

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, FEBRUARY 11, 2014
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

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

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE JANUARY 14, 2014 MINUTES

PUBLIC HEARINGS

CONSENT CALENDAR

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Koop Drive, Marion Lane, Tammany Trace and Emile Strain Road), Ward 4, District 5

Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Petitioner: Southern Light, L.L.C. Parish Council District Representative: Hon. Marty Gould

Entering Parish Right-of-Way (Emile Strain Road), Ward 4, District 5

Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Petitioner: Southern Light, L.L.C. Parish Council District Representative: Hon. Marty Gould

Entering Parish Right-of-Way (Hoffman Road and Crain Street), Ward 4, Districts 5 & 7

Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Petitioner: Southern Light, L.L.C.

Parish Council District Representatives: Hon. Marty Gould and Jake Groby

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
FEBRUARY 11, 2014
MANDEVILLE, LOUISIANA

MINOR SUBDIVISIONS

MS14-01-005

Lot LL2 into lots LL2-1 and LL2-2, Ward 1, District 3

Owner: C&C Homebuilders Construction, Inc. Surveyor: John G. Cummings & Associates, Inc.

Parish Council District Representative: Hon. James "Red" Thompson

MS14-01-006

A 6.21 acre parcel into parcels A thru D, Ward 2, District 3

Owner: Michael Caruso Surveyor: LS Land Surveying, L.L.C.

Parish Council District Representative: Hon. James "Red Thompson"

[------(End of Consent Calendar)-----]

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD14-01-001P

The Estates of Money Hill Plantation, Ward 5, District 6

Developer/Owner: Money Hill Plantation, L.L.C. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

SD04-08-024PP9

Bedico Creek, Parcel 9 "Deer Park", Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C. Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

SD08-06-008P1

Tamanend, Phase 1, Wards 7 & 9, Districts 7 & 11

Developer/Owner: Weyerhaeuser Real Estate Development Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Jacob Groby & Steve Stefancik

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
FEBRUARY 11, 2014
MANDEVILLE, LOUISIANA

FINAL SUBDIVISION REVIEW

SD14-01-001F

The Estates of Money Hill Plantation, Ward 5, District 6
Developer/Owner: Money Hill Plantation, L.L.C. Engineer: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

SD05-08-019F1A

Hidden Creek, Phase 1-A, Ward 1, District 3
Developer/Owner: Hidden Creek, L.L.C. Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD08-06-008

Tamanend, Phase 1 (*Revised Tentative*), Wards 7 & 9, Districts 7 & 11
Developer/Owner: Weyerhaeuser Real Estate Development Co. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Jacob Groby & Steve Stefancik

Entering Parish Right-of-Way (Lindberg Drive), Ward 8, District 14
Request to enter Parish right-of-way for the purpose of connecting a PVC water line
Petitioner: PDRG c/o Alex Bennett Parish Council District Representative: Hon. T.J. Smith
(*Request for an extension of time - see letter attached*)

Entering Parish Right-of-Way (McKinney Road), Ward 8, District 14
Request to enter Parish right-of-way for the purpose of connecting a PVC sewer line
Petitioner: City of Slidell Parish Council District Representative: Hon. T.J. Smith
(*Request for an extension of time - see letter attached*)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JANUARY 14, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Note: Audio and video tapes of this meeting, produced by Parish employees, are considered part of these minutes. Should any action reflected in these written minutes be in conflict with said tapes, the audio/video tapes shall supercede the written minutes.

CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Chairman, Dave Doherty.

ROLL CALL

Present: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph, Doherty

Absent:

Staff Present: Paul Carroll, Jeremy Harrison, Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson

INVOCATION

The Invocation was presented by Mrs. Cazaubon.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Drumm.

APPROVAL OF THE DECEMBER 10, 2013 MINUTES

Willie moved to approve, second by Matthews.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph, Doherty

Nay:

Abstain:

CONSENT CALENDAR (Performance Obligations & Entering Parish Rights-of-Way)

Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

The following items were pulled from the Consent Calendar:

Money Hill, Phase 2A & 2B Subdivision, Ward , District 6

Amount: \$100,000.00 (for sewer) Expires: March 5, 2013

Debtor: Money Hill Plantation Ltd. Partnership Parish Council District Representative: Hon. Richard Tanner

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JANUARY 14, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Doherty moved to pull this item, second by Matthews.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm,
Randolph, Doherty

Nay:

Abstain:

Matthews moved to approve review of this item at the February meeting, second by Willie.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm,
Randolph, Doherty

Nay:

Abstain:

PERFORMANCE OBLIGATIONS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

Willie moved to approve the Consent Calendar less items pulled, second by Matthews.

Yea: Cazaubon, Lorren, Hines, Richard, Willie, Matthews, Davis, Mannella, Drumm,
Randolph, Doherty

Nay:

Abstain:

-----**(End of consent calendar)**-----

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JANUARY 14, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

TENTATIVE SUBDIVISION REVIEW

SD14-01-001

The Estates of Money Hill Plantation, Ward 5, District 6

Developer/Owner: Money Hill Plantation, L.L.C. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell, Mimi Dossett, Money Hill

Opposition: none

Hines moved to grant tentative approval, second by Lorren.

Yea: Cazaubon, Lorren, Hines, Willie, Matthews, Davis, Mannella, Drumm, Randolph, Doherty

Nay:

Abstain: Richard(owns property adjacent to this case)

SD14-01-002

Ruelle Court, Ward 1, District 1

Developer/Owner: Denham Investments, L.L.C. Engineer: Kyle Associates, L.L.C.

