

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00PM – TUESDAY, APRIL 10, 2018**  
**ST. TAMMANY PARISH GOVERNMENT COMPLEX**  
**PARISH COUNCIL CHAMBERS**  
**21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**DRAFT**

**ROLL CALL**

**PUBLIC ANNOUNCEMENTS**

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

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**APPROVAL OF THE MARCH 13, 2018 MINUTES**

**PUBLIC HEARINGS**

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

Entering Parish Right-of-Way (2<sup>nd</sup>, Edna and Ruby Streets), Ward 3, District 2  
Request to enter Parish right-of-way for the purpose of laying and connecting water and sewer mains  
Debtor: J.S. Akula, L.L.C. Parish Council District Representative: David Fitzgerald

Entering Parish Right-of-Way (East Stadium and Lion Drives), Ward 3, District 3  
Request to enter Parish right-of-way for constructing sidewalks  
Debtor: S.T.P. School System Parish Council District Representative: James “Red” Thompson

**MINOR SUBDIVISIONS**

**2018-963-MSP**

Parcel C into Parcels C-1 & C-2 containing 2.426 acres, Ward 8, District 8  
Owner: Ueli & Patricia Geissmann Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Chris Canulette

**2018-967-MSP**

A combined 20.56 acres into Parcels A thru D, Ward 2, District 3  
Owner: Thomas & Theresa Bruhl Surveyor: Land Surveying, L.L.C.  
Parish Council District Representative: Hon. James “Red” Thompson

**2018-984-MSP**

A combined 34.39 acres into Parcels A thru E, Ward 2, District 6  
Owner: Thomas Galloway, et al. Surveyor: Land Surveying, L.L.C.  
Parish Council District Representative: Hon. Richard Tanner

**AGENDA  
ST. TAMMANY PARISH PLANNING COMMISSION  
APRIL 10, 2018  
MANDEVILLE, LOUISIANA**

**2018-986-MSP**

A combined 16.301 acres into Parcels G-1, G-2, G-3 & M1, Ward 8, District 6  
Owner: Mark & Glen Holley Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Richard Tanner

**2018-989-MSP**

A 2.44 acre parcel into Parcels A & B, Ward 9, District 13  
Owner: Sean & Emily Bernard Surveyor: Land Surveying, L.L.C.  
Parish Council District Representative: Hon. Michele Blanchard

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCAATION/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  
**(POSTPONED AT THE MARCH 13, 2018 MEETING)**  
**(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE MAY 8, 2018 MEETING)**

**PRELIMINARY SUBDIVISION REVIEW**

**2018-922-PP**

Lakeshore Villages, Phase 3, Ward 9, District 13  
Developer/Owner: D.R. Horton, Inc. Engineer: Duplantis Design Group, PC  
Parish Council District Representative: Hon. Michele Blanchard  
**(POSTPONED AT THE FEBRUARY 14, 2018 MEETING)**  
**(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE MAY 8, 2018 MEETING)**

**2018-990-PP**

Dove Park Estates, Ward 4, District 5  
Developer/Owner: Dove Park Estates, L.L.C. Engineer: Duplantis Design Group, PC  
Parish Council District Representative: Hon. Rykert Toledano  
**(POSTPONED AT THE MARCH 13, 2018 MEETING)**

**2018-983-PP**

Preston Vineyards, Ward 1, District 3  
Developer/Owner: First Horizon, Inc. Engineer: McLin Taylor, LLC  
Parish Council District Representative: Hon. James A. Thompson

**AGENDA  
ST. TAMMANY PARISH PLANNING COMMISSION  
APRIL 10, 2018  
MANDEVILLE, LOUISIANA**

**FINAL SUBDIVISION REVIEW**

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

**OLD BUSINESS**

Goodbee Square, Phase 1, Ward 1, District 3  
Developer/Owner: Lonesome Development, L.L.C.  
Parish Council District Representative: Hon. James "Red" Thompson  
*(Request by developer to reconsider final subdivision approval by eliminating staff comment No. 8)*  
**(POSTPONED AT THE MARCH 13, 2018 MEETING)**

Hidden Creek, Phase 1A & 1B, Ward 1, District 3  
Developer/Owner: Hidden Creek, L.L.C.      Engineer: Myer Engineering  
Parish Council District Representative: Hon. James "Red" Thompson  
*(Request by developer to amend the final subdivision plat to correct realignment of a street)*

Chinchuba, Sq. 11, lots 36A & 39A, Ward 4, District 5  
Developer/Owner: Buddy Coate      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Rykert Toledano  
*(Request by developer to amend the final subdivision plat to add a drainage and utility servitude)*

**NEW BUSINESS**

**ADJOURNMENT**

PLANNING  
COMMISSION  
MINUTES

# DRAFT

MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. – March 13, 2018  
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

Meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Manella.

## ROLL CALL

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

Absent: NONE

Staff Present: Cara Bartholomew, Ron Keller, Chris Tissue, Jay Watson, Mike Sevante, Karin Riles

## INVOCATION

Mr. Randolph presented the Invocation.

## PLEDGE OF ALLEGIANCE

Mr. Doherty presented The Pledge of Allegiance.

## APPROVAL OF THE FEBRUARY 14, 2018 MINUTES

Randolph moved to approve, second by Lorren.

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

Absent: N/A

Nay: N/A

Abstain: N/A

## PUBLIC HEARINGS

### 2017-948-MSP

Parcel A1-A into Parcels A1-A1 & A1-A2 containing 9.08 acres, Ward 3, District 5

Owner: St. Tammany Memorial Gardens, L.L.C. Surveyor: Randall W. Brown & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

Cazaubon moved to approve, second by Richardson .

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

Absent: None

Nay: N/A

Abstain: N/A

## PETITIONS/REQUESTS

## ENTERING THE TAMMANY TRACE

**ST. TAMMANY PARISH PLANNING COMMISSION  
February 14, 2018 MINUTES (CONT.)**

**REVOCATION/CLOSINGS REVIEW**

**REV18-03-001**

The revocation of portion of Christwood Boulevard, located between LA Highway 21 on the west and E. Brewster Road to the northeast, south of Covington, Louisiana, Ward 1, District 1.

Applicant: Christ Episcopal Church, Christ Episcopal School & Christwood

Parish Council District Representative: Hon. Marty Dean

**Lorren moved to approve, second by Fitzmorris .**

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm and Randolph**

**Absent: None**

**Nay: N/A**

**Abstain: N/A**

**REV18-03-002**

The revocation of portion of Napoleon Avenue, located in Bayou Liberty Estates subdivision, west of Slidell, Louisiana, Ward 9, District 11.

Applicant: Steven P. Accardo

Parish Council District Representative: Hon. Steve Stefancik

**Cazaubon moved to approve, second by Randolph .**

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm and Randolph**

**Absent: None**

**Nay: N/A**

**Abstain: N/A**

**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

**(POSTPONED AT THE FEBRUARY 14, 2018 MEETING)**

**(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE APRIL 10, 2018 MEETING)**

**Davis moved to postpone for 2 months (May 2018), second by Willie.**

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm and Randolph**

**Absent: None**

**Nay: N/A**

**Abstain: N/A**

**ST. TAMMANY PARISH PLANNING COMMISSION  
February 14, 2018 MINUTES (CONT.)**

**2017-888-TP (REVISED)**

Lakeshore Villages, Phase 3, Ward 9, District 13

Developer/Owner: D.R. Horton, Inc. Engineer: Duplantis Design Group, PC

Parish Council District Representative: Hon. Michele Blanchard

**(POSTPONED AT THE FEBRUARY 14, 2018 MEETING)**

**Davis moved to approve with waivers, second by Doherty.**

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm and Randolph**

**Absent: None**

**Nay: N/A**

**Abstain: N/A**

**2018-930-TP**

Dean Road Estates, Ward 8, District 8

Developer/Owner: FMG-LTL Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Chris Canulette

**(POSTPONED AT THE FEBRUARY 14, 2018 MEETING)**

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

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm and Randolph**

**Absent: None**

**Nay: N/A**

**Abstain: N/A**

**PRELIMINARY SUBDIVISION REVIEW**

**2018-922-PP**

Lakeshore Villages, Phase 3, Ward 9, District 13

Developer/Owner: D.R. Horton, Inc. Engineer: Duplantis Design Group, PC

Parish Council District Representative: Hon. Michele Blanchard

**(POSTPONED UNTIL THE APRIL 10, 2018 MEETING)**

**Davis moved to postpone for 2 months, second by Fitzmorris.**

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm and Randolph**

**Absent: None**

**Nay: N/A**

**Abstain: N/A**

**2018-950-PP**

The Landings of Cross Gates, Phase 5, Ward 8, District 9

Developer/Owner: Mac Development, L.L.C. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellisario

**ST. TAMMANY PARISH PLANNING COMMISSION  
February 14, 2018 MINUTES (CONT.)**

**Fitzmorris moved to approve subject to staff comments, second by Doherty.**

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm and Randolph**

**Absent: None**

**Nay: N/A**

**Abstain: N/A**

**2018-951-PP**

Dove Park Estates, Phase 1, Ward 4, District 5

Developer/Owner: Dove Park Estates, L.L.C. Engineer: Duplantis Design Group, PC

Parish Council District Representative: Hon. Rykert Toledano

**Lorren moved to postpone, second by Davis.**

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm**

**Absent: Randolph**

**Nay: N/A**

**Abstain: N/a**

**FINAL SUBDIVISION REVIEW**

**2018-952-FP**

Pontchartrain Medical Park, Ward 4, District 5

Developer/Owner: Pontchartrain Dev. Partners, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

**Richard moved to approve, second by Fitzmorris.**

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm and Randolph**

**Absent: None**

**Nay: N/A**

**Abstain: N/A**

**2018-953-FP**

Garden Walk, Phase 2, Ward 3, District 5

Developer/Owner: Citadel Builders Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Rykert Toledano

**Davis moved to approve, second by Randolph.**

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm and Randolph**

**Absent: None**

**Nay: N/A**

**Abstain: N/A**

**ST. TAMMANY PARISH PLANNING COMMISSION  
February 14, 2018 MINUTES (CONT.)**

**2017-954-FP**

The Preserve at River Chase, Phase 1, Ward 1, District 1  
Developer/Owner: The Preserve at River Chase, L.L.C. Engineer: SLD Engineering & Surveying, LLC  
Parish Council District Representative: Hon. Marty Dean

**Richard moved to approve, second by Randolph.**

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm and Randolph**

**Absent: None**

**Nay: N/A**

**Abstain: N/A**

**AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**

**OLD BUSINESS**

**MS14-10-059**

Lot 2 in to lots 2-A & 2-B, Ward 7, District 7  
Owner: Christopher R. Jean Surveyor: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Jacob Groby  
*(Request by owner to amend the minor subdivision survey plat)*

**Davis moved to approve, second by Richardson.**

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm and Randolph**

**Absent: None**

**Nay: N/A**

**Abstain: N/A**

Money Hill Plantation, Phase 7A, Ward 6, District 6  
Developer/Owner: Money Hill Plantation, L.L.C. Engineer: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Richard Tanner  
*(Request by developer to eliminate 5' wide no access servitudes)*

**Fitzsimmons moved to approve, second by Richardson.**

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm and Randolph**

**Absent: None**

**Nay: N/A**

**Abstain: N/A**

Goodbye Square, Phase 1, Ward 1, District 3  
Developer/Owner: Lonesome Development, L.L.C.  
Parish Council District Representative: Hon. James "Red" Thompson  
*(Request by developer to reconsider final subdivision approval by eliminating staff comment No. 8)*

**ST. TAMMANY PARISH PLANNING COMMISSION  
February 14, 2018 MINUTES (CONT.)**

S.Fontenot Requested to postpone on behalf of the developers. Martha Cazaubon requested to be present at any meetings regarding Goodbee Square/Country Side

**Cazaubon moved to postpone, second by Randolph.**

**Present: Cazaubon, Lorren, Richardson, Richard, Willie, Manella, Fitzmorris, Davis,  
Doherty, Drumm and Randolph**

**Absent: None**

**Nay: N/A**

**Abstain: N/A**

**NEW BUSINESS**

**ADJOURNMENT**

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**Mr. Dave Mannella  
Chairman**

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

# UTILITIES ONLY BOILER PLATE

(Draft Date 04/10/2018)

ST. TAMMANY PARISH PLANNING COMMISSION

## RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING J.S. AKULA, LLC C/O DR. SHIVA AKULA, MANAGING MEMBER, TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO J.S. AKULA, LLC C/O DR. SHIVA AKULA, MANAGING MEMBER, P.O. BOX 850715, NEW ORLEANS, LA 70185-0715; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF NORTH 2ND STREET, EDNA STREET AND RUBY STREET LOCATED WITHIN TOWN OF MAILLEVILLE SUBDIVISION, FOR THE PURPOSE OF LAYING AND CONNECTING WATER MAIN AND SEWER FORCE MAIN. 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. 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. 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 releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. 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.
7. That the petitioner post a Performance Obligation in the amount of \$18,200 for a period of six (6) months.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.
9. That the petitioner submit as-built drawings certifying that the sewer and water lines are constructed in accordance with the approved drawing(s).

10. That the petitioner submit all documentation required within ONE (1) year 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 required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ 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

# JS Akula

PO Box 850715  
New Orleans, LA 70185-0715  
504-818-2723

January 4, 2018

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

**Re: Request to Enter Parish Right of Way**

Dear Mr. Keller:

Please allow this letter to serve as the request by JS Akula, L.L.C. to enter portions of the following Parish rights of way: North Third Street, Ruby Street, Edna Street, and North Second Street. The purpose of this request is so that JS Akula, L.L.C. may install a sewer force main within the rights of way of Third Street and Ruby Street, and a potable water main in the rights of way of Edna Street, North Third Street and North Second Street.

JS Akula, L.L.C. owns property in the vicinity of these rights of ways and is in the process of connecting the property to the existing utility infrastructure within the City of Covington. It is necessary to cross the aforementioned rights of way in order to make this connection. You will find attached hereto plans prepared by Kyle Associates, LLC which identify the portions of the aforementioned rights 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.

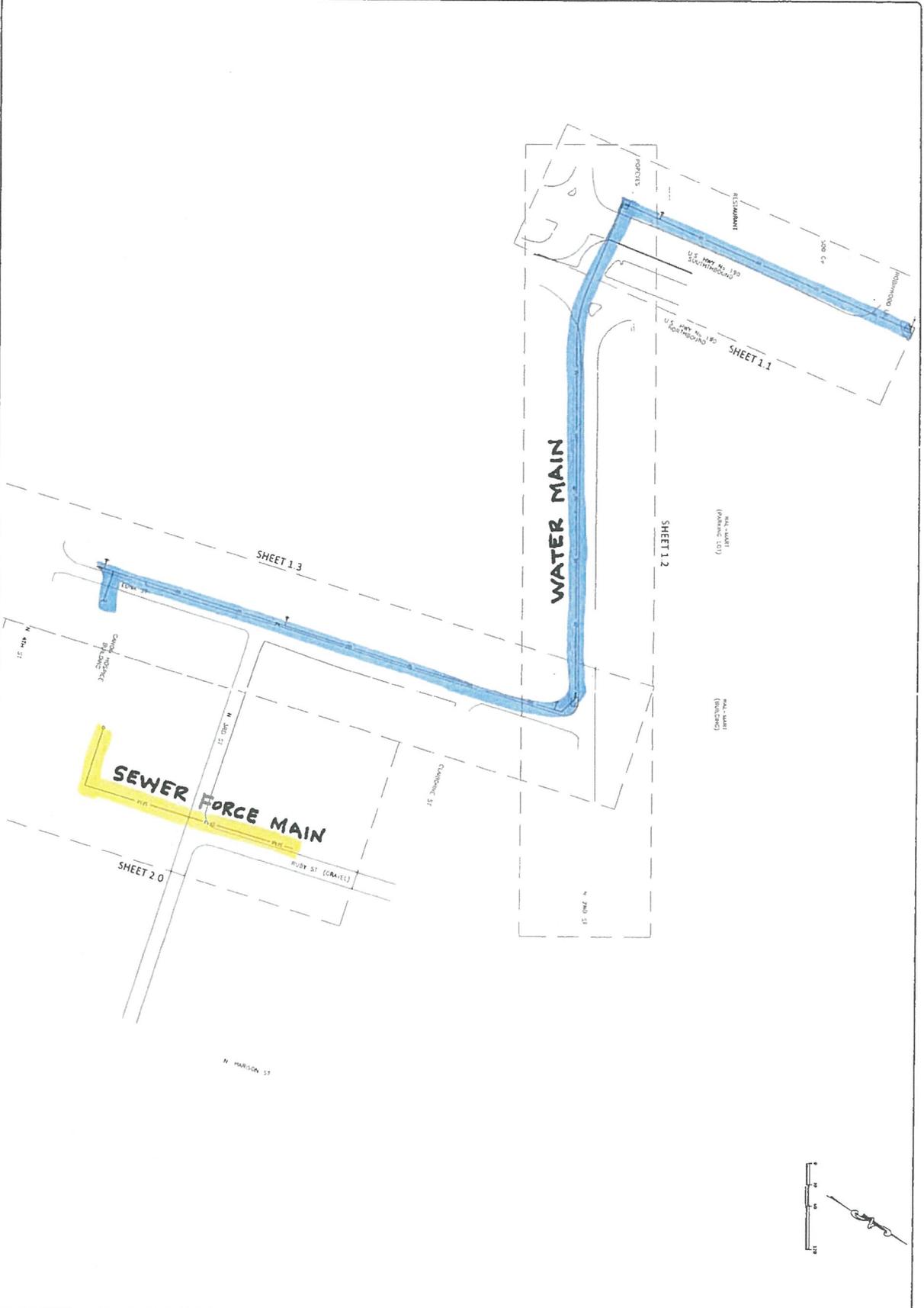
Thank you for your assistance, and should you have any questions, please do not hesitate to contact me or our representative, Mr. Paul J. Mayronne.

Sincerely,

JS AKULA, L.L.C.

By:   
Dr. Shiva Akula, Managing Member

cc: Mr. Jay Watson



SHEET NO. <b>1.0</b>	 <b>Kyle Associates, LLC</b> Planning Engineering Architecture 1100 Poydras St. • Suite 2000 • New Orleans, LA 70112	STAMP	NO.	DATE	REVISIONS	APP'D.	CANON HOSPICE - WATER / SEWER <b>J.S. Akula, LLC</b> COVINGTON, LA 4/10/18	SCALE (SHEET) 1" = 60'-0" 1" = 120'-0"	DESIGNER KMD	DRAWN BY TM/	CHECKED BY KMD	DATE AUG 2015	JOB NO. 14080	PROJECT NO. 14080
			OVERALL PLAN	SCALE (OVERALL) 1" = 120'-0"	DATE AUG 2015	JOB NO. 14080	PROJECT NO. 14080							

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING ST. TAMMANY PARISH SCHOOL SYSTEM, C/O MRS. CAMERON TIPTON, TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO ST. TAMMANY PARISH SCHOOL SYSTEM, C/O MRS. CAMERON TIPTON, 321 N. THEARD STREET, COVINGTON, LA, 70434; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF EAST STADIUM DRIVE AND LION DRIVE LOCATED ADJACENT TO COVINGTON HIGH SCHOOL, FOR THE PURPOSE OF CONSTRUCTING SIDWALKS.  
WARD 3, DISTRICT 3.**

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. 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. 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 releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.
6. 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.
7. That the petitioner post a Performance Obligation in the amount of \$13,400 for a period of six (6) months.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual(s) until the time that the project is satisfactorily completed.

(DRAFT DATE APRIL 10, 2018)

RESOLUTION P.C. NO. \_\_\_\_\_

PAGE NO. 2 OF 2

9. That the petitioner submit as-built drawings certifying that the sidewalks are constructed in accordance with the approved drawing(s).
10. That the petitioner submit all documentation required within ONE (1) year 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.
11. The petitioner hereby acknowledges that the sidewalks will be maintained by the St. Tammany Parish School System and not the St. Tammany Parish Government. An Intergovernmental Agreement as to maintenance and liability is required.

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, 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



**DEEP SOUTH DESIGN GROUP**  
Civil/Environmental Engineering Firm

March 14, 2018

St. Tammany Parish Government  
Department of Engineering  
P.O. Box 628  
Covington, LA 70434

Attention: Mrs. Donna O'Dell, P.E. – Director of Engineering

Re: Covington High School

Mrs. O'Dell,

My client is requesting the right to enter St. Tammany Parish right-of-way (East Stadium Drive & Lion Drive) for the purpose of constructing sidewalk and parking areas that will connect the main Covington High School campus buildings to the home and visitor football parking areas, allowing the school to achieve ADA compliance between buildings.

Client information:  
St. Tammany Parish School System  
Mrs. Cameron Tipton  
321 N. Theard Street  
Covington, LA 70434  
985-892-2276

I've attached a conceptual plan of the proposed infrastructure for your review and use.

