

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, NOVEMBER 14, 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 OCTOBER 10, 2017 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Desire, Estate and Robert Streets), Ward 3, District 2
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: Steadfast Development, L.L.C. Parish Council District Representative: David Fitzgerald

MINOR SUBDIVISIONS

2017-838-MSP

A 17.03acre parcel into parcels A1, C1 & D1, Ward 4, District 5
Owner: Eric Gay Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2017-839-TP

Lone Oak Park, Phase 2, Ward 8, District 14
Developer/Owner: Marc Grimaldi Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. T.J. Smith

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 14, 2017
MANDEVILLE, LOUISIANA

PRELIMINARY SUBDIVISION REVIEW

2017-823-PP

Deer Crossing (Resubmitted), Ward 1, District 1
Developer/Owner: Deer Crossing, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

2017-824-PP

Hunters Haven, Phase 1, Ward 4, District 4
Developer/Owner: Favret Investments, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Michael Lorino, Jr.
(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE DECEMBER MEEETING)

2017-825-PP

Versailles Business Park, Phase 2, Ward 3, District 5
Developer/Owner: Dobbins Group Engineer: Duplantis Design Group, PC
Parish Council District Representative: Hon. Rykert Toledano

FINAL SUBDIVISION REVIEW

2017-826-FP

Versailles Business Park, Phase 2, Ward 3, District 5
Developer/Owner: Dobbins Group Engineer: Duplantis Design Group, PC
Parish Council District Representative: Hon. Rykert Toledano

2017-828-FP

Bedico Creek, Bubble 2, Phase 1, Ward 1, District 1
Developer/Owner: Dobbins Group Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

DRAFT

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. – TUESDAY, OCTOBER 10, 2017
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

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

CALL TO ORDER

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

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm, and Randolph
Absent: None
Staff Present: Cara Bartholomew, Ron Keller, Chris Tissue, Jay Jennifer Lange, and Karlin Riles

INVOCATION

Mr. Randolph presented the Invocation.

PLEDGE OF ALLEGIANCE

Mr. Davis presented The Pledge of Allegiance.

APPROVAL OF THE SEPTEMBER 12, 2017 MINUTES

Randolph moved to approve, second by Drumm.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis, Fitzmorris, Doherty, and Drumm
Absent: NONE
Nay: NONE
Abstain: NONE

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (St. Landry Street & Lowe Davis Road), 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: David Fitzgerald

(POSTPONED AT THE SEPTEMBER 12, 2017 MEETING)

Davis moved to approve, second by Cazaubon.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis, Fitzmorris, Doherty, and Drumm
Absent: NONE
Nay: NONE
Abstain: NONE

**ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 10, 2017 MINUTES (CONT.)**

Entering Parish Right-of-Way (River Highlands Boulevard & Echo Street), Ward 3, District 5
Request to enter Parish right-of-way for the purpose of laying fiber optic cable
Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. Rykert Toledano
(POSTPONED AT THE September 12, 2017 MEETING)

Randolph moved to approve , second by Lorren.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis,
Fitzmorris, Doherty, and Drumm
Absent: NONE
Nay: NONE
Abstain: NONE

Entering Parish Right-of-Way (Harrison Avenue), Ward 3, District 5
Request to enter Parish right-of-way for the purpose of laying fiber optic cable
Debtor: Hunt Communications, L.L.C. Parish Council District Representative: Hon. Rykert Toledano

Cazaubon moved to approve, second by Richardson.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis,
Fitzmorris , Doherty, and Drumm
Absent: NONE
Nay: NONE
Abstain: NONE

MINOR SUBDIVISIONS

2017-793-MSP

A 34.89 acre parcel into Parcels A & B, Ward 3, District 2
Owner: Mark & Mary Chatry Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. David Fitzgerald

Doherty moved to approve with waiver, second by Randolph.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis,
Fitzmorris , Doherty, and Drumm
Absent: NONE
Nay: NONE
Abstain: NONE

2017-795-MSP

A 2.121 acre parcel into parcels A & B, Ward 8, District 13
Owner: Alphonse Collins Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. Michele Blanchard

Randolph moved to approve with waiver, second by Cazaubon.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Randolph, Davis,
Fitzmorris , Doherty, and Drumm
Absent: NONE
Nay: NONE
Abstain: NONE

**ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 10, 2017 MINUTES (CONT.)**

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2017-680-PP

Whispering Forest, Ward 1, District 3

Developer/Owner: Bob Hesson

Engineer: Arrow Engineering & Consultants

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

(POSTPONED INDEFINITELY AT THE AUGUST 8, 2017 MEETING)

Cazaubon moved to approve with waiver, second by Willie.

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

Absent: NONE

Nay: NONE

Abstain: NONE

2017-774-PP

Arundel, Ward 1, District 1

Developer/Owner: Wing 21, L.L.C.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

(POSTPONED AT THE SEPTEMBER 12, 2017 MEETING)

Lorren moved to approve, second by Randolph.