Parish Council District Representative: Hon. Marty Dean

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

**Note: Concerns regarding drainage issues due to the Aldrige Oaks pond were discussed by Ruelle de Chene HOA rep. Mr. Charles Richard and homeowner Mrs. Frankie Schweitzer, concerns referred to Paul Carroll.*

Davis moved to grant tentative approval, second by Hines.

Yea: Lorren, Hines, Willie, Matthews, Davis, Mannella, Drumm, Randolph, Doherty

Nay:

Abstain:

Absent: Cazaubon

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

DEVELOPMENTAL AGREEMENTS

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JANUARY 14, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

*Matthews thanked the Parish Council for draft of new ordinance.
Please move nameplates to bottom ledge for easier light visibility.*

NEW BUSINESS

*Introduction of Jeremy Harrison - new Jr. Subdivision Engineer, will be attending
commission meetings.*

ADJOURNMENT

**Mr. Dave Doherty
Chairman**

(CONSENT CALENDAR)

ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS

(Draft Date 2/11/14)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

**TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT, LLC
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 156
ST. ANTHONY STREET; MOBILE, AL 36603; PERMISSION
TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY
KOOP DR. (ROAD ID# R04B010); MARION LANE (ROAD ID#
R04B011); TAMMANY TRACE (ROAD ID# R11A001); AND
EMILE STRAIN ROAD (ROAD ID# R04B002) FOR THE
PURPOSE OF LAYING FIBER OPTIC CABLES.
WARD 4 DISTRICT 5**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$48,000 for a period of six (6) months.

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

10. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

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

MOVED FOR ADOPTION BY _____, SECONDED BY _____
A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE ____ DAY OF _____, 2014, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVE DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

JOB INFORMATION

APPROVED:

DATE:

JOB # **LS07221114**

UNDERGROUND: EST - 8,986 / ACT -

AERIAL: EST - N/A / ACT -

TOTAL FIBER: EST. - 9,996 / ACT. -

FIBER OPTIC INSTALLATION

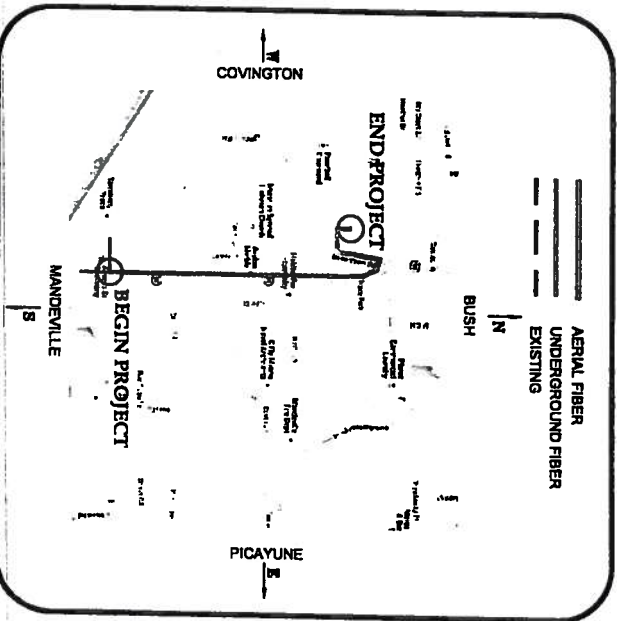
JANUARY 10, 2014


southern
light

PROJECT LOCATION



VICINITY MAP



**ATTENTION PERMITTING DEPARTMENT
DIRECTORY**

DATE	DWG. NAME	DESCRIPTION	AS-BUILT
	LEGEND		
	THAW-01	REFERENCE	
12/28/13	VZ02H-01	UNDERGROUND - U.S. HWY #69	
12/28/13	VZ02H-02	UNDERGROUND - U.S. HWY #59	
12/28/13	VZ02H-03	UNDERGROUND - U.S. HWY #59	
12/28/13	VZ02H-04	UNDERGROUND - U.S. HWY #59	
12/28/13	VZ02H-05	UNDERGROUND - U.S. HWY #59	
12/28/13	VZ02H-06	UNDERGROUND - U.S. HWY #59	
12/28/13	VZ02H-07	UNDERGROUND - U.S. HWY #59	
12/28/13	VZ02H-08	UNDERGROUND - U.S. HWY #59	
12/28/13	VZ02H-10	UNDERGROUND - EMILE STRAIN RD.	
12/28/13	VZ02H-11	UNDERGROUND - EMILE STRAIN RD.	
12/28/13	VZ02H-12	UNDERGROUND - EMILE STRAIN RD.	
12/28/13	VZ02H-13	UNDERGROUND - TO SITE	

CONTACT LIST

PROJECT MANAGER: DONALD COOPER - (251) 209-415

ENGINEER: KEEGAN HAMILTON - (251)-682-1111

PROJECT CONTACT: CAROLINA WEAVER - (251) 445-1111
JENNIFER JOHNSON - (251) 445-1111

CROWN CASTLE
SITE NAME: ABITA SPRINGS
(EMILE STRAIN RD.)
SITE ID # 870051 / #810052
LAND OWNER: ST. TAMMANY PARISH

Enter Parish R.O.W.

