

**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 (6<sup>th</sup> 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 (10<sup>th</sup> 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**

**REVOCATION/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 (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

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:**

**00000**

### **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**

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**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 6<sup>TH</sup> 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:

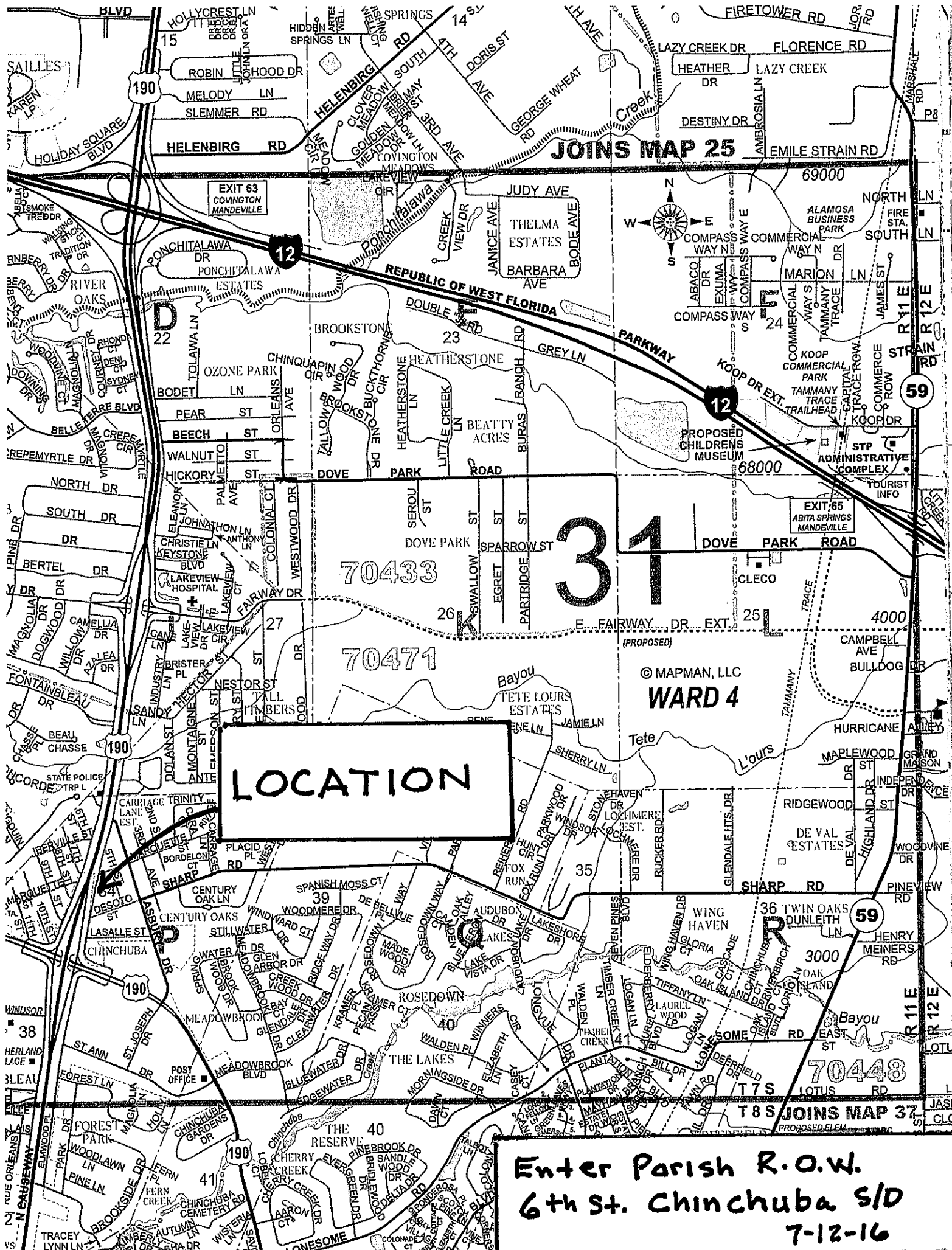
ABSENT:

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



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







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 6<sup>th</sup> 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. Wagner, 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 10<sup>TH</sup> 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:

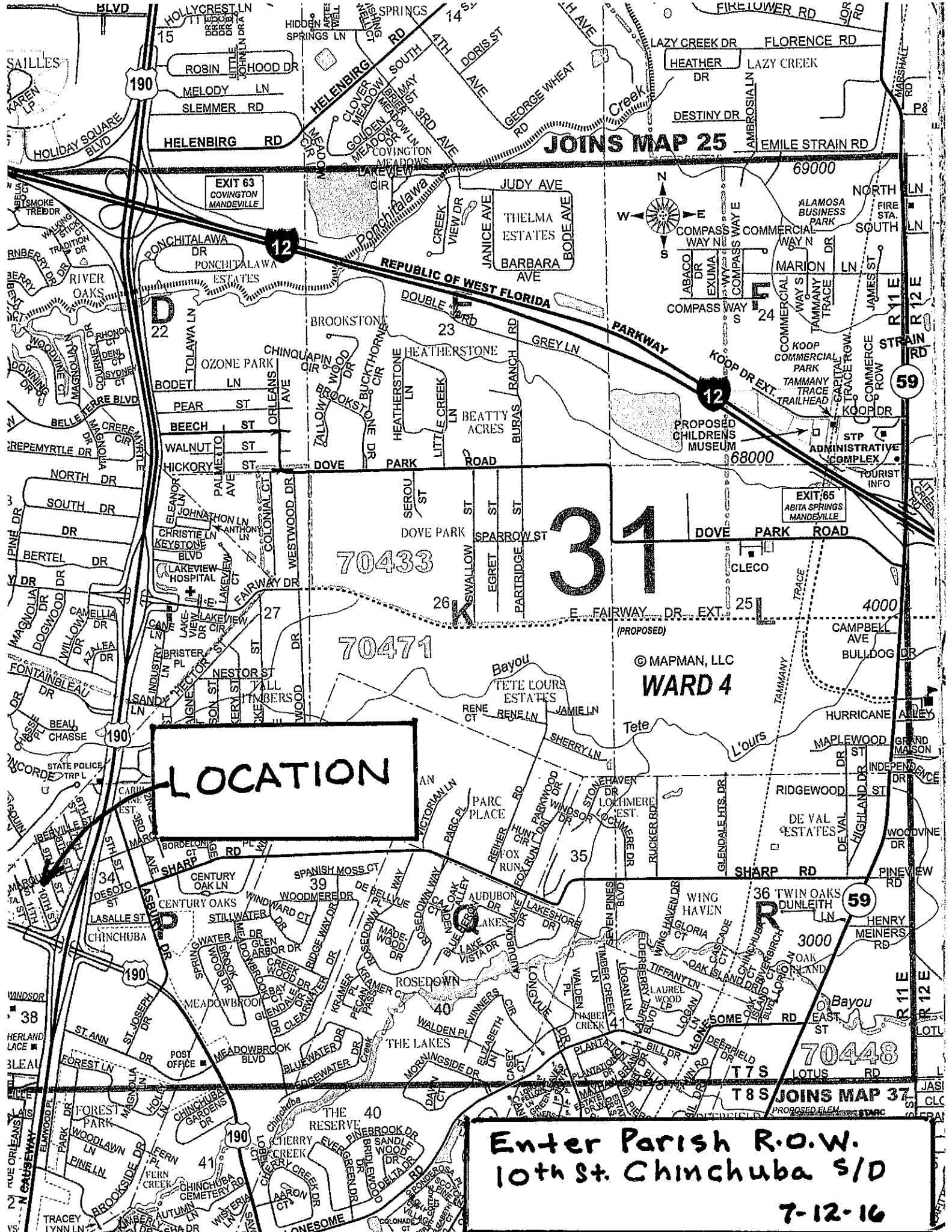
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

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





**LOCATION**

**JOINS MAP 25**

**31**

© MAPMAN, LLC  
**WARD 4**

**70448**

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

**7-12-16**

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

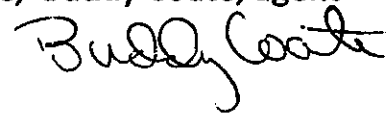
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June 27, 2016

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

A handwritten signature in black ink that reads "Buddy Coate". The signature is written in a cursive, flowing style.



## 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  
10<sup>th</sup> 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,

A handwritten signature in black ink, appearing to read "C. Williams", is written over the typed name and title.

