

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - WEDNESDAY, NOVEMBER 12, 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 OCTOBER 14, 2014 MINUTES**

**PUBLIC HEARINGS**

**CONSENT CALENDAR**

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

**ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS**

Entering Parish Right-of-Way (Westshore Drive), Ward 1, District 1

Request to enter Parish right-of-way for the purpose of constructing roadway and laying sewer/water lines

Debtor: All State Financial Company      Parish Council District Representative: Hon. Marty Dean

Entering Parish Right-of-Way (Camp Villere Road), Ward 9, 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**

**MS14-10-058**

A 17.62 acre parcel into parcels A & B, Ward 2, District 6

Owner: Jane H. Sharp      Surveyor: Land Surveying, L.L.C.

Parish Council District Representative: Hon. Richard Tanner



**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**NOVEMBER 12, 2014**  
**MANDEVILLE, LOUISIANA**

**MS14-10-059**

Lot 2 in to lots 2-A & 2-B, Ward 7, District 7

Owner: Christopher R. Jean      Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Jacob Groby

**MS14-10-60**

A 4.30 acre parcel into parcels A & B, Ward 7, District 7

Owner: Leroy & Jeanette Smith, Jr.      Surveyor: D&S Surveyors, Inc.

Parish Council District Representative: Hon. Jacob Groby

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

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**SD06-06-018P1A**

Countryside, Phase 1A, Ward 1, District 3

Developer/Owner: Abita Equities      Engineer: Arrow Engineering

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

**(DEVELOPER REQUESTED POSTPONEMENT)**

**SD04-08-024PB2-2**

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

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

Parish Council District Representative: Hon. Marty Dean

**SD10-01-001P1**

Versailles Business Park, Phase 1, Ward 3, District 5

Developer/Owner: Versailles Business Park, L.L.C.      Engineer: Duplantis Design Group, P.C.

Parish Council District Representative: Hon. Marty Gould



**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**NOVEMBER 12, 2014**  
**MANDEVILLE, LOUISIANA**

**FINAL SUBDIVISION REVIEW**

**SD04-08-024F9**

Bedico Creek, Parcel 9, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

**SD04-08-024PE-2**

Bedico Creek, Parcel E-2, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

**SD06-08-028F1**

Spring Haven, Phase 1, Ward 1, District 4

Developer/Owner: Autumn Creek II, L.L.C.      Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Reid Falconer

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

**P.C. Resolution No. 12-055**

Entering Parish Right-of-Way (Lindberg Drive), Ward 8, District 14

Request to enter Parish right-of-way for the purpose of laying and connecting water line

Petitioner: PDRG, Alex Bennett, CDO      Parish Council District Representative: Hon. T.J. Smith

*(Request to amend the Petitioner to John Saucier & Company, L.L.C.)*

**NEW BUSINESS**

**ADJOURNMENT**



PLANNING  
COMMISSION  
MINUTES



**MINUTES OF THE  
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**

**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, Marcus Hines, Todd Richard, Bernie Willie, Dave Doherty, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

**Absent:** Bill Matthews

**Staff Present:** Ron Keller, Raima Tobler, 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. Richard

**APPROVAL OF THE SEPTEMBER 9, 2014 MINUTES**

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

**Yea:** Martha Cazaubon, "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, Dave Doherty, Jimmie Davis, Dave Mannella, 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.



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PARISH COUNCIL CHAMBERS  
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**Davis moved to pull items MS14-09-052 and MS14-09-053 from the consent calendar, second by Randolph.**

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

**Nay: None**

**Abstain: None**

**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

**Approved** as per consent calendar

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

**Approved** as per consent calendar

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

**Approved** as per consent calendar

**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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Carol Ann Chatellier Graham Opposition:

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

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

**Nay: None**

**Abstain: None**



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21490 KOOP DRIVE, 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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Colleen Baker      Opposition:

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

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

**Nay: None**

**Abstain: None**

**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

**Approved as per consent calendar**

[-----**(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)**



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21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

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: Claire Depaul

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

**Yea:** Martha Cazaubon, "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, Dave Doherty, Jimmie Davis, Dave Mannella, Ron Randolph

**Nay:** Kirk Drumm

**Abstain:** None

**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

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: Dan Cheramie

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

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

**Nay:** None

**Abstain:** None

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**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)***

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Toby Easley      Opposition:

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

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

**Nay:** None

**Abstain:** None



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21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

**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 survey plat)*

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Opposition:

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

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

**Nay: None**

**Abstain: None**

**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)*

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:

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

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

**Nay: None**

**Abstain: None**

**OFF THE FLOOR**

**P.C. Resolution No 12-055**

Entering Parish Right-of-Way (Lindberg Dr), Ward 8, District 14  
Request to enter Parish right-of-way for the purpose of laying and connecting water line

Petitioner: PDRG, Alex Bennett, CDO Parish Council Representative: Hon T.J. Smith  
*(Request by developer to extend for six (6) months)*

**Cazaubon moved to open agenda, second by Willie.**

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

**Nay: None**

**Abstain: None**



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21490 KOOP DRIVE, MANDEVILLE, LOUISIANA**

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

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

**Nay: None**

**Abstain: None**

**NEW BUSINESS**

**ADJOURNMENT**

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Mr. Dave Doherty  
Chairman



(CONSENT CALENDAR)

ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS



(Draft Date 11/12/14)

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 CONSTRUCTING ROADWAY AND SEWER/WATER WARD 3 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. The drainage and road design with soil borings must meet the ASPHALT road standards as established under the "Subdivision Regulatory Ordinance and Ordinance No. 14-3064." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems. Upon approval of plans and specifications by the Director of Engineering, a Work Order will be issued.
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 takes over the maintenance.
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 \$20,000 for a period of six (6) months.



8. That the petitioner agree to post a Warranty Obligation upon completion of the project.
9. 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) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
10. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
11. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
12. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road 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 opening of the portion of the right of way in question.
13. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.
14. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 1.
15. That the petitioner submit as-built drawings certifying that road and sewer/water are constructed in accordance with the approved plans.
16. 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 voided and petitioner 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:



RESOLUTION P.C. NO.\_\_\_\_  
PAGE NO. 3 OF 3

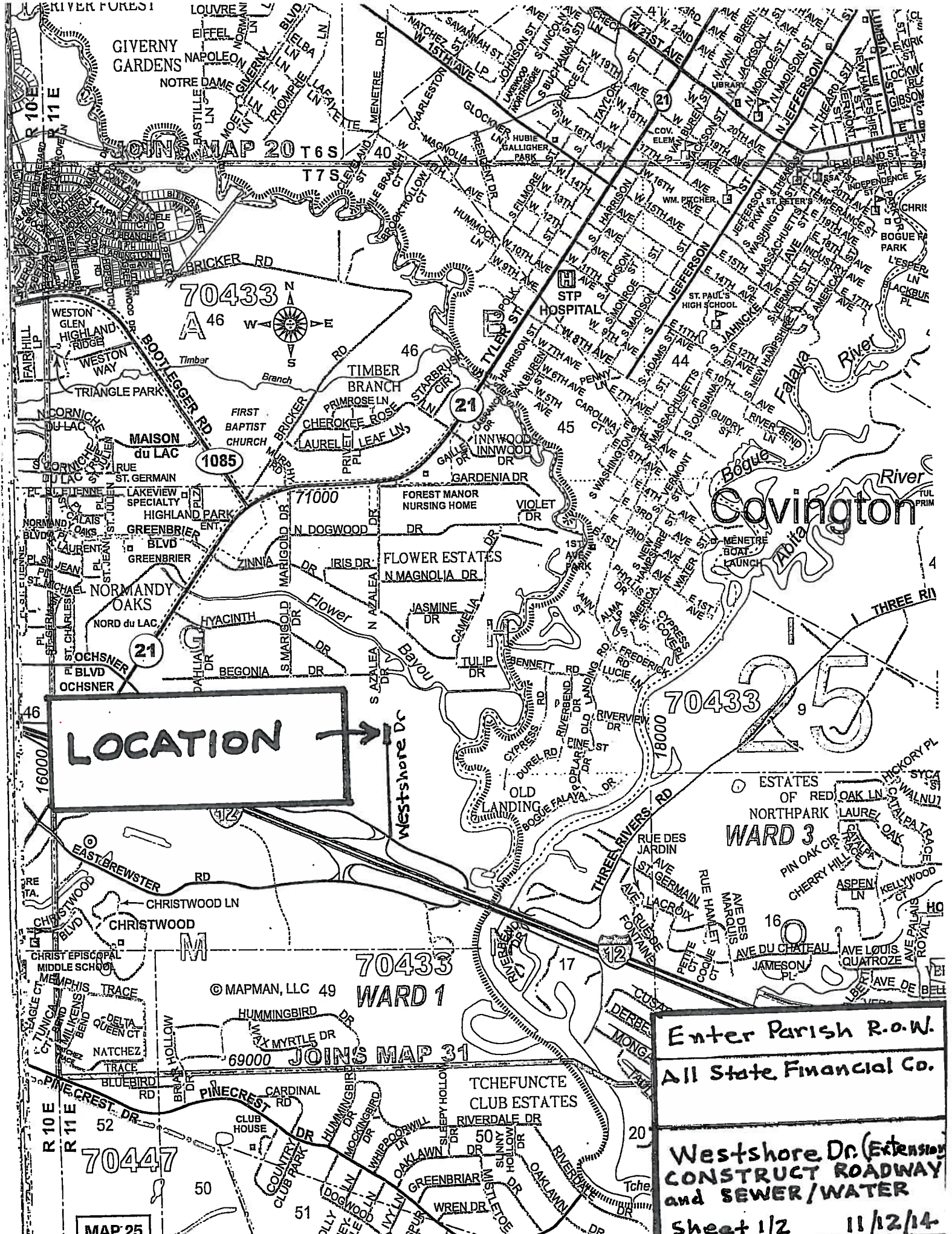
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE\_\_\_\_ DAY OF  
\_\_\_\_\_, 2014, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A  
QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

