

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, AUGUST 9, 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 JULY 12, 2016 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Viola & Bay Streets), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting sewer and water
Debtor: Montgomery Trace Dev. Corp. Parish Council District Representative: Hon. Rykert Toledano

Entering Parish Right-of-Way (Viola Street & Olene Drive), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting water
Debtor: Jay Tabury Parish Council District Representative: Hon. Rykert Toledano

MINOR SUBDIVISIONS

2016-354-MSP

A portion of Parcel 4 into Parcels 4-A, 4-B & 4-C, Ward 9, District 13
Owner: Bobby Torres Surveyor: R.W. Krebs Professional Land Surveying, L.L.C.
Parish Council District Representative: Hon. S. Michele Blanchard

2016-356-MSP

A 14.02 acre parcel into parcels A & B, Ward 2, District 6
Owner: Adrian G. Spell, Jr. Surveyor: Land Surveying, L.L.C.
Parish Council District Representative: Hon. Richard Tanner

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
AUGUST 9, 2016
MANDEVILLE, LOUISIANA

2016-358-MSP

A 19.26 acre parcel into parcels A & B, Ward 2, District 3
Owner: John B. & Cam Olinde Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. James "Red" Thompson

2016-359-MSP

A 10.13 acre parcel into parcels A & B, Ward 5, District 6
Owner: Robert & Janice Bardy Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Richard Tanner

2016-360-MSP

A 5.03acre parcel into parcels A, B & C, Ward 10, District 6
Owner: Marlene Blackwell Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. Richard Tanner

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

2016-362-MRP

Tammany Forest, Block 2, lots 9 thru 13 into lots 10A, 12A & 13A, Ward 7, District 7
Petitioner: Christopher M. Saleh, et al. Surveyor: JV Burkes & Associates, Inc.
Owner: Christopher M. Saleh, et al. Parish Council District Representative: Hon. Jacob Groby

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2016-348-PP

Bedico Creek, Parcel 8, 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

2016-349-FP

Bedico Creek, Parcel 8, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
AUGUST 9, 2016
MANDEVILLE, LOUISIANA

2016-350-FP

Bedico Creek, Parcel 11, Ward 1, District 1

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

Parish Council District Representative: Hon. Marty Dean

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

Entering Parish Right-of-Way (Center [Bar] Street), Ward 8, District 13

Parish Council District Representative: Hon. Michelle Blanchard

(Request by Debtor for an extension of time)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

**MINUTES OF THE 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

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, Richard, Willie, Mannella, Davis, Fitzmorris, Doherty, Drumm,
Absent: Richardson, Randolph
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. Fitzmorris.

APPROVAL OF THE JUNE 14, 2016 MINUTES

Richard moved to approve, second by Lorren.

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

Nay:

Abstain:

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

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

Richard moved to approve, second by Willie.

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

Nay:

Abstain:

JULY 12, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Buddy Coate/Darling Design Homes Opposition: Rick Staggers/property owner

Davis moved to approve, second by Cazaubon.

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

Nay:

Abstain:

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

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

Willie moved to approve, second by Cazaubon.

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

Nay:

Abstain:

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.

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

Davis moved to approve, second by Fitzmorris.

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

Nay:

Abstain:

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

JULY 12, 2016 PLANNING COMMISSION MEETING MINUTES, CONT.

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

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

Richard moved to approve, second by Davis.

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

Nay:

Abstain:

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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Mike Saucier/Versailles Bus. Park, Dustin Silbernagel/DDG

Opposition: none

Cazaubon moved to approve, second by Lorren.

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

Nay:

Abstain:

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

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, Kevin Drane/Kyle & Assoc.

Opposition: none

Davis moved to approve, second by Doherty.

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

Nay:

Abstain:

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.

Abstain:

Abstain:

Page -4-

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

(Draft Date 8/09/2016)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING MONTGOMERY TRACE DEVELOPMENT CORP., ATTN: RICKY LANDRY, TO ENTER PARISH RIGHT-OF-WAY.

**SUB-TITLE: A RESOLUTION GRANTING MONTGOMERY TRACE DEVELOPMENT CORP., ATTN: RICKY LANDRY, 1 CARMEN LANE, MANDEVILLE, LA 70448 ; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF VIOLA ST. AND BAY ST. FOR THE PURPOSE OF LAYING AND CONNECTING A SIX (6) INCH SEWER FORCE MAIN AND AN EIGHT (8) INCH WATER MAIN
WARD 4 DISTRICT 5**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$35,500 for a period of six (6) months.

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.
9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).
10. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

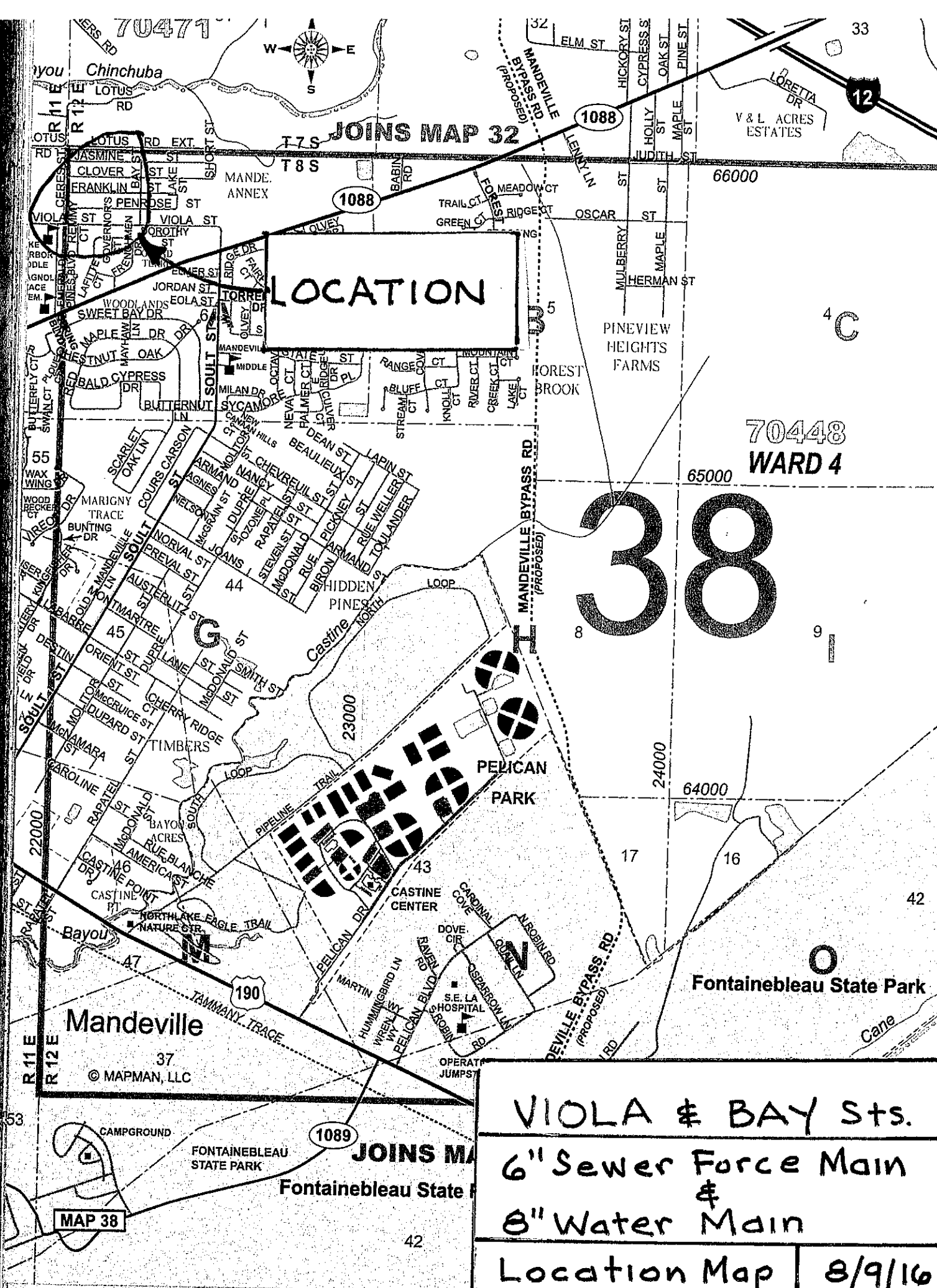
ABSENT:

