AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, JUNE 11, 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 MAY 14, 2019 MINUTES

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

Entering the Tammany Trace
Request: Entering the Tammany Trace - Construction and Drainage Improvements for Bellevue Estates Subdivision
Developer/Owner: H & I Investments
Engineer: Kelly McHugh & Associates
Parish Council District Representative: Hon. Jacob B. Groby III
General Location: The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs. Ward 4 District 7

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2019-1485-MSP
A minor subdivision of 10 acres into Parcels A, B & C
Owners: James & Melinda J. Meier  Surveyor: Land Surveying, LLC.
General Location: The property is located on the east side of LA Highway 1083, north of Sanders Road, Covington, Louisiana. Ward 10, District 6
2019-1487-MSP
A minor subdivision of 18.971 acres being Parcel D1A-4-A into Parcels D1A-4-B & D1A-4-C
Parish Council District Representative: Hon. Marty Dean
General Location: The property is located on the west side of LA Highway 21, north of Ochsner Blvd., Covington, Louisiana. Ward 1, District 1

2019-1489-MSP
A minor subdivision of 30.1484 acres into Parcels A1 & B1
Owners: Claude Mauberret, Lee Mauberret, Barbara Diane Mauberret, Catherine Mauberret & Meghan Catherine Mauberret-Lavie Trust
Surveyor: KLS Group Inc.
Parish Council District Representative: Hon. Jacob B. Groby III
General Location: The property is located on the east side of Fish Hatchery Road, across from Oak Cove Drive, Lacombe, Louisiana. Ward 7, District 7

2019-1497-MSP
A minor subdivision of 3 acres into Parcels A & B
Owners: Frederick & Jonell Badon Jr. Surveyor: Land Surveying, LLC.
General Location: The property is located at the northwest corner of Galatas Cemetery Road, east of Galatas Road, Madisonville, Louisiana. Ward 1, District 4

RESUBDIVISION REVIEW

2019-1496-MRP
Parcel designated as Part of Lot 26 to be resubdivided to create lots 26A & 26B, Calongeville Subdivision
Owner: Michael & Mary Landry
Surveyor: John G. Cummings & Associates
General Location: The property is located on the east side of Oak Street, north of Burvant Street, Abita Springs, Louisiana. Ward 10, District 6

PETITIONS/WAIVER REQUESTS

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2019-1491-TP
Lakeshore Villages, Phase 7
Developer/Owner: D.R. Horton, Inc. - Gulf Coast
Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC
Parish Council District Representative: Hon. Michele Blanchard
General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9 District 13
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
June 11, 2019

2019-1492-TP
Lakeshore Villages, Phase 6
Developer/Owner: D.R. Horton, Inc. - Gulf Coast
Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC
Parish Council District Representative: Hon. Michele Blanchard
General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9 District 13

PRELIMINARY SUBDIVISION REVIEW

2019-1494-PP
Bellevue Estates
Developer/Owner: H & I Investments
Engineer: Kelly McHugh & Associates
Parish Council District Representative: Hon. Jacob B. Groby III
General Location: The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs. Ward 4 District 7

FINAL SUBDIVISION REVIEW

2019-1493-FP
Lakeshore Villages, Phase 3-A-2
Developer/Owner: D.R. Horton, Inc. - Gulf Coast
Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC
Parish Council District Representative: Hon. Michele Blanchard
General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana. Ward 9 District 13

2019-1495-FP
Simpson Farms, Phase 1
Developer/Owner: Pruden Creek Partners, LLC
Engineer/Surveyor: Kelly McHugh and Associates, Inc.
Parish Council District Representative: Hon. James A. Thompson
General Location: The property is located on the north side of Penn Mill Road, across from Pruden Road, Covington. Ward 3 District 3

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT
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ROLL CALL
Present: Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Drumm, Randolph
Absent: N/A
Staff Present: Tissue, Reynolds, Lambert, 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 - Willie presented the Pledge of Allegiance.

