

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00PM – TUESDAY, AUGUST 8, 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 JULY 11, 2017 MINUTES

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (St. Landry Street & Lowe Davis Road), Ward 3, District 2
Request to enter Parish right-of-way for the purpose of laying fiber optic cable
Debtor: Southern Light, L.L.C. Parish Council District Representative: David Fitzgerald
(POSTPONED AT THE JULY 11, 2017 MEETING)

Entering Parish Right-of-Way (River Highlands Boulevard & Echo Street), Ward 3, District 5
Request to enter Parish right-of-way for the purpose of laying fiber optic cable
Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. Rykert Toledano
(POSTPONED AT THE JULY, 2017 MEETING)

Entering Parish Right-of-Way (Harrison Avenue), Ward 3, District 5
Request to enter Parish right-of-way for the purpose of laying fiber optic cable
Debtor: Hunt Communications, L.L.C. Parish Council District Representative: Hon. Rykert Toledano

MINOR SUBDIVISIONS

2017-735-MSP

An 8.32 acre parcel into Parcels A & B, Ward 6, District 11
Owner: A&E Park, Inc. Surveyor: Land Surveying, L.L.C.
Parish Council District Representative: Hon. Steve Stefancik

2017-744-MSP

A 17.373 acre parcel into lots 1 thru 5, Ward 9, District 11
Owner: Brenda Lowry Case & Charlotte Lowry Collins Surveyor: J.V. Burkes & Associates, Inc.
Parish Council District Representative: Hon. Steve Stefancik

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
AUGUST 8, 2017
MANDEVILLE, LOUISIANA

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV17-08-002

The revocation of portions of Josephine Street, in Lacombe Park Subdivision, located at the intersection with Richard Street, Lacombe, Louisiana, Ward 7, District 7.

Applicant: Beier Real Estate, L.L.C. & Beier Property Mgt., L.L.C.

Parish Council District Representative: Hon. Jacob Groby

RESUBDIVISION REVIEW

2017-741-MRP

Wildwood Farms, lot 52-B into lots 52-B1 & 52-B2, Ward 6, District 6

Petitioner: Allan Schnoor

Surveyor: J.V. Burkes & Associates, Inc.

Owner: Allan Schnoor

Parish Council District Representative: Hon. Richard Tanner

2017-743-MRP

Forest Glen Addition to Lacombe Park, A portion of Farm 552 into parcels A & B, Ward 7, District 7

Petitioner: Beth Sheppard Turkin, et al.

Surveyor: Nobles & Associates, L.L.C.

Owner: Beth Sheppard Turkin, et al.

Parish Council District Representative: Hon. Jacob Groby

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2017-680-PP

Whispering Forest, Ward 1, District 3

Developer/Owner: Bob Hesson

Engineer: Arrow Engineering & Consultants

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

(POSTPONED AT THE JULY 11, 2017 MEETING AT REQUEST OF DEVELOPER)

2017-738-PP

Bedico Creek, Parcel 15, 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

PROPOSED AMENDMENTS TO ORDINANCE 499

AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
AUGUST 8, 2017
MANDEVILLE, LOUISIANA

OLD BUSINESS

Bedico Creek, Bubble 2, Phase 2, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean
(Request by homebuilder to waive driveway setback on corner lot)

River Park Estates, Phase 1, Ward 3, District 3
Parish Council District Representative: Hon. James “Red” Thompson
(Request by developer to waive driveway setback on corner lot)

River Park Crossing, Phase 1, Ward 3, District 3
Parish Council District Representative: Hon. James “Red” Thompson
(Request by developer to waive driveway setback on corner lot)

River Park Estates, Phase 1, Ward 3, District 3
Parish Council District Representative: Hon. James “Red” Thompson
(Surveyors Act of Correction)

River Park Crossing, Phase 1, Ward 3, District 3
Parish Council District Representative: Hon. James “Red” Thompson
(Surveyors Act of Correction)

NEW BUSINESS

ADJOURNMENT

PLANNING
COMMISSION
MINUTES

DRAFT

**MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. – TUESDAY, JULY 11, 2017
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS**

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: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Staff Present: Cara Bartholomew, Ron Keller, Jay Watson, Chris Tissue, and Mike Sevante

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mr. Willie.

APPROVAL OF THE JUNE 13, 2017 MINUTES

Doherty moved to postpone, second by Willie.

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE
Abstain: NONE

PUBLIC HEARINGS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (St. Landry Street & Lowe Davis Road), Ward 3, District 2

Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Debtor: Southern Light, L.L.C. Parish Council District Representative: David Fitzgerald

(POSTPONED AT THE JUNE 13, 2017 MEETING)

Davis moved to postpone, second by Randolph.

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE
Abstain: NONE

Entering Parish Right-of-Way (River Highlands Boulevard & Echo Street), Ward 3, District 5

Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Debtor: Southern Light, L.L.C. Parish Council District Representative: Hon. Rykert Toledano

**ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 13, 2017 MINUTES (CONT.)**

(POSTPONED AT THE JUNE 13, 2017 MEETING)

Lorren moved to postpone, second by Doherty.

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE
Abstain: NONE

Entering Parish Right-of-Way (Homestead & Desire Streets), Ward 3, District 2
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: Steadfast Development, L.L.C. Parish Council District Representative: Hon. David Fitzgerald

Lorren moved to approve, second by Doherty.

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE
Abstain: NONE

MINOR SUBDIVISIONS

2017-712-MSP

A 10.45 acre parcel into Tracts 1 & 2, Ward 2, District 3
Owner: James & Kecia Moore Surveyor: Robert Barrilleaux & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

Willie moved to approve with waivers, second by Davis.

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE
Abstain: NONE

2017-713-MSP

A 176.03 acre parcel into parcels A thru D, Ward 2, District 3
Owner: Bulloch, et al. Surveyor: John G. Cummings & Associates, Inc.
Parish Council District Representative: Hon. James "Red" Thompson

Willie moved to approve with waivers, second by Randolph.

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE
Abstain: NONE

**ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 13, 2017 MINUTES (CONT.)**

2017-714-MSP

Parcel C into Parcels C-1, C-2 & C-3, Ward 1, District 3

Owner: William & Patricia Bloecher Surveyor: LS Land Surveying, L.L.C.

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

Willie moved to approve with waivers, second by Randolph.

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

Absent: **Fitzmorris and Cazaubon**

Nay: **NONE**

Abstain: **NONE**

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

2017-680-PP

Whispering Forest, Ward 1, District 3

Developer/Owner: Bob Hesson Engineer: Arrow Engineering & Consultants

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

(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

Lorren moved to postpone, second by Doherty.

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

Absent: **Fitzmorris and Cazaubon**

Nay: **NONE**

Abstain: **NONE**

FINAL SUBDIVISION REVIEW

2017-710-FP

Grand Oaks, Phase 2-C, Ward 1, District 1

Developer/Owner: Trinity Developers Engineer: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Marty Dean

**ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 13, 2017 MINUTES (CONT.)**

Davis moved to approve subject to staff comments, second by Randolph.

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE
Abstain: NONE

2017-711-FP

Goodbee Square, Phase 1, Ward 1, District 1

Developer/Owner: Lonesome Development, L.L.C. Engineer: Kyle Associates, L.L.C.

Parish Council District Representative: Hon. Marty Dean

Doherty moved to approve subject to staff comment, second by Davis.

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE
Abstain: NONE

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, Section 45-045.0 Minor Subdivision Review.

Willie moved to approve, second by Doherty.

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE
Abstain: NONE

OLD BUSINESS

2017-612-MSP

A 127.726 acre parcel into lots 1 thru 5, Ward 10, District 6

Owner: Bulloch, et al. Surveyor: Kelly McHugh & Associates, Inc.

Parish Council District Representative: Hon. Richard Tanner

(Request by owner to pay a drainage fee in lieu of detention)

Willie moved to approve, second by Lorren..