\_\_\_\_\_  
RON KELLER, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION





**LOCATION** →

**70433  
WARD 1**

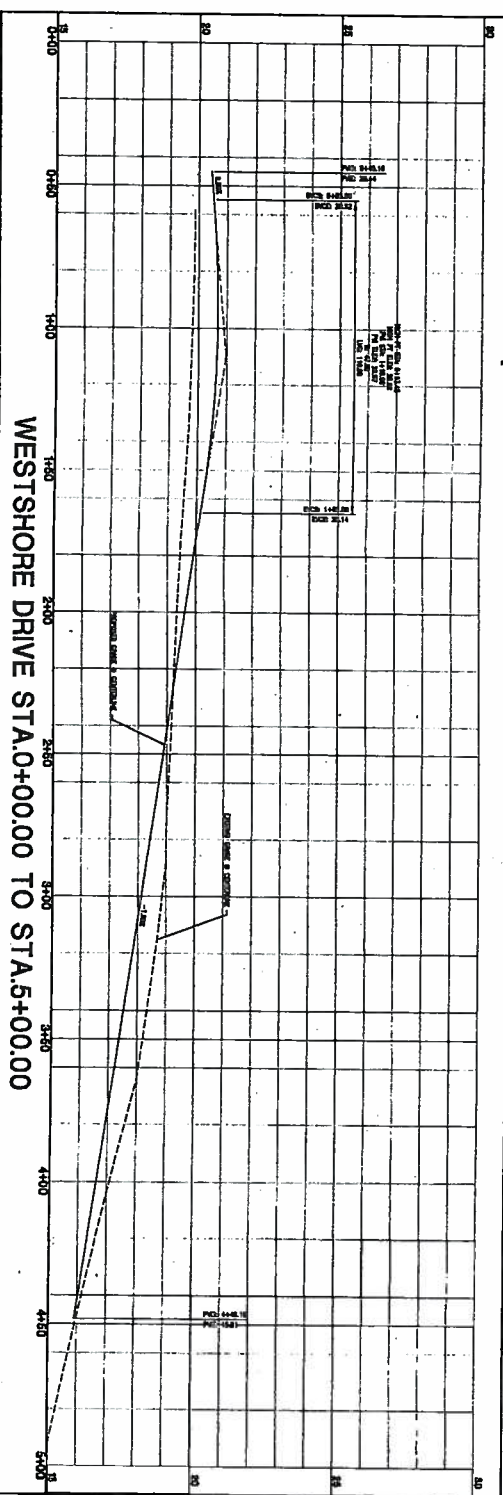
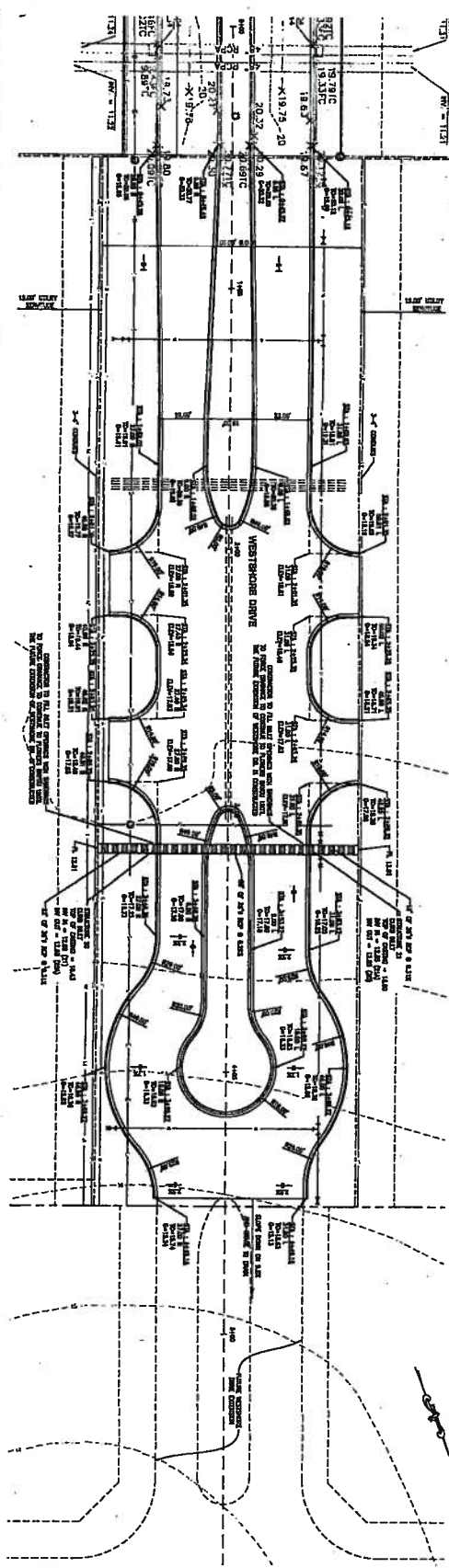
**WARD 3**

**Enter Parish R.O.W.  
All State Financial Co.**

**Westshore Dr. (Extending)  
CONSTRUCT ROADWAY  
and SEWER/WATER**

**Sheet 1/2 11/12/14**





**LEGEND - EXISTING**

0	Centerline of Roadway	1" = 100'
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**LEGEND - NEW IMPROVEMENTS**

1	Centerline of Roadway	1" = 100'
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20	Centerline of Roadway	1" = 100'

**WESTSHORE DRIVE**  
**COVINGTON, LOUISIANA**  
**ST. TAMMANY PARISH**

**FOR ALL STATE FINANCIAL CO.**  
**COVINGTON, LOUISIANA**

**LEGEND - NEW IMPROVEMENTS**

1	Centerline of Roadway	1" = 100'
2	Centerline of Roadway	1" = 100'
3	Centerline of Roadway	1" = 100'
4	Centerline of Roadway	1" = 100'
5	Centerline of Roadway	1" = 100'
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20	Centerline of Roadway	1" = 100'

**STAMP**

**THOMAS H. BUCKLE**  
**License No. 21022**  
**Professional Engineer**  
**State of Louisiana**

**DATE** 9/18/14

**DDG**  
**DUPLANTIS DESIGN GROUP, PC**  
**Civil Engineering & Architecture**  
**54 LOUISIANA DRIVE COVINGTON, LA 70433**  
**PHONE: 866-434-4343 FAX: 866-434-4343**  
**WWW.DDGPC.COM**  
**THEODORE L. COVINGTON | HOUSTON | BAYON TERRACE | HOUSTON**

REVISION	BY

**WESTSHORE DR.**  
**Enter R.O.W.**  
**Construct roadway**  
**and sewer/water**

**PLAN AND**  
**PROFILE**

**C-3**



# All State Financial Company

---

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

October 20, 2014

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

RE: Enter Parish Right-Of-Way for Westshore Drive Extension

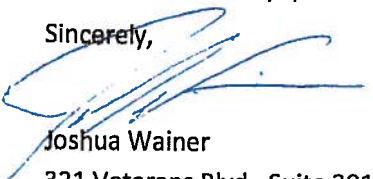
Dear Eddie:

Per the attached Act of Dedication and Donation, All State Financial Company herby requests to enter said right-of-way for the purpose of installing water, sewer and roadway improvements per the plans and specifications previously submitted for the Westshore Drive Extension.

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

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

Sincerely,



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

Cc: Tommie Buckle

Cc: Earl Magner

Enclosure



(Draft Date 11/12/14)

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  
CAMP VILLERE ROAD (ROAD ID# R090D012), FOR THE  
PURPOSE OF LAYING FIBER OPTIC CABLES.  
WARD 2 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 \$27,200 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  
\_\_\_\_\_, 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 29, 2014

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

RE: Verizon Bonfuca # CV-454 (Old #CV-238)

Dear Mr. Williams,

Sawgrass Consulting, LLC on behalf of Southern Light, LLC is requesting that the enclosed plans are placed on the November 12, 2014, St. Tammany Parish Planning Commission Agenda for approval.

Southern Light is proposing to construct approximately 2,434 linear feet of fiber optic cable beginning on the south side of Hwy 190 and Camp Villere Road, running northerly along the west right-of-way of Camp Villere Road to 60143 Camp Villere Road.

Construction will consist of 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 November 12, 2014. Southern Light, LLC will be responsible for all performance obligations.

