

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, OCTOBER 13, 2015
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS

- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE SEPTEMBER 8, 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 (Henrietta Street), Ward 4, District 5

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

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

(POSTPONED AT THE SEPTEMBER 8, 2015 MEETING)

Entering Parish Right-of-Way (South Lane & East Court), Ward 4, District 5

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

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

MINOR SUBDIVISIONS

2015-28-MSP

A 1.834 acre parcel into parcels A & B, Ward 1, District 3

Owner: B&B Contracting, Inc. Surveyor: Randall W. Brown & Associates, Inc.

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

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 13, 2015
MANDEVILLE, LOUISIANA

2015-29-MSP

Parcel C into parcels C-1 thru C-4, Ward 2, District 6
Owner: Linda Keating Fussell Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Richard Tanner

2015-30-MSP

A 22.238 acre parcel into parcels A thru E, Ward 4, District 5
Owner: Favaloro Heritage Heights, L.L.C. Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Marty Gould

2015-31-MSP

Parcel B into parcels B-1 & B-2, Ward 3, District 2
Owner: Lennie L. Crawford Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Dennis Sharp

2015-32-MSP

A 17.95 acre parcel into parcels A & B, Ward 3, District 2
Owner: Thomas & Abigail Bullock Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Dennis Sharp

2015-33-MSP

Lot A and a portion of unplatted land into lot A1 & A2, Ward 9, District 14
Owner: RDG Properties, L.L.C. Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. T.J. Smith

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV15-07-001

Revocation of a portion of South Azalea Drive, Flowers Estates Subdivision, Ward 1, District 1
Applicant: Viola Living Trust & Terry and Gary O'Brien Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Marty Dean
(POSTPONED AT THE SEPTEMBER 8, 2015 MEETING)

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 13, 2015
MANDEVILLE, LOUISIANA

TENTATIVE SUBDIVISION REVIEW

2015-34-TP

Whispering Forest, Ward 1, District 3

Developer/Owner: Bob Hesson

Engineer: Arrow Engineering & Consulting

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

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

SD05-08-021-1A8

Terra Bella, Phase 1A-5, Ward 1, District 1

Developer/Owner: Terra Bella Group, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

SD13-06-002F

Audubon Trail, Ward 3, District 5

Developer/Owner: Step Three Investments Engineer: McLin Taylor, Inc.

Parish Council District Representative: Hon. Marty Gould

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 8, 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, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph
Absent: Richardson
Staff Present: Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson, Donna O'Dell

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Willie.

APPROVAL OF THE AUGUST 11, 2015 MINUTES

Matthews moved to approve as amended, second by Doherty.

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

Nay:

Abstain:

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

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

Doherty made a motion to pull all items from the consent Calendar, second by Matthews.

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

Nay:

Abstain:

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY SEPTEMBER 8, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Entering Parish Right-of-Way (Henrietta Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting sewer and water lines
Debtor: Relo DG, L.L.C. Parish Council District Representative: Hon. Marty Gould
(POSTPONED AT THE AUGUST 11, 2015 MEETING)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Andrew Klein/RELO DG
Opposition: Stanley LaGrange, Marilyn LaGrange, Victoria Warren, Ed Landreneau
**Note: During discussion, a document was brought to the attention of Legal Counsel that needed further investigation.*

Matthews moved to table this case until the end of the meeting, second by Lorren.

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

Nay:

Abstain:

Entering Parish Right-of-Way (Compass Way North), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of making roadway improvements
Debtor: MECO (Mike Heck) Parish Council District Representative: Hon. Marty Gould

This case was removed from the agenda at the request of the applicant.

Entering Parish Right-of-Way (Madison Avenue), Ward 1, District 1
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: Teodosio & Christine Aparicio 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: Christine Aparicio/owner Opposition: none

Davis moved to approve this case, second by Matthews.

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

Nay:

Abstain:

MINOR SUBDIVISIONS

MS15-08-039

A 2.475 acre parcel into parcels 1 & 2, Ward 6, District 6
Owner: Barry Pichon Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

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

Randolph moved to approve this case, second by Willie.

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

Nay:

Abstain:

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

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV15-07-001

Revocation of a portion of South Azalea Drive, Flowers Estates Subdivision, Ward 1, District 1
Applicant: Viola Living Trust & Terry and Gary O'Brien Surveyor: John G. Cummings & Associates
Parish Council District Representative: Hon. Marty Dean
(POSTPONED AT THE AUGUST 11, 2015 MEETING)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Pierre Livaudais, Don Alette, Nancy Wagner

Opposition: none

**Note: During discussion the Commission requested that a representative from Public Works attend the October meeting to be present for the hearing on this case.*

Doherty moved to postpone this case until the October 13, 2015 meeting, second by Willie.

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

Nay:

Abstain:

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY SEPTEMBER 8, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

PRELIMINARY SUBDIVISION REVIEW

SD15-07-003P

Wingfield, Ward 1, District 3

Developer/Owner: Robert Bruno Engineer: Arrow Engineering & Consulting

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: Darrell Fussell/Arrow Engineering

Opposition: none

Matthews moved to grant preliminary approval, second by Davis.

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

Nay:

Abstain:

FINAL SUBDIVISION REVIEW

SD06-06-018F1A

Countryside, Phase 1A, Ward 1, District 3

Developer/Owner: Abita Equities, L.L.C. Engineer: Arrow Engineering & Consulting

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: Darrell Fussell/Arrow Engineering Opposition: none

Matthews moved to grant final approval, second by Cazaubon.

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

Nay:

Abstain:

SD05-08-021-1A5

Terra Bella, Phase 1A-5, Ward 1, District 1

Developer/Owner: Terra Bella Group, 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
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ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Lorren moved to grant final approval, second by Richard.

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

Nay:

Abstain:

DEVELOPMENTAL AGREEMENTS

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix B, Chapter 40 of Subdivision Regulatory Ordinance No. 499, Street Identification and Traffic Control Signs, in order to incorporate updated standards. *(Department of Engineering to discuss)*

(POSTPONED AT THE AUGUST 11, 2015 MEETING)

**Note: During discussion, the Commission requested to form a committee to assist in amending this ordinance.*

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

Opposition: Carlo Hernandez, Adam Zuckerman/Woodlands HOA, Sandra Slifer/League of Women Voters

Lorren moved to postpone this case indefinitely, second by Richard.

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

Nay:

Abstain:

OLD BUSINESS

SD13-06-002

Audubon Oaks, Ward 3, District 5

Developer/Owner: Step Three Investments

Engineer: McLin & Associates, Inc.

Parish Council District Representative: Hon. Marty Gould

(Request by developer to change the name of the subdivision to "Audubon Trail")

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
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6:00 P.M. TUESDAY SEPTEMBER 8, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

Randolph moved to approve, second by Lorren.

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

Nay:

Abstain:

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

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

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

(POSTPONED AT THE AUGUST 11, 2015 MEETING)

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

Opposition: Stanley LaGrange, Marilyn LaGrange, Victoria Warren, Ed Landreneau

Lorren made a motion to place this item back on the agenda, second by Randolph.

