

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MAY 12, 2015
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 APRIL 14, 2015 MINUTES

PUBLIC HEARINGS

CONSENT CALENDAR

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

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

MS15-04-015

A 1.188 acre parcel into Parcels A & B, Ward 9, District 11
Owner: Daniel C. Ladner Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Steve Stefancik

MS15-04-016

A 3.06 acre parcel into Parcels A & B, Ward 4, District 4 -
Owner: Daniel & Deen Reese Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Reid Falconer

MS15-04-017

Parcels D & E into Parcels D, E1 & E2, Ward 7, District 11
Owner: James Perkins, et al. Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Steve Stefancik

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

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MAY 12, 2015
MANDEVILLE, LOUISIANA

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

RS15-04-032

Northpointe Business Park, Phases 1 & 4, lot 14A, (removal of drainage servitude) and tract A into tract A-1, Ward 1, District 3

Petitioner: Pleasantville, JDC Surveyor: Acadia Land Surveying, L.L.C.

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

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD04-08-024P-B

Bedico Creek, Parcel B, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

SD14-05-004P

The Estates at Watercross, Ward 1, District 1

Developer/Owner: All State Financial Company Engineer: Duplantis Design Group, P.C.

Parish Council District Representative: Hon. Marty Gould

SD12-06-003P

Planche Estates, Ward 3, District 3

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

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

FINAL SUBDIVISION REVIEW

SD02-07-019F

Wadsworth, Ward 4, District 5

Developer/Owner: The Azby Fund and Wadsworth Estates, L.L.C. Engineer: G.E.C., Inc.

Parish Council District Representative: Hon. Marty Gould

(POSTPONED AT THE APRIL 14, 2015 MEETING)

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MAY 12, 2015
MANDEVILLE, LOUISIANA

SD04-08-024F-B

Bedico Creek, Parcel B, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

General Location: The property is bounded by LA Highway 1085 on the south and I-12 on the north, west of Covington, Louisiana.

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

SD07-04-008F1

Spring Lakes, Phase 1, Ward 1, District 3

Developer/Owner: Lonesome Development Engineer: Richard C. Lambert Consultants, L.L.C.

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

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, APRIL 14, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

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

CALL TO ORDER

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

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm, Randolph
Absent: Doherty
Staff Present: Jeremy Harrison, Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Matthews.

APPROVAL OF THE MARCH 10, 2015 MINUTES

Matthews moved to approve, second by Lorren.

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

Nay:

Abstain:

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

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

Matthews moved to pull all items from the consent calendar. Second by Davis.

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

Nay:

Abstain:

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, APRIL 14, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

PERFORMANCE OBLIGATIONS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Molitor Street), Ward 4, District 7

Request to enter Parish right-of-way for the purpose of gaining access to property

Debtor: Claire & Bruce Ennis 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: Kenny Adams/Integrity Builders Opposition: none

Davis moved to approve this request, second by Richard.

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

Nay:

Abstain:

Entering Parish Right-of-Way (Nellie Drive & Daney Street), Ward 8, District 14

Request to enter Parish right-of-way for the purpose of installing an 8" water line

Debtor: AT&T Parish Council District Representative: Hon. T.J. Smith

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

Matthews moved to approve this request, second by Randolph.

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

Nay:

Abstain:

Entering Parish Right-of-Way (Valmont Street), Ward 4, District 10

Request to enter Parish right-of-way for the purpose of gaining access to property

Debtor: Judith Chatelain Parish Council District Representative: Hon. Maureen O'Brien

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

Lorren moved to approve this request, second by Richard.

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

Nay:

Abstain:

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, APRIL 14, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Entering Parish Right-of-Way (Moore's Road), Ward 4, District 10

Request to enter Parish right-of-way for the purpose of laying and connecting a sewer force main & stormwater discharge pipe

Debtor: Leisure Recreation & Entertainment, Inc. Parish Council District Representative: Hon. Maureen O'Brien

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 approve this request, second by Randolph.

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

Nay:

Abstain:

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

Request to enter Parish right-of-way for the purpose of making roadway improvements

Debtor: All State Financial Co. 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/Jones Fussell Opposition: none

Matthews moved to approve this request, second by Lorren.

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

Nay:

Abstain:

MINOR SUBDIVISIONS

MS15-03-012

A 3.88 acre parcel into Tracts 1-A, 1-B & 1-C, Ward 10, District 6

Owner: Dragonfly Enterprises, Inc. Surveyor: John G. Cummings & Associates

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: none Opposition: none

Randolph moved to approve this request, second by Richardson.

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

Nay:

Abstain:

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, APRIL 14, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

MS15-03-013

A 0.822 acre parcel into Parcels A & B, Ward 3, District 2
Owner: Marilyn Bunel Surveyor: John G. Cummings & Associates
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: Marilyn Bunel Opposition: none

Willie moved to approve this request, second by Cazaubon.

Yea: Cazaubon, Lorren, Richardson, Richard, Willie, Davis, Mannella, Drumm, Randolph

Nay: Matthews

Abstain:

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-12-002

Revocation of a portion of Algiers Street, Slidell, Louisiana, Ward 8, District 12
Applicant: Own Your Own, L.L.C. Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Jerry Binder
(POSTPONED AT THE MARCH 10, 2015 MEETING)
(APPLICANT REQUESTS POSTPONEMENT INDEFINITELY -to be pulled from agenda)
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 this case, second by Randolph.

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

Nay:

Abstain:

RESUBDIVISION REVIEW

RS15-03-026

River Forest Country Club, Sq. 3, lot 6 into lots 6-A and 6-B, Ward 1, District 3
Petitioner: Pleasantville, L.L.C. Surveyor: John G. Cummings & Associates, Inc.
Owner: Pleasantville, L.L.C. 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: Paul Mayronne/Jones Fussell Opposition: none

Cazaubon moved to approve this case, second by Willie.

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

Nay:

Abstain:

RS15-04-028

Town of Mandeville, Square 242 & a portion of 257 into lots 1 thru 29, Ward 4, District 7

Petitioner: James Coate Surveyor: Kelly McHugh & Associates, Inc.

Owner: James Coate Parish Council District Representative: Hon. Jake Groby

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

Davis moved to approve this case, second by Drumm.

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

Nay:

Abstain:

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW.

SD07-04-009P

Tantella Ranch, Ward 1, District 3

Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev. Engineer: Arrow Engineering & Const.

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

(The developer is requesting a name change to "Magnolia Mound" - see under "Old Business")

(POSTPONED AT THE MARCH 10, 2015 MEETING)

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

Randolph moved to postpone this item until the June meeting, second by Matthews.

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

Nay:

Abstain:

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

FINAL SUBDIVISION REVIEW

SD02-07-019F

Wadsworth, Ward 4, District 5

Developer/Owner: The Azby Fund and Wadsworth Estates, L.L.C. Engineer: G.E.C., Inc.