Please find the necessary points of contact:

Southern Light	Carolina Weaver	251-455-1048
156 St. Anthony Street		
Mobile, AL 36603		

Sawgrass Consulting, LLC	Ercil E. Godwin	251-544-7900
5535 Business Parkway		
Theodore, AL 36582		

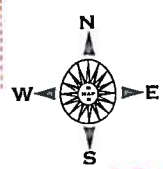
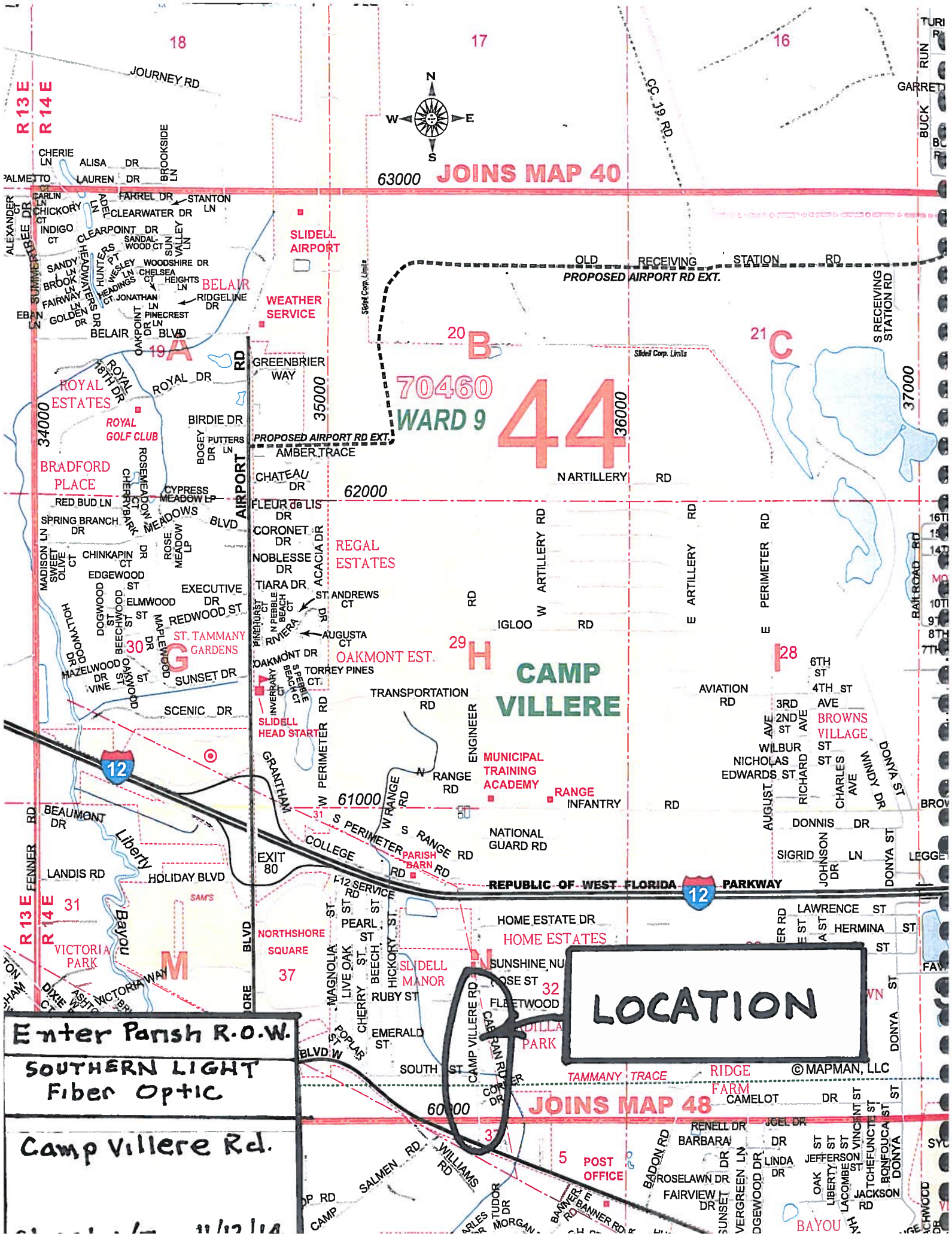
If there are any questions or comments, please do not hesitate to contact me at 251.544.7900.

Sincerely,

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

RECEIVED  
OCT - 2 2014  
ENGINEERING  
DEPT





63000 JOINS MAP 40

70460 WARD 9 44

OLD RECEIVING STATION RD  
PROPOSED AIRPORT RD EXT.

CAMP VILLERE

MUNICIPAL TRAINING ACADEMY  
RANGE INFANTRY

REPUBLIC OF WEST FLORIDA PARKWAY

LOCATION

JOINS MAP 48

Enter Parish R.O.W.

SOUTHERN LIGHT  
Fiber Optic

Camp Villere Rd.

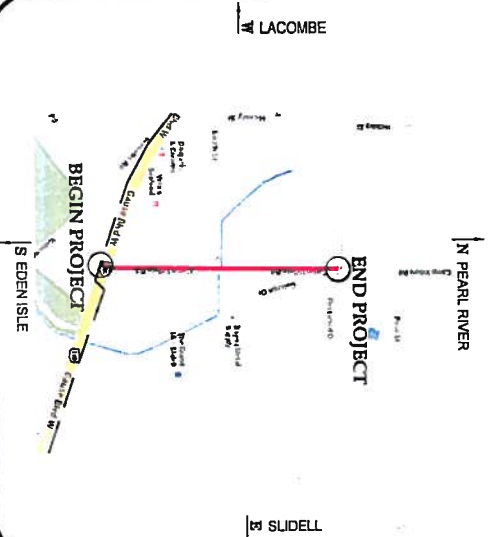
5 POST OFFICE

© MAPMAN, LLC



## JOB INFORMATION

**TOTAL FIBER: EST - 2,734' / ACT -**



## FIBER OPTIC INSTALLATION

SEPTEMBER 22, 2014

A map of Washington state with county boundaries and names. The county of Pierce is highlighted in red. The map shows the following counties: Adams, Asotin, Benewah, Benton, Blaine, Bonanza, Brierley, Butte, Cowlitz, Douglas, Ferry, Franklin, Garfield, Grant, Grays Harbor, Harrison, Island, Jefferson, King, Kittitas, Klickitat, Lewis and Clark, Lincoln, Mason, Okanogan, Pacific, Pend Oreille, Pierce (highlighted), San Juan, Shadle, Skagit, Skamania, Spokane, Stevens, Thurston, Tully, Walla Walla, and Yakima.

DATE	DWG. NAME	DESCRIPTION	AS-BUILT
	LEGEND	REFERENCE	
09/16/14	BONFUC-01	UG - CAMP WILERE RD	
09/16/14	BONFUC-01A	CROSSING HWY 190	
09/16/14	BONFUC-02	UG - CAMP WILERE RD	
09/16/14	BONFUC-03	UG - CAMP WILERE RD	
09/16/14	BONFUC-04	UG - CAMP WILERE RD	

**PROJECT MANAGER:** DONALD COOPER - (251) 209-4155  
**ENGINEER:** BARRY BUCHANAN - (251) 654-7196  
**PROJECT CONTACT:** JENNIFER MCCARTY - (251) 445-1688  
CAROLINA WEAVER - (251) 445-1048

## CONTACT LIST

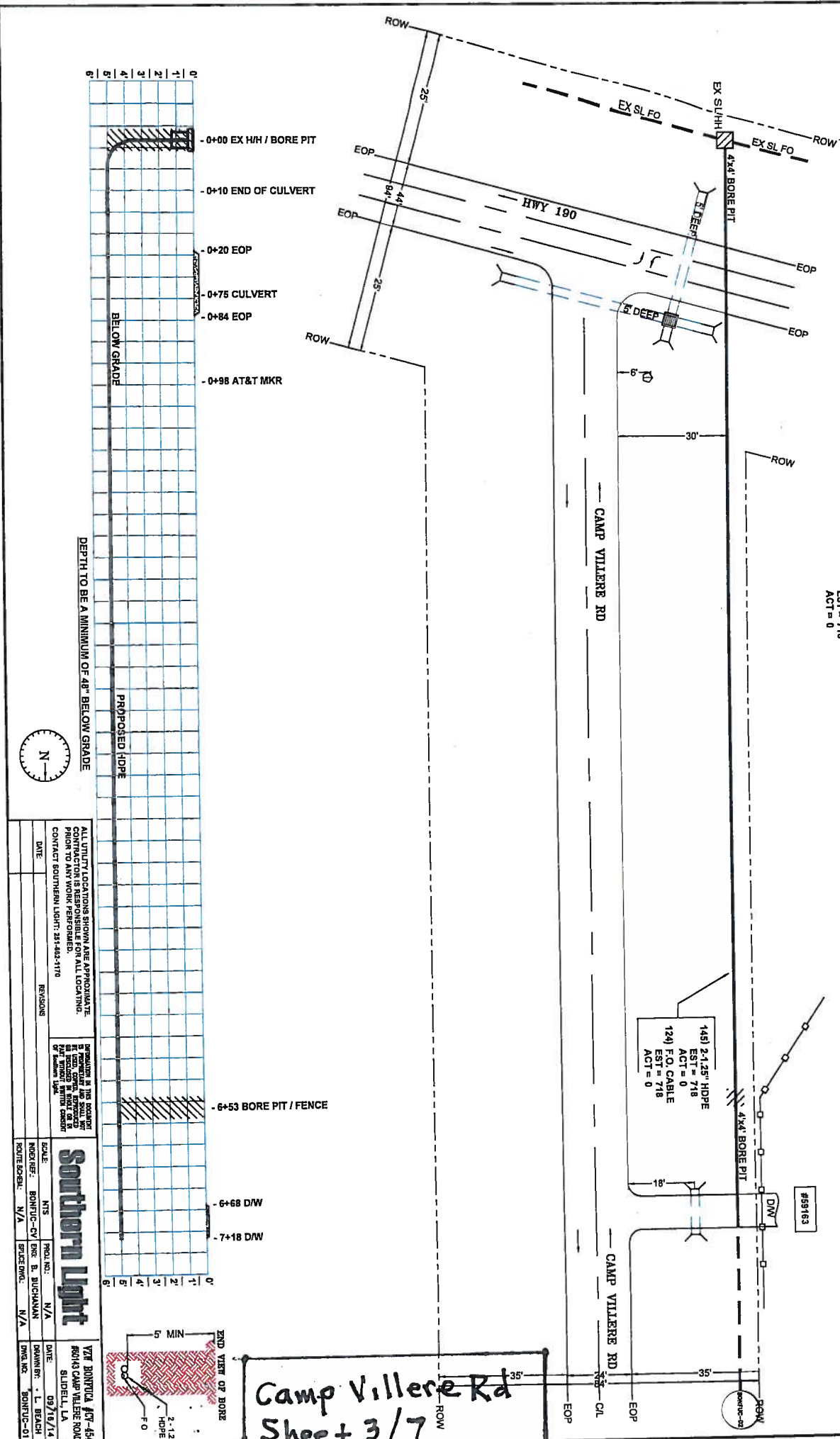
Engineering Institute copy  
PUBLISHED BY THE  
PUBLISHERS

