

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, JANUARY 13, 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 DECEMBER 9, 2014 MINUTES**

**PUBLIC HEARINGS**

**CONSENT CALENDAR**

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

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

Entering Parish Right-of-Way (Ochsner Boulevard), Ward 1, District 1  
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. Marty Dean

**MINOR SUBDIVISIONS**

**MS14-11-067**

A 4.056 acre parcel into lots JA-1 & JA-2, Ward 9, District 11  
Owner: Jessie & Enola Atchley Surveyor: BMF Professional Land Surveyors  
Parish Council District Representative: Hon. Steve Stefancik  
**(POSTPONED AT THE DECEMBER 9, 2014 MEETING)**

**MS14-12-069**

A 5.14 acre parcel into lots 1 thru 4, Ward 4, District 5  
Owner: C. Herberger, L.L.C. Surveyor: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Gould

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**JANUARY 13, 2014**  
**MANDEVILLE, LOUISIANA**

**MS14-12-070**

Tracts A1 & B into Tracts A2, B1 & B2, Ward 7, District 7  
Owner: Wesley Dick, et al. Surveyor: John E. Bonneau & Associates, Inc.  
Parish Council District Representative: Hon. Jacob Groby

[------(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 DECEMBER 9, 2014 MEETING)**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**FINAL SUBDIVISION REVIEW**

**SD04-08-024FP16**

Bedico Creek, Parcel 16, Ward 1, District 1  
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McLin & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**SD05-08-021F1A-6**

Terra Bella, Phase 1A-6, Ward 1, District 1  
Developer/Owner: Terra Bella Group, L.L.C. Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**SD12-08-004F1**

Gardenwalk, Phase 1, Ward 3, District 5  
Developer/Owner: Citadel Builders Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Gould

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**JANUARY 13, 2014**  
**MANDEVILLE, LOUISIANA**

**OLD BUSINESS**

MS13-05-023, Ward 2, District 6

Owner requesting a waiver of regulations relative to the discharge of water

Owner: Linda Fussell                      Representative: Hon. Richard Tanner

**NEW BUSINESS**

**ADJOURNMENT**

PLANNING  
COMMISSION  
MINUTES

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - TUESDAY, DECEMBER 9, 2014  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

DRAFT

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

**CALL TO ORDER**

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

**ROLL CALL**

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

**Absent:** Hines

**Staff Present:** 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. Davis.

**APPROVAL OF THE NOVEMBER 12, 2014 MINUTES**

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

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

**Nay:**

**Abstain:**

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

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

***The following items were pulled from the Consent Calendar:***

Entering Parish Right-of-Way (Unnamed Roadway), Ward 3, District 5

Request to enter Parish right-of-way for the purpose of making drainage and traffic improvements

Debtor: AutoZone, Inc. Parish Council District Representative: Hon. Marty Gould

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. TUESDAY, DECEMBER 9, 2014  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**Matthews made a motion to postpone this item, second by Davis. It was observed by the Commission that a sufficient hearing was not held in order to discuss this item. As a result, Matthews made a motion to reconsider the item, second by Davis.**

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

**Nay:**

**Abstain:**

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

**Matthews made a motion to postpone this item, second by Davis. Motion was denied.**

**Yea:** Matthews, Davis

**Nay:** Cazaubon, Lorren, Richard, Willie, Mannella, Drumm, Randolph, Doherty

**Abstain**

**Cazaubon made a motion to approve this item, second by Richard. Motion was approved.**

**Yea:** Cazaubon, Lorren, Richard, Willie, Mannella, Drumm, Randolph, Doherty

**Nay:** Matthews, Davis

**Abstain:**

**MS14-11-065**

16.8 combined acreage parcels into parcels A thru E, Ward 10, District 6

Owner: Bonnie A. Paille Surveyor: LS Land Surveying, L.L.C.

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: Bonnie Paille Opposition: none

**Willie made a motion to approve, second by Cazaubon.**

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

**Nay:**

**Abstain:**

**MS14-11-066**

95.88 combined acreage parcels and revoked right of way into parcels A & B, Ward 5, District 6

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

Parish Council District Representative: Hon. Richard Tanner

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

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. TUESDAY, DECEMBER 9, 2014  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**Cazaubon made a motion to approve, second by Willie.**

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

**Nay:**

**Abstain:**

**MS14-11-067**

A 4.056 acre parcel into lots JA-1 & JA-2, Ward 9, District 11

Owner: Jessie & Enola Atchley

Surveyor: BMF Professional Land Surveyors

Parish Council District Representative: Hon. Steve Stefancik

**Lorren moved to postpone this item, second by Willie.**

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

**Nay:**

**Abstain:**

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

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

**Nay:**

**Abstain:**

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

Entering Parish Right-of-Way (Bootlegger Road), Ward 1, District 1

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

Debtor: Hunt Telecommunications, L.L.C. Parish Council District Representative: Hon. Marty Dean

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

**Manella made a motion to move up case SD04-08-024PE-2 and case SD06-12-047F. Second by Richard.**

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

**Nay:**

**Abstain:**

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. TUESDAY, DECEMBER 9, 2014  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**FINAL SUBDIVISION REVIEW**

**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

**(POSTPONED FROM THE NOVEMBER 12, 2014 MEETING)**

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

**Matthews moved to grant final approval, second by Richard.**

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

**Nay:**

**Abstain:**

**SD06-12-047F**

Pruden Creek, 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

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

**Matthews moved to grant final approval, second by Willie.**

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

**Nay:**

**Abstain:**

**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



**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. TUESDAY, DECEMBER 9, 2014  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**Drumm moved to postpone this item, second by Davis.**

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

**Nay:**

**Abstain:**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**SD14-12-006**

Bedico Creek, Parcel 11, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

**This item was withdrawn by the developer. No action was needed.**

**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

**(POSTPONED FROM THE NOVEMBER 12, 2014 MEETING)**

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

**Cazaubon moved to grant preliminary approval, second by Willie.**

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

**Nay:**

**Abstain:**

**FINAL SUBDIVISION REVIEW**

**SD08-04-005FIII**

The Villages at Bocage, Phase III, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. TUESDAY, DECEMBER 9, 2014  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

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

**Randolph moved to grant final approval, second by Lorren.**

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

**Nay:**

**Abstain:**

**DEVELOPMENTAL AGREEMENTS**

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

Entering Parish Right-of-Way (Nellie & Beth Drives), Ward 8, District 14

Request to enter Parish right-of-way for the purpose of widening the roadways and improving drainage

Debtor: Tract Petroleum, L.L.C.                      Parish Council District Representative: Hon. T.J. Smith

**(Request by debtor for an extension of time)**

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

**Matthews moved to grant extension, second by Randolph.**

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

**Nay:**

**Abstain:**

**SD13-07-003P**

Berkshire, Ward 8, District 9

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

Parish Council District Representative: Hon. Gene Bellisario

**(Request by developer for an extension of time for six months for a work order)**

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

**Cazaubon moved to grant extension, second by Randolph.**

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

**Nay:**

**Abstain:**

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. TUESDAY, DECEMBER 9, 2014  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**NEW BUSINESS**

**ADJOURNMENT**

---

**Mr. Dave Doherty**  
**Chairman**

(CONSENT CALENDAR)

ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS

(Draft Date 1/13/15)

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  
OCHSNER BLVD., FOR THE PURPOSE OF LAYING FIBER  
OPTIC CABLES.  
WARD 1 DISTRICT 1**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$42,800 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



VERIZON BRICKER  
71255 FRANCIS RD. - COVINGTON, LA.  
PLANS FOR PROPOSED PROJECT:  
FIBER OPTIC INSTALLATION

JOB INFORMATION

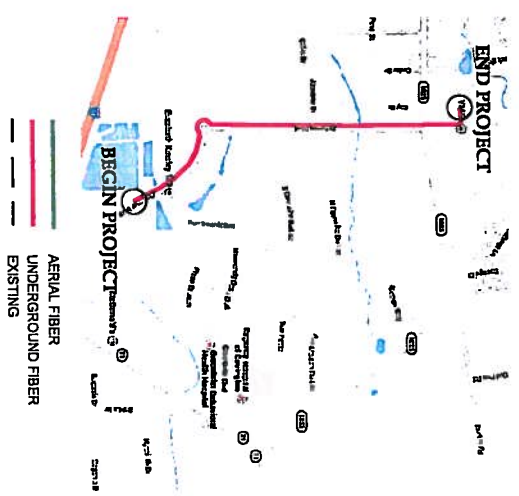
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOB # LS07221104  
UNDERGROUND: EST - 8678' / ACT - \_\_\_\_\_  
AERIAL: EST - N/A / ACT - \_\_\_\_\_  
TOTAL FIBER: EST. - 8678' / ACT. - \_\_\_\_\_

OCTOBER 15, 2014

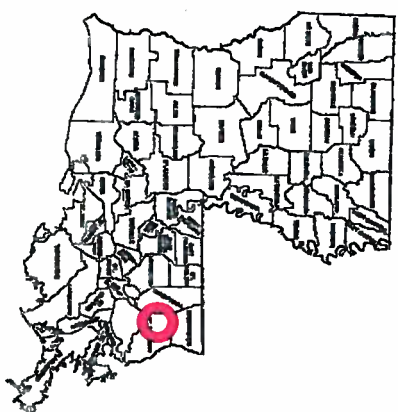


southern  
light

VICINITY MAP



PROJECT LOCATION



CONTACT LIST

PROJECT MANAGER: DONALD COOPER - (251) 209-4155  
ENGINEER: BOB ORCHISON - (251)-862-1170  
PROJECT CONTACT: CAROLINA WEAVER - (251) 445-1048  
JENNIFER JOHNSON - (251) 445-1687

