

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JULY 14, 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 JUNE 9, 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

Entering Parish Right-of-Way (Powell Drive), Ward 8, District 14
Request to enter Parish right-of-way for the purpose of making roadway improvements
Debtor: Southern Race Trac Petroleum, L.L.C. Parish Council District Representative: Hon. T.J. Smith

Entering Parish Right-of-Way (Josephine Street), Ward 3, District 2
Request to enter Parish right-of-way for the purpose of laying fiber optic cable
Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. Dennis Sharp

MINOR SUBDIVISIONS

MS15-06-025

A 3.07 acre parcel into tracts A & B, Ward 7, District 7
Owner: David Scalfano Surveyor: John E. Bonneau & Associates
Parish Council District Representative: Hon. Jacob Groby

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

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JULY 14, 2015
MANDEVILLE, LOUISIANA

PETITIONS/REQUESTS
ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV15-07-001

Revocation of a portion of Azalea Drive, Flowers Estates Subdivision, Ward 1, District 1
Applicant: Viola Living Trust & Terry and Gary O'Brien Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

REV15-07-002

Revocation of a portion of 6th Street, Chinchuba Subdivision, Ward 4, District 4
Applicant: 675 Properties, L.L.C. Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. Reid Falconer

RESUBDIVISION REVIEW
DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

SD15-07-003

Wingfield, Ward 1, District 3
Developer/Owner: Robert Bruno Engineer: Arrow Engineering & Consulting
Parish Council District Representative: Hon. James "Red" Thompson

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 JUNE 9, 2015 MEETING)

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
(POSTPONED AT THE JUNE 9, 2015 MEETING)

**AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JULY 14, 2015
MANDEVILLE, LOUISIANA**

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 JUNE 9, 2015 MEETING)

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE AUGUST 11, 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")

(POSTPONED AT THE JUNE 9, 2015 MEETING)

Northpointe Business Park, Phases 1 thru 4, Ward 1, District 3

Developer/Owner: Northpointe Business Park, L.L.C. Engineer: Acadia Land Surveying, L.L.C. &

Arrow Engineering & Consulting

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

(Request by developer to amend the detention areas)

Audubon Lakes, Phases 1, 2A, 2B, 3 and 4, Ward 4, District 5

Parish Council District Representative: Hon. Marty Gould

(Dedication of Certain Roadways to the Parish - Legal to present)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JUNE 9, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

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

CALL TO ORDER

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

ROLL CALL

Present: Cazaubon, Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Drumm

Absent:

Staff Present: Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson, Paul Carroll

INVOCATION

The Invocation was presented by Cazaubon.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Davis.

APPROVAL OF THE MAY 12, 2015 MINUTES

Lorren moved to approve, second by Davis.

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

Nay:

Abstain: Richard

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.

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

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JUNE 9, 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 INDEFINITELY AT THE APRIL 14, 2015 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

Richard moved to place this item back on the agenda. Second by Matthews.

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

Nay:

Abstain:

Davis moved to approve, second by Doherty.

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

Nay:

Abstain:

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

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, Kelly McHugh/engineer
Opposition: Heather Long/property owner

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JUNE 9, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Richard moved to approve, second by Lorren.

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

Nay: Doherty

Abstain:

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)

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

Matthews moved to postpone until the July 14, 2015 meeting. Second by Doherty.

Yea: Cazaubon, Lorren, Richardson, Matthews, Mannella, Doherty, Drumm

Nay: Davis, Richard, Willie

Abstain:

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)

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 until the July 14, 2015 meeting. Second by Richard.

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

Nay:

Abstain:

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JUNE 9, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

FINAL SUBDIVISION REVIEW

SD02-07-019F

Wadsworth, Ward 4, District 5

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

Parish Council District Representative: Hon. Marty Gould

(POSTPONED AT THE MAY 12, 2015 MEETING)

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE JULY 14, 2015 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

Matthews moved to postpone until the July 14, 2015 meeting. Second by Willie.

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

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.

(POSTPONED AT THE MAY 12, 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 Richard.

Yea: Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Doherty, Drumm

Nay:

Abstain:

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

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

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JUNE 9, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Davis moved to grant final approval, second by Lorren.

Yea: Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Doherty, Drumm

Nay:

Abstain:

DEVELOPMENTAL AGREEMENTS

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD07-04-009P

Tantella Ranch, Ward 1, District 3

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

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

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

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

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

Matthews moved to postpone until the July 14, 2015 meeting. Second by Davis.

Yea: Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Doherty, Drumm

Nay:

Abstain:

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")

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

Lorren moved to approve name change request, second by Richardson.

Yea: Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Doherty, Drumm

Nay:

Abstain:

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, JUNE 9, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

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 2nd extension of time to supply documentation)
A Public Hearing was opened for discussion of this case and the following individual(s) provided
testimony in favor of this request: Mike Martin/DMM Construction Opposition: none

Matthews moved to grant a 3 month extension, second by Doherty.

Yea: Lorren, Richardson, Richard, Willie, Matthews, Davis, Mannella, Doherty, Drumm

Nay:

Abstain:

NEW BUSINESS

ADJOURNMENT

**Mr. Dave Mannella
Chairman**

(CONSENT CALENDAR)

ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS

Draft Date: July 14, 2015

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING RACE TRAC PETROLEUM, LLC TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING RACE TRAC PETROLEUM, LLC; 3225 CUMBERLAND BLVD, SUITE 100; ATLANTA, GA 30339; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY A SECTION OF POWELL DRIVE FOR THE PURPOSE OF OVERLAYING THE ROADWAY.

WARD 8 DISTRICT 14

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 road design must meet the asphalt road standards as established under the "Subdivision Regulatory Ordinance." 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 \$13,200 for a period of six (6) months.
8. That the petitioner agrees to post a Warranty Obligation upon completion of the project.

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

10. That the petitioner and any assignees agrees to provide maintenance for this project at his/her own expense until such time as the Parish agrees to accept these improvements into the Parish's Selective Road Maintenance System.

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

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

13. That the petitioner submit as-built drawings certifying that the work was completed in accordance with the approved plan.

14. 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:

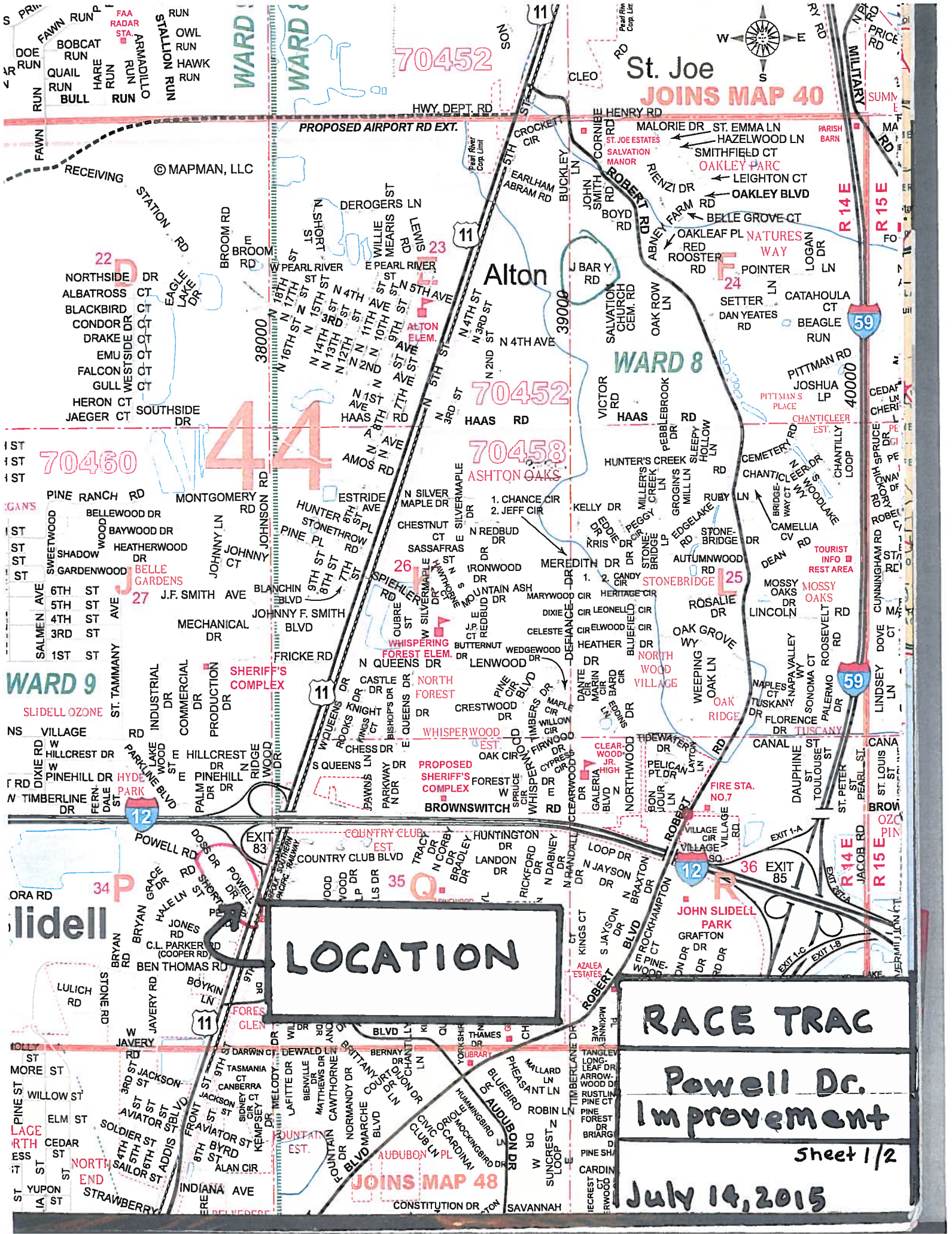
ABSENT:

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

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

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



LOCATION

RACE TRAC

Powell Dr.
Improvement

Sheet 1/2

July 14, 2015

(Draft Date 7/14/15)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

**TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT, LLC
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 156
ST. ANTHONY STREET; MOBILE, AL 36603; PERMISSION
TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY
JOSEPHINE ST. FOR THE PURPOSE OF LAYING FIBER
OPTIC CABLES.
WARD 3 DISTRICT 2**

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 \$7,600 for a period of six (6) months.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.