Yea: Lorren, Willie, Mannella, Davis, Doherty, Randolph, Richardson, Drumm and Richard
Absent: Fitzmorris and Cazaubon
Nay: NONE

**ST. TAMMANY PARISH PLANNING COMMISSION
JUNE 13, 2017 MINUTES (CONT.)**

Abstain: NONE

NEW BUSINESS

ADJOURNMENT

Mr. Dave Mannella
Chairman

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

(DRAFT DATE AUGUST 8, 2017)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

**TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT,
L.L.C. TO ENTER PARISH RIGHT-OF-WAY.**

**SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, L.L.C.,
107 ST. FRANCIS ST; SUITE 1800; MOBILE, AL 36602
PERMISSION TO ENTER PARISH RIGHT-OF-WAY,
SPECIFICALLY THE PORTION OF ST. LANDRY ST.2 &
& LOWE DAVIS ROAD LOCATED WITHIN SUNRISE PARK
SUBDIVISION, FOR THE PURPOSE OF LAYING
FIBER OPTIC CABLES.
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. 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 \$18,900 for a period of six (6) months.

(DRAFT DATE AUGUST 8, 2017)

RESOLUTION P.C. NO.

PAGE NO. 2 OF 2

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:

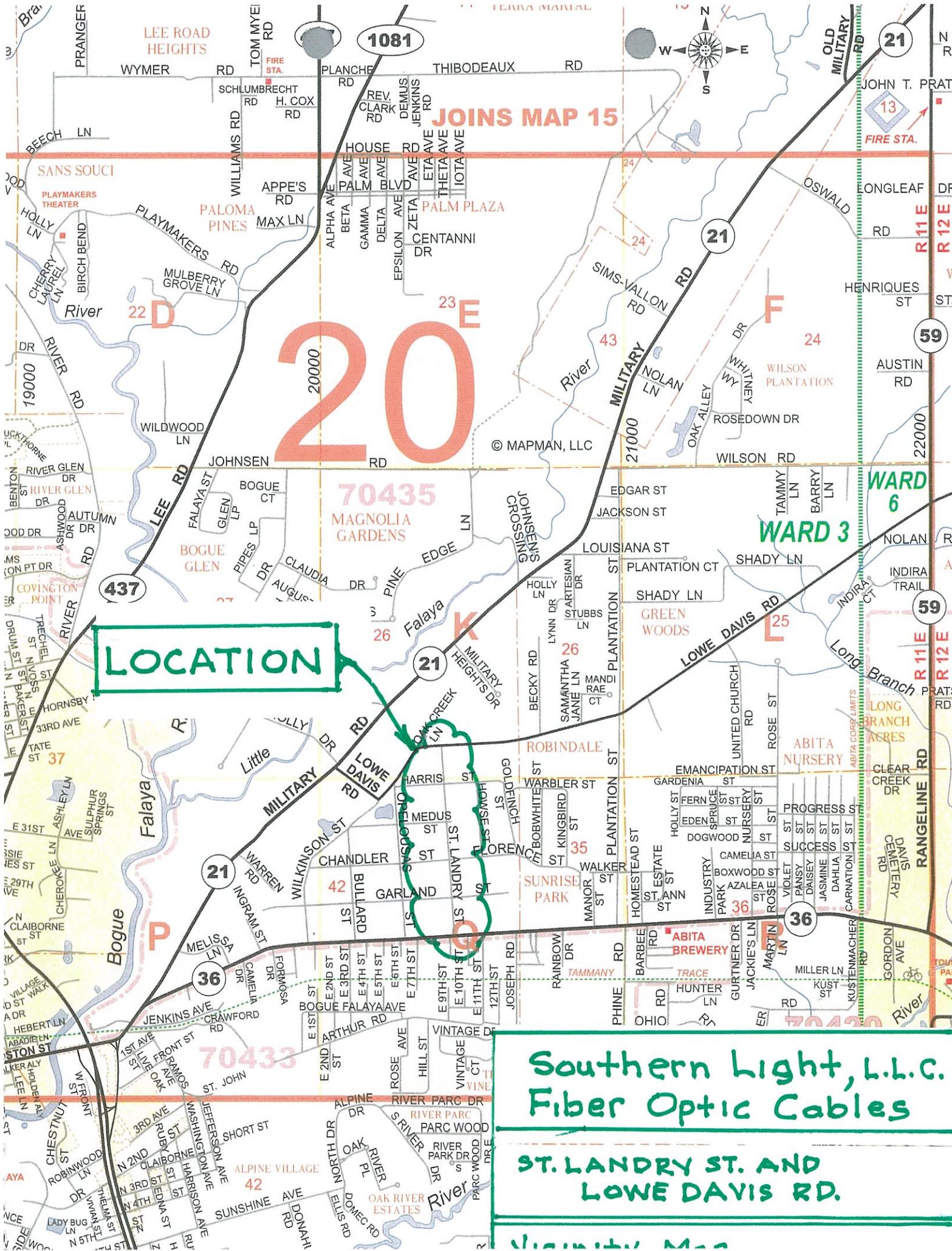
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 20____ 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



Southern Light, L.L.C.
Fiber Optic Cables

ST. LANDRY ST. AND
LOWE DAVIS RD.



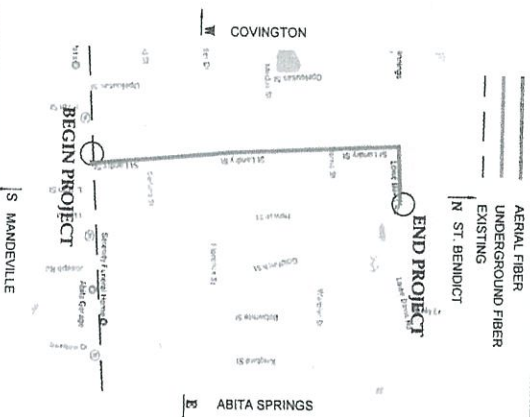
FIBER OPTIC INSTALLATION

MARCH 22, 2017

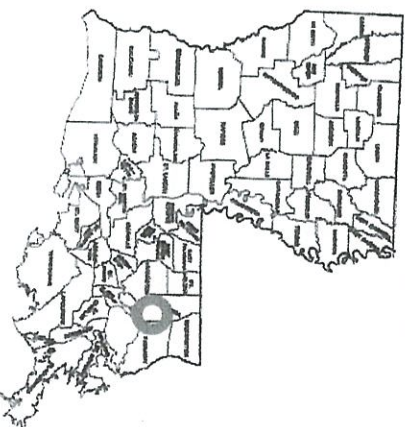
**southern
light**



VICINITY MAP



PROJECT LOCATION



CONTACT LIST

PROJECT MANAGER:	DONALD COOPER - (251) 209-4155
ENGINEER	BOB ORCHISON - (251) 459-1705
PROJECT CONTACT:	ALLYSON HASTY - (251) 662-1436 CAROLINA SUBIRATS - (251) 443-1658

ATTENTION PERMITTING DEPARTMENT
DIRECTORY

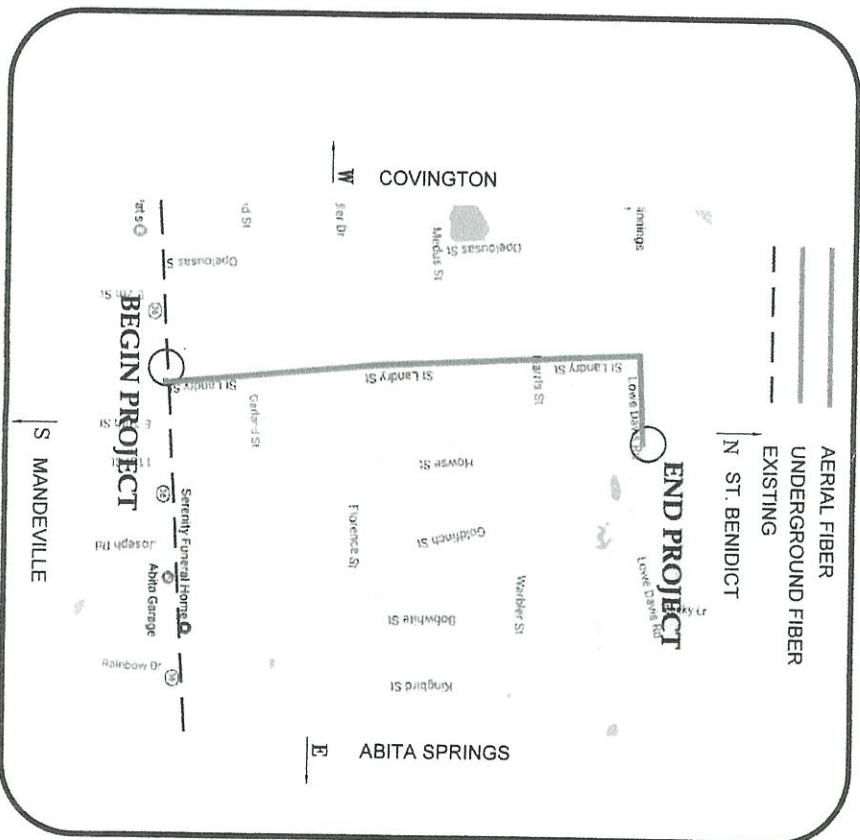
[illegible]

