

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 9, 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 AUGUST 12, 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

MINOR SUBDIVISIONS

MS14-07-045

A 10.0 acre parcel into Parcels A, B & C, Ward 5, District 6
Owner: John Hagood Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner
(POSTPONED AT THE AUGUST 12, 2014 MEETING)

MS14-08-048

Lot 2 consisting of 4.056 acres into lots 2A & 2B, Ward 7, District 7
Owner: Lisa & Keith McElrath Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Jacob Groby

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

PETITIONS/REQUESTS

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
SEPTEMBER 9, 2014
MANDEVILLE, LOUISIANA

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-07-001

Revocation of a portion of Powerline Road located on the north side of LA Highway 40, northwest of Bush, Louisiana, Ward 5, District 6

Applicant: James P. Stoyanoff Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

(POSTPONED AT THE AUGUST 12, 2014 MEETING)

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD04-08-024PB2-1

Bedico Creek, Bubble 2-1, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

SD04-01-00PB

Guste Island Estates, Parcel B, Ward 1, District 4

Developer/Owner: Guste Island Holding, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Reid Falconer

SD14-09-005P

Simpson Farms, Ward 3, District 3

Developer/Owner: Pruden Creek Partners, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

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

FINAL SUBDIVISION REVIEW

SD04-05-015F4

Northpointe Business Park, Phase 4, Ward 1, District 3

Developer/Owner: Northpointe Business Park, L.L.C. Engineer: Acadia Land Surveying, L.L.C.

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

SD14-05-003F7A

Money Hill Plantation, Phase 7A, Ward 6, District 6

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

Parish Council District Representative: Hon. Richard Tanner

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
SEPTEMBER 9, 2014
MANDEVILLE, LOUISIANA

SD13-04-001F

Ironwoods, Ward 6, District 6

Developer/Owner: Weyerhaeuser Real Estate Dev., L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix B, Chapter 40 of Subdivision Regulatory Ordinance No. 499, specifically, Section 40-032.04 relative to the roadway elevation standards.

OLD BUSINESS

SD13-07-003P

Berkshire, Ward 8, District 9

Developer/Owner: Berkshire Partners, L.L.C. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellisario

(Request by developer to extent preliminary approval to December 31, 2014)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, AUGUST 12, 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, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Absent: Hines
Staff Present: Rebecca Lala, Jeremy Harrison, Katherine Ostarly, Mike Sevante, Ron Keller, Jay Watson

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Matthews.

APPROVAL OF THE JULY 8, 2014 MINUTES

Matthews moved to approve, second by Randolph.

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

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.

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

MS14-07-040

A 145.65 acre parcel (Tract D) into Tracts D-1 thru D-4, Ward 1, District 1
Owner: All State Financial Company, et al. Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

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

Matthews moved to approve, second by Richard.

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

Nay: None

Abstain: None

MS14-07-041

A 24.5 acre parcel into Tracts A1, C, D & E, Ward 7, District 7
Owner: Wesley Dick, et al. Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Jacob Groby

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

Matthews moved to approve, second by Davis.

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

Nay: None

Abstain: None

MS14-07-042

A 60.98 acre parcel into Parcels A thru D, Ward 2, District 2
Owner: Lionel Ingram Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. Dennis Sharp

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

Cazaubon moved to approve, second by Lorren.

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

Nay: None

Abstain: None

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

MS14-07-044

A 20.101 acre parcel into Parcels C thru F, Ward 2, District 3
Owner: Varnado, et al. Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson
General Location: The property located on the west side of LA Highway 1080 and southeast of Phillips Road, northeast of Folsom, Louisiana.

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

Cazaubon moved to approve, second by Willie.

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

Nay: Matthews

Abstain: None

MS14-07-045

A 10.0 acre parcel into Parcels A, B & C, Ward 5, District 6
Owner: John Hagood Surveyor: John G. Cummings & 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: John Hagood Opposition: none

Cazaubon moved to postpone, second by Willie.

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

Nay: None

Abstain: None

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-07-001

Revocation of a portion of Powerline Road located on the north side of LA Highway 40, northwest of Bush, Louisiana, Ward 5, District 6
Applicant: James P. Stoyanoff Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
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A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Martha ""Jinx"" Jumonville Opposition: none

Matthews moved to postpone, second by Davis.

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

Nay:

Abstain:

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD08-06-008PBP

Tamanend Business Park, Wards 7 & 9, Districts 7 & 11

Developer/Owner: WREDCO Engineer: Kelly McHugh & Associates, Inc.

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

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

Davis moved to grant preliminary approval, second by Matthews.

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

Nay: None

Abstain: None

SD11-11-005P3

Coquille, Phase 3, Ward 1, District 4

Developer/Owner: McInt, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Reid Falconer

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

Richard moved to grant preliminary approval, second by Manella.