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

Nay:

Abstain:

Matthews made a motion to postpone this item until the October 13, 2015 meeting. Second by Davis.

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

Nay:

Abstain:

NEW BUSINESS

ADJOURNMENT

**Mr. Dave Mannella
Chairman**

(CONSENT CALENDAR)

ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS

Draft Date 8/11/15

Revised 9/8/15

Revised 10/13/15

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 15-_____

**TITLE: A RESOLUTION AUTHORIZING MANDEVILLE RELO DG,
LLC TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING MANDEVILLE RELO DG,
LLC., 129 RUE CHARTRES, NEW ORLEANS, LA 70130;
PERMISSION TO ENTER PARISH RIGHT-OF-WAY,
SPECIFICALLY THE PORTION OF HENRIETTA ST. R.O.W.
LOCATED WITHIN TOWN OF MANDEVILLE S/D
(OUTSIDE THE INCORPORATED AREA), FOR THE
PURPOSE OF LAYING AND CONNECTING WATER LINES
AND SEWER LINE.
WARD 4 DISTRICT 5**

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

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

8. That the petitioner post a Performance Letter of Credit in the amount of \$2,000 for a period of six (6) months.

9. 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.

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

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

12. 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 ____TH 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



St. Tammany Parish Government

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: (985)809-7448

Fax: (985)898-3003

Email: eng@stpgov.org

Pat Brister
Parish President

September 15, 2015

Mandeville Relo DG, LLC
129 Chartres Street
New Orleans, LA 70130

Re: Enter Parish Right of Way
Specifically the Portion of Henrietta St. R.O.W.
Town of Mandeville S/D (Outside the Incorporated Area)
For the Purpose of Laying and Connecting Water Lines and Sewer Line

Gentlemen:

The above captioned project was POSTPONED at the September 8, 2015 Planning Commission meeting.

The project was POSTPONED so that the Planning Commission could conduct additional research regarding ownership of Henrietta Street R.O.W.

Should you have any questions please advise.

Sincerely,


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

CEW/chh

xc: Honorable Marty Gould
Mr. Ron Keller
Mr. Michael J. Noto
Ms. Erin Stair
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jay Watson, P.E.
Ms. Donna O'Dell, P.E., PhD



Pat Brister
Parish President

St. Tammany Parish Government


Legal Department
P. O. Box 628
Covington, LA 70434
Phone: (985) 875-2647
Fax: (985) 867-5124

Mike Sevante, Council Attorney
email: mikes@stpgov.org

September 28, 2015

MEMO

To: St. Tammany Parish Planning Commission

From: Mike Sevante, Legal Counsel 

Re: Entering Parish Right-of-Way (Henrietta Street), Ward 4, District 5

Applicant requested permission to enter an apparent street right-of-way in order to lay sewer and water lines connecting to a Dollar General store being constructed on applicant's property.

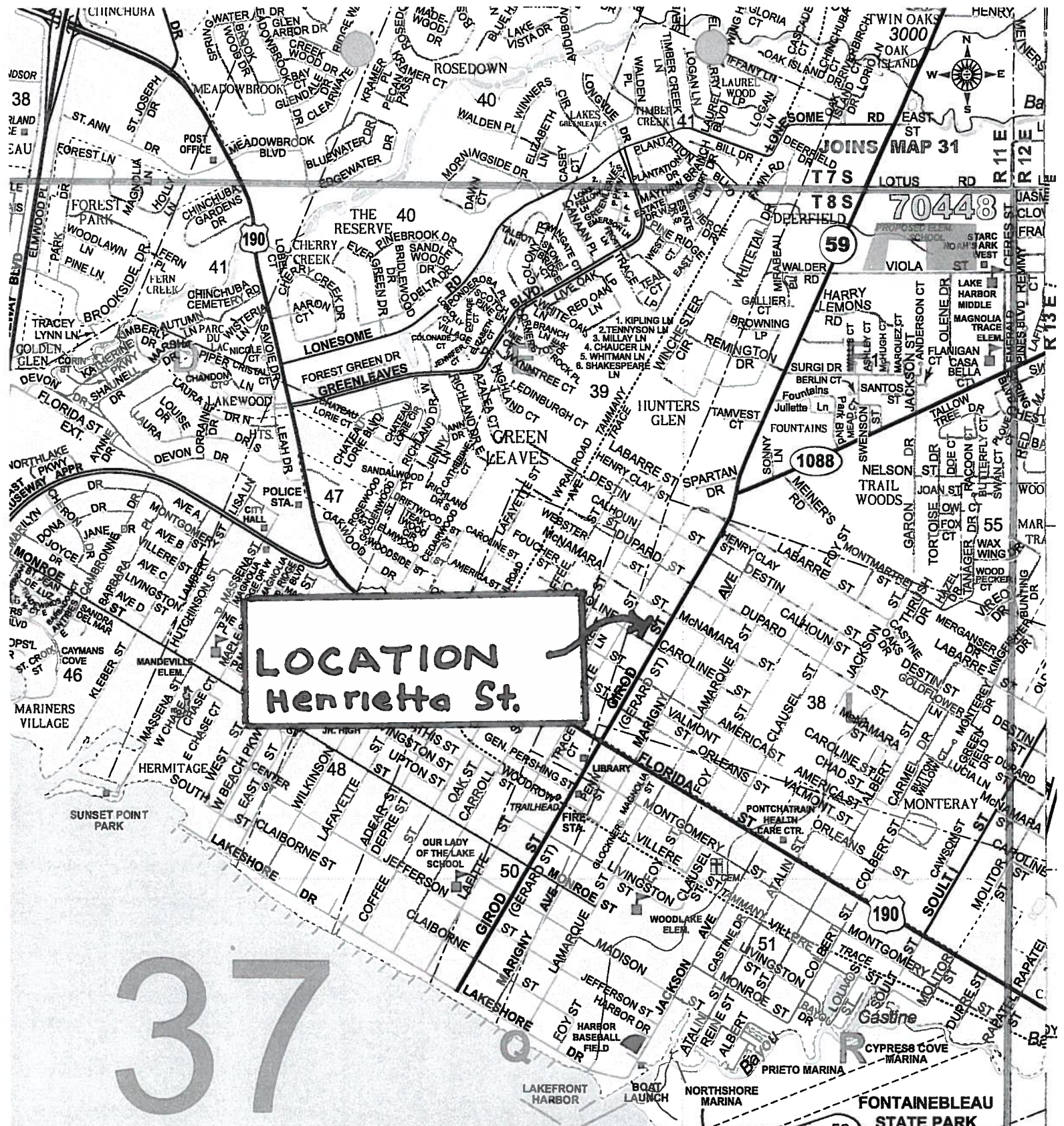
At the original and subsequent hearings before the Planning Commission, several area residents appeared to oppose the application, in part alleging that the claimed Henrietta Street right-of-way either did not exist, or had long ago been revoked by the St. Tammany Parish Police Jury.

