

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, JUNE 9, 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 MAY 12, 2015 MINUTES**

**PUBLIC HEARINGS**

**CONSENT CALENDAR**

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

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

**MINOR SUBDIVISIONS**

**MS15-05-019**

A 69.03 acre parcel into parcels A thru E, Ward 2, District 6  
Owner: Mary Lou Jenkins Albin, et al. Surveyor: John G. Cummings & Associates  
Parish Council District Representative: Hon. Richard Tanner

**MS15-05-020**

Tract E into tracts G-1, G-2 & E-1, Ward 3, District 2  
Owner: RRRKoby Properties, L.L.C. Surveyor: LS Land Surveying, L.L.C.  
Parish Council District Representative: Hon. Dennis Sharp

**MS15-05-021**

A 19.855 acre parcel into parcels A thru E, Ward 5, District 6  
Owner: Citadel Residential, L.L.C. Surveyor: John G. Cummings & Associates, Inc.  
Parish Council District Representative: Hon. Richard Tanner

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

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**JUNE 9, 2015**  
**MANDEVILLE, LOUISIANA**  
**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 INDEFINITELY AT THE APRIL 14, 2015 MEETING)**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

River Park Estates (*preliminary subdivision status*), Ward 3, District 3  
Developer/Owner: River Park Estates      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. James "Red" Thompson

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**SD07-04-009P**

Tantella Ranch, Ward 1, District 3  
Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev.      Engineer: Arrow Engineering & Const.  
Parish Council District Representative: Hon. James "Red" Thompson  
*(The developer is requesting a name change to "Magnolia Mound" - see under "Old Business")*  
**(POSTPONED AT THE APRIL 14, 2015 MEETING FOR TWO MONTHS)**

**SD15-06-002P**

The Willows, Ward 1, District 3  
Developer/Owner: Reiher, L.L.C.      Engineer: Richard C. Lambert Consultants, L.L.C.  
Parish Council District Representative: Hon. James "Red" Thompson  
**(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE JULY 14, 2015 MEETING)**

**FINAL SUBDIVISION REVIEW**

**SD02-07-019F**

Wadsworth, Ward 4, District 5  
Developer/Owner: The Azby Fund and Wadsworth Estates, L.L.C.      Engineer: G.E.C., Inc.  
Parish Council District Representative: Hon. Marty Gould  
**(POSTPONED AT THE MAY 12, 2015 MEETING)**  
**(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE JULY 14, 2015 MEETING)**

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**JUNE 9, 2015**  
**MANDEVILLE, LOUISIANA**

**SD04-08-024F-B**

Bedico Creek, Parcel B, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

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

**(POSTPONED AT THE MAY 12, 2015 MEETING)**

**SD12-08-005F1**

River Place, Phase 1 (*request name change to River Club - see Old Business*), Ward 1, District 1

Developer/Owner: Delta Land Holding, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

**SD07-04-009P**

Tantella Ranch, Ward 1, District 3

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

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

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

**(POSTPONED AT THE APRIL 14, 2015 MEETING FOR TWO MONTHS)**

**SD12-08-005**

River Place, Ward 1, District 1

Developer/Owner: River Club Development Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

*(The developer is requesting a name change back to "River Club")*

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

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

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

*(Request for a 2<sup>nd</sup> extension of time to supply documentation)*

**NEW BUSINESS**

**ADJOURNMENT**

PLANNING  
COMMISSION  
MINUTES

DRAFT

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - TUESDAY, MAY 12, 2015  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

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

**CALL TO ORDER**

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

**ROLL CALL**

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

**INVOCATION**

The Invocation was presented by Mrs. Cazaubon.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Mr. Lorren.

**APPROVAL OF THE APRIL 14, 2015 MINUTES**

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

**Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, 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.

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

**Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty**

**Nay:**

**Abstain:**

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. TUESDAY, MAY 12, 2015  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**PERFORMANCE OBLIGATIONS**

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

**MINOR SUBDIVISIONS**

**MS15-04-015**

A 1.188 acre parcel into Parcels A & B, Ward 9, District 11

Owner: Daniel C. Ladner      Surveyor: John G. Cummings & Associates

Parish Council District Representative: Hon. Steve Stefancik

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

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

**Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Mannella, Doherty**

**Nay: Matthews**

**Abstain:**

**MS15-04-016**

A 3.06 acre parcel into Parcels A & B, Ward 4, District 4

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

Parish Council District Representative: Hon. Reid Falconer

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

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

**Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty**

**Nay:**

**Abstain:**

**MS15-04-017**

Parcels D & E into Parcels D, E1 & E2, Ward 7, District 11

Owner: James Perkins, et al.      Surveyor: John E. Bonneau & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

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

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

**Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty**

**Nay:**

**Abstain:**

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ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

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

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**RS15-04-032**

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

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

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

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

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

**Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty**

**Nay:**

**Abstain:**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**SD04-08-024P-B**

Bedico Creek, Parcel B, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

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

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**Davis moved to grant preliminary approval, including the waiver of roadway requirements, second by Lorren.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty**

**Nay:**

**Abstain:**

**SD14-05-004P**

The Estates at Watercross, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Gould

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 preliminary approval, including the waiver regarding boulevard ROW requirements. Second by Davis.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty**

**Nay:**

**Abstain:**

**SD12-06-003P**

Planche Estates, Ward 3, District 3

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

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

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: Rachel Schuler

***\*Note: Discussion was held concerning the waivers and DOTD requirement. Developer's representative withdrew waiver concerning front load driveways on corner lots(see Staff Comment 2.a.1.)***