9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

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

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

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

YEA:

NAY:

ABSTAIN:

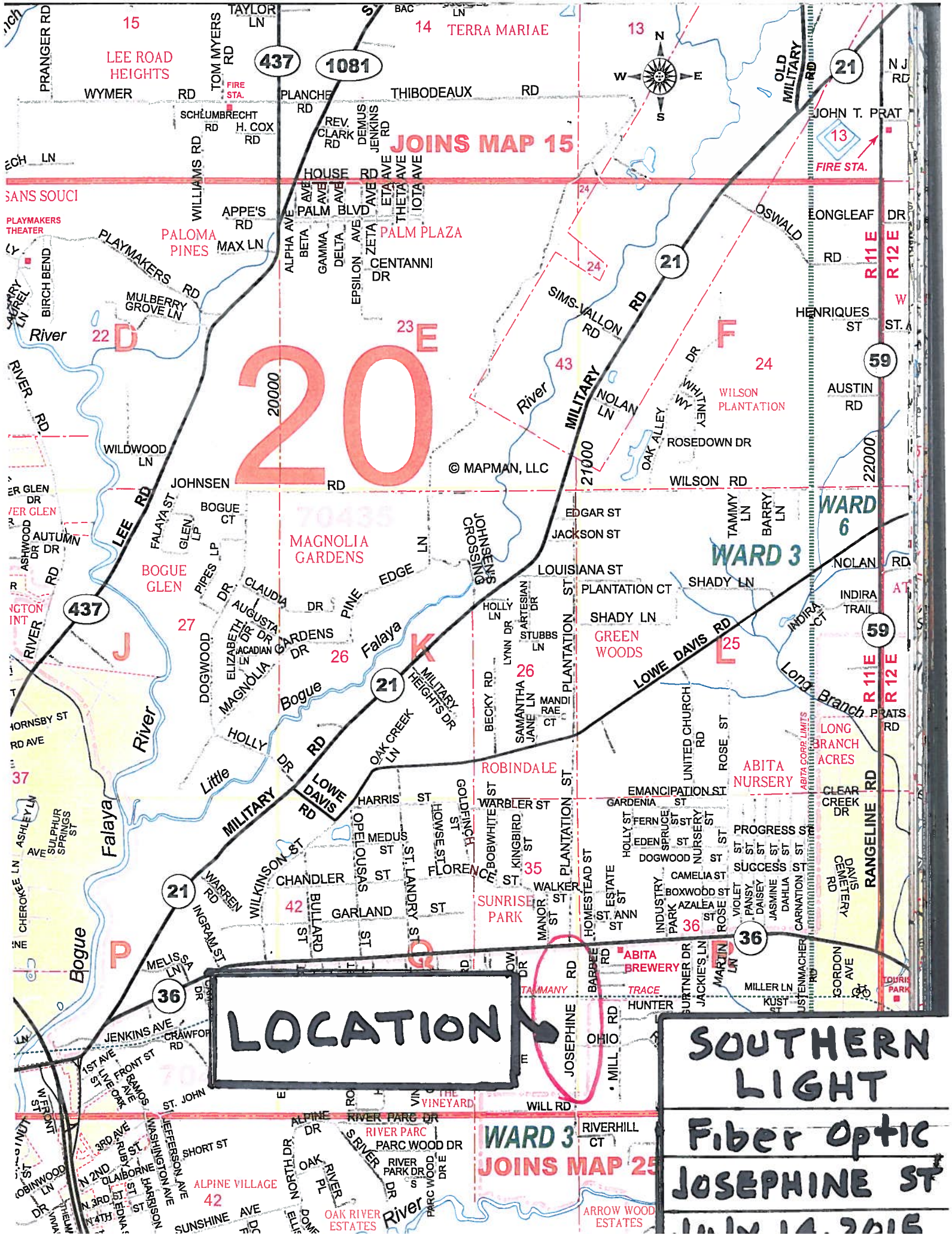
ABSENT:

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

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

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



LOCATION

SOUTHERN
LIGHT
Fiber Optic
JOSEPHINE ST
July 14, 2016

FIBER OPTIC INSTALLATION

APPROVED:

JOB # LS06101101

UNDERGROUND: EST - 7,2021 / ACT -

AERIAL: N/A

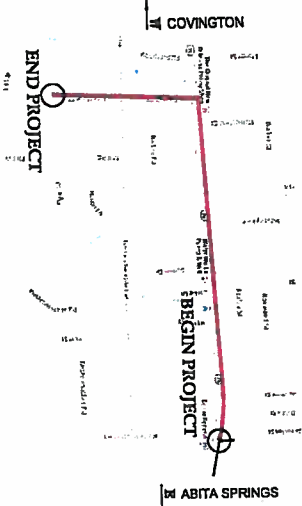
TOTAL FIBER: EST - 7,202' / ACT -

AERIAL FIBER

UNDERGROUND FIBER

EXISTING

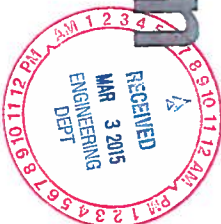
N ST BENEDICT



southern
light



FEBRUARY 23, 2015



Engineering Science PRELIMINARY PLAN



PROJECT MANAGER: DONALD COOPER - (251) 209-4155
ENGINEER: BARRY BUCHANAN - (251) 654-7186
PROJECT CONTACT: JENNIFER MCCARTY - (251) 445-1667
CAROLINA WEAVER - (251) 445-1048

DATE	DWG. NAME	DESCRIPTION	AS-BUILT
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	LEGEND	
		REFERENCE
02/20/15	CROCCOV-31-04	UG - LA 35
02/20/15	CROCCOV-43	UG - CROSSING LA 39
02/20/15	CROCCOV-36-07	UG - JOSEPHINE ST
02/20/15	TMCOCV-41	TO SITE LOCATION
02/20/15	TMCOCV-42	TO SITE LOCATION DETAIL
02/20/15	TMCOCV-43	SITE MAP

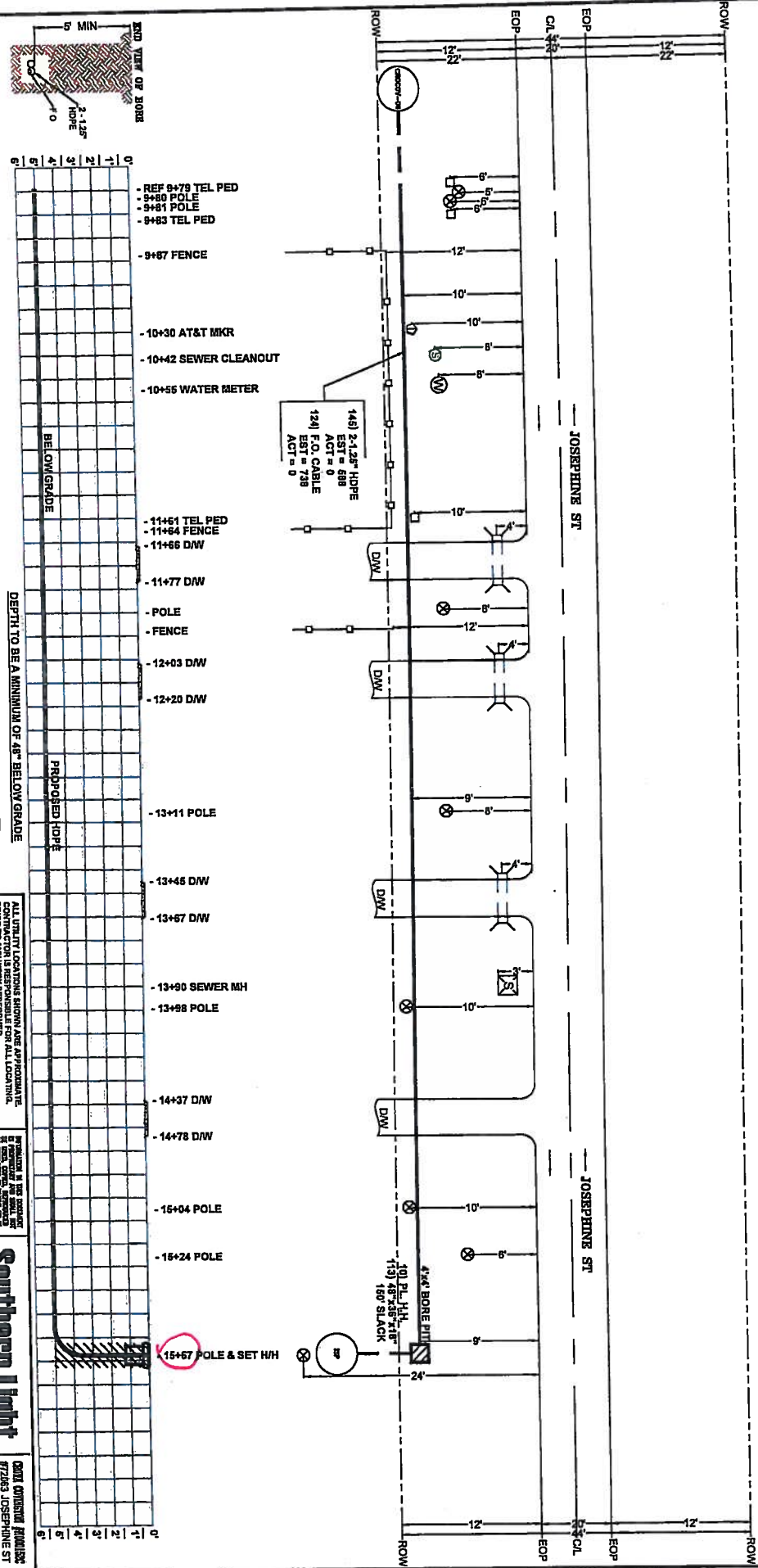
[illegible]



SPEED
LIMIT
45

12) PULL FIBER
EST = 738
ACT = 0

20) DIR. BORE 2-1.25"
EST = 898
ACT = 0



DEPTH TO BE A MINIMUM OF 45" BELOW GRADE

0	1	2	3	4	5	6
REF 9+78 TEL PED						
9+80 POLE						
9+81 POLE						
9+83 TEL PED						
9+87 FENCE						
10+30 AT&T MKR						
10+42 SEWER CLEANOUT						
10+55 WATER METER						
11+61 TEL PED						
11+64 FENCE						
11+65 DW						
11+77 DW						
POLE						
FENCE						
12+03 DW						
12+20 DW						
13+11 POLE						
13+45 DW						
13+67 DW						
13+90 SEWER MH						
13+98 POLE						
14+37 DW						
14+78 DW						
15+04 POLE						
15+24 POLE						
15+67 POLE & SET N/H						

ALL UTIL LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING. CONTRACT IDENTIFIER: LBNH 28-113-1178



Southern Light

DATE	REVISIONS	PROJ. NO.	DATE
		77283 JOSEPHINE ST	02/20/18
ROUTE NO.	ROUTE NAME	DRW. BY	DRW. NO.
N/A	N/A	L. BEACH	CR000Y-07

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

(8) members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Department of Engineering

None

Department of Environmental Services

None

June 18, 2015

Chairman of Planning Commission
St. Tammany Parish

Re: Wavier Request - Krentel Rd.

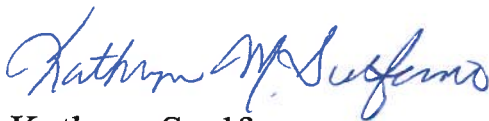
Dear Sir;

We are requesting a waiver on the minimum lot size in a Minor Resubdivision (one acre). The waiver is requested for our property on Krentel Road near highway 434.

Sincerely,



David Scalfano



Kathryn Scalfano

1750 Old Mandeville Lane
Mandeville, LA 70448

SECTION CORNER COMMON TO
SECTIONS 7, 8, 17, & 18,
TOWNSHIP 8 SOUTH, RANGE 13 EAST,
ST. TAMMANY PARISH, LOUISIANA.



5 NAIL CLUSTER
FOUND IN C/L OF ST.

PK NAIL
FOUND

PK NAIL
FOUND

PK NAIL
SET

PK NAIL
FOUND

1/2" IRON
ROD SET

HIGHWAY
MONUMENT
FOUND

1/2" IRON
PIPE FOUND

1/2" IRON
PIPE FOUND

1/2" IRON
ROD SET

1/2" IRON
ROD SET

TRACT A
3.07 ACRES
(33,757.6 SQ. FT.)

TRACT B
3.07 ACRES
(33,757.6 SQ. FT.)

DRAINAGE DITCH
APPROXIMATE LOCATION

KRENTEL ROAD

30' STREET SERVITUDE

KRENTEL ROAD

APPROVALS:

CHAIRMAN OF THE PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED

MAP FILE NO.

