

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, JUNE 14, 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 MAY 10, 2016 MINUTES**

**PUBLIC HEARINGS**

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

Entering Parish Right-of-Way (Harrison Avenue), Ward 3, District 2  
Request to enter Parish right-of-way for the purpose of gaining access to property  
Debtor: Dragonfly Enterprises, Inc. Parish Council District Representative: Hon. Dennis Sharp  
**(POSTPONED AT THE MAY 10, 2016 MEETING)**

Entering Parish Right-of-Way (5<sup>th</sup> Avenue), Ward 3, 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

Entering Parish Right-of-Way (Camp Villere, Grantham College and W. Perimeter Roads), Ward 9 , District 11  
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. Steve Stefancik

Entering Parish Right-of-Way (E. Brewster Road), Ward 1, District 1  
Request to enter Parish right-of-way for the purpose of connecting sewer and water lines  
Debtor: Sterling Properties Parish Council District Representative: Hon. Marty Dean

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**JUNE 14, 2016**  
**MANDEVILLE, LOUISIANA**

**MINOR SUBDIVISIONS**

**2016-299-MSP**

A 1.962 acre parcel into parcels A & B, Ward 8, District 13  
Owner: 2301 Gause Boulevard East, L.L.C.      Surveyor: J.V. Burkes & Associates, Inc.  
Parish Council District Representative: Hon. Michele Blanchard

**2016-300-MSP**

A 6.0acre parcel into parcel A-2, Ward 1, District 1  
Owner: Donald Lavigne & Amanda Huber      Surveyor: John Cummings & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**2016-301-TP**

Pontchartrain Medical Park, Ward 4, District 5  
Developer/Owner: Voelkel/McWilliams Construction Co.      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Rykert Toledano

**PRELIMINARY SUBDIVISION REVIEW**

**2016-288-PP**

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

**FINAL SUBDIVISION REVIEW**

**2016-287-FP**

Bedico Creek, Bubble 2, Phase 2, Ward 1, District 1  
Developer/Owner: Bedico Creek Preserve, L.L.C.      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**JUNE 14, 2016**  
**MANDEVILLE, LOUISIANA**

**2016-298-FP**

Money Hill, Phase 6, Part 4, Ward 5, District 6  
Developer/Owner: Money Hill Plantation, L.L.C.      Engineer: Arrow Engineering & Consultants  
Parish Council District Representative: Hon. Richard Tanner

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

**MS14-11-065**

16.8 combined acreage parcels into parcels A thru E, Ward 10, District 6  
Owner: Bonnie A. Paille      Surveyor: LS Land Surveying, L.L.C.  
Parish Council District Representative: Hon. Richard Tanner  
*(Request by owner for the commission to consider amending their original conditions of approval)*

**2016-249-PP**

Abita River Park, Ward 3, District 2  
Developer/Owner: Abita River Park, L.L.C.      Engineer: Kelly McHugh & Associates, Inc.  
Parish Council District Representative: Hon. Dennis Sharp  
*(Request by staff to add additional staff comments as part of preliminary subdivision approval)*

**NEW BUSINESS**

**ADJOURNMENT**

PLANNING  
COMMISSION  
MINUTES

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - TUESDAY, MAY10, 2016  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

**DRAFT**

**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, Davis, Fitzmorris, Doherty, Drumm, Randolph

**Absent:**

**Staff Present:** Lauren K. Davis, Terry Hand, Karlin Riles, 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. Drumm.

**APPROVAL OF THE APRIL 12, 2016 MINUTES**

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

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

**Nay:**

**Abstain:**

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

Entering Parish Right-of-Way (N. Harrison St., 200ft south of Sunshine Ave.) Ward 3, District 2

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

Debtor: Dragonfly Enterprises, Inc. Parish Council District Rep.: Hon. Dennis Sharp

**(POSTPONED AT THE APRIL 12, 2016 MEETING)**

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

## **MAY 10, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.**

**Richard moved to postpone until the June meeting, second by Randolph.**

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

**Nay:** Drumm

**Abstain:**

### **MINOR SUBDIVISIONS**

#### **2016-267-MSP**

A combined 19.952 acres into Parcels 1, 2, & 3, Ward 9, District 6

Owner: John & Deette Lindsey

Surveyor: JV Burkes & Assoc., Inc.

Parish Council District Representative: Hon. Richard Tanner

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

Opposition: none

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

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

**Nay:**

**Abstain:**

### **PETITIONS/REQUESTS**

A request to build on a buildable substandard lot of record, located in Forest Glen Subdivision, Sq. 100, lot 1, Ward 7, District 7

Petitioner: Amanda Damario Parish Council District Representative: Hon. Jacob Groby

**(POSTPONED AT THE APRIL 12, 2016 MEETING)**

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

Opposition: none

**Davis moved to deny, second by Drumm.**

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

**Nay:**

**Abstain:**

### **ENTERING THE TAMMANY TRACE**

### **REVOCATION/CLOSINGS REVIEW**

### **RESUBDIVISION REVIEW**

## **MAY 10, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.**

### **DORMANT SUBDIVISION REVIEW**

### **TENTATIVE SUBDIVISION REVIEW**

### **PRELIMINARY SUBDIVISION REVIEW**

*\*Counsel for the petitioner has requested to hear both preliminary case 2016-246-PP as well as final case 2016-247-FP in order to review and discuss together. Voting on each case will be separate.*

#### **2016-246-PP**

Northpark, Phase IV-B, Ward 3, Ward 1, District 5

Developer/Owner: Green Gate Northpark, L.L.C.      Engineer: Deep South Design Group

Parish Council District Representative: Hon. Rykert Toledano

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

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

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

**Nay:**

**Abstain:**

#### **2016-247-FP**

Northpark, Phase IV-B, Ward 3, Ward 1, District 5

Developer/Owner: Green Gate Northpark, L.L.C.      Engineer: Deep South Design Group

Parish Council District Representative: Hon. Rykert Toledano

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

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

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

**Nay:**

**Abstain:**

#### **2016-249-PP**

Abita River Park, Ward 3, District 2

Developer/Owner: Abita River Park, L.L.C.      Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Dennis Sharp

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

**MAY 10, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.**

**Cazaubon moved for approval, subject to following: receipt of 5 (five) Certificates of Occupancy before the active amenities are installed; walking path be constructed with aggregate surface; additional restrictive covenant added to the plat stating that walking path will be maintained by the HOA; additional restrictive covenant added to the plat stating that the 60' setback is required for corner lots with respect to the driveways. Developer has withdrawn request for 30' corner lot setback waiver. Second by Randolph.**

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

**Nay:**

**Abstain:**

**2016-251-PP**

Deer Crossing, Ward 1, District 1

Developer/Owner: Deer Crossing Development, 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

Opposition: none

**Richard moved to approve, subject to following: receipt of 5 (five) Certificates of Occupancy before the active amenities are installed; the waiver for the 30' setback for corner lot driveways will apply to Lots 1, 73, & 81; with regard to walking path - area around pond be of natural surface, areas around athletic field and basketball court be aggregate; additional restrictive covenant added to the plat stating the 30' setback requirement for corner lot driveways. Second by Willie.**

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

**Nay:** Davis

**Abstain:**

**2016-252-PP**

Wingfield (Revised), Ward 1, District 3

Developer/Owner: Robert Bruno

Engineer: Arrow Engineering & Consulting

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

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

Opposition: none



## **MAY 10, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.**

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

**Yea:** Cazaubon, Lorren, Richardson, Richard, Willie, Mannella, Fitzmorris, Doherty,  
Randolph

**Nay:** Davis, Drumm

**Abstain:**

### **PROPOSED AMENDMENTS TO ORDINANCE 499**

#### **OLD BUSINESS**

##### **SD03-09-011F**

Bushwood Estates, Ward 5, District 6

Developer/Owner: Deborah Hogan Land Surveyor: John G. Cummings & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

***(Request by developer to amend the recorded final subdivision survey plat.)***

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

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

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

**Nay:**

**Abstain:**

#### **NEW BUSINESS**

#### **ADJOURNMENT**

---

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

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



# ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

May 12, 2016

## CERTIFIED MAIL – RETURN RECEIPT No. 7012 3460 0000 9958 9717

Dragonfly Enterprises, Inc.  
Attn: Mr. James A. Lindsay, II  
81116 Highway 1083  
Bush, LA 70431

Re: Enter Parish ROW  
Specifically a Portion of N. Harrison St.  
(for 200 feet south of Sunset Ave)  
Town of Mailleville S/D  
For the Purpose of Gaining Access to Property

Dear Mr. Lindsay:

This is to advise that the above captioned project was postponed to the June 14, 2016 Planning Commission meeting because you did not appear at the meeting.

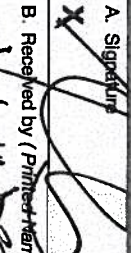
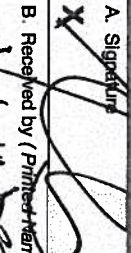
You are hereby advised that your presence is required at the June 14, 2016 meeting per Planning Commission directive.

Sincerely,

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

xc: Honorable Dennis Sharp  
Mr. Mike Noto  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Ron Keller  
Mr. Earl J. Wagner, P.E., P.L.S.  
Mr. Jay Watson, P.E.  
Mr. Theodore Reynolds, E.I.

CHARLES E. WILLIAMS, DIRECTOR OF ENGINEERING, PARISH ENG  
P.O. BOX 628, COVINGTON, LOUISIANA | 70434 | EDDIE  
WWW.STPGOV.ORG

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to:</p> <p>James A. Lindsay, II Dragonfly Enterprises 81116 Hwy. 1083 Bush, LA 70431</p>		<p>A. Signature <input checked="" type="checkbox"/> </p> <p>B. Received by (Printed Name) <input type="checkbox"/> </p> <p>C. Date of Delivery <input type="checkbox"/> 5/12/2016</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>	
<p>2. Article Number (Transfer from service label)</p> <p>PS Form 3811, February 2004</p> <p>Domestic Return Receipt</p> <p>7012 3460 0000 9958 9717</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

(Draft Date 6/14/16)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. 16-\_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING DRAGONFLY ENTERPRISES, INC., C/O MR. JAMES A LINDSAY II TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING DRAGONFLY ENTERPRISES, INC., C/O MR. JAMES A LINDSAY II, 81116 HIGHWAY 1083, BUSH, LA 70431; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY PORTION OF N. HARRISON ST. FOR 200 FEET SOUTH OF SUNSHINE AVE, MAILLEVILLE SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. WARD 3, DISTRICT 2.**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the ASPHALT 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 \$8,000 for a period of six (6) months.
9. That the petitioner agree to post a Warranty Obligation upon completion of the project in the amount of \$22.00 per linear foot of roadway.
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 3 DISTRICT 2.

19. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the Parish's "Subdivision Regulatory Ordinance".

20. That the petitioner submit as-built drawings certifying that road is constructed within the Parish right of way.

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 14TH DAY OF JUNE, 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



LOCATION

WARD 3

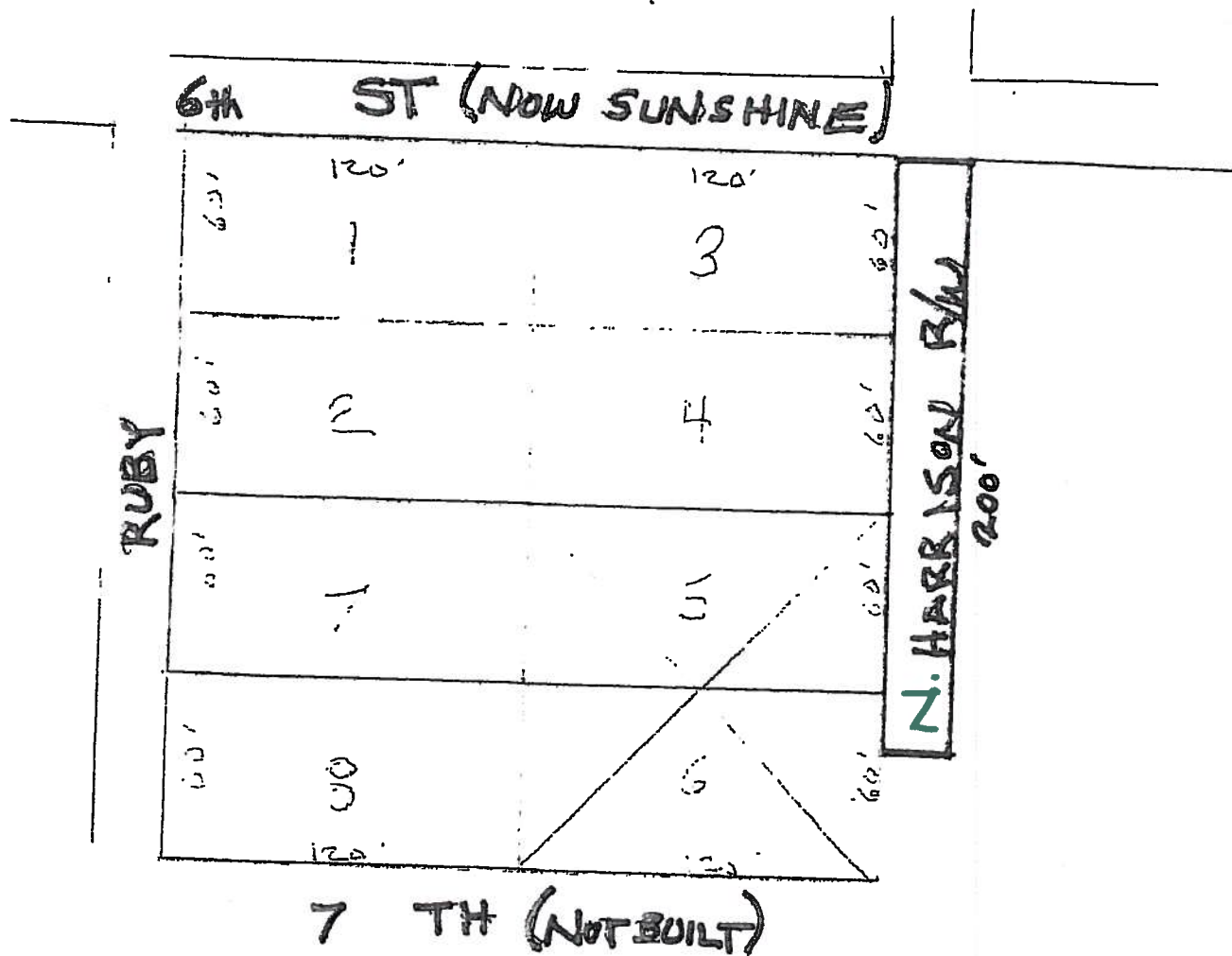
WARD 3

ENTER PARISH R.O.W.  
HARRISON AV.  
Mailleville Subdivision  
Dragon Fly  
Enterprises, Inc  
6-14-16

EXIT 63  
COVINGTON  
MANDEVILLE

© MAPM

SQ 67. MAILLEVILLE



ENTER PARISH R.O.W.  
N. HARRISON ST.

