AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, MARCH 12, 2019
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 FEBRUARY 12, 2019 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

ENTERING PARISH RIGHT-OF-WAY, SERVITUTES, EASEMENTS & TAMMANY TRACE
REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2019-1351-MSP
A minor subdivision of 20.859-acre parcel into Lots A-1, A-2 & A-3
Owner: Crosby Development, LLC
Surveyor: J.B Burkes & Associates
Parish Council District Representative: Hon. Michael Lorino
General Location: North side of Lake Pontchartrain, west of Northlake Drive, Mandeville,
Ward 4, District 4
Postponed 1 month at the February 12, 2019 Meeting

2019-1381-MSP
A minor subdivision of Parcel B into Parcels B-1, B-2, B-3, B-4 & B-5
Owner: Virginia Gredig
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Richard Tanner
General Location: West of Bob Levy Road, north of LA Highway 435, Bush, Ward 6 District 6

2019-1384-MSP
A minor subdivision of 20.15-acre parcel & Live Oak Hills Lot 4 into Parcel A & B
Owner: Justin & Tara Motichek & Kyle & Shaylene Matthews
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Marty Dean
General Location: North of Adrienne Street, East of Kathman Drive, West of LA Highway 1085,
Madisonville, Ward 1, District 1
2019-1388-MSP
A minor subdivision of 792.43-acre parcel into Parcels A, B, & C
Owner: Weyerhaeuser Company
Parish Council District Representative: Hon. Steve Stefancik
General Location: East of LA Highway 434, south of LA Highway 36, north of Interstate 12, Lacombe, Ward 7, District 11

2019-1389-MSP
A minor subdivision of a 4 acre parcel into Parcel A-1 and A-2
Owner: Kerry Crovetto
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Richard Tanner
General Location: East of Sharp Chapel Rd, southeast of LA Hwy 40, Bush Ward 2, District 6

2019-1391-MSP
Owner: Randal & Rhonda Roth
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. James Thompson
General Location: Bisected by Green Thumb Lane, east of N. Willie Road, north of LA Highway 1077, south of LA Highway 40, Folsom, Ward 2, District 3

2019-1394-MSP
Minor subdivision of a 3.18 acre Parcel into Parcel A & B
Owner: Kayle Piliego
Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Rykert Toledano
General Location: West of Rucker Road, north of Sharp Road, west of LA Highway 59, Mandeville, Ward 4, District 5

PETITIONS/REQUESTS
RESUBDIVISION REVIEW
DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW
2019-1392-TP
Lakeshore Villages, Phase 5
Owner/Developer: D.R Horton, Inc Gulf Coast
Surveyor: Acadia land Surveying, LLC
Parish Council District Representative: Hon. Michele Blanchard
General Location: North of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell, Ward 9 District 13
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MARCH 12, 2019

PRELIMINARY SUBDIVISION REVIEW

2019-1358-PP
Maison Trace
Developer/Owner: First Horizon, Inc.
Engineer: T Baker Smith, LLC
Parish Council District Representative: Hon. Rykert Toledano
General Location: North side of Strain Road, east of LA Highway 59, Mandeville, Ward 4, District 5
Postponed 1 month at the February 12, 2019 meeting

2019-1393-PP
Lakeshore Villages, Phase 4B
Owner/Developer: D.R Horton, Inc Gulf Coast
Surveyor: Acadia land Surveying, LLC
Parish Council District Representative: Hon. Michele Blanchard
General Location: North of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell, Ward 9 District 13

2019-1395-PP
The Preserve at Goodbee Lakes
Developer/Owner: D.R Horton, Inc Gulf Coast
Engineer: Quality Engineering & Surveying
Parish Council District Representative: Hon. James Thompson
General Location: North east side of LA Highway 1077, East of Tantela Ranch Road, North of US Highway 190, Covington Ward 1 District 3

FINAL SUBDIVISION REVIEW

2019-1385-FP
Alexander Ridge - Phase 3B & 3C
Developer/Owner: Savanahs Community, LLC
Engineer: Kyle Associates
Parish Council District Representative: Hon. David Fitzgerald
General Location: East of LA Highway 1081, South of Smith Road, Covington Ward 3 District 3

2019-1390-FP
Bedico Creek Parcel 7
Developer/Owner: Bedico Creek Preserve, LLC
Engineer: Kelly McHugh & Associates
Parish Council District Representative: Hon. Marty Dean
General Location: Northwest of Hwy 1085, South of Interstate 12, Madisonville Ward 1, District 1

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS
OLD BUSINESS
NEW BUSINESS
ADJOURNMENT
ROLL CALL
Present: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Absent: Cazaubon
Staff Present: Watson, Tissue, Reynolds, Bartholomew, Couvillon, Riles, Lange, Vorenkamp

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 - Drumm presented the Pledge of Allegiance.