OCT - 2 2014  
FEB



SPEED  
LIMIT  
45

12) PULL FIBER  
EST = 718  
ACT = 0  
20) DR. BORE 2-1.25"  
EST = 718  
ACT = 0



DEPTH TO BE A MINIMUM OF 48" BELOW GRADE



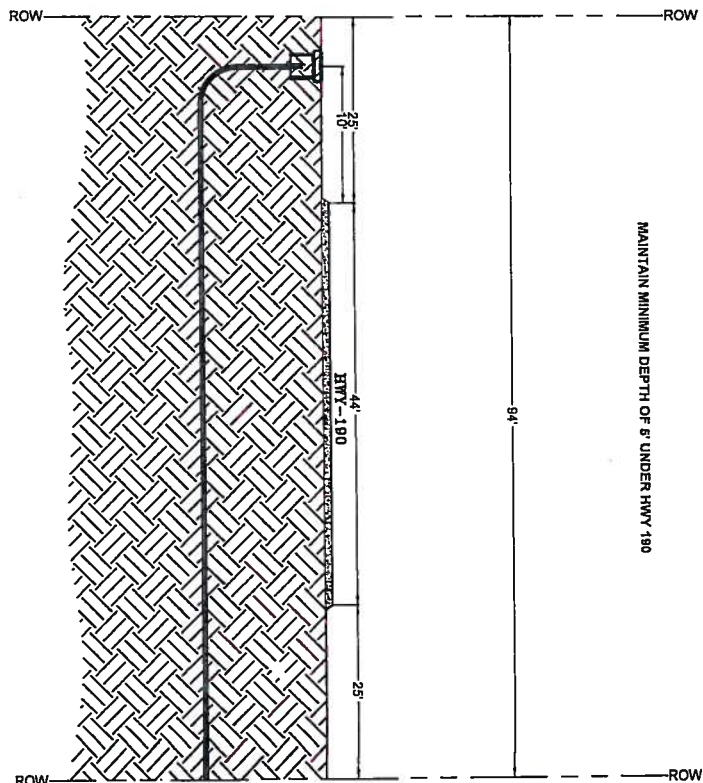
ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING. PRIOR TO ANY WORK, PERFORMED. CONTACT SOUTHERN LIGHT: 281-482-1118		REGULATION IN THE LOCATION OF HOPE, CABLE, REMOVED FROM THE ROADWAY, WITHIN THE RIGHT-OF-WAY OF SOUTHERN LIGHT.	
DATE	REVISIONS	SCALE	DATE
		NTS	09/16/14
		INDEX REF: BONTIC-CV	ENGINEER: L. BEACH
		ROUTE BORE: N/A	DWG NO: BONTIC-01
		SCALE: N/A	
		ENGINEER: B. BUCHANAN	
		SCALE: N/A	
		ENGINEER: L. BEACH	
		DWG NO: BONTIC-01	

**Southern Light**

VIA BONTIC #07-434  
#60143 CAMP VILLERE RD  
SLIDELL, LA

Camp Villere Rd  
Sheet 3 / 7





Camp Villere Rd.  
Sheet 4/7

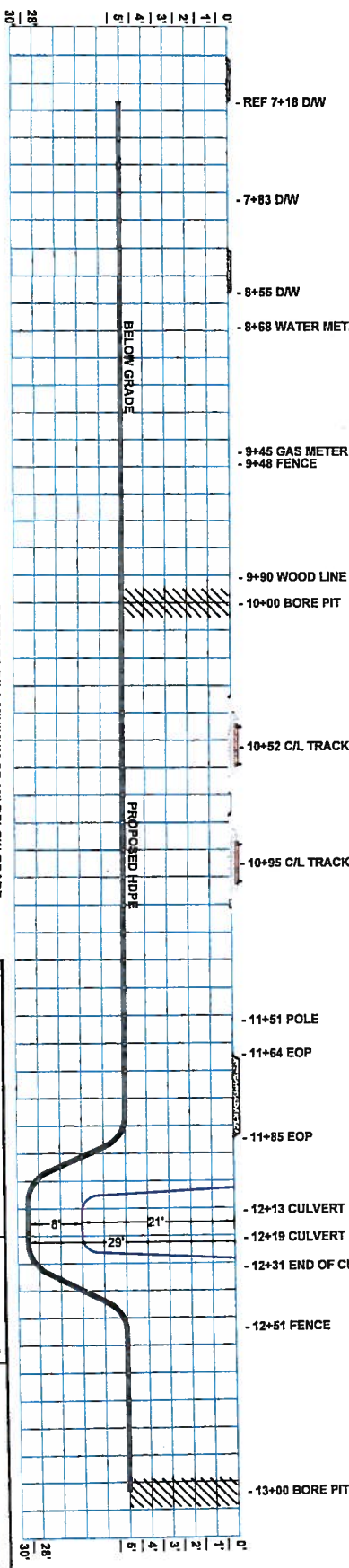
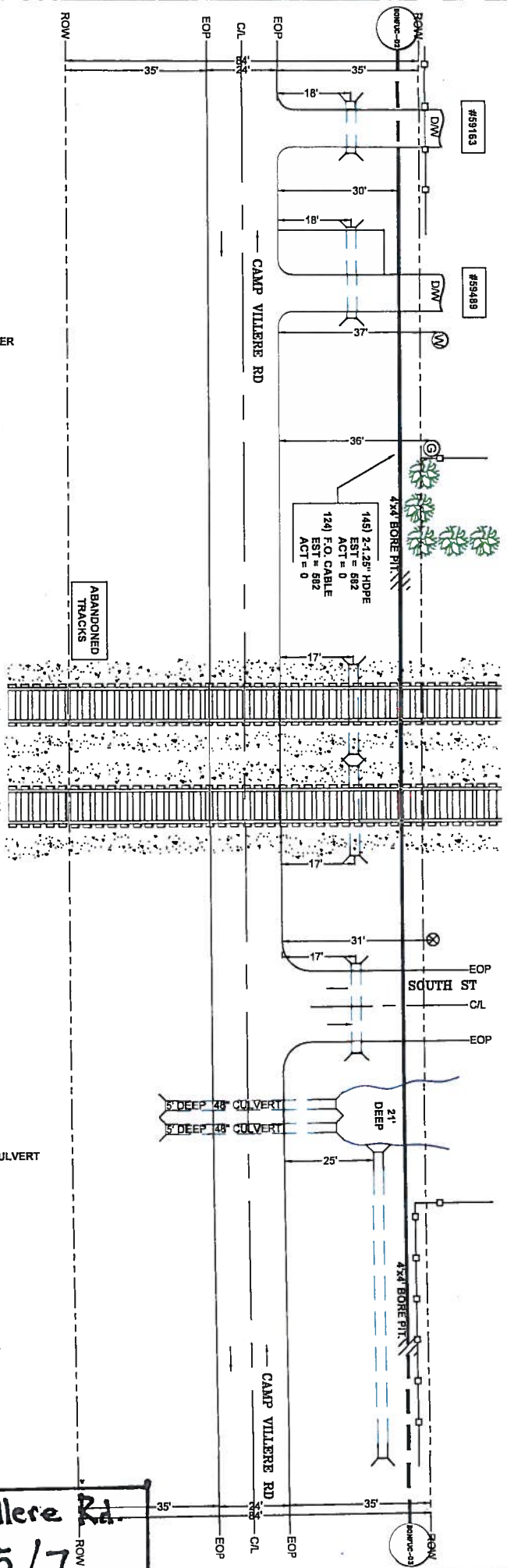
<p>ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING. PHOTOS TO ANY WORK PERFORMED.</p> <p>CONTACT: SOUTHERN LIGHT: 251-682-1170</p>		<p>PERMITS ARE NOT REQUIRED FOR THE FOLLOWING: 1. REPAIRS TO EXISTING UTILITY LINES 2. REPAIRS TO EXISTING UTILITY STRUCTURES 3. REPAIRS TO EXISTING UTILITY EQUIPMENT 4. REPAIRS TO EXISTING UTILITY ACCESSORIES 5. REPAIRS TO EXISTING UTILITY INFRASTRUCTURE</p>		<p>251 BONTICIA AVE-461 8601/63 OAK VALLEY ROAD SUDBURY, VA</p>	
<p><b>Southern Light</b></p>		<p>SCALE: NTS</p>		<p>PROJ. NO.: N/A</p>	
<p>DATE:</p>		<p>09/16/14</p>		<p>DESIGNER: L. BEACH</p>	
<p>ROUTE SCHEM.: N/A</p>		<p>ENGINEER: N/A</p>		<p>DRAWN BY: BONTIC-01</p>	



