

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, DECEMBER 11, 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 NOVEMBER 13, 2018 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2018-1053-PP - The Preserve at Goodbee Lakes

2018-1105-PP - Providence Parks, Phase 1

2018-1316-FP - Tamanend – St. Tammany Advanced Campus (STAC)

ENTERING PARISH RIGHT-OF-WAY, SERVITUDES, EASEMENTS & TAMMANY TRACE

Entering the Parish Right of Way (C.S. Owens Rd)

Request: Install two (2) covered cross walks

Debtor: St. Tammany Parish School Board

General Location: C.S. Owens Rd, Madisonville Elementary School

Parish Council District Representative: Hon. Marty Dean

MINOR SUBDIVISIONS

2018-1015-MSP

A minor subdivision of a 4.07-acre parcel into Parcels A, B, C & D

Owner: The Rose Mary Gunn and Willie Gunn Revocable Trust

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Steve Stefancik

POSTPONED INDEFINATELY AT THE JUNE 12, 2018 MEETING

REQUEST TO BE PLACED ON THE DECEMBER AGENDA APPROVED AT THE NOVEMBER 13, 2018 MEETING

2018-1288-MSP

A minor subdivision of 37.3 acre Parcel into Parcel A & Parcel B, Hedge Ln, Folsom
Owner: Delos & Yun Thompson
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. James Thompson

2018-1295-MSP

A minor subdivision of a 13-acre parcel into Parcels C-1, C-2 & C-3, Hwy 41 & Howard O'Berry Rd, Pearl River
Owner: Craig Singletary
Surveyor: John G Cummings & Associates
Parish Council District Representative: Hon. Richard Tanner

2018-1307-MSP

A minor subdivision of a 3.5-acre parcel Wiggins Rd, Mandeville
Owner: Brian Babineaux
Surveyor: R.W. Krebs
Parish Council District Rep.: Rykert Toledano

2018-1311-MSP

A Minor subdivision of a 23.48 acre tract into Tract A & Tract B, Hwy 1077 Covington
Developer/Owner: Terry & Donna Beaver
Surveyor: C. Mistic Surveyors, Inc.
Parish Council District Rep.: Rykert Toledano

PETITIONS/REQUESTS

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2018-1313-TP

Maison Trace
Developer/Owner: First Horizon, Inc.
Engineer: T Baker Smith, LLC
Parish Council District Rep.: Rykert Toledano

PRELIMINARY SUBDIVISION REVIEW

2018-1053-PP

The Preserve at Goodbee Lakes

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

POSTPONED FROM THE AUGUST 14, 2018 MEETING

POSTPONED FROM THE SEPTEMBER 11, 2018 MEETING

POSTPONED INDEFINATELY AT THE OCTOBER 09, 2018 MEETING

REQUEST TO BE PLACED ON THE DECEMBER AGENDA APPROVED AT THE NOVEMBER 13, 2018 MEETING

2018-1105-PP

Providence Parks, Phase 1

Developer/Owner: Providence Parks, LLC

Engineer: SLD Engineering and Surveying

Parish Council District Representative: Hon. James Thompson

POSTPONED FROM THE JULY 10, 2018 MEETING

POSTPONED FROM THE AUGUST 14, 2018 MEETING

POSTPONED FROM THE SEPTEMBER 11, 2018 MEETING

POSTPONED FROM THE OCTOBER 9, 2018 MEETING FOR 2 MONTHS

2018-1280-PP

Rigolets Estates, Phase 3A-1

Developer/Owner: Succession of Fredrick J. Sigur

Engineer: GEC, Inc.

Parish Council District Representative: Hon. Michele Blanchard

POSTPONED FROM THE NOVEMBER 13, 2018 MEETING

2018-1315-PP

Whispering Forest

Developer/Owner: Robert Hesson

Engineer: Arrow Engineering & Consulting

Parish Council District Representative: Hon. James Thompson

(Withdrawn due to incomplete application)

FINAL SUBDIVISION REVIEW

2018-1312-FP

Maison du Lac, Phase 3A

Developer/Owner: WBB Realty, LLC

Engineer: Richard C. Lambert Consultants, LLC

Parish Council District Rep.: Marty Dean

2018-1314-FP

Jackson Court
Developer/Owner: First Horizon, Inc.
Engineer: Sigma Consulting Group
Parish Council District Rep.: Marty Dean

2018-1316-FP

Tamanend - St. Tammany Advanced Campus (STAC)
Developer/Owner: St. Tammany Parish Government
Engineer: Richard C Lambert Consultants, LLC
Parish Council District Rep.: Steve Stefancik

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS
OLD BUSINESS / NEW BUSINESS

ADJOURNMENT

ST. TAMMANY PARISH PLANNING COMMISSION MEETING AGENDA
6:00PM – TUESDAY, NOVEMBER 13, 2018
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

ROLL CALL

Present: Cazaubon, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Absent: Lorren and Richardson

Staff Present: Cara Bartholomew, Chris Tissue, Jay Watson, Shelby Vorenkamp, Emily Couvillon,
Karlin Riles, 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 - Randolph presented the Invocation.

PLEDGE OF ALLEGIANCE - Fitzmorris presented the Pledge of Allegiance

APPROVAL OF THE OCTOBER 9, 2018 MINUTES

Randolph moved to approve, second by Bagert.

Yea: Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain: Cazaubon

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS:

2018-1280-PP - POSTPONED

Rigolets Estates 3A-1, Ward 8 District 13

Developer/Owner: Succession of Fredrick J. Sigur

Engineer: GEC, Inc.

Parish Council District Representative: Hon. Michele Blanchard

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

Opposition: Alex Gonzales

Doherty moved to approve, second by Fitzmorris.

Yea: Cazaubon, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering the Parish Right of Way (Warner Lane/LA HWY 59) Ward 4, District 5 - APPROVED

Request: Relocation of Monument Sign
Debtor: P&W Industries, L.L.C./Parish Concrete, L.L.C.
General Location: Intersection Warner Lane and LA HWY 59
Parish Council District Rep.: Hon. Rykert Toledano

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

Opposition: None

Cazaubon moved to approve, second by Randolph.

Yea: Cazaubon, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

**ENTERING THE TAMMANY TRACE
MINOR SUBDIVISIONS
PETITIONS/REQUESTS
REVOCATION/CLOSINGS REVIEW
RESUBDIVISION REVIEW
DORMANT SUBDIVISION REVIEW
TENTATIVE SUBDIVISION REVIEW**

PRELIMINARY SUBDIVISION REVIEW

2018-1227-PP - APPROVED WITH WAIVERS

Ashton Parc, 4th & 5th Filing, Ward 8, District 8
Developer/Owner: First Horizon, Inc.
Engineer: Benchmark Group, Inc.
Parish Council District Representative: Hon. Chris Canulette
POSTPONED FROM THE OCTOBER 9, 2018 MEETING

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

Opposition: Rich Delgado

Doherty moved to approve, second by Willie

Yea: Cazaubon, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2018-1277-PP - APPROVED

Guste Island Parcel I, Ward 1 District 4
Developer/Owner: McInt, Inc.
Engineer: Kelly McHugh and Associates, Inc.
Parish Council District Representative: Hon. Michael Lorino

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

Opposition: None

Randolph moved to approve, second by Bagert.

Yea: Cazaubon, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2018-1278-PP - APPROVED

Bedico Creek Parcel 14, Ward 1 District 1

Developer/Owner: Kelly McHugh and Associates

Engineer: Kelly McHugh and Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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

Opposition: None

Cazaubon moved to approve, second by Fitzmorris.

Yea: Cazaubon, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

FINAL SUBDIVISION REVIEW

2018-1197-FP - APPROVED

Southern Oaks, Phase 1, Ward 1, District 4

Developer/Owner: Yanin, LLC

Engineer: Kyle Associates, LLC

Parish Council District Representative: Hon. Michael Lorino

POSTPONED FROM THE OCTOBER 9, 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

Opposition: None

Doherty moved to approve, second by Randolph.

Yea: Cazaubon, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2018-1276-FP - APPROVED WITH WAIVER

Money Hill Plantation, Phase 7B-1, Ward 6, District 6

Developer/Owner: Money Hill Plantation, LLC

Engineer: J.V. Burkes and Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

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

Opposition: None

Richard moved to approve, second by Randolph.

Yea: Cazaubon, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

2018-1015-MSP - APPROVED

A minor subdivision of a 4.07-acre parcel into Parcels A, B, C & D, Ward 9, District 11

Owner: The Rose Mary Gunn and Willie Gunn Revocable Trust

Surveyor: Land Surveying, LLC

Parish Council District Representative: Hon. Steve Stefancik

Postponed indefinitely at the June 12, 2018 Meeting, request to be placed on the December 11, 2018

Agenda

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

Randolph moved to approve, second by Cazaubon.

Yea: Cazaubon, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2018-1053-PP - APPROVED

The Preserve at Goodbee Lakes, Ward 1, District 3

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

Engineer: Quality Engineering and Surveying, LLC

Parish Council District Representative: Hon. James Thompson

Postponed indefinitely at the October 9, 2018 Meeting, request to be placed on the December 11, 2018

Agenda

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

Opposition: None

Randolph moved to approve, second by Fitzmorris.

Yea: Cazaubon, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

2018-1283-AOC - APPROVED

The Preserve at River Chase Phase 1A & 1B Ward 1, District 1

Surveyor: Southern Lifestyle Development

Parish Council District Representative: Hon. Marty Dean

Request to amend the width of a drainage servitude

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

Opposition: None

Cazaubon moved to approve, second by Fitzmorris.