ATTENTION PERMITTING DEPARTMENT

DIRECTORY

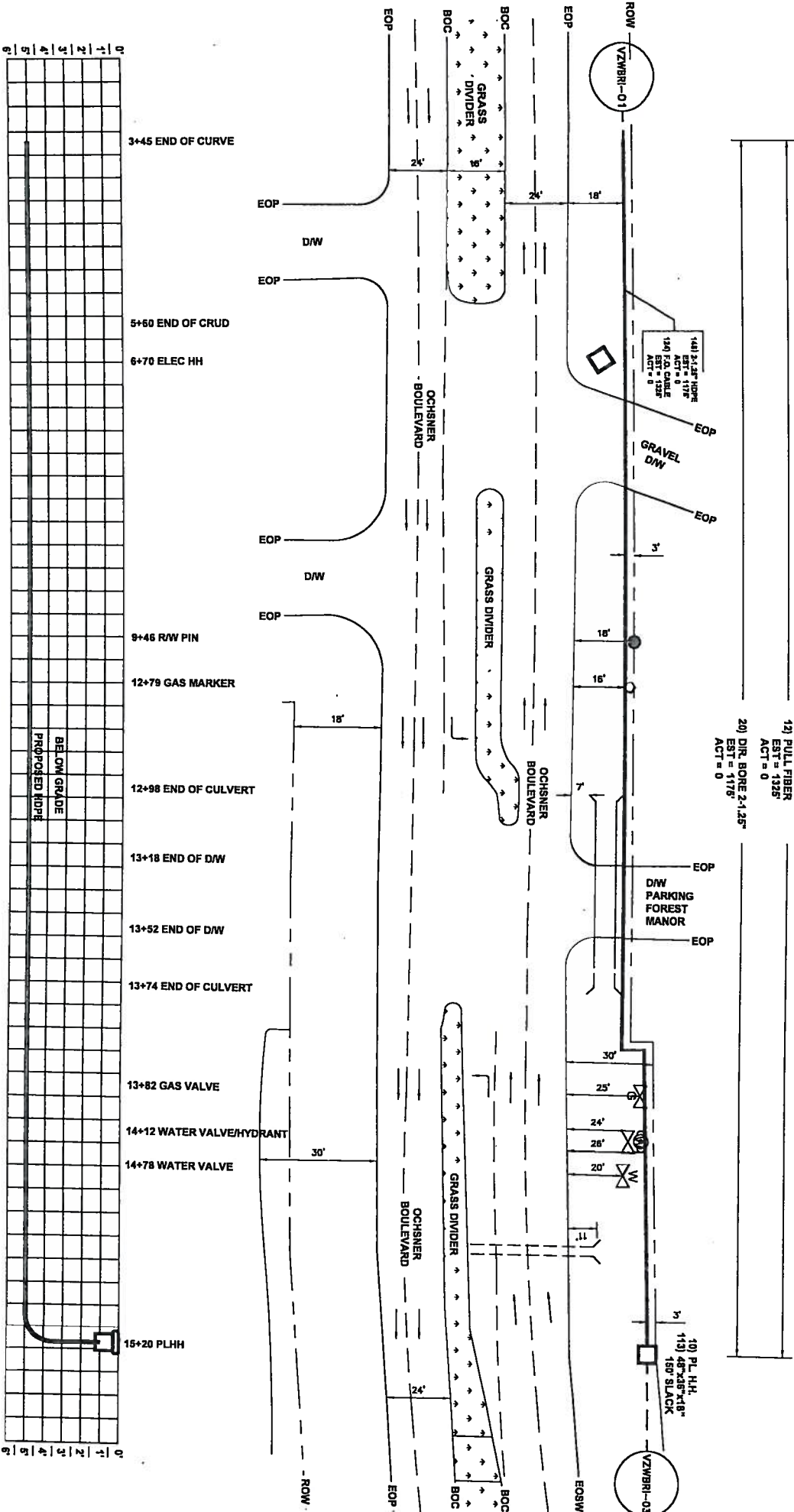
| DATE     | DWG. NAME  | DESCRIPTION              | AS-BUILT |
|----------|------------|--------------------------|----------|
| 03/07/14 | VZWBRL-01  | UNDERGROUND              |          |
| 03/07/14 | VZWBRL-02  | UNDERGROUND              |          |
| 03/07/14 | VZWBRL-03  | UNDERGROUND              |          |
| 03/07/14 | VZWBRL-04  | UNDERGROUND              |          |
| 03/07/14 | VZWBRL-05  | UNDERGROUND              |          |
| 03/07/14 | VZWBRL-06  | UNDERGROUND              |          |
| 03/07/14 | VZWBRL-07  | UNDERGROUND              |          |
| 03/07/14 | VZWBRL-08A | PROFILE CROSSING CULVERT |          |
| 03/07/14 | VZWBRL-09  | UNDERGROUND              |          |
| 03/07/14 | VZWBRL-08A | PROFILE CROSSING HWY     |          |
| 03/07/14 | VZWBRL-10  | UNDERGROUND              |          |

SOUTHERN LIGHT

— fiber optic —  
Ochsner Blvd.  
1-13-15 Sheet 11/13







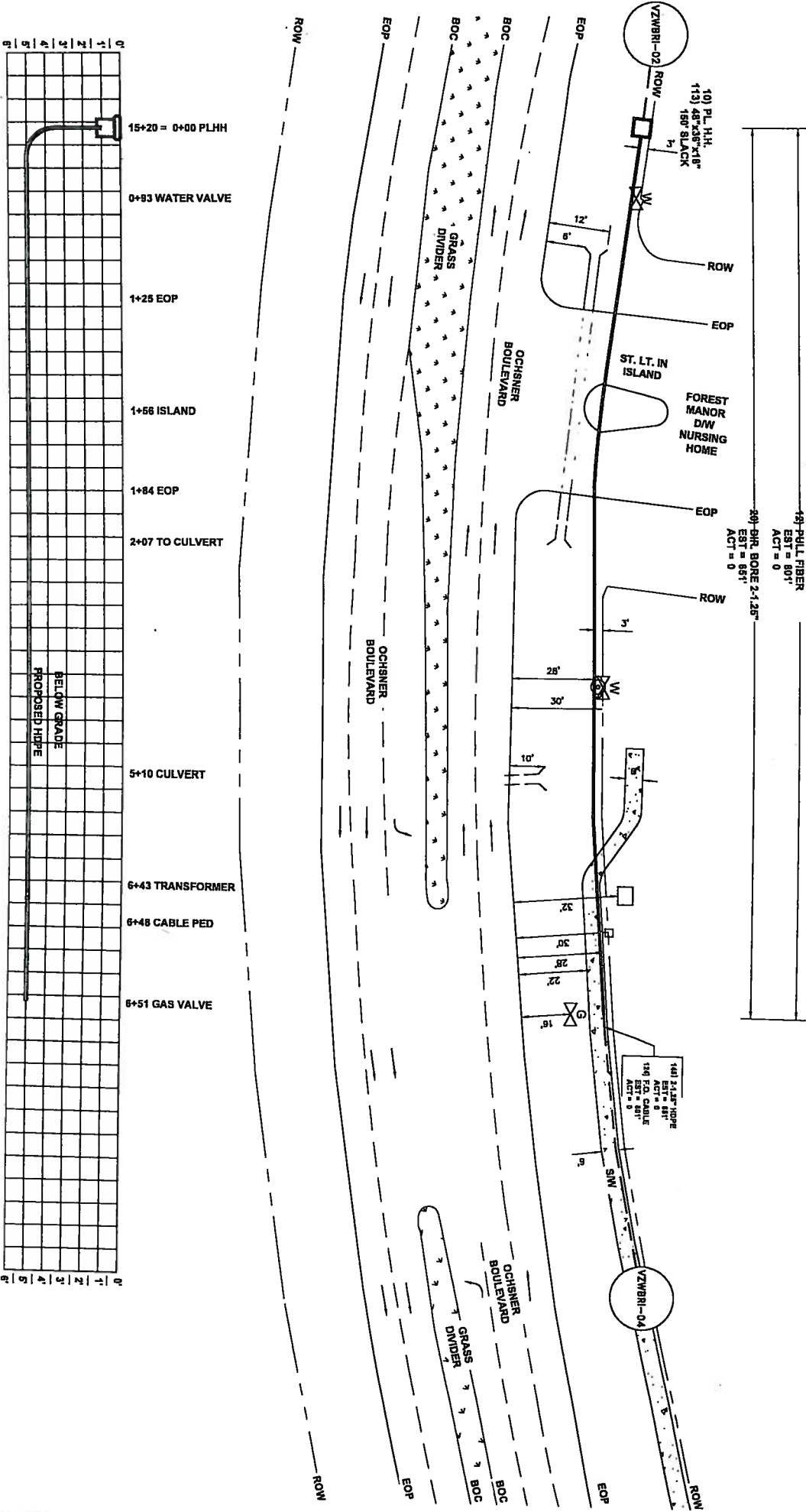
12) PULL FIBER  
EST = 1325'  
ACT = 0

20) DIR BORE 2-1.25"  
EST = 1175'  
ACT = 0



|                                                                                                                                                               |                |                                                                                                                                   |               |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|-----------------------------------------------------------------------------------------------------------------------------------|---------------|
| ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. THE CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING. PRINT TO MATCH FIELD SHEETS. CONTACT SOUTHERN LIGHT 281-482-1178 |                |                                                                                                                                   |               |
| DATE                                                                                                                                                          | REVISION       | PREPARED BY THE CONTRACTOR<br>A FIRM CONTRACTOR SHALL NOT<br>BE RESPONSIBLE FOR THE LOCATION<br>OF UTILITIES SHOWN ON THIS SHEET. |               |
| SCALE: NTS                                                                                                                                                    | ROLL NO: N/A   | <b>Southern Light</b><br>TOWER VZM BRIDGE<br>15281 HIGHWAY 1085<br>COVINGTON, LA.                                                 |               |
| ROUTE SPEC: N/A                                                                                                                                               | BRIDGE NO: N/A | DATE: 03/07/14                                                                                                                    | DRAWN BY: JBC |
| TOWER VZM BRIDGE                                                                                                                                              |                | DATE: 03/07/14                                                                                                                    | DRAWN BY: JBC |
| TOWER VZM BRIDGE                                                                                                                                              |                | DATE: 03/07/14                                                                                                                    | DRAWN BY: JBC |

