

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, OCTOBER 14, 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 SEPTEMBER 9, 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 (Westshore Drive), Ward 1, District 1  
Request to enter Parish right-of-way for the purpose of clearing the right-of-way  
Debtor: All State Financial Co. Parish Council District Representative: Hon. Marty Dean

Entering Parish Right-of-Way (W. Porter's River Road), Ward 6, District 9  
Request to enter Parish right-of-way for the purpose of laying fiber optic cable  
Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. Gene Bellisario

Entering Parish Right-of-Way (S. Pontchartrain Drive), Ward 4, District 7  
Request to enter Parish right-of-way for the purpose of laying fiber optic cable  
Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. Jacob Groby

**MINOR SUBDIVISIONS**

**MS14-09-052**

A portion of Lot 4 (undesignated) into lots A, B & C, Ward 1, District 1  
Owner: Carol Ann Chatellier Graham Surveyor: LS Land Surveying, L.L.C.  
Parish Council District Representative: Hon. Marty Dean

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**OCTOBER 14, 2014**  
**MANDEVILLE, LOUISIANA**

**MS14-09-053**

Parcel B ( a parcel within an existing Minor Subdivision) into Parcels B-1 & B-2, Ward 2, District 2  
Owner: Colleen Baker Surveyor: LS Land Surveying, L.L.C.  
Parish Council District Representative: Hon. Dennis Sharp

**MS14-09-054**

Parcels A & B (parcels within an existing Minor Subdivision) into Parcels A-1 & B-1, Ward 1, District 3  
Owner: Mary & Norman Voelkel Surveyor: Kelly McHugh & Associates, Inc.  
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**

**SD14-09-005P**

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  
**(POSTPONED AT THE SEPTEMBER 9, 2014 MEETING)**

**FINAL SUBDIVISION REVIEW**

**SD10-06-004FHC**

The Village of Normandy Oaks, Phase IIC, Ward 1, District 1  
Developer/Owner: All State Financial Co. Engineer: John E. Bonneau & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**OCTOBER 14, 2014**  
**MANDEVILLE, LOUISIANA**

**OLD BUSINESS**

**SD06-08-027F3**

Raiford Oaks, Ward 1, District 1

Developer/Owner: Raiford Oaks, L.L.C.                      Engineer: Scalfano Engineering, Inc.

Parish Council District Representative: Hon. Marty Dean

*(Request by developer to amend the location of a drainage servitude)*

**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

*(Request by owner to amend his minor subdivision survey plat)*

**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

*(Request by developer to waive the \$15,000.00 maintenance obligation)*

**NEW BUSINESS**

**ADJOURNMENT**

PLANNING  
COMMISSION  
MINUTES

# DRAFT

**MINUTES OF THE  
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6:00 P.M. - TUESDAY, SEPTEMBER 9, 2014  
ST. TAMMANY PARISH GOVERNMENT COMPLEX  
PARISH COUNCIL CHAMBERS  
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**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.

## **ROLL CALL**

**Present:** Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph  
**Absent:** Marcus Hines and Dave Mannella  
**Staff Present:** Ron Keller, Katherine Ostarly, Jeremy Harrison, Paul Carroll, Mike Sevante, Jay Watson

## **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**

The Invocation was presented by Mr. Randolph.

## **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Mr. Sevante.

## **APPROVAL OF THE AUGUST 12, 2014 MINUTES**

**Matthews moved to approve, second by Richard.**

**Yea:** Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph

**Nay: None**

**Abstain: None**

## **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.

**A motion was made by Matthews and second by Davis to pull the consent calendar.**

**Yea:** Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph

**Nay: None**

**Abstain: None**

**MINUTES OF THE  
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ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**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)**

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 approve, second by Willie as ammended.**

**Yea:** Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph

**Nay: None**

**Abstain: None**

**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

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

**Davis moved to approve, second by Matthews.**

**Yea:** Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron 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  
**(POSTPONED AT THE AUGUST 12, 2014 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

**Cazaubon moved to approve, second by Richard.**

**Yea:** Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph

**Nay: None**

**Abstain: None**

**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

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

**Lorren moved to approve, second by Cazaubon.**

**Yea:** Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph

**Nay: None**

**Abstain: None**

**SD04-01-002PB**

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

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

**Davis moved to approve, second by Matthews.**

**Yea:** Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph

**Nay: None**

**Abstain: None**

**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



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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: None      Opposition: none

**Matthews moved to postpone, second by Davis.**

**Yea:** Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph

**Nay:** None

**Abstain:** None

**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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Chris Lopez and Darryl with Arrow Engineering      Opposition: none

**Cazaubon moved to approve, second by Willie to ammend request to increase performance obligation bond to \$421,000.**

**Yea:** Martha Cazaubon, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph

**Nay:** None

**Abstain:** "Pug" Lorren

**Richard moved to approve, second by Willie.**

**Yea:** Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph

**Nay:** None

**Abstain:** None

**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

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

**Davis moved to approve, second by Matthews.**

**Yea:** Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph

**Nay:** None

**Abstain:** None

**SD13-04-001F**

Ironwoods, Ward 6, District 6

Developer/Owner: Weyerhauser Real Estate Dev., L.L.C.      Engineer: Kelly McHugh & 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



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favor of this request: Jeff Schoen      Opposition: none

**Randolph moved to approve, second by Matthews.**

**Yea:** Martha Cazaubon, "Pug" Lorren, Todd Richard, BernieWillie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph

**Nay: None**

**Abstain: None**

**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.

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

**Lorren moved to approve, second by Richard.**

**Yea:** "Pug" Lorren, Todd Richard, BernieWillie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph

**Nay: None**

**Abstain:** Martha Cazaubon

**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)*

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

**Richard moved to approve, second by Matthews.**

**Yea:** "Pug" Lorren, Todd Richard, BernieWillie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph

**Nay: None**

**Abstain:** Martha Cazaubon

**NEW BUSINESS**

**ADJOURNMENT**

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Mr. Dave Doherty  
Chairman

(CONSENT CALENDAR)

ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS

(Draft Date 10/14/14)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING ALL STATE FINANCIAL CO., TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING ALL STATE FINANCIAL CO.;  
321 VETERANS BLVD., SUITE 201; METAIRIE, LA 70005;  
PERMISSION TO ENTER PARISH RIGHT-OF-WAY,  
SPECIFICALLY THE UNOPENED PORTION OF  
WESTSHORE DR. (EXTENSION) FOR THE PURPOSE OF  
CLEARING THE R.O.W.  
WARD 1 DISTRICT 1**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the 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. A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letter of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the enter the Parish right-of-way.

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s).
9. That the petitioner shall submit a copy of the current owner's deed.
10. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
11. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road R.O.W. is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the clearing of the right of way in question.
12. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
13. 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

# All State Financial Company

321 VETERANS BLVD., SUITE 201  
METAIRIE, LOUISIANA 70005  
TELEPHONE (504) 834.5511  
FAX (504) 834.6624

September 8, 2014

Mr. Eddie Williams, P.E.  
Director of Engineering/Parish Engineer  
St. Tammany Parish  
Department of Engineering  
P.O. Box 628  
Covington, LA 70434



Dear Eddie

Per the attached Act of Dedication and Donation, All State Financial Company herby request to enter said right-of-way for the purpose of clearing Westshore Drive.

Accordingly, I would appreciate you placing this request on the upcoming agenda.

Should you have any question or require additional information, please let me hear from you.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Wainer'.

Joshua Wainer  
321 Veterans Blvd., Suite 201  
Metairie, LA 70005  
(504) 834-5511 (Office)  
(504) 432-0160 (Cell)

Cc: Tommie Buckle

Enclosure

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

**ACT OF DEDICATION AND DONATION**

St. Tammany Parish 20  
Instrmnt #: 1946857  
Registry #: 2316047 mb2  
07/02/2014 4:05:00 PM  
MB CB X MI UCC

BE IT KNOWN, that on the dates hereinafter set forth,

BEFORE ME, the undersigned Notaries Public, personally came and appeared:

**ALL STATE FINANCIAL COMPANY**, a Louisiana general partnership, herein represented by its duly authorized partners, Bruce Wainer and Harold Wainer, its mailing address being: 321 Veterans Blvd., Suite 201, Metairie, LA 70005, (referred to herein as "All State");

WHO AFTER BEING DULY SWORN, declared that it does hereby and by these presents now and forever, grant, bargain, set over, assign, abandon, dedicate, donate and deliver in fee simple title, with full warranty and guarantee of title, substitution and subrogation, unto:

**THE PARISH OF ST. TAMMANY** (TIN #72-6001304), State of Louisiana, represented herein by Honorable Patricia P. Brister, St. Tammany Parish President, who is duly authorized to sign and execute this agreement on behalf of the Parish of St. Tammany, State of Louisiana, by virtue of an Ordinance of the St. Tammany Parish Council, a copy of which is recorded in the official records of St. Tammany Parish Clerk of Court, its mailing address being: Post Office Box 628, Covington, Louisiana 70434, (referred to herein as "St. Tammany Parish");

for the public use, to and in favor of the public and St. Tammany Parish for use by the public as a public street, including the parcel of ground, any road, road base, surface, drainage ditches, culverts, and appurtenance thereon and thereunder or in any way appertaining thereto. All State transfers, assigns, dedicates, donates, and delivers, to St. Tammany Parish any and all warranties from the Contractor relating to the Dedicated Property (herein described). St. Tammany Parish does appear herein and does accept the dedication and donation and agrees to incorporate the Dedicated Property into the St. Tammany Parish road maintenance system, subject to approval of the roadway standards set by the Parish Council and the Department of Engineering and as per Ordinance recorded in the official records of St. Tammany Parish Clerk of Court, relating to the Dedicated Property, shown on the survey by John E. Bonneau & Associates, Inc., attached hereto as Exhibit A and more particularly described as follows, to wit:

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 12, 13, & 46, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 700.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 21; THENCE RUN ALONG SAID NORTH

RIGHT-OF-WAY OF INTERSTATE 12 SOUTH 48 DEGREES 43 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 326.61 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 45 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 243.47 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES 51 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 368.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 353.09 FEET, AND AN ARC LENGTH OF 448.26 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 52 MINUTES 00 SECONDS EAST AND A CHORD LENGTH OF 418.76 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 86 DEGREES 14 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 451.09 FEET, AND AN ARC LENGTH OF 522.22 FEET, A CHORD BEARING OF NORTH 30 DEGREES 01 MINUTES 18 SECONDS WEST AND A CHORD LENGTH OF 493.54 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 65 DEGREES 54 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 91.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 360.00 FEET, AND AN ARC LENGTH OF 228.33 FEET, A CHORD BEARING OF NORTH 47 DEGREES 44 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 224.52 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 63.58 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 34 DEGREES 02 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 11.19 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 68.57 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 37.75 FEET, A CHORD BEARING OF SOUTH 32 DEGREES 37 MINUTES 59 SECONDS EAST AND A CHORD LENGTH OF 37.73 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 2228.44 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 288.34 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 03 MINUTES 50 SECONDS WEST FOR A DISTANCE OF 129.53 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 1452.99 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN NORTH 21 DEGREES 03 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 401.27 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 03 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 401.27 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 100.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PIECE OR PORTION OF LAND CONTAINS 0.92 ACRES (40,127.01 SQUARE FEET) MORE OR LESS.

Herein referred to as the "Dedicated Property."

Pursuant to Section 149 of the Louisiana Mineral Code, All State reserves all mineral rights and interests in perpetuity in and under the Dedicated Property.



This transfer is made for and in consideration of the use by St. Tammany Parish of the hereinabove Dedicated Property for the citizens of St. Tammany Parish through the maintenance of roads, and supporting infrastructure.

All State has been informed of the acquisition process and hereby certifies that it waives the following right(s) in connection with the acquisition process of the Dedicated Property: 1) To have St. Tammany Parish appraise the Dedicated Property; and 2) To receive payment of the established Just Compensation Amount for the acquisition of the Dedicated Property.

All State declares that there are no mortgages or liens affecting the Dedicated Property.

IT IS FURTHER AGREED AND UNDERSTOOD THAT THE UNDERSIGNED NOTARIES PUBLIC ARE RELEASED AND RELIEVED OF ANY LIABILITY HEREIN INSOFAR AS NO TITLE EXAMINATION HAS BEEN REQUESTED NOR CERTIFICATES ISSUED AND RUN BY ANY CLERK OF COURT.

[THE REMAINDER OF THIS PAGE IS INTIONALLY LEFT BLANK]  
[SIGNATURES BEGIN ON FOLLOWING PAGE]

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

THUS DONE AND PASSED, in duplicate originals, on this 11<sup>th</sup> day of June, 2014, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

ALL STATE FINANCIAL COMPANY

Bette Wainer  
Printed Name: BETTE WAINER

By: [Signature]  
Bruce Wainer, Partner

Harold Wainer  
Printed Name: HAROLD WAINER

By: [Signature]  
Harold Wainer, Partner

[Signature]  
NOTARY PUBLIC  
NAME: A. WYATT BURKS  
LA Bar No. 13651  
My Commission Expires: 02 Dec 14

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

1<sup>st</sup> <sup>Mendenhall</sup> ~~1<sup>st</sup>~~ ~~day of~~ ~~July~~ ~~2014~~ ~~in the presence of the undersigned competent witnesses~~  
THUS DONE AND PASSED in duplicate originals, in Covington, Louisiana, on the  
day of July, 2014, in the presence of the undersigned competent witnesses  
and me, Notary, after due reading of the whole.

WITNESSES:

PARISH OF ST. TAMMANY

Anne Prestovich  
Printed Name: Anne Prestovich

By: Patricia P. Brister  
Patricia P. Brister, Parish President

Mary Brumhall  
Printed Name: Mary Brumhall

Kelly M. Babala's  
NOTARY PUBLIC  
NAME: Kelly M. Babala's  
LA Bar No. 26705  
My Commission Expires: October 2014

### Dedicated Property







(Draft Date 10/14/14)

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 W.  
PORTER'S RIVER ROAD FOR THE PURPOSE OF LAYING  
FIBER OPTIC CABLES.  
WARD 6 DISTRICT 2**

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 \$7,000 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



September 11, 2014

Mr. Eddie Williams, Director of Engineering  
Engineering Department, St. Tammany Parish, Louisiana  
P. O. Box 628  
Covington, LA 70434

RE: Verizon Pearl River # CV-449

Dear Mr. Williams,

Sawgrass Consulting, LLC on behalf of Southern Light, LLC is requesting that the enclosed plans are placed on the October 14, 2014, St. Tammany Parish Planning Commission Agenda for approval.

Southern Light is proposing to construct approximately 1,386 linear feet of fiber optic cable beginning at West Porter River Road and Hwy. 11, running easterly along the south right-of-way of West Porter River Road.

Construction will consist of aerial and underground as shown in the enclosed set of plans. A representative for Southern Light, LLC and Sawgrass Consulting, LLC will be in attendance at the planning commission meeting on October 14, 2014. Southern Light, LLC will be responsible for all performance obligations.

Please find the necessary points of contact:

Southern Light 156 St. Anthony Street Mobile, AL 36603	Carolina Weaver 251-455-1048
Sawgrass Consulting, LLC 5535 Business Parkway Theodore, AL 36582	Ercil E. Godwin 251-544-7900

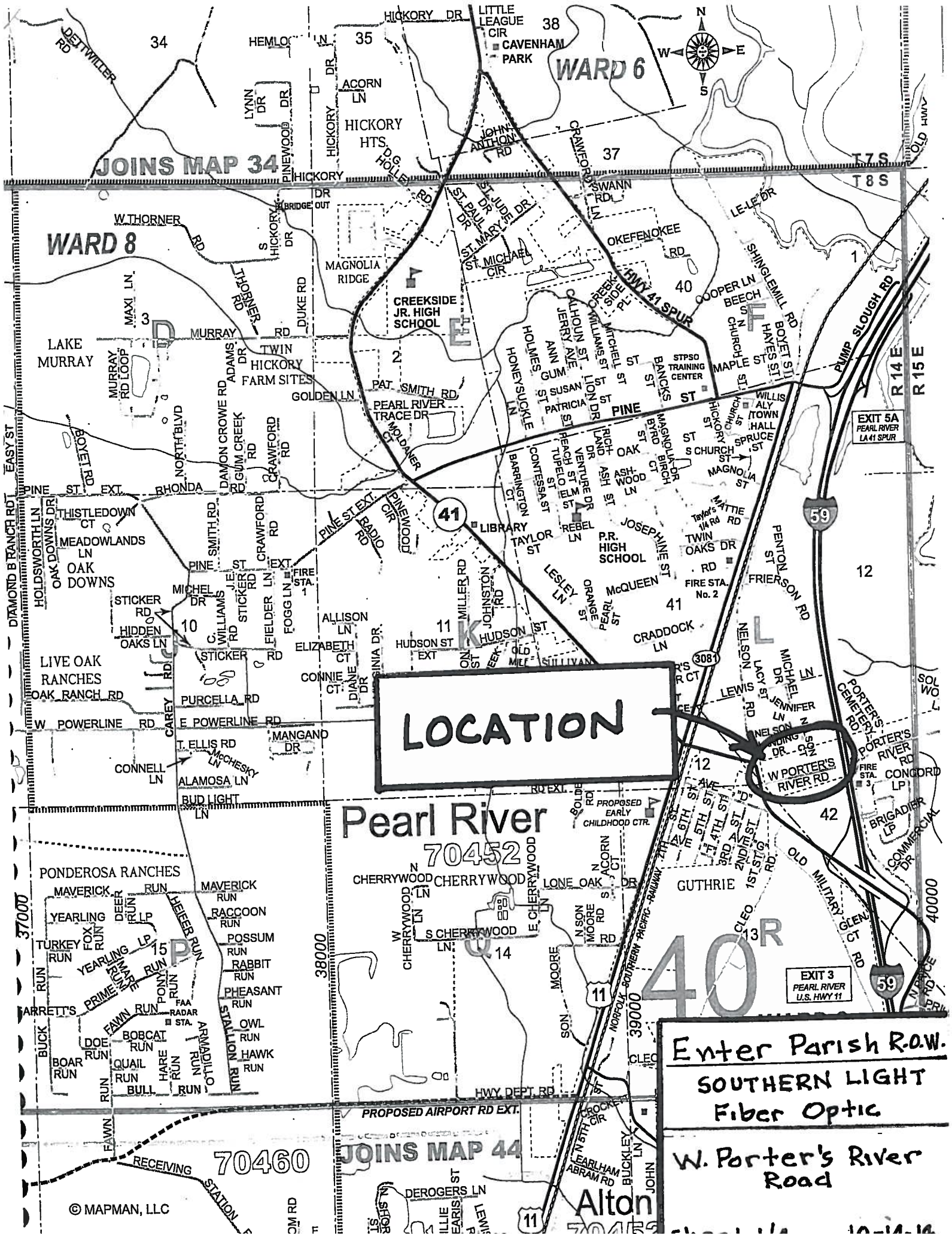
If there are any questions or comments, please do not hesitate to contact me at 251.544.7900.

