

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, DECEMBER 9, 2014
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 NOVEMBER 12, 2014 MINUTES

PUBLIC HEARINGS

CONSENT CALENDAR

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

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

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

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

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

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

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

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

MINOR SUBDIVISIONS

MS14-11-065

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

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

Parish Council District Representative: Hon. Richard Tanner

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
DECEMBER 9, 2014
MANDEVILLE, LOUISIANA

MS14-11-066

95.88 combined acreage parcels ad revoked right of way into parcels A & B, Ward 5, District 6
Owner: James P. Stoyanoff Surveyor: John E. Bonneau & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

MS14-11-067

A 4.056 acre parcel into lots JA-1 & JA-2, Ward 9, District 11
Owner: Jessie & Enola Atchley Surveyor: BMF Professional Land Surveyors
Parish Council District Representative: Hon. Steve Stefancik

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-12-002

Revocation of a portion of Algiers Street, Slidell, Louisiana, Ward 8, District 12
Applicant: Own Your Own, L.L.C. Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Jerry Binder

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

SD14-12-006

Bedico Creek, Parcel 11, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

PRELIMINARY SUBDIVISION REVIEW

SD06-06-018P1A

Countryside, Phase 1A, Ward 1, District 3
Developer/Owner: Abita Equities Engineer: Arrow Engineering
Parish Council District Representative: Hon. James "Red" Thompson
(POSTPONED FROM THE NOVEMBER 12, 2014 MEETING)

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
DECEMBER 9, 2014
MANDEVILLE, LOUISIANA

FINAL SUBDIVISION REVIEW

SD04-08-024PE-2

Bedico Creek, Parcel E-2, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

(POSTPONED FROM THE NOVEMBER 12, 2014 MEETING)

SD08-04-005FIH

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

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

Parish Council District Representative: Hon. Marty Dean

SD06-12-047F

Pruden Creek, Ward 3, District 3

Developer/Owner: Pruden Creek Partners, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

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

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

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

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

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

(Request by debtor for an extension of time)

SD13-07-003P

Berkshire, Ward 8, District 9

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

Parish Council District Representative: Hon. Gene Bellisario

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

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. WEDNESDAY, NOVEMBER 12, 2014
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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.

ROLL CALL

Present: Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph, Bill Matthews
Absent: Marcus Hines
Staff Present: Ron Keller, Raima Tobler, Jeremy Harrison, Terry Hand, Jay Watson

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

The Invocation was presented by Mr. Randolph

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Matthews

APPROVAL OF THE OCTOBER 14, 2014 MINUTES

Mr. Randolph moved to approve, second by Mr. Drumm

Yea: Martha Cazaubon, "Pug" Lorren, Bill Matthews, Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

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.

**AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 12, 2014
MANDEVILLE, LOUISIANA**

Mr. Matthew moved to pull items MS14-10-058, MS14-10-059, & MS14-10-060 from the consent calendar, second by Mr. Davis.

Yea: Martha Cazaubon, "Pug" Lorren, Bill Matthews, Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

Mr. Willie moved to hear the remaining items on the consent calendar, seconded by Mrs. Cazaubon.

Yea: Martha Cazaubon, "Pug" Lorren, Bill Matthews, Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Westshore Drive), Ward 1, District 1

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

Debtor: All State Financial Company

Parish Council District Representative: Hon. Marty Dean

Approved as per consent calendar

Entering Parish Right-of-Way (Camp Villere Road), Ward 9, District 7

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. Jacob Groby

Approved as per consent calendar

MINOR SUBDIVISIONS

MS14-10-058

A 17.62 acre parcel into parcels A & B, Ward 2, District 6

Owner: Jane H. Sharp Surveyor: Land Surveying, L.L.C.

Parish Council District Representative: Hon. Richard Tanner

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

Following the Public Hearing, discussion was held and Randolph made a motion seconded by Matthews to **approve** this request.

Yea: Martha Cazaubon, "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 12, 2014
MANDEVILLE, LOUISIANA

MS14-10-059

Lot 2 in to lots 2-A & 2-B, Ward 7, District 7

Owner: Christopher R. Jean Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Jacob Groby

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

Following the Public Hearing, discussion was held and Cazaubon made a motion seconded by Randolph to **approve** this request.

Yea: Martha Cazaubon, "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

MS14-10-60

A 4.30 acre parcel into parcels A & B, Ward 7, District 7

Owner: Leroy & Jeanette Smith, Jr. Surveyor: D&S Surveyors, Inc.

Parish Council District Representative: Hon. Jacob Groby

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

Following the Public Hearing, discussion was held and Cazaubon made a motion seconded by Randolph to **approve** this request.

Yea: Martha Cazaubon, "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

----- (End of Consent Calendar) -----

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD06-06-018P1A

Countryside, Phase 1A, Ward 1, District 3

Developer/Owner: Abita Equities Engineer: Arrow Engineering

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

(DEVELOPER REQUESTED POSTPONEMENT)

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

Following the Public Hearing, discussion was held and Matthew made a motion seconded by Willie to **postpone** this request.

Yea: Martha Cazaubon, "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

SD04-08-024PB2-2

Bedico Creek Bubble 2, Phase 2, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

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

Following the Public Hearing, discussion was held and Davis made a motion seconded by Matthews to **approve** this request.

Yea: Martha Cazaubon, "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 12,2014
MANDEVILLE, LOUISIANA

SD10-01-001P1

Versailles Business Park, Phase 1, Ward 3, District 5

Developer/Owner: Versailles Business Park, L.L.C. Engineer: Duplantis Design Group, P.C.

Parish Council District Representative: Hon. Marty Gould

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

Following the Public Hearing, discussion was held and Cazaubon made a motion seconded by Richard to **approve** this request.

Yea: Martha Cazaubon, "Pug" Lorren, Marcus Hines ,Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Yea: Martha Cazaubon, "Pug" Lorren, Marcus Hines ,Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

FINAL SUBDIVISION REVIEW

SD04-08-024F9

Bedico Creek, Parcel 9, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

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

Following the Public Hearing, discussion was held and Davis made a motion seconded by Matthews to **approved** this request.

Yea:"Pug" Lorren, Marcus Hines ,Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

**AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 12,2014
MANDEVILLE, LOUISIANA**

A second discussion was held and Matthews made a motion seconded by Davis to **hear** this request.

Yea:"Pug" Lorren, Marcus Hines ,Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

Following the Public Hearing, discussion was held and Matthews made a motion seconded by Davis to **approve** this request.

Yea:"Pug" Lorren, Marcus Hines ,Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

SD04-08-024PE-2

Bedico Creek, Parcel E-2, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

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

Following the Public Hearing, discussion was held and Matthews made a motion seconded by Willie to **postpone** this request.

Yea:"Pug" Lorren, Marcus Hines ,Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

**AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 12, 2014
MANDEVILLE, LOUISIANA**

SDO6-08-028F1

Spring Haven, Phase 1, Ward 1, District 4

Developer/Owner: Autumn Creek II, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Reid Falconer

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

Following the Public Hearing, discussion was held and Davis made a motion seconded by Matthews to **approved** this request.

Yea: "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

P.C. Resolution No. 12-055

Entering Parish Right-of-Way (Lindberg Drive), Ward 8, District 14

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

Petitioner: PDRG, Alex Bennett, CDO Parish Council District Representative: Hon. T.J. Smith

(Request to amend the Petitioner to John Saucier & Company, LL.C.)

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

Following the Public Hearing, discussion was held and Randolph made a motion seconded by Lorren to **approved** this request.

Yea: "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

NEW BUSINESS

ADJOURNMENT

Mr. Dave Doherty
Chairman

(CONSENT CALENDAR)

ENTERING PARISH

RIGHTS-OF-WAY, SERVITUDES

AND/OR EASEMENTS

(Draft Date 12/9/14)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING AUTOZONE, INC. TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO AUTOZONE, INC.; 123 FRONT STREET, 3RD FLOOR; MEMPHIS, TN 38103; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF AN UNNAMED R.O.W. IN THE VICINITY OF THE INTERSECTION OF LA HWY 59 AND HARRISON AVE FOR THE PURPOSE OF CONSTRUCTING DRAINAGE IMPROVEMENT AND TRAFFIC CIRCULATION. WARD 3, 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. The drainage and road design with soil borings must meet the concrete road standards as established under the "Subdivision Regulatory Ordinance and Ordinance No. 14-3064." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. 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 takes over the maintenance.
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 \$6,300 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 access by (an) individual(s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.

9. That the petitioner and any assignees agrees to provide maintenance for this project at his/her own expense until the Performance Obligation is released.

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

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

12. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the R.O.W. is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the use of the R.O.W.

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

14. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 5.

15. That the petitioner submit as-built drawings certifying that project is constructed in accordance with the approved drawings.

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

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

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

YEA:

NAY:

ABSTAIN:

ABSENT:

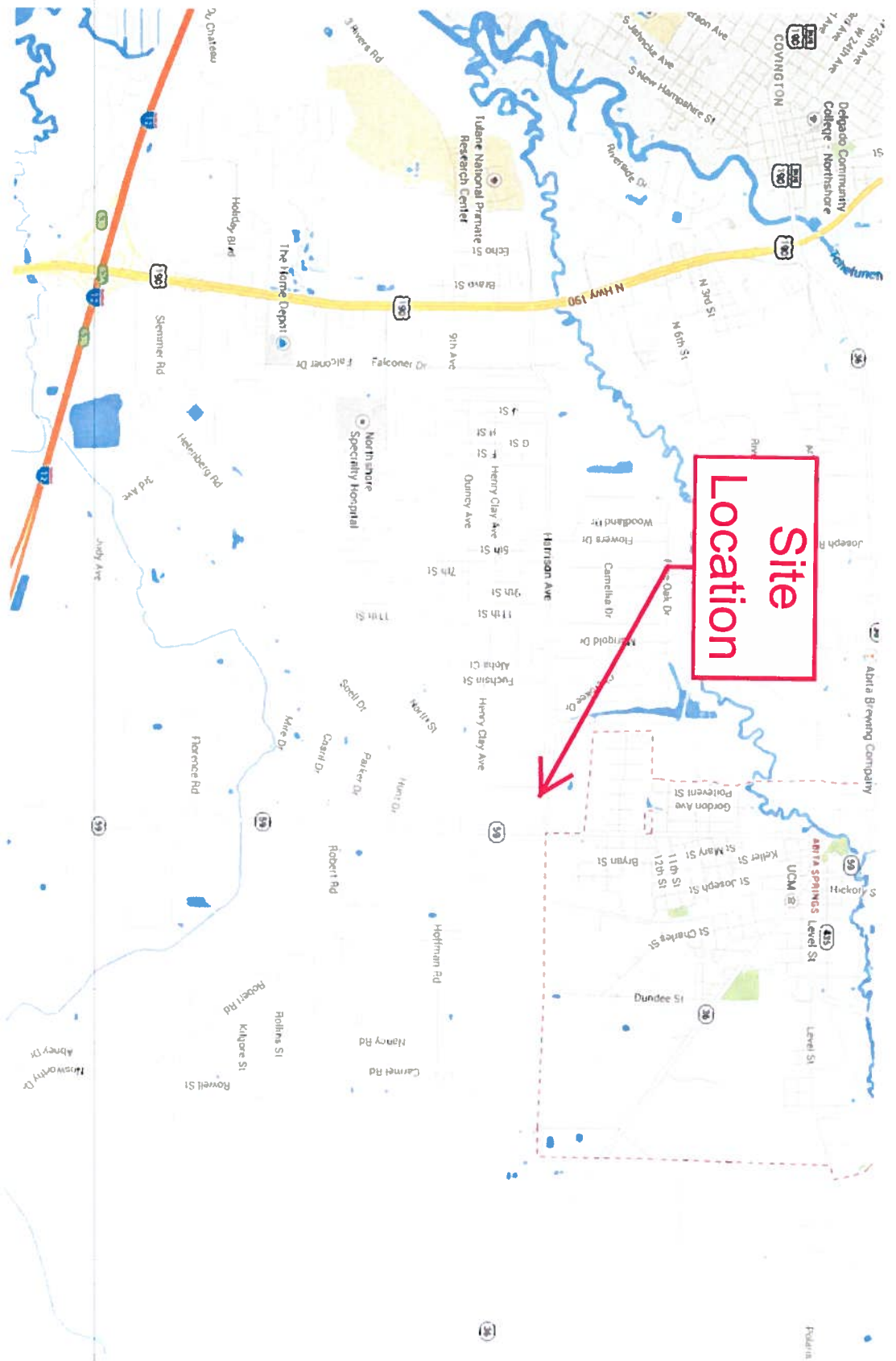
RESOLUTION P.C. NO.____
PAGE NO. 3 OF 3

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE____ DAY OF
_____, 2014, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A
QUORUM OF THE MEMBERS BEING PRESENT.