1-13-15 Sheet 3/13



**1-13-15 Sheet 4/13**

**Southern Light**

15281 HIGHWAY 1005  
COVINGTON, LA.

DATE: 03/07/14  
DRAWN BY: JBC

ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING. PRIOR TO ANY WORK, PERSONNEL SHALL CONTACT SOUTHERN LIGHT: 281-482-1170

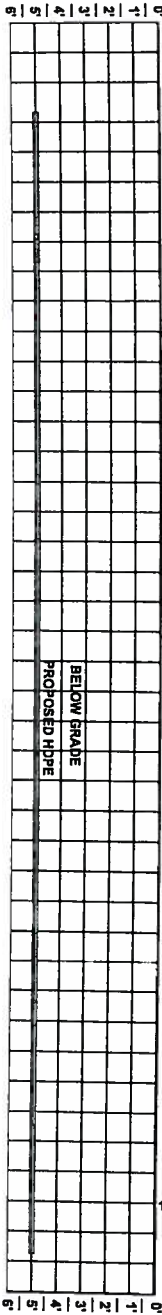
NOTATION: IF THE CONTRACTOR IS REQUIRED TO LOCATE ANY UTILITIES, THEY SHALL BE LOCATED IN ACCORDANCE WITH THE STANDARD PRACTICES OF THE INDUSTRY.

SCALE: NTS PROJ. N/A

ROUTE: N/A



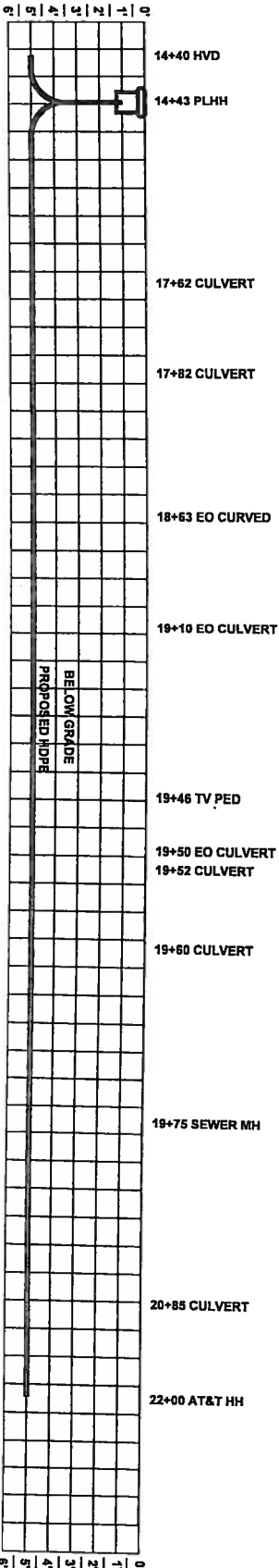
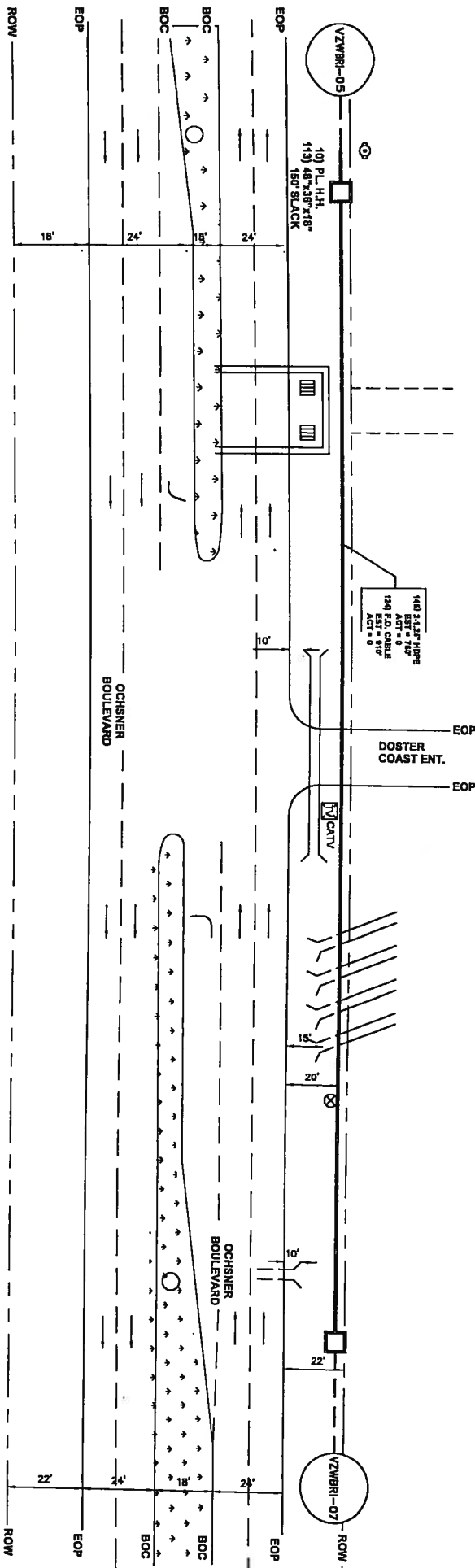
|                          |  |
|--------------------------|--|
| 12) PULL FIBER           |  |
| EST = 733'               |  |
| ACT = 0                  |  |
| 20) OPEN TRENCH 2-4.125" |  |
| EST = 583'               |  |



|                                                                                                                                     |  |                                                                                                                                   |  |                      |  |                  |  |
|-------------------------------------------------------------------------------------------------------------------------------------|--|-----------------------------------------------------------------------------------------------------------------------------------|--|----------------------|--|------------------|--|
| <p>ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCAL UTILITY INFORMATION. LEAD: 351-443-4170</p> |  | <p>INDICATION OF THIS ADJACENT TO PROPERTY LINE SHALL NOT BE CONSIDERED AS EVIDENCE OF ANY INTEREST IN THE ADJACENT PROPERTY.</p> |  | <p>DATE</p>          |  | <p>REVISIONS</p> |  |
| <p>POWER VAN BELLE<br/>15281 HIGHWAY 108<br/>CONROCK, LA</p>                                                                        |  | <p>DATE 03/07/14</p>                                                                                                              |  | <p>SCALE</p>         |  | <p>NTS</p>       |  |
| <p>DRAWN BY JBC</p>                                                                                                                 |  | <p>DATE 03/07/14</p>                                                                                                              |  | <p>PROJ. NO. N/A</p> |  | <p>NO. 1</p>     |  |
| <p>CHECKED BY JBC</p>                                                                                                               |  | <p>DATE 03/07/14</p>                                                                                                              |  | <p>PROJ. NO. N/A</p> |  | <p>NO. 1</p>     |  |
| <p>DESIGNED BY JBC</p>                                                                                                              |  | <p>DATE 03/07/14</p>                                                                                                              |  | <p>PROJ. NO. N/A</p> |  | <p>NO. 1</p>     |  |
| <p>DATE 03/07/14</p>                                                                                                                |  | <p>DATE 03/07/14</p>                                                                                                              |  | <p>PROJ. NO. N/A</p> |  | <p>NO. 1</p>     |  |