Mailleville Subdivision

Dragonfly  
Enterprises, Inc.

6-14-16 Sheet 2/2





# ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

May 20, 2016

## CERTIFIED MAIL – RETURN RECEIPT

No. 7012 3460 0000 9958 9694

Southern Light, LLC  
Attn: Carolina Weaver  
107 St. Francis St., Ste. 1800  
Mobile, AL 36602

Re: Enter Parish ROW  
Specifically a Portion of 5<sup>th</sup> Street  
For the Purpose of Laying Fiber Optic Cables

Dear Ms. Weaver:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda June 14, 2016.

You are hereby advised that your presence is required at the June 14, 2016 meeting per Planning Commission directive.

Sincerely,

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

xc: Honorable Rykert Toledano  
Mr. Mike Noto  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Ron Keller  
Mr. Earl J. Wagner, P.E., P.L.S.  
Mr. Jay Watson, P.E.  
Mr. Theodore Reynolds, E.I.  
Sawgrass Consulting, LLC

U.S. Postal Service <sup>TM</sup>	
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Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$
Postmark Here <i>mailed 5/23/16 5th St</i>	
Sent To <i>Southern Light LLC (Carolina Weaver)</i>	
Street, Apt. No., or PO Box No. <i>107 St. Francis St, Ste 1800</i>	
City, State, ZIP+4 <sup>®</sup> <i>Mobile AL 36602</i>	

PS Form 3800, August 2006 See Reverse for Instructions

(Draft Date 6/14/2016)

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 5<sup>th</sup> AVENUE FOR THE PURPOSE OF  
LAYING FIBER OPTIC CABLES.  
WARD 3 DISTRICT 5**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. 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 \$3,200 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:

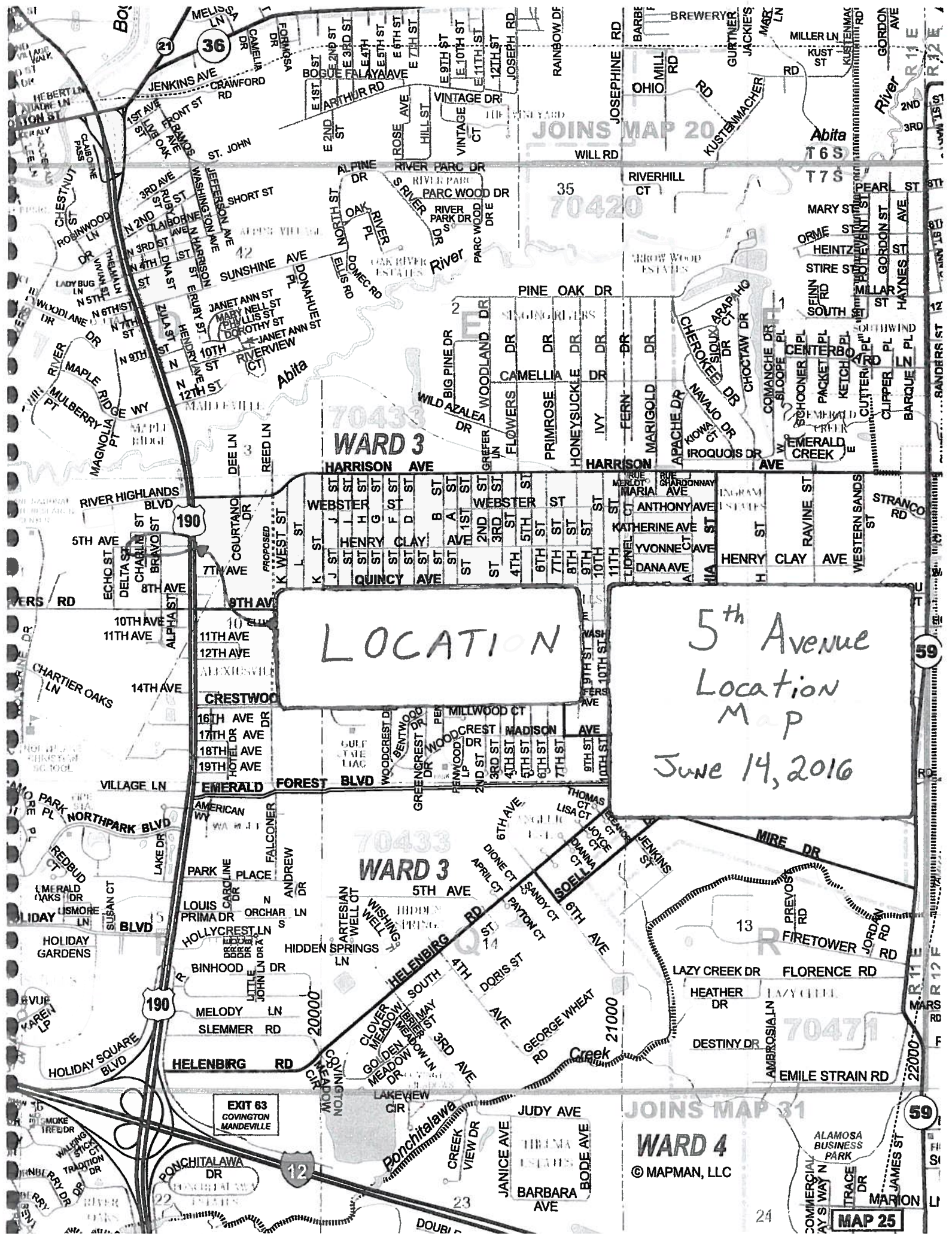
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 14TH DAY OF JUNE, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

\_\_\_\_\_  
RON KELLER, SECRETARY  
ST. TAMMANY PARISH PLANNING COMMISSION





LOCATION

5<sup>th</sup> Avenue

Location  
Map

June 14, 2016

WARD 4  
© MAPMAN, LLC

MAP 25

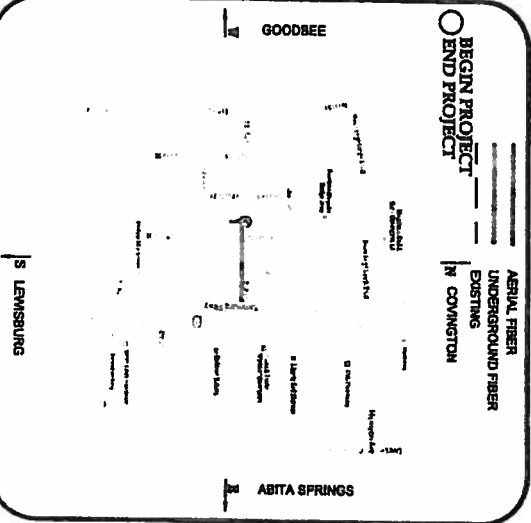
**#70393 BRAVO ST. - COVINGTON, LA  
PLANS FOR PROPOSED PROJECT:**

## FIBER OPTIC INSTALLATION

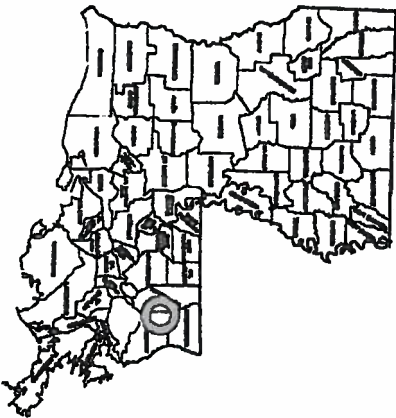
MAY 9, 2016

## **JOB INFORMATION**

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOB #   LST04271601    
UNDERGROUND:   EST -1.098' / ACT -    
AERIAL:   N/A    
TOTAL FIBER:   EST -1.098' / ACT. -  

**VICINITY MAP**

### **PROJECT LOCATION**



# southern

PRELIMINARY PLAN

**PROJECT MANAGER:** DONALD COOPER - (251) 209-1155  
**ENGINEER:** DCCOOPER@SLFIBER.COM  
**PROJECT CONTACT:** WRAOOF@SLFIBER.COM  
 ALLYSON HASTY - (261) 862-1436

**ATTENTION PERMITTING DEPARTMENT  
DIRECTORY**

[illegible]

**CPE LOCATION:** *Impressari National Business Development Conference for the Entertainment Industry, Tampa, Florida*

5<sup>th</sup> Avenue  
Sheet 1 of 3  
June 14, 2016



SPEED  
LIMIT  
45

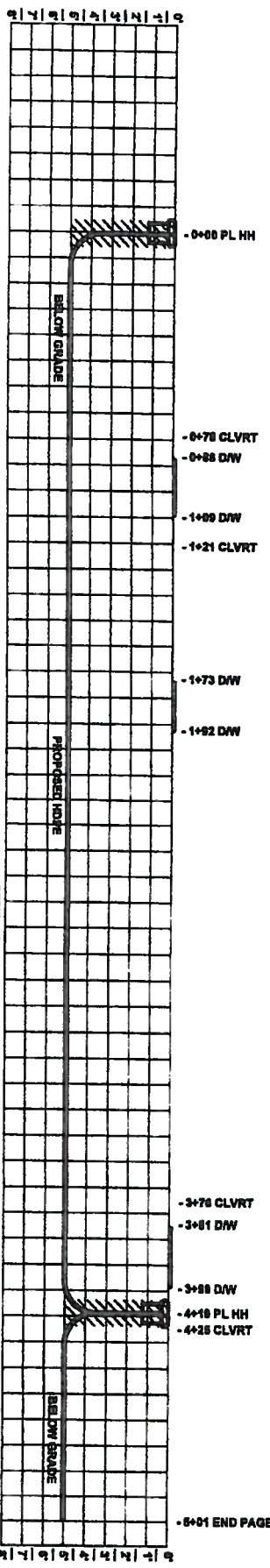
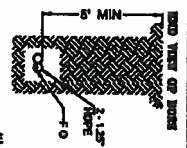
PULL FIBER  
EST = 80'  
ACT = 0  
DIR. GORE 24.25'  
EST = 80'  
ACT = 0

TAMMANY TRACE / US 190

6TH AVENUE

24.25' HDPE  
EST = 80'  
ACT = 0  
F.O. CABLE  
EST = 80'  
ACT = 0

BRAVO ST.



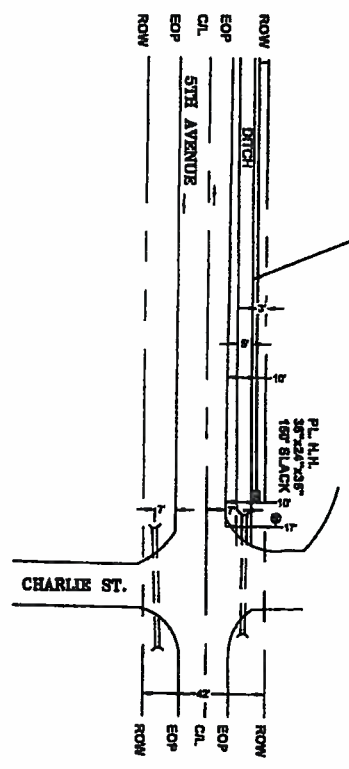
ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. FIELD VERIFICATION IS REQUIRED. CONTACT SOUTHERN LIGHT 381-423-1118.	
DATE	REVISION
SCALE: 1"=40'	DATE: 8/7/15
DESIGNED BY: GTR-CV	CHECKED BY: GTR-CV
DRAWN BY: N/A	DATE: 8/7/15
PROJECT: 5th Avenue	PROJECT: 5th Avenue
SHEET: 2 of 3	SHEET: 2 of 3

5th Avenue  
Sheet 2 of 3  
June 14, 2016

SPEED  
LIMIT  
45

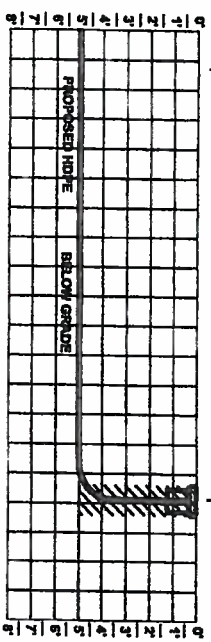
PULL FIBER  
EST = 297  
ACT = 0  
DIR. BORE 3-1.25"  
EST = 147  
ACT = 0

2-1.25" HDPE  
EST = 147  
ACT = 0  
F.O. CABLE  
EST = 297  
ACT = 0

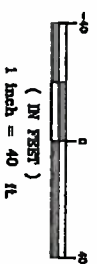


- 8+01 = 0+00 BEGIN PAGE

- 1+47 P.L. NEW MMP



GRAPHIC SCALE

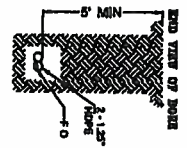


DEPTH TO BE A MINIMUM OF 60" BELOW GRADE

ALL LIMIT LOCATIONS SHOWN ARE APPROXIMATE. FIELD SURVEYING SHALL BE REQUIRED TO VERIFY ALL LOCATIONS PRIOR TO ANY WORK BEING DONE. CONTRACT DOCUMENTS LUMP SUM 201-403-1119			
DATE	REVISED	BY	REASON
SCALE	1"=40'	PROJECT	N/A
NOTED	6/17/16	DESIGNED	N/A
INTERVIEW	N/A	PROJECT	N/A
DATE	6/17/16	PROJECT	N/A
PROJECT	6/17/16	PROJECT	N/A
PROJECT	6/17/16	PROJECT	N/A

**southern light**

6124 JUDITH ST.  
METairie, LA 70002  
504-885-1119



5th Avenue  
Sheet 3 of 3  
June 14, 2016



# ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

May 20, 2016

**CERTIFIED MAIL – RETURN RECEIPT**  
**No. 7012 3460 0000 9958 9724**

Southern Light, LLC  
Attn: Carolina Weaver  
107 St. Francis St., Ste. 1800  
Mobile, AL 36602

Re: Enter Parish ROW  
Specifically Portions of Camp Villere Rd Grantham College Rd & W Perimeter Rd  
For the Purpose of Laying Fiber Optic Cables

Dear Ms. Weaver:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda June 14, 2016.