APPROVAL OF THE APRIL 9, 2019 MINUTES
Randolph moved to approve, second by Lorren.
Yea: Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph
Nay: N/A
Abstain: N/A

PUBLIC HEARINGS:

REQUEST FOR POSTPONEMENTS

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

REVOCATION REVIEW

MINOR SUBDIVISION REVIEW

2019-1454-MSP - APPROVED WITH WAIVER
A Minor Subdivision of Parcel B being 23.717 acres into Parcels B-1 & B-2
Owner: Marion Reiling
Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. David R. Fitzgerald
General Location: The property is located on the east side of LA Highway 1081, north of Rogers Hill Road, being 77560 LA Highway 1081, Covington, Louisiana.
Ward 2, District 2
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request:  
Anne Cerniglia  
Opposition: None  
**Doherty moved to approve with a waiver, second by Fitzmorris.**  
**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph  
**Nay:** N/A  
**Abstain:** N/A

**PETITIONS/WAIVER REQUESTS**  

**RESUBDIVISION REVIEW**  

**DORMANT SUBDIVISION REVIEW**  

**TENTATIVE SUBDIVISION REVIEW**

**2019-1354-TP - APPROVED WITH WAIVER**  
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  
**Concems:** Vicki Vaughn  
**Bagert moved to approve with a waiver, second by Randolph.**  
**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph  
**Nay:** N/A  
**Abstain:** N/A

**PRELIMINARY SUBDIVISION REVIEW**

**2019-1448-PP - APPROVED**  
Lakeshore Villages, Phase 5  
Developer/Owner: D.R. Horton, Inc. - Gulf Coast  
Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC  
Parish Council District Representative: Hon. Michele Blanchard  
General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana.  
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:  
Paul Mayronne  
Opposition: None  
**Lorren moved to approve, second by Randolph.**  
**Yea:** Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph  
**Nay:** N/A  
**Abstain:** N/A
FINAL SUBDIVISION REVIEW

AMENDMENTS TO CHAPTER 125 - SUBDIVISION REGULATIONS

OLD BUSINESS

2018-1106-PP - APPROVED WITH WAIVER
Lakeshore Villages, Phase 4A
Waiver request for minimum driveway requirement on Lot #674
Developer/Owner: D.R. Horton, Inc. - Gulf Coast
Engineer/Surveyor: Duplantis Design Group, PC/Acadia land Surveying, LLC
Parish Council District Representative: Hon. Michele Blanchard
General Location: The property is located north of Oak Harbor Blvd., west of LA Highway 433, east of Interstate-10, Slidell, Louisiana.
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: Paul Mayronne
Opposition: None
Randolph moved to approve the waiver, second by Doherty.
Yea: Cazaubon, Lorren, Parker, Richard, Willie, Davis, Bagert, Fitzmorris, Doherty, Randolph
Nay: N/A
Abstain: N/A

NEW BUSINESS

Jimmie Davis announced his resignation effective immediately. He will be running for District 7, Parish Council.

ADJOURNMENT
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ENTERING THE PARISH TRACE
CASE NO.: TRC19-05-001

REQUEST AND PURPOSE: The petitioner is requesting to enter the Tammany Trace for the purpose of construction and drainage improvements in conjunction with the development of the Bellevue Estates subdivision.

DEVELOPER: H and I Investments
13406 Seymour Myers Boulevard
Covington, LA 70433

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

WARD: 4    PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located on the south side of Hoffman Road, east of LA Hwy 59, in the vicinity of Abita Springs.

STAFF COMMENTARY:

The specific improvements are:
1. Construction of a 2' by 12' wide swale; 80' long from the southeast corner of Bellevue Estates to the western ditch along Tammany Trace.
2. Lower and regrade the western Tammany Trace ditch a maximum of 1.2' deep for a distance of 1350 feet south to a large box culvert that crosses the Tammany Trace.

COMMENTS:

Department of Planning and Development

1. The applicant shall procure written approval from the Director of the Tammany Trace prior to commencing any construction and shall provide said director with a daily work schedule.
2. The Tammany Trace shall not be closed or obstructed due to construction activity for more than one hour at any time unless it is approved by the Director of the Tammany Trace.
3. Only rubber tire excavating equipment is to be used on the trace.
4. All construction activities on the Tammany Trace shall be limited to daylight hours, Monday through Friday only (no weekends).
5. The Tammany Trace must be kept clean and free of construction material and debris at all times.
6. All excavated material must be hauled off from site.
7. A land clearing permit must be acquired prior to work order and a pre-land clearing site visit will be conducted to ensure proper fencing or staking is in place to ensure no adverse effects on trees or Trace Right-of-Way.
8. The applicant shall provide the parish with a hold harmless agreement in favor of the parish subject to review and approval by the parish’s legal department.
9. Provide subsurface drainage in lieu of open ditch for the 80’ long portion of drainage improvement that extends from the southeast corner of Bellevue Estates to the western ditch of the Tammany Trace.
10. The applicant shall meet any and all requirements and stipulations pursuant to the Tammany Trace Ordinance.

