

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MARCH 10, 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 FEBRUARY 10, 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 (Magnolia Drive), Ward 1, District 1

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

Debtor: Nicole & Robert Harris Parish Council District Representative: Hon. Marty Dean

Entering Parish Right-of-Way (Pine Street), Ward 4, District 5

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

Debtor: Wadsworth, L.L.C. Parish Council District Representative: Hon. Marty Gould

MINOR SUBDIVISIONS

MS15-02-009

A 3.68 acre parcel into Parcels A & B, Ward 4, District 4

Owner: Daniel & Deenie Reese Surveyor: LS Land Surveying, L.L.C.

Parish Council District Representative: Hon. Reid Falconer

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MARCH 10, 2015
MANDEVILLE, LOUISIANA

MS15-02-010

A 3.105 acre parcel into Parcels 1, 2 & 3, Ward 9, District 12
Owner: Howard Faciane, et al. Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Jerry Binder

[------(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 FEBRUARY 10, 2015 MEETING)

RESUBDIVISION REVIEW

RS15-02-018

Town of Mandeville, Square 276 into lots 1 thru 7, Ward 4, District 7
Petitioner: Bill Johnson Surveyor: John G. Cummings & Associates, Inc.
Owner: Marigny Bill Johnson Parish Council District Representative: Hon. Jacob Groby

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD12-04-002PIV-B

Northpark, Phase IV-B, Ward 3, District 5
Developer/Owner: Green Gate Northpark, L.L.C. Engineer: Deep South Design Group
Parish Council District Representative: Hon. Marty Gould
(POSTPONED AT THE FEBRUARY 10, 2015 MEETING)

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")
(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MARCH 10, 2015
MANDEVILLE, LOUISIANA

SD14-12-006P

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

FINAL SUBDIVISION REVIEW

SD12-04-002FIV-B

Northpark, Phase IV-B, Ward 3, District 5

Developer/Owner: Green Gate Northpark, L.L.C. Engineer: Deep South Design Group

Parish Council District Representative: Hon. Marty Gould

(POSTPONED AT THE FEBRUARY 10, 2015 MEETING)

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")

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)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, FEBRUARY 10, 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 Parliamentarian, Bill Matthews.

ROLL CALL

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

Note: In the absence of both the Chairman and Vice-Chairman, a vote is needed to nominate a temporary Chairman to run the meeting.

Lorren made a motion to nominate Dave Doherty as Chairman for the meeting. Second by Richard. Randolph moved to close nominations

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mrs. Cazaubon.

APPROVAL OF THE JANUARY 13, 2015 MINUTES

Randolph moved to approve, second by Matthews.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, FEBRUARY 10, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

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 made a motion to pull all items from the Consent Calendar, second by Richard.

Yea: Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay: Cazaubon

Abstain:

PERFORMANCE OBLIGATIONS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (19th Avenue), Ward 3, District 5

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

Debtor: T, J & C Real Estate Holdings, L.L.C. Parish Council District Representative: Hon. Marty Gould

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

Opposition:

Matthews moved to approve, second by Richard.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

Entering Parish Right-of-Way (Lake Street), Ward 4, District 5

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

Debtor: Nga Tran and Andrew Johnson Parish Council District Representative: Hon. Marty Gould

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

Opposition: Leslie McGoey/neighbor

Cazaubon moved to approve, second by Willie.

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

Nay: Matthews

Abstain:

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, FEBRUARY 10, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

MINOR SUBDIVISIONS

MS15-01-003

A 1.04 acre parcel into Parcels A & B, Ward 2, District 6
Owner: Larry E. King Surveyor: Edward J. Murphy, P.E.
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: Larry King/owner Opposition:

Cazaubon moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

MS15-01-004

A 10.35 acre parcel into Parcels A, B & C, Ward 1, District 3
Owner: Susan P. Kerr, at el. Surveyor: John E. Bonneau & 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: Susan Kerr Opposition:

Willie moved to approve, second by Lorren.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

MS15-01-005

A 3.5 acre parcel into Parcels A & B, Ward 1, District 1
Owner: Wayne & Jeanie Morlier Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Marty Dean

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

Cazaubon moved to approve, second by Lorren.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

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

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, FEBRUARY 10, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

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 JANUARY 13, 2015 MEETING)

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

Matthews moved to approve, second by Richard.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

RESUBDIVISION REVIEW

RS15-01-004

Town of Mandeville, Southwest 1/4 of Sq. 237, into lots 1 thru 4, Ward 4, District 7
Petitioner: Marigny Land, L.L.C. Surveyor: John Cummings & Associates, Inc.
Owner: Marigny Land, L.L.C. 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: Henry Billiot Opposition:

Matthews moved to approve, second by Willie.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

RS15-01-005

Red Gap Acres, Block 2, lot 25 into lots 25A & 25B, Ward 4, District 5
Petitioner: Noella Thonn Surveyor: LS Land Surveying, L.L.C.
Owner: Noella Thonn, et al. Parish Council District Representative: Hon. Jacob Groby

MINUTES OF THE

ST. TAMMANY PARISH PLANNING COMMISSION MEETING

6:00 P.M. TUESDAY, FEBRUARY 10, 2015

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: Noella Thonn/owner Opposition:

Willie moved to approve, second by Randolph.

Yea: Cazaubon, Lorren, Richard, Willie, Drumm, Randolph

Nay: Matthews, Doherty

Abstain:

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD12-04-002PIV-B

Northpark, Phase IV-B, Ward 3, District 5

Developer/Owner: Green Gate Northpark, L.L.C.

Engineer: Deep South Design Group

Parish Council District Representative: Hon. Marty Gould

(THE DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

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 postpone, second by Willie.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

FINAL SUBDIVISION REVIEW

SD04-08-024FP16

Bedico Creek, Parcel 16, 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 AT THE JANUARY 13, 2015 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 Randolph.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

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ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, FEBRUARY 10, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

SD12-04-002FIV-B

Northpark, Phase IV-B, Ward 3, District 5

Developer/Owner: Green Gate Northpark, L.L.C. Engineer: Deep South Design Group

Parish Council District Representative: Hon. Marty Gould

(THE DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

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 postpone, second by Randolph.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

An ordinance to amend and reenact Chapter 18, Articles III & IV of the St. Tammany Parish Code of Ordinances, relative to the St. Tammany Parish Planning and Zoning Commission's rules that they operate under.