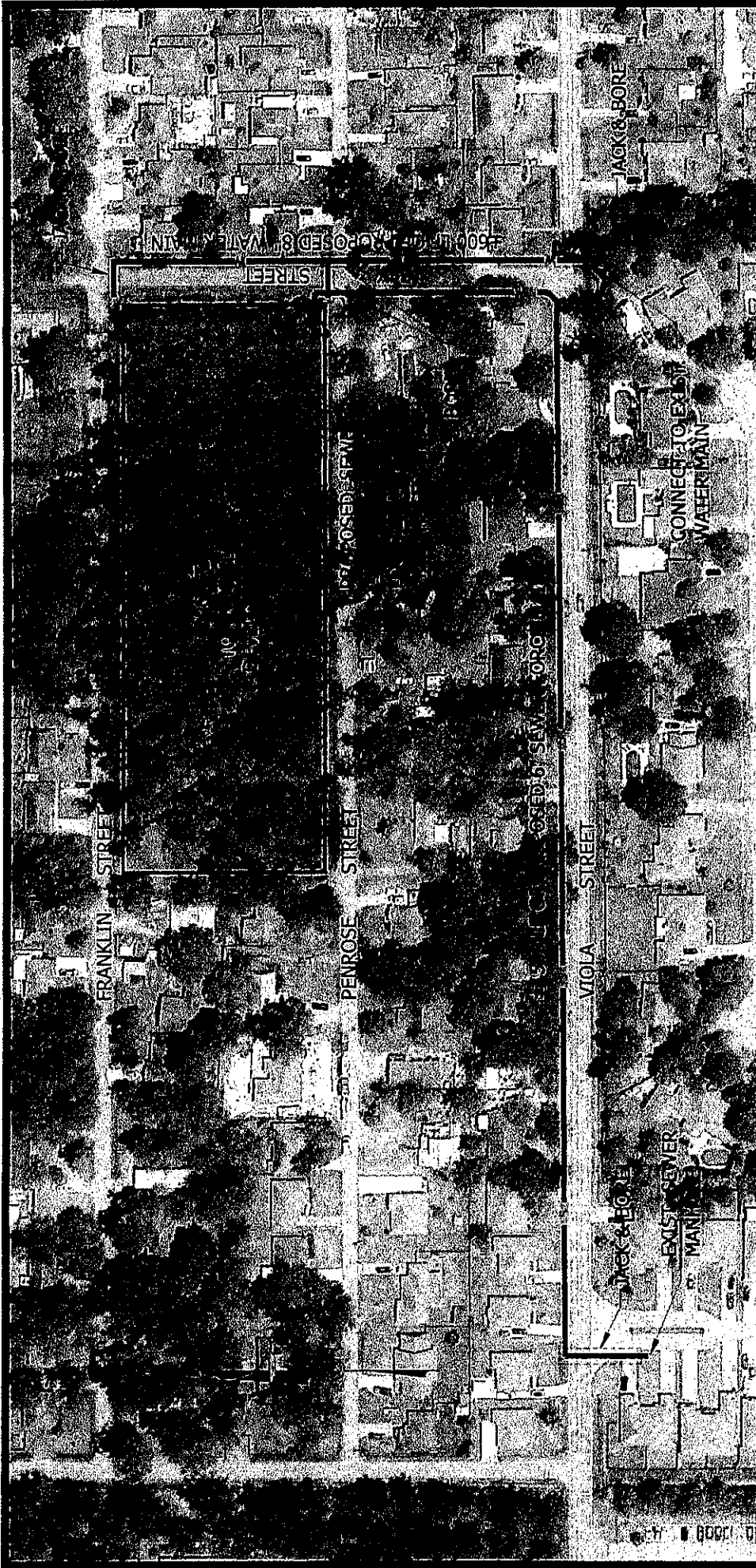
AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 9TH DAY OF AUGUST, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION





Client: MONTGOMERY TRACE DEVELOPMENT
1 CARMEN LANE
MANDEVILLE, LA 70448

Project: 6" Sewer Main
8" Water Main

Proposed Lift Station, Sewer Force Main & Water Main
Extension for Viola St Townhomes, St. Tammany Parish,
Louisiana

AUG 9, 2016

Project No: 14-83
Date: 07.01.2016
Scale: 1" = 100'
Sheet: C100

No.	Revised/Change	Date

This drawing and design are the property of DEEP SOUTH DESIGN GROUP. They are submitted to the client for their review and approval. If they are not approved, the client must pay for the design to be revised. If the client approves the design, they must pay for the construction of the project. The client is responsible for obtaining all necessary permits and approvals from the local, state, and federal authorities. The client is also responsible for obtaining all necessary easements and rights-of-way from the property owners. The client is responsible for obtaining all necessary insurance and bonding for the project. The client is responsible for obtaining all necessary permits and approvals from the local, state, and federal authorities. The client is also responsible for obtaining all necessary easements and rights-of-way from the property owners. The client is responsible for obtaining all necessary insurance and bonding for the project.



DEEP SOUTH DESIGN GROUP
Civil/Environmental Engineering Firm
1450 Natchez Loop | Covington, LA 70433
PH: 985-705-4596



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

7/29/2016

CERTIFIED MAIL – RETURN RECEIPT
No. 7012 3460 0000 9958 9779

Montgomery Trace Development Corp.
Attn: Ricky Landry
1 Carmen Lane
Mandeville, LA 70448

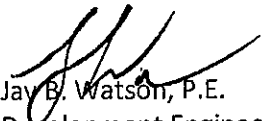
Re: Enter Parish R.O.W.
Specifically the Portion of Viola St. and Bay St.
For the Purpose of Laying and Connecting a Six (6) Inch Sewer Force Main &
An Eight (8) Inch Water Main

Dear Mr. Landry:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda August 9, 2016.

You are hereby advised that your presence is required at the August 9, 2016 meeting per Planning Commission directive.

Sincerely,


Jay B. Watson, P.E.
Development Engineer
Department of Planning & Development

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. Theodore Reynolds, E.I.

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Street, Apt. or PO Box / City, State, ZIP+4	
PS Form 3800, August 2006 See Reverse for Instructions	

7012 3460 0000 9958 9779

7/29/16
Postmark Here

(Draft Date 8/09/2016)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

**TITLE: A RESOLUTION AUTHORIZING JAY TABURY TO ENTER
PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING JAY TABURY, 2045 OLENE
DRIVE, MANDEVILLE, LA 70448; PERMISSION TO ENTER
PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION
OF VIOLA ST. AND OLENE DRIVE FOR THE PURPOSE OF
LAYING AND CONNECTING AN EIGHT (8) INCH WATER
MAIN.
WARD 4 DISTRICT 5**

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

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

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.
9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).
10. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