APPROVAL OF THE JANUARY 8, 2019 MINUTES
Randolph moved to approve, second by Lorren.
Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

2019-1351-MSP - POSTPONED
A minor S/D of 20.859 acre parcel into Lots A-1, A-2 & A-3, West of Lewisburg, Mandeville
Owner: Crosby Development, LLC
Surveyor: J.B Burkes & Associates
Parish Council District Representative: Hon. Michael Lorino
General Location: North side of Lake Pontchartrain, west of Northlake Drive, Mandeville,
Ward 4, District 4

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
Lorren moved to postpone for one month, second by Bagert.
Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:
OLD BUSINESS

Resolution No. 17-091 - APPROVED
Enter the Parish Right-of-Way Riverhills Court, Abita River Estates
Applicant: Diane Weigand
Engineer: Arrow Engineering and Consulting
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: Diane Weigand
Opposition: None
Doherty moved to approve second by Bagert.
Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

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

MINOR SUBDIVISION REVIEW

2018-1273-MSP - APPROVED
A minor sub of a 1.8 acre parcel into Parcel A (1.14 acres) and Parcel B (.66 Acres), Mandeville
Owner: Debra & Joseph Sicard
Surveyor: John G Cummings & Associates
Parish Council District Representative: Hon. Jacob Groby
General Location: South side of Oscar Street, west of Mulberry Street, south of LA Highway 1088, Mandeville, Ward 4 District 7

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Debra Sicard
Opposition: None
Bagert moved to approve with waiver, second by Fitzmorris.
Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

2019-1349-MSP - APPROVED
A minor s/d of a 19.898-acre parcel into Parcel A & Parcel B, Pearl River
Owner: Rubie Amie Teal
Surveyor: J.V Burkes & Associates
Parish Council District Representative: Hon. Richard Tanner
General Location: North side of Teal Road, east of Pitt Road, east of LA Highway 41, Pearl River, Ward 6, District 6
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Helen Angoid
Opposition: None
Randolph moved to approve with waiver, second by Lorren.
Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

PETITIONS/REQUESTS
RESUBDIVISION REVIEW
DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2019-1354-TP - APPROVED
Bellevue Estates
Developer/Owner: H and I Investments
Engineer: Kelly McHugh & Associates
Parish Council District Representative: Hon. Jacob Groby
General Location: South side of Hoffman Road, east of LA Highway 59, Abita Springs, Ward 4 District 7

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 with waiver, second by Lorren.
Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

PRELIMINARY SUBDIVISION REVIEW

2018-1315-PP - POSTPONED
Whispering Forest
Developer/Owner: Robert Hesson
Engineer: Arrow Engineering & Consulting
Parish Council District Representative: Hon. James Thompson
General Location: South side of Joiner-Wymer Road, west of LA Highway 1077, Covington Ward 1, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Darrell Fussell
Opposition: None
Drumm moved to postpone for two months, second by Doherty.
Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:
2019-1358-PP - POSTPONED
Maison Trace
Developer/Owner: First Horizon, Inc.
Engineer: T Baker Smith, LLC
Parish Council District Representative: Hon. Rykert Toledano
General Location: North side of Strain Road, east of LA Highway 59, Mandeville, Ward 4, District 6

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
Drumm moved to postpone for one month, second by Doherty.
Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

FINAL SUBDIVISION REVIEW

2019-1356-FP - APPROVED
Bedico Creek Parcel 13
Developer/Owner: Bedico Creek Preserve, LLC
Engineer: Kelly McHugh & Associates
Parish Council District Representative: Hon. Marty Dean
General Location: North of LA Highway 1085, South of I-12, Madisonville, Ward 1, District 1

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
Randolph moved to approve with change to setback on Lot #829, second by Fitzmorris.
Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

2019-1357-FP - APPROVED
Lakeshore Villages Ph. 3-A-1
Developer/Owner: D.R. Horton
Engineer: Duplantis Design Group, LLC
Parish Council District Representative: Hon. Michele Blanchard
General Location: East side of Lakeshore Village East Blvd., north of Oak Harbor Blvd., West of LA Highway 433, East of I-10, Slidell, Ward 9, District 13

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
Doherty moved to approve without comment #9, second by Randolph.
Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:
2019-1359-FP - APPROVED
The Landings of Cross Gates Ph. 5
Developer/Owner: Mac Development, LLC
Engineer: J.V Burkes & Associates, Inc.
Parish Council District Representative: Hon. E.L. Bellisario
General Location: North of Crawford Road, east of LA Highway 1090, north of I-10, Slidell, Ward 8 District 9

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Sean Burkes
Opposition: None
Randolph moved to approve with waiver and 2 year warranty on infrastructure, second by Doherty.
Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay: 
Abstain:

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

WITHDRAWN
Text Change: An ordinance to amend St. Tammany Code of Ordinances, Chapter 125 - Subdivision Regulations Section 125-88 – Drainage, to incorporate updated and new criteria and standards for design and location of drainage ditches and drainage features including subsurface drainage.