DAVE DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



Enter R.O.W.
AutoZone Inc.

12-9-14 sheet
112

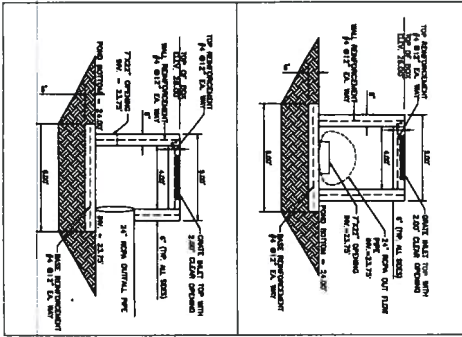
GRADING NOTES

1. BEST MANAGEMENT PRACTICES (BMPs) AND CONTROLS SHALL BE USED TO PREVENT EROSION AND SEDIMENTATION FROM THE CONSTRUCTION SITE. A SEDIMENTATION CONTROL PLAN SHALL BE SUBMITTED TO THE LOCAL GOVERNMENT FOR REVIEW AND APPROVAL. THE PLAN SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
 - a. EROSION CONTROL MEASURES TO PREVENT SOIL EROSION DURING CONSTRUCTION.
 - b. SEDIMENTATION CONTROL MEASURES TO PREVENT SEDIMENT FROM ENTERING ADJACENT WATERSHEDS.
 - c. SLOPE STABILIZATION MEASURES TO PREVENT SLOPE FAILURE.
 - d. EROSION CONTROL MEASURES TO PREVENT EROSION DURING MAINTENANCE.
2. THE ACTION OF VEHICLES ACCESSING THE SITE CLOSE TO THE EDGE OF THE ROAD SHALL BE MONITORED TO PREVENT EROSION. THE ACTION OF VEHICLES SHALL BE MONITORED TO PREVENT EROSION. THE ACTION OF VEHICLES SHALL BE MONITORED TO PREVENT EROSION.
3. THE ACTION OF VEHICLES ACCESSING THE SITE CLOSE TO THE EDGE OF THE ROAD SHALL BE MONITORED TO PREVENT EROSION. THE ACTION OF VEHICLES SHALL BE MONITORED TO PREVENT EROSION. THE ACTION OF VEHICLES SHALL BE MONITORED TO PREVENT EROSION.
4. ALL SLOPES SHALL NOT EXCEED A CROSS-SLOPE OF 2% AND A RUNNING SLOPE OF 3%.

SPOT ELEVATION LEGEND
 P = 10' OF PAVEMENT
 T = 10' OF CURB
 W = 10' OF WALK
 S = 10' OF SIDEWALK
 H = 10' OF HILL
 M = 10' OF MOUNTAIN
 R = 10' OF RIVER
 L = 10' OF LAKE
 O = 10' OF OCEAN
 I = 10' OF ISLAND
 D = 10' OF DITCH
 C = 10' OF CANYON
 V = 10' OF VALLEY
 M = 10' OF MOUNTAIN
 R = 10' OF RIVER
 L = 10' OF LAKE
 O = 10' OF OCEAN
 I = 10' OF ISLAND
 D = 10' OF DITCH
 C = 10' OF CANYON
 V = 10' OF VALLEY

GRADING LEGEND

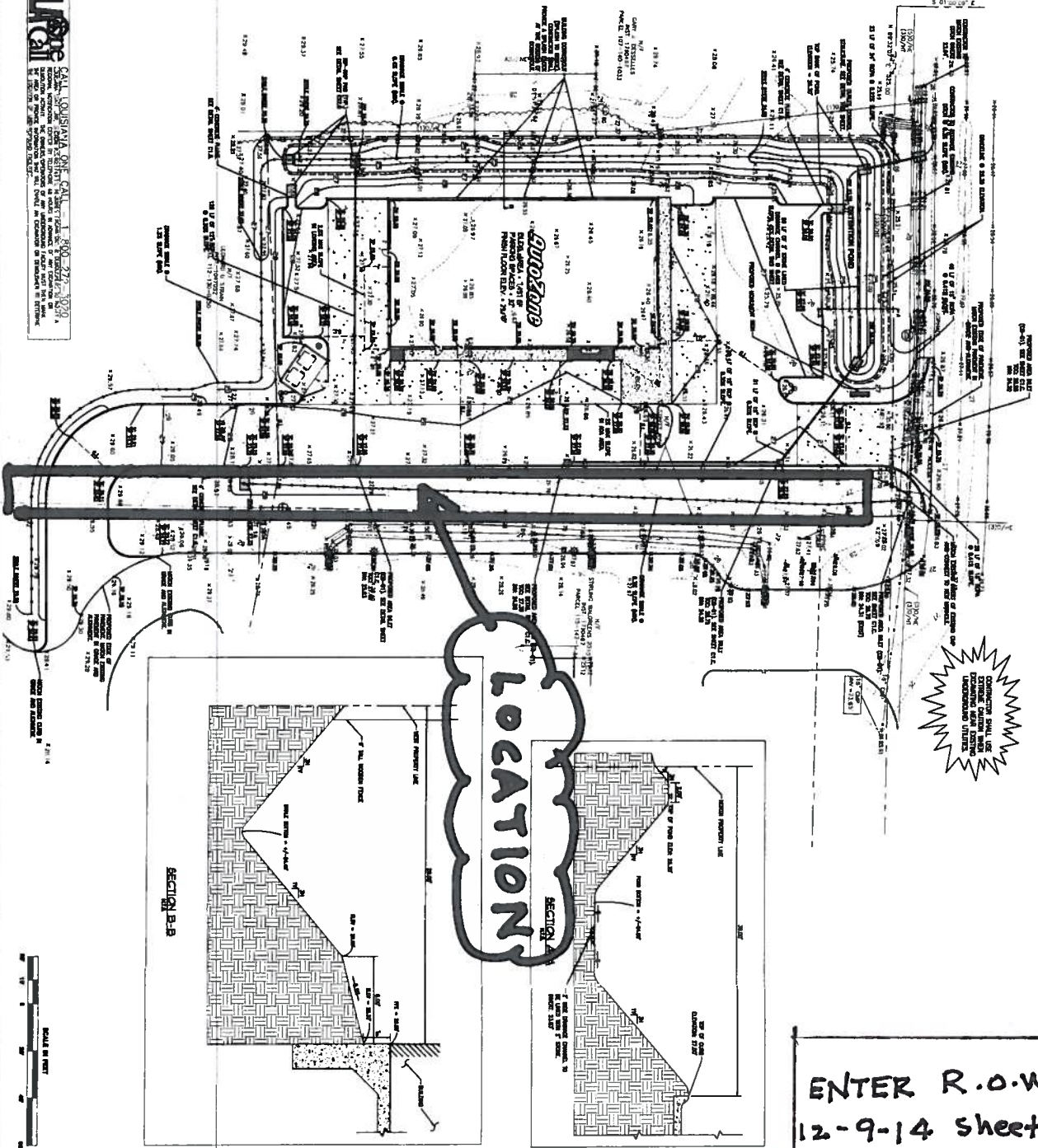
- Property Line
- Spot Elevation
- Slope Arrow
- Area Limit (20-40) See detail
- Underground Storm Drainage Pipe
- Underground Sanitary Sewer
- Concrete Slab
- Concrete Sidewalk
- Regr. Slope. See detail sheet E32.0



CURB AND GUTTER ELEVATIONS

DDG
 DESIGN DEVELOPMENT GROUP, INC.
 1000 BROADWAY, SUITE 100
 NEW YORK, NY 10004
 WWW.DDGC.COM
 Phone: 212-691-4444 Fax: 212-691-4445
 THEODORE J. COOPER, P.E. (LICENSED PROFESSIONAL ENGINEER) / 00000000

DDG
 DESIGN DEVELOPMENT GROUP, INC.
 1000 BROADWAY, SUITE 100
 NEW YORK, NY 10004
 WWW.DDGC.COM
 Phone: 212-691-4444 Fax: 212-691-4445
 THEODORE J. COOPER, P.E. (LICENSED PROFESSIONAL ENGINEER) / 00000000



ENTER R.O.W.
 12-9-14 sheet 2/2

C2.0 	PREPARED FOR: AutoZone STORE DEVELOPMENT Store No.: 4296 Harrison Avenue Abita Springs LA 70007 St. Tammany Parish	OWNER: AutoZone, Inc. 123 S. FRONT STREET, 3rd FLOOR MEMPHIS, TENNESSEE 38103
	SCALE: 1" = 20' REVISIONS:	
	CHECKED BY: JLT 10/25/04	
	DDD PROJECT 14-02	

(Draft Date 12/9/14)

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 E. COLEMAN AVE;
HAMMOND, LA 70403; PERMISSION TO ENTER PARISH
RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF LA-
1085 (BOOTLEGGER RD.) LOCATED BETWEEN LA 21 AND
ROUSSEAU RD., FOR THE PURPOSE OF INSTALLING
FIBER OPTIC CABLE.
WARD 1 DISTRICT 1**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$32,600 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:

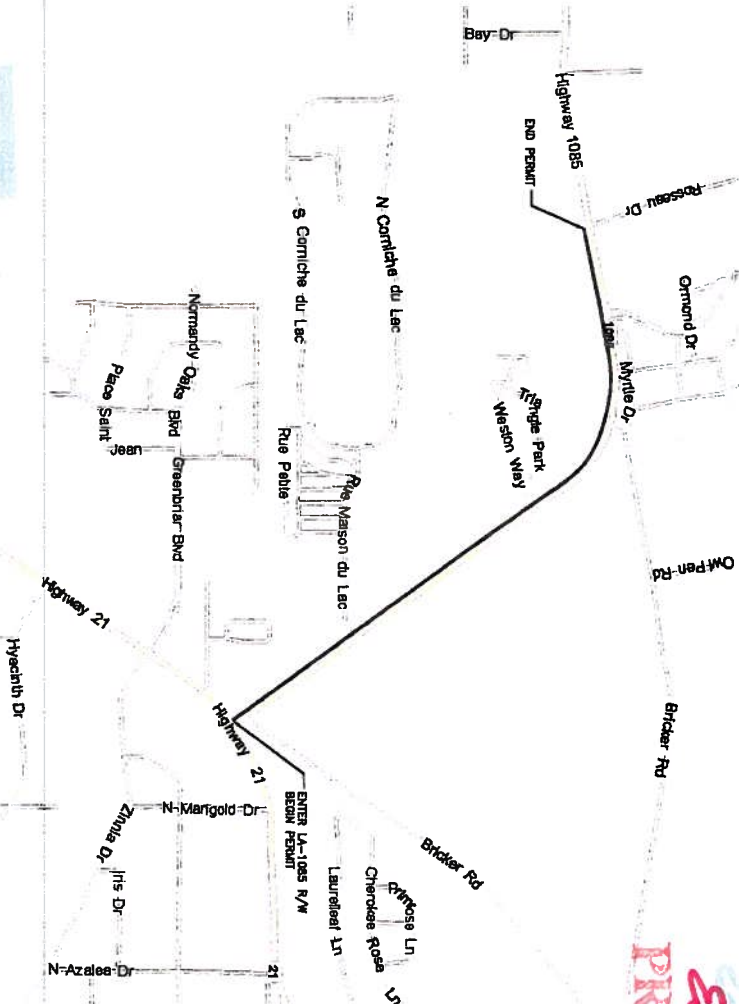
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 2014 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

DAVE DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

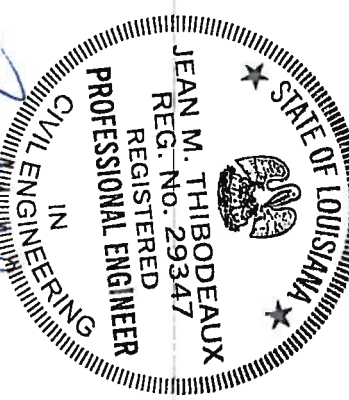
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



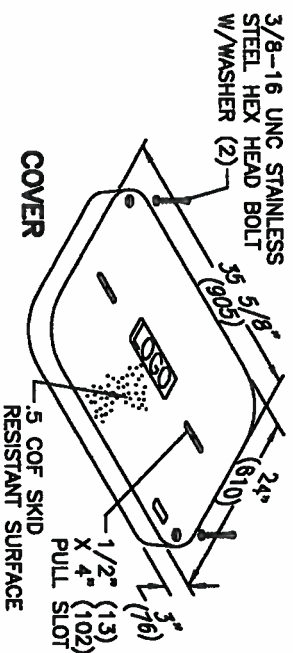
LA-1085 LADOTD RW PERMIT

**LA-21 TO ROUSSEAU RD
COVINGTON, LA - ST TAMMANY PARISH**

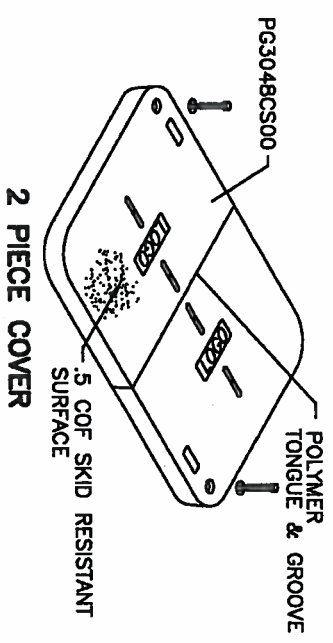
Engineering number copy
PRELIMINARY PLAN