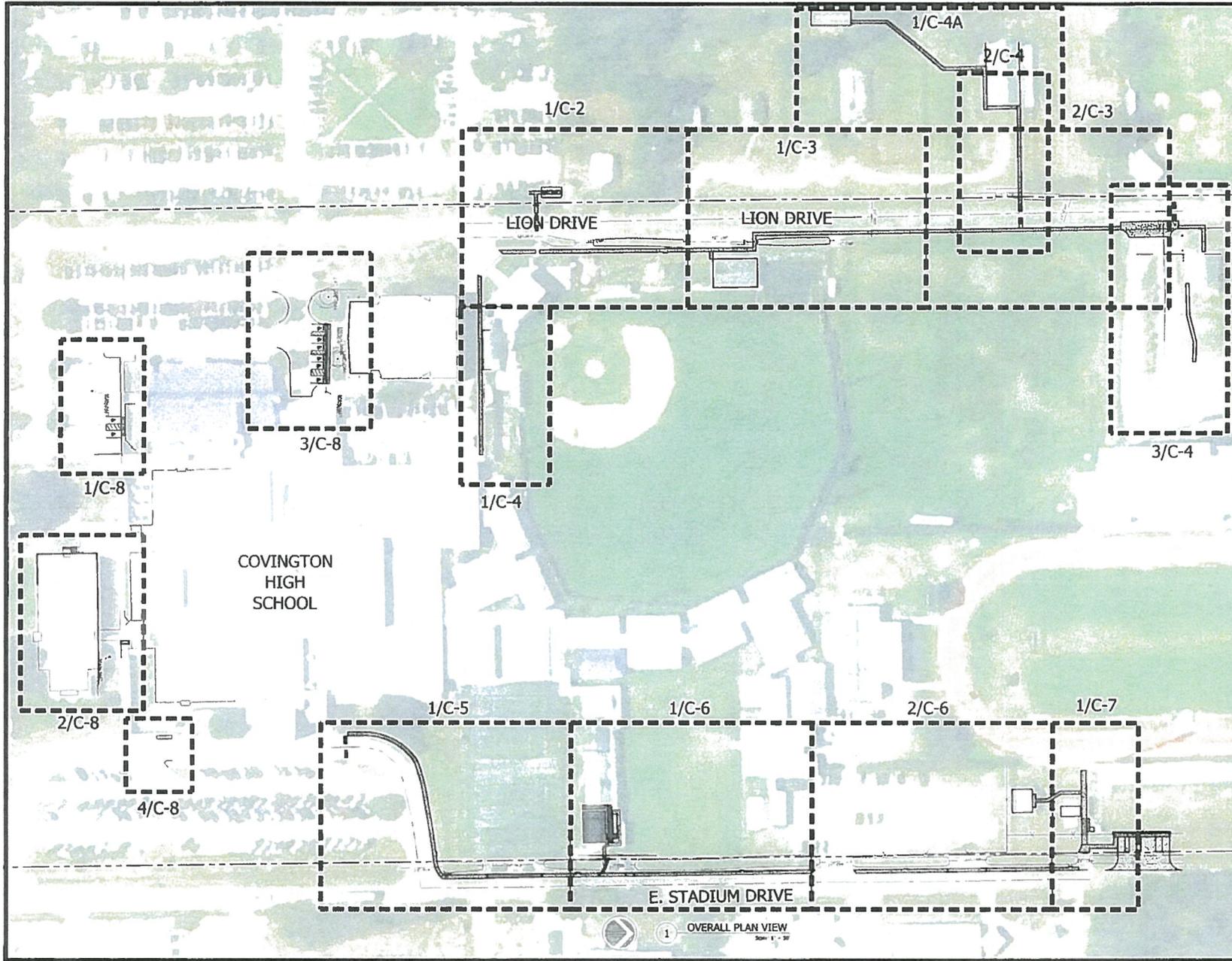
Please let me know if you have any questions or concerns regarding this request.

Sincerely,



Alex E. Williams, P. E.

P.O. Box 1122 Madisonville, LA 70447  
PH.: (985) 705-4696  
Email: alex@deepsouthdesign.com



1 OVERALL PLAN VIEW  
Scale: 1" = 30'



Client:  
**COVINGTON HIGH SCHOOL**

Project:  
**COVINGTON HIGH SCHOOL  
SITE WORK RENOVATIONS  
STPSB PROJECT NO. P0171**

General Notes

No.	Revision/Issue	Date



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Project No: <b>14-133</b>	Sheet: <b>C-1</b>
Date: <b>03.08.2018</b>	
Scale: <b>AS SHOWN</b>	

MINOR  
SUBDIVISIONS



LOT 13

P.O.B. IS REPORTED TO BE N89°50'E  
1320.0'; SOUTH 1336.1'; S89°51'26"E  
1600'; S10°57'32"E 207.24' FROM THE  
SECTION CORNER COMMON TO SECTIONS  
23, 24, 25 & 26, TOWNSHIP 8 SOUTH,  
RANGE 14 EAST, ST. TAMMANY PARISH,  
LOUISIANA.

NOTE PARCEL C WAS PART OF AN  
EXISTING WINDR SUBDIVISION RECORDED  
UNDER MAP FILE #52823, FILED 7/23/14.

LOT 12

REFERENCES:

- 1.) SURVEY BY IVAN M. BORGES DATED  
5/24/82, SURVEY NO. 51921.
- 2.) SURVEY BY IVAN M. BORGES DATED  
9/22/76, LAST REVISED 3/2/77, SURVEY  
NO. 8129/9348/9523.
- 3.) SURVEY BY IVAN M. BORGES FOR  
CHARLES DOLCE, DATE UNKNOWN, SURVEY  
NO. UNKNOWN.
- 4.) SURVEY BY THIS FIRM DATED 8/6/72,  
SURVEY NO. 8212.

LOT 11

P.O.B.

PARCEL A  
1.287 ACRES

LOT 10

STONEBRIDGE ESTATES SUBD.

LOT 9

PARCEL B  
1.277 ACRES

LOT 8

STONEBRIDGE DRIVE

C2  
(1.002 AC.)

PARCEL C

C1  
(1.424 AC.)

NOTE: THIS AREA (195 SQ. FT.)  
MAY BE A POSSIBLE OVERLAP  
WITH IMPROVEMENTS (SUBD.  
SIGN).

STONEBRIDGE DRIVE

Legend  
O = Set 1/2" Iron Rod

APPROVED:

CHAIRMAN OF PLANNING COMMISSION \_\_\_\_\_

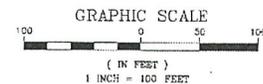
SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_ DATE \_\_\_\_\_

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

TOTAL AREA: 105,677 SQ. FT. OR 2.426 ACRES



SCALE: 1" = 100'

DATE: 01/03/2018

DRAWN BY: VLL CHECKED BY: JDL

DWG. NO: 20170925

SHEET 1 OF 1

I certify that this plot 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. 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.

I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

F.I.R.M.: 225205 0430 D  
DATE: 04/21/1999  
ZONE: C  
S.F.E. = N/A

\* Verify prior to construction with local governing body.

A MINOR SUBDIVISION MAP OF  
SECTION 25, T-8-S, R-14-E, PARCEL C  
INTO PARCELS C1 & C2 IN GLD,  
ST. TAMMANY PARISH, LOUISIANA

Declaration is made to original purchaser of the survey, it is not transferable to additional institutions or subsequent owners. Survey is void only if print has original seal of surveyor. 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.

UELI GEISSMANN & PATRICIA NOEL GEISSMANN

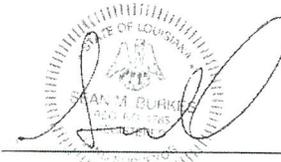
J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL



1805 Shortcut Highway  
Stidell, Louisiana 70458  
E-mail: jvbasso@jvburkes.com

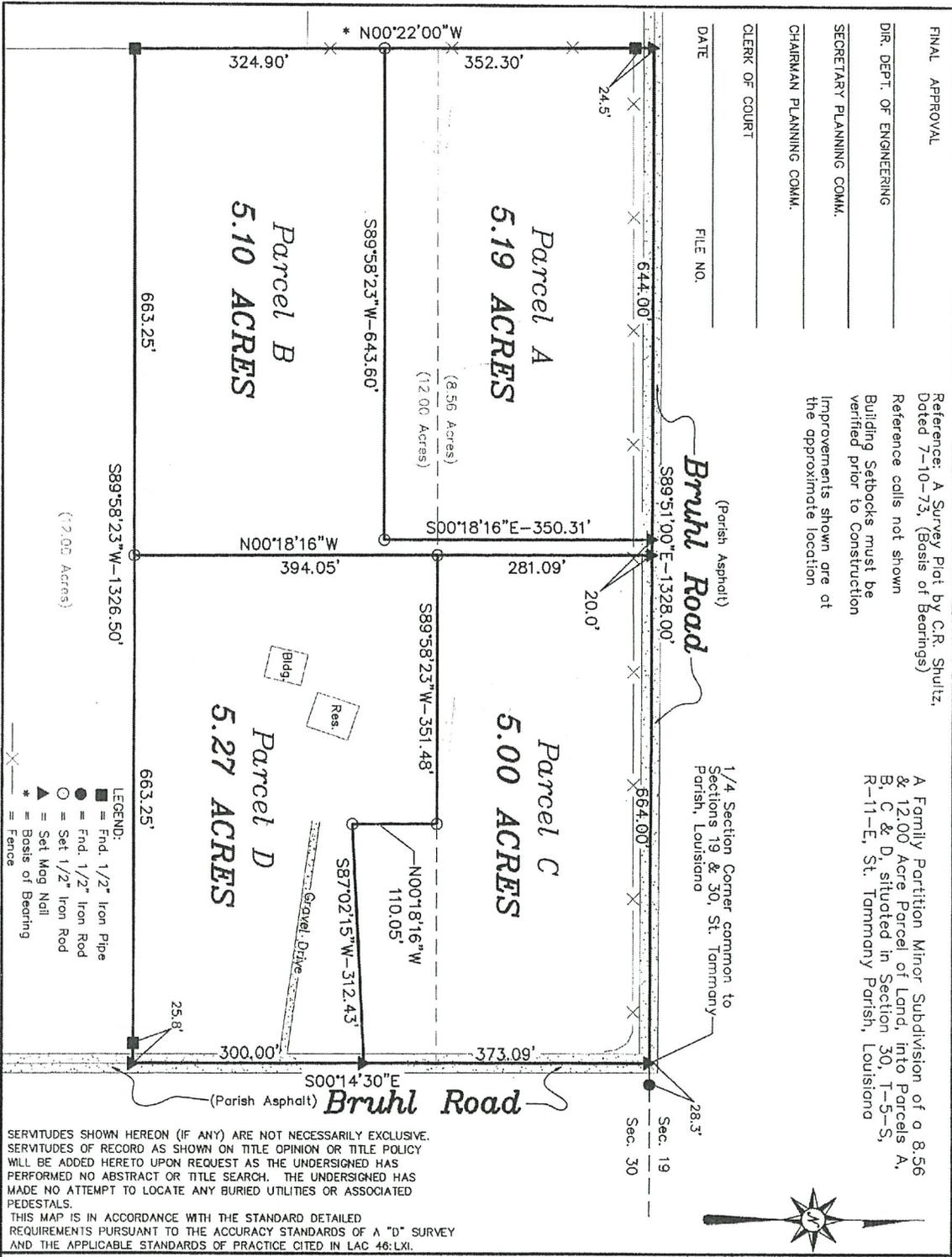
Phone: 985-649-0075 Fax: 985-649-0154



SEAN M. BURKES  
LA REG. NO. 4785

PAULIE VAN HORN, PLS, 20170925, CURVE, 04-REF-14, GEISSMANN





FINAL APPROVAL \_\_\_\_\_  
 DIR. DEPT. OF ENGINEERING \_\_\_\_\_  
 SECRETARY PLANNING COMM. \_\_\_\_\_  
 CHAIRMAN PLANNING COMM. \_\_\_\_\_  
 CLERK OF COURT \_\_\_\_\_  
 DATE \_\_\_\_\_ FILE NO. \_\_\_\_\_

Reference: A Survey Plat by C.R. Shultz,  
 Dated 7-10-73, (Basis of Bearings)  
 Reference calls not shown  
 Building Setbacks must be  
 verified prior to Construction  
 Improvements shown are at  
 the approximate location

A Family Partition Minor Subdivision of a 8.56  
 & 12.00 Acre Parcel of Land, into Parcels A,  
 B, C & D, situated in Section 30, T-5-S,  
 R-11-E, St. Tammany Parish, Louisiana

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.  
 SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY  
 WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS  
 PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS  
 MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED  
 PEDESTALS.  
 THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED  
 REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY  
 AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:1X1.

MAP PREPARED FOR **THOMAS & THERESA BRUHL**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 30, T-5-S, R-11-E, ST. TAMMANY-PARISH, LOUISIANA

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

**LAND SURVEYING LLC**  
 518 N. Columbia Street, Covington, LA 70433  
 (985) 892-6271 office (985) 898-0355 fax  
 landsur@bellsouth.net email

Revised: 03-05-2018 (add sign. line)

**BRUCE M. BUTLER, III**  
 LOUISIANA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4894

SCALE: 1" = 160'      DATE: 10-07-2016      NUMBER: 17763

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of April 3, 2018)*

CASE NO.: 2018-984-MSP

OWNER/DEVELOPER: Thomas Galloway, et al.

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

SECTION: 36 & 46  
TOWNSHIP: 4 South  
RANGE: 11 East

WARD: 2  
PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION:      The properties are bisected by House Creek Road, north of LA Highway 40 and west of Bush, Louisiana.

SURROUNDING LAND USES:      Low density single family residential & undeveloped

TOTAL ACRES IN DEVELOPMENT:      34.39

NUMBER OF LOTS/PARCELS:      5      TYPICAL LOT SIZE: 5 – 14 acres

ZONING:      A-1 Suburban

REASONS FOR PUBLIC HEARING:      Proposed parcels C and D do not meet the minimum street frontage requirement of 300' pursuant to the A-1 Suburban zoning district.

**STAFF COMMENTARY:**

**Department of Development - Planning**

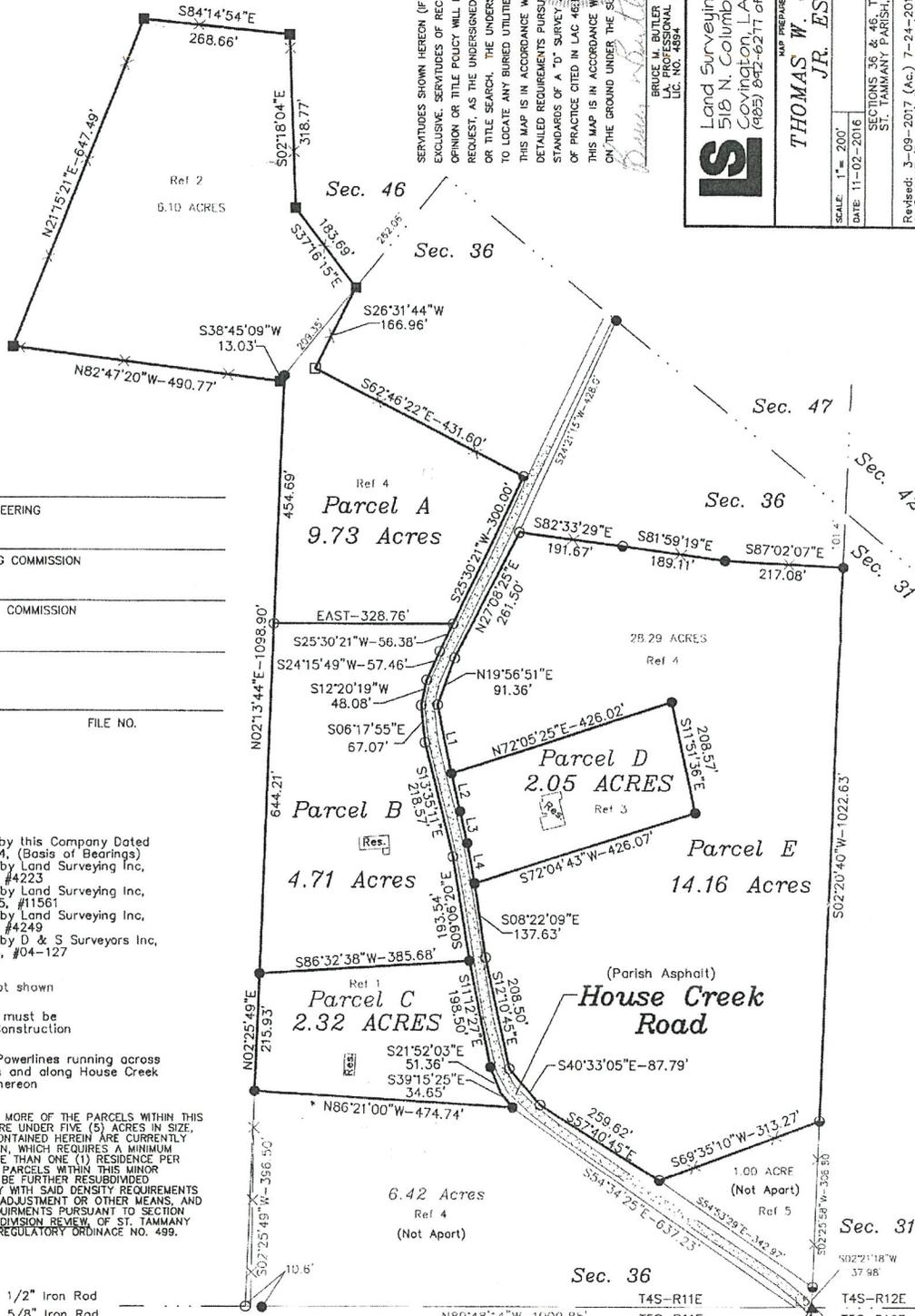
The owner is proposing to create a total of (5) parcels from two parent parcels totaling 34.39 acres. The owners of the parcels are configuring same in a way that creates a violation of the minimum lot width requirements of 300' for proposed parcels C and D. For that reason, the staff does not support the minor subdivision request.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the parcel 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 Part II, Chapter 125, Section 125.244 Waiver of Regulations of the Land Development Code.

**Department of Development - Engineering**

None

A Family Partition Minor Subdivision of a 6.10, & 28.29 Acre Parcel of Land, into Parcels A, B, C, D & E, situated in Sections 36 & 46, T-4-S, R-11-E, St. Tammany Parish, Louisiana



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST, AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46:14. BRUCE W. BUTLER, III THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE W. BUTLER, III  
 L.A. PROFESSIONAL LAND SURVEYOR  
 L.C. NO. 4884

MAP PREPARED FOR  
**THOMAS W. GALLOWAY JR. ESTATE**

Land Surveying, LLC  
 518 N. Columbia Street  
 Covington, LA 70433  
 (985) 842-6211 office (985) 848-0355 fax

SCALE: 1" = 200'  
 DATE: 11-02-2016  
 DRAWN BY: JWC

SECTIONS 36 & 46, T-4-S, R-11-E,  
 ST. TAMMANY PARISH, LOUISIANA

Revised: 3-09-2017 (Ac.) 7-24-2017 (Parcels)  
 9-5-2017 (Parcels) 3-12-2018 (Sign.)

DRAW NUMBER: 17755

FINAL APPROVAL \_\_\_\_\_  
 DIR. DEPT. OF ENGINEERING \_\_\_\_\_  
 SECRETARY PLANNING COMMISSION \_\_\_\_\_  
 CHAIRMAN PLANNING COMMISSION \_\_\_\_\_  
 CLERK OF COURT \_\_\_\_\_  
 DATE \_\_\_\_\_ FILE NO. \_\_\_\_\_

- Reference:
- 1) A Survey Map by this Company Dated 6-3-2010, #15004, (Basis of Bearings)
  - 2) A Survey Map by Land Surveying Inc, Dated 3-3-1986, #4223
  - 3) A Survey Map by Land Surveying Inc, Dated 11-21-2005, #11561
  - 4) A Survey Map by Land Surveying Inc, Dated 4-4-1986, #4249
  - 5) A Survey Map by D & S Surveyors Inc, Dated 8-31-2004, #04-127

Reference calls not shown  
 Building Setbacks must be verified prior to Construction  
 Note: There are Powerlines running across Subject Properties and along House Creek Road not shown hereon

NOTE: SINCE ONE OR MORE OF THE PARCELS WITHIN THIS MINOR SUBDIVISION ARE UNDER FIVE (5) ACRES IN SIZE, AND THE PARCELS CONTAINED HEREIN ARE CURRENTLY ZONED A-1 SUBURBAN, WHICH REQUIRES A MINIMUM DENSITY OF NOT MORE THAN ONE (1) RESIDENCE PER FIVE (5) ACRES, THE PARCELS WITHIN THIS MINOR SUBDIVISION CANNOT BE FURTHER RESUBDIVIDED UNLESS THEY COMPLY WITH SAID DENSITY REQUIREMENTS THROUGH REZONING, ADJUSTMENT OR OTHER MEANS, AND SUBJECT TO THE REQUIREMENTS PURSUANT TO SECTION 40-045.0 MINOR SUBDIVISION REVIEW, OF ST. TAMMANY PARISH SUBDIVISION REGULATORY ORDINANCE NO. 499.

- LEGEND:
- = Fnd. 1/2" Iron Rod
  - = Fnd. 5/8" Iron Rod
  - = Fnd. Conc. Mon.
  - ▲ = Fnd. Mag Nail
  - = Set 1/2" Iron Rod
  - X- = Fence
  - = Fnd. 60D Nail
  - \* = Basis of Bearing

LINE TABLE:

L1	N11°38'58"W-127.81'
L2	N12°34'43"W-72.79'
L3	N12°41'52"W-60.50'
L4	N10°28'06"W-75.40'
L5	N89°48'14"W-30.00'

E:\27\Thomas\2016\21614



**APPROVED:**

CHAIRMAN OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

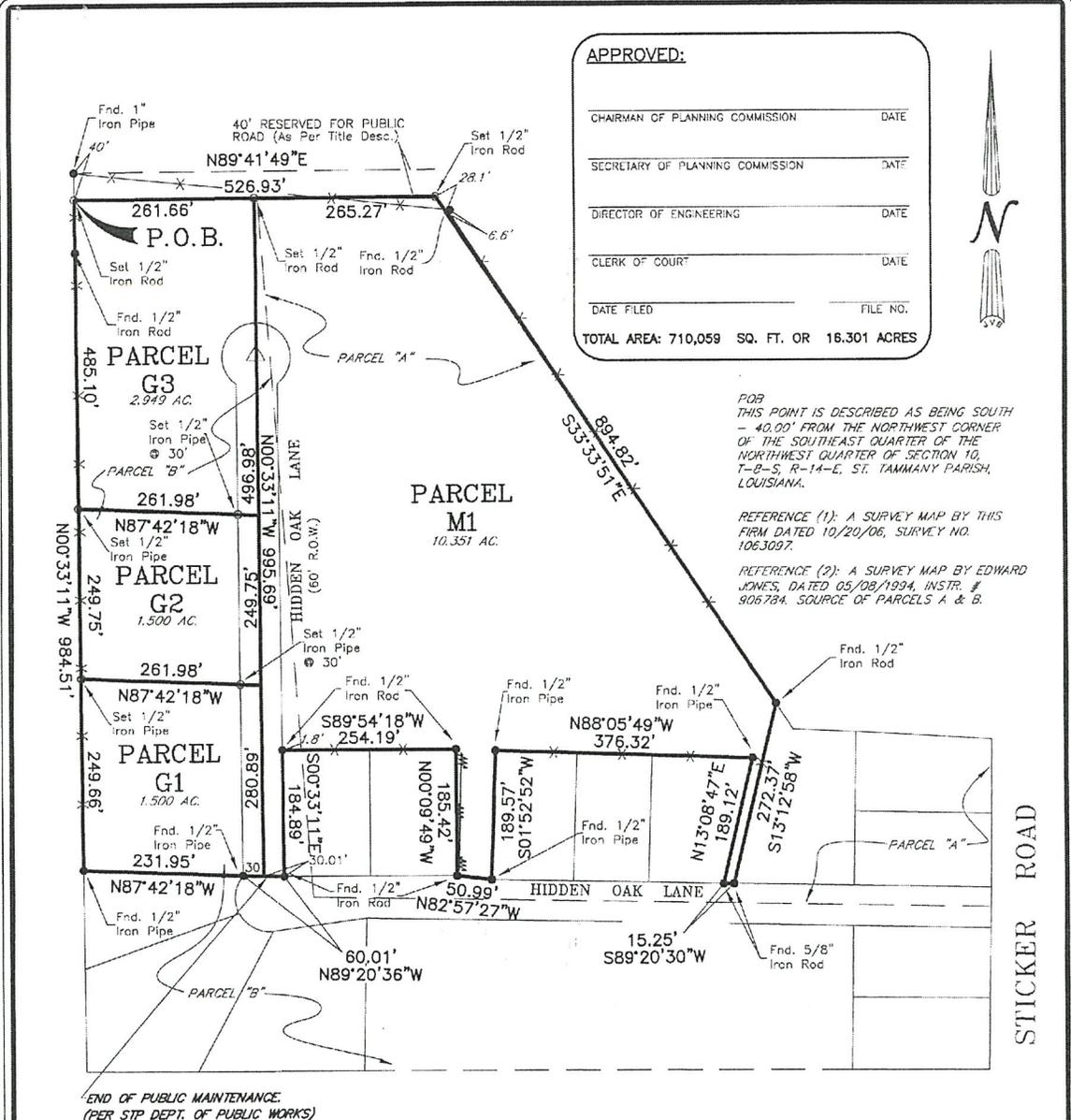
SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

DIRECTOR OF ENGINEERING \_\_\_\_\_ DATE \_\_\_\_\_

CLERK OF COURT \_\_\_\_\_ DATE \_\_\_\_\_

DATE FILED \_\_\_\_\_ FILE NO. \_\_\_\_\_

TOTAL AREA: 710,059 SQ. FT. OR 16.301 ACRES



POB  
THIS POINT IS DESCRIBED AS BEING SOUTH - 40.00' FROM THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, T-8-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA.