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JOHN E. BONNEAU & ASSOCIATES, INC.

THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "D" SURVEY.

BUILDING SETBACK LINES:

FRONT N/A
SIDE N/A
REAR N/A

REFERENCE SURVEY: Survey by John E. Bonneau & Associates, Inc. dated June 19, 2003, having survey No. NES 203388-4

BASIS FOR BEARINGS: The Reference Survey.

FLOODZONE NOTE: This is to certify that I have consulted the Federal Insurance Administration Flood Hazard Boundary Maps and found the property described is located in Flood Zone(s) "C" with a Base Flood Elevation of N/A in accordance with Community Panel No. 225205 0385 C; Revised: OCTOBER 17, 1989

A RESUBDIVISION MAP OF
A 3.07 ACRE PARCEL OF LAND,
into

TRACTS A & B
situated in

SECTION 17, T-8-S, R-13-E
St. Tammany Parish, Louisiana
for

ST. TAMMANY PARISH COMMUNICATIONS DISTRICT NO. 1 & 2
DAVID BRUCE SCALFANO

Survey No. 2015 265
Date: MAY 20, 2015

Drawn by: JCB
Revised:

Scale: 1" = 80'

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

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

Servitudes shown hereon are not necessarily exclusive. Servitudes of record as shown on title opinion or title policy will be added hereto upon request, as surveyor has not performed any title search or abstract.

This Survey is Certified
True and Correct By

JOHN E. BONNEAU
Survey No. 4423
Professional Land Surveyor

John E. Bonneau
Professional Land Surveyor
Registration No. 2227

JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

633 NORTH LOTUS DRIVE • MANDEVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: info@jebcosurvey.com

REVOCATION/CLOSINGS

REVIEW

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV15-07-001

NAME OF STREET OR ROAD: Azalea Drive

NAME OF SUBDIVISION: Flower Estates

WARD: 1 PARISH COUNCIL DISTRICT: 1

PROPERTY LOCATION: The property is located at the far southern end of Azalea Drive, west of Covington, Louisiana.

SURROUNDING ZONING: Single Family Residential

PETITIONER/REPRESENTATIVE: Viola Living Trust & Terry & Gary O'Brien

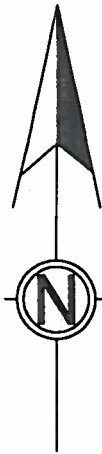
STAFF COMMENTARY:

The applicants seek to purchase the right-of-way at the far southern end of Flower Estates subdivision.

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 following conditions:

- a.) The right-of-way being assimilated into the adjacent properties through the parish's minor resubdivision process; and
- b.) Notarized letters of no objection are needed from Atmos Energy and Charter cable.



REFERENCE BEARING:
Iron Rod A to Iron Rod B
S00°58'W
(per Reference Survey No. 2)

BEGONIA DRIVE
(ASPHALT)

AZALEA DRIVE (ASPHALT)

LOT 1C

AZALEA DRIVE
AREA TO BE REVOKED

ASPHALT
DRIVEWAY

ASPHALT
DRIVEWAY

LOT 2C

ASPHALT
DRIVEWAY

LOT 273

LEGEND

- ⊗ = 1/2" IRON PIPE FOUND
⊙ = 1/2" IRON ROD FOUND

GRAVEL
DRIVEWAY

LOT 3C

AZALEA DRIVE
AREA TO BE REVOKED

SOUTH LINE OF SUBDIVISION

NOTES:

1. 1/2" IRON RODS TO BE SET UPON APPROVAL.
2. This property is located in Flood Zone A11, per F.E.M.A. Map No. 225205 0230 C, dated October 17, 1989.
3. No utilities in the area of Azalea Drive to be revoked.
4. Azalea Drive is also known as South Azalea Drive.

REFERENCE SURVEY:

1. Plat of Flower Estates by Robert A. Berlin, Surveyor, filed St. Tammany Parish Clerk of Court Map File No. 19C.
2. Survey for Flowers Inc. by Ned R. Wilson, Surveyor, dated September 11, 1991, filed St. Tammany Parish Clerk of Court Map File No. 1083B.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVITUDES AND/OR RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVITUDES AND/OR RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION AND/OR INFORMATION FURNISHED THE UNDERSIGNED. A TITLE OR PUBLIC RECORD SEARCH FOR SUCH INFORMATION WAS NOT MADE BY THE UNDERSIGNED IN COMPILING DATA FOR THIS SURVEY.

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

FAX (985) 892-9250

503 N. JEFFERSON AVENUE

COVINGTON, LA 70433

PLAT PREPARED FOR: **Dale Viola, et al**

SHOWING A SURVEY OF: A STREET REVOCATION OF A PORTION OF AZALEA DRIVE, FLOWER ESTATES SUBDIVISION, LOCATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

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

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 50'

JOB NO. 12211

DATE: 10-17-2012

REVISED: 11-26-2014



REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV15-07-002

NAME OF STREET OR ROAD: 6th Street

NAME OF SUBDIVISION: Chinchuba

WARD: 4 PARISH COUNCIL DISTRICT: 4

PROPERTY LOCATION: The property is located at the far norther end of Chinchuba subdivision, north of Mandeville, Louisiana.

SURROUNDING ZONING: Commercial

PETITIONER/REPRESENTATIVE: 675 Properties, L.L.C.

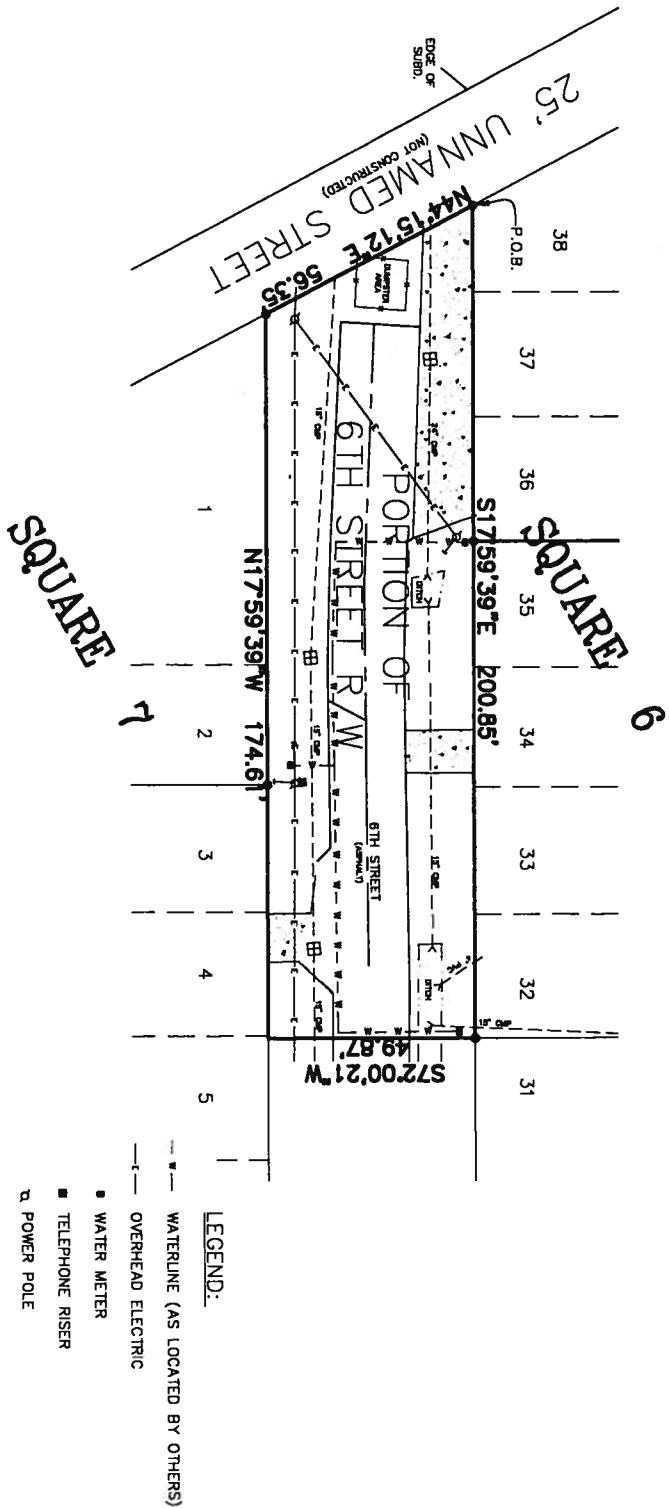
STAFF COMMENTARY:

As part of Florida Marine Transport's future business expansion plans, the applicant is seeking the revocation of a portion of 6th and assimilate said street into their collective properties.

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 right-of-way being assimilated into the adjacent properties through the parish's minor resubdivision process.

