

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JANUARY 12, 2016
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 DECEMBER 8, 2015 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Center Bar Street), Ward 8, District 13
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: Laurent Construction Co. Parish Council District Representative: Hon. Michele Blanchard

Entering Parish Right-of-Way (Orleans Avenue), Ward 4, District 10
Request to enter Parish right-of-way for the purpose of laying and connecting a sewer line
Debtor: May Investments, L.L.C. Parish Council District Representative: Hon. Maureen O'Brien

Entering Parish Right-of-Way (John T. Prats Road), Ward 10, District 6
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. Richard Tanner

Entering Parish Right-of-Way (Coffee Street & Tammany Trace), Ward 4, District 10
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. Maureen O'Brien

Entering Parish Right-of-Way (Desoto & 5th Streets), Ward 4, District 5
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. Rykert Toledano

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JANUARY 12, 2016
MANDEVILLE, LOUISIANA
MINOR SUBDIVISIONS

2015-134-MSP

An 18.67 acre parcel into parcels A & B, Ward 1, District 3
Owner: Janice Accardo Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. James "Red" Thompson

2015-135-MSP

Parcels A, B & C into parcels A-1, B-1, C-1, D-1 & E-1, Ward 1, District 4
Owner: Katrinna Cherie Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. Mike Lorino

2015-136-MSP

Lots 1A1 & 5 into lots 1A1-A & 1A1-B, Ward 4, District 5
Owner: N59 Ventures, L.L.C. Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano

2015-137-MSP

An 11.571 acre parcel into parcels A1 & A2, Ward 3, District 5
Owner: Fritz Developers, L.L.C. Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. Rykert Toledano

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV16-01-001

Revocation of a portion of "F" Street located in Alexiusville Subdivision, Ward 3, District 2
Applicant: Steve Baumgartner & John T.M. Baldwin Surveyor: Land Surveying, LLC
Parish Council District Representative: Hon. Dennis Sharp

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2015-125-PP

Whispering Forest, Ward 1, District 3
Developer/Owner: Bob Hesson Engineer: Arrow Engineering
Parish Council District Representative: Hon. James "Red" Thompson

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
JANUARY 12, 2016
MANDEVILLE, LOUISIANA

2015-126-PP

Guste Island, Parcel D-3, Ward 1, District 4

Developer/Owner: McInt, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Mike Lorino

FINAL SUBDIVISION REVIEW

2015-98-FP

Wadsworth, Ward 4, Districts 5 & 7

Developer/Owner: The Azby Fund & Wadsworth Estates, L.L.C. Surveyor: R.W. Krebs, L.L.C.

Parish Council District Representative: Hon. Mike Lorino & Jacob Groby

(POSTPONED AT THE DECEMBER 8, 2015 MEETING)

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.

(POSTPONED INDEFINITELY AT THE SEPTEMBER 8, 2015 MEETING)

OLD BUSINESS

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

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

Debtor: T.J. & C Real Est. Holdings, LLC Parish Council District Representative: Hon. Rykert Toledano

(Request for an extension of time to produce documentation)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, DECEMBER 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, Richardson, Richard, Willie, Mannella, Matthews, Davis, Doherty, Drumm, Randolph

Absent:

Staff Present: Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson, Holly Thomas

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Davis.

APPROVAL OF THE NOVEMBER 10, 2015 MINUTES

Davis moved to approve, second by Matthews.

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

Nay:

Abstain: Richard

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

2015-100-MSP

A 2.17 acre parcel into parcels A & B, Ward 8, District 11

Owner: Deborah Fulton, et al.

Surveyor: John J. Cummings & Associates, Inc.

Parish Council District Representative: Hon. Steve Stefancik

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

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

Cazaubon moved to approve, second by Willie.

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

Nay:

Abstain:

PETITIONS/REQUESTS

A request to build on a buildable substandard lot of record, located in Town of Mandeville, Sq. 142-A, lot 54, Ward 4, District 10

Owner: Donald Scott Parish Council District Representative: Hon. Maureen O'Brien

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

Cazaubon moved to approve, second by Willie.

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

Nay:

Abstain:

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

2015-93-TP

Doux Maison, Ward 5, District 6

Developer/Owner: Stronghold Construction Engineer: J.V. Burkes & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

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

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

Matthews moved to deny tentative approval, second by Davis.

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

Nay: Richard

Abstain:

PRELIMINARY SUBDIVISION REVIEW

FINAL SUBDIVISION REVIEW

2015-94-FP

Berkshire, Ward 8, District 9

Developer/Owner: SJL Berkshire, LLC Engineer: JV Burkes & Associates, Inc.

Parish Council District Representative: Hon. Gene Bellasario

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, Sean Burkes/JV Burkes

Opposition: Rachelle Vieages/homeowner

Randolph moved to grant final approval, subject to developer providing recreational amenities 90 days from the plat filing, and including an extension to the performance obligation to 12 months. Second by Matthews.

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

Nay:

Abstain:

2015-96-FP

Grand Oaks, Phase 2-B, Ward 1, District 1

Developer/Owner: Trinity Developers, 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, Jay Ploue/developer

Opposition: James Dunnivant, Timothy Pierre, John Ayme/homeowners

Lorren moved to grant final approval subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed. Second by Randolph.

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

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

2015-98-FP

Wadsworth, Ward 4, Districts 5 & 7

Developer/Owner: The Azby Fund & Wadsworth Estates, L.L.C. Surveyor: R.W. Krebs, L.L.C.

Parish Council District Representative: Hon. Marty Gould & Maureen O'Brien

(This case was postponed indefinitely at the August 11, 2015 meeting. The developer now requests that the commission formally place this case back on the agenda for review and consideration.)

Richard made a motion to return this case to the agenda, second by Richardson.

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

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

Matthews moved to postpone this case until the January agenda, second by Doherty.

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

PROPOSED AMENDMENTS TO ORDINANCE 499

Matthews made a motion to return the Ordinance 499/Sign Ordinance to the agenda for the January meeting. Second by Doherty.

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

OLD BUSINESS

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

NEW BUSINESS

Discussion was held about possible need for security at Planning and Zoning Commission as well as Board of Adjustment meetings. Commissioner Matthews will hold a committee meeting on this matter.

ADJOURNMENT

Mr. Dave Mannella
Chairman

ENTERING PARISH
RIGHTS-OF-WAY, SERVITUDES
AND/OR EASEMENTS

(Draft Date 1/12/16)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

**TITLE: A RESOLUTION AUTHORIZING JIMMY LAURENT
D/B/A LAURENT CONSTRUCTION CO. TO ENTER
PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING JIMMY LAURENT D/B/A
LAURENT CONSTRUCTION CO. ; P. O. BOX 273;
LACOMBE, LA 70445; PERMISSION TO ENTER PARISH
RIGHT-OF-WAY, SPECIFICALLY PORTION OF CENTER
(BAR) ST., BEVERLY HEIGHTS MANOR SUBDIVISION
FOR THE PURPOSE OF GAINING ACCESS TO
PROPERTY.
WARD 8 DISTRICT 13**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the AGGREGATE road standards as established under the "Subdivision Regulatory Ordinance." The Parish's engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. Any developer/applicant proposing to develop lots within a "dormant subdivision" or "subdivision of record" must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No. 499. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the "St. Tammany Parish Drainage Impact Fee Ordinance" (Sec. 2-009.00 Part IV (B) (8) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the "Drainage Impact Fee Escrow Account" by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.

5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
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 Obligation in the amount of \$16,000 for a period of six (6) months.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project.
10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual(s) until the time that the access is upgraded to Parish standards and accepted into the Parish's Selective Road Maintenance System.
11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish's Selective Road Maintenance System.
12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.
13. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.
14. That the petitioner shall submit a copy of the current owner's deed.
15. That the petitioner shall produce proof that the right of way is dedicated to the Parish.
16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal "Clean Water Act" or a Section 404 Permit under the Federal "Clean Water Act" authorizing the opening of the portion of the right of way in question.
17. That the petitioner shall submit a site plan of Petitioner's property and the unopened right of way.

18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 8 DISTRICT 13.

19. That the petitioner must agree to participate in a front foot assessment in upgrading the road to a hard surface standard meeting Parish requirements, in the future.

20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way and that the sewer and water tie ins have been completed.

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

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

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

YEA:

NAY:

ABSTAIN:

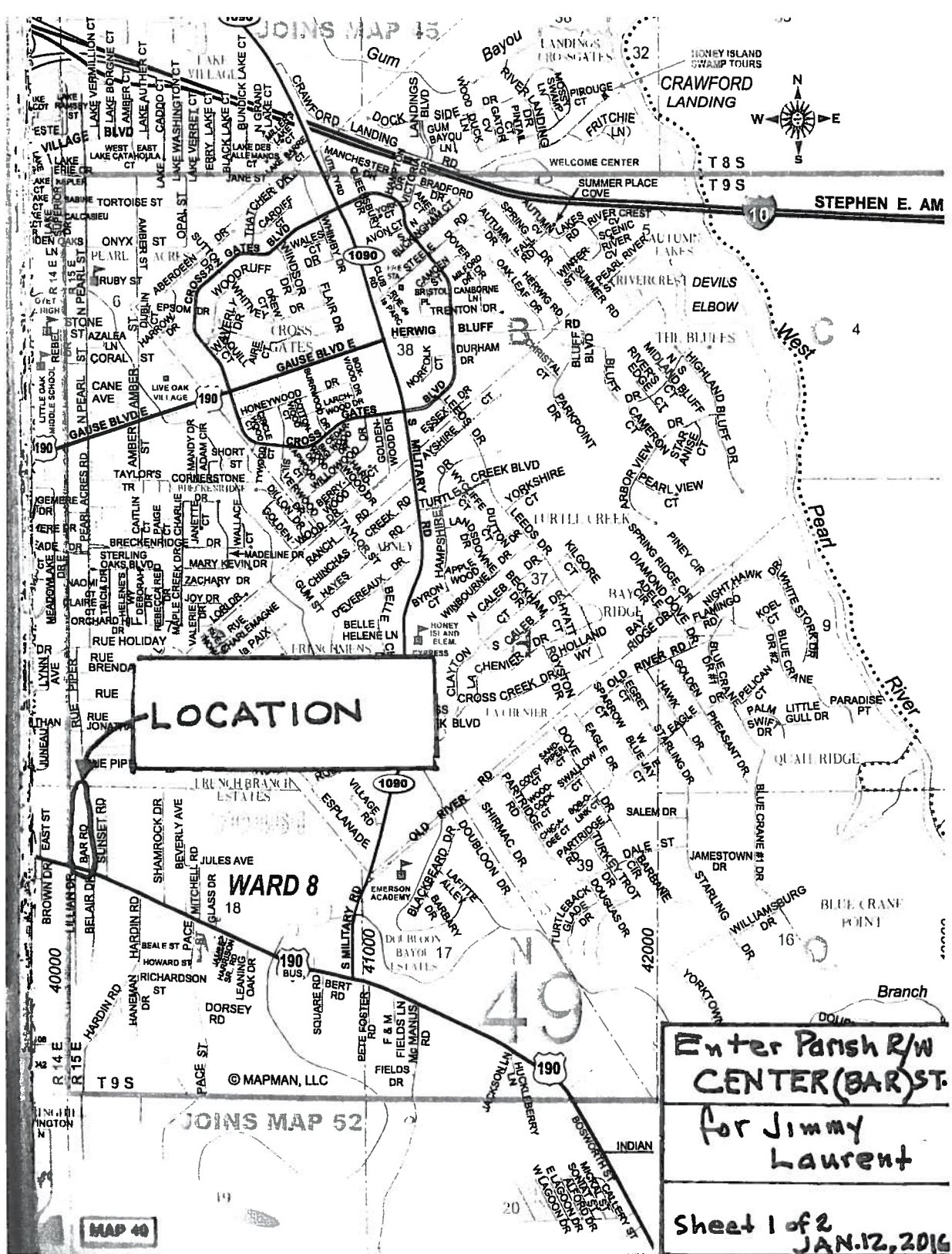
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 12th DAY OF JANUARY, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

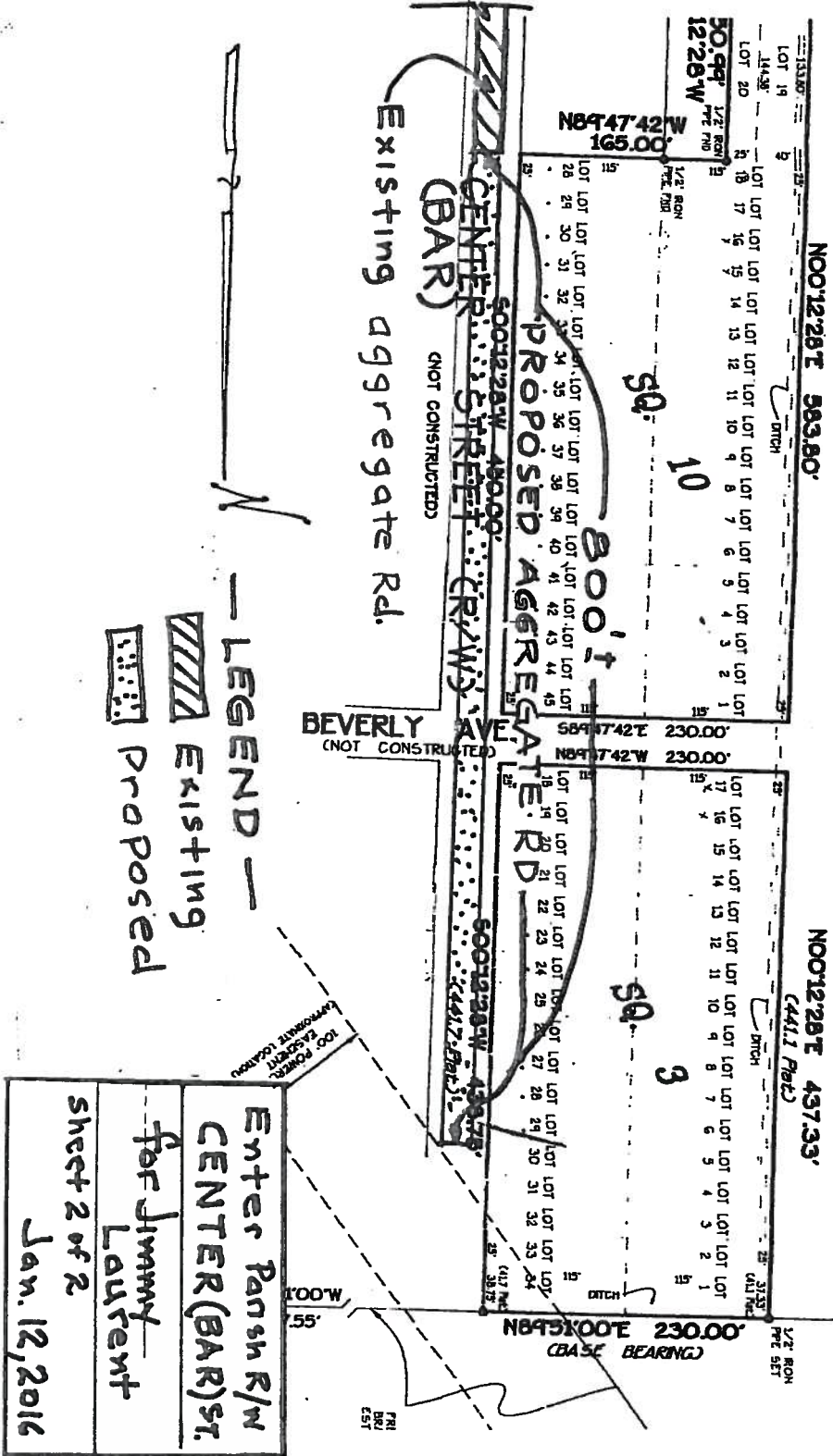
CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



BEVERLY HEIGHTS MANOR
ST. TAMMANY PARISH, LOUISIANA
FOR
LAURENT CONSTRUCTION CO.



ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

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

**SUB-TITLE: A RESOLUTION GRANTING MAY INVESTMENTS, LLC,
56404-A FRANK PICHON RD., SLIDELL, LA 70458;
PERMISSION TO ENTER PARISH RIGHT-OF-WAY,
SPECIFICALLY THE PORTION OF ORLEANS AVE.
LOCATED WITHIN TOWN OF MANDEVILLE
(UNINCORPORATED) BETWEEN COFFEE ST. & CARROLL
ST. FOR THE PURPOSE OF LAYING AND CONNECTING
A SEWER LINE.
WARD 4 DISTRICT 10**

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 \$3,500 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 shall submit a copy of the current owner's deed.
10. That the petitioner submit as-built drawings certifying that the sewer line is constructed in accordance with the approved drawing(s).
11. 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:

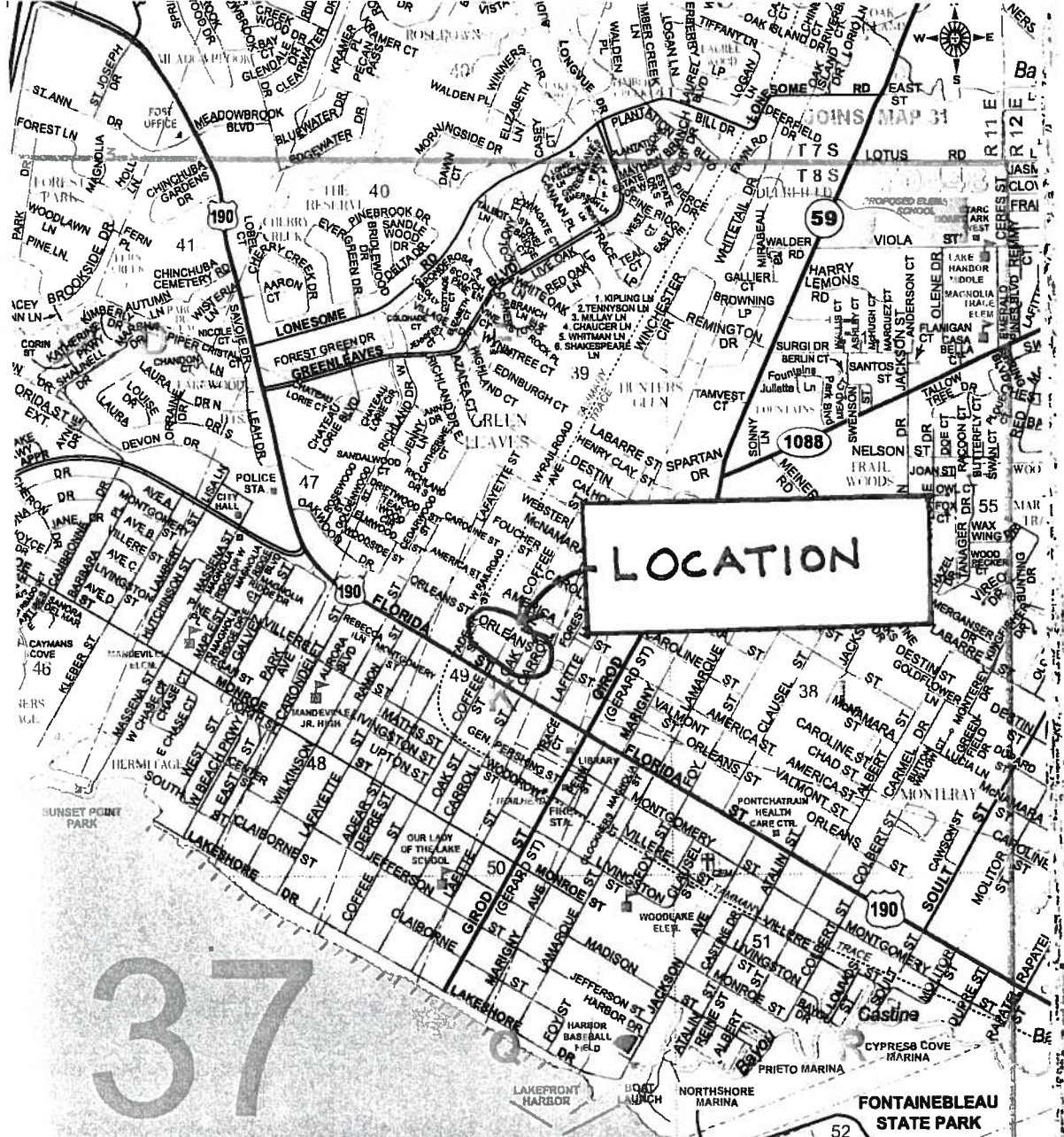
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE __TH DAY OF _____, 2016 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



37

Lake Pontchartrain

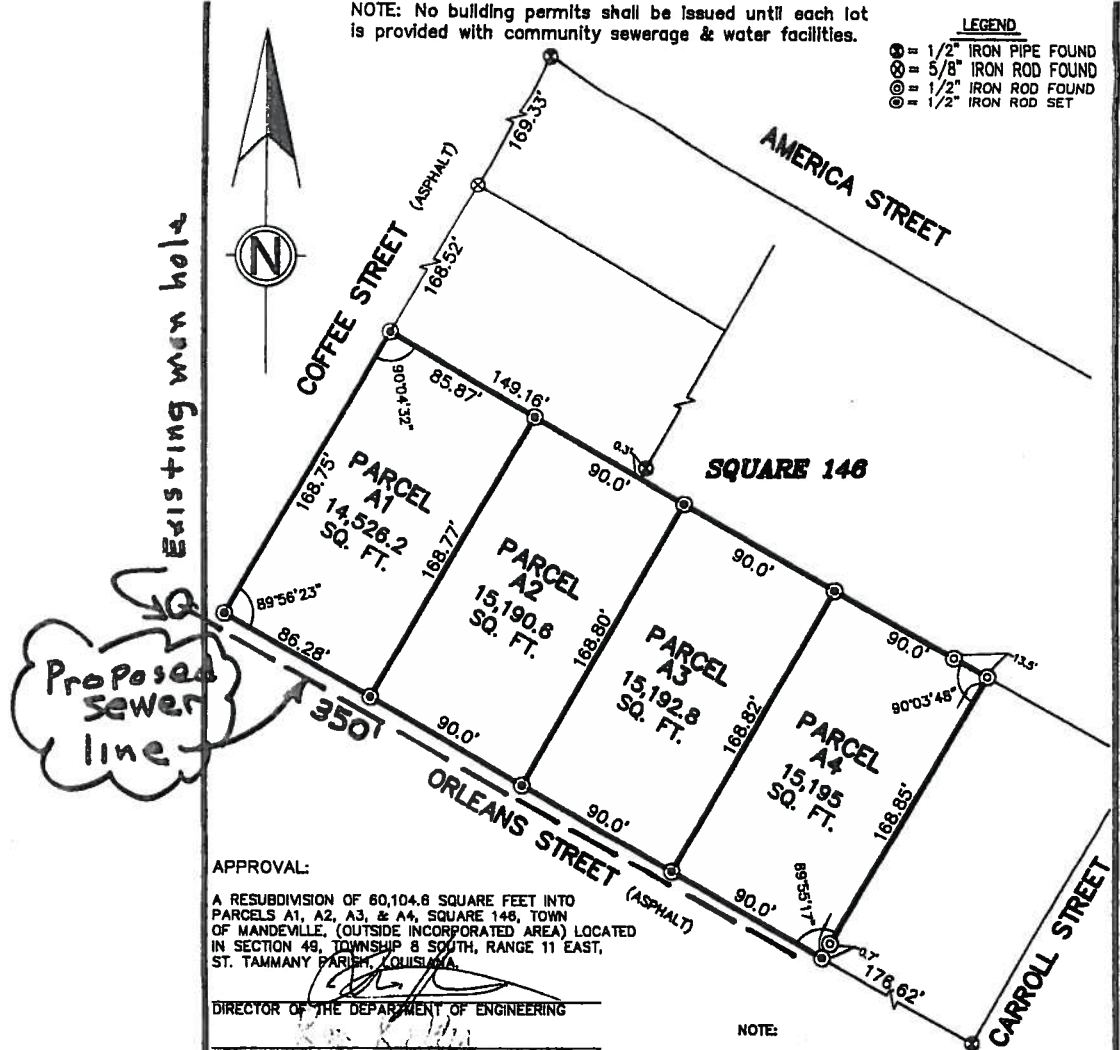
© MAPMAN, LLC

END MAP

Enter Parish R.O.W.
ORLEANS Ave.
Sewer Line
for
May Investments
Sheet 1 of 2 Jan. 12, '16

NOTE: No building permits shall be issued until each lot is provided with community sewerage & water facilities.

LEGEND
 ⊕ = 1/2" IRON PIPE FOUND
 ⊗ = 5/8" IRON ROD FOUND
 ⊙ = 1/2" IRON ROD FOUND
 ⊖ = 1/2" IRON ROD SET



APPROVAL:

A RESUBDIVISION OF 60,104.6 SQUARE FEET INTO PARCELS A1, A2, A3, & A4, SQUARE 146, TOWN OF MANDEVILLE, (OUTSIDE INCORPORATED AREA) LOCATED IN SECTION 49, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING DEPARTMENT

Dr. Stan Hess
CLERK OF COURT

4-8-2014

5250c

DATE FILED

FILE NO.

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

(985) 892-1549

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

503 N. JEFFERSON AVENUE

FAX (985) 892-9250

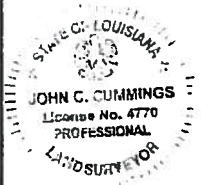
COVINGTON, LA 70433

PLAT PREPARED FOR: **Rodney West**

SHOWING A SURVEY OF: A RESUBDIVISION OF A PARCEL OF LAND INTO PARCELS A1, A2, A3, & A4, SQUARE 146, TOWN OF MANDEVILLE (OUTSIDE INCORPORATED AREA), LOCATED IN SECTION 49, TOWNSHIP 8 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 CONFORMS TO THE MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS FOR THE STATE OF LOUISIANA AND BEARS A CLASS C SURVEY.

John G. Cummings
PROFESSIONAL LAND SURVEYOR



Enter Parish R/W
ORLEANS
Ave.
Sewer Line
for
lay Investments
sheet 2 of 2; 1/12/14

(Draft Date 1/12/16)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

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

**SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 107
ST. FRANCIS ST., STE. 1800, MOBILE, AL 36602;
PERMISSION TO ENTER PARISH RIGHT-OF-WAY,
SPECIFICALLY JOHN T. PRATS ROAD FOR THE PURPOSE
OF LAYING FIBER OPTIC CABLES.
WARD 10 DISTRICT 6**

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 \$1,000 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:

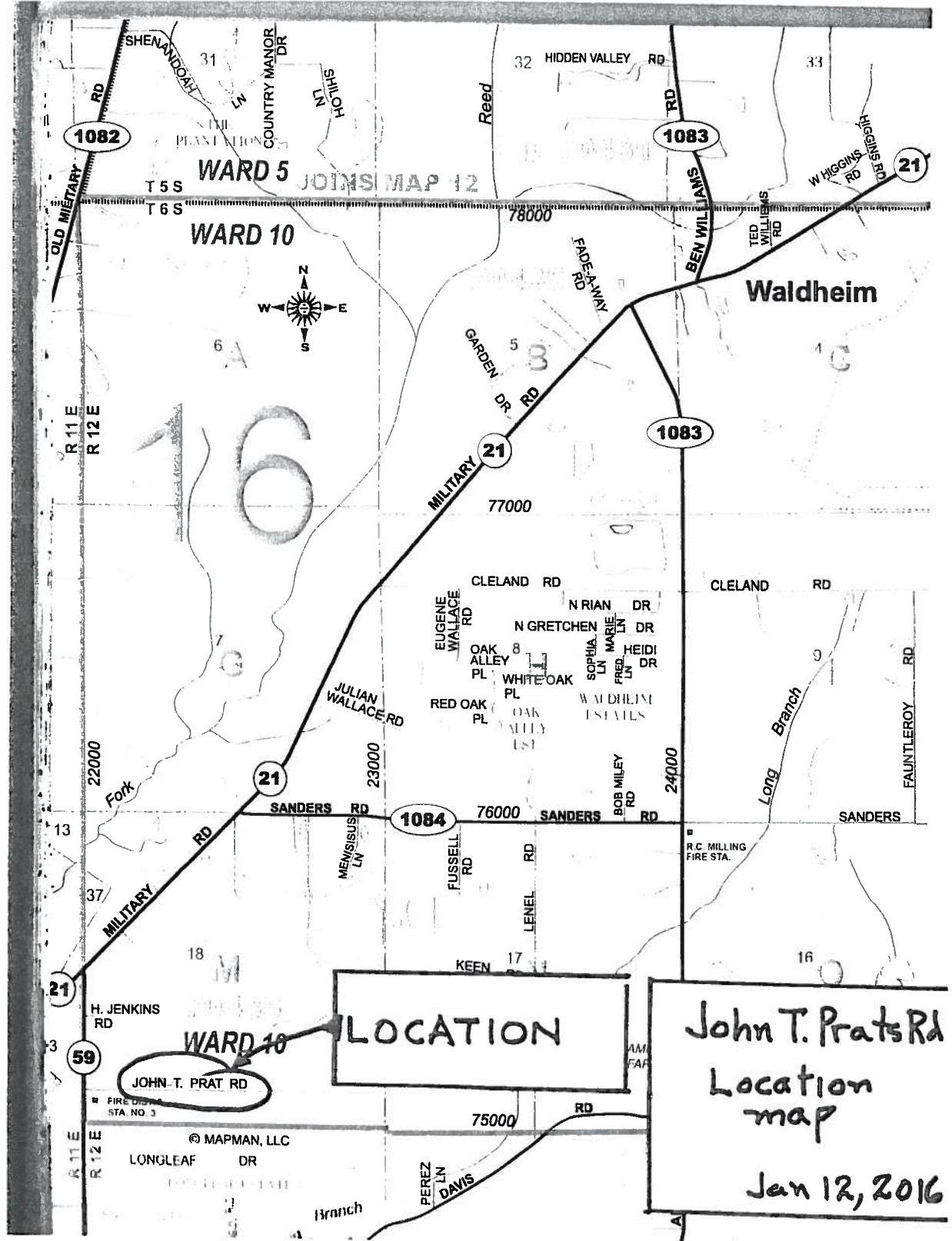
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 12TH DAY OF JANUARY, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



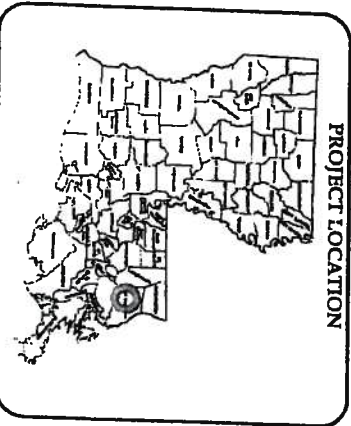
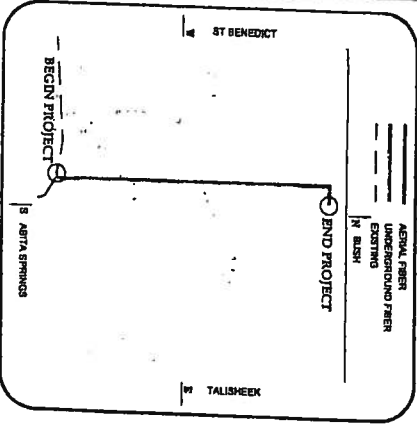
VERIZON HWY21_59-HGCE-LA #75200 STATE ROAD 59. - COVINGTON, LA PLANS FOR PROPOSED PROJECT: FIBER OPTIC INSTALLATION

DECEMBER 11, 2015

JOB INFORMATION

APPROVED: _____
DATE: _____
JOB # LST11231501
UNDERGROUND: EST. -16.578' / ACT. -
AERIAL: N/A
TOTAL FIBER: EST. -16.578' / ACT. -

VICINITY MAP



CONTACT LIST
PROJECT MANAGER: DONALD COOPER - (251) 208-4155
ENGINEER: BOB ORCHISON - (251) 458-1765
PROJECT CONTACT: CAROLINA WEAVER - (251) 445-1858

ATTENTION PERMITTING DEPARTMENT DIRECTORY

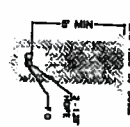
| LINE | NAME | DESCRIPTION | AS-SHOWN |
|------|--------|--------------------------------|----------|
| 1 | LEGEND | REFERENCE | |
| 2 | LEGEND | UNDERGROUND - HWY 21 COVINGTON | |
| 3 | LEGEND | UNDERGROUND - HWY 21 | |
| 4 | LEGEND | UNDERGROUND - JOHN T. PRATS RD | |
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| 99 | LEGEND | UNDERGROUND - JOHN T. PRATS RD | |
| 100 | LEGEND | UNDERGROUND - JOHN T. PRATS RD | |

Engineered by Thomas E. Granger
PRELIMINARY PLAN

John T. Prats Rd.
Sheet 1 of 2

Jan. 12, 2016

20J CIR. BORE 2-1.25"
EST = 198"
ACT = 9

[illegible]

John T. Prats Rd.
Sheet 2 of 2
Jan. 12, 2014

(Draft Date 1/12/16)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

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

**SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 107
ST. FRANCIS ST., STE. 1800, MOBILE, AL 36602;
PERMISSION TO ENTER PARISH RIGHT-OF-WAY,
SPECIFICALLY COFFEE ST. & TAMMANY TRACE FOR
THE PURPOSE OF LAYING FIBER OPTIC CABLES.
WARD 4 DISTRICT 10**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$7,500 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:

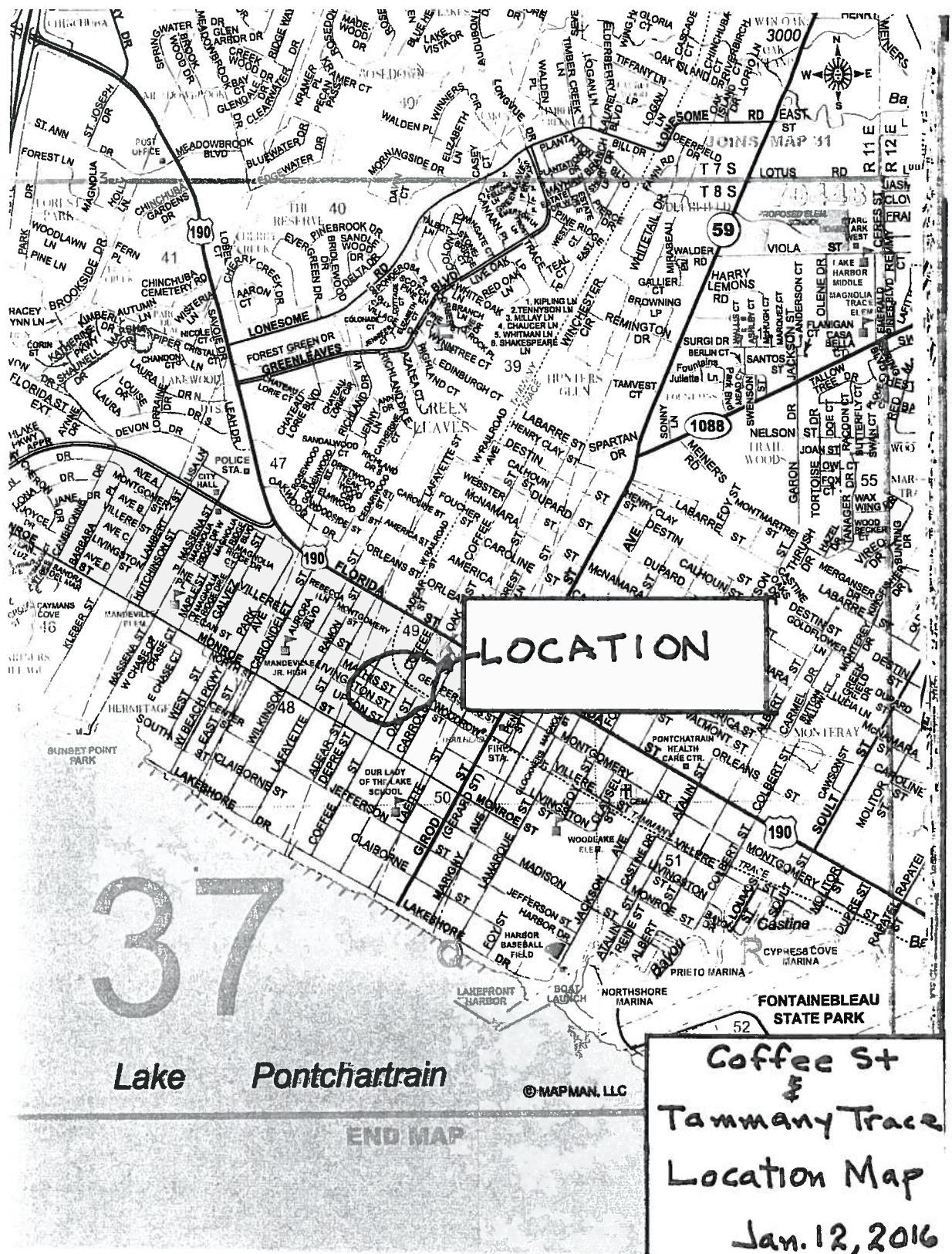
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 12TH DAY OF JANUARY, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



Lake Pontchartrain

©MAPMAN, LLC

END MAP

Coffee St
&
Tammany Trace
Location Map
Jan. 12, 2016

**LOCATES PER LA ONE-CALL
TICKET NO. 110522866**

L/H = 20'/25'

[illegible]

Coffee St.

Tammany Trace
Sheet 2 of 2
Jan. 12, 2016

(Draft Date 1/12/16)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

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

**SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 107
ST. FRANCIS ST., STE. 1800, MOBILE, AL 36602;
PERMISSION TO ENTER PARISH RIGHT-OF-WAY,
SPECIFICALLY DESOTO ST. & 5TH ST. 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 \$2,500 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:

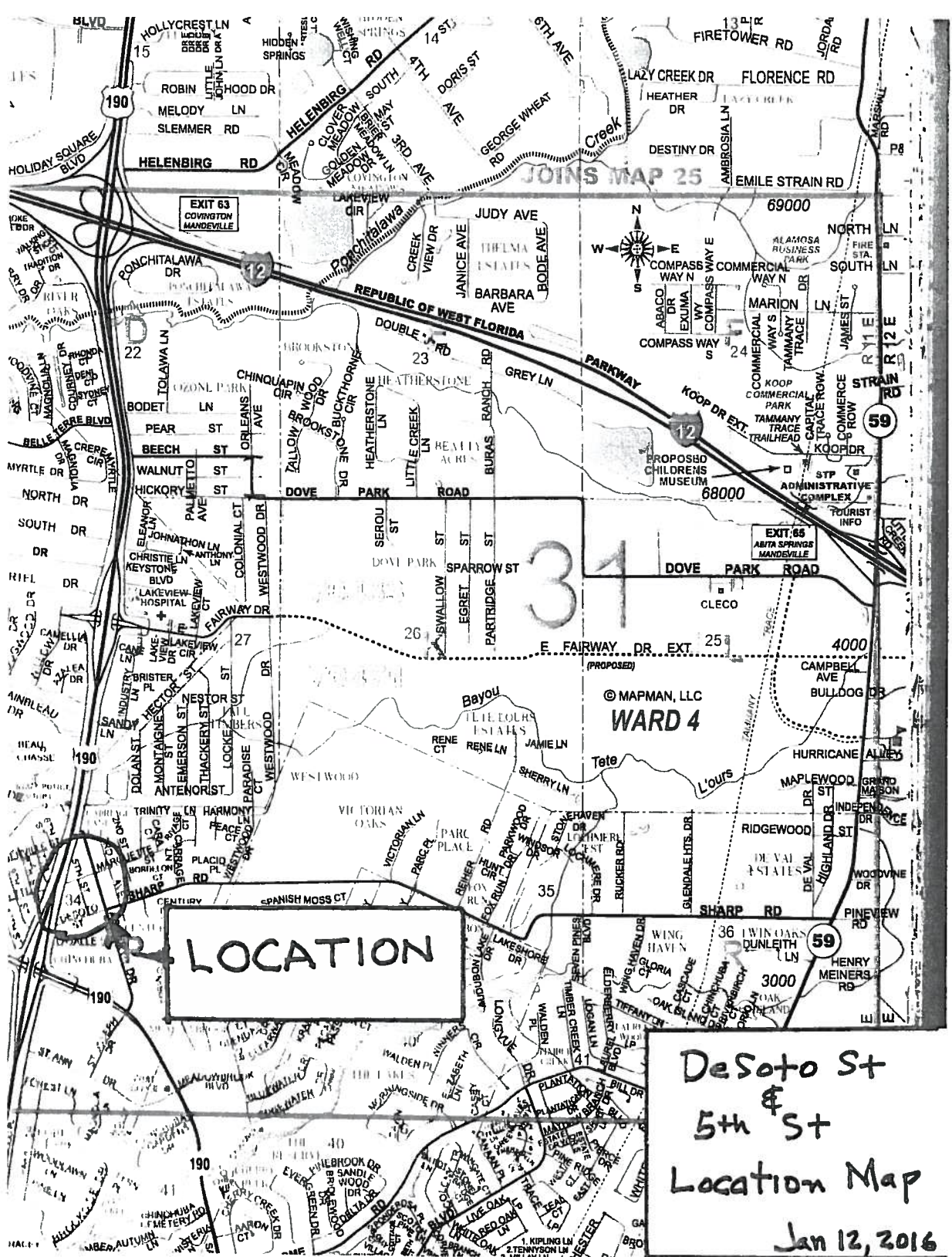
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 12TH DAY OF JANUARY, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



L*FIFTH ST MANDEVILLE [ALLTEL]

#2024 5TH STREET - MANDEVILLE, LA

PLANS FOR PROPOSED PROJECT:

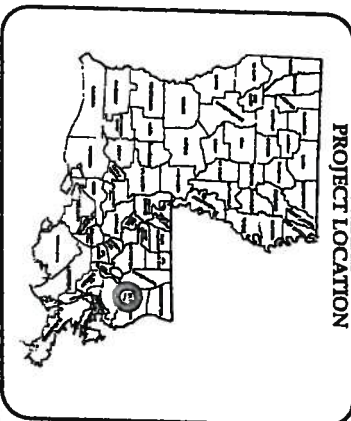
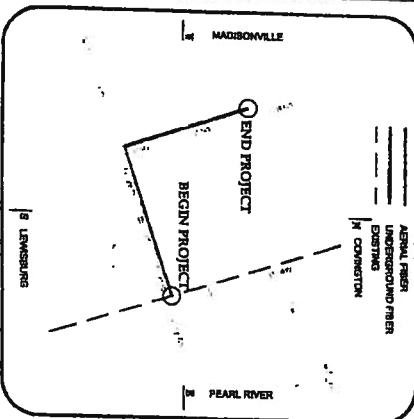
FIBER OPTIC INSTALLATION

DECEMBER 2, 2015

JOB INFORMATION

APPROVED: _____
DATE: _____
JOB # LFT12031501
UNDERGROUND: EST - 813' / ACT - _____
AERIAL: N/A
TOTAL FIBER: EST - 813' / ACT - _____

VICINITY MAP



CONTACT LIST

PROJECT MANAGER: DONALD COOPER - (251) 208-4155
ENGINEER: BOB ORCHISON - (251) 459-1785
PROJECT CONTACT: CAROLINA WEAVER - (251) 445-1658

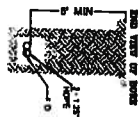
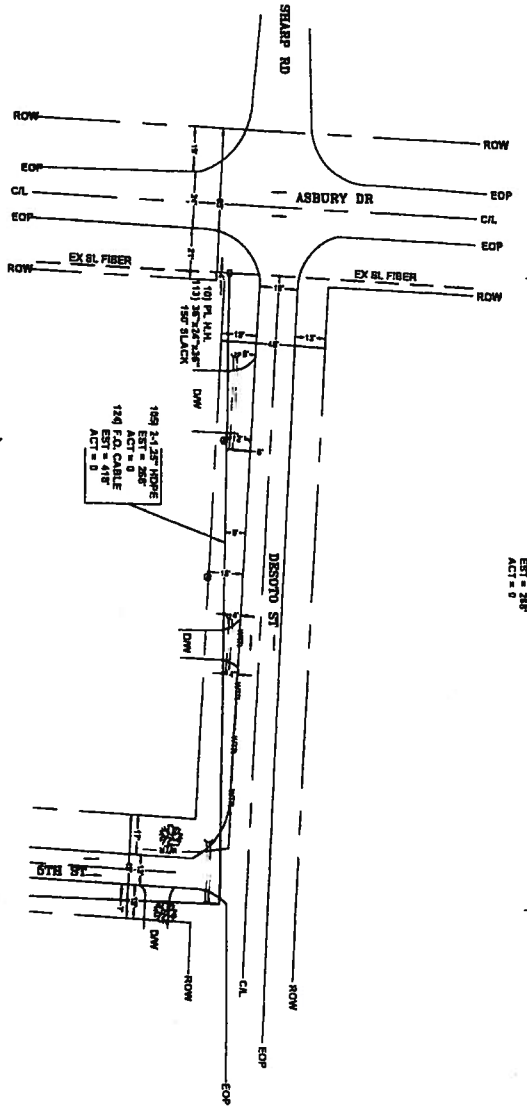
ATTENTION PERMITTING DEPARTMENT DIRECTORY

| OWNER NAME | DESCRIPTION | AS-BUILT |
|------------------|-------------|----------------|
| LOGS | REFERENCE | |
| 150213 | ESTIMATE | NO - DESOTO ST |
| 150213 | ESTIMATE | NO - 5TH ST |
| PRELIMINARY PLAN | | |
| B.C. 1.1.1 | | |

Desoto St
5th St.
Sheet 1 of 3
Jan. 12, 2016

12' PULL PIER
EST = 418'
ACT = 0

20' DR. BORE 2.135"
EST = 285'
ACT = 0



- 0+00 BEGIN PAGE
- 0+33 CULVERT
- 0+38 DW
- 0+55 DW
- 0+71 POLE / CULVERT
- 1+27 WATER METER
- 1+45 CULVERT
- 1+50 DW
- 1+55 DW
- 1+58 CULVERT
- 2+37 EOP
- 2+44 WATER LINE
- 2+88 EOP / END PAGE



DEPTH TO BE A MINIMUM OF 37' BELOW GRADE
ALL UTILITIES LOCATED SHOWN ARE APPROXIMATE
BASED ON RECORD DRAWINGS AND FIELD SURVEY
CONDUCTED BY THE ENGINEER. THE ENGINEER
DOES NOT WARRANT THE ACCURACY OF THE
LOCATIONS SHOWN.

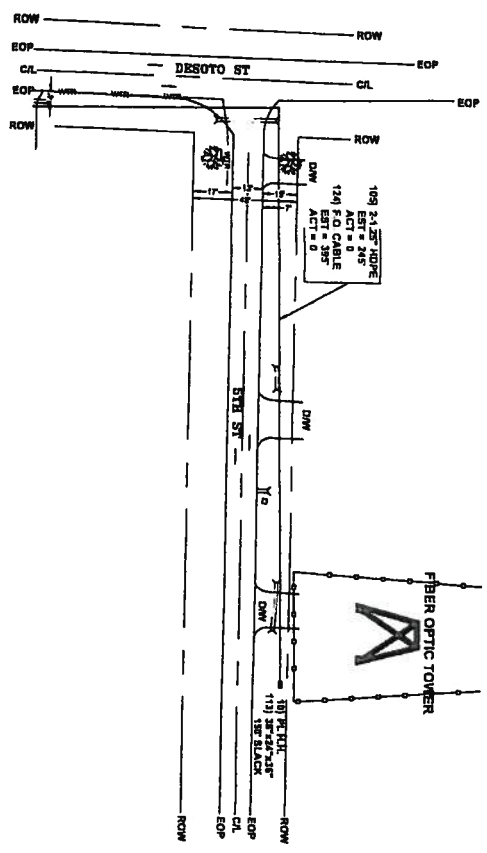
| DATE | BY | CHECKED | DATE | BY | CHECKED | DATE | BY | CHECKED | DATE | BY | CHECKED |
|---|----|---------|---------|----|---------|---------|----|---------|---------|----|---------|
| 12/1/16 | SS | SS | 12/1/16 | SS | SS | 12/1/16 | SS | SS | 12/1/16 | SS | SS |
| Southern Light 10004 5TH STREET BIRMINGHAM, LA 38241-1000 | | | | | | | | | | | |

De Soto St.
5th St.
Sheet 2 of 3
Jan. 12, 2016

SPEED
LIMIT
45

12 PULL FIBER
EST = 845
ACT = 0

20 DRI BONE 3-1.25"
EST = 40
ACT = 0



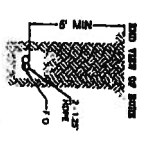
BELOW GRADE

BELOW GRADE



DEPTH TO BE A MINIMUM OF 12" BELOW GRADE

| ITEM | DESCRIPTION | QUANTITY | UNIT | PRICE | TOTAL |
|------|---|----------|------|-------|-------|
| 1 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 2 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 3 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 4 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 5 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
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| 54 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 55 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 56 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 57 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 58 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 59 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 60 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 61 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 62 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 63 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 64 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 65 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 66 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 67 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 68 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 69 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 70 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 71 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 72 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 73 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 74 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 75 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 76 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 77 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 78 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 79 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 80 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 81 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 82 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 83 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 84 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 85 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 86 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 87 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 88 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 89 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 90 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 91 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 92 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 93 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 94 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 95 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 96 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 97 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 98 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 99 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |
| 100 | 12" MIN. DEPTH TO BE A MINIMUM OF 12" BELOW GRADE | 1 | MIN | | |



• XIX END PAGE

Desoto St
5th St.
Sheet 3 of 3
Jan. 12, 2016

MINOR
SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of January 5, 2016)

CASE NO.: 2015-134-MSP

OWNER/DEVELOPER: Janice Accardo

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

SECTION: 27

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 at the far northern end of Veronica Boulevard and north of U.S. Highway 190, west 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: 18.67

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 9.33 acres

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Both parcels do not have the required lot width.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two parcels from one 18.67 acre parent parcel. Both parcels abut a public roadway (Veronica Boulevard) but only at the stub end of said road which only affords each parcel with approximately 20' of frontage. Parish code requires a 300' road frontage based on the A-1 Suburban zoning classification for this property.

However, based on the facts that the property will be resubdivided into parcels of nine (9) plus acres each with little chance of further development of the property unless the property were to be rezoned to a lesser density classification, the staff would not object to the commission approving this request subject to the granting of a waiver of the front footage requirement, which would require a 2/3rds majority vote of the full membership of the commission (8 members) 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

*A Minor Subdivision of a 18.67 Acre Parcel of Land, Into Parcels A & B, situated in Section 27, T-6-S, R-10-E, St. Tammany Parish, La.

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

CHAIR. OF THE PLANNING COMM.

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVICES OF RECORD AS SHOWN ON TITLE OPINION 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 PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD SURVEYING PRACTICE OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:13. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER
A PROFESSIONAL LAND SURVEYOR
License No. 4894
1802 CESURIAL

Land Surveying, Inc.
518 N. Columbia Street

Section 27, T-6-S, R-10-E, St. Tammany Parish, Louisiana

Section 27, T-6-S, R-10-E, St. Tammany Parish, Louisiana

Section 27, T-6-S, R-10-E, St. Tammany Parish, Louisiana

Section 27, T-6-S, R-10-E, St. Tammany Parish, Louisiana

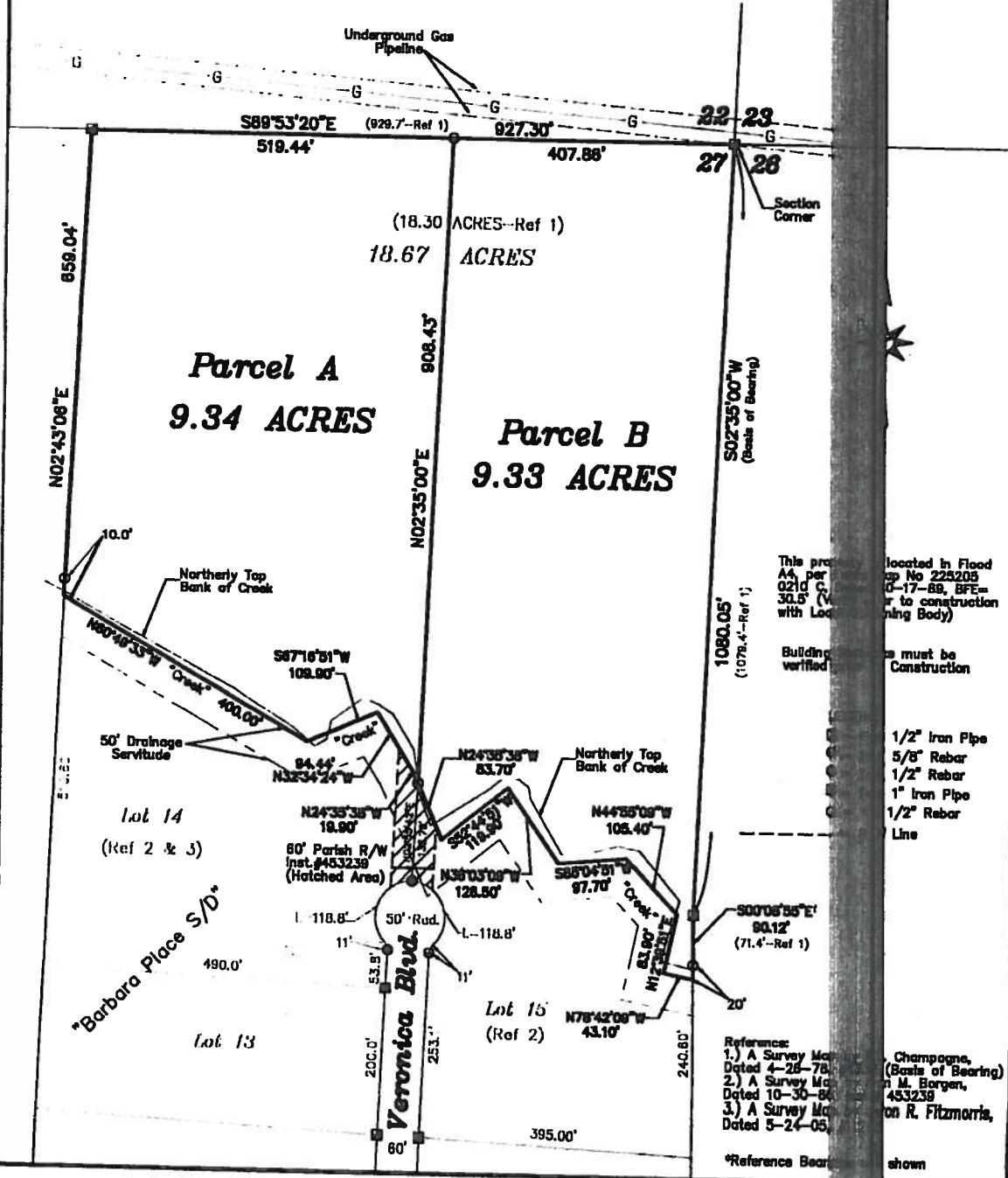
Section 27, T-6-S, R-10-E, St. Tammany Parish, Louisiana

Section 27, T-6-S, R-10-E, St. Tammany Parish, Louisiana

Section 27, T-6-S, R-10-E, St. Tammany Parish, Louisiana

Section 27, T-6-S, R-10-E, St. Tammany Parish, Louisiana

Section 27, T-6-S, R-10-E, St. Tammany Parish, Louisiana



This project is located in Flood Map No. 225205, which shows the area is in a flood zone. The project must be constructed in accordance with the requirements of the Flood Damage Prevention Act. The project must be constructed with a minimum of 1/2" iron pipe, 5/8" rebar, 1/2" rebar, 1" iron pipe, and 1/2" rebar line. The project must be constructed with a minimum of 1/2" iron pipe, 5/8" rebar, 1/2" rebar, 1" iron pipe, and 1/2" rebar line.