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

Absent: NONE

Nay: NONE

Abstain: NONE

FINAL SUBDIVISION REVIEW

PROPOSED AMENDMENTS TO ORDINANCE 499

**ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 10, 2017 MINUTES (CONT.)**

OLD BUSINESS

2017-693-MSP

A 16.95 acre parcel into parcels A & B, Ward 3, District 3

Owner: Gary & Martha Cazaubon Surveyor: LS Land Surveying, L.L.C.

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

(Request by owner to amend the minor subdivision survey)

Willie moved to approve, second by Richardson.

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

Absent: NONE

Nay: NONE

Abstain: Cazaubon

Spring Haven, Phase 2, Ward 1, District 4

Developer/Owner: Autumn Creek II, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

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

(Request for approval of a "T" turnaround)

Fitzpatrick moved to approve, second by Richardson.

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

Absent: NONE

Nay: Richard

Abstain: NONE

NEW BUSINESS

Ord. Cal. No. 5849AA - Ordinance adopting and enacting a new 2017 Code of Ordinances of St.

Tammany Parish, Louisiana; providing for the repeal of certain provisions not included therein; providing penalties for the violation thereof; providing for the manner of amending such code; and providing when such code and this ordinance shall become effective, specifically the reformatting of the Subdivision Regulations to allow for online publishing via the Municode system.

Davis moved to approve, second by Fitzpatrick.

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

Absent: NONE

Nay: NONE

Abstain: NONE

ADJOURNMENT

**ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 10, 2017 MINUTES (CONT.)**

Mr. Dave Mannella
Chairman

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

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING STEADFAST DEVELOPMENT, L.L.C., TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO STEADFAST DEVELOPMENT, L.L.C., C/O KENNETH ADAMS, JR., MANAGER; 949 AUSTERLITZ ST.; MANDEVILLE, LA 70448; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF DESIRE STREET, ESTATE STREET AND ROBERT STREET; ROBINDALE SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 2.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No. 499. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the "St. Tammany Parish Drainage Impact Fee Ordinance" (Sec. 2-009.00 Part IV (B) (8) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.

(DRAFT DATE 11/14/17)

RESOLUTION P.C. NO. _____

PAGE NO. 2 OF 3

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

8. That the petitioner post a Performance Obligation in the amount of \$83,000 for a period of six (6) months.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$47,500 for a period of two (2) years.

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

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

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

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

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

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

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

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

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

19. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.

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

(DRAFT DATE 11/14/17)

RESOLUTION P.C. NO. _____

PAGE NO. 3 OF 3

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

MOVED FOR ADOPTION BY RAY BERNIE WILLIE, SECONDED BY DAVE DOHERTY, JR: A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA: LORREN, RICHARDSON, RICHARD, WILLIE, MANNELLA, DAVIS, DOHERTY, DRUMM. RANDOLF

NAY:

ABSTAIN:

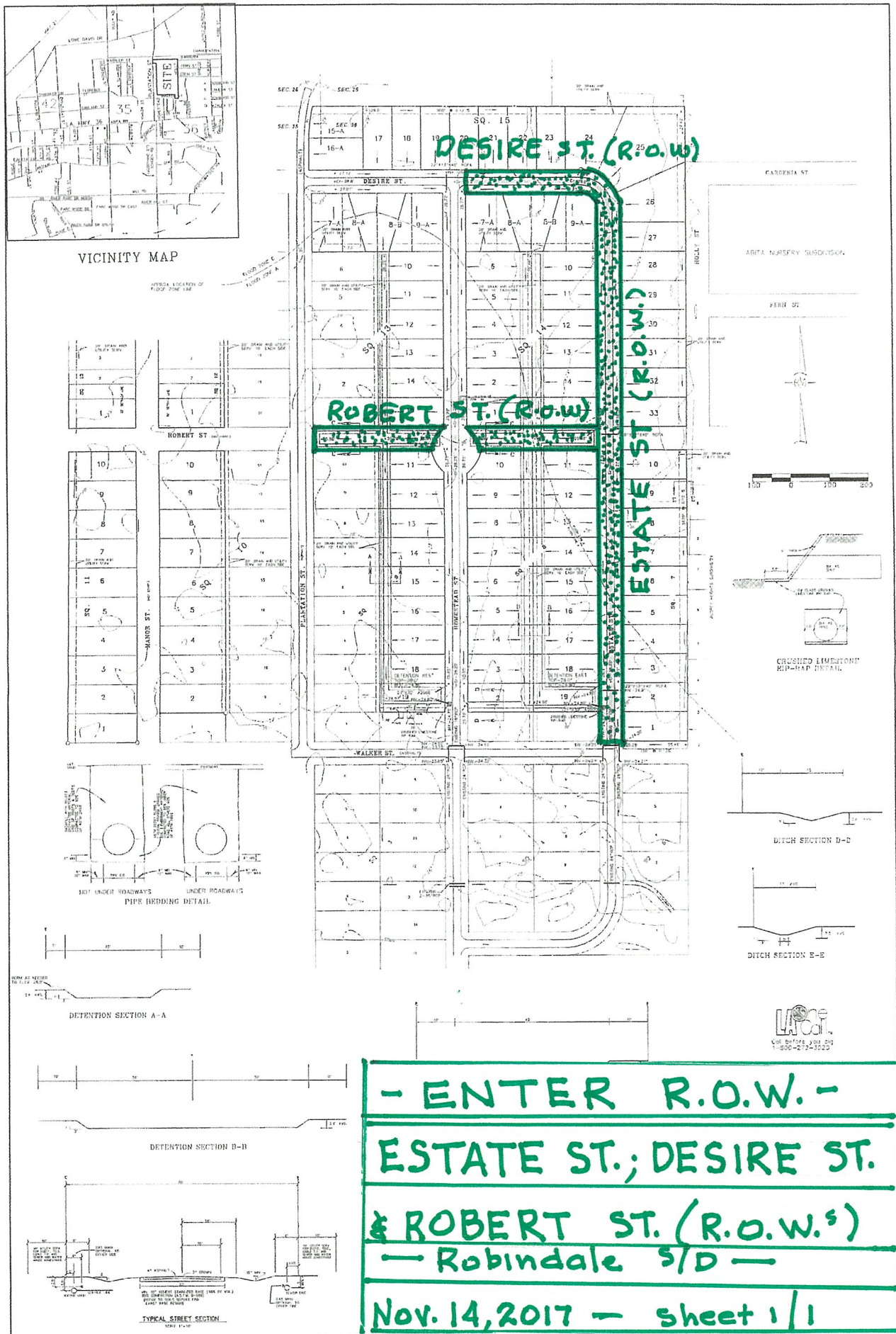
ABSENT: CAZAUBON AND FITZSIMMONS

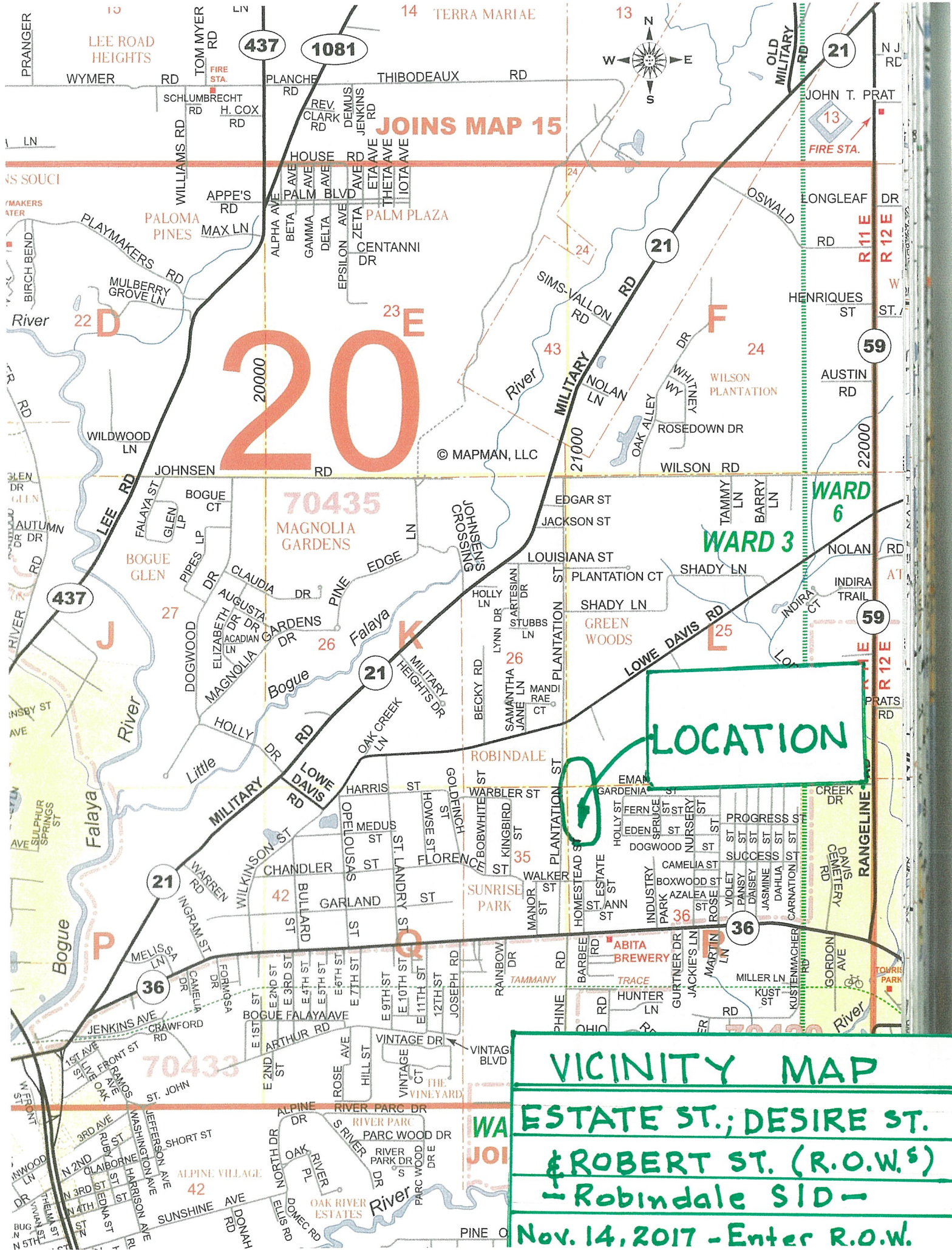
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 11TH DAY OF JULY, 2017 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION





VICINITY MAP

ESTATE ST.; DESIRE ST.

& ROBERT ST. (R.O.W.)

- Robindale SID -

Nov. 14, 2017 - Enter R.O.W.

WILLIAM J. JONES, JR.
JEFFREY D. SCHOEN
JOHN R. WALKER
SAM J. COLLETT, JR.
MARGARET H. KERN
CALVIN P. BRASSEAU
THOMAS H. HUVAL
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)

October 7, 2017

Via Hand Delivery

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

Re: Request to Enter Unopened Parish Right of Way

Dear Ron:

Please find enclosed a letter of my client, Steadfast Development, LLC, requesting permission to enter unopened portions of Robert Street, Estate Street and the eastern portion of Desire Street, Robindale Subdivision. In accordance with Mr. Jenkins' letter, we would ask that this matter be placed on the St. Tammany Parish Planning Commission's next available agenda. If you or the Department of Engineering should have any questions regarding our request, or need any additional information, please do not hesitate to contact us.

Sincerely,



Paul J. Mayronne

PJM:lmr
Enclosures

STEADFAST DEVELOPMENT, LLC

October 5, 2017

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

Re: Request to Enter Unopened Parish Right of Way

Dear Mr. Keller,

Please allow this letter to serve as the request by Steadfast Development, LLC to enter the unopened and unconstructed portions of Robert Street, Estate Street and the eastern portion of Desire Street, Robindale Subdivision. The purpose of this request is so that Steadfast Development, LLC may gain access to its property in Squares 14 and 15, Robindale Subdivision, and to access the existing retention ponds within the Robert Street right of way and improve same. You will find attached hereto plans prepared by Kelly J. McHugh & Associates, Inc. for Robindale Subdivision, which identify the portion of the Robert Street, Estate Street and Desire Street right of way for which access is being requested.

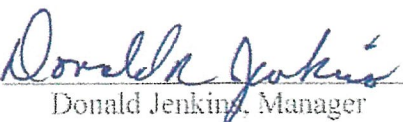
We would ask that this matter be placed on the St. Tammany Parish Planning Commission's next available agenda.

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

Sincerely,

Steadfast Development, LLC

By: _____


Donald Jenkins, Manager

Shelby R. Vorenkamp - Development

From: Shelby R. Vorenkamp - Development
Sent: Monday, November 06, 2017 9:51 AM
To: 'kdadams@homesbyintegrity.com'
Cc: Sidney Fontenot; Erin Stair; Jay Watson; Christopher P. Tissue; Theodore C. Reynolds; Ron Keller
Subject: Enter the Parish R.O.W. - Desire, Estate and Robert Streets - November Planning Commission Meeting

Mr. Adams,

The enter the Parish right-of-way request for Desire, Estate and Robert Streets has been placed on the November 14, 2017 Planning Commission agenda.

Your presence is required at the 6:00pm meeting should the Commission have any questions regarding the request.



Shelby R. Vorenkamp

St. Tammany Parish Government

21454 Koop Drive, Mandeville, LA 70471

985-809-7448 svorenkampdev@stpgov.org

www.stpgov.org

Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.

MINOR
SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of November 7, 2017)

CASE NO.: 2017-838-MSP

OWNER/DEVELOPER: Eric Gay

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

SECTION: 26 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 bounded on the north by Dove Park Road and on the south by Sparrow Street, north of Mandeville, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 17.03

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: 2.8 to 8.56 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Parcel D1 does not meet the minimum public road frontage of 150' pursuant to the A-2 Suburban zoning district standard.