Recreation of:
A PORTION OF 6TH ST. RIGHT OF WAY
CHINCHUBA SUBDIVISION
ST. TAMMANY PARISH, LOUISIANA

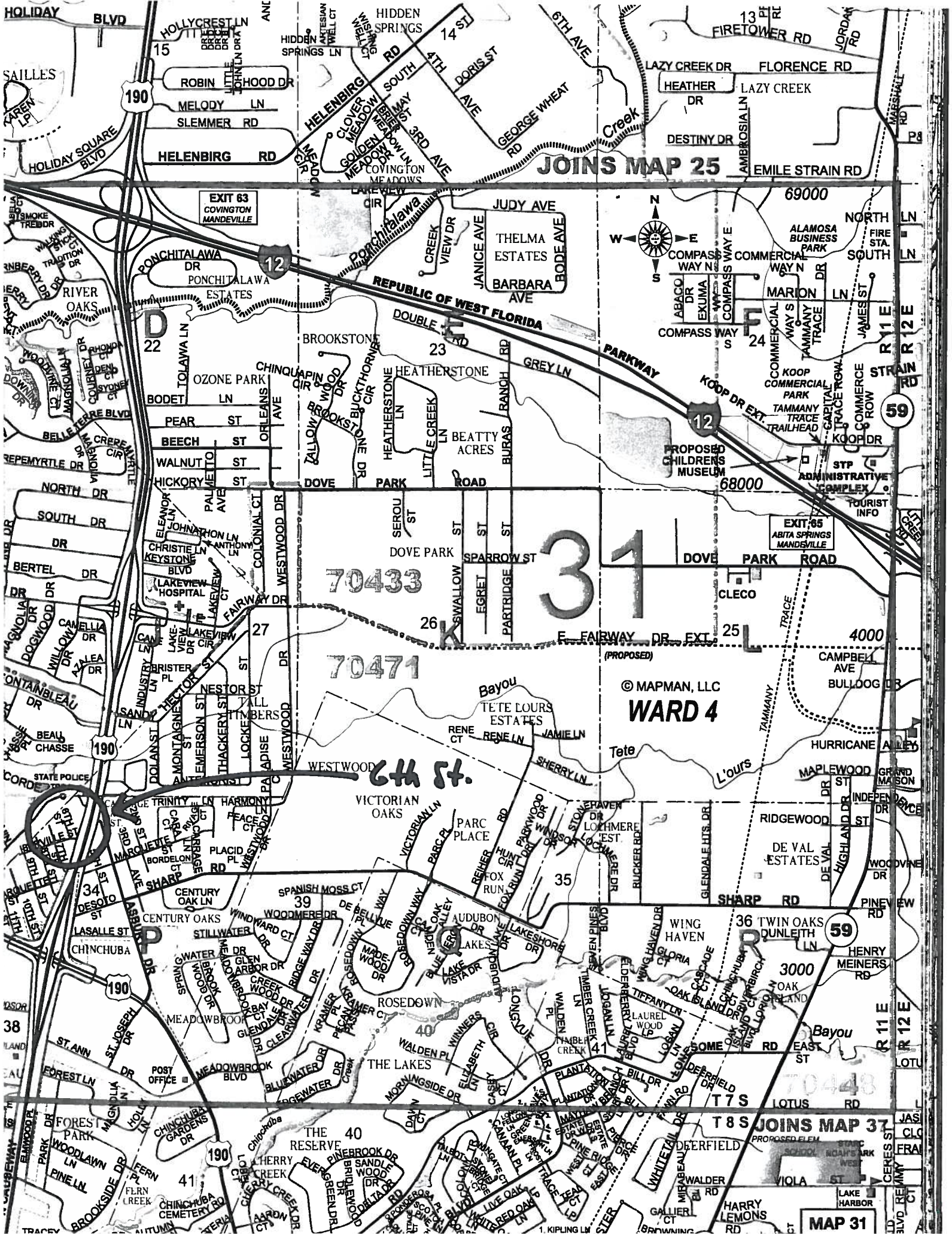


PROPERTY DESCRIPTION: PORTION OF 6TH STREET R/W COMMENCING FROM THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF SIXTH STREET AND THE SOUTHERLY RIGHT OF WAY LINE OF A 25 FOOT UNNAMED STREET, ALSO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING GO: SOUTH 7 DEGREES 59 MINUTES 39 SECONDS EAST, A DISTANCE OF 200.85 FEET; THENCE GO SOUTH 72 DEGREES 00 MINUTES 21 SECONDS WEST, A DISTANCE OF 49.87 FEET; THENCE GO NORTH 17 DEGREES 59 MINUTES 39 SECONDS WEST, A DISTANCE OF 174.61 FEET; THENCE GO NORTH 44 DEGREES 15 MINUTES 12 SECONDS EAST, A DISTANCE OF 56.35 BACK TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 9,362 SQUARE FEET OF LAND MORE OR LESS.

<p>THE SCHEDULE AND RESTRICTIONS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE RECORDING PLANS AND THERE IS NO RESTRICTION ON THE TYPE OF APPLICABLE SCHEDULES AND RESTRICTIONS ARE SHOWN HEREIN. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLYING WITH THE DATA FOR THIS SURVEY.</p>	
<p><i>Randall W. Brown</i> Randall W. Brown, P.L.S. Professional Land Surveyor LA Registration No. 04566</p>	<p>Randall W. Brown & Associates, Inc. Professional Land Surveyors Geodetic • Forensic • Consultants 228 W. Causeway Approach, Mandeville, LA 70448 (985) 624-5388 FAX (985) 624-5309 E-MAIL: info@brownsurveyors.com</p>
<p>DATE: JUNE 4, 2015 PROJECT NO. 15608 SCALE: 1" = 50' ± DRAWN BY: MAM REVIEWED:</p>	<p>MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR A CLASS C SURVEY.</p>



JOINS MAP 25

© MAPMAN, LLC
WARD 4

JOINS MAP 37

MAP 31

TENTATIVE
SUBDIVISION
REVIEW

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of July 7, 2015)

CASE NO.: SD15-07-003

PROPOSED SUBDIVISION NAME: WINGFIELD

DEVELOPER: Robert Bruno

ENGINEER/SURVEYOR: Arrow Engineering & Consulting

SECTION: 33

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

TYPE OF DEVELOPMENT:

<input type="checkbox"/>	URBAN (Residential lots less than 1 acre)
<input checked="" type="checkbox"/>	SUBURBAN (Residential lots between 1-5 acres)
<input type="checkbox"/>	RURAL (Residential Farm Tract lots 5 acres plus)
<input type="checkbox"/>	OTHER (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION: The property is located on the north side of Joiner Wymer Road and bisected by Bedico Creek, west of Covington, Louisiana.

SURROUNDING LAND USES:

North	- undeveloped
South	- rural residential
East	- rural residential
West	- rural residential

TOTAL ACRES IN DEVELOPMENT: 163.45

NUMBER OF LOTS: 47 TYPICAL LOT SIZE: 3 acre average

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-1A Suburban

FLOOD ZONE DESIGNATION: A

STAFF COMMENTARY:

Department of Development - Planning

1. The staff is concerned due to the fact that the entire property is in Flood Zone A and is bisected in a north/south direction by Bedico Creek. This area has had a history of drainage problems arising primarily from poor drainage at the roadside ditches that run along Joiner Wymer and Baham Roads.

Without the benefit of a topographic survey plat, the staff does not know if drainage and/or inundation of the proposed lots will be problematic; that issue notwithstanding, the staff would suggest the lots that directly abut Bedico Creek be increased in size to a minimum of five (5) acres in size and that a restrictive covenant be added to the subdivision plat requiring the homes on said lots to be raised and built on “pier and piling” foundations, unless empirical evidence can be provided by the developer’s engineer with concurrence from our engineering department that would repudiate these suggestions.

2. The proposed development has jurisdictional wetlands. Therefore, the developer should be required to submit a copy of an approved Army Corps of Engineers Permit to the Department of Engineering, if applicable, prior to receiving a “work order” in conjunction with the preliminary subdivision review process.

Informational Items:

1. The street names proposed will need to be approved by the 911 addressing office.
2. Parish code requires that a land clearing permit be applied for and obtained through the Department of Planning prior to the developer receiving a work order in conjunction with the preliminary subdivision review process (*for informational purposes*).

The staff recommends approval subject to the developer complying with all staff comments.

Department of Engineering

Informational Items:

1. A drainage easement for Bedico Creek will be required with sufficient width such that it would contain the creek if widened to handle the 100 year storm event. At least 20’ on the existing top of bank should be provided. Where text overlaps, this should be corrected.
2. The drawing needs to be cleaned up for legibility and accuracy. Some property lines break where drainage crosses them, and line weights should vary as needed for clarity.
3. Net fill calculations will be needed at preliminary review.
4. The Bedico Creek crossing will need to be sized for the 100 year storm event at preliminary review.
5. Restrictive Covenant D will need to state that the finished floor elevation must also be at least 1’ above the road crown.
6. Easements will be needed for lateral ditches and may be needed for off-site drainage at preliminary review.

PRELIMINARY

SUBDIVISION

REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of July 7, 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 June 9, 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:
 - a. GENERAL
 - 1) "Utility Road Crossing Trench Detail" on sheet C6 needs to be revised in accordance with S/D Ordinance #499 SECTION 40-032.01.1 Utility Trench Backfill and state Ordinance number on drawing.

b. TRAFFIC

- 1) An updated TIA must be submitted to the Parish.
- 2) A DOTD driveway permit must be obtained before a work order will be issued.

c. SEWER AND WATER

- 1) Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
 - 2) Provide Tammany Utilities with a set of the revised water and sewer plans and DHH permit application.
 - 3) No work order will be issued until the submitted plans and specifications are approved by the DHH.
3. No Maintenance Obligation is required since the plans prohibit use of Parish roads during construction.
 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 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.

RICHARD C. LAMBERT CONSULTANTS, L.L.C.

RCL
CONSULTANTS, LLC

Planning
•
Engineering
•
Construction Management

July 1, 2015

St. Tammany Planning Commission
21490 Koop Drive
Mandeville, LA 70471

Attn: Chairman of the Planning Commission

SUBJECT: THE WILLOWS SUBDIVISION
RCLC NO 714-29

Dear Chairman:

RCLC, on behalf of the Developer, is requesting a waiver of Ordinance 499, Section 40-032.0, Subsection 3. Due to an available right-of-way width of 60 feet, providing a boulevard entrance with an 80 feet right-of-way is not possible. This subdivision consists of only 25 lots and will not produce a large volume of traffic for which this particular subsection was intended.

Since the entrance location to the Willows along Willow Bend Drive will be only 400 feet from LA 1085, nearly every vehicle exiting The Willows Subdivision will be taking left turns toward LA 1085. Therefore, separate dedicated left and right turn exit lanes are not necessary.

If you have any questions or require further action on our part, please contact me.

Yours truly,

RICHARD C. LAMBERT CONSULTANTS, LLC



Franz J. Zemmer, P.E.
Manager – Design

I:\File Cabinet\71429 The Willows Subd\Willows Waiver Request 07-01-15.doc

RICHARD C. LAMBERT CONSULTANTS, LLC

900 West Causeway Approach, Mandeville LA 70471
Phone: 985.727.4440 Fax: 985.727.4447
E-mail: rclc@rclconsultants.com

New Orleans Office
E-mail: rclc@rclconsultants.com

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of July 7, 2015)

CASE NO.: **SD15-06-002P**

SUBDIVISION NAME: THE WILLOWS

DEVELOPER: Reiher, LLC
821 Asbury Drive
Mandeville, LA 70441

ENGINEER/SURVEYOR: Richard C. Lambert Consultants, LLC/John G. Cummings & Associates

SECTION 3
TOWNSHIP 7
RANGE 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 3

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

TOTAL ACRES IN DEVELOPMENT: 17.055

NUMBER OF LOTS: 25 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: PUD

FLOOD ZONE DESIGNATION: "A" & "C"

PUD APPROVAL GRANTED: Approved at the February 5, 2015 Parish Council Meeting

STAFF COMMENTARY: This project was postponed at the June 12, 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:
 - a. **GENERAL**
 - 1) SECTION 40-032.0 subsection 3 requires a boulevard entrance where only one (1) entrance is provided for the subdivision. The developer's engineer on behalf of the developer has requested a waiver of this requirement (see attached letter dated July 1, 2015).

The Department of Engineering has no objection to this departure of the ordinance.

The following action is required -

SECTION 40-100.0 WAIVER OF REGULATIONS

- 1) Cases will occur where certain articles of the regulations cannot reasonably be complied with without causing undue hardship. If the developer or property owner of record cannot comply with certain articles, he may make a request in writing to the Chairman of the Planning Commission, stating that: He is requesting a waiver of a particular section or sections that effect him and the reasons therefor.
 - 2) The Planning Commission may grant any such waiver as it deems proper by a resolution adopted by not less than two-thirds majority (2/3) affirmative vote of the Planning Commission membership.
 - 3) Such approved waivers shall be filed with the Director of the Department of Engineering and or Development and will be so noted in the files.
-
- 2) Restrictive covenant #13 needs to be revised to state that St. Tammany Parish is to maintain the detention pond.
 - 3) Restrictive covenant #6 needs the following spelling corrected: Meet in lieu of Beet.
 - 4) Typical cross-section C-C needs to be revised to provide subsurface drainage (24" PVC) since the far slope cannot extend closer than twenty (20) feet from the rear of lots in Willow Bend Subdivision.
 - 5) Revise "Typical relocated ditch cross section" to show twenty (20) feet from property line to R.O.W. and top of bank.
 - 6) Revise A-A Proposed Retention Pond to show twenty-five (25) feet maintenance access not twenty (20) feet.
 - 7) "Drain Pipe Bedding & Backfill Detail of Open Ditch" needs to be revised in accordance with S/D Ordinance #499 SECTION 40-032.01.1 Utility Trench Backfill and state Ordinance number on drawing.
 - 8) Minor revisions are required to the hydrologic study that will be presented to D.O.E. for review and approval.

b. SEWER & WATER

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

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 Development - Planning

1. The developer needs to submit a ***“Recreational Development Plan”*** for review and approval prior to the developer receiving a “work order” in conjunction with the preliminary subdivision approval process. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the greenspace areas.
2. The developer needs to depict the exact location of the walking/jogging 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/jogging path.