Reference:
1.) A Survey Map Dated 4-28-78
2.) A Survey Map Dated 10-30-84
3.) A Survey Map Dated 5-24-05

*Reference Bearing shown

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of January 5, 2016)

CASE NO.: 2015-135-MSP

OWNER/DEVELOPER: Katrinna Cherie

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

SECTION: 44

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 4

RANGE: 10 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 southwest corner of LA Highway 1077 and Cousin Road, north of Madisonville, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 9.896

NUMBER OF LOTS/PARCELS: 5 TYPICAL LOT SIZE: 1 - 4 acres

ZONING: A-3 Suburban Residential

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

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create five (5) parcels from an existing 9.896 acre minor subdivision parcel. Of the five (5) parcels proposed, only one (1) parcel does not have public road frontage; therefore, since a private drive will provide access to only one (1) parcel, 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, since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

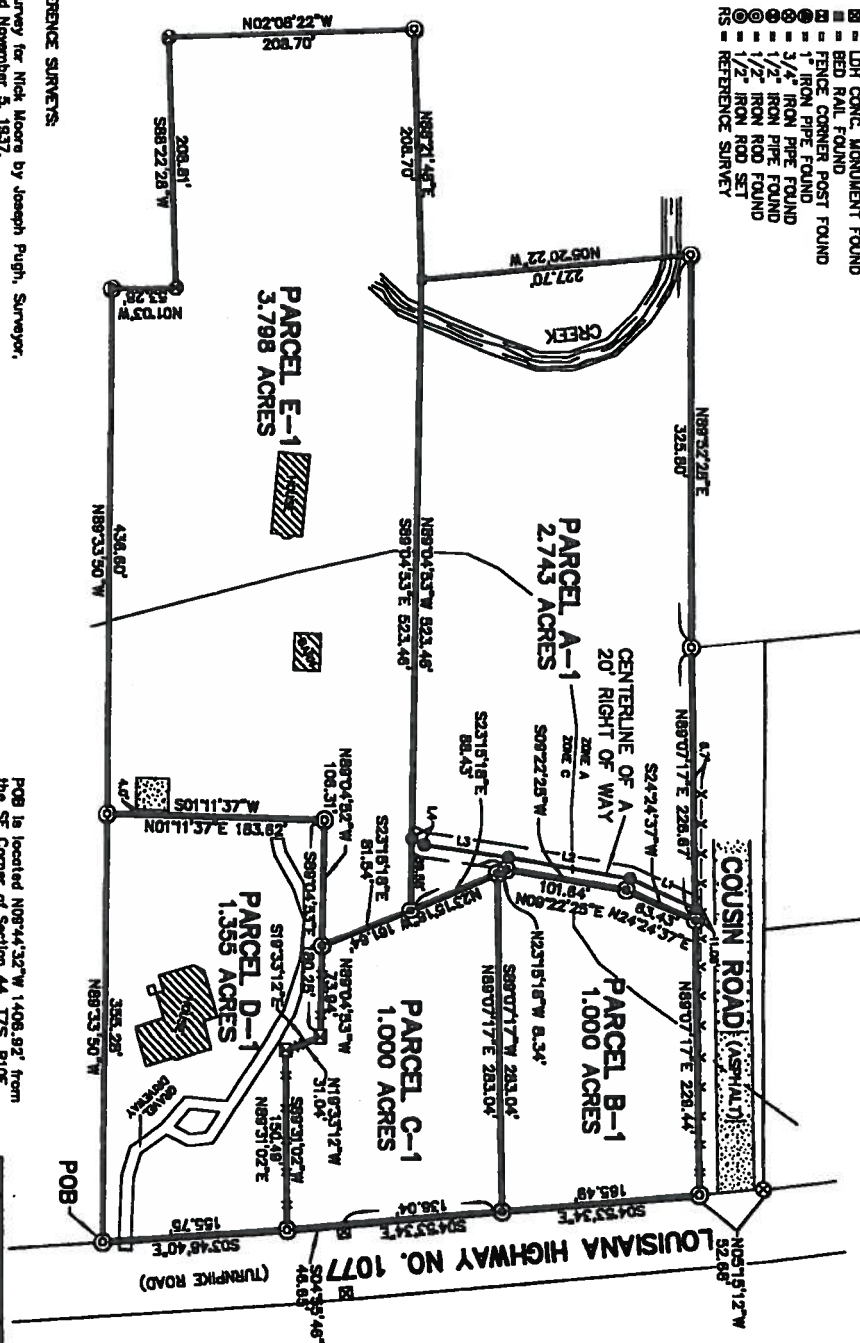
Department of Engineering

None

Department of Environmental Services

None

- LEGEND**
- LUT CONC. MONUMENT FOUND
 - BED RAIL FOUND
 - FENCE CORNER POST FOUND
 - 1" IRON PIPE FOUND
 - 3/4" IRON PIPE FOUND
 - 1/2" IRON PIPE FOUND
 - 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET
 - RS - REFERENCE SURVEY



REFERENCE SURVEYS:

1. Survey for Nick Moore by Joseph Pugh, Surveyor, dated November 5, 1937.
2. Survey for James W. Cutler & Pete E. Taylor by Jeron R. Filmeria, Surveyor, dated September 14, 1973.
3. Survey for Jon H. Maxwell by Edward J. Murphy, Surveyor, dated October 27, 1978.
4. Survey for Rodney Bohm by C.R. Schultz, Surveyor, dated February 18, 1988.

NOTE: THIS PARCEL WAS FORMERLY A MINOR SUBDIVISION RECORDED UNDER MAR FILE NO. 5349E, RECORDED 02-24-2015.

NOTES:

1. This property is located in Flood Zones A & C, per F.E.M.A. Map No. 225205 0220 C, dated April 2, 1991.
2. 1/2" IRON RODS TO BE SET UPON APPROVAL.

REVISED 11-19-2015

REFERENCE BEARING:
Astronomic North
determined by
GPS Observation

CALLS ALONG THE CENTERLINE OF A 20' RIGHT OF WAY

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | S24°24'37"W | 80.03' |
| L2 | S08°22'25"W | 103.10' |
| L3 | S07°48'01"W | 71.89' |
| L4 | S25°42'W | 11.83' |

APPROVAL:
AN AMENDED MINOR SUBDIVISION OF A 9.896 ACRE TRACT OF LAND BEING PARCELS A, B, & C, INTO PARCELS A-1, B-1, C-1, D-1, & E-1, LOCATED IN SECTION 44, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

- CHAIRMAN OF THE PLANNING COMMISSION
- DIRECTOR OF THE DEPARTMENT OF ENGINEERING
- SECRETARY/PARISH PLANNING COMMISSION
- CLERK OF COURT

DATE FILED _____ FILE NO. _____

John G. Cummings & Associates
PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI
Phone (504) 885-1840 Fax (504) 885-0990

Katrina Cherie
SHOWN A SURVEY OF AN AMENDED MINOR SUBDIVISION OF A 9.896 ACRE TRACT OF LAND BEING PARCELS A, B, & C, INTO PARCELS A-1, B-1, C-1, D-1 & E-1, LOCATED IN SECTION 44, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PERSONAL SURVEY MADE ON THE GROUND BY ME, OR THREE UNDER MY DIRECTORSHIP, AND IS IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF RECENT AND BEING A 0250 C

PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100' DATE: 11-4-2015 JOB NO. 10144-C1

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of January 5, 2016)

CASE NO.: 2015-136-MSP

OWNER/DEVELOPER: N59 Ventures, L.L.C.

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

SECTION: 19

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 12 East

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

GENERAL LOCATION: The property is located on the generally on the northeast corner of LA Highway 59 and E. Koop Drive, south of Abita Springs, Louisiana.

SURROUNDING LAND USES: North - commercial
 South - commercial
 East - undeveloped
 West - commercial

TOTAL ACRES IN DEVELOPMENT:

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: Varies

ZONING: HC-2 & 3 Highway Commercial

REASONS FOR PUBLIC HEARING: One of the parcels does not meet the acreage requirement of one (1) acre in size.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to reconfigure two (2) lots within an existing minor subdivision into an 8.747 and 0.679 acre lots. One of the proposed lots (1A1-B) does not meet the one acre minimum requirement for lot size; however the commission has approved at least two similar requests within this minor subdivision prior due to the fact that this minor subdivision is a commercial development.

Therefore, 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 issue where 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

RESERVED FOR
FUTURE
DEVELOPMENT

LA. STATE HWY NO. 59

KOOP
DRIVE

APPROVED:

CHAIRMAN, PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

PARCEL A-1-A

N88°26'31"E 419.95'

SECTION 19, TOWNSHIP 7 SOUTH - RANGE 12 EAST

LOTS 1A1 & 5 * LITTLE CREEK,
ST. TAMMANY PARISH, LOUISIANA

LOTS 1A1-A AND 1A1-B

NOTE:
ATTENTION TO CLERK OF COURT:
Lots 1A1 and 5 represent portions of previously approved
Minor Subdivisions by St. Tammany Parish Government,
recorded under Map File No. 5414C and filed for record on
August 25, 2015 (Lot 1A1) and also recorded under Map
File No. 5081A and filed for record May 8, 2012 (Lot 5).
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.

LOT 1A1-A
8.747 Acres

PARCEL A-1-A
(NOT A PART)

EAST KOOP DRIVE R/W

RESERVED FOR PRIVATE DRAINAGE &
UTILITY SERVICE
(NOT A BOUNDARY LOT)

0.61 ACRES

P.O.B. IS REPORTED TO BE N01°12'E, 667.45';
N88°30'W, 80.36'; N03°08'00"E, 136.51';
N00°48'28"E, 189.98' FROM THE SOUTHWEST
CORNER OF SECTION 19, TOWNSHIP 7 SOUTH,
RANGE 12 EAST, ST. TAMMANY PARISH,
LOUISIANA.

RESERVED FOR PRIVATE
UTILITY SERVICE

LAFARGE CONCRETE

CHURCH OF THE KING

CURVE TABLE

| CURVE | ARC LENGTH | RADIUS | CHORD BEARING | CHORD LENGTH |
|-------|------------|---------|---------------|--------------|
| C2 | 43.54' | 299.50' | N77°00'32"W | 43.51' |
| C3 | 52.81' | 329.50' | N86°13'31"W | 52.74' |
| C4 | 47.54' | 240.50' | N85°38'54"W | 47.46' |
| C5 | 29.84' | 240.50' | N78°23'53"W | 29.82' |

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N77°50'37"W | 72.45' |
| L2 | N46°03'11"W | 21.78' |

THE SIGNATURE AND INSTRUCTIONS HEREON ON THIS SURVEY ARE LIMITED TO THOSE SET
FORTH IN THE DESCRIPTION PLANNED TO BE SET AND THERE IS NO REPRESENTATION THAT ALL
APPLICABLE RULES AND REGULATIONS ARE SET FORTH HEREIN. THE SURVEYOR HAS MADE
NO FIELD CHECKS OR FIELD RECORDS IN CONNECTION WITH THIS SURVEY.

SURVEYED IN ACCORDANCE WITH THE LOUISIANA
"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS C SURVEY.

Date: DECEMBER 2, 2015
Project No. 151176

Scale: 1"=100'±
Drawn By: RLB
Reviewed:

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04566

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Planners • Consultants
228 W. Causeway App. Mandeville, LA 70448
(985) 824-5388 FAX (985) 824-5309



MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of January 5, 2016)

CASE NO.: 2015-137-MSP

OWNER/DEVELOPER: Fritz Developers, L.L.C.

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

SECTION: 48

WARD: 3

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 11 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 at the far western end of River Highlands Boulevard, west of U.S. Highway 190 and south of Covington, Louisiana.

SURROUNDING LAND USES: North - commercial
 South - commercial
 East - commercial
 West - commercial

TOTAL ACRES IN DEVELOPMENT: 11.571

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

ZONING: HC-3 Highway Commercial

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

STAFF COMMENTARY:

Department of Development - Planning

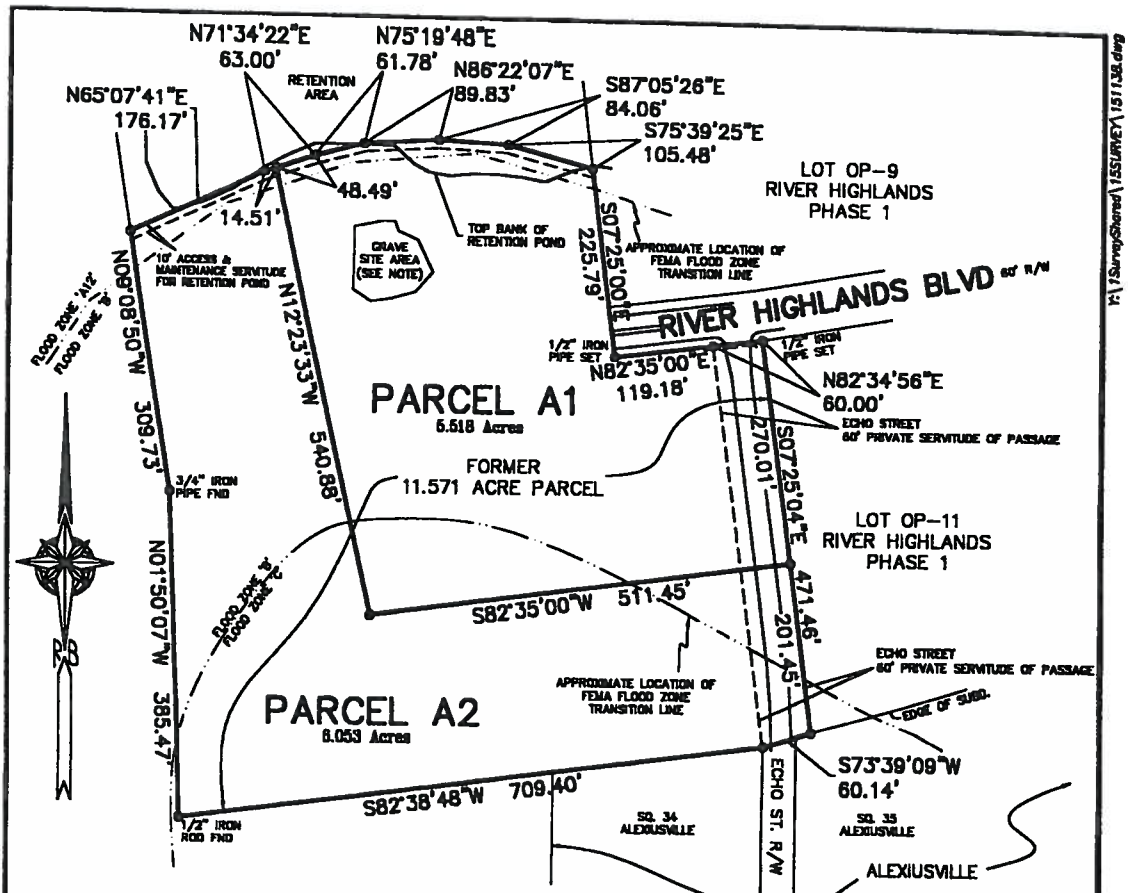
The owner is proposing to create two (2) parcels from one parent parcel; and since a private drive will only access one of the parcels (A2) said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Furthermore, since the request complies with all code requirements, the staff has no objections to the proposed minor subdivision.