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

****Note: During discussion of the Ordinance, Mr. Lorren made a recommendation to amend Section 18-036.00 of the Ordinance, changing the time requirement in items 'e.' and 'f.', from 100 days to 75 days.***

Matthews made a motion to amend the time requirement of the Ordinance, Section 18-036.00, items 'e' and 'f', to 75 days. Second by Lorren.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

****Note: Mr. Lorren made a motion to commend the Committee for all of their hard work. Second by all.***

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, FEBRUARY 10, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Matthews made a motion to approve the Ordinance as amended. Second by Richard.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

Richard made a motion to open the agenda for Officer Election of the Planning Commission. Second by Matthews.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

Richard made a motion to elect Mr. Manella as the Chairman of the Planning Commission. Second by Randolph.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

Richard made a motion to elect Mr. Davis as the Vice-Chairman of the Planning Commission. Second by Lorren.

Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph

Nay:

Abstain:

ADJOURNMENT

**Mr. Dave Mannella
Chairman**

(CONSENT CALENDAR)

ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS



Pat Brister
Parish President

St. Tammany Parish Government

Department of Engineering

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

March 3, 2015

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

Re: Enter Parish R.O.W.
Magnolia Drive - River Forest S/D
For the Purpose of Gaining Access to Property

Honorable Commissioners:

The original Resolution No. 10-113 was approved December 14, 2010 and an extension was approved November 12, 2013. A second extension was DENIED May 13, 2014.

The original petitioners NICOLE & ROBERT HARRIS or assignee have now requested that the process for enter Parish R.O.W. to gain access to property be approved by a new resolution.

Therefore, a new resolution has been prepared for action by the Commission in accordance with their request by email dated February 13, 2015 (5:04pm) copy attached.

Sincerely,



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

Enclosure: Email 2/13/15

xc: Honorable Richard Tanner
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jeremy R. Harrison, E.I.
Nicole and Robert Harris

Colleen H. Hattaway

From: Robert Harris <khnh@sbcglobal.net>
Sent: Friday, February 13, 2015 5:04 PM
To: Colleen H. Hattaway; Kyle Harris
Subject: Parish easement

St Tammany Board

My name is Kyle Harris. I am requesting another approval on our easement into our property. The easement has been approved in the past and we are now ready for our construction. The easement is at the end of Magnolia dr. in River Forest subdivision. 10-113. We were approved for an aggregate easement in to our property and we are requesting the same. There are no other houses that will benefit with the easement. We are excited and looking forwards to building our dream home this summer.

Thank you

sincerely

Kyle Harris
281-773-3775

(Draft Date 3/10/15)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING NICOLE & ROBERT HARRIS OR ASSIGNEE, TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO NICOLE & ROBERT HARRIS OR ASSIGNEE - 10426 MIDDLE ROSE LANE, HOUSTON, TX, 77070; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF MAGNOLIA DRIVE, RIVER FOREST SUBDIVISION FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.
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. The drainage and road design with soil borings must meet the AGGREGATE road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. 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. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No. 499. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the "St. Tammany Parish Drainage Impact Fee Ordinance" (Sec. 2-009.00 Part IV (B) (8) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.
5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.

(Draft Date 3/10/15)

RESOLUTION P.C. NO. _____
PAGE NO. 2 OF 3

6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.

7. 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.

8. That the petitioner post a Performance Letter of Credit in the amount of \$8,000 for a period of six (6) months.

9. That the petitioner agree to post a Warranty Obligation upon completion of the project.

10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.

11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.

12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.

13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.

14. That the petitioner shall submit a copy of the current owner's deed.

15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.

16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.

17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.

18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 1 DISTRICT 1.

19. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the Parish's "Subdivision Regulatory Ordinance". If the petitioner cannot provide the required right of way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.

(Draft Date 3/10/15)

RESOLUTION P.C. NO. _____
PAGE NO. 3 OF 3

20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.

21. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be voided and petitioner will be required to reapply for permission.

THIS RESOLUTION HAVING BEEN SUBMITTED TO A VOTE, THE VOTE THEREON WAS AS FOLLOWS:

MOVED FOR ADOPTION BY _____, SECONDED BY _____; A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