12) PULL FIBER  
EST = 910'  
ACT = 0

20) DIR. BORE 2'-1.25"  
EST = 760'  
ACT = 0

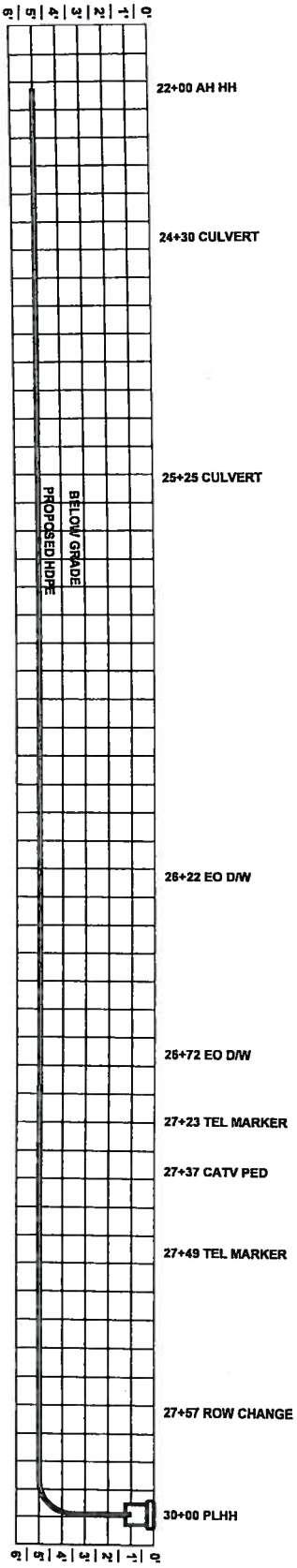
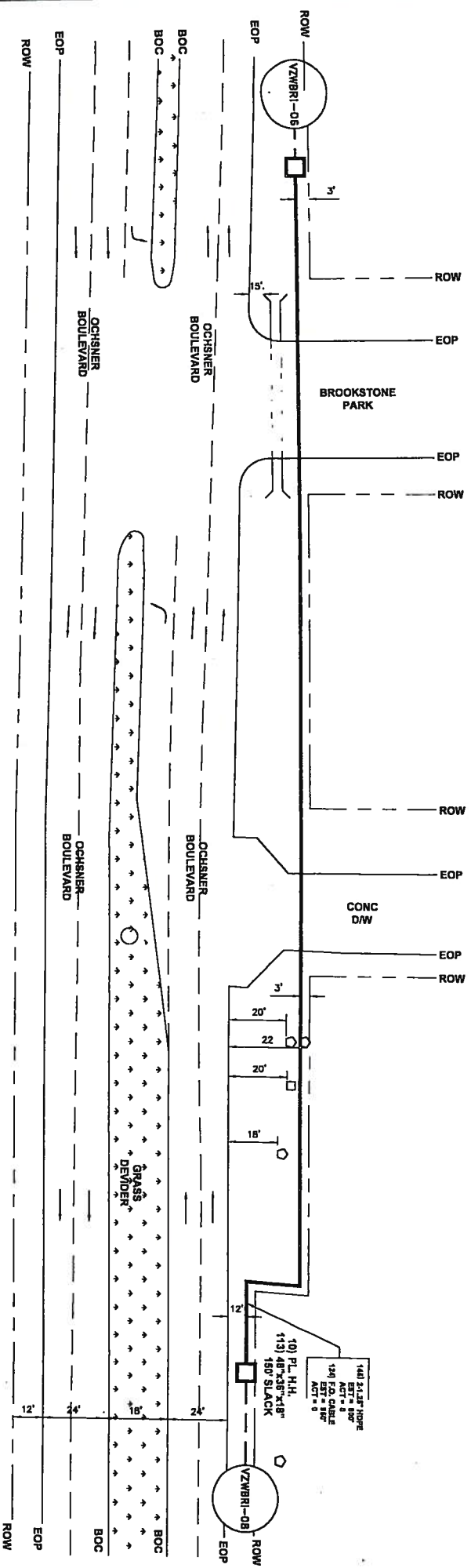


|                                                                                                                               |            |                    |          |
|-------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|----------|
| ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING. CONTACT SOUTHERN LIGHT: 381-482-1170 |            |                    |          |
| DATE:                                                                                                                         | REVISIONS: | APPROVED BY:       | DATE:    |
|                                                                                                                               |            |                    |          |
| SCALE:                                                                                                                        | NTS        | PROJECT NO.:       | N/A      |
| ROUTE NO.:                                                                                                                    | VZWBH-07   | DATE:              | 03/07/14 |
| ROUTE NAME:                                                                                                                   | N/A        | DESIGNED BY:       | JBC      |
| PROJECT NAME:                                                                                                                 | N/A        | DRAWN BY:          | JBC      |
| SOUTHERN LIGHT                                                                                                                |            | TOWER VZ/ BRICKER  |          |
|                                                                                                                               |            | 15281 HIGHWAY 1065 |          |
|                                                                                                                               |            | CONVINGTON, LA.    |          |

1-13-15 Sheet 7/13

12) PULL FIBER  
EST = 950'  
ACT = 0

20) DIR. BORE 2'-1.25"  
EST = 800'  
ACT = 0



**1-13-15 Sheet 8/13**

**Southern Light**

OWNER: VZWBRI-CY  
15281 HIGHWAY 1085  
COVINGTON, LA.

DATE: 03/07/14

SCALE: N/A

ROUTE: N/A

BY: N/A

ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING PRIOR TO ANY WORK PERFORMED.

CONTACT: SOUTHERN LIGHT: 281-483-1170

REVISIONS:

| DATE | REVISION |
|------|----------|
|      |          |

NOTATION: THE PROJECT IS A PULL FIBER PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL LOCATING PRIOR TO ANY WORK PERFORMED.

DATE: 03/07/14

SCALE: N/A

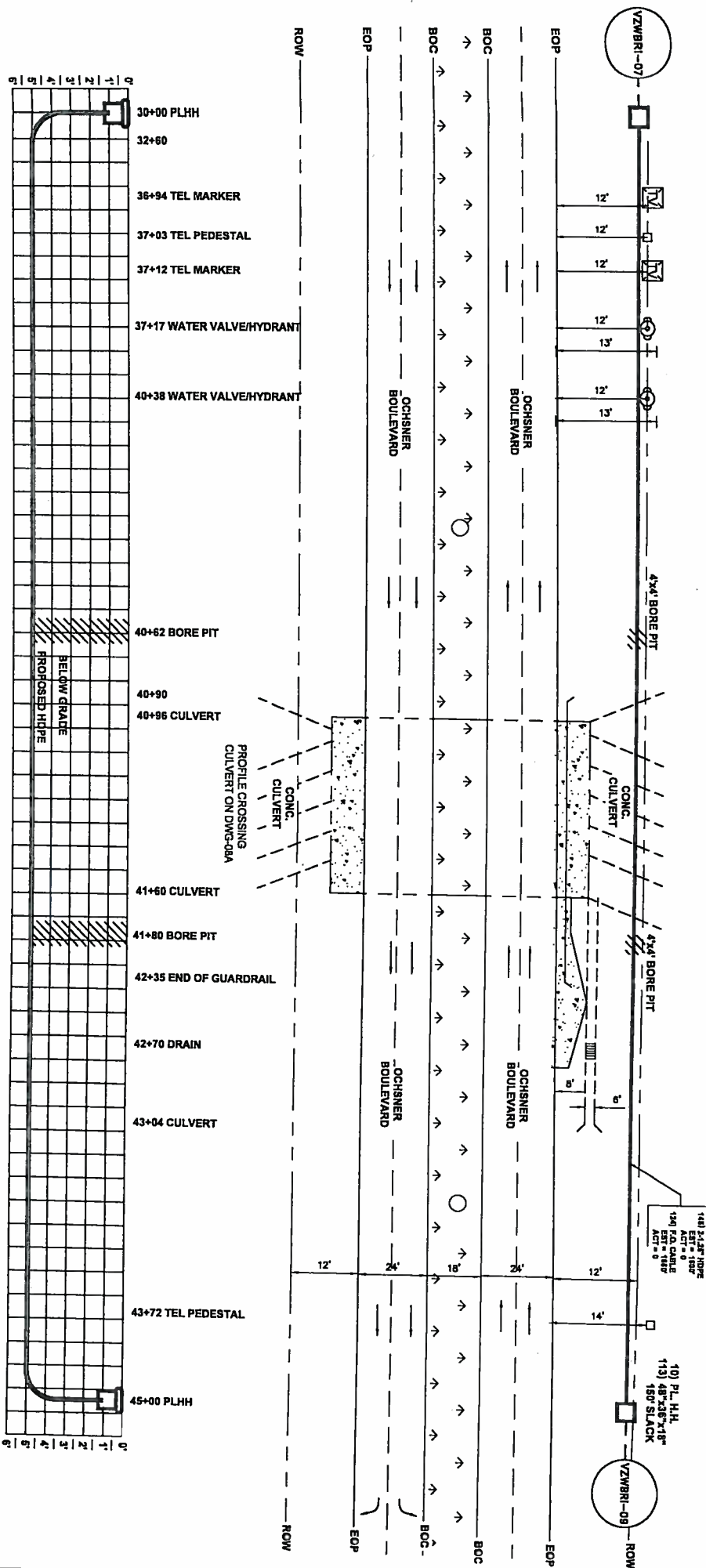
ROUTE: N/A

BY: N/A



12) PULL FIBER  
EST = 1650'  
ACT = 0

20) DIR BORE 2-1.25"  
EST = 1550'  
ACT = 0



|                                                                                                                                        |                          |                                           |                |
|----------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------------|----------------|
| ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE.<br>FIELD SURVEYING IS REQUIRED FOR ALL LOCATIONS.<br>CONTACT SOUTHERN LIGHT: 254-482-1170 |                          |                                           |                |
| DATE                                                                                                                                   | REVISION                 | APPROVED BY THE PROJECT ENGINEER          | DATE           |
|                                                                                                                                        |                          | BY: [Signature]                           | 03/07/14       |
| SCALE                                                                                                                                  | NTS                      | PROJECT: VZWB-CY BRIDGE OVER HIGHWAY 1065 | DATE           |
| ROUTE: VZWB-CY                                                                                                                         | BRIDGE OVER HIGHWAY 1065 | CONVINGTON, LA.                           | 03/07/14       |
| ROUTE: N/A                                                                                                                             | SCALE: N/A               | DATE: 03/07/14                            | DATE: 03/07/14 |
| SCALE: N/A                                                                                                                             | SCALE: N/A               | DATE: 03/07/14                            | DATE: 03/07/14 |