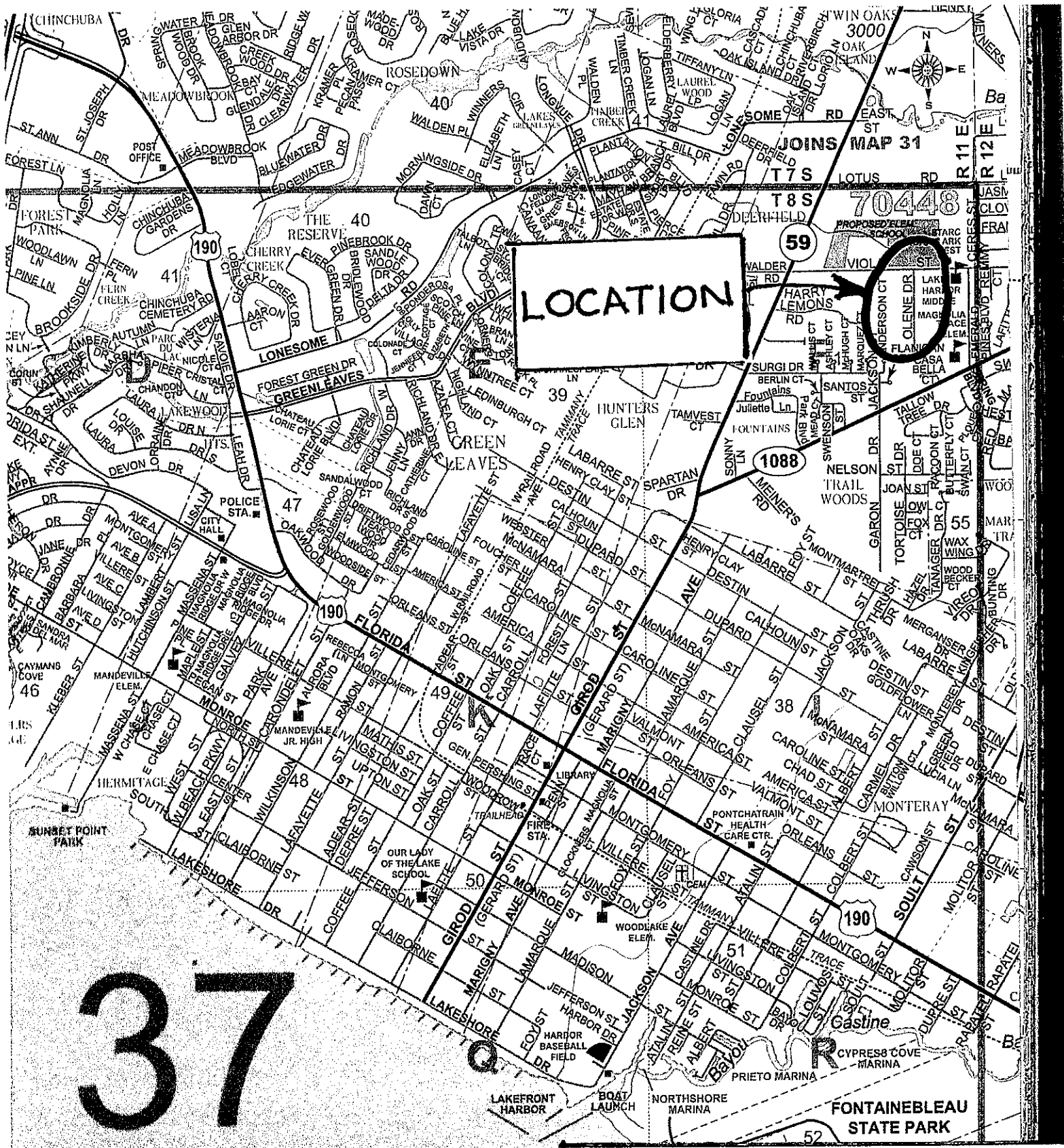
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE 9TH DAY OF AUGUST, 2016 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION



37

Lake Pontchartrain

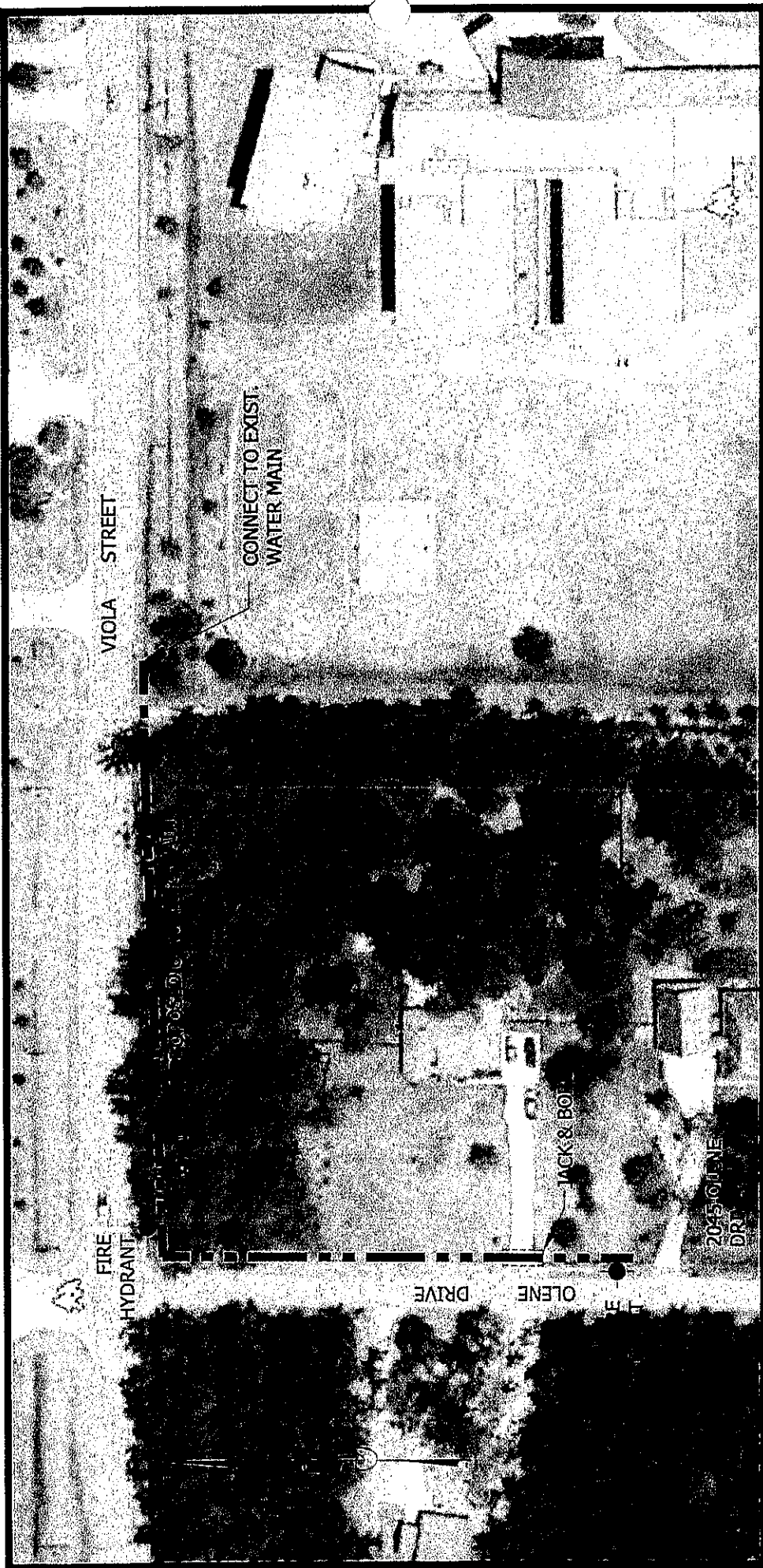
END MAP

OLENE DR AND
VIOLA ST.

8" Water Main

Location Map

8/9/16



Project No. 14-83.1	Date 07.01.2016	Scale 1" = 60'	Sheet C100
Client JAY TABURY 2045 OLENE DRIVE MANDEVILLE, LA 70448			
Project 8" Water Main AUG. 9, 2016 PROPOSED WATER MAIN EXTENSION FOR 2045 VIOLA DRIVE, MANDEVILLE, ST. TAMMANY PARISH, LOUISIANA			
Title Revision Date	Revision Issue Date	The drawings and design are the property of DEEP SOUTH DESIGN GROUP. They are submitted as the basis for construction and are not to be used for any other purpose without the written consent of DEEP SOUTH DESIGN GROUP. All rights are reserved.	



DEEP SOUTH DESIGN GROUP
 Civil/Environmental Engineering Firm
 1450 Natchez Loop | Covington, LA 70433
 Tel: 985-705-4696





ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

July 27, 2016

CERTIFIED MAIL – RETURN RECEIPT
NO. 7012 3460 0000 9958 9762

Mr. Jay Tabury
2014 Olene Drive
Mandeville, LA 70448

Re: Enter Parish R.O.W.
Specifically the Portion of Viola St. and Olene Dr.
For the Purpose of Laying and Connecting an Eight (8) Inch Water Main

Dear Mr. Tabury:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda August 9, 2016.