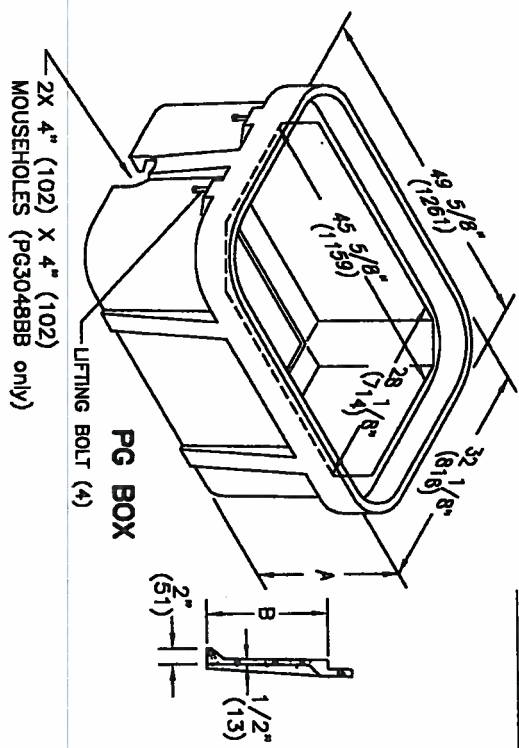
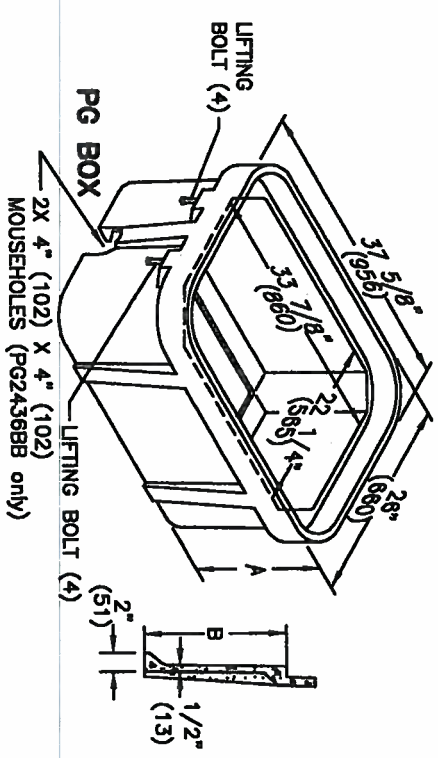
Jean Thibodeaux
11/14/2014



24"x36"x24"

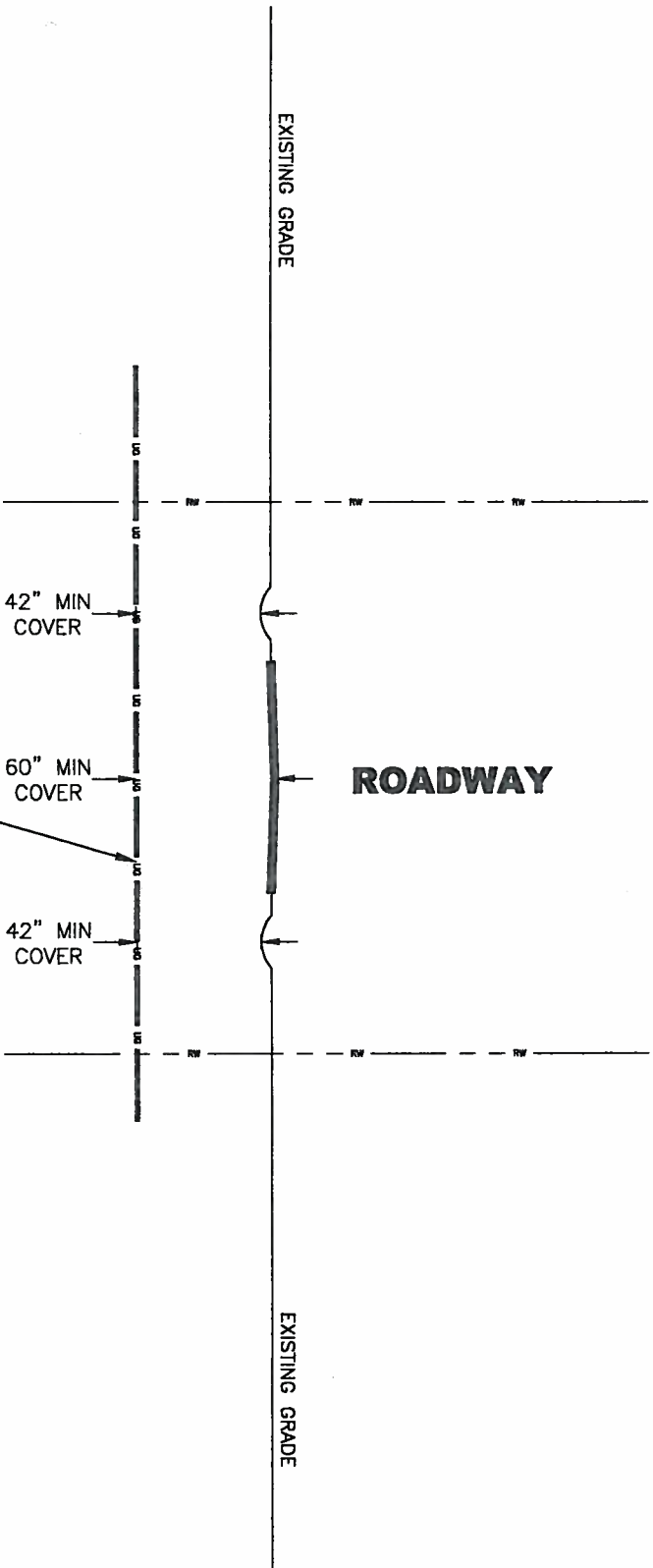


30"x48"x24"



HANDHOLE TYPICALS

SCALE: N.T.S.



PROPOSED HUNT TELECOM
 DIRECTIONAL BORE 2-1.25" SDR-11
 HDPE DUCT W/ 1-60 FOC 60" MIN
 DEPTH UNDER ROAD BED

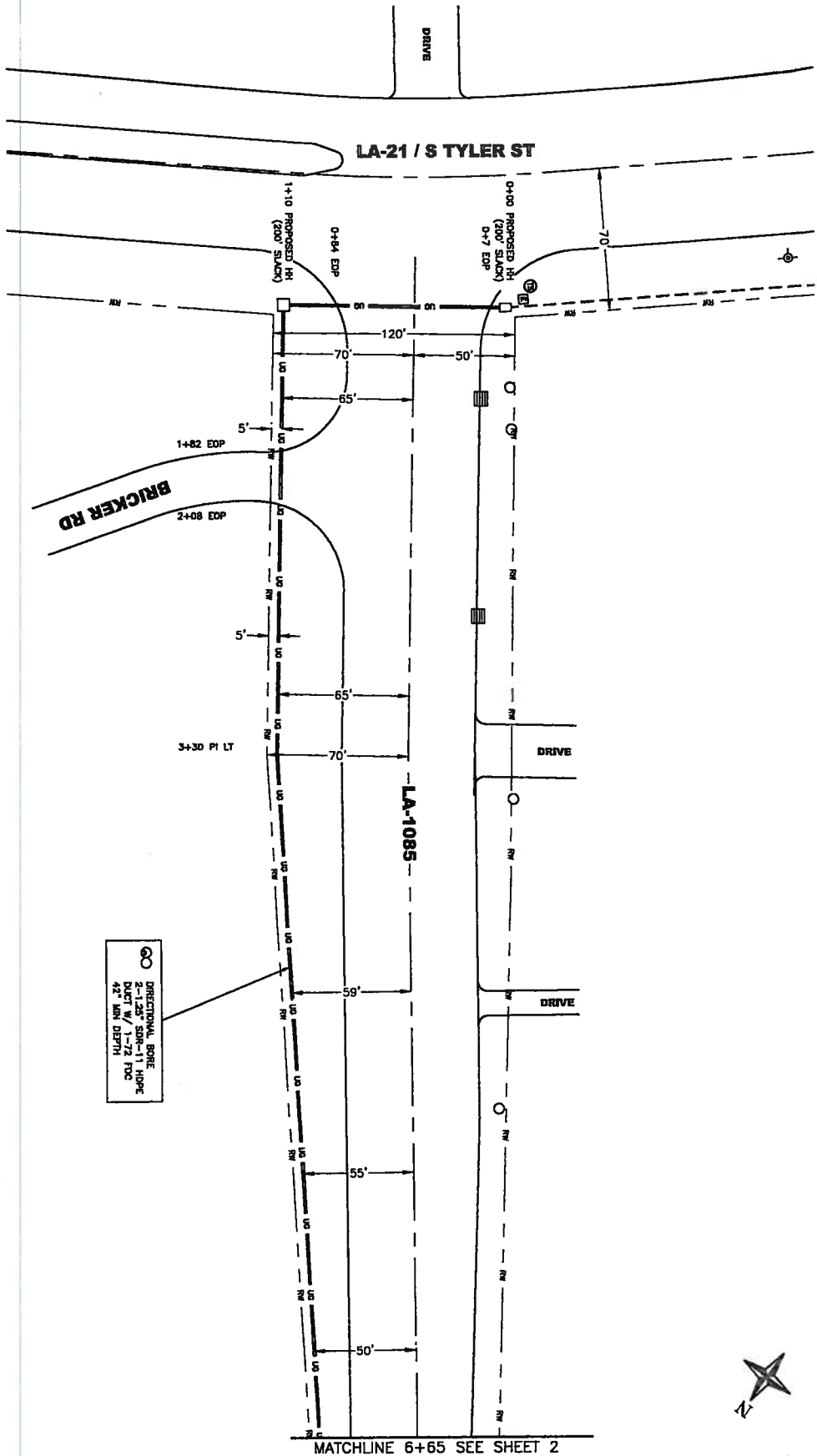
PROFILE

ROAD CROSSING TYPICAL

SCALE: N.T.S.

Enter R.O.W.

12-9-14 sheet



MATCHLINE 6+65 SEE SHEET 2



LA-1085 R/W PERMIT

LA-21 TO
ROUSSEAU RD

ST TAMMANY PARISH

www.hunttelecom.com

ALL UTILITIES LOCATED AND FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL R/W SURVEY IS REPORTED AND SHOWN PRIOR TO START OF CONSTRUCTION.



CALL BEFORE YOU DIG
811
72 HOURS NOTICE REQUIRED

DATE: 11/2/14

DESIGNER: B. BERGERON

DRAWN BY: MILLENNIUM

REVISIONS

DATE DESCRIPTION BY

11/2/14 ROUTE LAC

NOTES: 1. ALL UTILITIES LOCATED AND FIELD VERIFIED PRIOR TO CONSTRUCTION. 2. ALL R/W SURVEY IS REPORTED AND SHOWN PRIOR TO START OF CONSTRUCTION. 3. ALL UTILITIES LOCATED AND FIELD VERIFIED PRIOR TO CONSTRUCTION. 4. ALL R/W SURVEY IS REPORTED AND SHOWN PRIOR TO START OF CONSTRUCTION.

