

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, AUGUST 14, 2018
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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 AND PLEDGE OF ALLEGIANCE

APPROVAL OF THE JULY 10, 2018 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

ENTERING THE TAMMANY TRACE

MINOR SUBDIVISIONS

2018-1113-MSP

A minor subdivision of a 5.85-acre Parcel into Parcels A, B & C, W3 D3
Owner: Michael and Kathryn Wittich
Surveyor: Land Surveying, LLC
Parish Council District Rep.: Hon. James Thompson

2018-1132-MSP

A minor subdivision of 1.3 acres Emanuel Sylva Estate Partition, Lot 8 & part of Lot 9 into Lots 9-A & 8-A, W9 D14,
Owner: Adrian Bolden
Surveyor: J.V Burkes and Associates, INC
Parish Council District Rep.: Hon. TJ Smith

2018-1143-MSP

A minor subdivision of a 20.102 acre Parcel being Parcels A & B into Parcels A-1, A-2, B-1, B-2 & B-3, W1, D1
Owner: Donald Peter
Surveyor: John C. Cummings & Associates
Parish Council District Rep.: Hon. Michael Lorino

2018 -1144-MSP

A minor subdivision of 40.123 acres into Parcels A, B & C, W7 D7
Owner: Next Generation Investments, LLC
Surveyor: John C. Cummings & Associates
Parish Council District Rep.: Hon. Jacob Groby

2018-1147-MSP

A minor subdivision of 6.92 acre Parcel A2A & A2B into Parcels A2A2 & A2B2, W4 D5

Owner: Rita Stephens and Lexie Melerine

Surveyor: John E Bonneau & Associates

Parish Council District Representative: Hon. Rykert Toladano

PETITIONS/REQUESTS**REVOCATION/CLOSINGS REVIEW****REV18-07-004**

A revocation of Pam Drive, located within Holiday Acres Subdivision, East of Slidell, Ward 8, District 13

Applicant: John Mark Vaughn

Parish Council District Representative: Hon. Michele Blanchard

RESUBDIVISION REVIEW**2018-1146-MRP**

Tammany Forest Subdivision, Lot 19, Blk 2, Lacombe

Owner: Coast Builders, LLC

Surveyor: J .V. Burkes & Associates, Inc

Parish Council District Representative: Jacob B. Groby, III

DORMANT SUBDIVISION REVIEW**TENTATIVE SUBDIVISION REVIEW****PRELIMINARY SUBDIVISION REVIEW****2018-1053-PP**

The Preserve at Goodbee Lakes, Ward 1, District 3

Developer/Owner: D.R. Horton, Inc. Gulf Coast

Engineer: Quality Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

POSTPONED FROM THE JUNE 12, 2018 MEETING

POSTPONED FROM THE JULY 10, 2018 MEETING

2018-1105-PP

Providence Parks Ph. 1, Ward 1, District 3

Developer/Owner: Providence Parks, LLC

Engineer: SLD Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

POSTPONED FROM THE JULY 10, 2018 MEETING

2018-1106-PP

Lakeshore Villages Phase 4A, Ward 8, District 13

Developer/Owner: D.R. Horton, Inc. Gulf Coast

Engineer: Duplantis Design Group, LLC

Parish Council District Representative: Hon. Michelle Blanchard

POSTPONED FROM THE JULY 10, 2018 MEETING

2018-1148-PP

River Club Ph 2, Ward 1, District 1

Developer/Owner: River Club Development, LLC

Engineer: Kelly McHugh and Associates

Parish Council District Representative: Hon. Marty Dean

2018-1049-PP

River Club Ph 3, Ward 1, District 1

Developer/Owner: River Club Development, LLC

Engineer: Kelly McHugh and Associates

Parish Council District Representative: Hon. Marty Dean

FINAL SUBDIVISION REVIEW**2018-1104-FP**

Abita Lakes Ph. 3B2, Ward 10, District 6

Developer/Owner: Abita lakes, LLC

Engineer: Duplantis Design Group, LLC

Parish Council District Representative: Hon. Richard Tanner

POSTPONED FROM THE JULY 10, 2018 MEETING

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS**OLD BUSINESS****Act of Correction**

The Estates at Watercross, Phase 1A (2016-382-FP) and Phase 1B (2017-584-FP)

Owner/Developer: Watercross Development, L.L.C.

Surveyor: John E. Bonneau and Associates, Inc

Phase 1A - An Act of Correction to revise building setback lines for Lots 137-142

Phase 1B - An Act of Correction to revise building setback lines for Lots 104-110 and 111-113

Waiver Request

Lakeshore Villages Phase 3A (2018-992-PP) and Phase 1B (2018-1068-MRP)

Owner/Developer: D.R. Horton, Inc. Gulf Coast

A waiver request to remove the maximum number of model homes allowed per subdivision (Sec. 125-199).

NEW BUSINESS**ADJOURNMENT**

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

ROLL CALL

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

Absent: Mannella,

Staff Present: Cara Bartholomew, Chris Tissue, Jay Watson, Shelby Vorenkamp, Mike Sevante, Deb Henton, Jennifer Lange

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 - Mr. Randolph presented the Invocation.

PLEDGE OF ALLEGIANCE - Mr. Fitzmorris presented the Pledge of Allegiance.

APPROVAL OF THE JUNE 12, 2018 MINUTES

Fitzmorris moved to approve, second by Randolph.

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

Nay: Richard

Abstain:

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering the Parish Right of Way (Admiral Nelson Dr. and Hillary Dr.) -**APPROVED**
Ward 8, District 14

Request: Adding an additional telecommunication cabinet to an existing location.

Debtor: AT &T Communication

General Location: Kingspoint Subdivision, Ph. 7 Lot 28, Admiral St & Hillary St, Slidell,
Parish Council District Rep.: Hon. Thomas J. Smith

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Ms. Linda Meiner, AT&T Communication

Opposition: Juanita Clark and a representative for Carl Linn Sanders, Jr.

Doherty moved to postpone, second by Randolph. Motion denied.

Richard moved to approve, second by Fitzmorris.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Fitzmorris, Drumm,

Nay: Doherty, Randolph

Abstain:

July 10, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

MINOR SUBDIVISIONS

2018-1042-MSP - APPROVED

A minor subdivision of 20.048 acres into two 10.024 acre Parcels A & B, Ward 8, District 11

Owner: Joseph Audibert and Christopher Audibert

Surveyor: John G. Cummings

Parish Council District Rep.: Hon. Steve Stefanick

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

Opposition: none

Cazaubon moved to approve with waiver, second by Randolph.

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

Nay:

Abstain:

2018-1082-MSP - APPROVED

A minor subdivision of Lots 4-A, 4-B-1, 4-B-2, 4-C and a 35' servitude of access, Ward 3, District 3

Owner: Larry Baham

Surveyor: Nobles and Associates

Parish Council District Rep.: Hon. James Thompson

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

Opposition: none

Fitzmorris moved to approve with waivers, second by Lorren.

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

Nay:

Abstain:

2018-1098-MSP - APPROVED

A minor subdivision of Parcel E into parcels E-1, E-2 & E-3, Ward 5, District 6

Owner: Wendy Jarred

Surveyor: Nobles and Associates

Parish Council District Rep.: Hon. Richard Tanner

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

Opposition: none

Cazaubon moved to approve, second by Richard.

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

Nay:

Abstain:

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCAATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2018-1053-PP - POSTPONED

The Preserve at Goodbee Lakes, Ward 1, District 3
Developer/Owner: D.R. Horton, Inc. Gulf Coast
Engineer: Quality Engineering and Surveying
Parish Council District Representative: Hon. James Thompson
(POSTPONED FROM THE JUNE 12, 2018 MEETING)

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

Opposition: none

Willie moved to postpone, second by Cazaubon.

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

Nay:

Abstain:

2018-1105-PP - POSTPONED

Providence Parks Ph. 1, Ward 1, District 3
Developer/Owner: Providence Parks, LLC
Engineer: SLD Engineering and Surveying
Parish Council District Representative: Hon. James Thompson

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

Opposition: none

Lorren moved to approve, second by Willie.

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

Nay:

Abstain:

2018-1106-PP - POSTPONED

Lakeshore Estates Phase 4A, Ward 8, District 13
Developer/Owner: D.R. Horton, Inc. Gulf Coast
Engineer: Duplantis Design Group, LLC
Parish Council District Representative: Hon. Michelle Blanchard

July 10, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

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

Opposition: none

Willie moved to approve, second by Randolph.

