

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

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (6th Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: MDM, L.L.C. Parish Council District Representative: Hon. Rykert Toledano

Entering Parish Right-of-Way (10th Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: Darling Design Homes, Inc. Parish Council District Representative: Hon. Rykert Toledano

MINOR SUBDIVISIONS

2016-326-MSP

Parcel D comprising 7.86 acres into parcels D-1 & D-2, Ward 1, District 3
Owner: Peggy Fitzsimons Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. James "Red" Thompson

2016-328-MSP

A portion of land comprising Beau Chene Golf Course Fairways 8 thru 12 into parcel A and parcel FW-1,
Ward 4, District 4
Owner: The Earnest Corporation Surveyor: Randall W. Brown & Associates, Inc.
Parish Council District Representative: Hon. Michael Lorino, Jr.

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCAION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2016-323-PP

Bedico Creek, Parcel 13, 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

2016-317-FP

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

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

Parish Council District Representative: Hon. Marty Rykert Toledano

2016-315-FP

Ruelle Court, Ward 1, District 1

Developer/Owner: Coast Builders, L.L.C. Engineer: Kyle Associates, L.L.C.

Parish Council District Representative: Hon. Marty Dean

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix "B", of Chapter 40, Subdivision Regulatory Ordinance No. 499, specifically, the "Supplemental Section" under the Preliminary Approval Drainage Check Sheet for the purpose of correcting a \$20.00 fee charge.

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

OLD BUSINESS

Grand Oaks, Phase 2-B, Ward 1, District 1
Developer/Owner: Marina Developers, LLC Engineer: Kelly McHugh & Associates, L.L.C.
Parish Council District Representative: Hon. Marty Dean
(Request by developer to revise warranty obligation)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, JUNE 15, 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, Mike Sevante, Karlin Riles, Ron Keller, Jay Watson, Holly Thomas

INVOCATION

The Invocation was presented by Mrs. Cazaubon.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Doherty.

APPROVAL OF THE MAY 10, 2016 MINUTES

Randolph moved to approve, second by Richardson.

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

Nay:

Abstain:

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (N. Harrison St., 200 ft 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 Representative: Hon. Dennis Sharp
(POSTPONED AT THE MAY 10, 2016 MEETING)

JUNE 14, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: James Lindsay/Dragonfly Enterprises Opposition: Margo Robin
Willie moved to approve, second by Richardson.

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

Nay:

Abstain:

Entering Parish Right-of-Way (5th 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

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

Doherty moved to approve, second by Davis.

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

Nay:

Abstain:

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

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

Drumm moved to approve, second by Doherty.

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

Nay:

Abstain:

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

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

Cazaubon moved to approve, second by Willie.

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

Nay:

Abstain:

JUNE 14, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

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

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

Doherty moved to approve, second by Lorren.

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

Nay:

Abstain:

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

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

Cazaubon moved to approve, second by Richardson.

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

Nay:

Abstain:

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

JUNE 14, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell Opposition: Samantha Keen, Charles Acosta, John O'Malley, Allison Wies, Ladson Poole

Davis moved to approve, second by Doherty.

Yea: Lorren, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Randolph

Nay: Cazaubon, Drumm, Richardson

Abstain:

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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

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

Davis moved to approve, second by Fitzmorris.

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

Nay:

Abstain:

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

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

Lorren moved to approve, second by Cazaubon.

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

Nay:

Abstain:

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

JUNE 14, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

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

Cazaubon moved to approve, second by Willie.

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

Nay:

Abstain:

**Note: Chairman Mannella recused himself from discussion and vote of this case as he is employed by Money Hill.*

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)

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

Cazaubon moved to approve, second by Willie.

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

(Request by staff to add additional staff comments as part of preliminary subdivision approval)

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, Davis, Fitzmorris, Doherty, Drumm, Randolph

Nay:

Abstain:

JUNE 14, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

NEW BUSINESS

Congratulations to our Zoning Commission Clerk Raima Tobler on accepting a promotion.

ADJOURNMENT

Mr. Dave Mannella
Chairman

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

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING MDM, LLC, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO MDM, LLC AND ASSIGNEES, P. O. BOX 326, MANDEVILLE, LA 70470; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 6TH STREET, SQUARE 24, CHINCHUBA SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. 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. 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 \$5,000 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 for a period of two (2) years.

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, if applicable.

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 4 DISTRICT 5.

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

20. 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.

(DRAFT DATE JULY 12, 2016)

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

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

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

YEA:

NAY:

ABSTAIN:

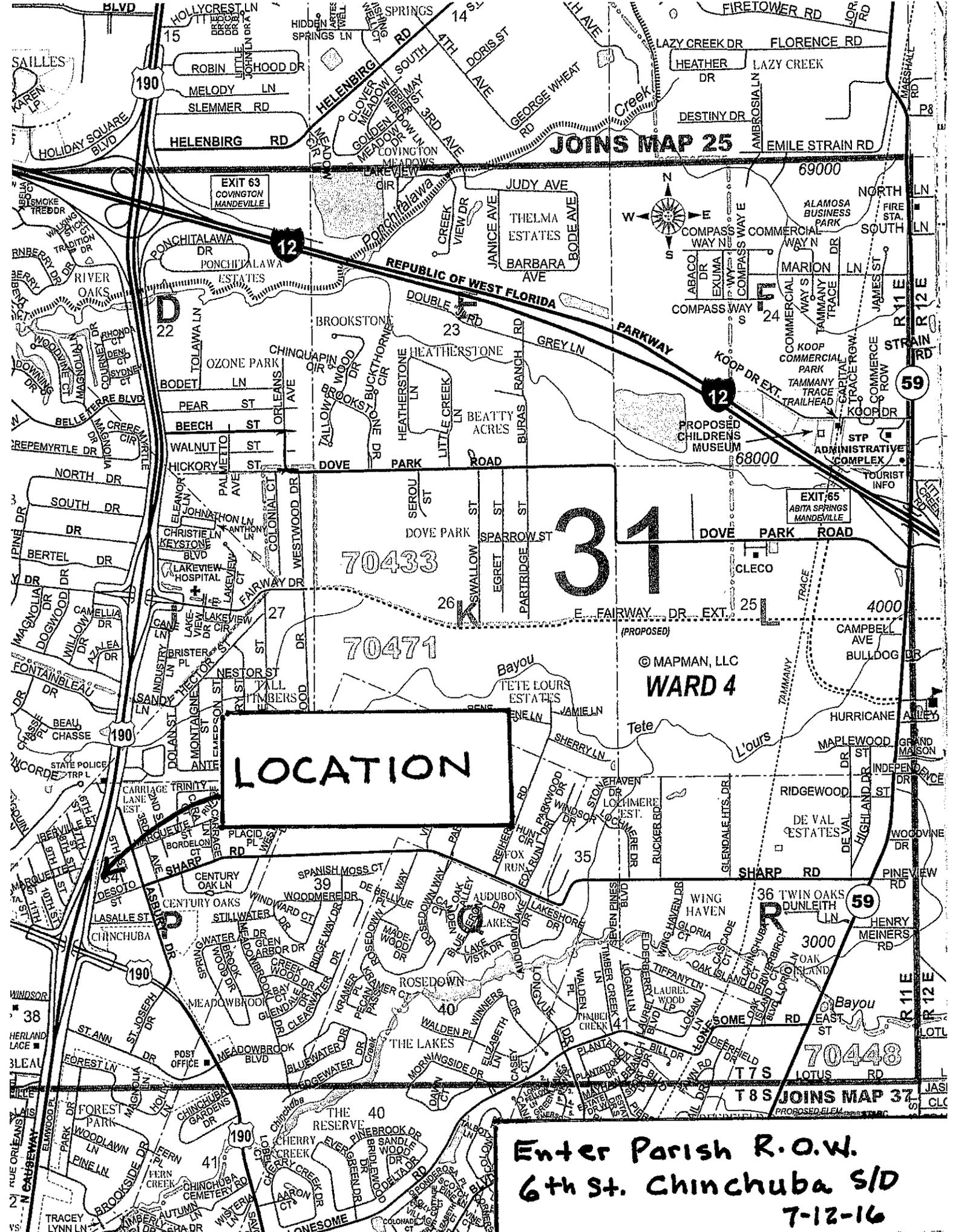
ABSENT:

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

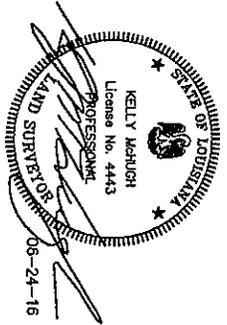
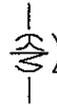
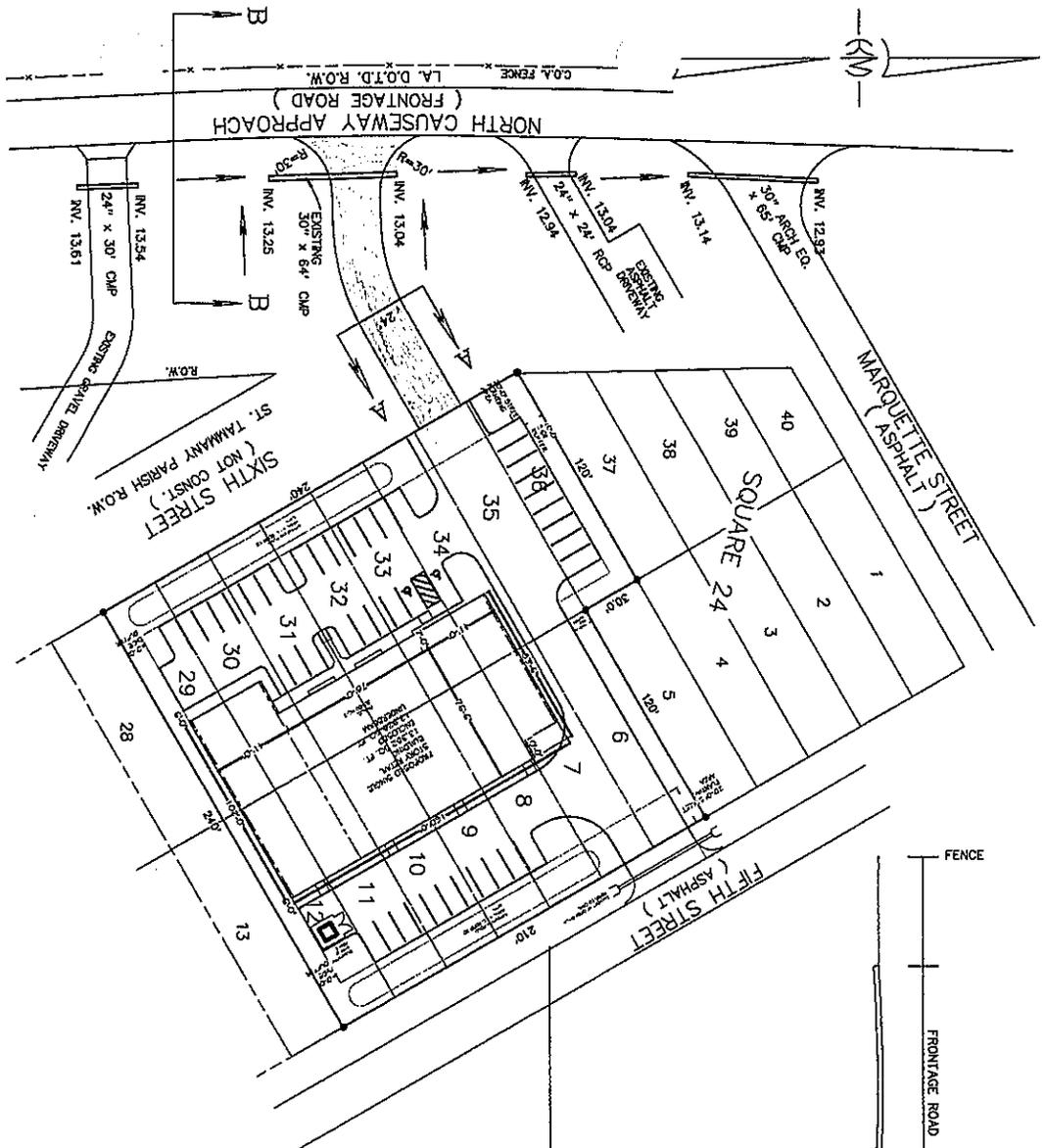