You are hereby advised that your presence is required at the June 14, 2016 meeting per Planning Commission directive.

Sincerely,

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

xc: Honorable Steve Stefancik  
Mr. Mike Noto  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Jay Watson, P.E.  
Mr. Theodore Reynolds, E.I.  
Sawgrass Consulting, LLC

CHARLES E. WILLIAMS, DIRECTOR OF ENGINEERING, PARISH ENGINEER  
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | EDDIE@ST  
WWW.STPGOV.ORG

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
1. Article Addressed to: <i>Southern Light Carolina Weaver 107 St. Francis St Ste 1800 Mobile, AL 36602</i>		A. Signature <i>[Signature]</i> X	<input type="checkbox"/> Agent <input type="checkbox"/> Addressee
2. Article Number (Transfer from service label) <i>7012 3460 0000 9958 9694</i>		B. Received by (Printed Name) <i>Howell</i>	C. Date of Delivery <i>5/26/16</i>
3. Service Type <input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Registered <input type="checkbox"/> Insured Mail		D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input type="checkbox"/> No If YES, enter delivery address below:	
4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes <input type="checkbox"/> No		5. Return Receipt for Merchandise <input type="checkbox"/> Express Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> C.O.D.	

102595-02-M-1540



(Draft Date 6/14/2016)

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 PORTIONS OF CAMP VILLERE RD.,  
GRANTHAM COLLEGE RD. & W. PERIMETER RD. FOR  
THE PURPOSE OF LAYING FIBER OPTIC CABLES.**

**WARD 2 DISTRICT 11**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$21,700 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 14TH DAY OF JUNE, 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





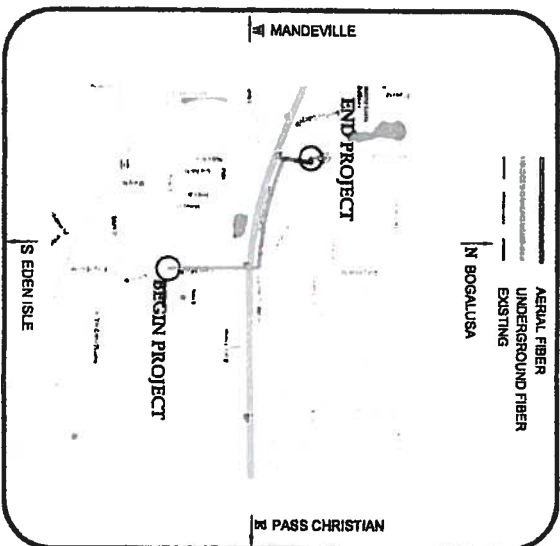
PLANS FOR PROPOSED PROJECT  
FIBER OPTIC INSTALLATION

APRIL 27, 2016

## **JOB INFORMATION**

APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
JOB # LS05281102  
UNDERGROUND: EST - 4,800' / ACT -  
AERIAL: EST - 800' / ACT -  
TOTAL FIBER: EST - 5,700' / ACT -

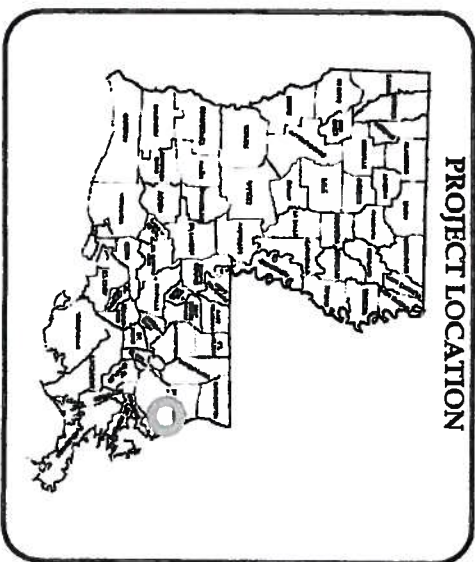
## VICINITY MAP



southern  
light



## PROJECT LOCATION

[illegible]

**CONTACT LIST**

**MANAGER:**  
DONALD COOPER - (251) 208-4155  
DDCOOP@SLFIBER.COM

**CONTACT:**  
WALI ADEL-RAOOF - (504) 302-1090  
WRAOOF@SLFIBER.COM  
AL YGON HASTY - (251) 862-1438  
AHASTY@SLFIBER.COM

**ATTENTION PERMITTING DEPARTMENT**

**DIRECTORY**  
CAROLYN WEAVER - (251) 445-1656  
CWEAVER@SLFIBER.COM

**PROJECT MANAGER:** DONALD COOPER - (251) 209-4155  
**ENGINEER:** DCCOOPER@SLFIBER.COM  
 WALL ABDEL-RAOOF - (504) 202-1094  
 WRAOOF@SLFIBER.COM  
**PROJECT CONTACT:** ALLYSON HASTY - (251) 662-1436

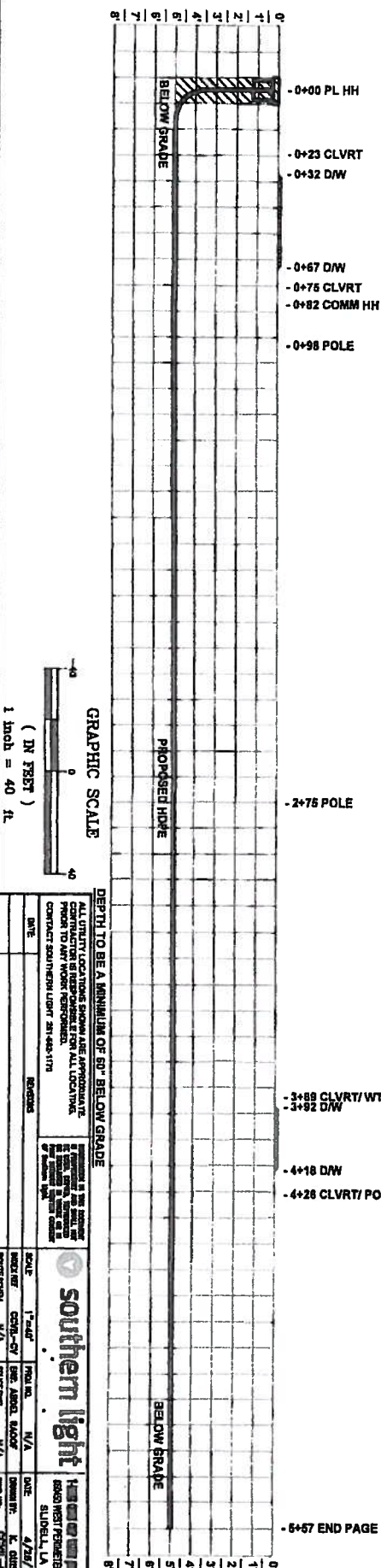
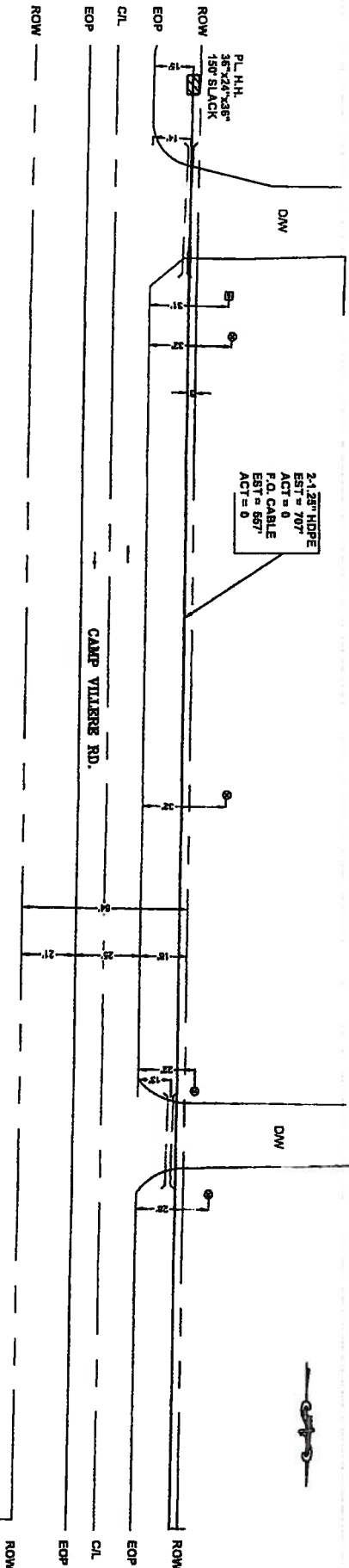


CPE LOCATION: 0796 AC RD 3 WASH HB GA 30686-2706  
CPE CODE: 0000000000000000

Camp Villene Rd. Sheet 1 of 11  
Grantham College Rd. June 14, 2016  
W. Perimeter Rd.

PULL FIBER \_\_\_\_\_  
EST = 707  
ACT = 0

DIR. BORE 2-1.25"  
EST = 557  
ACT = 0



GRAPHIC SCALE

( IN FEET )

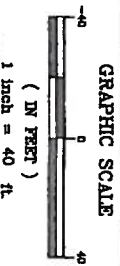
1 inch = 40 ft

DESIGNED TO BE A MINIMUM OF 30" BELOW GRADE ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE COMMUNICATIONS IS RESPONSIBLE FOR ALL LOCATING PRIOR TO ANY WORK BEING DONE CONTACT SOUTHERNLIGHT 281-483-1717		REMINDER: IN THE EVENT OF A POWER OUTAGE, THE FOLLOWING INFORMATION IS IMPORTANT TO HAVE IN ORDER TO REPAIR THE SYSTEM FAST	
DATE: _____ REGION: _____			
SIZE: _____ SERIAL: _____ MODEL: _____	1" $\frac{1}{4}$ " 1" 1/2" 2" 1/2" 3" 1/2" 4" 1/2" 6" 1/2" 8" 1/2" 10" 1/2" 12" 1/2" 14" 1/2" 16" 1/2" 18" 1/2" 20" 1/2" 22" 1/2" 24" 1/2" 26" 1/2" 28" 1/2" 30" 1/2" 32" 1/2" 34" 1/2" 36" 1/2" 38" 1/2" 40" 1/2" 42" 1/2" 44" 1/2" 46" 1/2" 48" 1/2" 50" 1/2" 52" 1/2" 54" 1/2" 56" 1/2" 58" 1/2" 60" 1/2" 62" 1/2" 64" 1/2" 66" 1/2" 68" 1/2" 70" 1/2" 72" 1/2" 74" 1/2" 76" 1/2" 78" 1/2" 80" 1/2" 82" 1/2" 84" 1/2" 86" 1/2" 88" 1/2" 90" 1/2" 92" 1/2" 94" 1/2" 96" 1/2" 98" 1/2" 100" 1/2" 102" 1/2" 104" 1/2" 106" 1/2" 108" 1/2" 110" 1/2" 112" 1/2" 114" 1/2" 116" 1/2" 118" 1/2" 120" 1/2" 122" 1/2" 124" 1/2" 126" 1/2" 128" 1/2" 130" 1/2" 132" 1/2" 134" 1/2" 136" 1/2" 138" 1/2" 140" 1/2" 142" 1/2" 144" 1/2" 146" 1/2" 148" 1/2" 150" 1/2" 152" 1/2" 154" 1/2" 156" 1/2" 158" 1/2" 160" 1/2" 162" 1/2" 164" 1/2" 166" 1/2" 168" 1/2" 170" 1/2" 172" 1/2" 174" 1/2" 176" 1/2" 178" 1/2" 180" 1/2" 182" 1/2" 184" 1/2" 186" 1/2" 188" 1/2" 190" 1/2" 192" 1/2" 194" 1/2" 196" 1/2" 198" 1/2" 200" 1/2" 202" 1/2" 204" 1/2" 206" 1/2" 208" 1/2" 210" 1/2" 212" 1/2" 214" 1/2" 216" 1/2" 218" 1/2" 220" 1/2" 222" 1/2" 224" 1/2" 226" 1/2" 228" 1/2" 230" 1/2" 232" 1/2" 234" 1/2" 236" 1/2" 238" 1/2" 240" 1/2" 242" 1/2" 244" 1/2" 246" 1/2" 248" 1/2" 250" 1/2" 252" 1/2" 254" 1/2" 256" 1/2" 258" 1/2" 260" 1/2" 262" 1/2" 264" 1/2" 266" 1/2" 268" 1/2" 270" 1/2" 272" 1/2" 274" 1/2" 276" 1/2" 278" 1/2" 280" 1/2" 282" 1/2" 284" 1/2" 286" 1/2" 288" 1/2" 290" 1/2" 292" 1/2" 294" 1/2" 296" 1/2" 298" 1/2" 300" 1/2" 302" 1/2" 304" 1/2" 306" 1/2" 308" 1/2" 310" 1/2" 312" 1/2" 314" 1/2" 316" 1/2" 318" 1/2" 320" 1/2" 322" 1/2" 324" 1/2" 326" 1/2" 328" 1/2" 330" 1/2" 332" 1/2" 334" 1/2" 336" 1/2" 338" 1/2" 340" 1/2" 342" 1/2" 344" 1/2" 346" 1/2" 348" 1/2" 350" 1/2" 352" 1/2" 354" 1/2" 356" 1/2" 358" 1/2" 360" 1/2" 362" 1/2" 364" 1/2" 366" 1/2" 368" 1/2" 370" 1/2" 372" 1/2" 374" 1/2" 376" 1/2" 378" 1/2" 380" 1/2" 382" 1/2" 384" 1/2" 386" 1/2" 388" 1/2" 390" 1/2" 392" 1/2" 394" 1/2" 396" 1/2" 398" 1/2" 400" 1/2" 402" 1/2" 404" 1/2" 406" 1/2" 408" 1/2" 410" 1/2" 412" 1/2" 414" 1/2" 416" 1/2" 418" 1/2" 420" 1/2" 422" 1/2" 424" 1/2" 426" 1/2" 428" 1/2" 430" 1/2" 432" 1/2" 434" 1/2" 436" 1/2" 438" 1/2" 440" 1/2" 442" 1/2" 444" 1/2" 446" 1/2" 448" 1/2" 450" 1/2" 452" 1/2" 454" 1/2" 456" 1/2" 458" 1/2" 460" 1/2" 462" 1/2" 464" 1/2" 466" 1/2" 468" 1/2" 470" 1/2" 472" 1/2" 474" 1/2" 476" 1/2" 478" 1/2" 480" 1/2" 482" 1/2" 484" 1/2" 486" 1/2" 488" 1/2" 490" 1/2" 492" 1/2" 494" 1/2" 496" 1/2" 498" 1/2" 500" 1/2" 502" 1/2" 504" 1/2" 506" 1/2" 508" 1/2" 510" 1/2" 512" 1/2" 514" 1/2" 516" 1/2" 518" 1/2" 520" 1/2" 522" 1/2" 524" 1/2" 526" 1/2" 528" 1/2" 530" 1/2" 532" 1/2" 534" 1/2" 536" 1/2" 538" 1/2" 540" 1/2" 542" 1/2" 544" 1/2" 546" 1/2" 548" 1/2" 		