Sincerely,



Ercil E. Godwin, PLS  
Vice President  
Sawgrass Consulting, LLC

RECEIVED  
SEP 12 2014  
ENGINEERING  
DEPT



WARD 6

WARD 8

WARD 12

LOCATION

Pearl River

70452

Enter Parish R.O.W.

SOUTHERN LIGHT  
Fiber Optic

W. Porter's River  
Road

Alton

# VERIZON PEARL RIVER #CV-449

## #39310 WEST PORTERS RIVER ROAD - PEARL RIVER, LA

### PLANS FOR PROPOSED PROJECT:

#### JOB INFORMATION

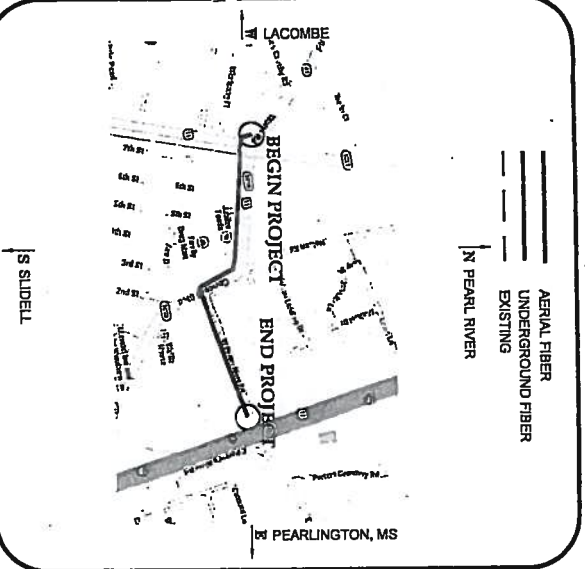
APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 JOB # LS07221115  
 UNDERGROUND: EST - 4,009' / ACT - \_\_\_\_\_  
 AERIAL: EST - 0' / ACT - \_\_\_\_\_  
 TOTAL FIBER: EST - 4,009' / ACT - \_\_\_\_\_

#### FIBER OPTIC INSTALLATION

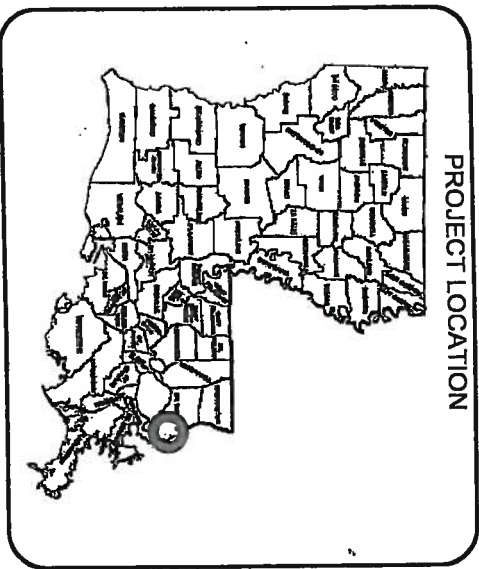
SEPTEMBER 4, 2014



#### VICINITY MAP



#### PROJECT LOCATION



#### CONTACT LIST

PROJECT MANAGER: DONALD COOPER - (251) 208-4155  
 ENGINEER: BARRY BUCHANAN - (251) 554-7196  
 PROJECT CONTACT: JENNIFER JOHNSON - (251) 445-1887  
 CAROLINA WEAVER - (251) 445-1048

#### ATTENTION PERMITTING DEPARTMENT DIRECTORY

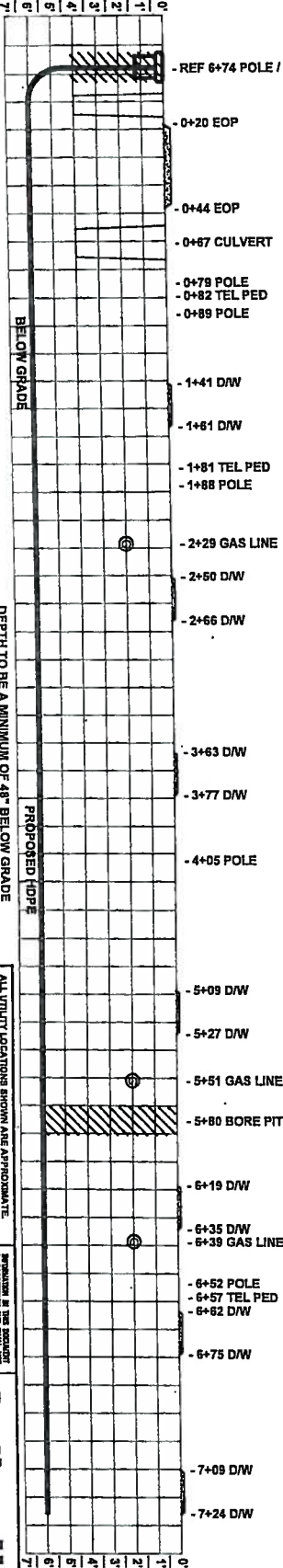
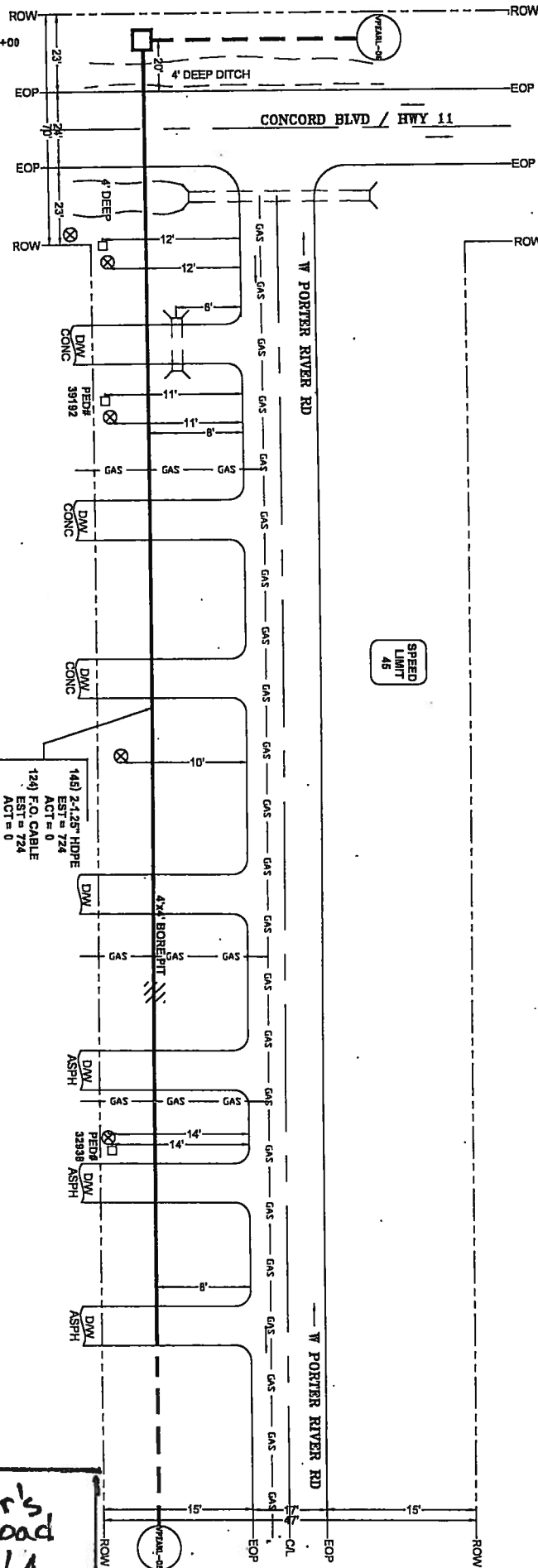
DATE	DWG. NAME	DESCRIPTION	AS BUILT
	LEGEND	REFERENCE	
08/18/14	VPEARL-01	UG - HWY 11	
08/18/14	VPEARL-02	UG - CROSSING HWY 11	
08/18/14	VPEARL-03	UG - CONCORD BLVD	
08/18/14	VPEARL-03A	RAILROAD CROSSING PROFILE	
08/18/14	VPEARL-04	UG - CONCORD BLVD	
08/18/14	VPEARL-05	UG - CONCORD BLVD	
08/18/14	VPEARL-06	UG - W PORTER RIVER ROAD	
08/18/14	VPEARL-07	UG - W PORTER RIVER ROAD	
08/18/14	VPEARL-08	UG - W PORTER RIVER ROAD	

W. Porter's River Road  
 sheet 2/4



12) PULL FIBER  
EST = 724  
ACT = 0

20) DIR. BORE 24.25"  
EST = 724  
ACT = 0



ALL UTILITIES LOCATIONS SHOWN ARE APPROXIMATE.  
CONTRACTOR IS RESPONSIBLE FOR ALL LOCATIONS.  
PRIOR TO ANY WORK PERFORMED.  
CONTACT SOUTHERN LIGHT: 281-482-1170