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

Nay:

Abstain:

FINAL SUBDIVISION REVIEW

2018-1050-FP - APPROVED

The Willows, Ward 1, District 3

Developer/Owner: Reither, LLC

Engineer: Richard C Lambert Consultants, LLC

Parish Council District Representative: Hon. James Thompson

(POSTPONED FROM THE JUNE 12, 2018 MEETING)

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

Opposition: none

Doherty moved to approve, second by Randolph.

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

Nay:

Abstain:

2018-1051-FP - APPROVED

Perriloux Trace, Ward 1, District 1

Developer/Owner: Coast Builders, LLC

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. Marty Dean

(POSTPONED FROM THE JUNE 12, 2018 MEETING)

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

Opposition: none

Randolph moved to approve with Performance Obligation, second by Fitzmorris.

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

Nay:

Abstain:

2018-1097-FP - APPROVED

Ashton Parc Ph. 3, Ward 8, District 8

Developer/Owner: First Horizon, Inc

Engineer: Benchmark Group

Parish Council District Representative: Hon. Chris Canulette

July 10, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

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

Opposition: none

Doherty moved to approve, second by Fitzmorris.

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

Nay:

Abstain:

2018-1101-FP - APPROVED

Terra Bella Ph. 1A-9, Ward 1, District 1

Developer/Owner: Terra Bella Group, LLC

Engineer: Kelly McHugh & Assoc., LLC

Parish Council District Representative: Hon. Marty Dean

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

Opposition: none

Randolph moved to approve, second by Richard.

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

Nay:

Abstain:

2018-1102-FP - APPROVED

Abita Ridge Ph. 1, Ward 3, District 2

Developer/Owner: Abita River Park, LLC

Engineer: Kelly McHugh & Assoc., LLC

Parish Council District Representative: Hon. David Fitzgerald

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

Opposition: none

Fitzmorris moved to approve, second by Randolph.

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

Nay:

Abstain:

2018-1103-FP - APPROVED

Masion Du Lac Ph. 2, Ward 1, District 1

Developer/Owner: WBB Realty, LLC

Engineer: Richard Lambert & Associates

Parish Council District Representative: Hon. Marty Dean

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

Opposition: none

Doherty moved to approve, second by Lorren.

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

July 10, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

Randolph

Nay:

Abstain:

2018-1104-FP - POSTPONED

Abita Lakes Ph. 3B2, Ward 10, District 6

Developer/Owner: Abita lakes, LLC

Engineer: Duplantis Design Group, LLC

Parish Council District Representative: Hon. Richard Tanner

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

Opposition: Mary, HOA with concerns about current construction and road damage.

Willie moved to postponed, second by Fitzmorris.

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

Nay:

Abstain:

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

Res. No 17-092 - APPROVED

Entering Parish Right-of-Way (Roger Drive) Ward 8, District 9

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

Debtor: Denty Crawford Parish Council District Representative: Hon. Gene Bellisario

Request by Debtor to extend time for six (6) months.

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

Opposition: none

Doherty moved to approve, second by Randolph.

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

Nay:

Abstain:

NEW BUSINESS

Richard - Commissioners request Council to clarify square footage restrictions for telecommunication cabinets.

ADJOURNMENT

July 10, 2018 MINUTES ST. TAMMANY PARISH PLANNING COMMISSION

Mr. James “Jimmy” Davis , III
Chairman

MINOR SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 6, 2018)

CASE NO.: 2018-1113-MSP

OWNER/DEVELOPER: Michael and Kathryn Wittich

ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 20

WARD: 3

TOWNSHIP: 6

PARISH COUNCIL DISTRICT: 3

RANGE: 11

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

GENERAL LOCATION: Located on the East side of Hwy 25, North of Airport Rd, South of Wylie Jenkins Rd, North of Covington, W3, D3

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

TOTAL ACRES IN DEVELOPMENT: 5.85

NUMBER OF PARCELS/SIZE : 3 Parcels; Parcel A & B being 1.5 acres each and Parcel C 2.84 acres

ZONING: HC-2 HIGHWAY COMMERCIAL

REASONS FOR PUBLIC HEARING:

- One parcel within the minor subdivision does not have public road frontage.

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The owner is proposing to create three (3) parcels from a 5.58-acre parent parcel. A private drive will provide access to only one (1) parcel and is therefore exempt from meeting Parish road construction standards. The proposed minor subdivision meets all other parish code requirements; the staff has no objections to the proposed minor subdivision request.

The survey will need to be amended to reflect a minimum of 35' access servitude.

FINAL APPROVAL

CHAIRMAN OF PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

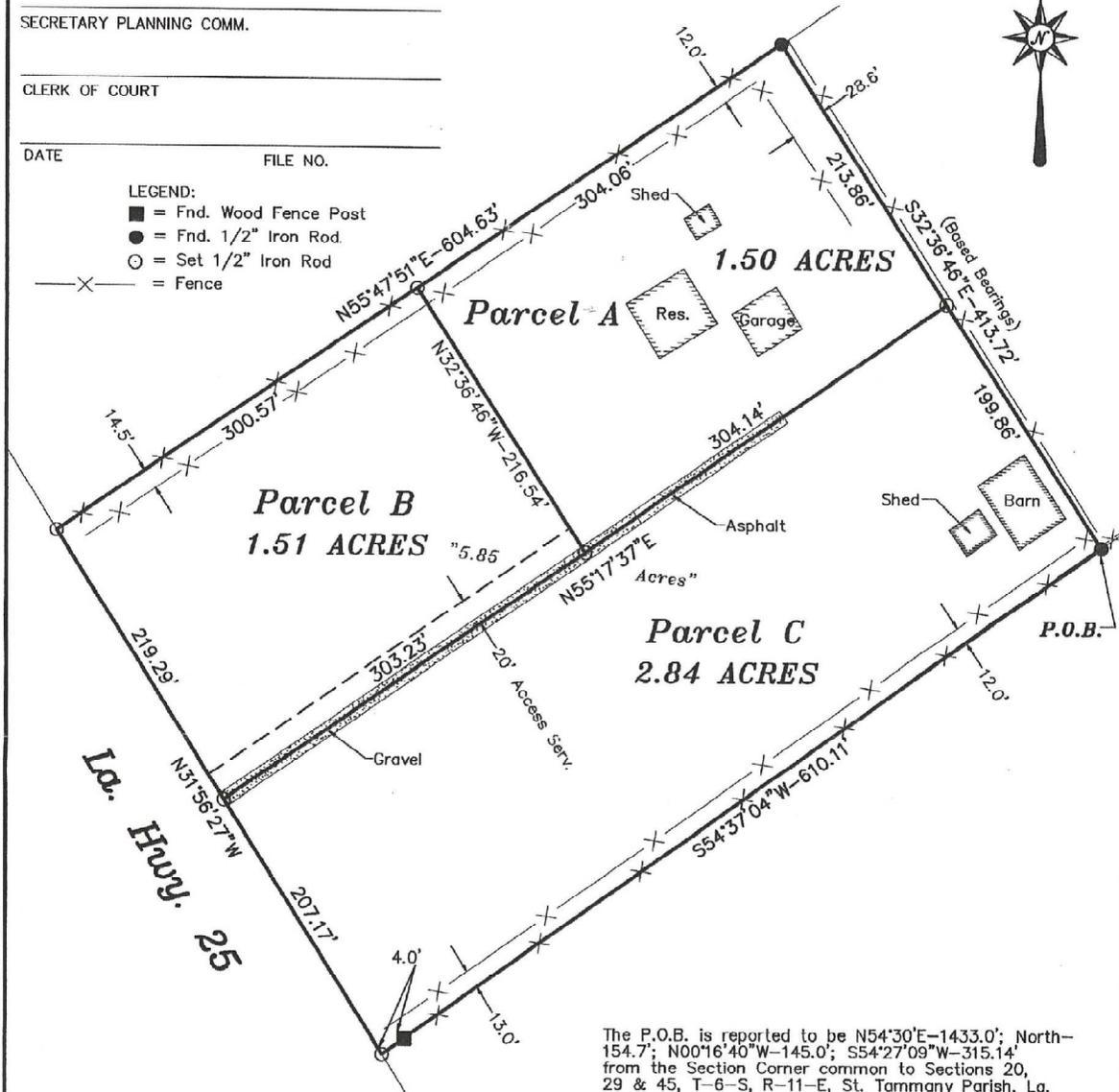
LEGEND:

- = Fnd. Wood Fence Post
- = Fnd. 1/2" Iron Rod
- = Set 1/2" Iron Rod
- x— = Fence

A Minor Subdivision of a 5.85 Acre Parcel of Land, into Parcels A, B & C, Section 20, T-6-S, R-11-E, St. Tammany Parish, Louisiana

Reference: A Survey Map by Jeron Fitzmorris, Dated 6-27-2000, #8914B, (Based Bearings)

Reference calls not shown



The P.O.B. is reported to be N54°30'E-1433.0'; North-154.7'; N00°16'40"W-145.0'; S54°27'09"W-315.14' from the Section Corner common to Sections 20, 29 & 45, T-6-S, R-11-E, St. Tammany Parish, La.