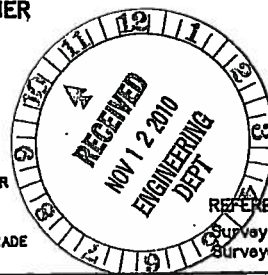
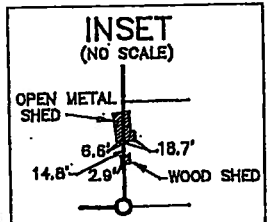
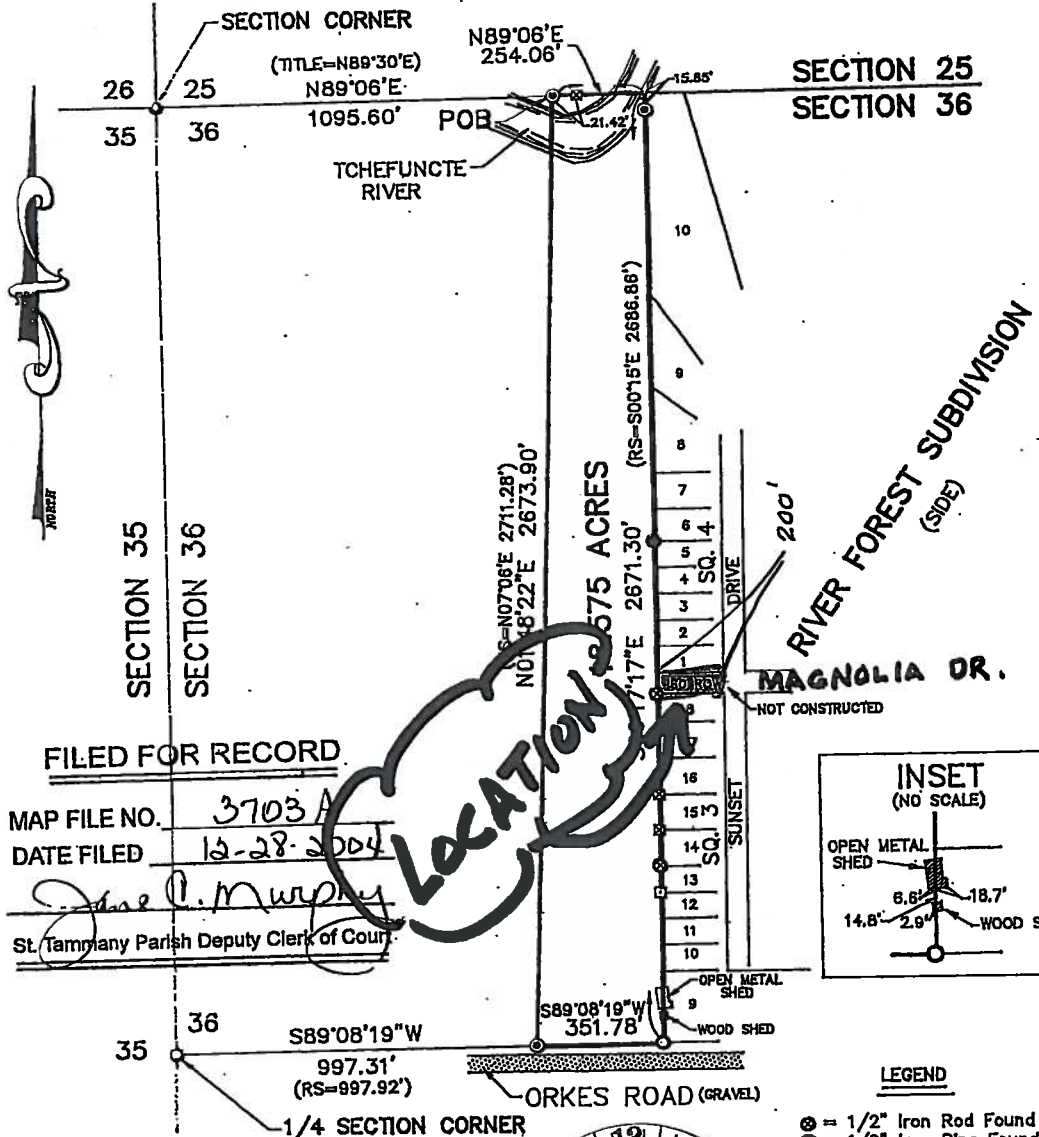
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 2015 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVID G. MANELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY 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 COMPLYING DATA FOR THIS SURVEY.

REFERENCE SURVEY:
Survey for Bradley Helms by E.J. Champagne, Surveyor, dated September 1, 1949.

John G. Cummings and Associates
Professional Land Surveyors

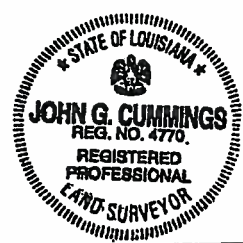
505 N. JEFFERSON AVE. COVINGTON, LA. 70433

PLAT PREPARED FOR: EVELYN L. GRIENER

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 6 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND CONFORMS TO ALL APPLICABLE STANDARDS SET FORTH BY THE STATE OF LOUISIANA, AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



SCALE: 1" = 400' JOB NO. 04165 DATE: 12-06-04 REVISED:

ENTER PARISH R.O.V.
MAGNOLIA DR.
RIVER FOREST S/D
3-10-15

(Draft Date 3/10/15)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING WADSWORTH, LLC, C/O WARREN G. TREME' TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING WADSWORTH, LLC; C/O WARREN G. TREME'; 3916 WHEAT DR.; METAIRIE, LA 70002 PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF PINE STREET (ROAD ID #R04E059) LOCATED WITHIN PINEVIEW HEIGHTS SUBDIVISION, FOR THE PURPOSE OF LAYING AND CONNECTING AN 8" WATER LINE.
WARD 4 DISTRICT 5**

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 \$4,800 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 utility lines 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:

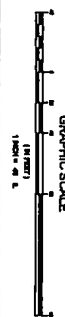
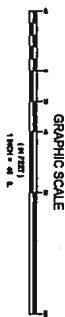
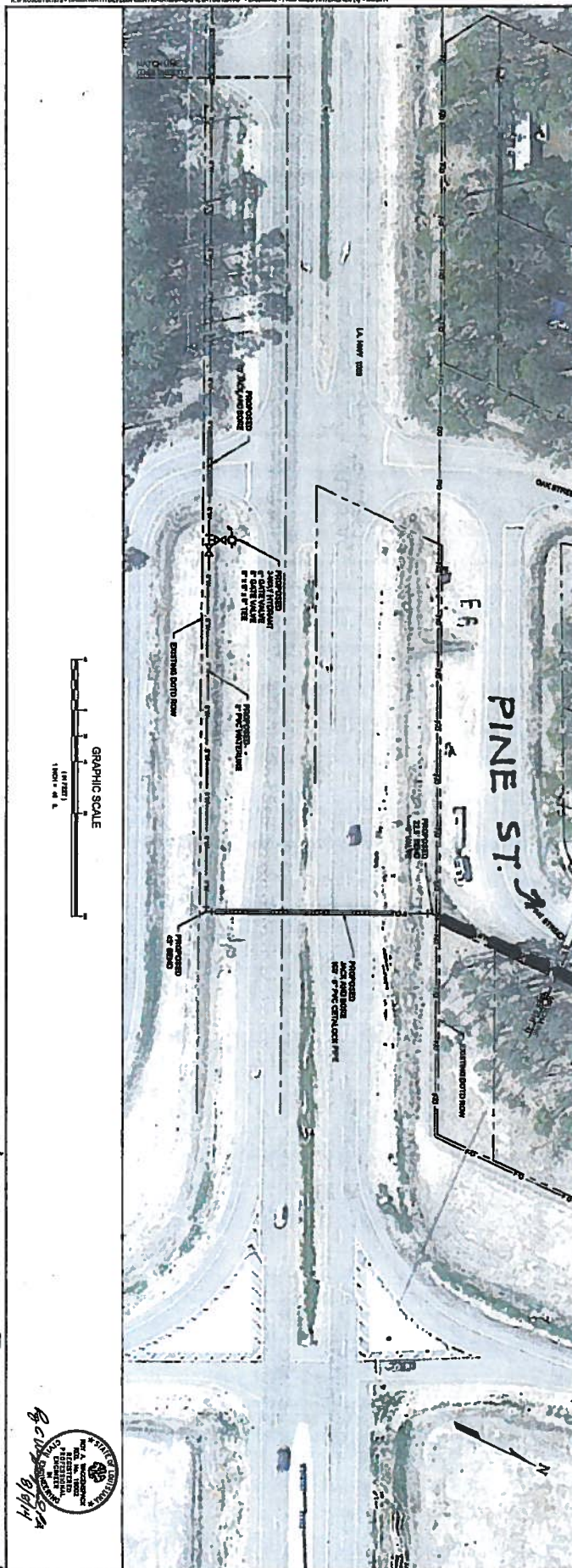
ABSENT:

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.

DAVID G. MANELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



Enter Parish R.O.W.
WADSWORTH L.I.C.
Pine Street
8" Waterline
2-10-15



REVISIONS NUMBER DATE MADE BY CHECKED BY DESCRIPTION				DRAWN BY DEPT. CHECK RLY PROJ. CHECK RAY		OVEN & WHITE, INC. ENGINEERS 1000 N. WADSWORTH RD. SUITE 100 WADSWORTH, LA 70083		PROPOSED WATERLINE LA. HWY. 1088 - FOREST BROOK RD. TO WADSWORTH DEVELOPMENT		SCALE: AS SHOWN PROJECT: 187301.20 CONTRACT: 14-1873-07 SHEET: 4
1	8-28-14	ERK	RAY	ADD UTILITY ABUTMENT						

Owen & White, INC.
ENGINEERS
ST. TAMMANY WATER

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of March 3, 2015)

CASE NO.: MS15-02-009

OWNER/DEVELOPER: Daniel & Deenie Reese

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

SECTION: 54

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 4

RANGE: 11 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 western end of Del Oak Road, east of Madisonville, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 3.68

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 1-2 acres

ZONING: A-3 Suburban

REASONS FOR PUBLIC HEARING: Parcels do not meet the minimum road frontage requirements for an A-3 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one parent parcel at the end of a cul-du-sac (Del Oak Road). Parish code requires that lots within an A-3 zoning district have a minimum 60' of road frontage on a cul-du-sac.

However, based on the fact that both parcels are over one acre in size and widen to over 200' feet back off of the cul-du-sac frontage, the staff has no objection to the minor subdivision request.

Since a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot frontage issue, a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory

Ordinance No. 499.

Department of Engineering

None

Department of Environmental Services

The parcels will be required to tie into Tammany Utilities for sewer and water service.

Point "A" is 522°00'N, 156.5', N68°43'N, 120.94'N,
 N1°37'N, 621.6', N25°19'N, 437.3', N50°43'E,
 261.0', N10°59'N, 865.5', N83°29'N, 243.4', N109°15'N,
 427.4' from the Northwest Corner of Section 38 Township 7 South
 Range 11 East, St. Tammany Parish, Louisiana

Parcel A

2.63+/- Acres

- Legend:
- 1/2" Rebar Set
- 1/2" Iron Pipe Found
- ✕ Fence
- △ Powerpole
- △ Set Mag Nail
- 1/2" Pipe Found

Reference Survey:
 Survey prepared by Land Surveying, Inc.
 dated July 22, 1977 revised Sept. 11, 1980
 Jan. 19, 1981 Survey No. 1131
 (Basis of Bearings)

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
 SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY
 WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS NOT
 PERFORMED NO ABSTRACT OR TITLE SEARCH. THIS UNDERSIGNED HAS NOT
 MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSESSED
 PEDESTALS.
 THIS MAP IS IN ACCORDANCE WITH THE MINIMUM STANDARD DETAILED
 REQUIREMENTS PURSUANT TO THE ADEQUACY STANDARDS OF A.B. STOKES
 AND THE APPLICABLE STANDARDS OF PRACTICE SET FORTH IN THE
 THIS MAP IS IN ACCORDANCE WITH THE UNDERSIGNED PROFESSIONAL
 GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED PROFESSIONAL

LA PROFESSIONAL LAND SURVEYOR
 LICENSE NO. 4894

4894-12-16

Parcel B

1.0544 Acres

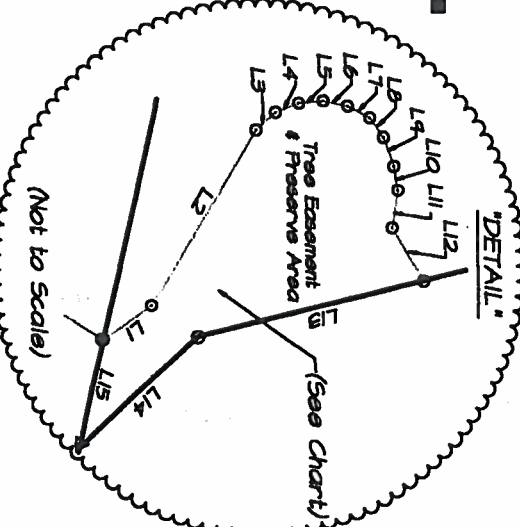
Point "A"



- Tree Reserve Chart:**
- L1= N85°14'57"N-22.71'
 - L2= N58°24'23"W-67.40'
 - L3= N41°12'53"W-8.62'
 - L4= N20°24'06"W-8.36'
 - L5= N05°05'12"W-8.18'
 - L6= N12°29'06"W-8.22'
 - L7= N28°07'27"E-8.20'
 - L8= N54°30'23"E-7.84'
 - L9= N10°13'54"E-10.02'
 - L10= N81°48'20"E-7.88'
 - L11= N60°30'01"E-12.46'
 - L12= S62°12'47"E-14.01'
 - L13= S13°32'04"E-82.42'
 - L14= S42°34'39"E-46.75'
 - L15= N16°41'53"W-30.27'