SPEED  
LIMIT  
45

12) PULL FIBER  
EST = 682  
ACT = 0

20) DIR. BORE 2-1.25"  
EST = 682  
ACT = 0



DEPTH TO BE A MINIMUM OF 48" BELOW GRADE



ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING. CONTRACT SOUTHERN LIGHT: 241-482-1170			
DATE	REVISIONS	SCALE	DATE
		NTS	09/19/14
		PROJ. NO.	N/A
		REQ. REF.	BONIFIC-CV
		DRG. BY	B. BUCHANAN
		ROUTE CDR.	N/A
		SPACE DWG.	N/A
		DWG. NO.	BONIFIC-02

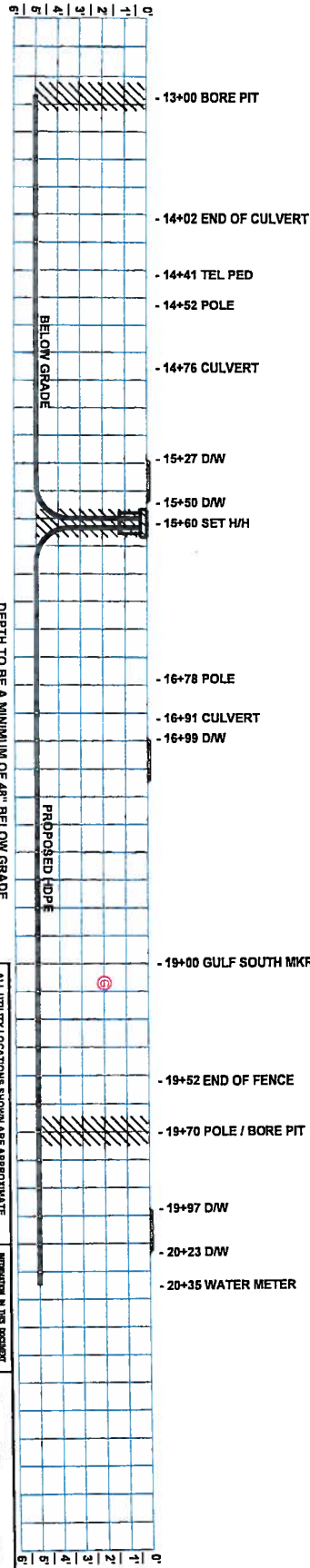
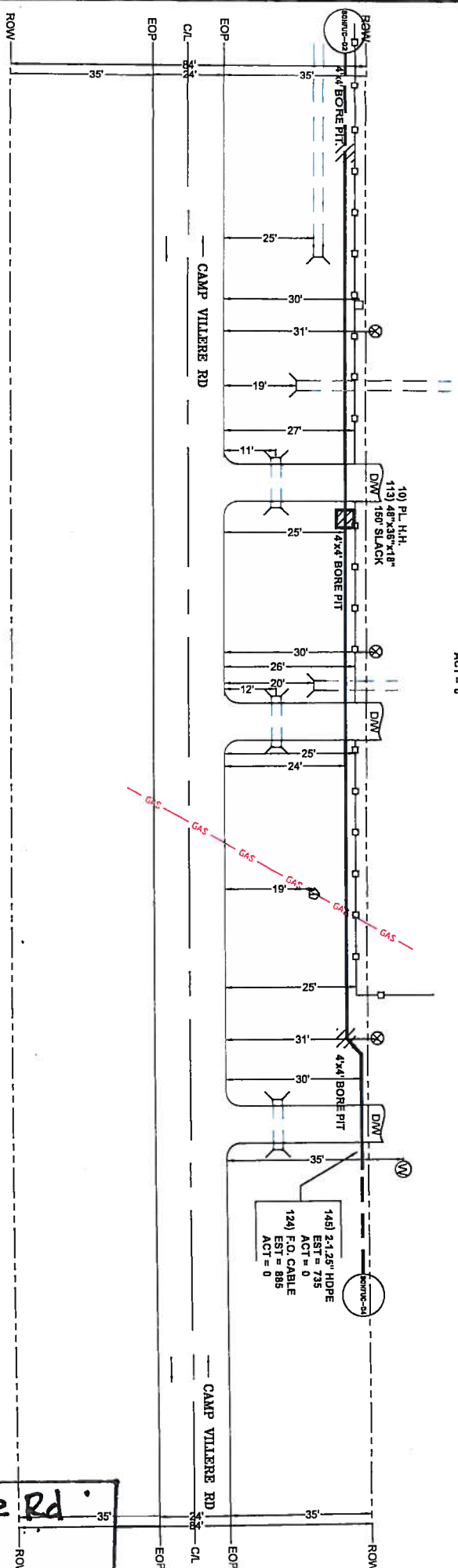
**Southern Light**

VIA BONIFIC-02-454  
#60143 CAMP VILLERE RD  
BLUETT, LA

Camp Villere Rd.  
Sheet 5 / 7



12) PULL FIBER  
EST = 885  
ACT = 0



**DEPTH TO BE A MINIMUM OF 48" BELOW GRADE**



ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING PRIOR TO ANY WORK PERFORMED. CONTACT: SOUTHERN LIGHT: 351-882-3170				INFORMATION IS NOT GUARANTEED BY SLL. NO WARRANTY IS MADE. NO LIABILITY IS ACCEPTED FOR DAMAGES IN EVENT OF AN ERROR OR OMISSION OR INADEQUATE DATA				VTX BONTUCA 437-463- #80143 CAD WILSON BENTON SUDDELL, LA			
DATE	REVISION			SCALE	NTS	PROD. NO.	N/A	DATE	09/15/14		
				DESIGNER:	BONIFACE-CY	ENG.:	B. BUCHANAN	DRAWN BY:	L. BEACH		
				ROUTE SPECIAL:	N/A	SPACE ENCL.	N/A	DWG. NO.	BONIFACE-03		

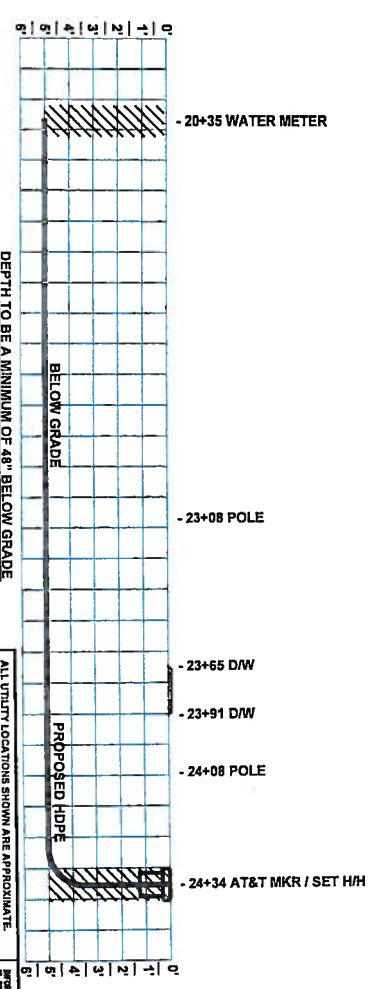
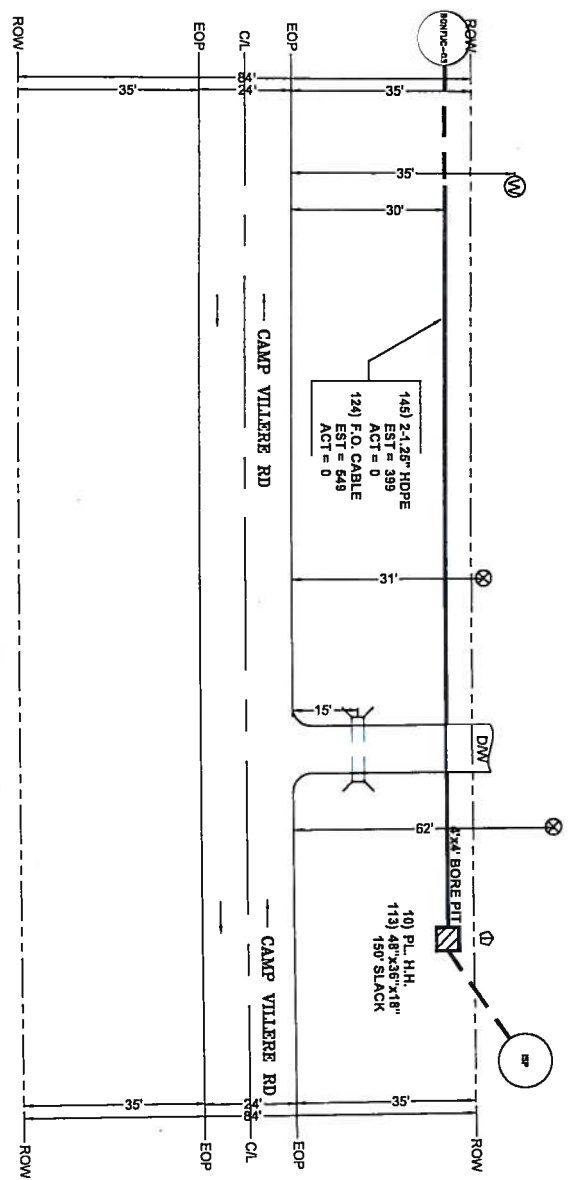
Southern Light

Camp Villere  
Sheet 6/7



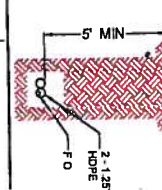
SPEED  
LIMIT  
45

12) PULL FIBER  
EST = 549  
ACT = 0  
20) DIR. BORE 2-1.25"  
EST = 395  
ACT = 0



ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. FIELD VERIFICATION IS REQUIRED PRIOR TO ANY WORK PERFORMED. CONTACT SOUTHERN LIGHT: 251-483-1179	
DATE	REVISIONS