OLD BUSINESS

2016-252-PP - FAILED
Wingfield
Request to waive the requirement for placing a fire hydrant on Joiner Wymer Rd.
Developer/Owner: Bruno Bros. Real Estate Management & Development
Engineer: Arrow Engineering & Consulting
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: Darrell Fussell
Opposition: None
Willie moved to approve with waiver, second by Lorren.
Motion failed.
Yea: Richard, Willie, Fitzmorris, Randolph, Bagert
Nay: Lorren, Davis, Doherty, Drumm

2018-1053-PP - APPROVED
The Preserve at Goodbee Lakes
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 November 13, 2018 Meeting, request to be placed on the March 12, 2019 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
Willie moved to approve, second by Doherty.
Yea: Lorren, Richard, Willie, Davis, Fitzmorris, Doherty, Randolph, Bagert, Drumm
Nay:
Abstain:

NEW BUSINESS

ADJOURNMENT
MINOR SUBDIVISIONS
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MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of February 28, 2019)

CASE NO.: 2019-1351-MSP

OWNER/DEVELOPER: Crosby Development Co., LLC
ENGINEER/SURVEYOR: J.V Burkes & Associates

SECTION: 44  TOWNSHIP: 8  South  RANGE: 11 East
WARD: 4  PARISH COUNCIL DISTRICT: 4

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: North shoreline of Lake Pontchartrain, west of Northlake Drive, Mandeville
SURROUNDING LAND USES: Single family residential
TOTAL ACRES IN DEVELOPMENT: 20.859 acres
NUMBER OF LOTS/PARCELS: 3, Parcel A-1 being 9.067 acres, Parcel A-2 being 7.229 and Parcel A-3 being 4.562 acres
ZONING: A-2 Suburban

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is proposing to create three (3) parcels from a 20.859-acre parcel. Northlake Drive terminates at the beginning of the property. Therefore, the parcels do not meet the minimum of the 150’ public road frontage requirement and require a waiver of the regulations. The applicant is also requesting to delay the construction of the private drive until the time building permits are applied for.

The applicant has submitted a maintenance agreement and a notarized Hold Harmless Letter in favor of the Parish, indemnifying from any potential liability or litigation in the future relative to the delay in construction of the private drive.

The following revisions to the plat must be made before the plats can be recorded:

1. Include a notation that the Private Drive must be constructed prior to the issuance of any building permit.
2. Delineate existing bank line.
3. Include private drive calls. If the applicant is unsure of the exact placement of the drive, an amendment to the plat will be necessary to establish the servitude at the time of construction.

In order to approve the request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 - Subdivision Regulations.
A MINOR SUBDIVISION MAP OF A 20.859 ACRE PARCEL OF LAND INTO LOTS A-1, A-2 & A-3 IN SECTION 44, T-8-S, R-11-E, GLD, ST. TAMMANY PARISH, LOUISIANA.
CASE NO.: 2019-1381-MSP

OWNER/DEVELOPER: Virginia Gredig
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 9 TOWNSHIP: 6 South RANGE: 13 East
WARD: 6 PARISH COUNCIL DISTRICT: 6

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

GENERAL LOCATION: West of Bob Levy Road, North of Highway 435, Bush

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 27.26 acres

NUMBER OF LOTS/PARCELS: 5, Parcel B-1 - 4.42 acres, B-2 - 4.42 acres, B-3 - 4.42 acres, B-4 - 7 acres, B-5 - 7 acres

ZONING: A-2 Suburban Residential

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is proposing to create five (5) parcels from a 27.26-acre parent parcel. The property was a part of a minor subdivision approved in September 2017, therefore requires a public hearing. All of the proposed parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review. Staff has no objection to the request subject to the below comments:

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission
A Minor Subdivision of Parcel B, into Parcels B-1, B-2, B-3, B-4 & B-5, situated in Section 9, T-6-S, R-13-E, St. Tammany Parish, Louisiana

1/4 CORNER  SECTION 4  
N89°58'30"E-669.74"  

SECTION 9  
N89°58'30"E-669.74"