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 46:141.

(Must verify prior to Construction)

Building Setbacks

Front: **

Side: **

Rear: **

Side Street: **

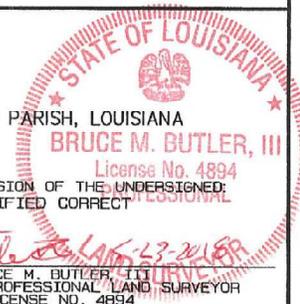
MAP PREPARED FOR **BRIAN YANIGA**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 20, T-6-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) 892-6277 office (985) 898-0355 fax
landsur1@bellsouth.net email



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

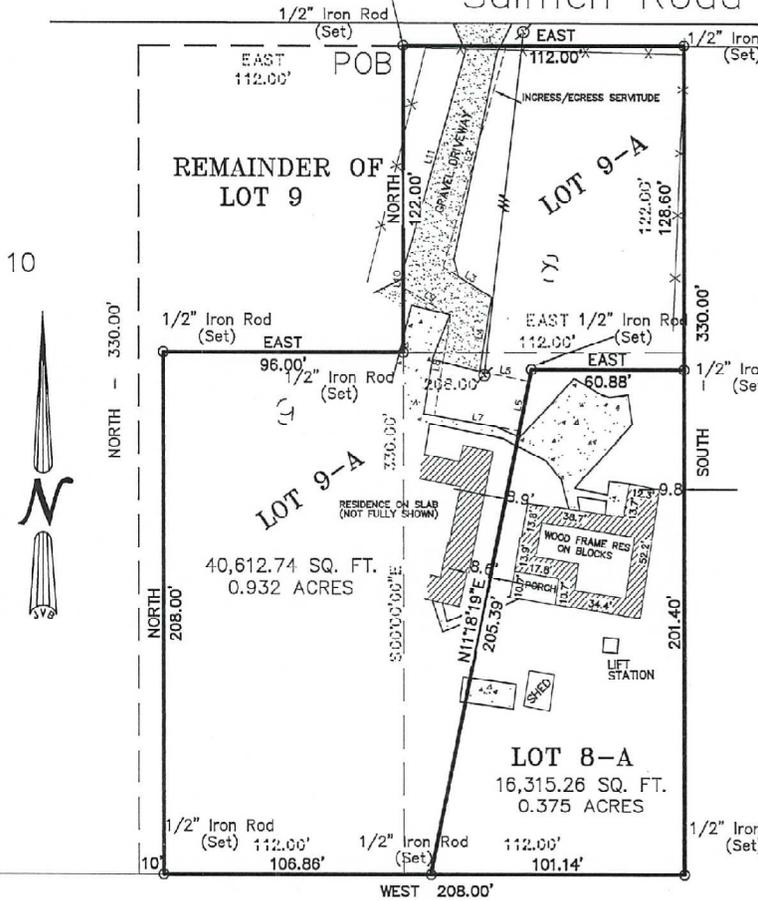
SCALE: 1" = 100'

DATE: 5-20-2018

NUMBER: 18771

POB
THIS POINT IS DESCRIBED AS BEING
S 89°35'00" E - 1701.21' FROM
THE QUARTER CORNER COMMON TO
SECTIONS 8 & 9, T-9-S, R-14-E,
ST., TAMMANY PARISH, LOUISIANA

Salmen Road



LINE	LENGTH	BEARING
L1	15.60	N90°00'00\"E
L2	91.87	S15°55'19\"W
L3	22.61	N58°33'08\"W
L4	29.55	S09°18'40\"W
L5	20.11	S78°41'41\"E
L6	20.03	S11°18'19\"W
L7	34.40	S79°56'34\"E
L8	39.73	S09°18'40\"W
L9	22.07	N58°33'08\"W
L10	6.51	N00°00'00\"E
L11	93.23	S15°55'19\"W

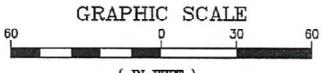


APPROVED:

CHAIRMAN OF PLANNING COMMISSION _____ DATE _____
 SECRETARY OF PLANNING COMMISSION _____ DATE _____
 PARISH ENGINEER _____ DATE _____
 CLERK OF COURT _____ DATE _____
 DATE FILED _____ FILE NO. _____

**NOTE
ST. TAMMANY PARISH REQUIRES THE
MINIMUM FINISHED FLOOR ELEVATION
IN THIS AREA TO MATCH THE ABFE
DETERMINED BY FEMA.
ZONE: AE 10
ABFE: 10'
PANEL: LA-MM40
DATE: JANUARY 18, 2006

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: SALMEN ROAD

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

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

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

F.I.R.M. No. 225205 0420 E
 F.I.R.M. Date 4/21/22
 ZN: AZ B.F.E. 9' *Sec. Note
 * Verify prior to construction with Local Governing Body.

DRAWING NO. 20080385
 DATE: 3/27/08

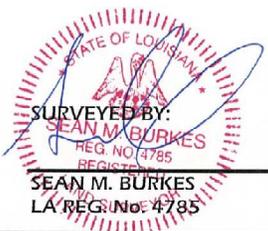
J.V. Burkes & Associates, Inc.
 SURVEYING ENGINEERING ENVIRONMENTAL
 1805 Shortcut HWY.
 Slidell, Louisiana 70458
 E-mail: jvbassoc@jvburkes.com
 Phone: 985-649-0075 Fax: 985-649-0154
 Mississippi Phone: 228-435-5800

DRAWN BY: BC
 CHECKED BY: SB
 SCALE: 1" = 60'

REVISED: 7/5/18 ADD CHAIRMAN

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.

RESUBDIVISION OF LOT 8 & PART OF LOT NINE INTO LOT 8-A & 9-A, EMANUEL SYLVA ESTATE PARTITION, LOCATED NEAR THE CITY OF SLIDELL IN SECTION 9, T-9-S, R-14-E, ST. TAMMANY PARISH, LOUISIANA