INFORMATIONAL ITEMS:

A Performance Obligation is required in the amount of $10.00 per linear foot x 1,350 linear feet = $13,500 for a period of one (1) year.

If the Planning Commission approves this request, an Ordinance must be drafted for approval by the St. Tammany Parish Council.

Revised drawings will not be accepted for review or placement in the packet prior to the June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
May 17, 2019
Revised May 30, 2019

St. Tammany Parish
Department of Planning & Development
Attn: Carl Cleland
PO Box 628
Covington, LA 70434

RE: Entering Tammany Trace in conjunction with
Bellevue Estates Subdivision

Carl,

On behalf of H&I Investments, LLC, (Bobby Hurley-13406 Seymour Myers Drive, Covington, LA 70433), we request permission to enter onto Tammany Trace for the purpose of construction & drainage improvements in conjunction with the development of Bellevue Estates.

The specific improvements are:

1) Construction of a 2’ by 12’ wide swale; 80’ long from the southeast corner of Bellevue Estates to the western ditch along Tammany Trace.
2) Lower and regrade the western Tammany Trace ditch a maximum of 1.2’ deep for 1350’ south to a large box culvert.

Attached is the drainage plan showing these improvements and a Vicinity Map.

The natural topography and existing drainage patterns in the area dictate that the runoff can only flow in this direction, “downhill”.

Bellevue Estates will construct a stormwater detention facility so the runoff leaving this site will be reduced by 25% from its natural condition.

Your kind attention to review this matter is greatly appreciated.

Sincerely,

Kelly McHugh, PE, PLS

Cc://Paul Mayronne, Bobby Hurley, Brian Intravia
845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors
MINOR SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of June 4, 2019)

CASE NO.: 2019-1485-MSP

OWNER/DEVELOPER: James & Melinda J. Meier
ENGINEER/SURVEYOR: Land Surveying, LLC

SECTION: 9  TOWNSHIP: 6 South  RANGE: 12 East
WARD: 10  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 side of LA Highway 1083, north of Sanders Road, Covington, Louisiana.

SURROUNDING LAND USES: Single family residential

TOTAL ACRES IN DEVELOPMENT: 10 acres

NUMBER OF LOTS/PARCELS: 3: Parcel A – 3.5 acres, Parcel B – 3.5 acres, Parcel C – 3 acres

ZONING: A-1A Suburban Residential

STAFF COMMENTARY:

Department of Development – Planning & Engineering
The applicant is requesting to create three (3) parcels from a 10-acre parcel. The minor subdivision request requires a public hearing due to Parcel B not having public road frontage and being accessed via a 60’ access servitude. The two proposed parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review.
A Minor Subdivision of a 10.0 Acre Parcel of Land, into Parcels A, B & C, Section S, T-6-S, R-12-E, St. Tammany Parish, Louisiana

Reference: A Survey Map by John Cummings, Dated 9-20-2007, #07015, (Based Bearings)

The P.O.B. is described as being N89°06'08"E-135.03'; N00°33'51"W-19.86'; N45°46'29"W–114.27'; N01°28'23"W-67.58'; S88°31'37"W-15.00'; N00°37'11"W–461.22'; N00°39'16"W–43.67' from the Section Corner common to Sections 9, 16 & 17, T-6-S, R-12-E, St. Tammany Parish, Louisiana

Parcels

**Parcel A**  
3.50 ACRES

**Parcel B**  
3.50 ACRES

**Parcel C**  
3.00 ACRES

---

**LEGEND:**
- = Fnd. Conc. Hwy. Mon
= Fnd. 1/2" Iron Rod
= Fnd. 1 1/4" Iron Pipe
= Set 1/2" Iron Rod
= Fence

Building Setback Lines must be verified prior to any construction

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MAP PREPARED FOR **MELINDA JENKINS MEIER & JAMES G. MEIER**  
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION S, T-6-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

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

LAND SURVEYING LLC  
518 N. Columbia Street, Covington, LA 70433  
(985) 842-2771 office (985) 846-0355 fax  
landsurv@bellsouth.net email

CERTIFIED CORRECT

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

SCALE: 1"=125'  
DATE: 4-29-2019  
NUMBER: 19321
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2019)

CASE NO.: 2019-1487-MSP

OWNER/DEVELOPER: 3Z’s Building Company, LLC- Rosario Zuppardo
ENGINEER/SURVEYOR: Randal W. Brown & Associates INC.

SECTION: 47  TOWNSHIP: 7 South  RANGE: 11 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: West side of LA Highway 21, north of Ochsner Blvd., Covington, Louisiana.