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

CHARLES E. WILLIAMS, DIRECTOR OF ENGINEERING, PARISH ENGINEER | DEPARTMENT OF ENGINEERING  
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | EDDIE@STPGOV.ORG | 985-898-2552  
WWW.STPGOV.ORG





## 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 10<sup>th</sup> 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 be "C. 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.

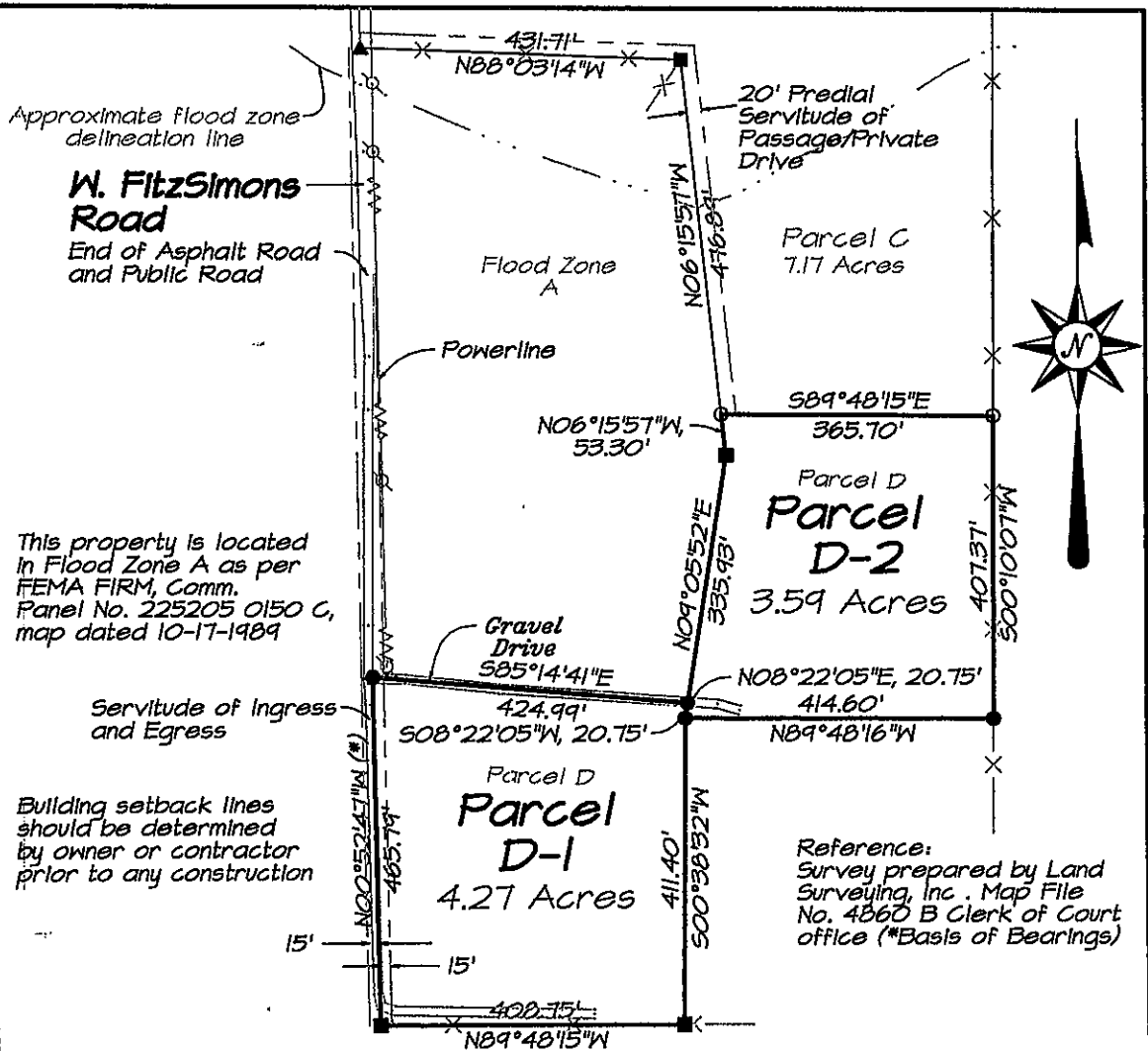
Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the road construction issue, and a 2/3rds majority vote of the full membership of the commission (8 members) is needed in order to approve pursuant to Section 40-100.0 Waiver of Regulations,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