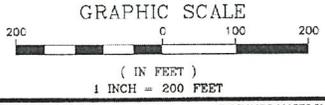
REFERENCE (1): A SURVEY MAP BY THIS FIRM DATED 10/20/06, SURVEY NO. 1063097.

REFERENCE (2): A SURVEY MAP BY EDWARD JONES, DATED 05/08/1994, INSTR. # 906784. SOURCE OF PARCELS A & B.

END OF PUBLIC MAINTENANCE.  
(PER STP DEPT. OF PUBLIC WORKS)

**LEGEND**

○ 1/2" Iron Rod Set  
● 1/2" Iron Rod Found  
⊕ Cross



**BUILDING SETBACKS**  
(\* Verify Prior to Construction)

Front Setback.....\*

Side Setback.....\*

Rear Setback.....\*

ADDRESS: HIDDEN OAK LANE

I CERTIFY THAT THIS PLAN 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.

F.I.R.M. No. 225205.0410.D  
F.I.R.M. Date 4/21/99  
ZN: C B.F.E. N/A  
\* Verify prior to construction with Local Governing Body.

DRAWING NO.  
20170796

DATE:  
1/19/18

**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

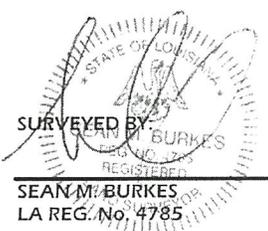
DRAWN BY: JDL  
CHECKED BY: RMK

SCALE:  
1" = 200'

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.

**A MINOR SUBDIVISION MAP OF A PORT. OF PARCELS A & B INTO PARCELS M1, G1, G2 & G3 IN SECTION 10, T-8-S, R-14-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LOUISIANA**

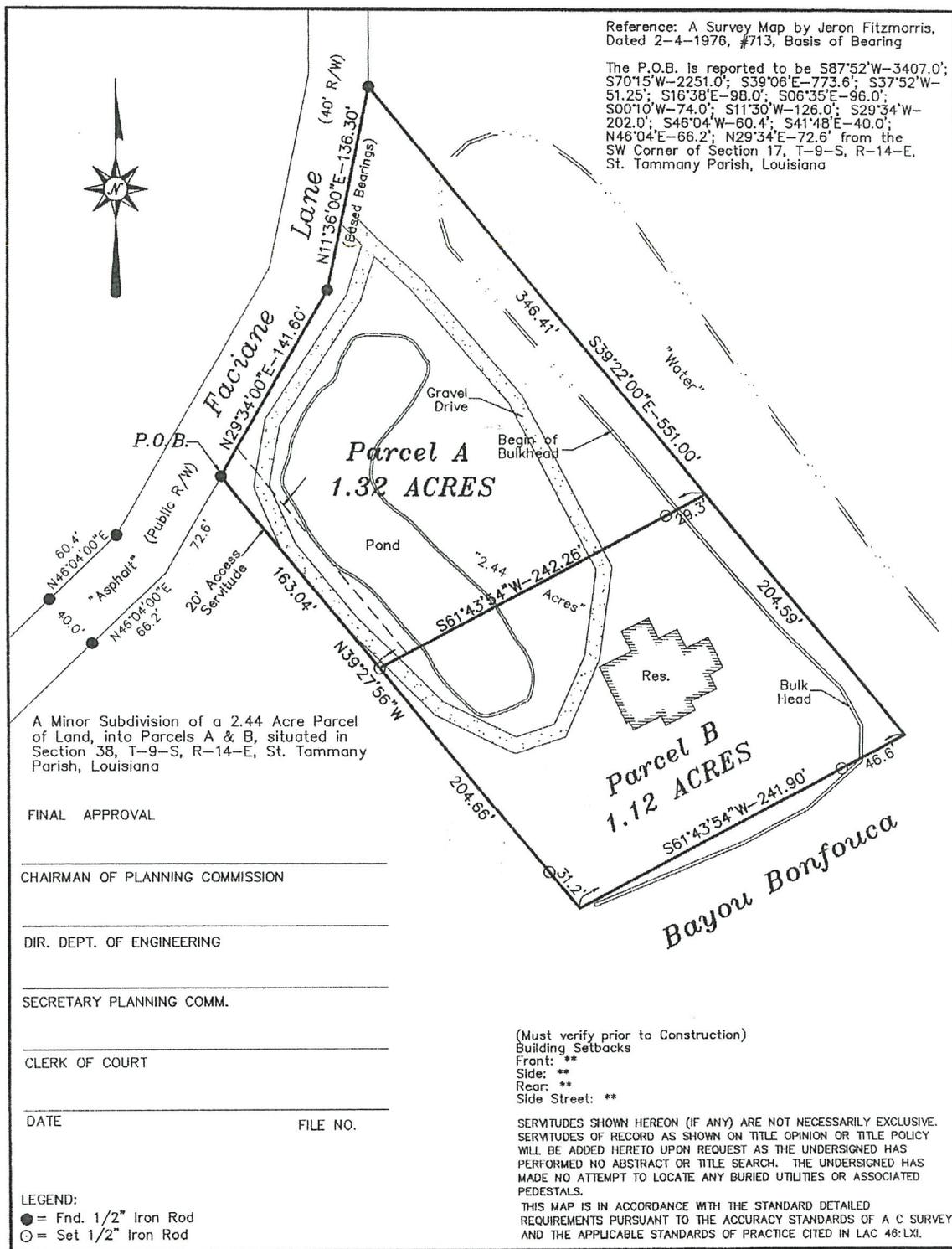
CERTIFIED TO: GLEN AND MARK HOLLEY





Reference: A Survey Map by Jeron Fitzmorris, Dated 2-4-1976, #713, Basis of Bearing

The P.O.B. is reported to be S87°52'W-3407.0'; S70°15'W-2251.0'; S39°06'E-773.6'; S37°52'W-51.25'; S16°38'E-98.0'; S06°35'E-96.0'; S00°10'W-74.0'; S11°30'W-126.0'; S29°34'W-202.0'; S46°04'W-60.4'; S41°48'E-40.0'; N46°04'E-66.2'; N29°34'E-72.6' from the SW Corner of Section 17, T-9-S, R-14-E, St. Tammany Parish, Louisiana



A Minor Subdivision of a 2.44 Acre Parcel of Land, into Parcels A & B, situated in Section 38, T-9-S, R-14-E, St. Tammany Parish, Louisiana

FINAL APPROVAL \_\_\_\_\_  
 CHAIRMAN OF PLANNING COMMISSION \_\_\_\_\_  
 DIR. DEPT. OF ENGINEERING \_\_\_\_\_  
 SECRETARY PLANNING COMM. \_\_\_\_\_  
 CLERK OF COURT \_\_\_\_\_  
 DATE \_\_\_\_\_ FILE NO. \_\_\_\_\_

(Must verify prior to Construction)  
 Building Setbacks  
 Front: \*\*  
 Side: \*\*  
 Rear: \*\*  
 Side Street: \*\*

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.  
 THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

LEGEND:  
 ● = Fnd. 1/2" Iron Rod  
 ○ = Set 1/2" Iron Rod

MAP PREPARED FOR **SEAN BERNARD**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 38, T-9-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA

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

**LAND SURVEYING LLC**  
 518 N. Columbia Street, Covington, LA 70433  
 (905) 892-6277 office (905) 890-0355 fax  
 landsur@bellsouth.net email

Revised: 3-7-2018 (Shed Removed)

CERTIFIED CORRECT  
 BRUCE M. BUTLER, III  
 LOUISIANA PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 4894

SCALE: 1" = 80'      DATE: 2-12-2018      NUMBER: 18594

TENTATIVE  
SUBDIVISION  
REVIEW



- a. Front yard setbacks from 30' per the A4-A zoning district standards to 25' requested. (The staff supports this request due to conflicting setbacks per the parish's mobile home park requirements that allow for 25'.)
  - b. Rear yard setbacks from 25' required per the A4-A zoning district standards to 10' requested. (The staff supports the 10' rear yard setbacks for the sites on the interior of the property facing the one-way streets since they all back up to greenspace buffers. However, the staff does not support the 10' rear yard setback for the exterior lots except for the north side lots and recommends that the setbacks remain at 25'. The north side lots that back up to a drainage ditch, the staff would support a 15'-20' wide rear yard setback.
2. Restrictive covenant No. 17 should spell out the words "Recreational Vehicle".
  3. Label the strips of land fronting on Lone Oak Drive as "greenspace" as well as any other unidentified parcels depicted.
  4. A new restrictive covenant should be added to clearly state that the streets (North and South Lone Oak Loops) are private and are to be maintained by the developer.
  5. The areas at the western end of the development are not labeled as to their intended use. Are these areas going to be designated for active recreation for the development (i.e. half-court basketball court, playground equipment, picnic tables, BBQ pits, etc...)?
  6. The old treatment plant located in the southwest corner of the property should be removed prior to the recordation of the final subdivision plat. (A notation should be placed on the plat depicting said removal.)

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. In order for the Parish to allow new sewer connections to the Cherrywood system, owned and operated by Total Environmental Solutions Inc. (TESI) (LDEQ Permit #LA0075806), which provides wastewater treatment services for the Cherrywood and Lone Oak Park subdivisions, the said system will have to provide evidence of compliance with the consent decree by and between TESI and US Environmental Protection Agency (EPA) (Western District Civil Action No. 6:98-0687) as well as at least six (6) successive months of Discharge Monitoring Reports (DMR) detailing compliance with the system's LPDES permit.
2. The Traffic Impact Analysis (TIA) has been reviewed and comments have been provided to the developer's engineer on January 10, 2018. Development – Engineering has yet to receive a response to these comments.

If the commission decides to approve this tentative subdivision request, a waiver of the regulations are required relative to the above mentioned issues, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Part II, Chapter 125, Section 125.244 Waiver of Regulations of the Land Development Code.

PRELIMINARY  
SUBDIVISION  
REVIEW

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of April 3, 2018)*

CASE NO.: 2018-922-PP

SUBDIVISION NAME: LAKESHORE VILLAGES, PHASE 3

DEVELOPER: D.R. Horton, Inc - Gulf Coast  
7696 Vincent Road  
Denham Springs, La 70726

ENGINEER/SURVEYOR: Duplantis Design Group, PC  
16564 E. Brewster Road, Suite 101  
Covington, LA 70433

SECTION: 35 & 36                      WARD: 9  
TOWNSHIP: 9 South                  PARISH COUNCIL DISTRICT: 13  
RANGE: 14 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 east of I-10 at the Lakeshore Boulevard east exit and south of Slidell.

TOTAL ACRES IN DEVELOPMENT: 48.468

NUMBER OF LOTS: 282                      AVERAGE LOT SIZE: 7,391 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "AH-EL1"

TENTATIVE APPROVAL: Tentative submittal was postponed at the January 25, 2018 meeting.

**STAFF COMMENTARY:**

**(DEVELOPER HAS REQUESTED POSTPONEMENT UNTIL THE MAY 8, 2018 MEETING)**

*Department of Development - Engineering*

*Department of Development – Planning*

Informational Item:



**Department of Development - Engineering**

The Preliminary plans and hydrologic study have been reviewed by this office and an inspection of the site was made. Subsequent to the submittal deadline, revised plats, plan sheets and reports were submitted to this office. Revised plans must sufficiently address all comments before a work order will be issued and additional comments may arise. At the time that this report was generated the following comments were noted:

**General Comments:**

1. Provide the required Traffic Impact Analysis for this project.
2. Gravity Drainage District 5 approval is required.
3. Tammany Utilities approval is required.
4. LDH approval is required.
5. A Coastal Use Permit is required.
6. Grading in the Cleco R.O.W. appears to be in direct conflict with the "Cleco 125' Transmission R.O.W. Guidelines & Restrictions" submitted with the PUD Approval. Provide written and signed verification that Cleco is in agreement with this work being performed.
7. Verify that the proposed tie-in for the sidewalk will not conflict with the existing parking lot along Dove Park Rd.
8. Provide additional details for the sidewalk showing how offsite drainage from the north will be accommodated.

**Preliminary Plat:**

9. Revise the dedication statement to include who will be responsible for maintaining all ponds, drainage easements, signage and sign posts.

**Grading and Drainage Plans:**

10. If the servitude provided between lots #17 & #18 is used as an access for the ponds it is required to be 25' wide.
11. Drainage lines are located under the roadway and must be relocated in accordance with the Typical Street Cross Section Standards.
12. The proposed drainage for Lots 54-68 cannot clearly be determined from the proposed site elevations and drainage servitudes. Provide a section showing the 10 foot drainage servitude on west side of Lots 54-68 and add drainage arrows to clarify the intended drainage design. The subdivision plan must accurately depict the location of any open drainage ditch, drainage channel, or similar drainage feature within the boundaries of the proposed subdivision.

13. Some of the proposed grades result in drainage being directed towards the center of a lot or in conflict with the hydraulic analysis, for example see Lots 1-5 & 54-68. Review and revise as necessary.
14. Pond #4 has a 5:1 (horizontal to vertical ratio) slope with a high point elevation of 21 feet around the pond perimeter in the required 10 foot flat surface. This does not meet the pond requirements of St. Tammany Parish Ordinance Sec. 125-90(a)(2)a, which requires, "Minimum 15-foot access to the area around the pond; ten feet must be on a flat surface and not a pond side slope." The elevation of 21 feet is also considered the top of bank elevation in the submitted hydraulic analysis, so 10 of the required 15 feet is on the pond side slope instead of the allowed 5 feet. Also, the required perimeter access will be inaccessible during a 100 year storm when the pond reaches its maximum storage elevation of 20.85 feet.

#### **Street and Signage Plan:**

15. Revise sheet C-6.1 to include a "No Outlet" at the entrance of the subdivision.

#### **Informational Items**

A funded **Maintenance Obligation** in the amount of **\$10,000** is required in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," Article VII "Studies, Plans and Review Procedures," Section 125-201 "Maintenance Obligations," Paragraph "A" which states funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

**Mandatory Developmental fees** will be required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II "Land Development Code," Chapter 125 "Subdivision Regulations," 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 plans (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 April 10, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of April 3, 2018)*

CASE NO.: 2018-983-PP

SUBDIVISION NAME: PRESTON VINEYARD (RESUBMITTED)

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

ENGINEER/SURVEYOR: Melin Taylor, Inc.

SECTION: 29                                      WARD: 1  
TOWNSHIP: 6 South                              PARISH COUNCIL DISTRICT: 3  
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 on Hwy. 190, west of Hwy 1077 and north of the Town of Madisonville.

TOTAL ACRES IN DEVELOPMENT: 82.759

NUMBER OF LOTS: 165                              AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: X & AE

PUD APPROVAL GRANTED: Major PUD Amendment scheduled for April 3, 2018

**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.

# OLD BUSINESS

OLD BUSINESS ITEM:  
GOODBEE SQUARE ISSUE

**(PLEASE BE ADVISED THAT ADDITIONAL  
INFORMATION WILL BE PROVIDED TO THE  
COMMISSION MEMBERS ON THIS SUBJECT MATTER  
SOMETIME THIS WEEK THROUGH THE MAIL  
AND/OR EMAIL.)**



ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

March 5, 2018

OLD BUSINESS

*March 13, 2018 Agenda*

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

Re: Goodbee Square, Phase 1: Request for Reconsideration of Final Subdivision Approval

Honorable Commissioners,

The attached letter dated February 27, 2018 and additional documentation submitted by Mr. Schoen on behalf of Lonesome Development, L.L.C. requests that the Planning Commission remove comment No. 8 from the Final Staff Analysis Report which was granted final approval at the July 11, 2017 Planning Commission meeting.

Comment No. 8 reads as follows: "Certify that the cut volume from the pond mitigates the fill required to bring all lots up to the 100 year flood elevation."

Both preliminary approval and the work order for this subdivision were granted, in part, based on the fact that cut/fill calculations had been submitted and approved. Attached are the approved cut/fill calculations and the pond enlargement plan. Both of these items confirm the requirement for the construction of an additional pond which has not been constructed.

This matter was heard at the February Board of Adjustments meeting and referred to the Planning Commission upon advice of Legal Counsel. This staff report is also attached for your reference.

Sincerely,

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

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

**ST. TAMMANY PARISH BOARD OF ADJUSTMENT  
STAFF ANALYSIS REPORT**

---

Case File Number: BOA Case No. 2018-912-BOA  
Initial Hearing Date: February 6, 2018  
Date of Report: January 24, 2018

---

**GENERAL INFORMATION**

Applicant(s) Name: Lonesome Development, L.L.C.  
Location of Property: Countryside Circle, Goodbee, Louisiana  
Zoning of Property: Planned Unit Development (P.U.D.)  
Variance(s) Requested: Appeal a decision made by parish officials relative to the placement of fill provisions

---

**OVERVIEW**

The applicant is aggrieved by a decision by Department of Development – Engineering for their ruling of the “after the fact” placement of fill provisions (cut and fill) in Goodbee Square, Phase 1 subdivision had not been met (see email attached from the applicant’s attorney dated January 8, 2018).

---

**STAFF COMMENTS**

Department of Development - Engineering’s Position:

Cut-fill calculations for Goodbee Square, submitted by Arrow Engineering, which included 65,604 cubic feet of offsite fill mitigation in the form of an additional pond were reviewed and approved in 2012 (See attached file titled “Arrow Engineering – Cut-fill Calculations 09Aug2012”). On Jan 1, 2015, the Department of Engineering received a letter from the developer stating that Arrow Engineering was being replaced by Kyle Assoc. as the engineer of record for this project. On February 17, 2015, the Department of Engineering received a letter from Kyle Assoc. requesting a limited work order in accordance with the approved hydrological calculations by Arrow Engineering (See attached file titled “14062.Goodbee Square-Phase 1 Letter to STP (02-17-15)”).

During construction of the subdivision, neither the Parish nor the developer noted a lack of cut-fill mitigation being provided for the development of the property. This deficiency was first noted as punch list item No. 8 in the July 11, 2017 staff analysis report to the Planning Commission at the time of final subdivision approval (See attached file titled “Goodbee Square,

Phase 1 - Final Staff Analysis Report 11JUL17 Agenda”). Prior to this point in time, as-built plans had not been submitted. Therefore, this was the first time a discrepancy between the approved preliminary plans and the as-built plans could be noted.

In the absence of relief, the staff must require that the project be constructed in accordance with the 2012 approval of the Goodbee Square cut-fill calculations by providing the remaining volume of floodplain storage as detailed in the attached “Arrow Engineering – Cut-fill Calculations 09Aug2012” in the amount of 65,604 cubic feet.

From an engineering standpoint, the existing ponds developed as part of Countryside S/D and subsequently dedicated to Parish Government may be able to provide this floodplain storage, as both subdivisions are located in the same floodplain. If relief is provided by the Board, it is the responsibility of the developer’s engineer to provide updated as-builts for any ponds that they propose to use for the purpose of providing fill mitigation as well as calculations verifying that the ponds can actually provide the fill mitigation volume required.

The ponds in Countryside are in the Parish Maintenance System, therefore any available fill mitigation available in these ponds belongs to St. Tammany Parish and may be subject to cost associated with the purchase of fill mitigation credits as an asset of St. Tammany Parish Government.

---

ENLARGE POND INV. = 35.7  
TOP OF BANK = 37.4 (MIN.)

COUNTRYSIDE  
PHASE 1  
PUD

PERFORM EARTHWORK AROUND EXISTING POND TO  
PROVIDE A TOP OF BANK ELEVATION OF 37.4' (MIN.)