Yea: Cazaubon, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm

Nay:

Abstain:

NEW BUSINESS

ADJOURNMENT

Mr. James “Jimmie” Davis, III
Chairman

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

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING ST. TAMMANY PARISH SCHOOL BOARD, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO ST. TAMMANY PARISH SCHOOL BOARD, P. O. BOX 940, COVINGTON, LA, 70434-0940; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY C.S. OWENS ROAD (ROAD# 1J4) FOR THE PURPOSE OF CONSTRUCTING TWO COVERED WALKWAYS FOR MADISONVILLE ELEMENTARY SCHOOL. WARD 1, DISTRICT 1.

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 Performance Obligation is released.
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 \$20,000 for a period of ONE (1) year.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the Performance Obligation is released.
9. That the petitioner shall provide an agreement indemnifying or holding the Parish harmless for and from any responsibility and/or liability for damages arising out of the installation and continued use of the covered walkways that will be built within the right-of-way of C. S. Owens Road. The agreement must be completed before a work order is issued by the Department of Development - Engineering.

10. That the petitioner submit as-built drawings certifying that the covered walkways have been constructed in accordance with the approved drawing(s).
11. 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.

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:

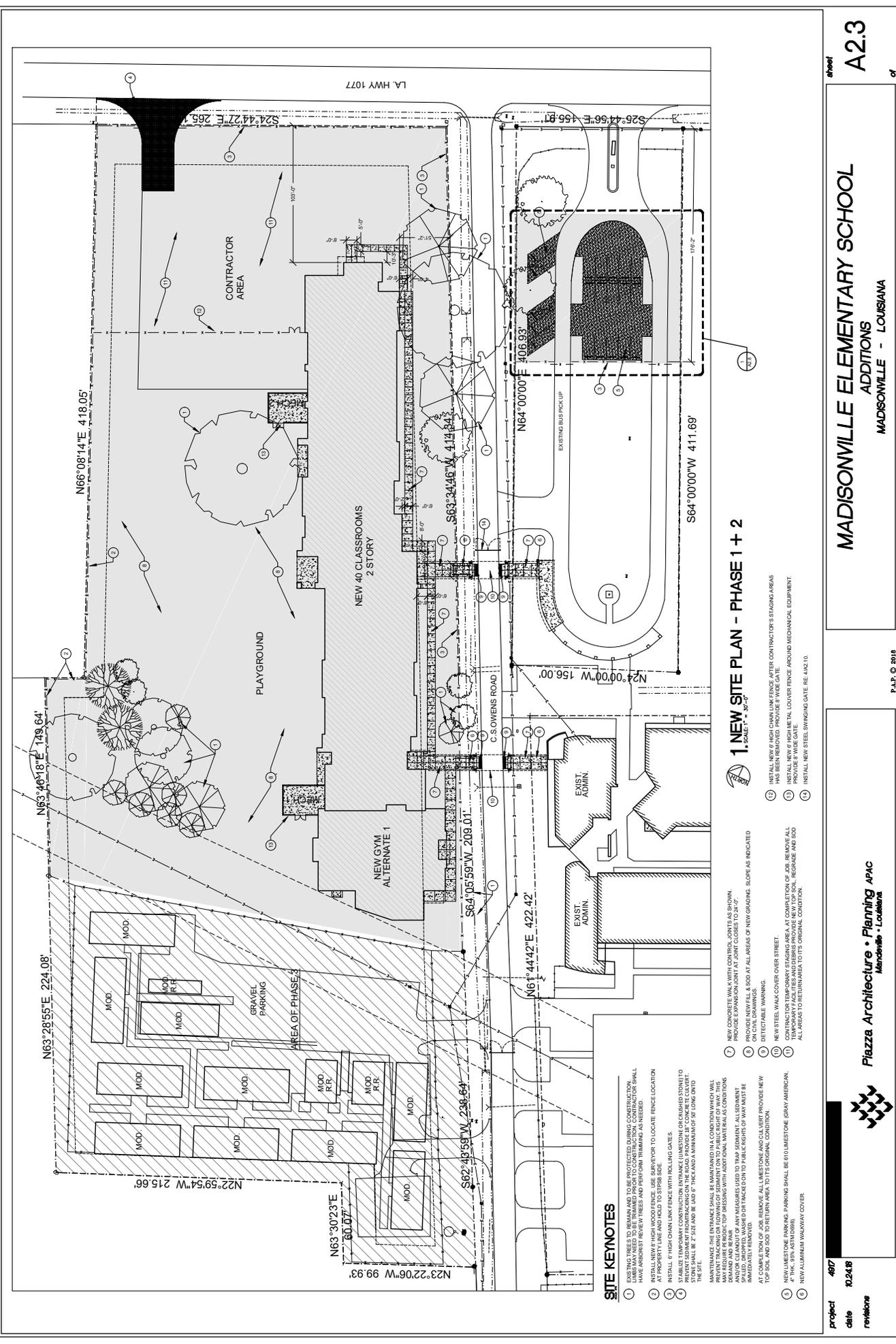
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 2018, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

JAMES "JIMMIE" DAVIS, III, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

SIDNEY FONTENOT, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



1. NEW SITE PLAN - PHASE 1 + 2

SITE KEYNOTES

- 1 EXISTING TREES TO REMAIN AND TO BE PROTECTED DURING CONSTRUCTION. ALL TREES TO BE REMOVED SHALL BE RELOCATED TO THE SITE OR SHALL HAVE APPROPRIATE ROOT TREATMENT AND PRUNING TREATMENT AS NEEDED.
- 2 INSTALL NEW 6" HIGH WOOD FENCE. USE SURVEYOR TO LOCATE FENCE LOCATION AT PROPERTY LINE AND HOLD TO STREPS SIDE.
- 3 INSTALL 6" HIGH CHAIN LINK FENCE WITH ROLLING GATES.
- 4 STABILIZE TEMPORARY CONSTRUCTION ENTRANCE (LUMESTONE OR CURBED STONE) TO PREVENT EROSION. WASH OR TRUCKED ON TO PUBLIC RIGHTS OF WAY MUST BE 18" HIGH. STONE SHALL BE 2" SIZE AND BE 6" THICK AND A MINIMUM OF 50' LONG ON TOP SOIL AND 500' TO RETURN AREA TO ITS ORIGINAL CONDITION.
- 5 MAINTAINANCE THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHOSE WALL MAY REQUIRE PERIODIC TOP DRESSINGS WITH ADDITIONAL MATERIALS AS CONDITIONS AND/OR CLARITY OF ANY MEASURES USED TO TRAP SEDIMENT. ALLESTMENT SHALL BE MAINTAINED TO PREVENT EROSION. WASH OR TRUCKED ON TO PUBLIC RIGHTS OF WAY MUST BE 18" HIGH. STONE SHALL BE 2" SIZE AND BE 6" THICK AND A MINIMUM OF 50' LONG ON TOP SOIL AND 500' TO RETURN AREA TO ITS ORIGINAL CONDITION.
- 6 AT COMPLETION OF JOB, REMOVE ALL LUMESTONE AND GRASSY PRODUCE NEW TOP SOIL AND 500' TO RETURN AREA TO ITS ORIGINAL CONDITION.
- 7 NEW LUMESTONE STABILIZING: PARKING SHALL BE 810 LUMESTONE (GRAY AMERICAN, 4" THICK, 8 1/4" DIA. STONES).
- 8 NEW ALUMINUM WALKWAY COVER.
- 9 NEW CONCRETE WALK WITH CONTROL JOINTS AS SHOWN. PROVIDE EXPANSION JOINT AT JOINT CLOSERS TO 6" W.
- 10 PROVIDE NEW FILL & SOO AT ALL AREAS OF NEW GRADING. SLOPE AS INDICATED ON CIVIL DRAWINGS.
- 11 SET TRAFFIC WARNING.
- 12 NEW STEEL WALK COVER OVER STREET.
- 13 CONTRACTOR TEMPORARY STAGING AREA AT COMPLETION OF JOB, REMOVE ALL MATERIALS AND EQUIPMENT. PROVIDE 8" WIDE GATE.
- 14 ALL AREAS TO RETURN AREA TO ITS ORIGINAL CONDITION.
- 15 INSTALL NEW 6" HIGH CHAIN LINK FENCE AFTER CONTRACTOR'S STAGING AREAS HAS BEEN REMOVED. PROVIDE 8" WIDE GATE.
- 16 INSTALL NEW 6" HIGH METAL LOUVER FENCE AROUND MECHANICAL EQUIPMENT. PROVIDE 8" WIDE GATE.
- 17 INSTALL NEW STEEL DRIVING GATE (IE-142.10).