1-13-15 Sheet 9/13

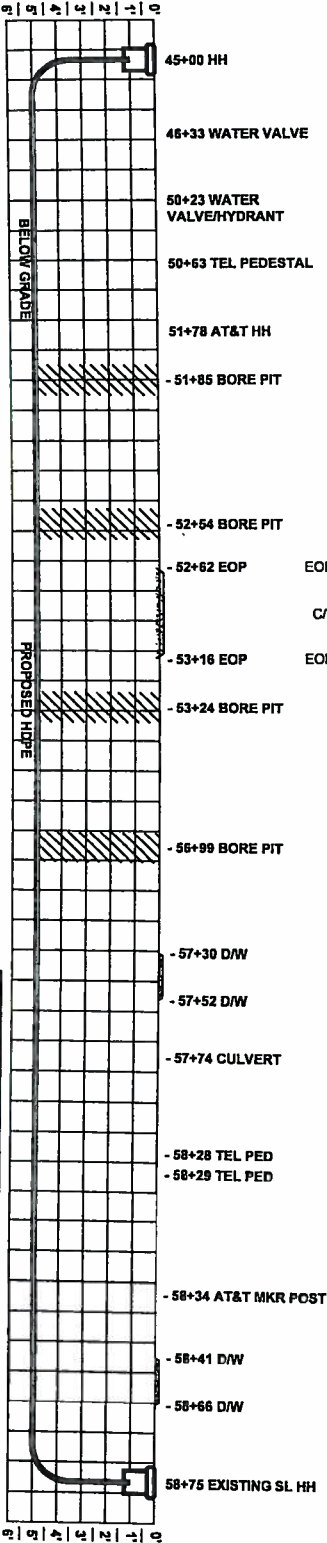
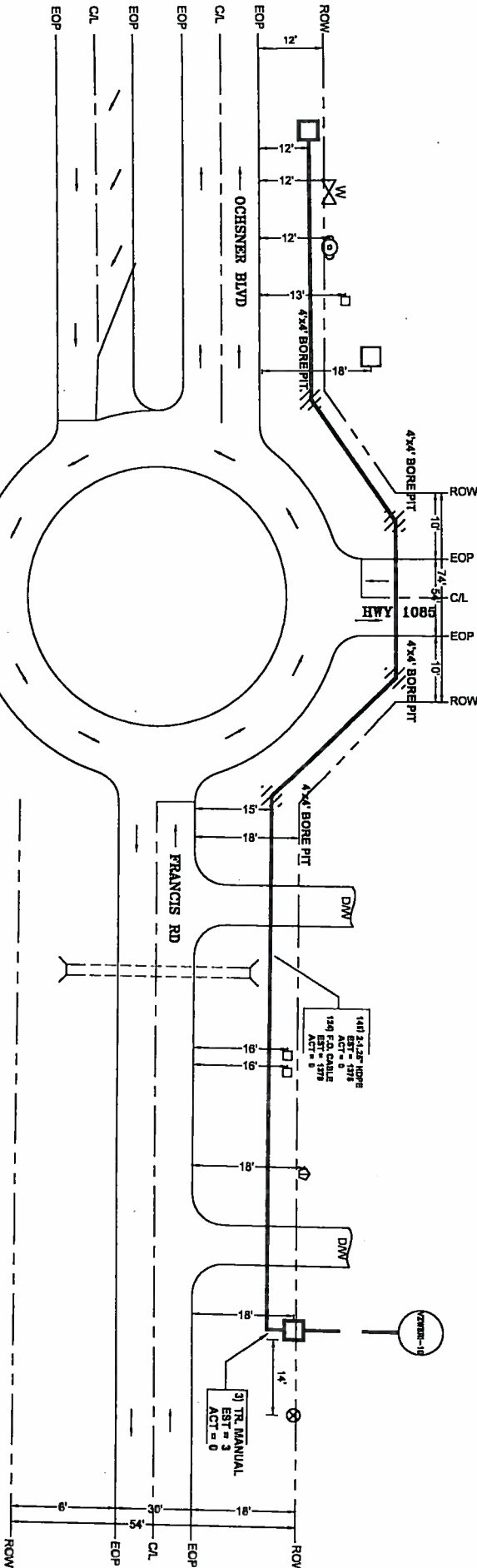
**Southern Light**

TURNER VAN BRICKER  
15251 HIGHWAY 1065  
CONVINGTON, LA.  
03/07/14  
03/07/14  
03/07/14





20) DIR. BORE 2-1.25"  
EST = 1375  
ACT = 0



ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING PRIOR TO ANY WORK PERFORMED.

REGISTRATION IN THIS DOCUMENT IS IMMEDIATELY AND SHALL NOT BE USED, COPIED, REPRODUCED OR DISCLOSED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF Southern 11444

# Southern Light

TOWER VAN BRICKER  
15281 HIGHWAY 1085  
CONVENTON LA

|             |          |             |          |
|-------------|----------|-------------|----------|
| DATE        | 03/07/14 | DATE        | 03/07/14 |
| DRG. DC     | VZWBH-09 | DRG. DC     | VZWBH-09 |
| DRG. RT     | JBC      | DRG. RT     | JBC      |
| DRG. ORCHEN |          | DRG. ORCHEN |          |
| DRG. N/A    |          | DRG. N/A    |          |

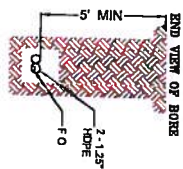
Light

12281 HIGHWAY 10666  
COVINGTON, LA

1-13-15  
Sheet 11/13

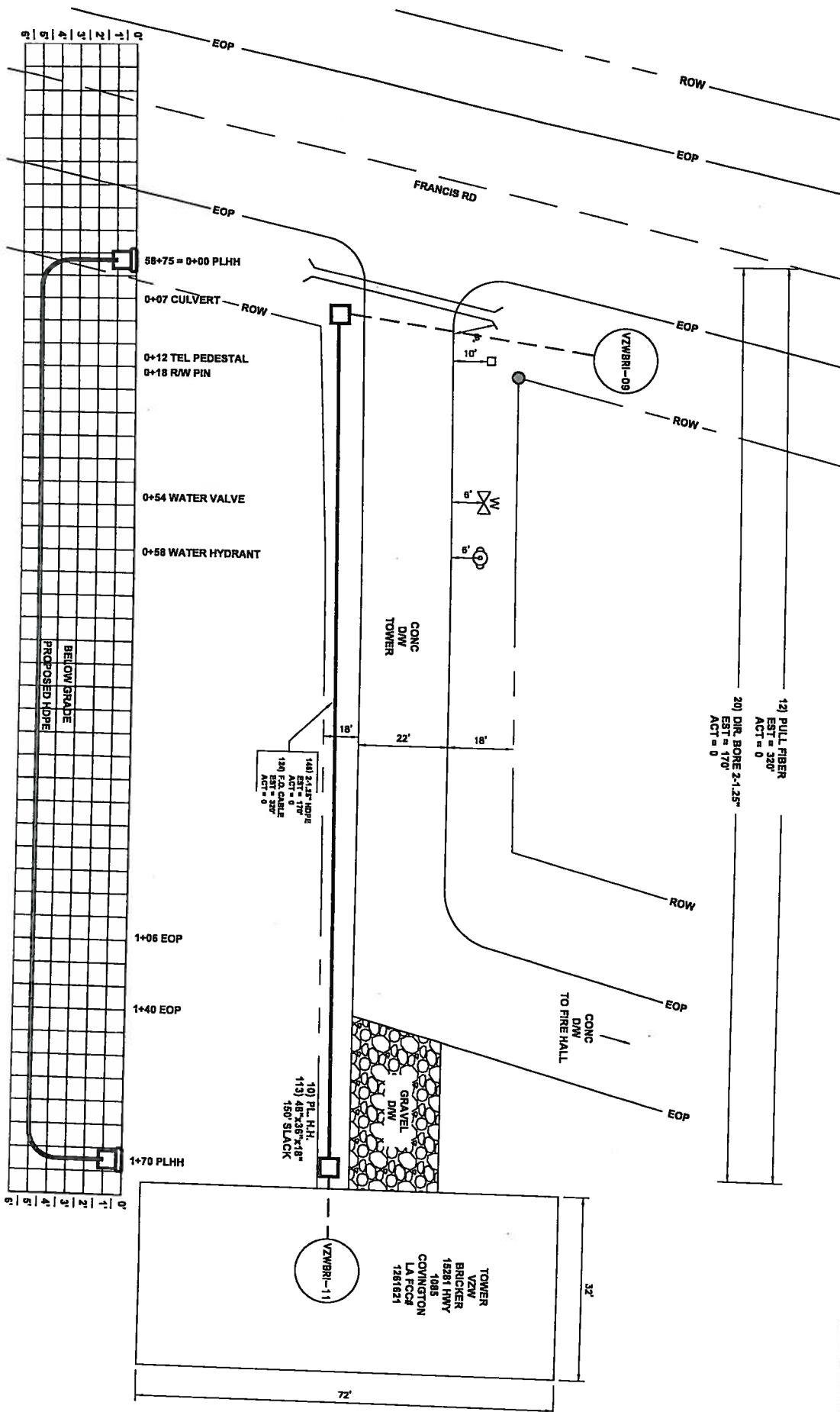
TOWER VAN BRICKEN

-12) PULL FIBER  
EST = 1378  
ACT = 0



INFORMATION IN THIS DOCUMENT IS PRELIMINARY AND SHALL NOT BE USED, COPIED, REPRODUCED OR DISCLOSED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF Southern Bell.

|                       |                    |                                                                  |                 |
|-----------------------|--------------------|------------------------------------------------------------------|-----------------|
| <b>Southern Light</b> |                    | <b>JOYCE VAN BRICKER</b><br>15281 HIGHWAY 1065<br>CONROBERT, LA. |                 |
| <b>SCALE:</b>         | <b>NTS</b>         | <b>PROJ. NO.:</b>                                                | <b>N/A</b>      |
| <b>MOD. REF.:</b>     | <b>ZYNER-1-C1</b>  | <b>DES. BOB:</b>                                                 | <b>ORCHISON</b> |
| <b>ROUTE SCALE:</b>   | <b>N/A</b>         | <b>DESIGNING:</b>                                                | <b>N/A</b>      |
| <b>DATE:</b>          | <b>05/07/14</b>    | <b>DATE:</b>                                                     | <b>JBC</b>      |
| <b>ISSN NO.:</b>      | <b>UTW-11-1065</b> |                                                                  |                 |