Parcel A  
21.85 ACRES  
(Not A Part)

Parcel B  
27.36 ACRES  
4.42 ACRES  
S89°52'46"E-905.48"  

Parcel B-1  
4.42 ACRES  
N89°52'45"W-789.87"

Parcel B-2  
27.36 ACRES  
4.42 ACRES  
S89°52'46"E-905.48"  

Parcel B-3  
4.42 ACRES  
P89°52'46"E-1007.91"  

Parcel B-4  
7.00 ACRES  

Parcel B-5  
7.00 ACRES  

Note: There has been an Act of Correction to the Survey Map by this Firm (Ref 3) that the 8.73 Acres was not a part of Parcel B, recorded in inst. #255321, Clerk of Courts Office, Dated 2-5-2019.

Building Setbacks must be verified prior to Construction

Note: The Easterly Boundary Line of Subject Property is the Apparent R/W Line of Bob Levy Road

Reference:  
1) A Survey Plot by Jeron Fitzmorris, Dated 7-18-2003, #10228  
2) A Survey Plot by Jeron Fitzmorris, Dated 8-24-2003, #10342 (basis of Bearing)  
3) A Survey Map by this Firm, Map Dote 9-8-2017, File No. 5669C, Clerk of Courts Office

Note: There has been an Act of Correction to the Survey Map by this Firm (Ref 3) that the 8.73 Acres was not a part of Parcel B, recorded in inst. #255321, Clerk of Courts Office, Dated 2-5-2019.

Building Setbacks must be verified prior to Construction

Note: The Easterly Boundary Line of Subject Property is the Apparent R/W Line of Bob Levy Road
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of February 28, 2019)

CASE NO.: 2019-1384-MSP

OWNER/DEVELOPER: Justin & Tara Moticheck & Kyle & Shaylene Matthews
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 18  TOWNSHIP: 7  South  RANGE: 10 East
WARD: 1  PARISH COUNCIL DISTRICT: 1

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: North of Adrienne Street, East of Kathman Drive, West of State Highway 1085, Madisonville

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 20.15 acre plus Lots 4 Sq. 1 of Live Oak Hills Subdivision

NUMBER OF LOTS/PARCELS: 2 Parcels, parcel A being 15.15 acres and Parcel B being 5.53 acres

ZONING:  
A-1A Suburban Residential (20.15 acres)
A-3 Suburban Residential (Lot 4)

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The minor subdivision request requires a public hearing due to Parcel A not having public road frontage and being accessed via a 35’ access servitude.

The original 20.15-acre parcel was granted the servitude of passage by the previous owner of Lot 4 in January 2017. The petitioners are requesting to subdivide the 20.15-acre parcel into a 15.15-acre parcel and incorporate a 5-acre parcel into Lot 4 of Live Oak Hill S/D.

Parcel A does not meet the minimum lot frontage of 200’ of A1-A and requires a waiver of the regulations by the Planning Commission. A 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Chapter 125-224.0 Waiver of Regulations, of the Subdivision Regulation Chapter 125.

If approved the plat shall be amended to include the following:

1. Signature line for the Chairman of the Planning Commission.
2. Per 911 the road name should be revised to ADRIENNE ST
N89°57'47"E—665.78'

A Minor Subdivision of a 20.15 Acre Parcel of Land & Lot 4, Square 1, of Live Oak Hills S/D, into Parcels A & B, situated in Section 18, T-7-S, R-10-E, St. Tammany Parish, La.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

Reference: 1.) A Survey Map by this Company, Dated 3—01—11, #15239, Map File #4983, Date Filed 5—16—11, (Based Bearing) 2.) The Recorded Survey Plot of Live Oak Hills Subdivision, (formerly Kothman Acres) 3.) A Survey Map by this Company, Dated 5—10—2016, #17445 4.) A Deed in COB 206/343, Clerks Office

Reference calls not shown

Building Setbacks must be verified prior to Construction

1/2" Square Rod

• = Fnd. 3/4" Iron Pipe

• = Fnd. 1/2" Rebar

= Fnd. 5/8" Rebar

= Fnd. 3" Iron Pipe

= Fnd. Fence Post

= Fence

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPlicable STANDARDS OF PRACTICE CITED IN LAC 46:76.

