #5.
8. On the Paving and Drainage Plan, remove the call-out to "Remove Existing Culverts" leading to the detention pond since this work has already been completed.
9. On Paving & Drainage plan, revise pond area to accurately reflect actual in-situ status at time of "As-Built" submittal. Final inspection revealed that the finger shown in the pond is no longer existing. Include As-Built elevation at pond/ditch connection and on upstream side of primary outfall to verify detention pond is functioning in accordance with approved hydrologic analysis.

"As Built" Sewer and Water

10. On Sewer & Water plan, DEQ. Permit no. required.
11. On Sewer & Water plan, PWS ID No. required.
12. On Sewer & Water plan, provide the House Connection distance from downstream manhole as per Sewer System Note #20 or remove requirement from Note #20.
13. On the Sewer and Water Plan the Subdivision to the South of River Park Estates has been renamed to "River Park Crossing" revise the Sewer and Water Plan to reflect this.
14. On Sewer & Water plan, remove future utilities from "As-Built" plan. Show only utilities applicable to this construction phase with required As-Built information and elevations, include existing utilities if they are being used in the current development.

“As-Built” Signage Plan & Sediment Barrier Plan

15. On the Signage and Sediment Barrier Plan in the Sign Installation Detail, revise note #3 to call out "White Lettering on a Blue Background."
16. Remove the Note requiring a Stabilized Construction Entrance on the "As-Built" Signage & Sediment barrier Plan.

General

17. Asphalt Test Results must be submitted to St. Tammany Parish.
18. 9-1-1 Addresses need to be added to the Final Plat for each Lot.

Informational Items

19. 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.
20. A negative bacteriological report relative to the construction of the project’s water system has not been issued by the LDH/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
21. An after the fact Unlimited Work Order will be required for the Sewer and Water infrastructure since the sewer discharge point is still pending approval.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 4,480 linear feet x \$22.00 per linear foot = \$98,600 for a period of 5 (five) years.

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

No Mandatory Developmental 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 January 10, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

Department of Development - Planning

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of January 3, 2017)

CASE NO.: 2016-529-FP

SUBDIVISION NAME: Weston Glen, Phase 2A

DEVELOPER: Varuso Homes, LLC
651 Perrilloux Road
Madisonville, LA 70447

ENGINEER/SURVEYOR: Richard C. Lambert Consultants, LLC/Randall Brown & Associates

SECTION 45	SECTION 46	WARD: 1
TOWNSHIP 7 South	Township 7 South	PARISH COUNCIL DISTRICT: 1
RANGE 10 East	Range 11 East	

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

GENERAL LOCATION: Located on Hwy 1085, west of Hwy. 21 and south of the city of Covington

TOTAL ACRES IN DEVELOPMENT: 10.19

NUMBER OF LOTS: 24 AVERAGE LOT SIZE: 12,489 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on December 27, 2016. The inspection disclosed that all of the concrete roads are constructed and the subsurface is functioning.

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

Final Plan

1. A Cul-de-sac and "Knee" Cul-de-sac detail is required on the Final Plat. Revise the Final Plat to include these details.
2. The Drainage and Access Servitude of 25' between Lot #38 and #37 needs to be called with its width on the Final Plat and all applicable sheets.
3. A Note should be added to the Final Plat stating that Lot #55 must have a side loaded Driveway, since it will not be able to meet Restrictive Covenant #9.
4. A 25' drainage and access servitude is required between Lot #50 and #51, this should be called out and denoted on all "As-Built" plans as well as the Final Plat.

Drainage & Grading Plan (Drawing No. 2)

5. On Drainage & Grading plan, remove Sewer Manholes.
6. On Drainage & Grading plan, show pond normal water surface elevation and outfall weir including top and invert elevations.
7. On Drainage & Grading plan, show existing Drop Inlet #24 from Phase 2, include existing Top of Casting and Invert elevations.
8. A 20' drainage servitude is required between Lot #45 and #46, this should be called out and denoted on all "As-Built" plans as well as the Final Plat.
9. The Title Block on the Drainage & Grading Plan needs to be revised to State this is the "As-Built" Drainage & Grading Plan.

Sewer & Water Plan (Drawing No. 3)

10. The "As-Built" Sewer & Water Plan for Weston Glen Phase 2A, has conflicts with the "As-Built" Sewer & Water Plan for Weston Glen Phase 2. The Sewer Manhole #6 shows different TC Elevations and different inverts. The 8" PVC Sewer line also shows different Lengths and Slopes for the Sewer line. Advise as to which "As-Built" are correct.
11. The "As-Built" Sewer & Water Plan does not show Lot #55 having a water service connection. Does Lot #55 have a water service? If so, revise the Sewer & Water Plan to reflect this.
12. The Title Block on the Sewer & Water Plan needs to be revised to State this is the "As-Built" Sewer & Water Plan.

Traffic Signage (Drawing No. 4)

13. The Title Block on the Traffic Signage Plan needs to be revised to State this is the "As-Built" Traffic Signage Plan.

General

- 14. Utility trench bedding test results must be submitted to St. Tammany Parish.
- 15. Utility trench backfill test results must be submitted to St. Tammany Parish.

Informational Items

- 16. 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.
- 17. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LDH/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 903 linear feet x \$25.00 per linear foot = \$22,600 for a period of 5 years.

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

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077 per lot x 24 lots = \$25,848
Drainage Impact Fee = \$1,114 per lot x 24 lots = \$26,736

FEES ARE DUE BEFORE SUBDIVISION PLATS CAN BE SIGNED.