12) PULL FIBER  
EST = 320'  
ACT = 0

TOWER  
VZW  
BRICKER  
15281 HWY  
1085  
COVINGTON  
LA FCC#  
1261621

146) 2-1.F- HD  
EST = 170  
ACT = 0

124) F.O. CABILL  
EST = 320  
ACT = 0

10) P.L.H.H.  
113) 4B"x36"x18"  
150' SLACK

|  |               |  |
|--|---------------|--|
|  | BELLOW GRADE  |  |
|  | PROPOSED HDPE |  |

|                                                                                                                                                                          |           |                                                                                                                                                           |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <p>ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONVEYANCE IS RESPONSIBLE FOR ALL LOCATIONS PRIOR TO ANY WORK PERFORMED.</p> <p>CONTACT SOUTHERN LIGHT: 281-483-1170</p> |           | <p>ATTENTION: IN THE EVENT OF A POWER LINE AND CABLE CUT, THE CABLE COMPANY MUST BE NOTIFIED BY THE POWER LINE SERVICE COMPANY BY THE FOLLOWING TYPE:</p> |  |
| DATE                                                                                                                                                                     | REVISIONS |                                                                                                                                                           |  |
| <p>SCALE</p> <p>NOTES: 1. VZWNH-CY 2. ENE BOB ONCHISON 3. DOWNS BY JRG</p>                                                                                               |           | <p>TOWER VZB BECKER</p> <p>15251 HIGHWAY 10655</p> <p>CONVINGTON, LA.</p>                                                                                 |  |
| <p>PROJ. NO. N/A</p>                                                                                                                                                     |           | <p><b>Southern Light</b></p>                                                                                                                              |  |

1-13-15 Sheet 13/13

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

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

CASE NO.: MS14-11-067

OWNER/DEVELOPER: Jessie & Enola Atchley

ENGINEER/SURVEYOR: BFM Professional Land Surveyors

SECTION: 33                      WARD: 9  
TOWNSHIP: 8 South            PARISH COUNCIL DISTRICT: 11  
RANGE: 14 East

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

GENERAL LOCATION:          The property is located at the far south end of Emile Street, south of I-12 and 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:              4.056  
NUMBER OF LOTS/PARCELS:              2              TYPICAL LOT SIZE: 1 acre +

ZONING:              A-2 Suburban

REASONS FOR PUBLIC HEARING:      One lot is being accessed by a private drive and proposed lot JA-1 does not meet the minimum lot width requirement.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create two lots from one 4.058 acre parent parcel at the southern end of Grand Subdivision; and since the private drive will only provide access to one (1) lot within the minor subdivision (lot JA-2), 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.

However due to the fact that technically proposed lot JA-1 does not meet the minimum road frontage for a lot in an A-2 Suburban zoning district of 150', a waiver of the regulations is required relative to the lot width issue; therefore, a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve the waiver pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

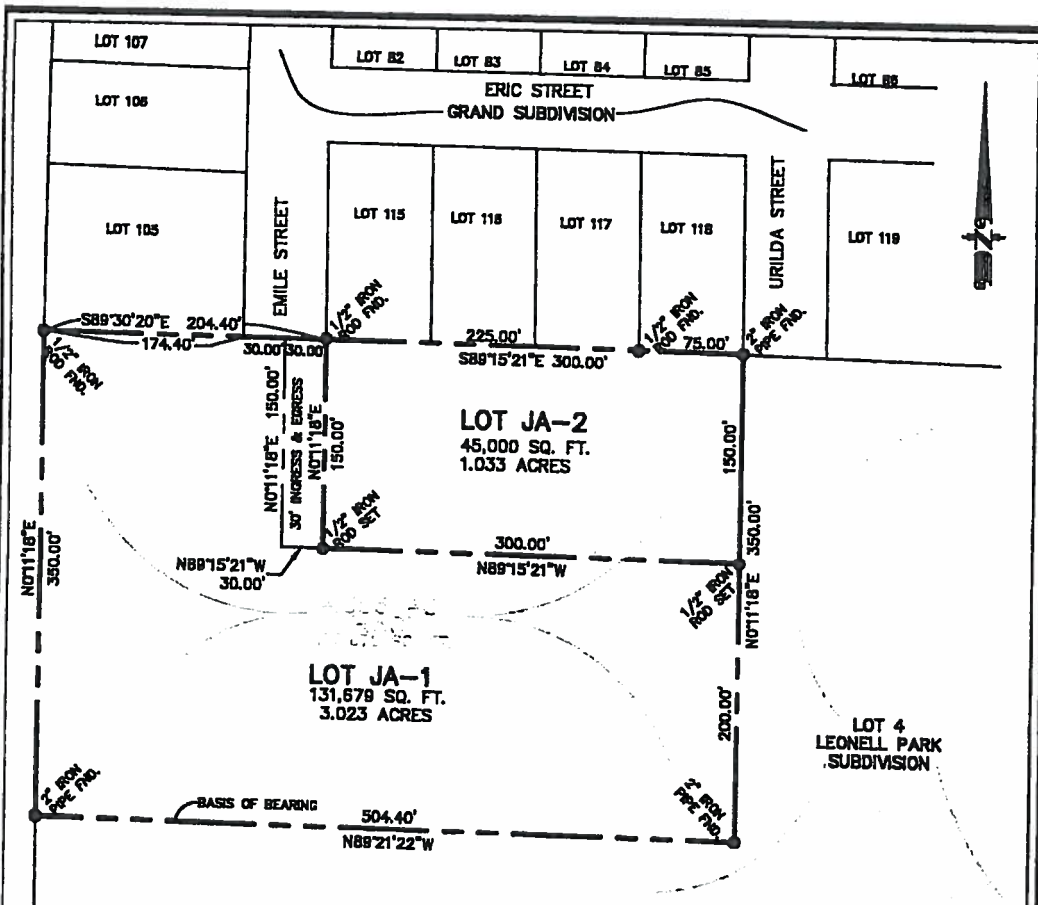
The staff has no objections to the proposed minor subdivision request since the lot fronting on Emile Street opens up approximately 150' back to over a 500' width.

**Department of Engineering**

None

**Department of Environmental Services**

None



#### SURVEY REFERENCES

1. PLAT OF 4.056 ACRES IN SECTION 33, T-8-S, R-14-E, WARD 9, ST. TAMMANY PARISH, PER IVAN M. BORDEN, CE DATED 2/10/1977.
2. PLAT OF LEONELL PARK S/D IN SECTION 33, T-8-S, R-14-E, WARD 9, ST. TAMMANY PARISH, PER IVAN BORDEN, PLS DATED 5/11/1981.
3. PLAT OF GRAND SUBDIVISION IN SECTION 33, T-8-S, R-14-E, WARD 9, ST. TAMMANY PARISH, PER LAMAR P. HARRISON, PLS. DATED 5/10/1938, REVISED 3/30/1976.

#### SURVEY AND MINOR SUBDIVISION OF A 4.056 ACRE PARCEL OF LAND INTO LOTS JA-1 & JA-2, LOCATED IN SECTION 33 T-8-S, R-14-E, WARD 9, ST. TAMMANY PARISH, LOUISIANA

CHAIRMAN OF THE  
PLANNING COMMISSION

DIRECTOR OF  
PARISH ENGINEERING DEPARTMENT

SECRETARY OF THE  
PLANNING COMMISSION

CLERK OF COURT

MAP FILE NUMBER

DATE

The Servitudes and Restrictions shown on this survey are limited to those set forth in the description furnished us and there is no representation that all applicable Servitudes and Restrictions are shown hereon. The surveyor has made no title search or public record search in compiling the data for this survey.

I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found this property is in a Special Flood Hazard Area.

ZONING: A-2 SUBURBAN DISTRICT

FIRM ZONE: A-2  
BASE FLOOD ELEVATION: 15'  
COMMUNITY PANEL NO. 223205 0420E  
MAP DATED/REVISED: APRIL 21, 1999

I certify that this plat represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code TITLE 46: LXI, Chapter 29 for a Class C survey.

JESSIE ATCHLEY

SCALE: 1" = 100'

DATE: 8-22-2014

DRAWN BY: B.S.F.

FILE NAME: 4.056 ac Tract

PROJECT No: 8795



534 WILLIAMS BOULEVARD  
E-mail: bfm@bfmsurveyors.com  
(504) 448-8800

STATE OF LOUISIANA  
JESSIE ATCHLEY  
Surveyor License No. 11774

JOHN S. TEEGARDEN  
License No. 835  
PROFESSIONAL

REGISTERED PROFESSIONAL LAND SURVEYOR

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of January 6, 2015)*

CASE NO.: MS14-12-069

OWNER/DEVELOPER: C. Herberger, L.L.C.

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 18

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 12 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 south side of Marshall Road and east of LA Highway 59, south of Abita Springs, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT:        5.14

NUMBER OF LOTS/PARCELS:            4            TYPICAL LOT SIZE: 1.17 to 1.52 acres

ZONING:            I-2 Industrial

REASONS FOR PUBLIC HEARING:    More than one lot is being accessed by a private drive.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create four (4) lots from one parent parcel; and since more than one of the parcels are being accessed by a private drive, said drive must be constructed to a minimum parish standard in accordance to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499.

The staff has no objections to the minor subdivision request subject to the following recommended amendments to the survey plat:

- a.)        The required private drive right-of-way width of 35' must be clearly depicted on the survey plat; and
- b.)        Some type of turnaround (i.e cul-du-sac, "hammerhead" or "T" stub) must be provided and



depicted on the survey plat at the end of lot 4, subject to the department of engineering's review and approval.