**Cazaubon moved to grant preliminary approval, including the waiver regarding boulevard entrances, subject to approval of design by Dept. of Engineering. Motion to grant approval also subject to the turning lane requirement timeline consideration by the DOTD. Second by Willie.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Mannella, Doherty**

**Nay:**

**Abstain: Matthews**

**Motion to grant approval was denied due to the 2/3 member(8 votes) voting requirement for any case requesting a waiver.**

***\*Note: This case was reintroduced under "New Business"***



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**FINAL SUBDIVISION REVIEW**

**SD02-07-019F**

Wadsworth, Ward 4, District 5

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

Parish Council District Representative: Hon. Marty Gould

**(POSTPONED AT THE APRIL 14, 2015 MEETING)**

**(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)**

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

**Doherty moved to postpone this case, second by Matthews.**

**Yea:    Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty**

**Nay:**

**Abstain:**

**SD04-08-024F-B**

Bedico Creek, Parcel B, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

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

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

**Davis moved to postpone this case, second by Lorren.**

**Yea:    Lorren, Richardson, Matthews, Davis, Mannella, Doherty**

**Nay:**

**Abstain:**

**SD07-04-008F1**

Spring Lakes, Phase 1, Ward 1, District 3

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

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

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    Tim Henning/Lonesome Development  
Opposition: none

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
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**Matthews moved to grant final approval, subject to the performance bond as required. Second by Davis.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty**

**Nay:**

**Abstain:**

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

**NEW BUSINESS**

**Matthews made a motion to reconsider SD12-06-003P(Planche Estates), second by Davis.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty**

**Nay:**

**Abstain:**

**Cazaubon moved to grant preliminary approval, including the waiver for the boulevard ROW requirement subject to Dept. Of Engineering approval of a design plan submitted by developer. Approval also subject to the time consideration of DOTD requirement. Second by Davis.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Davis, Mannella, Doherty**

**Nay: Matthews**

**Abstain:**

**Motion to grant approval was denied due to the 2/3 member(8 votes) voting requirement for any case requesting a waiver.**

**Matthews made a motion to reconsider SD12-06-003P(Planche Estates), second by Davis.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty**

**Nay:**

**Abstain:**

**Matthews moved to grant preliminary approval, including the waiver for the boulevard ROW requirement subject to Dept. Of Engineering approval of a design plan submitted by developer. Approval also subject to the time consideration of DOTD requirement. Second by Davis.**

**Yea: Cazaubon, Lorren, Richardson, Willie, Matthews, Davis, Mannella, Doherty**

**MINUTES OF THE  
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**Motion to grant preliminary approval was approved.**

**ADJOURNMENT**

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**Mr. Dave Mannella**  
**Chairman**

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(Revised as of June 2, 2015)*

CASE NO.: MS15-05-019

OWNER/DEVELOPER: Mary Lou Jenkins Albin, et al.

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

SECTION: 18

WARD: 2

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

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

GENERAL LOCATION:      The property is located on the east side of Birtue Road, east of LA Highway 40 and west of LA Highway 1082, Bush, Louisiana.

SURROUNDING LAND USES:      North - low density residential  
   South - low density residential  
   East - low density residential  
   West - low density residential

TOTAL ACRES IN DEVELOPMENT: 69.03

NUMBER OF LOTS/PARCELS: 5      TYPICAL LOT SIZE: 7.67 to 15.34 acres

ZONING: A-1 Suburban

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

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner of the property is proposing to create five (5) parcels from a 69.03 acre parent parcel and provide access to three (3) of the parcels through the creation of a private drive.

However, it's the staff's our understanding that the owner wishes to delay the construction of the private drive since the primary reason for the resubdivision is to donate the parcels to immediate family members and not for development purposes at this time.

Historically, the commission on occasion has granted a delay in the construction of a private drive due to the circumstances as described above, conditioned upon the private drive being constructed prior to any building permits being filed.

Therefore, under the condition as described above, the staff would not object to the minor subdivision request if a performance obligation was established for a minimum of two years that would cover the total cost for the construction of the private drive, with the amount of said obligation to be calculated and confirmed by the Department of Engineering upon their review.

**Department of Engineering**

None

**Department of Environmental Services**

None

200 N. JEFFERSON AVE. **John G. Cummings & Associates** Phone (504) 885-1545  
 COMMERCIAL LA. 70402 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI Fax (504) 885-0800

PLAT PREPARED FOR: **Mary Lou Albini, et al**

SHOWING A SURVEY OF: A MINOR SUBDIVISION OF A PARCEL OF LAND  
 LOCATED IN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 12  
 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR UNDER MY SUPERVISION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS 0

SCALE: 1" = 200' DATE: 5-1-2015 JOB NO. 14242-MLR

THERE IS NO REPRESENTATION THAT ALL APPLICABLE RESTRICTIONS AND/OR EASEMENTS HAVE BEEN IDENTIFIED AND SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR REGULATION FURNISHED THE UNDERSIGNED, A TITLE OR PUBLIC RECORDS SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPLYING DATA FOR THIS SURVEY.

APPROVAL:  
 A MINOR SUBDIVISION OF 68.03 ACRES INTO PARCELS A, B, C, D, & E,  
 LOCATED IN SECTION 18, TOWNSHIP 5 SOUTH, RANGE 12 EAST, ST. TAMMANY  
 PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION  
 DIRECTOR OF THE DEPARTMENT OF ENGINEERING  
 SECRETARY/PARISH PLANNING COMMISSION  
 CLERK OF COURT  
 DATE FILED FILE NO.