Research has been conducted following these claims, necessitating the postponement of a Commission ruling on this application at two of its meetings.

It has now been determined that the Parish does own a right-of-way interest in that portion of Henrietta Street being sought to enter by applicant, and any portion of Henrietta Street previously revoked or abandoned by the Police Jury does not include that portion sought to be entered.

The Planning Commission may consider the application as it deems appropriate.

Additionally, opponents have expressed concern/opposition to the removal or damaging of pecan tree(s) within the right-of-way where the sewer and water lines are proposed. Applicant has advised that it has consulted with a tree expert who stated that pecan tree roots consist primarily of a tap root which grows straight down from the main root ball, and excavations 20 feet from the tree (as proposed by applicant) should not cause injury to the tree.



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Lake Pontchartrain

© MAPMAN, LLC

END MAP

Enter Parish Row
Mandeville Rolo DG, LLC
HENRIETTA STREET
Water lines and
Sewer line

10-13-15 sheet 1/2

Draft Date 10/13/15

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

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

**SUB-TITLE: A RESOLUTION GRANTING HUNT
TELECOMMUNICATIONS, LLC; 110 COLEMAN AVE.,
HAMMOND, LA 70403; PERMISSION TO ENTER PARISH
RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF
SOUTH LANE AND EAST COURT FOR THE PURPOSE OF
LAYING FIBER OPTIC CABLES.
WARD 4 DISTRICT 5**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$21,100 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 _____TH 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

ENTER PARISH R.O.W.
HUNT TELECOM
SOUTH LANE - EAST COURT

9.1.2015

SHEET 1 OF 2

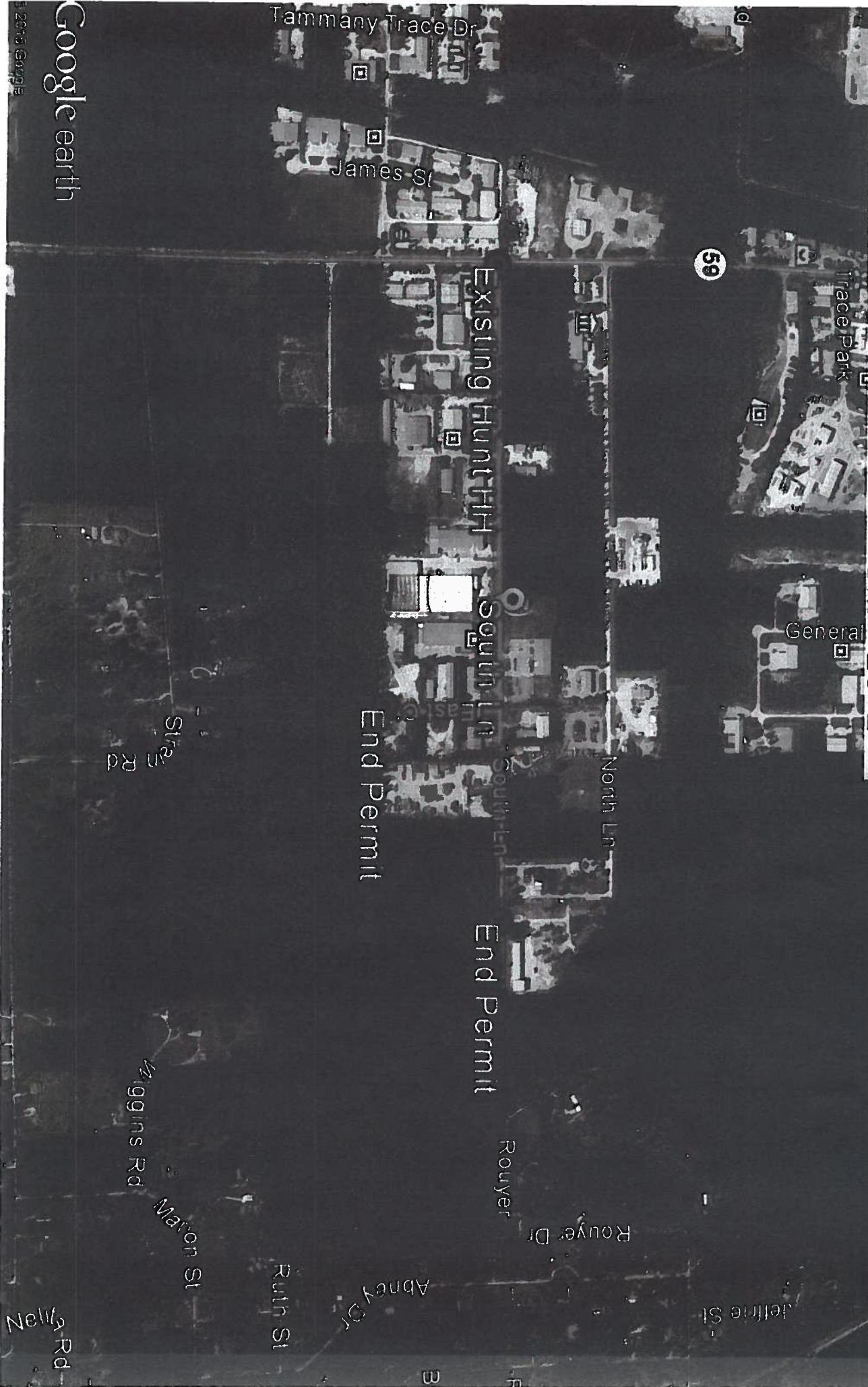
LOCATION

South Lane - East Court, Mandeville, LA

Enter Parish ROW to Place fiber optic cable alongside and across Parish roadways.

SOUTH LANE - 3612'
EAST COURT - 615'

SHEET 2 OF 2



(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

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

CASE NO.: 2015-28-MSP

OWNER/DEVELOPER: B&B Contracting, Inc.

ENGINEER/SURVEYOR: Randall W. Brown & Associates, Inc.

SECTION: 17

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 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 north southwest corner of LA Highway 1077 and Gottschalk Road, west of Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 1.834

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

ZONING: A-3 Suburban

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

STAFF COMMENTARY:

Department of Development - Planning

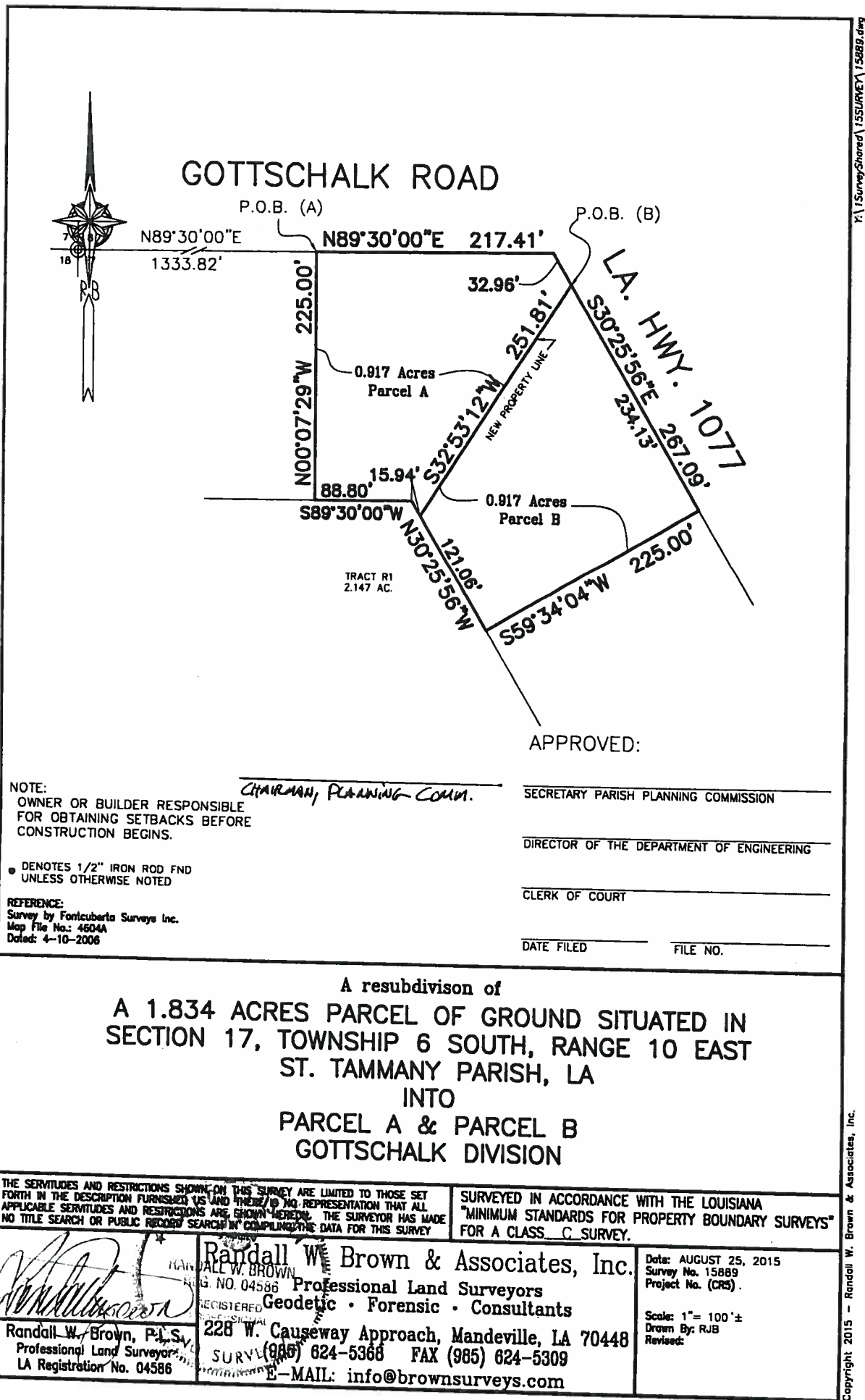
The owner is proposing to create two parcels from one 1.834 parent parcel; and since both parcels do not meet the minimum one (1) per parcel requirement, the staff recommends denial of the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None



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

CASE NO.: 2015-29-MSP

OWNER/DEVELOPER: Linda Keating Fussell

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

SECTION: 28

WARD: 2

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 11 East

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

GENERAL LOCATION: The property is located on the northwest corner of Million Dollar Road and Blaze Lane (private drive), north of Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: Parcel C (7.46 acres)

NUMBER OF LOTS/PARCELS: 4 TYPICAL LOT SIZE: 1+ acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Owner has revised the layout of their minor subdivision.

STAFF COMMENTARY:

Department of Development - Planning

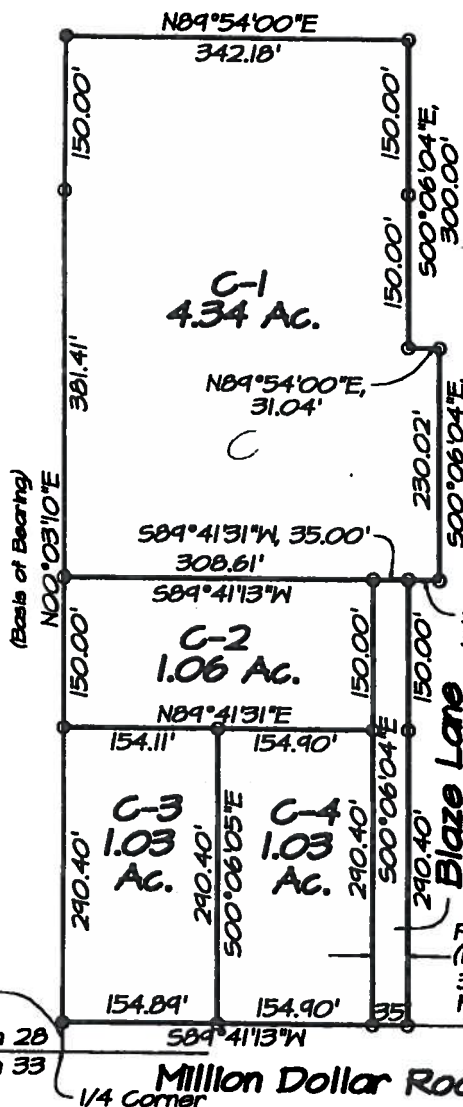
The owner received approval of a minor subdivision for this property (Parcel C) back in 2013; however the owner now wants to revise their minor subdivision by reconfiguring the lots and moving the private drive to the east side of the property as opposed to the west side.

Department of Engineering

For traffic safety purposes and for emergency vehicle access, a turnaround at the end of the private drive is recommended.

Department of Environmental Services

None



This property is located in Flood Zone C as per FEMA FIRM, Comm. Panel No. 225205 0150 C, map dated 10-17-1989

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

Reference Survey:
(Basis of Bearing) Survey prepared by Land Surveying, Inc. dated 4-20-2010 Map File No. 4400C, Clerk of Court office

ATTENTION TO CLERK OF COURT:
Parcel 'C' represents a previously approved parcel as a part of St. Tammany Parish Minor Subdivision Case No. MS10-06-016, recorded under Map File No. 4400C and filed for record on June 29, 2010. The Parish of St. Tammany requests that the Clerk of Court make mention of same within the margin of the original recorded filing, to serve as occasion may require.

Note:
Improvements not located at the time of this survey

Parcel ROW-1
(Not a Bldg. Parcel)
35' Servitude of Passage

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS 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 MINIMUM STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48: LXI. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

Legend:

- 1/2" Rebar Set
- 1/2" Rebar Found

A MINOR SUBDIVISION
OF PARCEL C LOCATED
IN SECTION 28 TOWNSHIP
5 SOUTH, RANGE 11 EAST
INTO PARCELS C-1, C-2,
C-3, C-4 & ROW-1
FOR LINDA KEATING
FUSSELL

BRUCE M. BUTLER, III
License No. 4894
PROFESSIONAL
7-28-2015

BRUCE M. BUTLER, III
LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6271 Office (985) 898-0355 Fax

SCALE 1" = 150' DATE JULY 20, 2015 NUMBER 16964

FINAL APPROVAL

CHAIRMAN, PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

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

CASE NO.: 2015-30-MSP

OWNER/DEVELOPER: Favaloro Heritage Heights, L.L.C.

