

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MAY 9, 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 APRIL 11, 2017 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

2017-645-MSP

A 10.07 acre parcel into parcels A & B, Ward 1, District 1
Owner: Woodrow & Jill Hunt Surveyor: Land Surveying, L.L.C.
Parish Council District Representative: Hon. Marty Dean

2017-646-MSP

Parcel A into parcels A1 & A2, Ward 4, District 5
Owner: New Trac West, L.L.C. Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MAY 9, 2017
MANDEVILLE, LOUISIANA

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2017-629-TP

Rigolets Estates, Phase 3A-1, Ward 8, District 13
Developer/Owner: The Estate of Frederick J. Sigur Engineer: G.E.C., Inc.
Parish Council District Representative: Hon. Michele Blanchard

PRELIMINARY SUBDIVISION REVIEW

2017-586-PP

Simpson Farms, Ward 3, District 3
Developer/Owner: Pruden Creek Partners, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson
(POSTPONED AT THE APRIL 11, 2017 MEETING AT THE DEVELOPER'S REQUEST)

2017-605-PP

Perrilloux Trace, Ward 1, District 4
Developer/Owner: Perrilloux Properties, L.L.C. Engineer: Arrow Engineering & Consulting
Parish Council District Representative: Hon. Michael Lorino, Jr.
(POSTPONED AT THE APRIL 11, 2017 MEETING AT THE DEVELOPER'S REQUEST)

2017-638-PP

Oak Alley Meadows, Ward 3, District 3
Developer/Owner: Lonesome Development, L.L.C. Engineer: Sigma Consulting Group, Inc.
Parish Council District Representative: Hon. James "Red" Thompson
(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE JUNE 13, 2017 MEETING)

2017-639-PP

Maison du Lac, Phase 2, Ward 1, District 1
Developer/Owner: WBB Realty, L.L.C. Engineer: Richard C. Lambert Consultants
Parish Council District Representative: Hon. Marty Dean

FINAL SUBDIVISION REVIEW

2017-640-FP

Bedico Creek, Parcel 12-B, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

2017-641-FP

Grand Maison, Phase 3-B, Ward 4, District 5
Developer/Owner: Grand Maison Development, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MAY 9, 2017
MANDEVILLE, LOUISIANA

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

Greenleaves Villages, Phases 1 & 2, Ward 4, District 10
Parish Council District Representative: Hon. Rykert Toledano
(A request by the HOA to convert the streets and drainage from private to public)

MS15-05-021

A 19.855 acre parcel into parcels A thru E, Ward 5, District 6
Owner: Citadel Residential, L.L.C. Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner
(Request by owner to waive the detention pond requirements)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. – TUESDAY, APRIL 11, 2017
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, Richard, Willie, Mannella, Davis, Fitzmorris, Drumm, Randolph
Absent: Richardson, Doherty
Staff Present: Lauren Davis, Ron Keller, Jay Watson, Chris Tissue, Mike Sevante, Jennifer Lange

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Richard.

APPROVAL OF THE MARCH 14, 2017 MINUTES

Randolph moved to approve, second by Drumm.

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

Nay:

Abstain:

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Dixie Ranch Road & Young Drive), Ward 9, District 11

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. Steve Stefancik

APRIL 11, 2017 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: Jeff Schoen/Jones Fussell Opposition: none

Cazaubon moved to approve, second by Richard.

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

Nay:

Abstain:

Entering Parish Right-of-Way (12th Street), Ward 3, District 2

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. Dennis Sharp

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

Cazaubon moved to approve, second by Willie.

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

Nay:

Abstain:

Entering Parish Right-of-Way (3rd Avenue), Ward 8, District 14

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. T.J. Smith

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

Randolph moved to approve, second by Drumm.

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

Nay:

Abstain:

MINOR SUBDIVISIONS

2017-579-MSP

An 11.552 acre parcel and 60' wide right-of-way into parcels A1 thru A5, Ward 4, District 5
Owner: Warren Campagna, Jr. & Wesley Favaloro Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

(POSTPONED AT THE MARCH 14, 2017 MEETING)

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 with the waiver, second by Randolph.

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

Nay:

Abstain:

APRIL 11, 2017 PLANNING COMMISSION MEETING MINUTES, CONT.

2017-611-MSP

Parcel A2 into parcels A2A & A2B, Ward 4, District 5

Owner: Lexie Melerine & Rita Stephens Surveyor: John E. Bonneau & 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: Mary Thompson Opposition: none

Davis moved to approve, second by Willie.

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

Nay:

Abstain:

2017-612-MSP

A 127.726 acre parcel into lots 1 thru 5, Ward 10, District 6

Owner: Hickory Estates, L.L.C. Surveyor: Kelly McHugh & Associates, 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: Paul Mayronne/Jones Fussell Opposition: none

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

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

Nay:

Abstain:

2017-613-MSP

Parcel D1 into parcels D1A-1 thru D1A-4, Ward 1, District 1

Owner: 3Z's Building Co., L.L.C. Surveyor: Randall W. Brown & 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

Fitzmorris moved to approve with the waivers, second by Lorren.

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

Nay:

Abstain:

2017-614-MSP

Tracts A & B into Tracts A1, A2 & B1, Ward 6, District 11

Owner: Melerine, et al. 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: Johnny & David Melerine Opposition: none

APRIL 11, 2017 PLANNING COMMISSION MEETING MINUTES, CONT.

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

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

Nay:

Abstain:

2017-615-MSP

A 47.74 acre parcel into parcels A, B & C, Ward 2, District 3

Owner: Bryan Burns, III 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: Bryan Burns Opposition: none

Willie moved to approve, second by Randolph.

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

Nay:

Abstain:

2017-616-MSP

Parcel A & a 5.0 acre parcel into parcels A-1 thru A-5, Ward 2, District 2

Owner: Shallow Creek Enterprises, L.L.C. Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Dennis Sharp

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

Fitzmorris moved to approve with the waivers, second by Davis.

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

Nay:

Abstain:

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

APRIL 11, 2017 PLANNING COMMISSION MEETING MINUTES, CONT.

PRELIMINARY SUBDIVISION REVIEW

2017-586-PP

Simpson Farms, Ward 3, District 3

Developer/Owner: Pruden Creek Partners, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

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

(POSTPONED AT THE MARCH 14, 2017 MEETING)

(THE DEVELOPER REQUESTS POSTPONEMENT UNTIL THE MAY 9, 2017 MEETING)

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 postpone to the May meeting, second by Willie.

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

Nay:

Abstain:

2017-605-PP

Perrilloux Trace, Ward 1, District 4

Developer/Owner: Perrilloux Properties, L.L.C. Engineer: Arrow Engineering & Consulting

Parish Council District Representative: Hon. Michael Lorino, Jr.