Parish Council District Representative: Hon. Marty Gould

(DEVELOPER REQUESTS POSTPONEMENT)

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 this item, second by Davis.

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

Nay:

Abstain:

DEVELOPMENTAL AGREEMENTS

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD07-04-009P

Tantella Ranch, Ward 1, District 3

Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev. Engineer: Arrow Engineering & Const.

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

(The developer is requesting a name change to "Magnolia Mound")

(POSTPONED AT THE MARCH 10, 2015 MEETING)

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

Matthews moved to postpone this item, second by Randolph.

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

Nay:

Abstain:

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, APRIL 14, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Ruelle Court, Ward 1, District 1

Parish Council District Representative: Hon. Marty Dean

(Developer is requesting an extension of time to acquire a work order)

(POSTPONED AT THE MARCH 10, 2015 MEETING)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Eddie Powell/Kyle & Assoc. Opposition: none

Matthews moved to grant a 90 day extension, second by Willie.

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

Nay:

Abstain:

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella
Chairman

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: MS15-04-015

OWNER/DEVELOPER: Daniel C. Ladner

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

SECTION: 30

WARD: 9

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 11

RANGE: 14 East

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

GENERAL LOCATION: The property is located on the north side of Scenic Drive and west of Airport Road, west of Slidell, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 1.188

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: ½ acre

ZONING: A-4 Single Family Residential

REASONS FOR PUBLIC HEARING: Both parcels are under 1 acre in size.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) substandard parcels of approximately ½ acre each from one 1.188 acre parent parcel. The proposal does not meet the minimum lot size requirements for the minor subdivision process of one acre; therefore, the staff recommends denial of the proposed minor subdivision request.

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

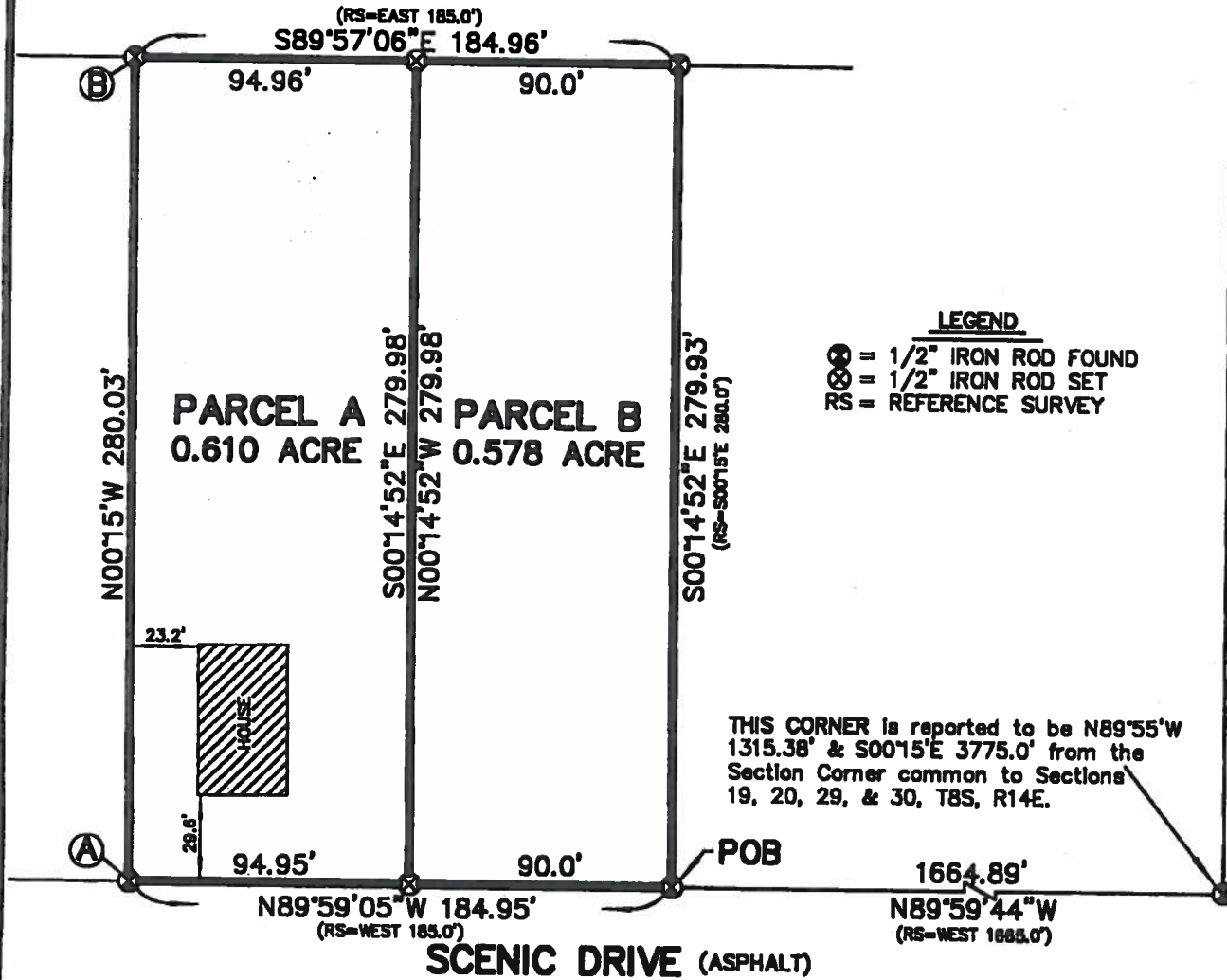
Department of Engineering

None

Department of Environmental Services

None

REFERENCE BEARING:
Iron Rod A to Iron Rod B
N00°15'W
(per Reference Survey)



AIRPORT ROAD

APPROVAL:

NOTES:

1. This property is located in Flood Zone B, per F.E.M.A. Map No. 225205 0405 C, dated October 17, 1989.

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

A MINOR SUBDIVISION OF 1.188 ACRES INTO PARCELS A & B, LOCATED IN SECTION 30, TOWNSHIP 8 SOUTH, RANGE 14 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

REFERENCE SURVEY:

Survey for Matthew Carallo by Ned R. Wilson, Surveyor, dated February 15, 2008, filed St. Tammany Parish Clerk of Court Instrument No. 1676209.

SECRETARY/PARISH PLANNING COMMISSION

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.

CLERK OF COURT

DATE FILED

FILE NO.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: MS15-04-016

OWNER/DEVELOPER: Daniel & Deen Reese

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

SECTION: 54

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 4

RANGE: 11 East

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

GENERAL LOCATION: The property is located on at the far western end of Del Oaks Drive and north of LA Highway 22, east of Madisonville, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 3.06

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

ZONING: A-4 Single Family Residential

REASONS FOR PUBLIC HEARING: Proposed parcel A does not meet the minimum lot width in an A-4 Single Family Residential zoning district of 90'.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one parent parcel. Proposed Parcel "A" doesn't meet the minimum lot width from front to back of 90'; however the lot does widen out to over 90' towards the middle of the parcel.