CPE LOCATION <https://na13.salesforce.com/008A000001204Bt>



L COVINGTON (ALLTELL) #LOWE DAVIS RD. - COVINGTON, LA. PLANS FOR PROPOSED PROJECT: FIBER OPTIC INSTALLATION

VICINITY MAP



PULL FIBER
EST = 425'
ACT = 0

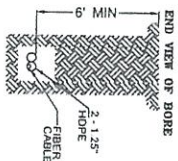


Diagram illustrating the proposed microduct layout for a pole-to-pole installation, showing the vertical run and connections to existing horizontal headers (HH) and ditch walls (D/W).

Key components and labels:

- 0+00 BEGIN/ EX HH**: Existing horizontal header at the top.
- 0+08 D/W**: Ditch wall connection point.
- 0+19 D/W**: Ditch wall connection point.
- 0+29 WTR VALVE/ POLE**: Water valve/pole connection point.
- 0+11 POLE ANCHOR**: Pole anchor location.
- 0+25 PL HH/ END PAGE**: Existing horizontal header at the bottom.
- PROPOSED MICRODUCT**: The vertical microduct run.
- BELOW GRADE**: Indication that the microduct is installed below the ground surface.

GRAPHIC SCALE

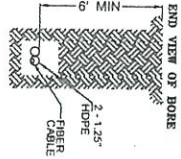
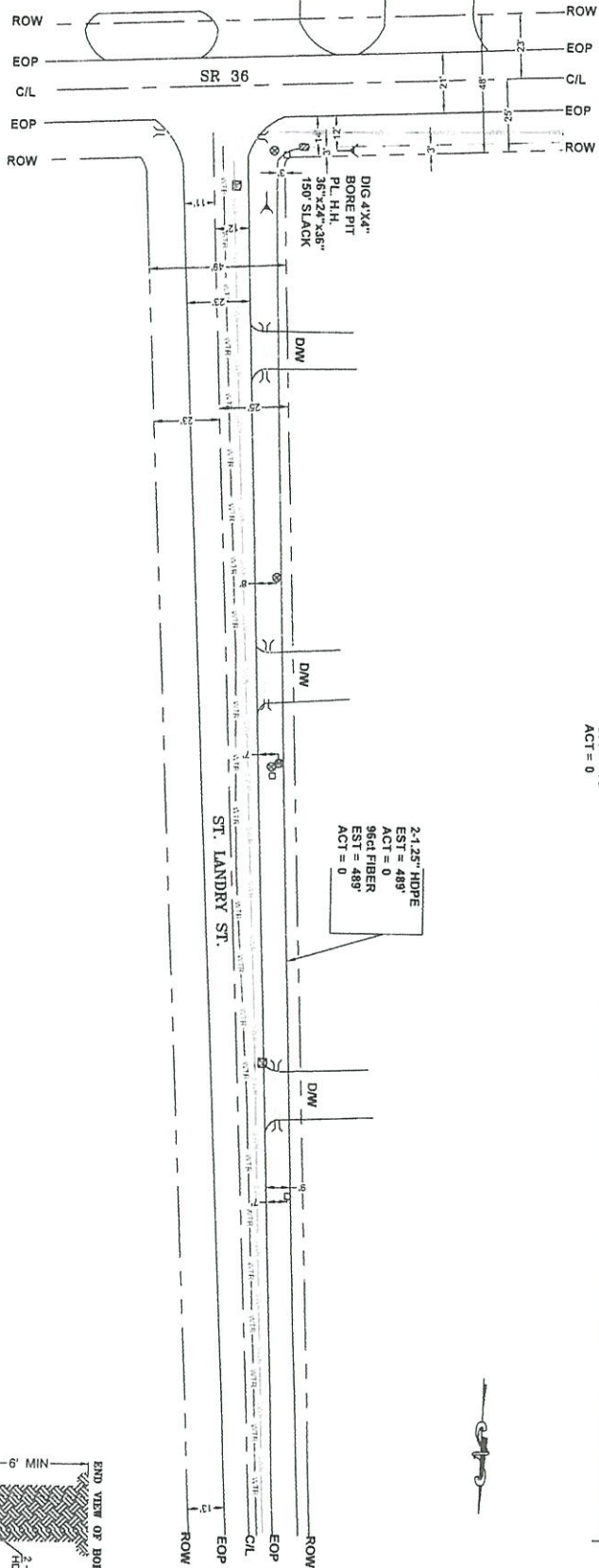


ALL CONSTRUCTION IS PROPOSED
SOUTHERN LIGHT WILL MAINTAIN 24" FROM EXISTING UTILITIES
SOUTHERN LIGHT HAS LOCATED ALL EXISTING UTILITIES
AN EXTENSIVE LOCATE WILL BE PERFORMED PRIOR TO CONSTRUCTION

[illegible]

SPEED
LIMIT
20

PULL FIBER
EST = 489'
ACT = 0
DIR. BORE 1.2"
EST = 489'
ACT = 0



- 0+00 PL HH
- 0+21 POLE ANCHOR
- 0+63 CULVERT
- 0+66 DW
- 0+79 DW
- 0+83 CULVERT
- 1+51 POLE
- 1+71 CULVERT
- 1+76 DW
- 1+94 DW
- 1+98 CULVERT
- 2+17 POLE / WTR METER
- 2+22 COMM PED
- 3+22 CULVERT
- 3+26 DW
- 3+42 DW
- 3+46 CULVERT
- 3+70 COMM PED
- 4+89 END PAGE

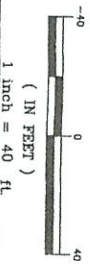
PROPOSED MICRODUCT

BELOW GRADE

UNDERGROUND

ALL CONSTRUCTION IS PROPOSED
SOUTHERN LIGHT WILL MAINTAIN 24\"/>

GRAPHIC SCALE

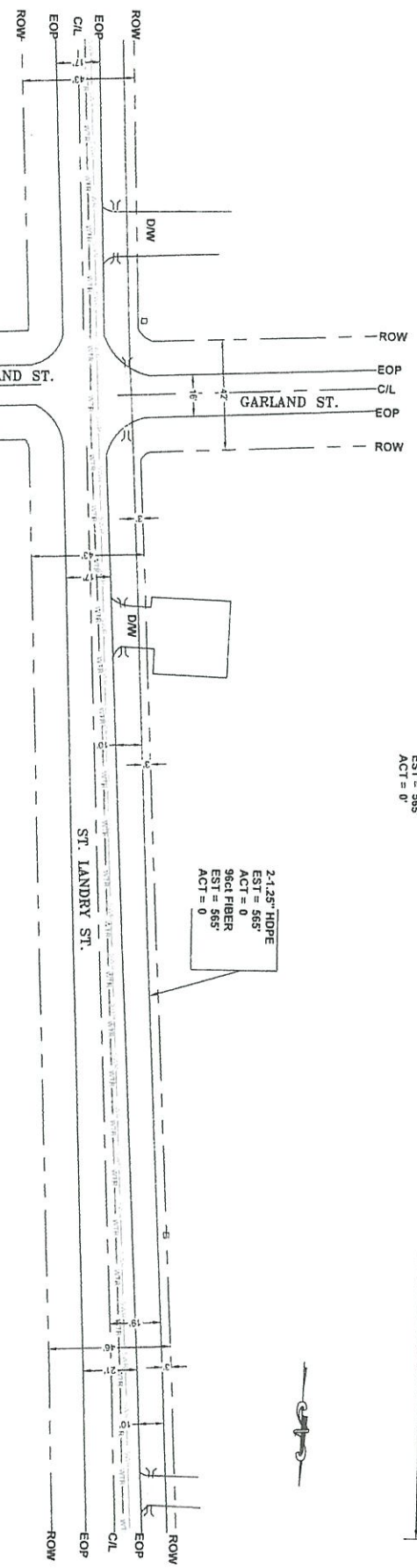
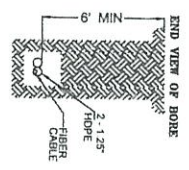


ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING. PRIOR TO ANY WORK PERFORMED. CONTACT SOUTHERN LIGHT: 251-662-1170			
DATE:	REVISIONS:	<small> INFORMATION: THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES. </small>	
SCALE: 1"=40'	PROJECT NO.: N/A		
ROUTE/SECTION: N/A	DATE: 03/27/2017	1. OATKIN (AUTUMN) #1 COWE DAVIS RD. COWINGTON, LA	
DESIGNED BY: N/A	DRAWN BY: N/A	SHEET NO.: LCAO-02	

SPEED
LIMIT
20

PULL FIBER
EST = 565'
ACT = 0'
DIR. BORE 1-2"
EST = 565'
ACT = 0'

2-1/2" HOPE
EST = 565'
ACT = 0'
96d FIBER
EST = 565'
ACT = 0'



- 4+89 BEGIN PAGE

5+50 CULVERT
5+54 D/W
5+71 ROW
5+74 CULVERT

6+09 CULVERT
6+15 EOP
6+31 EOP
6+40 CULVERT

6+99 CULVERT
7+02 D/W
7+18 D/W
7+21 CULVERT

9+42 COMM PED

10+30 CULVERT
10+33 D/W
10+44 D/W
10+48 CULVERT
10+54 END PAGE

BELOW GRADE

PROPOSED MICRODUCT

BELOW GRADE

DEPTH TO BE A MINIMUM OF 72" BELOW GRADE

UNDERGROUND

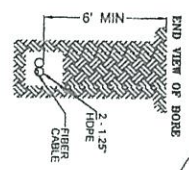
ALL CONSTRUCTION IS PROPOSED
SOUTHERN LIGHT WILL MAINTAIN 24" FROM EXISTING UTILITIES.
AN EXTENSIVE LOCATE WILL BE PERFORMED PRIOR TO CONSTRUCTION

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.



ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. SOUTHERN LIGHT WILL MAINTAIN 24" FROM EXISTING UTILITIES. AN EXTENSIVE LOCATE WILL BE PERFORMED PRIOR TO ANY WORK PERFORMED. CONTACT SOUTHERN LIGHT 251-482-1170			
DATE	REVISIONS	INFORMATION: THIS DOCUMENT IS THE PROPERTY OF SOUTHERN LIGHT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SOUTHERN LIGHT.	
SCALE	1"=40'	PROJ. NO.	N/A
INDEX REF.	LEAD-CV	ENG.	B. ORCHISON
ROUTE SCHED.	N/A	SHEET NO.	N/A
southern light		DATE	03/17/2017
1 COWINGTON (LUTEL)		DRAWN BY:	B. AGEE
#LOWE DAVIS RD.		DATE	03/17/2017
COWINGTON, LA.		DATE	03/17/2017
LEAD-03		DATE	03/17/2017

PULL FIBER
EST = 709'
ACT = 0



0 | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 |

GRAPHIC SCALE

(IN FEET)

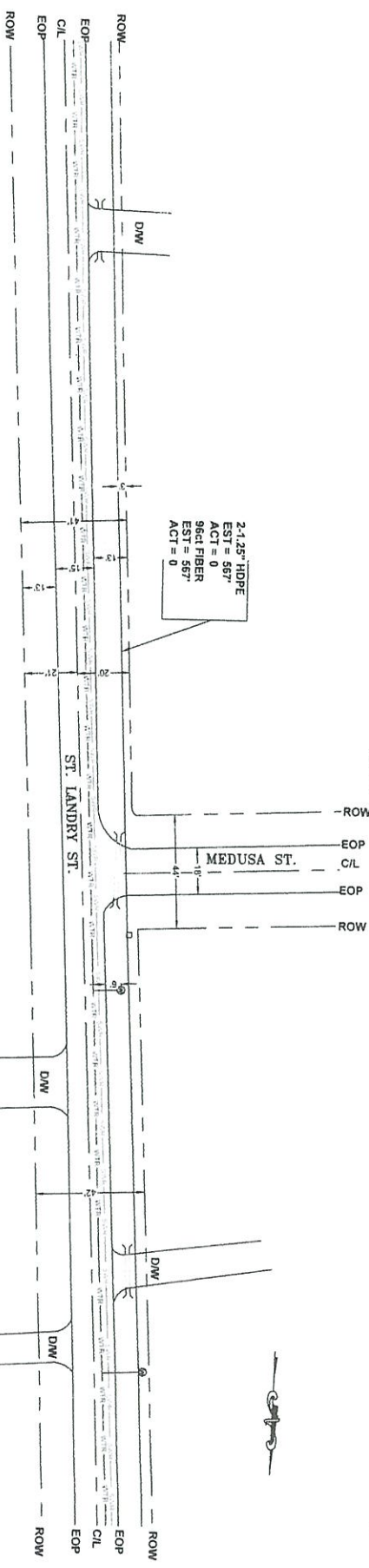
1 inch = 40 ft.

<p>ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING PRIOR TO ANY WORK PERFORMED.</p> <p>CONTACT SOUTHERN LIGHT: 251-462-1170</p>		<p>PERMITTING A TIME AND DATE FOR THE WORK TO BE DONE. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS PRIOR TO ANY WORK BEING PERFORMED.</p> <p>IF APPROVED, TYPE:</p>	
<p>DATE: _____</p>		<p>SCALE: 1"=40'</p>	
<p>REVISIONS:</p>		<p>PROJ. NO. N/A</p>	
<p>_____</p>		<p>REC'D/BJ. LCO-01</p>	
<p>_____</p>		<p>ENG. B. ORCHISON</p>	
<p>_____</p>		<p>DWG. NO. N/A</p>	
<p>_____</p>		<p>DATE: 03/17/2017</p>	
<p>_____</p>		<p>DESIGN BY: B. AGEE</p>	
<p>_____</p>		<p>LCO-04</p>	
<p>_____</p>		<p>1. COTTONWOOD (UTILITY)</p>	
<p>_____</p>		<p>#1 ONE DAVIS RD.</p>	
<p>_____</p>		<p>COTTONWOOD, LA</p>	

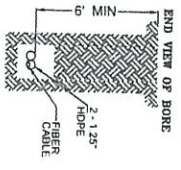
SPEED
LIMIT
20

PULL FIBER
EST = 567
ACT = 0

DIR BORE 1-2"
EST = 567
ACT = 0



2-1.25" HDPE
EST = 567
ACT = 0
96cl FIBER
EST = 567
ACT = 0



16+13 BEGIN PAGE

16+73 CULVERT
16+77 D/W
16+92 D/W
16+96 CULVERT

19+13 CULVERT
19+19 EOP
19+38 EOP
19+43 CULVERT
19+53 COMM PED
19+74 WTR METER

20+72 CULVERT
20+76 D/W
20+89 D/W
20+93 CULVERT

21+21 WTR METER

21+80 END PAGE

BELOW GRADE

PROPOSED MICROPRODUCT

BELOW GRADE

DEPTH TO BE A MINIMUM OF 22" BELOW GRADE

UNDERGROUND

ALL CONSTRUCTION IS PROPOSED
SOUTHERN LIGHT WILL MAINTAIN 24" FROM EXISTING UTILITIES.
AN EXTENSIVE LOCATE WILL BE PERFORMED PRIOR TO CONSTRUCTION.