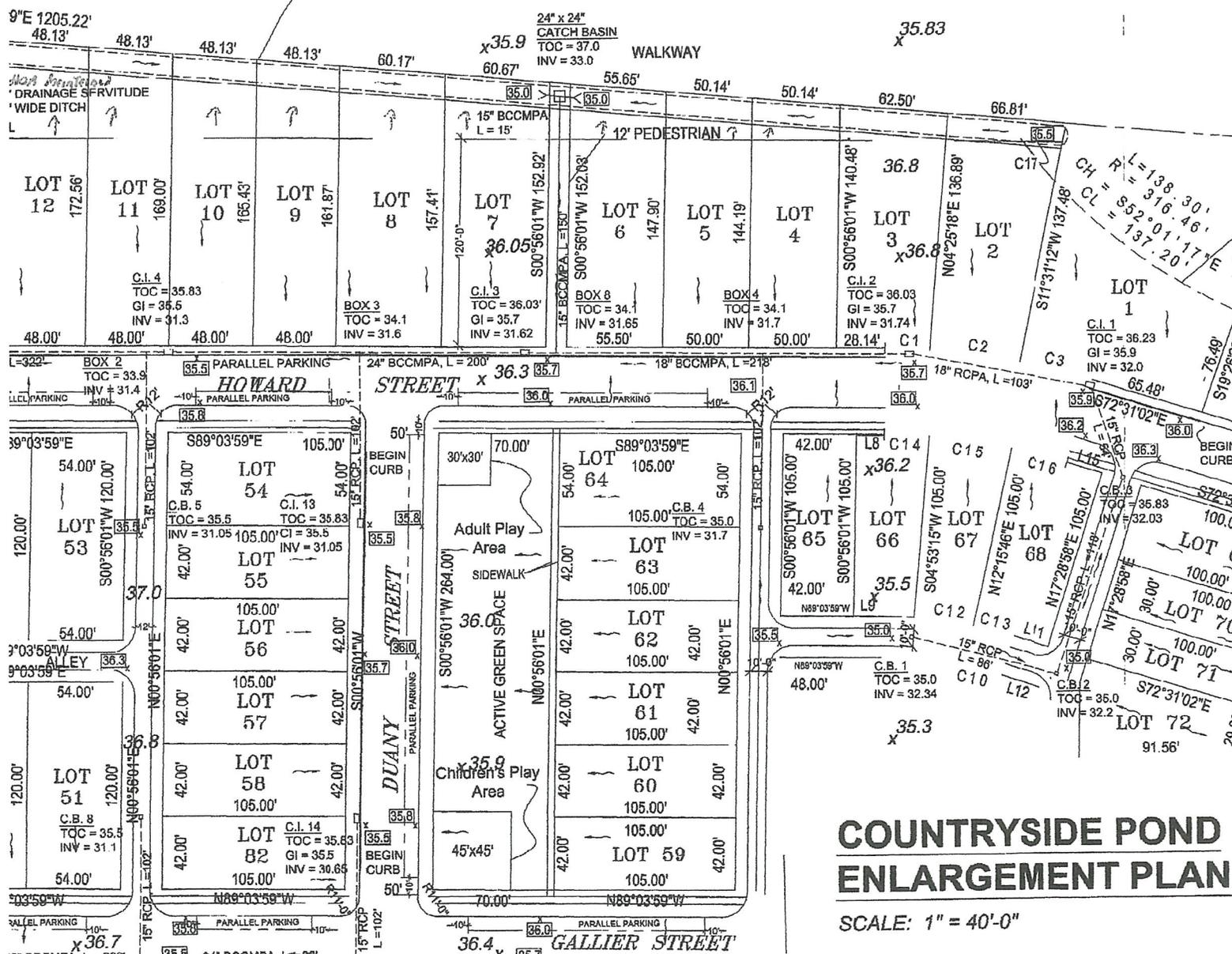
EXISTING 15" RPC  
INVERT = 35.60

EXISTING 8" PVC  
INVERT = 35.66

EXIST. 8" PVC  
INVERT = 35.70

GASLINE RIGHT-OF-WAY

24" x 24"  
CATCH BASIN  
TOC = 37.0  
INV = 33.0



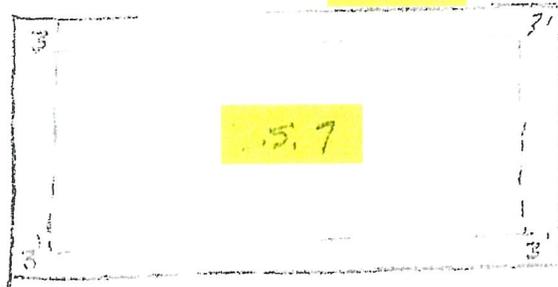
# REQD VOLUME OF NEW POND

3

$$\text{VOLUME} = \text{OFFSET VOL} - \text{ROAD CUT} - \text{DEFENTIONAL CUT}$$

$$= 162,300 - 4,280 - 72,977$$

$$= 65,600 \text{ CF}$$



## FULL SECTION

$$\text{DEPTH} = 37.4 - 35.7 = 1.7'$$

$$A = 294' \times 129' = 37,926 \text{ SF}$$

$$V = 1.7' \times 37,926 \text{ SF} = 64,474 \text{ CF}$$

## SLOPED SECTION

$$294 + 294 + 129 + 129 = 846 \text{ LF}$$

$$A = \frac{1}{2}(1.7)(3) = 2.55 \text{ SF}$$

$$V = 846 \times 2.55 = 2157 \text{ CF}$$

$$\text{TOTAL VOL} = 64,474 + 2157 = 66,631 \text{ CF} >$$

$$65,600 \text{ CF}$$

OK

WILLIAM J. JONES, JR.  
JEFFREY D. SCHOEN  
JOHN R. WALKER  
SAM J. COLLETT, JR.  
MARGARET H. KERN  
CALVIN P. BRASSEAUX  
THOMAS H. HUVAL  
PAUL J. MAYRONNE  
BAILEY DIRMANN MORSE

## 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)

SAM J. COLLETT, III  
MATTHEW CRAIN

February 27, 2018

### HAND DELIVERED

Mr. Sidney Fontenot  
Director, St. Tammany Parish  
Department of Development  
P.O. Box 628  
Covington, LA 70434

**Re: Goodbee Square, Phase 1: Request for  
Reconsideration of Final Subdivision Approval:  
Removal of St. Tammany Parish ("STP")  
Department of Engineering ("DOE") Comment 8,  
Final Subdivision Staff Analysis Report (As of July 5, 2017)  
Our File S-19,191**

Dear Mr. Fontenot:

I represent Lonesome Development, L.L.C., the Owner and Developer of Goodbee Square Subdivision, and in accordance with the February 6, 2018 (unanimous) resolution of the STP Board of Adjustments ("BOA") to:

1. Decline acceptance and/or hearing of my client's variance appeal; and its
2. Referral of the matter to the STP Planning and Zoning Commission,

and also pursuant to the request of STP Legal Counsel, please accept this letter as my client's request that the above referenced matter be placed under "Old Business" on the March 13, 2018 Agenda of the STP Planning Commission Meeting.

In connection with this request, please note that:

- I. STP BOA Documents (see attachments):
  - A. December 27, 2017 email of Director Sidney Fontenot interpreting/determining/directing my client to seek relief from Critical Drainage Area fill requirements from the BOA;

February 27, 2018

Page 2

- B. My January 8, 2018 email to Ron Keller, copy to Sidney Fontenot, seeking confirmation that the proposed BOA “filing appears to be in order in this regard”, from which I received no response;
- C. On January 9, 2018, Ron Keller accepted the attached STP BOA Variance/Appeal application form; and
- D. STP BOA Staff Analysis Report (Revised) as of February 6, 2018, which in pertinent part states/declares:
  - 1. On February 17, 2015 the Department of Engineering received a letter from Kyle Assoc. requesting a limited work order in accordance with the approved hydrological calculations by Arrow Engineering dated September 17, 2011, last revised November 7, 2011 (copy attached hereto).
  - 2. This (alleged lack of cut/fill mitigation) was first noted as punch list item no. 8 in the July 11, 2017 Staff Analysis Report to the Planning Commission at the time of final subdivision approval.
  - 3. If the BOA determines that the timing of the requirement noted by Staff is problematic or that the project is exempt from the regulations, the BOA may rule that additional cut/fill mitigation is not needed and the project may proceed.
  - 4. If the Board determines that the cut/fill mitigation is required but wishes to take into account the previously created un-utilized capacity, it may rule to allow the use of the excess capacity subject to the following:

“...from an engineering standpoint, the existing ponds developed as part of Countryside Subdivision and subsequently dedicated to Parish Government may be able to provide this floodplain storage as both subdivisions are located in the same floodplain.”

**\*It should be noted that my client specifically reserves any and all rights arising out of the February 6, 2018 BOA Hearing despite this filing (as directed by STP).**

## II. Preliminary Subdivision Approval for Goodbee Square

- A. There was no mention/requirement of any need for additional cut/fill information/documents/mitigation in connection with the grant of Preliminary Subdivision Approval by the STP Planning Commission as evidenced by (see attachments):
  - 1. March 31, 2015 Letter of DOE

2. May 12, 2015 Letter of DOE
3. May 29, 2015 Letter of DOE
4. St. Tammany Parish Government, Department of Engineering:  
Work Order Status (Drainage "OK") on July 14, 2015
5. **July 20, 2015 Letter of DOE approving the (see attached) Drainage and Grading Plan of Kyle Associates, LLC (revised July 13, 2015)**
6. May 25, 2016 (Limited) Work Order which states, in pertinent part:
  - a. "You have furnished satisfactory documentation"; and
  - b. "You are hereby authorized for...drainage work."

III. Final Subdivision Staff Analysis Report As of July 5, 2017: (see attached) please note DOE Comment 8 on Page 2 wherein STP (for the first time, after grant of preliminary subdivision approval, after issuance of the work order, and after full construction of all subdivision infrastructure) suggests that the Developer:

"Certify that the cut volume from the pond mitigates the fill required to bring all lots up to the 100 year flood elevation."

**In light of the foregoing, it is my client's position and belief that STP compliant drainage and grading plans for Goodbee Square had previously been submitted by Kyle Associates, LLC to STP, resulting in both preliminary subdivision approval, issuance of a work order, and ultimate construction of all infrastructure pursuant to said approved plans, without any specific written requirement and/or condition as to the need for cut/fill calculations, documents, and/or mitigation.**

IV. Exemption

Furthermore, and alternatively, it is suggested that the history of the above approvals confirm the grant of an "Exemption" by the STP DOE pursuant to Section 115-3 (Use of Fill Materials Prohibited), a copy of which is attached hereto, in light of Item 13 (Exemptions) thereof which reads as follows:

- "a. Subdivisions which establish to the satisfaction of the Parish Engineer that, at the time of preliminary approval, such subdivision development and fill associated with lot development will not result in a reduction in the 100-year floodplain storage capacity, should be found to comply with these standards."

**Finally, and very importantly, STP has approved other subdivisions wherein the 25% post development rate reduction requirement has been met without requiring additional mitigation for cut-fill floodplain considerations (presumably granting an “exemption”).**

V. Untimely Imposition of Condition

Furthermore, and alternatively, my client asserts that the first objection/requirement by STP as to the fill/cut issue (as seen as Comment 8 in the Final Subdivision Staff Analysis Report as of July 5, 2017) was clearly “untimely”, and literally “impossible” to accommodate after full buildout of the subdivision pursuant to STP approved plans and specifications.

VI. STP Cut/Fill Requirements Have Been Satisfied (see attachments):

A. October 15, 2017 Email of Kyle Associates to Jay Watson (STP Department of Engineering)

1. Email Chain – see hi-lighted areas which include:

- a. Cut/Fill Calculations for Goodbee Square, Phase 1 using the pre-construction existing elevations and the as-built elevations indicate there is a net fill amount of 4,663 c.y.
- b. If said net fill amount (4,663 c.y.) in Goodbee Square is subtracted from the Countryside aggregate cut volume (13,395 c.y.), with other adjustments, then there still remains approximately 4,932 c.y. of additional floodplain storage.
- c. October 10, 2017 Email of Eddie Powell to Jay Watson, stating that all of the fill work for this project has been done in accordance with the Parish-approved plans and work orders issued, and that at no time during the review process were cut/fill calculations requested by the Parish.
- d. October 4, 2017 Email of Kenny Wortmann of STP to Mr. And Mrs. Randy Morgan, stating that:

“Currently the amount of fill is within the scope of the approved engineered fill plan for the project.”

2. Cut/Fill Report

3. Revised Drainage Plan As Built for Countryside Subdivision by Kyle Associates, LLC dated July 2006 (2 pages)

February 27, 2018

Page 5

In this regard, and as an alternative argument for relief, the as-built plans that were tendered to STP, and accepted by STP, for the six ponds in Countryside Subdivision confirm an aggregate "excess" fill volume of 13,395 c.y.; Kyle Associates, LLC computes that there is approximately 4,932 c.y. of additional floodplain storage within the Countryside Subdivision ponds even after

It must be remembered that the parcel now known as Goodbee Square, Phase 1 was originally a part of Countryside Subdivision, and accordingly the prior engineering submissions and analysis as to the cut/fill issue were resolved, as it was apparent that the parcel (now known as Goodbee Square, Phase 1):

1. Was located downstream to Countryside Subdivision and did not impact Countryside;
2. Any needed "cut" to offset the amount of "fill" brought into Goodbee Square, Phase 1 was accomplished based on the "excess" capacity of the 6 ponds in Countryside Subdivision;
3. The existing 6 ponds in Countryside Subdivision are owned and maintained by STP, and the pond in Goodbee Square, Phase 1 will be owned and maintained by STP when the final subdivision plat is signed and recorded; and
4. All drainage requirements (particularly, the 25% reduction of post-development rate of runoff when compared to pre-development rate of runoff) has been accomplished in both the design and construction of the (STP approved) drainage system for Goodbee Square, Phase 1.

#### Conclusion

Lonesome Development, L.L.C. respectfully urges that for any and/or all of the foregoing reasons, supported by the attachments hereto, DOE Comment 8 in the Final Subdivision Staff Analysis Report (as of July 5, 2017) should be removed.

With best regards,

Very truly yours,

**JONES FUSSELL, L.L.P.**

BY: \_\_\_\_\_  
**JEFFREY D. SCHOEN**

JDS:swg

Enclosures

**I.**

**ATTACHMENT  
PACKET**

[jds@jonesfussell.com](mailto:jds@jonesfussell.com)

---

**From:** Sidney Fontenot <[sfontenot@stpgov.org](mailto:sfontenot@stpgov.org)>  
**Sent:** Wednesday, December 27, 2017 10:36 AM  
**To:** [jds@jonesfussell.com](mailto:jds@jonesfussell.com)  
**Cc:** Erin Stair; Jay Watson  
**Subject:** Goodbee Square

I have reviewed the fill provisions of Chapter 7 and the relief from Critical Drainage Area fill requirements is the Board of Adjustments.

**Sec. 7-002.00 Use of Fill Materials Prohibited**

D. REVIEW OF DECISIONS. Any person or persons jointly or severally aggrieved by any decision of the Department of Engineering relative to the placement of fill on property governed by the provisions of this ordinance may appeal to the Board of Adjustment. Such appeal shall be taken within ten (10) days of the decision of the Department of Engineering, by filing with the Department and with the Board of Adjustment a notice of appeal specifying the grounds thereof.



Sidney Fontenot, AICP  
Director of Planning and Development  
St. Tammany Parish Government  
21454 Koop Drive, Suite 1B, Mandeville, LA 70471  
985.898.2528 or [sfontenot@stpgov.org](mailto:sfontenot@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

*DISCLAIMER: 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.*

[jds@jonesfussell.com](mailto:jds@jonesfussell.com)

---

**From:** jds@jonesfussell.com  
**Sent:** Monday, January 08, 2018 9:22 AM  
**To:** Ron Keller (rkeller@stpgov.org)  
**Cc:** Sidney Fontenot (sfontenot@stpgov.org)  
**Subject:** Goodbee Square, Phase 1: Final Subdivision Approval (Appeal of Engineering Department Interpretation of Placement of Fill Provision)  
**Attachments:** 20180108092754409.pdf

In connection with the above referenced matter, attached please find the Appeal Application Form which I intend to submit to you tomorrow morning with the \$200 filing fee.

The Developer (Lonesome Development, L.L.C.) of Goodbee Square, Phase 1 is appealing the after the fact (after grant of initially Preliminary Subdivision Approval and later Final Subdivision Approval) decision by the Department of Engineering that the placement of fill provisions ("cut and fill") had not been met/satisfied.

Please confirm that the filing appears to be in order in this regard; I have copied Sidney as he has been very involved in the discussion of the issue and suggested Appeal alternative.

Many thanks,

Jeffrey D. Schoen  
Jones Fussell, L.L.P.  
Northlake Corporate Park  
1001 Service Road E., Highway 190, Suite 103 P.O. Box 1810 Covington, Louisiana 70434  
Telephone: 985.892.4801  
Facsimile: 985.892.4925

BOA CASE NO. \_\_\_\_\_ (for office use only)

ST. TAMMANY PARISH BOARD OF ADJUSTMENT  
(VARIANCE/APPEAL APPLICATION FORM)

(Please print on the following lines below. If a company, please include a contact person name also.)

APPLICANTS NAME: Lonesome Development, L.L.C.

MAILING ADDRESS: c/o Jeffrey D. Schoen

CITY/STATE/ZIP: P.O. Box 1810, Covington, LA 70434

PHONE NUMBER: 985-892-4801 985-373-0194  
(Home Phone #) (Cell Phone #)

PROPERTY LOCATION FOR VARIANCE REQUESTED: ZONING: PUD

Countryside Circle near U.S. Hwy. 190 Goodbee LA Goodbee Square, Phase 1  
Address City State Subdivision (if applicable)

(Please check the applicable boxes below:)

- REQUEST FOR:**
- A variance of the (Unified Development Code)
  - Appeal of an adverse decision made by a parish official(s)
  - Appeal the interpretation by a parish official(s) of the (Unified Development Code)

**VARIANCE/APPEAL REQUESTED:**

- building setbacks (reduction of front, side and/or rear yard setbacks)
- landscape buffers (reduction of front, side and/or rear yard buffer setbacks)
- landscaping within buffers (reduction of the number of trees, bushes and/or shrubs)
- parking area requirements (reduction of parking stalls, parking greenspace islands, etc...)
- signage requirements (increase of sign area and/or sign height, lighting, coloring, etc...)
- other Appeal decision of the STP Department of Engineering as to placement of fill (Chapter 7, Section 7-002.00)  
(Specify other variance/appeal on line above)

(Please state on the following lines below your specific request for a variance/appeal:)

See above

LONESOME DEVELOPMENT, L.L.C.

By: S/ TRH  
SIGNATURE OF OWNER/APPLICANT  
TIMOTHY R. HENNING, Manager

1/9/18  
DATE OF APPLICATION



Analysis Report 11JUL17 Agenda”). Prior to this point in time, as-built plans had not been submitted. Therefore, this was the first time a discrepancy between the approved preliminary plans and the as-built plans could be noted.

In the absence of relief, the staff must require that the project be constructed in accordance with the 2012 approval of the Goodbee Square cut-fill calculations by providing the remaining volume of floodplain storage as detailed in the attached “Arrow Engineering – Cut-fill Calculations 09Aug2012” in the amount of 65,604 cubic feet.

~~Requested Motion~~

The Board may provide relief in a number of ways.

①

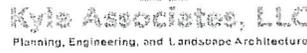
If the BOA determines that the timing of the requirement noted by staff is problematic or that project is exempt from the regulations, the BOA may rule that additional cut fill mitigation is not needed and the project may proceed.

②

If the Board determines that the cut-fill mitigation is required but wishes to take into account the previously created un-utilized capacity, it may rule to allow the use of the excess capacity subject to the following:

From an engineering standpoint, the existing ponds developed as part of Countryside S/D and subsequently dedicated to Parish Government may be able to provide this floodplain storage as both subdivisions are located in the same floodplain. If relief is provided by the Board, it is the responsibility of the developer’s engineer to provide updated as-builts for any ponds that they propose to use for the purpose of providing fill mitigation as well as calculations verifying that the ponds can actually provide the fill mitigation volume required.

The ponds in Countryside are in the Parish Maintenance System, therefore any available fill mitigation available in these ponds belongs to St. Tammany Parish and may be subject to cost associated with the purchase of fill mitigation credits as an asset of St. Tammany Parish Government.



February 17, 2015

Mr. Charles E. Williams, P.E.  
St. Tammany Parish Government  
Dept. of Engineering  
P.O. Box 628  
Covington, LA 70434  
Email: [eddie@stpgov.org](mailto:eddie@stpgov.org)

**RE: Goodbee Square Subdivision – Phase 1  
Covington, LA  
KA Project No. 14062**

Dear Mr. Williams:

In accordance with a site meeting held with staff from your office on Thursday, February 12, 2015, we respectfully request an amended limited work order for the referenced project to include grading and drainage work in accordance with the "Hydrological Calculations" by Arrow Engineering and Consulting revised in November 2011. We understand that this report was approved by your office in 2011 and intend to maintain this basic drainage scheme moving forward with the proposed construction work.

The contractor will ensure that all work is done in accordance with this plan and will have no adverse impacts on the adjacent properties. We understand that some complaints have been raised by adjacent property owners concerning the current clearing and grubbing work. However, we have not been able to locate any specific issues that could be causing off-site drainage problems. We did note that some of the adjacent cleared lots as well as the existing ditches were holding a small amount of water. It is unclear how the work on the referenced site could have caused these problems.

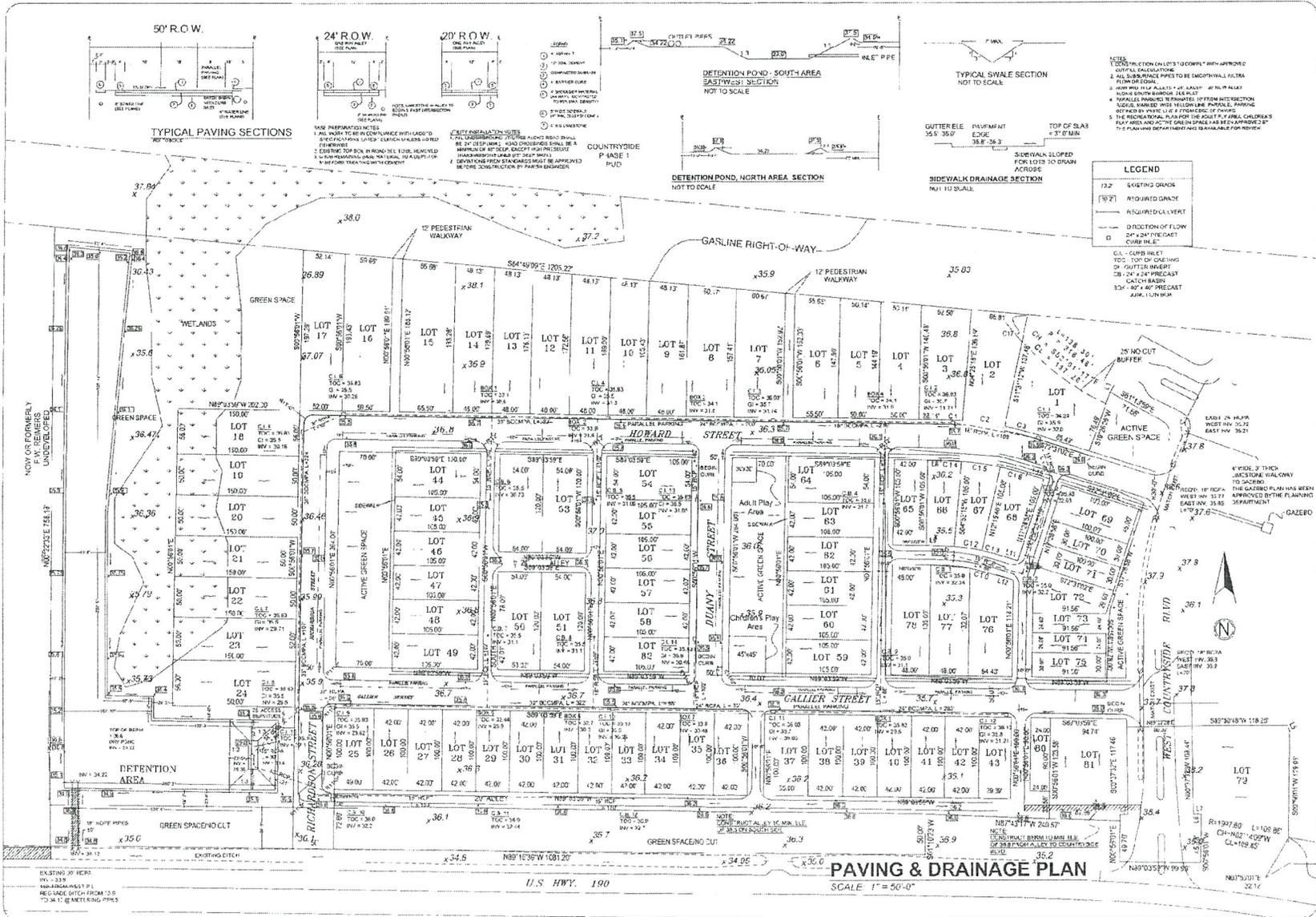
Let us know if you have any questions or require any additional information.