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2-11-14

(Draft Date 2/11/14)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

**TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT, LLC
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 156
ST. ANTHONY STREET; MOBILE, AL 36603; PERMISSION
TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY
EMILE STRAIN ROAD (ROAD ID# R04B002) FOR THE
PURPOSE OF LAYING FIBER OPTIC CABLES.
WARD 4 DISTRICT 5**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$5,000 for a period of six (6) months.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

10. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

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

MOVED FOR ADOPTION BY _____, SECONDED BY _____
A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE ____ DAY OF _____, 2014, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVE DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

T-MOBILE BYERS GLOBAL SIGNAL

#70321 HWY #59 - ABITA SPRINGS LA

PLANS FOR PROPOSED PROJECT:

JOB INFORMATION

FIBER OPTIC INSTALLATION

APPROVED: _____

DATE: _____

JOB # LS05311102

UNDERGROUND: EST - 7,368' / ACT -

AERIAL: EST - N/A / ACT -

TOTAL FIBER: EST - 7,368' / ACT -

JANUARY 16, 2014

CONTACT LIST

PROJECT MANAGER: D. COOPER - (251) 209-4155

ENGINEER: KEEGAN HAMILTON - (251) 753-1414

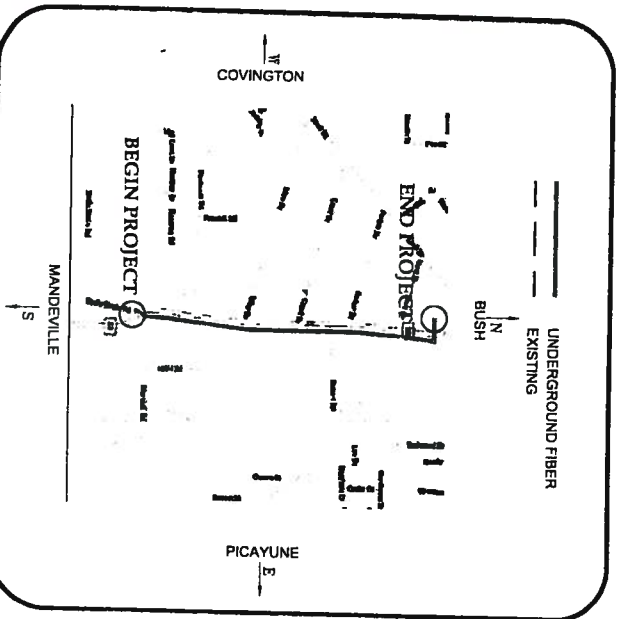
PROJECT CONTACT: CAROLINA WEAVER - (251) 445-1010

JENNIFER JOHNSON - (251) 445-1616

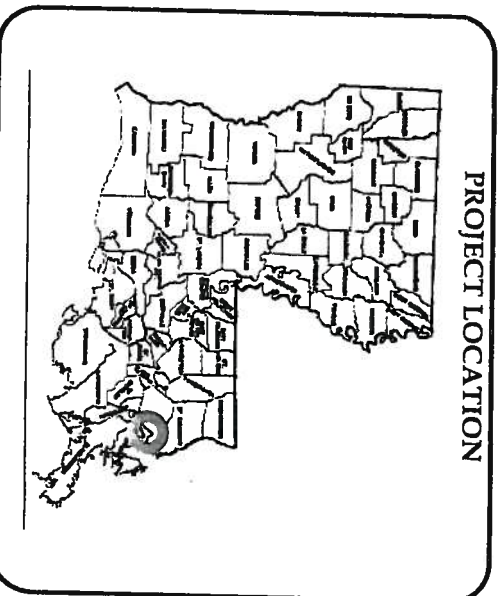
LAT: 30° 45' 15.5"

LONG: 90° 34' 15.2778"

VICINITY MAP



PROJECT LOCATION



ATTENTION PERMITTING DEPARTMENT DIRECTORY

DATE	DWG. NAME	DESCRIPTION	AS-E
	LEGEND		
12/29/13	VZ02-10	REFERENCE	
12/29/13	TBGS-01	UNDERGROUND - U.S. HWY #59	
12/29/13	TBGS-02	UNDERGROUND - U.S. HWY #59	
12/29/13	TBGS-03	UNDERGROUND - U.S. HWY #59	
12/29/13	TBGS-04	UNDERGROUND - U.S. HWY #59	
12/29/13	TBGS-05	UNDERGROUND - U.S. HWY #59	
12/29/13	TBGS-06	UNDERGROUND - U.S. HWY #59	
12/29/13	TBGS-07	UNDERGROUND - U.S. HWY #59	
12/29/13	TBGS-08	UNDERGROUND - U.S. HWY #59	
12/29/13	TBGS-09	UNDERGROUND - U.S. HWY #59	
12/29/13	TBGS-10	UNDERGROUND - U.S. HWY #59	
12/29/13	TBGS-11	UNDERGROUND - U.S. HWY #59	
12/29/13	TBGS-12	UNDERGROUND - TO SITE	

4/10/14 11:13 AM 13 virtual forces.com/apev/pet.cash/view/?id=0183000009/DIV&file=crw14e=

Enter Parish R.O.W.

EMILE STRAIN RD.

2-11-14

(Draft Date 2/11/14)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

**TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT, LLC
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 156
ST. ANTHONY STREET; MOBILE, AL 36603; PERMISSION
TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY
KOOP DR. (ROAD ID# R04B010); MARION LANE (ROAD ID#
R04B011); TAMMANY TRACE (ROAD ID# R11A001); AND
EMILE STRAIN ROAD (ROAD ID# R04B002) FOR THE
PURPOSE OF LAYING FIBER OPTIC CABLES.
WARD 4 DISTRICT 5**

NOW, THEREFORE, BE IT RESOLVED, by the St. Tammany Parish Planning Commission that it hereby grants permission to the aforementioned petitioner to enter Parish right-of-way for the aforementioned purposes, subject to the following conditions:

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$48,000 for a period of six (6) months.

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

10. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

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

MOVED FOR ADOPTION BY _____, SECONDED BY _____
A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE ____ DAY OF _____, 2014, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVE DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

2-11-14

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of February 4, 2014)

CASE NO.: MS14-01-005

OWNER/DEVELOPER: C&C Homebuilders Construction, Inc.