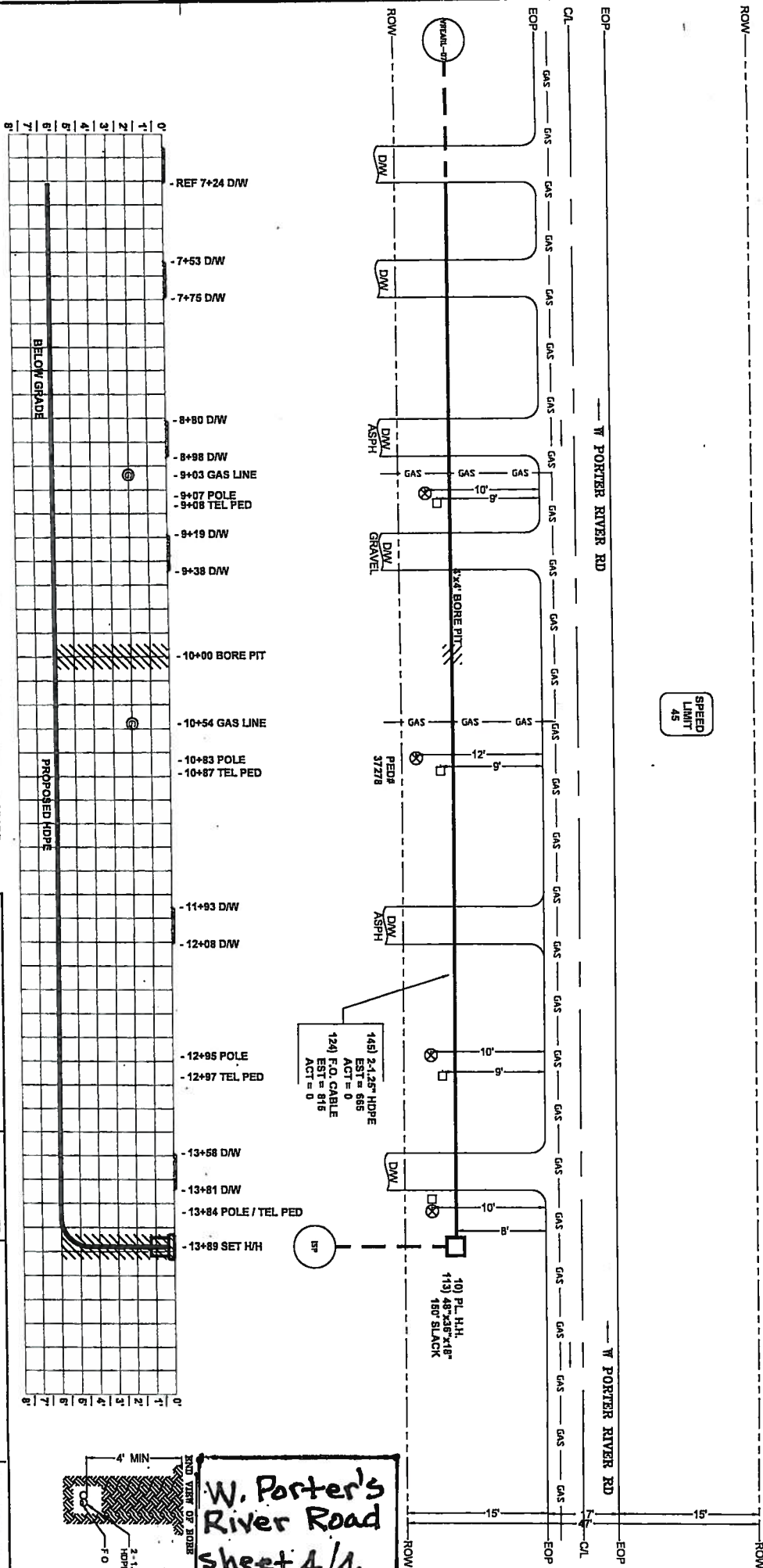
NOTATION: IF THE CONTRACTOR IS RESPONSIBLE FOR ANY UTILITIES, THEY SHALL BE SHOWN IN RED. IF THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY UTILITIES, THEY SHALL BE SHOWN IN BLACK. IF THE CONTRACTOR IS RESPONSIBLE FOR ANY UTILITIES, THEY SHALL BE SHOWN IN RED. IF THE CONTRACTOR IS NOT RESPONSIBLE FOR ANY UTILITIES, THEY SHALL BE SHOWN IN BLACK.

<b>Southern Light</b>	
DATE	08/17/14
SCALE	N/A
DRAWN BY	L. BEACH
CHECKED BY	W. PORTER
PROJECT NO.	N/A
ROUTE NO.	N/A
PROJECT NAME	W. PORTER'S RIVER RD
PROJECT LOCATION	PEARL RIVER, LA
PROJECT NO.	N/A
PROJECT NAME	W. PORTER'S RIVER RD
PROJECT LOCATION	PEARL RIVER, LA

W. Porter's  
River Road  
Sheet 3 / 4

12) PULL FIBER  
EST = 815  
ACT = 0

**SPEED  
LIMIT  
45**



W. Porter's  
River Road  
sheet 4/4.

[illegible]

(Draft Date 10/14/14)

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 S.  
PONTCHARTRAIN DR. FOR THE PURPOSE OF LAYING  
FIBER OPTIC CABLES.  
WARD 4 DISTRICT 7**

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 \$11,700 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





**sawgrass**  
CONSULTING, LLC

ENGINEERING – SURVEYING – CONSTRUCTION MANAGEMENT

5535 Business Parkway, Theodore, AL 36582, P: 251-544-7900  
818 N. McKenzie Street, Foley, AL 36535, P: 251-970-7900  
F: 251-544-7918

[www.sawgrassllc.com](http://www.sawgrassllc.com)

August 25, 2014

Mr. Eddie Williams, Director of Engineering  
Engineering Department, St. Tammany Parish, Louisiana  
P. O. Box 628  
Covington, LA 70434



RE: Verizon Big Branch # CV-409 (Old # 013)

Dear Mr. Williams,

Sawgrass Consulting, LLC on behalf of Southern Light, LLC is requesting that the enclosed plans are placed on the October 14, 2014, St. Tammany Parish Planning Commission Agenda for approval.

Southern Light is proposing to construct approximately 449 linear feet of fiber optic cable beginning at the southwest corner of US Hwy. 190 and S. Ponchatrain Drive extending southerly approximately 349 feet then easterly 99 feet crossing S. Ponchatrain and terminating at the existing cell tower.

Construction will consist of aerial and underground as shown in the enclosed set of plans. A representative for Southern Light, LLC and Sawgrass Consulting, LLC will be in attendance at the planning commission meeting on October 14, 2014. Southern Light, LLC will be responsible for all performance obligations.

Please find the necessary points of contact:

Southern Light  
156 St. Anthony Street  
Mobile, AL 36603

Carolina Weaver

251-455-1048

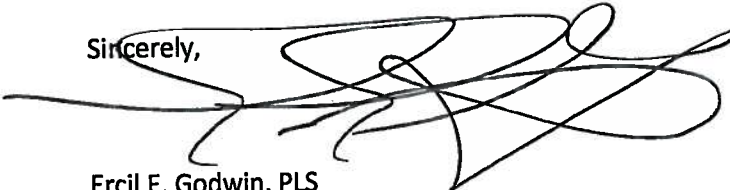
Sawgrass Consulting, LLC  
5535 Business Parkway  
Theodore, AL 36582

Ercil E. Godwin

251-544-7900

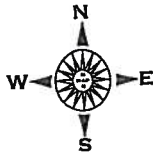
If there are any questions or comments, please do not hesitate to contact me at 251.544.7900.

Sincerely,

  
Ercil E. Godwin, PLS  
Vice President  
Sawgrass Consulting, LLC

15  
**WARD 4**

14  
**WARD 7**



**JOINS MAP 38**

63000

BOB'S RD

KELLER PARK  
HENRY KELLER  
PARK ENT.

LACOMBE  
ACRES

R 12 E  
R 13 E

**Big Branch**

**D**

INTAINBLEAU  
HEIGHTS

CHOCTAW  
SPRINGS

LITTLE FAWN DR

RUNNING

WARRIOR DR

BEAVER DR

STAG DR

CHOCTAW DR

DOVE DR

STAR DR

MORNING

CHOCTAW SPRINGS RD

W BIRCH ST

E BIRCH ST

E BEECH ST

E CHESTNUT ST

E ELM ST

E SYCAMORE ST

E SPRUCE ST

JACKSON

N 28TH ST

N 29TH ST

N 30TH ST

N 31ST ST

N 32ND ST

N 33RD ST

N 34TH ST

N 35TH ST

N 36TH ST

N 37TH ST

N 38TH ST

N 39TH ST

N 40TH ST

N 41ST ST

N 42ND ST

N 43RD ST

N 44TH ST

N 45TH ST

N 46TH ST

N 47TH ST

N 48TH ST

N 49TH ST

N 50TH ST

N 51ST ST

N 52ND ST

N 53RD ST

N 54TH ST

N 55TH ST

N 56TH ST

N 57TH ST

N 58TH ST

N 59TH ST

N 60TH ST

N 61ST ST

N 62ND ST

N 63RD ST

70445  
**WARD 4**

**LOCATION**

**Big Branch Marsh**  
National Wildlife Refuge

**42**  
**Lacombe**  
70445  
**WARD 7**

© MAPMAN, LLC

**JOINS MAP 46**

Enter Parish R.O.W.  
**SOUTHERN LIGHT**  
**Fiber Optic**  
**S. Pontchartrain Dr.**