LAND SURVEYING LLC
518 N. Columbia Street, Covington, LA 70433
(985) 642-6277 office (985) 648-0355 fax

MAP PREPARED FOR KYLE MATTHEWS

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 18, T-7-S, R-10-E, St. Tammany Parish, Louisiana

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

CERTIFIED SURVEYOR

19184
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of February 28, 2019)

CASE NO.: 2019-1388-MSP

OWNER/DEVELOPER: Weyerhaeuser Comp
ENGINEER/SURVEYOR: Randall Brown & Associates

SECTION: 3,4 & 9  TOWNSHIP: 8 South  RANGE: 13 East
WARD: 7  PARISH COUNCIL DISTRICT: 11

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

GENERAL LOCATION: East of Highway State 434, south of State Highway 36, north of Interstate 12, Lacombe

SURROUNDING LAND USES: St. Tammany Advanced Campus & Undeveloped

TOTAL ACRES IN DEVELOPMENT: 792 acres

NUMBER OF LOTS/PARCELS: 3 Parcels; Parcel A – 7.11 acres, Parcel B – 167.64 acres & Parcel C - 617.68 acres

ZONING: PUD – Planning Unit Development

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The petitioner is requesting to create three (3) parcels from a 792-acre parent parcel. Parcel A & B do not have public road frontage. The minor subdivision regulations require a private drive be constructed if more than one (1) parcel is accessed by a servitude. The access servitude provided is the location of Legends Blvd, which is currently under construction. After construction is complete, the Boulevard will be dedicated to St. Tammany Parish. The petition is requesting a waiver of the Private Drive Requirements and the road frontage requirements due to the future dedication of Legends Blvd.

The following notes shall be added to the plat to ensure the maintenance of servitudes until the time the boulevard is dedicated to the Parish:

1. Maintenance of the Drainage, Utility & Access Servitude which extends from Louisiana Highway 434 across Parcel C (the “Parcel C Servitude”) shall be the responsibility of the owner of Parcel C until the roadway and associated infrastructure located within the Parcel C Servitude is duly dedicated to the Parish of St. Tammany and accepted into the St. Tammany Parish Road Maintenance System.

2. Maintenance of the Drainage, Utility & Access Servitude which extends across Parcel B and into Parcel A (the “Utility Access Servitude”) shall be the responsibility of the owner of Parcel B until there is dedicated (public) vehicular access to Parcel A over and across Parcel B.
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of February 28, 2019)

CASE NO.: 2019-1389-MSP

OWNER/DEVELOPER: Kerry Crovetto
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 7   TOWNSHIP: 5 South   RANGE: 12 East
WARD: 2   PARISH COUNCIL DISTRICT: 6

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: East of Sharp Chapel Rd, East of State Hwy 40, Bush

SURROUNDING LAND USES: Residential

TOTAL ACRES IN DEVELOPMENT: 4 acres

NUMBER OF LOTS/PARCELS: 2 Parcels; Parcel A-1 – 2 acres, Parcel A-2 – 2 acres


STAFF COMMENTARY:

Department of Development – Planning & Engineering

Parcel A was a part of minor subdivision approved in August 2009. For this reason, a public hearing is required. A zoning change was requested and approved in order for the Parcel to be subdivided; therefore, staff has no objection to the request subject to the following:

1. Survey is amended to include a signature line for the Chairman of the Planning Commission.
A Minor Subdivision of a 4.00 Acre Parcel of Land (Parcel A) into Parcels A-1 & A-2, in Section 7, T-5-S, R-12-E, St. Tammany Parish, Louisiana.
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of February 28, 2019)

CASE NO.: 2019-1391-MSP

OWNER/DEVELOPER: Randal & Rhonda Roth
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 20  TOWNSHIP: 5 South  RANGE: 10 East
WARD: 2  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: Bisected by Green Thumb Lane, East of N. Willie Road, north of State Highway 1077, south of State Highway 40, Folsom

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 27.26 acres

NUMBER OF LOTS/PARCELS: 3 parcels; Parcels A1-2 – 9.87 acres, A1-3- 5 acres & A1-4 - 5 acres

ZONING: A-1 Suburban Residential

STAFF COMMENTARY:

Department of Development – Planning & Engineering
The applicant is requesting to create three (3) parcels from a 27.26 acre parcel. The minor subdivision request requires a public hearing due to: Parcel A1-2 not meeting the minimum frontage of 300 feet, Parcel A1-4 not having public road frontage and being accessed via a 30’ access servitude and because the property was previously part of a minor subdivision (2016-521-MSP). Staff has no objection to the request subject to the below comments:

1. Green Thumb Road is a not Parish owned road; however, it is a tacit dedication to the parish, making it a Parish maintained drive therefore, the applicant will need to get approval from 911 for the name “Green Thumb Lane”.
2. A waiver of the minimum public road frontage was granted for Parcel A1 at the 2016 hearing, a waiver request shall also be provided for lot A1-2, as it does not meet the minimum road frontage of 300 feet.
3. The proposed 30-foot access servitude shall be moved to the southern side of Parcel A1-2 to grant access to Parcel A1-4.
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of February 28, 2019)

