

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION MEETING**  
**6:00 P.M. - TUESDAY, FEBRUARY 14, 2017**  
**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 JANUARY 10, 2017 MINUTES**

**PUBLIC HEARINGS**

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

Entering Parish Right-of-Way (Joiner-Wymer & Baham Roads), Ward 1, District 3  
Request to enter Parish right-of-way for the purpose of laying natural gas lines  
Debtor: Town of Madisonville Gas Co. Parish Council District Representative: Hon. James "Red" Thompson

Entering Parish Right-of-Way (the median of Crestwood Boulevard), Ward 3, District 2  
Request to enter Parish right-of-way for the purpose of constructing a turnaround  
Debtor: JST Realty, LLC Parish Council District Representative: Hon. Dennis Sharp

**MINOR SUBDIVISIONS**

**2017-539-MSP**

A 60.98 acre parcel into parcels A thru E, Ward 2, District 6  
Owner: Barney & Regina Core Surveyor: John G. Cummings & Associates, Inc.  
Parish Council District Representative: Hon. Richard Tanner

**2017-549-MSP**

Tract 3-C into tracts 3-C-1, 3-C-2 and 3-C-3, Ward 3, District 5  
Owner: JST Realty, L.L.C. Surveyor: D & S Surveyors, Inc.  
Parish Council District Representative: Hon. Rykert Toledano

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**FEBRUARY 14, 2017**  
**MANDEVILLE, LOUISIANA**

**PETITIONS/REQUESTS**

**ENTERING THE TAMMANY TRACE**

**REVOCATION/CLOSINGS REVIEW**

**RESUBDIVISION REVIEW**

**2016-512-MRP**

Town of Lewisburg, lot 17 and portions of lots 15 & 16 into lots 17A, 17B & 17C, Ward 4, District 4

Petitioner: Warren Davie & Richard Polchow      Surveyor: LS Land Surveying, L.L.C.

Owner: Warren Davie & Richard Polchow Parish Council District Representative: Hon. Michael Lorino

**(POSTPONED AT THE JANUARY 10, 2017 MEETING)**

**(STAFF RECOMMENDS POSTPONEMENT UNTIL THE MARCH 14, 2017 MEETING)**

**2017-541-MRP**

Secluded Pines, Parcel A into parcels A1 and A2, Ward 6, District 11

Petitioner: Jeffery Crossland      Surveyor: J.V. Burkes & Associates, Inc.

Owner: Jeffery Crossland      Parish Council District Representative: Hon. Steve Stefancik

**2017-555-MRP**

Tammany West Multiplex, Phase III, lot 8 into lots 8-A & 8-B, Ward 1, District 1

Petitioner: American Factory Direct      Surveyor: LS Land Surveying, L.L.C.

Owner: American Factory Direct      Parish Council District Representative: Hon. Marty Dean

**DORMANT SUBDIVISION REVIEW**

**TENTATIVE SUBDIVISION REVIEW**

**PRELIMINARY SUBDIVISION REVIEW**

**2016-525-PP**

Ashton Parc, 2<sup>nd</sup> & 3<sup>rd</sup> Filings, Ward 8, District 8

Developer/Owner: First Horizon, Inc.      Engineer: Benchmark Group, L.L.C.

Parish Council District Representative: Hon. Chris Canulette

**(POSTPONED AT THE JANUARY 10, 2017 MEETING)**

**2016-526-PP**

Preston Vineyard, Ward 1, District 3

Developer/Owner: First Horizon, Inc.      Engineer: McIn Taylor, Inc.

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

**(POSTPONED AT THE JANUARY 10, 2017 MEETING)**

**FINAL SUBDIVISION REVIEW**

**AGENDA**  
**ST. TAMMANY PARISH PLANNING COMMISSION**  
**FEBRUARY 14, 2017**  
**MANDEVILLE, LOUISIANA**

**PROPOSED AMENDMENTS TO ORDINANCE 499**

**OLD BUSINESS**

Entering Parish Right-of-Way ("H" Street), Ward 3, District 2  
Request to enter Parish right-of-way for the purpose of gaining access to property  
Debtor: DMM Construction Parish Council District Representative: Hon. Dennis Sharp  
*(Request for an extension of time)*

Guste Island Estates, Parcel D-3 (The Oaks), Ward 1, District 4  
Parish Council District Representative: Michael Lorino  
*(Developer requesting the removal of 12 lots from the phase)*

The Landings of Crossgates, Phases 1 thru 4, Ward 8, District 9  
Parish Council District Representative: Gene Bellisario  
*(H.O.A. request to convert private streets and drainage to the parish maintenance system)*

**NEW BUSINESS**

**ADJOURNMENT**

PLANNING  
COMMISSION  
MINUTES

**MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. - TUESDAY, JANUARY 10, 2017  
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, Chris Tissue

**INVOCATION**

The Invocation was presented by Mr. Randolph.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was presented by Mr. Drumm.

**APPROVAL OF THE DECEMBER 13, 2016 MINUTES**

Doherty moved to approve, second by Lorren.

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

**Nay:**

**Abstain:**

**PUBLIC HEARINGS**

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

**MINOR SUBDIVISIONS**

**2016-508-MSP**

Parcel C into Parcels C-1 & C-2, Ward 6, District 6

Owner: Glenn Davis Surveyor: John G. Cummings & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

## **JANUARY 10, 2017 PLANNING 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: Sarah Trombaugh/agent                      Opposition: none

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

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

**Nay:**

**Abstain:**

### **2016-521-MSP**

Parcel A into Parcels A1 & A2, Ward 2, District 3

Owner: Juanita Mizell    Surveyor: 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: David Holloway/agent                      Opposition: none

**Willie moved to approve with the waiver, second by Cazaubon.**

**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**

#### **2016-512-MRP**

Town of Lewisburg, lot 17 and portions of lots 15 & 16 into lots 17A, 17B & 17C, Ward 4, District 4

Own/Pet: Warren Davie & Richard Polchow                      Surveyor: LS Land Surveying, L.L.C.

Parish Council District Representative: Hon. Michael Lorino

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Warren Davie/owner, Skip Scoggin/agent

Opposition: Bill Hansen/adjacent owner

**Davis moved to postpone until the February meeting, second by Fitzmorris.**

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

**Nay:**

**Abstain:**

### **DORMANT SUBDIVISION REVIEW**

**JANUARY 10, 2017 PLANNING MEETING MINUTES, CONT.**

**TENTATIVE SUBDIVISION REVIEW**

**2016-533-TP**

Perrilloux Trace, Ward 1, District 1

Developer/Owner: Perrilloux Properties, L.L.C. Engineer: Arrow Engineering & Consulting, 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: Darrell Fussell/Arrow Engineering Opposition: none

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

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

**Nay: Cazaubon, Lorren, Richard**

**Abstain:**

**PRELIMINARY SUBDIVISION REVIEW**

**2016-525-PP**

Ashton Parc, 2<sup>nd</sup> & 3<sup>rd</sup> Filings, Ward 8, District 8

Developer/Owner: First Horizon, Inc. Engineer: Benchmark Group, L.L.C.

Parish Council District Representative: Hon. Chris Canulette

**(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)**

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

**Lorren moved to postpone until the February meeting, second by Randolph.**

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

**Nay:**

**Abstain:**

**2016-526-PP**

Preston Vineyard, Ward 1, District 3

Developer/Owner: First Horizon, Inc. Engineer: Mclin Taylor, Inc.

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

**(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)**

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

**Randolph moved to postpone until the February meeting, second by Fitzmorris.**

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

**Nay:**

**Abstain:**

**JANUARY 10, 2017 PLANNING MEETING MINUTES, CONT.**

**FINAL SUBDIVISION REVIEW**

**2016-527-FP**

Guste Island Estates, Parcel D-3, "The Oaks", Ward 1, District 4

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

Parish Council District Representative: Hon. Michael Lorino

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell, Kelly McHugh

Opposition: none

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

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

**Nay:**

**Abstain:**

**2016-528-FP**

River Park Estates, Phase 1, Ward 1, District 1

Developer/Owner: River Park Estates, 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: Matthew Allen & Fred Mays/adjacent owners

**Davis moved to approve, second by Fitzmorris.**

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

**Nay:**

**Abstain:**

**2016-529-FP**

Weston Glen, Phase 2A, Ward 1, District 1

Developer/Owner: Varuso Homes, L.L.C. Engineer: Richard C. Lambert Consultants, 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: Jeff Schoen/Jones Fussell

Opposition: none

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

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

**Nay:**

**Abstain:**

## **JANUARY 10, 2017 PLANNING MEETING MINUTES, CONT.**

### **2016-530-FP**

Coquille, Phase 3A, Ward 1, District 4

Developer/Owner: Forest Lake Estates, L.L.C. Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Michael Lorino