ENGINEER/SURVEYOR: John G. Cummings & Associates, Inc.

SECTION: 33

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

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

GENERAL LOCATION: The property is located on the east side of Bunny Lane and south of Joiner-Wymer Road, west of Covington, Louisiana.

SURROUNDING LAND USES: North - low density residential
 South - low density residential
 East - low density residential
 West - low density residential

TOTAL ACRES IN DEVELOPMENT: 2.45

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 1.23 acres

ZONING: A-3 Suburban

REASONS FOR PUBLIC HEARING: Parcel being resubdivided is part of an existing minor subdivision

STAFF COMMENTARY:

Department of Development - Planning

The owner of the property is proposing to resubdivide an existing lot (Lot LL2) within a previously approved administrative minor subdivision into a total of two (2) lots; and since said proposal complies with parish code requirements, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None

JOINER-WYMER ROAD (SIDE)

REFERENCE BEARING:
Iron Rod A to Iron Rod B
S00°34'13"E
(per Reference Survey)

LEGEND

- ⊗ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET

CORNER A is reported to be N00°26'48"W
1475.95' & West 1067.98' from the Southeast
Corner of Section 33, T6S, R10E.



BUNNY LANE (ASPHALT)

N00°34'13"W 231.51'
115.75'
115.76'

LL1

EAST
461.86'

POB

LOT LL2-1
1.227 ACRES

WEST 461.86'
EAST 461.86'

LOT LL2-2
1.227 ACRES

461.86'
WEST
LL3

231.30'
S00°34'13"E
115.75'
231.51'
115.76'
S00°34'13"E

ATTENTION TO CLERK OF COURT: CHAIRMAN, PLANNING COMMISSION

PARCEL LL2 REPRESENTS A PORTION OF A PREVIOUSLY APPROVED PARCEL AS A PART OF ST. TAMMANY PARISH MINOR SUBDIVISION CASE NO. MS07-01-007, RECORDED UNDER MAP FILE NO. 4392A AND FILED FOR RECORD ON JANUARY 25, 2007. THE PARISH OF ST. TAMMANY REQUEST THAT THE CLERK OF COURT MAKE MENTION OF SAME WITHIN THE MARGIN OF THE ORIGINAL RECORDED FILING, TO SERVE AS OCCASION MAY REQUIRE.

NOTES:

1. This property is located in Flood Zone A, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.

2. Building Setback Lines must be verified by St. Tammany Parish Planning Department.

REFERENCE SURVEY:

Survey for Lalandops, LLC & Bobby Key by Thomas J. Fonctuberta, Surveyor, dated September 7, 2006, filed St. Tammany Parish Clerk of Court Map File No. 4392A.

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

APPROVAL:

AN AMENDED MINOR SUBDIVISION OF LOT LL2, INTO LOTS LL2-1 & LL2-2, LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **C & C Homebuilders, LLC**

SHOWING A SURVEY OF: AN AMENDED MINOR SUBDIVISION OF LOT LL2, INTO LOTS LL2-1 & LL2-2, LOCATED IN SECTION 33, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

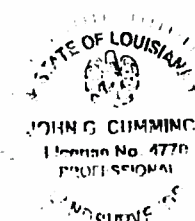
John G. Cummings
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'

JOB NO. 13198

DATE: 10-22-2013

REVISED: 1-07-2014



MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of February 4, 2014)

CASE NO.: MS14-01-006

OWNER/DEVELOPER: Michael Caruso

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

SECTION: 12

WARD: 2

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

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

GENERAL LOCATION: The property is located at the northeast corner of LA Highway 40 and LA Highway 1080, east of Folsom, Louisiana.

SURROUNDING LAND USES: North - low density residential
 South - low density residential
 East - low density residential
 West - low density residential

TOTAL ACRES IN DEVELOPMENT: 6.21

NUMBER OF LOTS/PARCELS: 4 TYPICAL LOT SIZE: 1+ acres

ZONING: A-1 & A-2 Suburban

REASONS FOR PUBLIC HEARING: One or more parcels are being accessed by a private drive

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create four parcels from two parent parcels; and since the private drive will only provide access to one (1) parcel within the minor subdivision, said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Therefore, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None

Legend:

- This point is N68°04'E,
210.9'; N45°59'18"W,
97.70'; N45°59'18"W,
11.48'; N03°45'09"E,
236.46 from the 1/4 Common
to Sections 11 & 12 T6S R10E,
St. Tammany Parish, Louisiana*

THIS MAP IS IN ACCORDANCE WITH A
PHYSICAL SURVEY MADE ON THE
GROUND UNDER THE SUPERVISION 10.82'-
OF THE UNDERSIGNED.

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

MINOR SUBDIVISION OF
PROPERTY LOCATED IN
SECTION 12 TOWNSHIP
5 SOUTH RANGE 10 EAST
INTO PARCELS A, B, C
& D, ST. TAMMANY PARISH,
LOUISIANA FOR MICHAEL
CARUSO

BRUCE M. BUTLER, III
License No. 4894
PROFESSIONAL

LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

LS Land Surveying, Inc.
518 N. Columbia Street
Covington, LA 70433
(905) 892-6271 office (905) 898-0355 fax