CASE NO.: 2019-1394-MSP

OWNER/DEVELOPER: Kayle Piliego
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 36  TOWNSHIP: 7 South  RANGE: 11 East
WARD: 4  PARISH COUNCIL DISTRICT: 5

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: West of Rucker Road, North of Sharp Road, West of State Highway 59, Mandeville

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 3.18 acres

NUMBER OF LOTS/PARCELS: 2: Parcel A – 2.1 acres, Parcel B – 1.08 acres

ZONING: A-2 Suburban Residential

STAFF COMMENTARY:

Department of Development – Planning & Engineering
The applicant is requesting to create two (2) parcels from a 3.18-acre parcel. The minor subdivision request requires a public hearing due to Parcel A not having public road frontage and being accessed via a 20’ access servitude. The two proposed parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review. Staff has no objection to the request subject to the below comments:

1. The plat must be amended to include a signature line for the Chairman of the Planning Commission
TENTATIVE SUBDIVISION REVIEW
CASE NO.: 2019-1392-TP

PROPOSED SUBDIVISION NAME: Lakeshore Villages, Phase 5

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

ENGINEER/SURVEYOR: Acadia Land Survey
206 East 2nd Street
Thibodaux, Louisiana 70301

SECTION: 35 WARD: 9
TOWNSHIP: 9 South PARISH COUNCIL DISTRICT: 13
RANGE: 14 East

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

GENERAL LOCATION: The property is located north of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell.

SURROUNDING LAND USES: 
- North - Single Family Residential
- South - Single Family Residential
- East - Single Family Residential
- West - Single Family Residential

TOTAL ACRES IN DEVELOPMENT: 15.453

NUMBER OF LOTS: 65 TYPICAL LOT SIZE: 7833 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: “AH-EL 1”

STAFF COMMENTARY:

Department of Planning and Development

The Tentative plan has been reviewed by this office and an inspection was made of the site on February
27, 2019.

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

**General Comments:**

1. A waiver of the minimum driveway requirement is being requested for lot #1142. In order to approve this waiver request a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-224 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.
PRELIMINARY SUBDIVISION REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of March 1, 2019)

CASE NO.:  2019-1358-PP

SUBDIVISION NAME:  Maison Trace

DEVELOPER:  First Horizon, Inc.
13348 Corsey Boulevard
Baton Rouge, LA 70816

ENGINEER/SURVEYOR:  T. Baker Smith, LLC
170 New Camellia Boulevard
Covington, LA 70499

SECTION:  19       WARD:  4
TOWNSHIP:  7 South   PARISH COUNCIL DISTRICT:  5
RANGE:  12 East

TYPE OF DEVELOPMENT:

X  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 Strain Road, east of LA Highway 59, Mandeville.

TOTAL ACRES IN DEVELOPMENT:  16.32

NUMBER OF LOTS:  53       AVERAGE LOT SIZE:  Varies

SEWER AND WATER SYSTEMS:  Central

PROPOSED OR EXISTING ZONING:  A-4A Suburban

FLOOD ZONE DESIGNATION:  C

TENTATIVE or PUD APPROVAL GRANTED:  December 11, 2018

STAFF COMMENTARY:

This project was postponed at the February 12, 2019 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 on January 29, 2019.
It is recommended that Preliminary submittal be approved subject to the following:

**General Comments:**

1. A USACE permit for this development needs to be provided.
2. Gravity Drainage District #5 review and approval needs to be provided.

**Preliminary Plat:**

3. The Giselle Drive address for lot #35 needs to be revised to “22088”.

**Fill Plan:**

4. Proposed swales on the rear of lots must not exceed 3:1 side slopes. Revise plans and details to address this conflict.

**Informational Items:**

A funded **Maintenance Obligation** in the amount of **$10,000.00** is required in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” 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.

An additional Maintenance Obligation in the amount of 1,436 linear feet at $5.00 per linear foot of water line and 627 linear feet at $5.00 per linear foot of sewer line and three (3) jack and bores at $5,000 per bore = **$25,300.00** is required for the construction of the water and sewer line within the Strain Road and Marion Lane right-of-way to ensure the repair of any damage to the Parish roads from construction activity in connection with installation of the water and sewer lines.