DIR. DEPT. OF ENGINEERING	FILE NO.
SECRETARY PLANNING COMM.	
CHRMN. PLANNING COMMISSION	
CLERK OF COURT	
DATE	

MINOR SUBDIVISION
 OF PROPERTY LOCATED
 IN SECTION 54
 TOWNSHIP 7 SOUTH
 RANGE 11 EAST INTO
 PARCEL A AND B, ST.
 TAMMANY PARISH,
 LOUISIANA FOR DANIEL
 R. REESE



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

Revised: 1-19-15

LS Land Surveying, LLC
 515 N. Columbia Street
 Covington, LA 70433
 (985) 841-6271 office (985) 848-0355 fax

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of March 3, 2015)

CASE NO.: MS15-02-010

OWNER/DEVELOPER: Howard Faciane, et al.

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

SECTION: 38

WARD: 9

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 12

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 western end of Del Oak Road, 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: 3.105

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: 1+ acres

ZONING: A-3 Suburban

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

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create three (3) parcels from one parent parcel, and since the private drive will only provide access to one (1) parcel 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

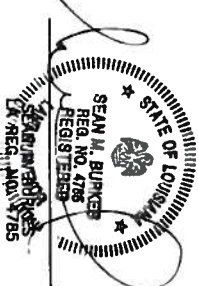
None

P.O.B. IS REPORTED TO BE NOW
1407.12; THENCE S87.45°W 818.4;
THENCE S34.30°E 1835.6; THENCE
S55.30°W 141.8; THENCE S37.51°E
152.78' FROM THE SECTION CORNER
COMMON TO FRACTIONAL SECTION 17
AND SECTION 38, T-8-S, R-14-E,
ST. TAMMANY PARISH, LOUISIANA.

SEAN M. BURNER
REG. NO. 4785
REGISTRATION

TOTAL AREA: 000,000 SQ. FT. OR 00.000 ACRES

GRAPHIC SCALE
(IN FEET)
1 INCH = 80 FEET



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.

SCALE: 1" = 50'

DATE: 10/4/13

DRAWN BY: JDL

CHECKED BY: JWG

DWG. NO: 20130536

SHEET 1 OF 1

I certify that this plat does represent an actual boundary survey and that to the best of my knowledge and belief, the same is a true and correct survey of the property lines, except as shown. The boundaries shown herein are not intended to be a representation of record or of title, and no warranty is made by the surveyor as to the accuracy of the same, or as to the performance of any title search or abstract.

I have examined the filed documents filed herein and found this property to be a Parcel 1-A-1, Mini Storage.

DWG. NO: 20130536

DATE: 10/4/13

BY: JDL

Check prior to construction with local governing body.

A SURVEY MAP OF PARCEL 1-A-1 AND THE SOUTHERN PORTION OF ALGERS AVENUE (0.232 AC.) TO BE REVOKED IN SECTION "B" OF CENTRAL PARK SUBDIVISION, CITY OF SUDELL, ST. TAMMANY PARISH, LOUISIANA.

OWN YOUR OWN MINI-STORAGE, LLC

Declaration is made by the surveyor of this survey, that it is not intended to be a representation of record or of title, and no warranty is made by the surveyor as to the accuracy of the same, or as to the performance of any title search or abstract.

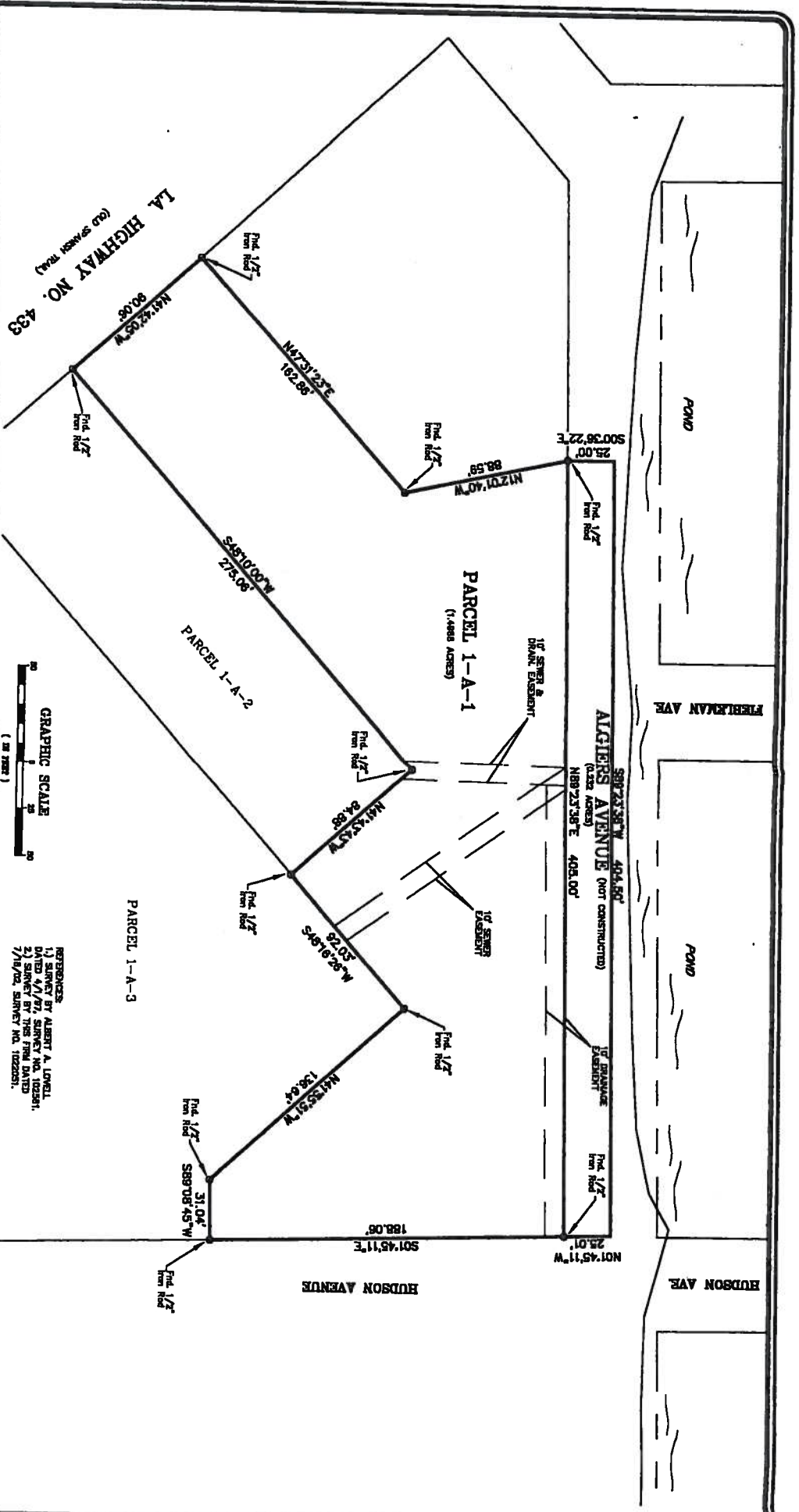
Survey is based on record boundary survey for a Class "C" survey.