GRAPHIC SCALE

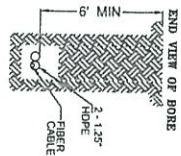


ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. SOUTHERN LIGHT IS RESPONSIBLE FOR ALL LOCATING. CONTRACT SOUTHERN LIGHT 131-042-1170			
DATE:	REVISIONS	PREPARED BY THE DESIGNER	DATE: 02/17/2017
SCALE: 1"=40'	MOD. NO. N/A	DESIGNED BY: B. ORCHISON	DRAWN BY: B. ADEL
ROUTE: SOLAR	N/A	SHEET NO.: N/A	LCAD-05



1. COWEN (ATTN) 11. COWEN DAVIS RD. COWEN, LA.

PULL FIBER
EST = 695'
ACT = 0



- 22+21 WTR METER
- 22+29 CULVERT
- 22+33 D/W
- 22+46 D/W
- 22+50 CULVERT
- 22+63 POLE/ COMM PED
- 22+68 PL HH

- 27+25 END PAGE



DEPTH TO BE A MINIMUM OF 72" BELOW GRADE

UNDERGROUND

ALL CONSTRUCTION IS PROPOSED

AN EXTENSIVE LOCATE WILL BE PERFORMED PRIOR TO CONSTRUCTION. SOUTHERN LIGHT HAS LOCATED ALL EXISTING UTILITIES. SOUTHERN LIGHT WILL MAINTAIN 24" FROM EXISTING UTILITIES.

CONSTRUCTION WILL BE PERFORMED PRIOR TO CONSTRUCTION



GRAPHIC SCALE

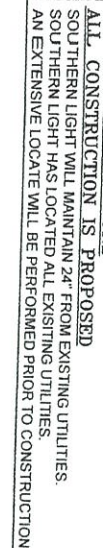
(IN FEET)
1 inch = 40 ft

[illegible]

ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR ALL LOCATING PRIOR TO ANY WORK PERFORMED. CONTACT SOUTHERN LIGHT 251-462-1170		REMARKS: THE PROPERTY IS NOT TO BE USED FOR STORAGE OF FLAMMABLE OR TOXIC MATERIALS. THE PROPOSED WORKS COULD BE DAMAGED BY:	
DATE: _____		RESPONSE: _____	
SCALE: 1"=40'		PROJECT NO.: N/A	
AGENT/REF: LCAO-CV		AGENT/REF: S. B. AGE	
PROJECT SPECIAL: N/A		PROJECT SPECIAL: N/A	
DATE: 03/27/2017		DATE: 03/27/2017	
DRAWN BY: B. AGE		DRAWN BY: B. AGE	
PWS. NO. LCAO-07		PWS. NO. LCAO-07	

PULL FIBER —
EST = 543'
ACT = 0

DIR. BORE 2-1.26"
EST = 393'
ACT = 0



GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft

ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. PRIOR TO ANY WORK PERFORMED. CONTACT: SOUTHERN LIGHT 251-442-1170		INFORMATION IN THIS CATALOG IS FOR INFORMATIONAL USE ONLY. IT IS NOT TO BE USED AS A BASIS FOR ANY DECISION. © Southern Light, Inc.	
DATE	REGION	SCALE	PROJ. NO.
		1:40	N/A
		LOC. NO.	LOC. NO.
		1000-01	1000-01
		1000-02	1000-02
		1000-03	1000-03
		1000-04	1000-04
		1000-05	1000-05
		1000-06	1000-06
		1000-07	1000-07
		1000-08	1000-08
		1000-09	1000-09
		1000-10	1000-10
		1000-11	1000-11
		1000-12	1000-12
		1000-13	1000-13
		1000-14	1000-14
		1000-15	1000-15
		1000-16	1000-16
		1000-17	1000-17
		1000-18	1000-18
		1000-19	1000-19
		1000-20	1000-20
		1000-21	1000-21
		1000-22	1000-22
		1000-23	1000-23
		1000-24	1000-24
		1000-25	1000-25
		1000-26	1000-26
		1000-27	1000-27
		1000-28	1000-28
		1000-29	1000-29
		1000-30	1000-30
		1000-31	1000-31
		1000-32	1000-32
		1000-33	1000-33
		1000-34	1000-34
		1000-35	1000-35
		1000-36	1000-36
		1000-37	1000-37
		1000-38	1000-38
		1000-39	1000-39
		1000-40	1000-40
		1000-41	1000-41
		1000-42	1000-42
		1000-43	1000-43
		1000-44	1000-44
		1000-45	1000-45
		1000-46	1000-46
		1000-47	1000-47
		1000-48	1000-48
		1000-49	1000-49
		1000-50	1000-50
		1000-51	1000-51
		1000-52	1000-52
		1000-53	1000-53
		1000-54	1000-54
		1000-55	1000-55
		1000-56	1000-56
		1000-57	1000-57
		1000-58	1000-58
		1000-59	1000-59
		1000-60	1000-60
		1000-61	1000-61
		1000-62	1000-62
		1000-63	1000-63
		1000-64	1000-64
		1000-65	1000-65
		1000-66	1000-66
		1000-67	1000-67
		1000-68	1000-68
		1000-69	1000-69
		1000-70	1000-70
		1000-71	1000-71
		1000-72	1000-72
		1000-73	1000-73
		1000-74	1000-74
		1000-75	1000-75
		1000-76	1000-76
		1000-77	1000-77
		1000-78	1000-78
		1000-79	1000-79
		1000-80	1000-80
		1000-81	1000-81
		1000-82	1000-82
		1000-83	1000-83
		1000-84	1000-84
		1000-85	1000-85
		1000-86	1000-86
		1000-87	1000-87
		1000-88	1000-88
		1000-89	1000-89
		1000-90	1000-90
		1000-91	1000-91
		1000-92	1000-92
		1000-93	1000-93
		1000-94	1000-94
		1000-95	1000-95
		1000-96	1000-96
		1000-97	1000-97
		1000-98	1000-98
		1000-99	1000-99
		1000-100	1000-100

(DRAFT DATE AUGUST 8, 2017)

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING SOUTHERN LIGHT, L.L.C. TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, L.L.C., 107 ST. FRANCIS ST; SUITE 1800; MOBILE, AL 36602 PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF RIVER HIGHLANDS BOULEVARD & ECHO STREET LOCATED WITHIN RIVER HIGHLANDS BOULEVARD SUBDIVISION, FOR THE PURPOSE OF LAYING FIBER OPTIC CABLES.
WARD 3 DISTRICT 5

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.
2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.
3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.
4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.
5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.
6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.
7. That the petitioner post a Performance Obligation in the amount of \$8,100 for a period of six (6) months.

(DRAFT DATE AUGUST 8, 2017)

RESOLUTION P.C. NO.

PAGE NO. 2 OF 2

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:

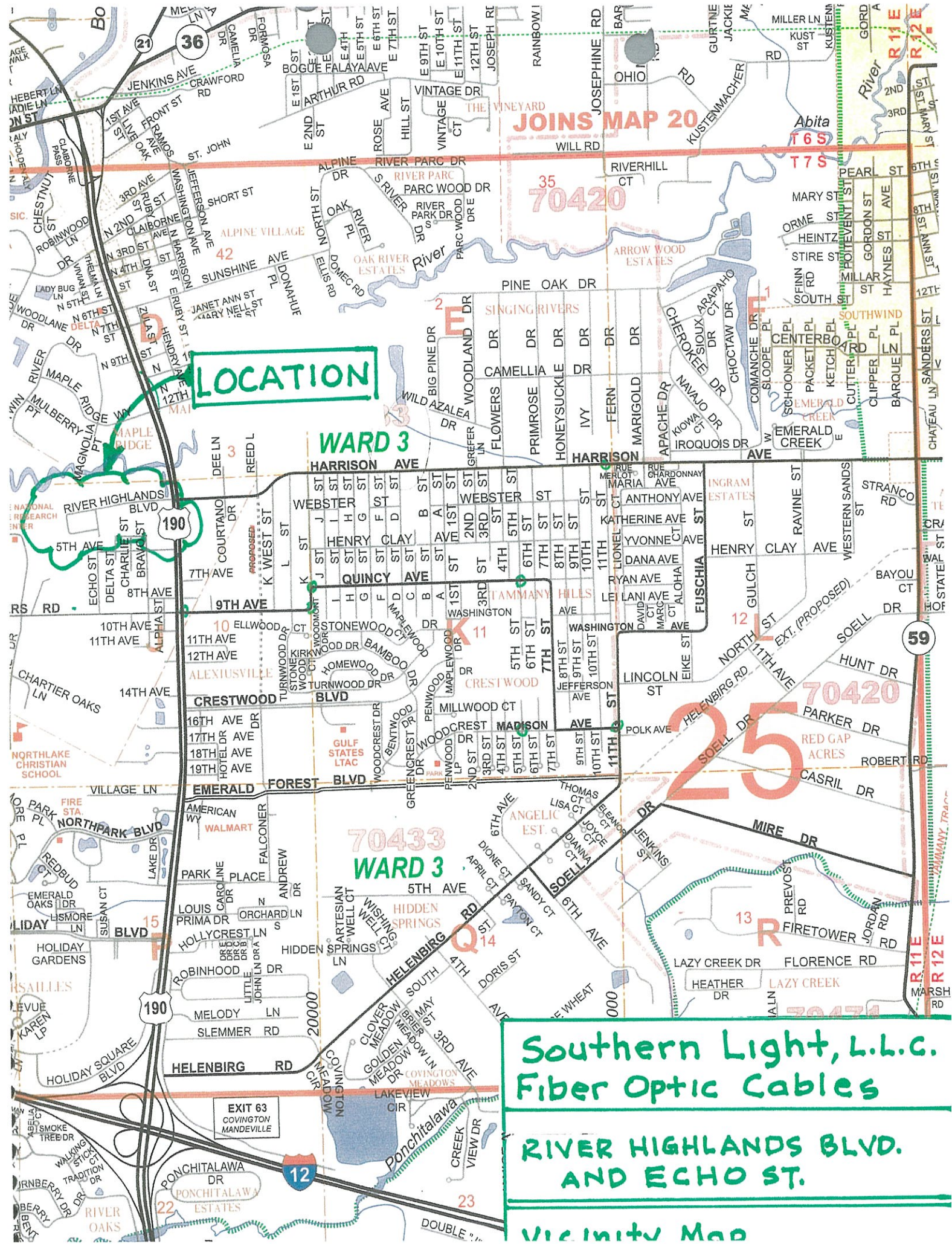
ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE _____ DAY OF _____, 20____ 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



Southern Light, L.L.C.
Fiber Optic Cables

RIVER HIGHLANDS BLVD.
AND ECHO ST.

Vicinity Map

**PLANS FOR PROPOSED PROJECT:**

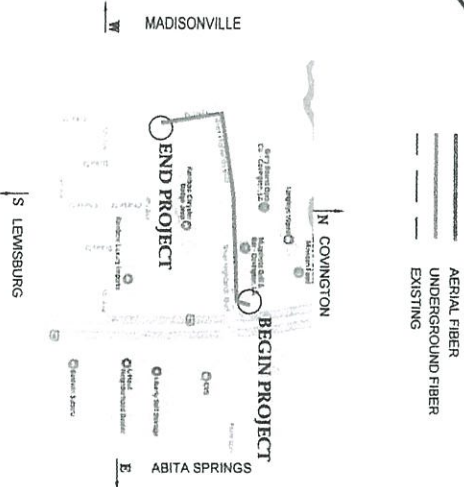
FIBER OPTIC INSTALLATION

APRIL 17, 2017

JOB INFORMATION

APPROVED: _____
DATE: _____
JOB # LST03141701
UNDERGROUND: EST - 2.226' /ACT - _____
AERIAL: N/A
TOTAL FIBER: EST - 2.226' /ACT - _____

VICINITY MAP



PROJECT LOCATION



**southern
light**



CONTACT LIST

PROJECT MANAGER: DONALD COOPER - (251) 209-4155
ENGINEER: BOB ORCHISON - (251) 459-1705
PROJECT CONTACT: ALLYSON HASTY - (251) 652-1436
CAROLINA SUBIRATS - (251) 445-1658

ATTENTION PERMITTING DEPARTMENT DIRECTORY

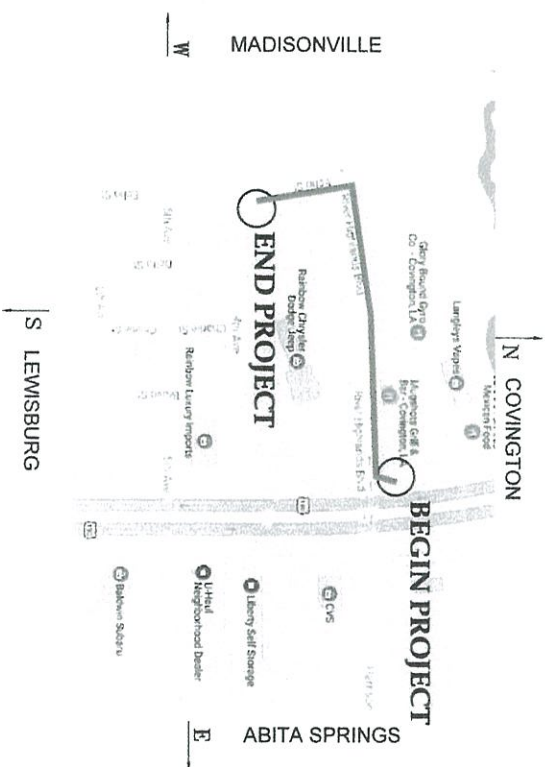
[illegible]