**Department of Engineering**

None

**Department of Environmental Services**

None



**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 PERRY  
FITZSIMONS, et al

**BRUCE M. BUTLER, III**  
License No. 4894  
PROFESSIONAL

**BRUCE M. BUTLER, III**  
L.S. PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894

**LS** Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433  
(985) 842-6271 office (985) 848-0355 fax

SCALE: 1" = 200' DATE: May 27, 2016 NUMBER 17475

FILED FOR RECORD

CHAIRMAN, PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY, PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

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

CASE NO.: 2016-328-MSP

OWNER/DEVELOPER: The Earnest Corporation

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

SECTION: 37                      WARD: 4  
TOWNSHIP: 7 South              PARISH COUNCIL DISTRICT: 4  
RANGE: 11 East

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

GENERAL LOCATION:        The property is located on the west side of the U.S. Highway 190  
   Frontage Road, north of LA Highway 22, Mandeville, Louisiana.

SURROUNDING LAND USES:        Single family residential, commercial & recreational

TOTAL ACRES IN DEVELOPMENT: (40+/- acres)

NUMBER OF LOTS/PARCELS:        2        TYPICAL LOT SIZE: ½ acre and 40 +/- acres

ZONING:        CB-1 Community Business Center

REASONS FOR PUBLIC HEARING:    Requesting waiver of minimum one (1) acre lot size for  
   proposed Parcel A.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is requesting that an approximate ½ acre parcel be created out of the Beau Chene Golf Course Fairways 8 thru 12 comprising approximately 40+/- acres. Although parcel A does not meet the minimum one (1) acre lot size requirement for a minor subdivision, it should be noted, that said parcel is zoned commercial which would normally permit parcels of less than one (1) acre in size if not for having to comply with the minor subdivision one (1) acre requirement.

Therefore, if the commission decides to approve this request, a waiver of the regulations are required relative to the lot 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

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:

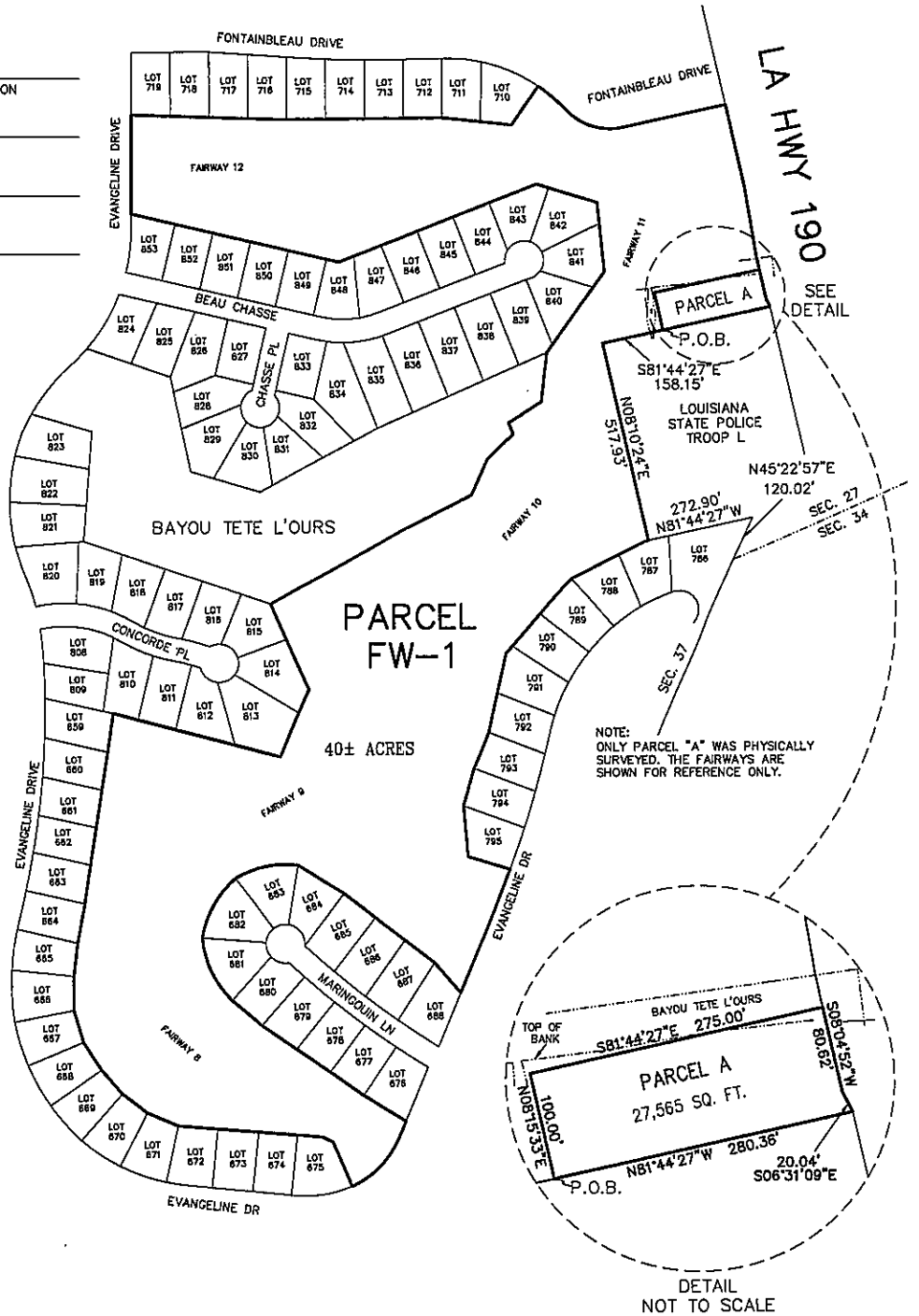
\_\_\_\_\_  
SECRETARY PARISH PLANNING COMMISSION