ENGINEER/SURVEYOR: John G. Cummings & Associates

SECTION: 31

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 12 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 at the far eastern end of Concord and Lexington Drives, north of Mandeville, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 22.238

NUMBER OF LOTS/PARCELS: 5 TYPICAL LOT SIZE: 4-5 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: A private drive is required to be constructed to parish standards.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create five (5) parcels from a 22.238 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.

Additionally, the staff recommends that the survey plat be amended as follows:

- The private drive must be named and depicted on the survey (subject to approval from the 911 addressing officer); and

- five (5') no access servitudes should be established on the parcels at the ends of Salem and Lexington Drives, and the unopened right-way-way at the northwest corner of Parcel A since the developer is providing primary access to all lots with a private drive.

Department of Engineering

None

Department of Public Works

Due to the fact that the property is surrounded by a single family residential subdivision (Heritage Heights), the department is recommending that a surety bond in the amount of \$50,000.00 for one year be established in favor of the parish in order to protect Concord Drive, a parish maintained street, from any damage or potential liabilities that may arise as a result of the construction of the private drive.

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

CASE NO.: 2015-31-MSP

OWNER/DEVELOPER: Lennie L. Crawford

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

SECTION: 42

WARD: 3

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 2

RANGE: 11 East

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

GENERAL LOCATION: The property is located at the eastern end of Jenkins and Crawford Roads, east 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: 17.59 acres

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 1-16.59 acres

ZONING: A-3 Suburban

REASONS FOR PUBLIC HEARING: One lot is being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two parcels from one 17.59 acre parent parcel; and since a private drive will provide access to only one (1) parcel within the minor subdivision, said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Therefore, the staff has no objections to the proposed minor subdivision request.

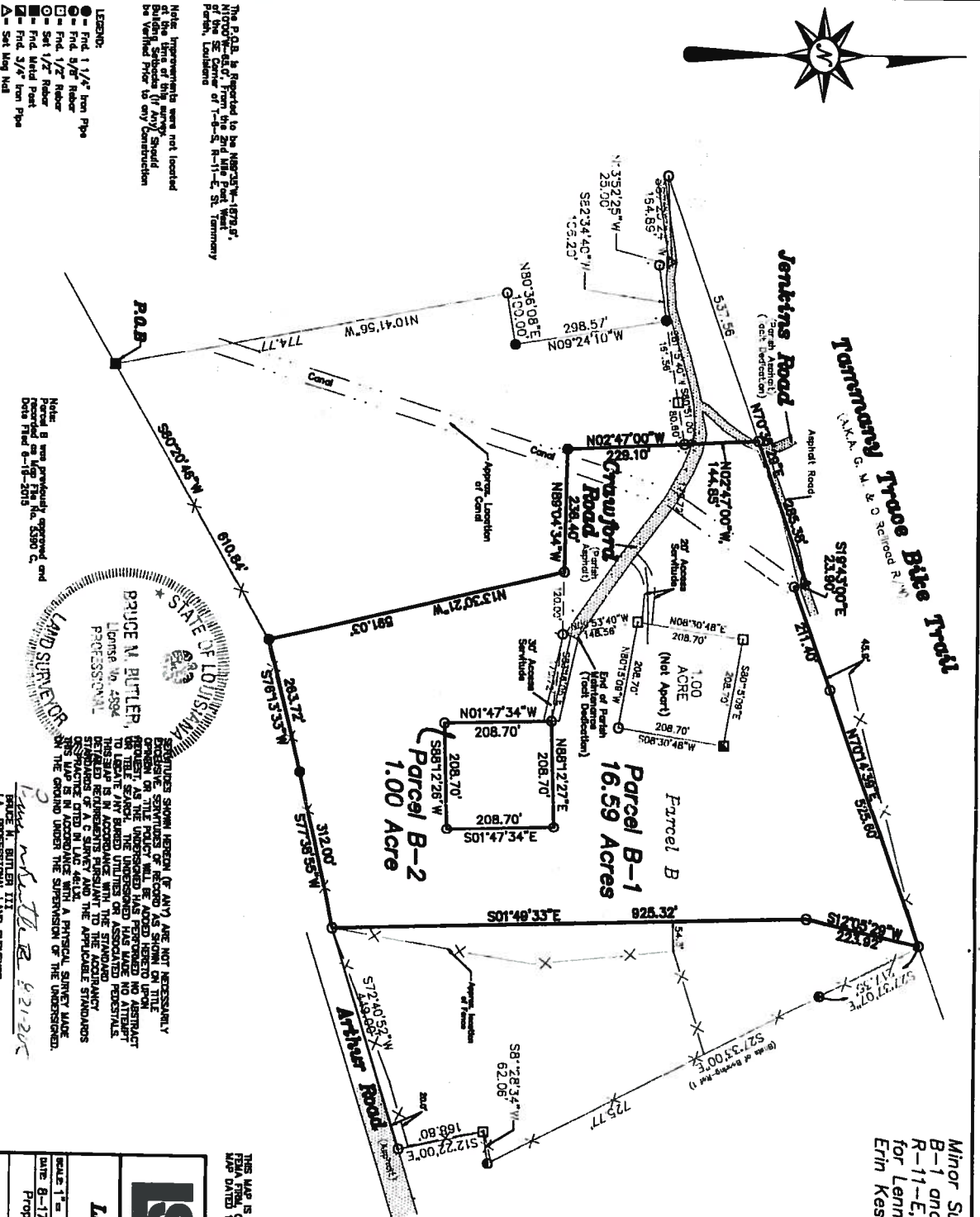
Department of Engineering

None

Department of Environmental Services

None

Minor Subdivision of Parcel B into Parcels B-1 and B-2 in Section 42, T-6-S, R-11-E, St. Tammany Parish, Louisiana for Lennie L. Crawford, Jr. and Kris & Erin Kessler



Note: References made not shown (for Certify)

Reference:

- 1) A Survey by John B. Fournier, dated 5-17-02, for Parcel B-1 and B-2.
- 2) A Survey by John B. Fournier, dated 5-17-02, for Parcel B-1 and B-2.
- 3) A Survey by John B. Fournier, dated 5-17-02, for Parcel B-1 and B-2.
- 4) A Survey by John B. Fournier, dated 5-17-02, for Parcel B-1 and B-2.
- 5) A Survey by John B. Fournier, dated 5-17-02, for Parcel B-1 and B-2.
- 6) A Survey by John B. Fournier, dated 5-17-02, for Parcel B-1 and B-2.
- 7) A Survey by John B. Fournier, dated 5-17-02, for Parcel B-1 and B-2.
- 8) A Survey by John B. Fournier, dated 5-17-02, for Parcel B-1 and B-2.
- 9) A Survey by John B. Fournier, dated 5-17-02, for Parcel B-1 and B-2.
- 10) A Survey by John B. Fournier, dated 5-17-02, for Parcel B-1 and B-2.