Camp Villere Rd. Sheet 2 of 11  
Graham College Rd. June 14, 2016  
W. Perimeter Rd.

**PULL FIBER —**  
EST = 569"  
ACT = 0

**DIR. BORE 2-1.25"**  
EST = 569"  
ACT = 0



DEPTH TO BE A MINIMUM OF 60" BELOW GRADE

ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING, PRIOR TO ANY WORK PERFORMED.

CONTACT SOUTHERN LIGHT: 281-463-1178

...in the morning  
...and will not  
...the first, second, third  
...or fourth or in  
...the morning, evening, or  
...of the day.

**▼ southern light**

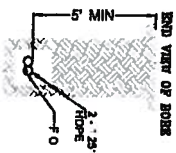
**FROM ONE OF THE LEADING  
WESTERN PAPER MILLS**

DATE	REMARKS	SOURCE	PROBABLE	DATE
		1 <sup>st</sup> GAD	N/A	4/28/16
		CONE-CY	BML ADROL BLOOD	BOONHAY K. CUSTY

Camp Villere Rd.	Sheet 3 of 11
Granthern College Rd.	June 14, 2016
W. Perimeter Rd.	

**PULL FIBER —**  
EST = 565°  
ACT = 0

**DIR. BORE 2-1.25"**  
EST = 565°  
ACT = 0



**- 5+85 END PAGE**



ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONSTRUCTION IS RECOMMENDED FROM ALL LOCATIONS. PLEASE TO AVOID ANY PERSONNEL. CONTACT SOUTHERN LIGHT, 281-482-1179		PREPARED BY THE DESIGNER FOR THE USER. THE USER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LIGHTING SYSTEM. THE USER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE LIGHTING SYSTEM.	
DATE	REVISIONS		
		SCALE	DATE
1"=40'		N/A	4/22/18
NOTES:		DATE	4/22/18
1. SEE NOTES		DATE	4/22/18
2. SEE NOTES		DATE	4/22/18
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4. SEE NOTES		DATE	4/22/18
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9. SEE NOTES		DATE	4/22/18
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86. SEE NOTES		DATE	4/22/18
87. SEE NOTES		DATE	4/22/18
88. SEE NOTES		DATE	4/22/18
89. SEE NOTES		DATE	4/22/18
90. SEE NOTES		DATE	4/22/18
91. SEE NOTES		DATE	4/22/18
92. SEE NOTES		DATE	4/22/18
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94. SEE NOTES		DATE	4/22/18
95. SEE NOTES		DATE	4/22/18
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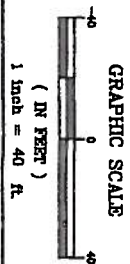
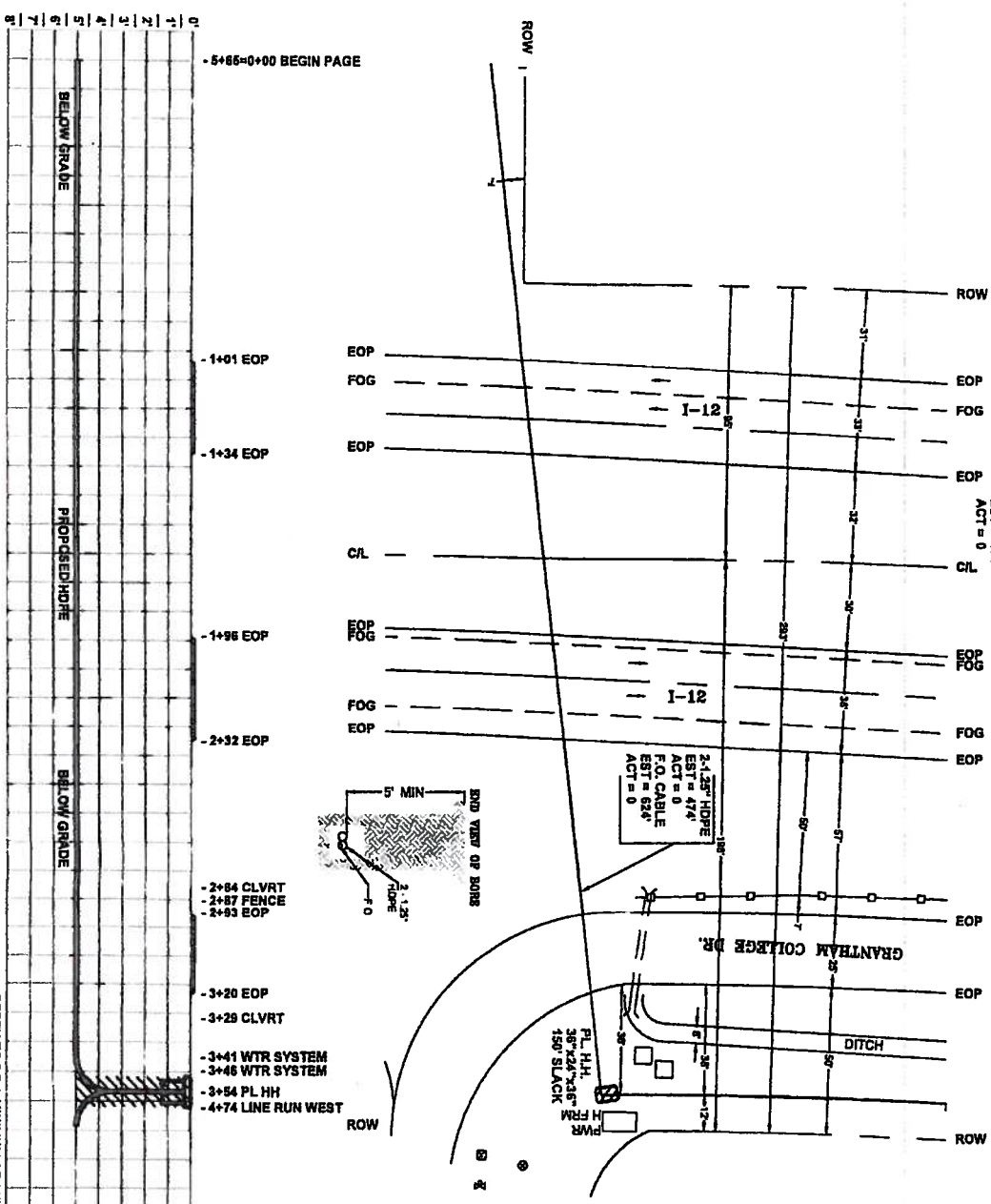
Camp Villere Rd. Sheet 4 of 11  
Grantham College Rd. June 14, 2016  
W. Perimeter Rd.



**SPEED LIMIT**  
45

**PULL FIBER**  
EST = 524  
ACT = 0

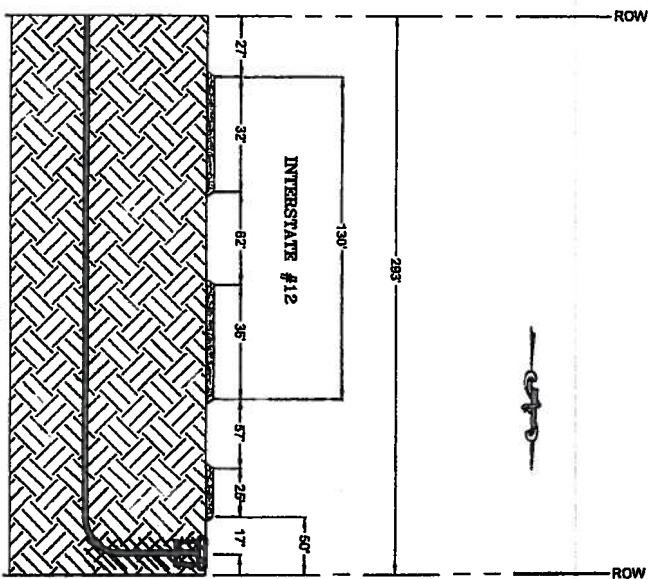
**DIR. BORE 2-1.25"**  
EST = 474  
ACT = 0



DEPTH TO BE A MINIMUM OF 60\"/>

ALL UTILITIES LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATIONS PRIOR TO ANY WORK PERFORMED.			
DATE	REVISION	BY	APP'D
01/11/16	1	W. PERIMETER	W. PERIMETER
01/11/16	2	W. PERIMETER	W. PERIMETER
01/11/16	3	W. PERIMETER	W. PERIMETER
01/11/16	4	W. PERIMETER	W. PERIMETER
01/11/16	5	W. PERIMETER	W. PERIMETER
01/11/16	6	W. PERIMETER	W. PERIMETER
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01/11/16	13	W. PERIMETER	W. PERIMETER
01/11/16	14	W. PERIMETER	W. PERIMETER
01/11/16	15	W. PERIMETER	W. PERIMETER
01/11/16	16	W. PERIMETER	W. PERIMETER
01/11/16	17	W. PERIMETER	W. PERIMETER
01/11/16	18	W. PERIMETER	W. PERIMETER
01/11/16	19	W. PERIMETER	W. PERIMETER
01/11/16	20	W. PERIMETER	W. PERIMETER
01/11/16	21	W. PERIMETER	W. PERIMETER
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01/11/16	26	W. PERIMETER	W. PERIMETER
01/11/16	27	W. PERIMETER	W. PERIMETER
01/11/16	28	W. PERIMETER	W. PERIMETER
01/11/16	29	W. PERIMETER	W. PERIMETER
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01/11/16	98	W. PERIMETER	W. PERIMETER
01/11/16	99	W. PERIMETER	W. PERIMETER
01/11/16	100	W. PERIMETER	W. PERIMETER