Sheet 1/4 10-14-14

# VERIZON PEARL RIVER #CV-449

## #39310 WEST PORTERS RIVER ROAD - PEARL RIVER, LA

### PLANS FOR PROPOSED PROJECT:

#### JOB INFORMATION

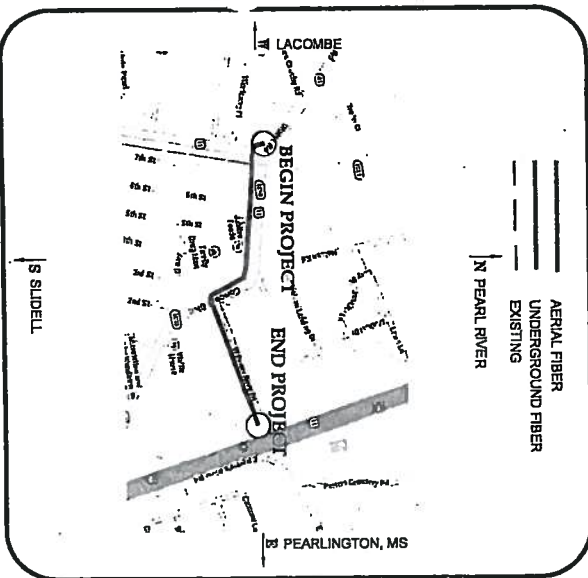
APPROVED: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 JOB # LS07221115  
 UNDERGROUND: EST - 4,009' / ACT -  
 AERIAL: EST - 0' / ACT -  
 TOTAL FIBER: EST - 4,009' / ACT -

#### FIBER OPTIC INSTALLATION

SEPTEMBER 4, 2014



#### VICINITY MAP



#### PROJECT LOCATION



#### CONTACT LIST

PROJECT MANAGER: DONALD COOPER - (251) 209-4155  
 ENGINEER: BARRY BUCHANAN - (251) 654-7196  
 PROJECT CONTACT: JENNIFER JOHNSON - (251) 445-1687  
 CAROLINA WEAVER - (251) 445-1048

#### ATTENTION PERMITTING DEPARTMENT DIRECTORY

DATE	DWG. NAME	DESCRIPTION	AS-BUILT
	LEGEND	REFERENCE	
06/18/14	VPEARL-01	UG - HWY 11	
06/18/14	VPEARL-02	UG - CROSSING HWY 11	
06/18/14	VPEARL-03	UG - CONCORD BLVD	
06/18/14	VPEARL-03A	RAILROAD CROSSING PROFILE	
06/18/14	VPEARL-04	UG - CONCORD BLVD	
06/18/14	VPEARL-05	UG - CONCORD BLVD	
06/18/14	VPEARL-06	UG - CONCORD BLVD	
06/18/14	VPEARL-07	UG - W. PORTER RIVER ROAD	
06/18/14	VPEARL-08	UG - W. PORTER RIVER ROAD	

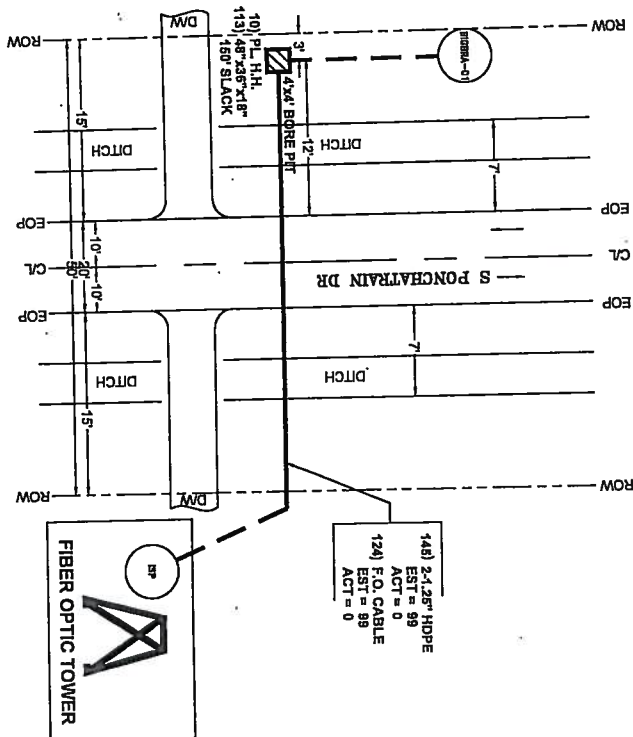
06/18/14	VPEARL-01	UG - HWY 11	
06/18/14	VPEARL-02	UG - CROSSING HWY 11	
06/18/14	VPEARL-03	UG - CONCORD BLVD	
06/18/14	VPEARL-03A	RAILROAD CROSSING PROFILE	
06/18/14	VPEARL-04	UG - CONCORD BLVD	
06/18/14	VPEARL-05	UG - CONCORD BLVD	
06/18/14	VPEARL-06	UG - CONCORD BLVD	
06/18/14	VPEARL-07	UG - W. PORTER RIVER ROAD	
06/18/14	VPEARL-08	UG - W. PORTER RIVER ROAD	

W. Porter's River Road  
 sheet 2/4

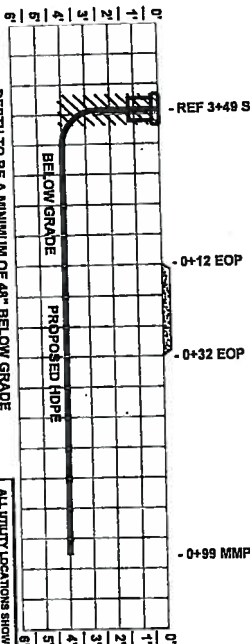
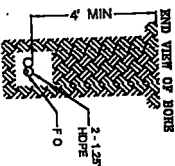


12) PULL FIBER  
EST = 89  
ACT = 0

20) DIR. BORE 2-1.25"  
EST = 89  
ACT = 0



VERIZON BIG BRANCH #CV4499 (OLD 8013)  
60356 S PONTCHARTRAIN DR  
LACOMBE, LA 70446  
30.324405, -89.973275



<p>ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATIONS. PRIOR TO ANY WORK PERFORMED. CONTACT SOUTHERN LIGHT: 281-488-1170</p>				<p>INTRODUCTION: THIS CONTRACT IS FOR THE INSTALLATION OF FIBER OPTIC CABLE ALONG S. PONTCHARTRAIN DR. IN LACOMBE, LA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR PROTECTING ALL EXISTING UTILITIES.</p>			
DATE:	REVISIONS:	SCALE:	NTS	PROJ. NO.:	N/A	DATE:	08/22/14
		DRAWN BY:	BR/08-01	CHKD BY:	W. CATTIN	DESIGNED BY:	L. BEACH
		ROUTE NO.:	N/A	ENGINEER:	N/A	DRAWN BY:	BR/08-02

S. Pontchartrain Dr.  
Sheet 3/4

12) PULL FIBER  
EST = 649  
ACT = 0



<p>ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING PRIOR TO ANY WORK PERFORMED.</p> <p>CONTACT SOUTHERN LIGHT: 251-443-4170</p>		<p>REGISTRATION IS YOUR OBLIGATION. IT IS YOUR RESPONSIBILITY TO OBTAIN AND MAINTAIN CURRENT, EXPIRATION DATE, AND CREDIT RATING.</p>	
DATE	REVISION		
<p><b>Southern Light</b></p>		<p>DATE: 09/22/14</p> <p>DRAWN BY: L. BEASLEY</p> <p>CHECKED BY: BICIGRA-C1</p>	<p>PROJECT: VZV BIG BRANDED</p> <p>ADDRESS: 8 CHOCOMAUN DR</p> <p>LA CROSSE, LA</p>
FOUR	PROJ. NO.	N/A	
MODELS:	ENC.	W. CATTIN	
ROUTE SYMBOL	N/A	SCALE DATE:	N/A

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 7, 2014)*

CASE NO.: MS14-09-052

OWNER/DEVELOPER: Carol Ann Chatellier Graham

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

SECTION: 8

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 10 East

TYPE OF DEVELOPMENT:        x        SUBURBAN (Residential lots between 1-5 acres)  
     x        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 LA Highway 1085 across from Hano Road, northwest of Madisonville, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT:      16.15

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

ZONING:      A-2 Suburban Residential

REASONS FOR PUBLIC HEARING:      Proposed parcel B does not meet the minimum road frontage lot width requirement of 150'.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create three (3) parcels from one parent parcel; however, proposed parcel B does not meet the minimum lot frontage requirement of 150' for an A-2 Suburban zoning district, which would require a waiver of the regulations by the commission.

The staff has no objections to the proposed minor subdivision request and supports a waiver for the lot frontage in question due to the following facts: (a.) the frontage is less than 10' from meeting the lot width requirement; (b.) the lot opens up to a 300' width and more approximately 290' back from the roadway; and (c.) the parcel is large consisting of 13.15 acres.



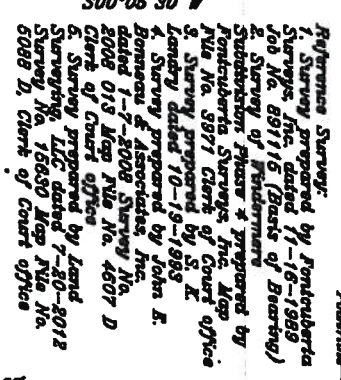
Since a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot width issue, a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

**Department of Engineering**

None

**Department of Environmental Services**

None



MEALS 7 - 160		ROOM 17
DATE 8-3-1915		
Located in Section 8 Township 7 South Range 10 East 5th Tertiary City, California		
		STATION NUMBER
		16816

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of October 7, 2014)**

CASE NO.: MS14-09-053

OWNER/DEVELOPER: Colleen Baker

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

SECTION: 31

WARD: 2

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

TYPE OF DEVELOPMENT:        x        SUBURBAN (Residential lots between 1-5 acres)  
     x        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 Million Dollar Road, east of LA Highway 25 and north of Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT:      10.09

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

ZONING:      A-1 Suburban Residential

REASONS FOR PUBLIC HEARING:      Parcel B is a part of an existing minor subdivision and a waiver of the minimum front footage requirement of 30' is required from 25.06' requested.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create two (2) parcels from parcel B that is a part of an existing minor subdivision. Proposed parcel B-2 does not meet the minimum lot frontage requirement of 30' pursuant to code which would require a waiver of the regulations by the commission.