(THE DEVELOPER REQUESTS POSTPONEMENT UNTIL THE MAY 9, 2017 MEETING)

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

Randolph moved to postpone to the May meeting, second by Davis.

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

Nay:

Abstain:

2017-606-PP

Jackson Court, Ward 1, District 1

Developer/Owner: 1781 Properties, L.L.C. Engineer: Sigma Consulting Group, 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: Jeff Schoen/Jones Fussell Opposition: none

Randolph moved to approve, second by Cazaubon.

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

Nay:

Abstain:

FINAL SUBDIVISION REVIEW

APRIL 11, 2017 PLANNING COMMISSION MEETING MINUTES, CONT.

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

2016-448-MSP

An 11.549 acre parcel into Lots 1 thru 5, Ward 3, District 3

Owner: James & Richard Core Surveyor: John G. Cummings & Associates, Inc.

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

(Request for a waiver related to the completion of drainage requirements)

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

Cazaubon moved to approve, second by Willie.

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

Nay:

Abstain:

Entering Parish Right-of-Way - Resolution No. 16-057, Ward 4, District 5

6th Street, Chinchuba Subdivision

Request to enter Parish right-of-way for the purpose of gaining access to property

Parish Council District Representative: Hon. Rykert Toledano

(Extension of Time and New Debtors)

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

Fitzmorris moved to approve, second by Richard.

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

Nay:

Abstain:

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella
Chairman

MINOR
SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 2, 2017)

CASE NO.: 2017-645-MSP

OWNER/DEVELOPER: Woodrow & Jill Hunt

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

SECTION: 15 WARD: 1
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 1
RANGE: 10 East

TYPE OF DEVELOPMENT: x 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 west side of Galatas Road and west of LA Highway 1077, north of Madisonville, Louisiana.

SURROUNDING LAND USES: Single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT: 10.07

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 8.36 & 1.41 acre parcels

ZONING: A-2 Suburban

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

STAFF COMMENTARY:

Department of Development - Planning

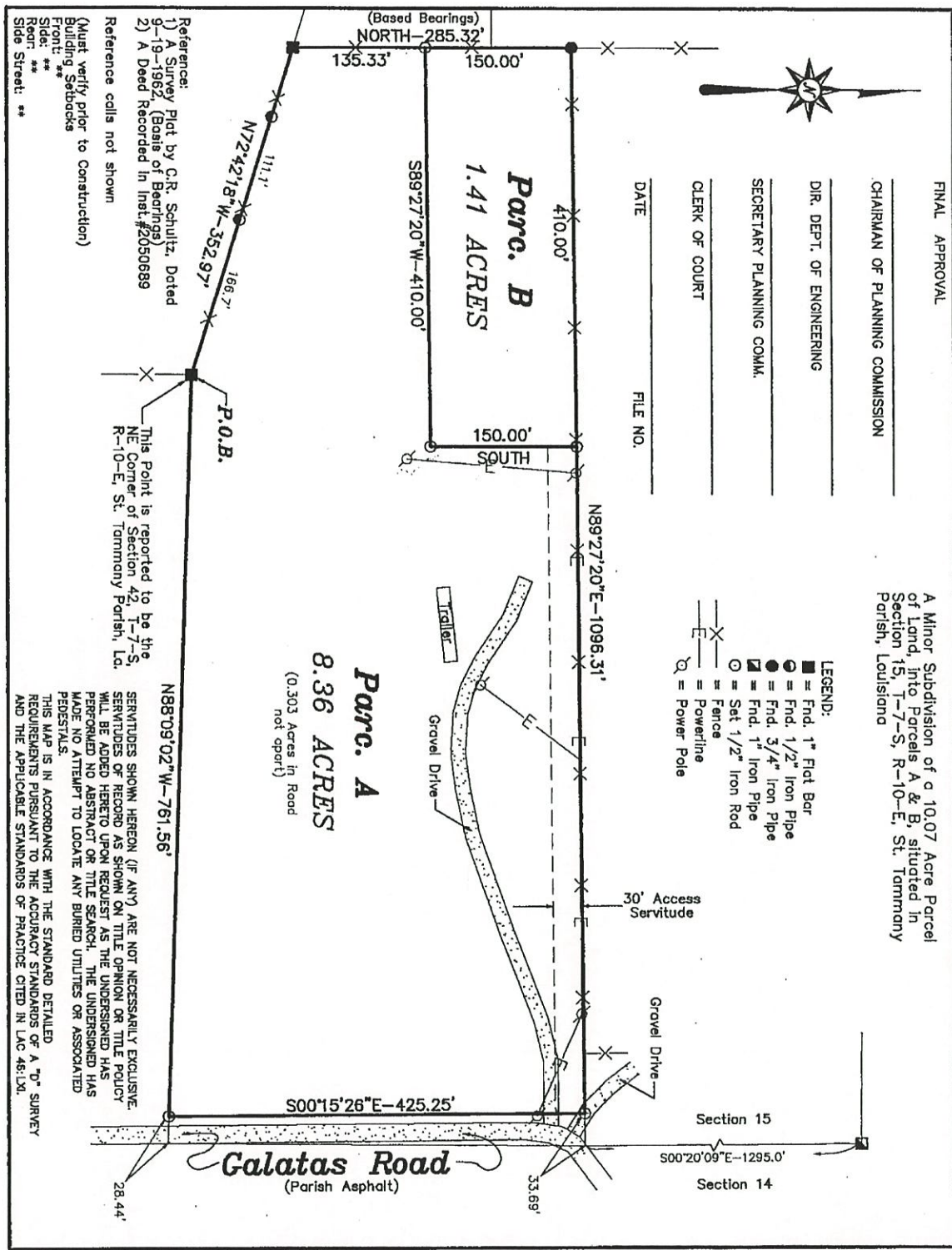
The owner is proposing to create two (2) parcels from a 10.07 acre parent parcel; and since a private drive will provide access to only one (1) parcel, said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Therefore, since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

Department of Engineering

None

Department of Environmental Services

None



MAP PREPARED FOR **TRAVIS L. HUNT**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 15, T-7-S, R-10-E, ST. TAMMANY PARISH, LOUISIANA

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

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 842-6277 office (985) 848-0355 fax
landsur@bellsouth.net email

STATE OF LOUISIANA
BRUCE M. BUTLER, III
License No. 4894
CERTIFIED CORNER PROFESSIONAL
Bruce M. Butler
4-5-2017
BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 125' DATE: 3-20-2017 NUMBER: 17983

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 2, 2017)

CASE NO.: 2017-646-MSP

OWNER/DEVELOPER: New Trac West, L.L.C.