**Department of Engineering**

None

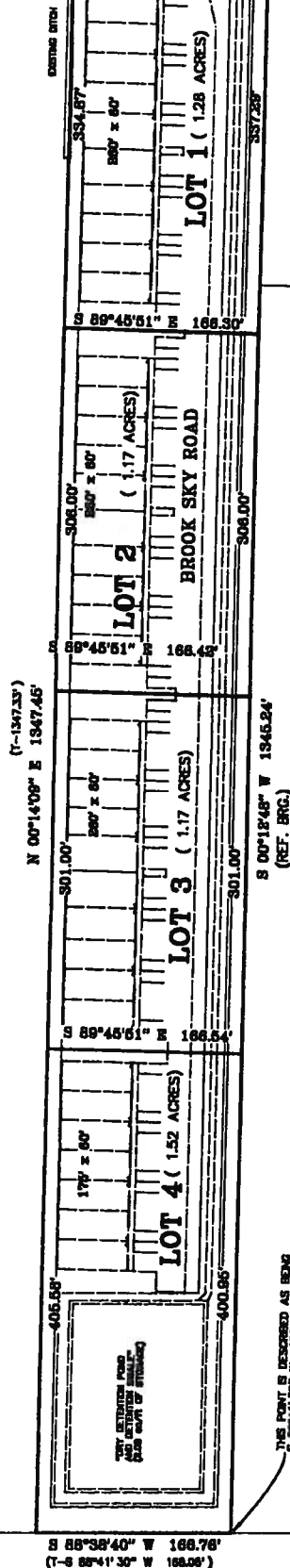
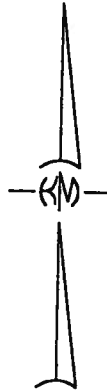
**Department of Environmental Services**

None

# MARSHALL ROAD

⊙ (T-187.48')  
N 89°24'00" E 198.19'

⊙ - BENCHMARK - "MAG" NAIL IN ASPHALT  
ELEV. 28.18' MSL (NAVD 88 GEOID 12A)



APPROVAL:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

DATE FILED FILE NO.

CLERK OF COURT

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



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.

REFERENCE: PLAT OF A SURVEY BY WILSON-POPE, DATED 12-02-2002, AND NUMBERED 58438.

## MINOR SUBDIVISION

MARSHALL ROAD INDUSTRIAL PARK  
BEING 5.14 AC. (T-5.18 AC.) IN  
SECTION 18, T-7-S, R-12-E,  
GREENSBURG LAND DISTRICT,  
ST. TAMMANY PARISH, LOUISIANA.

PREPARED FOR:

CORIE HERBERGER

KELLY J. McHUGH & ASSOC., INC.  
CIVIL ENGINEERS & LAND SURVEYORS  
845 GALVEZ ST., MANDEVILLE, LA. 70481-RR11

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of January 6, 2015)*

CASE NO.: MS14-12-070

OWNER/DEVELOPER: Wesley Dick, 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 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 North Mill Road, 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:        9.25  
NUMBER OF LOTS/PARCELS:        3        TYPICAL LOT SIZE: 2.125 to 3.125 acres

ZONING:        A-2 Suburban

REASONS FOR PUBLIC HEARING:    The proposed minor subdivision is a part of an existing minor subdivision.

**STAFF COMMENTARY:**

**Department of Development - Planning**

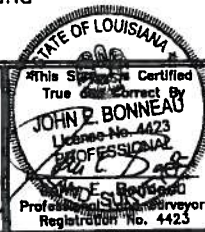
The owner of the property is proposing to resubdivide two (2) existing parcels (Tracts A1 & B) within a previously approved administrative minor subdivision into a total of three (3) tracts; and since said proposal complies with parish code requirements relative to the further resubdivision of property within an existing minor subdivision, the staff has no objections to the proposed minor subdivision request.

**Department of Engineering**

None

**Department of Environmental Services**

None



REVOCATION/CLOSINGS

REVIEW

## REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV14-12-002

NAME OF STREET OR ROAD: ALGIERS AVENUE

NAME OF SUBDIVISION: CENTRAL PARK

WARD: 8 PARISH COUNCIL DISTRICT: 12

PROPERTY LOCATION: The property is located in the northwest quadrant of Interstate 10 and LA Highway 433, southeast of Slidell, Louisiana,

SURROUNDING ZONING: Commercial & Single Family Residential

PETITIONER/REPRESENTATIVE: Own Your Own, L.L.C.

### **STAFF COMMENTARY:**

*(This case cannot proceed until the owner involves the property owner on the north side of the right-of-way in the revocation process.)*

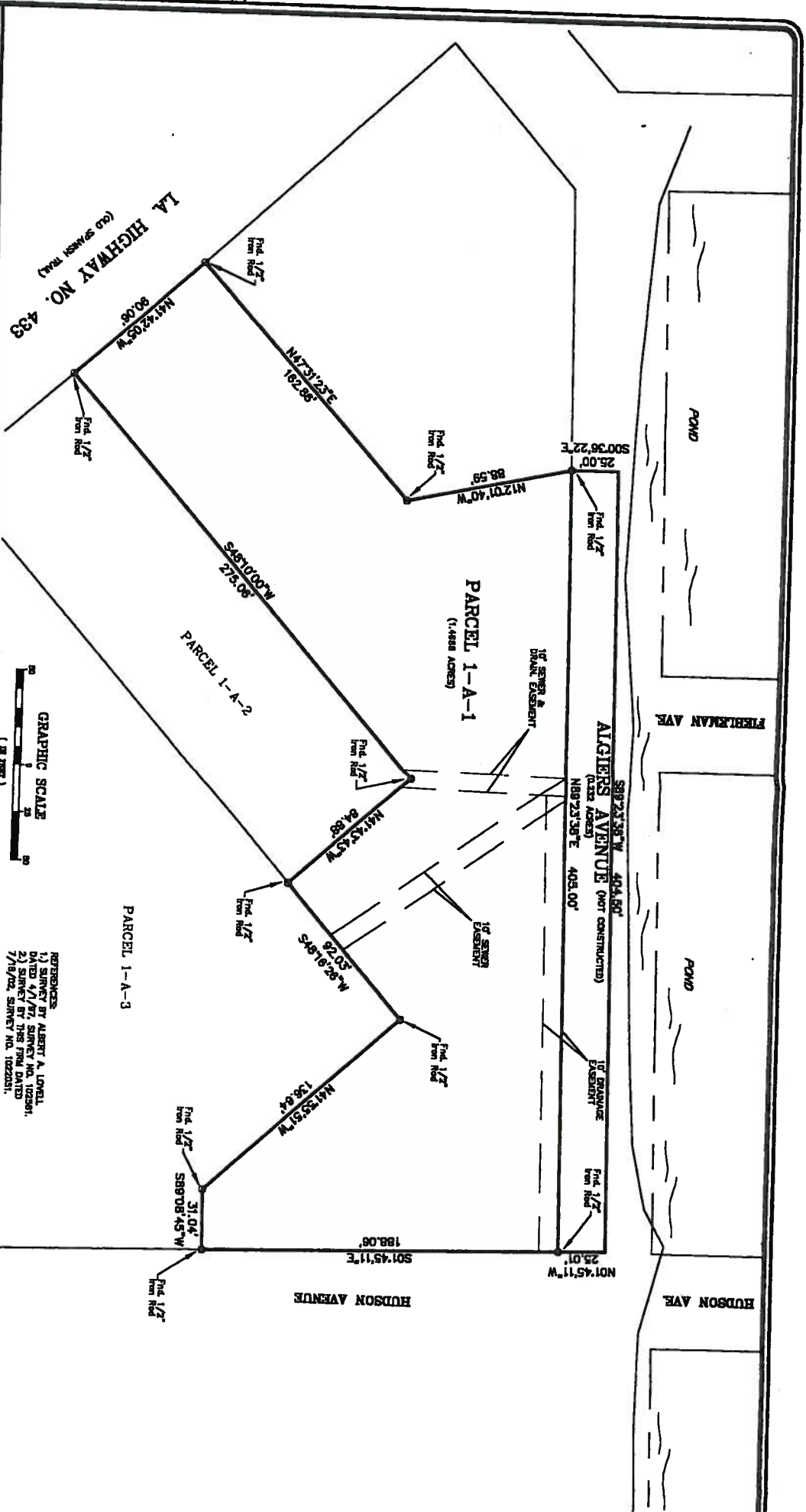
The applicant wishes to revoke an approximate 25' wide strip of Algiers Avenue to use for his business. Portions of said right-of-way have been revoked previously and the right-of-way abuts detention ponds to the north.

### **Recommendation:**

The staff has reviewed the applicant's request and believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, the staff has no objections to the proposed revocation request subject to the survey being amended to reflect the following:

- "City of Slidell" needs to be removed from the legend and replaced with "St. Tammany Parish".
- A notation needs to be placed on the survey indicating that the 25' wide strip of Algiers Avenue will be assimilated into parcel 1-A-1 to the south.
- The surveyor needs to determine if there is any additional right-of-way between the 25' wide strip and the detention ponds to the north.





FINAL  
SUBDIVISION  
REVIEW



**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of January 6, 2015)*

CASE NO.: SD04-08-024FP16

SUBDIVISION NAME: Bedico Creek, Parcel 16

DEVELOPER: Bedico Creek Preserve, LLC

ENGINEER/SURVEYOR: Kelly 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: 14.13

NUMBER OF LOTS: 32                      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 1/05/2015. The inspection disclosed that no base was constructed and no concrete roadways constructed. Roadside ditches need to be constructed.
2. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
  - a. Subdivision Plat
    - 1) Need Bench Mark and Geoid;
    - 2) Need municipal addresses (9-1-1);
    - 3) Show As-Built Base used on the typical street X-section;
    - 4) Show revision date.

b. Paving and Drainage Plan

- 1) Need engineer's stamp;
- 2) Need ditch invert elevations at each property corner and roadway elevations;
- 3) Show surface drainage arrows on lots 731, 732 & 733;
- 4) Show As-Built used on the typical street x-section;
- 5) Show revision date;

c. Sewer and Water

- 1) A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No 499;
- 2) A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.

d. General

- 1) Need to construct concrete roadway;
  - 2) Need As-Built signage plan;
  - 3) Need base test results;
  - 4) Need concrete test results;
  - 5) Need floppy disk or current format;
  - 6) Need street name signs and traffic signs;
  - 7) Need blue reflectors.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1750 linear feet x \$25.00 per linear foot = \$43,800 for a period of one (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 1/1/05.