<b>Southern Light</b>	
SCALE: NTS	PROJ. NO.: N/A
WORKS: BONTIC-CI	ENG. B. BUCHANAN
ROUTE: BONTIC-04	DATE: 09/19/14
	DRAWN BY: L. BEACH
	DWG. NO.: BONTIC-04



Camp Villere Rd.  
Sheet 7/7



(CONSENT CALENDAR)

MINOR

SUBDIVISIONS



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

CASE NO.: MS14-10-058

OWNER/DEVELOPER: Jane H. Sharp

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

SECTION: 21

WARD: 2

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 11 East

TYPE OF DEVELOPMENT:        ☐ 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 40, north of Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT:        17.62

NUMBER OF LOTS/PARCELS:        2        TYPICAL LOT SIZE: 5 acres +

ZONING:        A-1 Suburban

REASONS FOR PUBLIC HEARING:    Proposed parcel B does not meet the minimum lot width requirement in an A-1 Suburban zoning district.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create two (2) parcels from one parent parcel; however, proposed parcel B does not meet the minimum lot frontage requirement of 300' for an A-1 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 frontage in question due to the fact that the parcel opens up to over a 500' width approximately 184' back from the roadway; and the parcel is large consisting of 11.62 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



**MINOR SUBDIVISION OF PROPERTY LOCATED IN  
SECTION 21 T5S R11E INTO PARCEL A AND B,  
ST. TAMMANY PARISH, LOUISIANA**

DIR., DEPT. OF ENGINEERING

SECRETARY, PLANNING COMMISSION

CLERK OF COURT

MAP NUMBER

DATE FILED

CHAIRMAN, PLANNING COM.



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

This Property is Located in  
Flood Zone A & C, as per  
Fema Firm Comm. Panel  
#225205 0150 C, 10-17-89

\*The P.O.B. is Reported to  
be S89°45'13"W-408.0'  
from the 1/4 Sec. Corner  
common to Sec. 21 & 22,  
T5S-R11E, St. Tammany  
Parish, Louisiana (REF 1)

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 "D" SURVEY  
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48: LXI.

(S89°45'E-Ref 2)

N88°57'55"E

62.94'

P.O.B.

Fnd. 1/2"  
Rebar

Fnd. 1/2"  
Rebar

(N00°15'W-Ref 2)  
(467.0'-Ref 2)  
467.05'

N00°38'40"W

Fnd. 2 1/2"  
Iron Pipe

(S89°45'E-Ref 2)

N89°51'36"E

453.60'

Set 1/2"  
Rebar

291.40'

Set 1/2"  
Rebar

**Parcel A  
6.00  
Acres**

**Parcel B  
11.62  
Acres**

Pump  
Shed

House

108.4'

Gravel  
Drive

Approx. Flood  
Zone Line

Zone C  
Zone A

Fnd. 3/4"  
Iron Pipe

Set 1/2"  
Rebar

Fnd. 1/2"  
Iron Pipe

(S89°45'W-Ref 2)  
S88°28'00"W

(South-188.7'-Ref 2)  
S01°25'18"W

184.36'

Fnd. 2"  
Iron Pipe

**La. Hwy. 40**

Reference:  
1. Survey by John E.  
Bonneau, dated 4/29/92,  
Job# 92489 (Basis of Bearing)  
2. Survey by C.R. Schultz  
dated 5/31/86

MAP PREPARED FOR **Jane Heath Sharp et al**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN **Section 21 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.

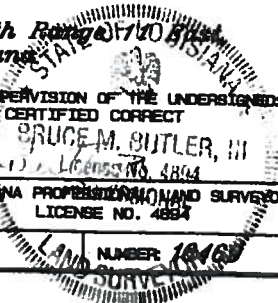
**LAND SURVEYING LLC**

518 N. Columbia Street, Covington, LA 70433  
(985) 842-6271 office (985) 848-0355 fax

LOUISIANA PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4884

SCALE: 1" = 200'

DATE: August 20, 2014





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

CASE NO.: MS14-10-059

OWNER/DEVELOPER: Christopher R. Jean

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 18

WARD: 7

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 7

RANGE: 13 East

TYPE OF DEVELOPMENT:            ☐ 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 in the southwest quadrant of Interstate 12 and LA Highway 434, north of Lacombe, Louisiana.

SURROUNDING LAND USES:       North - Interstate 12  
   South - undeveloped  
   East - industrial & undeveloped  
   West - undeveloped

TOTAL ACRES IN DEVELOPMENT:            166.66

NUMBER OF LOTS/PARCELS:            2            TYPICAL LOT SIZE: 69 acres +

ZONING:            I-1, I-2, PF-2 & SWM-1

REASONS FOR PUBLIC HEARING:    Proposed minor subdivision is part of an existing minor subdivision and a private drive is being provided to proposed parcel 2-A.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create two (2) parcels from one parent parcel within an existing minor subdivision and a private drive is being provided for proposed parcel 2-A.

The owner is proposing to create two lots/parcels from one parent parcel that is part of an existing minor subdivision; and a private drive will only provide access to only one (1) parcel within the minor subdivision. Since 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, the staff has no objections to the proposed minor subdivision request.



**Department of Engineering**

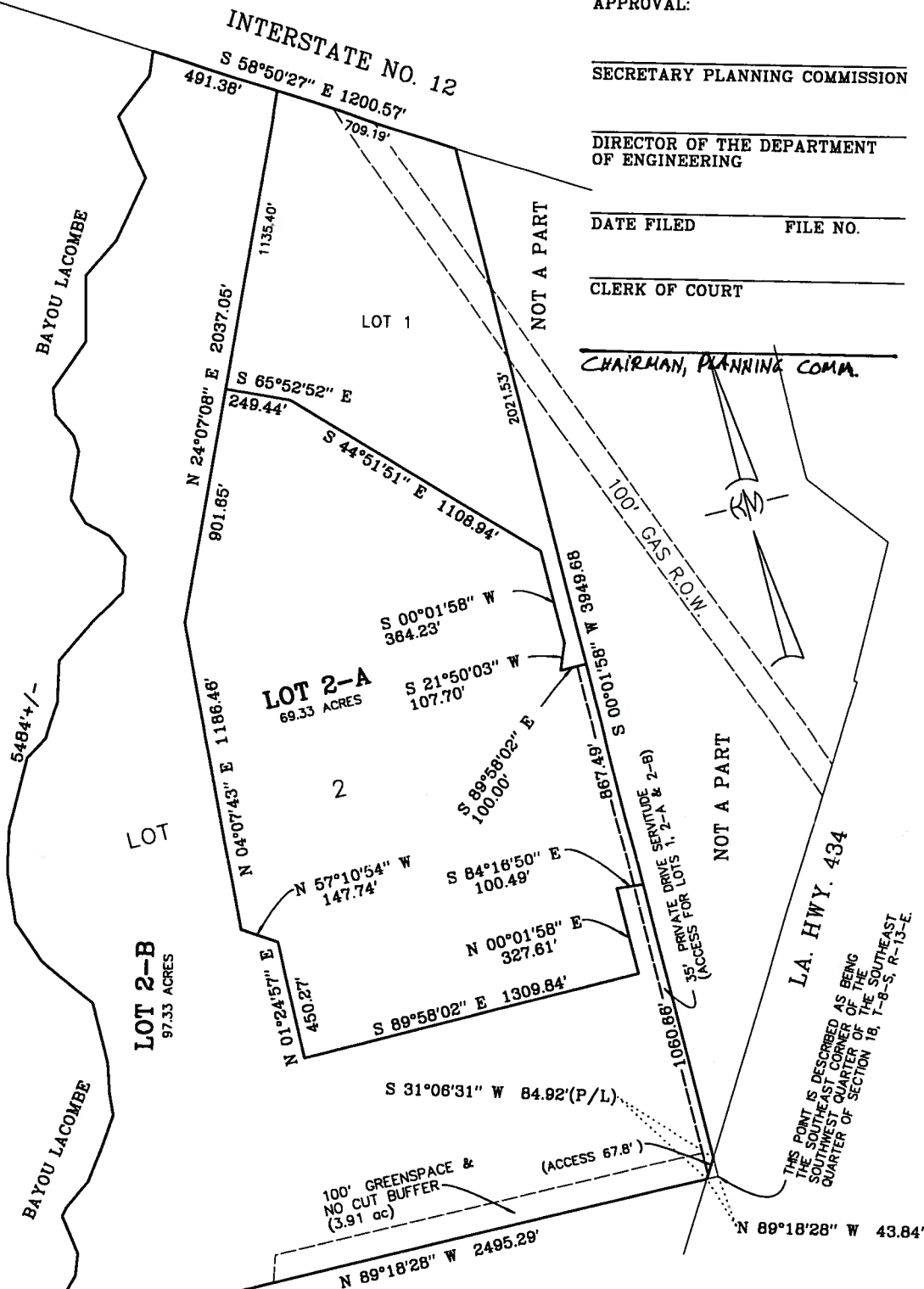
None

**Department of Environmental Services**

None



CHAIRMAN, PLANNING COMM.



## AMENDMENT TO A MINOR SUBDIVISION

( MINOR SUBDIVISION RECORDED AT ST. TAMMANY PARISH CLERK  
OF COURT'S OFFICE ON 09-06-2012 AS MAP FILE NO. 5087D)

LOT 2 OF AN EXISTING MINOR  
SUBDIVISION, INTO LOTS 2-A & 2-B  
ALL IN SECTION 18, T-8-S, R-13-E,  
GREENSBURG LAND DISTRICT  
ST. TAMMANY PARISH, LA.