Sincerely,

James E.  
Powell, Jr.

Digitally signed by James E. Powell, Jr.  
DN: cn=James E. Powell, Jr., o=Kyle  
Associates, LLC, ou,  
email=jepowell@kyleassociates.net,  
c=US  
Date: 2015.02.17 23:29:25 -06'00'

James E. Powell, Jr., P.E., P.L.S.  
Vice President – Engineering Operations  
Kyle Associates, LLC



DATE	DESCRIPTION
8-17-11	FOR REVIEW AND COMMENT
8-27-11	REVIEWED
10-26-11	REVIEWED
11-07-11	REVIEWED

**Goodbee Square Phase 1**  
Countryside Boulevard  
Goulisburg, LA

**ARROW ENGINEERING & CONSULTING**  
DANIELL JENSEN, P.E.  
Phone: 951-237-7948  
554 Chastain Drive  
As of 08/28/11, 10:41 AM

**C-1**

**II.**

**ATTACHMENT  
PACKET**



Pat Brister  
Parish President

## St. Tammany Parish Government

Department of Engineering  
P. O. Box 628  
Covington, LA 70434  
Phone: (985) 898-2552  
Fax: (985) 898-3003

[eng@stpgov.org](mailto:eng@stpgov.org)

March 31, 2015

Mr. James E. Powell, Jr., P.E., P.L.S.  
Kyle Associates, LLC  
P. O. Box 1831  
Mandeville, LA 70470-1831

Re: Goodbee Square, Phase 1  
PUD Amendment Plan dated 11/17/14

Dear Mr. Powell,

Reference is made to your letter of transmittal dated March 19, 2015 along with the Drainage Impact Study dated March 17, 2015 and full size set of construction plans stamped and dated March 17, 2015 by you.

The submittal has been reviewed and the following comments need to be addressed before a work order can be issued for this PUD Amendment Plan:

Drainage Impact Study:

1. Acreage does not coincide with Sheet C1.0
2. Culvert calculations show some culverts too small
3. Provide larger legible pipe network map
4. Use SCS Method 100yr 24hr for pond calculations
5. In summary provide impervious area assumed, CN, shape factor, maximum water surface elevation for pond, % reduction, soil types, culvert calculation summary, Q<sub>peak</sub> before detention, and offsite drainage

Sheet C1.0:

6. Show all servitudes
7. Entrance ROW needs to be 80'

Sheet C2.0:

8. Revise entrance section to 80' ROW
9. Revise comment #1 in legend to reference LADOTD

Sheet C3.0:

10. Revise general note #16 to reference NAVD88 and geoid used

Mr. James E. Powell, Jr., P.E., P.L.S.  
March 31, 2015  
Re: Goodbee Square, Phase 1  
Page 2

Sheet C4.0:

11. Need pond x-section
12. Need x-section of Hwy 190 ditch improvements
13. Street elevations at cross culverts are too low with respect to T.C.
14. Metal pipe is not acceptable for a surcharged system
15. RCP is needed under roadway for inlet pipe
16. Remove pipe under pavement running parallel with road
17. Show all drainage servitudes
18. Show pond servitude
19. Label all parcels
20. Need typical detail of road nipple at turns

Water and Sewer Comments:

21. A 25' x 25' servitude is required around the lift station
22. Sheet C3.0 – change note #7 to read:  
Upon completion of the water system, the fire hydrants shall be tested for gpm capacity. The barrel of each fire hydrant shall be painted chrome yellow and the top and nozzle caps of each fire hydrant are to be painted as follows:
  - i. Class A (1,000 gpm or greater): Green
  - ii. Class B (500 gpm to 1000 gpm): Orange
  - iii. Class C (< 500 gpm): Red
23. Provide an access drive to the lift station
24. Provide 1" water service to the lift station
25. Show a utility servitude around the sewer force main
26. Show a bore for the water main crossing Beebalm Cir.
27. Submit plans to Tammany Utilities for review and approval
28. Submit DHH permit application to DES and Tammany Utilities
29. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required. No work order will be issued until the submitted plans and specifications are approved by the DHH

Traffic Comments:

30. Provide revised TIA

Sheet 2.0:

31. The entrance typical section detail needs to be modified to show one 14' lane entering the subdivision and two 10' wide lanes exiting the subdivision

Mr. James E. Powell, Jr., P.E., P.L.S.  
March 31, 2015  
Re: Goodbee Square, Phase 1  
Page 3

Sheet C2.0 & C14.0:

32. Change the barrier curb detail from 6" width to 8" width

Sheet C7.0:

33. Revise sign detail. All signs shall have 7 feet of clearance from bottom of sign to top of curb and 2 feet of clearance from edge of sign to edge of roadway
34. Label the blue reflectors;
35. Label entrance road; if the road name is not Gallier Street then add a street name sign at the corner of Gallier and the entrance road
36. Add speed limit 25 MPH at entrance of subdivision
37. Add roadway dimensions and curve radii
38. Dimension the median – 100' minimum length, 6' minimum width, 3' minimum radius at ends

Watershed Comments:

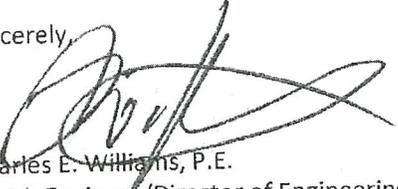
39. Need to submit a copy of NOI as required by LDEQ for Stormwater General Permit at Large Construction Sites
40. Need to maintain a copy of the Stormwater General Permit & your SWPPP on-site for review at inspections.

General Comments:

41. Need Subdivision plat
42. Two (2) Maintenance Obligations will be established as follows:
  - a. \$10,000 to cover existing Parish Roads
  - b. \$9,500 to cover the construction of the water line within Parish R/W
43. Furnish an up to date USCE permit

Please reply to each comment to assist in our review.

Sincerely,



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

CEW/chh

xc: Honorable James A. Thompson  
Mr. Shannon Davis  
Mr. Sidney Fontenot  
Mr. Ron Keller  
Ms. Erin Stair

Ms. Helen Lambert  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Paul Carroll, P.E.  
Mr. Jay Watson, P.E.  
Mr. Jeremy R. Harrison, E.I.

Ms. Sabrina Schenk  
285, LLC



Pat Brister  
Parish President

## St. Tammany Parish Government

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2552

Fax: (985) 898-3003

[eng@stp.gov](mailto:eng@stp.gov)

May 12, 2015

Mr. James E. Powell, Jr., P.E., P.L.S.  
Kyle Associates, LLC  
P. O. Box 1831  
Mandeville, LA 70470-1831

Re: Goodbee Square, Phase 1  
PUD Amendment Plan dated 11/17/14

Dear Mr. Powell,

Reference is made to your letter of transmittal dated April 29, 2015 along with your response to review comments letter dated April 29, 2015, a revised Drainage Impact Study dated April 29, 2015, and full size set of construction plans stamped and dated April 29, 2015 by you.

The submittal has been reviewed and the following comments need to be addressed before a work order can be issued for this PUD Amendment Plan:

Drainage Impact Study:

1. Computer calculations were not submitted within study or on CD
2. Culvert calculations show some culverts too small
3. Use SCS Method 100yr 24hr for pond calculations

Sheet C1.0:

4. Show drainage servitude for pond inlet
5. Label 10' drainage servitudes as "PRIVATE"

Sheet C4.0:

6. Street elevations at cross culverts are too low with respect to T.C.
7. Show drainage servitude for pond inlet
8. Label all parcels; label all green spaces
9. Label 10' drainage servitudes as "PRIVATE"

Sheet C10.1:

10. Label all side slopes for pond x-sections

Traffic Comments:

11. Provide revised TIA

Mr. James E. Powell, Jr., P.E., P.L.S.

May 12, 2015

Re: Goodbee Square, Phase 1

Page 2

Watershed Comments:

12. Need to submit a copy of NOI as required by LDEQ for Stormwater General Permit at Large Construction Sites
13. Need to maintain a copy of the Stormwater General Permit & your SWPPP on-site for review at inspections.

General Comments:

14. Need Subdivision plat; the approved PUD amendment plan does not constitute as a subdivision plat
15. Two (2) Maintenance Obligations will be established as follows:
  - a. \$10,000 to cover existing Parish Roads
  - b. \$9,500 to cover the construction of the water line within Parish R/W
16. Furnish an up to date USCE permit

Please reply to each comment to assist in our review.

Sincerely,



Charles E. Williams, P.E.

Parish Engineer/Director of Engineering

CEW/chh

xc: Honorable James A. Thompson  
Mr. Shannon Davis  
Mr. Sidney Fontenot  
Mr. Ron Keller  
Ms. Erin Stair

Ms. Helen Lambert  
Mr. Earl J. Magner, P.E., P.L.S.  
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Ms. Sabrina Schenk  
285, LLC



Pat Brister  
Parish President

## St. Tammany Parish Government

Department of Engineering  
P. O. Box 628  
Covington, LA 70434  
Phone: (985) 898-2552  
Fax: (985) 898-3003

[eng@stpgov.org](mailto:eng@stpgov.org)

May 29, 2015

Mr. James E. Powell, Jr., P.E., P.L.S.  
Kyle Associates, LLC  
P. O. Box 1831  
Mandeville, LA 70470-1831

Re: Goodbee Square, Phase 1

Dear Mr. Powell,

Reference is made to your letter of transmittal dated May 21, 2015 along with your response to review comments letter dated May 21, 2015, a revised Drainage Impact Study dated April 29, 2015, and full size set of construction plans stamped and dated May 21, 2015 by you.

The submittal has been reviewed and the following comments need to be addressed before a work order can be issued:

Plat:

1. Show drainage servitude for pond inlet
2. Label 10' drainage servitudes as "PRIVATE"
3. Restrictive covenant needed stating minimum finished floor elevation to be 1' higher than centerline of street
4. Revise restrictive covenant #4 to include drainage easements

Sheet C2.0:

5. Show sidewalks on x-sections
6. Show typical ADA sidewalk details

Sheet C4.0:

7. Street elevations at cross culverts are too low with respect to T.C. (CI# 11,12,14,15,16,17,19,20)
8. Label all parcels; label area south of pond

Traffic Comments:

9. Need DOTD driveway permit/approval

Mr. James E. Powell, Jr., P.E., P.L.S.  
May 12, 2015  
Re: Goodbee Square, Phase 1  
Page 2

General Comments:

10. Two (2) Maintenance Obligations will be established as follows:
  - a. \$10,000 to cover existing Parish Roads
  - b. \$9,500 to cover the construction of the water line within Parish R/W

Please reply to each comment to assist in our review.

Sincerely,

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

CEW/chh

xc: Honorable James A. Thompson  
Mr. Shannon Davis  
Mr. Sidney Fontenot  
Mr. Ron Keller  
Ms. Erin Stair

Ms. Helen Lambert  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Paul Carroll, P.E.  
Mr. Jay Watson, P.E.

Ms. Sabrina Schenk  
285, LLC



ST. TAMMANY PARISH GOVERNMENT  
DEPARTMENT OF ENGINEERING

**WORK ORDER STATUS**

Goodbee Square, Phase 1 (PUD AMENDMENT)  
SUBDIVISION NAME

*Pud amendment Administratively Approved 11/17/14*

ITEM	STATUS	DATE
U.S. Army Corps of Engineers Permit	OK	5/21/15
Maintenance Obligation <i>1/10, 200 Road } 2, 500 SEW }</i>	OK	6/3/15
Clearing/Grubbing	OK	5/21/15
Drainage	OK	7/14/15
Roadway Design	need	
Traffic Design <i>Entrance &amp; median cut</i>	OK	7/14/15
Sewer and Water	OK	5/21/15
Sedimentation Barrier Plan	OK	5/21/15
Clearing Permit from Planning	need	
LDEQ Agency Interest #	need	
Other DOTD Permits	need	

WORK ORDER ISSUED	DATE
1.	
2.	
3.	
4.	

Ward 1, District 3 (Red Thompson)

Developer 285, LLC

Address 19411 Helenburg Rd - Ste 204  
Coungton, LA 70433

Telephone 626-4115 Fax 626-4116

Engineer Kyle Associates, LLC (Eddie Powell, P.E., PLS)

Address 638 Village Lane N.  
Mandeville, LA 70471

Telephone 727-9377 Fax \_\_\_\_\_



Pat Brister  
Parish President

## St. Tammany Parish Government

Department of Engineering  
P. O. Box 628  
Covington, LA 70434  
Phone: (985) 898-2552  
Fax: (985) 898-3003

[eng@stpgov.org](mailto:eng@stpgov.org)

July 20, 2015

Mr. James E. Powell, Jr., P.E., P.L.S.  
Kyle Associates, LLC  
638 Village Lane North  
Mandeville, LA 70471

Re: Goodbee Square, Phase 1  
PUD Amendment Plan dated 11/17/14

Dear Mr. Powell,

Reference is made to your letter dated July 14, 2015 along with revised drawings showing revision date of July 13, 2015 on the cover sheet.

The drawings have been reviewed and are acceptable.

Please find enclosed a copy of the Work Order Status as of this date. Before and UNLIMITED work order can be issued the information shown as "need" must be furnished.

Should you have any questions, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles E. Williams".

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

CEW/arm

xc: Honorable James A. Thompson  
Mr. Michael J. Noto  
Mr. Paul Carroll, P.E.  
Mr. Jay Watson, P.E.  
Mr. Earl J. Magner, P.E., P.L.S.  
285, LLC



WORK ORDER STATUS

Goodbee Square, Phase 1 (PUD AMENDMENT)  
SUBDIVISION NAME

*Pud amendments Administratively Approved 11/17/15*

ITEM	STATUS	DATE
U.S. Army Corps of Engineers Permit	OK	5/21/15
Maintenance Obligation	OK	6/3/15
Clearing/Grubbing	OK	5/21/15
Drainage	OK	7/14/15
Roadway Design		
Traffic Design	OK	7/14/15
Sewer and Water	OK	5/21/15
Sedimentation Barrier Plan	OK	5/21/15
Clearing Permit from Planning	need	
LDEQ Agency Interest #	need	
Other <i>DDW Permits</i>	need	

WORK ORDER ISSUED	DATE
1.	
2.	
3.	
4.	

Ward \_\_\_\_\_, District 3 *3rd Thibodaux*

Developer 285, LLC

Address 19411 Helenshire Road - Ste 2041  
Covington, LA 70433

Telephone 626-4115 Fax 626-4116

Engineer Eddie Powell, P.E., PLS (*Eddie Powell, P.E., PLS*)

Address 638 Village Lane N.  
Mandeville, LA 70471

Telephone 727-9377 Fax \_\_\_\_\_





ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

May 25, 2016

Lonesome Development, LLC  
Mr. Tim Henning, President  
1125 Causeway Blvd.  
Mandeville, LA 70471

Re: Goodbee Square S/D, Phase 1 (PUD Amendment)  
**Work Order (Limited)**

Gentlemen:

This is to confirm that you have furnished satisfactory documentation for the above-captioned project for a limited work order.

Therefore, a limited Work Order is hereby authorized for clearing, grubbing, drainage work and sewer and water construction.

Please furnish this office with your contractor's name, address, and telephone number. Periodic inspection reports are required on a weekly basis. The engineer is to advise this office whenever major phases of the work commence, so that our inspectors may observe as necessary.

Should you need additional information please advise.

Sincerely,

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

Honorable James A. "Red" Thompson  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Jay Watson, P.E.  
Mr. Glenn Delatte  
Kyle Associates, LLC

*Limited Work Order Template 5/10/16*

**III.**

**ATTACHMENT  
PACKET**

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of July 5, 2017)*

CASE NO.: 2017-711-FP

SUBDIVISION NAME: GOODBEE SQUARE, PHASE 1

DEVELOPER: Lonesome Development, LLC

ENGINEER/SURVEYOR: Kyle Associates, LLC

SECTION: 21

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

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: West side of LA 1077 and north side of LA 190 in vicinity of Goodbee.

TOTAL ACRES IN DEVELOPMENT: 20.65

NUMBER OF LOTS: 73

AVERAGE LOT SIZE: 6,500 Sq. Ft.

SEWER AND WATER SYSTEMS: Goodbee Regional

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

**STAFF COMMENTARY:**

*Department of Engineering*

Periodic inspections have been made by this office during construction and the final inspection was made on June 29, 2017. The inspection disclosed that all of the concrete roads are constructed and subsurface drainage is installed.

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

**Final Plat**

1. Add to restrictive covenant #7 that the H.O.A. will be responsible for maintaining all "Private" servitudes.
2. Add a restrictive covenant stating the following: "Driveways on corner lots shall not be located

- any closer than sixty (60') feet from the corner of the property where the said two street rights of way intersect."
3. The water system Goodbee Square Ph. 1 is tying into is Northridge, revise the Final Plat to depict this information.
  4. Revise the "Typical Concrete Entrance Section" legend to show the actual "As-Built" pavement design.
  5. Revise the "Typical Concrete Roadway Section" to include a legend with "As-Built" information.
  6. The plat and the paving and drainage plan do not show the same servitudes between lots 18 & 19.
  7. Curve C8 does not meet the minimum required width of 25' for public access servitude to the detention pond.
  8. Certify that the cut volume from the pond mitigates the fill required to bring all lots up to the 100 year flood elevation.
  9. The private drainage servitude around the detention pond must be removed if the Parish is to maintain the pond.
  10. Remove the language regarding alleys from the dedication statement, as no alleys are a part of this development.
  11. Remove references to sidewalks from the restrictive covenants, as sidewalks are not a part of this development.
  12. The outfall drainage servitude is located outside of the footprint of the subdivision and must be resolved.

#### "As-Built" Paving & Drainage Plan

13. Provide upstream and downstream inverts for the culvert installed at the entrance of the subdivision.
14. The weir structure and location as well as the outfall location are not accordance with the approved drainage plan dated 9/22/16. Revise the hydro report to confirm that the pond and weir meet St. Tammany Parish Drainage requirements as constructed.
15. Variations greater than 1' between the as-built invert elevations and the proposed invert elevations were observed in multiple locations (C.I. #5, 25, 23 for example). Revise the hydro report using the as-built invert elevations to confirm that the drainage infrastructure meets St. Tammany Parish Drainage requirements as constructed.
16. The outfall drainage servitude was not approved in the preliminary plans and is located outside of the boundary property line of the subdivision. This issue must be resolved.
17. Provide additional clarification showing how the pond berm connects to the weir, including the slope of the ground from the weir to the top of bank elevation which is 37.5'.
18. Provide as-built elevations for the weir.
19. This weir design was not approved. Where is the culvert that was approved?
20. Provide sufficient elevation points in the pond to show that the pond size, top of bank elevations, pond bottom elevations, pond slopes, and pond design are in accordance with the approved drainage plan and hydro study.
21. Identify what unit of measure is being used for all dimensions called out on the Reinforcing detail and Detail 2.
22. Provide drainage directional arrows on each lot of the development.
23. There is a note that states "final as built data pending." Approval of the as-built plans will require all as-built data to be finalized.

#### "As-Built" Sewer & Water Plan

24. Label sheet RD1 as the "As-Built Utility Plan."

**"As-Built" SWPPP**

25. Revise the Erosion Control Plan to indicate physical location where the SWPPP will be kept on site.
26. Attach the stormwater map and include the pathway from the discharge point to the ultimate outfall at the Lake.

**General**

27. Municipal addresses must be included on the Final Plat.
28. Provide an "As-Built" Signage Plan.
29. Provide the Engineer and the Surveyor's Stamp on required plans.
30. Fire hydrants need to be painted the correct color scheme.
31. Base test results, concrete test results, utility trench bedding test results, and utility backfill test results are required.
32. A negative bacteriological report relative to the construction of the project's water system is required.
33. 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 2346 linear feet x \$25.00 per linear foot = \$58,700 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 73 lots = \$78,621

Drainage Impact Fee = \$1114 per lot x 73 lots = \$81,322

Fees are due before subdivision plats can be signed.

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

All staff comments must be addressed before plats can be signed.

Revised drawings will not be accepted prior to July 11, 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

IV.

ATTACHMENT  
PACKET

Sec. 115-3. - Use of fill materials prohibited.

(a) *Adverse drainage impact.* It shall be prohibited to place fill or construct improvements on any parcel of property so as to cause adverse drainage impacts on any adjacent parcel.

(b) *Placement of fill material.*

(1) *Definitions.* The following words, terms and phrases, when used in this section, shall have the meanings ascribed to them in this subsection, except where the context clearly indicates a different meaning:

*Approved development plan* may be a properly issued building permit or site work permit, subdivision work order, or existing and proposed grade elevation form approved by the department of planning and development. Plans proposed within the boundaries of St. Tammany Parish Gravity Drainage District No. 5 (GDD5) shall require review and comment from GDD5's engineer.

*Area of special concern* means an area that is experiencing development without an approved hydrological plan for the area and, although it may not be located within a critical drainage area, has been determined by the parish department of engineering, after careful consideration of the available data, to be an area that is particularly susceptible to adverse drainage and flooding impacts that are likely to result from continued development and fill, necessitating the application of specific fill and building regulations to address those impacts.

*Critical drainage area* means an area determined by the parish department of engineering, after careful consideration of the available data, to be of critical importance for its role in the conveyance, moderation or storage of stormwater. Areas within this designation include, but are not limited to, the following:

1. Areas anticipated to be inundated by a 100-year storm event, including areas adjacent to streams, upland areas, and areas of isolated or permanent flooding.
2. Areas of concentrated storm water flow, including but not limited to concentrated sheet flow, channelized flow, and natural hydrologic features or channels of all types and sizes.
3. Any area designated by FEMA as Flood Hazard Area A, V, or the equivalent, indicating inundation during a 100-year event.
4. Areas included within wetlands as defined by the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual.
5. Those areas that are designated as a critical drainage area on the most current critical drainage area map that is on file in the office of the parish department of engineering.