STAFF COMMENTARY:

Department of Development - Planning

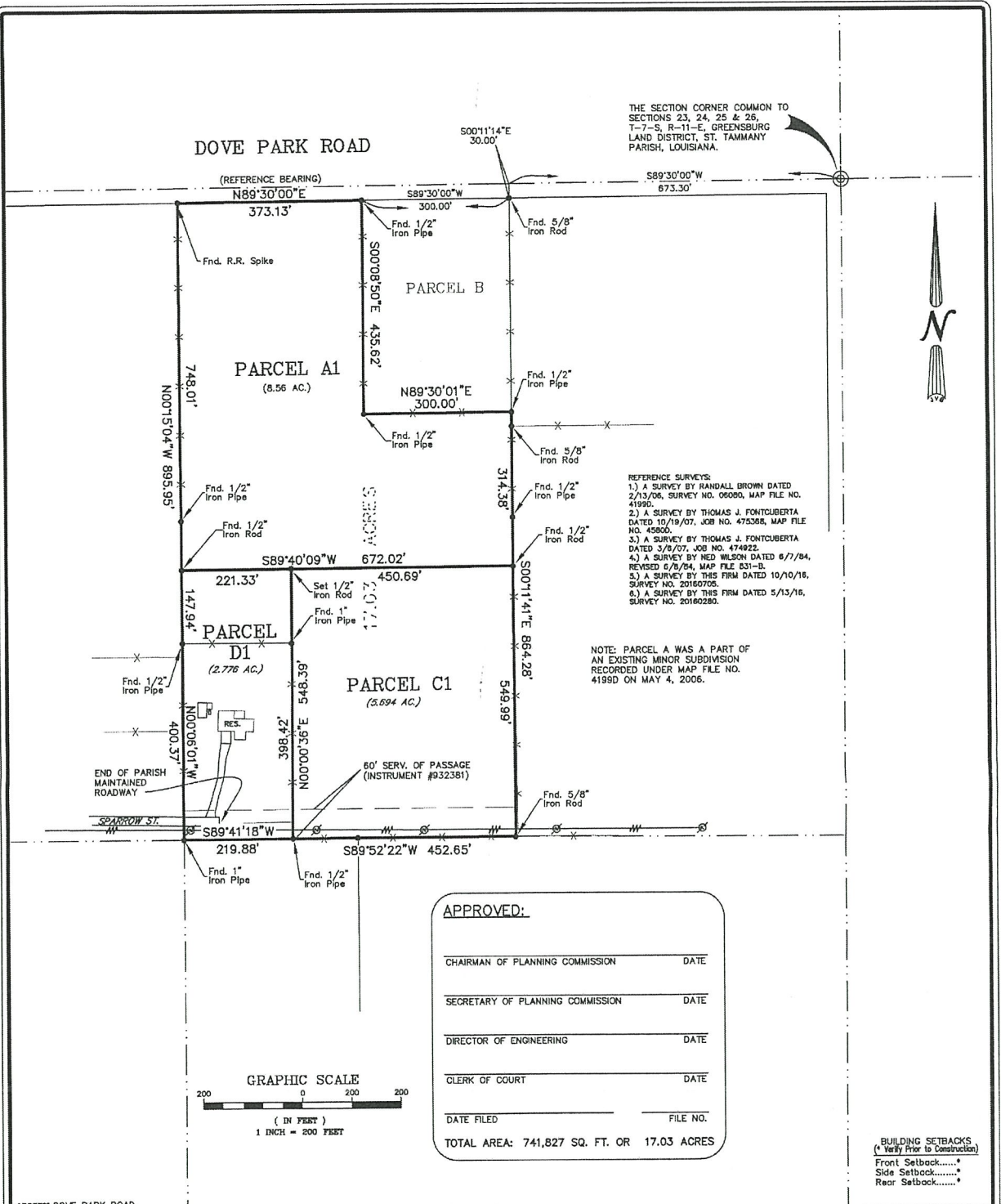
The owner is proposing to create three (3) parcels from a 17.03 acre parent parcel; and since a private drive will provide access to only one (1) parcel (parcel C1), said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499.

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.

Furthermore, since the request complies with all other code requirements except for the lot width issue for one parcel, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None



THE SECTION CORNER COMMON TO SECTIONS 23, 24, 25 & 26, T-7-S, R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

- REFERENCE SURVEYS:
- 1.) A SURVEY BY RANDALL BROWN DATED 2/13/06, SURVEY NO. 06060, MAP FILE NO. 41990.
 - 2.) A SURVEY BY THOMAS J. FONTCUBERTA DATED 10/19/07, JOB NO. 475368, MAP FILE NO. 45800.
 - 3.) A SURVEY BY THOMAS J. FONTCUBERTA DATED 3/8/07, JOB NO. 474922.
 - 4.) A SURVEY BY NED WILSON DATED 6/7/04, REVISED 6/8/04, MAP FILE 631-B.
 - 5.) A SURVEY BY THIS FIRM DATED 10/10/16, SURVEY NO. 20160705.
 - 6.) A SURVEY BY THIS FIRM DATED 5/13/16, SURVEY NO. 20160280.

NOTE: PARCEL A WAS A PART OF AN EXISTING MINOR SUBDIVISION RECORDED UNDER MAP FILE NO. 41990 ON MAY 4, 2006.