SCALE

HORIZONTAL: 1"=50'

VERTICAL: 1"=50'

SHEET 1 OF 10

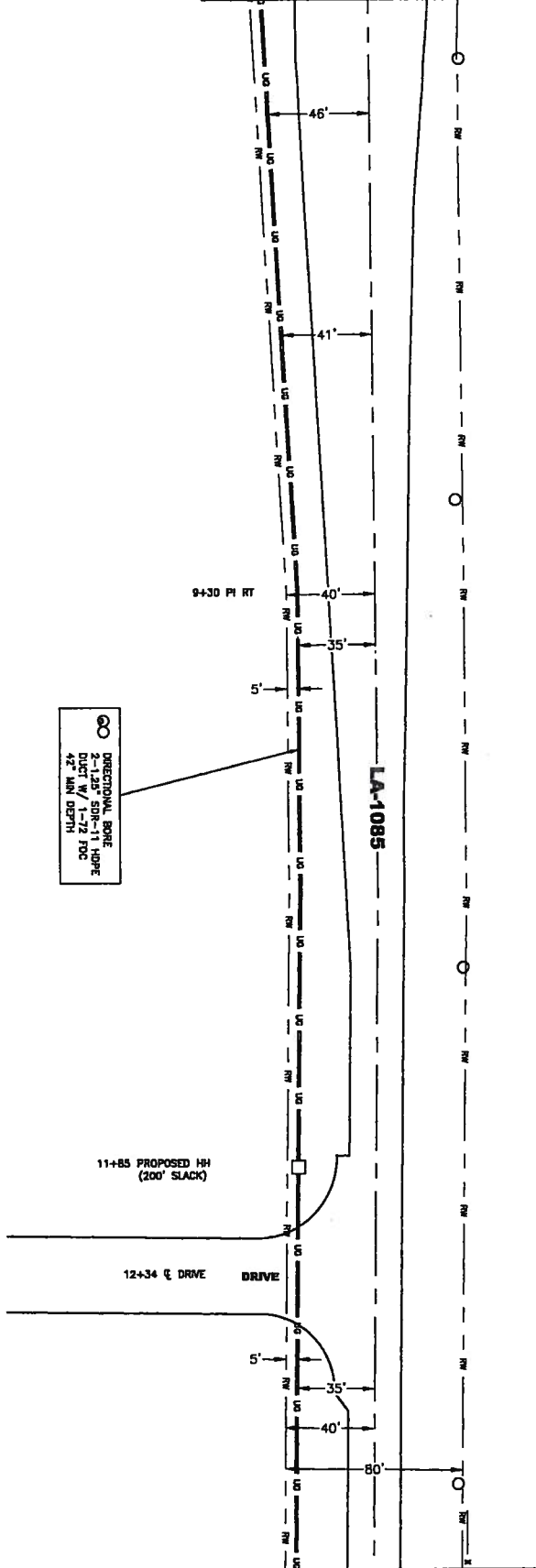
Enter R.O.W.

12-9-14

Sheet

A112

MATCHLINE 6+65 SEE SHEET 1



MATCHLINE 13+65 SEE SHEET 3



LA-1085 R/W PERMIT

LA-21 TO
ROUSSEAU RD

ST TAMMANY PARISH

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TELECOM**

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ALL R/W SHOWN IS APPROVED AND TO BE PROTECTED PRIOR TO CONSTRUCTION. ALL R/W SHOWN IS APPROVED AND TO BE PROTECTED PRIOR TO CONSTRUCTION.



CALL BEFORE YOU DIG
811
72 HOURS NOTICE REQUIRED

DATE: 11/3/14

DESIGNER: E. BERGERON

DRAWN BY: M. LEMMONIA

DATE	DESCRIPTION	INITIAL
11/3/14	REVISION	DATE

PROJECT IS NOT TO BE CONSIDERED FOR CONSTRUCTION UNTIL ALL NECESSARY PERMITS ARE OBTAINED. PROJECT IS NOT TO BE CONSIDERED FOR CONSTRUCTION UNTIL ALL NECESSARY PERMITS ARE OBTAINED.

SCALE

HORIZONTAL: 1"=50'

VERTICAL: 1"=50'

SHEET 2 OF 10

Enter R.O.W.
12-9-14 Sheet

MATCHLINE 13+65 SEE SHEET 2

14+05 & DRIVE

DRIVE

40'

35'

5'

16+10 PI LT

16+33 EOP

16+97 EOP

16+80 PROPOSED HH (200' SLACK)

DRIVE

17+38 & DRIVE

LA-1085

8" DIRECTIONAL BORE
2-1/2" SDR-11 HDPE
DUCT W/ 1-72 FOC
42" MIN DEPTH

19+89 & DRIVE

DRIVE

5'

35'

40'

MATCHLINE 21+35 SEE SHEET 4



LA-1085 R/W PERMIT
LA-21 TO
ROUSSEAU RD
ST TAMMANY PARISH

HUNT TELECOM
www.hunttelecom.com



CALL BEFORE YOU DIG
811
72 HOURS NOTICE REQUIRED

DATE: 11/3/14
DESIGNER: B. BERGERON
DRAWN BY: M. LLEWELLYN

REVISIONS

DATE	DESCRIPTION	BY
11/2/14	REVISION	MAC

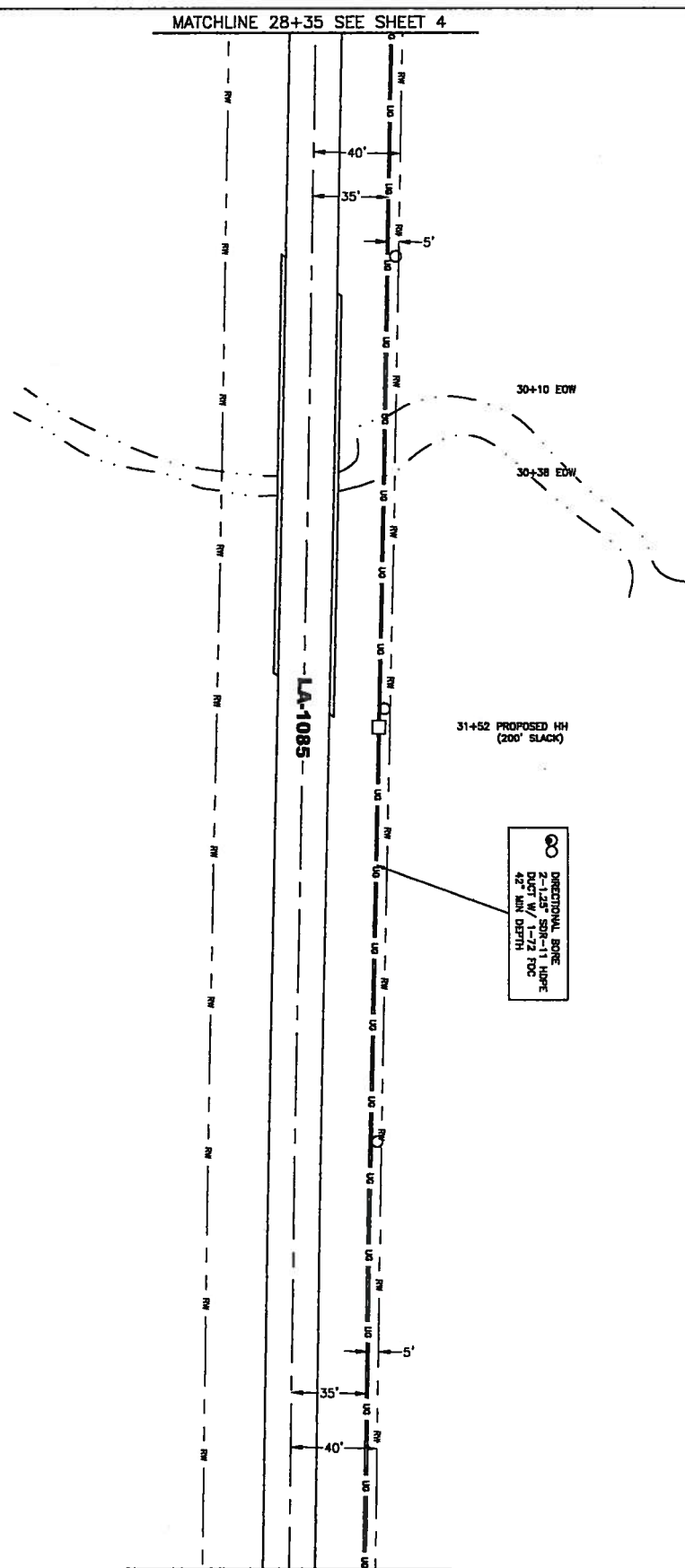
EXCEPT AS MAY BE OTHERWISE
SHOWN, THE CONTRACTOR SHALL
BE RESPONSIBLE FOR OBTAINING
ALL NECESSARY PERMITS AND
RIGHTS OF WAY PRIOR TO CONSTRUCTION.
ALL NEW WORK IS TO BE DONE
IN ACCORDANCE WITH THE
LATEST EDITIONS OF THE
MUTCD AND THE
STATE OF MISSISSIPPI
DESIGN MANUAL.

SCALE

HORIZONTAL: 1"=50'
VERTICAL: 1"=50'

SHEET 3 OF 10

Enter R.O.W.
12-9-14
Sheet 3 of 10



○ DIRECTIONAL BORE
2-1.25" SDR-11 HDPE
DUCT W/ 1-72 FOC
42" MIN DEPTH

MATCHLINE 28+35 SEE SHEET 4

MATCHLINE 35+35 SEE SHEET 6

LA-1085 R/W PERMIT
LA-21 TO
ROUSSEAU RD
ST TAMMANY PARISH



HUNT TELECOM

www.hunttelecom.com



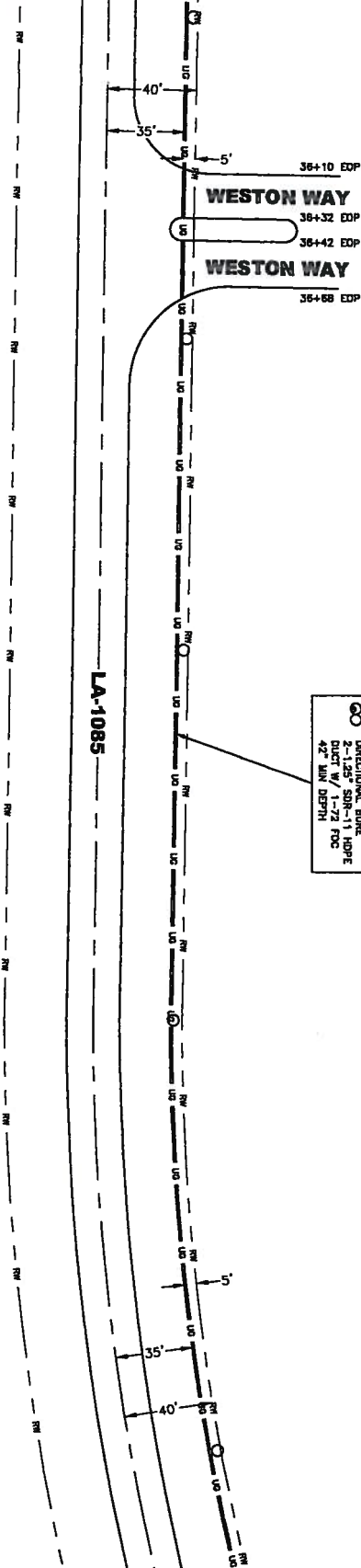
CALL BEFORE YOU DIG
72 HOURS NOTICE REQUIRED
DATE: 11/23/14
DESIGNER: B. BERGERON
DRAWN BY: MILDENHALL

REVISIONS		
DATE	DESCRIPTION	INITIAL
11/2/14	REVISION	MAC

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=50'
SHEET 8 OF 10

Enter R.O.W.
12-9-14
Sheet

MATCHLINE 35+35 SEE SHEET 5



MATCHLINE 42+40 SEE SHEET 7

LA-1085 R/W PERMIT
LA-21 TO
ROUSSEAU RD
ST TAMMANY PARISH

**HUNT
TELECOM**
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CALL BEFORE YOU DIG
72 HOURS NOTICE REQUIRED

DATE: 11/2/14
DESIGNER: B. BERGERON
DRAWN BY: MILLENNIUM

REVISIONS

DATE	DESCRIPTION	INITIAL
11/2/14	ROUTE	MB

DO NOT AS LAY BE OVERTAKING
PERMITS. THESE SHEETS SHALL
BE THE PROPERTY OF HUNT
TELECOM. NO PART OF THESE
SHEETS SHALL BE REPRODUCED
OR TRANSMITTED IN ANY FORM
OR BY ANY MEANS, ELECTRONIC
OR MECHANICAL, INCLUDING
PHOTOCOPYING, RECORDING, OR
BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
PERMISSION.