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 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

DIR. DEPT. OF ENGINEERING

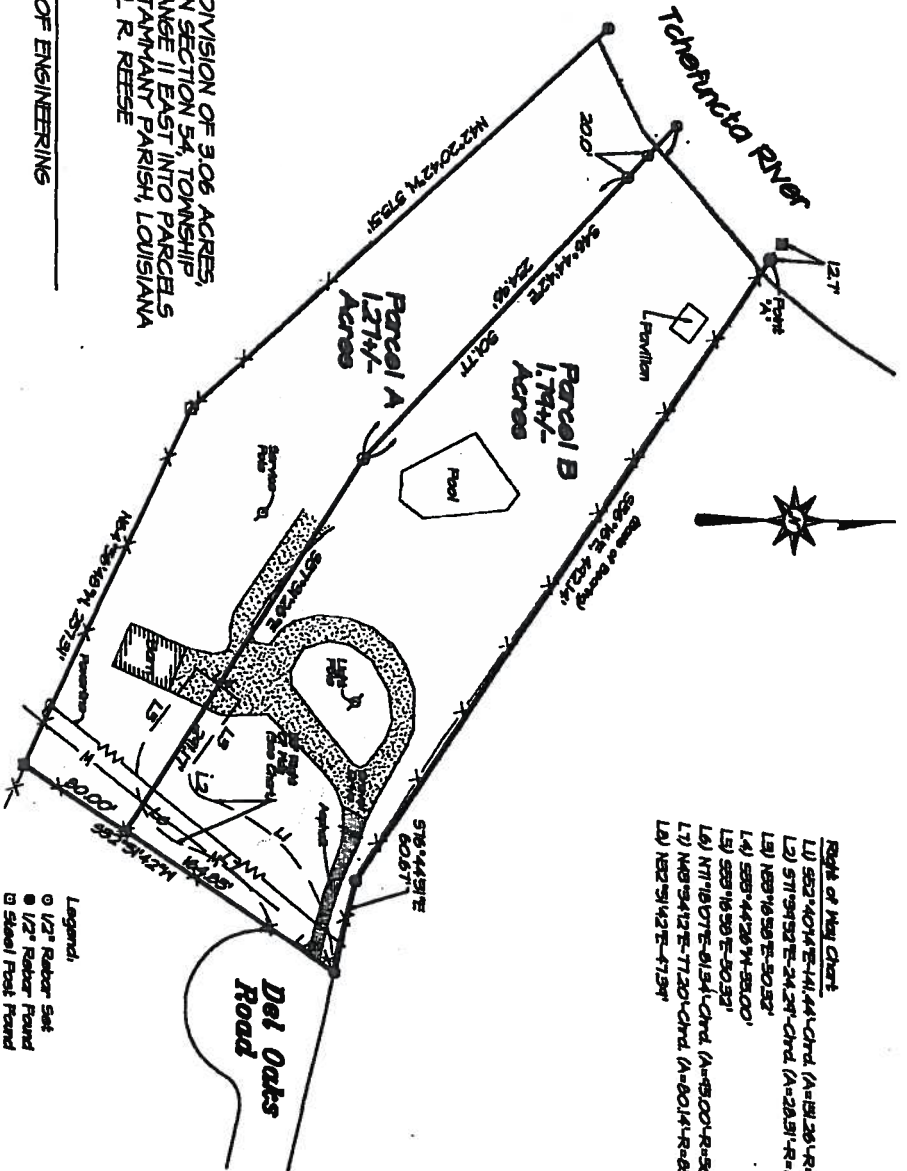
SECRETARY, PLANNING COMMISSION

CHAIRMAN, PLANNING COMMISSION

CLERK OF COURT

MAP FILE NO DATE FILE

MINOR SUBDIVISION OF 3.06 ACRES,
LOCATED IN SECTION 54, TOWNSHIP
7 SOUTH RANGE 11 EAST INTO PARCELS
A & B, ST. TAMMANT PARISH, LOUISIANA
FOR DANIEL R. REESE



Reference Survey:
1. Survey prepared by Land Surveys, Inc. dated Jan. 30, 1973, Revised Sept. 18, 1975 Survey No. 57 (Beals of Beauregard)
2. Survey prepared by Land Surveys, Inc. dated July 31, 1987 Survey No. 4644

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

Right of Way Chart

- L1) S83°40'14"E-441.44'-Chrd (A=51.28'-R=120.0')
- L2) S71°34'52"E-24.24'-Chrd (A=28.51'-R=15.00')
- L3) N83°16'58"E-30.52'
- L4) S83°44'23"W-35.00'
- L5) S83°18'50"E-30.52'
- L6) N71°18'07"E-81.54'-Chrd (A=50.00'-R=50.00')
- L7) N48°34'12"E-77.20'-Chrd (A=80.14'-R=85.00')
- L8) N82°51'42"E-47.19'

Point 14 is reported to be 100.00' from the Southeast Corner of Lot 10 within Del Oats Survey 54, Tammant Parish, Louisiana

Note: Not all improvements were located at the time of this survey

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVICES OF RECORD AS SHOWN ON TITLE 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 FEATURES.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO REGULATORY STANDARDS OF A C SURVEY AND THE MINIMUM STANDARDS OF PRACTICE CITED IN L.C. 46:120

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

LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4884

Daniel R. Reese
10/28/2015

LS Land Surveying, LLC
518 N. Columbia Street
Covington LA 70433
(504) 842-0211 Office (504) 842-0225 Fax

Daniel R. Reese

| | | | |
|------|------------|---------|-----|
| DATE | 11-28-2014 | DATE BY | JRS |
| DATE | 11-28-2014 | DATE BY | JRS |
| DATE | 11-28-2014 | DATE BY | JRS |

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: MS15-04-017

OWNER/DEVELOPER: James Perkins, et al.

ENGINEER/SURVEYOR: John E. Bonneau & Associates, Inc.