The staff would recommend approval of the proposed minor subdivision request if the owner were to simply amend her application by adding an additional 4.94' feet to the frontage of parcel B-2 in order to comply with code.

However, if the applicant does not wish to do this, a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot width issue, which requires a 2/3rds majority vote of the full membership of the commission (8 members) in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

**Department of Engineering**

None

**Department of Environmental Services**

None

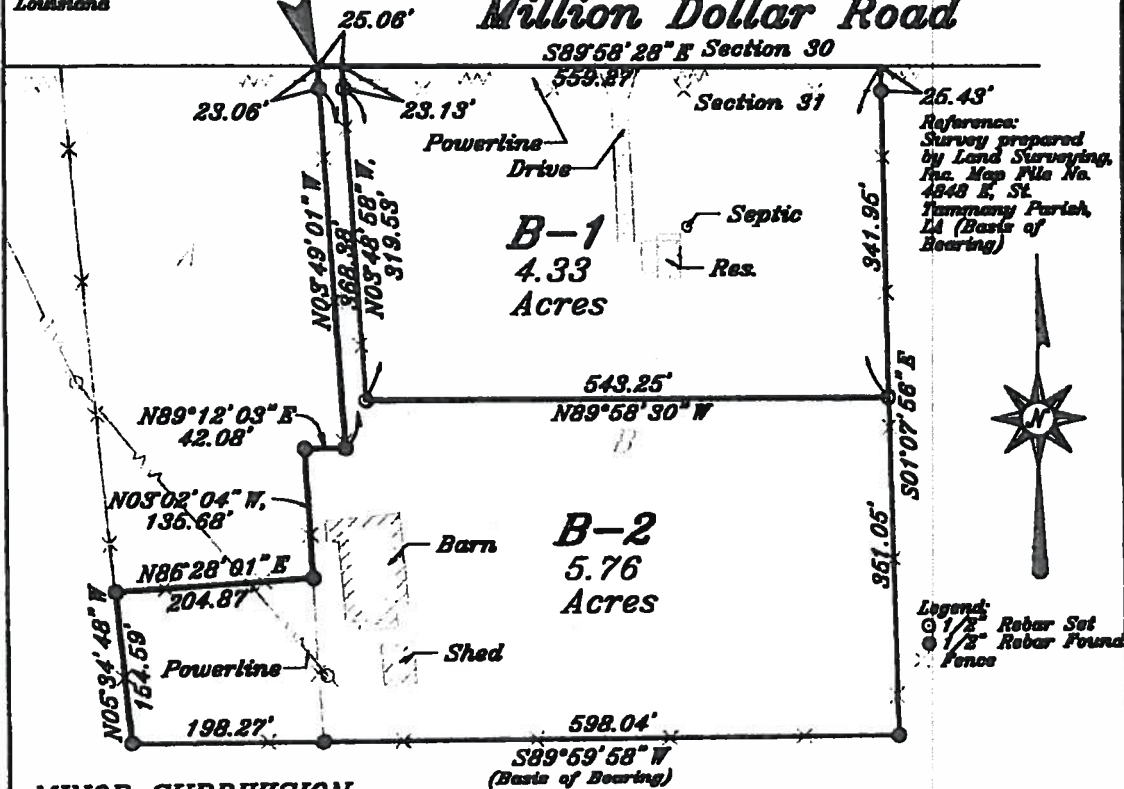
This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0125 C, map dated 10-17-1989

Building setback lines should be determined by owner or contractor prior to any construction

This point is S89°58'28"E, 741.14' from the 1/4 Corner common to Sections 30 & 31 Township 5 South Range 11 East, St. Tammany Parish, Louisiana

Note: Since one or more of the parcels within this minor subdivision are under five (5) acres in size, and the parcels contained herein are currently zoned A-1 Suburban, which requires a minimum density of not more than one (1) residence per five (5) acres, the parcels within this minor subdivision cannot be further subdivided unless they comply with said density requirements through rezoning, adjustment or other means, and subject to the requirements pursuant to Section 40-046.0 Minor Subdivision Review, of St. Tammany Parish Subdivision Regulatory Ordinance No. 499

## Million Dollar Road



**MINOR SUBDIVISION  
OF PROPERTY BEING A  
PORTION OF AN EXISTING  
MINOR SUBDIVISION  
MS09-12-050 LOCATED  
IN SECTION 31 TOWNSHIP  
5 SOUTH, RANGE 11 EAST  
INTO LOTS B-1 AND B-2,  
ST. TAMMANY PARISH,  
LOUISIANA**

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48: LXI.

Dir. Dept. of Engineering

Chmn. Planning Commission

Secretary, Planning Comm.

Clerk of Court

Map File No.

File Date

MAP PREPARED FOR **Colleen Baker**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Section 31 Township 5 South Range 11 East, St. Tammany Parish, Louisiana**

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

**LAND SURVEYING LLC**  
510 N. Columbia Street, Covington, LA 70433  
(985) 842-6271 office (985) 840-0553 fax

**BRUCE M. BUTLER, III**  
LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4884

SCALE 1" = 150'

DATE September 16, 2014

LAND SURVEYING  
488

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of October 7, 2014)*

CASE NO.: MS14-09-054

OWNER/DEVELOPER: Mary & Norman Voelkel

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 2

WARD: 1

TOWNSHIP: 7 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 north side of LA Highway 1085 across from Shady Lake Drive, west of Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT:        7.77

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

ZONING:        PF-1 Public Facilities

REASONS FOR PUBLIC HEARING:    Parcel B is part of an existing minor subdivision and proposed parcel B-1 in being accessed by a private drive.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create two (2) parcels from parcel B that is a part of an existing minor subdivision. A private drive will only provide access to one (1) parcel within the minor subdivision; therefore, 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





PRELIMINARY  
SUBDIVISION  
REVIEW

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of October 7, 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:              This project was postponed at the September 9, 2014 meeting

**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.        Note needed "Fill credit for each Lot is 1500ft<sup>3</sup>";
- b.        Revise Restrictive Covenant #10 from 35' to 60';

Drainage Comments:

- c. 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.
- d. The lift station should be raised to prevent the flood water infiltration.

Traffic:

- e. 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, mandatory impact fees and a DOTD driveway permit.

However, the relative impact of the development is under review by the Parish and a development agreement for infrastructure improvements may be needed.

- 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. Mandatory Developmental fees are required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was not 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



## 1

- g. Both roadway cross-sections need to be legible and have correct dimensions on plat & drainage As-Built;
- h. Need benchmark and geoid used on plat;
- i. Show all servitudes on drainage As-Built;
- j. Label inverts, size, and material of pipe and catch basins in rear of lots 49-51;
- k. Remove blue reflector symbol on entrance side of boulevard on signage As-Built;
- l. Required street name sign is improperly located;
- m. As -Built Signage plan needs to display the following information:

- 1) The distance between the edge of the shoulder and the edge of all signs is 2 feet;
- 2) The distance from the edge of the roadway and the underside of all signs is "Not less than 7 feet";
- 3) Add the following note to the signage plan:

"ALL SIGNAGE SHALL BE TYPE III-HIGH INTENSITY RETRO-REFLECTIVE IN ACCORDANCE WITH THE MUTCD GUIDELINES.

ALL SIGNAGE SHALL CONFORM TO ALL MUTCD AND PARISH REQUIREMENTS (A COPY OF PARISH REQUIREMENTS CAN BE OBTAINED FROM THE ST. TAMMANY PARISH TRAFFIC ENGINEER; STREET NAME SIGNS MUST BE YELLOW LETTERING ON BLUE BACKGROUND."

- 3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 892 linear feet x \$12.00 per linear foot = \$10,700 for a period of one (1) year.
- 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 developmental fees are required since the developer has an existing Voluntary Developmental Agreement for Normandy Oaks Subdivision.

#### **Department of Environmental Services**

- 1. 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.
- 2. 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.
- 3. 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

(Item # 1)



"We Build Great Homes at Great Prices for Great People!"

---

September 2, 2014

St. Tammany Parish Government  
24190 Koop Dr.  
Mandeville, LA 70471  
Attn: Mr. Ron Keller; Development-Planning

Mr. Keller,

DSL D Homes, LLC would like to request that the surveyors Act of Correction affecting lots 109,110 and 111 in Raiford Oaks Subdivision be placed on the agenda for the October 14<sup>th</sup>, 2014 meeting. DSL D Homes, LLC is the sole owner of the above listed lots. We are working in conjunction with John Bonneau and Associates to get this issue resolved. If you need any further information please contact Toby Easterly at [teasterly@dsldhomes.com](mailto:teasterly@dsldhomes.com).