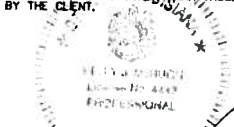
**PREPARED FOR:**

**Lacombe Business Park, LLC, &  
Ian Somerhalder Foundation**

**KELLY J. McHUGH & ASSOC., INC.**  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE: 1" = 400'	DATE: 09-30-14
DRAWN: DRJ	JOB NO.: 03-150

NOTE:  
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH &  
ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL  
OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS  
OF WAY, DEED RESTRICTIONS, WETLANDS OR  
ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES  
ON THIS PROPERTY OTHER THAN THOSE FURNISHED  
BY THE CLIENT.



Kelly J. McHugh, REG. NO. 4443

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SIGNIFIES CORRECT PLAT.



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

CASE NO.: MS14-10-060

OWNER/DEVELOPER: Leroy & Jeannette Smith

ENGINEER/SURVEYOR: D & S Land Surveyors, Inc.

SECTION: 17

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 east side of Pine Acres Road and south of LA Highway 434, north of Lacombe, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT:        4.3

NUMBER OF LOTS/PARCELS:        2        TYPICAL LOT SIZE: 1 acre +

ZONING:        A-2 Suburban

REASONS FOR PUBLIC HEARING:        A parcel within the proposed minor subdivision is being accessed by a private drive.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create two (2) parcels from one parent parcel and is providing a private drive to only one parcel.

Since 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, the staff has no objections to the proposed minor subdivision request.

**Department of Engineering**

None

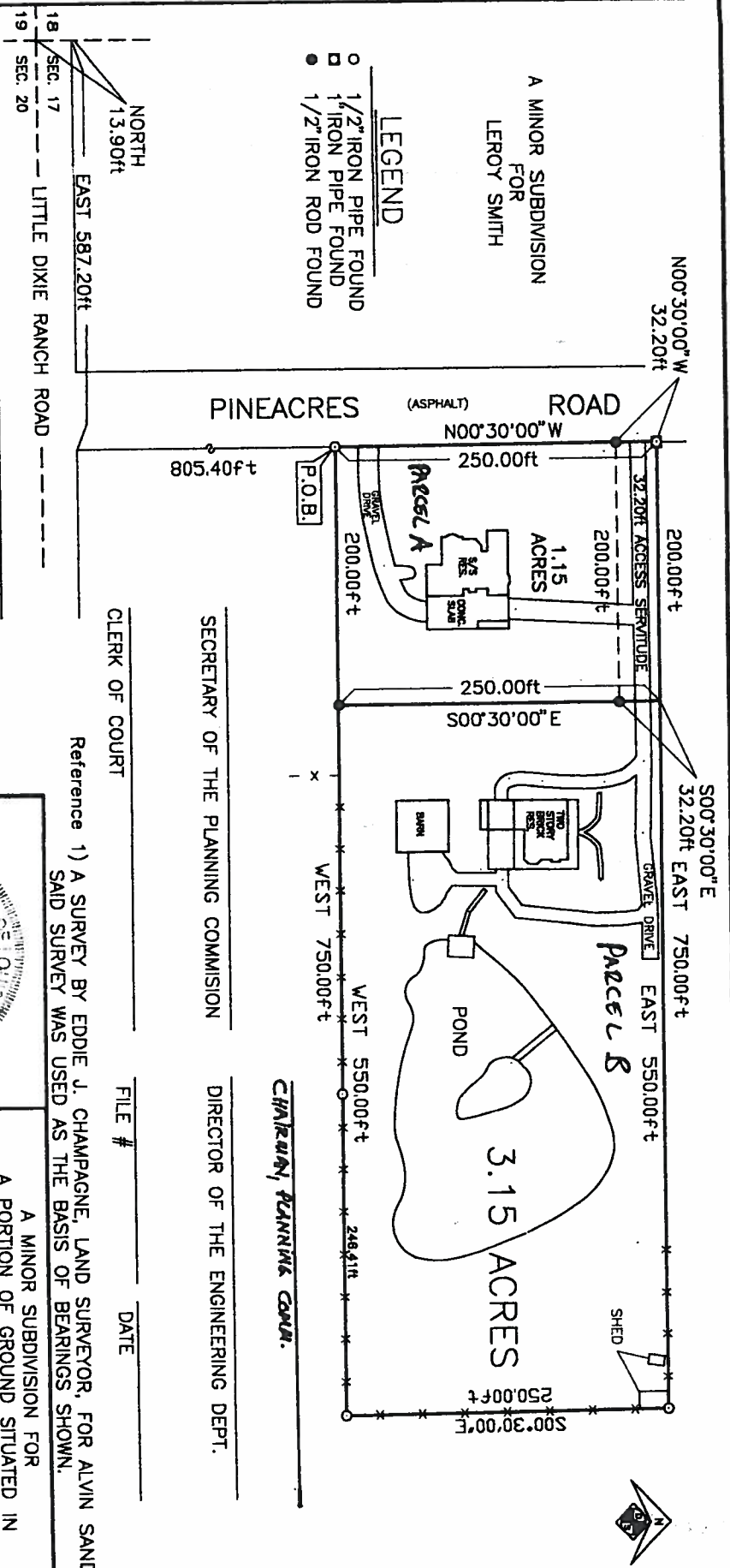
**Department of Environmental Services**

None



A MINOR SUBDIVISION  
FOR  
LEROY SMITH

- LEGEND**
- 1/2" IRON PIPE FOUND
  - 1" IRON PIPE FOUND
  - 1/2" IRON ROD FOUND



SECRETARY OF THE PLANNING COMMISSION

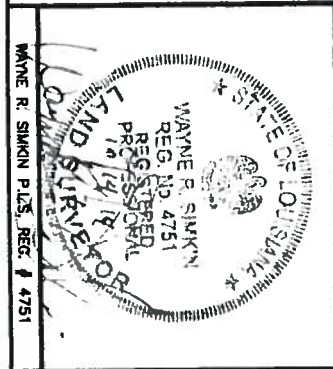
DIRECTOR OF THE ENGINEERING DEPT.

CLERK OF COURT

FILE # DATE

Reference 1) A SURVEY BY EDDIE J. CHAMPAGNE, LAND SURVEYOR, FOR ALVIN SANDELL.  
SAID SURVEY WAS USED AS THE BASIS OF BEARINGS SHOWN.

NOTE 1) Said property is located in Flood Zone C per the Insurance Rate Map for St. Tammany Parish, Community Panel # 2252050385C Map Revised, OCTOBER 12, 1989.  
Base Flood Elevation N/A has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request offer a title opinion. Plot Revised in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a D survey classification.



<p><b>D &amp; S SURVEYORS, INC.</b> PROFESSIONAL LAND SURVEYORS 228 WEST 21st AVENUE, COVINGTON, LOUISIANA 70433 OFFICE (985) 892-2847 ~ FAX (985) 892-2806</p>			
JOB NO. 04-34	DRAWN WRS	DATE 10/10/2014	SHEET NO. 1 OF 1
	CHECKED WRS	SCALE 1"=100'	



PRELIMINARY  
SUBDIVISION  
REVIEW



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of November 5, 2014)*

CASE NO.: SD06-06-018P1A

SUBDIVISION NAME: Countryside S/D, Ph. 1A

DEVELOPER: Bernard Fromherz  
Abita Equities, L.L.C.  
110 North Oak Street  
Hammond, LA 70404

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc.

SECTION 21  
TOWNSHIP 6 South  
RANGE 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 3

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

TOTAL ACRES IN DEVELOPMENT: 2.53

NUMBER OF LOTS: 8                      AVERAGE LOT SIZE: 8,400 SQ. FT.

SEWER AND WATER SYSTEMS: REGIONAL

ZONING: PUD

FLOOD ZONE DESIGNATION: X

TENTATIVE APPROVAL GRANTED: By way of a PUD amendment approval dated 11/5/2008

**STAFF COMMENTARY:**

**Department of Engineering**

The developer is requesting that this project be deferred to the December 9, 2014 meeting.

The Department of Engineering has no objection to their request. (See attached request.)

**Department of Development - Planning**

None



**Colleen H. Hattaway**

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**From:** BERNARD FROMHERZ <bernard@fromherzco.com>  
**Sent:** Thursday, October 30, 2014 1:43 PM  
**To:** Kelly N. Mathies; Colleen H. Hattaway  
**Subject:** Countryside Phase 1A

Earl,

Per our conversation, Abita Equities, LLC would like to table the preliminary plat for Countryside Subdivision Phase 1A 8 lot subdivision, and ask that it be placed on the december the agenda for December meeting.

In the interim, we will be providing additional information needed as per comments provided by STP.

Please confirm that this email was received.

Thank you, Bernard

Bernard Fromherz

985-630-7554

[bernard@fromherzco.com](mailto:bernard@fromherzco.com)



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of November 5, 2014)*

CASE NO.: SD04-08-024PB2-2

SUBDIVISION NAME: Bedico Creek, Bubble 2; Ph. 2

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

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

SECTION 6  
TOWNSHIP 7 South  
RANGE 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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

TOTAL ACRES IN DEVELOPMENT: 18.40

NUMBER OF LOTS: 47                   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 8/5/14

**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. Revise ditch inverts to fit proposed driveway culvert schedule;
  - b. Need detail of culvert & utility bedding with note stating:  
"Bedding material shall be provided under the utility lines with a minimum of 6 inches placed under the pipe and extending one half of the pipe diameter beyond the edge of



either side of the pipe or minimum of 12 inches, whichever is greater. The pipe shall be side bedded to the mid-height of the pipe or to the pipe spring line, if arch pipe is used. The bedding material shall consist of free draining granular material meeting the requirements of #57 limestone or crushed concrete. Other bedding materials may be considered by St. Tammany Parish Engineering Department. A geotextile fabric shall also be placed around the pipe at each joint to reduce potential migration of the fill into the joints of the pipe.”