**FACING WEST**  
**PROFILE VIEW OF UNDERGROUND INTERSTATE #12**

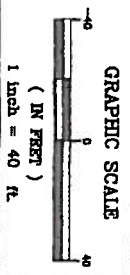
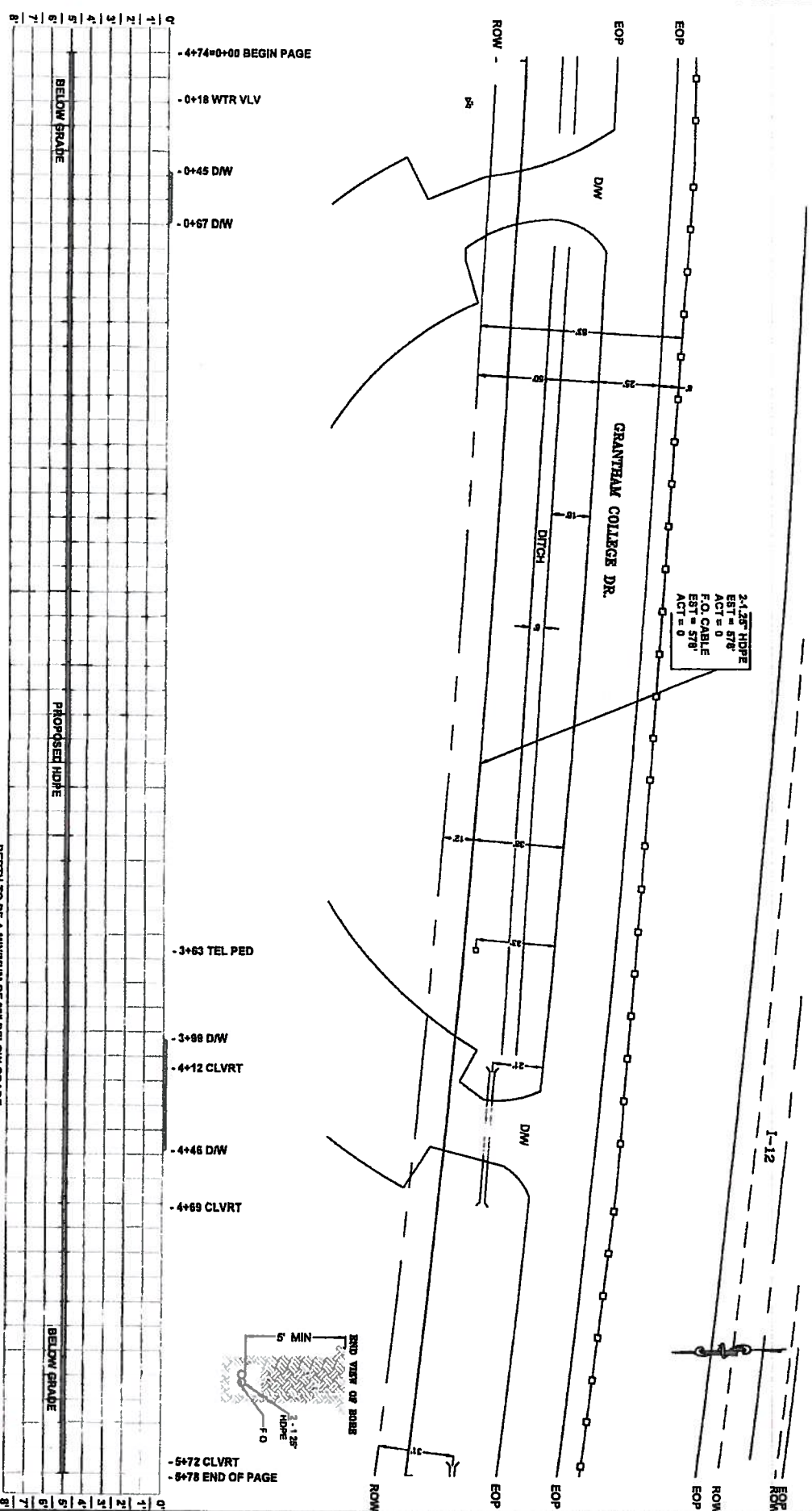


Camp Villere Rd.  
Grantam College Rd.  
w. Perimeter Rd.  
Sheet 5 of 11  
June 14, 2016



**SPEED LIMIT**  
45

**PULL FIBER**  
EST = 578'  
ACT = 0  
**DIG BORE 2-1.25"**  
EST = 578'  
ACT = 0



DEPTH TO BE A MINIMUM OF 60" BELOW GRADE

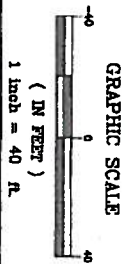
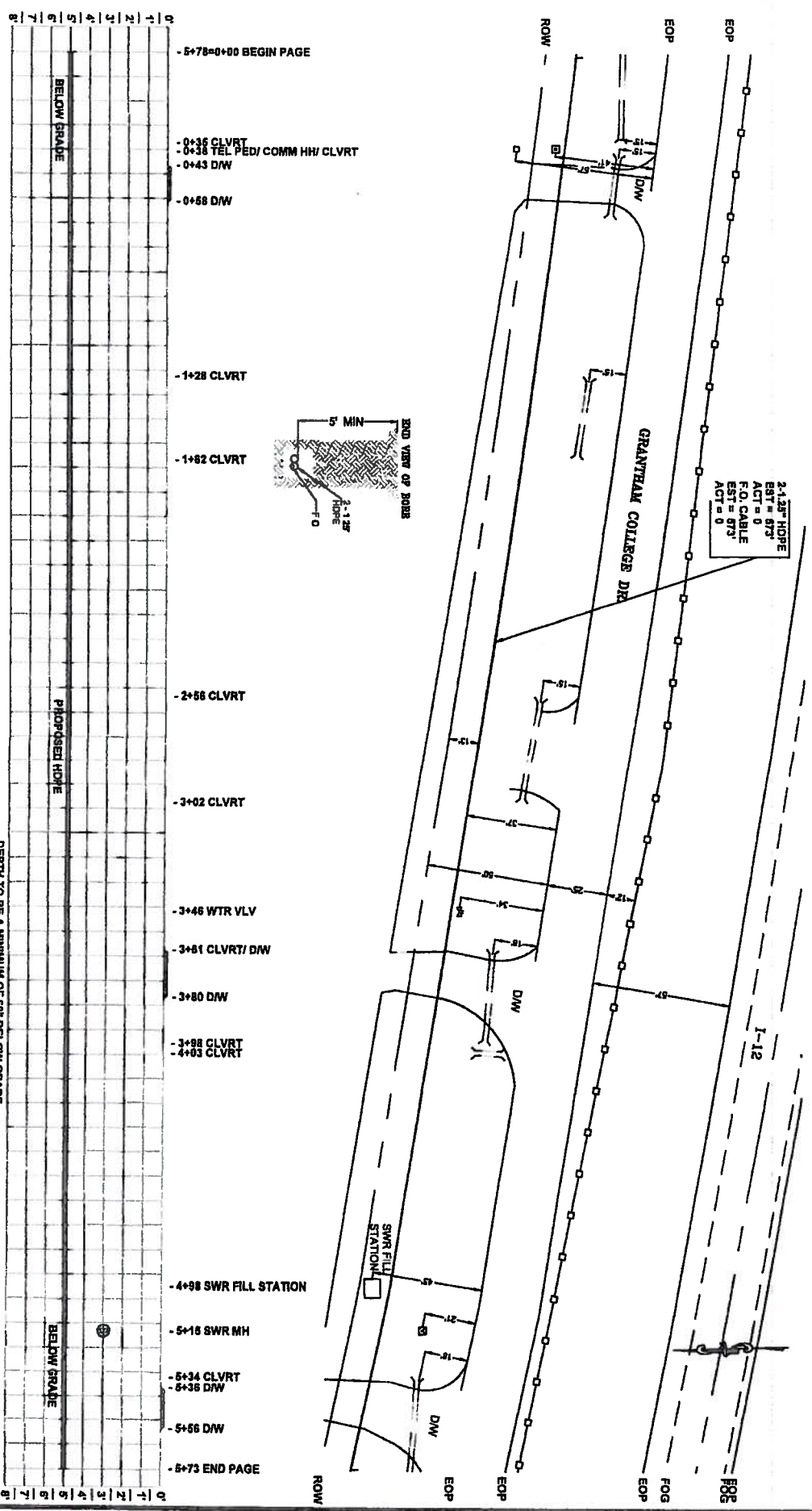
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06/14/16	99	ISSUED FOR PERMIT
06/14/16	100	ISSUED FOR PERMIT

Camp Villere Rd.  
Grantnam College Rd.  
W. Perimeter Rd.  
Sheet 6 of 11  
June 14, 2016

SPEED  
LIMIT  
45

PULL FIBER  
EST = 573  
ACT = 0  
DIR BORE 24.25"  
EST = 573  
ACT = 0

24.25" HOPE  
EST = 573  
ACT = 0  
F.O. CABLE  
EST = 573  
ACT = 0



DEPTH TO BE A MINIMUM OF 60" BELOW GRADE

DATE	REVISION	BY	CHKD BY	DATE

ALL UTILITIES LOCATED SHOWN AND ADEQUATELY DEPTH TO BE A MINIMUM OF 60" BELOW GRADE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCALITIES. CONTACT SOUTHERN LIGHT: 814-831-1179

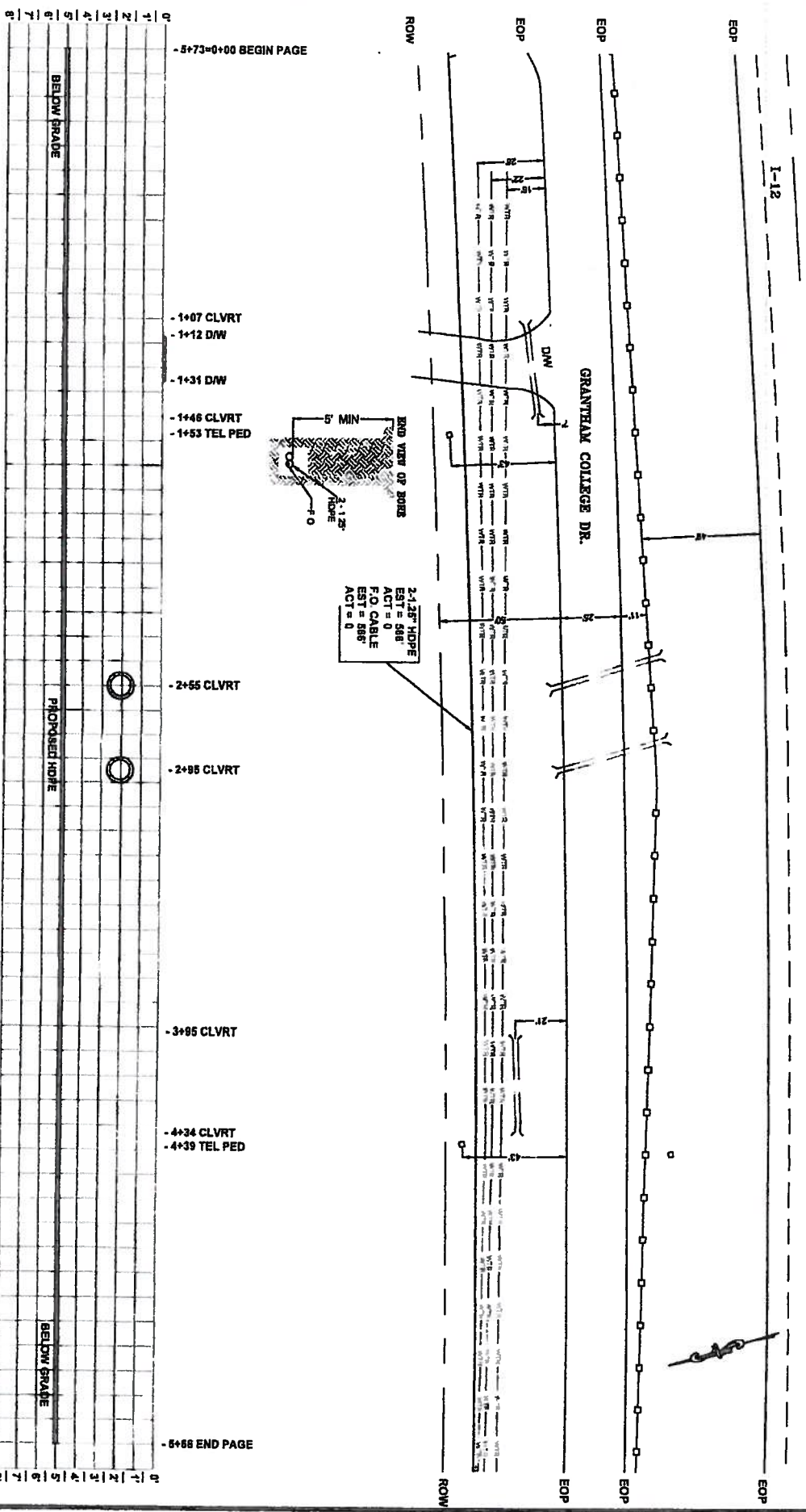
SCALE	1"=40'	DATE	4/28/18
PROJ. NO.	CON. NO.	DES. NO.	REV. NO.

**southern light** ENERGY SERVICES, INC. 1000 WEST PERSIMMON RD. SUITE 100, L.A. 90024

Camp Villere Rd.  
Granttham College Rd.  
W. Perimeter Rd.  
Sheet 7 of 11  
June 14, 2016

SPEED  
LIMIT  
45

PULL FIBER  
EST = 588'  
ACT = 0  
DIR. BORE 24.25"  
EST = 588'  
ACT = 0



DEPTH TO BE A MINIMUM OF 60" BELOW GRADE

DATE	REVISIONS	BY	CHKD	DATE

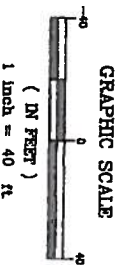
SCALE	1"=40'	PROJ. NO.	N/A	DATE	4/28/16
DESIGNER	CVT-17	ENG. APPROV.	BLDG	DATE	4/28/16
ROUTE NO.	N/A	DATE	N/A	DATE	4/28/16
ROUTE NO.	N/A	DATE	N/A	DATE	4/28/16

Camp Villere Rd.  
Grantam College Rd.  
W. Perimeter Rd.

Sheet 8 of 11  
June 14, 2016

PULL FIBER  
EST = 569'  
ACT = 0

DIR. BORE 2-1.25"  
EST = 569'  
ACT = 0

[illegible]

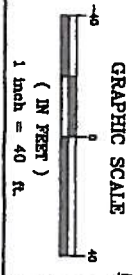
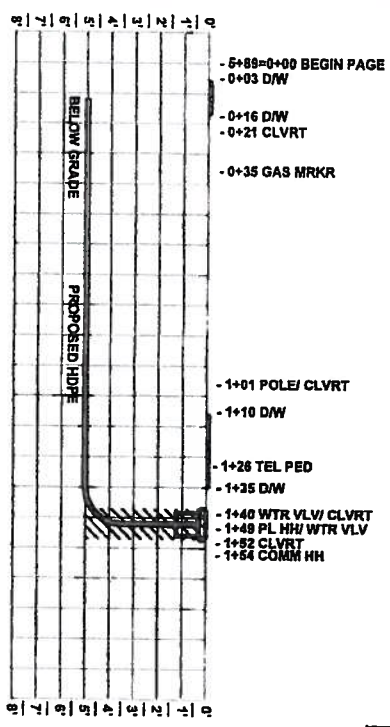
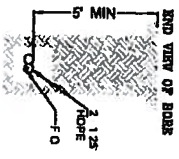
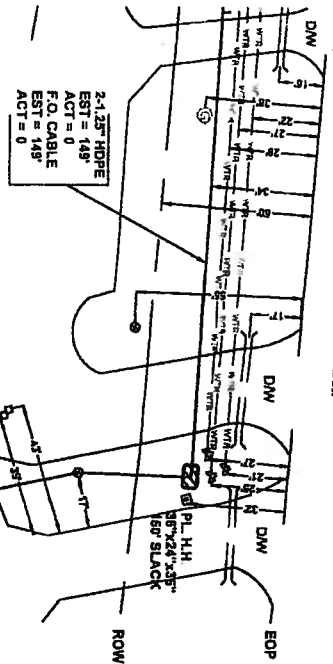
Camp Villere Rd.	Sheet 9 of 11
Grantthorn College Rd.	June 14, 2016
W. Penimeter Rd.	