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

Nay: Matthews

Abstain: None

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

FINAL SUBDIVISION REVIEW

SD04-08-024F5

Bedico Creek, Phase 5, Ward 1, District 1

Developer/Owner: Bedico Creek Preserve, L.L.C.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

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

Matthews moved to approve, second by Davis.

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

Nay: None

Abstain: None

SD11-11-005F2

Coquille, Phase 2, Ward 1, District 4

Developer/Owner: Forest Lake Estates, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Reid Falconer

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

Davis moved to approve, second by Randolph.

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

Nay: Matthews

Abstain: None

SD04-01-002FD-2

Guste Island Estates, Parcel D-2 , Ward 1, District 4

Developer/Owner: McInt, L.L.C.

Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Reid Falconer

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

Matthews moved to approve, second by Davis.

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

Nay: None

Abstain: None

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JULY 8, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

SD02-06-013F5-2

Turtle Creek, Phase 5-2 , Ward 8, District 9

Developer/Owner: Cross Gates, Inc. Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellisario

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

Cazaubon moved to approve, second by Lorren.

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

Nay: None

Abstain: None

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

Mr. Dave Doherty
Chairman

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 5, 2014)

CASE NO.: MS14-07-045

OWNER/DEVELOPER: John Haygood

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

SECTION: 29

WARD: 5

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 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 south side of Honeysuckle Road and west of LA Highway 1083, west of Bush, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 10.0

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: Varies

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Two of the parcels are being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create three (3) parcels from one parent parcel, and since two of the parcels are being accessed by a private drive, said drive must be constructed to a minimum parish standard in accordance to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499.

Furthermore, said private drive needs to be named by the owner prior to the survey being recorded for public record.

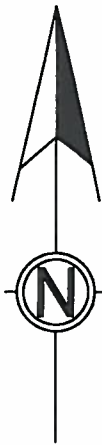
The staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None



REFERENCE BEARING:
Iron Pipe A to Iron Rod B
South
(per Reference Survey)

HONEYSUCKLE ROAD

N89°12'31"W
279.21'

S89°12'31"E 330.15'

A

THIS CORNER is reported
to be South 863.90' &
N89°15'W 280.50' from
the 1/4 Section Corner
common to Sections 28
& 29, T5S, R12E.

PARCEL A
6.628 ACRES

35' RIGHT OF WAY

WEST 295.0'
EAST 295.0'

PARCEL B
1.686
ACRES

WEST 295.0'
EAST 295.0'

PARCEL C
1.686
ACRES

WEST 295.0'
EAST 295.0'

NORTH 1319.99'

249.0'

294.0'

SOUTH 249.0'

SOUTH 498.0'

294.0'

SOUTH 1319.05'

249.0'

294.0'

SECTION 29

SECTION 28

LEGEND

- = 3/4" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊗ = 3/8" IRON ROD FOUND

NOTES:

1. 1/2" IRON RODS TO BE SET UPON APPROVAL
2. This property is located in Flood Zones A, B, & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989 and LOMA Case No. 00-06-1636A, dated September 29, 2000.

APPROVAL:

A MINOR SUBDIVISION OF 10.00 ACRES OF LAND
INTO PARCELS A, B, & C, LOCATED IN SECTION
29, TOWNSHIP 5 SOUTH, RANGE 12 EAST, ST.
TAMMANY PARISH, LOUISIANA.

DAVE DORRANCE
CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED

FILE NO.

REFERENCE SURVEY:

Survey for John H. Hagood by John G. Cummings,
Surveyor, dated July 21, 2000, Job No. 0130A.

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.

(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: **John H. Hagood**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF A PARCEL OF LAND LOCATED
IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 12 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" = 200'

JOB NO. 0130-A1

DATE: 7-8-2014

REVISED:

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of September 2, 2014)

CASE NO.: MS14-08-048

OWNER/DEVELOPER: Lisa & Keith McElrath

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

SECTION: 19

WARD: 7

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 7

RANGE: 13 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 south side of Miss Lou Road, Lacombe, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 4.056

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: Varies

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: One of the lots is being accessed by a private drive

STAFF COMMENTARY:

Department of Development - Planning

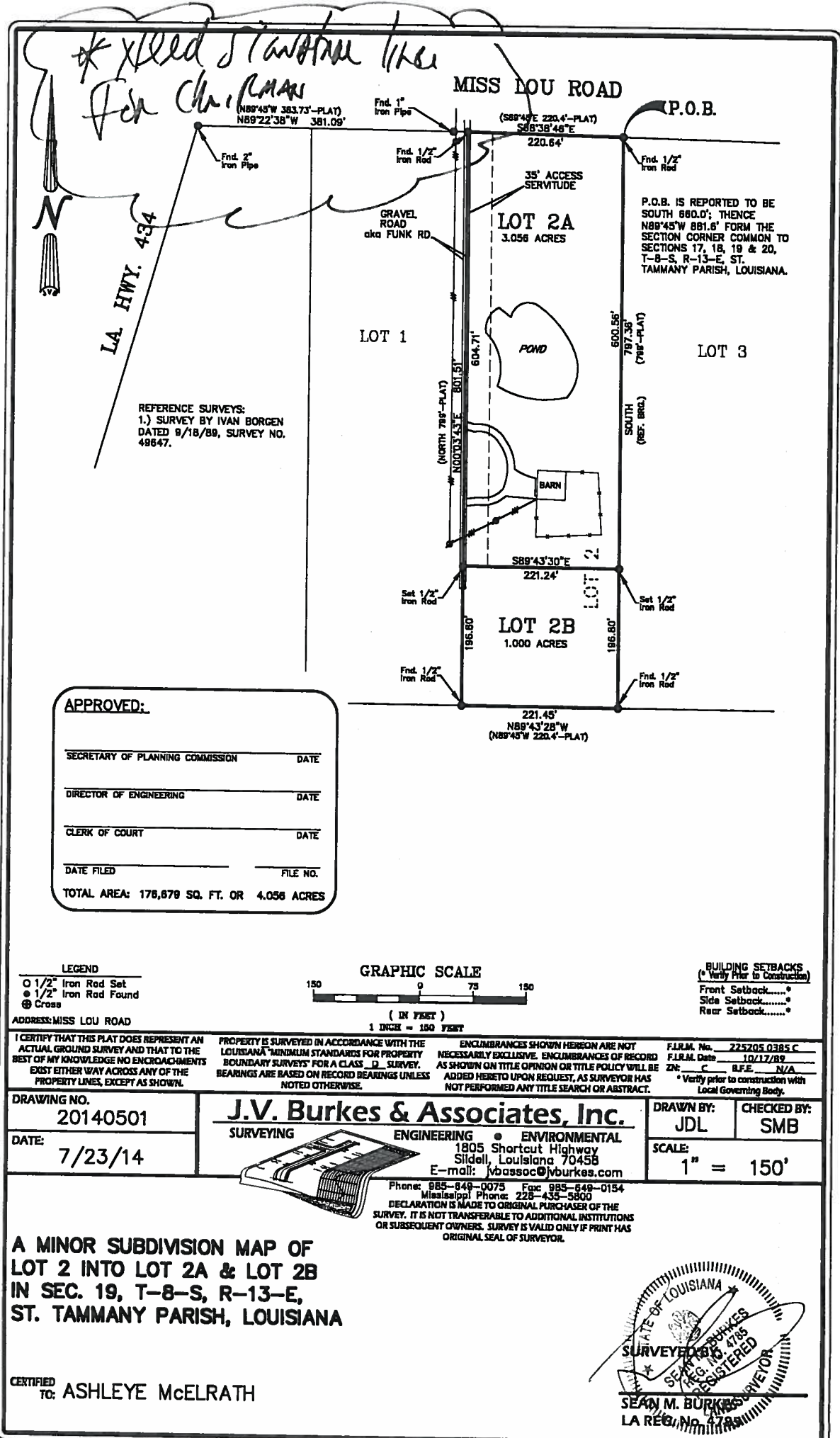
The owner is proposing to create two lots from one parent parcel; and since the private drive provided will access only the rear lot within the minor subdivision, said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision 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



APPROVED:

SECRETARY OF PLANNING COMMISSION DATE

DIRECTOR OF ENGINEERING DATE

CLERK OF COURT DATE

DATE FILED FILE NO.

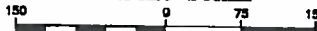
TOTAL AREA: 178,679 SQ. FT. OR 4.056 ACRES

LEGEND

- 1/2" Iron Rod Set
- 1/2" Iron Rod Found
- ⊗ Cross

ADDRESS: MISS LOU ROAD

GRAPHIC SCALE



(IN FEET)

1 INCH = 150 FEET

BUILDING SETBACKS
(* Verify Prior to Construction)

- Front Setback.....*
- Side Setback.....*
- Rear Setback.....*

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

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

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

F.L.R.M. No. 225205 0385 C
F.L.R.M. Date 10/17/89
ZNE C B.F.E. N/A
* Verify prior to construction with Local Governing Body.

DRAWING NO.
20140501

DATE:
7/23/14

J.V. Burkes & Associates, Inc.

SURVEYING

ENGINEERING • ENVIRONMENTAL

1805 Shortcut Highway
Sildell, Louisiana 70458

E-mail: jvbassoc@jvburkes.com

Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. SURVEY IS VALID ONLY IF PRINT HAS ORIGINAL SEAL OF SURVEYOR.