SCALE

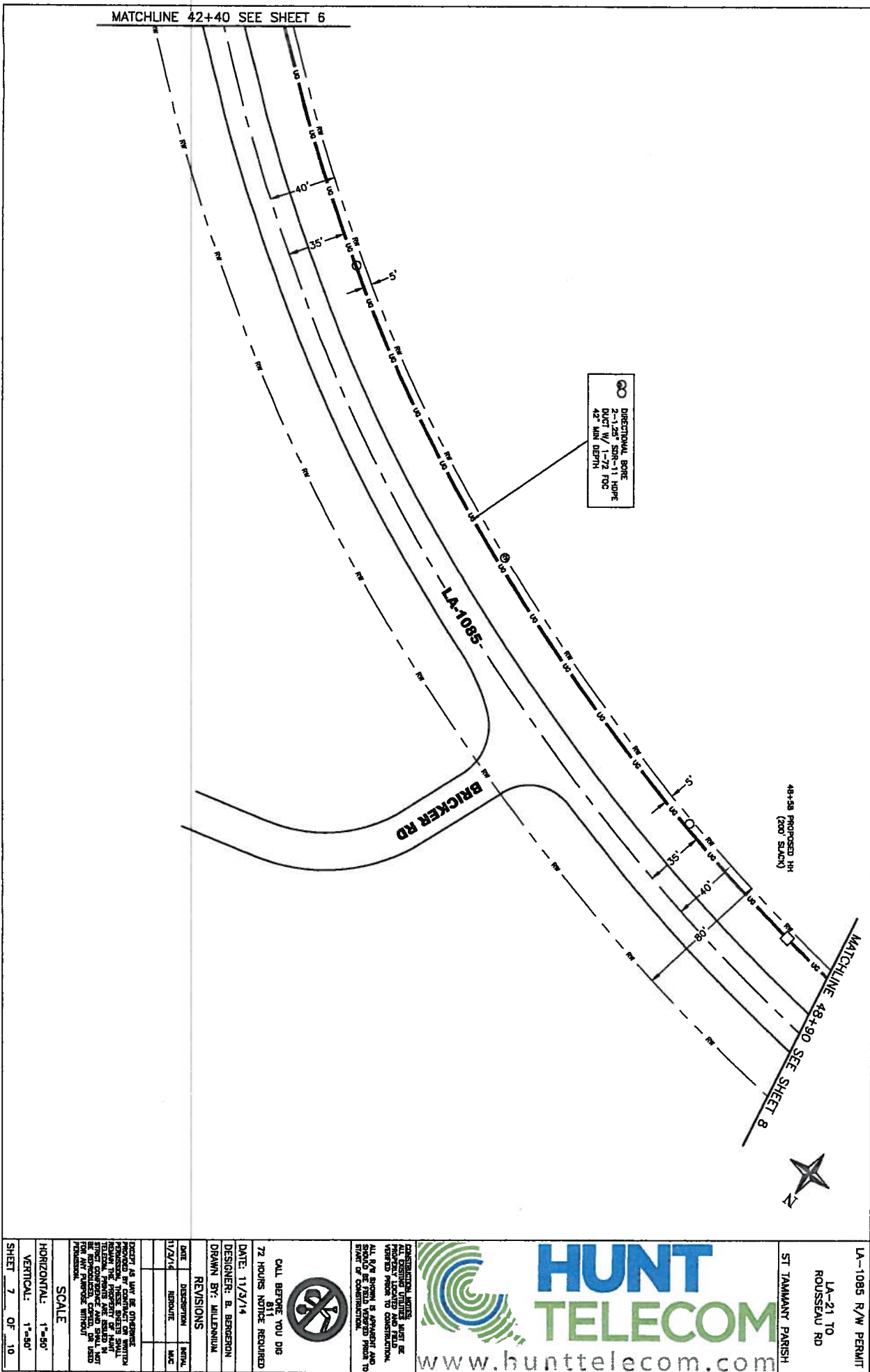
HORIZONTAL: 1"=50'
VERTICAL: 1"=30'

SHEET 6 OF 10

Enter R.O.W.
12-9-14 Sheet

12-9-14 sheet

Enter R.O.W.



HUNT TELECOM
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CALL BEFORE YOU DIG
811
72 HOURS NOTICE REQUIRED

DATE: 11/2/14

DESIGNER: R. BERGERON

DRAWN BY: MILLENNIUM

REVISIONS

DATE	DESCRIPTION	INITIALS
11/2/14	REROUTE	WJC

EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT OR WRITTEN AGREEMENT, THE USER SHALL WAIVE THE PROPERTY OF ANY INTELLECTUAL PROPERTY RIGHTS AND SHALL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO ANY PROPERTY OR PERSONS.

SCALE

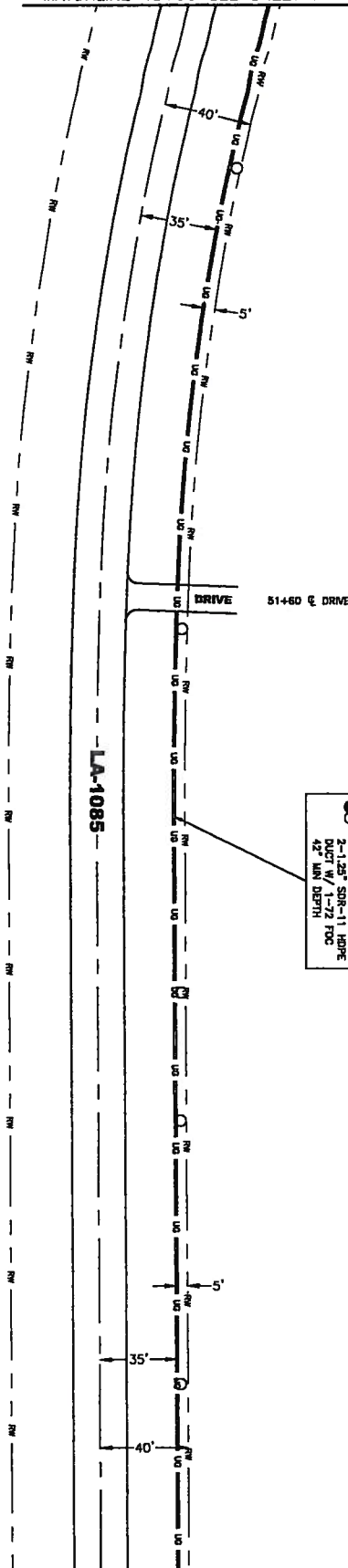
HORIZONTAL: 1"=50'

VERTICAL: 1"=50'

SHEET 7 OF 10

LA-1085 R/W PERMIT
LA-21 TO
ROUSSEAU RD
ST TAMMANY PARISH

MATCHLINE 48+90 SEE SHEET 7



GO
2-1/2" DIA-11" HOPE
2-1/2" DIA-11" HOPE
42" DIA-11" HOPE



MATCHLINE 55+95 SEE SHEET 9

LA-1085 R/W PERMIT

LA-21 TO
ROUSSEAU RD

ST TAMMANY PARISH

**HUNT
TELECOM**
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CALL BEFORE YOU DIG
72 HOURS NOTICE REQUIRED

DATE: 11/2/14

DESIGNER: B. BERGERON

DRAWN BY: MILLENNIUM

REVISIONS

DATE	DESCRIPTION	INITIAL
11/2/14	REROUTE	MAC

DO NOT AS LAY BE OFFERING
PERMITS. THESE PERMITS SHALL
BE OBTAINED FROM THE
ST. TAMMANY PARISH
ENGINEERING AND SHALL NOT
BE USED FOR ANY OTHER
PURPOSES WITHOUT
PERMISSION.

SCALE

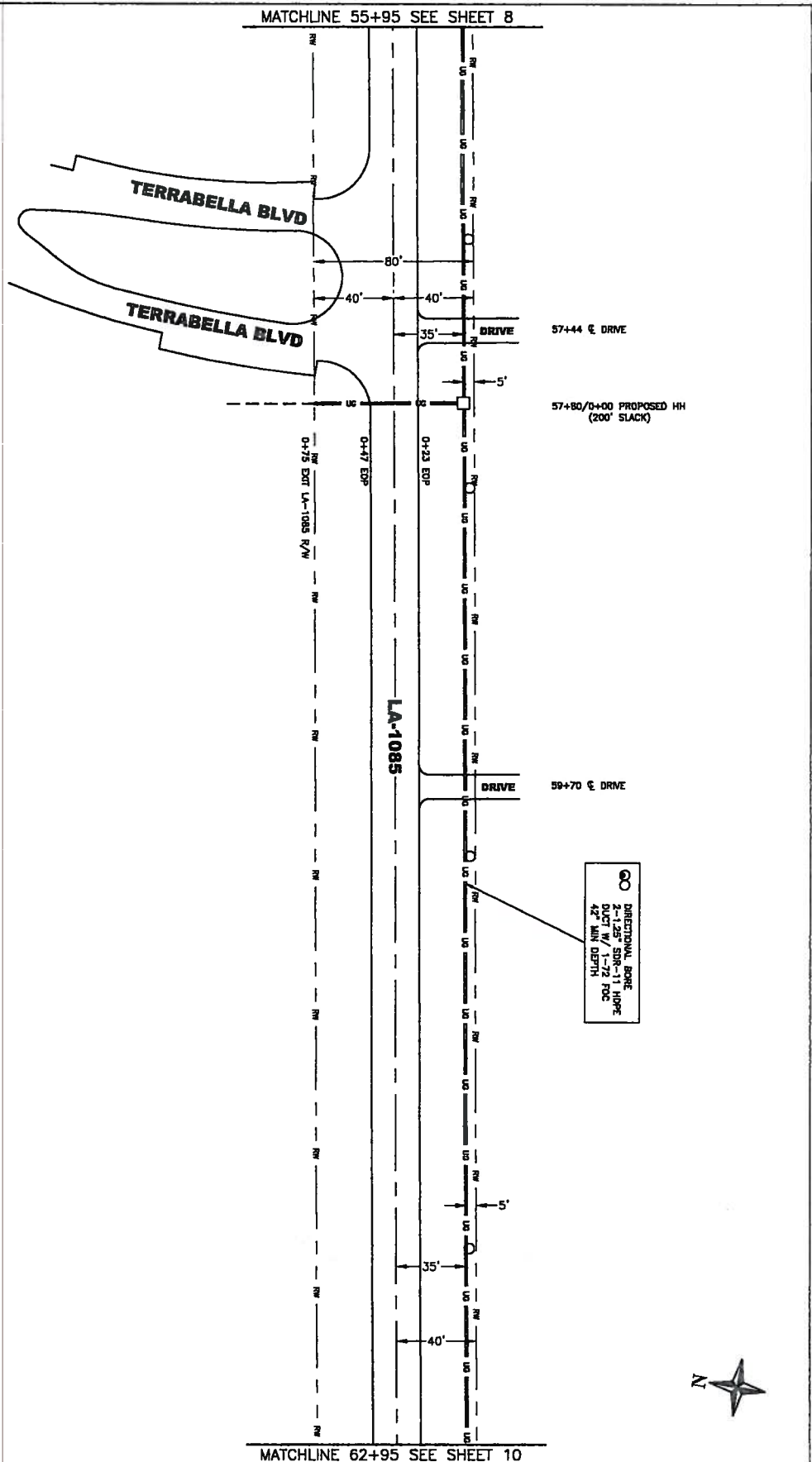
HORIZONTAL: 1"=50'

VERTICAL: 1"=40'

SHEET 8 OF 10

Enter R.O.W.

12-9-14 Sheet



LA-1085 R/W PERMIT
LA-21 TO
ROUSSEAU RD
ST TAMMANY PARISH

HUNT TELECOM
www.hunttelecom.com

CONSULTATION: JAMES HUNT
ALL EXISTING UTILITIES MUST BE
LOCATED AND MARKED PRIOR TO
CONSTRUCTION. ALL R/W SIGNALS
SHALL BE FIELD VERIFIED PRIOR TO
START OF CONSTRUCTION.

CALL BEFORE YOU DIG
72 HOURS NOTICE REQUIRED
DATE: 11/3/14
DESIGNER: B. BERGERON
DRAWN BY: MILENNIUM

DATE	DESCRIPTION	INITIALS
11/3/14	REVISION	LMC

EXCEPT AS MAY BE OTHERWISE
SPECIFIED, ALL CONSTRUCTION SHALL
BE IN ACCORDANCE WITH THE LATEST
EDITION OF THE STANDARD SPECIFICATIONS
FOR HIGHWAY CONSTRUCTION, AS
ADOPTED BY THE MISSISSIPPI
LEGISLATURE.

SCALE
HORIZONTAL: 1"=50'
VERTICAL: 1"=50'

SHEET 9 OF 10

Enter R.O.W.
12-9-14 sheet

LA-1085



83+23 END LA-1085 PERMIT
PROPOSED HH (200' SLACK)

LA-1085 R/W PERMIT

LA-21 TO
ROUSSEAU RD

ST TAMMANY PARISH



CONSTRUCTION NOTES:
ALL EXISTING UTILITIES MUST BE PROPERLY LOCATED AND FIELD VERIFIED PRIOR TO CONSTRUCTION.
ALL R/W SHOWN IS APPARENT AND SHOULD BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.