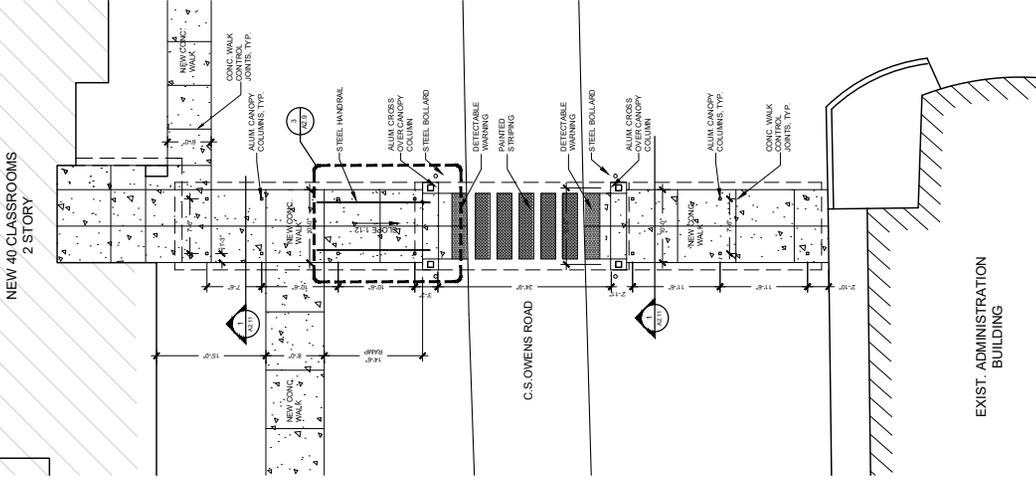
project 4617
 date 10.24.18
 revisions



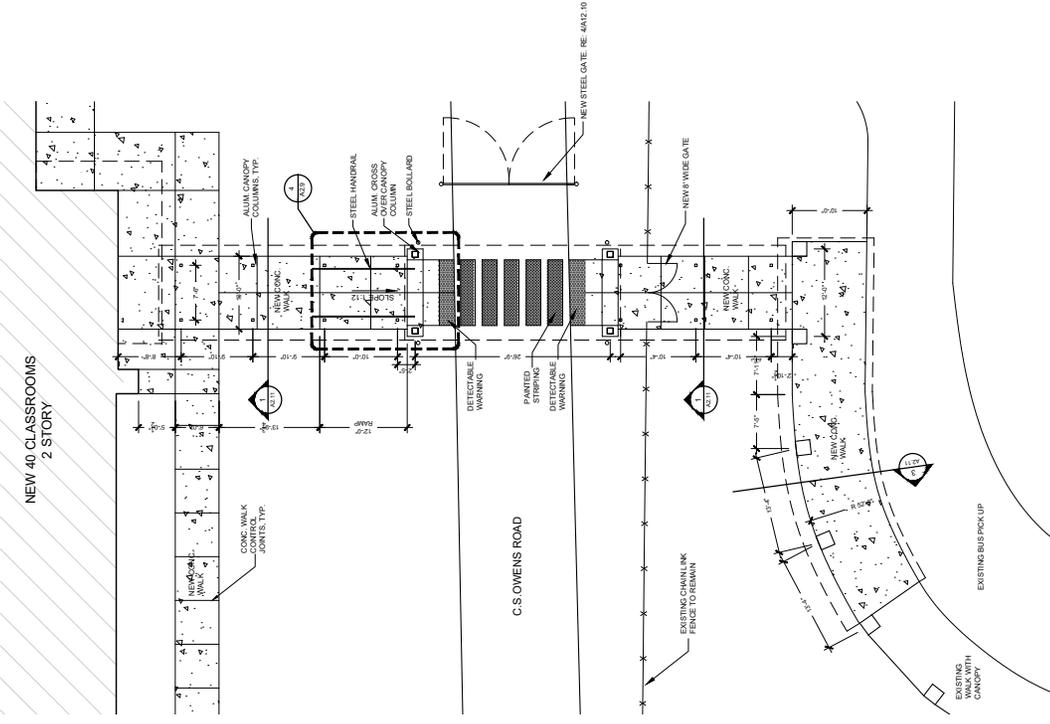
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MADISONVILLE ELEMENTARY SCHOOL
 ADDITIONS
 MADISONVILLE - LOUISIANA

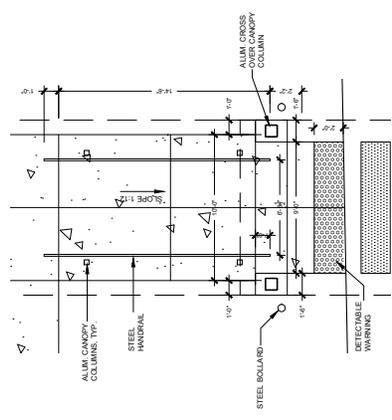
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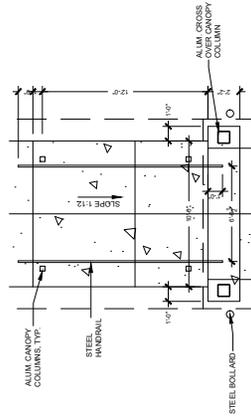
1 CROSSWALK PLAN
SCALE: 1/4" = 1'-0"



2 CROSSWALK PLAN
SCALE: 1/4" = 1'-0"



3 CROSSWALK RAMP PLAN
SCALE: 1/4" = 1'-0"



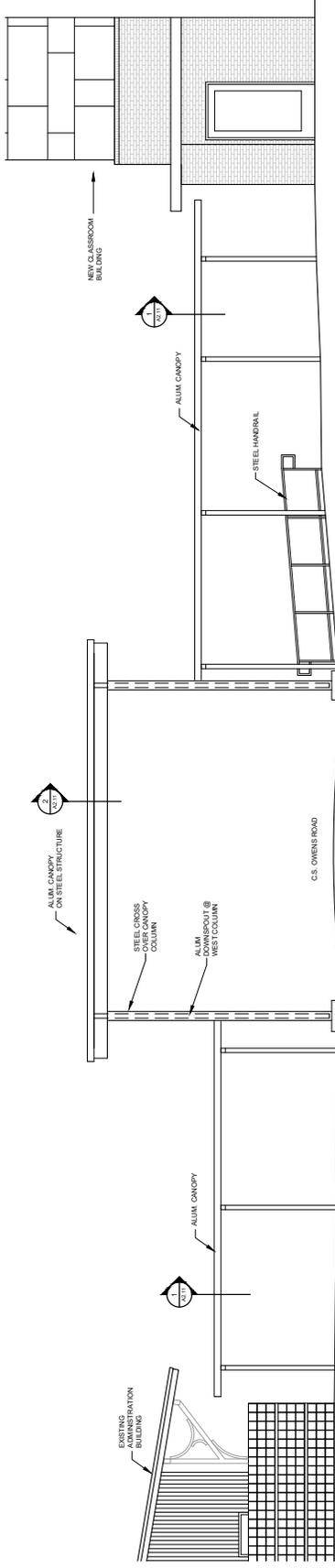
4 CROSSWALK RAMP PLAN
SCALE: 1/4" = 1'-0"

project	4617
date	10.24.18
revisions	

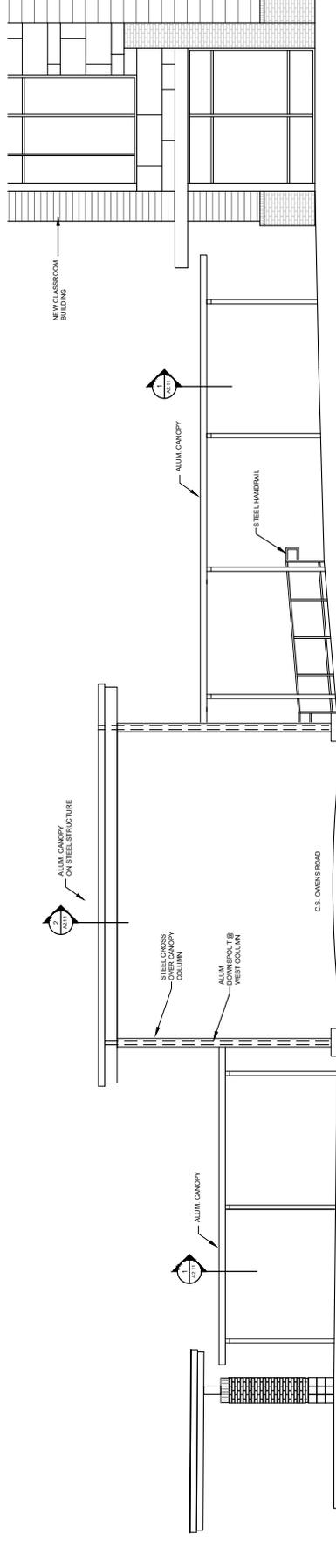


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1. NEW CANOPY ELEVATION
SCALE: 1/4" = 1'-0"



2. NEW CANOPY ELEVATION
SCALE: 1/4" = 1'-0"

project 4817
date 10.24.18
revisions



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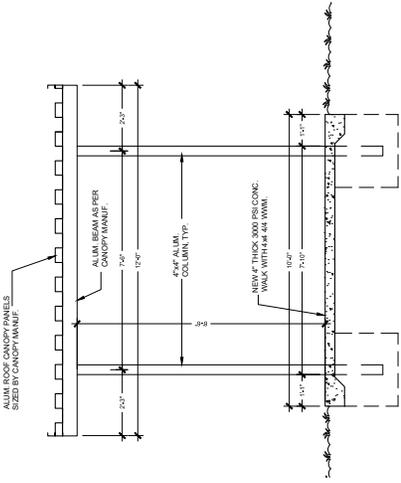
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MADISONVILLE ELEMENTARY SCHOOL
ADDITIONS
MADISONVILLE - LOUISIANA