\_\_\_\_\_  
PARISH ENGINEER

\_\_\_\_\_  
CLERK OF COURT

\_\_\_\_\_  
DATE FILED

\_\_\_\_\_  
FILE NO.



THE SERVICES AND WARRANTIES SET FORTH IN THE DESCRIPTION FURNISHED BY AND THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND WARRANTIES ARE SHOWN HEREON. THE SURVEYOR HAS MADE NO TITLE SEARCH OR PUBLIC RECORD SEARCH OR COMPLYING THE DATA FOR THIS SURVEY.

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

**RANDALL W. BROWN**  
REG. NO. 04586  
REGISTERED PROFESSIONAL  
Surveyor  
Randall W. Brown, P.L.S.  
Professional Land Surveyor  
LA Registration No. 04586

**Randall W. Brown & Associates, Inc.**  
Professional Land Surveyors  
Planners • Consultants  
228 W. Causeway App. Mandeville, LA 70448  
(985) 624-5368 FAX (985) 624-5309

Date: MARCH 4, 2010  
Survey No. 10105

Scale: 1"=300'±  
Drawn By: BRC  
Revised:

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)  
   ☒ 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

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

CASE NO.: 2016-317-FP

SUBDIVISION NAME: Versailles Business Park, Phase 1

DEVELOPER: Versailles Business Park, LLC  
c/o Gulf States Real Estate Service  
109 New Camellia Blvd., Suite 100  
Covington, LA 70433

ENGINEER/SURVEYOR: Duplantis Design Group, PC

SECTIONS 15 & 16  
TOWNSHIP 7 South  
RANGE 11 East

WARD: 3  
PARISH COUNCIL DISTRICT: 5

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

GENERAL LOCATION: The property is located in the northwest quadrant of I-12 and U.S. Highway 190, just east of Avenue De Bellevue, and south of Covington, Louisiana.

TOTAL ACRES IN DEVELOPMENT: 48.27

NUMBER OF LOTS: 9                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: B & 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 28, 2016. The inspection disclosed that all concrete roads are constructed, road shoulders are constructed and the roadside ditches are functioning. Detention ponds for infrastructure have been constructed.
2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.

a. 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  
Phn 885 340 6180 V Fax 885 340 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 placed 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:

ORDINANCE CALENDAR NUMBER: \_\_\_\_\_  
ORDINANCE COUNCIL SERIES NO. \_\_\_\_\_  
PAGE 2 OF 2

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", is 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