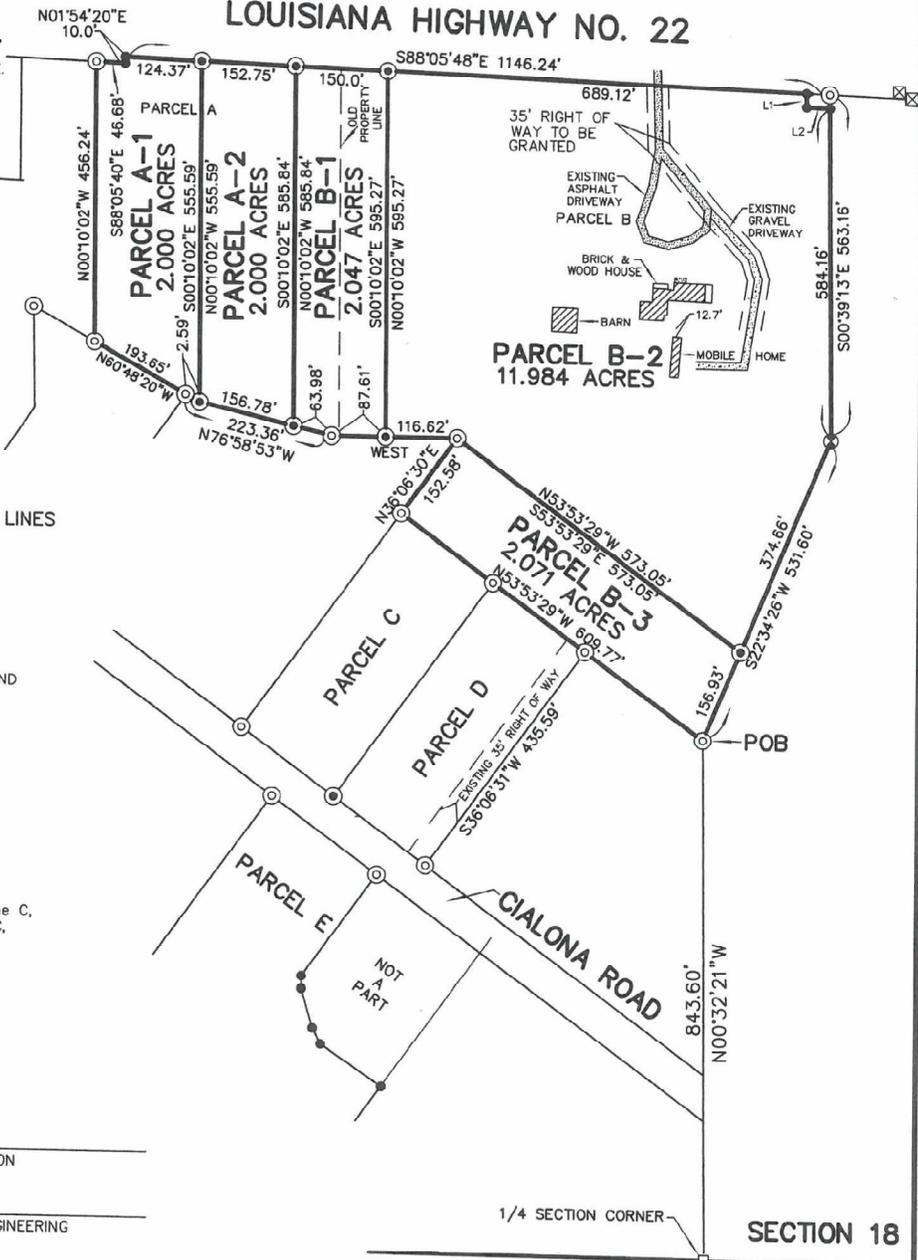


CERTIFIED TO: ADRIAN J. BOLDEN



REFERENCE BEARING:
A bearing of N00°15'W
was assumed from the
SW Corner of Section 18,
to the West 1/4 Corner
of Section 18, T7S, R10E.

LOUISIANA HIGHWAY NO. 22



CALLS ALONG PROPERTY LINES
L1 S00°39'13"E 15.0'
L2 S88°05'48"E 30.0'

LEGEND

- ⊠ = LDH CONC. MONUMENT FOUND
- = WOOD CORNER FOUND
- ⊙ = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

NOTE:

This property is located in Flood Zone C,
per F.E.M.A. Map No. 225205 0215 C,
dated April 2, 1991.

APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING DEPARTMENT

CLERK OF COURT

DATE FILED FILE NO.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH
IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED.
A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE
BY THE UNDERSIGNED IN COMPLYING DATA FOR THIS SURVEY.

REFERENCE SURVEY:

Survey for Evelyn B. Peter by John G. Cummings, Surveyor,
dated November 1, 2013, Job No. 04252-D, filed St. Tammany
Parish Clerk of Court Map File No. 5232A.

503 N. JEFFERSON AVENUE
COVINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **Donald M. Peter**

SHOWING A SURVEY OF: **AN AMENDED MINOR SUBDIVISION OF 20.102 ACRES,
BEING PARCELS A & B PER MAP FILE NO. 5232A,
INTO PARCELS A-1, A-2, B-1, B-2, & B-3,
LOCATED IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE
10 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON
THE GROUND BY ME, OR THOSE UNDER MY DIRECTION,
AND CONFORMS TO THE MINIMUM STANDARD FOR
PROPERTY BOUNDARY SURVEYS SET FOR THE STATE
OF LOUISIANA, AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

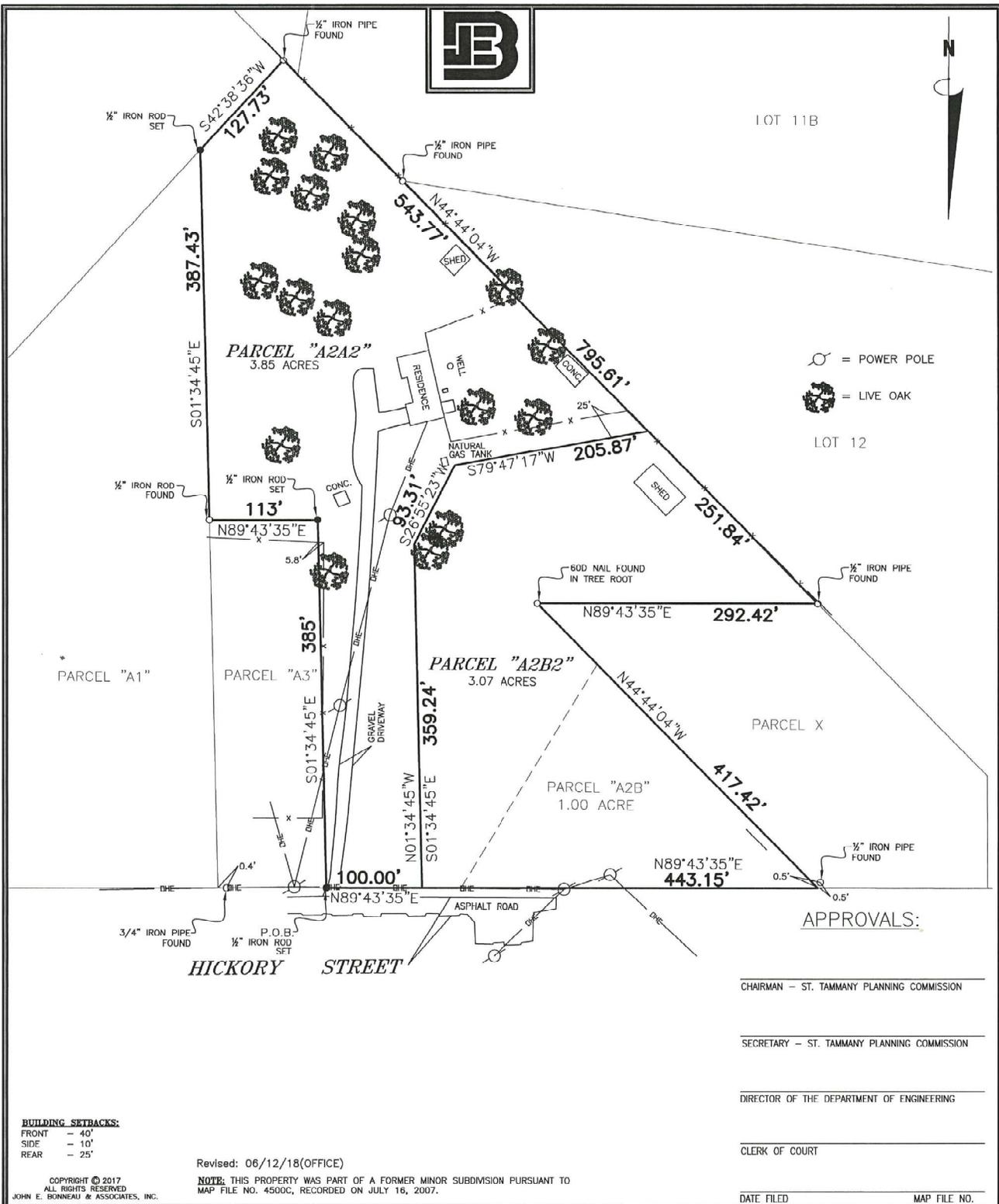


SCALE: 1" = 200'

JOB NO. 04252-D-AB

DATE: 6/19/2018

REVISED: 7/13/2018



BUILDING SETBACKS:
 FRONT - 40'
 SIDE - 10'
 REAR - 25'

Revised: 06/12/18(OFFICE)
NOTE: THIS PROPERTY WAS PART OF A FORMER MINOR SUBDIVISION PURSUANT TO MAP FILE NO. 4500C, RECORDED ON JULY 16, 2007.

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 ALL RIGHTS RESERVED
 JOHN E. BONNEAU & ASSOCIATES, INC.

APPROVALS:
 CHAIRMAN - ST. TAMMANY PLANNING COMMISSION
 SECRETARY - ST. TAMMANY PLANNING COMMISSION
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING
 CLERK OF COURT
 DATE FILED _____ MAP FILE NO. _____

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

NOTE: THE P.O.B. IS REPORTED TO BE S89°43'35"W - 1679.97' FROM THE SECTION CORNER COMMON TO SECTIONS 22, 23, 26 & 27, T-7-S, R-11-E, GREENSBURG DISTRICT, ST. TAMMANY PARISH, LOUISIANA.