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

SECTION: 37 WARD: 4
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 5
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 property is located at the far eastern end of Keystone Boulevard and east of U.S. Highway 190, north of Mandeville, Louisiana.

SURROUNDING LAND USES: Medical and Commercial

TOTAL ACRES IN DEVELOPMENT: 2.55

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 1.65 & 0.90 acre parcels

ZONING: MD-3 Medical Facility District

REASONS FOR PUBLIC HEARING: Both parcels are accessed by a private drive and parcel A2 does not meet the minimum one (1) acre lot size requirement.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to resubdivide an existing parcel (Parcel A) within a minor subdivision into two separate parcels. Both parcels will share access to a private road which is typically not permitted; however, when the original minor subdivision, which included a parcel A and B, was approved by the commission back in 2010, the rationale for approval relative to the road was based on the fact that said private road was constructed to a standard that exceeded parish standards for a public road.

Additionally, Parcel A2 does not meet the minimum standard of one (1) acre in size for a minor subdivision, however it should be noted that the parcel is zoned for medical use that permits parcels of less than one (1) acre in size if not for having to comply with the minor subdivision one (1) acre requirement.

Therefore, for the reasons as stated above, the staff has no objection to the minor subdivision request.

However, if the commission decides to approve this request, a waiver of the regulations are required relative to the private road access and lot size 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.

Department of Engineering

None

Department of Environmental Services

None

KEYSTONE
BOULEVARD
(PRIVATE DRIVE)

P.O.B. "A"

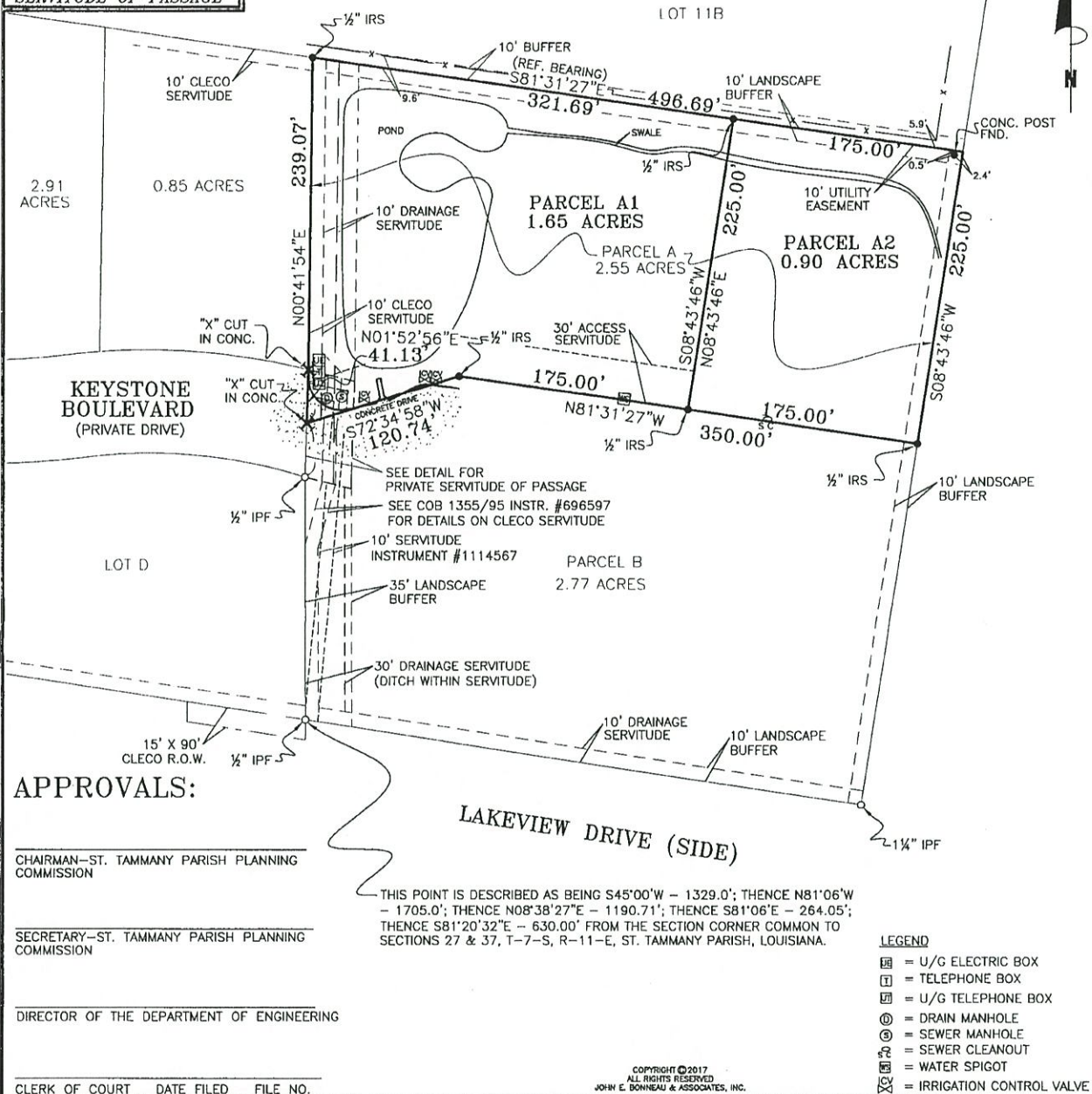
DETAIL OF PRIVATE
SERVITUDE OF PASSAGE



"THIS PARCEL IS PART OF AN EXISTING MINOR SUBDIVISION RECORDED IN THE ST. TAMMANY PARISH CLERK OF COURTS OFFICE UNDER MAP FILE NO. 4930A, RECORD DATE OF SEPTEMBER 16, 2010."

L1	N01°52'56"E	82.26'
L2	S75°48'58"E	35.82'
L3	S01°52'56"W	74.00'
L4	S00°11'14"E	8.34'
L5	N75°48'58"W	36.13'

LINE TABLE



APPROVALS:

CHAIRMAN-ST. TAMMANY PARISH PLANNING
COMMISSION

SECRETARY-ST. TAMMANY PARISH PLANNING
COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT DATE FILED FILE NO.

THIS POINT IS DESCRIBED AS BEING S45°00'W - 1329.0'; THENCE N81°06'W - 1705.0'; THENCE N08°38'27"E - 1190.71'; THENCE S81°06'E - 264.05'; THENCE S81°20'32"E - 630.00' FROM THE SECTION CORNER COMMON TO SECTIONS 27 & 37, T-7-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA.