APPROVED:

CHAIRMAN OF PLANNING COMMISSION	DATE
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 741,827 SQ. FT. OR 17.03 ACRES	

BUILDING SETBACKS
(* Verify Prior to Construction)
Front Setback.....
Side Setback.....
Rear Setback.....

ADDRESS: DOVE PARK ROAD

I CERTIFY THAT THIS PLAT DOES REPRESENT AN ACTUAL GROUND SURVEY AND THAT TO THE BEST OF MY KNOWLEDGE NO ENCROACHMENTS EXIST EITHER WAY ACROSS ANY OF THE PROPERTY LINES, EXCEPT AS SHOWN.

PROPERTY IS SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS "C" SURVEY. BEARINGS ARE BASED ON RECORD BEARINGS UNLESS NOTED OTHERWISE.

ENCUMBRANCES SHOWN HEREON ARE NOT NECESSARILY EXCLUSIVE. ENCUMBRANCES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE SEARCH OR ABSTRACT.

FIRM No. 225203 0245 C
FIRM Date 10/17/2017
ZN C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO. 20170391
DATE: 10/10/16

J.V. Burkes & Associates, Inc.
SURVEYING ENGINEERING • ENVIRONMENTAL
1805 Shortcut Highway
Slidell, Louisiana 70458
E-mail: jvbassoc@jvburkes.com
Phone: 985-649-0075 Fax: 985-649-0154

DRAWN BY: JDL
CHECKED BY: RMK
SCALE: 1" = 200'

REVISED:

A MINOR SUBDIVISION MAP OF A 17.03 ACRE PARCEL INTO PARCEL A1, PARCEL C1 & PARCEL D1 IN SECTION 26, T-7-S, R-11-E, GREENSBURG LAND DISTRICT, ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: TOM BUELL

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

SEAN M. BURKES
REG. NO. 4795
REGISTERED
LAND SURVEYOR
FOR
ST. TAMMANY PARISH, LOUISIANA
SURVEYED BY:
SEAN M. BURKES
LA REG. No. 4785

TENTATIVE
SUBDIVISION
REVIEW

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of November 7, 2017)

CASE NO.: 2017-839-TP

PROPOSED SUBDIVISION NAME: LONE OAK PARK, PHASE 2

DEVELOPER: Marc Grimaldi

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

SECTION: 14

WARD: 8

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 14

RANGE: 14 East

TYPE OF DEVELOPMENT: x URBAN (Residential sites 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 bisected by Lone Oak Drive, west of U.S. Highway 11
 and north of Slidell, Louisiana.

SURROUNDING LAND USES: North - single family residential
 South - single family residential
 East - single family residential
 West - single family residential

TOTAL ACRES IN DEVELOPMENT: 13.92

NUMBER OF SITES: 80 TYPICAL SITE SIZE: 35' X 115'

SEWER AND WATER SYSTEMS: Community

EXISTING ZONING: A4-A Single Family (underlying) with a MHP Mobile Home Park (overlay)

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Development - Planning

1. The private streets on the plat (North and South Lone Oak Loops) need to be depicted correctly as "40' private one-way street" instead of "proposed 12' private one-way street".
2. Restrictive covenant No. 17 should be amended to state that: "No RV's shall be permitted within this development".

3. Label the strips of land fronting on Lone Oak Drive as “greenspace” as well as any other unidentified parcels depicted.
4. The developer is requesting a number of waivers primarily due to the fact that these are “sites” for rent or lease for manufactured homes and not “lots for sale where homes are typically constructed. The waivers requested are as follows:
 - a. Front yard setbacks from 30’ required per the A4-A zoning district, to 25’ requested. (The staff supports this request due to conflicting setbacks per the parish’s mobile home park requirements that allow 25’.)
 - b. Side yard setbacks from 7 1/2’ to 5’; therefore, the developer needs to correct restrictive covenant No. 2 to reflect a 5’ side yard setback and not a 3’ setback. (The staff supports this waiver request.)
 - c. Rear yard setbacks from 25’ required to 10’ requested. (The staff supports the 10’ rear yard setbacks for sites 6 thru 26 since the sites back onto a 25’ wide drainage servitude that suffices for the rear yard setback; and for the sites backing onto Lone Oak Drive (sites 30 thru 48, 49 thru 51, and sites 71 thru 80) since these sites back onto a 25’ wide green/open space.)

However, the staff does not support the 10’ rear yard setbacks for sites 1 thru 5, 27 thru 29 and 66 thru 70 since these sites back onto existing residential lots.

5. The dedication box on the plat (top left) needs to be rewritten to clearly state that the streets (North and South Lone Oak Loops) are private and are to be maintained by the developer.

Informational Items:

- a. The developer should provide to the Department of Development a “***Recreational Development Plan***” at the time that the developer files for preliminary subdivision review or prior to the developer being issued a “work order” in conjunction with preliminary subdivision approval. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.
- b. State Fire Marshall approval is required and a permit/license issued before any manufactured homes or RV’s can be placed on a site.
- c. 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.