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

**Fitzmorris moved to approve, second by Davis.**

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

**Nay:**

**Abstain:**

## **PROPOSED AMENDMENTS TO ORDINANCE 499**

### **OLD BUSINESS**

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

Abita River Park, Ward 3, District 2

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

Parish Council District Representative: Hon. Dennis Sharp

*(A request by the developer to change the name of the subdivision to "Abita Ridge")*

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

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

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

**Nay:**

**Abstain:**

Colonial Pinnacle Nord du Lac Subdivision, Ward 1, District 1

*(A request to convert the Performance Obligation to the new owner)*

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

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

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

**Nay:**

**Abstain:**

### **NEW BUSINESS**

**JANUARY 10, 2017 PLANNING MEETING MINUTES, CONT.**

**ADJOURNMENT**

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

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

(Draft Date 2/07/17)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

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

**TITLE: A RESOLUTION AUTHORIZING TOWN OF MADISONVILLE GAS COMPANY TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING TOWN OF MADISONVILLE GAS COMPANY; 403 ST. FRANCIS ST.; MADISONVILLE, LA; 70447 PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF JOINER-WYMER AND BAHAM ROADS COMMENCING AT LA HWY #1077 AND EXTENDING TO WINGFIELD SUBDIVISION, FOR THE PURPOSE OF LAYING 2" NATURAL GAS LINES.**

**WARD 1 DISTRICT 3**

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 \$31,500 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 gas lines are constructed in accordance with the approved drawing(s).
10. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be required to reapply for permission.

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

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

YEA:

NAY:

ABSTAIN:

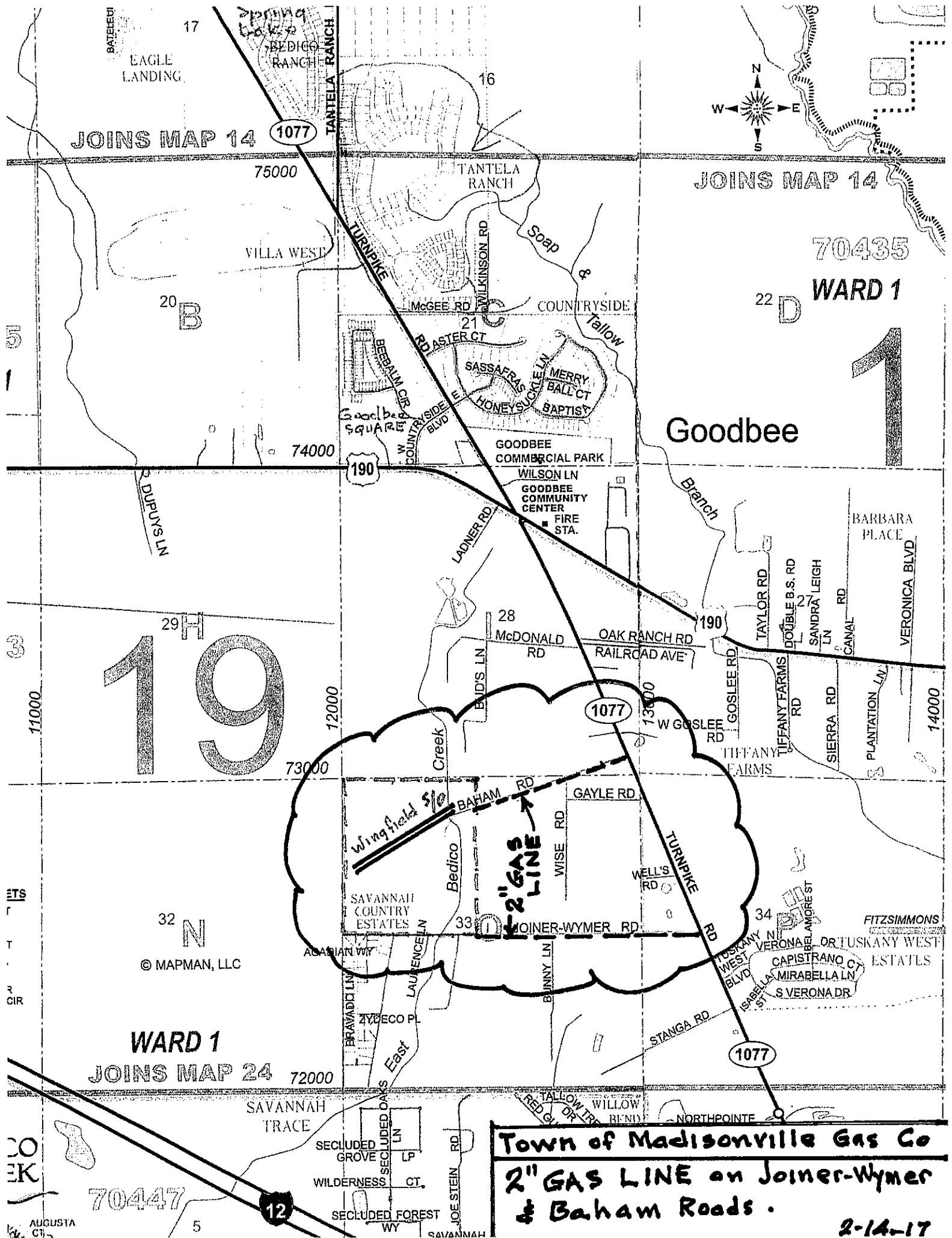
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 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



**Town of Madisonville Gas Co**  
**2" GAS LINE on Joiner-Wymer**  
**& Baham Roads.**  
**2-14-17**

(DRAFT DATE 2/7/17)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

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

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

**SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO JST REALTY, LLC, C/O DAVID B. WEBBER, GENERAL MANAGER, 2901 RIDGELAKE DR., SUITE 213, METAIRIE, LA 70002 TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE MEDIAN OF CRESTWOOD BLVD., FOR THE PURPOSE OF CONSTRUCTING A TURN-AROUND.**

**WARD 3, DISTRICT 2.**

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and /or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the CONCRETE 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. 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.
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 \$10,000 for a period of six (6) months.

8. That the petitioner agree to post a Warranty Obligation upon completion of the project.

9. 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.

10. 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.

11. That the petitioner shall submit a site plan of Petitioner's property.

12. That the petitioner submit as-built drawings certifying that the project was constructed in accordance with the approved drawings.

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

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

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

YEA:

NAY:

ABSTAIN:

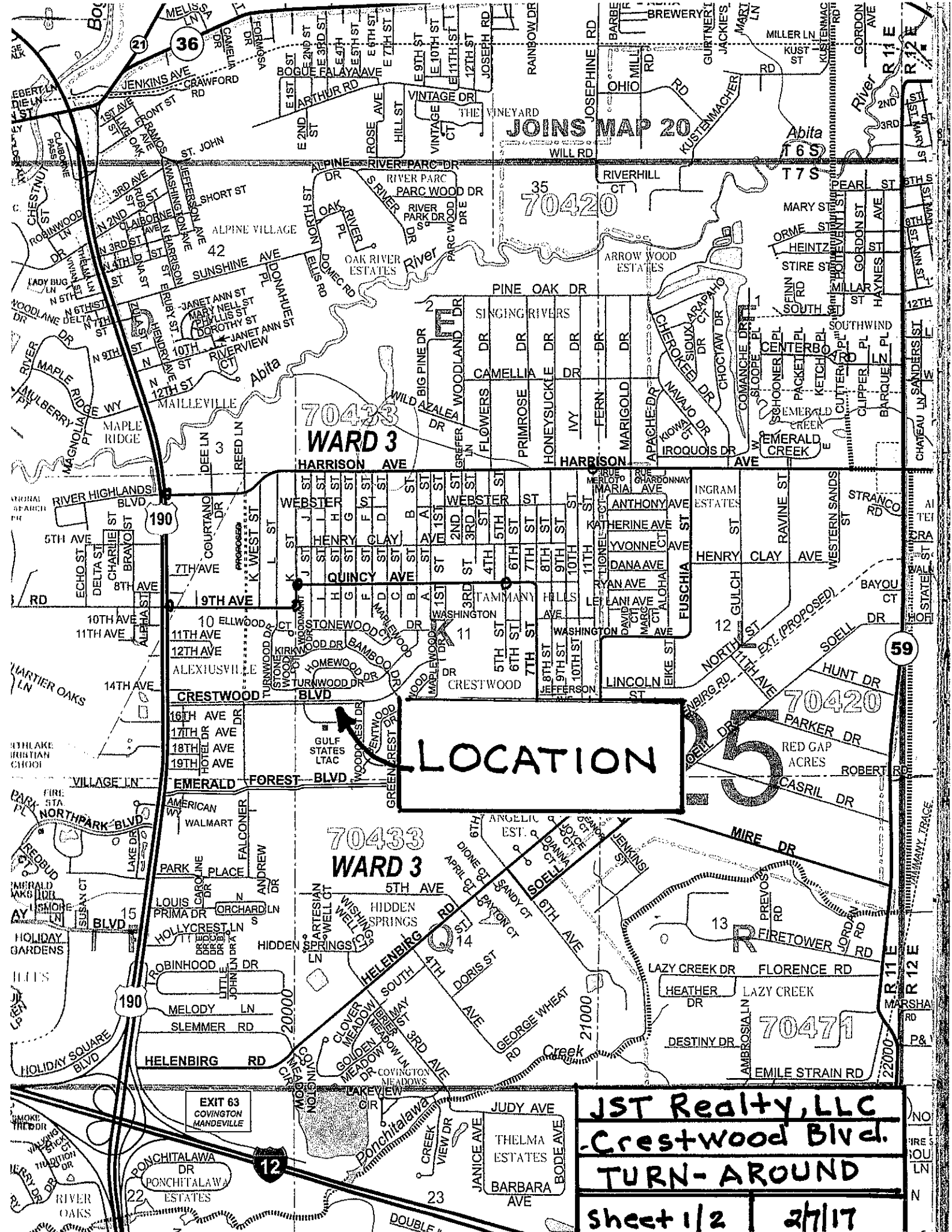
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