You are hereby advised that your presence is required at the August 9, 2016 meeting per Planning Commission directive.

Sincerely,


Jay B. Watson, P.E.
Development Engineer

xc: Honorable Rykert Toledano
Mr. Mike Noto
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Sidney Fontenot
Mr. Ron Keller
Ms. Erin Stair
Mr. Theodore Reynolds, E.I.

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PS Form 3800, August 2006	
See Reverse for Instructions	

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8/29/16
Postmark
Here

Mr. Jay Tabury
2014 Olene Drive
Mandeville, LA 70448

MINOR
SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2016)

CASE NO.: 2016-354-MSP

OWNER/DEVELOPER: Bobby Torres - Tammany Holding

ENGINEER/SURVEYOR: R.W. Krebs Professional Land Surveying, L.L.C.

SECTION: 33 & 34
TOWNSHIP: 10 South
RANGE: 14 East

WARD: 9
PARISH COUNCIL DISTRICT: 13

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 east side of West End Boulevard and East of Interstate 10, south of Slidell, Louisiana.

SURROUNDING LAND USES: Planned residential

TOTAL LOTS IN DEVELOPMENT: A portion of Parcel 4

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: Varies

ZONING: P.U.D. Planned Unit Development

REASONS FOR PUBLIC HEARING: One parcel (4-B) does not have public road frontage.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to take the remainder of Parcel 4 consisting of approximately 95 acres and create three (3) parcels; and since the proposed private drive will only provide access to only one (1) parcel within the minor subdivision, which is exempt from meeting parish road construction standards, and since the proposed minor subdivision meets all other parish code requirements, the staff has no objections to the proposed minor subdivision request.

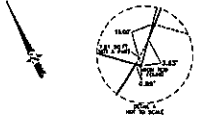
Department of Engineering

None

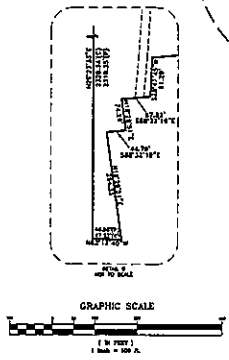
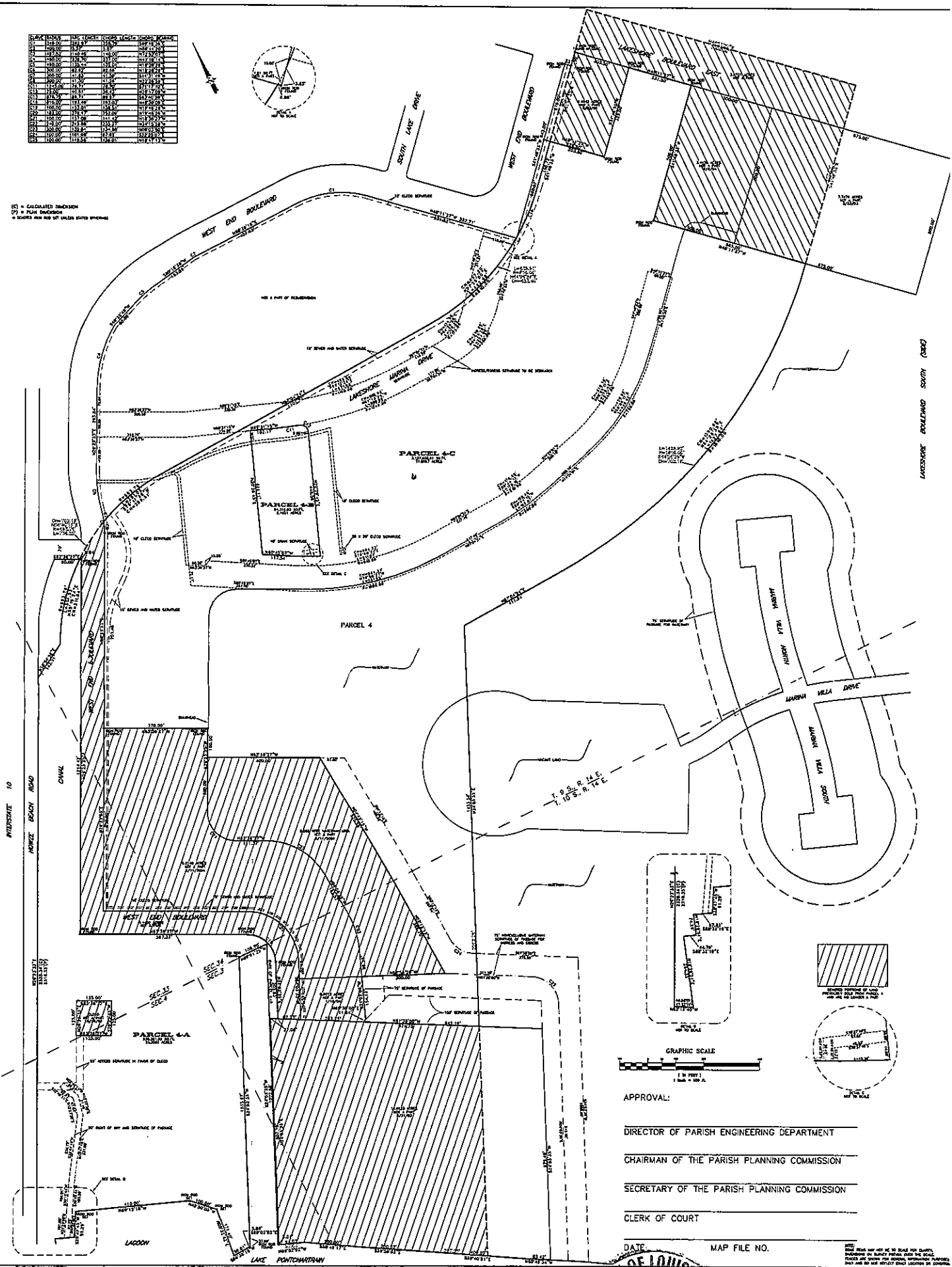
Department of Environmental Services

None

Year	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100																																																																																																																				
1980	148.00	151.00	154.00	157.00	160.00	163.00	166.00	169.00	172.00	175.00	178.00	181.00	184.00	187.00	190.00	193.00	196.00	199.00	202.00	205.00	208.00	211.00	214.00	217.00	220.00	223.00	226.00	229.00	232.00	235.00	238.00	241.00	244.00	247.00	250.00	253.00	256.00	259.00	262.00	265.00	268.00	271.00	274.00	277.00	280.00	283.00	286.00	289.00	292.00	295.00	298.00	301.00	304.00	307.00	310.00	313.00	316.00	319.00	322.00	325.00	328.00	331.00	334.00	337.00	340.00	343.00	346.00	349.00	352.00	355.00	358.00	361.00	364.00	367.00	370.00	373.00	376.00	379.00	382.00	385.00	388.00	391.00	394.00	397.00	400.00	403.00	406.00	409.00	412.00	415.00	418.00	421.00	424.00	427.00	430.00	433.00	436.00	439.00	442.00	445.00	448.00	451.00	454.00	457.00	460.00	463.00	466.00	469.00	472.00	475.00	478.00	481.00	484.00	487.00	490.00	493.00	496.00	499.00	502.00	505.00	508.00	511.00	514.00	517.00	520.00	523.00	526.00	529.00	532.00	535.00	538.00	541.00	544.00	547.00	550.00	553.00	556.00	559.00	562.00	565.00	568.00	571.00	574.00	577.00	580.00	583.00	586.00	589.00	592.00	595.00	598.00	601.00	604.00	607.00	610.00	613.00	616.00	619.00	622.00	625.00	628.00	631.00	634.00	637.00	640.00	643.00	646.00	649.00	652.00	655.00	658.00	661.00	664.00	667.00	670.00	673.00	676.00	679.00	682.00	685.00	688.00	691.00	694.00	697.00	700.00	703.00	706.00	709.00	712.00	715.00	718.00	721.00	724.00	727.00	730.00	733.00	736.00	739.00	742.00	745.00	748.00	751.00	754.00	757.00	760.00	763.00	766.00	769.00	772.00	775.00	778.00	781.00	784.00	787.00	790.00	793.00	796.00	799.00	802.00	805.00	808.00	811.00	814.00	817.00	820.00	823.00	826.00	829.00	832.00	835.00	838.00	841.00	844.00	847.00	850.00	853.00	856.00



(C) = CALCULATED DIMENSION
(P) = PLAN DIMENSION
= DIMENSION FROM BODY SET UNLESS STATED OTHERWISE



APPROVAL:

DIRECTOR OF PARISH ENGINEERING DEPARTMENT

CHAIRMAN OF THE PARISH PLANNING COMMISSION

SECRETARY OF THE PARISH PLANNING COMMISSION

CLERK OF COURT

DATE: _____ MAP FILE NO. _____

NOTE: Read Head and Tail of Map for Details.
Indications on Boundary Features. Check the Scale.
Placed and shown for reference, not for purposes
that may be so reflect exact location on property.