CPE LOCATION: <https://na13.salesforce.com/v/e03a00000166Dh>

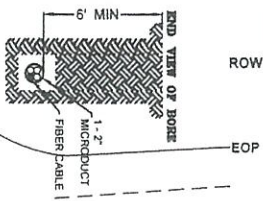


**#651 RIVER HIGHLANDS BOULEVARD - COVINGTON, LA.
PLANS FOR PROPOSED PROJECT:**

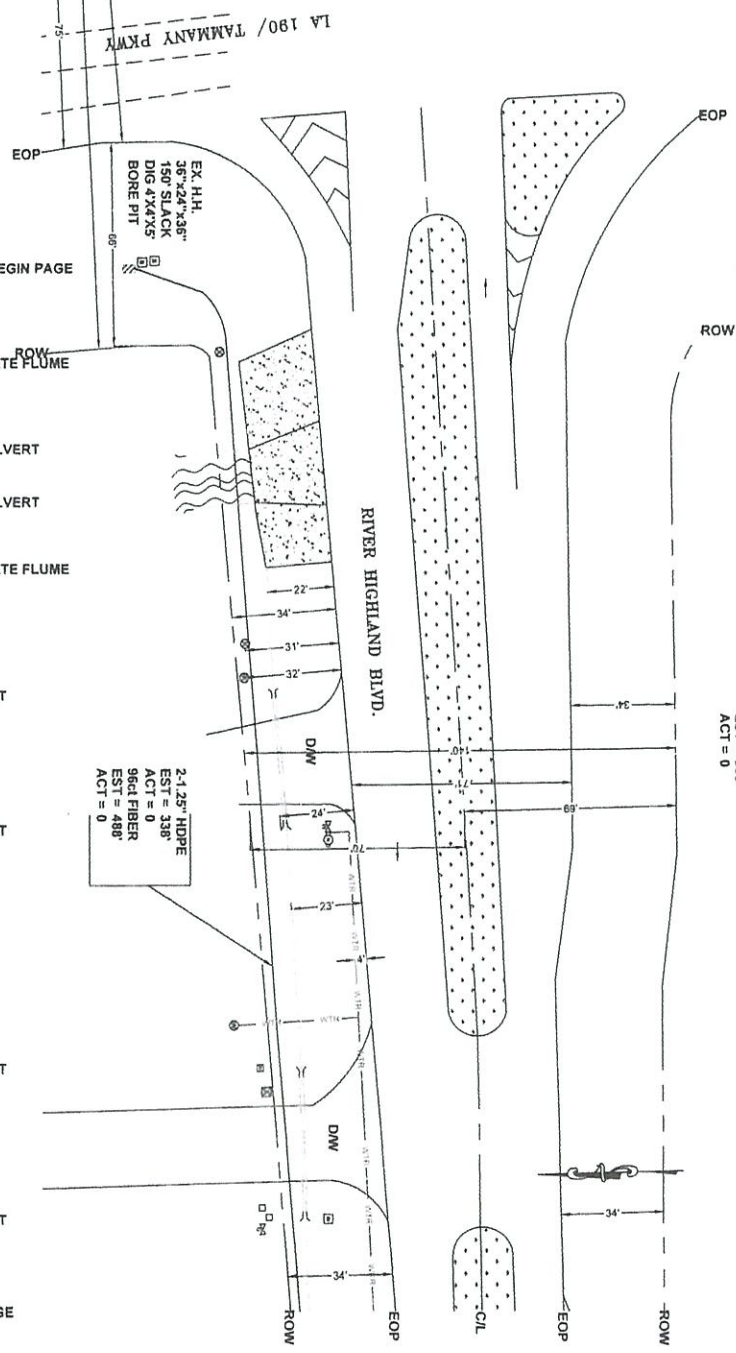
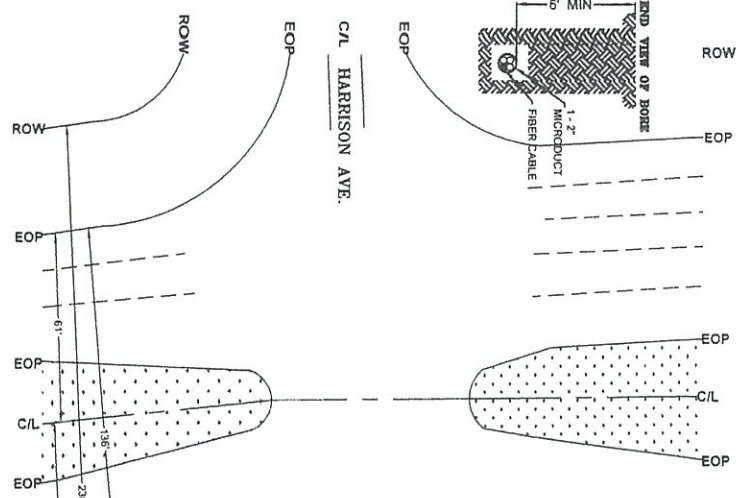
VICINITY MAP



SPEED
LIMIT
45

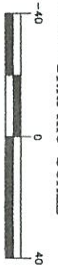


C/L HARRISON AVE.



PULL FIBER
EST = 488'
ACT = 0
DIR. BORE 2'-1.25'
EST = 338'
ACT = 0

DEPTH TO BE A MINIMUM OF 72" BELOW GRADE GRAPHIC SCALE



UNDERGROUND
ALL CONSTRUCTION IS PROPOSED
SOUTHERN LIGHT WILL MAINTAIN 24" FROM EXISTING UTILITIES.
AN EXTENSIVE LOCATE MUST BE PERFORMED PRIOR TO CONSTRUCTION

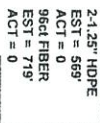
ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. SOUTHERN LIGHT WILL MAINTAIN 24" FROM EXISTING UTILITIES. CONTRACT SOUTHERN LIGHT: 281-422-1110		SOUTHERN LIGHT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED. THE USER OF THIS INFORMATION IS ADVISED THAT THE INFORMATION IS NOT GUARANTEED AND IS PROVIDED AS IS. SOUTHERN LIGHT WILL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS INFORMATION.	
DATE:	REVISIONS:	SCALE:	PROJECT NO.:
		1"=40'	281-422-1110
		PDC-CV	DRG. B. ORCHISON
		DATE:	04/14/17
		DESIGNED BY:	B. ACCE
		DRAWN BY:	B. ACCE

southern light

PATRICK GROS CPA
MANAGEMENT CONSULTANTS
COUNCILING, L.A.

PULL FIBER
EST = 719'
ACT = 0

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

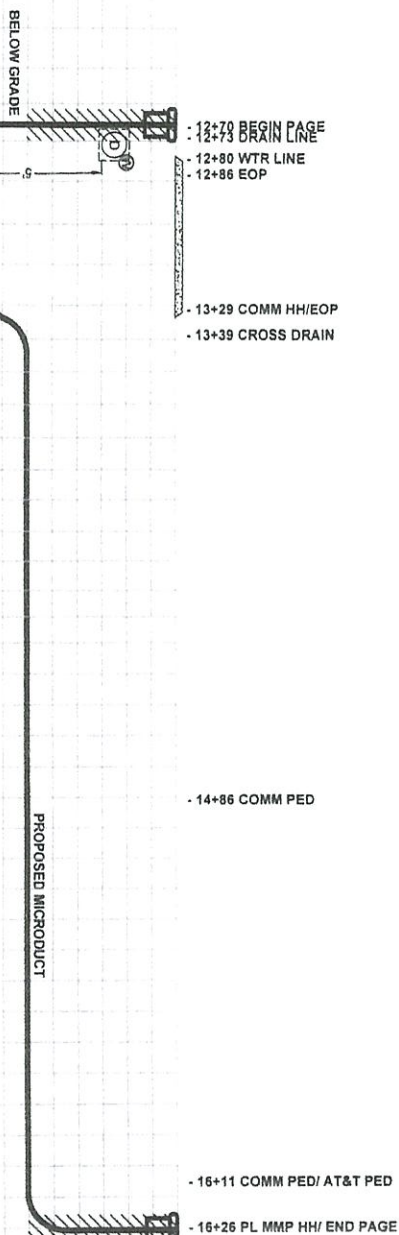


BELOW GRADE

<p>ALL UTILITY LOCATIONS SHOWN ARE APPROXIMATE. COMMUNICATIONS IS RESPONSIBLE FOR ALL LOCATING. PRIOR TO ANY WORK REQUIRED.</p> <p>CONTACT SOUTHERN LIGHT: 351-652-1170</p>		<p>INDICATING THIS SYMBOL IS PERMITTED AND SHALL NOT BE USED, CANNOT BE USED IN ANY MANNER, OR BE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF SOUTHERN LIGHT.</p>	
<p>DATE</p>		<p>REVISIONS</p>	
<p>SCALE 1:40</p>		<p>PROJ. NO. N/A</p>	
<p>INDEX REF. PG. C-1</p>		<p>PG. B. ORCHISON</p>	
<p>DATE 04/17/17</p>		<p>DATE 04/17/17</p>	
<p>DRAWN BY B. ADEE</p>		<p>DRAWN BY B. ADEE</p>	
<p>DATE 04/17/17</p>		<p>DATE 04/17/17</p>	

PULL FIBER
EST = 506'
ACT = 0

DIR. BORE 2-1.25'
EST = 356'
ACT = 0



6' MIN

1.2'

FIBER CABLE

END VIEW OF BORE

DEPTH TO BE A MINIMUM OF 72" BELOW GRADE GRAPHIC SCALE

[illegible]

ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _____

TITLE: A RESOLUTION AUTHORIZING HUNT TELECOMMUNICATIONS, L.L.C., TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO HUNT TELECOMMUNICATIONS, L.L.C. 110 E. COLEMAN AVE; HAMMOND, LA, 70403; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF HARRISON AVENUE BETWEEN LA HWY 59 AND FUCHSIA STREET, FOR THE PURPOSE OF LAYING AND CONNECTING UNDERGROUND FIBER OPTIC CABLES. WARD 3, DISTRICTS 2 AND 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 \$32,500 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 R.O.W. by (an) individual(s) until the time that the project is satisfactorily completed.