Department of Engineering

None

Department of Environmental Services

None



NOTE:
OWNER OR BUILDER RESPONSIBLE
FOR OBTAINING SETBACKS BEFORE
CONSTRUCTION BEGINS.

REFERENCE:

- 1) PLAT OF RIVER HIGHLANDS PHASE 1
MAP FILE No.: 4088
DATE FILED: 12-07-08
- 2) SURVEY BY JOHN E. BONNEAU
DATED: JUNE 15, 1998
FILED INSTR. No.: 968877
MAP FILE: EM 2117

A) SHOWING FENCED AREA OF SUBJECT PROPERTY
NORTH OF FRACTIONAL SQ. 34

Notes: I have consulted the Federal Insurance Administration
Flood Hazard Boundary Maps and found the property
described IS located in a special flood hazard area,
it is located in Flood Zone A12, B & C.

FIRM Panel# 2252050230C Rev. 10-17-89

GRAVE SITE NOTE:
APPROXIMATE LOCATION OF 11 GRAVE
SHAFTS AS INDICATED ON A REPORT BY
R. CHRISTOPHER GOODWIN & ASSOC., INC.
DATED JULY 10, 2015. PROVIDED THIS SURVEYOR.

- DENOTES 1/2" IRON PIPE
TO BE SET
- DENOTES 1/2" IRON PIPE FND
UNLESS OTHERWISE NOTED

APPROVED:

CHAIRMAN PARISH PLANNING COMMISSION

SECRETARY PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

DATE FILED FILE NO.

A Minor Subdivision of
AN 11.571 ACRE PARCEL OF GROUND SITUATED IN
SECTION 48 - TOWNSHIP 7 SOUTH - RANGE 11 EAST
ST. TAMMANY PARISH, LOUISIANA
INTO
PARCEL A1 AND PARCEL A2
PINE GROVE MANOR

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 COMPLYING THE DATA FOR THIS SURVEY

SURVEYED IN ACCORDANCE WITH THE LOUISIANA
"MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS"
FOR A CLASS C SURVEY.

Randall W. Brown, P.L.S.
Professional Land Surveyor
LA Registration No. 04586

Randall W. Brown & Associates, Inc.
Professional Land Surveyors
Geodetic • Forensic • Consultants
228 W. Causeway Approach, Mandeville, LA 70448
(985) 624-5366 FAX (985) 624-5309
E-MAIL: info@brownsurveys.com

Date: NOVEMBER 18, 2015
Survey No. 151138
Project No. (CRS) 001613

Scale: 1" = 170' ±
Drawn By: RJB
Reviewed:

REVOCATION/CLOSINGS

REVIEW

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV16-01-001

NAME OF STREET OR ROAD: "F" Street

NAME OF SUBDIVISION: Alexiusville

WARD: 3 PARISH COUNCIL DISTRICT: 2

PROPERTY LOCATION: The property is located in the Town of Alexiusville Subdivision, east of U.S. Highway 190, and south of Covington, Louisiana.

SURROUNDING ZONING: Commercial

PETITIONER/REPRESENTATIVE: Steve Baumgartner & John T.M. Baldwin

STAFF COMMENTARY:

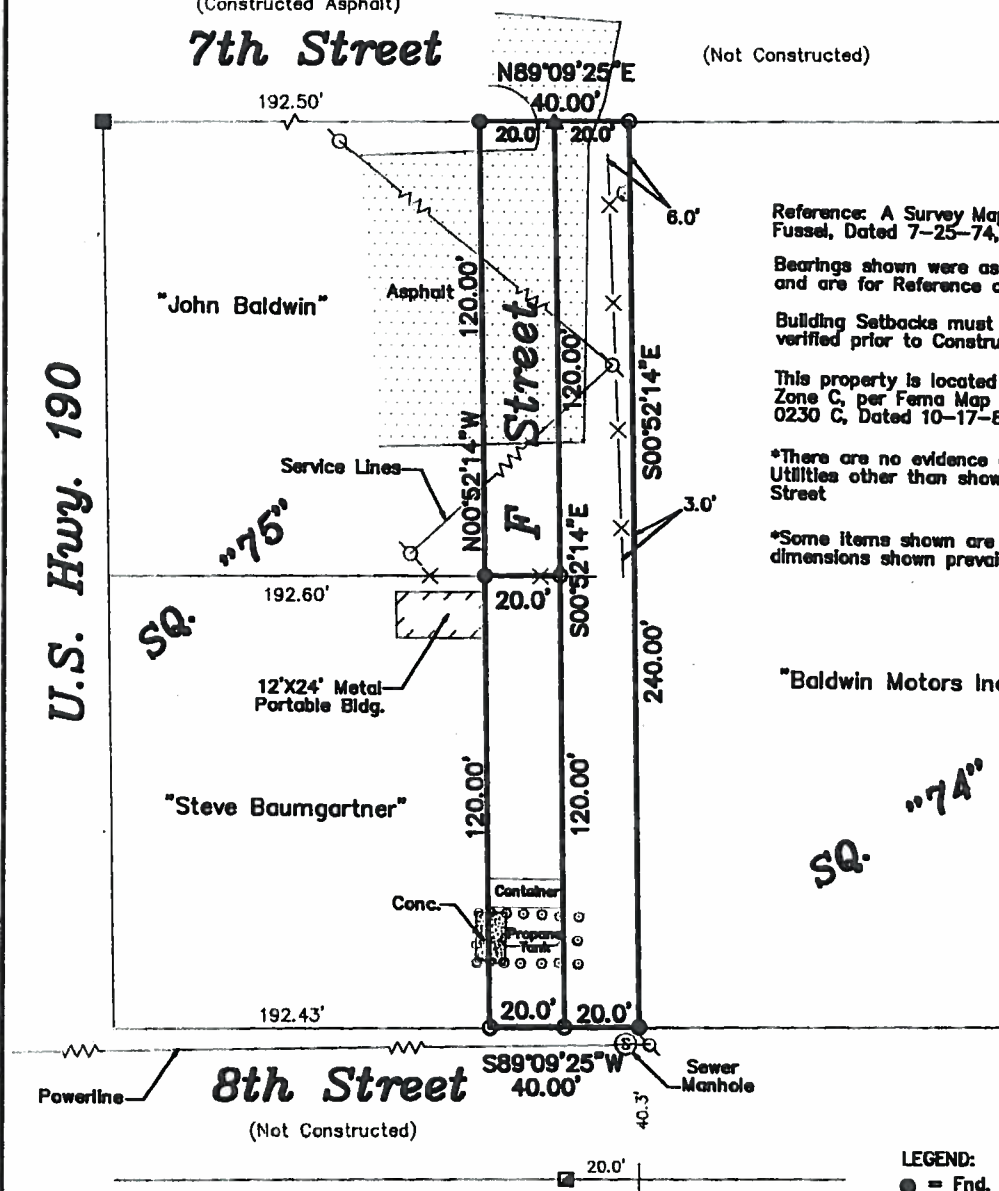
Recommendation:

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 applicants themselves.

However, as of this writing, the applicant has not provided this office with the required notarized letters of no objection from the major utility companies servicing this area or certification from the surveyor relative to if any utilities are within the right-of-way of "F" Street; therefore, the staff recommends postponement of this case until said documentation or certification has been submitted and reviewed by staff.

7th Street

(Not Constructed)



***Some items shown are not to Scale,
dimensions shown prevail over scale**

JOHN BALDWIN

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN A Portion of F Street, located in the Town of
Alexiusville, 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. (CERTIFIED CORRECTION NO. 1054)

LAND SURVEYING LLC

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

Revised: 12-15-15

BRUCE M. BUTLER III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 1890

SCALE: 1" = 40'

DATE: 8-17-15

NUMBER: 17026

PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of January 5, 2016)

CASE NO.: 2015-125-PP

SUBDIVISION NAME: Whispering Forest

DEVELOPER: Mr. Robert W. Hesson, Jr.
12090 Joiner-Wymer Road
Covington, LA 70433

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc.

SECTION 33
TOWNSHIP 6 South
RANGE 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 3

TYPE OF DEVELOPMENT:

| | |
|-------------------------------------|---|
| <input checked="" 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 type="checkbox"/> | OTHER (Multi family, commercial or industrial)(PUD) |

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

TOTAL ACRES IN DEVELOPMENT: 8.98

NUMBER OF LOTS: 13 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: A-3

FLOOD ZONE DESIGNATION: "A"

TENTATIVE APPROVAL GRANTED: October 13, 2015

STAFF COMMENTARY:

Department of Engineering

1. The Preliminary plans and hydrologic study have been reviewed by this office and an inspection was made of the site.

2. It is recommended that Preliminary submittal be approved subject to the following:

Sewer and Water

- a. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
 - b. No work order will be issued until the submitted plans and specifications are approved by the DHH.
 - c. Provide Utility Company with a set of water and sewer plans.
 - d. Move the proposed fire hydrant to in front of lot #3 and add another fire hydrant near the cul-de-sac.
 - e. Sheet C-3 - the 8" tapping sleeve and 2" flush valve do not appear to be shown in the correct location. Revise.
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

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of January 5, 2016)

CASE NO.: 2015-126-PP

SUBDIVISION NAME: Guste Island, Parcel D-3 (The Oaks)

DEVELOPER: McInt, LLC
845 Galvez St.
Mandeville, LA 7048

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTIONS 20 & 37
TOWNSHIP 7 South
RANGE 10 East

WARD: 1
PARISH COUNCIL DISTRICT: 4

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)

GENERAL LOCATION: The property is located on the south side of LA Highway 22 and approximately 1 mile east of LA Highway 1085, west of Madisonville, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 13.286

NUMBER OF LOTS: 48 AVERAGE LOT SIZE: 8400 Sq. Ft.

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "C"

TENTATIVE APPROVAL GRANTED: October 13, 2004

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:

Sewer and Water

- a. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
 - b. No work order will be issued until the submitted plans and specifications are approved by the DHH.
3. A funded Maintenance Obligation in the amount of **10,000** is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.
4. No Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was held prior to January 1, 2005.

Department of Development - Planning

None

FINAL
SUBDIVISION
REVIEW

FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of January 5, 2016)

CASE NO.: 2015-98-FP

SUBDIVISION NAME: Wadsworth

DEVELOPER/OWNER: The Azby Fund & Wadsworth Estates, L.L.C.

ENGINEER/SURVEYOR: GEC, Inc./R. W. Krebs, L.L.C.

SECTION 33
TOWNSHIP 7South
RANGE 12East

WARD: 4
PARISH COUNCIL DISTRICT: 5

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

TOTAL ACRES IN DEVELOPMENT: 160.0587

NUMBER OF LOTS: 5 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on December 28, 2015. The inspection disclosed that the asphalt road is constructed, road shoulders need to be constructed, roadside ditches need to be regraded and sewer and water infrastructure needs to be completed.
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 covering the work required. See attached tabulation of items not completed.
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 calculations and agrees with the contents. It is recommended that a Performance Obligation be established in the amount of \$183,000 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 a Public Hearing was held prior to January 1, 2005.

Department of Development - Planning

None

| EXHIBIT #1 12/11/2015 | | | | | | |
|--|--|------|----------|--------------|------|-----------|
| WADSWORTH DEVELOPMENT RENOVATIONS | | | | | | |
| ITEMS NOT COMPLETED BY DECEMBER 11, 2015 | | | | | | |
| Item # | Description | Unit | Quantity | Unit Price | Cost | |
| WADSWORTH PARKWAY | | | | | | |
| 1 | WADSWORTH PARKWAY DITCHES, SHOULDERS, AND MEDIAN SIDE CURBS | LS | 1 | \$ 60,000.00 | \$ | 60,000.00 |
| | TOTAL = | | | \$ | \$ | 60,000.00 |
| ACCESS ROAD TO WWTP | | | | | | |
| 2 | COMPLETE AGGREGATE ACCESS ROADWAY TO WWTP | LS | 1 | \$ 40,000.00 | \$ | 40,000.00 |
| | TOTAL = | | | \$ | \$ | 40,000.00 |
| WATER SYSTEM | | | | | | |
| 3 | WATER SYSTEM TAPPING, PRESSURE TESTING, CHLORINATION TESTING & BLUE REFLECTORS | LS | 1 | \$ 5,000.00 | \$ | 5,000.00 |
| | TOTAL = | | | \$ | \$ | 5,000.00 |
| SEWER LIFT STATION | | | | | | |
| 4 | COMPLETE ELECTRICAL WORK, STARTUP AND TEST PUMPS AND CONTROLS AND INSTALL FENCE | LS | 1 | \$ 15,000.00 | \$ | 15,000.00 |
| 5 | COMPLETE AND PRESSURE TEST SEWER FORCE MAIN | LS | 1 | \$ 12,000.00 | \$ | 12,000.00 |
| | TOTAL = | | | \$ | \$ | 27,000.00 |
| WASTEWATER PLANT | | | | | | |
| 6 | COMPLETE ELECTRICAL WORK, INSTALL FILTER MEDIA, STARTUP, TEST, AN ADJUST EQUIPMENT | LS | 1 | \$ 9,000.00 | \$ | 9,000.00 |
| 7 | COMPLETE WASTEWATER TREATMENT PLANT DISCHARGE PIPE | LS | 1 | \$ 12,000.00 | \$ | 12,000.00 |
| | TOTAL = | | | \$ | \$ | 21,000.00 |
| DRAINAGE / RESHAPE DITCHES | | | | | | |
| 8 | RESHAPE EXISTING DITCHES, CLEAN AND FLUSH CULVERTS | LS | 1 | \$ 30,000.00 | \$ | 30,000.00 |
| | TOTAL = | | | \$ | \$ | 30,000.00 |
| TOTAL COST = | | | | \$183,000.00 | | |

DEC 11 2015

PROPOSED AMENDMENTS
TO SUBDIVISION ORDINANCE
NUMBER 499

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: _____ ORDINANCE COUNCIL SERIES NO: _____

COUNCIL SPONSOR: _____ PROVIDED BY: DEVELOPMENT

INTRODUCED BY: _____ SECONDED BY: _____

ON THE ____ DAY OF _____, 2016.