**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 March 12, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of March 1, 2019)

CASE NO.: 2019-1393-PP

SUBDIVISION NAME: Lakeshore Villages, Phase 4B

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

ENGINEER/SURVEYOR: Acadia Land Survey
206 East 2nd Street
Thibodaux, Louisiana 70301

SECTION: 26 and 35
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)
[ ] X OTHER (Multi family, commercial or industrial)(PUD)

GENERAL LOCATION: The property is located north of Oak Harbor Blvd., West of LA Highway 433, East of Interstate-10, Slidell.

TOTAL ACRES IN DEVELOPMENT: 7.114
NUMBER OF LOTS: 24
AVERAGE LOT SIZE: 8,537 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: AH-EL 1.0’

PUD APPROVAL GRANTED: June 12, 2018

STAFF COMMENTARY:

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 on February 27, 2019.

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

1. The lot numbers shown on the Preliminary Plat differ from the lot numbers shown on the other plan sheets in this submittal. Revise the plans to eliminate the number conflicts in the plan set.

**Water and Sewer Plan:**

2. A Fire Hydrant needs to be added between lots #935 and #936, revise the water and sewer plan to reflect this.

**Informational Items:**

No funded **Maintenance Obligation** is required since this a Community Development District owned and maintained 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 March 12, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of March 1, 2019)

CASE NO.: 2019-1395-PP

SUBDIVISION NAME: The Preserve at Goodbee Lakes (Resubmitted)

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

ENGINEER/SURVEYOR: Quality Engineering and Surveying, LLC
1832 Highway 42
Port Vincent, LA 70726

SECTION: 16 and 21
TOWNSHIP: 6 South
RANGE: 10 East
WARD: 1
PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located north east side of LA Highway 1077, East of Tantella Ranch Road, North of US Highway 190, Covington.

TOTAL ACRES IN DEVELOPMENT: 75

NUMBER OF LOTS: 66
AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: A, B, and A4

TENTATIVE or PUD APPROVAL GRANTED: April 3, 2018

STAFF COMMENTARY:

This project was postponed at the following meetings: June 12, 2018, July 10, 2018, August 14, 2018, and September 11, 2018. This project was also postponed indefinitely at the October 9, 2018 and December 11, 2018 meetings. The subdivision plans have been revised to comply with St. Tammany Parish Fill Ordinance.
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 on February 27, 2019.

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

**General Comments:**

1. LADOTD approval needs to be provided for the changing of the culvert size and for the pond outfall discharging to the Hwy 1077 roadside ditch.

2. LADOTD approval and required permits for the proposed right turn lane of Hwy 1077 need to be provided.

3. The construction access for this development must be from Hwy 1077. Tantella Ranch Road cannot be used as a means for construction access.

4. A waiver of the 60 foot driveway requirement is being requested to reduce the distance required to 30 feet for all applicable lots in this development. Staff is not in favor and sees no compelling reason for this waiver as all lots that do not meet the 60 foot requirement on the front of the lot can be side loaded to meet the requirement. However, should the planning commission wish to approve this waiver a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

5. A waiver of the subdivision regulation prohibiting dead-end streets is being requested for this development in multiple locations. Staff is not in favor of this waiver as roadways with no means of a dedicated turn-around pose safety concerns. However, should the planning commission wish to approval this waiver a 2/3rds majority vote of the full membership of the commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

**Preliminary Plat:**

6. Revise the development acreage table to accurately list the greenspace area as described in the response to the previous greenspace comments.

7. Provide a detail showing the required driveway location for lot #9 being accessed via the T-turnaround.

8. Multiple lots propose a 5 foot side setback, this setback is in conflict with the required 10 foot drainage servitudes. Revise the side setback for these lots to eliminate this conflict and provide a note in the lot setback table on the plat for all affected lots.

9. 911 addresses and road name verification still needs to be completed and approved by 911 addressing.
10. Numerous proposed servitudes do not meet St. Tammany Parish minimum servitude width requirements. Revise nonconforming servitudes to meet minimum servitude width requirements or revise the dedication statement to a private subdivision.

11. Revise the Common Area Dedication to state "The Homeowners Association is responsible for the operation and maintenance of all greenspaces and amenities including any repair or replacement of amenities located within a dedication drainage servitude as a result of St. Tammany Parish maintenance."

**Storm Drainage Layout Plan:**

12. Relocate the overflow weir for Pond 2 to not discharge onto adjacent lots. Consider relocating to the preserved wetlands abutting Pond 2.

13. Dimensions for Pond 2 weir on plan conflict with dimensions used to model Pond 2 outfall. Revise conflict.

**Water Utility Layout Plan:**

14. Remove the fire hydrant from the 25 foot pond access servitude between lots #39 and 40.

**Drainage Impact Study:**

15. Pond 1 outfall needs to be further analyzed and discussed with staff. D.I.S. may need to be updated and revised in order to reflect the final outfall design of Pond 1.