SEC. PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

CHMN. PLANNING COMMISSION

FILED FOR RECORD:

CLERK OF COURT

DATE FILE NO.

LS Land Surveying, LLC
 516 N. Columbia Street
 Covington, LA 70433
 (504) 892-6277 office (504) 892-0355 fax

LENNIE L. CRAWFORD JR. & KRIS & ERIN KESSLER

SCALE 1" = 200'

DATE 8-17-15

Property Located in Section 42, T-6-S, R-11-E, St. Tammany Parish, Louisiana

DATE OF JNG 17022

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

CASE NO.: 2015-32-MSP

OWNER/DEVELOPER: Thomas & Abigail Bullock

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

SECTION: 1

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 located on the west side of LA Highway 1081 and south of Victory Lane, north-northeast of Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 17.95 acres

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 5+ acres

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Proposed parcel A does not meet the minimum required road frontage of 300' pursuant to A-1 Suburban zoning.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two parcels from one 17.95 acre parent parcel. However, parcel A does not meet the minimum lot frontage of 300' as required pursuant to the A-1 Suburban zoning district; and the owner has enough land and road frontage in order to comply with parish code. Therefore, for that reason, the staff does not support the minor subdivision request.

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

Department of Engineering

None

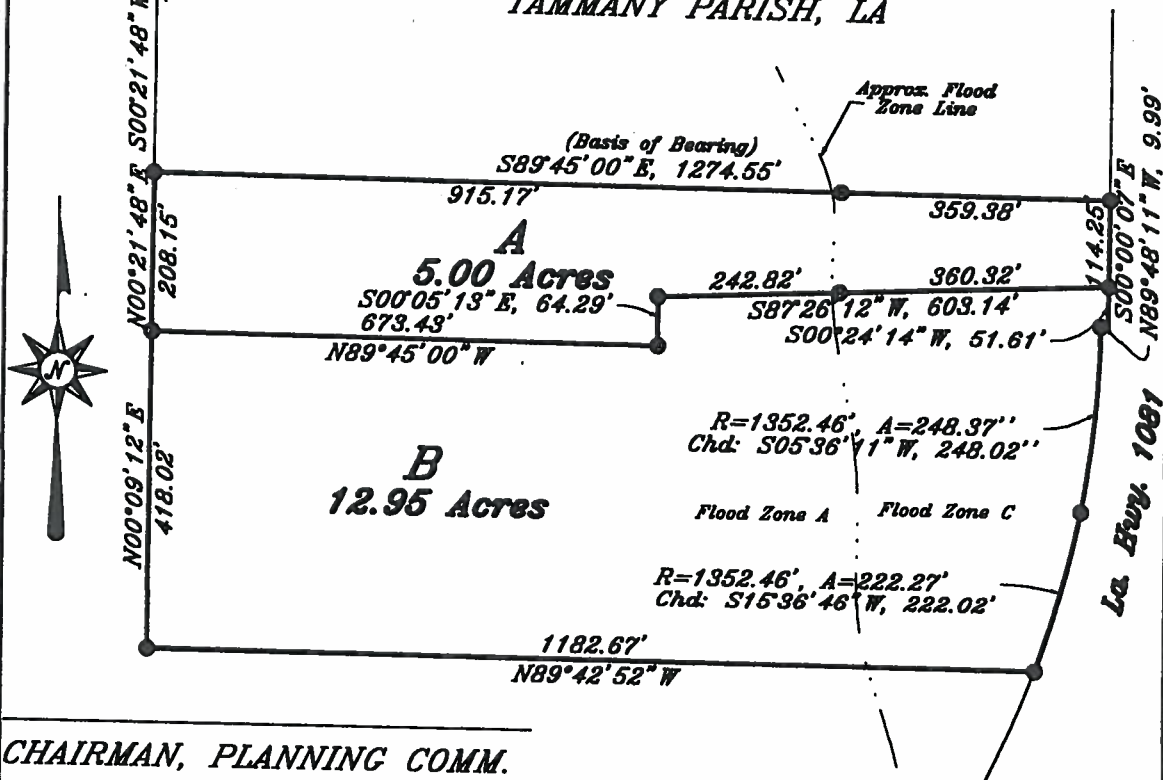
Department of Environmental Services

None

35 36 T5S R11E

21 T6S R11E

**MINOR SUBDIVISION OF
PROPERTY LOCATED IN
SECTION 1 TOWNSHIP 6
SOUTH RANGE 11 EAST
INTO PARCELS A & B, ST.
TAMMANY PARISH, LA**



CHAIRMAN, PLANNING COMM.

DIR. DEPT OF ENGINEERING

SECRETARY, PLANNING COMM.

CLERK OF COURT

FILE DATE

MAP NO.

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS 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 CITED IN LAC 46: LXI.

Reference:

1. Survey prepared by Land Surveying, Inc. dated 4-19-2000 Survey No. 8858 (Basis of Bearing)
2. Survey prepared by Land Surveying, Inc. dated 2-22-2007 Survey No. 12266

This property is located in Flood Zones A & C as per FEMA FIRM, Comm. Panel No. 225205 0150 C, map dated 10-17-1989

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

Legend:

- 1/2" Rebar Found
○ 1/2" Rebar Set

MAP PREPARED FOR

*Alexander T. and
Jade C. McClendon*

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN *Section 1 Township 6 South R*
St. Tammany Parish, Louisiana

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED
SIGNATURE AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6277 office (985) 898-0355 fax

Revised: Aug. 13, 2015

SCALE: $1'' = 200'$

DATE: *September 22, 2014*

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR

LICENSE NO. 4894

WILLIAMS

UNCLASSIFIED

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

CASE NO.: 2015-33-MSP

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

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

SECTION: 34

WARD: 9

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 14

RANGE: 14 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 , Louisiana.

SURROUNDING LAND USES: North - Interstate 12
 South - single family residential
 East - commercial
 West - commercial

TOTAL ACRES IN DEVELOPMENT: 2.8 acres

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 0.8 - 1.998 acres

ZONING: I-2 Industrial & HC-2 Highway Commercial

REASONS FOR PUBLIC HEARING: Adding an additional lot to the minor subdivision and reducing lot A to under a one acre minimum

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to add an additional parcel to the minor subdivision which comprises 1.58 acres of unplatted land. Further, the owner wants to take a triangular piece of lot A (crosshatched as per attached survey) and add it to the sixth proposed lot (A2).

The staff does not have any issues with the addition of a sixth lot to the minor subdivision since said lot is derived from adjacent undeveloped acreage and does not require any additional infrastructure to support said subdivision. However, the staff does not support the reduction of lot A to under a one acre minimum as required by parish code.