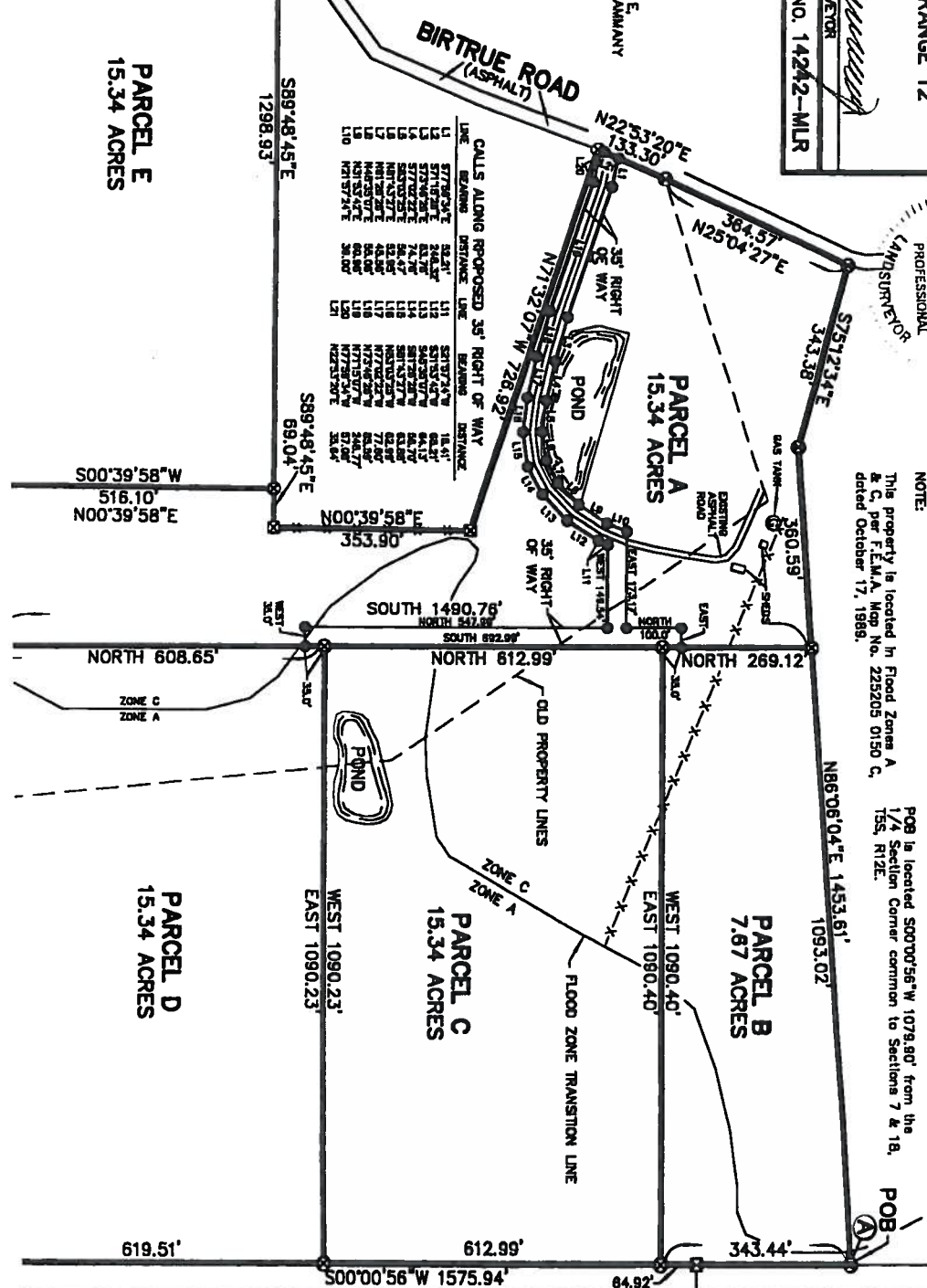
REFERENCE BEARING:  
 from Rod A to Iron Rod B  
 13 18 1/4 SECTION CORNER



- LEGEND
- WOOD CORNER FOUND
  - FENCE CORNER POST FOUND
  - 1/2" IRON ROD FOUND
  - 1/2" IRON ROD SET

NOTE:  
 This property is located in Flood Zones A, B, & C, per F.L.M.A. Map No. 229205 0150 C, dated October 17, 1988.

- REFERENCE SURVEYS:
- Survey for Bartrue Jenkins by Joseph Pugh, Surveyor, dated August 15, 1946.
  - Survey for Mary Lou Albini & Bartrue Buck Jenkins by John G. Cummings, Surveyor, dated October 15, 2014, Job No. 14242.



**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 2, 2015)*

CASE NO.: MS15-05-020

OWNER/DEVELOPER: RRKoby Properties, L.L.C.

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

SECTION: 21

WARD: 3

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

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

GENERAL LOCATION:      The property is bounded on the north by River Road and on the east by Airport Road, north of Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT:      121.02

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

ZONING:      A-2 Suburban

REASONS FOR PUBLIC HEARING:      Additional parcels are being created out of an existing minor subdivision.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner of the property is proposing to create two (2) additional tracts (G-1 and G-2) fronting of River Road from a large 121.02 tract (Tract E) within an existing minor subdivision previously approved by the parish. The proposal meets all parish requirements for a minor subdivision; therefore, the staff has no objections to the proposed minor subdivision request.

**Department of Engineering**

None




**Department of Environmental Services**

None



The P.O.B. is Reported to be N89°32'06"E-58E.85' from the Section Corner common to Sections 16, 17, 20 & 21, T-6-S, R-11-E, St. Tammany Parish, La.