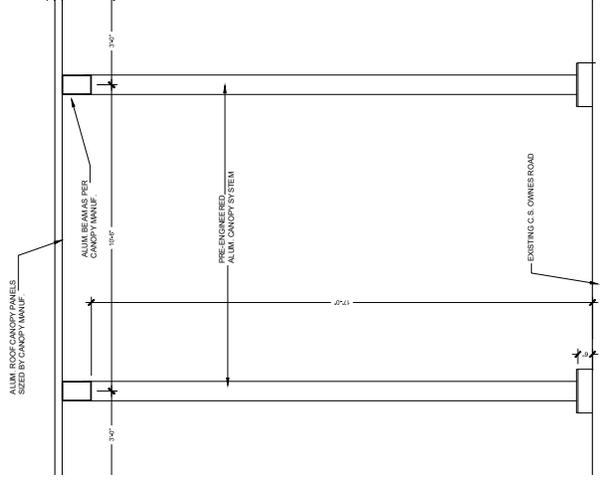
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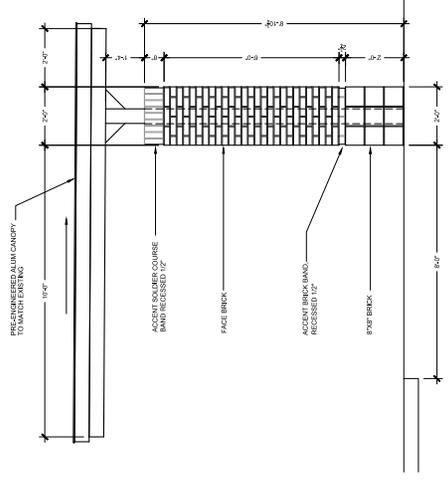
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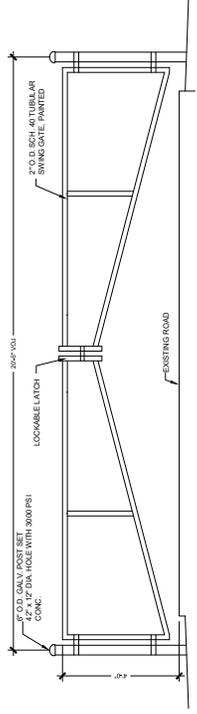
1. CANOPY DETAIL
 SCALE: 1/2" = 1'-0"



2. CANOPY DETAIL
 SCALE: 1/2" = 1'-0"



3. CANOPY DETAIL
 SCALE: 1/2" = 1'-0"



4. GATE DETAIL
 SCALE: 1/2" = 1'-0"

project 4917
 date 10.04.18
 revisions



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MADISONVILLE ELEMENTARY SCHOOL
 ADDITIONS

MADISONVILLE - LOUISIANA

sheet

A2.11

of

Jay Watson

From: Tipton, Cameron P. <Cameron.Tipton@stpsb.org>
Sent: Thursday, November 15, 2018 3:30 PM
To: Jay Watson; Ashleigh R. Mayfield
Cc: Cory Barbier (cory@847galvez.com)
Subject: FW: MES crossover
Attachments: A02-3.pdf; A02-9.pdf; A02-10.pdf

Importance: High

Jay,

As you are aware, the STPPSS is planning to build a new classroom wing on the north side of C.S. Owens Road at Madisonville Elementary. As part of that project, we are planning for two covered crossings to assist movement between the two sides of the street for school operations. The plan and details for these are attached. You may recall that in the past, the school system was granted a right of entry to build a walkway similar to this for the current school layout, but the project did not go forward due to having to cross the CLECO right of way and CLECO would not allow a structure within the ROW. We would also maintain gating to close C.S. Owens Road in the school area during the school day as we do now.

Please let me know what we need to do in order to get approval for entering the right of way for the two proposed crossings shown in these drawings. Our anticipated schedule currently is to advertise this project for bids in December with bids being received in January and coming before the February School Board meetings with construction permitting occurring in March, 2019 likely. If this process requires Planning and Zoning review, please let me know the submittal process and schedule.

Thank you for your assistance with this project.

Sincerely,

Cameron Tipton
Lead Construction Supervisor
Construction Department
St. Tammany Parish Public School System
985-898-3291 office
985-966-3043 cell



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From: Cory Barbier [mailto:cory@847galvez.com]
Sent: Thursday, November 15, 2018 2:28 PM

To: Tipton, Cameron P.
Subject: MES crossover

WARNING!! St. Tammany Parish Public Schools THIS EMAIL IS FROM AN EXTERNAL SENDER! Do you trust this email? If you are unsure DO NOT click any links and NEVER input your username and password!!

Cameron,
Attached drawings.

Cory Barbier, AIA

Piazza Architecture Planning, APAC | 847 Galvez Street Suite 200 | Mandeville, La. 70448 | 985.626.1564

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MINOR SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of November 27, 2018)

CASE NO.: 2018-1015-MSP

OWNER/DEVELOPER: The Rose Mary Gunn and Willie Gunn Revocable Trust
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 36 TOWNSHIP: 8 South RANGE: 13 East

WARD: 9 PARISH COUNCIL DISTRICT: 11

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

GENERAL LOCATION: The property is located South of Idlewild Pines, Southeast of Dixie Ranch Road and Bisected by Ordone Rd. South of I-12, Slidell

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

TOTAL ACRES IN DEVELOPMENT: 4.07

NUMBER OF LOTS/PARCELS: Parcels A-D ranging in acreage from .5 acres to 1.3 acres

ZONING: A-2 Suburban (Parcels A-C) & A-3 Suburban (Parcel D - approved from A-2 to A-3 at the August Zoning Commission Meeting 2018-1092-ZC)

REASONS FOR PUBLIC HEARING: Parcel A does not meet the minimum road frontage
Parcel D does not meet the minimum lot size of 1 acre

STAFF COMMENTARY:
Department of Development - Planning & Engineering

The applicant is seeking three waivers in conjunction with the minor subdivision request. Parcel A has a proposed road frontage of 122' and therefore requires a waiver of the 150' frontage requirement.

Due to Parcel D being .5 acres, a waiver of the minimum 1-acre lot size is required, as is, a waiver for water and sewer connection. Parcel D is bisected by Ordone Rd; therefore, staff has no objection to the request, as it meets the underlying zoning requirements of 1/2-acre parcels.

The following revisions will need to be made before the survey can be recorded.

- A signature line for the Chairman of the Planning Commission will need to be added

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

Reference:

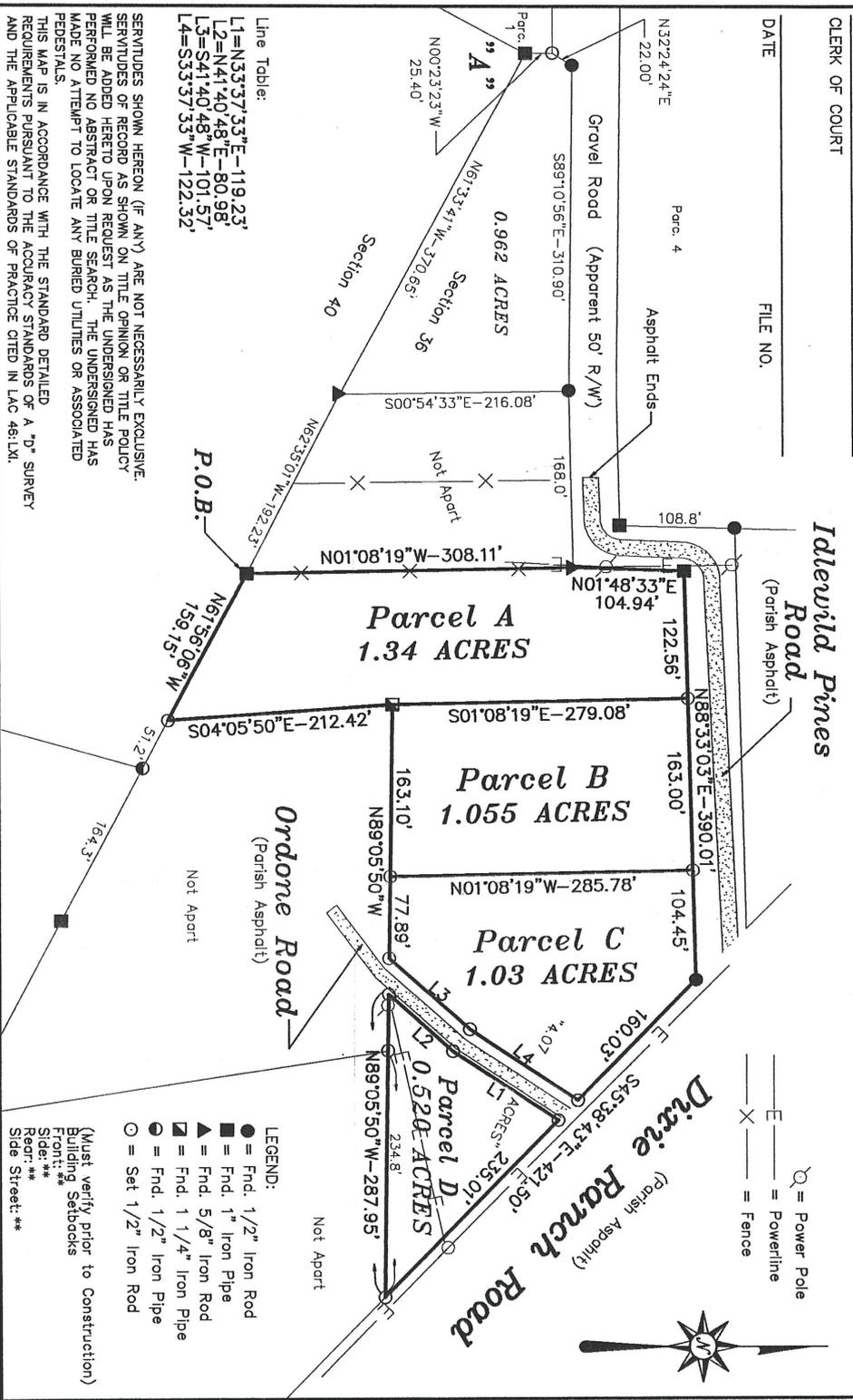
- 1) A Survey Plat by J.V. Burkes, Map File No. 338B, Clerk of Courts Office
- 2) A Survey Plat by Clinton Lovell of a 0.984 & 4.094 Acre Parcel of Land
- 3) A Survey Map by Bruce Pope, Dated 11-11-1998, #6669
- 4) A Deed of a 2.0 Acre Parcel of Land in Inst. #1052241, Clerk of Courts Office