FILED FOR RECORD

CHRMN, PLANNING COMMISSION

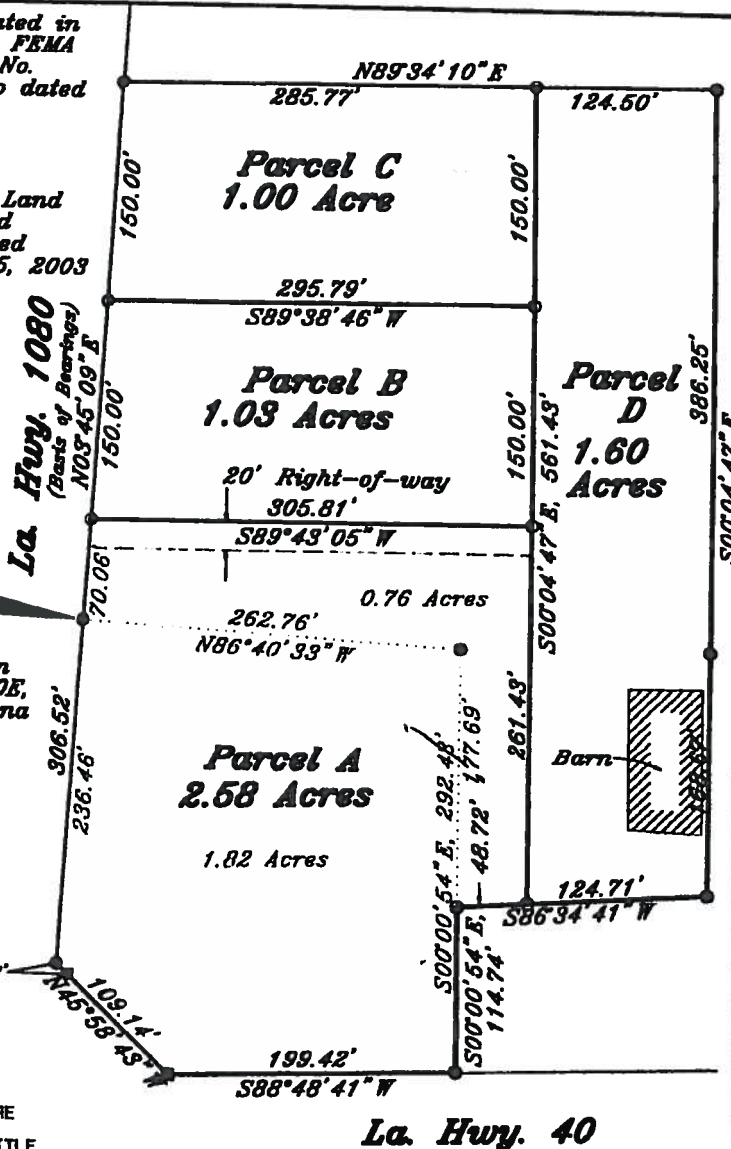
DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE _____

FILE NO.



PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of February 4, 2014)

CASE NO.: SD14-01-001P

SUBDIVISION NAME: The Estates of Money Hill Plantation

DEVELOPER: Money Hill Plantation, LLC
100 Country Club Drive
Abita Springs, LA 70420

ENGINEER/SURVEYOR: J. V. Burkes & Associates

SECTIONS 25&36
TOWNSHIP 5South
RANGE 12East

WARD: 5
PARISH COUNCIL DISTRICT: 6

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**

TOTAL ACRES IN DEVELOPMENT: 54.027

NUMBER OF LOTS: 10 AVERAGE LOT SIZE: 5± Acres

SEWER AND WATER SYSTEMS: Individual

ZONING: A-2 Suburban

FLOOD ZONE DESIGNATION: C

TENTATIVE APPROVAL GRANTED: January 14, 2014

STAFF COMMENTARY:

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved subject to the following:

Drainage Comments:

- a. Typical lot drainage arrows are needed. However, we understand that the lots will not all drain to the roadway (FRONT). Therefore, a waiver of this requirement needs to be requested;

- b. Need culvert schedule for each lot;
- c. Roadside ditches cannot be used for detention all in accordance with S/D Ordinance #499. Therefore, the hydrologic study must be revised to conform to #499.
- d. State Geoid used;
- e. Need a predial servitude of passage for North Money Hill Parkway from LA Hwy #21 to the south end of lot #8. The servitude must indicate meets & bounds and include the expanded width at LA Hwy #21. This predial servitude is needed on the plat to be recorded.

Stormwater Comments:

- f. Maintain SWPPP on construction site to be available for SW inspections.

Traffic Comments:

- g. A signage plan is needed;
 - h. A drainage and pavement plan is needed;
 - i. A detail of the intersection of Money Hill Parkway @ LA 21 is required, including required radii and turn lane(s) in accordance with previous correspondence and LA DOTD driveway permit.
- 3. No Maintenance Obligation is required since this project fronts on a State Highway.
 - 4. No Mandatory Developmental fee is required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

Department of Environmental Services

None

Department of Development - Planning

Informational Items:

- 1. Parish code requires that a land clearing permit be applied for and obtained through the Department of Development prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of February 4, 2014)

CASE NO.: SD04-08-024PP9

SUBDIVISION NAME: Bedico Creek, Parcel 9 "Deer Park"

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

ENGINEER/SURVEYOR: Kelly J. McHugh & Associates, Inc.

SECTIONS 6
TOWNSHIP 7South
RANGE 10East

WARD: 1
PARISH COUNCIL DISTRICT: 1

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**

TOTAL ACRES IN DEVELOPMENT: 14.03

NUMBER OF LOTS: 67 AVERAGE LOT SIZE: varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

TENTATIVE APPROVAL GRANTED: May14, 2014

STAFF COMMENTARY:

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved subject to the following:
 - a. Show Bench Mark on plat;
 - b. Road names are the same, check with 9-1-1 administrator;
 - c. Street names signs are GREEN background with WHITE LETTERING for private subdivision.