**CALL BEFORE YOU DIG
811
72 HOURS NOTICE REQUIRED**

DATE: 11/3/14

DRAWN BY: MILLENNIUM

BY: MILLER/NU

REVISIONS

DATE	DESCRIPTION	INITIAL
11/3/14	REROUTE	MJC

PRODUCED AS MAY BE OTHERWISE
 INDICATED BY CONTRACT OR WRITTEN
 PERMISSION. THESE SHEETS SHALL
 REMAIN THE PROPERTY OF NABT
 TELEVISION. PRINTS ARE ISSUED IN
 STRICT CONFIDENCE AND SHALL NOT
 BE REPRODUCED, COPIED, OR USED
 FOR ANY PURPOSE WITHOUT
 PERMISSION.

SCALE

HORIZONTAL: 1"=50'

VERTICAL: 1"=50'

SHEET 10 OF 10

Enter R.O.W.

12-9-14

5-10-11

(CONSENT CALENDAR)

MINOR

SUBDIVISIONS

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

CASE NO.: MS14-11-065

OWNER/DEVELOPER: Bonnie A. Paille

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

SECTION: 15

WARD: 10

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

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

GENERAL LOCATION: The property is located on the east side of Downs Avenue and north of Lowe Davis Road, northeast of Abita Springs, Louisiana.

SURROUNDING LAND USES: North - rural residential
 South - rural residential
 East - rural residential
 West - rural residential

TOTAL ACRES IN DEVELOPMENT: 16.8

NUMBER OF LOTS/PARCELS: 5 TYPICAL LOT SIZE: 3+ acres

ZONING: A1-A Suburban

REASONS FOR PUBLIC HEARING: One or more parcels are being accessed by a private drive

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create five (5) parcels from a combined 16.8 acres; and since more than one of the parcels 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.

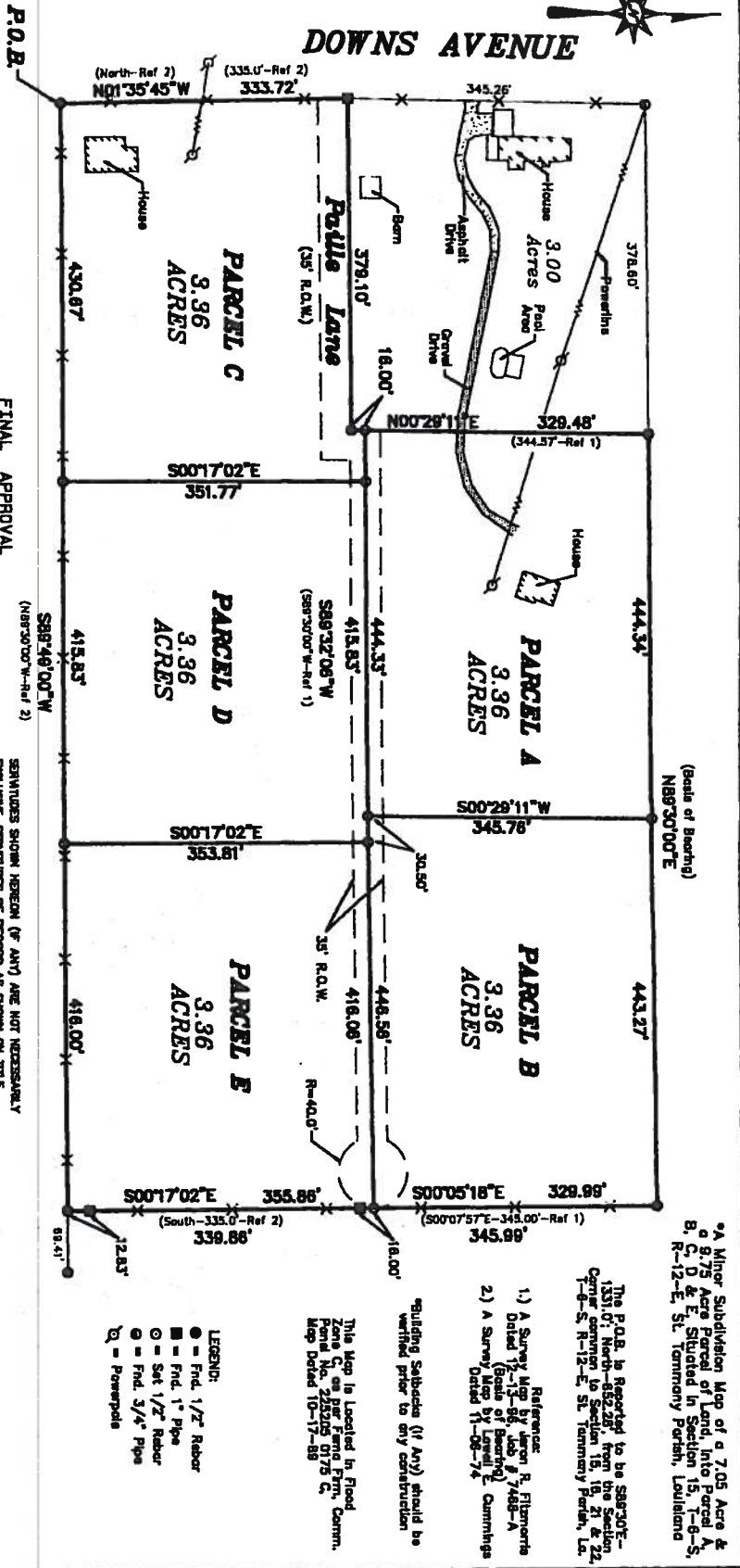
Department of Engineering

None

Department of Environmental Services

None

Downs Avenue



(Basis of Bearings)
N89°30'00"E

1. A Survey Map of a 7.05 Acre & 0.75 Acre Parcel of Land, into Parcels A, B, C, D, & E, Situated in Section 15, T-6-S, R-12-E, St. Tammany Parish, Louisiana

The P.O.B. is Reported to be S89°30'E-1331.0' North-852.28' from the Section Corner common to Section 15, 16, 21 & 22, T-6-S, R-12-E, St. Tammany Parish, La.

Reference:
1.) A Survey Map by Jason R. Filomeno Dated 12-15-88, Job # 7468-A
2.) A Survey Map by James H. Cummings Dated 11-06-74

Building Setbacks (If Any) should be verified prior to any construction
This Map is Located in Flood Zone 1, as shown on the Flood Map Dated 10-17-88

LEGEND:
● = Fnd. 1/2" Rebar
■ = Fnd. 1" Pipe
○ = Set 1/2" Rebar
○ = Fnd. 3/4" Pipe
□ = Powerpole

FINAL APPROVAL

(N89°30'00"W-Ref 2)

CHAIRMAN PLANNING COM.

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COM.

CLERK OF COURT

DATE FILE NO.

SEPARATE SHOW HEREON (IF ANY) ARE NOT NECESSARY DISCLOSE SEPARATES OR RECORD AS SHOWN ON TITLE RETURN OR TITLE POLICY WILL BE ADDED HEREON 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 FEATURES. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILING REQUIREMENTS PRESENT TO THE AGENCY STANDARDS AND SPECIFICATIONS. THE APPLICABLE STANDARDS OF THE AGENCY ARE LOCATED AT THE OFFICE OF THE AGENCY. THIS MAP IS IN ACCORDANCE WITH THE PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. BRUCE M. GOTT (Professional Engineer) License No. 1894

PROFESSIONAL LAND SURVEYOR
LICENSE NO. 1894
STATE OF LOUISIANA



Land Surveying, LLC
516 N. Columbia Street
Covington, LA 70433
(504) 837-0777 office (504) 837-0555 fax

ESTATE OF ANDRE PAULE JR.

Scale: 1"=120'	Date: 10-31-14	Drawn by: JMO
Property: St. Tammany Parish, Louisiana	Map: 15, 16, 21 & 22	Sheet: 1 of 1
Project: 15079	Client: 15079	Drawn: 15079

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

CASE NO.: MS14-11-066

OWNER/DEVELOPER: James P. Stoyanoff

ENGINEER/SURVEYOR: John E. Bonneau & Associates, Inc.

SECTION: 38 & 39

WARD: 5

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 East

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

GENERAL LOCATION: The property is located on the north side of LA Highway 40 and bisected by Powerline Road, northwest of Bush, Louisiana

SURROUNDING LAND USES: North - rural residential
 South - rural residential
 East - rural residential
 West - rural residential

TOTAL ACRES IN DEVELOPMENT: 95.88

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 14.5 & 77.33 acres

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: The proposal involves the combining of four parcels to create two larger tracts.

STAFF COMMENTARY:

Department of Development - Planning

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

Department of Engineering

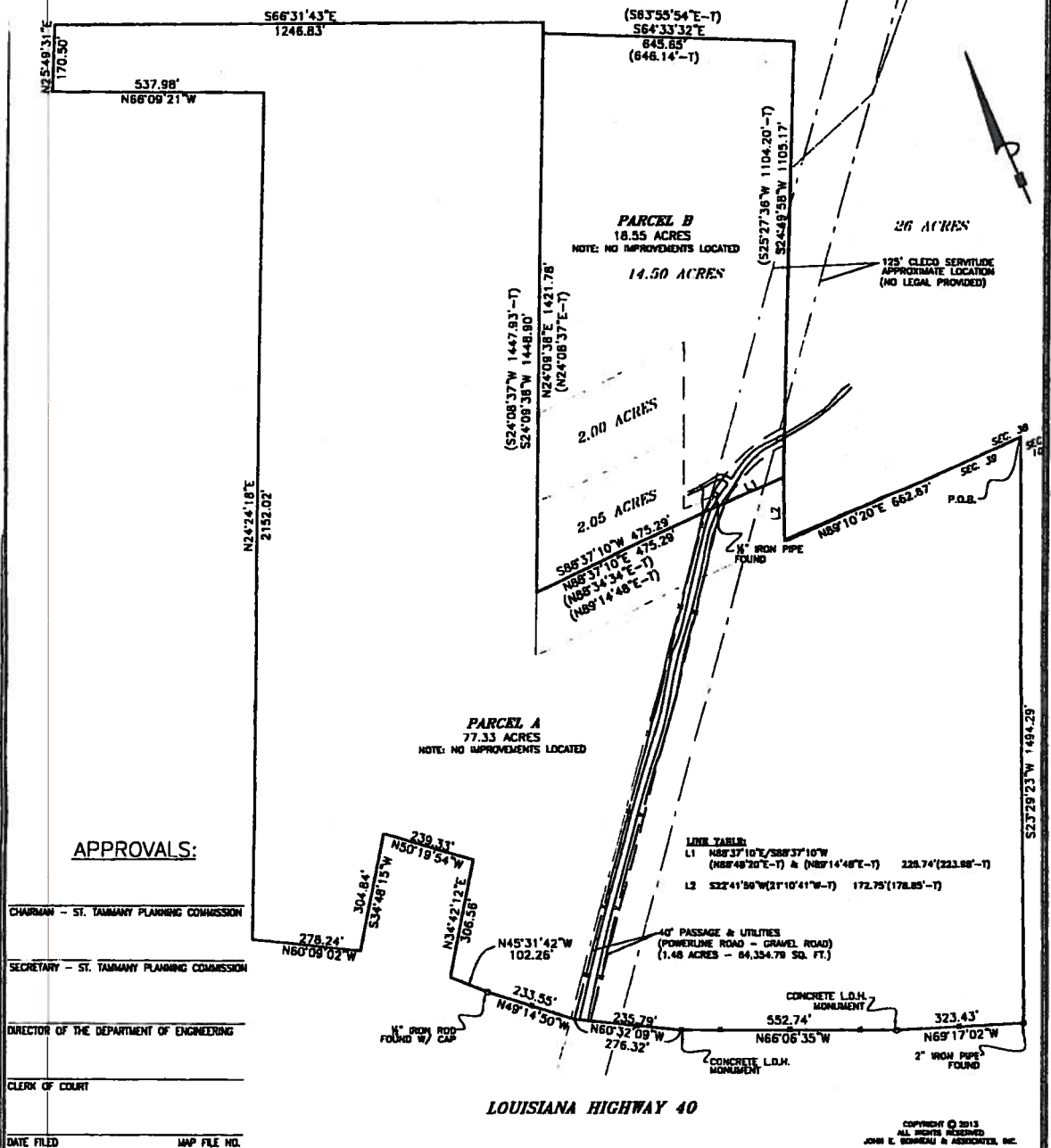
None

Department of Environmental Services

None

NOTE:

THIS SURVEY DOES NOT CONSTITUTE AS A BOUNDARY SURVEY. NO ACTUAL FIELD WORK ON THIS SURVEY. CALLS WERE TAKEN FROM THE 2 REFERENCE SURVEYS.



APPROVALS:

CHAIRMAN - ST. TAMMANY PLANNING COMMISSION

SECRETARY - ST. TAMMANY PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED MAP FILE NO.

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.

REFERENCE SURVEYS:

- 1.) A SURVEY BY ARPELITEUR CONSULTANTS, LLC DATED SEPTEMBER 10, 2010.
- 2.) A SURVEY BY ARPELITEUR CONSULTANTS, LLC DATED MAY 10, 2005.