\_\_\_\_\_, CHAIRMAN  
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

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



**JST Realty, LLC**  
**Crestwood Blvd.**  
**TURN-AROUND**  
Sheet 1/2 | 2/17

U-TURN  
IN MEDIAN

R.O.W. & SERV. IN FAVOR OF  
SOUTHEAST TELECOMMUNICATIONS INC.  
DATED 06/03/84, INST. #892598  
C.O.B. 1555, FOLIO 827.

CRESTWOOD 100' R.O.W. (FORMERLY 15th AVE.) BLVD

N88°43'36"E 694.21ft (BASE BEARING)

(P-N00°06'00"E  
N00°24'12"E)

164.05ft  
(P-164.17ft)

TRACT 3-C-1  
0.85 Acres.  
37,047.1 Sq.ft.

N00°17'16"E  
164.09ft

TRACT 3-C-2  
0.85 Acres.  
37,058.2 Sq.ft.

N00°10'07"E  
164.12ft

TRACT 3-C-3  
5.30 Acres.  
230,952.2 Sq.ft.

225.73ft

225.73ft

242.86ft

S88°44'18"W 452.12ft  
(P-S88°45'00"W 451.22ft)

NOTE: UTILITIES NOT LOCATED.

MINOR RESUBDIVISION  
FOR  
J.S.T. REALTY, L.L.C.

TRACT 3-B  
7.07 ACRES  
LTAC HOSPITAL

### LEGEND

- 1/2" IRON ROD FOUND
- 1/2" IRON ROD SET

CHAIRMAN OF THE PLANNING COMMISSION

GARDENWALK SUBDIVISION

SECRETARY OF THE PLANNING COMMISSION

DIRECTOR OF THE DEPARTMENT OF ENGINEERING

CLERK OF COURT

MAP FILE NUMBER

MAP FILE DATE

Reference 1) RESUBDIVISION SURVEY OF TRACT 3-A, TRACT 3-B AND TRACT 3-C BY SCALFANO ENGINEERING, INC., DATED 05/04/05. FILED IN THE ST. TAMMANY PARISH CLERK OF COURT MAP FILE NO. 3898D, DATE FILED 05/24/2005.  
SAID RESUBDIVISION PLAT USED AS THE BASIS OF BEARINGS AND (P)PLAT CALLS SHOWN.

NOTE 1) Said property is located in Flood Zone C per the Insurance Rate Map for St. Tammany Parish, Community Panel # 225205 0230 C Map Revised, 10/17/1989 Base Flood Elevation N/A

NOTE 2) The undersigned surveyor has not performed a title search or abstract. This survey was conducted using documents provided by the client or their agents. Servitudes shown are not necessarily exclusive. Servitudes of record will be added hereto upon request after a title opinion. Plat Revised

I certify this plat represents an actual ground survey in accordance with the applicable standards of practice as stipulated by the Louisiana State Board of Registration for Professional Engineers and Land Surveyors and bears a B survey classification.

MINOR RESUBDIVISION  
OF

TRACT 3-C  
SEC. 11, T-7-S, R-11-E  
ST. TAMMANY PARISH, LA.  
INTO  
TRACT 3-C-1  
SEC. 11, T-7-S, R-11-E,  
ST. TAMMANY PARISH, LA.  
TRACT 3-C-2  
SEC. 11, T-7-S, R-11-E,  
ST. TAMMANY PARISH, LA.  
AND  
TRACT 3-C-3  
SEC. 11, T-7-S, R-11-E,  
ST. TAMMANY PARISH, LA.

JST Realty, LLC

Crestwood Blvd.

TURN-AROUND

Sheet 2/2 2-7-17

MINOR RESUBDIVISION OF TRACT 3-C  
SECTION 11, TOWNSHIP 7 SOUTH, RANGE 11 EAST,  
ST. TAMMANY PARISH, LOUISIANA.

D & S SURVEYORS, INC.

PROFESSIONAL LAND SURVEYORS  
228 W. 21st AVENUE, COVINGTON, LOUISIANA 70433  
OFFICE (985) 892-2847 ~ FAX (985) 892-2806

JOB NO.	DRAWN WRS	DATE 01/05/2017	SHEET NO.
16-100	CHECKED WRS	SCALE 1"=100'	1 OF 1

MINOR  
SUBDIVISIONS

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of February 7, 2017)*

CASE NO.: 2017-539-MSP

OWNER/DEVELOPER: Barney & Regina Core

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

SECTION: 9

WARD: 2

TOWNSHIP: 5 South

PARISH COUNCIL DISTRICT: 6

RANGE: 11 East

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

GENERAL LOCATION:        The property is located at the far western end of N. Galloway Road,  
   north of Covington, Louisiana.

SURROUNDING LAND USES:        Low density single family residential & undeveloped property  
TOTAL ACRES IN DEVELOPMENT:        60.98

NUMBER OF LOTS/PARCELS:        5        TYPICAL LOT SIZE: 13+ acres

ZONING:        A-1 Suburban

REASONS FOR PUBLIC HEARING:    More than one parcel is being accessed by a private drive.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create five (5) parcels from one (1) 60.98 acre parent parcel. Furthermore, a private drive is required to be constructed to parish standards pursuant to Section 40-045.01 Minimum Standards for a Private Drive of Subdivision Regulatory Ordinance No. 499 in order to access four of the proposed parcels. Therefore, the staff has no objections to the proposed minor subdivision request subject to the following stipulations:

- a.)        A cul-du-sac or some type of turnaround acceptable to the engineering department must be provided at the northern end of the private drive.
- b.)        The proposed name of the private drive "Queenie Lane" must be depicted on the survey plat.

**Department of Engineering**

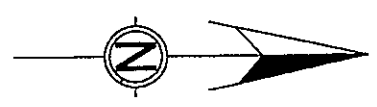
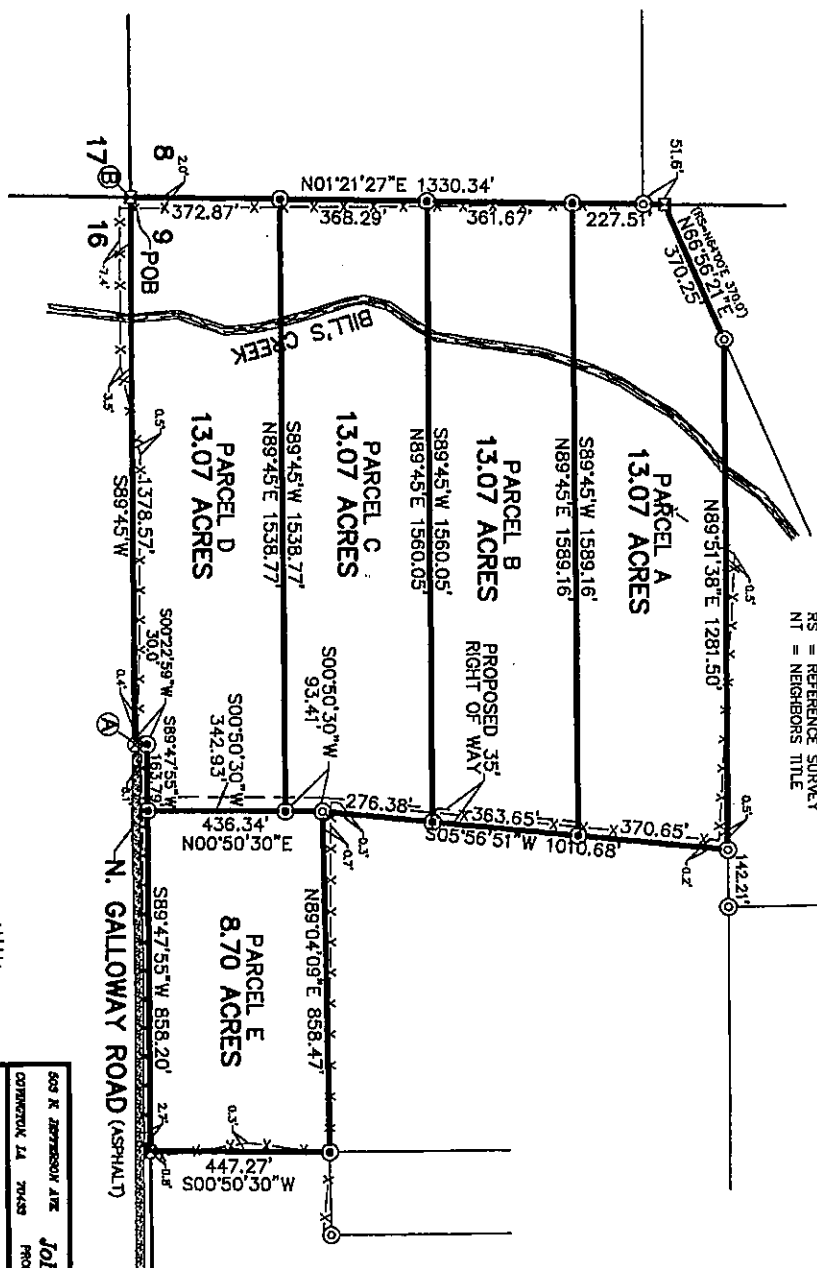
None