FINAL
SUBDIVISION
REVIEW



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



June 29, 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 August 11, 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: Mr. Charles E. Williams, P.E.
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Greg Gordon
Mr. Patrick Fitzmorris
Mr. Warren Treme

Celebrating 29th Anniversary

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

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of July 7, 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 August 11, 2015 meeting.

Department of Engineering

Department of Development - Planning

OLD BUSINESS

(Item # 2)

ARROW ENGINEERING AND CONSULTING, INC.
CIVIL AND STRUCTURAL ENGINEERING

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

April 13, 2015

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

Re: Detention Area Revision, North Pointe Business Park

Dear Mr. Keller:

We have submitted plans to the Department of Engineering to eliminate the linear detention areas in some locations of North Pointe Business Park and replacing them with a large detention pond on Tract B (see attached 11x17 plans).

We have attached a revised plat showing some the drainage easements reduced to 29' and an 11x17 copy of the existing plat. We request that this item be placed on the agenda of the May 12, 2015 Planning Commission Meeting under old business – Amendment to Plat.

Please contact me with questions and comments.

With best regards,

Darrell Fussell, P.E.

Issue	Description	Date
A	For review and comment	12-08-14

OLD BUSINESS

(Item # 3)



PAT BRISTER
PARISH PRESIDENT

ST. TAMMANY PARISH

LEGAL DEPARTMENT
P. O. Box 628
COVINGTON, LA 70434
985-898-3427
FAX: 985-867-5124

KELLY M. RABALAIS
EXECUTIVE COUNSEL
EMAIL: KMRABALAIS@STPGOV.ORG

June 23, 2015

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

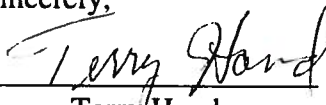
Re: Audubon Lakes Subdivision

Dear Mr. Keller:

Please place the attached Act of Amendment, Correction, Dedication and Donation of the Audubon Lake Subdivision along with the amended Plat for presentation and approval by the Planning Commission at the July 14, 2015 meeting under old business. A fully executed copy of the Act of Amendment, Correction, Dedication and Donation will be provided prior to the meeting.

Please contact me if you have any further questions.

Sincerely,



Terry Hand
Council Attorney

TJH/jml
Enclosure

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

ACT OF AMENDMENT, CORRECTION, DEDICATION AND DONATION

BE IT KNOWN, that on the dates hereinafter set forth,

BEFORE ME, the undersigned Notary and Notaries Public, personally came and appeared:

AUDUBON LAKE HOMEOWNERS ASSOCIATION, INC. (TIN #XX-XXX1073), a non-profit Louisiana corporation, registered and qualified to do business in Louisiana, hereinafter referred to as "Association"; herein, duly represented by the undersigned who is authorized by the attached Corporate Resolution of Audubon Lake Homeowners Association; and

Mailing Address: c/o Jones Fussell, L.L.P.
Post Office Box 1810
Covington, Louisiana 70434-1810
Attn: Calvin P. Brasseaux

WHO AFTER BEING DULY SWORN, declared that they do hereby and by these presents now and forever, grant, bargain, set over, assign, abandon, dedicate, donate and deliver in fee simple title, with full warranty and guarantee of title, substitution and subrogation, unto:

THE PARISH OF ST. TAMMANY (TIN #72-6001304), State of Louisiana, represented herein by Honorable Patricia P. Brister, St. Tammany Parish President, who is duly authorized to sign and execute this agreement on behalf of the Parish of St. Tammany, State of Louisiana, by virtue of an Ordinance of the St. Tammany Parish Council, a copy of which is recorded in the official records of St. Tammany Parish Clerk of Court, herein referred to as "Parish".

Mailing Address: Post Office Box 628
Covington, Louisiana 70434

for the public use, to and in favor of the public and St. Tammany Parish for use by the public as a public street, including the parcel of ground, any road, road base, surface, street signs, and appurtenance thereon and thereunder or in anyway appertaining thereto. The ASSOCIATION transfers, assigns, dedicates, donates and delivers, to the Parish of St. Tammany any and all warranties relating to the Dedicated Property (herein described). The Parish of St. Tammany does appear herein and does accept the dedication and donation and agrees to incorporate the Dedicated Property into the St. Tammany Parish road maintenance system, subject to approval of the roadway standards set by the Parish Council and the Department of Engineering and as per Ordinance recorded in the official records of St. Tammany Parish Clerk of Court, relating to the Dedicated Property, more particularly described as follows, to wit:

"Exhibit A" consisting of the legal description of the dedicated properties with attached plat which are attached hereto and made a part hereof.

The dedicated property is described and delineated according to a survey by Kelly J. McHugh & Associates, Inc. dated _____, filed for record in the map file records of St. Tammany Parish on _____ in Clerk's Map File _____. Said map shall indicate the dedicated properties are now public properties.

The map herein described amends and corrects the original plats filed regarding Audubon Lake Subdivision Phase 1, by Kelly J. McHughes & Associates, recorded 1/18/89, Map No. 1000-B; Plat of Audubon Lake Subdivision Phase 2-A, by Kelly J. McHughes & Associates, recorded 4/13/89, Map No. 1012-A; Plat of Audubon Lake Subdivision Phase 2-B, by Kelly J. McHughes & Associates, recorded 5/24/89, Map No. 1017-A; Plat of Audubon Lake Subdivision Phase 3, by Kelly J. McHughes & Associates, recorded 7/5/90, Map No. 1019-B; Plat of Audubon Lake Subdivision Phase 4, by Kelly J. McHughes & Associates, recorded 10/21/93, Map No. 1169 and indicates the dedicated properties are now public.

Pursuant to Section 149 of the Louisiana Mineral Code, The ASSOCIATION reserves all mineral rights and interests in perpetuity in and under the Dedicated Property.

The ASSOCIATION has been informed of the acquisition process and hereby certifies that it waives the following right(s) in connection with the acquisition process of the Subject Property: 1) To have St. Tammany Parish appraise the Subject Property; and 2) To receive payment of the established Just Compensation Amount for the acquisition of the Subject Property.

The ASSOCIATION hereby indemnifies and holds the Parish harmless from any claims and actions for damages arising out of or associated with the Parish's maintenance of the streets, shoulders, signage and rights-of-ways if (but only to the extent) said claims and actions involve or are contributed to by the association's signage or a lack of maintenance of the roadside ditches, drainage outfalls, and/or any drainage facilities, including the lake control structure. The ASSOCIATION hereby agrees to maintain a policy of liability insurance of which policy shall name the Parish of St. Tammany as an additional insured for all personal injury and/or property damage claims and actions in connection with this indemnity and hold harmless agreement.

The ASSOCIATION hereby agrees that no entrance gates to the subdivision shall be permitted to exist.

The ASSOCIATION has been informed and hereby agrees that all signage, if damaged, destroyed, or fails at any time to meet the standards of the Manual of Uniform Traffic Control Devices (MUTCD), will be replaced by the Parish with standard metal posts and signs. Further, the ASSOCIATION reserves to itself, after written notification to the Parish, the right to replace said posts and/or signs, with its own signs which must conform to MUTCD specifications.

The ASSOCIATION has been informed and hereby agrees that the Parish of St. Tammany is not responsible for the maintenance of the roadside ditches, drainage outfalls, and/or any drainage facilities, including the lake control structure.

The ASSOCIATION declares that the herein described property is free and clear from all encumbrances and that there are no mortgages and/or liens on the herein described property. The ASSOCIATION further agrees to supply to the Parish, an adequate title opinion letter on the property conveyed herein.

IT IS FURTHER AGREED AND UNDERSTOOD THAT THE UNDERSIGNED NOTARIES PUBLIC ARE RELEASED AND RELIEVED OF ANY LIABILITY HEREIN INsofar AS NO TITLE EXAMINATION HAS BEEN REQUESTED NOR CERTIFICATES ISSUED AND RUN BY ANY CLERK OF COURT.

[THE REMAINDER OF THIS PAGE IS INTIONALLY LEFT BLANK]
[SIGNATURES BEGIN ON FOLLOWING PAGE]

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

THUS DONE AND PASSED, in duplicate originals, on this 17th day of February, 2014 in the presence of the undersigned competent witnesses, who hereunto sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

AUDUBON LAKE HOMEOWNERS
ASSOCIATION, INC.

James M. Peterson
Printed Name: JAMES M. PETERSON
Don Shiping
Printed Name: Don Shiping

By: Terri Caldefone Lodge
TERRI CALDEFONE LODGE

Terrence J. Hand
NOTARY PUBLIC

NAME: Terrence J. Hand
LA Bar No. Bar Roll # 6505
My Commission Expires at Death

Notary Public ID # 3060
My Commission Expires at Death

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

THUS DONE AND PASSED in duplicate originals, in Covington, Louisiana, on the ____ day of _____, 2015, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:

PARISH OF ST. TAMMANY

Printed Name: _____

By: _____
Patricia P. Brister, Parish President

Printed Name: _____

NOTARY PUBLIC

NAME: _____

LA Bar No. _____

My Commission Expires: _____

CORPORATE RESOLUTION OF AUDUBON LAKE HOMEOWNERS ASSOCIATION

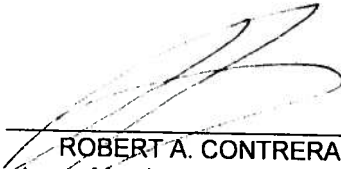
After due notice to all Board Members, a special meeting of the Board of Directors of the AUDUBON LAKE HOMEOWNERS ASSOCIATION was held at St. Timothy's Church in Mandeville, Louisiana on the 17th day of February 2014 at which meeting a quorum was present. At the said meeting, the following resolution was adopted:

RESOLVED: That TERRY CALDERONE LODGE, the President of the Board of Directors of the Association for the period 2012-2013 is hereby authorized and empowered on behalf of the AUDUBON LAKE HOMEOWNERS ASSOCIATION to transfer by Act of Donation to the Parish of St. Tammany that certain piece of real estate, together with all improvements and appurtenances and servitudes thereon, better described as follows:

ALL THE STREETS INSIDE THE SUBDIVISION, TOGETHER WITH THEIR SERVITUDES, and that are being identified herein by their municipal names as Audubon Lake Drive, Lake Shore Drive, Lake Vista Drive and Blue Heron Drive.

This real property is owned by the AUDUBON LAKE HOMEOWNERS ASSOCIATION and it is the desire of the Association to donate the streets of the subdivision to the Parish of St. Tammany. In connection therewith TERRY CALDERONE LODGE is further authorized and empowered to sign any and all necessary documents in connection with the transfer by Act of Donation of the real property described herein to the Parish of St. Tammany.

I, ROBERT A. CONTRERAS, Secretary and Member of the Board of Directors of AUDUBON LAKE HOMEOWNERS ASSOCIATION, Mandeville, Louisiana, do hereby certify that the above and foregoing is a true and correct extract from the minutes of a Special Meeting of the General Board of Directors of AUDUBON LAKE HOMEOWNERS ASSOCIATION.