SECTION: 28

WARD: 7

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 11

RANGE: 13 East

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

GENERAL LOCATION: The property is located on west side of N. Mill Road and north of U.S. Highway 190, in the vicinity 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: 13.18

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: 1 acre plus

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Proposed Tract "E2" is being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

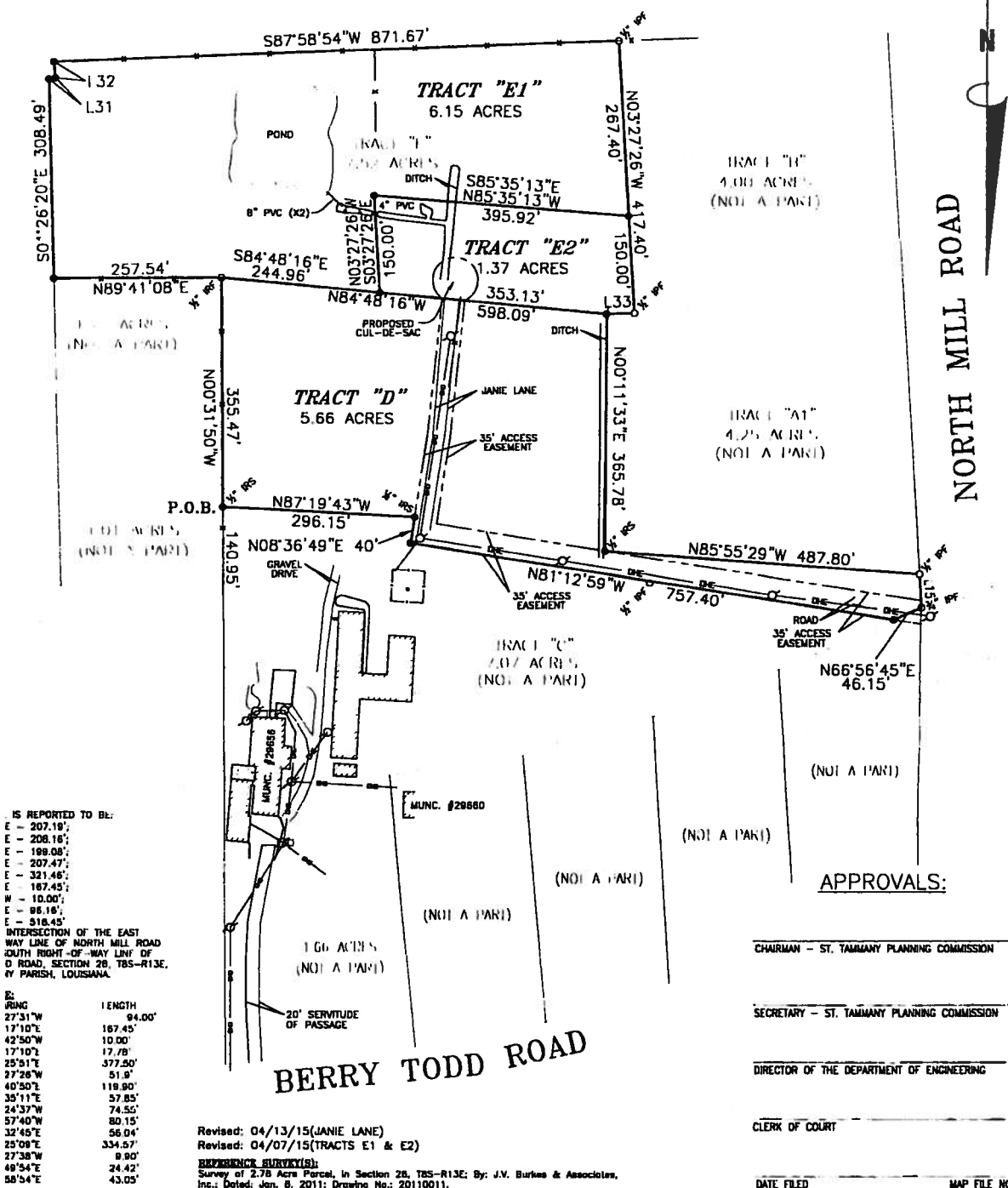
The owner is proposing to create two (2) parcels from Tract E (Tracts "E1" & "E2") that are a part of an existing minor subdivision; and since the private drive will only provide access to one (1) tract within the minor subdivision, said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Therefore, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None



IS REPORTED TO BE:
 E - 207.19';
 E - 208.18';
 E - 198.08';
 E - 207.47';
 E - 321.48';
 E - 187.45';
 W - 10.00';
 E - 95.18';
 E - 518.45';
 INTERSECTION OF THE EAST
 WAY LINE OF NORTH MILL ROAD
 SOUTH RIGHT-OF-WAY LINE OF
 D ROAD, SECTION 28, T8S-R13E,
 IV PARISH, LOUISIANA.

| B | LENGTH |
|---------|---------|
| 27°31'W | 94.00' |
| 17°10'E | 167.45' |
| 42°50'W | 10.00' |
| 17°10'E | 17.78' |
| 25°51'E | 377.50' |
| 27°28'W | 51.9' |
| 40°50'E | 119.90' |
| 35°11'E | 57.85' |
| 24°37'W | 74.55' |
| 57°40'W | 80.15' |
| 32°45'E | 56.04' |
| 25°09'E | 334.57' |
| 27°38'W | 9.90' |
| 48°54'E | 24.42' |
| 58°54'E | 43.05' |

Revised: 04/13/15(JANIE LANE)
 Revised: 04/07/15(TRACTS E1 & E2)

REFERENCE SURVEY(S):
 Survey of 2.78 Acre Parcel, in Section 28, T8S-R13E; By: J.V. Burke & Associates,
 Inc.; Dated: Jan. 8, 2011; Drawing No.: 20110011.

APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

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 SURVEYING ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

1. SURVEYOR: John E. Bonneau & Associates, Inc.; Dated: Dec. 3, 1999; Survey No.: 99274.

1.01 Acre parcel of land in Section 28, T8S-R13E; By: John E. Bonneau & Associates, Inc.; Dated: June 10, 2008; Survey No.: 99274.1.01 AC.

1.44 Acre & A 1.68 Acre Tract of Land in Section 28, T8S-R13E; By: John E. Bonneau & Associates, Inc.; Dated: May 7, 1998; Survey No.: 98241.

2. BEARING/ANGLE: The Reference Survey.

3. NOTE: This is to certify that I have consulted the Federal Administration Flood Hazard Boundary Maps and found the described is located in Flood Zone(s) "A-2" with a Flood Elevation of 15.5' in accordance with Community Flood Elevation of 15.5'; Revised: OCTOBER 17, 1999

4. 2012386 B Drawn by: JEB/SPH/LFR Scale: 1" = 160'
 5. JNE 21, 2012 Revised: 07/11/12(REF SURVEY); 08/10/12(TRACT C)

JOHN E. BONNEAU & ASSOCIATES, INC.
 Professional Land Surveyors • Planners and Consultants
 633 NORTH LOTUS DRIVE • MANDEVILLE, LA. 70471
 (985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778

A MINOR SUBDIVISION MAP OF TRACTS D & E

into
 TRACTS D, E1 & E2
 situated in Section 28, T8S-R13E in
 St. Tammany Parish, Louisiana
 for

BARRY DICK

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

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

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

This Survey is Certified
 True and Correct By

JOHN E. BONNEAU
 Survey No. 2012386

John E. Bonneau
 Professional Land Surveyor

RESUBDIVISION

REVIEW

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: RS15-04-032

NAME OF SUBDIVISION: Northpointe Business Park, Phases 1 & 4

LOTS BEING DIVIDED: Lot 14A and Tract "A" into Tract A-1 (and the relocation of a 20' wide drainage servitude).