**Department of Environmental Services**

None

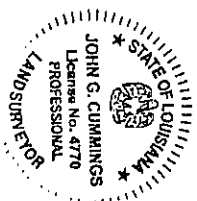
NOTE:  
 1. This property is located in Flood Zones A & C per FEMA Map No. 225205 0150 C. dated October 17, 1989.  
 2. 1/2" IRON RODS TO BE SET UPON APPROVAL.

LEGEND  
 □ = CONCRETE CORNER FOUND  
 ⊙ = 1-1/4" IRON PIPE FOUND  
 ⊙ = 3/4" IRON PIPE FOUND  
 ⊙ = 1/2" IRON ROD FOUND  
 ⊙ = 1/2" IRON ROD SET  
 -X- = FENCE  
 RS = REFERENCE SURVEY  
 NT = NEIGHBORS TITLE



REFERENCE SURVEY:  
 Survey for Ronald L. Rongore by Herbert C. Sanders,  
 Surveyor, dated June 11, 1990, filed St. Tammany  
 Parish Clerk of Court Instrument No. 753623.

THERE IS NO REPRESENTATION THAT ALL APPLICABLE SERVICES AND/OR  
 RESTRICTIONS HAVE BEEN SHOWN HEREON. ANY SERVICES AND/OR  
 RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE SET FORTH  
 IN THE DESCRIPTION AND ARE NOT TO BE CONSIDERED AS A GUARANTEE  
 OF THE ACCURACY OF THE SURVEY. NO LIABILITY FOR SUCH INFORMATION WAS NOT MADE  
 BY THE UNDERSIGNED IN COMPLYING DATA FOR THIS SURVEY.



REFERENCE BEARING:  
 Iron Pipe A to Concrete Corner B  
 S89°45'W  
 (per Reference Survey)

APPROVAL:  
 A MINOR SUBDIVISION OF 60.98 ACRES INTO PARCELS A, B, C,  
 D, & E, LOCATED IN SECTION 9, TOWNSHIP 5 SOUTH, RANGE 11  
 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.

505 R. JEFFERSON AVE. John G. Cummings & Associates Phone (504) 898-1549  
 CORTEVILLE LA 70439 PROFESSIONAL LAND SURVEYORS IN LOUISIANA & MISSISSIPPI Fax (504) 898-1850

PLAT PREPARED FOR: Barney Core  
 SHOWING A SURVEY OF: A MINOR SUBDIVISION OF A PARCEL OF LAND  
 LOCATED IN SECTION 9, TOWNSHIP 5 SOUTH, RANGE 11  
 EAST, ST. TAMMANY PARISH, LOUISIANA  
 THIS PLAT REPRESENTS A PHYSICAL SURVEY MADE ON  
 THE GROUND BY THE SURVEYOR, JOHN G. CUMMINGS, IN  
 ACCORDANCE WITH THE PROFESSIONAL STANDARDS OF  
 PRACTICE AND BEARS A CLASS 0  
 SURVEY.  
 PROFESSIONAL LAND SURVEYOR  
 SCALE: 1" = 300' DATE: 11-18-2016 JOB NO. 16324-KESUB

**MINOR SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of February 7, 2017)*

CASE NO.: 2017-549-MSP

OWNER/DEVELOPER: JST Realty, L.L.C.

ENGINEER/SURVEYOR: D & S Surveyors, Inc.

SECTION: 11                      WARD: 3  
TOWNSHIP: 7 South              PARISH COUNCIL DISTRICT: 5  
RANGE: 11 East

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

GENERAL LOCATION:        The property is located on the south side of Crestwood Boulevard and east of U.S. Highway 190, south of Covington, Louisiana.

SURROUNDING LAND USES:        Medical, Institutional and Single Family Residential

TOTAL ACRES IN DEVELOPMENT:        5.3 acres

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

ZONING:        MD-2 Medical Clinic District

REASONS FOR PUBLIC HEARING:        Two of the lots do not meet the one (1) acre minimum and parcel 3-C is a part of an existing minor subdivision.

**STAFF COMMENTARY:**

**Department of Development - Planning**

The owner is proposing to create three (3) tracts from Tract 3-C which is a tract in an existing minor subdivision of record. Two of the proposed tracts (3-C-1 & 3-C-2) do not meet the minimum lot size requirement of one (1) acre for a minor subdivision; however it should be noted that the parcel is zoned MD-2 Medical Clinic District 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, since a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot size issue, a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

*Department of Engineering*

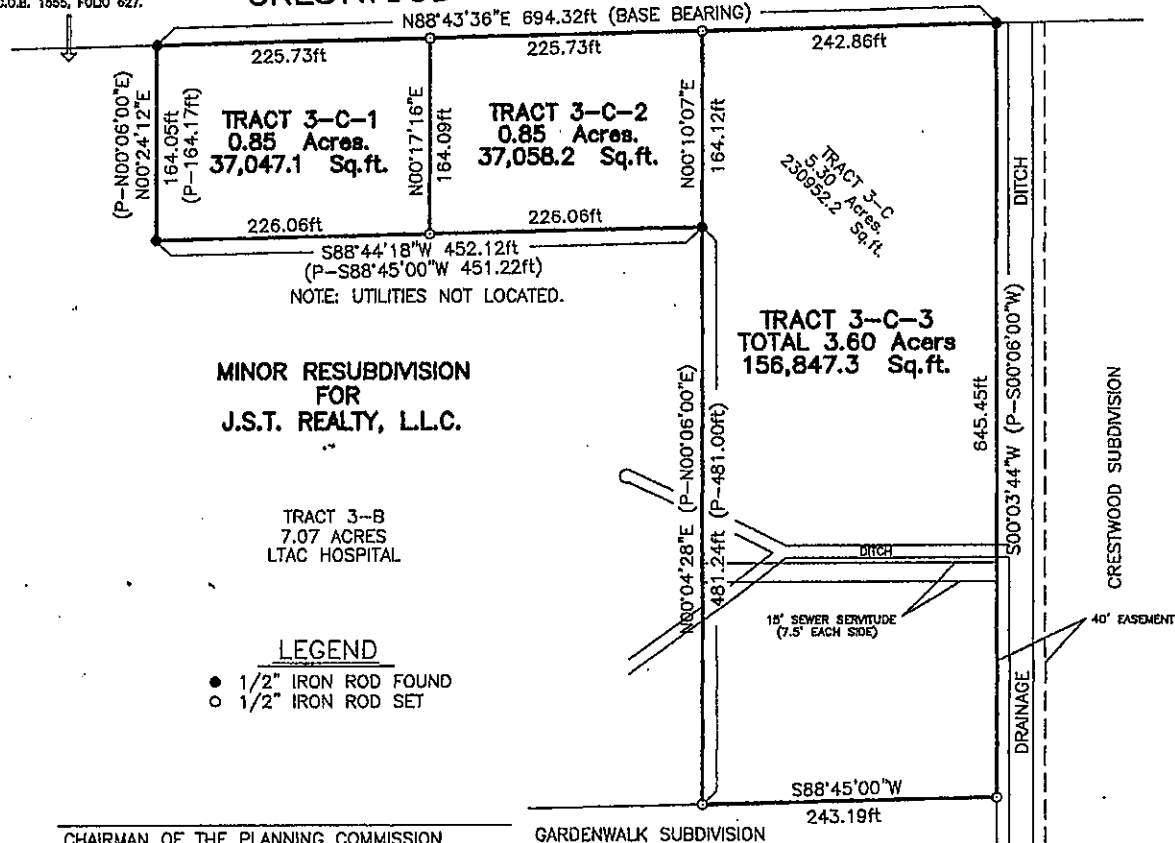
None

*Department of Environmental Services*

None

R.O.W. & SERV. IN FAVOR OF  
SHELLSOUTH TELECOMMUNICATIONS INC.  
DATED 06/03/94, INST. #862699  
C.O.B. 1855, FOLIO 627.