Reference calls not shown

A Minor Subdivision of a 4.07 Acre Parcel of Land, into Parcels A, B, C & D, situated in Section 36, T-8-S, R-13-E, St. Tammany Parish, Louisiana

Point "A" is reported to be the NW Corner of Section 40, T-8-S, R-13-E, St. Tammany Parish, Louisiana

Bearings shown Refer to the Louisiana State Plane Coordinate System (1702 La. South) and was observed by GPS



Line Table:

L1=N33°37'33"E-119.23'
 L2=N41°40'48"E-80.98'
 L3=S41°40'48"W-101.57'
 L4=S33°37'33"W-122.32'

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.

LEGEND:

- = Fnd. 1/2" Iron Rod
- = Fnd. 1" Iron Pipe
- ▲ = Fnd. 5/8" Iron Rod
- ◻ = Fnd. 1 1/4" Iron Pipe
- = Fnd. 1/2" Iron Pipe
- = Set 1/2" Iron Rod

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

MAP PREPARED FOR **CYNTHIA KING & BRENDA FRANKLIN**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 36, T-8-S, R-13-E, ST. TAMMANY PARISH, LA.

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) 892-6211 office (985) 898-0355 fax
 landsur@bellsouth.net email

BRUCE M. BUTLER, III
 License No. 4894
 CERTIFIED CORRECTOR
 PROFESSIONAL
 4-17-2018
BRUCE M. BUTLER, III
 LOUISIANA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

SCALE: 1" = 130' DATE: 3-5-2018 NUMBER: 18705

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of November 29, 2018)

CASE NO.: 2018-1288-MSP

OWNER/DEVELOPER: Delos & Yun Thompson
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 3 TOWNSHIP: 6 South RANGE: 10 East

WARD: 3 PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located North of I-12, West of LA Hwy 25, South of Bennet Bridge Rd, West of Hedge Ln, and North of Covington

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

TOTAL ACRES IN DEVELOPMENT: 37.3

NUMBER OF LOTS/PARCELS: 37.3 acre Parcel into Parcel A (15.48) & Parcel B (21.82 acres)

ZONING: A-1 Suburban Residential

REASONS FOR PUBLIC HEARING: Parcel B does not meet the minimum road frontage.

STAFF COMMENTARY:
Department of Development - Planning & Engineering

The applicant is seeking a waiver from the minimum lot frontage of 300'. The Parish maintained road ends at the property, the applicant has no opportunity to gain additional road frontage. Staff does not have any objection to the request.

FINAL APPROVAL

CHAIRMAN OF PLANN. COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

A Minor Subdivision of a 37.30 Acre Parcel of Land, into Parcels A & B, in Section 3, T-6-S, R-10-E, St. Tammany Parish, La.

Reference:
1) A Survey by Jeron Fitzmorris, Dated 7-20-1982, #2725, (Based Bearings)
2) A Survey by Jeron Fitzmorris, Dated 2-17-2010, #14174, Revised 3-1-2010 for R/W and 4-12-2010 for Acreage

Reference calls not shown



Hedge Lane
(Parish Asphalt)



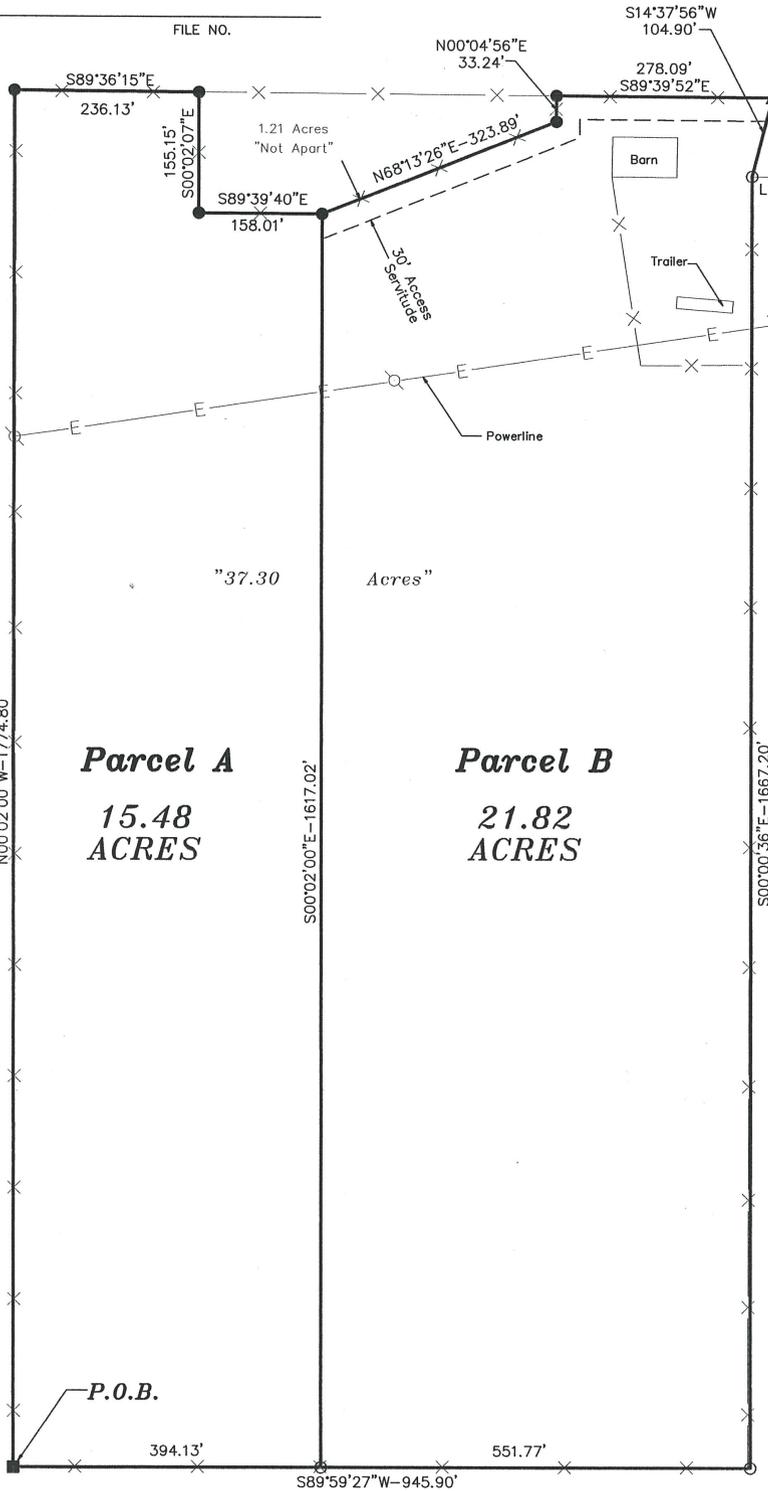
Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6277 office (405) 898-0955 fax

MAP PREPARED FOR

DELOS THOMPSON

SCALE: 1" = 160'	DRAWN BY: JWG
DATE: 10-04-2018	DRAWN NUMBER: 19027
Section 3, T-6-S, R-10-E, St. Tammany Parish, La.	

Teri/DeLoThompson/Reub



SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OR PLAT OF RECORD SHALL BE PERMITTED TO EXTRACT REQUEST AS THE UNDERIGNED 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 LAND SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:148.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERIGNED.

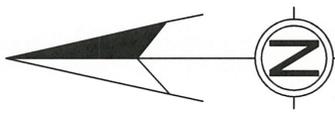
License No. 4894
10-12-2018

Bruce M. Butler
BRUCE M. BUTLER II
L.A. PROFESSIONAL LAND SURVEYOR
LIC. NO. 4894

The P.O.B. is reported to be West-4018.3'; N00°02'W-645.2' from the Section Corner common to Sections 2, 3 10 & 11, T-6-S, R-10-E, St. Tammany Parish, La.