DRAWN BY:
JDL

CHECKED BY:
SMB

SCALE:
1" = 150'

**A MINOR SUBDIVISION MAP OF
LOT 2 INTO LOT 2A & LOT 2B
IN SEC. 19, T-8-S, R-13-E,
ST. TAMMANY PARISH, LOUISIANA**

CERTIFIED
TO: ASHLEYE McELRATH



REVOCATION/CLOSINGS

REVIEW

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV14-07-001

NAME OF STREET OR ROAD: POWERLINE ROAD

NAME OF SUBDIVISION: N/A

WARD: 5 PARISH COUNCIL DISTRICT: 6

PROPERTY LOCATION: The property is located on the orth side of LA Highway 40, approximately 1/4 mile west of the intersection with LA Highway 1083, northwest of Bush, Louisiana, Louisiana

SURROUNDING ZONING: Low Density Single Family Residential

PETITIONER/REPRESENTATIVE: James P. Stoyanoff

STAFF COMMENTARY:

The applicant wishes to revoke a 40' wide strip of Powerline Road that traverses through four of the owner's five (5) parcels primarily due to fact that the roadway dead ends at the northern end of his properties from LA Highway 40 which the applicant claims is being used by people who are illegally dumping "waste and garbage" at said dead end and who are using said roadway and his properties to drive ATV's exposing him to liability issues.

Recommendation:

Typically since the roadway is completely surrounding the applicant's five parcels and serves no other public benefit other than to the applicant himself, the staff would have no objections. However, in this case there are extenuating circumstances due to the fact that the public roadway services at least two (2) of the five (5) applicant's separately owned parcels; a 14.5 and a 2.05 acre parcels located in the northwest corner (see survey attached); and to deny public road access to said parcels would leave the parish open to potential liability and litigation issues if the applicant were to ever sell any of said parcels.

After hearing testimony from the applicant at last month's meeting, the commission postponed this matter pending the applicant and staff getting together to try to work out a solution. As the commission is aware per the staff report offered at last month's meeting, the staff had offered two options for the applicant to consider that would result in a solution to this matter, which was for the applicant to either participate in the parish's minor subdivision process or to amend his deed and titles resulting in the assimilation of the properties involved.

After discussions with the applicant's attorney, I am happy to report that the applicant has agreed to participate in the parish's minor subdivision process which in turn results in the staff dropping its objection to the revocation request subject to the revocation ordinance not being signed into law until the minor subdivision application has been submitted, reviewed and approved by the parish.

Furthermore, if the commission and the council approve this revocation request, the survey plat needs to be amended to account for a request by AT&T for a 5' wide utility servitude along the roadway.

APPROVALS:

POLICE JURY PRESIDENT

CHAIRMAN OR SECRETARY OF PLANNING COMMISSION

CHAIRMAN OF PUBLIC WORKS COMMITTEE

PARISH ENGINEER

CLERK OF COURT

DATE FILED

MAP FILE NO.



26 ACRES

14.50 ACRES

125' CLECO SERVITUDE
APPROXIMATE LOCATION
(NO LEGAL PROVIDED)

2.00 ACRES

2.05 ACRES

SECTION 38

SECTION 10

SECTION 39

1/2" IRON PIPE
FOUND

N37°20'24"E 434.05'

S37°20'24"W 434.47'

S24°49'58"W
44.43'

NOTE: THE P.O.B. IS REPORTED TO BE S23°29'23"W 1494.29'; N69°17'02"W 323.43'; N66°06'35"W 552.74' AND N60°32'09"W 235.79' FROM THE SECTION CORNER COMMON TO SECTIONS 38, 39 & 10, T-5-S, R-12-E, ST. HELENA MERIDIAN, ST. TAMMANY PARISH, LOUISIANA.

CURVE TABLE:

NUMBER	RADIUS	LENGTH	BEARING	CHORD
C1	372.46'	344.46'	N64°04'33"E	332.32'
C2	332.46'	289.12'	S62°30'32"W	260.10'

LINE TABLE:

NUMBER	BEARING	DISTANCE
L1	N60°32'09"W	40.53'

77.33 ACRES

N38°46'54"E 860.81'

S38°46'54"W 854.75'

40' RIGHT-OF-WAY
TO BE REVOKED
(POWERLINE ROAD - GRAVEL ROAD)
(1.48 ACRES - 64,354.79 SQ. FT.)

1/2" IRON ROD
FOUND W/ CAP

233.55'
N49°14'50"W

235.79'
N60°32'09"W

552.74'
N66°06'35"W

323.43'
N69°17'02"W

CONCRETE L.D.H.
MONUMENT

2" IRON PIPE
FOUND

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JOHN E. BONNEAU & ASSOCIATES, INC.

LOUISIANA HIGHWAY 40

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

REFERENCE SURVEY: A SURVEY BY ARPEITEUR CONSULTANTS, LLC DATED SEPTEMBER 10, 2010.

BASE FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0065 B; Revised: MARCH 01, 1984

SURVEY MAP OF
A 40' RIGHT-OF-WAY, POWERLINE ROAD (TO BE REVOKED)
situated in

SECTIONS 38 & 39, T-5-S, R-12-E
St. Tammany Parish, Louisiana
for

JAMES P. STOYANOFF &
LAW OFFICE OF MARTHA L. JUMONVILLE

Survey No. 2013 535

Date: NOVEMBER 07, 2013

Drawn by: SPH

Revised: 02/06/14(CERTIFICATION AND APPROVALS)

Scale: 1" = 200'

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist either way across any property lines except as shown.