REFERENCE SURVEY: A survey by this firm with survey no. 2006 1350 dated November 09, 2006, last revised June 29, 2007.
BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0240 E. Revised: AUGUST 18, 1995

A RESUBDIVISION MAP OF
PARCEL "A2A" & "A2B"
 situated in
SECTION 27, T-7-S, R-11-E
 into
PARCELS "A2A2" & "A2B2"
 St. Tammany Parish, Louisiana
 for
RITA STEPHENS & LEXIE MELERINE

Survey No. 2017 023 A Drawn by: SPH Scale: 1" = 100'
 Date: FEBRUARY 09, 2017 Revised: 02/15/17(WELL); 03/01/17(OFFICE)

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors Planners and Consultants
 1011 NORTH CAUSEWAY BLVD., SUITE 34 • MANDEVILLE, LA 70471
 (985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
 www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.
NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.
 Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified True and Correct By
JOHN E. BONNEAU
 License No. 4423
 PROFESSIONAL LAND SURVEYOR
 JOHN E. BONNEAU
 Professional Land Surveyor
 Registration No. 4423

REVOCATIONS

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV18-07-004

NAME OF STREET OR ROAD: Unopened portion of Pam Drive, Slidell

NAME OF SUBDIVISION: Holiday Acres Subdivision

WARD: 8 PARISH COUNCIL DISTRICT: 13

PROPERTY LOCATION: The property is located south of Hwy 190 east of Carol Dr, south of S. Holiday Blvd, Slidell

SURROUNDING ZONING: A-3 Single Family Residential

PETITIONER/REPRESENTATIVE: John Mark Vaugh

STAFF COMMENTARY:

Department of Development Planning & Engineering Comments:

The applicant is proposing to revoke a portion of 6th Street in order to assimilate the property into their adjacent property.

Staff sent certified letters notifying the property owners of Lot 23, Holiday Acres Subdivision and Lots 374 of French Branch Estates, that the revocation process for portion of Pam Drive adjacent to their property has been initiated. These properties do not rely on Pam Drive for access. The property owner has ten (10) days to respond, if there is no response, the Parish assumes the property owner has no objection.

Recommendation:

The staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicants.

Staff did receive a letter of no objection from the property owners of Lot 23.

Staff has no objections to the proposed revocation request subject to the applicants assimilating their portion of the right-of-way into their adjacent properties through the parish's resubdivision process.

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. ____ ORDINANCE COUNCIL SERIES NO. 18-

COUNCIL SPONSOR _____ PROVIDED BY: DEVELOPMENT

INTRODUCED BY _____ SECONDED BY _____

ON THE _____ DAY OF _____ 2018

**ORDINANCE TO REVOKE A PORTION OF PAM DRIVE
RIGHT-OF-WAY, LOCATED IN HOLIDAY ACRES
SUBDIVISION, EAST OF SLIDELL, LOUISIANA, WARD 8
DISTRICT 13 (REV 18-07-004)**

WHEREAS, the petitioner, who owns property abutting the aforementioned Parish street right-of-way, has petitioned the St. Tammany Parish Council to revoke/alienate a portion of the dedication, specifically a portion of Pam Drive, located in the Holiday Acres Subdivision, east of Slidell, Louisiana; and

WHEREAS, the Department of Public Works, and Department of Development have reviewed and researched said request and have reported their findings to the St. Tammany Parish Planning Commission; and

WHEREAS, the St. Tammany Parish Planning Commission, upon review of said petition, and after having considered all of the facts relevant to this request, has concluded that said portion of said street right-of-way is no longer needed for public purposes as defined pursuant to statutory law, and therefore recommends to the Parish Council the adoption of the proposed revocation request.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that it hereby concurs with the findings of the Planning Commission and therefore grants approval of the revocation/alienation request for the portion of the street right-of-way as referred to above, subject to the following:

SECTION I: The petitioners, or any other adjacent property owner who wishes to participate, if any, shall enter into a private cash sale with the Parish to conclude the revocation/alienation process as set forth in St. Tammany Parish Code of Ordinances Section 35-1, and in accordance with the provisions of La. R.S. 48:701, et seq. and/or La. R.S. 48:711, et seq.

SECTION II: Following execution of the private cash sale(s), the petitioners shall assimilate the right-of-way into its abutting lots through the Parish's administrative resubdivision process.

SECTION III: All subsurface mineral rights therein shall be retained by St. Tammany Parish, unless otherwise stated within this Ordinance; and the Parish shall reserve the right to retain any easements and/or servitudes existing at the time of revocation and/or may also require the establishment of same if the Parish deems it necessary

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

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

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

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____, 2018; AND BECOMES ORDINANCE COUNCIL SERIES NO. 18-_____ .

S.MICHELE BLANCHARD, COUNCILCHAIR

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA BRISTER, PARISH PRESIDENT

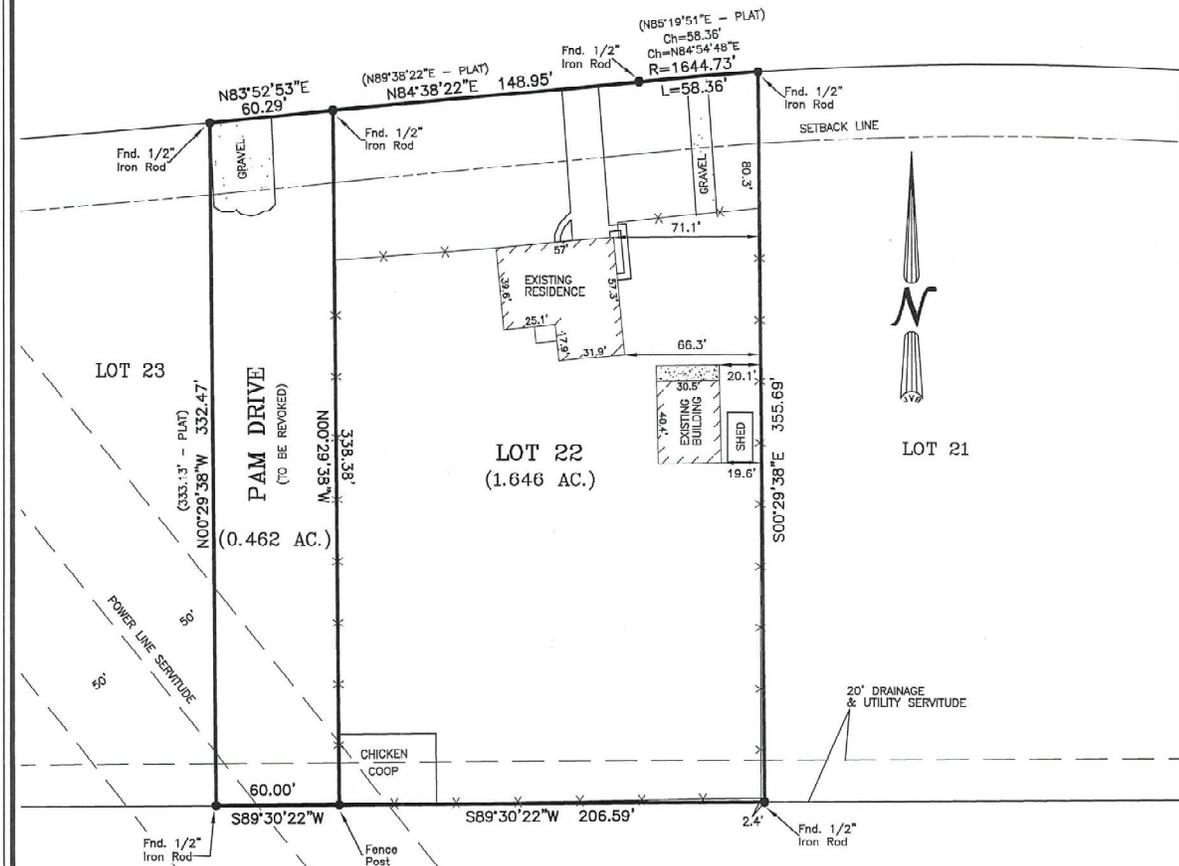
Published introduction _____, 2018

Published adoption _____, 2018

Delivered to the Parish President _____, 2018 at _____

Returned to the Council Clerk on _____, 2018 at _____

SOUTH HOLIDAY DRIVE



APPROVED:

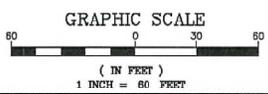
SECRETARY OF PLANNING COMMISSION _____ DATE _____

DIRECTOR OF ENGINEERING _____ DATE _____

CLERK OF COURT _____ DATE _____

DATE FILED _____ FILE NO. _____

TOTAL AREA: 20,126 SQ. FT. OR 0.462 ACRES



BUILDING SETBACKS
(*Verify Prior to Construction)
Front Setback.....35'
Side Setback.....*
Rear Setback.....*

ADDRESS: PAM DRIVE

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

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

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

F.I.R.M. No. 225205.0440 D
F.I.R.M. Date 05/21/1999
ZN: C - 8.F.E. - N/A
*Verify prior to construction with Local Governing Body.