Notes: Tract E was previously a part of MS 06-08-083 approved by St. Tammany Parish, Map File No. 4293C, recorded 09-18-2006.

**LEGEND:**  
 = Fnd. 1 1/2" Pipe  
 = Fnd. 1 1/2" Rebar  
 = Set 1 1/2" Rebar

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVICES OF ANY NATURE NOT SHOWN ON TITLE OR PLAN OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST. AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH, THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD  
DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY  
STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS  
OF PRACTICE GSTD IN LAC 4608(1) OF LOUISIANA.

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

BRUCE M. BUTLER III  
L.A. PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 48841

**LS** Land Surveying, LLC  
515 N. Columbia Street  
Covington, LA 70433  
(504) 882-6771 office (504) 848-0555 fax

**R.R. KOBY  
PROPERTIES, LLC**

DATE	4-20-12	
PROPERTY	Property located in River Road Acres, Section 21, T8S-R11E, St. Ternmery Parish, Louisiana	
REVISIT	May 20, 2015	16812

**Terz.3/Rechtsvinda**

**TRACT AREA:**  
G-1= 4.62 Acres  
G-2= 3.76 Acres  
E-1= 113.43 Acres

**\*This property is located in Flood Zones B & C per FEMA Map No. 225205 0150 C, 10-17-89**

DATE	FILE NO.
11-1-68	100-361101-100
11-1-68	100-361101-101
11-1-68	100-361101-102
11-1-68	100-361101-103
11-1-68	100-361101-104
11-1-68	100-361101-105
11-1-68	100-361101-106
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11-1-68	100-361101-196
11-1-68	100-361101-197
11-1-68	100-361101-198
11-1-68	100-361101-199
11-1-68	100-361101-200

**CLERK OF COURT**

**SECRETARY PLANNING COMM.**

**DIR. DEPT. OF ENGINEERING**

## **CHAIRMAN PLANNING COMMISSION**

**FINAL APPROVAL**

**Food Zone C**

**Flood Zone B**

**E-1**  
(Not Surveyed  
see Note on Survey)

**Approx. Flood  
Zone Line**

**E-1**

(Not Surveyed  
see Note on Survey)

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 2, 2015)*

CASE NO.: MS15-05-021

OWNER/DEVELOPER: Citadel Residential, L.L.C.

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

SECTION: 27                                      WARD: 5  
TOWNSHIP: 5 South                              PARISH COUNCIL DISTRICT: 6  
RANGE: 13 East

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

GENERAL LOCATION:                      The property is located on the west side of A. Slade Road and west of LA Highway 41, Bush, Louisiana.

SURROUNDING LAND USES:                      North - low density residential  
   South - low density residential  
   East - low density residential  
   West - low density residential

TOTAL ACRES IN DEVELOPMENT:                      19.855  
NUMBER OF LOTS/PARCELS: 5                      TYPICAL LOT SIZE: Between 2.65 and 5.0 acres  
ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: More than one (1) parcel is being accessed by a private drive.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create five (5) parcels from a 19.855 acre 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.

Therefore, the staff has no objections to the minor subdivision request subject to the construction of the private drive to parish standards.

**Department of Engineering**

None

**Department of Environmental Services**

None

REFERENCE BEARING:  
Astronomic North  
determined by  
Solar Observation



APPROVAL:  
A RESUBDIVISION OF 19.655 ACRES INTO PARCELS A, B, C, D,  
& E, LOCATED IN SECTION 27, TOWNSHIP 5 SOUTH, RANGE 13  
EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN/ PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/ PARISH PLANNING DEPARTMENT

CLERK OF COURT

DATE FILED FILE NO.

AND K. LUTHERSON ABE  
**John G. Cummings & Associates** Phone (504) 888-1548  
CORPORATOR, L.A. 79409 PROFESSIONAL LAND SURVEYOR IN LOUISIANA & MISSISSIPPI File (504) 888-6888

PLAT PREPARED FOR: **Citadel Residential, LLC**  
SHOWING A SURVEY OF: **A RESUBDIVISION OF A PARCEL OF LAND  
LOCATED IN SECTION 27, TOWNSHIP 5 SOUTH, RANGE  
13 EAST, ST. TAMMANY PARISH, LOUISIANA.**

THIS PLAT REPRESENTS A FINAL SURVEY MADE FOR  
THE GRANTOR BY A LICENSED LAND SURVEYOR IN LOUISIANA  
AND CONFORMS TO THE UNIFORM STANDARDS FOR  
PRACTICE OF THE PROFESSION OF LAND SURVEYING IN  
LOUISIANA.