**Informational Items:**

No funded Maintenance Obligation is required since access from a Parish maintained road is not allowed.

**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 March 12, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
FINAL SUBDIVISION REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As March 1, 2019)

CASE NO.:  2019-1385-FP

SUBDIVISION NAME:  Alexander Ridge, Phase 3B and 3C

DEVELOPER:  Savannahs Community, LLC  
21056 Smith Road  
Covington, LA 70435

ENGINEER/SURVEYOR:  Kyle Associates, LLC  
638 Village Lane North  
Mandeville, LA 70471

SECTION:  14  
TOWNSHIP:  6 SOUTH  
RANGE:  11 EAST  
WARD:  3  
PARISH COUNCIL DISTRICT:  3

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

GENERAL LOCATION:  The property is located east of LA Highway 1081, South of Smith Road, Covington.

TOTAL ACRES IN DEVELOPMENT:  16.38  
NUMBER OF LOTS:  49  
AVERAGE LOT SIZE:  55’ x 110’

SEWER AND WATER SYSTEMS:  Central

ZONING:  4A-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 February 27, 2019. The inspection disclosed that all of the concrete roads are constructed, and road shoulders are constructed and the curb and gutter is functioning.

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

1. Blue reflectors are needed.
2. Fire hydrant(s) need to be raised to provide proper clearance.

Final Plat:

3. Revise the municipal address for lot #100 to state “593”.
4. Provide greenspace calculations for Phase 3B and 3C on the Final Plat.
5. Remove the “Preliminary” stamp from the Final Plat and provide professional seal, signature and date.
6. Numerous property lines and building setbacks overlap and conflict with required drainage servitudes. Revise the Final Plat to eliminate these conflicts.
7. Revise the Final Plat to reflect all required drainage servitudes shown on the “As-Built” Paving & Drainage Plan.

Paving & Drainage Plan:

8. Remove the drainage structure information required for Ph. 3D from the “As-Built” Drainage Plan.
9. Revise the “As-Built” Paving & Drainage Plan to show the swale behind lots #116 – 124 required by the approved Drainage Plan.
10. Lots that drain to the rear greenspace need to show direction of drainage in the greenspace with elevations showing positive flow.

Sewer Plan:

11. Show the sewer service connection for lot #109.
12. A sewer treatment plant expansion for Terra Marie is currently being permitted. Written verification from the utility owner needs to be provided stating that the current facility has sufficient sewer capacity to handle the lots in Phase 3B and Phase 3C of Alexander Ridge.

Water Plan:

14. A negative bacteriological report relative to the construction of the project’s water system has not been issued by the LDH/OPH as required.
15. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water
and sewer system has not been issued by the utility provider as required.

**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 1700 linear feet x $25.00 per linear foot = $42,500.00 for a period of one (1) year.

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 at this time since the developer has entered into a Voluntary Developmental Agreement in accordance with Ordinance 98-2841.

This subdivision is **not** within the Urban Growth Boundary Line.

Revised drawings will not be accepted prior to the March 12, 2019 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.
CASE NO.:  2019-1390-FP

SUBDIVISION NAME: Bedico Creek, Parcel 7

DEVELOPER:   Bedico Creek Preserve, LLC
3520 Holiday Drive, Suite 100
New Orleans, LA 70114

ENGINEER/SURVEYOR:   Kelly McHugh and Associates, Inc.
845 Galvez Street
Mandeville, LA 70448

SECTION:  6  WARD:  1
TOWNSHIP:  7 SOUTH    PARISH COUNCIL DISTRICT:  1
RANGE:  10 EAST

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

GENERAL LOCATION:   The property is located northwest of Hwy 1085, South of Interstate 12,
Madisonville.

TOTAL ACRES IN DEVELOPMENT:  5.81

NUMBER OF LOTS:  7    AVERAGE LOT SIZE:  Varies

SEWER AND WATER SYSTEMS:   Central

ZONING:   PUD

FLOOD ZONE DESIGNATION:  A

STAFF COMMENTARY:

Department of Planning and Development

The final inspection was made on February 27, 2019. The inspection disclosed that all of the concrete
roads, road shoulders and the roadside ditches were constructed under a previous phase.

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

1. The water well site’s address needs to be revised to state “1086” as per comment from 911 Addressing.

2. The greenspace acreage for this phase needs to be added to the Final Plat.

**Informational Items:**

Should the Planning Commission approve the request for final approval, no Warranty Obligation will be required for the infrastructure since the infrastructure was constructed during a previous phase and is currently under warranty.

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 March 12, 2019 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.