ROBERT A. CONTRERAS
Secretary — Member of the Board of Directors
Audubon Lake Homeowners Association

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: 5028

ORDINANCE COUNCIL SERIES NO: 13-2983

COUNCIL SPONSOR: MR. GOULD

PROVIDED BY: COUNCIL ATTORNEY

INTRODUCED BY: MR. GOULD

SECONDED BY: MR. TANNER

ON THE 6 DAY OF JUNE, 2013

ORDINANCE AUTHORIZING THE PARISH OF ST. TAMMANY TO ACCEPT THE DEDICATION AND DONATION OF THE STREETS, SHOULDERS, SIGNAGE AND RIGHTS OF WAY AND SITUATED WITHIN AUDUBON LAKE SUBDIVISION AND RELATED MATTERS. (DISTRICT 5)

WHEREAS, at the present time, the streets, rights-of-way and drainage servitudes are vested in the Audubon Lake Homeowners Association, Inc. (the "Association"). The homeowners and the Association desire that the final plat be corrected and the streets, shoulders, signage and rights-of-way within the subdivision be public. The Association is governed by its Board of Directors and the Board of Directors have met and approved the transfer of the ownership of the streets, shoulders, signage and rights-of-way to the Parish of St. Tammany; and

WHEREAS, the matter is to be reviewed by the St. Tammany Parish Planning Commission and an act of correction of the final plat is to be executed wherein it will be noted that the streets, shoulders, signage and rights-of-way within Audubon Lake Subdivision are now public; and

WHEREAS, the Department of Engineering has verified that the streets, shoulders and signage meet Parish standards.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: in regular session convened that:

SECTION 1. The Office of the Parish President is authorized to execute, on behalf of St. Tammany Parish, any and all documents necessary to accept a dedication and donation of the streets, shoulders, signage and rights-of-way within Audubon Lake Subdivision, all as more particularly depicted on the attached copy of recorded plat amended hereto as Exhibit A.

SECTION 2. The Act of dedication and donation is to include the following: (1) the Association indemnifies and holds the Parish harmless from any claims and actions for damages arising out of or associated with the Parish's maintenance of the streets, shoulders, signage and rights-of-ways; (2) the Association shall maintain a policy of liability insurance which policy shall name the Parish of St. Tammany as an additional insured for all personal injury and/or property damage claims and actions; (3) No entrance gates to the subdivision shall be permitted to exist; (4) All signage if damaged, destroyed or fails at any time to meet the standards of the Manual on Uniform Traffic Control Devices (MUTCD) will be replaced by the Parish with standard metal posts and signs and the association reserves to itself after written notification to the Parish the right to replace said posts and/or signs with its own signs which must conform to MUTCD specifications; (5) The Parish is not taking over the roadside ditches, drainage outfalls nor any drainage facilities including the lake control structure.

SECTION 3. The matter is to be reviewed by the St. Tammany Parish Planning Commission and an act of correction of the final plat of all phases of Audubon Lake Subdivision are to be executed wherein it will be noted that streets, shoulders, signage and underlying rights-of-way are public and not private. No maintenance warranty is required and is waived.

SECTION 4. Upon execution of the aforesaid dedication, donation and transfer of the streets, shoulders, signage and rights-of-way, said streets, shoulders, signage and right-of-ways, shall be included in the St. Tammany Parish maintenance system.

SECTION 5. The St. Tammany Parish Selective Road Maintenance System Inventory is amended to include the streets, shoulders, signage and rights-of-way set forth in Sections 1 and 2 herein above.

REPEAL: All ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: FALCONER SECONDED BY: THOMPSON

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

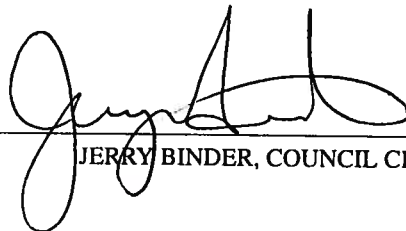
YEAS: DEAN, SHARP, THOMPSON, FALCONER, GOULD, TANNER, GROBY, CANULETTE, BELLISARIO, O'BRIEN, STEFANCIK, BINDER, ARTIGUE, SMITH (14)

NAYS: (0)

ABSTAIN: (0)

ABSENT: (0)

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 11 DAY OF JULY, 2013; AND BECOMES ORDINANCE COUNCIL SERIES NO 13-2983.



JERRY BINDER, COUNCIL CHAIRMAN

ATTEST:



THERESA L. FORD, COUNCIL CLERK



PATRICIA P. BRISTER, PARISH PRESIDENT

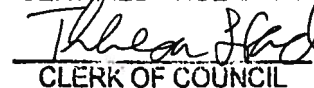
Published Introduction: May 30, 2013

Published Adoption: July 25, 2013

Delivered to Parish President: July 15, 2013 at 3:18 pm

Returned to Council Clerk: July 16, 2013 at 8:56 am

"CERTIFIED TRUE COPY"


CLERK OF COUNCIL



Kelly McHugh
&
Associates, Inc.

EXHIBIT

A

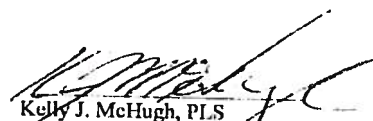
LEGAL DESCRIPTION
OF
LAKE SHORE DRIVE

A certain tract of land situated in Section 40, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, bounded and described as follows:

Commencing from the corner common to Sections 35, 36 and 41, Township 7 South, Range 11 East, proceed North 67 degrees 12 minutes 00 seconds West a distance of 668.70 feet to a point; THENCE North 21 degrees 07 minutes 52 seconds East a distance of 232.10 feet to a point; THENCE North 66 degrees 57 minutes 17 seconds West a distance of 569.65 feet to a point; THENCE South 22 degrees 43 minutes 26 seconds West a distance of 14.98 feet to a point; THENCE North 67 degrees 16 minutes 34 seconds West a distance of 576.39 feet to a point; THENCE South 23 degrees 02 minutes 43 seconds West a distance of 210.00 feet to a point labeled as P.O.B. (B), and the POINT OF BEGINNING.

From the POINT OF BEGINNING; THENCE South 67 degrees 16 minutes 34 seconds East a distance of 670.57 feet to a point of curve; THENCE along a curve to the right having a radius of 70.00 feet, a delta of 90 degrees 19 minutes 17 seconds, an arc length of 110.35 feet, and a chord which bears South 22 degrees 06 minutes 56 seconds East having a chord distance of 99.27 feet to a point of tangency; THENCE South 23 degrees 02 minutes 43 seconds West a distance of 81.77 feet to a point of curve; THENCE along a curve to the right having a radius of 417.31 feet, a delta of 24 degrees 27 minutes 17 seconds, an arc length of 178.11 feet, and a chord which bears South 35 degrees 16 minutes 21 seconds West having a chord distance of 176.76 feet to a point of compound curve; THENCE along a curve to the right having a radius of 130.00 feet, a delta of 50 degrees 00 minutes 00 seconds, an arc length of 113.45 feet, and a chord which bears South 72 degrees 30 minutes 00 seconds West having a chord distance of 109.88 feet to a point of reverse curve; THENCE along a curve to the left having a radius of 394.44 feet, a delta of 33 degrees 39 minutes 19 seconds, an arc length of 231.69 feet, and a chord which bears South 80 degrees 40 minutes 20 seconds West having a chord distance of 228.38 feet to a point of reverse curve; THENCE along a curve to the right having a radius of 1,384.62 feet, a delta of 08 degrees 50 minutes 20 seconds, an arc length of 213.60 feet, and a chord which bears South 68 degrees 15 minutes 51 seconds West having a chord distance of 213.39 feet to a point of tangency; THENCE South 72 degrees 41 minutes 01 seconds West a distance of 156.99 feet to a point for corner; THENCE North 22 degrees 37 minutes 33 seconds East a distance of 91.00 feet to a point on a curve; THENCE along a curve to the left having a radius of 10.00 feet, a delta of 88 degrees 41 minutes 42 seconds, an arc length of 15.48 feet, and a chord which bears South 62 degrees 58 minutes 08 seconds East having a chord distance of 13.98 feet to a point of tangency; THENCE North 72 degrees 41 minutes 01 seconds East a distance of 88.57 feet to a point of curve; THENCE along a curve to the left having a radius of 1,324.62 feet, a delta of 08 degrees 50 minutes 20 seconds, an arc length of 204.34 feet, and a chord which bears North 68 degrees 15 minutes 51 seconds East having a chord distance of 204.14 feet to a point of reverse curve; THENCE along a curve to the right having a radius of 454.44 feet, a delta of 33 degrees 39 minutes 19 seconds, an arc length of 266.94 feet, and a chord which bears North 80 degrees 40 minutes 20 seconds East having a chord distance of 263.11 feet to a point of reverse curve;

THENCE along a curve to the left having a radius of 70.00 feet, a delta of 50 degrees 00 minutes 00 seconds, an arc length of 61.09 feet, and a chord which bears North 72 degrees 30 minutes 00 seconds East having a chord distance of 59.17 feet to a point of compound curve; THENCE along a curve to the left having a radius of 357.31 feet, a delta of 24 degrees 27 minutes 17 seconds, an arc length of 152.50 feet, and a chord which bears North 35 degrees 16 minutes 21 seconds East having a chord distance of 151.35 feet to a point of tangency; THENCE North 23 degrees 02 minutes 43 seconds East a distance of 81.77 feet to a point of curve; THENCE along a curve to the left having a radius of 10.00 feet, a delta of 90 degrees 19 minutes 17 seconds, an arc length of 15.76 feet, and a chord which bears North 22 degrees 06 minutes 56 seconds West having a chord distance of 14.18 feet to a point of tangency; THENCE North 67 degrees 16 minutes 34 seconds West a distance of 680.96 feet to a point for corner; THENCE North 32 degrees 33 minutes 03 seconds East a distance of 60.89 feet to the POINT OF BEGINNING, and containing 2.293 acre(s) of land, more or less, as per survey by this firm dated 04/29/15, job number 12-072, drawing number 12-072-R.O.W.


Kelly J. McHugh, PLS
Pa. Reg. Land Surveyor #4443
Dated: 04/29/2015



Kelly McHugh
&
Associates, Inc.

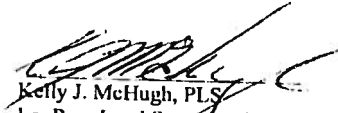
LEGAL DESCRIPTION
OF
AUDUBON LAKES DRIVE

A certain tract of land situated in Section 40, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, bounded and described as follows:

Commencing from the corner common to Sections 35, 36 and 41, Township 7 South, Range 11 East, proceed North 67 degrees 12 minutes 00 seconds West a distance of 668.70 feet to a point; THENCE North 21 degrees 07 minutes 52 seconds East a distance of 232.10 feet to a point; THENCE North 66 degrees 57 minutes 17 seconds West a distance of 569.65 feet to a point; THENCE South 22 degrees 43 minutes 26 seconds West a distance of 14.98 feet to a point; THENCE North 67 degrees 16 minutes 34 seconds West a distance of 576.39 feet to a point, labeled as P.O.B. (A), and the POINT OF BEGINNING.