*Critical drainage area map* means the official critical drainage area map generated and maintained by the department of engineering. The map will be periodically revised, based on information and data available at the time, in an effort to provide reasonably updated information to the public regarding the areas of the parish considered to be critical drainage areas.

*Lots and parcels 90 feet or less in width.* The determination of whether a lot or parcel is 90 feet in width or less is to be made by averaging the measurement of the width of the property at the point of the rear roof line of an existing or proposed principal structure and the measurement of the width of the property at the front boundary line. The rear roof line is the point where the roof is closest to the rear boundary.

*Multiple-family structure* means a structure containing three or more dwelling units located on a single lot (as opposed to party wall and townhouses located on separate lots of record.)

*Natural ground* means the natural or pre-development elevation of the property, prior to any surface alteration work being performed.

*Net fill* means the placement of any fill material that results in any increase in the surface elevation of property or adjacent property from its natural or pre-development state.

*Site work permit* means a permit issued for paving, grading, excavation, or placement of fill on a site within unincorporated St. Tammany Parish. This permit is needed if the proposed site improvements are not already being reviewed as part of a properly issued building permit or subdivision work order.

- (2) *Net fill prohibited.*
  - a. Net fill shall be strictly prohibited in any critical drainage area and on any lot or parcel 90 feet or less in width, except with an approved development plan or with the express written consent of the department of planning and development. Any request to place fill in a critical drainage area or a lot or parcel 90 feet or less in width shall be in accordance with the procedures and guidelines outlined herein.
  - b. A lot or parcel of property shall be deemed to be located in a critical drainage area when any part thereof is located within a critical drainage area. Net fill shall not be placed on any part of such property, except with an approved development plan or with the express written consent of the department of engineering.
- (3) *Jurisdictional wetlands.* All fill/excavation activities within jurisdictional wetlands shall secure all necessary permits from the U.S. Army Corps of Engineers and any other relevant local, state or federal agencies before such activities are commenced.
- (4) *Procedures.*
  - a. Any request for approval to place fill on a lot or parcel governed by this chapter shall include a detailed description of the fill activity. A drainage and paving plan, if required, must be completed in accordance with section 115-111. An existing and proposed grade elevation form, if required, must be prepared by a state-licensed engineer or land surveyor and include the following information:
    1. Volume of fill to be placed;
    2. The footprint of the fill work;
    3. Volume and source location of any excavation work;
    4. The location of the ultimate disposition of the spoil being removed;
    5. The direction of water flow across the site;
    6. A profile through the construction footprint showing the natural and finished elevations of the site; and
    7. The sediment retention measures proposed for the site.
  - b. Upon receiving approval to fill by the department of planning and development, whenever a concrete slab or any other structural foundation of a permanent nature is to be constructed, the applicant or builder shall certify, after excavation of the site and prior to pouring any concrete or installing any permanent foundation, that the foundation is ready to be installed and that all fill work complies with the relevant standards. The foundation shall not be poured or installed prior to certification and inspection.
  - c. Prior to the issuance of the certificate of occupancy, the applicant or builder shall submit an official survey which confirms compliance with the provisions of this chapter. A final drainage inspection by the department of planning and development shall be conducted to verify compliance with these standards, and no certificate of occupancy shall be issued unless and until compliance has been verified.
- (5) *General residential fill standards.* The placement of fill material on any lot or parcel located within any critical drainage area shall be permitted only after a development plan has been submitted and approved by the department of engineering. In the event that the department of

engineering determines that fill work is permitted on the particular parcel, the fill work must comply with the following specific standards:

- a. In some cases, subject to the discretion of the department of engineering, excavation of existing soil and its replacement with fill is permissible at the site provided it can be demonstrated to have no increase in the natural ground elevation and no net impact on the function of the critical drainage area.
  - b. Fill shall be limited to the roof-shed area of the proposed primary structure and access to the site and shall not exceed that which is necessary to prepare an adequate building footprint.
  - c. Site improvements (roads, structures, fill, etc.) shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.
  - d. Fill for driveways must not exceed six inches above natural ground elevation except where fill is part of the foundation for the main residence, carport, or garage. Fill may also be placed to soften the transition between elevations to a slope not less than four horizontal feet to every one vertical foot.
  - e. Fill may be authorized by the department of engineering in those cases where, due to the size and location of the parcel of property, on-site or off-site mitigation can be provided and the department of engineering also determines that there will be no loss of flood plain storage, no loss of stream flow capacity and the applicant demonstrates that no adverse impacts will occur to adjacent properties, to other properties within the subject watershed, and to the function of the critical drainage area. GDD5 review and comments shall be required if subject property is within GDD5 boundaries. It is expressly prohibited to utilize offsite mitigation within the boundaries of Gravity Drainage District No. 5.
- (6) *Lots 90 feet or less in width.* The placement of fill material on any lot or parcel 90 feet or less in width shall be permitted only when a development plan has been submitted and approved by the department of engineering regardless of its location or critical drainage area status. If it is located in a critical drainage area, the provisions of this section governing fill in a critical drainage area apply. If not in a critical drainage area, the fill work proposed must comply with the following standards:
- a. Fill shall be limited to the roof-shed area of the lot or parcel's primary structure and shall not exceed the volume required to prepare an adequate building footprint.
  - b. A concrete slab shall be permitted under the primary structure provided that the finished surface or footing does not exceed an average of 24 inches above natural ground grade. Fill for a slab with a finished surface less than 24 inches above natural ground shall taper out from the slab at a slope of two horizontal feet for one vertical foot.
  - c. Construction shall be accomplished using pier or piling construction according to applicable building codes for finished elevations above 24 inches above natural ground.
  - d. Site improvements shall not impede natural drainage pathways or parish road or drainage easements, servitudes, or rights-of-way.
  - e. There shall be no net change in the average elevation of the natural grade of the lot or parcel outside of the roof-shed area of the primary structure.
  - f. Fill for driveways must not exceed 12 inches above natural ground grade except where fill is part of the transition from the foundation for the primary structure, carport, or garage. Fill may also be placed adjacent to the driveway to soften the transition between elevations to a slope not steeper than four horizontal feet for every one vertical foot.
  - g. The placement of fill may not encroach into the required side yard setbacks, except as otherwise permitted in this chapter.

- h. Fill for non-contiguous landscaping areas within the front and rear yards resulting in the finished ground elevation up to an average of six inches above natural ground for each such area is permitted, provided that an equal volume of fill is removed from the lot.
- (7) *Nonresidential standards.* Any paving, grading, excavation, or placement of fill on commercial, industrial, institutional or multifamily development sites must obtain an approved development plan in the form of a properly issued building permit, site work permit or subdivision work order prior to the commencement of work. In cases of commercial, industrial, or institutional development on any lot or parcel of property that has any part thereof located within a critical drainage area, the placement of fill on such lot or parcel may be permitted, in the discretion of the department of engineering, provided that:
- a. Soil material in a volume equal to the fill material proposed to be placed on the property is excavated and removed from the property, such that the flood storage capacity of the property is maintained for a 100-year frequency flood event;
  - b. Off-site mitigation will be provided, and the department of planning and development also determines that there will be no loss of floodplain storage and no loss of stream flow capacity. It is expressly prohibited to utilize off-site mitigation within the boundaries of Gravity Drainage District No. 5;
  - c. The applicant can demonstrate that no adverse impacts will occur to adjacent properties, to other properties within the subject watershed, and to the function of the critical drainage area; and
  - d. The proposed development complies with all other applicable drainage regulations.

GDD5 review and comment is required if subject property is within the boundaries of GDD5.

(8) *Areas of special concern.*

- a. A certain portion of Tammany Hills and Alexiusville Subdivisions, Ward 3, District 5, located inside the boundaries described immediately below, to wit:

Beginning at the northeast corner of 9th Avenue and U.S. Highway 190, proceed in a northerly direction along the eastern edge of U.S. Highway 190 to its intersection with Harrison Avenue, then proceed in an easterly direction along Harrison Avenue to its intersection with 11th Street, then proceed in a southerly direction along 11th Street to its intersection with Madison Avenue, then proceed in a westerly direction along Madison Avenue to its intersection with 5th Street, then northerly along the 5th Street right-of-way to its intersection with Quincy Avenue, then westerly along Quincy Avenue to its intersection with K Street, then south on K Street to its intersection with 9th Avenue, then proceed west on 9th Avenue to its intersection with U.S. Highway 190 and the point of beginning.

- b. A certain portion of Cypress Park and Erindale Subdivisions, Ward 7, District 7, located inside the boundaries described immediately below, to wit:

Beginning at the intersection of U.S. Highway 190 and Anchorage Drive, the point of beginning, proceed along the eastern edge of Anchorage Drive in a northerly direction to its intersection with Berry Todd Road, thence proceed along the southern edge of Berry Todd Road in an easterly direction to its intersection with Graci Avenue, thence follow an imaginary line due south from said intersection to the northern most point of Emerald Drive, thence proceed along the western edge of Emerald Drive south to its intersection with U.S. Highway 190, thence proceed along the northern edge of U.S. Highway 190 west northwest to its intersection with Anchorage Drive, the point of beginning.

- c. All that property situated within a re-subdivided portion of Tammany Forest Subdivision, Ward 7, District 7, all as more particularly described immediately below, to wit:

Any and all squares and lots of record within the re-subdivided portion of Tammany Forest Subdivision, located within Section 43, Township 8 South, Range 13 East and as more

fully described on the finalized subdivision plat dated August 7, 1985, by NRW and Associates, Inc.

- d. All that property situated within the subdivision known as Dove Park, Ward 4, District 5, Section 26, Township 7 South, Range 11 East, located within the boundaries described immediately below and more particularly depicted on the attached subdivision plat filed for record with the parish clerk of court on June 20, 1957, and identified as Map #16A, to wit:

Any lot or parcel of ground between Sparrow Street and the proposed Judge Tanner Boulevard (formerly the proposed E. Fairway Drive Extension) that abuts or has access to Swallow Street, Egret Street or Partridge Street.

In addition to any of the requirements of section 115-3, within the Dove Park Subdivision there shall be a minimum building site of 75 feet front on the setback line.

- e. Any undeveloped lot or parcel of ground situated in the area generally surrounding Eola Street, Jordan Street and Elmer Street, which area is more particularly depicted on the attached aerial and described immediately below, to wit:

A certain piece or portion of ground situated in section 6, Township 8 south, Range 12 east, St. Tammany Parish, Louisiana, and more fully described as follows:

Parcel 1. From the Quarter Section Corner common to section 6, Township 8 south, Range 12 east and section 1, Township 8 south, Range 11 east, go south 89 degrees 51 minutes 30 seconds east a distance of 330.0 feet to a point; said point being the point of beginning.

From the point of beginning proceed north 89 degrees, 18 minutes, 18 seconds east a distance of 1,357.15 feet to a point; thence proceed north 01 degrees, 51 minutes, 49 seconds west a distance of 947.44 feet to a point at the intersection of the western right-of-way of Sout Drive and the southern right-of-way of Highway 1088; thence proceed in a westerly direction along the southern right-of-way line of Highway 1088 a distance of 1,875 feet to a point; thence proceed south 00 degrees, 00 minutes, 00 seconds west a distance of 266.71 feet to a point; thence proceed north 89 degrees, 43 minutes, 43 seconds east a distance of 395.84 feet to a point, said point being the point of beginning.

Parcel 2. From the Quarter Section Corner common to section 6, Township 8 south, Range 12 east and section 1, Township 8 south, Range 11 east, proceed south 89 degrees 51 minutes 30 seconds East a distance of 330.0 feet to a point; thence proceed north 89 degrees, 18 minutes, 18 seconds east a distance of 1,357.15 feet to a point; thence proceed north 01 degrees, 51 minutes, 49 seconds west a distance of 1,011 feet to a point at the intersection of the western right-of-way of Sout Drive and the northern right-of-way of Highway 1088; said point being the point of beginning.

From the point of beginning proceed north 01 degrees, 51 minutes, 49 seconds west a distance of 345.28 feet to a point; thence proceed south 89 degrees, 0 minutes, 48 seconds west a distance of 965 feet to a point; thence proceed south 00 degrees, 52 minutes, 25 seconds west a distance of 157.57 feet to a point; thence proceed south 88 degrees, 55 minutes, 22 seconds west a distance of 304.04 feet to a point located at the southwest corner of Lot of Lot 1, Square 26 of the Mandeville Annex Subdivision; Thence proceed north 62 degrees, 57 minutes, 19 seconds east a distance of 23.69 feet to a point located at the southeast corner of Lot 11 of the Grande Terre Subdivision; thence go north 73 degrees, 26 minutes, 16 seconds west a distance of 159.21 feet to a point; thence proceed in a southwesterly direction along the eastern right-of-way of Frenchman Drive to a point formed by the intersection of western right-of-way of Frenchman Drive and the northern right-of-way of Highway 1088; Thence proceed along the northern right-of-way line of Highway 1088 in a northwesterly direction distance of 1,875 feet to a point, said point being the point of beginning.

- f. Any property having, or proposing to have, ingress and egress to and from Lakeview Drive and Carr Drive, Slidell, Louisiana, being more particularly described as follows:

Lakeview Drive: Situated in sections 31, 32 and 33, Township 9 south, Range 14 east, St. Tammany Parish, Louisiana.

Carr Drive: Situated partially in sections 25 and 26, Township 9 south, Range 13 east, and partially in sections 29, 30, 31 and 32, Township 9 south, Range 14 east, St. Tammany Parish, Louisiana.

1. On any lot situated within the area of special concern set forth in subsection (b)(8)f of this section, the amount of fill shall not exceed an elevation of 24 inches above the centerline of the subject road (i.e., Lakeview Drive or Carr Drive).
2. No fill shall be placed on any lot or parcel within the boundaries of the area of special concern set forth in subsection (b)(8)f of this section prior to the submission of a coastal use permit application and plan and the submission of a development plan to the department of engineering that details any proposed grade work. The plan shall provide the elevation at the four corners of the lot, at the center of the proposed primary structure, and any other elevations deemed necessary by the department of engineering for review of the development plan.
3. If any fill is placed on property within the boundaries of the area of special concern set forth in subsection (b)(8)f of this section following the adoption of the ordinance from which this chapter is derived and prior to the submission of a development plan, the owner may be required to remove the fill material back down to native soils and pre-fill elevations.
4. If any fill is placed on property within the boundaries of the area of special concern set forth in subsection (b)(8)f of this section that is not in compliance with an approved development plan, fill plan and/or the plan submitted under the coastal use regulations, the owner may be required to remove all fill material that is not in compliance with the approved plans.

(9) *Fill in areas of special concern.*

- a. No fill shall be placed on any lot or parcel within the above described boundaries of an area of special concern prior to the submission of a development plan to the department of engineering detailing any proposed grade work. The development plan shall provide the elevation at the four corners of the lot, at the center of the proposed primary structure, and any other elevations deemed necessary by the department of engineering for review of the development plan.
- b. If any fill is placed on property in any of the above areas of special concern following the adoption of the ordinance designating a particular area as one of special concern and prior to the submission of a development plan, it shall be deemed a violation of this Code and the owner shall be required to remove the fill material back down to native soils and pre-fill elevations. It shall be the burden of the violator to provide proof of the predevelopment elevations. Engineering shall direct the department of code enforcement to issue the appropriate cease and desist order. Engineering shall notify GDD5 if the violation occurs within the district boundaries. GDD5 may provide a third-party review and comment at the violator's expense.
- c. No fill shall be permitted on parcels within this area that would raise or increase the surface elevation of any part of the parcel above its natural or pre-development elevation. Fill required for minor grading to level and drain the surface at the proposed site of the primary structure and driveway may be authorized.
- d. The lowest finished floor of the primary structure shall be situated at least 24 inches above the crown of the road surface directly adjacent to and in front of the parcel.

- e. Based on available data, the department of engineering may require a higher finished floor elevation on pier construction above the FEMA base flood elevation provided on the applicable FIRM map.
- (10) *Subsurface drainage.* It shall be unlawful for any owner, contractor, builder or subdivider to use, employ or apply fill in and/or on any lot situated within a subdivision located in the unincorporated limits of the parish wherein subsurface drainage is installed unless this material is contained within the perimeter of the lot in an adequate manner to prevent run-off of the sand, fill, clay or mixture thereof onto sidewalks, streets or into culverts or onto the property of abutting property owners.
- (11) *Relocation of open drainage ditches, drainage channels and similar drainage features.*
- a. For purposes of this subsection, the term "relocation" means changing the location of all or any part of an open drainage ditch, drainage channel or similar drainage feature that is partially located on, or which traverses, a lot or parcel of property.
  - b. The provisions of this subsection (11) shall be applicable to any lot or parcel of property, regardless of the size of the lot or parcel and whether or not it is located in a critical drainage area or area of special concern.
  - c. Whenever the owner of any lot or parcel of property proposes to fill in an existing drainage ditch, drainage channel or similar drainage feature that is partially located on, or which traverses, the owner's property in order to relocate the ditch, drainage channel or similar drainage feature to another location on the property, in addition to complying with all other applicable provisions of this section, the owner shall provide a plan for the proposed relocation, supported by a complete hydrologic report taking into consideration impacts of upstream and downstream properties, that is prepared by a licensed civil engineer. The department of engineering shall conduct a site visit prior to approval of the proposed plan. Engineering shall notify GDD5 of the proposed plan for review and comment if the subject site is within the boundaries of the district. The proposed relocation plan may be included in the "Existing and Proposed Grade Elevation Form," provided it is prepared by a licensed civil engineer.
  - d. If the proposed relocation results in all or any part of the relocated drainage ditch, drainage channel or similar drainage feature being within 20 feet of the foundation of an existing or proposed structure, the relocation of the drainage ditch, drainage channel or similar drainage feature must be accomplished by subsurface installation. If no part of the drainage ditch, drainage channel or similar drainage feature is to be within 20 feet of the foundation of an existing or proposed structure, the department of engineering shall determine, considering best engineering practices and the issue of maintenance of drainage, whether subsurface installation is required for all or any part of the relocated drainage ditch, drainage channel or similar drainage feature.
  - e. The requirement of subsurface installation for a relocated drainage ditch, drainage channel or similar drainage feature may be waived by the department of engineering provided that:
    - 1. The property owner, and licensed civil engineer engaged by the owner, have independently determined that the relocated drainage ditch, drainage channel or similar drainage feature, if relocated without subsurface drainage, will not undermine the foundation or otherwise cause any damage to the property or structure; and
    - 2. The department of engineering determines that the relocation will not impede drainage or interfere with the proper maintenance thereof. It is expressly prohibited to grant a waiver under this subsection within the boundaries of Gravity Drainage District No. 5.
  - f. The hereinabove provisions of this subsection (11) shall not be construed as being applicable to any roadside ditch or to any property that is publicly owned and maintained by the parish or any political subdivision thereof.

- (12) *Administration.* This chapter shall be administered by the parish department of engineering with the assistance of any other parish personnel or agency that are deemed necessary by the parish and/or its regulations.
- (13) *Exemptions.*
- a. Subdivisions which establish to the satisfaction of the parish engineer that, at the time of preliminary approval, such subdivision development and fill associated with lot development will not result in a reduction in the 100-year floodplain storage capacity, should be found to comply with these standards.
  - b. These standards shall not apply to lots in subdivisions or developments with an approved drainage plan and hydrological study. However, should the department of engineering determine, on the basis of current conditions, that the use of fill on any particular site within an otherwise exempt development would have an adverse impact on drainage, the parish shall have the authority to apply this chapter as needed to ensure the health, welfare, and safety of the public by restricting fill work.
  - c. Areas enclosed by levees under forced drainage shall be exempt from this section.
  - d. Coastal areas, which are those areas that are determined by the department of engineering to be subject to flooding only because of tidal inundation, not including the area of Lakeview Drive and Carr Drive being governed by the provisions of this section.
  - e. The office of the parish president in consultation with the department of engineering is granted authority to determine that certain properties designated as historical by the National Park Service, upon application, be exempt from the no net fill ordinances currently in effect in the parish and to take all steps necessary to carry out the terms of this section, subject to any reasonable restrictions or requirements imposed by the president and the department of engineering.
- (c) *Conflicts.* If a lot or parcel of property may be governed by more than one provision or subsection of this section, or in the event of a conflict in the applicability of any provision, the more restrictive or specific provision shall apply.
- (d) *Review of decisions.* Any person or persons jointly or severally aggrieved by any decision of the department of engineering relative to the placement of fill on property governed by the provisions of this section may appeal to the board of adjustment. Such appeal shall be taken within ten days of the decision of the department of engineering, by filing with the department and with the board of adjustment a notice of appeal specifying the grounds thereof. The department shall forthwith transmit to the board all papers constituting the record upon which the action appealed from was taken. GDD5 shall provide third-party recommendations to the board when the subject property falls within the boundaries of GDD5. All costs incurred shall be borne by the person appealing the decision.
- (e) *Penalties.* A violation of this section shall constitute a misdemeanor punishable by a fine of not less than \$100.00 nor more than \$500.00, or by imprisonment for not more than 30 days, or both such fines and imprisonment. Each day that a violation continues shall constitute a separate offense. In lieu of, or in addition to, the issuance of a misdemeanor summons, violations of the provisions of this chapter may be enforced by imposition of civil penalties and injunctive relief in accordance with the following:
- (1) Each day that the violation remains shall constitute a separate offense and a civil penalty of not less than \$100.00 nor more than \$500.00 per day shall be imposed.
  - (2) In addition to penalties provided by this section, any violation hereof shall also be subject to an action for abatement and removal of any offending fill work and/or ground surface alteration.
  - (3) Further, whenever the department of engineering has approved any application or drainage plan that contains materially false or erroneous information, the applicant shall be responsible for all costs and expenses associated with the correction of said application and plan, and the correction of any adverse consequences resulting therefrom, including the fees of an engineering consultant to review and revise said plan.

- (f) This section is intended to supersede any ordinance or regulation that may govern the placement of fill on any property, including the provisions of sections 125-92 and 125-93. Furthermore, in any event, there must be an application and approved drainage plan.

(Code 1998, § 7-002.00; Ord. No. 80-21, 8-21-1980; Ord. No. 04-0862, 4-1-2004; Ord. No. 04-0886, 5-6-2004; Ord. No. 08-1791, 4-3-2008; Ord. No. 09-1996, 1-8-2009; Ord. No. 09-2071, 6-4-2009; Ord. No. 10-2221, 3-4-2010; Ord. No. 10-2326, 9-2-2010; Ord. No. 11-2533, 6-2-2011; Ord. No. 12-2669, 2-2-2012; Ord. No. 12-2736, 5-3-2012; Ord. No. 12-2847, 10-10-2012; Ord. No. 15-3391, 9-3-2015; Ord. No. 15-3423, 11-5-2015; Ord. No. 16-3579, exh. A(7-002.00), 9-1-2016)

V.