# CRESTWOOD 100' R.O.W. (FORMERLY 15th AVE.) BLVD.



RESUBDIVISION

REVIEW

## RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2016-512-MRP

NAME OF SUBDIVISION: TOWN OF LEWISBURG

LOTS BEING DIVIDED: Lot 17 and portions of lots 15 & 16 into lots 17A., 17B & 17C

SECTION: 45

WARD: 1

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 1

RANGE: 11 East

PROPERTY LOCATION: The properties are bounded on the north by Copal Avenue, on the south by Lake Pontchartrain and on the east by Magnolia Avenue, southwest of Mandeville, Louisiana.

ZONING: A-2 Suburban

PROPERTY OWNERS: Warren Davie & Richard Polchow

### **STAFF COMMENTARY:**

Warren Davie owns all of lot 17 which is a long and narrow lot typical for this subdivision, while Richard Polchow owns portions of lots 15 & 16 that front on Magnolia Avenue. Mr. Polchow wishes to purchase a center portion of Mr. Davie's lot 17 to add to his property, which leaves Mr. Davie with two acres for which he wishes to resubdivide into a north and south parcel (proposed parcels 17A and 17C).

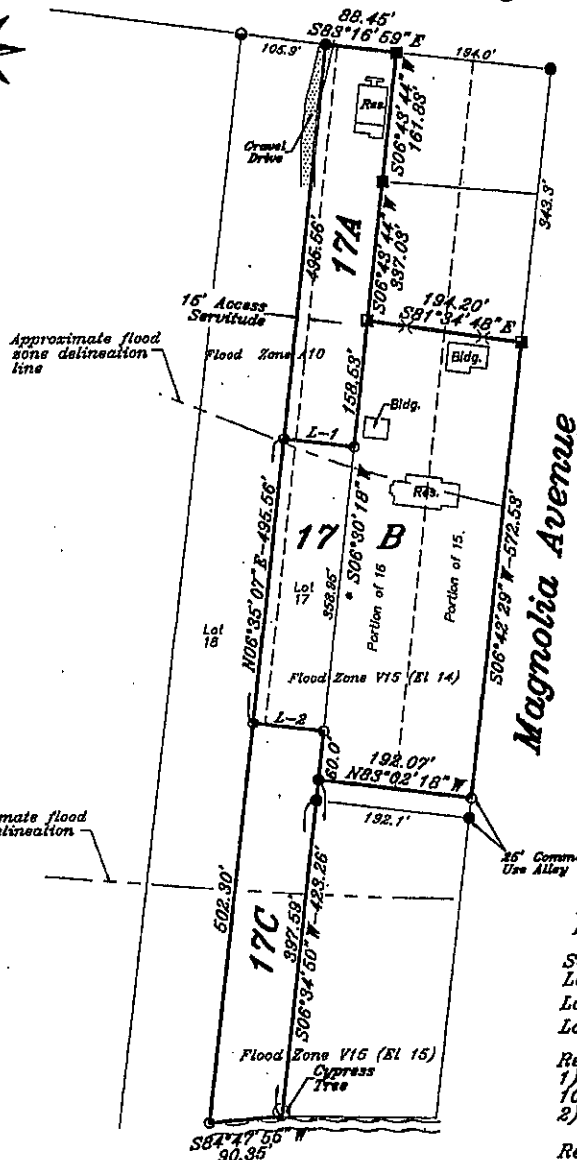
### **Recommendation:**

Parish code requires a minimum lot width of 150' for A-2 zoning; however, as noted above, the subdivision is very old and the long and narrow lots are typical for this subdivision. Additionally, proposed lot 17C does not have public road frontage as required by code.

Therefore, if the commission decides to grant this resubdivision request, a waiver of the regulations are required relative to the lot width and public road frontage issues, 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.



Copal Avenue



Lake Pontchartrain

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 BEEN REQUESTED TO ATTEMPT TO LOCATE ANY BURIED UTILITIES BY ASSOCIATED UTILITIES, TO LOCATE ANY BURIED UTILITIES BY ASSOCIATED UTILITIES.

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 48:101.

THIS MAP IS IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.

BRUCE M. BUTLER, III  
L.A. PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4894  
12-9-2016

Legend:

- 1/2" Rebar Found
- 5/8" Rebar Found
- Center of Railroad Rail
- 3/4" Iron Pipe Found
- Basis of Bearing
- 1/2" Rebar Set

This property is located in Flood Zone A10 (el 13), Flood Zone V15 (el 14) and Flood Zone V15 (el 15) as per FEMA FIRM Comm. Panel No. 225205 0355 C, map dated 4-2-1991

A Resubdivision of Lot 17 and a Portion of Lots 15 & 16, into Lots 17A, 17B & 17C, Town of Lewisburg, Section 45, T-8-S, R-11-E, St. Tammany Parish, Louisiana.

FINAL APPROVAL

CHAIRMAN PLANNING COMM.

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

Line Table:

- L-1: N83°16'59"W-87.83'
- L-2: N83°02'18"W-88.33'

Square Footage of Lots:

- Lot 17A - 43,572.94 Sq. Ft. or 1.00 Acre
- Lot 17B - 142,625.09 Sq. Ft. or 3.27 Acres
- Lot 17C - 43,573.83 Sq. Ft. or 1.00 Acre

Reference:

- 1) A Survey Map by Kelly McHugh, Dated 10-18-90, #90-490, (Basis of Bearing)
- 2) Survey Plat by GEC Dated 6-27-2014

Reference calls not shown

Building setback lines should be determined prior to any construction

Note: Improvements shown are at the Approximate Location

Land Surveying, LLC  
518 N. Columbia Street  
Covington, LA 70433  
(504) 842-6271 office (504) 842-0355 fax



MAP PREPARED FOR

Warren & Patty Davie

DRAWN BY: PD

DATE: 9-19-2016

Location: Town of Lewisburg, Sec. 45, T8S-

R11E, St. Tammany Parish, Louisiana

DRAWN NUMBER

17723

Revised: 12-09-2016 (Srv.)

Town/Parish/Section

## RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2017-541-MRP

NAME OF SUBDIVISION: SECLUDED PINES

LOTS BEING DIVIDED: Parcel A into Parcels A1 and A2

SECTION: 28

WARD: 6

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 11

RANGE: 14 East

PROPERTY LOCATION: The property is located on the north side of Charlene Drive and west of LA Highway 41, northwest of Pearl River, Louisiana.