- c. Revise existing STANDARD UTILITY TRENCH DETAIL to include the word “in” as follows: CROSS DRAIN AND SIDE DRAINS IN PAVED AREAS.....
- d. Revise CUT/FILL CALCULATIONS AS FOLLOWS:
  - 1) Fill for roadways.
  - 2) Note is needed on plat and drainage plan stating that subsurface drainage for roadside ditches is not allowed.
- e. Signage plan needs to display the following information:
  - 1). The distance between the edge of the roadway 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”
- f.. 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”
- g. Submit plans to Tammany Utilities for review and approval of water and sewer infrastructure;
- h. Water service connection must be added to lot# 789;
- I. Replace single service connections on lots# 761/762 and 754/755 with a double service connection for water;
- j. Add PWS ID# to water notes;
- k. Revise title blocks for Paving/Drainage plan, S & W plan and signage plan to state Phase 2.

- 3. No Maintenance Obligation is required since this is a Private Subdivision.
- 4. No Mandatory Developmental fees are required at Final submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

**Department of Development - Planning**

None



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of November 5, 2014)*

CASE NO.: SD10-01-001P1

SUBDIVISION NAME: Versailles Business Park, Ph. 1 (Revised)

DEVELOPER: Versailles Business Park, LLC  
109 New Camellia Blvd.  
Suite 100  
Covington, LA 70433

ENGINEER/SURVEYOR: Duplantis Design Group, PC

SECTION 15 & 16  
TOWNSHIP 7 South  
RANGE 11 East

WARD: 3  
PARISH COUNCIL DISTRICT: 5

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: 92.61

NUMBER OF LOTS: 21      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: B & C

TENTATIVE APPROVAL GRANTED: By way of a PUD amendment approval dated 8/5/14

**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. Revise pond section A-A to have 15.5 elev. berm height on sheet C-3;
  - b. Show ditch along south side of lot 19 connecting to the 20 foot servitude in rear of lots 9-11;



- c. Revise sheet C-3.2 "10' Drainage Servitude" to "10' Utility Servitude" on lot 13;
  - d. 3 copies of revised sewer and water sheet 1 are needed;
  - e. Sewer size, length and slope need to be included on either C-5 or C-6.2;
  - f. Include length and slope in note on sheet C-5.
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 in connection with the subdivision.
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 Development - Planning**

None



FINAL  
SUBDIVISION  
REVIEW



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of November 5, 2014)*

CASE NO.: SD04-08-024F9

SUBDIVISION NAME: Bedico Creek, Parcel 9

DEVELOPER: Bedico Creek Preserve, LLC

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

SECTION 6  
TOWNSHIP 7 South  
RANGE 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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

TOTAL ACRES IN DEVELOPMENT: 14.36

NUMBER OF LOTS: 67                      AVERAGE LOT SIZE: VARIES

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: PUD

FLOOD ZONE DESIGNATION: A

**STAFF COMMENTARY:**

**Department of Engineering**

1. Periodic inspections have been made by this office during construction and the final inspection was made on 10/30/14. The inspection disclosed that 95% of the concrete roads are constructed, road shoulders need to be constructed and the roadside ditches need final grading.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
  - a. Need base test results;
  - b. Need concrete test results;
  - c. Need all additional roadway testing report in accordance with Ordinance #14-3064.
  - d. Need roadside ditch inverts at each property corner;
  - e. Need CD's of all as-builts;
  - f. Need 9-1-1 addresses on S/D plat;
  - g. Need street name and traffic signs;



- h. Need blue reflectors;
  - i. Need As-Built signage plan;
  - j. Typical street x-section, need to show concrete roadway and base constructed on S/D plat and paving plan;
  - k. Elevations provided on the final sewer and water sheet are exactly the same as the preliminary plan. Provide as-built plans that include as-built elevations for the tops and inverts of all manholes;
  - l. Provide Tammany Utilities with a set of as-built plans;
  - m. 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;
  - o. 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;
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2085 linear feet x \$25.00 per linear foot = \$52, 100 for a period of two (2) years.
4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
5. No Mandatory Developmental Fees are required since a public hearing was held prior to January 1, 2005.

**Department of Development - Planning**

None



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of November 5, 2014)**

CASE NO.: SD04-08-024PE-2

SUBDIVISION NAME: Bedico Creek, Parcel E-2

DEVELOPER: Bedico Creek Preserve, LLC

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

SECTION 6  
TOWNSHIP 7 South  
RANGE 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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

TOTAL ACRES IN DEVELOPMENT: 7.40

NUMBER OF LOTS: 13                      AVERAGE LOT SIZE: VARIES

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: PUD

FLOOD ZONE DESIGNATION: A

**STAFF COMMENTARY:**

**Department of Engineering**

1. Periodic inspections have been made by this office during construction and the final inspection was made on 10/30/14. The inspection disclosed that all asphalt roads are constructed and the concrete "round-about" is constructed, road shoulders are unacceptable and the roadside ditches need final grading to provide 3:1 side slopes.
2. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
  - a. Need base test results;
  - b. Need concrete and asphalt test results;
  - c. Need CD's of all as-builts;
  - d. Tabulation of driveway culverts size and type of material is needed on the S/D plat and drainage plan;
  - e. Need roadside ditch inverts at each property corner;



- f. Need 9-1-1 addresses on S/D plat;
  - g. The subsurface drainage and open ditch construction at the “round about” is unacceptable; does not provide for the 4 foot shoulder and proper 3:1 side slopes for the ditches. A redesign is required for D.o.E. review and approval;
  - h. A new As-Built is needed with the current engineer’s title block and certification;
  - i. Need detail of the “round about” on the S/D plat and the paving plan;
  - j. Fill material is needed in the “round about” median so that it will drain properly;
  - k. Fill material is needed in the cul-de-sac median so that it will drain properly;
  - l. Need cul-de-sac detail on the S/D plat;
  - m. Show correct surface and base for roadway typical street section. It is asphalt not concrete as shown on the drawing;
  - n. The S/D plat did not indicate the length of street to allow for Warranty Obligation value calculations. D.o.E. has scaled these distances and used the scaled distance to determine the Warranty Obligation values. Therefore, the S/D plat needs to indicate the scaled distances;
  - o. Need street name and traffic signs;
  - p. Need blue reflectors;
  - q. Need As-Built signage plan;
  - r. The as-built elevations for the sewer line between lots 70 and 71 indicate that there is no slope on this line. The minimum recommended slope for a 12” sewer line is 0.22%;
  - s. The manhole in the roundabout could not be located/verified because it was buried at the time of inspection;
  - t. The manhole lid cover was missing from the manhole located on Castle Pines Circle
  - u. Provide Tammany Utilities with a set of as-built plans;
  - v. 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;
  - w. 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.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 700 linear feet x \$22.00 per linear foot = \$15,400 for the asphalt roadway and 600 linear feet x \$25.00 per linear foot = \$15,000 for the concrete “round about”. Therefore the Warranty Obligation total is \$30,400 for a period of five (5) years.
  4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
  5. No Mandatory Developmental Fees are required since a public hearing was held prior to January 1, 2005.

**Department of Development - Planning**

None



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of November 5, 2014)*

CASE NO.: SD06-08-028F1

SUBDIVISION NAME: Spring Haven, Ph. 1

DEVELOPER: Autumn Creek II, LLC

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 15 & 42  
TOWNSHIP 7 South  
RANGE 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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

TOTAL ACRES IN DEVELOPMENT: 23.31

NUMBER OF LOTS: 50                      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 10/29/14. The inspection disclosed that 95% of asphalt roads are constructed, road shoulders need to be constructed and the roadside ditches are functioning. The detention ponds are under construction and as-built elevations are needed on the drainage plan.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
  - a. Base test results are needed;
  - b. Asphalt test results are needed;
  - c. CD's with all as-builts are needed;
  - d. Tabulation of driveway culverts and type of material is needed on the S/D plat and drainage plan;
  - e. Engineer's stamp is needed on the paving/drainage plan;



- f. Roadside ditch elevations are needed at each property corner and detail of weir is needed on the drainage plan;
  - g. 9-1-1 addresses are needed on the S/D plat;
  - h. Developer's signature is needed on the S/D plat;
  - i. Street name and traffic signs need to be installed;
  - j. Blue reflectors need to be installed;
  - k. Correct S/D footprint on Paving/Drainage plan;
  - l. Show 50 lots and length of street 3135 linear feet on S/D plat;
  - m. Show asphalt typical x-section on paving/drainage plan - not concrete;
  - n. Need As-Built signage plan;
  - o. Label all tracks on S/D plat;
  - p. As-built elevations for the lift station and the manhole just upstream of the lift station were not provided in the submitted as-built. Provide as-built plans that include as-built elevations for the tops and inverts of all manholes;
  - q. Provide Tammany Utilities with a set of as-built plans
  - r. 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.
  - s. 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.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 3135 linear feet x \$22.00 per linear foot = \$69,900 for a period of five (5) years.
4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
5. Mandatory Developmental Fees are required as follows:
- Road Impact Fee = \$1,077 per lot x 50 lots = \$53,850  
 Drainage Impact Fee = \$1,114 per lot x 50 lots = \$55,700

Fees are due before subdivision plats can be signed.

**Department of Development - Planning**

None