DRAWING NO. 20180059
DATE: 07/10/2018

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: VLL
CHECKED BY: JDL
SCALE: 1" = 60'

REVISED:

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 REVOKATION MAP OF
A 0.462 AC. BEING A PORTION OF PAM DRIVE IN
SECTION 12, T-9-S, R-14-E,
GREENSBURG LAND DISTRICT
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED TO: MARK VAUGHN



RESUBDIVISION REVIEW

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2018-1146-MRP

SUBDIVISION: Tammany Forest Subdivision, Block 2, Lot 19B

PROPERTY OWNER: Coast Builders, LLC

SURVEYOR: J.V Burkes & Associates

SECTION: 43 WARD: 4
TOWNSHIP: 8 South PARISH COUNCIL DISTRICT: 4
RANGE: 13 East

PROPERTY LOCATION: The property is located West of Berry Todd Rd, East of Hwy 434,
North of Phillips St, Lacombe

ZONING: A-4 Single family Residential

REASON FOR PUBLIC HEARING:

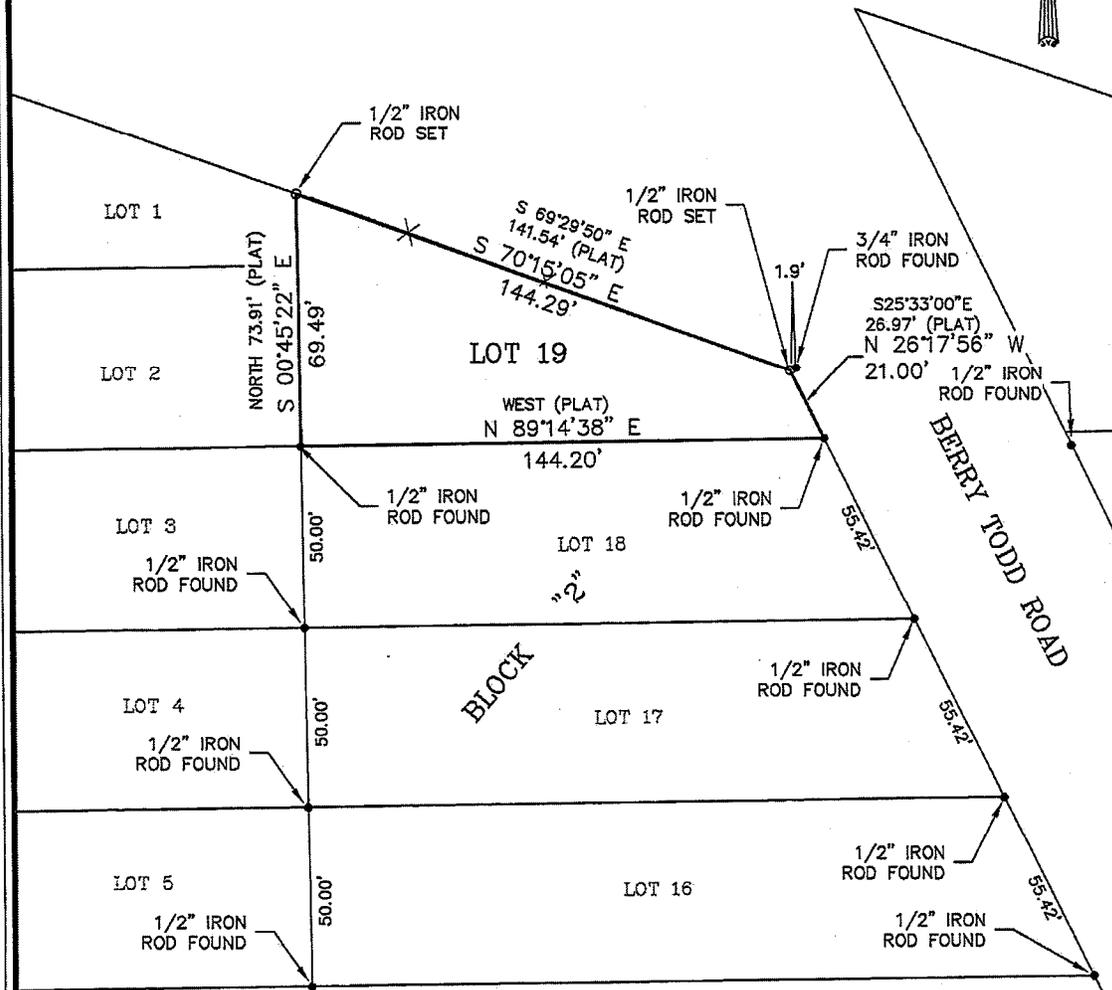
- The property requires approval from the Planning Commission to construct a residence on a sub-standard lot of record pursuant to Sec. 125-84 Contiguous Lot Rule.

STAFF COMMENTARY:

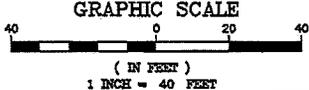
Department of Development – Planning & Engineering

The property does meet the minimum lot area of 5,000 sq ft, but does not meet the minimum lot width of 50'. The property is between two developed Parcels, leaving the property unable to obtain more lot frontage.

BEARINGS REFER TO THE LOUISIANA STATE PLANE COORDINATE SYSTEM (LA SOUTH 1702).



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: BERRY TODD ROAD

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

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

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

F.I.R.M. No. 225205.0385 C
 F.I.R.M. Date 10/17/89
 ZN: C B.F.E. N/A
 * Verify prior to construction with Local Governing Body.

DRAWING NO.
20160865

DATE
12/15/2016

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

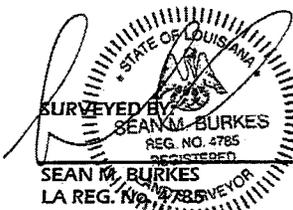
DRAWN BY: JCR
 CHECKED BY: JDL

SCALE:
1" = 40'

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 SURVEY MAP OF
 LOT 19, BLOCK 2,
 TAMMANY FOREST SUBDIVISION,
 SEC. 43, T-8-S, R-13-E, GLD,
 ST. TAMMANY PARISH, LOUISIANA

CERTIFIED TO: SUNRISE HOMES



**PRELIMINARY SUBDIVISION
REVIEW**

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of August 7, 2018)

CASE NO.: 2018-1106-PP

SUBDIVISION NAME: Lakeshore Villages, Phase 4A

DEVELOPER: D.R. Horton, Inc. Gulf Coast
7969 Vincent Road
Denham Springs, LA 70726

ENGINEER/SURVEYOR: Duplantis Design Group, LLC
16564 East Brewster Road
Covington, LA 70433

SECTION: 35 and 36
TOWNSHIP: 9 SOUTH
RANGE: 14 EAST

WARD: 9
PARISH COUNCIL DISTRICT: 13

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, just north of Lake Pontchartrain and south of Slidell.

TOTAL ACRES IN DEVELOPMENT: 157.221

NUMBER OF LOTS: 342 AVERAGE LOT SIZE: 8660 Square Feet

SEWER AND WATER SYSTEMS: CENTRAL

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: AH - EL 1.0

TENTATIVE or PUD APPROVAL GRANTED: June 12, 2018

STAFF COMMENTARY:

This project was postponed at the July 10, 2018 meeting.

Department of Planning and Development

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

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

1. T.I.A. approval from the Parish and DOTD is still pending;
2. The developer has requested waiver of regulations of Section 125-199 of Parish Code which states “the construction of model homes shall be limited to five home sites or 10% of the total number of lots within each phase of the development receiving Preliminary Approval, whichever is the lesser amount.” Please see the attached email from Mr. Jeff Schoen.

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” 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.

No Mandatory Developmental fee is required at Final Submittal in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” since a public hearing was held prior to January 1, 2005.

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

Revised drawings will not be accepted prior to the August 14, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

Jay Watson

From: Cara L. Bartholomew
Sent: Monday, July 30, 2018 3:00 PM
To: jds@jonesfussell.com; Jay Watson
Cc: Sidney Fontenot; Jeff Vallee; Thomas Buckel (tbuckel@ddgpc.com)
Subject: RE: Request to Add Waiver to Preliminary Subdivision Approval for Lakeshore Villages, Phase 4A on August 14, 2018 St. Tammany Parish Planning Commission Agenda

Jeff,

The waiver request will be added to the August Planning Commission Staff report for Ph. 4A.