Line Table:
L1=S89°59'50"W-40.00'

- LEGEND:
- = Fnd. 1" Iron Pipe
 - = Fnd. 1/2" Iron Rod
 - ▲ = Fnd. 5/8" Iron Rod
 - = Set 1/2" Iron Rod
 - X— = Fence



REFERENCE BEARING:
Iron Pipe A to Iron Rod B
S89°45'W
(per Reference Survey)

- LEGEND**
- ⊠ = DOTT MONUMENT FOUND
 - ⊡ = 4" IRON PIPE FOUND
 - ⊙ = 1" IRON PIPE FOUND
 - ⊗ = 1/2" IRON ROD FOUND
 - ⊗ = 1/2" IRON ROD SET
 - X- = FENCE

APPROVAL:

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

Craig Singletary

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME OR THOSE UNDER MY DIRECTION AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

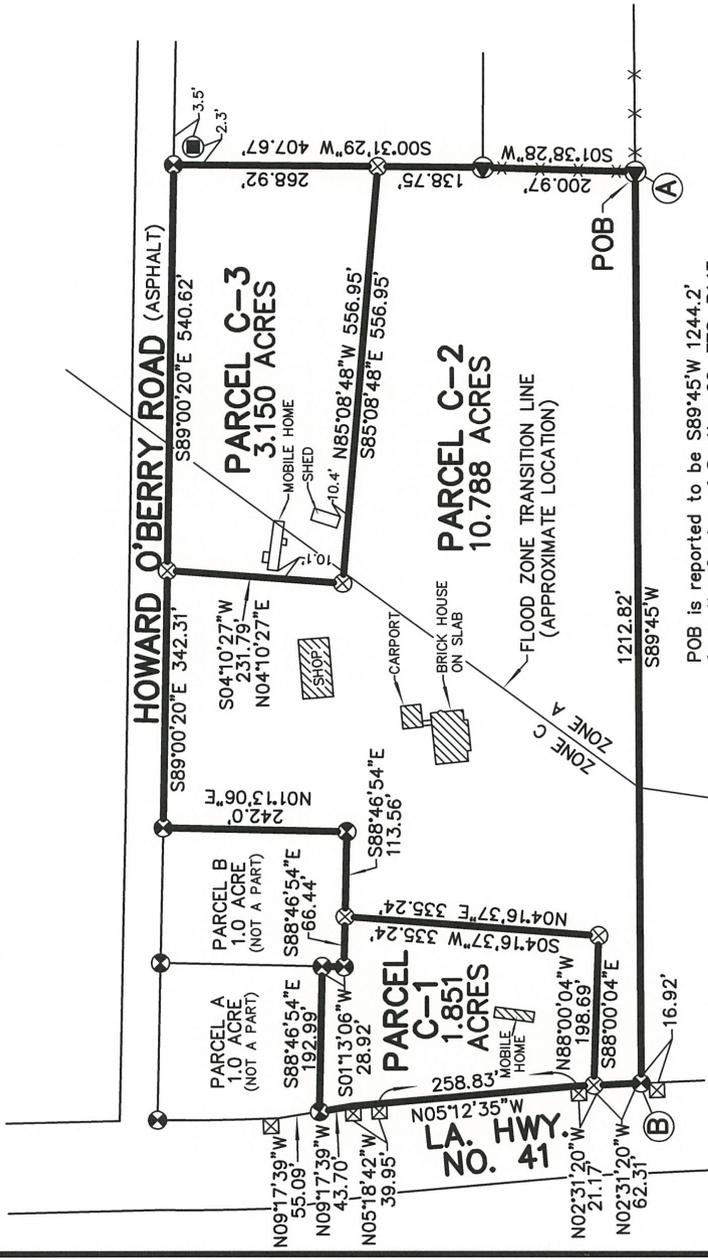
AMENDED MINOR SUBDIVISION OF A PARCEL C INTO PARCELS C-1, C-2, & C-3, LOCATED IN SECTION 22, TOWNSHIP 7 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

JOB NO.

17245-C

(985) 892-1549
503 N. JEFFERSON AVE.
COVINGTON, LA. 70433



NOTE:

This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0300 C, dated October 17, 1989.

REFERENCE SURVEY:

Survey for Craig Singletary by John G. Cummings, Surveyor, dated August 29, 2017, Job No. 17245, filed St. Tammany Parish Clerk of Court Map File No. 5670E.

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 CONVEYANCE INSTRUMENTS REFERENCED. THE UNDERSIGNED HAS BEEN ADVISED FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILED DATA FOR THIS SURVEY.

GENERAL NOTES

THE SERVICES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE FURNISHED, US AND THERE IS NO WARRANTY AS TO THE ACCURACY OF THE INFORMATION FURNISHED HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING THE DATA FOR THIS SURVEY.

THIS PERMETER SURVEY SHALL NOT CONSTITUTE A LEGAL OPINION OF TITLE, AND SHALL NOT BE RELIED UPON FOR THAT PURPOSE. THERE IS NO WARRANTY THAT IT CONFORMS TO THE LEGAL TITLE, AND WAS MADE SOLELY ACCORDING TO THE INFORMATION PROVIDED THE SURVEYOR.

ALL ANGLES ARE 90° UNLESS OTHERWISE NOTED. SOME ITEMS MAY NOT BE TO SCALE FOR CLARITY. DIMENSIONS ON SURVEY PREVAIL OVER THE SCALE. FENCES ARE SHOWN FOR GENERAL INFORMATION PURPOSES ONLY AND DO NOT REFLECT EXACT LOCATION OR CONDITION.

ELEVATION NOTES

THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE FOLLOWING FLOOD ZONE, PER INSURANCE RATE MAP (FIRM) DATED: 10/17/89
 FLOOD ZONE: B
 BASE FLOOD ELEVATION: N/A
 COMMUNITY PANEL #: 25205 0245 C

REFERENCE NOTES

ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1
 REFERENCE PLAN #1: A PLAN OF SURVEY BY JOHN BONNEAU AND ASSOCIATES DATED JANUARY 30, 2006

THIS IS TO CERTIFY THAT THE PROPERTY BOUNDARY SURVEY RECORDED HEREON WAS MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE FOR PROFESSIONAL LAND SURVEYORS AS STIPULATED IN LOUISIANA ADMINISTRATIVE CODE TITLE: 46:IXI, CHAPTER 29 FOR A CLASS "C" (SUBURBAN) SURVEY

MADE AT THE REQUEST OF BRIAN BABINEAUX

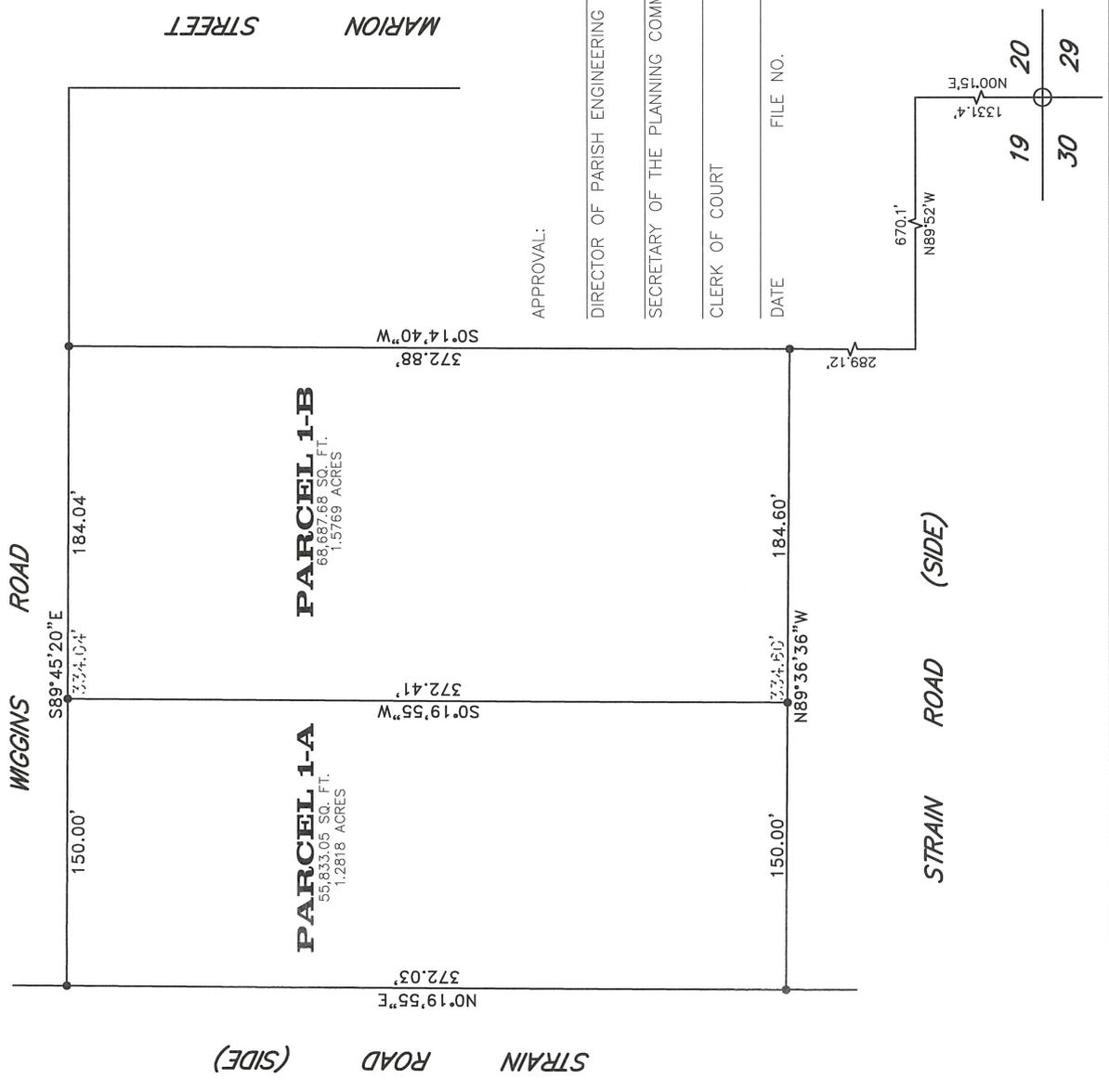


BY: *Richmond W. Krebs, Sr.*
 RICHMOND W. KREBS, SR., PLS., No. 4836
 REGISTERED PROFESSIONAL LAND SURVEYOR

DATE: NOVEMBER 13, 2018	DRAWN BY: NDK
SCALE: 1" = 60'	CHECKED BY: NDK
JOB #: 182609	

**RESUBDIVISION OF
 PARCEL 1 INTO
 PARCELS 1-A AND 1-B
 SECTION 19 T-7-S, R-12-E
 ST. TAMMANY PARISH, LA**

R. W. KREBS
 PROFESSIONAL LAND SURVEYING, LLC
 RICHMOND W. KREBS, SR., PLS
 3445 N. CAUSEWAY BLVD, SUITE 201
 METAIRIE, LA. 70002
 PHONE: (504) 889-9616
 FAX: (504) 889-0916
 E-MAIL: infonola@rwwkrebs.com
 WEB: www.rwwkrebs.com