SPEED  
LIMIT  
45

PULL FIBER  
EST = 148'  
ACT = 0  
DIR. BORE 2-1.25"  
EST = 148'  
ACT = 0

GRANTHAM COLLEGE DR.



DEPTH TO BE A MINIMUM OF 60" BELOW GRADE

ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE  
CONTRACTORS ARE RESPONSIBLE FOR EXPLORATION  
PRIOR TO ANY WORK PERFORMED.

DATE: 02/15/2018 PROJECT NO.: 18-001119

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DATE: 02/15/2018 REVISION: 2

DATE: 02/15/2018 REVISION: 3

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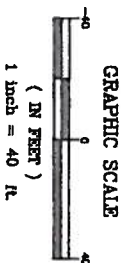
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Granttham College Rd.  
W. Perimeter Rd.

Sheet 10 of 11  
June 14, 2016

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Camp Villere Rd. Sheet 11 of 11  
Grantham College Rd. June 14, 2016  
W. Panimaton Rd



# ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

May 24, 2016

**CERTIFIED MAIL – RETURN RECEIPT**  
**NO. 7012 3460 0000 9958 9731**

Mark Salvetti  
Stirling Properties, LLC  
109 Northpark Blvd., Suite 300  
Covington, LA 70433

Re: Enter Parish R.O.W.  
Specifically a Portion of E. Brewster Road  
For the Purpose of Laying and Connecting Water & Sewer Lines

Dear Mr. Salvetti:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda June 14, 2016.

You are hereby advised that your presence is required ;  
Planning Commission directive.

Sincerely,

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

xc: Honorable Rykert Toledano  
Mr. Mike Noto  
Mr. Earl J. Magner, P.E., P.L.S.  
Mr. Sidney Fontenot  
Mr. Ron Keller  
Ms. Erin Stair  
Mr. Jay Watson, P.E.  
Mr. Theodore Reynolds, E.I.  
DDG – Attn: David Laizer

CHARLES E. WILLIAMS, DIRECTOR OF ENGINEERING, PARISH ENG  
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | EDDIE  
WWW.STPGOV.ORG

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<p>1. Article Addressed to:</p> <p><i>Mark Salvetti, Stirling Properties, LLC 109 Northpark Blvd. Ste. 300 Covington, LA 70433</i></p>		<p>A. Signature <i>[Signature]</i> <input type="checkbox"/> Agent</p> <p>B. Received by (Printed Name) <i>[Signature]</i> <input type="checkbox"/> Address</p> <p>C. Date of Delivery <i>5/31/16</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>2. Article Number (Transfer from service if PS Form 3811, February 2004)</p> <p><b>7012 3460 0000 9958 9731</b></p> <p>Domestic Return Receipt</p>		<p>3. Service Type</p> <p><input checked="" type="checkbox"/> Certified Mail <input type="checkbox"/> Express Mail</p> <p><input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Insured Mail <input type="checkbox"/> C.O.D.</p> <p>4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes</p>	

(Draft Date 6/14/2016)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. \_\_\_\_\_

**TITLE: A RESOLUTION AUTHORIZING STIRLING PROPERTIES  
TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING STIRLING PROPERTIES, LLC,  
109 NORTH PARK BLVD., STE 300, COVINGTON, LA 70433;  
PERMISSION TO ENTER PARISH RIGHT-OF-WAY,  
SPECIFICALLY A PORTION OF E. BREWSTER RD., FOR  
THE PURPOSE OF LAYING AND CONNECTING WATER &  
SEWER LINES.**

**WARD 1 DISTRICT 1**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Letter of Credit in the amount of \$10,000 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 utility lines 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:

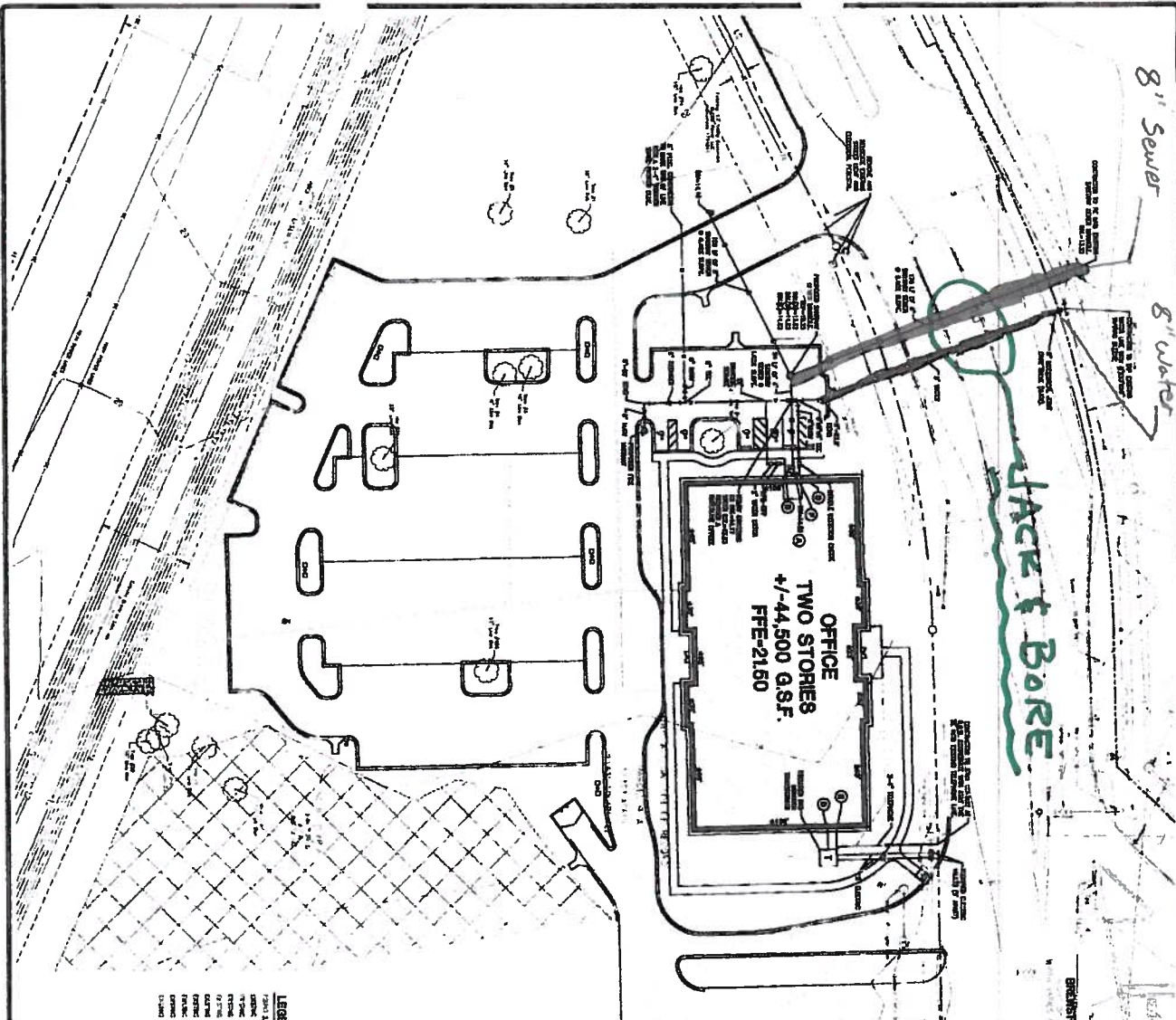
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 14TH DAY OF JUNE, 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



8" Sewer  
8" Water

JACK & BORE

OFFICE  
TWO STORIES  
+/- 44,500 G.S.F.  
FFE-2160

# UTILITY LEGEND

1. EXISTING WATER MAINS (12" & 18" DIAMETER)
2. EXISTING SEWER MAINS (12" & 18" DIAMETER)
3. EXISTING GAS MAINS (12" & 18" DIAMETER)
4. EXISTING ELECTRIC MAINS (12" & 18" DIAMETER)
5. EXISTING TELEPHONE MAINS (12" & 18" DIAMETER)
6. EXISTING CABLE MAINS (12" & 18" DIAMETER)
7. EXISTING FIBER OPTIC MAINS (12" & 18" DIAMETER)
8. EXISTING SANITARY SEWER MAINS (12" & 18" DIAMETER)
9. EXISTING STORM SEWER MAINS (12" & 18" DIAMETER)
10. EXISTING RAINWATER MAINS (12" & 18" DIAMETER)
11. EXISTING FIRE MAINS (12" & 18" DIAMETER)
12. EXISTING AIR MAINS (12" & 18" DIAMETER)
13. EXISTING VENT MAINS (12" & 18" DIAMETER)
14. EXISTING EXHAUST MAINS (12" & 18" DIAMETER)
15. EXISTING CONDENSATE MAINS (12" & 18" DIAMETER)
16. EXISTING DRAIN MAINS (12" & 18" DIAMETER)
17. EXISTING RETURN MAINS (12" & 18" DIAMETER)
18. EXISTING SUPPLY MAINS (12" & 18" DIAMETER)
19. EXISTING DEMAND MAINS (12" & 18" DIAMETER)
20. EXISTING SERVICE MAINS (12" & 18" DIAMETER)

# LEGEND - NEW IMPROVEMENTS

- NEW WATER MAINS (12" & 18" DIAMETER)
- NEW SEWER MAINS (12" & 18" DIAMETER)
- NEW GAS MAINS (12" & 18" DIAMETER)
- NEW ELECTRIC MAINS (12" & 18" DIAMETER)
- NEW TELEPHONE MAINS (12" & 18" DIAMETER)
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- NEW DEMAND MAINS (12" & 18" DIAMETER)
- NEW SERVICE MAINS (12" & 18" DIAMETER)

# LEGEND - EXISTING

- EXISTING WATER MAINS (12" & 18" DIAMETER)
- EXISTING SEWER MAINS (12" & 18" DIAMETER)
- EXISTING GAS MAINS (12" & 18" DIAMETER)
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- EXISTING CABLE MAINS (12" & 18" DIAMETER)
- EXISTING FIBER OPTIC MAINS (12" & 18" DIAMETER)
- EXISTING SANITARY SEWER MAINS (12" & 18" DIAMETER)
- EXISTING STORM SEWER MAINS (12" & 18" DIAMETER)
- EXISTING RAINWATER MAINS (12" & 18" DIAMETER)
- EXISTING FIRE MAINS (12" & 18" DIAMETER)
- EXISTING AIR MAINS (12" & 18" DIAMETER)
- EXISTING VENT MAINS (12" & 18" DIAMETER)
- EXISTING EXHAUST MAINS (12" & 18" DIAMETER)
- EXISTING CONDENSATE MAINS (12" & 18" DIAMETER)
- EXISTING DRAIN MAINS (12" & 18" DIAMETER)
- EXISTING RETURN MAINS (12" & 18" DIAMETER)
- EXISTING SUPPLY MAINS (12" & 18" DIAMETER)
- EXISTING DEMAND MAINS (12" & 18" DIAMETER)
- EXISTING SERVICE MAINS (12" & 18" DIAMETER)



# UTILITY NOTES

1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE LATEST AVAILABLE RECORD DRAWINGS AND FIELD SURVEY DATA.
2. THE LOCATION AND DEPTH OF ALL UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND UTILITIES AT ALL TIMES.
5. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMEDIATION OF ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL FEATURES AND RESOURCES.
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES AND WARNING SIGNS AT ALL TIMES.
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# WATER NOTES

1. ALL WATER MAINS SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 FEET.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING WATER MAINS AND STRUCTURES.
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# SANITARY SEWER NOTES

1. ALL SANITARY SEWER MAINS SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 FEET.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING SANITARY SEWER MAINS AND STRUCTURES.
3. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
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# TELEPHONE NOTES

1. ALL TELEPHONE MAINS SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 FEET.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TELEPHONE MAINS AND STRUCTURES.
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# UTILITY PLAN



Not For Construction

E. Brewster Rd  
Sheet 1 of 1  
June 14, 2016

DDG  
DUPLANTIS DESIGN GROUP, PC  
Civil Engineers & Architects  
34 Laurel Plaza Drive, Covington, LA 70032  
Phone: 504-835-4600 | Fax: 504-835-4600  
www.ddgpc.com