LEGEND

- U/G ELECTRIC BOX
- TELEPHONE BOX
- U/G TELEPHONE BOX
- DRAIN MANHOLE
- SEWER MANHOLE
- SEWER CLEANOUT
- WATER SPIGOT
- IRRIGATION CONTROL VALVE

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.

REFERENCE SURVEY:

- 1.) A SURVEY BY THIS FIRM, SURVEY NO. 2004 040-R DATED FEBRUARY 5, 2004.
- 2.) A SURVEY BY THIS FIRM, SURVEY NO. 931256 DATED AUGUST 26, 1993.

BASIS FOR BEARINGS: The Reference Surveys.

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 0240 E; Revised: AUGUST 16, 1995

A MINOR SUBDIVISION MAP OF
PARCEL A
situated in
SECTION 37, T-7-S, R-11-E
into
PARCELS A1 & A2
ST. TAMMANY PARISH, LOUISIANA
for
NEWTRAC WEST, LLC

Survey No. 2017 132
Date: APRIL 05, 2017

Drawn by: SPH
Revised:

Scale: 1" = 80'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

1011 NORTH CAUSEWAY BLVD., SUITE 34, MANDEVILLE, LA. 70471
(985)845-1010 (985)845-1013 (985)845-1351 FAX NO. (985)845-1778
www.JEBCOLandSurveying.com e-mail: jebco1@bellsouth.net

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, as surveyor has not performed any title search or abstract.

This Survey is Certified
True and
JOHN E. BONNEAU
License No. 4423
PROFESSIONAL
LAND SURVEYOR
STATE OF LOUISIANA
Registration No. 4423

TENTATIVE
SUBDIVISION
REVIEW

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of May 2, 2017)

CASE NO.: 2017-625-TP

PROPOSED SUBDIVISION NAME: RIGOLETS ESTATES, PHASE 3A-1

DEVELOPER: The Estate of Frederick J. Sigur

ENGINEER/SURVEYOR: G.E.C., Inc.

SECTION: 37

WARD: 8

TOWNSHIP: 10 South

PARISH COUNCIL DISTRICT: 13

RANGE: 14 & 15 East

TYPE OF DEVELOPMENT:

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

GENERAL LOCATION:

The property is located on the south side of LA Highway 433 and approximately 1 mile west of U.S. Highway 90 intersection, southeast of Slidell, Louisiana.

SURROUNDING LAND USES:

- North - Undeveloped
- South - Lake Pontchartrain
- East - Undeveloped
- West - Single family residential

TOTAL ACRES IN DEVELOPMENT: 16.89

NUMBER OF LOTS: 35 TYPICAL LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: Planned Unit Development PUD (existing)

FLOOD ZONE DESIGNATION: V15

STAFF COMMENTARY:

Department of Development - Planning

1. Section 40-032.0 of Ordinance No. 499 only permits a maximum cul-du-sac length of 700', and proposed street (Dolphin Street) exceeds that requirement on both the east and west sides of the entrance road.

2. The 35' servitude that is depicted on the plat running parallel to LA Highway 433 on the north side of the development needs an explanation by way of a notation on the plat as to the purpose of this easement.
3. The location of the central sewerage and water facilities are not depicted on the plat; therefore, the developer will need to note on the plat where the facilities are located that will provide service to the development.

Informational Items:

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

Department of Engineering

1. Building setbacks must be revised so that they are not located within drainage servitudes. (Typical comment for lots 9-35.)
2. Revise the boulevard entrance to conform with Subdivision Regulatory Ordinance No. 499.

PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of May 2, 2017)

CASE NO.: 2017-586-PP

SUBDIVISION NAME: Simpson Farms

DEVELOPER: Pruden Creek Partners, LLC

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 24
TOWNSHIP 6 South
RANGE 10 East

WARD: 3
PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The site is located on the north side of Penn Mill Road at the intersection of Pruden Rd., north of Covington.

TOTAL ACRES IN DEVELOPMENT: 50.34

NUMBER OF LOTS: 106 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A, B & C

PUD APPROVAL GRANTED: December 1, 2015

STAFF COMMENTARY: This subdivision was postponed at the March 14, 2017 and the April 11, 2017 meetings.

Department of Development - Engineering

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

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

Informational Items

1. A complete hard copy set of the plans must be submitted as well as a complete PDF set.

2. The TIA is still under review and subject to comment.
3. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.

No work order will be issued until all items listed above and any additional comments that arise from further review are satisfactorily addressed.

A funded Maintenance Obligation in the amount of \$10,000 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.

Mandatory Developmental Fees will be required at Final Submittal in accordance with Subdivision Regulatory Ordinance #499 since no public hearing was held prior to January 1, 2005.

Revised drawings if required, will be submitted subsequent to the meeting and not before, so that any additional comments established at the meeting will be addressed in the revised drawings.

Department of Development – Planning

None

Typical Section & Signage – Sheet 2

2. Radii on the cul de sac detail are not shown in the proper locations.

Plan & Profile Sheets

3. Revise all of the sewer length callouts in the plan and profile sheets. The full length the pipe between manholes should be used.
4. Sheet 6 - Remove the callout for the 8 inch to 4 inch reducer and revise the 4 inch water line to 8 inch water line. 8 inch water line is required.
5. Sheet 7 – Revise the water line to match what is shown on sheet 9.

Water Line & Sewer Force Main Layout – Sheet 9

6. The layout of the fire hydrants do not match the locations shown on the plan and profile sheets. Revise accordingly.
7. Revise the note to state “extensions along Perriloux Road under the existing road **and drives** at all crossings.”

Informational Items:

1. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.
2. A copy of Corps permit and the updated Coastal Use Permit must be submitted.
3. A copy of the plans must be submitted to H2O Systems for review, comment, and approval.

No work order will be issued until all items listed above and any additional comments that arise from further review are satisfactorily addressed.

A funded Maintenance Obligation in the amount of \$10,000 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.

An additional Maintenance Obligation in the amount of 5,935 linear feet X \$5.00 per linear foot = \$29,700 is required for the construction of the water and sewer lines within the Perriloux Road and Shelby Marie Drive right-of-way to ensure the repair of any damage to the Parish roads from construction activity in connection with the installation of the water and sewer lines.

Mandatory Developmental fees will be required at Final Submittal in accordance with Subdivision Regulatory Ordinance No. 499 since no public hearing was held prior to January 1, 2005.

Revised drawings, if required, will be submitted subsequent to this meeting and not before, so that any

additional comments established at the meeting will be addressed in the revised drawings.

Department of Development – Planning:

1. The development is zoned A-4 Single Family Residential; therefore, restrictive covenant No. 2 needs to be amended to depict the correct setbacks for side yards: 10' on interior sides and 20' on corner lots; and for rear yards a 25' minimum setback.
2. The adjacent zoning classification depicted on the north side of the subdivision is incorrectly shown as "Rural", when in fact, said zoning is "A-2 Suburban"; therefore, the developer needs to make the proper correction to the plat.