NOTE: Setback lines shall be verified by owner and/or contractor prior to any construction, as an abstract has not been performed by the undersigned.

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title

This Survey is Certified
True and Correctly
JOHN E. BONNEAU
REG. No. 1423
REGISTERED
PROFESSIONAL
LAND SURVEYOR

JOHN E. BONNEAU
Professional Land Surveyor

PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of September 2, 2014)

CASE NO.: SD04-08-024PB2-1

SUBDIVISION NAME: BEDICO CREEK, BUBBLE 2-1

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

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

SECTION 6 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 1
RANGE10 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)

TOTAL ACRES IN DEVELOPMENT: 16.92

NUMBER OF LOTS: 72 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

TENTATIVE APPROVAL GRANTED: By way of a PUD amendment approval dated 8/5/2014.

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. The calculation sheet from CEI submitted shows 56.5 ac-ft of excess retention storage available, not Floodplain storage. Fill calculations showing adequate fill mitigation must be submitted.

- b. Page 6 in the hydrological study shows the 100 year reduction going from 636 cfs to 605 cfs which is a 5% reduction. The reduction must be at least 25%.
 - c. The portion of Lake #8 adjacent to this phase should be added to the boundaries of this phase.
 - d. The culvert calculations use an “n” value representative of concrete, but the drainage plan allows BCCMP.
 - e. The fill calculations calculated ditches for floodplain storage. The driveways must be considered in this calculation. If ditches are included in fill cut calculations, subsurface drainage must be restricted.
 - f. Need stormwater site plan with stabilized construction entrance indicated on plan.
- 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.

Department of Environmental Services

Three sets of the revised sewer and water plans must be submitted to DES. One set of the revised sewer and water plans must be submitted to Tammany Utilities.

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.

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 September 2, 2014)

CASE NO.: SD04-01-00PB

SUBDIVISION NAME: GUSTE ISLAND ESTATES, PARCEL B (Resubmitted)

DEVELOPER: Guste Island Holding, LLC
845 Galvez
Mandeville, LA 70448

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

SECTION 20
TOWNSHIP 7 South
RANGE 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 4

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: 27.266

NUMBER OF LOTS: 61 AVERAGE LOT SIZE: 40' x 70'

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: PUD

FLOOD ZONE DESIGNATION: A-10

TENTATIVE APPROVAL GRANTED: 01/13/04

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. There are no punch list items for this project.
3. It is recommended that Preliminary submittal be approved.
4. No Maintenance Obligation is required since one already exists for this phase.

5. 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

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.

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 September 2, 2014)

CASE NO.: SD14-09-005P

SUBDIVISION NAME: SIMPSON FARMS

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

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

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)

TOTAL ACRES IN DEVELOPMENT: 51.28

NUMBER OF LOTS: 106 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: PUD

FLOOD ZONE DESIGNATION: "A", "B" & "C"

TENTATIVE APPROVAL GRANTED: By way of a PUD approval dated 7/12/12

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:

Plat:

- a. If the pond is to be Parish maintained, the dedication statement needs to state this. If it is to be HOA maintained, it needs to be stated in the restrictive covenants.

Drainage Comments:

- b. The total plat area includes almost 1 acre described as “not a part”. This should be corrected.
- c. As the north greenspace is to drain to the pond, show adequate conveyance to get it to the pond and adjust the hydraulic length to reflect this design.
- d. The 25% reduction requirement includes the greenspace area. Show that the flow reduction for the entire subdivision acreage is reduced to 75% of predevelopment peak flow.
- e. The drainage flow rate going to this site appears substantially higher than calculated in the hydrological study. The upstream drainage is split between this natural drain and a canal with substantial flows going each way. Either provide the flow through capacity as calculated by the FEMA HEC-RAS model or provide an unsteady flow model accurately calculating the 100 year discharge at this location. As the channel flow rate uncertainty and timing issues make metering the subdivision discharge when combined with channel flow impractical, the pond should be converted to an off-line pond.
- f. The lift station should be raised to prevent the flood water infiltration.
- g. If ditch storage is used in the fill calculations, the fill required for driveway culverts must be considered and subsurface drainage prohibited. If fill calculations limit the fill allowed on lots, this must be noted on the plat.

Traffic:

- h. The cul-de-sac radius of 55’ is only adequate if the drainage is subsurface, otherwise the radius must be 60’.
- I. This development was reviewed as a PUD and was approved by the Zoning Commission; therefore, pursuant to the PUD ordinance, a tentative subdivision hearing was not required. Therefore, the TIA has been reviewed as part of the Preliminary review. The TIA shows that all affected intersections operate at LOS “D” or above with the exception of the intersection of US 190 @ Pruden Road. The study shows that the southbound approach of this intersection falls to LOS “E” once this development is in place. In order to bring the LOS back up to “D”, the addition of a right turn lane is needed on Pruden Road southbound turning onto US 190. Per the Traffic Impact Analysis Ordinance, the construction of this turn lane is the sole responsibility of the developer, including all right-of-way costs and is required in addition to the mandatory impact fees for the development. The construction of this turn lane will also require a DOTD driveway permit for which the developer is also responsible for securing.
- j. The median still does not appear to meet Parish requirements. Please provide a “to-scale” depiction of the entrance detail showing the dimensions.