3. No Maintenance Obligation is required since this is an extension of a private subdivision.
4. No Mandatory Developmental fee is required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

Informational Items:

Department of Environmental Services

1. Provide Tammany Utilities with a complete set of the water and sewer plans for review and comment.
2. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
3. No work order will be issued until the submitted plans and specifications are approved by the DHH.

Department of Development - Planning

None

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of February 4, 2014)

CASE NO.: SD08-06-008P1

PROPOSED SUBDIVISION NAME: Tamanend, Phase 1

DEVELOPER: Weyerhaeuser Real Estate Development Co.
100 Mariners Blvd. Suite 10
Mandeville, LA 70448

ENGINEER/SURVEYOR: Richard C. Lambert Consultants LLC/Kelly McHugh & Associates, Inc.

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

TYPE OF DEVELOPMENT:	<input type="checkbox"/>	URBAN (Residential lots less than 1 acre)
	<input type="checkbox"/>	SUBURBAN (Residential lots between 1-5 acres)
	<input type="checkbox"/>	RURAL (Residential Farm Tract lots 5 acres plus)
	<input checked="" type="checkbox"/>	OTHER (PUD, Multi-family, commercial or industrial)

TOTAL ACRES IN DEVELOPMENT: 180.309

NUMBER OF LOTS: 6 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A10 & C

TENTATIVE APPROVAL GRANTED: Applying for revised approval at the February 11, 2014 meeting.

STAFF COMMENTARY:

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved subject to the following:
 - a. Show size of culvert for subsurface drainage under proposed parking lot St. Tammany Parish Learning Center;
 - b. Show invert of the ditch tying into the pond on Provision Landing;

- c. Show minimum width of five (5) feet for working area on typical linear detention pond (see sheet No. 2T);
 - d. Provide cut/fill calcs. for area six (6) since some areas are below the adjacent B.F.E. of 27.0 M.S.L.;
 - e. Enlarge and label watershed schematic model to make legible;
 - f. Revise plat from "Parish Engineer" to "Director of Engineering";
 - g. All entrances should be constructed with 1 inbound lane and 2 outbound lanes (exclusive left and right turn lanes) coming from the development. According to the traffic study, at full build out, there will also be a 2nd left turn lane required coming out of the development at 2 of the entrances. It is recommended that these entrances be built wide enough to accommodate the addition of these dual left turn lanes at a later date;
 - h. Left turn access into the STP "Park & Ride" from Tamanan Way can be allowed with an exclusive left turn bay. However, left turn access out should be prohibited. Vehicles should turn right and make a "U" turn via the "round about" if they wish to access LA 434 from the Park & Ride.
 - i. Label the "Park & Ride" area;
 - j. The original TIA showed the need for left turn lanes off of the LA 434, however those turn lanes are not shown in the plans;
 - k. Detailed plans must be submitted and approved for all required turn lanes on LA 434;
 - l. Need Legal Description on the plat.
3. No Maintenance Obligation is required since this projects fronts on a State Highway.
 4. Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

Department of Environmental Services

1. Provide Tammany Utilities with a complete set of the water and sewer plans for review and comment.
2. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
3. No work order will be issued until the submitted plans and specifications are approved by the DHH.

Department of Development - Planning

(See staff comments from the tentative subdivision staff report.)

FINAL
SUBDIVISION
REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of February 4, 2014)

CASE NO.: SD14-01-001F

SUBDIVISION NAME: The Estates of Money Hill Plantation

DEVELOPER: Money Hill Plantation, LLC
100 Country Club Drive
Abita Springs, LA 70420

ENGINEER/SURVEYOR: J. V. Burkes & Associates, Inc.

SECTIONS	25&36	WARD:	5
TOWNSHIP	5 South	PARISH COUNCIL DISTRICT:	6
RANGE	12 East		

TYPE OF DEVELOPMENT:	<input type="checkbox"/>	URBAN (Residential lots less than 1 acre)
	<input checked="" type="checkbox"/>	SUBURBAN (Residential lots between 1-5 acres)
	<input type="checkbox"/>	RURAL (Residential Farm Tract lots 5 acres plus)
	<input type="checkbox"/>	OTHER (Multi family, commercial or industrial)(PUD)

TOTAL ACRES IN DEVELOPMENT: 54.027

NUMBER OF LOTS: 10 AVERAGE LOT SIZE: 5± Acres

SEWER AND WATER SYSTEMS: INDIVIDUAL

ZONING: A-2 Suburban

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on January 31, 2014. The inspection disclosed that the 2" base course of asphalt has been constructed with the wearing course to follow in the near future. Road shoulders need final grading. Roadside drainage is functioning.
2. The following uncompleted items existed at the time of the final inspection:
 - a. Need base test results;
 - b. Need asphalt test results;
 - c. Need floppy disk or latest format;
 - d. Need tabulation of driveway culvert sizes & type of material;

- e. Need engineer's stamp on As-Built drawings;
 - f. Direction of drainage on individual lots is needed. However, some lots will not drain to the roadway and will not drain to a "drainage servitude". The developer is requesting a waiver of this requirement because of the rolling terrain. The Department of Engineering has no objection to this waiver. A 2/3 affirmative vote of the Planning Commission membership is required for a waiver;
 - g. Ditch invert elevations at each property corner are needed;
 - h. 9-1-1 addresses are needed on each lot;
 - i. Developer's signature is needed on the plat;
 - j. A predial servitude for roadway is needed from lot# 8 (turn around) to LA HWY 21 to be shown on the plat;
 - k. Revise the certification by removing the two (2) paragraphs above DEDICATION;
 - l. Make a note on the plat and paving & drainage drawing that 2" of asphalt is existing with an additional two (2) inches at a later date.
 - m. The hydrology study needs to be revised to conform with S/D Ordinance #499.
3. Should the Planning Commission approve the request for final approval a Performance Obligation will be required for the infrastructure in the amount of 2956 liner feet x 1/4 x \$40.00 per linear foot = \$29,000 for a period of six (6) months. No Warranty Obligation is required at this time.
4. 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.
5. No mandatory development fees are required since a public hearing was held prior to January 1.