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

Department of Engineering

1. The laterals are in our system and should be shown on the plat as “parish maintained”.
2. Sites 26 and 27 could have potential driveway issues based on the proposed traffic flow directions and driveway angles.
3. The proposed traffic flow direction and driveway angles for lots 52 thru 66 will have conflicts. Consider revising site layouts or traffic flow pattern to address this conflict.
4. Sites 5 thru 7 could have potential driveway issues with the proposed traffic flow directions and driveway angles.
5. The Traffic Impact Analysis (TIA) has been submitted and is in the process of being reviewed by our department. Comments and recommendations relative to the study will be presented when the developer has his preliminary subdivision review hearing.

PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of November 7, 2017)

CASE NO.: 2017-823-PP

SUBDIVISION NAME: Deer Crossing (RESUBMITTED)

DEVELOPER: Deer Crossing, LLC
c/o Greg Intravia
845 Galvez Street
Mandeville, LA 70448

ENGINEER/SURVEYOR: Kelly McHugh and Associates

SECTION: 4 WARD: 1
TOWNSHIP: 7 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)
 ☒ OTHER (Multi family, commercial or industrial)(**PUD**)

GENERAL LOCATION: The property is located at the intersection of LA Hwy 1085 and
 Perrilloux Road west of Madisonville

TOTAL ACRES IN DEVELOPMENT OR PHASE: 23.379

NUMBER OF LOTS: 107 AVERAGE LOT SIZE: 3400 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

PUD APPROVAL GRANTED: March 1, 2016

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. The following comments must be addressed before a work order will be issued:

Informational Items

1. Provide all applicable state, local, and federal permits required for Deer Crossing.

2. Provide written approval of the plans from the utility provider.
3. The Traffic Impact Analysis must be re-submitted using traffic counts no older than one (1) year.

Subdivision Plat

4. Revise Restrictive Covenant #12 to state “the retention pond area and drainage servitudes shall be owned by the HOA and maintained by St. Tammany Parish.”
5. The benchmark information needs to be added to the Preliminary Plat.
6. Add a restrictive covenant stating that “subsurface drainage within the subdivision will not be allowed.”

Paving and Drainage

7. The proposed outfall at the western side of the pond discharges to the adjacent property that is not currently in the Parish Maintenance System. Previously submitted plans in May of 2015 did not include this outfall location. Provide your authority to drain as indicated in the proposed plan.
8. The Barrier Curb Detail must be revised to conform to Ord. 499.

No Maintenance Obligation is required since this subdivision fronts on Hwy 1085 which is maintained by LADOTD.

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

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

Revised drawings will not be accepted prior to the November 14, 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:

The following comments and what was agreed to by the developer at the preliminary hearing in May of 2016 are as follows and should be reinstated for this submission:

1. The planning commission approved a 30' setback on corner lots for driveways for lots 1, 73 and 81; and all other lots must meet the 60' setback requirement pursuant to code. (Restrictive

covenant No. 10 must be amended accordingly.)

2. A notation needs to be put on the subdivision plat referencing the following: An aggregate walking path shall be provided for the athletic field and basketball court, and a natural cover shall be provided around the detention pond.
3. A notation needs to be put on the subdivision plat indicating that the active amenities shall be installed upon the issuance of the 5th occupancy permit.
4. The developer previously submitted a document to the staff "***The Recreational Development Plan***" that states a time table for the development of the proposed amenities that includes active components (half-court basketball court and athletic field) and semi-active components (walking path and swing set and picnic tables). It was agreed previously that the amenities shall be installed when the 5th occupancy permit is issued.

Ron Keller

From: pjm@jonesfussell.com
Sent: Monday, November 06, 2017 11:23 AM
To: Jay Watson
Cc: Shelby R. Vorenkamp - Development; Ron Keller
Subject: RE: Hunter's Haven - Preliminary Planning Commission Submittal

Jay,

Please allow this email to serve as our request to postpone this matter until the Commission's December meeting.

Thanks

Paul J. Mayronne

Jones Fussell, L.L.P.

Office: (985) 892-4801

Cell: (985) 630-3071

Fax: (985) 892-4925

Northlake Corporate Park, Suite 103

1001 Service Road East, Highway 190

P.O. Box 1810

Covington, Louisiana 70434-1810

From: Jay Watson [mailto:jwatson@stpgov.org]
Sent: Monday, November 6, 2017 9:09 AM
To: pjm@jonesfussell.com
Cc: Shelby R. Vorenkamp - Development <srvorenkampdev@stpgov.org>; Ron Keller <rkeller@stpgov.org>
Subject: RE: Hunter's Haven - Preliminary Planning Commission Submittal

Paul,

Were you able to confirm the postponement request?

Thanks,



Jay B. Watson, P.E.