E. W. KREBS
PROFESSIONAL LAND SURVEYOR, INC.

MINOR REVISION DIVISION OF
FARMER, & TRIST

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2016)

CASE NO.: 2016-356-MSP

OWNER/DEVELOPER: Adrian G. Spell, Jr.

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

SECTION: 6 WARD: 2
TOWNSHIP: 5 South PARISH COUNCIL DISTRICT: 6
RANGE: 12 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 north side intersection of House Creek and Martha Sharp Roads, west of LA Highway 1082, west of Bush, Louisiana.

SURROUNDING LAND USES: Low Density Residential

TOTAL ACRES IN DEVELOPMENT: 14.02

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 13.02 & 1.0 acres

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Parcel B does not meet the minimum 300' road frontage for the A-1 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to resubdivide their property into two (2) parcels; however parcel B does not meet the minimum 300' road frontage requirement for the A-1 zoning district.

The applicant has the ability to comply with parish code since the parent parcel has frontage on two (2) public roadways (House Creek and Martha Sharp Roads); therefore, the staff recommends that the applicant be required to increase the lot frontage of parcel B an additional 100' in order to meet code.

However, if the commission decides to approve this request without requiring the minimum frontage, a waiver of the regulations are required relative to the lot width 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

A Minor Subdivision of a 14.02 Acre Parcel of Land, into Parcels A & B, situated in Section 6, T-5-S, R-12-E, St. Tammany Parish, La.

Reference:
1.) A Survey by Jeron R. Fitzmorris, Date Filed 6-07-10, File No. 4898A, (Basis of Bearing)
2.) A Survey by Jeron R. Fitzmorris, Dated 6-01-90, #5239
3.) An Act of Donation Deed Inst. # 1042920

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

CHAIRMAN PLANNING COMMISSION

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

LEGEND:
● = Fnd. 1/2" Rebar
■ = Fnd. 1/2" Iron Pipe
■ = Fnd. 1" Iron Pipe
■ = Fnd. 3/4" Iron Pipe
○ = Set 1/2" Rebar
(*) = Basis of Bearings

The P.O.B. is reported to be N89°50'00"E-1064.0' from the Section Corner common to Section 36 T4S R11E, Section 31 T4S R12E, Section 1 T5S R11E and Section 6 T5S R12E, St. Tammany Parish, Louisiana

Since one or more of the parcels within this minor subdivision are under five (5) acres in size, and the parcels contained herein are currently zoned A-1 Suburban, which requires a minimum density of not more than one (1) residence per five (5) acres, the parcels within this minor subdivision cannot be further resubdivided unless they comply with said density requirements through rezoning, adjustment or other means, and subject to the requirements pursuant to Section 40-045.0 Minor Subdivision Review, of St. Tammany Parish Subdivision Regulatory Ordinance No. 499.

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 "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:10.

Building Setbacks must be verified prior to Construction

MAP PREPARED FOR **TRINISUE PITRE**

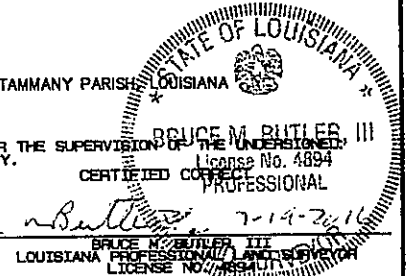
SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 6, T-5-S, R-12-E, ST. TAMMANY PARISH, LOUISIANA

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED. SIGNATURE AND STAMPED SEAL MUST BE IN RED ON THIS PLAT. IS NOT A TRUE COPY.

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(905) 892-6211 office (905) 898-0355 fax

Revised: July 15, 2016, July 19, 2016



SCALE:

1" = 150'

DATE:

6-16-16

NUMBER: 17519

Terr3/TrinisuePitre

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2016)

CASE NO.: 2016-358-MSP

OWNER/DEVELOPER: John B. & Cam Olinde

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

SECTION: 31 WARD: 2
TOWNSHIP: 4 South PARISH COUNCIL DISTRICT: 3
RANGE: 11 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 at the far eastern end of Erindale Drive, and south of LA 1129, northeast of Folsom, Louisiana.

SURROUNDING LAND USES: Low Density Residential

TOTAL ACRES IN DEVELOPMENT: 19.26

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 14.26 & 5.0 acres

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Parcel B does not meet the minimum 300' road frontage for the A-1 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to resubdivide their property into two (2) parcels; however parcel B does not meet the minimum 300' road frontage requirement for the A-1 zoning district since the public roadway terminates at the front of the parcel with a cul-du-sac.

Through no fault of their own, the applicant has no other options to access their property other than through the cul-du-sac, and since said access does not appear to hinder access to the property or cause any adverse impacts to surrounding properties, the staff has no objection to the proposed resubdivision request.

If the commission decides to approve this request, a waiver of the regulations are required relative to the parcel width 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

Reference: A Survey Map by Jeron R. Fitzmorris,
 Dated 11-22-04, #10,997, (Basis of Bearings)
 Building Setbacks must be
 verified prior to Construction
 (*) Indicates Basis of Bearings

A Minor Subdivision of a 19.26 Acre Parcel of Land,
 into Parcel A & B, situated in Section 31, T-4-S,
 R-11-E, St. Tammany Parish, Louisiana

(*) N89°56'18"E-1333.00'

140.23'

231.21'

N03°02'02"E-629.33'

257.90'

S89°02'30"W-1334.87'

S07°18'41"E-232.02'

S02°50'59"W-631.60'

14.26 ACRES

Parcel B

5.00 ACRES

Parcel A

Shed

Barn

Covered Barn

Pump

Shed

Res.

Pond

Shed

Gravel Drive

30' Access Servitude
 15' each side Center
 of Drive

1/4 Corner

Section 31, T-4-S, R-11-E

Section 36, T-4-S, R-10-E

Erindale Drive

LEGEND:

■ = Fnd. Old Wood

● = Fnd. 1/2" Rebar

◼ = Fnd. Conc. Mon.

○ = Set 1/2" Rebar

North Arrow

Scale 1" = 120'

Date 5-10-16

Drawn by JWC

Section 31, T-4-S, R-11-E, ST. TAMMANY PARISH, LOUISIANA

Draw Number 17451

Terri3/JohnOlindeReaub

Land Surveying, LLC

518 N. Columbia Street

Covington, LA 70433

(985) 842-6271 office (985) 848-0955 fax

MAP PREPARED FOR

JOHN B. OLINDE III

BRUCE M. BUTLER III

LA PROFESSIONAL LAND SURVEYOR

LC. NO. 4894

DATE

FILE NO.