ZONING: A-2 Suburban

PROPERTY OWNER: Jeffery Crossland

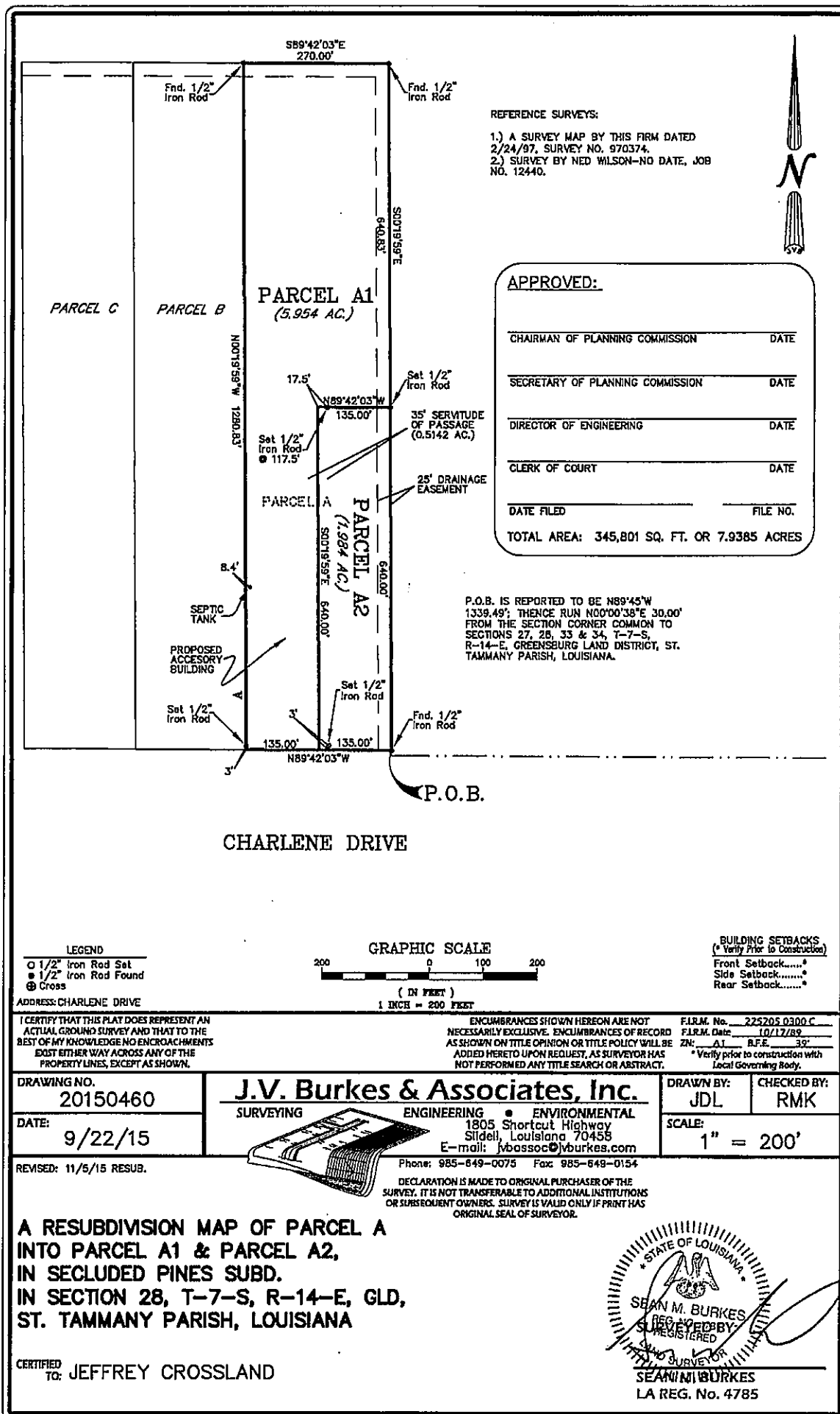
### **STAFF COMMENTARY:**

The owner is proposing to create two (2) parcels from a 7.938 acre parcel.

### **Recommendation:**

The lot width of each proposed parcel (135') does not meet the minimum lot frontage of 150' pursuant to the A-2 Suburban zoning district standards; therefore, the staff recommends denial of the proposed resubdivision request.

However, if the commission decides to grant this resubdivision request, 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.



## RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2017-555-MRP

NAME OF SUBDIVISION: TAMMANY WEST MULTIPLEX

LOTS BEING DIVIDED: Lot 8 into lots 8-A & 8-B

SECTION: 11

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 10 East

PROPERTY LOCATION: The property is located at the far eastern end of New Camellia Boulevard, east of LA Highway 1077 and south of I-12, north of Madisonville, Louisiana.

ZONING: HC-2 Highway Commercial

PROPERTY OWNER: American Factory Direct

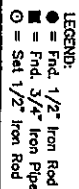
### **STAFF COMMENTARY:**

The owner is proposing to resubdivide lot 8 into two commercial lots.

### **Recommendation:**

The lot width of each proposed lot (76.68') does not meet the minimum lot frontage of 80' pursuant to the HC-2 Highway Commercial zoning district; however, given the fact that the lot widths fall short by less than four (4') each and are on a cul-du-sac, and given that the property is zoned commercial and is a very large tract (15.57 acres), the staff has no objections to the resubdivision request.

So if the commission decides to grant this resubdivision request, 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.



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. THE UNDERSIGNED HAS PERSONALLY INSPECTED  
 OR TITLE SEARCHED THE RECORDED INSTRUMENTS AND DEEDS  
 TO LOCATE ANY BURIED UTILITIES OR REMAINS OF BUILDINGS  
 OR STRUCTURES.  
 THIS MAP IS IN ACCORDANCE WITH THE STANDARDS  
 DETAILED REQUIREMENTS PURSUANT TO THE AGENCY  
 OF THE STATE OF CALIFORNIA AND THE APPLICABLE STANDARDS  
 OF PRACTICE CITED IN C.A.S. 4816.0  
 THIS MAP IS IN ACCORDANCE WITH THE STANDARDS  
 ON THE GROUND UNDER THE SUPERVISION OF THE UNDERSIGNED.  
 PROFESSIONAL  
 1-27-2017  
 BRUCE M. BUTLER  
 C.A. PROFESSIONAL LAND SURVEYOR  
 LIC. NO. 48934

(Must verify prior to Construction)  
 Building Setbacks:  
 Street: 45'  
 Side: 10' & 25'  
 Rear: 50'

Reference: An ALTA Survey Map by John E. Bommela, Dated  
 02-23-07, Survey# 20054514 (Basis of Bearings)

This property is located in Flood Zone C, per FEMA  
 Map No. 22620C 0210 C, Dated 10-17-88

FINAL APPROVAL \_\_\_\_\_

CHAIRMAN OF PLANNING COMMISSION \_\_\_\_\_

DIR. DEPT. OF ENGINEERING \_\_\_\_\_

SECRETARY PLANNING COM. \_\_\_\_\_

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

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

A Resubdivision of Lot B, Into Lots 8-A & 8-B, Phase III, Tammany West Multiplex, Section 11, T-7-S, R-10-E, St. Tammany Parish, Louisiana

PRELIMINARY  
SUBDIVISION  
REVIEW



### **Preliminary Plat – 2<sup>nd</sup> Filing**

1. This is not a "Final Plat". Revise the plats and Page 2 to reflect "Preliminary Plat".
2. The benchmark information for Ashton Parc 2nd Filing is required, update Page 2 to include this information.
3. Include in the Notes section on Page 2 that lot #132 will be required to have its drive-way on Eagles Nest Cl.
4. Include in the Notes section on Page 2 that lot #164 will be required to be a side loaded lot.
5. The proposed temporary turnaround must be removed and replaced with one of the following two options before the two (2) year warranty obligation will be released.
  - a. A permanent Cul-de-sac must be placed at the end of Knollwood Lane, it must be within the current foot print of the subdivision or access servitude must be acquired from the adjacent property owner in which to place a permanent Cul-de-sac. This may result in the removal of lots #139-142.
  - b. A roadway installed connecting Knollwood Lane back into Haas Road or another way to provide a turnaround or to provide connectivity to eliminate the "Dead End".

### **Preliminary Plat – 3<sup>rd</sup> Filing**

6. This is not a "Final Plat". Revise the plats and Page 2 to reflect "Preliminary Plat".
7. The benchmark information for Ashton Parc 3rd Filing is required, update Page 2 to include this information.
8. Include in the Notes section on Page 2 that lots #177 and #197 will be required to have their drive-ways on High Ridge Loop.
9. Include in the Notes section on Page 2 that lots #234 and #216 will be required to have their drive-ways on Ashton Parc.

### **Drainage Study & Hydraulic Calculations**

10. Minimum Wet Pond depth of 5' is required per St. Tammany Parish Ordinance Sec. 40-037.02.5.A.1.

### **Informational Items**

11. Plans and Specifications for the construction of the project's water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.

No work order will be issued until the submitted plans and specifications are approved by LDH.

No Maintenance Obligation is required since this is an extension of a Private Subdivision.

Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted prior to the February 14, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

**Department of Development – Planning**

None

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT**  
*(As of February 7, 2017)*

CASE NO.: 2016-526-PP

SUBDIVISION NAME: Preston Vineyard

DEVELOPER: First Horizon, Inc.  
1244 S. Range Avenue  
Denham Springs, LA 70727

ENGINEER/SURVEYOR: Mclin Taylor, Inc.

SECTION 29  
TOWNSHIP 6 South  
RANGE 10 East

WARD: 1  
PARISH COUNCIL DISTRICT: 3

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

GENERAL LOCATION: The property is located on Hwy. 190, west of Hwy 1077 and north of the Town of Madisonville

TOTAL ACRES IN DEVELOPMENT: 82.759

NUMBER OF LOTS: 165                      AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: X & AE

PUD APPROVAL GRANTED: 09/06/16 Zoning Commission meeting

STAFF COMMENTARY: This project was postponed at the January 10, 2017 meeting.

**Department of Development – Engineering**

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

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

### **Preliminary Plat**

1. A COE permit will need to be provided and reviewed before a work order is issued.
2. Remove the 100' Buffer Line Note.

### **Drainage & Paving Plan C-1**

3. The flow from A-1-1 to A-1 should be the combined flow of the offsite flow, A-2-3 to A-2-2, A-3 to A-2, and the sheet flow from the back of Lots 106 to 111.

### **Sedimentation Plan C-8**

4. The Storm-water Path Map currently shows the proposed subdivision only has one discharge point from the site. The Drainage Plan shows a discharge point of the East and West side of the proposed development. Revise the Storm-water Path Map to include both proposed discharge points.

### **Informational Items:**

5. A LADOTD Permit or Verification will be required for the development and to rework ditches along U.S. 190 before a work order will be issued.
6. Plans and Specifications for the construction of the projects water distribution lines and sewer collection lines must be approved by the Louisiana Department of Health before a work order will be issued.
7. The proposed design for the outfalls from the Detention Ponds must be finalized, reviewed, and approved before a work order will be issued.