SECTION: 3

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

PROPERTY LOCATION: The property is located on the north side of Northpointe Court and west of LA Highway 1077, west of Covington, Louisiana.

ZONING: I-2 Industrial

PROPERTY OWNER: JDC

STAFF COMMENTARY:

The owner is proposing to combine two parcels into one larger parcel, and at the same time, is requesting the commission to eliminate a 20' wide drainage servitude in favor of relocating same as a 20' wide "private drainage servitude" along the eastern boundary of proposed tract A-1.

The department of engineering has reviewed the request and has no objections to the removal and relocation of said servitude (see letter attached) conditioned upon the developer of Phase 4 providing an as-built drainage plan showing the relocation of the servitude along with a typical cross-section of said servitude and as-built elevations.

Recommendation:

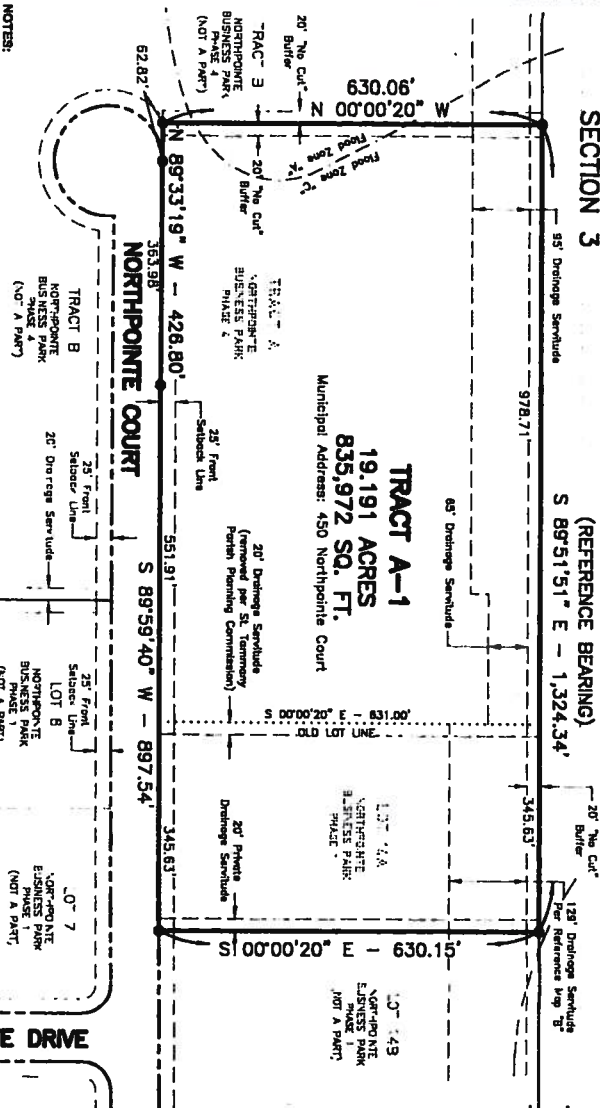
The staff has no objections to the proposed resubdivision request and relocation of the 20' wide drainage servitude subject to the conditions as established pursuant to the letter from engineering.

T 7 S - R 10 E SECTION 3

(REFERENCE BEARING)
S 89°51'51" E - 1,324.34'

T 6 S - R 10 E
T 7 S - R 10 E

TRACT A-1
19.191 ACRES
835,972 SQ. FT.
Municipal Address: 450 Northpointe Court



NOTES:

- 1) Reference Maps:
A) A Resubdivision of Lot 14, Northpointe Business Park, Phase 1 into Lots 14A and 14B, Northpointe Business Park, Phase 1, located in Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana. Date Filed: 07/12/2010, Map File No.: 48002.
B) Northpointe Business Park, Phase 4, Section 3, Township 7 South, Range 10 East, St. Tammany Parish, Louisiana. Survey By: Acadia Land Surveying, L.L.C., Date: 10/09/2014, Job No.: 13-232, Date Filed: 01/09/2015, Map File No.: 5334.
- 2) Basis of Bearings: Reference Map "X"
- 3) Flood Note: In accordance with the FEMA Flood Insurance Rate Map, Community-Pond Number: 228205 C and 228205 D210 C, dated October 17, 1985, for St. Tammany, Louisiana, the property herein is located in Flood Zone "X" (Area Flood elevations not determined) and Flood Zone "C".
- 4) Utilities: Acadia Land Surveying, L.L.C. made no attempt to locate visible or buried utilities as part of this survey.
- 5) No attempt has been made by Acadia Land Surveying, L.L.C. to verify title, actual legal ownership, deed restrictions, easements, covenants, rights-of-way or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable easements and restrictions are shown herein. The surveyor has made no title search or public record search in compiling the data for this survey.
- 6) Acadia Land Surveying, L.L.C. has not and does not provide Definition of Jurisdictional Wetlands.
- 7) The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor based upon the best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.

CERTIFICATION:

This is to certify to ALL CONCERNED that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Surveys as set forth by the State of Louisiana, based on legislation for Professional Engineers and Land Surveyors and that the accuracy specification and positional tolerance are in accordance with those "C" surveys indicated in the above standards. I also certify there are no encroachments across any property lines depicted on shown.

ACADIA-2015

NORTHPOINTE DRIVE

SCALE: 1" = 300'
SCALE IN FEET



APPROVALS

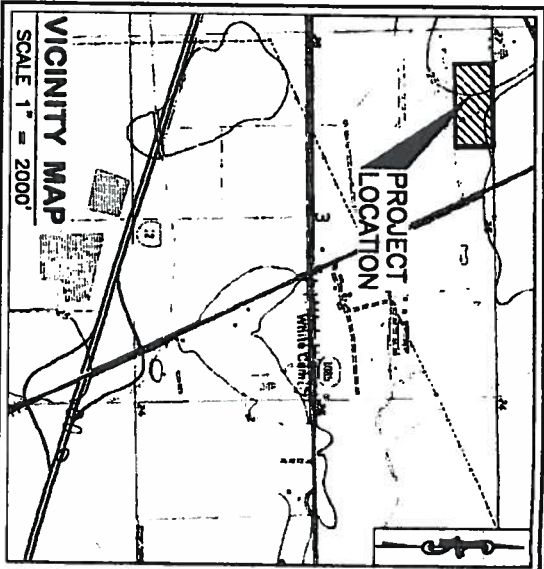
Chairman, Parish Planning Commission

Secretary, Parish Planning Commission

Director of Department of Engineering

Date Filed File No.