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of May 2, 2017)

CASE NO.: 2017-628-PP

SUBDIVISION NAME: Oak Alley Meadows

DEVELOPER: Lonesome Development, LLC
P.O. Box 67; Mandeville, LA 70470

ENGINEER/SURVEYOR: Sigma Consulting Group

SECTION	29&38	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: The property is located on the north side of Hwy 190 approximately half a mile east of Hwy 25.

TOTAL ACRES IN DEVELOPMENT: 87.06

NUMBER OF LOTS: 210 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: 2/2/17 Council Meeting

STAFF COMMENTARY:

Department of Development - Engineering

The developer is requesting to be postponed until the June Planning Commission Meeting.

Department of Development – Planning

The recreational plan and time line for the creation of the amenities are acceptable to the staff (please see plan attached).

RECREATIONAL DEVELOPMENT PLAN

PROPOSED OAK ALLEY MEADOWS SUBDIVISION

**Submitted to
St. Tammany Parish**

**November 7, 2016
Revision #1: November 28, 2016**

Prepared By



**10305 Airline Highway
Baton Rouge, LA 70816
(225) 298-0800**

RECREATIONAL DEVELOPMENT PLAN

Oak Alley Meadows Subdivision

Amenity Details

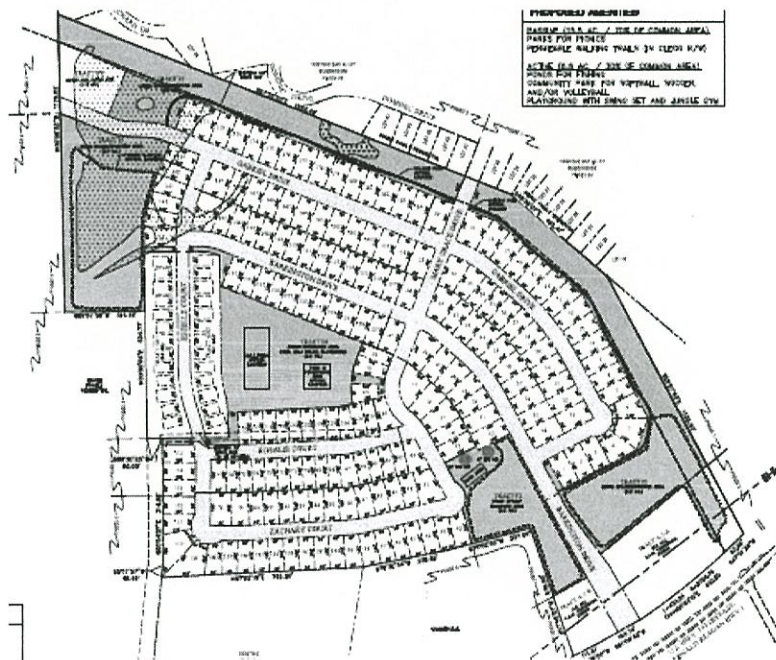
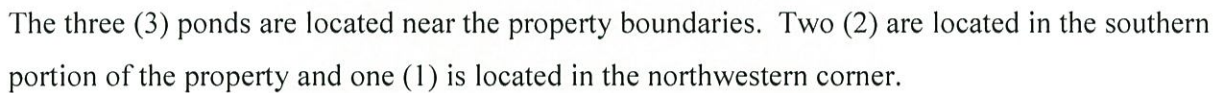
The proposed subdivision will include three (3) ponds for fishing from the banks. Each pond is greater than two (2) acres in size. The largest pond, which is located on Tract P1, will have a small fishing platform.

The development will have a picnic area nestled between one of the ponds and two large oak trees. In the center of the development, a 5-acre active recreation parcel will have ball fields, playground equipment, and additional park/picnic areas.

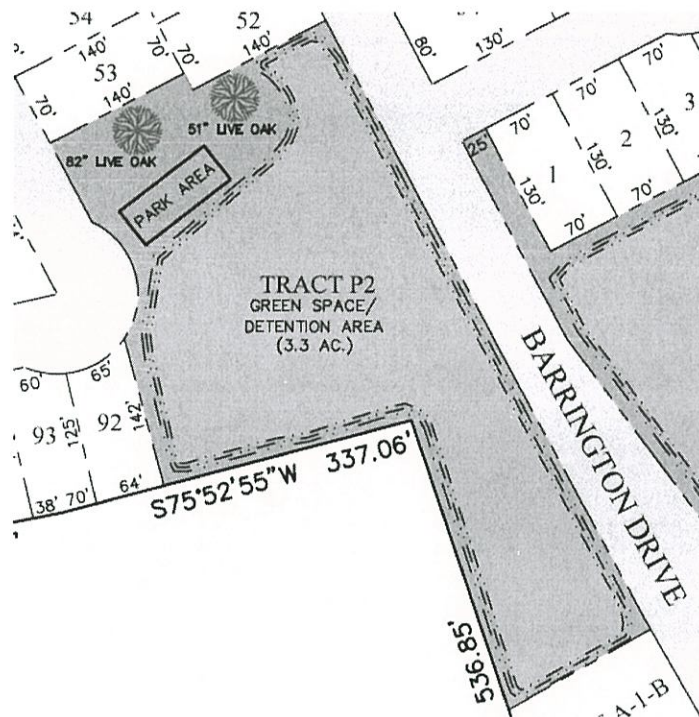
Lastly, limestone walking trails will be provided in the CLECO right-of-way for the use and enjoyment of the subdivision residents.



The proposed amenities will be located throughout the development. The large recreation area will be located on Tract P4, which is centrally located on the property.



The picnic area is located on Tract P2, which is bounded on one side by Barrington Drive and the other by Mary Grace Drive.



Amenity Schedule

The first pond with a fishing pier shall be constructed prior to issuance of the 6th occupancy permit. The “limestone” walking path shall be constructed prior to the issuance of the 53rd occupancy permit (25% of project developed). The picnic and playground areas shall be provided prior the issuance of the 105th occupancy permit (50% of project developed). Any active amenity packages including the playground equipment and any other items earmarked for active recreation (i.e. ball fields) shall be provided before the issuance of the 158th occupancy permit (75% of project developed). The developer shall contact the Department of Development at the completion of the milestones listed above.

Amenity Liability and Maintenance

The amenities and the greenspace they are located on shall be owned and maintained by the Oak Alley Meadows Property Owners Association. The Parish shall have no maintenance obligation for these improvements.