This subdivision is within the "Urban Growth Boundary Line"

Revised drawings will not be accepted prior to the January 10, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

Department of Development - Planning

None

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of January 3, 2017)

CASE NO.: 2016-530-FP

SUBDIVISION NAME: Coquille, Ph. 3A

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

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 37 & 42 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 4
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)

GENERAL LOCATION: Located on Hwy 22, east of Perrilloux Rd and west of Town of
Madisonville

TOTAL ACRES IN DEVELOPMENT: 11.313

NUMBER OF LOTS: 25 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on December 27, 2016. The inspection disclosed that all of the concrete roads are constructed and roadside swales & shoulders need to have final dressing.

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

Final Plat

1. On Final Plat, the 30 feet setback shown is in conflict with Note #3 on the Final Plat.

"As Built" Paving & Drainage

2. On Paving & Drainage plan, the 30 feet setback shown is in conflict with Note #3 on the Final Plat.
3. On Paving & Drainage plan, at termination of the 190 feet of 30" Ribbed Polyvinyl Chloride Culvert Pipe (RPVCCP) that runs along the west side of lot 76 label drop inlet including top of casting elevation and show current drainage method from this point to outfall.
4. On Paving & Drainage plan, either remove items that are labeled as "temporary" or "future" or relabel these items to indicate they are currently existing.
5. Show roadside swale invert at each property corner.

"As Built" Sewer & Water

6. On Sewer & Water plan, either remove items that are labeled as "temporary" or "future" or relabel these items to indicate they are existing.
7. On Sewer & Water plan, provide the House Connection distance from downstream manhole as per Sewer System Note #20 or remove requirement from Note #20.
8. On Sewer & Water plan, show As-Built inverts for sewer lift station.

"As Built" Signage & Sediment Barrier Plan

9. On the Signage and Sediment Barrier Plan in the Sign Installation Detail, revise note #3 to call out "White Lettering on a Blue Background."
10. On Signage Plan & Sediment Barrier sheet, remove the storm drainage system notes.
11. Remove the call-outs for a "Stabilize Construction Entrance" on the "As-Built" Signage and Sediment Barrier Plan.

General

12. Utility trench bedding test results must be submitted to St. Tammany Parish.
13. Utility trench backfill test results must be submitted to St. Tammany Parish.
14. Base Test Results must be submitted to St. Tammany Parish.
15. Street Name Signs must be installed.
16. Traffic Signs must be installed.

17. Blue reflectors at all Fire Hydrants must be installed.
18. Roadside shoulders need final dressing.
19. Roadside swale ditches need final dressing.

Informational Items

20. 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.
21. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LDH/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1650 linear feet x \$25.00 per linear foot = \$41,300 for a period of two (2) years.

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

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077 per lot x 25 lots = \$26,925
Drainage Impact Fee = \$1,114 per lot x 25 lots = \$27,850

FEES ARE DUE BEFORE SUBDIVISION PLATS CAN BE SIGNED.

This subdivision is within the "Urban Growth Boundary Line"

Revised drawings will not be accepted prior to the January 10, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

Department of Development - Planning

OLD BUSINESS

WILLIAM J. JONES, JR.
A. WAYNE BURAS
JEFFREY D. SCHOEN
JOHN R. WALKER
SAM J. COLLETT, JR.
MARGARET H. KERN
CALVIN P. BRASSEAU
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE

SAM J. COLLETT III
MATTHEW J. CRAIN

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW

NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190

P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

HOWARD R. FUSSELL
(1937-2015)

December 8, 2016

Via U.S. Mail

St. Tammany Parish
Department of Development
c/o Mr. Ron Keller, Senior Planner
21490 Koop Drive
Mandeville, Louisiana 70471

Re: Subdivision Name Change

Dear Ron:

As a follow-up to my letter of December 2, 2016, my client, Abita River Park, LLC, as the owner and developer of Abita River Park Subdivision, has decided on yet another name for the development. Rather than changing the name of the development to River Ridge Subdivision, as set forth in my December 2, 2016, letter, Mr. Coate, as the duly authorized sole Manager of Abita River Park, LLC, would request to change the name of the development to Abita Ridge Subdivision. We apologize for any confusion, but would ask that this matter be placed under old business on the Planning Commission's January agenda.

Thank you for your assistance, and should you have any questions regarding our request, please do not hesitate to contact me.

Sincerely,



Paul J. Mayronne

cc: Abita River Park, LLC



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

January 3, 2017

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

OLD BUSINESS

January 10, 2017 Agenda

Re: Colonial Pinnacle Nord du Lac Subdivision
Performance Obligation (\$1,140,000)
CONVERT TO NEW OWNER

Honorable Commissioners:

The \$1,140,000 Performance Obligation secured by a Letter of Credit #S322949 is currently in the name of CP Nord du Lac JV L.L.C. and expires January 19, 2017. The Performance Obligation was established by Resolution No. 10-085 dated September 14, 2010.

The new developer, Cypress Equities, has requested that the obligation be converted to their name and furnish the \$1,140,000 Performance Obligation.

The work covered by this obligation has not been completed and must be extended by the Department of Development – Engineering.

Therefore, action needs to be taken by the Planning Commission approving the name change for the obligation.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay B. Watson".

Jay B. Watson, P.E.
Lead Development Engineer

xc: Ms. Patricia Brister
Ms. Gina Campo
Ms. Leslie Long
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E.
Duplantis Design Group
Cypress Equities