FINAL APPROVAL

CHAIRMAN, PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

SERVICES SHOWN HEREON (IF ANY) ARE NOT NECESSARILY
 EXCLUSIVE. SERVICES 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 PEDSTALS.
 THIS MAP IS IN ACCORDANCE WITH THE STANDARD
 DETAILED REQUIREMENTS PURSUANT TO THE ACCURACY
 STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS
 OF PRACTICE CITED IN LAC 48:26.
 BRUCE M. BUTLER III
 LA PROFESSIONAL LAND SURVEYOR
 LC. NO. 4894
 Date 5-10-16

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2016)

CASE NO.: 2016-359-MSP

OWNER/DEVELOPER: Robert & Janice Bardy

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

SECTION: 29

WARD: 5

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 12 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 at the far southern end of Honeysuckle Road,
 and west of LA Highway 1083, west of Bush, Louisiana.

SURROUNDING LAND USES: Low Density Residential

TOTAL ACRES IN DEVELOPMENT: 10.13

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 5.27 & 4.86 acres

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Both parcels do not meet the minimum 300' road frontage for the
 A-1 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to resubdivide their property into two (2) parcels; however the parcels do not meet the minimum 300' road frontage requirement for the A-1 zoning district since the public roadway (Honeysuckle Road) terminates at the northern end of the parent parcel which ties into a 500' plus strip of and that provides access to the 10 acre plus tract.

If the commission decides to approve this request, a waiver of the regulations are required relative to the parcel width 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

*A Minor Subdivision Survey Map of a 10.13 Acre Parcel of Land, into Parcel A & B, located in Section 29, T-5-S, R-12-E, St. Tammany Parish, Louisiana

FINAL APPROVAL

DIR. DEPT. OF ENGINEERING

CHAIRMAN PLANNING COMM.

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE FILE NO.

The P.O.B. is Reported to be South-883.9'; N89°15'W-1154.0'; S00°40'W-254.0'; S78°48'E-121.4'; S120°E-591.14'; from the 1/4 Section Corner common to Sections 28 & 29, T-5-S, R-12-E, St. Tammany Parish, Louisiana

Reference:
1) A Survey Map by John E. Bonneau, Dated 8-11-93, #93717
2) A Survey Map by John E. Bonneau, Dated 8-8-91, #9181
3) A Survey Map by this Company, Dated 8-10-15, #17021

Note: Bearings and Coordinates shown Refer to the Louisiana State Plane Coordinate System (1702 La. South)

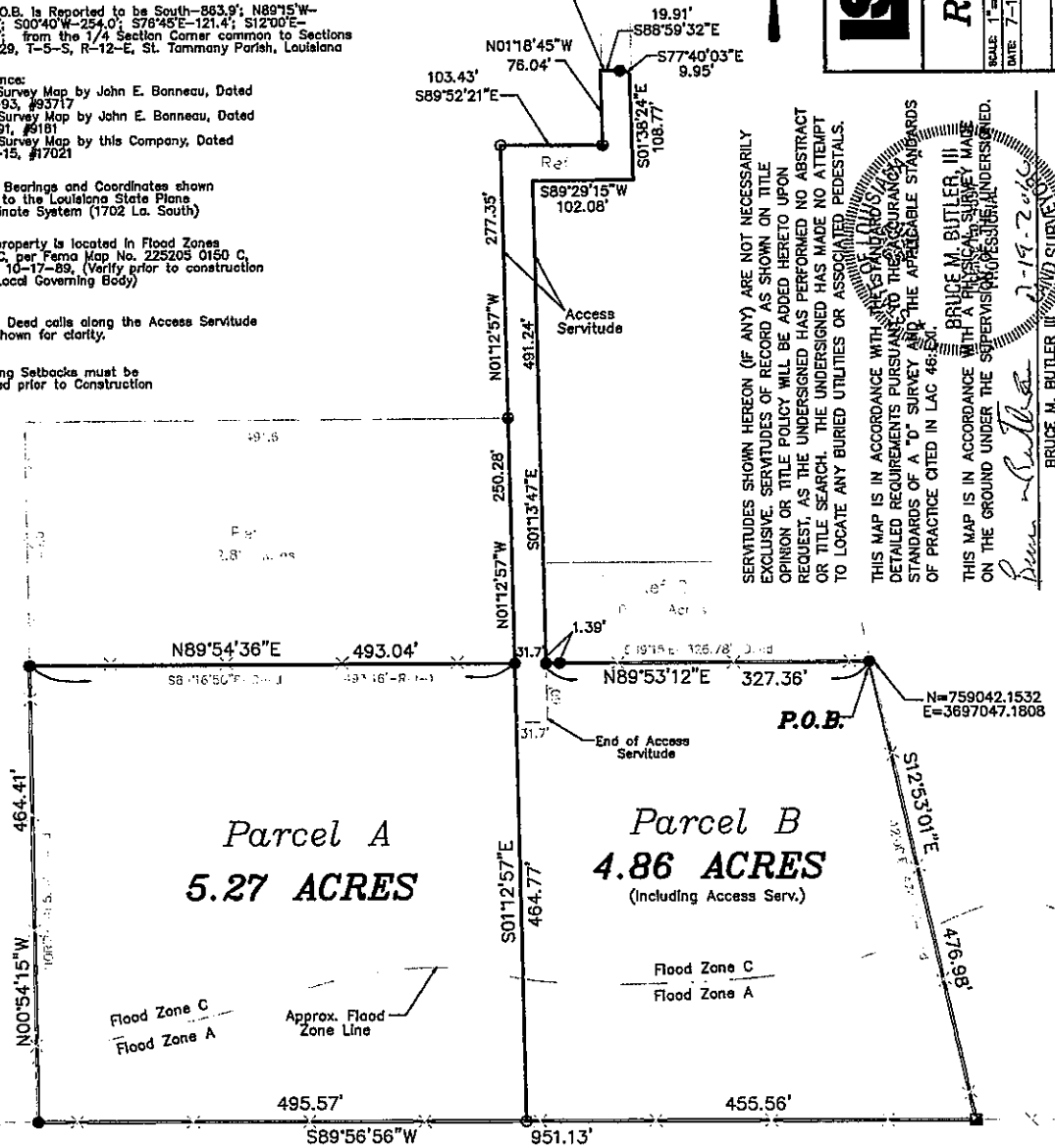
This property is located in Flood Zones A & C, per FEMA Map No. 225205 0150 C, Dated 10-17-89. (Verify prior to construction with Local Governing Body)

Note: Deed calls along the Access Servitude not shown for clarity.

Building Setbacks must be verified prior to Construction

(Parish Gravel)
Honeysuckle Road

(Parish Road Ends)



Land Surveying, LLC
518 N. Columbia Street
Covington, LA 70433
(805) 842-6271 office (805) 840-0955 fax

ROBERT R. BARDY

MAP PREPARED FOR
DRAWN BY JWG
DATE 7-15-16
PROPERTY LOCATED IN SECTION 29, TSS- R12E, St. Tammany Parish, Louisiana
DRAWN NUMBER 17559

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 STANDARDS AND DETAILED REQUIREMENTS PURSUANT TO THE ASSURANCE STANDARDS OF A "D" SURVEY AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 48:54.

BRUCE M. BUTLER III
THIS MAP IS IN ACCORDANCE WITH A PROFESSIONAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF A PROFESSIONAL LAND SURVEYOR LICENSE NO. 4894

LEGEND:

- = Fnd. 3/8" Rebar
- = Set 1/2" Rebar
- = Fnd. 1/2" Rebar
- = Fnd. 1/2" Pipe
- X— = Fence

MINOR SUBDIVISION STAFF ANALYSIS REPORT

(As of August 2, 2016)

CASE NO.: 2016-360-MSP

OWNER/DEVELOPER: Marlene Blackwell
ENGINEER/SURVEYOR: John G. Cummings & Associates, Inc.

SECTION: 18 WARD: 10
TOWNSHIP: 6 South PARISH COUNCIL DISTRICT: 6
RANGE: 12 East

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

GENERAL LOCATION: The property is located on the south side of Ray Keen Road and southeast of LA Highway 21, north of Abita Springs, Louisiana.