If the commission decides to approve this request, a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot size and added lot issues, a 2/3rds majority vote

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

Department of Engineering

None

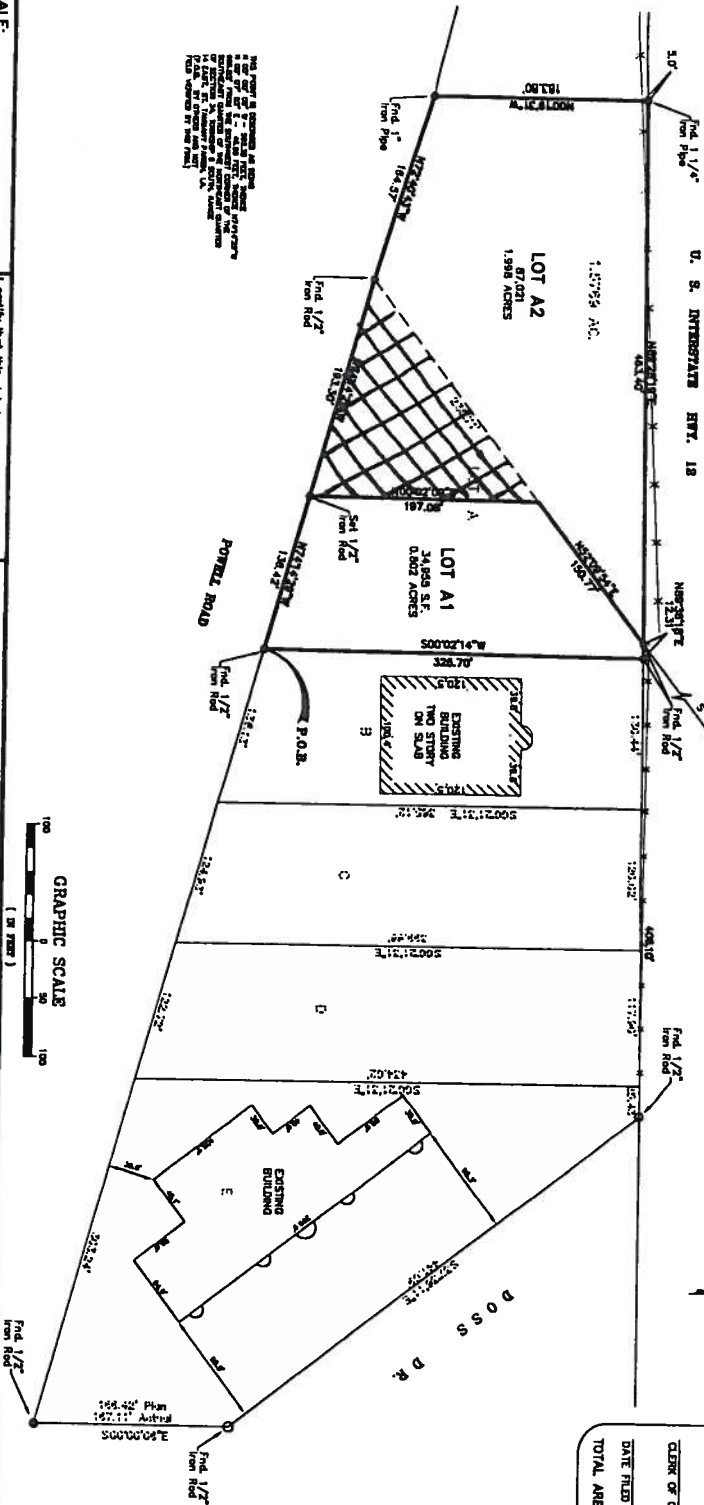
Department of Environmental Services

None

SOUTHEAST CORNER OF SQUARE
BY (14) OF OZONE HEIGHTS
SUBDIVISION



APPROVED:	
CHAIRMAN OF PLANNING COMMISSION	DATE
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 121,978 SQ. FT. OR 2.800 ACRES	



THIS MAP IS A REPRODUCTION OF THE ORIGINAL SURVEY MAP AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE ORIGINAL SURVEY MAP IS THE ONLY AUTHORITY FOR THE LOCATION AND DIMENSIONS OF THE PROPERTY SHOWN HEREON. ANY REPRODUCTION OF THIS MAP IS SUBJECT TO THE SAME LIMITATIONS AND CONDITIONS AS THE ORIGINAL SURVEY MAP.



SCALE:	1" = 100'
DATE:	1/30/08
DRAWN BY:	BC
CHECKED BY:	SB
DWG. NO.:	20080076

I certify that this plat does represent an actual ground survey and that to the best of my knowledge no encroachments exist, either by omission or commission, on the property shown. I also certify that the survey was performed in accordance with the provisions of the Louisiana Surveying Act, and that the survey was performed by a duly licensed surveyor. I have caused the Flood Hazard Area maps and Flood Hazard Areas to be shown on this plat as shown on the Flood Hazard Area maps and Flood Hazard Areas.

AN AMENDMENT TO AN EXISTING MINOR SUBDIVISION OF RICHARD INDUSTRIAL PARK LOCATED NEAR THE CITY OF SLIDELL, IN SECTION 34, T-8-S, R-14-E ST. TAMMANY PARISH, LA.

J.V. Burkes & Associates, Inc.
SURVEYING
ENGINEERING • ENVIRONMENTAL
2890 East Ocean Blvd., Suite B
Slidell, Louisiana 70461
E-mail: jvb@jvb Associates.com
Phone: 985-649-0075 Fax: 985-649-0174

SEAN M. BURKES
1/30/08
12:00 PM
12:00 PM

REVOCATION/CLOSINGS

REVIEW

REVOCATION STAFF ANALYSIS REPORT
(Revised as of October 6, 2015)

CASE NO.: REV15-07-001

NAME OF STREET OR ROAD: South 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

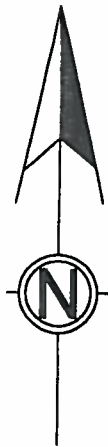
PETITIONER/REPRESENTATIVE: Viola Living Trust & Terry & Gary O'Brien

STAFF COMMENTARY:

The Department of Public Works does not support the revocation request due to the fact that said right-of-way is needed by the parish for drainage and access to another drainage lateral at the end of said right-of-way.

However, if the commission decides to recommend adoption of the revocation request, it should be subject to the following condition:

- 1.) The right-of-way being assimilated into the adjacent properties through the parish's minor resubdivision process in conjunction with adoption of the revocation ordinance by the parish council.



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

BEGONIA DRIVE
(ASPHALT)

AZALEA DRIVE
AREA TO BE REVOKED

LOT 273

LOT 1C

LOT 2C

LOT 3C

AZALEA DRIVE
AREA TO BE REVOKED

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.

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.

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.