SURROUNDING LAND USES: Commercial

TOTAL ACRES IN DEVELOPMENT: 18.871 acres

NUMBER OF LOTS/PARCELS: 2 Parcels; Parcel D1A-4-A into Parcels D1A-4-B & D1A-4-C

ZONING: HC-2 Highway Commercial Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

Parcel D1A-4-A was a part of minor subdivision approved in April 2017. For this reason, a public hearing is required. Staff does not have any objection to the request.
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2019)

CASE NO.: 2019-1489-MSP

OWNER/DEVELOPER: Claude Mauberret, Lee Mauberret, Barbara Diane Mauberret, Catherine Mauberret & Meghan Catherine Mauberret-Lavie Trust

ENGINEER/SURVEYOR: KLS Group INC.

SECTION: 38  TOWNSHIP: 8 South  RANGE: 12 East

WARD: 7  PARISH COUNCIL DISTRICT: 7

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 side of Fish Hatchery Road, across from Oak Cove Drive, Lacombe, Louisiana.

SURROUNDING LAND USES: Residential

TOTAL ACRES IN DEVELOPMENT: 30.1484 acres

NUMBER OF LOTS/PARCELS: 2 Parcels; Parcel A1 & B1

ZONING: A-1A Suburban Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering

The applicant is requesting to create three (2) parcels from a 30.1484 parcel. The minor subdivision request requires a public hearing due to Parcel B1 not having public road frontage and being accessed via a 35’ 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 following:

1. Correct the direction of the north arrow on the survey.
2. Label Bayou Lacombe on the survey.
MINOR RESUBDIVISION OF
30+/- ACRES OF LAND
INTO PARCELS A1 AND B1

BOUNDARY SURVEY OF:
LOTS: A1 AND B1
SECTION 38, TOWNSHIP 8 SOUTH,
RANGE 12 EAST
PARISH, LA: ST. TAMMANY

ELEVATION NOTE:
THIS IS CERTIFY THAT SUBJECT PROPERTY IS LOCATED IN THE
FOLLOWING FLOOD ZONE, PER:
FIRM MAP DATED: 4/30/98
FLOOD ZONE: X
BASE FLOOD ELEVATION: N/A

GENERAL NOTES
NOTE: 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.
ANGLES AND/OR BEARINGS ARE BASED ON REFERENCE PLAN #1.
REFERENCE PLAN #1: A PLAN OF SURVEY BY J.V. BURKES & ASSOCIATES

THE SERVITUDES SHOWN ON THIS SURVEY ARE LIMITED TO THOSE
FURNISHED US AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE
SERVITUDES ARE REFLECTED OR SHOWN HEREIN. THE SURVEYOR HAS MADE
NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPIIING THE DATA FOR
THIS SURVEY.
THIS PERIMETER 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.

KLS Group Inc.
3D SCANNING & MODELING - ELEVATION CERTIFICATES
51 7th Street, Metairie, LA 70002
P: 504-302-0991 F: 504-539-312
INFO@KLSRESEARCH.COM

BY: C. RANDALL DIXON

DATE: NOVEMBER 28, 2018
DRAWN BY: JRD
CHECKED BY: GRD
JOB #: 4484-18
SHEET #: 1 OF 1
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2019)

CASE NO.: 2019-1497-MSP

ENGINEER/SURVEYOR: Land Surveying LLC

SECTION: 44 TOWNSHIP: 7 South RANGE: 10 East
WARD: 1 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: Northwest corner of Galatas Cemetery Road, east of Galatas Road, Madisonville, Louisiana.

SURROUNDING LAND USES: Residential

TOTAL ACRES IN DEVELOPMENT: 3 acres
NUMBER OF LOTS/PARCELS: 2 Parcels; Parcel A & B
ZONING: A-2 Suburban Zoning District

STAFF COMMENTARY:

Department of Development – Planning & Engineering
The applicant is requesting to create three (2) parcels from a 3 acre parcel. The minor subdivision request requires a public hearing due to Parcel A not having public road frontage and being accessed via a 30’ access servitude. The two proposed parcels meet the minimum requirements of Chapter 125-188 Minor Subdivision Review. Staff has no objection to the request.
Parcel A
2.00 ACRES

Parcel B
1.00 ACRE

LEGEND:
• = Found 1/2" Iron Rod
• = Found 1 1/4" Iron Pipe
o = Set 1/2" Iron Rod
= Fence

Sercurities shown hereon (if any) are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereon 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 46:36.