Thank you!



Cara L. Bartholomew

Land Use Planner, Department of Planning and Development

St. Tammany Parish Government

21490 Koop Drive Suite 1B

p: 985.898.2529 e: clbartholomew@stpgov.org

www.stpgov.org

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

From: jds@jonesfussell.com <jds@jonesfussell.com>

Sent: Monday, July 30, 2018 2:12 PM

To: Cara L. Bartholomew <clbartholomew@stpgov.org>; Jay Watson <jwatson@stpgov.org>

Cc: Sidney Fontenot <sfontenot@stpgov.org>; Jeff Vallee <JLVallee@drhorton.com>; Thomas Buckel (tbuckel@ddgpc.com) <tbuckel@ddgpc.com>

Subject: Request to Add Waiver to Preliminary Subdivision Approval for Lakeshore Villages, Phase 4A on August 14, 2018 St. Tammany Parish Planning Commission Agenda

In accordance with our meeting of this morning, and on behalf of my client (DR Horton, Inc.), please accept this email as a formal request that at the August 14, 2018 St. Tammany Parish Planning Commission Meeting, as to the Preliminary Subdivision Hearing for Phase 4A of Lakeshore Villages, please add the Developer's request seeking a waiver of the five (maximum) model home requirement, in light of the foregoing:

1. The requirement presents a practical difficulty and/or undue hardship to the Developer, which will also be the Builder (General Contractor) for each home in said phase, as both better efficiency and economy can be achieved if model homes are being constructed as necessary infrastructure is being constructed for each phase; and

2. There should be no undo concern and/or risk as to the possibility of a home being sold to the general public prior to final subdivision approval, as my client confirms and hereby certifies that it will not convey any of the homes until and unless final subdivision approval (for said phase) has been granted, including the recordation of the final plat with the Clerk of Court.

Please confirm that this request will be added to the Preliminary Subdivision Request for consideration at the August 14, 2018 St. Tammany Parish Planning Commission Meeting.

Many thanks, Jeff

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

General Comments:

1. The developer has requested a waiver of regulations for the minimum finished floor elevation for lots along the waterway to be 12 inches above the street;
2. The developer has requested a waiver of regulations for the maximum block length of 1500 feet;
3. The developer has requested a waiver of regulations for detention requirements in accordance with Ordinance 11-2426. Therefore, the Department of Development has calculated a drainage fee in lieu of detention as follows:

38.51 acres x \$2,000/acre = \$77,020 (this calculation includes the entire footprint of Phase 2)

However, in 2013 the Planning Commission approved the developer's request in River Club, Phase 1 to exclude the greenspace and waterways from the calculation. Similarly, the developer has submitted a letter (see attached) detailing the request to remove the greenspace and waterways from the area used for calculation of the fee in lieu of detention for River Club, Phase 2.

If the Planning Commission agrees with this request the following calculation can be used:
27.55 acres x \$2,000/acre = \$55,100 (please note that unlike Phase 1, the developer is proposing to install a walking path in the Phase 2 greenspace)

The fee shall be due prior to the issuance of any work orders by the Parish;

4. Provide the geotechnical report that is referenced in the typical street section on the preliminary plat;

Preliminary Plat:

5. Include in the restrictive covenants that the HOA will also be required to maintain the proposed walking trail;

Paving and Drainage Plan:

6. The subsurface pipe which encroaches onto lot 136 needs to be relocated to within the road R.O.W.;
7. Relabel "section "c-c" detail" as simply a walking path detail or provide a location for the section on the plan sheet;

Sewer and Water Plan:

8. Show the access drive for the lift station in the lift station detail and on the paving and drainage sheet;

SWPPP & Signage Plan:

9. The Coastal Use Permit on file for River Club expired in 2017, provide this office with a current Coastal Use Permit.

Informational Items:

No funded **Maintenance Obligation** is required since this is an extension of a private 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 plan(s) and Parish Ordinances. If any construction activity is proposed that is not in substantial compliance with the approved plan(s) and Parish Ordinances, the engineer of record for this development shall notify in writing, the Department of Development prior to beginning said construction activity. The developer and/or the engineer of record shall obtain written approval from the Department of Development prior to beginning any proposed construction activity that is not in substantial compliance with the approved plan(s) and Parish Ordinances.

Revised drawings will not be accepted prior to the August 14, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.



Kelly McHugh
&
Associates, Inc.

July 30, 2018

St. Tammany Parish
Department of Development
Attn: Jay Watson
PO Box 628
Covington, LA 70434

PRELIMINARY PLANS
RECEIVED
7/31/2018 - 11:00 A.M.
DEVELOPMENT
ENGINEERING

**ENGINEERING
REVIEW COPY**

RE: River Club, Phase 2
Preliminary Waiver Request

Jay,

We request waivers for 3 items, which have been before the Planning commissioner previously and approved as described below:

1. We request a "fee in lieu of detention" waiver for the developable area of 27.55 acres. This acreage includes lots and ROW's and excludes greenspace and waterway. The exact waiver was approved in Ph. 1 and a waiver of detention for the entire development was previously reviewed and approved. The fee request is 27.55 acres times \$2000/acre for a total of \$55,100.

2. We request a waiver of the minimum floor elevation be 12" inches above the street for lots along the waterway (lots 116-132). Because of the extreme slope of lots towards the waterway, placing the houses 12" street places the houses at an excess elevation above the rear of the lot and waterway. The elevation requirement for waterway lots will still be 12" above the BFE. This exact request was approved for Phase 1.

3. We request a waiver of maximum block length of 1500' to 1665' which is only 165' more than the maximum. The unique shape and topography of the property dictate the layout and this plan was previously reviewed and approved as part of the PUD approval.

I hope you can concur of these requests.

Sincerely,

Kelly McHugh, PE, PLS

KJM/kah

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

Civil Engineers

Land Surveyors

FINAL SUBDIVISION REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As August 7, 2018)

CASE NO.: 2018-1104-FP

SUBDIVISION NAME: Abita Lakes, Phase 3-B-2

DEVELOPER: Abita Lakes, LLC
10325 Hwy 1077
Covington, LA 70433

ENGINEER/SURVEYOR: Duplantis Design Group, P.C.
16564 East Brewster Road; Suite 101
Covington, LA 70433

SECTION: 29

WARD: 10

TOWNSHIP: 6 SOUTH

PARISH COUNCIL DISTRICT: 6

RANGE: 12 EAST

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

GENERAL LOCATION: The property is located east of LA Hwy 59, south of Lowe Davis Road and north of Abita Springs.

TOTAL ACRES IN DEVELOPMENT: 33.01

NUMBER OF LOTS: 17 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: PUD

FLOOD ZONE DESIGNATION: B & C

STAFF COMMENTARY: This project was postponed to the August 14, 2018 meeting.

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on August 3, 2018. The inspection disclosed that all of the asphalt roads, and shoulders are constructed and the roadside ditches are functioning.

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

Final Plat:

1. Include in the dedication statement that all street name signs, traffic control signs, and signage posts will be privately owned and maintained;
2. 911 addresses need to be shown on the final plat in accordance with 911 addressing approval;

As-built Paving and Drainage Plan:

3. Provide proposed elevations for the top of pond bank;
4. Provide as-built elevations for the ditch along the north/east side of Camden Park Drive starting at the entrance of the subdivision;
5. Show the driveway access to the sewer lift station including material, width, and culvert information. Include this information on all plan sheets;
6. Provide as-built elevations for the outfall ditch at the rear of Lot 49A;
7. Update the as-built drainage & grading plan in accordance with the Fill & Grading Statement. Design elevations must be provided at all property corners and a note on the plat stating “the individual home builders are responsible for grading the lots to drain in accordance with the as-built drainage plan;”
8. Based on the as-built elevations the drainage servitude between Lots #61A & #62A will hold water. Regrade the rear and side lot swales from lot 60A to 61A to provide positive drainage in this area;
9. Provide a cross section of the 20ft drainage servitude at the south edge of the subdivision;

Informational Items:

Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2,955 linear feet x \$22.00 per linear foot = \$65,000 for a period of two (2) years.

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

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

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

Revised drawings will not be accepted prior to the August 14, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

OLD BUSINESS



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 7, 2018

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

OLD BUSINESS

August 14, 2018 Agenda

Re: Estates at Watercross Subdivision - Act of Correction
Phase 1A - Revise Building Setback Lines for Lots 137-142
Phase 1B - Revise Building Setback Lines for Lots 104-110 and Lots 111-113

Honorable Commissioners,

The above captioned Act of Corrections have been received by the Department of Development - Engineering.