BASED FOR REFERENCE: 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. 223206 0085 B; Revised: MARCH 01, 1984

**A RESUBDIVISION MAP OF
77.33, 14.50, 2.00 & 2.05 ACRE PARCELS OF LAND AND
A REVOKED 40' RIGHT-OF-WAY, POWERLINE ROAD
situated in SECTIONS 38 & 39, T-5-S, R-12-E
into**

**PARCELS A & B
St. Tammany Parish, Louisiana**

**for
JAMES P. STOYANOFF &
LAW OFFICE OF MARTHA L. JUMONVILLE**

Survey No. 2013 535 A

Drawn by: SPH

Scale: 1" = 200'

Date: NOVEMBER 07, 2013

Revised: 02/06/14 (CERTIFICATION AND APPROVALS)

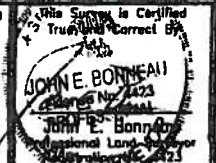
JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants

420 HWY. 1085, EXIT #57 • MADISONVILLE, LA. 70447
(985)845-1012 • (985)845-1013 • (985)845-1351 • FAX NO. (985)845-1778
www.JEBCOLandSurveying.com • e-mail: jebco1@bellsouth.net

NOTE: This is to certify that I have done an actual ground survey and found that no encroachments exist other than those shown on any property lines except as shown.

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

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



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

CASE NO.: MS14-11-067

OWNER/DEVELOPER: Jessie & Enola Atchley

ENGINEER/SURVEYOR: BFM Professional Land Surveyors

SECTION: 33

WARD: 9

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 11

RANGE: 14 East

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

GENERAL LOCATION: The property is located at the far south end of Emile Street, south of I-12 and west of Slidell, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 4.056

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 1 acre +

ZONING: A-2 Suburban

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

STAFF COMMENTARY:

Department of Development - Planning

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

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

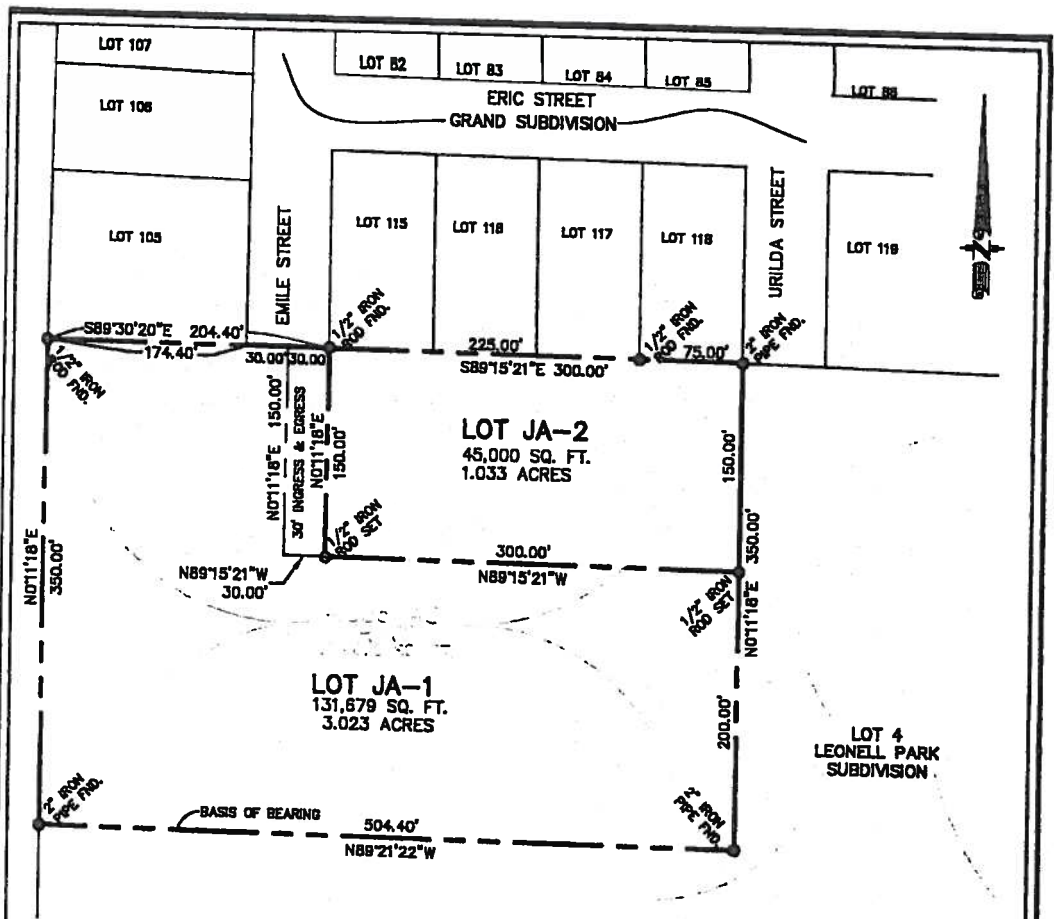
The staff has no objections to the proposed minor subdivision request since the lot fronting on Emile Street opens up approximately 150' back to over a 500' width.

Department of Engineering

None

Department of Environmental Services

None



SURVEY REFERENCES

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

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

CHAIRMAN OF THE
PLANNING COMMISSION

DIRECTOR OF
PARISH ENGINEERING DEPARTMENT

SECRETARY OF THE
PLANNING COMMISSION

CLERK OF COURT

MAP FILE NUMBER

DATE

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

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

I certify that this plat represents an actual ground survey made by me or under my direction, and it does conform to the requirements for the Minimum Standards for Property Boundary Surveys as found in Louisiana Administrative Code TITLE 48: LXI, Chapter 29 for a Class C survey.

JESSIE ATCHLEY

SCALE: 1" = 100'

DATE: 8-22-2014

DRAWN BY: B.S.F.

FILE NAME: 4.056 ac Tract

PROJECT No: 8795

ZONING: A-2 SUBURBAN DISTRICT

FIRM ZONE: A-2
BASE FLOOD ELEVATION: 15'
COMMUNITY PANEL NO. 225205 0420E
MAP DATED/REVISED: APRIL 21, 1999



534 WILLIAMS BOULEVARD
E-mail: bfm@bfmcorporation.com
(504) 489-8800
Fax: (504) 489-0055

ST. TAMMANY PARISH, LOUISIANA 70062

JOHN S. TERGARDEN
License No. 6335
PROFESSIONAL
REGISTERED PROFESSIONAL LAND SURVEYOR

REVOCATION/CLOSINGS

REVIEW

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV14-12-002

NAME OF STREET OR ROAD: ALGIERS AVENUE

NAME OF SUBDIVISION: CENTRAL PARK

WARD: 8 PARISH COUNCIL DISTRICT: 12

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

SURROUNDING ZONING: Commercial & Single Family Residential

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

STAFF COMMENTARY:

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

Recommendation:

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

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

HUDSON AVE.

HUDSON AVENUE

FIEBLEMAN AVE.

N01°45'11"W
25.01'

S01°45'11"E
188.06'

S89°23'38"W 404.50'
ALGERS AVENUE (NOT CONSTRUCTED)
(0.232 ACRES)
N89°23'38"E 405.00'

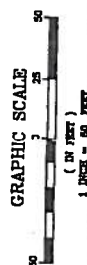
PARCEL 1-A-1
(1.4988 ACRES)

PARCEL 1-A-3

PARCEL 1-A-2

L.A. HIGHWAY NO. 433
(OLD SPANISH TRAIL)

REFERENCES
1) SURVEY BY ALBERT A. LOWELL
DATED 4/1/87, SURVEY NO. 102561.
2) SURVEY BY THIS FIRM DATED
7/18/02, SURVEY NO. 1022051.



I certify that this plat does represent an actual ground survey made for my client, and that I have no knowledge of any encroachments or other matters which may affect the property lines, except as shown. Encumbrances shown hereon are not shown on title opinion. If any encumbrance is added hereto upon request, as a surveyor has not performed any title search or abstract.

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

F.I.R.M.: 220204 0010 C
DATE: 1/21/99
BY: [Signature]
B.T.E. = 9'

* Verify prior to construction with local governing body.

SCALE: 1" = 50'
DATE: 10/4/13
DRAWN BY: JDL
CHECKED BY: JWJ
DWG. NO: 20130536
SHEET 1 OF 1

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

Declaration is made to original purchaser of the survey, it is not transferable to additional beneficiaries or subsequent owners. Survey is valid only if print has original seal of surveyor. Property is surveyed in accordance with minimum Standards for Property Boundary Surveys for a Class "C" survey. Bearings are based on record bearings unless noted otherwise.

OWN YOUR OWN MINI-STORAGE, LLC

J.V. Burkes & Associates, Inc.

SURVEYING ENGINEERING • ENVIRONMENTAL

1805 Shortall Highway
Slidell, Louisiana 70458
E-mail: jburkes@jburkes.com

Phone: 985-649-0075 Fax: 985-649-0154
Mississipi Phone: 228-435-5800

SEAN M. BURKES
LA REG. NO. 4785

TENTATIVE
SUBDIVISION
REVIEW

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

CASE NO.: SD14-12-006

PROPOSED SUBDIVISION NAME: BEDICO CREEK, PARCEL 11

DEVELOPER: Bedico Creek Preserve, L.L.C.

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 31

WARD: 1

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 1

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 (PUD, Multi-family, commercial or industrial)

GENERAL LOCATION:

The property is located on the east side of Audubon Parkway, south of I-12 and north of LA Highway 1085, west of Covington, Louisiana.

SURROUNDING LAND USES:

- North - undeveloped
- South - undeveloped
- East - undeveloped
- West - undeveloped

TOTAL ACRES IN DEVELOPMENT: 27.19

NUMBER OF LOTS: 84 TYPICAL LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

PROPOSED ZONING: Planned Unit Development (P.U.D.)

FLOOD ZONE DESIGNATION: A

STAFF COMMENTARY:

Department of Development - Planning

The developer has satisfied all staff comments; therefore, the staff recommends approval of the proposed tentative subdivision request.

Department of Engineering

1. A revised TIA needs to be submitted for review;
2. Revise restrictive covenant #10 from 30' to 60'.

Informational Items:

For Preliminary will need:

1. Stormwater site plan indicating BMP selection & placement with legend & BMP details for Preliminary;
2. Copy of LDEQ Stormwater Permit letter with Agency Interest Number prior to Work Order;
3. Copy of SWPPP maintained on construction site for stormwater inspections.

PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of November 5, 2014)

CASE NO.: SD06-06-018P1A

SUBDIVISION NAME: Countryside S/D, Ph. 1A

DEVELOPER: Bernard Fromherz
Abita Equities, L.L.C.
110 North Oak Street
Hammond, LA 70404

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc.

SECTION 21
TOWNSHIP 6 South
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)
 ☒ OTHER (Multi family, commercial or industrial)(PUD)

TOTAL ACRES IN DEVELOPMENT: 2.53

NUMBER OF LOTS: 8 AVERAGE LOT SIZE: 8,400 SQ. FT.

SEWER AND WATER SYSTEMS: REGIONAL

ZONING: PUD

FLOOD ZONE DESIGNATION: X

TENTATIVE APPROVAL GRANTED: By way of a PUD amendment approval dated 11/5/2008

STAFF COMMENTARY:

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved subject to the following:
 - a. Show one (1) foot contours on drainage plan
 - b. Revise hydro study for a 25% reduction instead of 10% reduction
 - c. Revise note #3 on drainage plan to RCPA instead of BCCMPA

- d. Need to indicate what is to drain into the servitude and where the servitude will discharge.
(Note: Flow arrows on the lots indicate drainage to the front drainage ditch without allowing for split drainage toward the drainage servitude.)
 - e. Need a profile view of the proposed drainage servitude with direction of flow.
 - f. Need Drainage/Stormwater site plan to indicate sediment/erosion BMPs for the drainage servitude in the greenspace behind the lots.
 - g. Need copy of SWPPP maintained on construction site for stormwater inspections.
 - h. Need copy of LDEQ Stormwater Permit letter with Agency Interest Number prior to Work Order.
3. A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.
4. 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

None

FINAL
SUBDIVISION
REVIEW

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

CASE NO.: SD04-08-024PE-2

SUBDIVISION NAME: Bedico Creek, Parcel E-2

DEVELOPER: Bedico Creek Preserve, LLC

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

SECTION 6
TOWNSHIP 7 South
RANGE 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 1

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

TOTAL ACRES IN DEVELOPMENT: 7.40

NUMBER OF LOTS: 13 AVERAGE LOT SIZE: VARIES

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: PUD

FLOOD ZONE DESIGNATION: A

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on 11/25/14. The inspection disclosed that all asphalt roads are constructed and the concrete "round-about" is constructed, final grading of shoulders and roadside ditches were under construction.
2. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Show bench mark and geoid on S/D plat;
 - b. Revise typical Street section to asphalt on plat;
 - c. Revise legal description to match boundary lines;
 - d. Label Point of Beginning;
 - e. Need engineer's stamp on Paving and Drainage As-Built;
 - f. Fill material is needed in "roundabout" median for proper drainage;

- g. Fill material is needed in cul-de-sac median for proper drainage.
 - h. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
 - i. 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.
- 3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 700 linear feet x \$22.00 per linear foot = \$15,400 for the asphalt roadway and 600 linear feet x \$25.00 per linear foot = \$15,000 for the concrete "round about". Therefore the Warranty Obligation total is \$30,400 for a period of five (5) years.
 - 4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
 - 5. No Mandatory Developmental Fees are required since a public hearing was held prior to January 1, 2005.