No Maintenance Obligation is required since this project fronts Hwy 190.

Mandatory Developmental fees will be required at Final Submittal in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

Revised drawings will not be accepted prior to the February 14, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

### **Department of Development - Planning**

None

# OLD BUSINESS



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

February 7, 2017

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

### OLD BUSINESS

*February 14, 2017 Agenda*

Re: Enter Parish ROW – Res. No. 16-020  
Specifically Unopened Portion of "H" St.  
Alexiusville S/D

Honorable Commissioners:

The above resolution was adopted on February 10, 2016. The resolution states that the petitioner must submit all documentation within six (6) month period from the date of adoption.

The petitioner was granted a six (6) month extension by the Planning Commission on 9/13/16 which extended the adoption date to 9/13/16 thereby extending the six (6) month submittal of documentation to 3/13/17 and the completion date to 9/13/18.

The petitioner is unable to furnish all documentation required within the six (6) month period and is requesting another extension of time. See attached email dated 2/3/17.

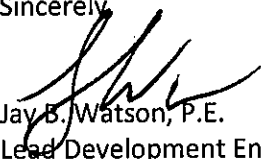
Since the time will expire for the petitioner to furnish all documentation, the following action is required by the Planning Commission to allow the petitioner to proceed with project.

The Department of Engineering has no objection to the extension.

### ACTION REQUIRED:

Extend adoption date to 2/14/17 thereby extending the six (6) month submittal of documentation to 8/14/17 and the completion date to 2/14/19.

Sincerely,



Jay B. Watson, P.E.  
Lead Development Engineer

xc: Honorable F. Dennis Sharp  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.

Ms. Leslie Long  
Ms. Darnell Ellingsworth  
Ms. Jan Pavur  
Mr. Glenn Delatte  
Mr. Jeffrey D. Schoen

Mr. Mike Martin  
Mr. Theodore Reynolds

JAY B. WATSON, P.E., DEVELOPMENT ENGINEER | DEPARTMENT OF PLANNING & DEVELOPMENT  
P.O. BOX 628 | COVINGTON, LOUISIANA | 70434 | JWATSON@STPGOV.ORG | 985-809-7448  
WWW.STPGOV.ORG

## Colleen H. Hattaway

---

**From:** jds@jonesfussell.com  
**Sent:** Friday, February 03, 2017 2:08 PM  
**To:** Jay Watson; Colleen H. Hattaway  
**Cc:** Ron Keller; Dennis Sharp (dsharp5520@yahoo.com); Terry J. Hand; Mike Sevante; mike@dmmbuilds.com  
**Subject:** STP Resolution No. 16-020

On behalf of the Developer (DMM Construction LLC), please accept this email as our request to place the above referenced matter under "Old Business" at the February 14, 2017 STP Planning Commission Meeting in light of recent discussions with STP in an attempt to find solutions in connection therewith.

Many thanks, Jeff

Jeffrey D. Schoen  
Jones Fussell, L.L.P.  
Northlake Corporate Park  
1001 Service Road E., Highway 190, Suite 103 P.O. Box 1810 Covington, Louisiana 70434  
Telephone: 985.892.4801  
Facsimile: 985.892.4925



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

February 7, 2017

OLD BUSINESS

*February 14, 2017 Agenda*

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

Re: Guste Island Estates Parcel D-3 (The Oaks)  
REVISE FINAL SUBDIVISION PLAT TO STATE PARCEL D-3-A

Honorable Commissioners:

Guste Island Estates Parcel D-3 (The Oaks) received Final Approval on January 10, 2017 for forty-seven (47) lots.

The developer is requesting that twelve (12) of the forty-seven (47) lots be removed from the plat prior to recordation because of wetlands existence. (See attached letter dated February 1, 2017.)

The Department of Development-Engineering has reviewed this request and there is no objection to the removal of the twelve (12) lots.

The Warranty Obligation also needs to be revised as follows:

1705 linear feet x \$25.00 per linear foot = \$42,600 for a period of five (5) years.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay B. Watson".

Jay B. Watson, P.E.  
Lead Development Engineer

Enclosure: (1) Letter

xc: Honorable Michael Lorino  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Ron Keller  
Mr. Earl J. Magner, P.E., P.L.S.  
McInt, LLC  
Kelly J. McHugh & Associates, Inc.



**Kelly McHugh**  
&  
Associates, Inc.

February 1, 2017

St. Tammany Parish  
Department of Planning & Development  
Attn: Jay Watson  
PO Box 628  
Covington, LA 70435

RE: Guste Island Parcel D-3(A)

Jay,

We request that Parcel D-3 that received Final Approval last month, be placed on the next Planning Commission under "Old Business".

A review of our files revealed that we did not have a Wetlands delineation for a portion of the property. We immediately engaged Tom Brown, our wetlands consultant, to determine if any wetlands may be present. He determined that there are 2 areas that may be wetlands. We have amended our plans to remove these 2 portions (Lots 229-233, 345-348, 408-410).

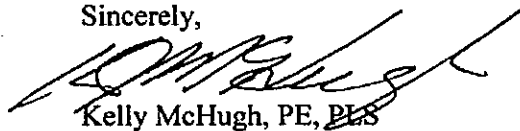
We therefore request that Final Approval be amended eliminating these portions reducing the number of lots from ~~49~~ to 35 lots.

Attached are the revised plans and we will deliver eighteen (18) paper copies of the plan.

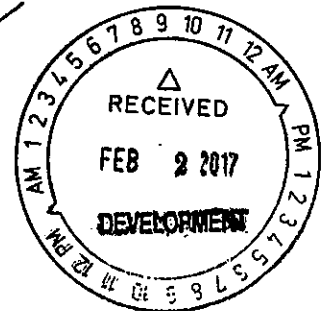
We are proceeding with permitting of the wetlands areas and, when complete, we will file for Final on those areas.

Thanks for your prompt attention to this matter.

Sincerely,

  
Kelly McHugh, PE, PLS

KJM/kah



845 Galvez Street • Mandeville, LA 70448 • (985) 626-5611

Civil Engineers

Land Surveyors



## ST. TAMMANY PARISH

PATRICIA P. BRISTER  
PARISH PRESIDENT

February 7, 2017

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

### OLD BUSINESS

*February 14, 2017 Agenda*

Re: The Landings of Cross Gates S/D  
Phases 1, 2, 3 & 4  
PRIVATE TO PUBLIC

Honorable Commissioners:

The H.O.A. has requested that St. Tammany Parish take the following infrastructure into the maintenance system:

1. Concrete roadways and
2. Subsurface drainage within the road R.O.W.

All other infrastructure will be maintained by the H.O.A.

The roadways and subsurface drainage have been inspected and are satisfactory.

Therefore, it is recommended that the attached Ordinance be approved for action by the Parish Council.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay B. Watson".

Jay B. Watson, P.E.  
Lead Development Engineer

xc: Honorable Gene Bellisario  
Mr. Sidney Fontenot  
Ms. Erin Stair  
Mr. Mike Noto  
Mr. Earl J. Wagner, P.E., P.L.S.  
Mr. Theodore Reynolds, E.I.  
Mr. Joseph Alphonse  
Mr. Todd C. Taranto

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO: \_\_\_\_\_ ORDINANCE COUNCIL SERIES NO: \_\_\_\_\_

COUNCIL SPONSOR: STEFANCIK/BRISTER PROVIDED BY: LEGAL DEPARTMENT

INTRODUCED BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

ON THE 2 DAY OF FEBRUARY, 2017

ORDINANCE TO AUTHORIZE ST. TAMMANY PARISH GOVERNMENT, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO ACCEPT THE DEDICATION AND DONATION OF CERTAIN INFRASTRUCTURE SITUATED WITHIN THE LANDINGS OF CROSS GATES SUBDIVISION, PHASES 1, 2, 3 AND 4, AND TO PROVIDE FOR OTHER RELATED MATTERS (DISTRICT 9, WARD 8).

WHEREAS, St. Tammany Parish Government (hereinafter "Parish") has a strong public interest in ensuring that infrastructure located within Parish jurisdiction is constructed and maintained in accordance with local, state and/or federal standards and regulations; and

WHEREAS, at the present time, all roads, right(s) of way and associated subsurface drainage infrastructure situated within The Landings of Cross Gates Subdivision, Phases 1, 2, 3 and 4 (also hereinafter "Landings"), a private subdivision located in Slidell, St. Tammany Parish, Louisiana, are vested in Landings and/or The Landings Homeowner's Association, Inc. ("LHOA") and are for the private use of the residents and property owners of Landings. The homeowners and LHOA now desire that all roads, right(s) of way and associated subsurface drainage infrastructure situated with Landings be made public and maintained by Parish. Accordingly, the homeowners and LHOA desire that the final plats be corrected and/or amended to reflect that all roads, right(s) of way and associated subsurface drainage infrastructure situated within Landings (also hereinafter the "Infrastructure") are public. LHOA is governed by its Board of Directors, and, as evidenced by a resolution adopted at its regularly called meeting on December 9, 2015, the Board of Directors have met and approved the transfer of the foregoing Infrastructure to Parish.