LOCATION

JOINS MAP 25

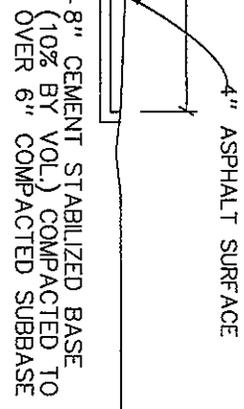
31
WARD 4

**Enter Parish R.O.W.
 6th St. Chinchuba S/D
 7-12-16**

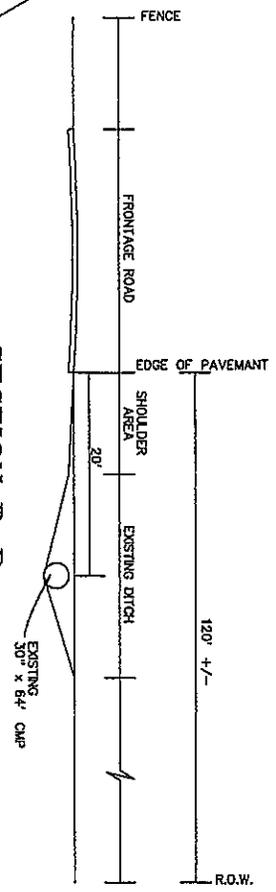


PROPOSED DRIVEWAY

SECTION A-A
N.T.S.



SECTION B-B
N.T.S.



PREPARED FOR: **MDM LLC**

**LOTS 6-12 & 29-36, SQ. 24
CHINCHUBA SUBDIVISION,
ST. TAMMANY PARISH, LOUISIANA**

SCALE: 1" = 60'	DATE: 06-24-16
DRAWN: DRJ	JOB NO: 03-583-DOTD 2016
REVISED:	

KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

June 28, 2016

CERTIFIED MAIL – RETURN RECEIPT

No. 7012 3460 0000 9958 9755

MDM, LLC
P. O. Box 326
Mandeville, LA 70470

Re: Enter Parish ROW
Specifically a Portion of 6th Street
Chinchuba S/D
For the Purpose of Gaining Access to Property

Gentlemen:

This is to advise that the above captioned project will be on the Planning Commission agenda July 12, 2016.

You are hereby advised that your presence is required at the July 12, 2016 meeting per Planning Commission directive.

Sincerely,

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. Magner, P.E., P.L.S.
Mr. Jay Watson, P.E.
Mr. Theodore Reynolds, E.I.

(DRAFT DATE JULY 12, 2016)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING DARLING DESIGN HOMES, INC. , TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO DARLING DESIGN HOMES, INC. 401 MARINA OAKS, MANDEVILLE, LA 70471; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF 10TH STREET CHINCHUBA SUBDIVISION, FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY. 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. 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 \$4,000 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 for a period of two (2) years.

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. That the petitioner agrees to provide the Parish with the necessary drainage and utility servitude along the roadways being constructed.

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

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

15. 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.

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

17. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 4 DISTRICT 5.

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

19. 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.

(DRAFT DATE JULY 12, 2016)

RESOLUTION P.C. NO. _____

PAGE 3 OF 3

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

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

YEA:

NAY:

ABSTAIN:

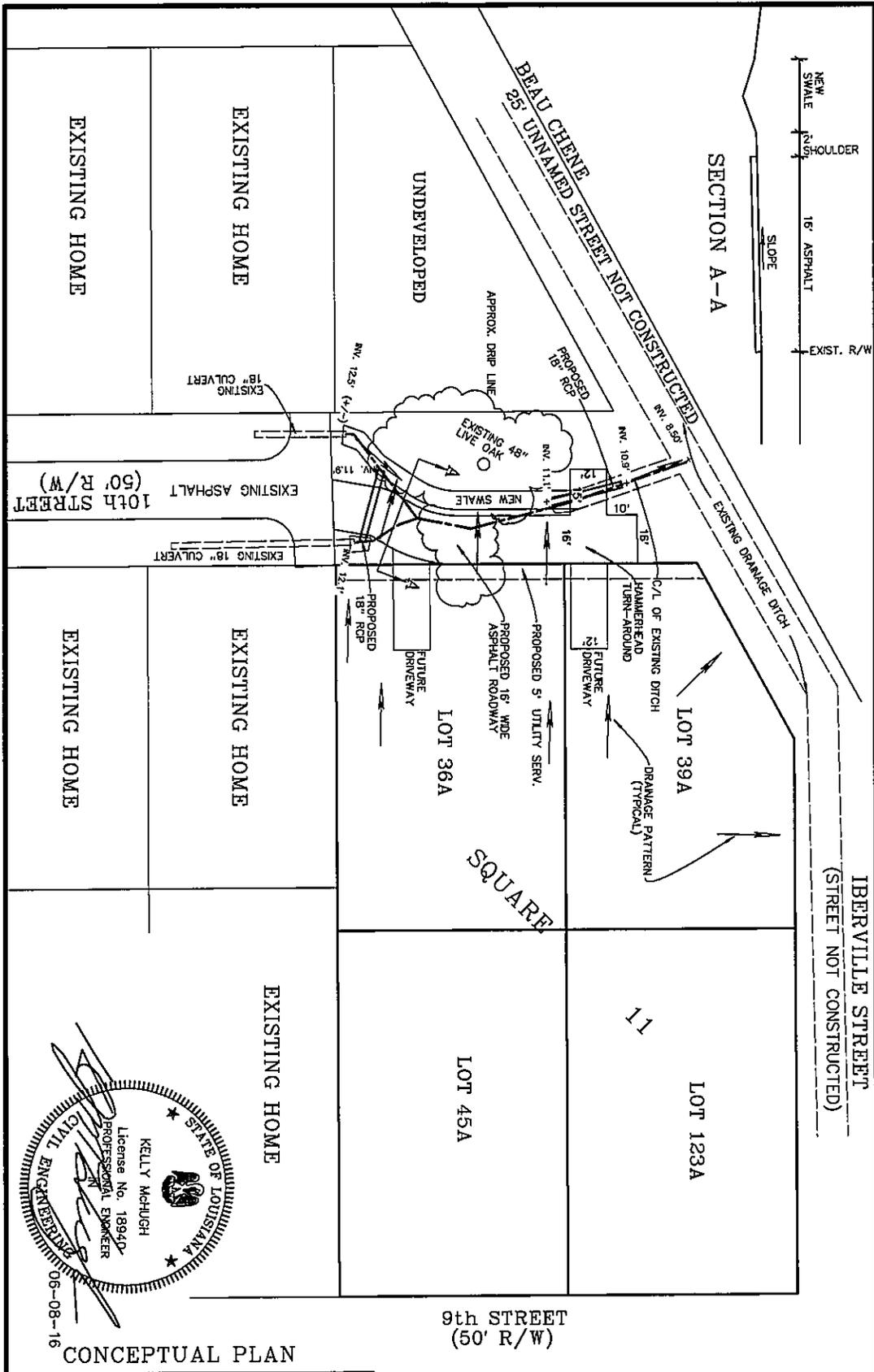
ABSENT:

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



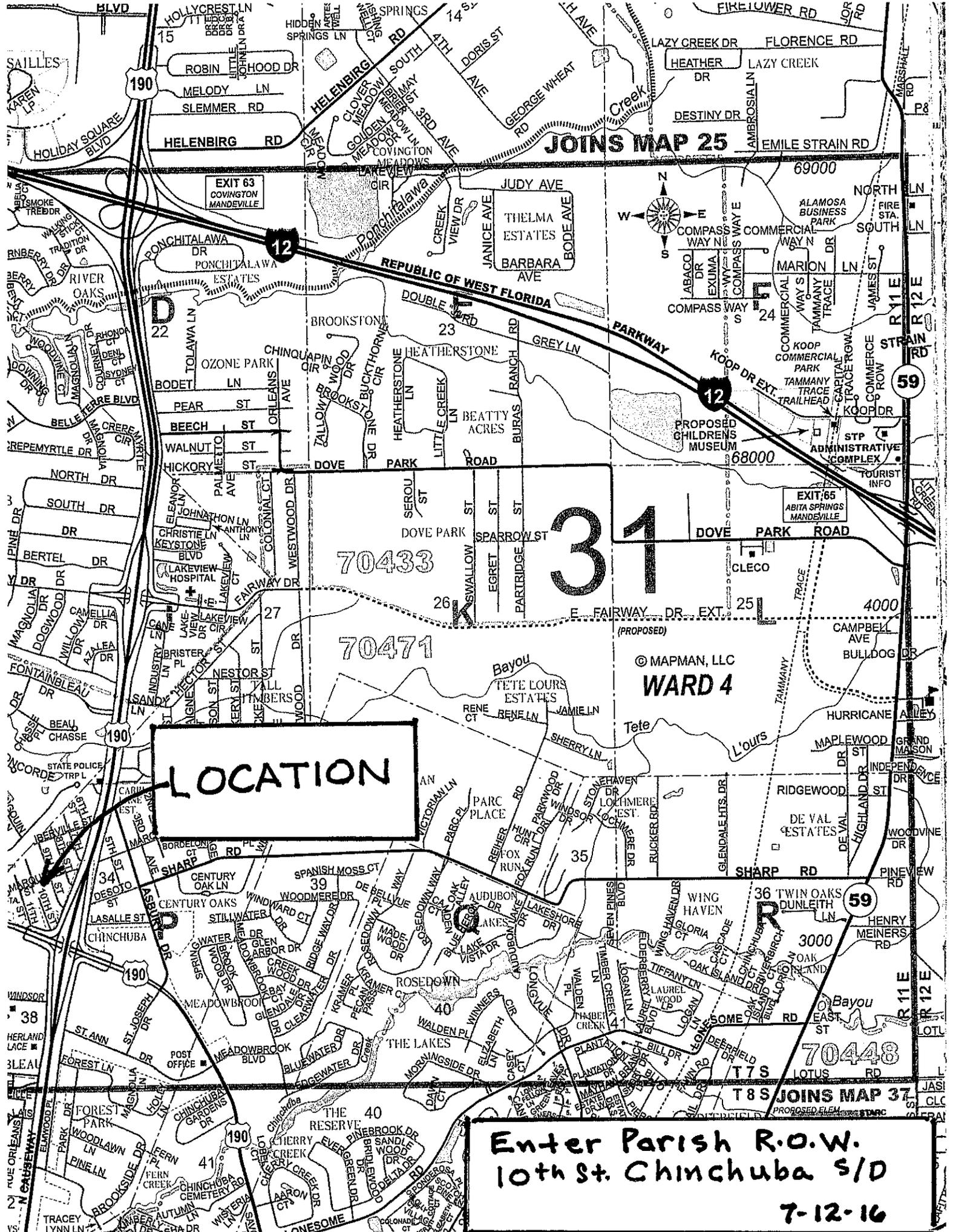
KELLY McHUGH
License No. 18940
PROFESSIONAL ENGINEER
STATE OF LOUISIANA
06-08-16

CONCEPTUAL PLAN

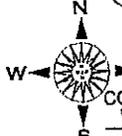
PROPOSED EXTENSION OF 10th ST.,
SQUARE 11, CHINCHUBA SUBD.
ST. TAMMANY PARISH, LA.

KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST., MANDEVILLE, LA. 626-5611

SCALE:	1" = 40'	DATE:	06-08-16
DRAWN:	DRJ	JOB NO.:	15-116
REVISED:			



JOINS MAP 25



LOCATION

31

© MAPMAN, LLC
WARD 4

**Enter Parish R.O.W.
10th St. Chinchuba S/D**

7-12-16

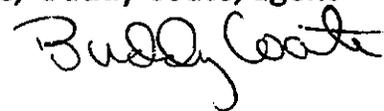
Darling Design Homes, Inc.
401 Marina Oaks Mandeville, La. 70471

June 27, 2016

Saint Tammany Parish Planning Commission

Mr. Dave Mannella, Chairman

I am requesting a waiver of the requirement for a twenty (20) foot wide roadway and allow a sixteen (16) foot wide roadway because of the proximity of the forty eight inch Oak Tree and the minimum traffic generated by the two (2) lots in question. Thank you for your professional courtesies, Buddy Coate, agent





ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

July 5, 2016

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

Re: Enter Parish ROW
10th Street – Chinchuba Subdivision
Petitioner – Buddy Coate, Darling Design Homes, Inc.

Honorable Commissioners:

The petitioner is requesting to enter the Parish R.O.W. in accordance with the attached "Conceptual Plan" prepared by Kelly J. McHugh & Associates which indicates that the asphalt roadway will be sixteen (16) feet wide in lieu of the twenty (20) feet wide requirement and his attached letter dated June 27, 2016.

The Department of Engineering has reviewed the drawing and has no objection to the departure from the twenty (20) foot wide roadway due to the extenuating circumstances with the forty-eight (48) inch oak tree and the minimum traffic generated by the two (2) lots.

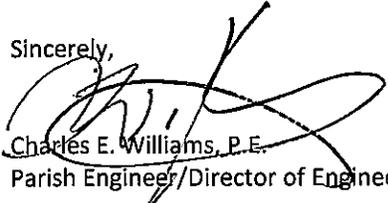
Should the Planning Commission approve the "Conceptual Plan" a waiver will be required in accordance with:

"SECTION 40-100.0 WAIVER OF REGULATIONS

1. Cases will occur where certain articles of the regulations cannot reasonably be complied with without causing undue hardship. If the developer or property owner of record cannot comply with certain articles, he may make a request in writing to the Chairman of the Planning Commission, stating that: He is requesting a waiver of a particular section or sections that effect him and the reasons therefor.
2. The Planning Commission may grant any such waiver as it deems proper by a resolution adopted by not less than a two-thirds (2/3) majority affirmative vote of the Planning Commission membership.
3. Such approved waivers shall be filed with the Director of the Department of Engineering and or Development and will be so noted in the files. (*Amended per Ord. No. 88-897, adopted January 21, 1988*)"

Should you have any questions please advise.

Sincerely,



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

Enclosure: Letter dated 6/27/16 & Conceptual Plan

xc: Mr. Mike Noto
Mr. Sidney Fontenot
Mr. Ron Keller
Ms. Erin Stair
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jay Watson, P.E.
Mr. Buddy Coate
Mr. Kelly J. McHugh



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

June 28, 2016

CERTIFIED MAIL – RETURN RECEIPT
No. 7012 3460 0000 9958 9748

Darling Design Homes, Inc.
Attn: Mr. Buddy Coate
401 Marina Drive
Mandeville, LA 70471

Re: Enter Parish ROW
Specifically a Portion of 10th Street
Chinchuba S/D
For the Purpose of Gaining Access to Property

Dear Mr. Coate:

This is to advise that the above captioned project will be on the Planning Commission agenda July 12, 2016.

You are hereby advised that your presence is required at the July 12, 2016 meeting per Planning Commission directive.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles E. Williams", written over a horizontal line.

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. Magner, P.E., P.L.S.
Mr. Jay Watson, P.E.
Mr. Theodore Reynolds, E.I.

MINOR
SUBDIVISIONS

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

CASE NO.: 2016-326-MSP

OWNER/DEVELOPER: Peggy Fitzsimons

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

SECTION: 35 WARD: 1
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 3
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 east side of W. Fitzsimons Road and south of U.S. Highway 190, west of Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 7.86

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 3.59 & 4.27 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Requesting waiver of road construction standards for two lots.

STAFF COMMENTARY:

Department of Development - Planning

The owner previously received approval from the planning commission for a four (4) lot "family compound" minor subdivision. However, the owner is now seeking the creation of an additional parcel for her daughter in order to construct a home adjacent to her mother's property.