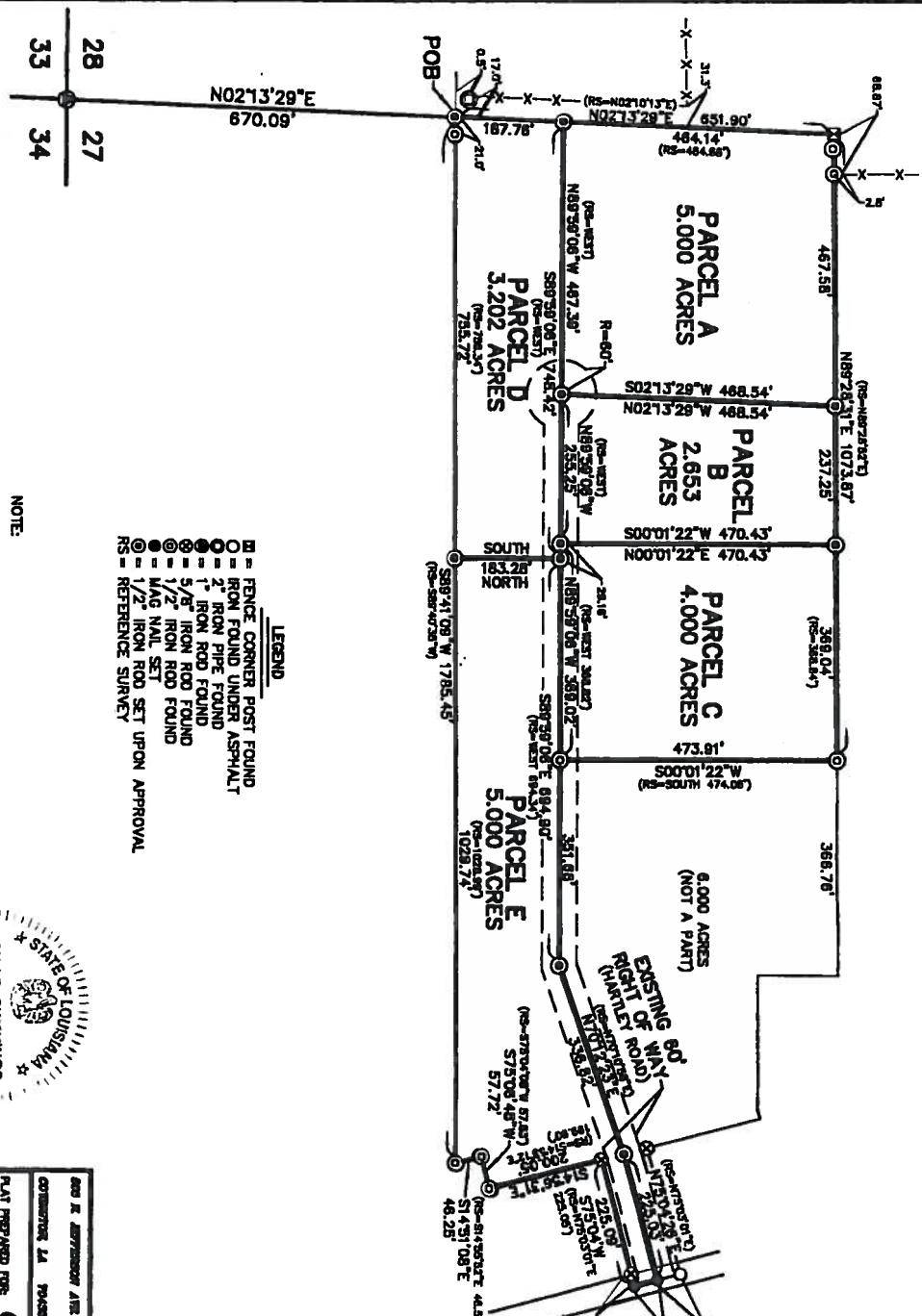
REVISED: SHOWING NAME  
CHANCE C-14-7716

- LEGEND**
- = FENCE CORNER POST FOUND
  - = IRON FOUND UNDER ASPHALT
  - = 2" IRON PIPE FOUND
  - = 1" IRON ROD FOUND
  - = 5/8" IRON ROD FOUND
  - = 1/2" IRON ROD FOUND
  - = 1/4" IRON ROD SET
  - = 1/2" IRON ROD SET UPON APPROVAL
  - RS = REFERENCE SURVEY

**NOTE:**  
This property is located in Flood Zone C,  
per F.E.M.A. Map No. 225205 0160 B,  
dated March 1, 1984.

**REFERENCE SURVEY:**  
Survey for Team Management by George B.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE EASEMENTS AND/OR  
RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY EASEMENTS AND/OR  
RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH



REVOCATION/CLOSINGS

REVIEW

REVOCATION STAFF ANALYSIS REPORT  
(Revised as of June 2, 2015)