Department of Environmental Services

None

Department of Development - Planning

None

1

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 766 linear feet x \$25.00 per linear foot = \$19,200 for a period of five (5) years.
4. 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.

5. Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077 per lot x 8 lots = \$8,616

Drainage Impact Fee = \$1,114 per lot x 8 lots = \$8,912

Fees are due before subdivision plats can be signed.

Department of Environmental Services

1. Provide Tammany Utilities with a complete set of the water and sewer as-built plans.
2. Fire hydrants must be painted according to parish code. Upon completion of the water system, the fire hydrants shall be tested for gpm capacity. The barrel of each fire hydrant shall be painted chrome yellow and the top and the nozzle caps of each hydrant are to be painted as follows:
 - Class A (1,000 gpm or greater): Green
 - Class B (500-1,000 gpm): Orange
 - Class C (<500 gpm): Red
3. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
4. 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.
5. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats are to be signed until all items are satisfactorily completed.

Department of Development - Planning

None

OLD BUSINESS

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of February 4, 2014)

CASE NO.: SD08-06-008

PROPOSED SUBDIVISION NAME: TAMANEND

DEVELOPER: Weyerhaeuser Real Estate Development Co.

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 3, 4 & 9

WARD: 7 & 9

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 7 & 11

RANGE: 13 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 on the east side of LA Highway 434, approximately
 ½ north of the intersection with Folgers Drive, north of Lacombe, LA.

SURROUNDING LAND USES: North - rural residential
 South - undeveloped
 East - undeveloped
 West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 180.3 (Phase 1) & 708+/- (future phases)

NUMBER OF LOTS: 6 (Phase 1) TYPICAL LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: Planned Unit Development (P.U.D.)

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

OVERVIEW:

This proposal represents a revision to the original tentative subdivision plat that was approved by the commission back in June of 2008, when at the time the development was known as "University Square".

The original proposal comprised four (4) phases consisting of 919 lots. However, the current revised plat now envisions a phase 1 that will include a town center, a college and high school campus, as well as some

residential units. All other areas depicted on the revised plat are labeled as future phases since the developer has not yet determined the layouts for said future phases.

Department of Planning

1. The zoning designation in the information block on the plat indicates that said zoning “varies”, when in fact, said zoning is “Planned Unit Development”. Therefore, the plat needs to be corrected.
2. Restrictive covenant number three (3) states that the setbacks will vary; however, since this is a PUD, the setbacks should be site specific for each lot or phase. Therefore, the developer needs to provide the setbacks on the plat for the phase 1 lots.

The staff recommends approval of the revised tentative plat subject to the developer complying with all staff comments.

Department of Engineering

1. The attached letter has been supplied with respect to the traffic study for the development. Until such time that the revised TIA is received, Phase 2 will not receive approval. This submittal for Tentative approval of the roads only is approved with the understanding that should the revised TIA require additional upgrades to the roadways, those upgrades will take place at the appropriate time.
2. A DOTD driveway permit is required. All turn lanes as identified in the TIA shall conform to DOTD standards and requirements, including but not limited to, required storage lengths. Any other requirements that are put in place by DOTD as part of the driveway permit process shall also be the sole responsibility of the developer.
3. Add the following statement to Restrictive Covenant No. 6 “or one (1) foot above crown of street whichever is greatest.

Informational Items:

1. Need Legal Description on Preliminary Plat.

Department of Environmental Services

None



Kelly McHugh
&
Associates, Inc.

January 13, 2014

St. Tammany Parish
Department of Engineering
Attn: Ms. Rebecca Lala, PE
P.O. Box 628
Covington, LA 70434

**RE: Tamanend Development
formerly Highway 434 Property Development
TIA Amendment**

Rebecca,

The revised master plan layout prepared by Reich Associates, and presently before the St. Tammany Parish Planning Commission, of Tamanend Development (formerly Highway 434 Property Development) has negligible density & traffic difference with regard to the Phase 1 town center, college & high school campus, and residential units; However, there is also an added proposed Phase 2 business park with office and warehouse area to the development.

We will amend the original traffic study to incorporate the proposed Phase 2 new offices and warehouses into the overall traffic study when the Phase 2 business park is submitted for tentative approval. The results of the original traffic analysis indicated that with the recommended roadway and intersection improvements, all the intersections will operate at acceptable levels of service in each of the Phase 1 development areas, and we expect that the local & global recommended traffic improvements will accommodate the revised development layout.

Attached please find the original and revised site plan for your use.

Please phone us at 626-5611 if you have any questions.

Sincerely,



Stephen Chandler, PE

SC
Attachments
Cc: Sidney Fontenot
Scott Gilbert
Jeff Schoen
Mike Saucier

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

Civil Engineers

Land Surveyors



Pat Brister
Parish President

St. Tammany Parish Government

Department of Engineering

P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2552
Fax: (985) 898-5205
Email: eng@stpgov.org

February 4, 2014

OLD BUSINESS

February 11, 2014 Agenda

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

Re: Enter Parish Right of Way (Res. No. 12-055'
Specifically Portion of Lindberg Dr.
For the Purpose of Laying & Connecting an 8" PVC Water Line

Honorable Commissioners:

The above referenced resolution was adopted on July 10, 2012.