3. A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 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.
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

Plans and specifications for the construction of the Pruden Creek water and sewer systems have not yet been approved by the Department of Health and Hospitals as required. Revised plans and permit application showing additional capacity for these systems must be submitted for review.

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.

No work order will be issued until the submitted plans and specifications are approved by the DHH.

Department of Development - Planning

1. A "preliminary draft" copy of the declaration of covenants and restrictions should be remitted to this department for review prior to the developer receiving a "work order" in conjunction with the preliminary subdivision approval process.
2. The developer has depicted greenspace and amenities within the development pursuant to parish code requirements. Therefore, the developer should present to the Department of Development a "**Recreational Development Plan**" in conjunction with the submission of a preliminary subdivision review application. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

The planning staff recommends approval subject to the developer complying with staff comments.

FINAL
SUBDIVISION
REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of September 2, 2014)

CASE NO.: SD04-05-015F4

SUBDIVISION NAME: Northpointe Business Park, Ph. 4

DEVELOPER: Northpointe Business Park, LLC
278 Orchard Road
River Ridge, LA 70123

ENGINEER/SURVEYOR: ARROW ENGINEERING / ACADIA LAND SURVEYING LLC

SECTION 3
TOWNSHIP 7 SOUTH
RANGE 10 EAST

WARD: 1
PARISH COUNCIL DISTRICT: 3

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

TOTAL ACRES IN DEVELOPMENT: 34.926

NUMBER OF LOTS: 2 AVERAGE LOT SIZE: VARIES

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: M2

FLOOD ZONE DESIGNATION: "A" & "C"

STAFF COMMENTARY:

Department of Engineering

1. An UNLIMITED WORK ORDER was issued August 13, 2014 for this phase however no work has commenced at the site.
2. Since the infrastructure has not been completed, the developer is requesting that a Performance Obligation be established for a period of six (6) months. See attached letter dated August 23, 2014 from the developer's engineer, Arrow Engineering and Consulting, Inc.
3. Should the Planning Commission approve the request for final approval a Performance Obligation will be required for the infrastructure construction. (See engineer's cost estimate)

4. The staff has reviewed the engineer's cost estimate and agrees with the contents. It is recommended that a Performance Obligation be established in the amount of \$353,693.00 for a period of six (6) months.
5. No Warranty Obligation is required at this time and will be established upon completion of the infrastructure and release of the Performance Obligation.
6. The following items need to be resolved prior to initiation of construction:
 - a. The cul de sac as shown on the subdivision plat needs to conform with the cul de sac as shown on the FINAL ENGINEERING PLAN Sheet C-1.
 - b. The subdivision plat and the FINAL ENGINEERING PLAN need to agree with regards to the drainage channel at the eastern edge of Tract A.
 - c. Need delineation line between Flood Zone "A" and "C" on the subdivision plat.
7. No mandatory developmental fees are required since a public hearing was held prior to January 1, 2005.

Department of Environmental Services

None

Department of Development - Planning

None

ARROW ENGINEERING AND CONSULTING, INC.
CIVIL AND STRUCTURAL ENGINEERING

PO BOX 881
MADISONVILLE, LA
70447
985-237-3908
fussell.2@juno.com

August 23, 2014

Mr. Earl Magner
St. Tammany Parish
Department of Engineering
P.O. Box 628
Covington, LA 70434

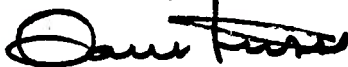
Re: North Pointe Phase 4

Dear Mr. Magner:

I've attached the Engineer's Cost Estimate for the referenced project. We are requesting that final approval be granted subject to the owner furnishing a performance obligation in the amount of the value of the infrastructure.

Please contact me with questions or comments

With best regards,



Darrell Fussell, P.E.