**Department of Development - Planning**

None

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of January 6, 2015)*

CASE NO.: SD05-08-021F1A-6

SUBDIVISION NAME: Terra Bella, Phase 1A-6

DEVELOPER: Terra Bella Group, LLC

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 45  
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: 12.54

NUMBER OF LOTS: 4                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: B

**STAFF COMMENTARY:**

**Department of Engineering**

1. Periodic inspections have been made by this office during construction and the final inspection was made on 12/22/14. The inspection disclosed that all asphalt roads and road shoulders are constructed.
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) Need Bench Mark and Geoid;
    - 2) Need municipal addresses (9-1-1);
    - 3) Need typical x-section of roadway as shown on the As-Built drawing;
    - 4) Correct the Phase number by the dedication statement;
    - 5) Add "and sidewalks" to the end of Restrictive Covenant No. 12;

6) Show revision date.

b. Paving and Drainage Plan

- 1) "Highlight the footprint of Phase 1A-6;
- 2) Remove "PROPOSED" from the statement "PROPOSED PAVEMENT";
- 3) Show surface drainage arrows on lots 731, 732 & 733;
- 4) Show As-Built ELEVATIONS in the LEGEND and on the drawing;
- 5) Show As-Built Elevations of culverts and roadways;
- 6) Show new revision date;
- 7) Need engineer's stamp.

c. Sewer and Water

- 1) A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No 499;
- 2) A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.

d. General

- 1) Need As-Built signage plan;
- 2) Need base test results;
- 3) Need floppy disk or current format;
- 4) Need street name signs and traffic signs;
- 5) Need blue reflectors.

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1500 linear feet x \$22.00 per linear foot = \$33,000 for a period of one (1) year.
4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
5. No Mandatory Developmental Fees are required since the developer has entered into a voluntary developmental agreement and has paid all current fees.

**Department of Development - Planning**

None

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of January 6, 2015)*

CASE NO.: SD12-08-004F1

SUBDIVISION NAME: Garden Walk, Phase 1

DEVELOPER: Citadel Builders

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 11  
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: 10.41

NUMBER OF LOTS: 41                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: A4-A/PUD Overlay

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 01/05/2015. The inspection disclosed that asphalt roadways have 3 ½ inches of binder course applied with 1 ½ inches of wearing course to be applied at a later date. Emerald Forest Blvd. concrete roadway is constructed. Detention ponds are constructed.
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) Show length of Concrete street = 700 feet;
    - 2) Show length of Asphalt streets = 2540 feet;
    - 3) Show road surface "Asphalt & Concrete";
    - 4) Show a typical x-section of the concrete street (Emerald Forest Blvd);

- 5) Show type of base used (not “refer to soils report”);
- 6) Show “3 ½ inches of asphalt in place with 1 ½ inches of wearing course to be applied at a later date” at the typical asphalt x-section.

b. “As-Built” Paving and Drainage Plan

- 1) Show a typical x-section of the concrete street (Emerald Forest Blvd);
- 2) Show type of base used (not “refer to soils report”);
- 3) Show “3 ½ inches of asphalt in place with 1 ½ inches of wearing course to be applied at a later date” at the typical asphalt x-section;
- 4) As-Built elevations need to be shown in the “LEGEND” and on the drawing;
- 5) Outfall culverts are needed in the Western most detention pond;
- 6) BMPs need to be installed;
- 7) All ditches need to be regraded so that positive flow can be established;
- 8) Curbs need to be flared to accommodate the crosswalks;
- 9) Eastern most pond invert needs to be checked as it appears to have been over dug in depth and will not drain as a dry pond;
- 10) Crosswalks need to be installed after the wearing course of asphalt has been applied.

c. Sewer and Water

- 1) A negative bacteriological report relative to the construction of the project’s water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No 499;
- 2) A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.

d. General

- 1) Need base test results;
  - 2) Need concrete and asphalt tests results;
  - 3) Need floppy disk or current format;
  - 4) Need blue reflectors;
  - 5) Concrete flumes in detention ponds need to be constructed.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the concrete roadway in the amount of 700 linear feet x \$25.00 per linear foot of concrete roadway = \$17,500 for a period of five (5) years.
  4. Also, a Performance Obligation will be required for the asphalt roadways in the amount of 2540 linear feet x 1/4x\$40.00 per linear foot of asphalt roadways = \$25,400 for a period of six (6) months covering the cost of the wearing course that will be applied at a later date.
  5. 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.

6. Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1,077 per lot x 41 lots = \$44,157

Drainage Impact Fee = \$1,114 per lot x 41 lots = \$45,674;

**Minus any fees previously paid for “spec. home” permits.**

Fees are due before subdivision plats can be signed.

**Department of Development - Planning**

None

# OLD BUSINESS

(Item # 1)





# 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

**Pat Brister**  
**Parish President**

### OLD BUSINESS

*1/13/15 Agenda*

January 6, 2015

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

Re: Minor Subdivision MS13-05-023  
Linda Fussell Road off of Million Dollar Rd.

Honorable Commissioners:

The engineer for the owners of the above referenced project is requesting a waiver of regulations on behalf of the owners in accordance with his letter dated December 12, 2014, copy attached. The owners have furnished an affidavit from the adjacent property owner stating that he has no objection to the discharge of overflow into his pond.

The Department of Engineering has reviewed the engineer's letter and the affidavit and has no objection to the waiver provided that the owner's engineer furnishes a drawing to include the following:

1. Surface drainage arrows on each lot;
2. Size and type of material for each driveway culvert and invert elevation;
3. Signage plan.

This information is needed before building permits can be obtained for each lot.

SECTION 40-100.0 WAIVER OF REGULATIONS is presented here for the Commission's information and action:


### 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 a two-thirds majority (2/3rds) affirmative vote of the Planning Commission membership.

*St. Tammany Parish Planning Commission*  
*January 6, 2015*  
*Re: Minor Subdivision MS13-05-023*  
*Page 2*

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. (*Amended per Ord. No. 88-897, adopted January 21, 1988*)

Sincerely,

A handwritten signature in blue ink, appearing to read 'C. Williams', is written over the printed name and title.

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

Enclosures: Letter dated 12/12/2014 & Affidavit

xc: Honorable Richard Tanner  
Ms. Helen Lambert  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Jeremy R. Harrison, E.I.  
Mr. Darrell Fussell, P. E.  
Ms. Alicia M. Fussell  
Mr. & Mrs. Glenn Fussell

**ARROW ENGINEERING AND CONSULTING, INC.**  
**CIVIL AND STRUCTURAL ENGINEERING**

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

December 12, 2014

Mr. Charles E. Williams, P.E.  
Parish Engineer, Director of Engineering  
Department of Engineering  
P.O. Box 628  
Covington, LA 70434

Re: Minor Subdivision, MS13-05-023

Dear Mr. Williams:

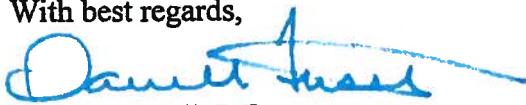
The owners of the referenced minor subdivision are requesting a Waiver of Regulations, as stipulated in Section 40-100.00 of the Parish Code. The minor subdivision plan calls for five lots to be located on an existing drive off of Million Dollar Road. The drive is used to access an area used for parking a school bus driven by Mr. Glen Fussell. The existing runoff from the 6.67 acres is split, with 3 acres draining toward Million Dollar Road and 3.64 acres draining to the north into an existing pond. The pond on the Fussell's property has an overflow pipe. The overflow from the pond leaves the Fussell's property and flows into another pond to the north. The Fussell's have submitted a letter from the adjacent property owner allowing for the overflow runoff onto his property.

We are requesting that the detention requirements as established by Subdivision Ordinance 499 be waived because adherence to these requirements will cause undue hardship to the owners. This request is based on the following:

- No work is actually required on the existing drive, which has an existing aggregate surface 20' in width. This width would be acceptable for servicing the 5 proposed lots.
- No work is required to provide drainage for the rear basin, because the existing ponds and pastures provide an adequate drainage basin for the 3 proposed home sites.
- No work is required to provide drainage for the front basin, because the increase in runoff from the construction of 2 homes on 3 acres is negligible to the overall drainage in the area.

Please contact me with any questions and comments.

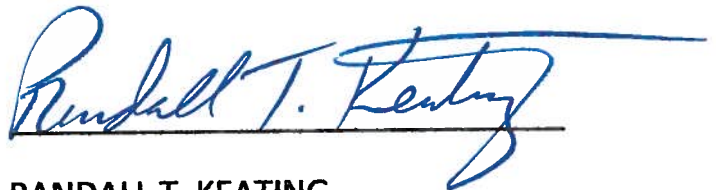
With best regards,

  
Darrell Fussell, P.E.



December 10<sup>th</sup>, 2014

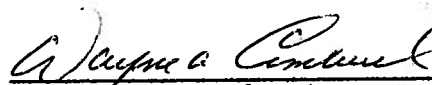
I, Randall T. Keating, (79300 Fitzgerald Church Road, Covington, LA. 70435), hereby declare that I am the adjacent owner to the entire north property line of the 5.15 acre parcel owned by Linda Keating Fussell, 18281 Million Dollar Road, Covington, LA., 70435, in Section 28, Township 5 South, and Range 11 East. I am aware of the pond located on her parcel of property and have no objection to the discharge of the overflow from the pond located on her property to flow into the pond located on my property.



RANDALL T. KEATING  
79300 Fitzgerald Church Road  
Covington, LA 70435



Otha Glenn Fussell  
WITNESS



Wayne A. Cumberland  
NOTARY #052312