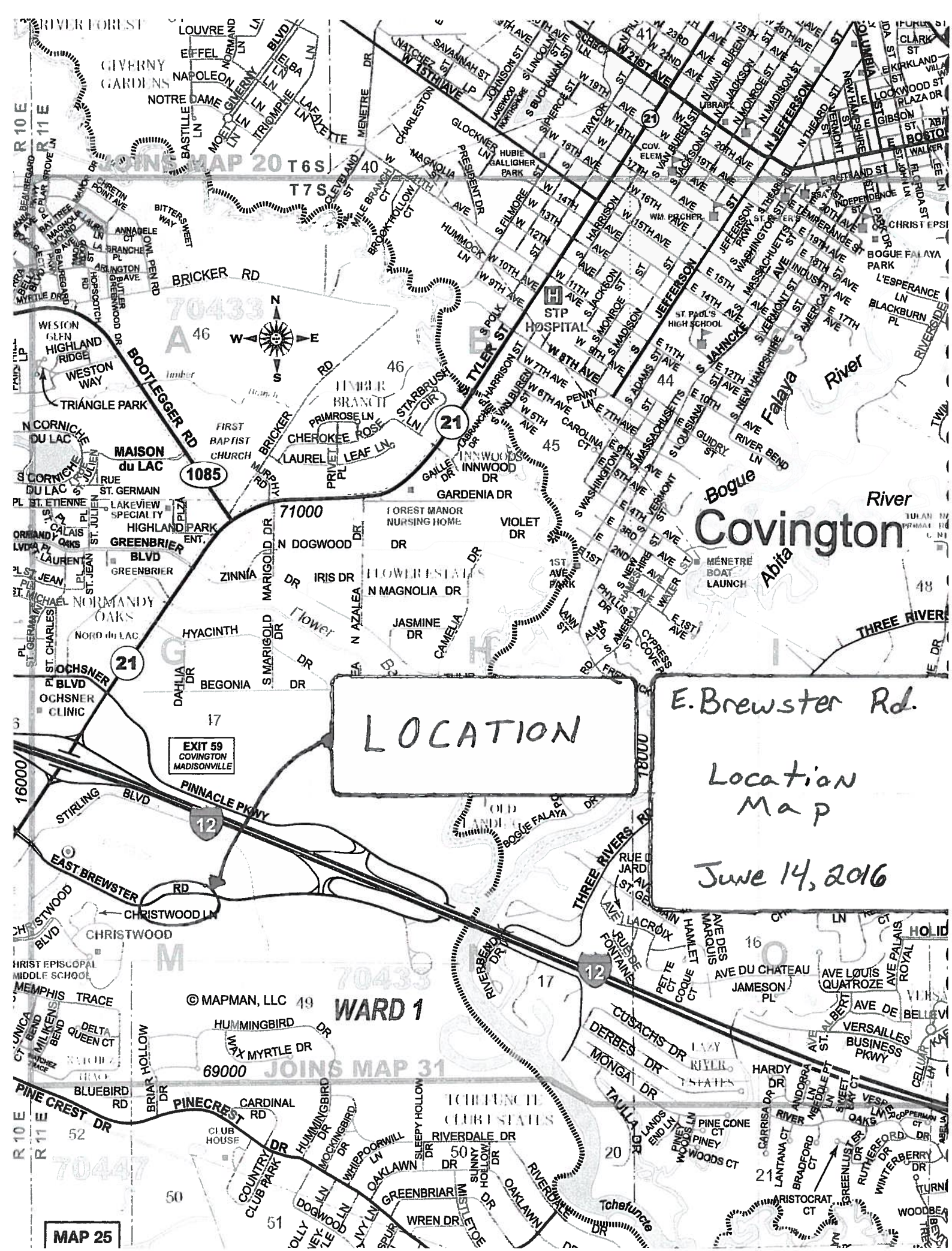
PROPOSED OFFICES AT RIVER CHASE  
COVINGTON, LA  
ST. TAMMANY PARISH  
FOR STIRING PROPERTIES  
COVINGTON, LA

DATE: 5/2/16  
SIGNATURE: [Signature]  
STAMP: [Stamp]

DDG  
DUPLANTIS DESIGN GROUP, PC  
Civil Engineers & Architects  
34 Laurel Plaza Drive, Covington, LA 70032  
Phone: 504-835-4600 | Fax: 504-835-4600  
www.ddgpc.com

REVISION BY



LOCATION

E. Brewster Rd.

Location  
Map

June 14, 2016

WARD 1

MAP 25

# MINOR SUBDIVISIONS

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 7, 2016)*

CASE NO.: 2016-299-MSP

OWNER/DEVELOPER: 2301 Gause Boulevard East, L.L.C.

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

SECTION: 38

WARD: 8

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 13

RANGE: 15 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 southeast corner of East Gause Boulevard and Cross Gates Boulevard, Slidell, Louisiana.

SURROUNDING LAND USES:        Commercial and Single Family Residential

TOTAL ACRES IN DEVELOPMENT:        1.962

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

ZONING:        HC-2 Highway Commercial

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

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create two (2) parcels from one (1) 1.962 acre parent parcel. Both proposed parcels are just slightly under one (1) acre minimum lot size requirement with Parcel A being 0.97 acres and Parcel B 0.992 acres in size.

Since both parcels are so close to the one (1) acre minimum, and given that the property is zoned commercial, which under the zoning classification, would allow for smaller sized lots, the staff has no objection to the proposed minor subdivision request.

However, since this is commercial property, by creating new boundary lines along the perimeters and internally, may create issues with the owner being able to comply with the parish's minimum landscape and planting buffer requirements (10' wide planting buffers on each side and rear and street planting buffers along the frontages). Therefore, the staff recommends that the survey plat not be recorded for public record unless and until one of the following two conditions have been met:



- a.) A new landscape buffer and planting plan must be submitted to our department's resident landscape architect for review and approval for the new lots or parcels in question; or
- b.) the owner files for a variance with the St. Tammany Parish Board of Adjustment and receives approval for exceptions to the parish's landscape buffer and planting requirements.

Additionally, if the commission decides to approve this request, a waiver of the regulations are required relative to the minimum parcel size issue, and 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

NOTE:  
THERE WILL BE A CROSS ACCESS  
EASEMENT BETWEEN PARCEL A AND  
PARCEL B.

# APPROVED:

CHAIRMAN OF PLANNING COMMISSION	DATE
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.
TOTAL AREA: 85,465 SQ. FT. OR 1.962 ACRES	

SCALE: 1" = 50'

DATE: 4/18/16

DRAWN BY: JDL CHECKED BY: RMK

DWG. NO: 20160233

SHEET 1 OF 1

I certify that this plot does represent an actual ground survey and that to the best of my knowledge no encroachments exist either above or below the property lines, except as shown. Encroachments are shown as they necessarily exist. Encroachments of record are shown on title option or title policy will be performed any title search or abstract. I have consulted the Flood Insurance Rate Maps and found this property is in a Special Flood Hazard Area.

FILED: 7/25/05 0440 D

DATE: 7/27/05

ZONE: A1/1/05

B.F.E. = 12'

\* Verify prior to construction with local governing body.

**A MINOR SUBDIVISION MAP OF A 1.962 ACRE PARCEL OF LAND INTO PARCEL A & PARCEL B SITUATED IN SECTION 38, T-9-S, R-15-E, G1D, ST. TAMMANY PARISH, LOUISIANA**

Declaration is made to certify that the survey is not fraudulent to additional institutions or subsequent owners. Survey is valid only if print has original and of surveyor. Property is surveyed in accordance with the Louisiana Minimum Standards for Property Boundary Surveys for a Class B survey. Drawings are based on record bearings unless noted otherwise.

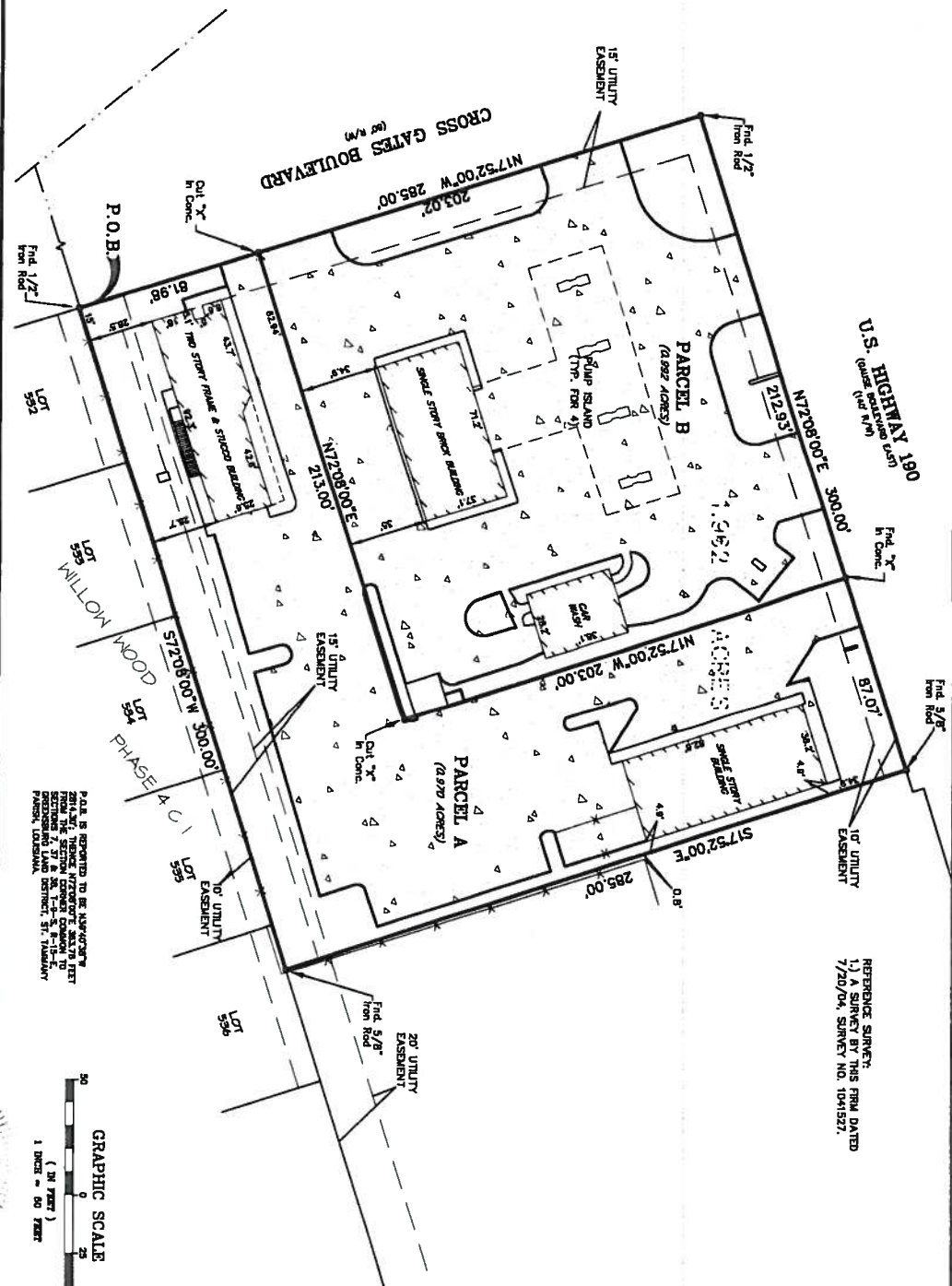
**SLIDELL OIL COMPANY**

**J.V. Burkes & Associates, Inc.**

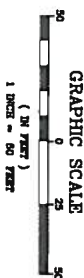
SURVEYING ENGINEERING & ENVIRONMENTAL

1065 Shortall Highway  
Slidell, Louisiana 70458  
Phone: 985-649-0075 Fax: 985-649-0154

SEAN M. BURKES  
LA REG. NO. 4785



PLAN IS REPORTED TO BE A MINOR SUBDIVISION MAP OF A 1.962 ACRE PARCEL OF LAND INTO PARCEL A & PARCEL B SITUATED IN SECTION 38, T-9-S, R-15-E, G1D, ST. TAMMANY PARISH, LOUISIANA.



RECORDING SURVEY  
1) A SURVEY BY THIS FIRM DATED  
7/20/04, SURVEY NO. 1041527.

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 7, 2016)*

CASE NO.: 2016-300-MSP

OWNER/DEVELOPER: Donald Lavigne & Amanda Huber

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

SECTION: 7

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

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 near the southwest intersection of LA Highway 1085 and Lavigne Road, northwest of Madisonville, Louisiana.

SURROUNDING LAND USES:        Low density single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT:        6.0

NUMBER OF LOTS/PARCELS:        1        TYPICAL LOT SIZE: 6 acres

ZONING:        A1-A Suburban

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

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner of the original minor subdivision (creating two parcels) inadvertently left out proposed parcel A-2 from the application process, and as such, now wants to rectify that by adding said parcel into the existing minor subdivision; and since a private drive will provide access to only that one 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 parish code requirements, the staff has no objections to the proposed minor subdivision.