Thanks,

DSL D Homes, LLC

*Toby Easterly for DSL D Homes, LLC*

**A SURVEYOR'S ACT OF CORRECTION**

**UNITED STATES OF AMERICA**

**FOR RAIFORD OAKS PHASE III**

**STATE OF LOUISIANA**

**PARISH OF ST. TAMMANY**

**KNOWN BY ALL THESE PRESENT**, that on the date or various dates below before the various undersigned Notaries Public, duly commissioned and qualified in and for the Parish of St. Tammany and State of Louisiana, stated therein and therein residing, and in the presence of the witnesses hereinafter undersigned, personally came and appeared:

**PERSONALLY CAME AND APPEARED:**

**JOHN E. BONNEAU AND ASSOCIATES, INC.**, an incorporated Louisiana corporation, domiciled in St. Tammany Parish, Louisiana, and herein represented by John E. Bonneau, who is duly authorized to sign this document on behalf of said corporation, whose mailing address is: 420 Highway 1085, Madisonville, Louisiana 70447; and who shall be hereinafter referred to pursuant to this document as "**Surveyor**";

**AND**

**THE PARISH OF ST. TAMMANY**, herein represented by the Honorable Patricia P. Brister, St. Tammany Parish President, who is duly authorized to sign and execute this document on behalf of the Parish of St. Tammany pursuant to the St. Tammany Parish Charter, as well as to an Ordinance recorded in the official records of the Clerk of Court, St. Tammany Parish, whose mailing address is: Post Office Box 628, Covington, Louisiana 70434; and who shall be hereinafter referred to pursuant to this document as "**Parish of St. Tammany**", who declares as follows:

**WHEREAS**, the final subdivision plat for Raiford Oaks Phase III prepared by the "Surveyor" was duly recorded in the office of the Clerk of Court in St. Tammany Parish, Louisiana, on December 20, 2013 in Map File No. 5224; and

**WHEREAS**, a certain 20' drainage easement on the recorded subdivision plat is located between incorrect lots, specifically at the lot line common to lots 110 and 111, when in fact, the 20' drainage easement should be located at the lot line common to lots 109 and 110.

**THEREFORE**, the "Surveyor" and "Parish of St. Tammany" do hereby agree through this Surveyor's Act of Correction, to amend the final subdivision plat of Raiford Oaks Phase III to correct the 20' drainage easement as referenced to above; and do hereby request the Clerk of Court for the Parish of St. Tammany, Louisiana, to make mention of this Surveyor's Act of Correction within the margin of the official records on the final subdivision plat, Map File No. 5224, to serve as occasion may require.

THUS DONE AND PASSED, as to JOHN E. BONNEAU & ASSOCIATES, INC., in triplicate originals, in my office in Madisonville, Louisiana, on the 22, day of JULY 2014, in the presence of the undersigned competent witnesses who hereunto sign their names with me, Notary, after due reading of the whole.

WITNESSES:

[Signature]

Steven Hebert

Signature

Printed Name

[Signature]

Lesli Sprehe

Signature

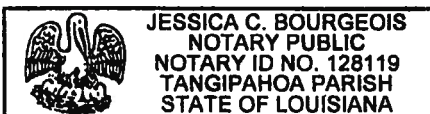
Printed Name

[Signature]

JOHN E. BONNEAU & ASSOCIATES, INC. (Surveyor)  
By: John E. Bonneau, duly authorized officer

[Signature]  
NOTARY PUBLIC

7.22.14  
DATE





THUS DONE AND PASSED, as to **DSL D HOMES, L.L.C.**, in triplicate originals, in my office in Madisonville, Louisiana, on the 23 day of JULY 2014, in the presence of the undersigned competent witnesses who hereunto sign their names with me, Notary, after due reading of the whole.

**WITNESSES:**

Kara Walker  
Signature Kara Walker Printed Name

Kaylie Milton  
Signature Kaylie Milton Printed Name

[Signature]

DSL D HOMES, L.L.C. (Owner)  
By: Lee Foster, duly authorized officer

[Signature] 7/23/14  
NOTARY PUBLIC DATE

Don Stelly  
Attorney at Law  
Bar Roll No. 26524  
Commissioned for Life  
All Louisiana Parishes



**THUS DONE AND PASSED**, as to \_\_\_\_\_, in triplicate originals,  
in my office in \_\_\_\_\_,  
Louisiana, on the \_\_\_\_\_, day of \_\_\_\_\_ 2014, in the presence  
of the undersigned competent witnesses who hereunto sign their names with me, Notary, after due  
reading of the whole.

**WITNESSES:**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

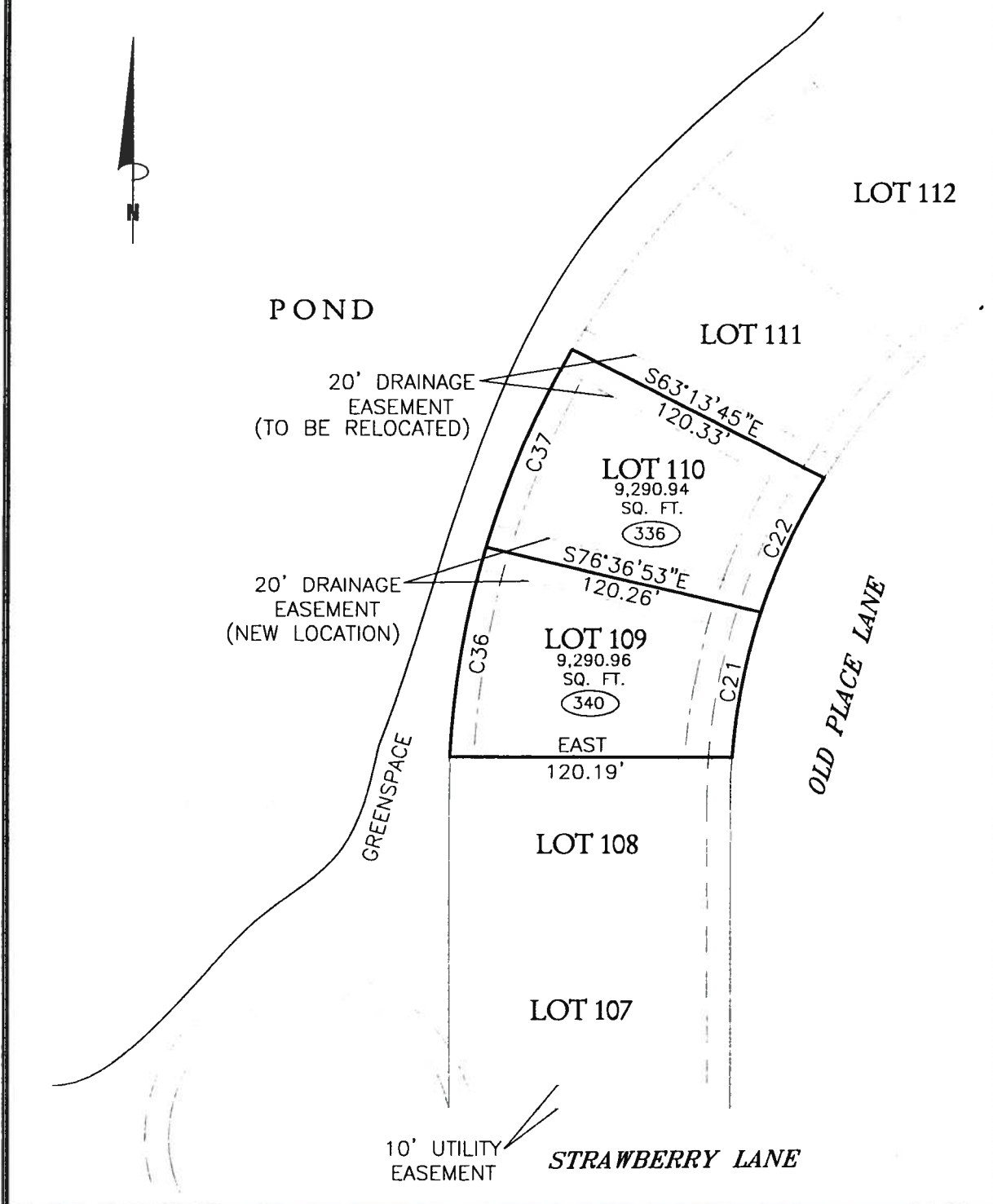
\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT  
ST. TAMMANY PARISH, LOUISIANA

\_\_\_\_\_  
NOTARY PUBLIC

\_\_\_\_\_  
DATE



NUMBER	CHORD DIRECTION	RADIUS	ARC LENGTH	CHORD LENGTH
C21	N10°55'20"E	260.00'	63.41'	63.25'
C22	N24°53'45"E	260.00'	63.41'	63.25'
C36	N09°35'07"E	380.00'	91.44'	91.22'
C37	N23°22'20"E	380.00'	91.44'	91.22'



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 "C" SURVEY.

**SETBACKS:**  
EXECUTIVE LOTS - LOTS #S 84 - 94, 102 - 130  
FRONT - 20'  
SIDE - 5'  
SIDE STREET - 10'  
REAR - 10'

**REFERENCE SURVEY:** The Recorded Subdivision Map.  
**BASIS FOR DRAINAGE:** 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 0205 C; Revised: OCTOBER 17, 1989

AN AMENDED SURVEY MAP TO  
THE RAIFORD OAKS, PHASE III SUBDIVISION MAP SHOWING  
A 20' DRAINAGE EASEMENT ON THE LOT LINE COMMON TO  
LOTS 109 & 110, RAIFORD OAKS, PHASE III  
situated in  
SECTION 17, T-7-S, R-10-E  
St. Tammany Parish, Louisiana  
for  
DSLD HOMES, L.L.C.