MAP PREPARED FOR
FREDERICK BADON, JR. & JONELL BADON

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 44, 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 COPY
BRUCE M. BUTLER, III
BIOG: "D" SURVEY PROFESSIONAL
LICENSE NO. 8449
3-19-2019

LAND SURVEYING LLC
516 N. Columbia Street, Covington, LA 70433
(985) 842-6271 office (985) 848-0355 fax
landsur@bellsouth.net email

SCALE: 1" = 100' DATE: 2-25-2019 NUMBER: 19242
RESUBDIVISION REVIEW
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RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2019-1496-MRP

NAME OF SUBDIVISION: Calogeneville

LOTS BEING DIVIDED: Resubdivision of Lot 26 into lots 26-A & 26-B

SECTION: 32  WARD: 10
TOWNSHIP: 6 South  PARISH COUNCIL DISTRICT: 6
RANGE: 12 East

PROPERTY LOCATION: The property is located on the east side of Oak Street, north of Burvant Street, Abita Springs, Louisiana.

ZONING: A-3 Suburban District

PROPERTY OWNER: Mary Landry

STAFF COMMENTARY:
The owner is requesting to resubdivide one (1) lot into two (2) buildable residential sites.

The reason for the public hearing requirement is to allow for the rear of the lots to be less than 100 feet in width.

Recommendation:
Staff has no objections to the resubdivision request, given the fact that lots 26-A & 26-B meets the density requirement of 2 units per acre and the lots meet the minimum lot width of 100 feet along Oak Street.

If the commission decides to approve this request, a waiver of the regulations are required relative to the lot width issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.
A Resubdivision of a Portion of Lot 26 into Lots 26-A & 26-B, Calogneville Subdivision, located in Section 32, Township 6 South, Range 12 East, St. Tammany Parish, Louisiana.

Surveyed for Troy Duncan by John G. Cummings, Surveyor, dated March 21, 2000, Job No. 0055.

NOTES:
1. This property is located in Flood Zone A4, per F.E.M.A. Map No. 225205 0235 C, dated October 17, 1989.

2. 1/2" Iron Rods to be set upon approval.

REFERENCE SURVEY:
2/12" Iron Rods to be set upon approval.

October 7, 1986.

Survey by John G. Cummings, Surveyor.

PLAT PREPARED FOR: Mary Landry
SCALE: 1" = 100
PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY...—ME OR THOSE UNDER MY DIREC
AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PROFESSIONAL LA

APPROVAL:

CHAIRMAN OF THE PARISH PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
SECRETARY OF THE PARISH PLANNING COMMISSION

THERE IS NO REPRESENTATION THAT ALL APPPLICABLE SERVICES AND/OR
SERVICES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVICES AND/OR
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE
DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. ANY TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPIATING DATA FOR THIS SURVEY.
TENTATIVE SUBDIVISION REVIEW
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TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT  
(As of June 4, 2019)

CASE NO.: 2019-1491-TP

PROPOSED SUBDIVISION NAME: Lakeshore Villages, Phase 7

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

ENGINEER/SURVEYOR: Duplantis Design Group, LLC  
16564 East Brewster Road  
Covington, LA 70433  
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)  
X 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: 22.604

NUMBER OF LOTS: 111  TYPICAL LOT SIZE: 4,731 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: PUD

FLOOD ZONE DESIGNATION: AH-EL. 1.0’

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 May 29, 2019.
It is recommended that the Tentative submittal be approved subject to the following:

**General Comments:**

1. An updated Traffic Impact Analysis including Phase 7 of this development must be submitted and approved by St. Tammany Parish and LADOTD.

2. The request for inclusion of parking along Lakeshore Village South is currently under review and will require additional discussion between St. Tammany Parish and the Developer’s Engineer.

**Tentative Plat:**

3. A restrictive covenant regarding the placement of driveways in proximity of street right-of-way intersections needs to be added to the Tentative Plat. Upon review of the revised plat, it appears that nine of the corner lots do not meet the St. Tammany Parish requirement for, “driveways on corners lots shall not be located any closer than sixty (60’) feet from a corner of said property closest to the intersection as measured from the property lines on the corner of the property where the said two street rights-of-way intersect. As such, a waiver of the minimum driveway requirement needs to be granted for phase 7 of this development. In order to approve this waiver request 2/3rds majority vote of the full membership of commission (8 members) is needed, pursuant to Section 125-244 Waiver of Regulations, of Chapter 125 – Subdivision Regulations.

Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process (for informational purposes).