From the POINT OF BEGINNING THENCE South 23 degrees 02 minutes 43 seconds West a distance of 210.00 feet to a point for corner; THENCE South 32 degrees 33 minutes 03 seconds West a distance of 60.89 feet to a point on a curve; THENCE along a curve to the left having a radius of 10.00 feet, a delta of 89 degrees 40 minutes 43 seconds, an arc length of 15.65 feet, and a chord which bears South 67 degrees 53 minutes 04 seconds West having a chord distance of 14.10 feet to a point of tangency; THENCE South 23 degrees 02 minutes 43 seconds West a distance of 169.72 feet to a point of curve; THENCE along a curve to the left having a radius of 626.98 feet, a delta of 41 degrees 40 minutes 00 seconds, an arc length of 455.95 feet, and a chord which bears South 02 degrees 12 minutes 43 seconds West having a chord distance of 445.97 feet to a point of tangency; THENCE South 18 degrees 37 minutes 17 seconds East a distance of 25.23 feet to a point for corner; THENCE South 22 degrees 37 minutes 33 seconds West a distance of 91.00 feet to a point for corner; THENCE North 18 degrees 37 minutes 17 seconds West a distance of 93.66 feet to a point of curve; THENCE along a curve to the right having a radius of 686.98 feet, a delta of 13 degrees 52 minutes 11 seconds, an arc length of 166.30 feet, and a chord which bears North 11 degrees 41 minutes 12 seconds West having a chord distance of 165.89 feet to a point of reverse curve; THENCE along a curve to the left having a radius of 10.00 feet, a delta of 86 degrees 42 minutes 36 seconds, an arc length of 15.13 feet, and a chord which bears North 48 degrees 06 minutes 24 seconds West having a chord distance of 13.73 feet to a point on a line; THENCE North 01 degrees 27 minutes 42 seconds West a distance of 60.00 feet to a point on a curve; THENCE along a curve to the left having a radius of 10.00 feet, a delta of 86 degrees 42 minutes 36 seconds, an arc length of 15.13 feet, and a chord which bears North 45 degrees 11 minutes 00 seconds East having a chord distance of 13.73 feet to a point of reverse curve; THENCE along a curve to the right having a radius of 686.98 feet, a delta of 07 degrees 00 minutes 55 seconds, an arc length of 84.11 feet, and a chord which bears North 05 degrees 20 minutes 10 seconds East having a chord distance of 84.06 feet to a point of compound curve; THENCE along a curve to the right having a radius of 686.98 feet, a delta of 13 degrees 44 minutes 24 seconds, an arc length of 164.74 feet, and a chord which bears North 08 degrees 41 minutes 54 seconds East having a chord distance of 164.35 feet to a point of reverse curve; THENCE along a curve to the left having a radius of 10.00 feet, a delta of 82 degrees 50 minutes 40 seconds, an arc length of 14.46 feet, and a chord which bears North 25

degrees 51 minutes 14 seconds West having a chord distance of 13.23 feet to a point on a line; THENCE North 17 degrees 35 minutes 10 seconds East a distance of 60.24 feet to a point on a curve; THENCE along a curve to the left having a radius of 10.00 feet, a delta of 90 degrees 33 minutes 37 seconds, an arc length of 15.81 feet, and a chord which bears North 67 degrees 26 minutes 37 seconds East having a chord distance of 14.21 feet to a point of reverse curve; THENCE along a curve to the right having a radius of 686.98 feet, a delta of 00 degrees 52 minutes 54 seconds, an arc length of 10.57 feet, and a chord which bears North 22 degrees 36 minutes 16 seconds East having a chord distance of 10.57 feet to a point of tangency; THENCE North 23 degrees 02 minutes 43 seconds East a distance of 179.33 feet to a point for corner; THENCE North 67 degrees 16 minutes 34 seconds West a distance of 20.00 feet to a point for corner; THENCE North 23 degrees 02 minutes 43 seconds East a distance of 270.00 feet to a point for corner; THENCE South 67 degrees 16 minutes 34 seconds East a distance of 100.00 feet to the POINT OF BEGINNING, and containing 1.627 acre(s) of land, more or less, as per survey by this firm dated 04/29/15, job number 12-072, drawing number 12-072-R.O.W.


Kelly J. McHugh, PLS
La. Reg. Land Surveyor #4443
Dated: 04/29/2015



Kelly McHugh
&
Associates, Inc.

LEGAL DESCRIPTION
OF
BLUE HERON DRIVE

A certain tract of land situated in Section 40, Township 7 South, Range 11 East, Greensburg Land District, St. Tammany Parish, Louisiana, bounded and described as follows:

Commencing from the corner common to Sections 35, 36 and 41, Township 7 South, Range 11 East, proceed North 67 degrees 12 minutes 00 seconds West a distance of 668.70 feet to a point; THENCE North 21 degrees 07 minutes 52 seconds East a distance of 232.10 feet to a point; THENCE North 66 degrees 57 minutes 17 seconds West a distance of 569.65 feet to a point; THENCE South 22 degrees 43 minutes 26 seconds West a distance of 14.98 feet to a point; THENCE North 67 degrees 16 minutes 34 seconds West a distance of 676.39 feet to a point; THENCE South 23 degrees 02 minutes 43 seconds West a distance of 270.00 feet to a point; THENCE South 67 degrees 16 minutes 34 seconds East a distance of 20.00 feet to a point; THENCE South 23 degrees 02 minutes 43 seconds West a distance of 179.33 feet to a point of curve; THENCE along a curve to the left having a radius of 686.98 feet, a delta of 00 degrees 52 minutes 54 seconds, an arc length of 10.57 feet, and a chord which bears South 22 degrees 36 minutes 16 seconds West having a chord distance of 10.57 feet to a point of reverse chord; THENCE along a curve to the right having a radius of 10.00 feet, a delta of 90 degrees 33 minutes 37 seconds, an arc length of 15.81 feet, and a chord which bears South 67 degrees 26 minutes 37 seconds West having a chord distance of 14.21 feet to a point of tangency labeled as P.O.B. (C), and the POINT OF BEGINNING.

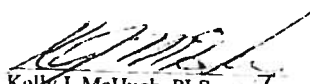
From the POINT OF BEGINNING; THENCE South 17 degrees 35 minutes 10 seconds West a distance of 60.24 feet to a point for corner; THENCE North 67 degrees 16 minutes 34 seconds West a distance of 664.59 feet to a point of curve; THENCE along a curve to the left having a radius of 10.00 feet, a delta of 82 degrees 30 minutes 18 seconds, an arc length of 14.40 feet, and a chord which bears South 71 degrees 28 minutes 17 seconds West having a chord distance of 13.19 feet to a point of tangency; THENCE South 30 degrees 13 minutes 08 seconds West a distance of 41.52 feet to a point of curve; THENCE along a curve to the left having a radius of 3,070.00 feet, a delta of 04 degrees 35 minutes 19 seconds, an arc length of 245.86 feet, and a chord which bears South 27 degrees 55 minutes 29 seconds West having a chord distance of 245.80 feet to a point of reverse curve; THENCE along a curve to the right having a radius of 1,597.47 feet, a delta of 09 degrees 10 minutes 38 seconds, an arc length of 255.87 feet, and a chord which bears South 30 degrees 13 minutes 08 seconds West having a chord distance of 255.60 feet to a point of reverse curve; THENCE along a curve to the left having a radius of 3,070.00 feet, a delta of 04 degrees 35 minutes 19 seconds, an arc length of 245.86 feet, and a chord which bears South 32 degrees 30 minutes 48 seconds West having a chord distance of 245.80 feet to a point of tangency; THENCE South 30 degrees 13 minutes 08 seconds West a distance of 72.38 feet to a point for corner; THENCE North 70 degrees 56 minutes 38 seconds West a distance of 61.16 feet to a point for corner; THENCE North 30 degrees 13 minutes 08 seconds East a distance of 84.22 feet to a point of curve THENCE along a curve to the right having a radius of 3,130.00 feet, a delta of 04 degrees 35 minutes 19 seconds, an arc length of 250.67 feet, and a chord which bears North 32 degrees 30 minutes 48 seconds East having a

845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

1
Land Surveyors

chord distance of 250.60 feet to a point of reverse curve; THENCE along a curve to the left having a radius of 1,537.47 feet, a delta of 09 degrees 10 minutes 38 seconds, an arc length of 246.26 feet, and a chord which bears North 30 degrees 13 minutes 08 seconds East having a chord distance of 246.00 feet to a point of reverse curve; THENCE along a curve to the right having a radius of 3,130.00 feet, a delta of 04 degrees 35 minutes 19 seconds, an arc length of 250.67 feet, and a chord which bears North 27 degrees 55 minutes 29 seconds East having a chord distance of 250.60 feet to a point of tangency; THENCE North 30 degrees 13 minutes 08 seconds East a distance of 27.61 feet to a point of curve; THENCE along a curve to the left having a radius of 20.00 feet, a delta of 44 degrees 24 minutes 55 seconds, an arc length of 15.50 feet, and a chord which bears North 08 degrees 00 minutes 41 seconds East having a chord distance of 15.12 feet to a point of reverse curve; THENCE along a curve to the right having a radius of 50.00 feet, a delta of 171 degrees 20 minutes 08 seconds, an arc length of 149.52 feet, and a chord which bears North 71 degrees 28 minutes 17 seconds East having a chord distance of 99.71 feet to a point of reverse curve; THENCE along a curve to the left having a radius of 20.00 feet, a delta of 44 degrees 24 minutes 55 seconds, an arc length of 15.50 feet, and a chord which bears South 45 degrees 04 minutes 06 seconds East having a chord distance of 15.12 feet to a point of tangency; THENCE South 67 degrees 16 minutes 34 seconds East a distance of 645.29 feet to the POINT OF BEGINNING, and containing 2.253 acre(s) of land, more or less, as per survey by this firm dated 04/29/15, job number 12-072, drawing number 12-072-R.O.W.


Kelly J. McHugh, PLS
I.a. Reg. Land Surveyor #1443
Dated: 04/29/2015



Kelly McHugh
&
Associates, Inc.

LEGAL DESCRIPTION
OF
LAKE VISTA DRIVE

A certain tract of land situated in Section 40, Township 7 South, Range 11 East, Greensburg I and District, St. Tammany Parish, Louisiana, bounded and described as follows:

Commencing from the corner common to Sections 35, 36 and 41, Township 7 South, Range 11 East, proceed North 67 degrees 12 minutes 00 seconds West a distance of 668.70 feet to a point; THENCE North 21 degrees 07 minutes 52 seconds East a distance of 232.10 feet to a point; THENCE North 66 degrees 57 minutes 17 seconds West a distance of 569.65 feet to a point; THENCE South 22 degrees 43 minutes 26 seconds West a distance of 14.98 feet to a point; THENCE North 67 degrees 16 minutes 34 seconds West a distance of 676.39 feet to a point; THENCE South 23 degrees 02 minutes 43 seconds West a distance of 270.00 feet to a point; THENCE South 67 degrees 16 minutes 34 seconds East a distance of 20.00 feet to a point; THENCE South 23 degrees 02 minutes 43 seconds West a distance of 179.33 feet to a point of curve; THENCE along a curve to the left having a radius of 686.98 feet, a delta of 00 degrees 52 minutes 54 seconds, an arc length of 10.57 feet, and a chord which bears South 22 degrees 36 minutes 16 seconds West having a chord distance of 10.57 feet to a point of reverse chord; THENCE along a curve to the right having a radius of 10.00 feet, a delta of 90 degrees 33 minutes 37 seconds, an arc length of 15.81 feet, and a chord which bears South 67 degrees 26 minutes 37 seconds West having a chord distance of 14.21 feet to a point of tangency; THENCE South 17 degrees 35 minutes West a distance of 60.24 feet to a point of curve; THENCE along a curve to the right having a radius of 10.00 feet, a delta of 82 degrees 50 minutes 40 seconds, an arc length of 14.46 feet, and a chord which bears South 25 degrees 51 minutes 14 seconds East having a chord distance of 13.23 feet to a point of reverse curve; THENCE along a curve to the left having a radius of 686.98 feet, a delta of 13 degrees 44 minutes 24 seconds, an arc length of 164.74 feet, and a chord which bears South 08 degrees 41 minutes 54 seconds West having a chord distance of 164.35 feet to a point of reverse curve; THENCE along a curve to the right having a radius of 10.00 feet, a delta of 86 degrees 42 minutes 36 seconds, an arc length of 15.13 feet, and a chord which bears South 45 degrees 11 minutes 00 seconds West having a chord distance of 13.73 feet to a point of tangency; THENCE South 01 degrees 27 minutes 42 seconds East a distance of 60.00 feet to a point labeled as P.O.B. (D), and the POINT OF BEGINNING.