ORDINANCE TO AMEND AND REENACT THE ST. TAMMANY PARISH CODE OF ORDINANCES, APPENDIX "B", ~~CHAPTER 40~~ SUBDIVISION REGULATORY ORDINANCE NO. 499 SUPPLEMENTAL SECTION, "STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS" TO INCORPORATE UPDATED STANDARDS OUTLINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) ROADSIDE DESIGN GUIDE.

WHEREAS, the St. Tammany Parish Government strives to establish development standards that comply with all applicable laws, regulations and best practices to ensure the safety and functionality of infrastructure in St. Tammany Parish; and

WHEREAS, the Federal Highway Administration Manual on Uniform Traffic Control Devices ("MUTCD") outlines specific standards and guidelines ~~guidelines/standards~~ related to street signage that are intended to improve visibility for all drivers, including emergency response vehicles; and

WHEREAS, the Association of State Highway and Transportation Officials ("AASHTO") Roadside Design Guide addresses safety standards of street sign mounting poles; and

WHEREAS, St. Tammany Parish Government hereby ~~wishes to~~ updates its street sign regulations ~~ordinance~~ to apply these standards and guidelines on all public and private roadways in unincorporated St. Tammany Parish.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, that it amends and reenacts the St. Tammany Parish Code of Ordinances, Appendix "B", ~~Chapter 40~~ Subdivision Regulatory Ordinances No. 499 to state the following:

STREET NAME AND TRAFFIC CONTROL SIGNS

The intent of these provisions is to achieve the objectives of public safety and functionality of infrastructure parish-wide. Parish maintained traffic controls and signage will be updated in conformity with these regulations in accordance with a plan of the Parish Department of Public Works.

All privately maintained traffic controls and signage in Subdivisions, Planned Unit Developments (PUDs), and Traditional Neighborhood Developments (TNDs) receiving final subdivision approval prior to March 01, 2016, are generally exempt from the requirements of these regulations, except when and until the replacement of all traffic controls, signage and mounting poles within the development becomes necessary.

All owners of property who wish to develop new Subdivisions, PUDs, and TNDs within St. Tammany Parish shall install uniform street name signs, stop signs, and any other regulatory signage deemed necessary by St. Tammany Parish Government (the "Parish") in accordance with the following specifications and the most current version of the Manual on Uniform

Traffic Control Devices (MUTCD), Association of State Highway and Transportation Officials (AASHTO) Roadside Design Guide, and Louisiana Law. In the event of a conflict, Parish specifications are to be followed.

All standards and guidelines shall be consistent with the most current version of the Manual of Uniform Traffic Control Devices (MUTCD), Association of State Highway and Transportation Officials (AASHTO) Roadside Design Guide, and Louisiana Law.

(A.) STOP Signs (R1-1)

STOP signs shall be an octagon with a white message and border on a red background. The standard size of the sign shall be thirty (30") inches by thirty (30") inches. Where greater emphasis or visibility is required, a larger size sign may be required.

At intersections where all approaches are controlled by STOP signs, an ALL WAY supplemental plaque shall be mounted below each stop sign. The ALL WAY plaque shall have a white legend and border on a red background and shall have a standard size of eighteen (18") inches by six (6") inches. The message shall state ALL WAY. Supplemental plaques with legends such as 2-WAY, 3-WAY, 4-WAY or other numbers of ways shall not be used with stop signs.

Specifications for STOP Signs:

Material: **Parish Maintained** - Aluminum - .080 inch thickness. **Privately Maintained** – **MUTCD Compliant**.

For all other specification **guidelines** see **section (M). Exhibit 1.**

All mounting poles shall follow standards as specified **in below under** section (K).

(B.) Street Name Signs (D3-1)

Street Name signs should be erected in urban areas at all street intersections regardless of other route markings that may be present. In business or commercial areas and on principle arteries, Street Name signs should be placed at least on diagonally opposite corners. In residential areas, at least one Street Name sign should be installed at each intersection. Signs naming both streets should be installed at each intersection. They should be mounted with their faces parallel to the streets they name.

Street Name signs may also be placed above a regulatory or STOP or YIELD sign with no vertical separation.

The legend and background of the signs shall be contrasting colors. For roads that will be dedicated to and maintained by the Parish, and whose signs will be maintained by the Parish, the sign shall have white lettering (legend) on a blue background. For Street Name signs that will be privately maintained by the developer or homeowners' association after final subdivision approval, the legend and background shall be contrasting colors, but may have an alternative background color. The only acceptable alternative background colors for Street Name signs other than blue shall be green, brown, or white. Regardless of whether green, blue, or brown is used as the background color for Street Name signs, the legend (and border, if used) shall be white. For Street Name signs that use a white background, the legend (and border, if used) shall be black.

Specifications for Street Name Signs:

Material: **Parish Maintained** - Aluminum - .080 inch thickness. **Privately Maintained** – **MUTCD Compliant**.

For all other specification **guidelines** see **section (M). Exhibit 1.**

All mounting poles shall follow standards as specified **in below under** section (K).

(C.) YIELD Signs (R1-2)

The YIELD signs shall be a downward pointing equilateral triangle having a red border band and a white interior and the word yield in red inside the border band. The border band must be five (5") inches for the thirty-six (36") inch sign and six (6") inches for the forty-eight (48") inch sign.

YIELD signs may be used on a minor road at the entrance to an intersection where it is necessary to assign right-of-way to the major road, but where a STOP sign is not necessary at all times, and where the safe approach speed on the minor road exceeds ten (10) mile per hour.

YIELD signs shall be located in the same manner as a STOP sign.

Specifications for YIELD Signs:

Material: ***Parish Maintained*** - Aluminum - .080 inch thickness. ***Privately Maintained – MUTCD Compliant.***

For all other specification ***guidelines*** see ***section (M). Exhibit 1.***

All mounting poles shall follow standards as specified ***in below-under*** section (K).

(D.) Speed Limit Signs (R2-1)

The Speed Limit signs shall display the limit established by law or by regulation. In accordance with ***the*** MUTCD, ~~Section 5B.03.01~~, speed limits shown shall be in multiples of five (5) miles per hour.

Specifications for Speed Limit Signs:

Material: ***Parish Maintained*** - Aluminum - .080 inch thickness. ***Privately Maintained – MUTCD Compliant.***

For all other specification ***guidelines*** see ***section (M). Exhibit 1.***

All mounting poles shall follow standards as specified ***in below-under*** section (K).

(E.) No U-Turn Signs (R3-4)

~~The A~~ No U-Turn sign is intended for use at or between intersections to indicate where U-turns are prohibited.

Specifications for No U-Turn Signs:

Material: ***Parish Maintained*** - Aluminum - .080 inch thickness. ***Privately Maintained – MUTCD Compliant.***

For all other specification ***guidelines*** see ***section (M). Exhibit 1.***

All mounting poles shall follow standards as specified ***in below-under*** section (K).

(F.) Do Not Enter Signs (R5-1):

To prohibit traffic from entering a restricted road section, Do Not Enter signs should be conspicuously placed in the most appropriate position at the end of a One Way Roadway or Ramp. The signs shall be a thirty (30") inch white square on which is inscribed a twenty-nine (29") inch diameter red circle with a white band five (5") inches in width placed horizontally across the center of the circle.

Specifications for Do Not Enter Signs:

Material: ***Parish Maintained*** - Aluminum - .080 inch thickness. ***Privately Maintained*** – ***MUTCD Compliant***.

For all other specification ***guidelines*** see ***section (M)***. ***Exhibit 1***.

All mounting poles shall follow standards as specified ***in below under*** section (K).

(G.) Wrong Way Signs (R5-1a):

Wrong Way signs may be used as a supplement to the Do Not Enter sign.

Specifications for WRONG WAY Signs:

Material: ***Parish Maintained*** - Aluminum - .080 inch thickness. ***Privately Maintained*** – ***MUTCD Compliant***.

For all other specification ***guidelines*** see ***section (M)***. ***Exhibit 1***.

All mounting poles shall follow standards as specified ***in below under*** section (K).

(H.) ONE WAY Signs (R6-1 & R6-2):

ONE WAY signs shall be used when required to indicate streets or roadways upon which vehicular traffic is allowed to travel in a one way direction.

Specifications for ONE WAY Signs:

Material: ***Parish Maintained*** - Aluminum - .080 inch thickness. ***Privately Maintained*** – ***MUTCD Compliant***.

For all other specification ***guidelines*** see ***section (M)***. ***Exhibit 1***.

All mounting poles shall follow standards as specified ***in below under*** section (K).

(I.) NO OUTLET Signs (W14-2):

NO OUTLET signs are intended for use to warn of a street or road which has no outlet and which terminates in a dead end or cul-de-sac. The color must be a black legend and border on a yellow background. For single-entrance subdivisions, the NO OUTLET sign is to be placed at the entrance to the subdivision only.

Specifications for NO OUTLET Signs:

Material: ***Parish Maintained*** - Aluminum - .080 inch thickness. ***Privately Maintained*** – ***MUTCD Compliant***.

For all other specification ***guidelines*** see ***section (M)***. ***Exhibit 1***.

All mounting poles shall follow standards as specified ***in below under*** section (K).

(J.) End of Roadway Markers (OM4-1, OM3-L, OM3-R):

End of Roadway markers in conjunction with type III Object Markers are used to warn and alert road users of the end of a roadway in other than temporary traffic control zones. Type III Object Markers used on the right side of the end of road shall be right object markers (OM3-R). Type III Object Markers used on the left side of the end of road shall be left object markers (OM3-L). Where conditions warrant, more than one marker, or a larger marker with or without a Type III barricade may be used at the end of the roadway. Where barricades are required, they shall be built according to specifications set forth by the Department of Engineering.

Specifications for End of Roadway Markers (OM4-1):

Material: *Parish Maintained* - Aluminum - .080 inch thickness. *Privately Maintained* -- *MUTCD Compliant*.

For all other specification *guidelines* see *section (M)*. ~~Exhibit 1.~~

All mounting poles shall follow standards as specified *in below* under *section (K)*.

(K.) Mounting Poles:

The standard mounting pole on street signs maintained by the Parish shall comply with the following:

- (a.) U-Channel Standard: Hot rolled from high tensile steel galvanized with pre-punched holes three-eighths (3/8") of an inch on one (1") inch centers. Height and placement location requirements shall be in accordance with the most current MUTCD guidelines.
- (b.) Signs with wood or specialty mounting poles ~~or wood borders~~ will not be accepted into the Parish Road Maintenance System.
- (c.) *Signs with wood borders will not be accepted into the Parish Road Maintenance System.*

~~Specialty mounting poles to be privately maintained must comply with the following:~~

- ~~(a.) Specialty mounting poles are permitted as long as they meet the crashworthiness or breakaway requirements set forth in the most current AASHTO and MUTCD guidelines as certified by the developer's engineer.~~

(L) Specialty Street Name Signs, Traffic Control Signs and Mounting Poles

1. New ~~residential~~ Subdivisions, *Planned Unit Developments (PUDs)*, and *Traditional Neighborhood Developments (TNDs)* applying for Preliminary Subdivision Approval after ~~March 01~~ *January 1, 2016*.
 - (a) The owner, developer, and/or contractor of a new ~~residential~~ Subdivision, *PUD, or TND* who upon completion of the development intends to dedicate the roads to the Parish for ~~eventual~~ acceptance into the Parish Road Maintenance System, shall be responsible for *installing the installation of a* uniform Street Name and Traffic Control *signage, signage plan*, including the associated mounting poles, *in accordance with these regulations*. A signage plan must be produced as part of the preliminary and final subdivision *reviews plans* and must be approved by the Department of Engineering. The signage plan shall include the GPS location of each Street Name and Traffic Control sign in the subdivision. The developer's engineer must certify that the Street Name signs, Traffic Control signs, and associated mounting poles comply with the most current MUTCD and AASHTO guidelines, as well as Sections (A) through (K) listed above, before being accepted into the Parish Road Maintenance System.
 - (b) For ~~residential~~ Subdivisions, *PUDs, and TNDs* whose roads will be dedicated to the Parish for ~~eventual~~ acceptance into the Parish Road Maintenance System upon completion of the subdivision, but whose Street Name signs, Traffic Control signs, and associated mounting poles will be privately maintained by the developer, or homeowners' association, *or other stated owner, a signage plan must also be*

produced as part of the preliminary and final subdivision reviews and must be approved by the Department of Engineering, but specialty mounting poles and sign borders are permitted as long as they meet the installation, crashworthiness and or breakaway requirements set forth in the most current AASHTO and MUTCD guidelines as certified by the developer's engineer. The signage plan shall include the GPS location of each Street Name sign or Traffic Control sign in the subdivision.

Any variance from the provisions of these regulations regarding sign size, mounting height or mounting placement must be approved by the Department of Engineering and will be granted only in the event that engineering judgment determines that a variance is warranted.

A specialty mounting pole is defined as any Street Name sign or Traffic Control sign mounting pole other than the U-channel Standard pole described in Section (K) above.

The material specification for the blades of the signs must be Type III – high intensity retroreflective, and any framing of the blade cannot alter the sign shape, minimum size, or color, or in any way obscure the blade of the sign, including its border. Privately maintained Street Name signs must also conform to one of the color schemes listed in Section (B) above.