LOUISIANA STATE HIGHWAY NO. 1077
(TURNPIKE ROAD)
(SIDE)



PLAT SHOWING RESUBDIVISION

LOT 14A
OF
NORTHPOINTE BUSINESS PARK, PH.1,
THE REMOVAL OF A 20' WIDE DRAINAGE SERPENTINE
& TRACT A
NORTHPOINTE BUSINESS PARK, PH.4

INTD
TRACT A-1
NORTHPOINTE BUSINESS PARK, PH.4
LOCATED IN SECTION 3,
TOWNSHIP 7 SOUTH - RANGE 10 EAST
ST. TAMMANT PARISH, LOUISIANA

ACADIA
LAND SURVEYING, LLC
LOUISIANA • MISSISSIPPI • TEXAS
206 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301



Pat Brister
Parish President

St. Tammany Parish Government

Department of Engineering

P. O. Box 628
Covington, LA 70434
Phone: (985) 898-2552
Fax: (985) 867-5110
Email: eng@stpgov.org

April 21, 2015

Acadia Land Surveying, LLC
c/o Byron Oncale
206 East 2nd Street
Thibodaux, LA 70301

Re: Resubdivision of Lot 14A Northpointe Business Park, Ph. 1 & Tract A Northpointe Business Park, Ph. 4 Into Tract A-1 Northpointe Business Park, Ph. 4

Mr. Oncale

Reference is made to your request to resubdivide Lot 14A and Tract A into Tract A-1 and relocate a 20' Drainage Servitude within the Northpointe Business Park Development. The Department of Engineering has no objection to the proposed resubdivision provided that the required As-Built Drainage Plan (once Phase 4 is constructed) shows the relocation and typical section of said servitude along with as-built elevations that show positive flow.

Sincerely,



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

CEW/JRH

xc: Honorable James A. "Red" Thompson
Ms. Gina Campo
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jeremy Harrison, E.I.
Mr. Jay Watson, P. E.
Northpointe Business Park, LLC
Arrow Engineering & Consulting

PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: SD04-08-024P-B

SUBDIVISION NAME: Bedico Creek, Parcel B, "Heron Point" (Formerly 1-A)

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

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTIONS 5, 6, 7 & 8
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: 22.84 Acres

NUMBER OF LOTS: 16 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

PUD MODIFICATION GRANTED: Administratively approved on February 10, 2015

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. Subdivision Plat
 - 1) Show servitudes for lake inlets and outfall
 - 2) Lake inlets and outfall should be included in the platted area
 - 3) Revise restrictive covenant #10 from 30' to 60'

b. Paving and Drainage

- 1) Show servitude for lake inlets and outfall
- 2) Show servitude limits on sections A-A and B-B
- 3) Need engineer's stamp

c. Sewer and Water

- 1) This project will require a DHH permit for the 65' sewer main extension and manhole
- 2) Submit plans and DHH permit application to Tammany Utilities for review and approval
- 3) Submit 3 sets of the DHH permit application to DES
- 4) 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.

d. Watershed

- 1) Need Agency Interest Number (AI#) before a work order will be issued.

e. General

- 1) Need drainage calculations
- 2) The developer's engineer is requesting a waiver of the new roadway requirements being that the existing drainage structures and aggregate roadway were previously installed to provide access to the maintenance barn for development (based on Preliminary approval granted in 2005 for Phase 1A).

The D.O.E. has no objection to this departure of the ordinance provided that the roadway base proofroll is witnessed by STP personnel.

The following action is required -

SECTION 40-100.0 WAIVER OF REGULATIONS

- 1) Cases will occur where certain articles of the regulations cannot reasonably be complied with without causing undue hardship. If the developer or property owner of record cannot comply with certain articles, he may make a request in writing to the Chairman of the Planning Commission, stating that: He is requesting a waiver of a particular section or sections that effect him and the reasons therefor.

- 2) The Planning Commission may grant any such waiver as it deems proper by a resolution adopted by not less than two-thirds majority (2/3) affirmative vote of the Planning Commission membership.
 - 3) Such approved waivers shall be filed with the Director of the Department of Engineering and or Development and will be so noted in the files.
3. No funded Maintenance obligation is required since this is an extension of a PRIVATE Subdivision.
4. No Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

Department of Environmental Services

None

Department of Development - Planning

None



Kelly McHugh
&
Associates, Inc.

May 4, 2015

St. Tammany Parish
Department of Engineering
c/o Eddie Williams
PO Box 628
Covington, LA 70435

RE: Bedico Creek
Parcel "B" Preliminary

Eddie,

The existing gravel road received Preliminary in 2005 as Phase 1A and constructed thereafter.

The developer is now calling it Parcel "B" and proposing a 6" concrete road with 8" soil cement base.

Since the road was built under the roadway requirements existing in 2005, we request a waiver of the new roadway ordinance, in favor of the 205 requirements.

We understand that you may require proof rolling of this base which is acceptable.

Your prompt response is always appreciated.

Sincerely,

Kelly McHugh, PE, PLS

KJM/kah

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: SD14-05-004P

SUBDIVISION NAME: The Estates at Watercross

DEVELOPER: All State Financial Company
321 Veterans Blvd., Suite 201
Metairie, LA 70005

ENGINEER/SURVEYOR: Duplantis Design Group, P.C.

SECTION 47
TOWNSHIP 7 South
RANGE 11 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: 80.37± Acres

NUMBER OF LOTS: 143 AVERAGE LOT SIZE: 13,705 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: A-4A

FLOOD ZONE DESIGNATION: "A-11", "B" & "C"

TENTATIVE APPROVAL GRANTED: May 13, 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. Subdivision Plat
 - 1) The developer's engineer is requesting a waiver to Sec. 40.032.0 Subsection 6, which requires all boulevards to have an 80' ROW. The request is to reduce the required ROW to 60'.

The Department of Engineering has no objection to this departure of the ordinance provided that all drainage infrastructure fits within the 60' ROW.

The following action is required -

SECTION 40-100.0 WAIVER OF REGULATIONS

- 1) Cases will occur where certain articles of the regulations cannot reasonably be complied with without causing undue hardship. If the developer or property owner of record cannot comply with certain articles, he may make a request in writing to the Chairman of the Planning Commission, stating that: He is requesting a waiver of a particular section or sections that effect him and the reasons therefor.
- 2) The Planning Commission may grant any such waiver as it deems proper by a resolution adopted by not less than two-thirds majority (2/3) affirmative vote of the Planning Commission membership.
- 3) Such approved waivers shall be filed with the Director of the Department of Engineering and or Development and will be so noted in the files.