NO  
ATTACHMENT  
PACKET

VI.

**ATTACHMENT  
PACKET**

**From:** Eddie Powell <epowell@kyleassociates.net>  
**Sent:** Sunday, October 15, 2017 7:41 PM  
**To:** Jay Watson  
**Cc:** Sidney Fontenot; Erin Stair; Shelby R. Vorenkamp - Development; Christopher P. Tissue; henningtr@aol.com; Adam Henning ; Donna S. O'Dell; Kenny Wortmann; Glenn Delatte; Jim O' Berry; Michael J. Noto  
**Subject:** RE: Goodbee Square  
**Attachments:** 40576-PL-DRAINAGE-RD AREA2.pdf; 40576-PL-DRAINAGEMAP PRE.PDF; 40576-PL-DRAINAGEMAP POST.PDF; Goodbee Square\_CutFillReport.pdf; 40576-PL-DRAINAGE-RD AREA1.pdf

Jay,

As a follow up to our meeting with the parish on Wednesday, October 11<sup>th</sup>, we have completed the cut/fill calculations for Goodbee Square Phase 1 using the pre-construction existing elevations and the as-built elevations. Based on these numbers, there is a net fill amount of 4,663 c.y. See attached report (Goodbee Square\_CutFillReport.pdf). We are unable to mitigate this fill onsite and are requesting that some of the available flood plain storage within the Countryside ponds be used.

Below is a summary of the volume of storage available in these ponds between the normal water surface elevation/outfall elevation (Elev. 35.5) and the Base Flood Elevation of 37.00.

POND	AVE. AREA (ACRE)	DEPTH (FT)	VOLUME (CU YD)
1A	1.221	1.5	2955
2	0.582	1.5	1408
3A	0.498	1.5	1205
3B	1.104	1.5	2672
3C	1.104	1.5	2672
4	1.026	1.5	2483
		TOTAL =	<b>13395</b>

These ponds are shown on the attached pdfs from the Countryside Subdivision plans. Based on the existing topo survey before the construction of Countryside, the actual lots were at an elevation greater than 37.00 so there should not have been any fill mitigation required for the lots. There is approximately 1700 feet of roadway (the full length of W. Countryside Blvd. and a portion of Beebalm Circle that required an average of 1.0 feet of fill. Over the approximate width of 60 feet, this equals approximately 3,800 c.y. of fill before even counting the cut from the roadside ditches. This leaves a conservative quantity of 9,595 c.y. of additional flood plain storage that was created by virtue of the pond construction. If the fill in Goodbee Square is subtracted from this volume then there still remains approximately 4,932 c.y. of additional flood plain storage.

We request your approval of this fill mitigation plan to close out the remaining comments for this subdivision to allow for the final plat to fully executed.

**From:** Eddie Powell [<mailto:epowell@kyleassociates.net>]  
**Sent:** Tuesday, October 10, 2017 4:32 PM  
**To:** Jay Watson <[jwatson@stpgov.org](mailto:jwatson@stpgov.org)>  
**Cc:** Sidney Fontenot <[sfontenot@stpgov.org](mailto:sfontenot@stpgov.org)>; Erin Stair <[estair@stpgov.org](mailto:estair@stpgov.org)>; Shelby R. Vorenkamp - Development <[svorenkampdev@stpgov.org](mailto:svorenkampdev@stpgov.org)>; Christopher P. Tissue <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>; [henningtr@aol.com](mailto:henningtr@aol.com); Adam Henning <[adam.henning@gmail.com](mailto:adam.henning@gmail.com)>; Donna S. O'Dell <[dsodell@stpgov.org](mailto:dsodell@stpgov.org)>; Kenny Wortmann <[kwortman@stpgov.org](mailto:kwortman@stpgov.org)>; Glenn Delatte <[gdelatte@stpgov.org](mailto:gdelatte@stpgov.org)>; Jim O' Berry <[jimo@stpgov.org](mailto:jimo@stpgov.org)>; Michael J. Noto <[mjnoto@stpgov.org](mailto:mjnoto@stpgov.org)>  
**Subject:** RE: Goodbee Square

Jay,

All of the fill work for this project has been done in accordance with the parish-approved plans and work orders issued. At no time during the review process were cut/fill calculations requested by the parish. It does not seem fair or reasonable at this point to place a potential burden on this development when it was constructed in accordance with parish approval.

We would like to meet with your office to discuss this further. Please let me know your availability.

Thanks,  
Eddie

James E. Powell, Jr., P.E., P.L.S.  
Vice President – Engineering Operations  
Kyle Associates, LLC  
638 Village Lane North  
Mandeville, LA 70471  
(985) 727-9377, ext 202  
(225) 802-9845 (cell)

**From:** Jay Watson [<mailto:jwatson@stpgov.org>]  
**Sent:** Thursday, October 5, 2017 11:43 AM  
**To:** Eddie Powell <[epowell@kyleassociates.net](mailto:epowell@kyleassociates.net)>  
**Cc:** Sidney Fontenot <[sfontenot@stpgov.org](mailto:sfontenot@stpgov.org)>; Erin Stair <[estair@stpgov.org](mailto:estair@stpgov.org)>; Shelby R. Vorenkamp - Development <[svorenkampdev@stpgov.org](mailto:svorenkampdev@stpgov.org)>; Christopher P. Tissue <[cptissue@stpgov.org](mailto:cptissue@stpgov.org)>; [henningtr@aol.com](mailto:henningtr@aol.com); Adam Henning <[adam.henning@gmail.com](mailto:adam.henning@gmail.com)>; Donna S. O'Dell <[dsodell@stpgov.org](mailto:dsodell@stpgov.org)>; Kenny Wortmann <[kwortman@stpgov.org](mailto:kwortman@stpgov.org)>; Glenn Delatte <[gdelatte@stpgov.org](mailto:gdelatte@stpgov.org)>; Jim O' Berry <[jimo@stpgov.org](mailto:jimo@stpgov.org)>; Michael J. Noto <[mjnoto@stpgov.org](mailto:mjnoto@stpgov.org)>  
**Subject:** RE: Goodbee Square

Eddie,

The cut/fill calculations you have provided only account for fill associated with the “foundation area” on each lot which you estimated as around 3,000 square feet. Fill has been brought in over the entire subdivision, therefore we will need you to provide cut/fill calculations that account for all of the fill that is currently on-site or the site will need to be brought into compliance with the cut/fill report you have provided.

Please advise.



Jay G. Watson, P.E.  
Lead Development Engineer  
Department of Planning and Development  
St. Tammany Parish Government

Thanks,



Jay B. Watson, P.E.  
Lead Development Engineer  
Department of Planning and Development  
St. Tammany Parish Government  
21490 Koop Drive, Mandeville, LA 70471  
985.809.7448 e [jwatson@stpgov.org](mailto:jwatson@stpgov.org)  
[www.stpgov.org](http://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.*

**From:** Kenny Wortmann  
**Sent:** Wednesday, October 04, 2017 8:12 AM  
**To:** Cindi and Randy Morgan <[cindir@hot.com](mailto:cindir@hot.com)>  
**Cc:** Jay Watson <[jwatson@stpgov.org](mailto:jwatson@stpgov.org)>; Glenn Delatte <[gdelatte@stpgov.org](mailto:gdelatte@stpgov.org)>  
**Subject:** RE: Goodbee Square

Mr. & Mrs. Morgan,

I have received several inquiries over the past month concerning the amount of fill being brought to this location. I have dispatched a storm water inspector and an engineer to the site to investigate. [Currently the amount of fill is within the scope of the approved engineered fill plan for the project.] I have requested the [development engineer verify the findings of my staff.

Kenny Wortmann  
Director, CBO, CFM  
Inspections & Enforcement  
St. Tammany Parish Government  
985-898-5214

**From:** Kelly M. Seward  
**Sent:** Tuesday, October 3, 2017 3:09 PM  
**To:** Cindi and Randy Morgan <[cindir@hot.com](mailto:cindir@hot.com)>; Engineering <[Engineering@stpgov.org](mailto:Engineering@stpgov.org)>  
**Cc:** Kenny Wortmann <[kwortman@stpgov.org](mailto:kwortman@stpgov.org)>  
**Subject:** RE: Goodbee Square

Good afternoon,

The Director of Inspections & Enforcement, Kenny Wortmann, has been working with complaints in this area. He is cc'ed on this email. He can be reached via email, or at 985-898-5214. Thank you!



Kelly Seward  
Executive Secretary, Engineering Division  
Department of Public Works  
St. Tammany Parish Government  
620 N Tyler Street, Covington, LA 70434  
985.898.2552 [kmseward@stpgov.org](mailto:kmseward@stpgov.org)  
[www.stpgov.org](http://www.stpgov.org)

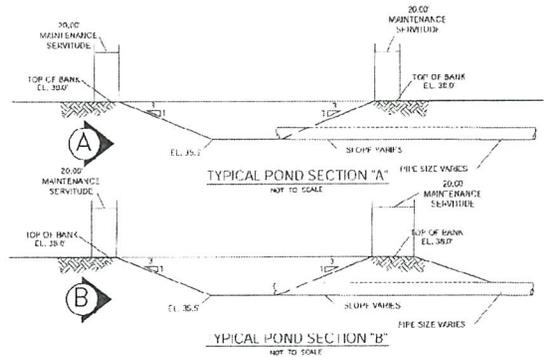
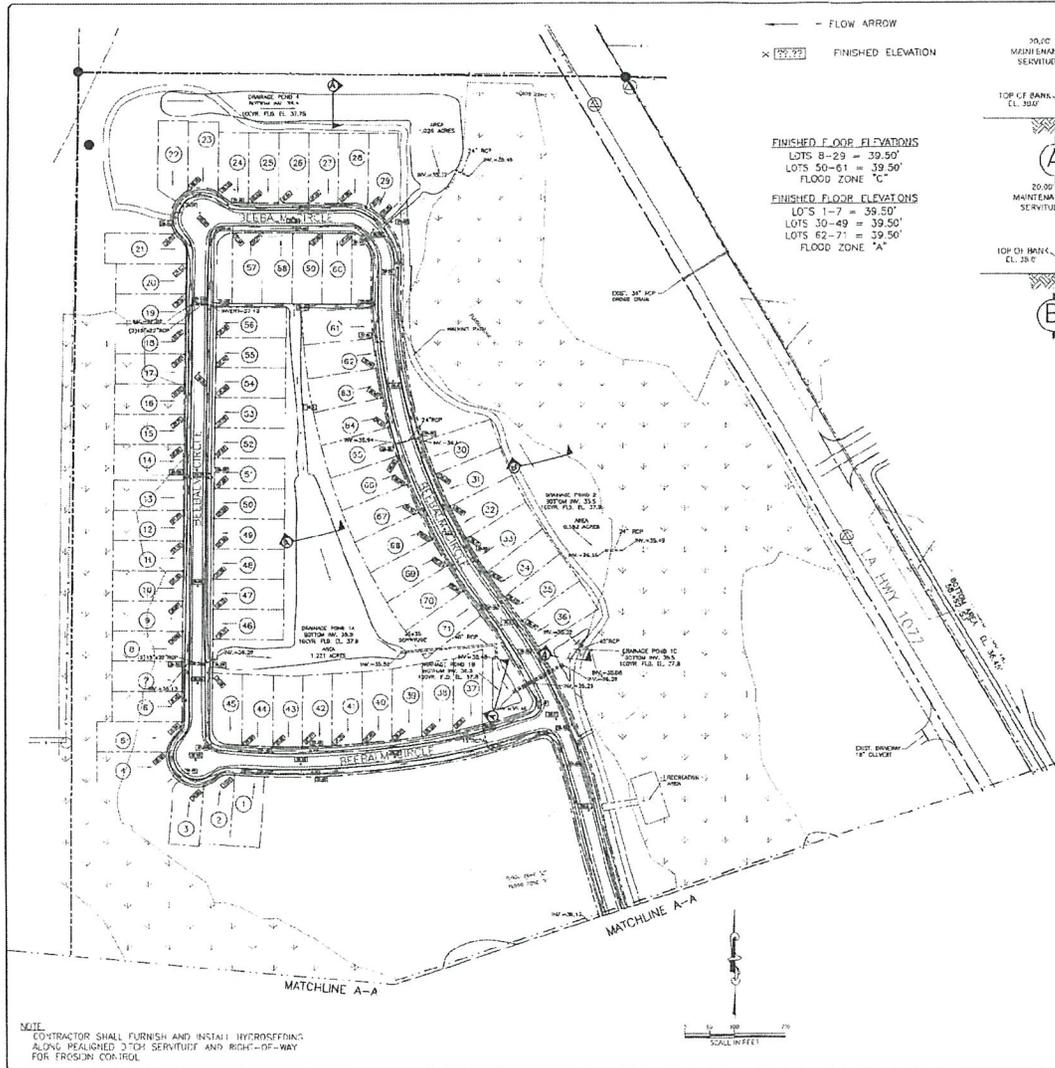
# Cut/Fill Report

**Generated:** 2017-10-13 07:55:26  
**By user:** kdrane  
**Drawing:** N:\2014\14062 - Countryside Subdivision\Engineering\Pond\_Volume\N:\2014  
 \14062 - Countryside  
 Subdivision\Engineering\Pond\_Volume\CUT\_FILL\_kmd.dwg

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Surface-CutFill-Design	full	1.000	1.000	834959.20	6347.53	11010.43	4662.90<Fill>

Totals				
	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total	834959.20	6347.53	11010.43	4662.90<Fill>

\* Value adjusted by cut or fill factor other than 1.0



ALL DRIVEWAY CULVERTS  
 TO BE RCP, CPP, OR  
 ULTRAFLOW

Driveway Culvert Schedule	
Lot No.	Culvert Size
1	2
3	5
6	7
8	11
12	15
16	17
18	19
20	15
21	24
25	26
27	28
29	24
30	15
31	32
34	35
36	15
37	38
39	41
43	44
45	49
49	50
52	53
54	55
57	63
64	15
65	18
66	67
68	71

000 T&E NAME  
 40576 P. DRAINAGE RD.

DATE: 8/29/07  
 1" = 100' P  
 SCALE: 1" = 100' P  
 1" = 200' A2  
 DATE: JULY 2006

COUNTRYSIDE SUBDIVISION  
 SECTION 21, T. 65, R. 10E.  
 SBL, LLC - DEVELOPER

REVISED DRAINAGE PLAN AS BUILT (1 OF 2)

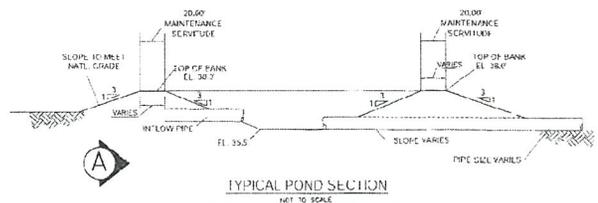
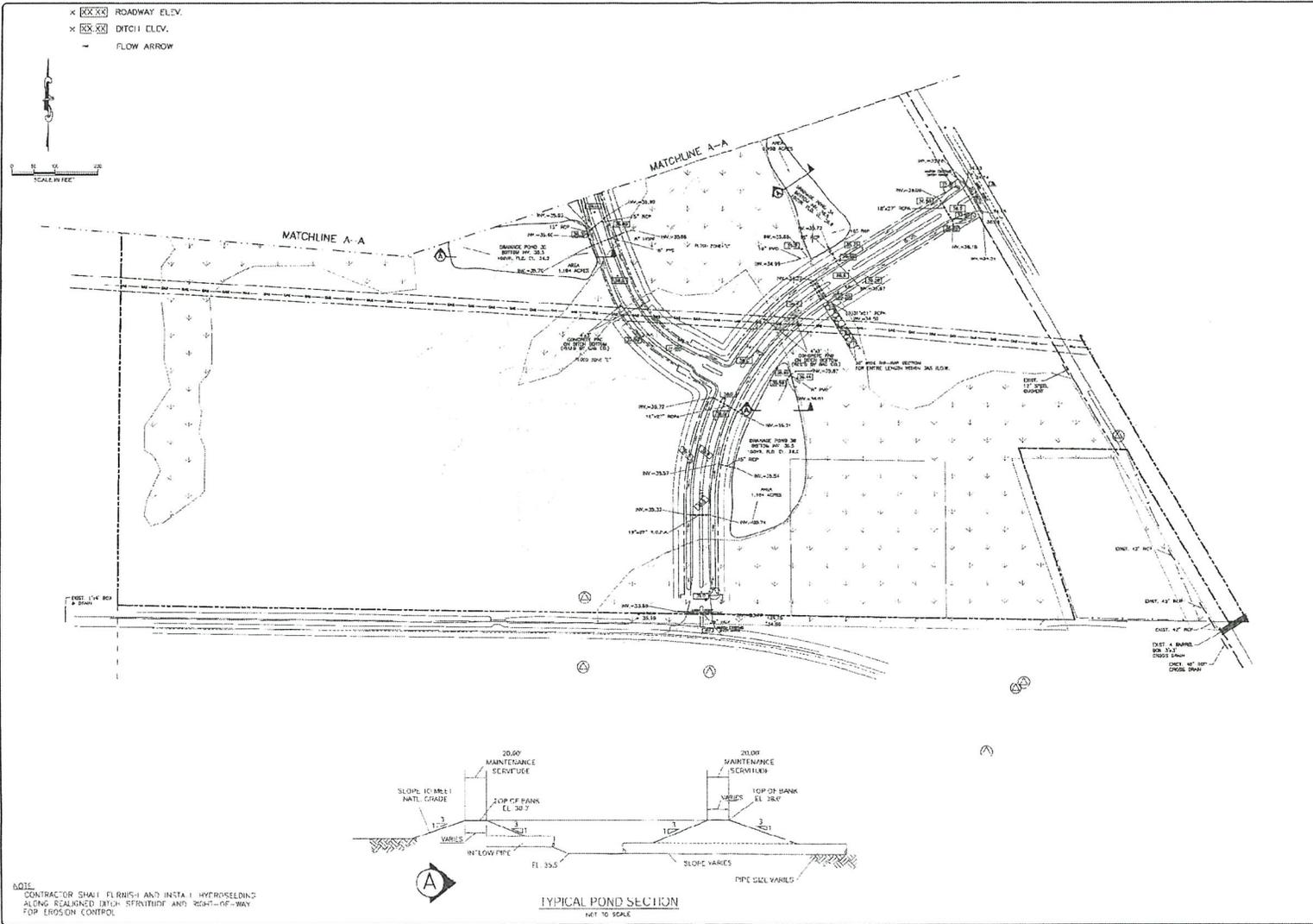
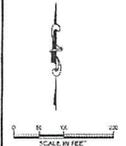
RECORD DRAWINGS  
 These record drawings have been prepared with  
 standard, professional care and in accordance  
 with the standards of the State of Illinois  
 by the Engineer

KYLE ASSOCIATES, LLC  
 100 SOUTH LEXINGTON AVENUE, SUITE 200, CHICAGO, ILLINOIS 60606

5  
 6

1 REV 8/29/07 SWC

XX XX ROADWAY ELEV.  
 XX XX DITCH CLEV.  
 FLOW ARROW



**NOTE:**  
 CONTRACTOR SHALL FURISH AND INSTALL HYDROSEEDING  
 ALONG REALIGNED DITCH SPURTHROW AND RIGHT-OF-WAY  
 FOR EROSION CONTROL.

SCALE (GRAPHIC)	SCALE (HORIZONTAL)	SCALE (VERTICAL)	DATE
1" = 100'	1" = 100'	1" = 100'	JULY 2005

COUNTRYSIDE SUBDIVISION  
 SECTION 21, T.6S., R.10E.  
 288, LLC - DEVELOPER  
 REVISED DRAINAGE PLAN AS BUILT (2 OF 2)

**RECORD DRAWINGS**  
 These record drawings have been prepared with  
 the understanding that they are to be used  
 by the Contractor.  
 Kyle Associates, LLC  
 1000 West 10th Street, Suite 100, Fargo, ND 58103

SHEET NO. 5A  
 7 OF 7



SHEET NO. 5A  
 7 OF 7



ST. TAMMANY PARISH  
PATRICIA P. BRISTER  
PARISH PRESIDENT

April 3, 2018

St. Tammany Parish Planning Commission  
St. Tammany Parish Government Complex, Building A  
21490 Koop Drive  
Mandeville, LA 70471

Re: Surveyor's Act of Correction - Hidden Creek Subdivision

Dear Commissioners:

Please be advised that the developer of Hidden Creek subdivision is requesting an amendment to the final subdivision survey plat through an "Act of Correction" in order to correct an inconsistency on said plat that depicts the main street, "Poplar Creek Court", that leads into the development, in the wrong location.

Approval of the Act of Correction would correct this error in the location of the roadway as well as adjust the greenspace on each side of same in order to accommodate the proposed pool and pool house.

The staff had reviewed the proposal and has no objections to the request.

If you have any questions relative to this matter, please feel free to call me at 985-898-2529

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron Keller", with a long horizontal flourish extending to the right.

Ron Keller  
Senior Land Use Planner



ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

April 3, 2018

OLD BUSINESS

*April 10, 2018 Agenda*

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

Re: Hidden Creek Subdivision, Phase 1-A & 1-B  
Swap Greenspace and Relocate Sewer Line

Honorable Commissioners:

The above captioned Act of Correction has been reviewed by the Department of Development - Engineering and no objection is offered.

Therefore, it is recommended that the Act of Correction be approved.

Sincerely,

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

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

*Enclosure: Act of Correction, Letter from Ms. Helen Lambert with 1 drawing, Letter from Mr. Joseph Mistich*

xc: Honorable James "Red" Thompson  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Earl Magner  
Mr. Randall Brown  
Mr. Joseph Mistich



Hidden Creek LLC

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March 20, 2018

To: St. Tammany Parish  
Planning Commission  
21490 Koop Dr.  
Mandeville, La 70471

Re: Hidden Creek Subdivision Act of Correction

To whom it may concern:

We the developer, Hidden Creek LLC, are asking the Planning Commission to put on the council agenda on April 10, 2018, the attached Act of Correction, to show the as built of the road. The road placement was made to avoid the removal of 2 oak trees. This AOC also indicates the swap of greenspace on each end of the street to accommodate the proposed pool and pool house.