Revised drawings will not be accepted for review or placement in the packet prior to the June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2019)

CASE NO.:  2019-1492-TP

PROPOSED SUBDIVISION NAME:  Lakeshore Villages, Phase 6

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

ENGINEER/SURVEYOR:  Duplantis Design Group, LLC   Acadia Land Survey
16564 East Brewster Road   206 East 2nd Street
Covington, LA 70433   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)
                               X   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:  87.004

NUMBER OF LOTS:  354  TYPICAL LOT SIZE:  7,134 Square Feet

SEWER AND WATER SYSTEMS:  Central

PROPOSED ZONING:  PUD

FLOOD ZONE DESIGNATION:  AH-EL. 1.0’

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 May 29, 2019.
It is recommended that the Tentative submittal be approved subject to the following:

**General Comments:**

1. An updated Traffic Impact Analysis including Phase 6 of this development must be submitted and approved by St. Tammany Parish and LADOTD.

Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process (*for informational purposes*).

Revised drawings will not be accepted for review or placement in the packet prior to the June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
PRELIMINARY SUBDIVISION REVIEW
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PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of June 4, 2019)

CASE NO.: 2019-1494-PP

SUBDIVISION NAME: Bellevue Estates

DEVELOPER: H and I Investments
13406 Seymour Myers Boulevard
Covington, LA 70433

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

SECTION: 7            WARD: 4
TOWNSHIP: 7 South      PARISH COUNCIL DISTRICT: 7
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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the south side of Hoffman Road, east of LA Highway 59, Abita Springs.

TOTAL ACRES IN DEVELOPMENT: 27.09

NUMBER OF LOTS: 88                    AVERAGE LOT SIZE: 7,200 Square Feet

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: A4-A

FLOOD ZONE DESIGNATION: C

TENTATIVE GRANTED: May 14, 2019

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 May 30, 2019.

It is recommended that this Preliminary submittal be postponed in order to adequately address the outstanding comments below:
**General Comments:**

1. Approval for crossing the gas line right-of-way with a roadway has not been received from the gas line company.

2. A revised Traffic Impact Analysis for this development has not been received and approved by St. Tammany Parish.

3. Approval from Gravity Drainage District #5 is required.

**Preliminary Plat:**

4. The dedication statement for Bellevue Estates calls for parish maintained drainage. All drainage servitudes need to meet St. Tammany Parish Public Works standards. Revise all servitudes and update plans.

5. Sewer lift station servitude shown needs to relocated out of the road right-of-way to avoid conflicts with the required roadside ditches.

**Paving & Drainage Plan:**

6. The inverts shown for the proposed culvert along Hoffman Road will require modifications to the existing ditch. Include proposed modifications to the ditch or clarify.

7. Provide cross-section showing minimum ditch size required between Lots #68 and #69.

8. Existing ground elevations at southeast corner of Lot 40 are lower to the south and to the east than the proposed ditch invert to the west. Additionally, the provided section for this swale specifies 0.5' to 1.0' depth but this turn near the lower end of this swale is only 0.3' deep. Revise proposed inverts or provide detail showing how water from swale along east property line will be directed into pond and not into property to the east.

9. Existing ground elevations at southwest corner of Lot 28 are lower to the south and to the west than the proposed swale invert. Revise proposed invert(s) or provide detail showing how water will be directed into pond and not into property to the west.

10. Provide cross-sections of the proposed Tammany Trace improvements every 300’ starting at south pond outfall extending to limits of work.

11. Even though the rate of runoff from the overall parcel will be reduced, it will be collected and discharged at a point location in lieu of a distributed area flow. Confirm the existing ditch and culverts have capacity to handle the discharge from the pond outfall in addition to the existing drainage requirements. Also, add dimension and material of existing drainage structure.

**Water & Sewer Plan:**

12. Proposed elevations for the east gas line crossing conflict with the required minimum clearance. Revise.
13. Provide written approval from Tammany Utilities for the proposed water and sewer plans.

14. Provide written verification from Tammany Utilities that water and sewer capacity is available for this development through the existing water and sewer systems.

15. Provide written verification from Tammany Utilities that the existing 8” line and sewer lift station can accept the additional capacity from the 4” sewer force main.

**Ultimate Disposal Plan:**

16. Ultimate Disposal Map shows north pond draining through cross culvert at outfall and into a ditch north to the Abita River; however, this ditch appears to drain towards the roadside ditch and not continue to the Abita River. Provide elevations showing direction of drainage flow and verification that this ditch extends to the Abita River as indicated on the submitted Ultimate Disposal Map.