SURROUNDING LAND USES: Low Density Residential
TOTAL ACRES IN DEVELOPMENT: 5.03

NUMBER OF LOTS/PARCELS: 3 TYPICAL LOT SIZE: 1-2 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: All parcels do not meet the minimum 150' road frontage for the A-2 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to resubdivide their property into three (3) parcels; however the parcels do not meet the minimum 150' road frontage requirement for the A-2 zoning district. However, all three parcels are deficient by only 5' or less in meeting the width requirement and meet all other aspects of parish code; therefore, the staff has no objection to the proposed resubdivision request.

However, if the commission decides to approve this request, a waiver of the regulations are required relative to the parcel width 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

REFERENCE BEARING:
Iron Rod A to Iron Rod B
N00°11'45"W
(per Reference Bearing No. 1)

1/4 SECTION CORNER

SEC. 18

SEC. 17

POB

EXISTING 30' ACCESS EASEMENT

PARCEL C
1.000 ACRE

PARCEL A
2.015 ACRES

PARCEL B
2.015 ACRES

1.0 ACRE
(NOT A PART)

SEC. 18

SEC. 19

SEC. 17

SEC. 20

LEGEND

- ⊠ = WOOD CORNER FOUND
- ⊙ = 2" IRON PIPE FOUND
- ⊙ = 1-1/2" IRON PIPE FOUND
- ⊙ = 1/2" IRON ROD FOUND
- ⊙ = 1/2" IRON ROD SET
- X- = FENCE

NOTE:

This property is located in Flood Zone C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989.

APPROVAL:

A RESUBDIVISION OF 5.03 ACRES OF INTO PARCELS A, B, & C, LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

SECRETARY/PARISH PLANNING COMMISSION

CLERK OF COURT

DATE FILED _____ FILE NO. _____

REFERENCE SURVEYS:

- Survey for Ray Keen, et al by Fred L. Tilley, Surveyor, dated January 8, 1995, Job No. 95-114-B.
- Survey for Jonathan E. & Heather G. Hux by John G. Cummings, Surveyor, dated August 7, 2002, Job No. 95-114-D.

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

503 N. JEFFERSON AVENUE
COWINGTON, LA 70433

JOHN G. CUMMINGS & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

PHONE (985) 892-1549
FAX (985) 892-9250

PLAT PREPARED FOR: **Marlene Blackwell**

SHOWING A SURVEY OF: A RESUBDIVISION OF 5.03 ACRES INTO PARCELS A & B, LOCATED IN SECTION 18, TOWNSHIP 6 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON THE GROUND BY ME, OR THOSE UNDER MY DIRECTION, AND IS IN ACCORDANCE WITH THE APPLICABLE STANDARDS OF PRACTICE AND BEARS A CLASS C SURVEY.

PROFESSIONAL LAND SURVEYOR

STATE OF LOUISIANA

JOHN G. CUMMINGS
Licence No. 4776
PROFESSIONAL
LAND SURVEYOR

SCALE: 1" = 100'

JOB NO. 95-114-B1

DATE: 7-12-2016

REVISED:

RESUBDIVISION

REVIEW

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2016-362-MRP

NAME OF SUBDIVISION: Tammany Forest, Block 2

LOTS BEING DIVIDED: Lots 9 thru 13 into lots 10A, 12A & 13A

SECTION: 43

WARD: 7

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 7

RANGE: 14 East

PROPERTY LOCATION: The property is located at the northwest corner of Berry Todd Road and Phillip Street, Lacombe, Louisiana.

ZONING: Single Family Residential

PROPERTY OWNER: Christopher M. Saleh, et al.

STAFF COMMENTARY:

The applicants are proposing to combine five (5) lots into 3 lots. The reason for this proposal as the staff understands it is due to some encroachment issues relative to some improvements located on the five lots.

Recommendation:

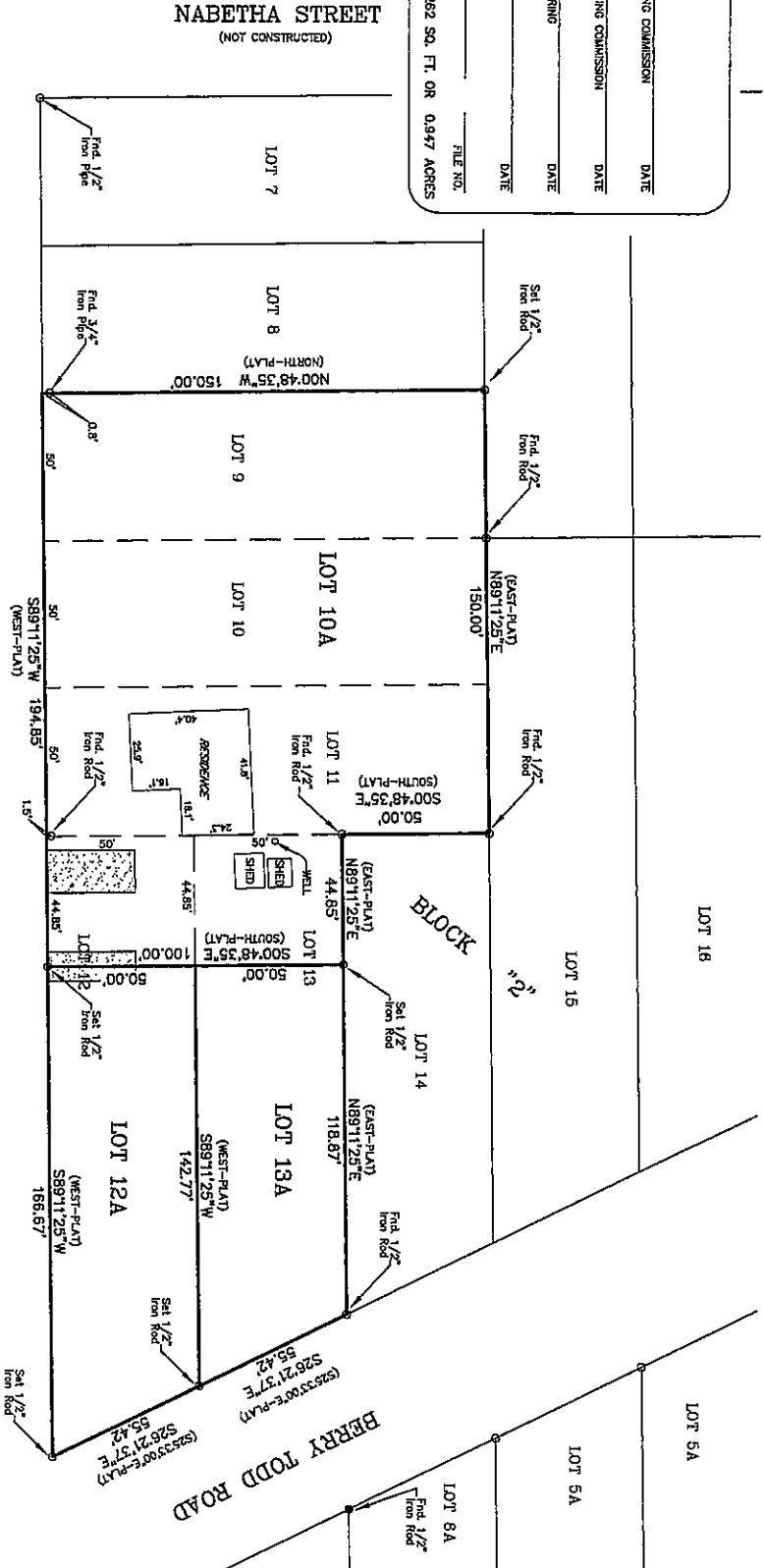
The reason why a public hearing is required is due to the fact that lots 12 & 13 are being made somewhat smaller in size in favor of creating a much larger parcel to the rear consisting of lots 9, 10, 11 and portions of lots 12 & 13; and even though lots 12 & 13 are being made somewhat smaller, the lot widths have not changed and the reduced depth of the each lot still appears to be adequate enough to provide acceptable building envelopes.

Therefore, for the reasons as mentioned above, the staff has no objections to the proposed resubdivision request.

APPROVED:

CHAIRMAN OF PLANNING COMMISSION	DATE
SECRETARY OF PLANNING COMMISSION	DATE
DIRECTOR OF ENGINEERING	DATE
CLERK OF COURT	DATE
DATE FILED	FILE NO.