Survey No. 2012 146 LOTS 109-110 Drawn by: SPH  
Date: JULY 16, 2014 Revised: 08/20/14(OFFICE)

Scale: 1" = 50'

**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.

This Survey is Certified  
true and correct by

**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)845-1370

**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

CO. No. 4423  
REGISTERED  
PROFESSIONAL

John E. Bonneau

# OLD BUSINESS

(Item # 2)

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of October 7, 2014)**

CASE NO.: MS14-07-045 (REVISED)

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

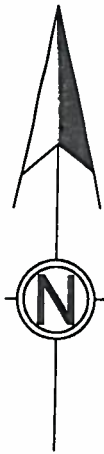
**Department of Environmental Services**

None

St. Tammany Parish Court      Sept. 24 2014  
Department of ~~the~~ Development  
P.O. Box 65  
Covington, Louisiana 70434  
Attention: Mr. Ron Kella - Senior Land Use Planner  
re: Minor Subdivision Case No.  
MSK-07-045  
Dear Mr. Kella

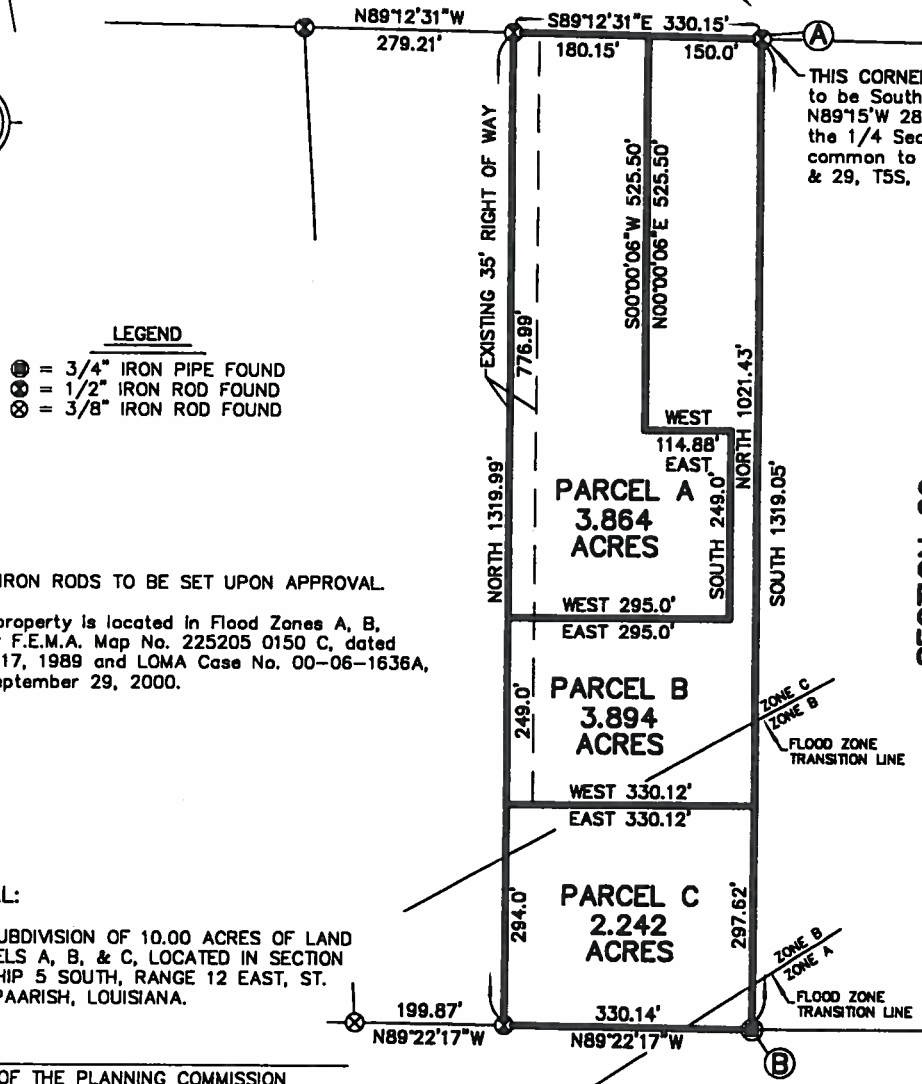
Please be advised that  
I am requesting that the aforementioned  
case be placed back on the agenda  
for consideration of ~~adjudication~~ <sup>approval</sup> of  
Minor Subdivision as per our  
conversation of Sept 24, 2014.  
Thank you for your assistance  
in this matter.

Sincerely yours  
John H. Hays  
Home Representative



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

## HONEYSUCKLE ROAD



### 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.

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**

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

PROFESSIONAL LAND SURVEYORS

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.

PROFESSIONAL LAND SURVEYOR



SCALE:

1" = 200'

JOB NO.

0130-A2

DATE:

9-24-2014

REVISED:

# OLD BUSINESS

(Item # 3)



**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

September 25, 2014

Weyerhaeuser Real Estate Development Co.  
Attn: Scott Gilbert  
100 Mariner's Blvd., Suite 10  
Mandeville, LA 70448

**Re: Tamanend Business Park**

Dear Mr. Gilbert,

Reference is made to your email dated September 11, 2014 12:57pm (attached) requesting that the Maintenance Obligation for Tamanend Business Park S/D be waived due to reasons stated in your attached email.

The Department of Engineering has no objections of waiving the \$15,000 Maintenance Obligation. Since the Planning Commission granted Preliminary Approval with the Maintenance Obligation being one of the stipulations, the Planning Commission would need to approve this waiver.

Be advised that this letter and your email will be placed on the October 14, 2014 Planning Commission Agenda under Old Business.

Should you have any questions please advise.

Sincerely,

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

CEW/chh

*enc. Scott Gilbert's email dated 9/11/14*

xc: Gina Campo  
Earl J. Magner, P.E., P.L.S.  
Jeremy Harrison, E.I.  
Elizabeth Warren  
Leslie Long  
Jackie Nunenmacher  
Sidney Fontenot  
Erin Stair

----- Original message -----

From: "Gilbert, Scott" <[Scott.Gilbert@weyerhaeuser.com](mailto:Scott.Gilbert@weyerhaeuser.com)>

Date: 09/16/2014 10:32 AM (GMT-06:00)

To: Sidney Fontenot <[sfontenot@stpgov.org](mailto:sfontenot@stpgov.org)>, "Charles E. Williams" <[eddie@stpgov.org](mailto:eddie@stpgov.org)>

Cc: Gina Campo <[gcampo@stpgov.org](mailto:gcampo@stpgov.org)>, [jds@jonesfussell.com](mailto:jds@jonesfussell.com), "Elizabeth A. Warren" <[eaarwarren@stpgov.org](mailto:eaarwarren@stpgov.org)>

Subject: RE: Tamanend Business Park Maintenance Obligation Bond

Sidney/Eddie:

Have you had a chance to review this?

Thank you,

Scott

-----Original Message-----

From: Gilbert, Scott

Sent: Thursday, September 11, 2014 12:57 PM

To: Sidney Fontenot; Charles E. Williams

Cc: Gina Campo; [jds@jonesfussell.com](mailto:jds@jonesfussell.com); Elizabeth A. Warren

Subject: FW: Tamanend Business Park Maintenance Obligation Bond

Sidney/Eddie:

Please see attached letter that I received regarding the Maintenance Bond Obligation for the Tamanend Business Park, along with the Preliminary Staff Report for same, for the Preliminary Subdivision Approval.

Is there a way that the Parish or Planning Commission can waive this requirement regarding the Business Park, for the following reasons:

1. Tamanend Way/Provision Landing/Legends Blvd. are all under construction now and are not yet public roads.
2. When construction is complete I will have to provide a Warranty Obligation for those roads anyway.
3. We intend to start construction of the Business Park next spring. When complete I will have to provide a Warranty Obligation Bond for those roads.
4. The roads under construction may not have even been accepted by the Parish by the time the Business Park is complete.
5. This ordinance assumes that the roads exist.

I think you would agree that this requirement is redundant and a little excessive.

Thank you for reviewing. Please let me know what I can do to have this waived.

Scott



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of August 12, 2014)*

CASE NO.: SD08-06-008PBP

SUBDIVISION NAME: Tamanend Business Park

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

ENGINEER/SURVEYOR: Richard C. Lambert Consultants, L.L.C and  
Kelly J. McHugh & Associates, Inc.

SECTIONS 3 & 4  
TOWNSHIP 8 South  
RANGE 13 East

WARDS: 7 & 9  
PARISH COUNCIL DISTRICTS: 7 & 11

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

TOTAL ACRES IN DEVELOPMENT: 80.34

NUMBER OF LOTS: 21                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A10 and C

TENTATIVE APPROVAL GRANTED: February 11, 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. Need twenty (20) foot SEWER SERVITUDE between lots# 3/4 on Subdivision plat;
  - b. Need ditch invert elevation on sheet# 4 at Lot# 18 corners;
  - c. The Traffic Impact Analysis (TIA) for this development has been reviewed. There are several minor revisions that need to be addressed and these changes have already been

discussed with the Engineer. It is not anticipated that these changes will alter the recommendations of the report. The report shows that no additional improvements above and beyond what was required for Tamanend Phase 1 will be required, except for the construction of a 5<sup>th</sup> entrance off of LA 434 for this portion of the development, which will consist of right and left turn lanes from LA 434 into the development as well as exclusive right and left turn lanes out of the development at this additional driveway.

- d. The required improvements identified in the traffic study for Tamanend Phase 1 are not only “local” improvements prompted by the development, but also “global” improvements which are needed with or without the development due to area growth. The Traffic Consultant is working closely with the Dept. of Engineering to determine which improvements will be the responsibility of the developer and which improvements are to be handled by the Parish (global improvements for which mandatory impact fees will be used). At a minimum, all improvements needed at the entrances to the development are the sole responsibility of the developer, including all right-of-way costs. All improvements which are deemed “local” will be required in addition to the mandatory impact fees for the development. The impact fees will be used toward the “global” improvements. All required improvements were listed at Tentative approval of Tamanend (formerly University Square) in June 2008 and will take place as phases of the development are occupied.
  - e. 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. **[A funded Maintenance Obligation in the amount of \$15,000 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 activity in connection with the subdivision. Provision Landing and Tamanend Way are currently under construction and are to be dedicated to the Parish. Therefore, any damage to these roadways resulting from construction activity in connection with Tamanend Business Park will be covered by this Maintenance Obligation.]**
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**

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