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:**

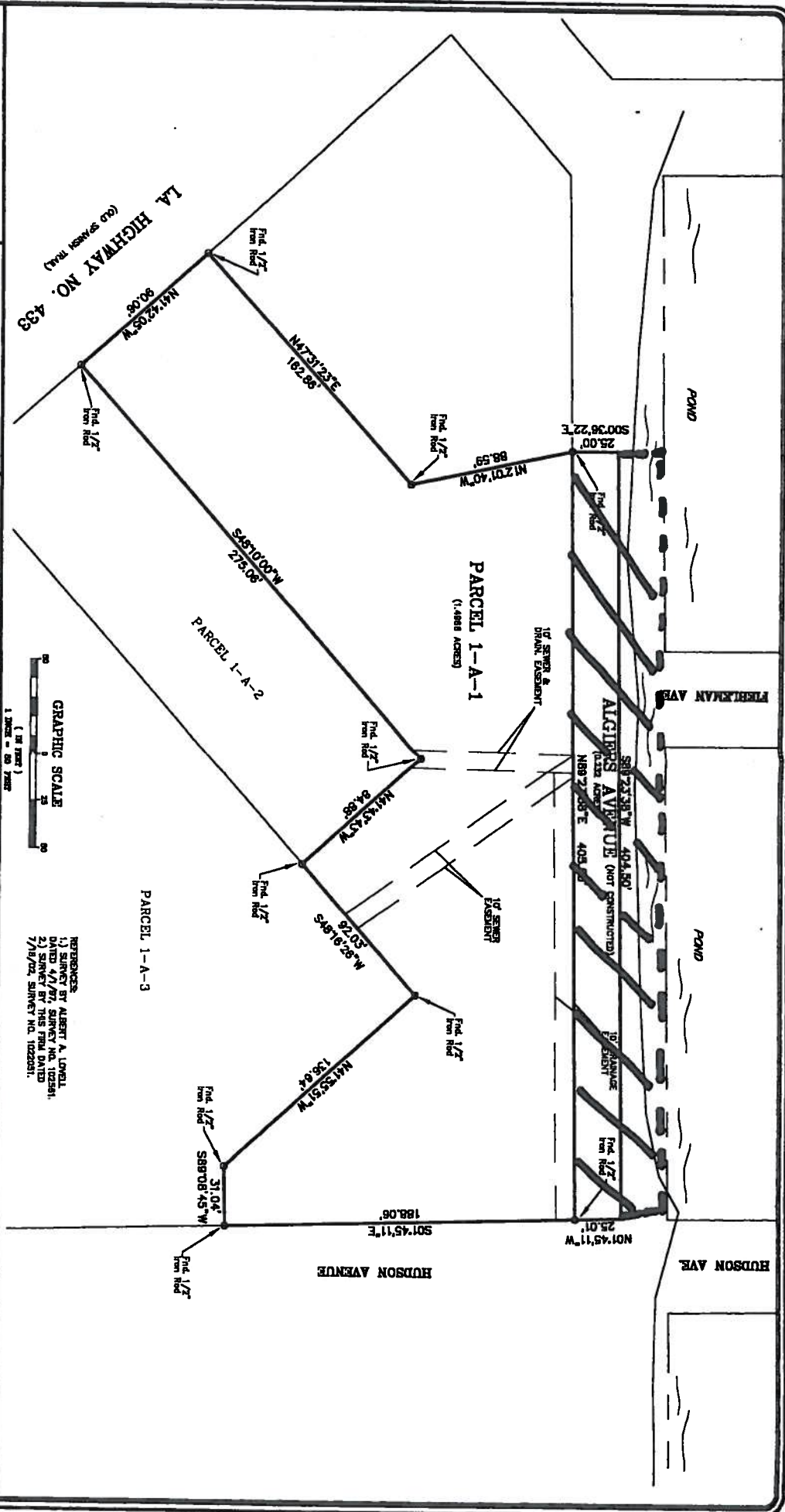
The applicant wishes to revoke approximately a 50' wide strip of Algiers Avenue to be used for expanding the size of his commercial lot to the south (Lot 1-A-1). Portions of said right-of-way have been revoked in the past and the right-of-way abuts a large pond to the north that significantly reduces the value of the right-of-way for access purposes.

Additionally, it's our understanding that the applicant will seek the annexation of said right-of-way, once revoked by the parish, into the City of Slidell since his lot is also in the city limits.

**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 other than to benefit the applicant's interests.

Therefore, the staff has no objections to the proposed revocation request subject requested revisions to the survey plat, and to said property being assimilated into the applicant's lot to the south through the City of Slidell's resubdivision/assimilation process once the annexation has been accomplished.



DORMANT  
SUBDIVISION  
REVIEW



**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of June 2, 2015)**

CASE NO.: SD12-08-005

SUBDIVISION NAME: RIVER PARK ESTATES, PHASE 1 (DORMANT) (RESUBMITTED)

DEVELOPER: River Park Estates, LLC  
22161 Marshall Road  
Mandeville, LA 70471

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

SECTION 18  
TOWNSHIP 6 South  
RANGE 11 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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

TOTAL ACRES IN DEVELOPMENT: 22.564

NUMBER OF LOTS: 78 AVERAGE LOT SIZE: 60' x 120'

SEWER AND WATER SYSTEMS: Central

ZONING: SA

FLOOD ZONE DESIGNATION: C

TENTATIVE APPROVAL GRANTED: N/A

**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:

**Hydrologic Analysis**

- a. The whole acreage is needed in the hydrological calculations;
- b. Show the drainage basin "4s" and how it drains;
- c. Revise table 3 to account for new acreage;



- d. Revise table 3 to show CN assuming all developable lots are to be developed;
- e. Revise hydrological calculations to show culverts under and along MP Planche Road. Show how this will effect pond staging. Show that roadside ditch along MP Planche Road is adequate;

#### Subdivision Plat

- f. Revise restrictive covenant #11 to also require the finished floor elevation to meet FEMA flood zone requirements;
- g. Ponds needs to be included into Phase 1 of development;

#### Paving and Drainage Plan

- h. Show cross-section of pond outfall, existing ditches, and primary outfall;
- I. Verify adjacent grades along MP Planche roadside ditches are at least 42.05';
- j. Ponds need to be included into Phase 1 of development;
- j. Culvert schedule must specify metal pipe type consistent with roughness coefficients used. Note no reduction in size for RCP or PCVCP;

#### Traffic

- k. Need to add end of Road Barricade callout on the plans;
  - l. All LADOTD requirements must be satisfied including any required turn lanes at the intersection of MP Planche Rd. and Hwy 25 or at the future intersection of River Park Drive and Hwy 25.
- 3. A funded Maintenance Obligation in the amount of **\$10,000** is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.
  - 4. No Mandatory Developmental fees are required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

#### **Department of Development - Planning**

- 1. The developer needs to provide this office with a recreational development plan for the park area prior to receiving a "full" work order from the Department of Engineering in conjunction with preliminary subdivision approval.