Please see the attached email from the developer.

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, Email from Mr. Josh Wainer, Recorded Plat for Phase 1A and 1B

xc: Honorable Marty Dean
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl J. Magner
Ms. Cara Bartholomew
Mr. Josh Wainer, Watercross Development, LLC
Mr. John Bonneau, John E. Bonneau and Associates, INC.-
Mr. Paul Mayronne, Jones Fussell, LLP

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: Cara L. Bartholomew
Sent: Tuesday, July 17, 2018 10:32 AM
To: Jay Watson <jwatson@stpgov.org>
Subject: FW: Act of Correction Estates at Watercross



Cara L. Bartholomew

Land Use Planner, Department of Planning and Development

St. Tammany Parish Government

21490 Koop Drive Suite 1B

p: 985.898.2529 e: clbartholomew@stpgov.org

www.stpgov.org

From: Josh Wainer <josh@wainerco.com>
Sent: Wednesday, July 11, 2018 10:08 AM
To: Cara L. Bartholomew <clbartholomew@stpgov.org>
Cc: Paul Mayronne <pjm@jonesfussell.com>
Subject: Act of Correction Estates at Watercross

Cara,

As we discussed, we would like to submit an act of correction to change the setback for some of the lots in the Estates at Watercross. Please see the attached and let us know if this will suffice.

Thanks,

Josh Wainer
Wainer Companies
321 Veterans Blvd., Ste. 201
Metairie, LA 70005
504-834-5511

**ACT OF CORRECTION
(BY SURVEYOR)**

UNITED STATES OF AMERICA

STATE OF LOUISIANA

**BY: JOHN E. BONNEAU &
ASSOCIATES, INC.**

PARISH OF ST. TAMMANY

BE IT KNOWN, that on this _____ day of _____, 2018;

BEFORE ME, the undersigned Notary Public(s), and in the presence of the witnesses hereinafter named and undersigned.

PERSONALLY CAME AND APPEARED:

JOHN E. BONNEAU (Surveyor), individually and also in his capacity as President of **JOHN E. BONNEAU & ASSOCIATES, INC.**, who declared that by surveys entitled "A PUD of the Estates at Watercross, Phase 1A" and "A PUD of the Estates of Watercross, Phase 1B", situated in Section 47, Township 7 South, Range 11 East, recorded as Map File No. 5589 and Map File No. 5635, respectively, with the Clerk of Court for the Parish of St. Tammany, State of Louisiana (the "Subdivision Plats"), Watercross Development, L.L.C. subdivided approximately 19.48 acres of land into residential parcels as more fully set forth in the Subdivision Plats.

Having been advised of the fact that certain "Building Setbacks" and set forth in Restrictive Covenant No. 2 on the Subdivision Plats were in error, the Appearer herein desires to amend and reform the Subdivision Plats in order to revise and correct those certain "Building Setbacks".

In view of the foregoing, the Appearer does hereby reform and correct the Subdivision Plats in order that henceforth certain "Building Setbacks" as set forth in Restrictive Covenant No. 2 on the Subdivision Plats, shall hereafter read as follows, to-wit:

"BUILDING SETBACKS"

I. Estates of Watercross, Phase 1A:

Lots 137-142 Front: 20'

Side: 5'

Rear: 15'

II. Estates of Watercross, Phase 1B"

Lots 104-110 Front: 20'

Side: 5'

Rear: 15'
Lots 111-133 Front: 20'
Side: 5'
Rear: 15'

And I, Notary, do hereby authorize and request the Clerk of Court for St. Tammany Parish to make mention of the within Act of Correction (by Surveyor) in the margin of her official records at Clerk of Court Map File No. 5589 and Map File No. 5635 (via cross reference) to serve as occasion may require.

And comes and intervenes, Patricia P. Brister, President of St. Tammany Parish, who does approve this Act of Correction herein and recognizes that the reformation, amendment and correction is necessary in order to properly reflect the true intent of St. Tammany Parish in the approval of the Subdivision Plats.

THUS DONE AND PASSED at Covington, Louisiana, in the presence of the undersigned competent witnesses, and me, Notary, on the date first hereinabove written.

WITNESSES: **JOHN E. BONNEAU & ASSOCIATES, INC.**

_____ **By:** _____
JOHN E. BONNEAU, PRESIDENT

PAUL J. MAYRONNE, NOTARY PUBLIC
LOUISIANA BAR ROLL NO. 25788

THUS DONE AND PASSED at Covington, Louisiana, in the presence of the undersigned competent witnesses, and me, Notary, on the date first hereinabove written.

WITNESSES: **APPROVED AND AUTHORIZED BY:**

_____ **PARISH OF ST. TAMMANY**

_____ BY: _____
PATRICIA P. BRISTER, President

NOTARY PUBLIC
NOTARY OR BAR ROLL NO. _____



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 7, 2018

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

OLD BUSINESS

August 14, 2018 Agenda

Re: Lakeshore Villages Subdivision, Phase 3A and 1B
Waiver of Regulations Relative to the Number of Model Homes per Subdivision

Honorable Commissioners,

The developer has requested a waiver of regulations of Section 125-199 of Parish Code which states "the construction of model homes shall be limited to five home sites or 10% of the total number of lots within each phase of the development receiving Preliminary Approval, whichever is the lessor amount."

Please see attached email from Mr. Jeff Schoen.

Sincerely,

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

Enclosure: Email request from Mr. Jeff Schoen

xc: Honorable Michelle Blanchard
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl J. Magner
Ms. Cara Bartholomew
Mr. Jeff Vallee, D. R. Horton, Inc.
Mr. Tommy Buckel, Duplantis Design Group, PC
Mr. Jeff Schoen, Jones Fussell, LLP

Shelby R. Vorenkamp - Development

From: Jay Watson
Sent: Monday, July 30, 2018 4:14 PM
To: Shelby R. Vorenkamp - Development
Subject: FW: Request to Add Old Business Items on August 14, 2018 St. Tammany Parish Planning Commission Agenda



Jay B. Watson, P.E.

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

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From: Cara L. Bartholomew
Sent: Monday, July 30, 2018 2:59 PM
To: jds@jonesfussell.com; Jay Watson <jwatson@stpgov.org>
Cc: Sidney Fontenot <sfontenot@stpgov.org>; Jeff Vallee <JLVallee@drhorton.com>; Thomas Buckel (tbuckel@ddgpc.com) <tbuckel@ddgpc.com>
Subject: RE: Request to Add Old Business Items on August 14, 2018 St. Tammany Parish Planning Commission Agenda

Thank you Jeff.

I have added the requests to the August Planning Commission Agenda under Old Business.



Cara L. Bartholomew

Land Use Planner, Department of Planning and Development
St. Tammany Parish Government
21490 Koop Drive Suite 1B
p: 985.898.2529 e: cbartholomew@stpgov.org
www.stpgov.org

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From: jds@jonesfussell.com <jds@jonesfussell.com>
Sent: Monday, July 30, 2018 2:06 PM
To: Cara L. Bartholomew <cbartholomew@stpgov.org>; Jay Watson <jwatson@stpgov.org>
Cc: Sidney Fontenot <sfontenot@stpgov.org>; Jeff Vallee <JLVallee@drhorton.com>; Thomas Buckel (tbuckel@ddgpc.com) <tbuckel@ddgpc.com>
Subject: Request to Add Old Business Items on August 14, 2018 St. Tammany Parish Planning Commission Agenda

In accordance with our meeting of this morning, and on behalf of my client (DR Horton, Inc.), please accept this email as a formal request that Phases 1B and 3A of Lakeshore Villages be added to the Agenda under Old Business at the August 14, 2018 St. Tammany Parish Planning Commission Meeting seeking a waiver of the five (maximum) model home requirement (for both Phase 1B and 3A), in light of the foregoing:

1. The requirement presents a practical difficulty and/or undue hardship to the Developer, which will also be the Builder (General Contractor) for each home in each phase, as both better efficiency and economy can be achieved if model homes are being constructed as necessary infrastructure is being constructed for each phase; and

2. There should be no undo concern and/or risk as to the possibility of a home being sold to the general public prior to final subdivision approval, as my client confirms and hereby certifies that it will not convey any of the homes until and unless final subdivision approval (for each phase) has been granted, including the recordation of the final plat with the Clerk of Court.

Please confirm that these matters will be listed on the August 14, 2018 Agenda.

Many thanks, Jeff

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