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of May 2, 2017)

CASE NO.: 2017-639-PP

SUBDIVISION NAME: Maison du Lac, Phase 2

DEVELOPER: WBB Realty, LLC
321 Veterans Blvd; Suite 201; Metairie, LA 70005

ENGINEER/SURVEYOR: Richard C. Lambert Consultants

SECTION 45
TOWNSHIP 7 south
RANGE 10 east

WARD: 1
PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: The property is located on the south side of Hwy 1085

TOTAL ACRES IN DEVELOPMENT: 11.148

NUMBER OF LOTS: 36 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A & C

TENTATIVE or PUD APPROVAL GRANTED: 2/2/16 Zoning Meeting

STAFF COMMENTARY:

Department of Development - Engineering

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

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

Erosion Control Plan

1. Show the proposed location of the "Construction Driveway Entrance" and the "SWPPP posting" on the Erosion Control Plan. If the location is to be determined by the Contractor, a revised

Erosion Control Plan showing the locations of each construction entrance will be required before a work order can be issued.

Informational Items

1. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.
2. A copy of the plans must be submitted to Tammany Utilities for review, comment, and approval.

No work order will be issued until all items listed above and any additional comments that arise from further review are satisfactorily addressed.

No Maintenance Obligation is required since this an extension private subdivision.

No Mandatory Developmental fee will be required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted prior to the May 9, 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
REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 2, 2017)

CASE NO.: 2017-640-FP

SUBDIVISION NAME: Bedico Creek, Parcel 12-B

DEVELOPER: Bedico Creek Preserve, LLC
3520 Holiday Dr.; Suite 100; New Orleans, LA 70114

ENGINEER/SURVEYOR: Kelly McHugh & Associates

SECTION 31 WARD: 1
TOWNSHIP 6 South 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)
 X OTHER (Multi family, commercial or industrial) (PUD)

GENERAL LOCATION: The property is located on the east side of Audubon Parkway, south of I-12 and north of LA Highway 1085, west of Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 8.334

NUMBER OF LOTS: 32 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Development - Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on April 27, 2017. The inspection disclosed that all of the concrete roads are constructed, road shoulders have been constructed, and 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:

1. Need base test results.

2. Concrete test results are required.
3. Utility trench bedding test results are required.
4. Utility trench backfill test results are required.
5. Revise the as-built paving & drainage plan to include invert elevations at each property corner.
6. As of the Field Inspection performed on 4.27.2017 no "End-of Road Markers" had been installed as shown on the As-Built. Install the signage as shown on the "As-Built".
7. Revise the "As-Built" SWPPP & Signage Plan Legend to include the posted speed of the speed limit signs installed in Parcel 12-B.
8. The sewer plan states the lift station is in Parcel 15. The sewer plan and the plat both must be revised to include the lift station within a servitude that will be recorded with parcel 12-B.
9. In accordance with Section 23-419.00, \$515.00 are owed in sewer fees for commencing construction of the sewer infrastructure without a work order. See attached fee sheet.
10. The LDH permit for the relocated sewer force main must be provided.
11. A negative bacteriological report relative to the construction of the project's water system has not been issued by LDH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
12. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system is required from the utility provider.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1368 linear feet x \$25.00 per linear foot = \$34,200 for a period of two (2) years.

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

No mandatory 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 May 9, 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 May 2, 2017)

CASE NO.: 2017-641-FP

SUBDIVISION NAME: Grande Maison, Phase 3-B

DEVELOPER: Grande Maison Development, LLC
7037 Hwy 190
Covington, LA 70437

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 30 WARD: 4
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 5
RANGE 12 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)

TOTAL ACRES IN DEVELOPMENT: 8.286

NUMBER OF LOTS: 22 AVERAGE LOT SIZE: 80' x 140'

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Engineering

Periodic inspections have been made by this office during construction and the final inspection was made on April 27, 2017. The inspection disclosed that all of the concrete roads are constructed. Road shoulders have been constructed and roadside ditches are functioning.

The following uncompleted items existed at the time of the final inspection:

Final Plat

1. Revise the "Typical Street Section" to show the "As-Built" Roadway Design, revise this Typical Section on all applicable sheets.

"As-Built" Paving & Drainage

2. The "As-Built" Paving & Drainage Plan shows a Cross-Section for a Trail System. This Trail System is not shown on the Plat or Paving & Drainage Plan for Phase 3-B. Update the plans to show this trail or remove the cross-section.
3. Provide a Legend for the "As-Built" Paving & Drainage Plan.

"As-Built" Singage & Stormwater Pollution Prevention Plan

4. Revise the SWPPP & Signage Plan to read "As-Built" SWPPP & Signage Plan.
5. The "As-Built" SWPPP & Signage Plan does not show any Speed Limit Signs on the East side of Chateau Fleuri, revise to include a Speed Limit sign for the North-East flowing Traffic.

General

6. Need base test results
7. Need concrete test results
8. Need blue reflectors at fire hydrants
9. The following note needs to be placed on the recorded plat: "side loading will not be allowed on lot#193 until the roadway is paved."

A negative bacteriological report relative to the construction of the project's water system has not been issued by LDH 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 is required from the utility provider.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1700 linear feet x \$25.00 per linear foot = \$42,500 for a period of five (5) years.

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

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

This subdivision is within the "Urban Growth Boundary Line".

Revised drawings will not be accepted prior to the May 9, 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

OLD BUSINESS



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

May 2, 2017

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

OLD BUSINESS

May 9, 2017 Agenda

Re: Greenleaves Villages, Phase 1 & 2
PRIVATE TO PUBLIC

Honorable Commissioners:

The H.O.A has requested that St. Tammany Parish take the following infrastructure into the maintenance system:

1. Concrete roadways and
2. Subsurface drainage within the road R.O.W

All other infrastructure will be maintained by the H.O.A.

The roadway and subsurface drainage have been inspected and are satisfactory.

Therefore, it is recommended that the attached Ordinance be approved for action by the Parish Council.

Sincerely,


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

Enclosure: Ordinance

xc: Honorable Maureen O'Brien
Mr. Todd C. Taranto
Mr. Joseph Alphonse
Mr. Terry Hand
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Michael Noto
Mr. Theodore Reynolds

Greenleaves HOA
Mr. Dennis Tauzin

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: _____ ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: _____ PROVIDED BY: _____

INTRODUCED BY: _____ SECONDED BY: _____

ON THE __ DAY OF _____, 20__

ORDINANCE TO AUTHORIZE ST. TAMMANY PARISH GOVERNMENT, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO ACCEPT THE DEDICATION AND DONATION OF CERTAIN INFRASTRUCTURE SITUATED WITHIN THE GREENLEAVES VILLAGE TOWNHOMES, PHASE 1 AND PHASE 2, TO PROVIDE FOR OTHER RELATED MATTERS (DISTRICT 10, WARD 4).