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Stewart Highway
Sudell, Louisiana 70456
Phone: 985-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

SEAN M. BURKES
LA REG. NO. 4785



RESUBDIVISION

REVIEW

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: RS15-02-018

NAME OF SUBDIVISION: TOWN OF MANDEVILLE, SQ. 276

LOTS BEING DIVIDED: Square 276 into lots 1 thru 7

SECTION: 38

WARD: 4

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 7

RANGE: 11 East

PROPERTY LOCATION: The property located on the northwest corner of Montmartre and Hazel Streets, north of Mandeville, Louisiana.

ZONING: A-4 Single Family Residential

PROPERTY OWNER: Bill Johnson

STAFF COMMENTARY:

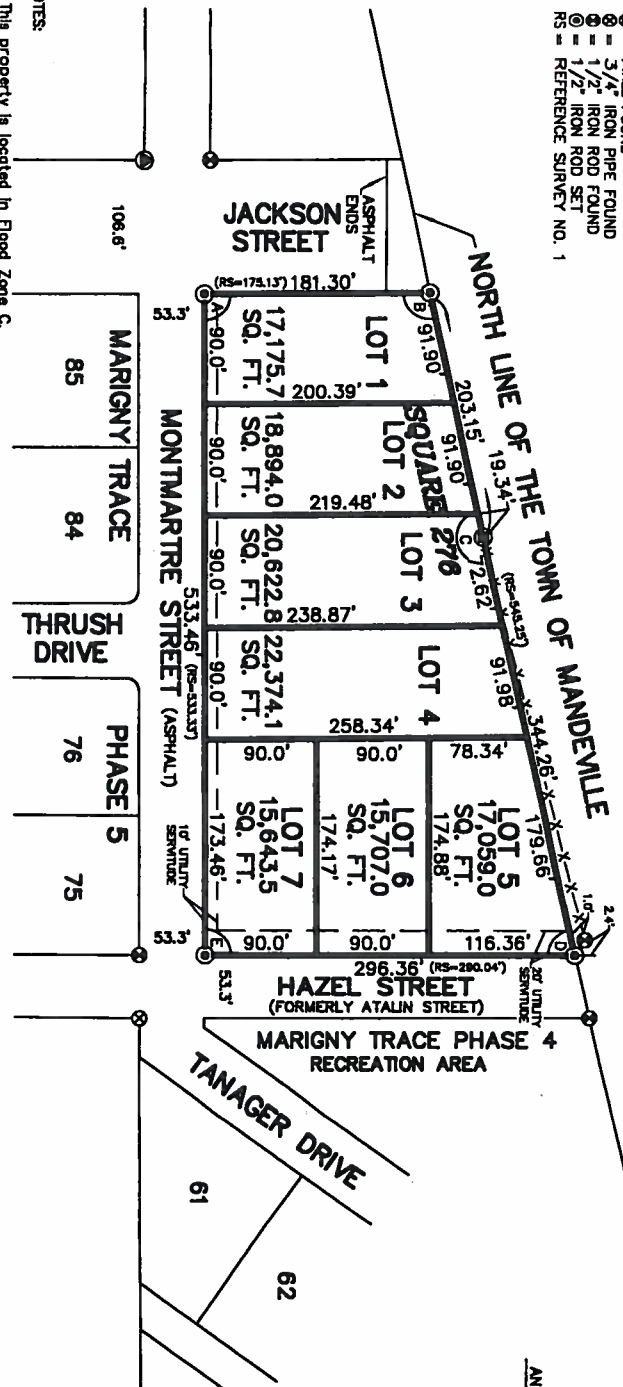
The owner is proposing to resubdivide Square 276 into seven (7) lots which requires a public hearing pursuant to code since more than five (5) lots are being created from a single parent parcel.

Recommendation:

The staff has no objections to the proposed resubdivision request since the owner is complying with all aspects of parish code relative to lot size, lot width and is tying into community sewerage and water facilities.