TOTAL AREA: 41,252 SQ. FT. OR 0.947 ACRES



NOTE: BEARINGS SHOWN REFER TO THE LOUISIANA
STATE PLANE COORDINATE SYSTEM (LA SOUTH
1702).

PHILIP STREET

SCALE: 1" = 40'

DATE: 2/20/2020

DRAWN BY:	CHECKED BY:
-----------	-------------

JDL	RMK

DWG. NO:

20160281

SHEET


I have completed the Flood Insurance Rate Maps and found the property ALB 11 0 Speed

FILE# 235305 03MS C
DATE 07/17/89
ZONE C
BFE N/A

Widely open to vegetation, with local vegetation broken

A RESUBDIVISION MAP OF
 LOTS 9-13 INTO LOT 10A, LOT 12A &
 LOT 13A, TAMMANY FOREST SUBD., BLK. 2
 IN SEC. 43, T-8-S, R-14-E, GLD,
 ST. TAMMANY PARISH, LOUISIANA

J.V. Burkes & Associates, Inc.
SURVEYING
ENGINEERING • ENVIRONMENTAL



1995 Shortall Highway
Suidell, Louisiana 70458
E-mail: jburkes@jburkes.com

Phone: 935-649-0075 Fax: 985-649-0154
Mississippi Phone: 228-435-5800

SEP 10 1985
SEAN W. BURGESS
RECEIVED
LA REG. NO. 14785

PRELIMINARY
SUBDIVISION
REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of August 2, 2016)

CASE NO.: 2016-348-PP

SUBDIVISION NAME: Bedico Creek, Parcel 8

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

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

SECTION 31	6	WARD:	1
TOWNSHIP 6S	T7S	PARISH COUNCIL DISTRICT:	1
RANGE 10E	R10E		

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: 4.87

NUMBER OF LOTS: 11 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

PUD MODIFICATION GRANTED: February 10, 2015

STAFF COMMENTARY:

Department of Engineering

1. The preliminary plans have been reviewed by this office and an inspection was made of the site.
2. It is recommended that Preliminary submittal be approved.
3. No Maintenance Obligation is required since this is a Private S/D.
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 STAFF ANALYSIS REPORT
(As of August 2, 2016)

CASE NO.: 2016-350-FP

SUBDIVISION NAME: Bedico Creek, Parcel 8

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

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

SECTION 31
TOWNSHIP 6S
RANGE 10E

6
T7S
R10E

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: 4.87

NUMBER OF LOTS: 11 LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on 7/27/16. The inspection disclosed that all concrete roads, road shoulders and the roadside ditches are located within Parcel 11.
2. Should the Planning Commission approve the request for final approval no Warranty Obligation will be required for the infrastructure since all infrastructure is located within Parcel 11.
3. The staff recommends approval of the proposed final subdivision request.

4. No mandatory developmental fees are required 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 August 2, 2016)

CASE NO.: 2016-350-FP

SUBDIVISION NAME: Bedico Creek, Parcel 11

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

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

SECTION 31	6
TOWNSHIP 6S;	T7S
RANGE 10 East	R10E

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: 31.97

NUMBER OF LOTS: 84 LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on 7/27/16. The inspection disclosed that 95% of the concrete roads are constructed, road shoulders need to be constructed and the roadside ditches need to have final grading.
2. The following uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.

a. General

- (1) Need concrete test results.
- (2) Need utility trench bedding test results.
- (3) Need utility trench backfill test results.
- (4) Floppy disk or latest format.
- (5) Need street name signs.
- (6) Need traffic signs.
- (7) Need blue reflectors.
- (8) Complete concrete roadways at two (2) intersections and two (2) cul-de-sacs.
- (9) Roadway shoulders need to be constructed.
- (10) Roadside ditches need to have final grading.

b. Subdivision Plat

- (11) Need 9-1-1 addresses.
- (12) Need Bench Mark.
- (13) Remove the notes on the typical street section regarding clearing outside of the R/W.

c. As-Built Paving & Drainage Plan

- (14) Upon completion of the concrete roadways show that all roadways have been completed.
- (15) Remove the notes on the typical street section regarding clearing outside of the Right-of-Way.

d. Sewer and Water

- (16) 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.
- (17) A letter of acceptance and responsibility for the perpetual maintenance and operation of the water and sewer system has not been issued by the utility provider as required.

- 3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 4800 linear feet x \$25.00 per linear foot = \$120,000 for a period of two (2) years.
- 4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.
- 5. No mandatory developmental fees are required since a public hearing was held prior to January 1, 2005.

Department of Development - Planning

None

OLD BUSINESS



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 2, 2016

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

OLD BUSINESS

August 9, 2016 Agenda

Re: Enter Parish ROW – Res. No. 16-001
Specifically Unopened Portion of Center (Bar) St.
Beverly Heights Manor S/D

Honorable Commissioners:

The above referenced resolution was adopted on January 12, 2016.

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

The petitioner has not furnished all documentation required within the six (6) month period and is requesting an extension of time. See attached letter dated July 21, 2016.

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

The Department of Engineering has no objection to the extension.

ACTION REQUIRED:

Extend adoption date to 8/9/16 thereby extending the six (6) month submittal of documentation to 2/9/17 and the completion date to 8/9/18

Sincerely,

A handwritten signature in black ink, appearing to read "Jay B. Watson", is written over a horizontal line.

Jay B. Watson, P.E.
Development Engineer

xc: Honorable S. Michelle Blanchard
Mr. Sidney Fontenot
Ms. Leslie Long
Ms. Erin Stair
Mr. Glenn Delatte
Jimmy Laurent Construction Co.

Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jay B. Watson, P.E.
Mr. Ron Keller
Ms. Darnell Ellingsworth
Ms. Jan Pavur
J. V. Burkes & Associates, Inc.

July 21, 2016

Mr. Charles E. Williams, P. E.

St. Tammany Parish Government

Department of Engineering

P.O. Box 628

Covington, LA. 70434

RE: Enter Parish Right of Way Res No. 16-001

Specifically: A portion of Center (Bar) St.

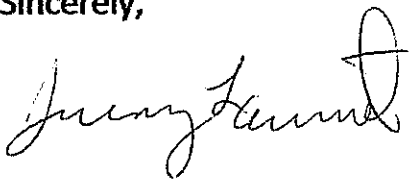
Beverly Heights Manor Subdivision

For Purpose of Gaining Access to Property

Dear Mr. Williams:

I would like to request an extension of time for Resolution 16-001. If any further information is necessary, please let me know.

Sincerely,



Jimmy Laurent

DBA Laurent Construction

P. O. Box 273

Lacombe, La. 70445

985-966-3022





ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

7/29/2016

CERTIFIED MAIL – RETURN RECEIPT
No. 7012 3460 0000 9958 9786

Laurent Construction Co.
Attn: Mr. Jimmy Laurent
P. O. Box 273
Lacombe, LA 70445

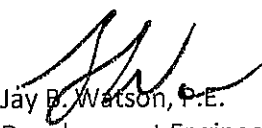
Re: Enter Parish R.O.W. – Res No. 16-001
Specifically a Portion of Center (Bar) St.
Beverly Heights Manor S/D
For the Purpose of Gaining Access to Property

Dear Mr. Laurent:

This is to advise that the above captioned project will be on the Planning Commission meeting agenda August 9, 2016.

You are hereby advised that your presence is required at the August 9, 2016 meeting per Planning Commission directive.

Sincerely,


Jay B. Watson, P.E.
Development Engineer
Department of Planning & Development

xc: Honorable S. Michelle Blanchard
Mr. Mike Noto
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Theodore Reynolds, E.I.

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Sent To	Laurent Construction Co.
Street, Apt. No., or PO Box No.	Attn: Mr. Jimmy Laurent
City, State, ZIP+4	P. O. Box 273
	Lacombe, LA 70445
PS Form 3800, August 2005	
See Reverse for Instructions	

7012 3460 0000 9958 9786

7/29/16 Postmark Here