APPROVAL:

DIRECTOR OF PARISH ENGINEERING DEPARTMENT

SECRETARY OF THE PLANNING COMMISSION

CLERK OF COURT

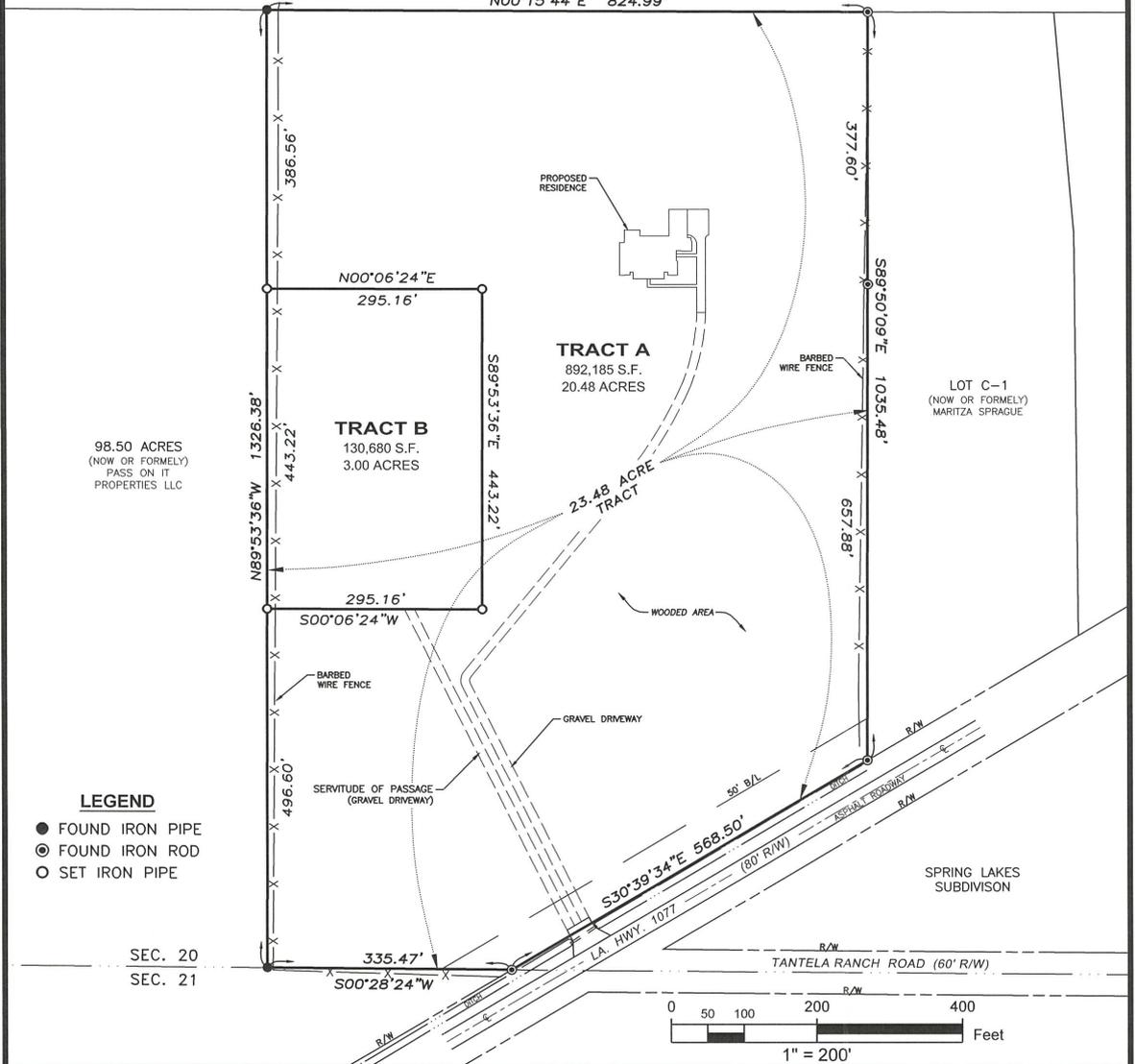
DATE _____ FILE NO. _____

MINOR SUBDIVISION
 OF A 23.48 ACRE TRACT
 INTO
TRACT A & TRACT B
 LOCATED IN SECTION 20, T6S-R10E,
 ST. TAMMANY PARISH, LOUISIANA
 FOR
JOSHUA BEAVER

3053.67 ACRES
 (NOW OR FORMERLY)
 F W EST REIMERS



N00°15'44"E 824.99'



98.50 ACRES
 (NOW OR FORMERLY)
 PASS ON IT
 PROPERTIES LLC

TRACT B
 130,680 S.F.
 3.00 ACRES

TRACT A
 892,185 S.F.
 20.48 ACRES

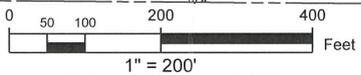
LOT C-1
 (NOW OR FORMERLY)
 MARITZA SPRAGUE

LEGEND

- FOUND IRON PIPE
- ⊙ FOUND IRON ROD
- SET IRON PIPE

SEC. 20
 SEC. 21

SPRING LAKES
 SUBDIVISION



THE SURVEY SHOWN HEREON IS MADE IN ACCORDANCE TO THE MINIMUM STANDARDS FOR THE PROPERTY BOUNDARY SURVEYS AS ADOPTED BY THE LOUISIANA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND IS CLASSIFIED AS A CLASS "D" RURAL SURVEY.

REFERENCE MAP AND BASIS FOR BEARINGS:

PLAT PREPARED FOR: HEIRS OF LESTER C. AYCOCK; SHOWING A SURVEY OF: PARCELS OF LAND LOCATED IN SECTIONS 8, 17, 20 AND 38, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH LOUISIANA BY JOHN G. CUMMINGS AND ASSOCIATES, DATED 7-2-97.

FLOOD DATA:

IN ACCORDANCE WITH F.E.M.A. FLOOD INSURANCE RATE MAP NO. 225050125C DATED 10/17/1989 OF ST. TAMMANY PARISH, LA. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "C" ADJACENT BASE FLOOD ELEV. = 40.0'

APPROVAL:

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

DATE: 11-07-2018
 SCALE: 1" = 200'
 FIELD BK: SEE FOLDER
 JOB NO: 9349
 DRAWN BY: K. MISTRIC



THIS IS TO CERTIFY THAT THIS PLAT IS MADE IN ACCORDANCE WITH LA. REV. STATUTES 33:5051 ET. SEQ. AND CONFORMS TO ALL PARISH ORDINANCES GOVERNING THE SUBDIVISION OF LAND.

RUSSEL L. MISTRIC R.P.L.S. REG. NO. 4598

**C. MISTRIC
 SURVEYORS, INC.**

11841 COURSEY BLVD. PHN: (225) 292-3953
 BATON ROUGE, LA. FAX: (225) 293-8503
 EMAIL: CMISTRIC@CMISTRIC.COM

**TENTATIVE SUBDIVISION
REVIEW**

1. Add the total net acreage of 9.62 acres shown on the Lot Breakdown sheet to the subdivision information block.
2. Revise road names for Maison Trace based on the concerns and comments raised by 911 Addressing.

**PRELIMINARY SUBDIVISION
REVIEW**

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of December 4, 2018)

CASE NO.: 2018-1105-PP

SUBDIVISION NAME: Providence Parks, Phase 1

DEVELOPER: Providence Parks, LLC
323 Florida Street, Suite 200
Baton Rouge, LA 70801

ENGINEER/SURVEYOR: SLD Engineering and Surveying
323 Florida Street, Suite 200
Baton Rouge, LA 70801

SECTION: 21

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 8 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 north of LA Hwy 1085 and east and adjacent to LA Hwy 1077, north of Goodbee.

TOTAL ACRES IN DEVELOPMENT: 56.5

NUMBER OF LOTS: 173

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: A4

TENTATIVE or PUD APPROVAL GRANTED: June 6, 2017

STAFF COMMENTARY:

Department of Planning and Development

The developer has request postponement. Staff recommends indefinite postponement of the development.