Regards

A handwritten signature in blue ink, appearing to read "Joseph A. Mistich". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Joseph A Mistich  
Hidden Creek LLC rep

**A SURVEYOR'S ACT OF CORRECTION  
FOR HIDDEN CREEK SUBDIVISION**

**UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ST. TAMMANY**

**KNOWN BY ALL THESE PRESENT**, that on the date or various dates below before the various undersigned Notaries Public, duly commissioned and qualified in and for the Parish of St. Tammany and State of Louisiana, stated therein and therein residing, and in the presence of the witnesses hereinafter undersigned, personally came and appeared:

**PERSONALLY CAME AND APPEARED:**

**RANDALL W. BROWN & ASSOCIATES, INC.**, an incorporated Louisiana corporation, domiciled in St. Tammany Parish, Louisiana, and herein represented by Randall W. Brown, who is duly authorized to sign this document on behalf of said corporation, whose mailing address is: 228 West Causeway Approach, Mandeville, Louisiana 70448; and who shall be hereinafter referred to pursuant to this document as **"Surveyor"**;

**AND**

**THE PARISH OF ST. TAMMANY**, herein represented by the Honorable Patricia P. Brister, St. Tammany Parish President, who is duly authorized to sign and execute this document on behalf of the Parish of St. Tammany pursuant to the St. Tammany Parish Charter, as well as an Ordinance recorded in the official records of the Clerk of Court, St. Tammany Parish, whose mailing address is: Post Office Box 628, Covington, Louisiana 70434; and who shall be hereinafter referred to pursuant to this document as **"Parish of St. Tammany"**, who declares as follows:

**WHEREAS**, the final subdivision plat for Hidden Creek subdivision, Phases 1A and 1B, prepared by the "Surveyor" was duly recorded in the office of the Clerk of Court in St. Tammany Parish, Louisiana, on March 20, 2014 in Map File No. 5245; and on July 3, 2014 in Map File No. 5277.

**WHEREAS**, a certain right of way on the recorded subdivision plat has incorrect bearing and distance calls, specifically East of lot 17 and West of Hidden Creek Boulevard, where the right of way calls North 88 degrees 59 minutes 43 seconds West, 215.04 feet; when in fact the bearing and distance calls should be: go along a curve to the left having a radius of 201.50 feet, an arc length of 63.62 feet, a chord bearing of North 81 degrees 24 minutes 25 seconds East and a chord distance of 63.35 feet; thence North 71 degrees 51 minutes 56 seconds East a distance of 99.52 feet; thence North 87 degrees 12 minutes 06 seconds East a distance of 39.94 feet; thence along a curve to the left having a radius of 20.00 feet, an arc length of 29.41 feet, a chord bearing of North 45 degrees 04 minutes 38 seconds East and a chord distance of 26.83 feet to a point on Hidden Creek Boulevard right of way. ALSO East of lot 1 and West of Hidden Creek Boulevard, where the right of way calls North 88 degrees 59 minutes 43 seconds West, 192.44 feet; when in fact the bearing and distance calls should be: go along a curve to the left with a radius of 250.00 feet, an arc length of 83.80 feet, a chord bearing of North 81 degrees 23 minutes 59 seconds East and a chord distance of 83.41 feet; thence North 71 degrees 51 minutes 56 seconds East a distance of 97.90 feet; thence along a curve to the right having a radius of 20.00 feet, an arc length of 44.63 feet, a chord bearing of South 44 degrees 12 minutes 34 seconds East and a chord distance of 35.93 feet.

**THEREFORE**, the "Surveyor" and "Parish of St. Tammany" do hereby agree through this Surveyor's Act of Correction, to amend the final subdivision plat of Hidden Creek subdivision to correct the distance call as referenced to above; and do hereby request the Clerk of Court for the Parish of St. Tammany, Louisiana, to make mention of this Surveyor's Act of Correction within the margin of the official records on the final subdivision plat, Map File No. 5245 and Map File No. 5277, to serve as occasion may require.

THUS DONE AND PASSED, as to RANDALL W, BROWN & ASSOCIATES, INC., in triplicate originals, in my office in Mandeville, Louisiana, on the 20<sup>th</sup> day of March, 2018, in the presence of the undersigned competent witnesses who hereunto sign their names with me, Notary, after due reading of the whole.

WITNESSES:

Leigh Fernandez  
Signature

LEIGH FERNANDEZ  
Printed Name

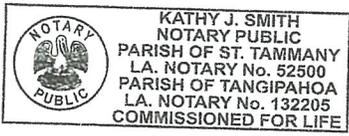
Kim Hunt  
Signature Kim Hunt

Kim Hunt  
Printed Name

Randall W. Brown  
RANDALL W. BROWN & ASSOCIATES, INC. (Surveyor)  
By: Randall W. Brown, duly authorized officer

Kathy J. Smith  
NOTARY PUBLIC

3/20/18  
Date



THUS DONE AND PASSED, as to **RANDALL W. BROWN & ASSOCIATES, INC.**, in triplicate originals, in my office in \_\_\_\_\_, Louisiana, on the \_\_\_\_\_ day of 2018, in the presence of the undersigned competent witnesses who hereunto sign their names with me, Notary, after due reading of the whole.

**WITNESSES:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

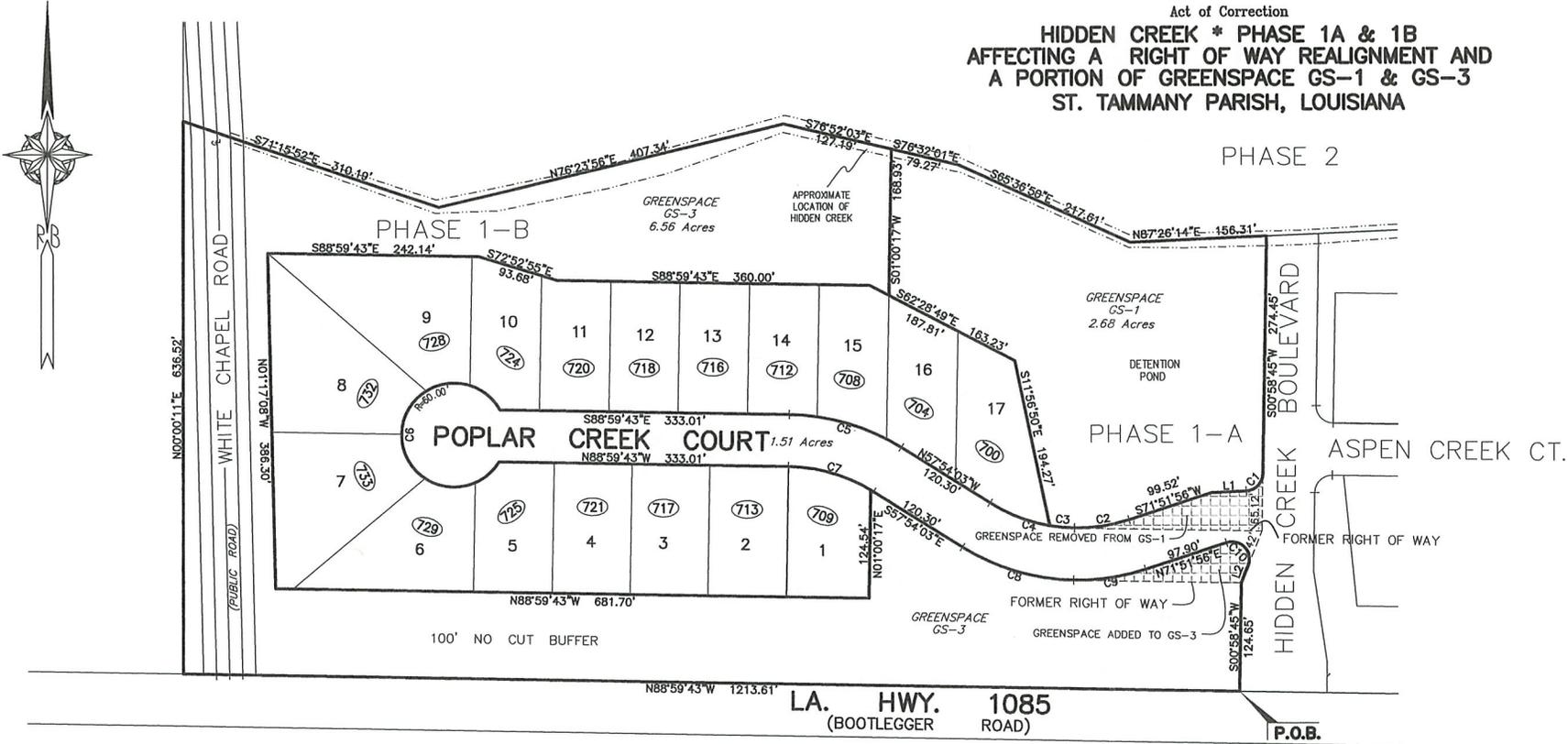
\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT  
ST. TAMMANY PARISH, LOUISIANA

\_\_\_\_\_  
**NOTARY PUBLIC**

\_\_\_\_\_  
**Date**

Act of Correction  
**HIDDEN CREEK \* PHASE 1A & 1B**  
**AFFECTING A RIGHT OF WAY REALIGNMENT AND**  
**A PORTION OF GREENSPACE GS-1 & GS-3**  
**ST. TAMMANY PARISH, LOUISIANA**



GREENSPACE NOTES:  
 GREENSPACE ADDED TO GS-3 = 4,206 SQ. FT.  
 GREENSPACE REMOVED FROM GS-1 = 5,466 SQ. FT.

LINE	BEARING	DISTANCE
L1	S87°12'06"W	39.94'
L2	S21°38'30"W	22.12'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	29.41'	26.83'	S45°04'38"W
C2	201.50'	63.62'	63.35'	S81°24'25"W
C3	190.00'	28.76'	28.73'	N84°39'33"W
C4	190.00'	103.11'	101.85'	N73°26'53"W
C5	250.00'	135.67'	134.02'	N73°26'53"W
C6	60.00'	314.16'	60.00'	N01°00'17"E
C7	190.00'	103.11'	101.85'	S73°26'53"E
C8	250.00'	135.67'	134.02'	S73°26'53"E
C9	250.00'	83.80'	83.41'	N81°23'59"E
C10	20.00'	44.63'	35.93'	S44°12'34"E



THE SERVITUDES AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND RESTRICTIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPILING THE DATA FOR THIS SURVEY.

NOT SURVEYED IN ACCORDANCE WITH THE LOUISIANA "APPLICABLE STANDARDS FOR PROPERTY BOUNDARY SURVEYS"

**Randall W. Brown & Associates, Inc.**  
 Professional Land Surveyors  
 Geodetic • Forensic • Consultants  
 228 W. Causeway Approach, Mandeville, LA 70448  
 (985) 624-5368 FAX (985) 624-5309  
 E-MAIL: info@brownsurveys.com

Date: FEBRUARY 28, 2018  
 Survey No. 18119  
 Project No. \_\_\_\_\_  
 Scale: 1" = 160' ±  
 Drawn By: RJB  
 Revised: \_\_\_\_\_



ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

March 5, 2018

Hidden Creek , LLC  
Mr. Joseph Mistich  
21245 Smith Rd  
Covington, LA 70435

Re: Minor Amendment to the Planned Unit Development Overlay – Hidden Creek – ZC12-10-104

Dear Mr. Mistich,

The object of this letter is to confirm that the proposed change to the Hidden Creek Subdivision, is considered as a minor amendment to the approved PUD subdivision plan. Note that no public hearing will be required in order to have the proposed change approved as shown on the revised plan.

Proposed change to the PUD:

- The swap of greenspace on each end of the street (see attached drawing), to allow for the relocation of the sewer line, and any other utility and for site to be developed with a pool house and swimming pool.

Notwithstanding the above, since said amendments may affect the subdivision plan, it is recommended that you contact Mr. Ron Keller from the Department of Planning & Development -Planning Division and Mr. Jay Watson from the Department of Planning & Development – Engineering Division, to inquire if any additional review may be required regarding said amendments.

Should you have any question, please call me at (985) 898-2529.

Sincerely,

A handwritten signature in blue ink, appearing to read "Helen Lambert", is written over the typed name.

Helen Lambert  
Assistant Director



ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

April 3, 2018

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

OLD BUSINESS

*April 10, 2018 Agenda*

Re: Lot #36A and #39A; Square 11 - Chinchuba Subdivision  
Add a 20 Foot Drainage and Utility Servitude

Honorable Commissioners:

The above captioned Act of Correction has been reviewed by the Department of Development - Engineering and no objection is offered.

Therefore, it is recommended that the Act of Correction be approved.

Sincerely,

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

*Enclosure: Act of Correction, Email from Ms. Kelly Heap and 1 drawing*

xc: Honorable Rykert Toledano  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Earl Magner  
Mr. Kelly McHugh  
Mr. Buddy Coate

**A SURVEYORS ACT OF CORRECTION  
FOR LOTS 36A, 39A, 123A, AND 45A, SQ 11  
CHINCHUBA SUBDIVISION**

**UNITED STATES OF AMERICA  
STATE OF LOUISIANA  
PARISH OF ST. TAMMANY**

**KNOWN BY ALL THESE PRESENT**, that on the date or various dates below before the various undersigned Notaries Public, duly commissioned and qualified in and for the Parish of St. Tammany and State of Louisiana, stated therein and therein residing, and in the presence of the witnesses hereinafter undersigned, personally came and appeared:

**PERSONALLY CAME AND APPEARED:**

**KELLY J. McHUGH & ASSOCIATES, INC.**, an incorporated Louisiana corporation, domiciled in St. Tammany Parish, Louisiana, and herein represented by Kelly J. McHugh, who is duly authorized to sign this document on behalf of said corporation, whose mailing address 845 Galvez St., Mandeville, Louisiana 70448; and who shall be hereinafter referred to pursuant to this document as “**Surveyor**”, who declares as follows:

**WHEREAS**, the official resubdivision plat for Lots 36A, 39A, 123A, and 45A, Square 11, Chinchuba Subdivision by Kelly McHugh & Associates, Inc. dated June 12, 2015, was recorded on July 14, 2015, in Clerk's Map File No. 5400B; and

**WHEREAS**, the recorded resubdivision plat does not currently show a drainage and utility servitude. A 20' Drainage and Utility Servitude is now needed for Lots 36A and 39A along 10th Street. Therefore, please add this 20' Drainage and Utility Servitude at the front of Lots 36A and 39A along 10th Street.

**THEREFORE**, the “**Surveyor**” and the “**Parish of St. Tammany**” do hereby agree through this Surveyor’s Act of Correction, to amend the final resubdivision plat of Lots 36A, 39A, 123A, and 45A, Square 11, Chinchuba Subdivision to add a 20' Drainage and Utility Servitude along the front of Lots 36A and 39A along 10th Street; and do hereby request the Clerk of Court for St. Tammany Parish, make mention of this act of correction on the face of the ReSubdivision Plat recorded in the Clerks Map File No. 5400B, recorded July 14, 2015, (ReSubdivision Plat) to serve as occasion may require.

**THUS DONE AND PASSED**, as to **Kelly J, McHUGH & ASSOCIATES, INC.**, in triplicate originals, in my office in \_\_\_\_\_, Louisiana, on the \_\_\_\_ day of \_\_\_\_\_, 2018, in the presence of the undersigned witnesses and me, Notary, after the reading of the whole.

**WITNESSES:**

**KELLY J. McHUGH & ASSOCIATES, INC.**

\_\_\_\_\_  
Jessica Humphreys

By: \_\_\_\_\_  
Kelly J. McHugh

\_\_\_\_\_  
Andrew Bell

\_\_\_\_\_  
**NOTARY PUBLIC**

\_\_\_\_\_  
**DATE**

**THUS DONE AND PASSED**, as to **ST. TAMMANY PARISH GOVERNMENT**, in triplicate originals, in my office in \_\_\_\_\_, Louisiana on the \_\_\_\_ day of \_\_\_\_\_, 2018 in the presence of the undersigned witnesses and me, Notary, after the reading of the whole.

**WITNESSES:**

\_\_\_\_\_

Printed Name

\_\_\_\_\_

Printed Name

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT  
ST. TAMMANY PARISH, LOUISIANA

\_\_\_\_\_  
**NOTARY PUBLIC**

\_\_\_\_\_  
**DATE**

*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.*

**From:** Kelly Heap <[kellyh@kellymchugh.com](mailto:kellyh@kellymchugh.com)>  
**Sent:** Monday, March 26, 2018 12:07 PM  
**To:** Ron Keller <[rkeller@stpgov.org](mailto:rkeller@stpgov.org)>  
**Subject:** Act of Correction

Ron,

We need to add a drainage and utility servitude to the attached plat. Please let me know if you need anything additional on this act of correction before we send the original up.

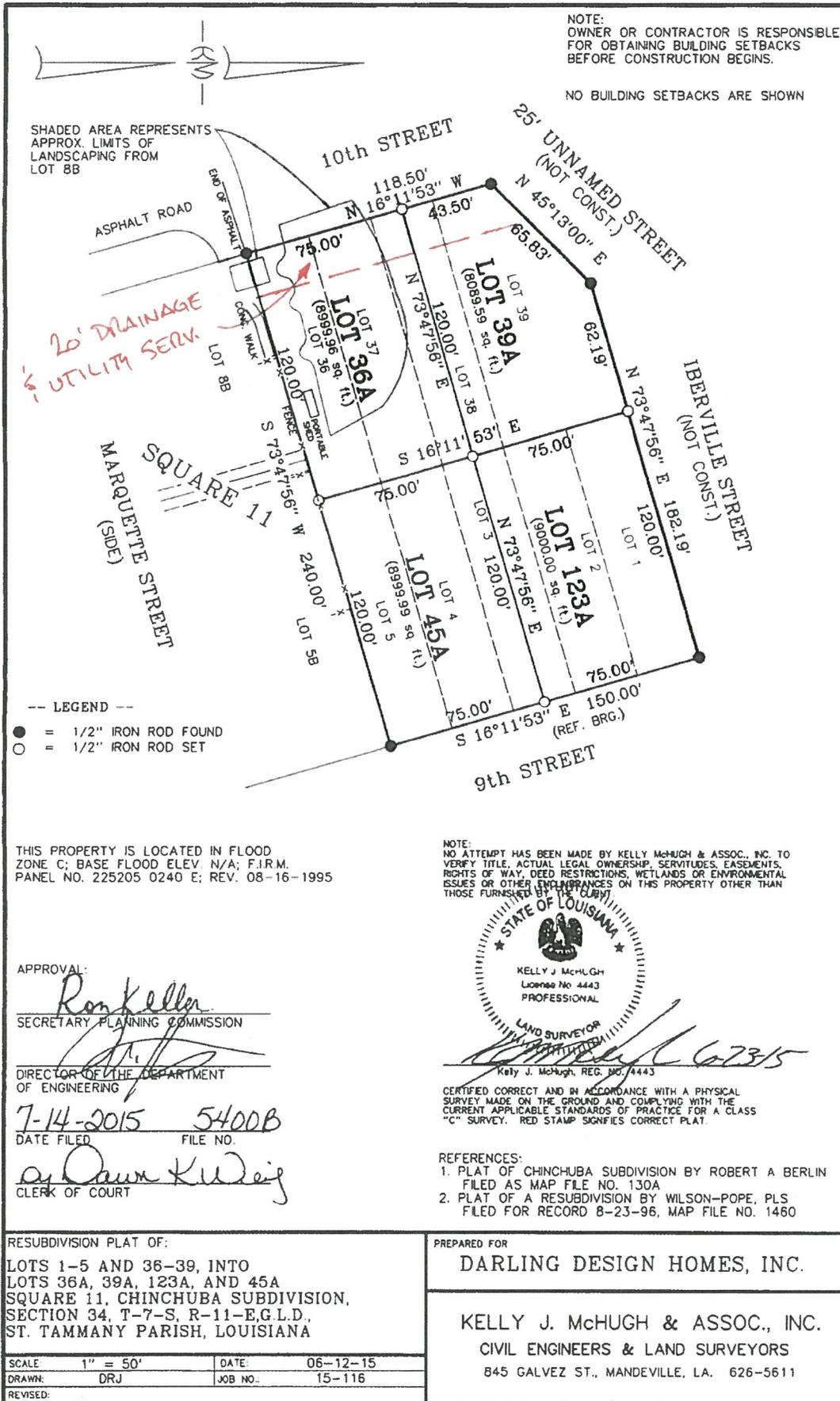
Thanks,

*Kelly Heap*

Notary Public

*Kelly McHugh & Associates, Inc.*

845 Galvez Street  
Mandeville, LA 70448  
985-626-5611



NOTE:  
OWNER OR CONTRACTOR IS RESPONSIBLE  
FOR OBTAINING BUILDING SETBACKS  
BEFORE CONSTRUCTION BEGINS.

NO BUILDING SETBACKS ARE SHOWN

SHADED AREA REPRESENTS  
APPROX. LIMITS OF  
LANDSCAPING FROM  
LOT 8B

20' DRAINAGE  
& UTILITY SERV.

--- LEGEND ---  
● = 1/2" IRON ROD FOUND  
○ = 1/2" IRON ROD SET

THIS PROPERTY IS LOCATED IN FLOOD  
ZONE C; BASE FLOOD ELEV. N/A; F.I.R.M.  
PANEL NO. 225205 0240 E; REV. 08-16-1995

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO  
VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS,  
RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL  
ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN  
THOSE FURNISHED BY THE CLERK.

APPROVAL:  
Ron Keller  
SECRETARY PLANNING COMMISSION  
[Signature]  
DIRECTOR OF THE DEPARTMENT  
OF ENGINEERING  
7-14-2015 5400B  
DATE FILED FILE NO.  
Dawn K. Weig  
CLERK OF COURT

STATE OF LOUISIANA  
KELLY J. McHUGH  
License No 4443  
PROFESSIONAL  
LAND SURVEYOR  
[Signature] 67315  
Kelly J. McHugh, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL  
SURVEY MADE ON THE GROUND AND COMPLYING WITH THE  
CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS  
"C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.

REFERENCES:  
1. PLAT OF CHINCHUBA SUBDIVISION BY ROBERT A BERLIN  
FILED AS MAP FILE NO. 130A  
2. PLAT OF A RESUBDIVISION BY WILSON-POPE, PLS  
FILED FOR RECORD 8-23-96, MAP FILE NO. 1460

RESUBDIVISION PLAT OF:  
LOTS 1-5 AND 36-39, INTO  
LOTS 36A, 39A, 123A, AND 45A  
SQUARE 11, CHINCHUBA SUBDIVISION,  
SECTION 34, T-7-S, R-11-E.G.L.D.,  
ST. TAMMANY PARISH, LOUISIANA

SCALE	1" = 50'	DATE:	06-12-15
DRAWN:	DRJ	JOB NO.:	15-116
REVISED:			

PREPARED FOR  
DARLING DESIGN HOMES, INC.  
KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 626-5611