WHEREAS, as authorized by the foregoing resolution, LHOA has previously initiated an application requesting that Parish acquire ownership of and assume responsibility for the maintenance of the Infrastructure; and

WHEREAS, the matter is to be reviewed by the St. Tammany Parish Planning Commission, and act(s) of correction of the final plat(s) of all phases of the Landings are to be executed by a licensed surveyor, wherein it will be noted that all roads, right(s) of way and associated subsurface drainage infrastructure situated within Landings are now public; and

WHEREAS, there is a need and public purpose for the acquisition of the Infrastructure, and Parish hereby desires to acquire the Infrastructure and authorize the Office of the Parish President to do whatever is necessary to enter into negotiations and acquire the same.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS: to authorize St. Tammany Parish Government, through the Office of the Parish President, to execute any and all documents necessary to accept a dedication and donation of private roads, right(s) of way and associated subsurface drainage infrastructure situated within The Landings of Cross Gates Subdivision, Phases 1, 2, 3 and 4, all as more particularly depicted on the copies of recorded plat(s) attached hereto as Exhibit "A."

BE IT FURTHER ORDAINED: that prior to executing the aforesaid dedication and donation, Parish's Department of Engineering shall verify that the entrance gates to The Landings of Cross Gates Subdivision, Phases 1, 2, 3 and 4, have been removed, and that the aforementioned roads and associated drainage infrastructure have been constructed to Parish standards.

BE IT FURTHER ORDAINED: that prior to executing the aforesaid dedication and donation, Parish's Department of Engineering shall verify that the traffic signage in the subdivision has been constructed and/or installed in accordance with St. Tammany Parish Code of Ordinances, Appendix "B", Subdivision Regulatory Ordinances No. 499, as amended.

BE IT FURTHER ORDAINED: The Act of Dedication and Donation herein referenced shall include the following: (1) LHOA indemnifies and holds Parish harmless from any claims and actions for damages arising out of or associated with the Parish's maintenance of the pertinent roads, right(s) of ways and/or associated subsurface drainage infrastructure; (2) LHOA shall maintain a policy of liability insurance which policy shall name St. Tammany Parish Government as an additional insured for all personal injury and/or damage claims and actions; (3) LHOA shall maintain all traffic signage in The Landings of Cross Gates Subdivision, Phases 1, 2, 3 and 4; (4) any signage that is damaged, destroyed or which fails at any time to meet the standards of the Manual on Uniform Traffic Control Devices ("MUTCD") or similar Parish standards will be replaced by Parish with standard metal posts and signs, and LHOA reserves to itself, after written notification to the Parish, the right to replace said posts and/or signs with its own signs, all of which must conform to MUTCD and/or similar Parish specifications; (5) the Parish shall not be taking over any drainage outfalls or facilities owned by LHOA or The Landings of Cross Gates Subdivision, Phases 1, 2, 3 and 4 other than the associated subsurface drainage infrastructure noted herein.

BE IT FURTHER ORDAINED: This matter and proposed dedication and donation is to be reviewed by the St. Tammany Parish Planning Commission, and an Act of Correction of the final plat(s) of all phases of The Landings Subdivision are to be executed, wherein it will be noted that all roads, right(s) of ways and/or subsurface drainage infrastructure are public and not private.

BE IT FURTHER ORDAINED: Upon execution of the aforesaid dedication, donation, and transfer of the roads, right(s) of way and associated subsurface drainage infrastructure situated in The Landings of Cross Gates Subdivision, Phases 1, 2, 3 and 4, said roads, rights of way(s) and associated subsurface drainage infrastructure shall be included in the St. Tammany Parish Maintenance System.

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

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

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

MOVED FOR ADOPTION BY: \_\_\_\_\_ SECONDED BY: \_\_\_\_\_

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

YEAS: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

ABSENT: \_\_\_\_\_

THIS ORDINANCE WAS DECLARED DULY ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE 2 DAY OF MARCH, 2017; AND BECOMES ORDINANCE COUNCIL SERIES NO \_\_\_\_.

\_\_\_\_\_  
STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

\_\_\_\_\_  
THERESA L. FORD, COUNCIL CLERK

\_\_\_\_\_  
PATRICIA P. BRISTER, PARISH PRESIDENT

Published Introduction: \_\_\_\_\_, 2017

Published Adoption: \_\_\_\_\_, 2017

Delivered to Parish President: \_\_\_\_\_, 2017 at \_\_\_\_\_

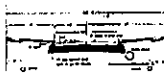
Returned to Council Clerk: \_\_\_\_\_, 2017 at \_\_\_\_\_





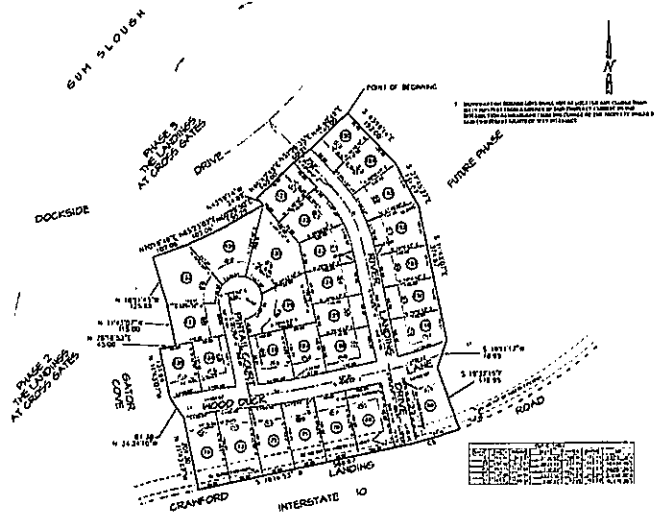


A SUBDIVISION OF A PARCEL OF LAND  
IN SECTION 38 - TOWNSHIP 8 SOUTH - RANGE 15 EAST  
ST. TAMMANY PARISH, LOUISIANA



**15th DECEMBER**

On 15th DECEMBER 1954, a group of 150000 people, including 40000 from the United States, gathered in the grounds of the University of California at Berkeley for a demonstration against the arms race. The demonstration was organized by the United Nations Association, and was the largest demonstration in the history of the United States. The demonstration was held in the grounds of the University of California at Berkeley, and was attended by 150000 people, including 40000 from the United States. The demonstration was held in the grounds of the University of California at Berkeley, and was attended by 150000 people, including 40000 from the United States. The demonstration was held in the grounds of the University of California at Berkeley, and was attended by 150000 people, including 40000 from the United States.



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DOI: 10.1002/ajb.10005

### CHARNE SCALE



#### RESTRICTED COMPANIES

[illegible]

## CERTIFICATION

**CERTIFICATION**

I hereby certify that the foregoing is a true and correct copy of the original as the same appears in the records of the Department of the Interior, Bureau of Land Management, Washington, D.C.

*[Signature]*  
Special Agent in Charge

*[Signature]*  
Assistant Secretary

### DECLARATION

[illegible]

124

FOR  
CROSS CASE, INC.  
P. J. [illegible]  
[illegible]  
[illegible]  
[illegible]

.....

APPROVAL

*[Signature]*

*[Signature]*

*[Signature]*

\_\_\_\_\_

[illegible]

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**J.V. Burkes & Associates, Inc.**  
SERVING ENGINEERING & ARCHITECTS  
400 Lee Road, Suite 200, Oak Ridge, TN 37830  
615-586-1111

FINAL PLAY  
RE LADIES OF CROSS CATES  
PHASE 4  
SECTION 34, T 9 S, R 16 E  
TAMMANY PARISH, LOUISIANA  
CROSS 0-103, AC

[illegible]

**Ordinance Administrative Comment**

**ORDINANCE TO AUTHORIZE ST. TAMMANY PARISH GOVERNMENT, THROUGH THE OFFICE OF THE PARISH PRESIDENT, TO ACCEPT THE DEDICATION AND DONATION OF CERTAIN INFRASTRUCTURE SITUATED WITHIN THE LANDINGS OF CROSS GATES SUBDIVISION, PHASES 1, 2, 3 and 4, AND TO PROVIDE FOR OTHER RELATED MATTERS (DISTRICT 9, WARD 8).**

The Landings Homeowner's Association, Inc. ("LHOA") seeks to convert all private roads, right(s) of way and associated subsurface drainage infrastructure situated within the Landings of Cross Gates Subdivision, Phases 1, 2, 3 and 4, to public use for incorporation into Parish's maintenance system. The subdivision's drainage outfalls and facilities, and signage, shall remain private and will remain the maintenance obligation of LHOA.