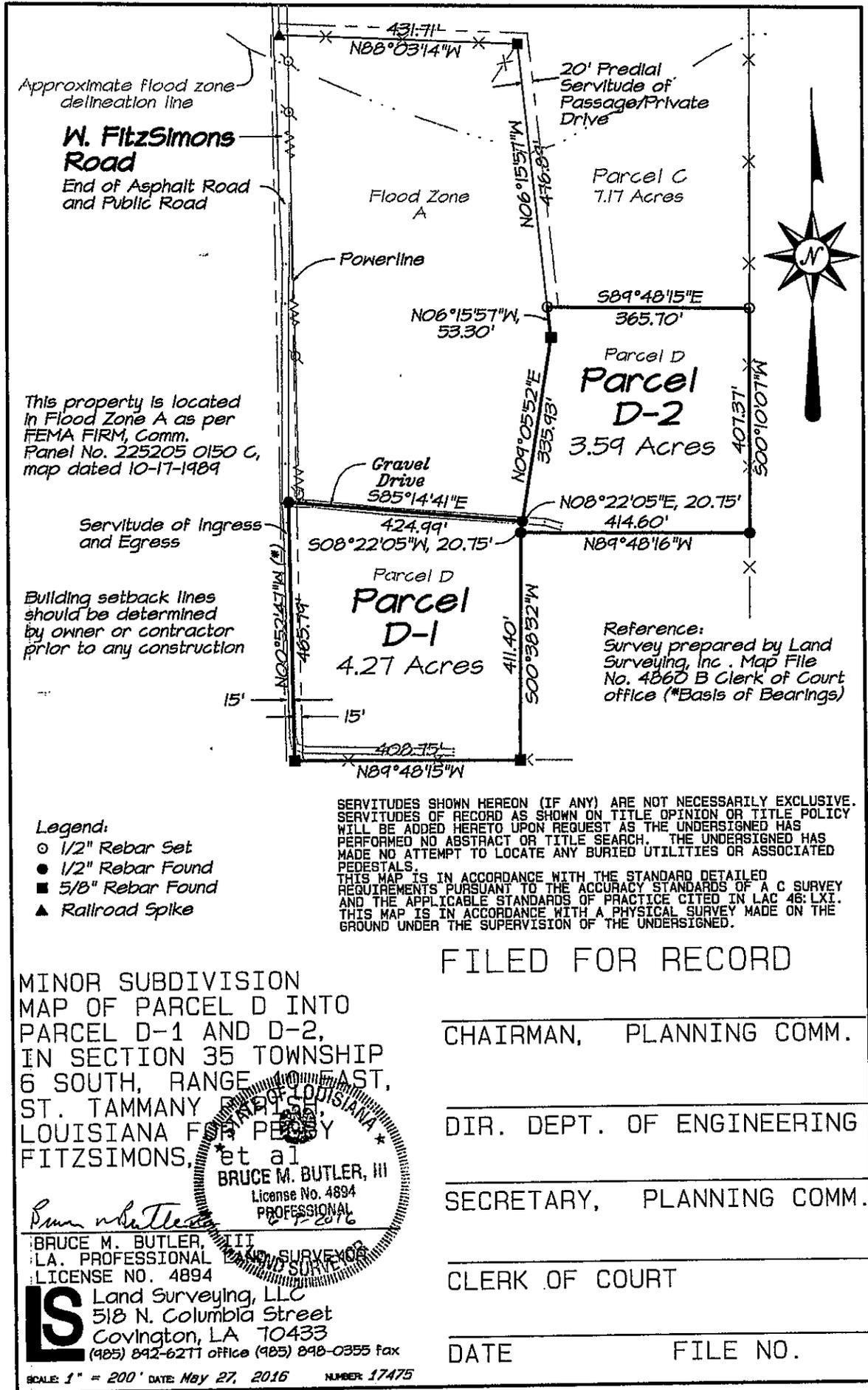
Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the road construction issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations,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

Department of Engineering

None

Department of Environmental Services

None



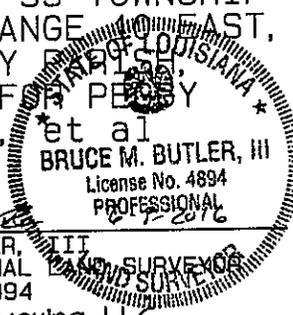
This property is located in Flood Zone A as per FEMA FIRM, Comm. Panel No. 225205 0150 C, map dated 10-17-1989

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

- Legend:**
- 1/2" Rebar Set
 - 1/2" Rebar Found
 - 5/8" Rebar Found
 - ▲ Railroad Spike

SERVITUDES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON REQUEST AS THE UNDERSIGNED HAS PERFORMED NO ABSTRACT OR TITLE SEARCH. THE UNDERSIGNED HAS MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED PEDESTALS. THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A C SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48: LXI. THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

MINOR SUBDIVISION
MAP OF PARCEL D INTO
PARCEL D-1 AND D-2,
IN SECTION 35 TOWNSHIP
6 SOUTH, RANGE 10 EAST,
ST. TAMMANY PARISH,
LOUISIANA FOR PEBBY
FITZSIMONS, et al



BRUCE M. BUTLER, III
LA. PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894
Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(985) 892-6271 office (985) 898-0355 fax

FILED FOR RECORD

CHAIRMAN, PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY, PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

Resubdivision of
**A PORTION OF SECTION 37, TOWNSHIP 7 SOUTH – RANGE 11 EAST
 COMPRISING FAIRWAYS 8 THRU 12 OF BEAU CHENE GOLF COURSE
 ST. TAMMANY PARISH, LOUISIANA**
 INTO
**PARCEL A & PARCEL FW-1 (THE REMAINDER OF FAIRWAYS 8 THRU 12)
 BEAU CHENE GOLF COURSE**

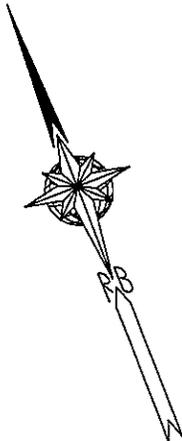
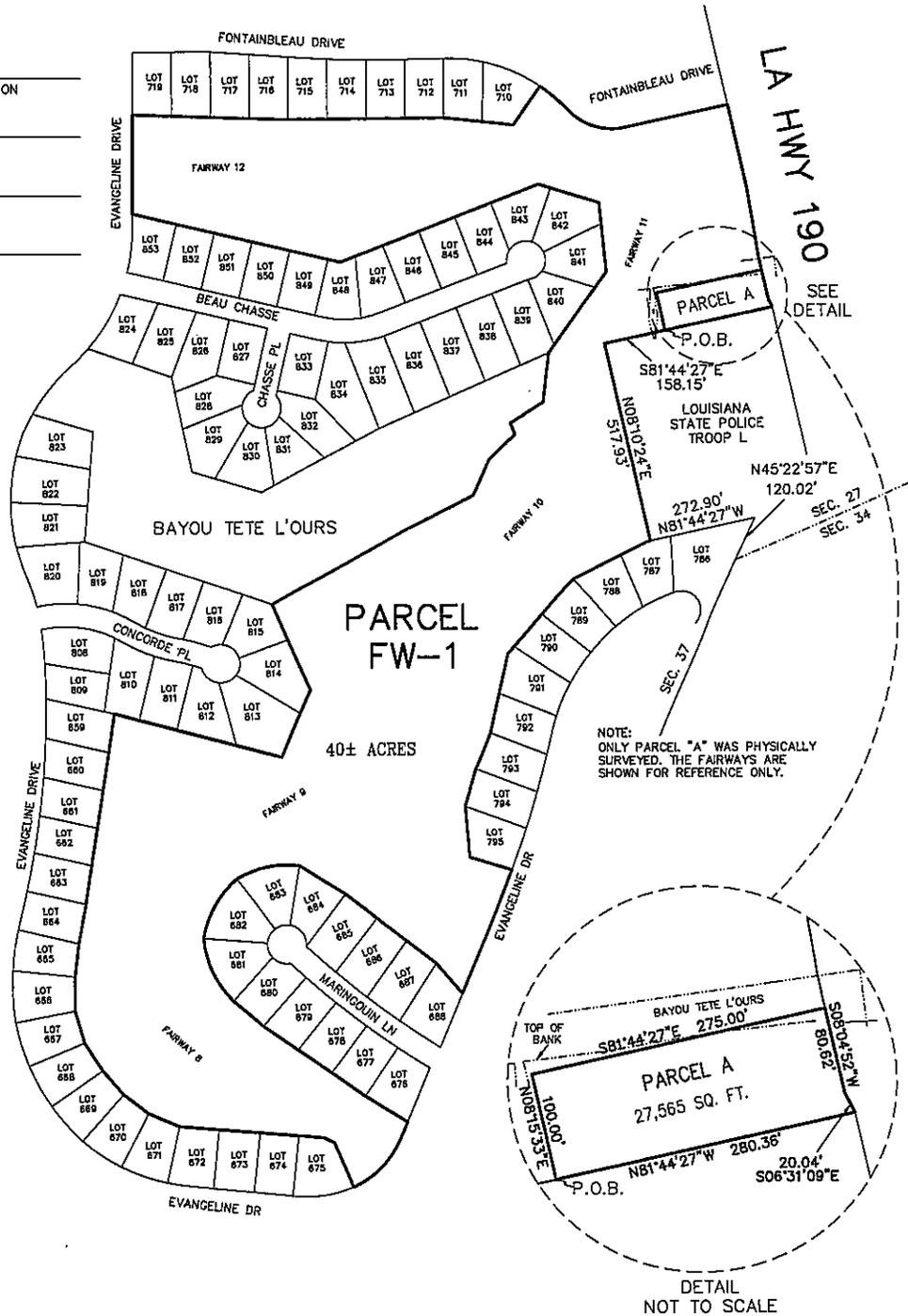
APPROVED:

SECRETARY PARISH PLANNING COMMISSION

PARISH ENGINEER

CLERK OF COURT

DATE FILED _____ FILE NO. _____



DETAIL
NOT TO SCALE

THE SERVICES AND WARRANTIES SET FORTH ON THIS SURVEY ARE LIMITED TO THOSE SET FORTH IN THE DESCRIPTION FURNISHED TO AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE STATUTES AND REGULATIONS ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH IN COMPLETING THE DATA FOR THIS SURVEY.	SURVEYED IN ACCORDANCE WITH THE LOUISIANA "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" FOR A CLASS <u>C</u> SURVEY.	Date: MARCH 4, 2010 Survey No. 10105
	Randall W. Brown & Associates, Inc. Professional Land Surveyors Planners • Consultants	Scale: 1"=300'± Drawn By: BRC Revised:
Randall W. Brown, P.L.S., 228 W. Causeway App. Mandeville, LA 70448 Professional Land Surveyor LA Registration No. 04586		(985) 624-5368 FAX (985) 624-5309

Copyright 2010 - Randall W. Brown & Associates, Inc.

PRELIMINARY
SUBDIVISION
REVIEW

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

CASE NO.: 2016-323-PP

SUBDIVISION NAME: Bedico Creek, Parcel 13

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

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

SECTION 31
TOWNSHIP 6 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)

TOTAL ACRES IN DEVELOPMENT: 21.5

NUMBER OF LOTS: 61 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) Lots 841 & 819 have limited frontage along Bald Eagle Circle to comply with

restrictive covenant #10. Consider removing the greenspace that separates the lots from Bedico Trail Ln. to allow for driveway access along Bedico Trail Ln. or adding a restrictive covenant that would allow for these two lots to access Bedico Trail Ln. through the greenspace.

- (2) Bald Eagle Circle exceeds the maximum cul-de-sac length therefore a waiver will be required.

b. Sewer and Water

- (3) The sewer and water plan sheet must be signed and stamped by the engineer.
- (4) 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.

c. Stormwater

- (5) Need the following indicated on the SWPPP & Signage Plan:
 - (a) Indicate and/or note the location of LDEQ Permit & SWPPP posting.
 - (b) Note the complete path stormwater takes from the drainage infrastructure, to creeks, rivers, and/or streams, including its ultimate disposal in the lake (also include this note on the Paving & Drainage Plan).

d. Paving & Drainage Plan

- (6) Verify ditch slopes meet standards. Verify 3:1 tying into cross drains and meeting grade.

- 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 a public hearing was held prior to January 1, 2005.

Department of Development - Planning

None

FINAL
SUBDIVISION
REVIEW

a. GENERAL

- (1) Need Floppy disk or latest format for As-Builts and Subdivision plat.
- (2) Blue Reflectors are needed at each fire hydrant.

b. SEWER & WATER

- (3) 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.
- (4) 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.

c. SUBDIVISION PLAT

- (5) Remove Flood Zone "A9" from Restrictive Covenant #4.
- (6) Label "Detention Pond #1" and "Detention Pond #2"
- (7) Show extent of detention pond #1 that has already been constructed to agree with the As-Built Drainage and Grading Plan.
- (8) Need description of circled numbers 1 thru 4 in the TYPICAL ROADWAY SECTION to agree with the As-Built Drainage and Grading Plan.

d. AS BUILT DRAINAGE & GRADING PLAN

- (9) Need As-Built elevations of ponds.

3. The developer is requesting that a Performance Obligation be established to cover the construction cost for detention ponds #1 & #2 associated with building permits for lots #9 thru #17 in accordance with letter dated June 24, 2016 (copy attached).

The Department of Engineering has reviewed the developer's request and has no objection to establish a Performance Obligation in the following amount.

Detention Pond #1	\$237,510
Detention Pond #2	<u>60,550</u>
	\$298,060 TOTAL for a period of six (6) months.

The Performance Obligation will not be released until all detention is constructed and certification provided by the engineer associated with each lot.

4. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2380 linear feet x \$25.00 per linear foot = \$59,500 for a period of two (2) years.

5. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
6. Since the developer has no “end users”, the mandatory developmental fees are not due prior to signing the subdivision plat, but are due upon building permit application.
7. This subdivision is within the “Urban Growth Boundary Line”.

Department of Development - Planning

None



WWW.DDGPC.COM

June 24, 2016

Charles E. Williams, P.E.
St. Tammany Parish Dept. of Engineering
620 Tyler Street
Covington, LA 70433

Re: Performance Obligation Request
Versailles Business Park, Phase I
Covington, LA - DDG Job# 13-305

Dear Mr. Williams,

This letter is to request the issuance of a Performance Obligation for Versailles Business Park, Phase I located in Covington. The development consists of two detention ponds, Detention Pond #1 and Detention Pond #2. A portion of the detention ponds have been built to satisfy St. Tammany Parish's drainage requirements for the infrastructure built to date. The remaining portion of the detention ponds will be constructed as each lot is permitted and developed.

The remainder of Detention Pond #1 to be constructed is 33,930 cubic yards, with a performance obligation cost of \$237,510. The remainder of Detention Pond #2 to be constructed is 8,650 cubic yards, with a performance obligation cost of \$60,550.

Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

Duplantis Design Group, PC

Thomas H. Buckel, PE



Cc: Mike Saucier – Versailles Business Park, LLC

FINAL PLAN

DUPLANTIS DESIGN GROUP, PC

34 Louis Prima Drive Covington, LA 70433
Ph: 985 340 6180 W: 985 340 6100

THIBODAUX

COVINGTON

HOUSTON

BATON ROUGE

HOUMA

a. SUBDIVISION PLAT

- (1) 9-1-1 addresses on subdivision plat.
- (2) Indicate bench mark description on plat.

b. PAVING & DRAINAGE

- (3) Entrance culverts and roadside ditches in vicinity of the entrance have standing water. The standing water needs to be eliminated.
- (4) The twelve (12) inch PVC culverts on the side of lots #1 & #8 need to be installed before the plats are signed or the note must be place on the subdivision plat.
- (5) Note #1 states: "LOT FILL SUFFICIENT TO BRING REAR & PERIMETER LOT GRADE TO ELEVATION 19.15 IS REQUIRED PRIOR TO PLAT BEING RECORDED." This information is not shown on the Grading & Drainage plan. Therefore, the plan must be revised to show this elevation.
- (6) All other notations on the Grading & Drainage plan must state that the work has been completed.
- (7) Dry detention pond has standing water. Regrade to eliminate standing water.
- (8) Roadside ditches side slopes at the main entrance need to be regraded.

c. SEWER & WATER

- (9) New sewer manhole cover needs to be lowered to the natural ground elevation.
- (10) 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.
- (11) 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.

d. GENERAL

- (12) Need base test results.
- (13) Need asphalt test results.
- (14) Utility trench bedding test results.
- (15) Utility trench backfill test results.
- (16) Floppy disk or latest format.
- (17) Need blue reflectors at fire hydrants.

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 665 linear feet x \$22.00 per linear foot = \$14,600 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. Mandatory Developmental Fees are required as follows:

Road Impact Fee = \$1077 per lot x 12 lots = \$12,924

Drainage Impact Fee = \$1114 per lot x 12 lots = \$13,368

Fees are due before subdivision plats can be signed.

6. This subdivision is within the “Urban Growth Boundary Line”.

Department of Development - Planning

None

PROPOSED AMENDMENTS
TO SUBDIVISION ORDINANCE
NUMBER 499

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. _____ ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR _____ PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2012

AN ORDINANCE TO AMEND THE ST. TAMMANY PARISH CODE OF ORDINANCES, APPENDIX "B" CHAPTER 40 OF SUBDIVISION REGULATORY ORDINANCE NO. 499, SPECIFICALLY THE "SUPPLEMENTAL SECTION", UNDER THE PRELIMINARY APPROVAL DRAINAGE CHECK SHEET

WHEREAS, there was an error found in the aforementioned check sheet where the parish depicted a one-time \$20.00 inspection fee charge for sewerage and water facilities for new subdivisions; when in fact, said charge is already depicted in the "Final Approval Paving & Drainage Check Sheet".

THEREFORE, in order to rectify this matter, the staff recommends that said \$20.00 charge be stricken from the "Preliminary Approval Drainage Check Sheet".

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened, that the \$20.00 inspection fee for sewerage and water facilities as depicted in the "Preliminary Approval Drainage Check Sheet" be stricken from same since the fee is already being charged and collected pursuant to the "Final Approval Paving & Drainage Check Sheet"

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

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

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

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

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

YEAS:

NAYS:

ABSTAIN:

ABSENT:

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

MARTY DEAN, COUNCIL CHAIRMAN

ATTEST:

THERESA L. FORD, COUNCIL CLERK

PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: _____, 2016

Published Adoption: _____, 2016

Delivered to Parish President: _____, 2016 at _____

Returned to Council Clerk: _____, 2016 at _____

OLD BUSINESS



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

July 1, 2016

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

OLD BUSINESS

July 12, 2016 Agenda

Re: Grand Oaks S/D, Ph. 2B
Preliminary Approval

Honorable Commissioners:

The Warranty Obligation in the amount of \$57,200 was established for a period of one (1) year at the December 8, 2015 Planning Commission meeting.

This is to advise that an error was made with regards to the extent of time for the Warranty Obligation.

This Warranty Obligation is to be for a five (5) year period.

It is therefore recommended that the Planning Commission establish the \$57,200 Warranty Obligation for a five (5) year period commencing on December 8, 2015, the date of final approval.

Sincerely,

A handwritten signature in black ink, appearing to read "Charles E. Williams", written over a circular stamp or seal.

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

xc: Honorable Marty Dean
Mr. Sidney Fontenot
Mr. Mike Noto
Ms. Leslie Long
Ms. Erin Stair
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jay Watson, P.E.
Mr. Glenn Delatte
Kelly J. McHugh & Associates, Inc.
Mr. Jay Ploue, Developer