WHEREAS, St. Tammany Parish Government (hereinafter "Parish") has a strong public interest in ensuring that infrastructure located within Parish jurisdiction is constructed and maintained in accordance with local, state and/or federal standards and regulations; and

WHEREAS, at the present time, all roads, right(s) of way and associated roadside drainage infrastructure situated within Greenleaves Village Townhomes, Phase 1 and Phase 2, a private subdivision located in Mandeville, St. Tammany Parish, Louisiana, are vested in the Greenleaves Village Townhome Association, Inc. ("HOA") and are for the private use of the residents and property owners of Greenleaves Village Townhomes. The homeowners and HOA now desire that all roads, right(s) of way and associated roadside drainage infrastructure situated within Greenleaves Village Townhomes, Phase 1 and Phase 2, be made public and maintained by Parish. Accordingly, the homeowners and HOA desire that the final plats be corrected and/or amended to reflect that all roads, right(s) of way and associated roadside drainage infrastructure situated within Greenleaves Village Townhomes, Phase 1 and Phase 2, (also hereinafter the "Infrastructure") are public. The HOA is governed by its Board of Directors, and, as evidenced by a resolution adopted at its special meeting on August 6, 2015, the members of the HOA have met and approved the transfer of the foregoing Infrastructure to Parish.

WHEREAS, as authorized by the foregoing resolution, HOA has previously initiated an application requesting that Parish acquire ownership of and assume responsibility for the maintenance of the Infrastructure; and

WHEREAS, the matter is to be reviewed by the St. Tammany Parish Planning Commission, and act(s) of correction of the final plat(s) of Phase 1 and Phase 2 of Greenleaves Village Townhomes are to be executed by a licensed surveyor, wherein it will be noted that all roads, right(s) of way and associated roadside drainage infrastructure situated within Greenleaves Village Townhomes are now public; and

WHEREAS, there is a need and public purpose for the acquisition of the Infrastructure, and Parish hereby desires to acquire the Infrastructure and authorize the Office of the Parish President to do whatever is necessary to enter into negotiations and acquire the same.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: to authorize St. Tammany Parish Government, through the Office of the Parish President, to execute any and all documents necessary to accept a dedication and donation of private roads, right(s) of way and associated roadside drainage infrastructure situated within Greenleaves Village Townhomes, all as more particularly depicted on the copies of recorded plat(s) attached hereto as Exhibit "A".

BE IT FURTHER ORDAINED: that prior to executing the aforesaid dedication and donation, Parish's Department of Engineering shall verify that the aforementioned roads and associated drainage infrastructure have been constructed to Parish standards.

BE IT FURTHER ORDAINED: that prior to executing the aforesaid dedication and donation, Parish's Department of Engineering shall verify that the traffic signage in the subdivision has been constructed and/or installed in accordance with St. Tammany Parish Code of Ordinances, Appendix "B", Subdivision Regulatory Ordinances No. 499, as amended.

BE IT FURTHER ORDAINED: The Act of Dedication and Donation herein referenced shall include the following: (1) HOA shall maintain all traffic signage in Greenleaves Village Townhomes; (2) any signage that is damaged, destroyed or which fails at any time to meet the standards of the Manual on Uniform Traffic Control Devices ("MUTCD") or similar Parish standards will be replaced by Parish with standard metal posts and signs, and HOA reserves to itself, after written notification to the Parish, the right to replace said posts and/or signs with its own signs, all of which must conform to MUTCD and/or similar Parish specifications; (3) the Parish shall not be taking over any drainage outfalls or facilities owned by HOA or Greenleaves Village Townhomes, other than the associated roadside drainage infrastructure noted herein; (4) HOA shall indemnify and hold the Parish harmless from any claims and actions for damages arising out of or associated with the maintenance of all traffic signage, but only to the extent that said claims and actions involve or are contributed to by the association's signage or lack of maintenance of said signage; and (5) HOA shall maintain a policy of liability insurance of which policy shall name St. Tammany Parish Government as an additional insured for all personal injury and/or property damage claims and actions in connection with this indemnity and hold harmless agreement.

BE IT FURTHER ORDAINED: This matter and proposed dedication and donation is to be reviewed by the St. Tammany Parish Planning Commission, and an Act of Correction of the final plat(s) of Phase 1 and Phase 2 of Greenleaves Village Townhomes are to be executed, wherein it will be noted that all roads, right(s) of ways and/or subsurface drainage infrastructure are public and not private.

BE IT FURTHER ORDAINED: The Act of Correction and final plat(s) of Phase 1 and Phase 2 of Greenleaves Village Townhomes shall include an affirmative declaration that the Street Name signs and Traffic Control signs within the subdivision shall be privately maintained by HOA as an affirmative obligation of that entity.

BE IT FURTHER ORDAINED: Upon execution of the aforesaid dedication, donation, and transfer of the roads, right(s) of way and associated roadside drainage infrastructure situated in Greenleaves Village Townhomes, Phase 1 and Phase 2, said roads, rights of way(s) and associated subsurface drainage infrastructure shall be included in the St. Tammany Parish Maintenance System.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE
PARISH COUNCIL ON THE _____ DAY OF _____, 20____; AND BECOMES ORDINANCE
COUNCIL SERIES NO _____.

, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2017

Published Adoption: _____, 2017

Delivered to Parish President: _____, 2017 at _____

Returned to Council Clerk: _____, 2017 at _____



"VICINITY MAP"

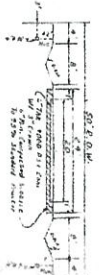
LOCAL IMPROVEMENTS

Center Line Curve Data

Station	Radius	Chord	Angle	Chord	Angle
1+00.00	100.00	100.00	180.00	100.00	180.00
1+50.00	100.00	100.00	180.00	100.00	180.00
2+00.00	100.00	100.00	180.00	100.00	180.00
2+50.00	100.00	100.00	180.00	100.00	180.00
3+00.00	100.00	100.00	180.00	100.00	180.00

A detailed description of the property, including its location, area, and any existing structures or improvements. The text is oriented vertically along the right side of the plan.