- 2) Boulevard section of Twin River Place needs to have 80' ROW; Waiver requested (see attached)
- 3) Need drainage servitude for subsurface on lot 95 and greenspace; Label 10'
- 4) Need Parish maintained drainage servitude (ditch + 20') along ditch between development and Flowers Estate S/D; Parish needs right to clear

b. Sheet C-1.1

- 1) Need Parish maintained drainage servitude (ditch + 20') along ditch between development and Flowers Estate S/D; Parish needs right to clear
- 2) Verify ditch between development and Flowers Estate S/D has adequate capacity; Provide calculations

c. Sheet C-3.1

- 1) Add note for water tight lids in sewer notes for all utility plan sheets

d. Sheet C-3.4

- 1) Correct all servitude discrepancies between the plat and all plan sheets; Label 10' utility servitude going to Lot #115 on plat

e. Sheet C-6.1

- 1) Add a note or modify one of the details to show the horizontal and vertical locations of the signs. See page 38 of the MUTCD (Figure 2A-2 example C)

f. Sewer and Water

- 1) 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.
- 2) No work order will be issued until the submitted plans and specifications are approved by the DHH.

g. General

- 1) Need drainage calculations
 - 2) Need culvert calculations
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 Environmental Services

None

Department of Development - Planning

None

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: SD12-06-003P

SUBDIVISION NAME: Planche Estates (Resubmitted)

DEVELOPER: MCK Associates, Corp.
101 Ashland Way
Madisonville, LA 70447

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTIONS 18 WARD: 3
TOWNSHIP 6 South PARISH COUNCIL DISTRICT: 3
RANGE 11 East

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

TOTAL ACRES IN DEVELOPMENT: 39.53 Acres

NUMBER OF LOTS: 129 AVERAGE LOT SIZE: 7200 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: A-4A

FLOOD ZONE DESIGNATION: "C"

TENTATIVE APPROVAL GRANTED: June 12, 2012

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. Subdivision Plat
 - 1) The developer's engineer is requesting a waiver of Sec. 40-074.01(g) Parish Enforced S/D Restrictions and/or Covenants, since the lots are only 60' wide, which would eliminate a front loading driveway on corner lots. The request is for a minimum distant of 40' opposed to 60'.

The following action is required -

SECTION 40-100.0 WAIVER OF REGULATIONS

- 1) Cases will occur where certain articles of the regulations cannot reasonably be complied with without causing undue hardship. If the developer or property owner of record cannot comply with certain articles, he may make a request in writing to the Chairman of the Planning Commission, stating that: He is requesting a waiver of a particular section or sections that effect him and the reasons therefor.
 - 2) The Planning Commission may grant any such waiver as it deems proper by a resolution adopted by not less than two-thirds majority (2/3) affirmative vote of the Planning Commission membership.
 - 3) Such approved waivers shall be filed with the Director of the Department of Engineering and or Development and will be so noted in the files.
- 2) Revise restrictive covenant #9 from 40' to 60' (see attached waiver statement)
 - 3) Label benchmark location, datum, and geoid; permanent location
 - 4) Show typical of Planche Boulevard entrance; waiver required for less than 80' ROW - show 3:1 side slopes typical Blvd section (P & D Plan too)

b. Paving and Drainage

- 1) Show typical of Planche Boulevard entrance; waiver required for less than 80' ROW
- 2) Label benchmark location, datum, and geoid; permanent location
- 3) Label proposed inverts at each property corner for rear 10' private servitude
- 4) Label existing street elevations of M.P. Planche Road at entrances
- 5) Verify adequate fill over pond inlet pipe to prevent floating; Plan calls for 12", letter calls for 24"
- 6) All manholes and lift station need to be at same elevation of road or higher; Label manhole at Lot #99

c. Hydrologic Analysis

- 1) Revise allowable discharge
- 2) Revise pond calculations for tailwater conditions

d. Traffic and Signage

- 1) The developer is required to install a right turn lane on Planche Road on its eastbound approach to LA 25. In addition, a left turn lane on LA 25 turning into the development will be required. A driveway permit from DOTD is required in order to install these improvements and the turn lanes shall conform to DOTD

standards and requirements, including but not limited to, required storage lengths. The cost of these turn lanes, including any right-of-way cost, is the sole responsibility of the developer and will be in addition to any mandatory impact fees that are assessed

e. Sewer and Water

- 1) Submit plans for the wastewater treatment plant and water well
- 2) Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
- 3) No work order will be issued until the submitted plans and specifications are approved by the DHH.

f. General

- 1) Explain the use of .5' of fill for yards I cut/fill calculations
-
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 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

None

Department of Development - Planning

1. The developer needs to provide a minimum 10' wide pedestrian servitude either through lot 46 or the "Utility Site" area in order for the residences to gain access to the southern greenspace area as depicted on the preliminary plat.

FINAL
SUBDIVISION
REVIEW



G.E.C., Inc.
3445 N. Causeway Blvd., Ste. 401
Metairie, Louisiana 70002
(504) 838-6009 Fax (504) 218-7229
Robert E. Boagni, P.E., President



April 27, 2015

Mr. Ron Keller
Senior Land Use Planner
Dept. of Development-Planning
St. Tammany Parish
21454 Koop Dr.
Mandeville, LA 70471

RE: Wadsworth
Job No: 101-000

Dear Mr. Keller:

The purpose of this letter is to request, on behalf of the Owners of this project, Wadsworth Estates LLC and The Azby Fund, to postpone the discussion of Final Approval of this project by St. Tammany Parish Planning Commission until the scheduled meeting of June 9, 2015.

This extension is requested to have ample time to complete the punch list items prepared by the Final Subdivision Staff Analysis Report.

Thank you in advance for your consideration to this request.

Very Truly Yours,

Alejandro Flores
Senior Project Manager

Cc: Earl Magner, P.E., St. Tammany Parish Senior Subdivision Engineer
Eddie Williams, P.E., St. Tammany Parish Director of Engineering
Greg Gordon, St. Tammany Parish Director of Environmental Services
Patrick Fitzmorris
Warren Treme
Michael Hattaway, P.E. , G.E.C., Inc.

Celebrating 29th Anniversary

Engineering · Economics · Energy · Environmental · GIS · Planning · Transportation · Surveying

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 4, 2015)

CASE NO.: SD02-07-019F

SUBDIVISION NAME: Wadsworth

OWNER: The Azby Fund and Wadsworth Estates, LLC

ENGINEER/SURVEYOR: GEC, Inc.

SECTION 33
TOWNSHIP 7 South
RANGE 12 East

WARD: 4
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: 160.0587

NUMBER OF LOTS: 5 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY: The developer's engineer has requested Postponement to the June 9, 2015 meeting.

Department of Engineering

Department of Environmental Services

Department of Development - Planning

WILLIAM J. JONES, JR.
A. WAYNE BURAS
JEFFREY D. SCHOEN
JOHN R. WALKER
SAM J. COLLETT, JR.
MARGARET H. KERN
CALVIN P. BRASSEUX
PAUL J. MAYRONNE
BAILEY DIRMANN MORSE

JONES FUSSELL, L.L.P.