In the event that any development elects to install and maintain more decorative signage, the responsibility for the ongoing maintenance must be clearly indicated on the final plats for that development.

All standards set forth in the most current MUTCD and AASHTO Roadside Design Guide must be met per federal law.

The developer, as part of the final subdivision approval, shall certify that all specialty mounting poles and their attendant Street Name or Traffic Control signs will be installed and maintained in perpetuity at the developer's or homeowners' association's (or other stated owner's) expense. Notwithstanding this certification, However, the Parish maintains the right to immediately replace any and all damaged or missing Street Name signs, Traffic Control signs, and for specialty mounting poles with standard Parish signs and mounting poles described in Sections (A) through (K) above if the developer or homeowners' association(or other stated owner) fails to repair or replace said Street Name sign, Traffic Control sign, and/or mounting pole and the Parish within 24 hours of the Parish receives receiving notification of the deficient condition. Furthermore, the Parish reserves the right to replace any privately maintained Street Name sign, Traffic Control sign, and for mounting pole which poses any safety risk with standard Parish signs described in Sections (A) through (K). Under no circumstances will the Parish be responsible for installing, maintaining, or repairing specialty mounting poles. The Parish installed signs and mounting poles shall remain until replaced and returned to the Parish by the developer or homeowners association (or other stated owner).

A uniform signage plan must still be produced as part of the preliminary and final subdivision plans and must be approved by the Department of Engineering. The developer's engineer shall certify that the Street Name signs and Traffic Control signs, as well as the associated mounting poles, comply with the most current version of the MUTCD, the AASHTO Roadside Design Guide, as well as Sections (A) through (K) listed above.

2. Residential Subdivisions, *Planned Unit Developments (PUDs)*, and *Traditional Neighborhood Developments (TNDs)* having ~~which have received Final Subdivision Approval prior to *March 01, January 1, 2016.*~~

~~The provisions of *these regulations* this ordinance shall not apply to residential Subdivisions, *PUDs*, and *TNDs* with privately maintained Street Name signs and Traffic Control signs which have received final subdivision approval prior to *March 01, January 1, 2016.* However, if the developer, or homeowners' association, or other stated owner of an existing subdivision plans to replace all Street Name signs, Traffic Control signs, and /or attendant mounting poles within the subdivision, a signage plan shall be submitted to the Parish by a professional engineer, and shall comply with the provisions of Section (L.)1.b) above.~~

~~*If any development exempt under this section requests that the parish assume maintenance of signage, it must first bring all existing signage up to the new standards described in (L.)1.*~~

3. *For subdivisions that will privately maintain Street Name signs and Traffic Control signs, the Developer shall include on the final subdivision plats an affirmative declaration that the Street Name signs and Traffic Control signs within the subdivision shall be privately maintained by the developer, home owners association, or other owner for the subdivision as an affirmative obligation of that person or entity.*

(M.) Additional Specifications Reference Guidelines:

Federal Highway Administration Manual on Uniform Traffic Control Devices (MUTCD).

American Association of State Highway and Transportation Officials (AASHTO).

St. Tammany Parish Department of Planning and Development,
<http://www.stpgov.org/departments/planning>

3. *New Traditional Neighborhood Developments (TNDs) and Planned Unit Developments (PUDs) applying for Preliminary Subdivision Approval on or after January 1, 2016*

~~*For new TNDs or PUDs whose roads will be dedicated to the Parish for eventual acceptance into the Parish Road Maintenance System upon completion of the TND or PUD, but whose Street Name signs, Traffic Control signs, and associated mounting poles will be privately maintained by the developer or homeowners' association, the developer's engineer shall submit a uniform signage plan described in Section (L)(1)(b) at the preliminary and final subdivision approval stages.*~~

~~*The developer's engineer shall certify that the Street Name signs and Traffic Control signs, as well as the associated mounting poles, comply with the most current version of the MUTCD, the AASHTO Roadside Design Guide, as well as Sections (A) through (K) listed above. Any variance from the provisions of this ordinance regarding sign size, mounting height or mounting placement must be approved by the Director of Engineering and will be granted only in the event that engineering judgment determines that a variance is warranted.*~~

4. *Traditional Neighborhood Developments (TNDs) and Planned Unit Developments (PUDs) which have received Final Subdivision Approval prior to January 1, 2016*

~~The provisions of this ordinance shall not apply to TNDs and PUDs with privately maintained Street Name signs and Traffic Control signs which have received final subdivision approval prior to January 1, 2016. However, if the developer or homeowners' association of an existing TND or PUD plans to replace all Street Name signs, Traffic Control signs, and/or attendant mounting poles within the development, a signage plan shall be submitted by a professional engineer, and shall comply with the provisions of Section (L)(1)(b) above.~~

STREET IDENTIFICATION AND TRAFFIC CONTROL SIGNS

All owners of property who wish to develop new subdivisions within St. Tammany Parish shall install street identification signs, stop signs, and any other regulatory signage deemed necessary by the parish, in accordance with the following specifications:

(A.) — Stop Signs

~~The stop sign shall be an octagon with a white message and border on a red background. The standard size of the sign shall be thirty (30") inches. Where greater emphasis or visibility is required, a larger size sign is recommended. On low volume local streets and secondary roads with low approach, a twenty-four (24") inch size sign may be used.~~

~~At a multiple-way stop intersection, a supplementary plate should be mounted below each stop sign. The supplementary plate shall have white letters on a red background and shall have a standard size of twelve (12") inches by six (6") inches. Secondary messages shall not be used on stop sign faces.~~

Specifications for Stop Signs:

Size: standard 30" x 30" _____ Material: Steel 16-gauge
minimum 24" x 24" _____ Aluminum .080
inches

~~High intensity reflective sheeting shall be used on blanks. The legend shall be commensurate with size and be reflective. The border shall be one (1") inch and also reflective.~~

(B.) — Street Identification Signs

~~Street name signs should be erected in urban areas at all street intersections regardless of other route markings that may be present, and should be erected in rural areas to identify roads not otherwise marked.~~

~~Lettering on street name signs should be at least four (4") inches in height. Supplementary lettering to indicate the type of street or section of the parish/city may be in smaller letters, but in any case, should be no less than two (2") inches in height.~~

~~The legend and background of the signs shall be contrasting colors and should have white lettering and border on a green background. In residential areas, at least one (1) sign should be mounted at every intersection.~~

Specifications for Street Identification Signs:

~~Plates: Anodized aluminum, .080 in thickness, six (6") inches in height by (24", 30" or 36") in width, as necessary, with a 3/4" radius corner. The sign must also have thermosetting acrylic backed enamel, or reflective shooting finishes.~~

Lettering: ~~————— (standard alphabet) four (4") inches~~

~~(prefix or suffix abbreviations) two (2") inches~~

~~(block numbering) — two (2") inch copy on top of suffix, when applicable~~

Hardware: ~~Smooth surface die-cast aluminum, maintenance free, with cadmium-plated set screws.~~

(C.) Yield Signs

~~The yield sign shall be a downward-pointing equilateral triangle having a red border band and a white interior and the word yield in red inside the border band. The border band must be five (5") inches for the thirty-six (36") inch sign and six (6") inches for the forty-eight (48") sign.~~

~~Yield signs may be used on a minor road at the entrance to an intersection where it is necessary to assign right-of-way to the major road, but where a stop sign is not necessary at all times, and where the safe approach speed on the minor road exceeds ten (10) mile per hour.~~

~~Yield signs shall be located in the same manner as a stop sign.~~

Specifications for Yield Signs:

Size: ~~standard — 36" x 36" (size to be increased by 12" inch increments only)~~

Material: ~~Steel — 16-gauge~~

~~Aluminum — .080 inch~~

~~Reflective sheeting on 16" gauge steel and high intensity reflective on .080 aluminum.~~

(D.) Speed Limit Signs

~~The speed limit sign shall display the limit established by law or by regulation. The speed limits shown shall be in multiples of five (5) miles per hour.~~

Specifications for Speed Limit Signs:

Size: ~~standard — 24" x 36" (increase in size by 12" increments only) Steel — 16-gauge (Reflective sheeting on 16" gauge steel)~~

Size of Subordinate Sign of Speed

Regulation: ~~Night Speed Signs — 24" x 24"~~

~~Minimum Speed Signs — 24" x 30"~~

~~Minimum Maximum Speed Sign — 24" x 48"
Sign for Reduced Speed Ahead — 24" x 30"~~

~~Design specifications shall be the same as for speed limit signs.~~

(E.) U Turn Prohibitive Signs:

~~The "no turn" sign is intended for use at or between intersections to indicate where U turns are prohibited.~~

Specifications for U Turn Prohibitive Signs:

Size: ~~standard — Upper Signs: 24" x 24" Lower Signs: 24" x 18"~~

~~Alternative Sign Standard — 24" x 30"
Reflective sheeting required.~~

(F.) — Do Not Enter Signs:

To prohibit traffic from entering a restricted road section, "Do Not Enter" signs should be conspicuously placed in the most appropriate position at the end of a "One Way Roadway" or "Ramp". The signs shall be a thirty (30") inch white square on which is inscribed a twenty-nine (29") inch diameter red circle with a white band five (5") inches in width placed horizontally across the center of the circle.

Specifications for Do Not Enter Signs:

Size: standard 30" x 24" (larger in increments of 6")

Steel 16 gauge (reflective sheeting)

(G.) — Wrong Way Signs:

Wrong way signs may be used as a supplement to the "Do Not Enter" sign.

Specifications for Wrong Way Signs:

Size: standard 36" x 24"

Steel 16 gauge (reflective sheeting)

(H.) — One Way Signs:

One way signs shall be used when required to indicate streets or roadways upon which vehicular traffic is allowed to travel in a one way direction. The sign shall be either:

(a.) — A white arrow right or left, on a black horizontal rectangle of a standard, with a minimum size of thirty-six (36") inches by twelve (12") inches with the words "one way only" centered within the arrow; or

(b.) — A vertical rectangle for a standard, with a minimum size of eighteen (18") inches by twenty-four (24") inches with black lettering and a right or left arrow on a white background.

(I.) — Dead End Signs:

Dead end signs are intended for use to warn of a street or road which has no outlet and which terminates in a dead end or cul-de-sac. Standard size signs shall be a minimum of thirty (30") inches by thirty (30") inches. The color must be a black legend and border on a yellow background.

(J.) — Dead End Warning Devices:

Where barriers are required, they shall be built according to specifications set forth by the

Department of Public Works. The signs shall be marked with reflectorized sheet metal. Further, the signs shall be posted a sufficient advance distance to permit the vehicle operator to avoid the dead end by turning off, if possible, at the nearest intersecting street. In addition, standard hazard object markers shall be placed alongside of the street or road, to provide adequate warning that a dead end is being approached.

Specifications for Hazard Markers:

20 gauge steel back with a baked enamel finish. With stripes are to be bead reflectorized, with three (3") inch holes, one (1") inch from top to bottom.

Size: minimum 4" x 24"

Markers used on the right side of the road toward the dead end must be "right markers".

Markers used on left side of roads towards the dead end will be "left markers".

Markers shall be compatible for mounting on standard posts specified herein.

Standards:

a)) ~~U Channel Standard: Hot rolled from high tensile steel and finished with green baked enamel or galvanizing pre-punched holes three eighths (3/8") of an inch on one (1") inch centers for a minimum fo three (3') feet of installation non driven channel standards.~~

~~(b.) Galvanized Tubular Standards: (2) 3/80.0 steel tubing .080 wall with approximately two (2) one pound per foot. Standard shall be embedded in fair ground to a minimum depth of three (3') feet.~~

~~Responsible for the maintenance of the markers shall be the responsible division, shall be responsible maintenance by St. Tammany Parish Government~~

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

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

EFFECTIVE DATE: This Ordinance shall become effective immediately upon adoption.

MOVED FOR ADOPTION BY: _____, SECONDED BY:

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____ 2016; AND BECOMES ORDINANCE COUNCIL SERIES NO. 2016-_____.

_____, COUNCIL CHAIRMAN

ATTEST:

THERESA FORD, COUNCIL CLERK

PATRICIA BRISTER, PARISH PRESIDENT

Published introduction: _____, 2016

Published adoption on: _____, 2016

Delivered to Parish President: _____, 2016 @

Returned to Council Clerk: _____, 2016 @

OLD BUSINESS



St. Tammany Parish Government

Department of Engineering

P. O. Box 628

Covington, LA 70434

Phone: (985) 809-7448

Fax: (985) 898-3003

Email: eng@stp.gov.org

Pat Brister
Parish President

OLD BUSINESS

January 12, 2016 Agenda

January 5, 2016

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

Re: Enter Parish ROW - Res. No. 15 -012
Specifically Unopened Portion of 19th Ave., Alexiusville S/D

Honorable Commissioners:

The above referenced resolution was adopted on February 10, 2015.

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. See attached letter dated December 2, 2015.

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 project.

The Department of Engineering has no objection to the extension.

ACTION REQUIRED:

Extend adoption date to 1/12/16 thereby extending the six (6) month submittal of documentation to 7/12/16 and the completion date to 1/12/18.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles E. Williams".

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

Enclosure: 12/2/15 Letter

| | | | |
|-----|---------------------------|----------------------|--------------------------------------|
| xc: | Honorable Rykert Toledano | Mr. Jay Watson, P.E. | Mr. Earl J. Magner, P.E., P.L.S. |
| | Ms. Leslie Long | Mr. Ron Keller | T. J. & C. Real Estate Holdings, LLC |

T. J. & C Real Estate Holdings, LLC
995 N. Hwy. 190
Covington, Louisiana 70433

December 2, 2016

Mr. Charles E. Williams, P.E.
St. Tammany Parish Government
Department of Engineering
P. O. Box 628
Covington, LA 70434

RE: Enter Parish Right of Way (Res No. 15-012)
Specifically Unopened Portion of 19th Avenue
Alexiusville Subdivision
For the Purpose of Gaining Access to Property

Dear Mr. Williams:

I would like to request an extension of time for Resolution No. 15-012. If any further information is necessary, please let me know.

Sincerely,



Eddie J. Tourelle
T. J. & C Real Estate Holdings, LLC
995 N. Hwy. 190
Covington, LA 70433