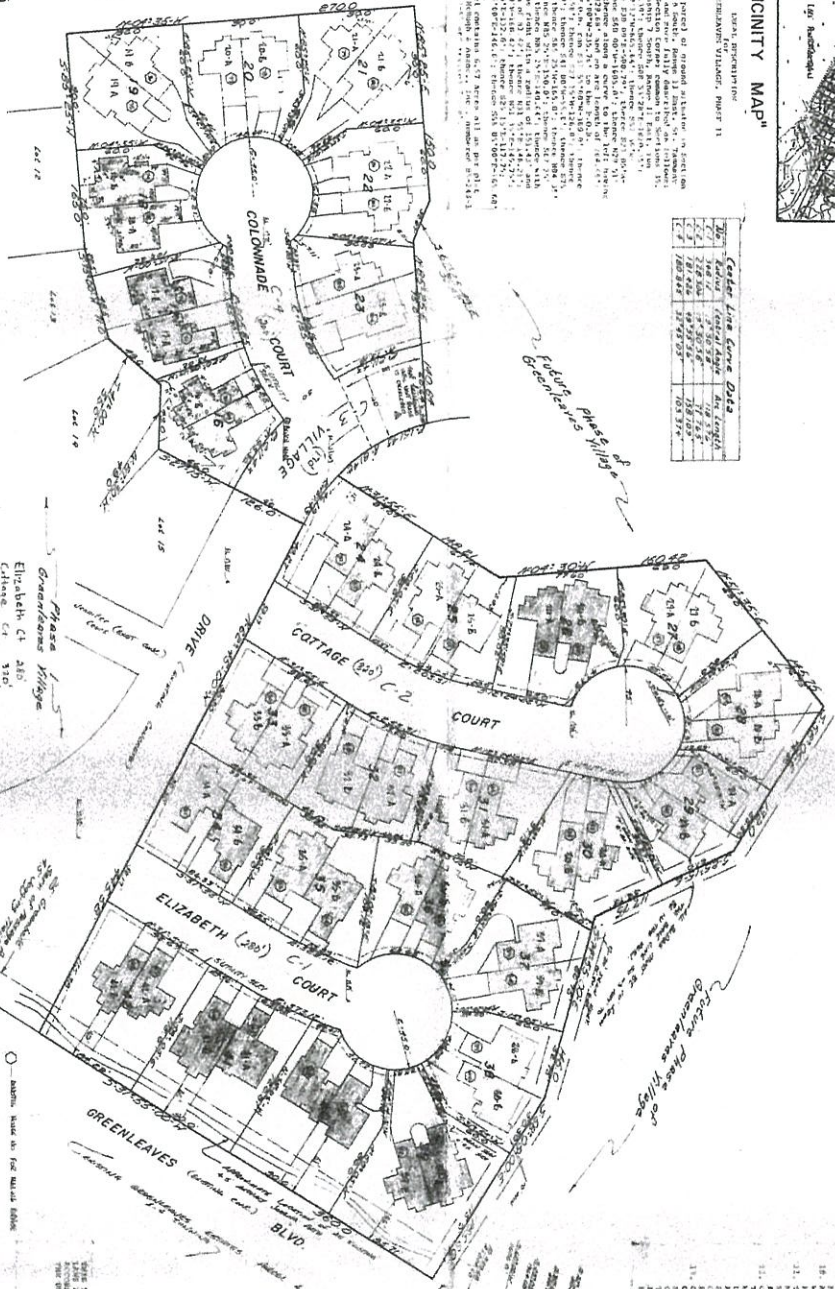
GREENLEAVES VILLAGE, PHASE 2
A PLANNED UNIT DEVELOPMENT
A PORTION OF PARCEL 3, GREENLEAVES SUBDIVISION
SECTION 40, TOWNSHIP 8-SOUTH, RANGE 11 - EAST
ST. TAMMANY PARISH, LOUISIANA



TYPICAL STREET SECTION

Notes

- 1. All dimensions are in feet and inches.
- 2. All dimensions are to the center of the road.
- 3. All dimensions are to the center of the lot.
- 4. All dimensions are to the center of the lot.
- 5. All dimensions are to the center of the lot.



Area Designations

DESCRIPTION	AREA	PERCENT
RESIDENTIAL	100.00	100.00
COMMERCIAL	0.00	0.00
INDUSTRIAL	0.00	0.00
TOTAL	100.00	100.00

MINIMUM SETBACK REQUIREMENTS

SETBACK	MINIMUM
FRONT	10.00
REAR	10.00
SIDE	10.00
DIAGONAL	10.00

- 1. The proposed development is a planned unit development.
- 2. The proposed development is a planned unit development.
- 3. The proposed development is a planned unit development.
- 4. The proposed development is a planned unit development.
- 5. The proposed development is a planned unit development.

Official stamps and signatures, including a notary seal and a signature block for the project.



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

May 2, 2017

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

OLD BUSINESS

May 9, 2017 Agenda

Re: Minor Subdivision – MS15-15-021
Applicant: Citadel Residential, LLC
A 19.855 acre parcel into parcels A thru E
Located in Ward 5, District 6
a/k/a Hartley Road S/D

Honorable Commissioners:

The detention pond for this minor Subdivision was approved for a WET DETENTION POND. The detention pond was constructed by the developer and was constructed to a depth that now holds eight (8) to twelve (12) inches of water in lieu of the required five (5) feet.

Subdivision design requirements states that a wet detention pond must be designed and built so that five (5) feet of water remains in the pond.

No waiver of this requirement can be granted by staff.


However, Section 40-045.0 Minor Subdivision Review sub sec. E, 5 requires that if a "Waiver of an applicable regulation is requested, the applicant may appeal said request to the Planning Commission in accordance with Section 40-100.0 Waiver of Regulations of Ordinance No. 499."

The applicant's representative, Mr. Josh Foquet, has requested a waiver of the five (5) foot requirement; see attached letter dated April 19, 2017.

Since this is a private subdivision and the five (5) property owners will maintain all infrastructure within the footprint of the subdivision in accordance with an "Infrastructure Maintenance Agreement" that will be confected before plats are recorded, the Department of Development-Engineering has no objection to this waiver request.

A copy of the AS-BUILT drawing is furnished for your information.

Sincerely,



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

Enclosure: Letter & As-Built Drawing

xc: Honorable Richard Tanner
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl Magner
Mr. Ron Keller
Mr. William Bodin
Citadel Residential, LLC
Josh Foquet

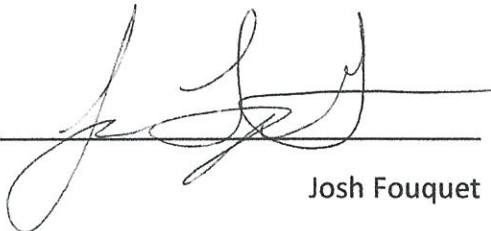
[illegible]

April 19, 2017

RE: Hartley Subdivide

Mr. Earl,

We would like to ask for a waiver on the Wet Detention Pond on Hartley Road. The Pond holds 8-12" of water and will remain a private pond maintained by the owners on Hartley Road. Thanks for your time in this matter.



Josh Fouquet