ATTORNEYS AT LAW
NORTHLAKE CORPORATE PARK, SUITE 103
1001 SERVICE ROAD EAST, HIGHWAY 190
P.O. BOX 1810
COVINGTON, LOUISIANA 70434-1810

TELEPHONE (985) 892-4801
FAX (985) 892-4925

May 4, 2015

St. Tammany Parish
Department of Planning
21490 Koop Drive
Mandeville, LA 70471

Re: Bedico Creek, Parcel B, Ward 1, District 1
Bedico Creek Preserve, L.L.C.
Final Subdivision Review
Meeting: May 12, 2015

Gentlemen:

Based on a meeting with the Department of Engineering, we request that St. Tammany Parish Planning Commission Agenda Item SD04-08-024F-B be tabled. We request that this matter remain on the agenda to be heard at the June Planning Commission meeting.

Thanking you for your cooperation and courtesies, we remain

Sincerely yours,

A. Wayne Buras

AWB/lck

cc: Earl Magner (via email: chhattaway@stpgov.org)
Jeremy Harrison (via email: jrharrison@stpgov.org)
Ron Keller (via email: tossman@stpgov.org)
David Waltemath (via email: dwaltemath@bellsouth.net)

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: SD04-08-024F-B

SUBDIVISION NAME: Bedico Creek, Parcel B, "Heron Point" (Formerly 1-A)

DEVELOPER: Bedico Creek Preserve, LLC

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 5, 6, 7 & 8
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: 22.84

NUMBER OF LOTS: 16 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY: The developer has requested that the Final Approval be postponed to the June 9, 2015 meeting.

Department of Environmental Services

None

Department of Development - Planning

None

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of May 5, 2015)

CASE NO.: SD07-04-008F1

SUBDIVISION NAME: Spring Lakes, Phase 1 (originally Bedico Ranch SD)

DEVELOPER: Lonesome Developers

ENGINEER/SURVEYOR: Richard C. Lambert Consultants, LLC & Randall W. Brown & Associates, Inc.

SECTIONS 17 & 20
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)
 ☒ OTHER (Multi family, commercial or industrial)(PUD)

TOTAL ACRES IN DEVELOPMENT: 62.85

NUMBER OF LOTS: 70 AVERAGE LOT SIZE: 15,000 Sq. Ft.

SEWER AND WATER SYSTEMS: Central (on site)

ZONING: PUD

FLOOD ZONE DESIGNATION: "B" & "C"

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on 5/1/2015. The inspection disclosed that all asphalt roads are constructed, road shoulders are constructed and the roadside ditches are functioning
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Subdivision Plat
 - 1) Revise dedication to "PRIVATE"
 - 2) Show typical section of paver and concrete entrance
 - 3) Remove "PARISH" from restrictive covenant #4
 - 4) Remove striping detail along Tantella Ranch Rd. and Hwy 1077 intersection

- 5) Show typical section, location, and all servitudes for pedestrian walkway
- 6) Need developer's signature

b. Paving and Drainage Plan

- 1) Show typical section, location, and all servitudes for pedestrian walkway
- 2) Label culvert size and type at all ditch crossings for pedestrian walkway
- 3) Show all drainage servitudes
- 4) Show typical section for boulevard, roadway, and paver/concrete entrance
- 5) Show paver area on plan
- 6) Fill and grade median at entrance
- 7) 4' shoulder is needed at northwest corner of Saw Grass Way & Saw Grass Loop intersection
- 8) Plan does not reflect field conditions for paving/drainage of area east of Saw Grass Way & Saw Grass Loop intersection
- 9) Need culvert schedule

c. Sewer and Water

- 1) Provide Tammany Utilities with a set of as-built plans
- 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.

d. General

- 1) Need base test results
- 2) Need concrete and asphalt test results
- 3) Need floppy disk or latest format
- 4) Need approve recreational plan by Department of Development
- 5) Need unlimited work order
- 6) Need signage As-Built
- 7) Construct all headwalls as called for on drainage and grading plan
- 8) Ditches need regrading and culverts cleaned of sediment in multiple locations
- 9) Need resolve to roadside ditch along Tantella Ranch Rd. (see attached)
- 10) Need street name signs
- 11) Need traffic signs
- 12) Need blue reflectors at fire hydrants

e. Special Requirement

- 1) A resolution to the attached interoffice memorandum dated February 12, 2015 must be reached before the plats can be recorded. Note that additional Tantella Ranch Road R.O.W. may be required to be shown on the plat to be recorded.

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 4123 linear feet x \$12.00 per linear foot = \$49,500 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 a public hearing was held prior to January 1, 2005.

Department of Development - Planning

None

Department of Development - Planning

None

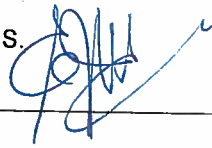
INTER OFFICE



Pat Brister
Parish President

MEMORANDUM

ST. TAMMANY PARISH GOVERNMENT DEPARTMENT OF ENGINEERING

| | |
|-------|--|
| DATE: | February 12, 2015 |
| TO: | Charles E. Williams, P.E. Director of Engineering/Parish Engineer |
| FROM: | Earl J. Magner, P.E., P.L.S. Sr. Subdivision Engineer  |
| RE: | Spring Lakes S/D 1) Tantella Ranch Road Ditch 2) Improved discharge culvert under Tantella Ranch Road |

A meeting was held on the site Thursday, February 12, 2015 at 1:00pm.

Those in attendance were: Tim Henning, Developer, Franz Zemmer, P.E., Shannon Davis, Director D.P.W., Joey Lobrano, D.P.W., Earl Magner, Sr. S/D Engineer, Jeremy Harrison, Jr. S/D Engineer Intern, Glenn Delatte, Inspector and three (3) additional D.P.W. employees.

The following was resolved:

1. Franz Zemmer will furnish additional x-sections that will demonstrate the excavation that was already performed by the developer's contractor. Upon review by D.O.E. a determination will be made as to whether the work was accomplished in accordance with prior approvals.
2. Franz Zemmer will prepare several cost estimates to make GLOBAL IMPROVEMENTS to the roadway shoulders and the ditch side slopes. The existing clearing line that has been accomplished by the developer to enable the power poles to be relocated will be used as the extent of clearing to be required. Varying shoulder widths and ditch side slopes will be considered in the different cost estimates.
3. Franz Zemmer will prepare a cost estimate for GLOBAL IMPROVEMENTS to increase the culvert capacity under Tantella Ranch Road outfall.
4. Spring Lakes S/D was approved prior to 1/1/05 therefore no Impact Fees are due from the developer. However, the developer of Spring Lakes S/D is the same developer of Goodbee Square S/D located just south of Spring Lakes S/D and is required to pay Impact Fees. He is willing to enter into a CREDIT AGREEMENT to cover the cost of the GLOBAL IMPROVEMENTS.
5. Franz Zemmer will complete an application for Credit Agreement to the Department of Development requesting that a credit agreement be approved covering all GLOBAL IMPROVEMENTS.
6. All attendees agreed that the above process will be an acceptable solution to the existing situation.

xc: All attendees