From the POINT OF BEGINNING; THENCE South 88 degrees 32 minutes 18 seconds West a distance of 88.74 feet to a point of curve; THENCE along a curve to the left having a radius of 450.00 feet, a delta of 28 degrees 32 minutes 18 seconds, an arc length of 224.14 feet, and a chord which bears South 74 degrees 16 minutes 09 seconds West having a chord distance of 221.83 feet to a point of tangency; THENCE South 60 degrees 00 minutes 00 seconds West a distance of 423.29 feet to a point of curve; THENCE along a curve to the right having a radius of 480.00 feet, a delta of 60 degrees 13 minutes 08 seconds, an arc length of 504.49 feet, and a chord which bears North 89 degrees 53 minutes 26 seconds West having a chord distance of 481.59 feet to a point of tangency; THENCE North 59 degrees 46 minutes 52 seconds West a distance of 99.25 feet to a point of curve; THENCE along a curve to the left having a radius of 10.00 feet, a

delta of 90 degrees 00 minutes 00 seconds, an arc length of 15.71 feet, and a chord which bears South 75 degrees 13 minutes 08 seconds West having a chord distance of 14.14 feet to a point of tangency; THENCE South 30 degrees 13 minutes 08 seconds West a distance of 256.75 feet to a point of curve; THENCE along a curve to the left having a radius of 20.00 feet, a delta of 64 degrees 37 minutes 23 seconds, an arc length of 22.56 feet, and a chord which bears South 02 degrees 05 minutes 33 seconds East having a chord distance of 21.38 feet to a point of reverse curve; THENCE along a curve to the right having a radius of 50.00 feet, a delta of 244 degrees 37 minutes 25 seconds, an arc length of 213.47 feet, and a chord which bears South 87 degrees 54 minutes 27 seconds West having a chord distance of 84.52 feet to a point of tangency; THENCE North 30 degrees 13 minutes 08 seconds East a distance of 390.00 feet to a point for corner; THENCE South 59 degrees 46 minutes 52 seconds East a distance of 169.25 feet to a point of curve; THENCE along a curve to the left having a radius of 420.00 feet, a delta of 02 degrees 45 minutes 40 seconds, an arc length of 20.24 feet, and a chord which bears South 61 degrees 09 minutes 49 seconds East having a chord distance of 20.24 feet to a point on a curve; THENCE along a curve to the left having a radius of 10.00 feet, a delta of 87 degrees 15 minutes 41 seconds, an arc length of 15.23 feet, and a chord which bears North 73 degrees 50 minutes 59 seconds East having a chord distance of 13.80 feet to a point on a line; THENCE South 70 degrees 56 minutes 38 seconds East a distance of 61.16 feet to a point on a curve; THENCE along a curve to the left having a radius of 10.00 feet, a delta of 104 degrees 03 minutes 42 seconds, an arc length of 18.16 feet, and a chord which bears South 21 degrees 49 minutes 54 seconds East having a chord distance of 15.77 feet to a point of compound curve; THENCE along a curve to the left having a radius of 420.00 feet, a delta of 46 degrees 08 minutes 15 seconds, an arc length of 338.20 feet, and a chord which bears North 83 degrees 04 minutes 07 seconds East having a chord distance of 329.14 feet to a point of tangency; THENCE North 60 degrees 00 minutes 00 seconds East a distance of 423.29 feet to a point of curve; THENCE along a curve to the right having a radius of 510.00 feet, a delta of 28 degrees 32 minutes 18 seconds, an arc length of 254.02 feet, and a chord which bears North 74 degrees 16 minutes 09 seconds East having a chord distance of 251.41 feet to a point of tangency; THENCE North 88 degrees 32 minutes 18 seconds East a distance of 88.74 feet to a point for corner; THENCE South 01 degrees 27 minutes 42 seconds East a distance of 60.00 feet to the POINT OF BEGINNING, and containing 2.516 acre(s) of land, more or less., as per survey by this firm dated 04/29/15, job number 12-072, drawing number 12-072-R.O.W.

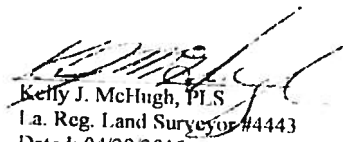
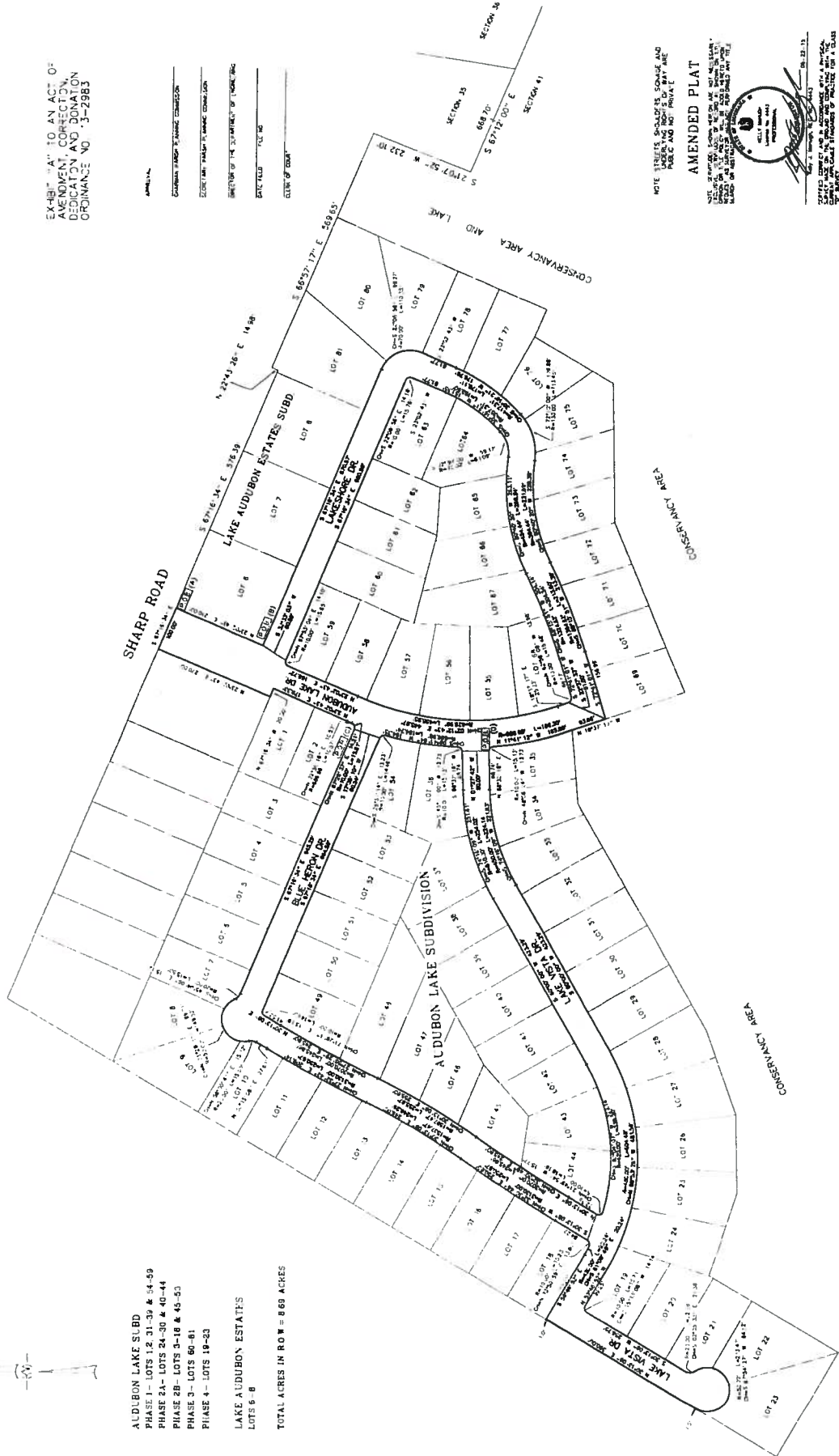

Kelly J. McHugh, P.L.S.
I.a. Reg. Land Surveyor #4443
Dated: 04/29/2015

EXHIBIT "A" TO AN ACT OF
AMENDMENT, CORRECTION
DEDICATION AND DONATION
ORDINANCE NO. 3-2983

AMENDMENT
COMMISSIONER OF LANDS AND NATURAL RESOURCES
SECTION 100, CHAPTER 10, PUBLIC LAWS
SECTION 100, CHAPTER 10, PUBLIC LAWS
SECTION 100, CHAPTER 10, PUBLIC LAWS
SECTION 100, CHAPTER 10, PUBLIC LAWS
SECTION 100, CHAPTER 10, PUBLIC LAWS

SHARP ROAD

ALDUBON LAKE SLBD
PHASE 1- LOTS 1-2, 31-39 & 54-59
PHASE 2A- LOTS 24-30 & 40-44
PHASE 2B- LOTS 3-18 & 45-53
PHASE 3- LOTS 60-61
PHASE 4- LOTS 19-23
LAKE ALDUBON ESTATES
LOTS 6-8
TOTAL ACRES IN ROW = 8.69 ACRES



NOTE: THESE PLATS ARE SUBJECT TO
THE PUBLIC AND NOT PRIVATE
OWNERSHIP

AMENDED PLAT

THESE PLATS ARE SUBJECT TO
THE PUBLIC AND NOT PRIVATE
OWNERSHIP



NOTED AND CORRECTED BY THE
COMMISSIONER OF LANDS AND NATURAL RESOURCES
DATE: 12/15/11

SECTION 15	SECTION 16	SECTION 17	SECTION 18	SECTION 19	SECTION 20	SECTION 21	SECTION 22	SECTION 23	SECTION 24	SECTION 25	SECTION 26	SECTION 27	SECTION 28	SECTION 29	SECTION 30	SECTION 31	SECTION 32	SECTION 33	SECTION 34	SECTION 35	SECTION 36	SECTION 37	SECTION 38	SECTION 39	SECTION 40	SECTION 41	SECTION 42	SECTION 43	SECTION 44	SECTION 45	SECTION 46	SECTION 47	SECTION 48	SECTION 49	SECTION 50	SECTION 51	SECTION 52	SECTION 53	SECTION 54	SECTION 55	SECTION 56	SECTION 57	SECTION 58	SECTION 59	SECTION 60	SECTION 61	SECTION 62	SECTION 63	SECTION 64	SECTION 65	SECTION 66	SECTION 67	SECTION 68	SECTION 69	SECTION 70	SECTION 71	SECTION 72	SECTION 73	SECTION 74	SECTION 75	SECTION 76	SECTION 77	SECTION 78	SECTION 79	SECTION 80	SECTION 81	SECTION 82	SECTION 83	SECTION 84	SECTION 85	SECTION 86	SECTION 87	SECTION 88	SECTION 89	SECTION 90	SECTION 91	SECTION 92	SECTION 93	SECTION 94	SECTION 95	SECTION 96	SECTION 97	SECTION 98	SECTION 99	SECTION 100
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NOTED AND CORRECTED BY THE
COMMISSIONER OF LANDS AND NATURAL RESOURCES
DATE: 12/15/11