RECEIVED
AUG 25 2014
ENGINEERING
DEPT

ARROW ENGINEERING AND CONSULTING, INC.
CIVIL AND STRUCTURAL ENGINEERING

P.O. Box 881
Madisonville, LA
70447
985-237-3908
fussell.2@juno.com

August 15, 2014

ENGINEER'S COST ESTIMATE
NORTH POINTE SUBDIVISION, PHASE 4

ITEM	QUANTITY	UNIT	UNIT PRICE	AMOUNT
ROW CLEARING	1.8 ACRES	AC	\$2000.00	\$3,600.00
SEWER				
12" SEWER LINE	670	LF	\$25.00	\$16,750.00
MANHOLES	2	EA	\$3000.00	\$6,000.00
TIE IN	1	EA	\$1500.00	\$1,500.00
SUBTOTAL				\$24,250.00
WATER				
8" WATER LINE	800	LF	\$12.00	\$9,600.00
FIRE HYDRANT	3	EA	\$2000.00	\$6,000.00
HOT TAP	1	EA	\$4000.00	\$4,000.00
TEES & 90	2	EA	\$400.00	\$800.00
SERVICES	3	EA	\$350.00	\$1,050.00
SUBTOTAL				\$21,450.00
ROAD WORK				
SOIL CEMENT	3,983	SY	\$10.00	\$39,831.00
6" PAVING	3,179	SY	\$48.00	\$152,592.00
ROADWAY CUT	2,655	CY	\$8.00	\$21,240.00
ROADWAY FILL	5178	CY	\$10.00	\$51,780.00
SUBTOTAL				\$265,443.00
DRAINAGE				
18" RCPA	45	LF	\$65.00	\$2,925.00
7' WIDE DITCH	2400	LF	\$8.00	\$19,200.00
NEW DETENTION	273	LF	\$25.00	\$6,825.00
REGRADE EXIST. DETENTION	1250	LF	\$8.00	\$10,000.00
SUBTOTAL				\$38,950.00
TOTAL				\$353,693.00



AUG 25

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of September 2, 2014)

CASE NO.: SD14-06-003F7A

SUBDIVISION NAME: MONEY HILL PLANTATION, PHASE 7A

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

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

SECTION 12
TOWNSHIP 6 South
RANGE 12 East

WARD: 6
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: 24.837

NUMBER OF LOTS: 25 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

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 August 27, 2014. The inspection disclosed that 80% of roads are constructed, road shoulders need to be dressed and the roadside ditches need to be graded.
2. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Complete roadway construction, shoulders and roadside ditches;
 - b. Revise As-Built drawings to indicate all required grades and detailed information;
 - c. Install all signage;
 - d. Install blue reflectors;
 - e. Need all roadway test reports;

- f. Need periodic inspection reports from developer's engineer;
 - g. Unlimited Work Order needs to be issued awaiting sewer and water construction approval from Environmental Services Department.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 3443 linear feet x \$22.00 per linear foot = \$75,700 for a period of two (2) years.
 4. Final subdivision request can be approved subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
 5. No Mandatory Developmental Fees are required since a public hearing was held prior to January 1, 2005.

Department of Environmental Services

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.

No work order will be issued until the submitted plans and specifications are approved by the DHH.

Submitted as-built sewer and water plans are incomplete and only show the note "under construction". A complete set of final as-built plans must be submitted once the subdivision is complete.

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.

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.

Department of Development - Planning

None



Pat Brister
Parish President

St. Tammany Parish Government

Department Of Planning

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2529

Fax: (985) 898-3003

e-mail: planning@stpgov.org

DATE: 9/28/2014
TO: St. Tammany Parish Sheriff's Office
DEPARTMENT: Tax Licensing Division
FROM: Latif El-Amin
DEPARTMENT: Planning
RE: Home Occupation/Office

The applicant David W. Horner has received approval for the operation of a

Home Office at the following location :

80500 Bob Daxeter Rd.

Bush, LA 70433

as per AP14-09-250

Should you have any questions, please contact me at (985) 898-2529.

Latif El-Amin

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of September 2, 2014)

CASE NO.: SD13-04-001F

SUBDIVISION NAME: IRONWOODS

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

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

SECTION 18 & 19
TOWNSHIP 6 South
RANGE 13 East

WARD: 6
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: 103.45

NUMBER OF LOTS: 14 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Individual

ZONING: A2

FLOOD ZONE DESIGNATION: "A" & "C"

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on August 26, 2014. The inspection disclosed that all concrete roads are constructed, road shoulders are constructed and the roadside ditches are functioning.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Engineer's stamp is needed on As-Built drawing;
 - b. Floppy disk or latest format is needed for drawings;
 - c. Need 9-1-1 addresses on S/D plat;
 - d. Need traffic signage installed;

- e. Need street name signage installed;
 - f. As-Built drawings indicate that these are 8-36" x 60' RPVCCP and 1-24" x 60' RPVCCP culverts under the roadway leading to lots #4 & #5. However, the inspection disclosed that there are only five (5) 36" X 60' RPVCCP in place. The additional three (3) 36" x 60' RPVCCP are required. Should the developer's engineer furnish certification and calculations that the five (5) are satisfactory, the remaining three (3) will not be required;
 - g. The cross culverts just short of the northern & western cul de sacs do not allow for the four (4) foot shoulder. Either the culverts need to be lengthened or a headwall is required to provide for a four (4) foot shoulder;
 - h. Show ditch invert elevations at each lot corner;
 - i. Add the following to Restrictive Covenant #10 - "or one (1) foot above the centerline of the street".
 - j. Place the following note on the subdivision plat - "The roadway between BURLWOOD PLACE WEST cul de sac and lots #4 and #5 IS A PRIVATE ROAD."
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2700 linear feet x \$22.00 per linear foot = \$59,400 for a period of five (5) years.
 4. Final subdivision request can be approved 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 14 lots = \$15,078

Drainage Impact Fee = \$1,114 per lot x 14 lots = \$15,596

Fees are due before subdivision plats can be signed.