**Department of Engineering**

None

**Department of Environmental Services**

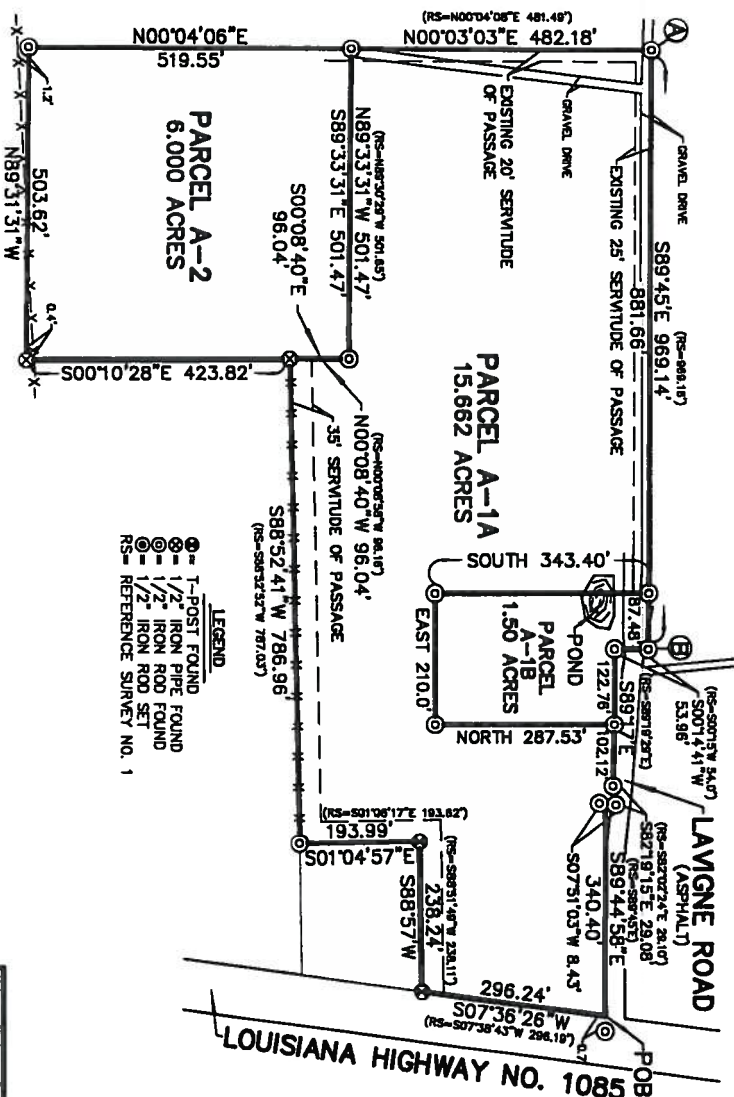
None

NOTES:

1. This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0205 C, dated October 17, 1989.
2. Improvements not located hereon.
3. Setback lines must be verified by St. Tammany Parish Planning Department.

REFERENCE BEARING:  
Iron Rod A to Iron Rod B  
S89°45'E  
(per Reference Survey No.1)

POB is reported to be N89°45'W 290.86' &  
S07°38'43"W 68.47' from the 1/4 Section  
Corner common to Sections 7 & 8, T7S, R10E.



NOTE: THIS MINOR SUBDIVISION SUPERCEDES FORMER  
ONE RECORDED UNDER MAP FILE NO. 4832E,  
RECORDED ON OCTOBER 19, 2009.

APPROVAL:

AN AMENDED MINOR SUBDIVISION TO INCLUDE PARCEL A-2 CONTAINING  
6.000 ACRES LOCATED IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE 10 EAST,  
ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN/ PARISH PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/ PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED FILE NO.

608 K. JEFFERSON AVE. **John G. Cummings & Associates** Phone (504) 688-1549  
COTTONWOOD, LA 70449 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI Fax (504) 688-0250

PLAT PREPARED FOR: **Donald Lavigne & Amanda Huber**

SHOWING A SURVEY OF AN AMENDED MINOR SUBDIVISION OF A PARCEL  
OF LAND LOCATED IN SECTION 7, TOWNSHIP 7 SOUTH, RANGE  
10 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  
PROFESSIONAL SURVEYS FOR THE STATE OF  
LOUISIANA AND BEARS A CLASS C SURVEY.

*John G. Cummings*  
PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 200' DATE: 5-5-2016 JOB NO. 09144-AR

REFERENCE SURVEYS:

1. Survey for Donald D. Lavigne by Ronald Clement, Surveyor, dated June 14, 2007.
2. Survey for Allen Lavigne by John G. Cummings, Surveyor, dated August 17, 2009, filed St. Tammany Parish Clerk of Court Map File No. 4832E.

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



TENTATIVE  
SUBDIVISION  
REVIEW



**TENTATIVE SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of June 7, 2016)**

CASE NO.: 2016-301-TP

PROPOSED SUBDIVISION NAME: PONTCHARTRAIN MEDICAL PARK

DEVELOPER: Voelkel/McWillimas Construction Co.

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 27

WARD: 4

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 5

RANGE: 11 East

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

GENERAL LOCATION:        The property is bounded on the south by Lakeview Drive and on the north by Hickory Drive, north of Mandeville, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT:        16.2

NUMBER OF LOTS: 15        TYPICAL LOT SIZE: 150' x 175'

SEWER AND WATER SYSTEMS:    Central

PROPOSED ZONING: MD-1 (Existing)

FLOOD ZONE DESIGNATION:        C

**STAFF COMMENTARY:**

**Department of Development - Planning**

1. It warrants consideration that the parcel that is being reserved for the "retention pond" at the northern end of the subdivision should be designed so that a minimum 60' wide constructed right-of-way can be provided through lots 7 & 8 and tie into Hickory Drive. Since this development is commercial, it's important to promote not only local efficient traffic circulation but global as well; and by opening up this additional access way to Hickory Lane will provide another means

of convenient access to a collector road (Dove Park Road) that feeds into LA Highway 59 to the east and ultimately to U.S. Highway 190 (Causeway Boulevard) to the west.

2. The public works department has indicated that Lakeview Drive is a private road, which is the only road being used to access the subdivision, which will have public roads. This presents a potential problem since the private road could be “gated” or have “limited access” that would in turn deny access to the public to the public streets within the development.

Therefore, in order to mitigate this matter, the staff recommends that either Lakeview Drive be dedicated to the parish, or that a restrictive covenant be added to the subdivision plat stating to the effect that Lakeview Drive shall not be “gated” or have any kind of “limited access” relative to accessing the public streets within the subdivision.

#### Informational Items:

1. Parish code requires that a land clearing permit be applied for and obtained through the Department of Development prior to the developer receiving a work order in conjunction with the preliminary subdivision review process.

The staff recommends approval subject to the developer complying with the aforementioned staff comment.

#### **Department of Engineering**

#### TIA COMMENTS

1. Several of the intersections studied in this TIA are maintained by DOTD. Therefore DOTD approval of this TIA is required.
2. The Hwy. 190 SB exit ramp was agreed to be included in the scope of the TIA, but was not included in the report. Please revise.
3. Table 5 states that the delay for Judge Tanner Blvd. @ 190 service Rd. (P.M. Peak) will be increased by 31.9 seconds, but no mitigation is offered. This is a DOTD intersection and therefore any requirements that DOTD has must be met.
4. The project description states that the traffic generated by the project will be 90% right turns and 10% left turns onto Judge Tanner Blvd. Staff agrees with this assumption, but a 72/28 split was used for the P.M. trip generated traffic. Please revise.
5. Table 5, WB Judge Tanner Blvd., Future P.M. LOS should be “D” not “C”. Please Revise.

PRELIMINARY  
SUBDIVISION  
REVIEW

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of June 7, 2016)*

CASE NO.: 2016-288-PP

SUBDIVISION NAME: Bedico Creek, Parcel C

DEVELOPER: Bedico Creek Preserve, LLC

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

SECTION 6  
TOWNSHIP 7 South  
RANGE 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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

GENERAL LOCATION: In the southwest quadrant of Bedico Creek S/D

TOTAL ACRES IN DEVELOPMENT: 39.36

NUMBER OF LOTS: 50                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A

REVISED PUD: Administrative Approval November 12, 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 and no work order to be issued until all punch list items have been resolved.
  - a. Subdivision Plat
    - (1) Remove the note "Parcel B" from lot #123.

b. Sewer and Water

- (1) Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required.
- 3. No Maintenance Obligation is required since this is an extension of private roadways.
- 4. No Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

**Department of Development - Planning**

None



FINAL  
SUBDIVISION  
REVIEW

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of June 7, 2016)**

CASE NO.: 2016-287-FP

SUBDIVISION NAME: Bedico Creek Bubble 2, Phase 2 (Heron Lake)

DEVELOPER: Bedico Creek Preserve, LLC  
3520 Holiday Dr., Suite 100  
New Orleans, LA 70114

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

SECTION 6  
TOWNSHIP 7South  
RANGE 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 1

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

TOTAL ACRES IN DEVELOPMENT: 18.40

NUMBER OF LOTS: 43               LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

**STAFF COMMENTARY:**

**Department of Engineering**

1. Periodic inspections have been made by this office during construction and the final inspection was made on June 1, 2016. The inspection disclosed that all concrete roads are constructed, road shoulders are constructed and the roadside ditches are functioning.
2. The following revisions to the drawings are needed and will be completed before the plats are signed.

a. General

- (1) Need utility trench bedding test results.
- (2) Need utility trench backfill test results.
- (3) Need floppy disk or latest format.

b. As-Built Paving & Drainage Plan

- (1) Need invert elevations at each property corner.
- (2) Note: No Fill To Be Placed On Side Lot Lines Lots 752-764.  
However arrow points to Lot 767 not 764. Resolve this conflict on the As-Built drawing.
- (3) Complete the phase line at the southern side of Bubble 2; Phase 2 on the As-Built drawing.

c. Sewer and Water

- (1) A negative bacteriological report relative to the construction of the project's water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.
  - (2) A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.
3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2556 liner feet x \$25.00 per linear foot = \$63,900 for a period of two (2) years.
  4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
  5. No mandatory developmental fees are required since a public hearing was held prior to January 1, 2005.

**Department of Development - Planning**

None

**FINAL SUBDIVISION STAFF ANALYSIS REPORT**  
**(As of June 7, 2016)**

CASE NO.: 2016-298-FP

SUBDIVISION NAME: Money Hill S/D, Ph. 6; Part 4

DEVELOPER: Money Hill Plantation, LLC  
100 Country Club Drive  
Abita Springs, LA 70420

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc./Land Surveying, LLC

SECTION 12  
TOWNSHIP 6 South  
RANGE 12 East

WARD: 6  
PARISH COUNCIL DISTRICT: 6

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

TOTAL ACRES IN DEVELOPMENT: 7.27

NUMBER OF LOTS: 23                LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Community

ZONING: PUD

FLOOD ZONE DESIGNATION: "A" & "C"

**STAFF COMMENTARY:**

**Department of Engineering**

1. Periodic inspections have been made by this office during construction and the final inspection was made on June 1, 2016. The inspection disclosed that all roadside drainage, sewer & water lines and signage was constructed previously under other phases of this subdivision.
2. The following revisions to the drawings are needed and will be completed before the plats are signed.
  - a. Subdivision Plat
    - (1) Restrictive covenant #8 must state 60' not 35'.

- (2) Remove "All will have 15" BCCMP culvert or Equivalent" from the Notes.
- (3) Need 9-1-1 addresses.

b. As-Built Paving & Drainage Plan

- (1) Need typical roadway x-sections.
  - (2) Need typical drainage servitudes as shown on the subdivision plat.
  - (3) Drainage servitude is between lots #372/373 not lots #370/372.
  - (4) Label "cart paths" between lots #369/370; #376/377 and #358/359.
  - (5) Remove drainage arrow between lots #359/360.
  - (6) Highlight Ph. 6; Part 4 with bold lines.
3. No Warranty Obligation is needed since the infrastructure has already been approved.
4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
5. No mandatory developmental fees are required since a public hearing was held prior to January 1, 2005.

**Department of Development - Planning**

None



# OLD BUSINESS

(Item # 1)



**ST. TAMMANY PARISH**  
**PATRICIA P. BRISTER**  
PARISH PRESIDENT

June 3, 2016

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

Re: **OLD BUSINESS ITEM - MS14-11-065**  
Request to Amend the Minor Subdivision Survey Plat

Dear Commissioners:

Please see attached letter from Ms. Bonnie Paille, the owner of the above minor subdivision along with a revised survey of same.

Ms. Paille has indicated that she currently does not currently have sufficient funds to complete the private drive that will access parcels A, B, D and E; therefore, she is requesting that the commission grant her permission to delay the completion of the roadway and to allow for the recording of the survey plat, and for the issuance of a building permit and subsequently an occupancy permit to be issued in favor of parcel C, which has public road frontage.

In return, Ms. Paille will not seek the issuance of any building permits for parcels A, B, D and E until the private drive leading to said parcels is constructed to parish standards and approved by the parish.

Ms. Paille is seeking this request so that she can transfer the parcels as part of the succession of the Andre Paille, Jr. Estate.

The staff has no objections to Ms. Paille's request.

If you have any questions, or require additional information, please feel free to give me a call at 985-898-2529.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ron Keller", is written over a faint, larger blue ink signature.

Ron Keller  
Senior Land Use Planner

Bonnie A. Paille  
75140 Downs Avenue  
Covington, LA 70435

Ron Keller  
P.O. Box 628  
Covington, LA 70434

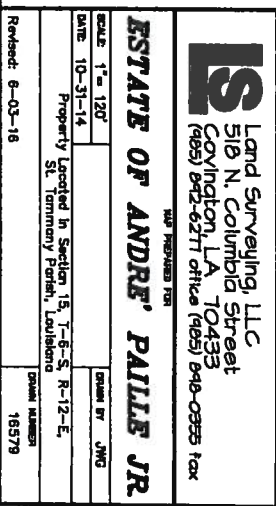
May 31, 2016

Dear Mr. Ron Keller:

I would like to request to be put back on the agenda for the Planning Commission Meeting on June 14, 2016 in reference to Case Number: MS 14-11-065; Estate of Andre' Paille, Jr.

Sincerely,

Bonnie A. Paille



# OLD BUSINESS

(Item # 2)





## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

June 6, 2016

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

### OLD BUSINESS

*June 14, 2016 Agenda*

Re: Abita River Park S/D  
Preliminary Approval

Honorable Commissioners:

The following two (2) items were inadvertently omitted from the May 3, 2016 Preliminary Subdivision Staff Analysis Report and need to be approved by the Planning Commission:

#### Department of Engineering

3. A funded Maintenance Obligation in the amount of \$21,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the subdivision, which includes the extension of the sewer and water lines.
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.

Sincerely,



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

xc: Honorable James A. "Red" Thompson  
Mr. Sidney Fontenot  
Ms. Leslie Long  
Mr. Greg Gorden  
Ms. Erin Stair  
Mr. Earl J. Wagner, P.E., P.L.S.  
Mr. Jay Watson, P.E.  
Ms. Holly Thomas, P.E.  
Abita River Park, LLC  
Kelly J. McHugh & Associates, Inc.