**Drainage Impact Study:**

17. Clarify how the post development sheet flow is 220’ and the pre-development sheet flow is only 100’ for the south sub-catchment.

18. Clarify how the post development sheet flow is 170’ and the pre-development sheet flow is only 100’ for the north sub-catchment.

19. Pre-development conditions on this site appear to be dense woods instead of light underbrush woods. Revise or clarify.

**Informational Items:**

A funded **Maintenance Obligation** in the amount of **$10,000** is required in accordance with St. Tammany Code of Ordinances, Part II “Land Development Code,” Chapter 125 “Subdivision Regulations,” funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

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

Revised drawings will not be accepted for review or placement in the packet prior to the June 11, 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 of June 4, 2019)

CASE NO.: 2019-1493-FP

SUBDIVISION NAME: Lakeshore Villages, Phase 3-A-2

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

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

Acadia Land Survey
206 East 2nd Street
Thibodaux, Louisiana 70301

SECTION: 36   TOWNSHIP: 9 SOUTH   RANGE: 14 EAST
WARD: 9   PARISH COUNCIL DISTRICT: 13

TYPE OF DEVELOPMENT: 
______ URBAN (Residential lots less than 1 acre)
______ SUBURBAN (Residential lots between 1-5 acres)
______ RURAL (Residential Farm Tract lots 5 acres plus)
______ 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 I-10, Slidell.

TOTAL ACRES IN DEVELOPMENT: 22.877

NUMBER OF LOTS: 101   AVERAGE LOT SIZE: 7,300 Square Feet

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: AH-EL. 1.0’

STAFF COMMENTARY:

Department of Planning and Development

Periodic inspections have been made by this office during construction and the final inspection was made on May 29, 2019. The inspection disclosed that all of the asphalt roads are constructed and all subsurface drainage is functioning.

Postponement of this submittal is advised due to the following uncompleted items that existed at the time of the final inspection and review of the provided plans. These items will need to be completed before the plats are signed.
**General Information:**

1. Provide asphalt core test results for Oak Haven Court and Cat Island Court.
2. Update lab testing report #1821 to provide the location of where the testing was performed.
3. Provide proctor dry density test results for Cat Island Court.
4. Provide utility trench and backfill test results.
5. Blue reflectors need to be installed in the proximity of all fire hydrants.

**Final Plat:**

6. Lot #532’s address needs to be corrected to read 635 instead of 365.
7. Revise the greenspace calculations to reflect Phase 3-A-2 instead of all of Phase 3-A.
8. Add a signature line for the Clerk of Court on both pages of the Final Plat.
10. Revise Restrictive Covenant #6 to state “Lakeshore Village East” not “Lakeshore Village North”.
11. Revise the subdivision boundaries and legal description to include the greenspace parcel located to the south of Lot # 517.

**Paving & Drainage Plan:**

13. Drainage structure 5 to structure 7 elevations do not provide positive flow. Verify invert elevations are correct for these structures.
14. Drainage structure 19 to structure 23 elevations do not provide positive flow. Verify invert elevations are correct for these structures.
15. Drainage structure 56 to structure 58 elevations do not provide positive flow. Verify invert elevations are correct for these structures.
16. A stub out of Cypress Shrub Road within Phase 3-A-2 needs to be paved and the as-built elevations need to be provided for the drainage structures.

**Water & Sewer Plan:**

17. Provide a water and sewer system capacity letter verifying that the existing system has capacity to service this phase of Lakeshore Villages.
18. Provide a written update on when the sewer force main and water line improvements along Lakeshore Village East to the Oak Harbor East Utility site approved under Phase 3 of this development are scheduled to be completed.

19. The gravity sewer line between sewer manhole #5 and manhole #7 does not meet the recommended minimum slope. Verify the constructed slope is sufficient to achieve a clearing velocity of 5 ft/s.

**Striping & Signage Plan:**

20. The previously approved preliminary plans called for cross walk striping and yield to pedestrian signage that is not reflected on the as-built plans or constructed in the field. Install all signage and striping in accordance with the approved plans and update the as-built plans to reflect these improvements.

21. The street name sign at the intersection of Lakeshore Village East and Cypress Shrub Road needs to be installed.

22. The street name sign at the intersection of Lakeshore Village East and Oak Haven Court needs to be installed.

23. The speed limit sign to the south of the Lakeshore Village East and Oak Have Court intersection needs to be installed.

**Informational Items:**

Should the Planning Commission approve the request for final approval, a Warranty Obligation will be required for the infrastructure in the amount of 2,146 linear feet x $22.00 per linear foot = $47,200.00 for a period of two (2) years.