Department of Environmental Services

None

Department of Development - Planning

None

PROPOSED AMENDMENTS
TO SUBDIVISION ORDINANCE
NUMBER 499

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5237

ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: FALCONER/BRISTER

PROVIDED BY: ENGINEERING

INTRODUCED BY: _____

SECONDED BY: _____

ON THE 7 DAY OF AUGUST, 2014

AN ORDINANCE TO AMEND ST. TAMMANY PARISH CODE OF ORDINANCES, APPENDIX B, CHAPTER 40 SUBDIVISION REGULATORY ORDINANCE NO. 499, SECTION 40-032.04 RELATIVE TO ROADWAY ELEVATION FOR RESIDENTIAL AND COMMERCIAL SUBDIVISION.

WHEREAS, this ordinance will revise and update the St. Tammany Parish Code of Ordinances, Appendix B, Chapter 40 Subdivision Regulatory Ordinance No. 499 relative to the roadway elevations standards; and

WHEREAS, it has been determined that technical revisions are necessary to said standards.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: that the St Tammany Parish Code of Ordinances, Appendix B, Chapter 40 Subdivision Regulatory Ordinance No. 499 be amended as follows:

4. Roadway Widening

The design for a widened roadway shall take into consideration the anticipated new traffic load the road will be subjected to. At a minimum, the widened section of the road shall have a pavement section that is equivalent to the existing road or better if additional traffic load is anticipated. A subsurface investigation shall be conducted along the new section of the road that will be widened. The scope of the subsurface soil investigation shall include, but not be limited to the following:

a. Soil borings shall be drilled to a depth of 6 feet at 500 foot intervals, but not less than 3 borings per roadway section. Pavement cores shall be obtained from the existing roadway alignment at 1000 foot intervals with a minimum of 2 cores per roadway section. The existing thickness of the pavement and underlying base as well as the sub-base type shall be investigated and considered in the pavement design.

b. Laboratory testing shall be conducted on selected samples including, but not limited to, moisture content, unconfined compressive strength, Atterberg Limits and percent fines.

c. The pavement design shall be based on the geotechnical investigation field data and laboratory test results as well as a projected average daily traffic including the anticipated future traffic for the widened road.

5. Roadway Elevation

The minimum elevation for any street as measured at the lowest point of the travel lanes shall be at least 6.0' NAVD '88 GEOID 03. This requirement may be adjusted when site conditions make compliance unsafe or infeasible as determined by the Director of Engineering or the Director's designee.

SECTION 40-032.05 ADDITIONAL REQUIREMENTS FOR STREETS

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

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

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

MOVED FOR ADOPTION BY: _____ SECONDED BY: _____

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

YEAS: _____

NAYS: _____

ABSTAIN: _____

ABSENT: _____

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE ____ DAY OF SEPTEMBER, 2014 ; AND BECOMES ORDINANCE COUNCIL SERIES NO. _____

R. REID FALCONER, AIA, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: JULY 31 , 2014

Published Adoption: _____, 2014

Delivered to Parish President: _____, 2014 at _____

Returned to Council Clerk: _____, 2014 at _____

The revision to the subdivision ordinance is required to be in compliance with Section 309 (Coastal Zone Management Act) Grant program that we are involved with as part of our local Coastal Program contract with LA DNR. We are in year 3 of the grant, and our deliverables for this year include the revision to the ordinance strengthening resilience with the coastal zone. The ordinance revision will satisfy the program change component of our obligation.

OLD BUSINESS

BERKSHIRE PARTNERS, LLC
700 CAMP STREET
NEW ORLEANS, LA. 70130

August 15, 2014

Mr. Ron Keller
Senior Planner
St. Tammany Parish
Department of Planning
21490 Koop Drive
Mandeville, La. 70471

Re: Berkshire Preliminary Subdivision Approval

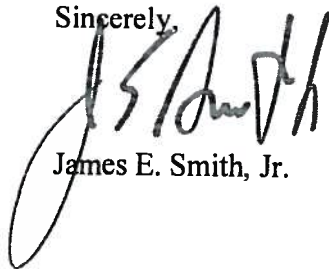
Dear Mr. Keller:

Please consider this correspondence as our formal request for the Extension of the Preliminary Subdivision Approval to December 31, 2014.

The Berkshire property has been sold, and the requested Extension is one of the conditions to be satisfied prior to the transfer of the property to the prospective Purchaser.

Your consideration of this request is greatly appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Smith, Jr.", with a large, stylized loop on the left side.

James E. Smith, Jr.