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The petitioner has not furnished all documentation and is requesting an extension of time. See attached letter dated January 30, 2014 from the petitioner's engineer.

Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with the project.

The Department of Engineering has no objection to extension.

ACTION REQUIRED:

Extend adoption date to 02/11/2014, thereby extending the six (6) months submittal of documentation to 08/11/2014 and the completion date to 02/11/16.

Sincerely,

A handwritten signature in blue ink, appearing to read "C. Williams", is written over a horizontal line.

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

Enclosure: 01/30/14 Email

xc: Honorable T. J. Smith
Ms. Leslie Long
Mr. Greg Gorden

Mr. Earl J. Magner, P.E., P.L.S.
Mr. Ron Keller
Mr. Jeremy R. Harrison, E.I.

J. V. Burkes & Assoc.
PDRG

Colleen H. Hattaway

From: jds@jonesfussell.com
Sent: Thursday, January 30, 2014 10:24 AM
To: Sean Burkes; Colleen H. Hattaway
Cc: Donna ODell; Chris Jean
Subject: RE: Right to enter right of way ---12-055 McKinney & Lindberg Road

Many thanks. JDS

From: Sean Burkes [<mailto:sburkes@jvburkes.com>]
Sent: Thursday, January 30, 2014 10:21 AM
To: Colleen Hattaway
Cc: jds@jonesfussell.com; Donna ODell
Subject: Right to enter right of way ---12-055 McKinney & Lindberg Road

Mr. Earl,

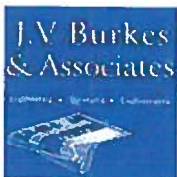
We would respectfully request an extension of time for 12-055 right to enter right of way for McKinney & Lindberg Dr. near Slidell. This project has involved many different parties to extend water service to the area and coordination has taken longer than expected. The plans have been reviewed and we expect construction to begin within 120 days.

Thanking you in advance.

Sincerely,

Sean M. Burkes, P.E., P.L.S.
J.V. Burkes & Associates, Inc.
1805 Shortcut Highway
Slidell, La. 70458

(985) 640-1298 cell
(985) 649-0075
(985) 649-0154 fax
www.jvburkes.com



No virus found in this message.

Checked by AVG - www.avg.com

Version: 2013.0.3462 / Virus Database: 3681/7027 - Release Date: 01/23/14

Internal Virus Database is out of date.



Pat Brister
Parish President

St. Tammany Parish Government

Department of Engineering

P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2552
Fax: (985) 898-5205
Email: eng@stpgov.org

February 4, 2014

OLD BUSINESS

February 11, 2014 Agenda

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

Re: Enter Parish Right of Way (Res. No. 12-057)
Specifically Portion of McKinney Rd.
For the Purpose of Laying & Connecting a 10" PVC Sewer Line

Honorable Commissioners:

The above referenced resolution was adopted on July 10, 2012.

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The petitioner has not furnished all documentation and is requesting an extension of time. See attached letter dated January 22, 2014 from City of Slidell.

Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with the project.

The Department of Engineering has no objection to extension.

ACTION REQUIRED:

Extend adoption date to 02/11/2014, thereby extending the six (6) months submittal of documentation to 08/10/2014 and the completion date to 02/11/16.

Sincerely,

A blue ink signature of Eddie Williams, written in a cursive style.

Eddie Williams
Parish Engineer/Director of Engineering

Enclosure: 01/22/14 Letter

xc: Honorable T. J. Smith
Ms. Leslie Long
Mr. Greg Gorden

Mr. Earl J. Magner, P.E., P.L.S.
Mr. Ron Keller
Mr. Jeremy R. Harrison, E.I.

DDG
City of Slidell - Attn: Donna
O'Dell, P.E., Ph.D.

January 22, 2014

St. Tammany Parish, Dept. of Engineering
ATTN: Earl Magner
21415 Koop Drive
Mandeville, LA 70471

RE: R/W entry, Resolution 12-057
Specifically Portion of McKinney Rd.
For the Purpose of Laying & Connecting a 10" PVC Sewer Line
Lindberg Dr. Sewer Improvements Project
Slidell File No. 300-95

Dear Mr. Earl:

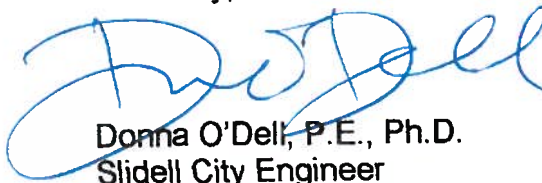
The City of Slidell has awarded the above referenced project to Leon Lowe & Sons. We are currently awaiting execution of the contract.

The hold harmless agreement and acknowledgement forms are also being executed. In addition, the contractor is adding St Tammany Parish as an additional insured on the insurance certificate and on their performance bond. I will send all these to you as soon as they are finalized. Design drawings have already been submitted to your office for review. As noted previously, the construction time is 120 calendar days.

For these reasons, please accept this request to **extend the permission to enter right of way granted in Parish Resolution 12-057 for another 12 months.**

Please contact me if you have any questions regarding this request.

Sincerely,



Donna O'Dell, P.E., Ph.D.
Slidell City Engineer

cc: Tim Mathison, Slidell CAO
Tommy Buckel, DDG Design Engineer
Eddie Williams, St Tammany Parish Engineering

*City of Slidell * Engineering Department*

Donna O'Dell, Ph.D., P.E., City Engineer
250 Bouscaren St., Suite 302, Slidell, LA 70458 • P.O. Box 828, Slidell, LA 70459
Freddy Drennan - Mayor
(985) 646-4270 FAX (985) 646-6124