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of December 4, 2018)

CASE NO.: 2018-1280-PP

SUBDIVISION NAME: Rigolets Estates, Phase 3A-1

DEVELOPER: Succession of Frederick J. Sigur, Frederick J. Sigur, Jr., Executor
P.O. Box 59
Arabi, LA 70032

ENGINEER/SURVEYOR: G.E.C., Inc.
3445 North Causeway Boulevard
Metairie, LA 70002

SECTION: 37

WARD: 8

TOWNSHIP: 10 South

PARISH COUNCIL DISTRICT: 13

RANGE: 14 East 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 west of LA HWY 90, south of LA HWY 433 and just north of the Rigolets Pass.

TOTAL ACRES IN DEVELOPMENT: 16.887

NUMBER OF LOTS: 35

AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "V15, Elev. 15" & "V15, Elev. 14"

REVISED PUD APPROVAL GRANTED: October 16, 2018

STAFF COMMENTARY:

This project was postponed at the November 13, 2018 meeting.
Department of Planning and Development

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

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

General Comments:

1. At the time that the Rigolets Estates, Phase 3 PUD was approved, the existing phases of Rigolets Estates were a private subdivision. Therefore, the staff had no objection to the cul-de-sac at the west end of Yellowfin Drive instead of a connecting road. Now that all phases of Rigolets Estates will be in the Parish Maintenance System, the Dept. of Development – Engineering recommends that this cul-de-sac be eliminated and have Phase 3A-1 tie-in to the existing phase. This will improve traffic flow and provide an additional outlet for Phase 3A-1, while also eliminating a “dead end” situation in the existing phase;
2. A complete traffic study for the entirety of Rigolets Estates, Phase 3 PUD must be submitted for review and approval in accordance with Chapter 125 – Subdivision Regulations, Article VI – Traffic Impact Analysis;
3. DOTD approval of the TIA and a DOTD driveway permit for all Hwy 433 connections associated with this PUD is required;
4. Utility company approval of the water distribution lines and sewer collection lines is required;
5. Provide the geo-technical report, including the roadway design and pavement sections that will be used;
6. LDH approval of the water distribution lines and sewer collection lines is required;

Informational Items:

Since this project is within tidal range, no detention will be required. The fee in lieu of detention has been calculated in the amount of 16.887 acres x \$1,500/acre = \$53,330.50. However, the developer is requesting a waiver of this requirement. See attached request dated November 26, 2018. Staff has no objection to this request.

No funded Maintenance Obligation is required since this subdivision fronts on a state highway.

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 December 11, 2018 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.

Response: The "All -Way" plaque under the stop sign has been added. The typical Installation detail is included in Sheet 5 of 10.

Informational Items:

The site is within the Lake Pontchartrain Basin at the most southern edge of Salt Bayou Watershed. The site is bounded on the north by LA Hwy. 433 and marshland, on the west by developed land, on the east of undeveloped land and on the south by Lake Pontchartrain. The drainage from the proposed subdivision will discharge into a proposed navigation canal directly into the Rigolets. Based on this, we are requesting the fee in lieu of detention in the amount of \$1,500.00 per acre or \$53,330.50 per 16.887 acres, be waived.

It is our understanding that the Parish ordinance requiring a reduction in runoff for new developments was to mitigate drainage impacts on other areas in the drainage basin. Alternatively, the ordinance allows the developer to pay a fee in lieu of provided detention. This fee could then be used by the Parish to construct facilities to mitigate drainage impacts.

Because the Rigolets Estates drains directly into the Rigolets, there is no impact on other properties. Therefore we respectfully request that the fee in lieu of detention be waived.

Very Truly Yours,
G.E.C., Inc.



Michael M. Hattaway, P.E.

Enclosed find:
12 copies of subdivision plat
12 copies of paving and drainage plans (Sheet 1 of 10)
1 CD containing a complete set of engineering plans

FINAL SUBDIVISION REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As December 4, 2018)

CASE NO.: 2018-1312-FP

SUBDIVISION NAME: Maison du Lac, Phase 3A

DEVELOPER: WBB Realty, LLC
321 Veterans Blvd., Ste. 201
Metairie, LA 70005

ENGINEER/SURVEYOR: Richard C. Lambert & Associates
900 West Causeway Approach.
Mandeville, LA 70471

SECTION: 46

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 1

RANGE: 10 EAST

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

GENERAL LOCATION: The main entrance is off of LA HWY #1085, west of LA HWY #22 and south of Covington.

TOTAL ACRES IN DEVELOPMENT: 1.165

NUMBER OF LOTS: 7 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on November 28, 2018. The inspection disclosed that all of the concrete roads are constructed, road shoulders are constructed and the drainage is functioning.

No uncompleted items existed at the time of final inspection; however, the following plan revisions are required before final plats can be signed:

Final Plat:

1. Add the required Fill & Grading note to the Final Plat as indicated on the Fill & Grading Statement;

Master Drainage & Grading Plan:

2. Add the as-built invert information for the drain line tees to the Paving & Grading Plan;
3. Revise all notes referencing Ordinance 499 to Chapter 125 – Subdivision Regulations;

Drainage Schematic & Outfall Plan:

4. Shift the typical outfall ditch section to the right so that it does not cover information contained in the call out for the ditch.

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 160 linear feet x \$25.00 per linear foot = \$4,000.00 for a period of two (2) years.

The staff recommends approval of the proposed final subdivision request.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 7 lots = \$7,539.00

Drainage Impact Fee = \$1114 per lot x 7 lots = \$7,798.00

Fees are due before subdivision plats can be signed.

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

Revised drawings will not be accepted prior to the December 11, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of December 4, 2018)

CASE NO.: 2018-1314-FP

SUBDIVISION NAME: Jackson Court

DEVELOPER: First Horizon, Inc.
13348 Coursey Boulevard; Suite A
Baton Rouge, 70816

ENGINEER/SURVEYOR: Sigma Consulting Group, Inc.
10305 Airline Highway
Baton Rouge, LA 70816

SECTION: 17

WARD: 1

TOWNSHIP: 7 SOUTH

PARISH COUNCIL DISTRICT: 1

RANGE: 10 EAST

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

GENERAL LOCATION: The property is located on the north side of LA HWY #22, approximately 0.5 miles east of the intersection of LA HWY #22 and LA HWY #1085.

TOTAL ACRES IN DEVELOPMENT: 17.37

NUMBER OF LOTS: 46 AVERAGE LOT SIZE: 7,150 square feet

SEWER AND WATER SYSTEMS: Off-site (Community)

ZONING: PUD

FLOOD ZONE DESIGNATION: A & C

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on November 28, 2018. The inspection disclosed that all of the concrete roads are constructed, curb/gutter is constructed, detention pond is constructed, and subsurface drainage is functioning. No recreation facilities were installed at the time of final inspection.

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

General Comments:

1. Base tests are needed.
2. Concrete tests are needed.
3. Utility trench bedding tests are needed.
4. Utility trench backfill tests are needed.
5. Blue reflectors are needed.
6. The roadway needs to be broomed so that meaningful inspection can be made.

Final Plat:

7. Provide calculations for the greenspace.
8. Include benchmark information for this development.
9. Include in the restrictive covenant #12 that the HOA will be responsible for the maintenance of all greenspace. Also, R.C. #12 must be revised to agree with the dedication statement.
10. Add to the dedication statement who will own and maintain the street signage and posts.
11. The “20’ Drainage Servitude” in Tract CA-2 needs to state “20’ Private Drainage Servitude” as shown on the Paving and Drainage Plan.
12. Show the approved recreation facilities, i.e. limestone walking path and playground equipment located in Tract CA-1. A fishing platform was shown on the preliminary plat and is not approved or allowed. All required recreation facilities must be constructed before the plats are signed.

Paving and Drainage Plan:

13. Provide elevation shots showing how the 3.67 acres of off-site drainage enters the detention. Show a cross section of the pond at this location.
14. Provide elevation shots at representative locations around the top of the pond and bottom of the pond to confirm that the pond was built as approved.
15. Show a typical cross section of the pond in an east/west direction, vicinity of lot #37.
16. Install riprap at the discharge end of the outfall culvert as shown on the as-built.
17. Provide elevation shots of the invert of the swale located on top of the outfall culvert. A positive flow is required.

18. Provide elevation shots of the invert of the drainage ditch at the rear of lots #1, #2, #3 and Tract CA-2. Also, show the invert elevation of LA HWY #22 roadside ditch at this location.

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 1450 linear feet x \$25.00 per linear foot = \$36,300.00 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.

Road Impact Fee = \$1077.00 per lot x 46 lots = \$49,542.00

Drainage Impact Fee = \$1114.00 per lot x 46 lots = \$51,244.00

Fees are due before subdivision plats can be signed.

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

Revised drawings will not be accepted prior to the December 11, 2018 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of December 4, 2018)

CASE NO.: 2018-1316-FP

SUBDIVISION NAME: Tamanend, Phase 1 (S.T.A.C.)

DEVELOPER: St. Tammany Parish Government
21490 Koop Drive
Mandeville, LA 70471

ENGINEER/SURVEYOR: Richard C. Lambert, LLC
900 West Causeway Approach
Mandeville, LA 70471

SECTION: 4
TOWNSHIP: 8 SOUTH
RANGE: 13 EAST

WARD: 7
PARISH COUNCIL DISTRICT: 7 & 11

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

GENERAL LOCATION: The property is located on the east side of LA HWY #434 and north of I-12.

TOTAL ACRES IN DEVELOPMENT: 55.035

NUMBER OF LOTS: 5 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A10 & C

STAFF COMMENTARY:

Department of Planning and Development - Engineering

The developer has requested postponement for one month.