PRELIMINARY  
SUBDIVISION  
REVIEW

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 2, 2015)*

CASE NO.: SD07-04-009P

SUBDIVISION NAME: TANTELLA RANCH (*Proposed Name Change to Magnolia Mound*)

DEVELOPER: Bruno Brothers Real Estate Management and Development

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc./John Cummings & Associates

SECTION 16 & 21                      WARD: 1  
TOWNSHIP 6 South                  PARISH COUNCIL DISTRICT: 3  
RANGE 10 East

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

TOTAL ACRES IN DEVELOPMENT: 219.35

NUMBER OF LOTS: 189                  AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: PUD

FLOOD ZONE DESIGNATION: "A" & "B"

TENTATIVE APPROVAL GRANTED: April 11, 2007

PUD MODIFICATION GRANTED: Approved at the January 6, 2015 Zoning Meeting

STAFF COMMENTARY: This project was postponed at the March 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**

- a. Show location of nature conservancy on Sheet 2. State the following: "Nature Conservancy to remain untouched" on sheets 1 and 2.
- b. Remove culvert from sheets 1 and 2.

## PAVING AND DRAINAGE

- c. Show detail of utility and cross culverts within the street right of ways and servitudes in accordance with Sec. 40-32.03 Subsection 8 of the S/D Ordinance #499. Note # 5 is illegible and the bedding material should be to half the pipe diameter.
- d. Need culvert schedule.
- e. All corner lots need to have no access servitude or specified culvert size.
- f. Lot 45 needs to have an 18" culvert..
- g. Remove the extra west culvert invert label on branch crossing.
- h. Show a typical x-section of the 29' drainage servitude not between lots.
- i. Label all servitudes, drainage servitudes between lots should be 38'.

## TRAFFIC AND SIGNAGE

- j. An updated TIA must be submitted.
- k. A DOTD driveway permit must be obtained before a work order will be issued.

## SEWER AND WATER

- l. Add lot numbers to lots 185-189 on Sheet C4.

## GENERAL

- m. Magnolia Mound development consists of 219.35 acres. 106.85 acres of the 219.35 acres will be donated to a Nature Conservancy. The developer is requesting that the 106.85 acres not be included in the hydrologic analysis for a reduction of peak run off of 25% as required by the ordinance.

The Department of Engineering has no objection to this departure of the ordinance provided that the subdivision plat show the following note - "Nature Conservancy to remain untouched."

The following action is required -

## SECTION 40-100.0 WAIVER OF REGULATIONS

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

3. A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the subdivision.
4. Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

**Department of Environmental Services**

None

**Department of Development - Planning**

1. The developer needs to depict the exact location of the walking path on the plat and provide a typical cross section on the plat depicting the width and type of materials to be used for the construction of said walking path.



FINAL  
SUBDIVISION  
REVIEW

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of June 2, 2015)**

CASE NO.: SD02-07-019F

SUBDIVISION NAME: WADSWORTH

OWNER: The Azby Fund and Wadsworth Estates, LLC

ENGINEER/SURVEYOR: GEC, Inc.

SECTION 33  
TOWNSHIP 7 South  
RANGE 12 East

WARD: 4  
PARISH COUNCIL DISTRICT: 5

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

TOTAL ACRES IN DEVELOPMENT: 160.0587

NUMBER OF LOTS: 5                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY: The developer's engineer has requested Postponement to the July 14, 2015 meeting.

**Department of Engineering**

**Department of Development - Planning**





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



May 19, 2015

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

RE: Wadsworth  
Job No: 101-000

Dear Mr. Keller:

The purpose of this letter is to request, on behalf of the Owners of this project, Wadsworth Estates LLC and The Azby Fund, to postpone the discussion of Final Approval of this project by St. Tammany Parish Planning Commission until the scheduled meeting of July 14, 2015.

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

Thank you in advance for your consideration to this request.

Very Truly Yours,

Alejandro Flores  
Senior Project Manager

Cc: Earl J. Magner, P.E., P.L.S.  
Charles E. Williams, P.E.  
Greg Gordon  
Patrick Fitzmorris  
Warren Treme

**Celebrating 29<sup>th</sup> Anniversary**

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

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 2, 2015)*

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

SUBDIVISION NAME: BEDICO CREEK, PARCEL B, "HERON POINT" *(Formerly 1-A)*

DEVELOPER: Bedico Creek Preserve, LLC

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION 5, 6, 7 & 8  
TOWNSHIP 7 South  
RANGE 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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

TOTAL ACRES IN DEVELOPMENT: 22.84

NUMBER OF LOTS: 16                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

**STAFF COMMENTARY:** The project was postponed at the May 12, 2015 meeting.

**Department of Engineering**

1. Periodic inspections have been made by this office during construction and the final inspection was made on 5/1/2015. The inspection disclosed that concrete roads are not constructed, road shoulders are not constructed and the roadside swales need to be graded for positive flow into existing catch basins.
2. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
  - a. Need base test results
  - b. Need concrete test results.
  - c. Need engineer's stamp on As-Built
  - d. Ditch invert at each corner showing positive flow on paving & drainage As-Built.
  - e. Need 911 addresses on plat\
  - f. Need developer's signature on plat.

- g. Need street name signs.
  - h. Need traffic signs.
  - i. Need blue reflectors at fire hydrants.
  - j. Need As-Built signage plan
  - k. Existing drainage structures need to be cleaned of any sediment.
  - l. Need unlimited work order; Preliminary comments need to be addressed.
  - m. Provide Tammany Utilities with a set of as-built plans.
  - n. A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
  - o. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1050 linear feet x \$25.00 per linear foot = \$26,250 for a period of five (5) year.
  4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
  5. No Mandatory Developmental Fees are required since a public hearing was held prior to January 1, 2005.