Department of Development - Planning

None

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

CASE NO.: SD08-04-005III

SUBDIVISION NAME: The Villages at Bocage, Phase III

DEVELOPER: First Horizon, Inc.
1244 S. Range Road
Denham Springs, LA 7726

ENGINEER/SURVEYOR: McLin & Associates, Inc..

SECTION 7 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 1
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: 7.420

NUMBER OF LOTS: 65 AVERAGE LOT SIZE: Varies

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 November 20, 2014. The inspection disclosed that all asphalt roads are constructed, road shoulders are constructed, the roadside ditches are constructed, road shoulders are constructed and the roadside ditches are functioning.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Need base test results;
 - b. Need asphalt test results;
 - c. Need floppy disk or latest format;

- d. Need invert elevations at each property corner;
 - e.. Need blue reflectors.
 - f. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
 - g. 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.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 1852 linear feet x \$22.00 per linear foot = \$40,700 for a period of five (5) years.
4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
5. Mandatory Developmental Fees are required as follows:
- Road Impact Fee = \$1,077 per lot x 65 lots = \$70,005
Drainage Impact Fee = \$1,114 per lot x 65 lots = \$72,410
- Fees are due before subdivision plats can be signed.

Department of Development - Planning

None

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

CASE NO.: SD06-12-047F

SUBDIVISION NAME: Pruden Creek S/D

DEVELOPER: Pruden Creek Partners, L.L.C.
2901 Ridgelake Drive, Suite 213
Metairie, LA 70002

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

SECTION	23	WARD:	3
TOWNSHIP	6 South	PARISH COUNCIL DISTRICT:	3
RANGE	10 East		

TYPE OF DEVELOPMENT:

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

TOTAL ACRES IN DEVELOPMENT: 24.879

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

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A4 & B

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on November 20, 2014. The inspection disclosed that all asphalt roads are constructed, road shoulders are constructed, the roadside ditches are functioning and detention pond is constructed.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.
 - a. Need AS-BUILT Paving and drainage drawing since drawing submitted has no as-built elevations;
 - b. Lots #8, 9 and 10 cannot drain on adjacent lots;
 - c. Lot #2 - show lot drainage arrow;

- d. Fences need to be constructed in accordance with Restrictive Covenants #15, 17 & 18;
 - e. Need floppy disks or latest format;
 - f. Need street name signs;
 - g. Need traffic signs;
 - h. Need blue reflectors;
 - i. Need signage As-Built;
 - j. Remove spot elevation - 2.18 from Lot# 48;
 - k. The Department of Health & Hospitals has not issued a permit for this subdivision;
 - l. An "After the Fact" Unlimited Work Order is required;
 - m. Drawings are not labeled as "as-built";
 - n. Sewer slopes labeled as 0.04% should be corrected to say 0.4%;
 - o. Street names need to be shown on the sewer and water plan;
 - p. The manhole shown on the sewer and water plan in the cul-de-sac at the end of East Creek Court is not in the correct location. The manhole location on the plan needs to be modified to reflect its actual location;
 - q. The current layout of the WWTP does not leave room for expansion if Simpson Farms subdivision is to be connected to this sewer system;
 - r. A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499;
 - s. 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.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2640 linear feet x \$22.00 per linear foot = \$58,100 for a period of five (5) years.
4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
5. Mandatory Developmental Fees are required as follows:
- Road Impact Fee = \$1,077 per lot x 60 lots = \$64,620
 Drainage Impact Fee = \$1,114 per lot x 60 lots = \$66,840

Fees are due before subdivision plats can be signed.

Department of Development - Planning

None

OLD BUSINESS

(Item # 1)



Pat Brister
Parish President

St. Tammany Parish Government

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: (985) 898-2552

Fax: (985) 867-5110

Email: eng@stpgov.org

OLD BUSINESS

December 9, 2014 Agenda

December 2, 2014

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

Re: Enter Parish R.O.W. (Res. No. 13-115)
Specifically Portions of Nellie Dr. & Beth Dr.
For the Purpose of Widening the Roadways &
Improving Roadside Drainage

Honorable Commissioners:

The above referenced resolution was adopted on November 12, 2013.

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

The petitioner has not furnished all documentation required within the six (6) month period and is requesting an extension of time and a reduction of the Performance Obligation from \$77,000 to \$68,000 because of a reduction in the limits of construction.

Attached are letters dated November 6, 2014 requesting a reduction of the Performance Obligation and November 10, 2014 requesting an extension to time.

The Department of Engineering has reviewed the revised estimated cost of the roadway work and agree with the petitioner's engineer's value.

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

St. Tammany Parish Planning Commission

December 2, 2014

Re: Enter Parish R.O.W. (Resolution No. 12-115)

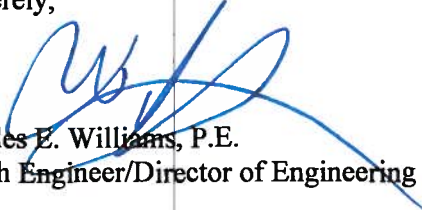
Page 2

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

ACTION REQUIRED:

1. Extend adoption date to 12/9/14 thereby extending the six (6) month submittal of documentation to 6/9/15 and the completion date to 12/9/16.
2. Approve the reduction of the Performance Obligation from \$77,000 to \$68,000.

Sincerely,



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

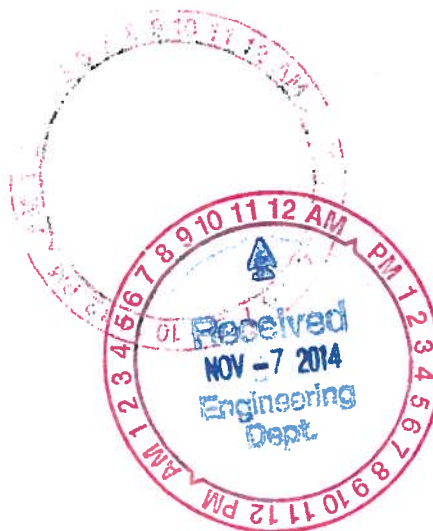
Enclosures: 11/6/14 and 11/10/14 Letters

xc: Honorable T. J. Smith
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jeremy R. Harrison
Ms. Jackie Nunenmacher
Ms. Darnell Ellingsworth

November 6, 2014

Mr. Earl Magner
St. Tammany Parish Department of Engineering
21454 Koop Drive
Mandeville, LA 70471

RE: **Proposed RaceTrac #941**
US 190 (Fremaux Ave) @ Nellie Dr.
Slidell, LA 70460
Proposal to Enter the Right-of-Way



Mr. Magner,

Please see attached revised plans for the proposed improvements to Nellie and Beth Drive for the above mentioned RaceTrac Project. The plans were revised per the latest permitting comments from Rebecca Lala at St. Tammany Parish Traffic Dept. She requested that the second access drive on Beth Nellie Dr. be removed. Due to this change, the roadway plan had been revised to show the widening of Beth Nellie Dr. to end 10' past the front drive. The proposed drainage improvements have not been changed.

I have attached the latest plan set for review and approval. The estimated cost of this roadway work has also been reduced from approx \$77,000 to approx \$68,000. See attached revised Cost Estimate.

Please let me know if you have any questions or concerns.

Sincerely,

John Thompson

Duplantis Design Group, PC
John Thompson, EI

DUPLANTIS DESIGN GROUP, PC

4307 Bluebonnet Blvd. Suite A Baton Rouge, LA 70809

Phn 225.751.4490 \ Fax 225.751.4495

THIBODAUX

BATON ROUGE

HOUMA

COVINGTON

HOUSTON

ATLANTA

Civil Engineer's Opinion of Probable Cost**11/6/2014****RaceTrac #941- Off-Site Roadway Improvements**

WORK ACTIVITY	QUANTITY	UNIT	UNIT PRICE		
PAVEMENT IMPROVEMENTS					
New Asphalt Pavement (including base)	217	SY	\$75.00	\$/SY	\$16,275.00
1/2" Asphalt Mill	982	SY	\$5.00	\$/SY	\$4,910.00
1" Asphalt Overlay	982	SY	\$18.00	\$/SY	\$17,676.00
Pavement Striping	1	LS	\$500.00	\$/LS	\$500.00
Subtotal					\$39,361.00
STORMWATER MANAGEMENT					
15" RCP	41	LF	\$28.00	\$/LF	\$1,148.00
12" RCP	461	LF	\$25.00	\$/LF	\$11,525.00
Inlet Structures	5	Each	\$3,000.00	\$/Each	\$15,000.00
Subtotal					\$27,673.00
Demolition					
Demolition of existing drainage pipes	251	LF	\$5.00	\$/LF	\$1,255.00
TOTAL CONSTRUCTION COST					\$68,289.00



November 10, 2014

**Mr. Earl Wagner
St. Tammany Parish Department of Engineering
21454 Koop Drive
Mandeville, LA70471**

**RE: *Enter Parish Right-of-Way (Res. 13-115)*
 Nellie and Beth Dr.
 For the purpose of Widening the Roadways and Improving Road Side Drainage**

Mr. Wagner,

Please allow this letter to serve as a request for an extension for the approval to widen the above mentioned roadways. I would like to be placed on the agenda for the December 9, 2014 Planning Commission Agenda.

I would also like to reduce the Performance Obligation from \$77,000 to approx \$68,000 per the latest cost estimate for this work.

Please let me know if you have any questions or concerns.

Sincerely,

**Duplantis Design Group, PC
John Thompson, EI**

DUPLANTIS DESIGN GROUP, PC

**4307 Bluebonnet Blvd. Suite A Baton Rouge, LA 70809
Phn 225.751.4490 \ Fax 225.751.4495**

THIBODAUX	BATON ROUGE	HOUMA
COVINGTON	HOUSTON	ATLANTA

OLD BUSINESS

(Item # 2)



Pat Brister
Parish President

St. Tammany Parish Government

Department of Engineering

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

OLD BUSINESS

December 9, 2014 Agenda

December 2, 2014

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

Re: Berkshire Subdivision

Honorable Commissioners:

The above captioned Preliminary subdivision was approved at the September 10, 2013 meeting. Subsequent to the approval an extension of time was granted by the Commission at the September 9, 2014 meeting extending the time to December 31, 2014.

The developer has not been able to furnish all documentation and his engineer is requesting an extension of time for six (6) months to allow for a work order to be issued (see email 11/20/14).

The Department of Engineering has reviewed their request and has no objection to the extension of time to June 30, 2015.

ACTION REQUIRED:

1. Grant an extension of time for submittal of a work order to June 30, 2015.

Sincerely,



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

Enclosure: Email 11/20/14

xc: Honorable Gene Bellisario
Ms. Kelly Rabalais
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jeremy R. Harrison, E.I.

J. V. Burkes & Associates, Inc.
Mr. Steve Duvernay
Berkshire Partners, LLC

Colleen H. Hattaway

From: Sean Burkes <sburkes@jvburkes.com>
Sent: Thursday, November 20, 2014 2:27 PM
To: Colleen H. Hattaway
Cc: 'Stephen Duvernay'
Subject: Berkshire Subdivision - request for extension of time for work order

Mr. Earl,

Per our conversation last week, we are formally requesting an extension of time to get a work order for Berkshire Subdivision. ^{for six (6) months}

Geotechnical borings have been contracted and scheduled to be complete next week, a revision to the sewer and water plans per DHH comments has been resubmitted to DHH and we have met with your office and are attempting to work out all of the issues discussed. It is apparent that we will likely not meet the deadline, mainly due to outside review timeliness of DHH (they have 60 days to review and comment on our resubmittal sent last week – attached).

Thanking you in advance.

Sincerely,

Sean M. Burkes, P.E., P.L.S.
J.V. Burkes & Associates, Inc.
1805 Shortcut Highway
Slidell, La. 70458

(985) 640-1298 cell
(985) 649-0075
(985) 649-0154 fax
www.jvburkes.com