LEGEND

- T-POST FOUND
- WOOD CORNER FOUND
- AXLE FOUND
- 3/4" IRON PIPE FOUND
- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET
- RS - REFERENCE SURVEY NO. 1



ANGLES AT PROPERTY CORNERS

- A - 90°18'10"
- B - 107°41'14"
- C - 180°13'42"
- D - 77°38'07"
- E - 90°08'47"

APPROVAL:

A RESUBDIVISION OF SQUARE 276, INTO LOTS 1, 2, 3, 4, 5, 6, & 7, TOWN OF MANDEVILLE (OUTSIDE THE INCORPORATED AREA), LOCATED IN SECTION 38, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHARMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

JOHN G. CUMMINGS & ASSOCIATES, PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI, 1000 PINE STREET, SUITE 100, NEW ORLEANS, LOUISIANA 70112, PHONE (504) 586-1546, FAX (504) 586-0820

PLAT PREPARED FOR: William Johnson

SHOWING A SURVEY OF: A RESUBDIVISION OF SQUARE 276, TOWN OF MANDEVILLE, (OUTSIDE THE INCORPORATED AREA), LOCATED IN SECTION 38, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR UNDER MY DIRECTORSHIP, IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100' DATE: 2-13-2015 JOB NO. 14296-B

- NOTES:
1. This property is located in Flood Zone C, per F.E.M.A., Map No. 225205 0360 C, dated April 2, 1991.
2. 1/2" IRON RODS TO BE SET UPON APPROVAL.
3. IMPROVEMENTS NOT LOCATED.

REFERENCE SURVEYS:

1. Survey of Fractional Square 276 by R.L. Foncuberta, Surveyor.
2. Plot of Margny Trace Phase 4 by Kelly J. McHugh, Surveyor, dated May 12, 1999, latest revision June 29, 2000, filed St. Tammany Parish Clerk of Court Map File No. 1846.
3. Plot of Margny Trace, Phase 5 by Kelly J. McHugh, Surveyor, dated November 7, 2000, latest revision February 28, 2002, filed St. Tammany Parish Clerk of Court Map File No. 2257.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVICES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE SURVEY AND NOT INTENDED TO BE A GUARANTEE OF THE ACCURACY OF THE INFORMATION. A TITLE OR PUBLIC RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPLYING DATA FOR THIS SURVEY.



PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of March 3, 2015)

CASE NO.: SD12-04-002PIV-B

SUBDIVISION NAME: Northpark, Phase IV-B

DEVELOPER: Greengate Northpark, LLC
2555 Severn Ave.
Metairie, LA 70002

ENGINEER/SURVEYOR: Deep South Design Group

SECTION 48
TOWNSHIP 7South
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: 6.148

NUMBER OF LOTS: 1 LOT SIZE: 5.1 Ac.

SEWER AND WATER SYSTEMS: Central

ZONING: PBC-1 and HC-1

FLOOD ZONE DESIGNATION: C

TENTATIVE APPROVAL GRANTED: April 10, 2012

STAFF COMMENTARY: This project was postponed at the February 10, 2015 meeting.

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved subject to the following:

Subdivision Plat Comments:

- a. Remove sidewalk from typical roadway section;

Drainage Comments:

- b. Remove sidewalk from typical roadway section;

Watershed Comments:

- c. Need copy of LDEQ Stormwater Permit Letter with Agency Interest Number (AI#) or Notice of Intent (NOI);

Sewer & Water Comments:

- d. 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;

General Comments:

- e. GDD #5 approval is needed.
- 3. No Maintenance Obligation is required since this is an extension of a private road.
 - 4. Mandatory Developmental fees will be required when building permit is submitted in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

Department of Development - Planning

None

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of March 3, 2015)

CASE NO.: SD14-12-006P

SUBDIVISION NAME: Bedico Creek, Parcel 11

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

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 31
TOWNSHIP 6 South;TTS
RANGE 10 East; R10E

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: 27.19

NUMBER OF LOTS: 84 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:

Paving and Drainage

- a. Revise edge of pipe width on drainage and utility bedding typical;
- b. Revise cut of hill on Cypress Bend Lane so ditches can fit within ROW;
- c. Label servitude and show typical on lots south of Cypress Bend Lane;

- d. Revise culvert calculations to account for the roadway in the AREA value, need 18" culvert calculation;

Sewer and Water

- e. Submit one set of plans and DHH permit application to Tammany Utilities for review;
- f. 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;
- g. No work order will be issued until the submitted plans and specifications are approved by the DHH;

Watershed

Need revised Stormwater Site Plan with:

- h. Location of stabilized construction entrance/exit;
 - i. BMP legend & details for all stormwater sediment/erosion controls.
- 3. No Maintenance Obligation is required since this is a private subdivision.
 - 4. No Mandatory Developmental fee is required at Final submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

Department of Development - Planning

Informational Items:

None

FINAL
SUBDIVISION
REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of March 3, 2015)

CASE NO.: SD12-04-002FIV-B

SUBDIVISION NAME: Northpark, Phase IV-B

DEVELOPER: Greengate Northpark, LLC
2555 Severn Ave.
Metairie, LA 70002

ENGINEER/SURVEYOR: Deep South Design Group

SECTION 48
TOWNSHIP 7South
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: 6.148

NUMBER OF LOTS: 1 AVERAGE LOT SIZE: 5.1Ac.

SEWER AND WATER SYSTEMS: Central

ZONING: PBC-1 and HC-1

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY: This project was postponed at the February 10, 2015 meeting.

Department of Engineering

1. No work has commenced at the site.
2. Since the infrastructure has not been completed the developer is requesting that a Performance Obligation be established for a period of six (6) months. See attached Engineer's Estimate of probable cost dated 1/15/15 from the developer's engineer Mr. Alex E. Williams, P.E., Deep South Design Group.
3. Should the Planning Commission approve the request for final approval a Performance Obligation will be required for the infrastructure in the amount of \$648,644.00 for a period of six (6) months. See attached Estimate of Probable Cost.

4. The staff has reviewed the engineers cost estimate and agrees with the contents. Subdivision plats can be signed upon issuance of a work order.
5. No Warranty Obligation is required at this time and will be established upon completion of the infrastructure and release of the Performance Obligation.
6. Since the developer has no “end users”, the mandatory developmental fees are not due prior to signing the subdivision plat, but are due upon building permit application.