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 for review or placement in the packet prior to the June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As June 4, 2019)

CASE NO.:  2019-1495-FP

SUBDIVISION NAME:   Simpson Farms, Phase 1

DEVELOPER:   Pruden Creek Partners, LLC
                2901 Ridgelake Drive; Suite 213
                Metairie, LA 70002

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

SECTION:  24        WARD:  3
TOWNSHIP:  6 SOUTH   PARISH COUNCIL DISTRICT:  3
RANGE:  10 EAST

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

GENERAL LOCATION:   The property is located on the north side of Penn Mill Road, across from
                    Pruden Road, Covington.

TOTAL ACRES IN DEVELOPMENT:   32.88

NUMBER OF LOTS:  62     AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS:   Central

ZONING:   PUD

FLOOD ZONE DESIGNATION:   A, B and 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 May 30, 2019. The inspection disclosed that all of the asphalt roads, shoulders, and roadside ditches
are constructed and functioning.

Postponement of this submittal is advised due to the following uncompleted items that existed at the time
of the final inspection and review of the provided plans. These items will need to be completed before the
plats are signed.
**General Information:**

1. The culvert at the wastewater treatment plant access road is damaged and needs to be replaced.
2. All roadway cross culverts need to be cleaned and removed of silt.
3. Provide asphalt core test results for Sod Way.
4. Provide utility trench and backfill test results.
5. Title blocks for all as-built sheets need to be updated to reflect “Simpson Farms, Ph. 1”.

**Final Plat:**

6. Delineate future phases vs. phase 1 with darker line-weights. Typical for all sheets.
7. The Final Plat for phase 1 includes a section of road right-of-way that has not been constructed. Revise the phase 1 boundary and legal description to remove the section of road right-of-way that has not been completed.

**Paving & Drainage Plan:**

8. Provide as-built information for the south pond including top of bank shots and bottom of pond elevations.
9. Provide existing information for the north pond including top of bank shots and bottom of pond elevations.
10. The as-built paving and drainage plan indicates that the cross drain pipe at the intersection of Turf Dr. and Grassy Ln. failed to meet the southern design invert elevation. The invert of the pipe is shown as 28.9’, but was designed to be 29.25’, which means the pipe invert is 0.35’ (4.2”) below the design invert elevation. This will result in standing water in the ditch along the east side of Turf Dr., south of Grassy Ln. Public Works will require the Developer to have their engineer submit a proposal to address this issue. Failure to correct this issue could have an impact on whether Public Works would be willing to take this asset into our inventory upon expiration of the warranty obligation.”

11. Provide as-built invert elevations for the subdivision driveway culvert.
12. Provide pipe size information of the temporary outfall pipe for the north pond.
13. Provide as-built elevations for the centerline of the northern roadside ditch along Penn Mill Road where the southern pond discharges to.
14. Top of bank elevation shown on as-built plan for north pond is below peak water elevation for north pond. Revise conflict.
**Drainage Impact Study:**

15. Temporary outfall pipe for north pond invert elevation used in model conflicts with invert elevation shown on as-built drainage plan. Revise conflict.

**Water & Sewer Plan:**

16. Revise sewer system note #24 to list the correct DEQ ID # for this sewer system.

17. Provide a letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system from the utility provider.

18. Provide a negative bacteriological report relative to the construction of the project’s water system issued by the LDH/OPH.

19. Provide a letter verifying that the newly constructed wastewater treatment plant is completed and functioning.

20. Provide an as-built plan for the water line connection between Pruden Creek subdivision and Simpson Farms subdivision.

**Striping & Signage Plan:**

21. The boulevard entrance pavement markings need to be revised to include a left turn arrow and be installed at the subdivision entrance.

22. Revise the provided signage plan to state “As-Built Striping & Signage Plan”.

23. The as-built signage plan needs to have an updated stamp, signature and date applied to it.

**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 3,306 linear feet x $22.00 per linear foot = $72,700.00 for a period of two (2) years.

Mandatory Developmental Fees are required as follows:

Road Impact Fee = $1,077.00 per lot x 62 lots = $66,774.00

Drainage Impact Fee = $1,114.00 per lot x 62 lots = $69,068.00

Fees are due before subdivision plats can be signed.

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

3
Revised drawings will not be accepted for review or placement in the packet prior to the June 11, 2019 Planning Commission Meeting to ensure that any additional comments at the meeting can be incorporated into the revised plans.