(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

TENTATIVE
SUBDIVISION
REVIEW

TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT
(As of October 6, 2015)

CASE NO.:

PROPOSED SUBDIVISION NAME: WHISPERING FOREST

DEVELOPER: Bob Hesson

ENGINEER/SURVEYOR: Arrow Engineering & Consultants

SECTION: 33

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 3

RANGE: 10 East

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

GENERAL LOCATION: The property is located on the south side of Joiner Wymer Road, west of LA Highway 1077 and west of Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 7.98

NUMBER OF LOTS: 13 TYPICAL LOT SIZE: 110' x 175'

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: A-3 Suburban (existing)

FLOOD ZONE DESIGNATION: X

STAFF COMMENTARY:

Department of Development - Planning

1. Section 40-050.0 2.h., Subdivision Regulatory Ord. No. 499, requires that wetlands be designated on the tentative plat. Therefore, the developer needs to depict the wetlands on the property, if any, by using either lines of demarcation and/or shading/cross-hatching. However, if there are no wetlands, a notation needs to be depicted on the tentative subdivision plat to that effect.

2. The setback notation on the plat needs to be corrected to read that the minimum rear yard setback is 25'.

Informational Items:

1. 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

1. The detention pond should either be within the subdivision or a deed restriction should be recorded to assure the permanence of the pond storage area in perpetuity.

Informational Items:

1. This project is within a flood zone/critical drainage area; therefore, no net fill requirements will apply.

FINAL
SUBDIVISION
REVIEW

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

CASE NO.: 2015-9-FP

SUBDIVISION NAME: Terra Bella S/D, Phase 1A-8

DEVELOPER: Terra Bella Group, LLC

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

SECTION 45	SECTION 46	WARD: 1
TOWNSHIP 7 South	T 7 S	PARISH COUNCIL DISTRICT: 1
RANGE 10 East	R 11 E	

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: 5.77

NUMBER OF LOTS: 2 AVERAGE LOT SIZE: varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: B

STAFF COMMENTARY:

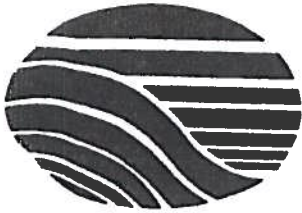
Department of Engineering

1. The final inspection was made on September 16, 2015. The inspection disclosed that none of the infrastructure has been constructed.
2. Since the infrastructure has not been completed the developer is requesting that a Performance Obligation be established for a period of six (6) months. See attached letter dated September 11, 2015 and calculations dated 9/15/15 from the developer's engineer.
3. Should the Planning Commission approve the request for final approval a Performance Obligation will be required for the infrastructure to be constructed.
4. The staff has reviewed the engineer's letter and calculations and agrees with the contents. It is recommended that a Performance Obligation be established in the amount of \$472,500 for a period of six (6) months.

5. No Warranty Obligation is required at this time and will be established upon completion of the infrastructure.
6. No Mandatory Developmental Fees are required since the developer has entered into a Voluntary Developmental Agreement and has paid all current fees.

Department of Development - Planning

None



Kelly McHugh
&
Associates, Inc.

September 11, 2015

St. Tammany Parish
Department of Development
Attn: Sidney Fontenot
PO Box 628
Covington, LA 70434

RE: Terra Bella, Phase 1A-8

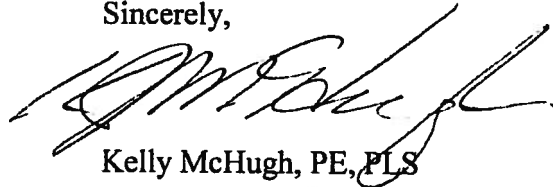
Sidney,

I estimated the cost to complete the streets around Terra Bella Phase 1A-8. This will be completing 340 feet of Beauregard Parkway, 600 feet of Hopscotch Road, and 320 feet of Myrtle Drive. The approximate cost of this is \$472,500.

I hope this is sufficient for the establishment of a Performance Obligation.

Please let me know if you need any additional information.

Sincerely,



Kelly McHugh, PE, PLS

KJM/kah

Final Plan

SEP 11 2015

KELLY McHUGH
& ASSOCIATES, INC.
845 Galvez Street
MANDEVILLE, LOUISIANA 70448
(504) 626-5611

JOB TERRA BELLA PH. 1A-B
SHEET NO. 1 OF 1
CALCULATED BY KM DATE 9-15-15
CHECKED BY _____ DATE _____
SCALE _____

COST TO COMPLETE STREETS AROUND PH 1A-B

1. BEANREGARD BLVD -	340'
2. HOPKOTCH RD	600'
3. MYRTLE DR	320'
	<hr/>
	1260'

1. SEWER	5800' / LF
2. WATER	59' / LF
3. DRAINAGE	105' / LF
4. PAVING	152' / LF

$$375' / LF \times 1260' = \$472,500$$

SEP 15 2015

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

CASE NO.: 2015-10-FP

SUBDIVISION NAME: AUDUBON TRAIL (Previously Audubon Oaks)

DEVELOPER: Step Three Investments

ENGINEER/SURVEYOR: McLin, Taylor, Inc.

SECTION 15
TOWNSHIP 7 South
RANGE 11 East

WARD: 3
PARISH COUNCIL DISTRICT: 5

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

TOTAL ACRES IN DEVELOPMENT: 17.896

NUMBER OF LOTS: 76 AVERAGE LOT SIZE: 55' x 90'

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on September 23, 2015. The inspection disclosed that the base course of asphalt has been constructed with the wearing course to be applied at a later date. Detention ponds have been constructed. Temporary signage has been installed.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.

SUBDIVISION PLAT

- a. Need 9-1-1 addresses;
- b. Label drainage servitude width at the rear of Lots #1-25 and state "Maintained by H.O.A.";
- c. Restrictive covenant No 13 needs to be revised to 60' not 35';

TRAFFIC & SIGNAGE

- d. Need blue reflectors at fire hydrants;
- e. End of road signs need to be installed;

GENERAL

- f. The as-built drawings did not include a Professional Engineer's live stamp;
- g. The plans are still titled as "Audubon Oaks". All plans need to be changed to Audubon Trails;
- h. Need Base Test results;
- i. Need Asphalt Tests results;
- j. Need utility trench bedding test results;
- k. Need utility trench backfill test results;
- l. Need computer disc or latest format for Plat & As-Built Paving/Drainage drawings;
- m. Need BMPs at roadway catch basins and rear lot drainage flush grates. Grade the rear of Lots #26-41, #49-67 where needed to provide positive flow;

SEWER AND WATER

- 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;
 - p. \$20.00 in water and sewer fees are still outstanding.
3. Should the Planning Commission approve the request for final approval a Performance Obligation will be required for the asphalt roadway in the amount of 3007 linear feet x 1/4 x \$40.00 per linear foot of asphalt roadways = \$30,100 for a period of six (6) months covering the cost of wearing course that will be applied at a later date.
4. No warranty obligation is required at this time. However, one will be established for two (2) years upon release of Performance Obligation.
5. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
6. Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 76 lots = \$81,852

Drainage Impact Fee = \$1114 per lot x 76 lots = \$84,664

Fees are due before subdivision plats can be signed.

Department of Planning

None