Lead Development Engineer
Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive, Mandeville, LA 70471
p: 985.809.7448 e: jwatson@stpgov.org
www.stpgov.org

Any e-mail may be construed as a public document, and may be subject to a public records request. The contents of this e-mail reflect the opinion of the writer, and are not necessarily the opinion or policy of St. Tammany Parish Government.

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of November 7, 2017)

CASE NO.: 2017-825-PP

SUBDIVISION NAME: Versailles Business Park, Phase 2

DEVELOPER: Versailles Business Park, LLC
c/o Mike Saucier, Managing Partner
109 New Camellia Boulevard; Suite 100
Covington, LA 70433

ENGINEER/SURVEYOR: Duplantis Design Group, PC

SECTION: 15 & 16 WARD: 3
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 5
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: The property is located in the northwest quadrant of I-12 and Hwy 190,
 just east of Avenue De Bellevue and south of Covington

TOTAL ACRES IN DEVELOPMENT OR PHASE: 24.512

NUMBER OF LOTS: 1 AVERAGE LOT SIZE: 24.512 Acres

SEWER AND WATER SYSTEMS: N/A

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "C", "B" & "A9"

PUD APPROVAL GRANTED: By way of PUD Amendment dated August 5, 2014

STAFF COMMENTARY:

Department of Development - Engineering

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

It is recommended that Preliminary Submittal be approved.

No Maintenance Obligation is required since no construction is proposed.

Since the developer has no “end users,” the mandatory developmental fees are not due prior to signing the subdivision plat, but are due upon building permit application.

FINAL
SUBDIVISION
REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of November 7, 2017)

CASE NO.: 2017-825-FP

SUBDIVISION NAME: Versailles Business Park, Phase 2

DEVELOPER: Versailles Business Park, LLC
c/o Mike Saucier, Managing Partner
109 New Camellia Boulevard; Suite 100
Covington, LA 70433

ENGINEER/SURVEYOR: Duplantis Design Group, PC

SECTION: 15 & 16 WARD: 3
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 5
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 in the northwest quadrant of I-12 and Hwy 190, just east of Avenue De Bellevue and south of Covington

TOTAL ACRES IN DEVELOPMENT: 24.512

NUMBER OF LOTS: 1 AVERAGE LOT SIZE: 24.512

SEWER AND WATER SYSTEMS: N/A

ZONING: PUD

FLOOD ZONE DESIGNATION: "C", "B" & "A9"

STAFF COMMENTARY:

Department of Development - Engineering

There was no construction on this project. All construction will be accomplished under commercial permits.

There are no comments for this project.

No Warranty Obligation is required.

The staff recommends approval of the proposed final subdivision.

Since the developer has no “end users,” the mandatory developmental fees are not due prior to signing the subdivision plat, but are due upon building permit application.

This subdivision is within the “Urban Growth Boundary Line.”

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of November 7, 2017)

CASE NO.: 2017-828-FP

SUBDIVISION NAME: Bedico Creek, Bubble 2, Phase 1

DEVELOPER: Bedico Creek Preserve, LLC

ENGINEER/SURVEYOR: Kelly McHugh and Associates

SECTION: 6

WARD: 1

TOWNSHIP: 7 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)
☒ OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located south of I-12 and West of LA #1085, west of Madisonville.

TOTAL ACRES IN DEVELOPMENT: 18.62

NUMBER OF LOTS: 54

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 November 2, 2017. The inspection disclosed that all of the concrete roads are constructed, road shoulders constructed and the roadside ditches are constructed and temporary signage has been installed.

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

Subdivision Plat

1. 911 addresses are needed for each lot.

2. Revise the typical street section to reflect as-built construction. This comment is applicable to all as-built sheets.
3. All servitudes shown on the paving and drainage plan must be included on the Final Plat.
4. Add "Final Plat" to the title block.
5. Unless a waiver is requested, lots 710 & 718 are required to be "side loaded" to conform with Restrictive Covenant #10.
6. Include a dedication statement for the street name signs, traffic control signs, and mounting poles.

As-built Paving and Drainage Plan

7. Roadside ditches must be regraded to provide positive flow, as well as to agree with as-built drainage structures, high points, low points, and target culvert elevations.
8. Revise section B-B to show 3H:1V slope instead of 3V:1H slope.
9. Section C-C does not appear to be required on the as-built plans. Remove this section if it does not need to be shown. Revise this on all applicable plans.
10. The note to "relocate existing ditch to here" needs to be updated to show that this work has been accomplished.
11. Include a legend for as-built elevations and proposed elevations.
12. The existing walkway and ditch on lot #677, and the ditch on lot #730 should have been relocated during the construction. Revise the as-builts to reflect this across all applicable sheets.

As-built Sewer and Water Plan

13. As-built elevations must be provided for the inverts of all catch basins.

As-built SWPPP & Signage Plan

14. Remove the stabilized construction entrance from this sheet as this is no longer in place.

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2680 linear feet x \$25.00 per linear foot = \$67,000 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 the November 14, 2017 Planning Commission Meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.