**Department of Development - Planning**

None

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of June 2, 2015)**

CASE NO.: SD12-08-005F1

SUBDIVISION NAME: RIVER PLACE (*Request Name Change to River Club*)

DEVELOPER: Delta Land Holding, LLC  
P. O. Box 1810  
Covington, LA 70434

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

SECTION 47 & 49  
TOWNSHIP 7 South  
RANGE 11 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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

TOTAL ACRES IN DEVELOPMENT: 48.71

NUMBER OF LOTS: 55                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A9, B & C

**STAFF COMMENTARY:**

**Department of Engineering**

1. Periodic inspections have been made by this office during construction and the final inspection was made on May 28, 2015. The inspection disclosed that 90% of the concrete roads are constructed, road shoulders need to be constructed and the roadside swales need to be graded to provide positive flow.
2. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
  - a. Entrance roadway complex needs to be constructed along with the section of River Club Drive west of Lot 108;
  - b. Remove note in vicinity of pier and slips that "River Access, gazebo/picnic pier and slips" are in phase 2 since they will be in phase 1;

- c. The delineation line for phase 1 on the As-Built plan needs to agree with the subdivision plat;
  - d. The Department of Engineering needs to be present when the waterway is connected to the Tchefuncte River;
  - e. Need base test results;
  - f. Need concrete test results;
  - g. Need Utility trench bedding test results;
  - h. Need Utility trench backfill results (paved and non paved areas);
  - i. Need invert elevations of roadside swales at each property corner;
  - j. Need floppy disk or latest format;
  - k. Need 9-1-1 address;
  - l. Need street names signs;
  - m. Need traffic signs;
  - n. 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 3020 linear feet x \$25.00 per linear foot = \$75,500 for a period of two (2) years.
4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
5. Mandatory Developmental Fees are required as follows:
- Road Impact Fee = \$1,077 per lot x 55 lots = \$59,235  
Drainage Impact Fee = \$1,114 per lot x 55 lots = \$61,270

Fees are due before subdivision plats can be signed.

**Department of Development - Planning**

None

# OLD BUSINESS

## Ron Keller

---

**From:** Kelly Mchugh <kjm@kellymchugh.com>  
**Sent:** Friday, May 15, 2015 10:17 AM  
**To:** Ron Keller  
**Cc:** Jeremy R. Harrison; Colleen H. Hattaway; awb@jonesfussell.com  
**Subject:** River Place (Club)

Ron,

I promise this will be the last request to change the name of River Place back to River Club.

We appreciate your patience with this this request.

Thanks,

*Kelly McHugh*

**Kelly McHugh & Associates, Inc.**

845 Galvez Street

Mandeville, LA 70448

(985)626-5611

fax (985)626-5033



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

# **St. Tammany Parish Government**

## **Department of Engineering**

P. O. Box 628  
Covington, LA 70434  
Phone: (985) 898-2552  
Fax: (985) 898-5205  
Email: eng@stp.gov.org

June 2, 2015

### **OLD BUSINESS**

*June 9, 2015 Agenda*

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

Re: Enter Parish Right of Way (Res. No. 13-041)  
550 Feet of the Unopened Portion of Partridge St.  
Dove Park S/D

Honorable Commissioners:

The above referenced resolution was adopted on May 14, 2013 (copy attached for ready reference).

The resolution states that the petitioner must submit all documentation within six (6) months from the date of adoption.

The petitioner had not furnished all documentation and was granted an extension of time at the April 8, 2014 meeting. Time has expired for this extension and he is now requesting a second extension.

Since the time has expired for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with the project.

The Department of Engineering has no objection to extension.

### **ACTION REQUIRED:**

Extend adoption date to 6/9/15, thereby extending the six (6) months submittal of documentation to 12/9/15 and the completion date to 6/9/17.

Sincerely,

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

xc: Honorable Marty Gould  
Mr. Michael J. Noto  
Ms. Leslie Long  
Mr. Greg Gorden  
Mr. Earl J. Magner, P.E., P.L.S.

Mr. Paul Carroll, P.E.  
Mr. Jay Watson, P.E.  
Mr. Ron Keller  
McCalman, LLC



MAY 1 2015

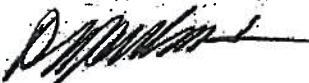
To: ST. TAMMANY Parish Government  
Dept of Engineering  
ATT: Charles Williams - Dir. of Engineering  
EARL MAGNER, P.E. P.L.S.


From: McCalman LLC  
139 Bader LN Cov. LA. 70434

Ref - Resolution No. 13-041 (Enter Parish Right of Way)  
Specifically 550ft of the un-opened portion of  
Partridge ST (ROAD ID # R04D016) for the  
purpose of gaining access to property. Dove Park Subd.  
WARD 4 DISTRICT 5

DEAR SIR,

AT THIS TIME WE (McCalman LLC)  
Respectfully request a six-month extension on  
the above resolution which was originally granted  
and approved on June 11, 2013. Any co-operation  
REGARDING this matter will be greatly appreciated.  
Please feel free to contact me @ 850-736-6311

Respectfully Submitted  
Dale McWilliams  


McCalman LLC  
Samuel M. Gump  
x 

NOTE: THE ABOVE PROJECT WAS NOT  
STARTED DUE TO A DELAY OF THE  
SALE OF ADDITIONAL LOTS ON THIS  
RIGHT OF WAY THAT WE JUST PURCHASED.  
THANK'S