Department of Development - Planning

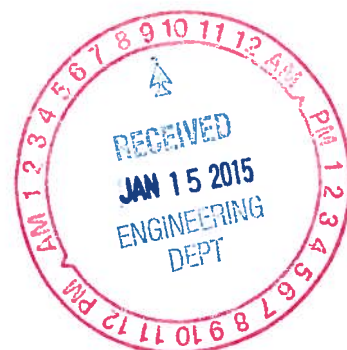
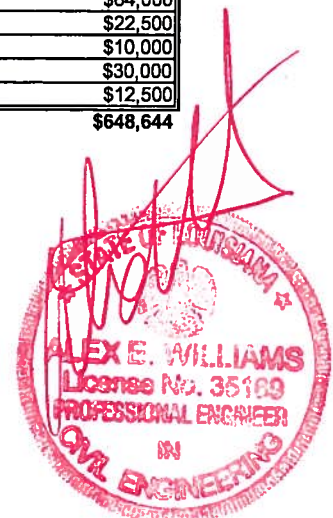
None



DEEP SOUTH DESIGN GROUP

Civil/Environmental Engineering Firm

North Park Phase IV-B Engineer's Estimate of Probable Cost			
	Quantity	Unit Cost	Cost
Mobilization, @ 3.5% Base Bid, Is	1.0	\$22,702.52	\$22,703
Stakeout, Is	1.0	\$5,000.00	\$5,000
Erosion Control, Is	1.0	\$4,500.00	\$4,500
Clear and Grub - Pond and Roadway, acres	2.4	\$5,000.00	\$11,900
Strip Roadway, cu.yd.	2,053.0	\$9.00	\$18,477
Pond Excavation, cu.yd.	10,185.0	\$4.00	\$40,740
Build-Up & Compact Road Sub-Base, cu.yd.	3,293.0	\$10.00	\$32,930
Base, cu.yd.	1,197.0	\$12.00	\$14,364
Concrete Streets, sq.yd.	2,200.0	\$65.00	\$143,000
8" Water Main, l.f.	600.0	\$20.00	\$12,000
8" Water Tie-In, ea	1.0	\$1,500.00	\$1,500
8" Gate Valve, ea	2.0	\$1,450.00	\$2,900
Fire Hydrants, ea	2.0	\$4,000.00	\$8,000
10" Gravity Sewer 10-12 l.f.	925.0	\$50.00	\$46,250
Sewer Manholes, ea	6.0	\$2,900.00	\$17,400
Tie-In @ Existing Manhole, ea	1.0	\$1,000.00	\$1,000
36" A-2000, l.f.	80.0	\$75.00	\$6,000
2-36" A-2000, l.f.	743.0	\$140.00	\$104,020
2-24" RCPA, l.f.	64.0	\$155.00	\$9,920
24" RCPA, l.f.	32.0	\$80.00	\$2,560
18" RCPA, l.f.	64.0	\$70.00	\$4,480
Curb Inlets, ea	8.0	\$8,000.00	\$64,000
Drain Manholes, ea	3.0	\$7,500.00	\$22,500
Overflow Structure, ea	1.0	\$10,000.00	\$10,000
All Testing, Clean-up, Misc., Is	1.0	\$30,000.00	\$30,000
Signage & Lighting, Is	1.0	\$12,500.00	\$12,500
Construction Cost			\$648,644



OLD BUSINESS

(Item # 1)

ARROW ENGINEERING AND CONSULTING, INC.
CIVIL AND STRUCTURAL ENGINEERING

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

February 24, 2015

Mr. Ron Keller
St. Tammany Parish
Department of Development
P.O. Box 628
Covington, LA 70434


Re: Magnolia Mound Subdivision

Dear Mr. Keller:

We request that we be allowed to change the name of Tantela Ranch Subdivision to Magnolia Mound Subdivision. We request that this item be placed on the agenda of the March 10th Planning Commission, under "Old Business". Please note that I have the authority to represent the developer in this matter.

Please contact me with any questions.

With best regards,


Darrell Fussell, P.E.

OLD BUSINESS

(Item # 2)



St. Tammany Parish Government

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2552

Fax: (985) 898-867-5110

Email: eng@stpgov.org

Pat Brister
Parish President

March 3, 2015

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

Re: Ruelle Court Subdivision

Honorable Commissioners:

Ruelle Court Subdivision received Preliminary Approval at the March 11, 2014 Planning Commission meeting.

The developer has not received a work order within the one (1) year required by Subdivision Ordinance #499 -

Sec. 40-061.04 Limitations Imposed Prior to & During Construction

1. Should work not commence within one year after the issuance of a work permit in any subdivision for which approval of the preliminary plan was given by the Planning Commission, or its successor in office, no work can thereafter commence unless and until the Planning Commission, or its successor in office, extends the time thereof. The governing authority need not extend the time for commencement and may require the reprocessing thereof in the same manner and to the same extent, including payment of fees pertaining hereto, as if said subdivision were a new proposed development. However, in any case, a work permit must be granted by the Parish within one (1) year after receiving preliminary approval by the Planning Commission; otherwise, the development must be resubmitted for preliminary review and subject to all applicable advertising requirements and payment of fees.
(Amended per Ord. No. 03-0688, adopted June 5, 2003)

Attached is a copy of letter dated January 12, 2015 from the developer requesting an extension of time.

The Department of Engineering has no objection to the extension of time.

Sincerely,


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

xc: Honorable Marty Dean
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.

Mr. Jeremy R. Harrison, E.I.
Kyle Associates, LLC
Denham Investments, LLC

Denham Investments, L.L.C.

14 Carolina Court • Covington, La 70433

January 12, 2015

Mr. Sidney Fontenot-Director
St. Tammany Parish
Department of Development/Planning
21454 Koop Drive
Mandeville, Louisiana 70471

Certified Mail #7012-1010-000-0442-1861

Re: Extension of Preliminary Approval for Ruelle Court

Mr. Fontenot,

I am requesting a one (1) year extension on the timeframe required to pull a work order on Ruelle Court, our 4.5 acre/12 lot A4A Zoned project off Brewster Road and Ruelle du Chene Drive which was granted by Planning & Zoning on March 11, 2014.

I would appreciate this extension through March 10, 2016.

Please contact me about any meeting or paperwork I need to send to you to complete this request.

Thank you,

Phillip G. Mayeaux, Manager
Denham Investments, L.L.C.

985-966-8736 • 985-871-8736
mayeauxhomes@gmail.com