(DRAFT DATE AUGUST 8, 2017)

RESOLUTION P.C. NO. _____

PAGE NO. 2 OF 2

9. That the petitioner submit as-built drawings certifying that the 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 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 _____, 20__ AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

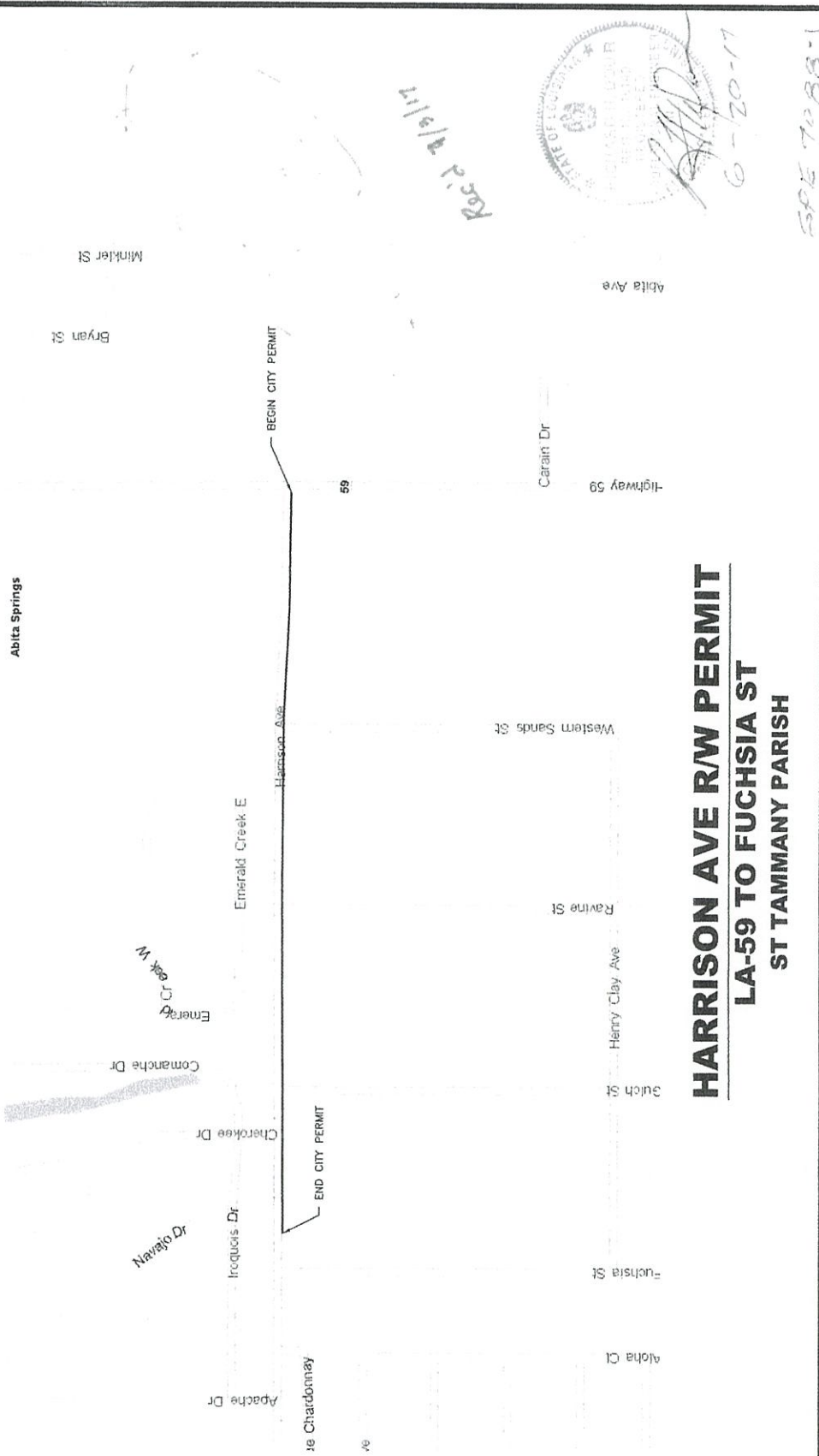
DAVID G. MANNELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

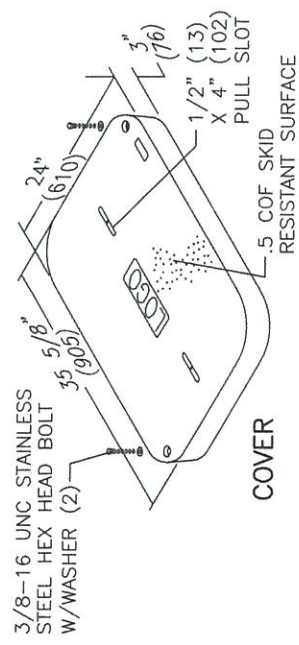
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION

SHEET INDEX

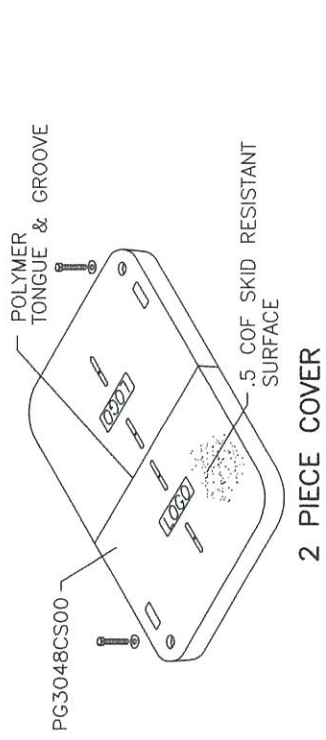
SHEET NO. 1-2
DESCRIPTION
LA-59 - CRAIN ST TO HARRISON AVE - 594'
HARRISON AVE - LA-59 TO FUCHSIA ST - 3,506'



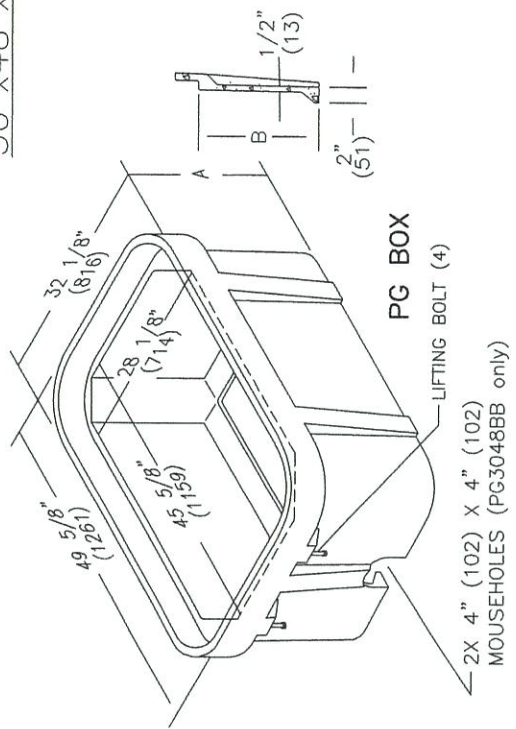
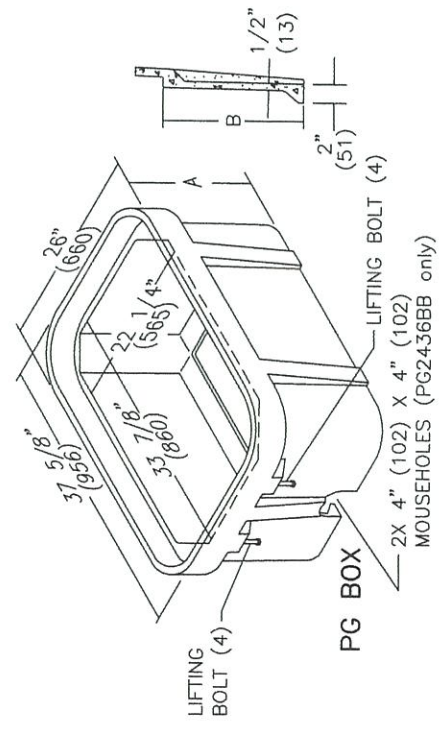
Rec'd 7/19/17
6-20-17
SPE 7083-1



24" x 36" x 24"



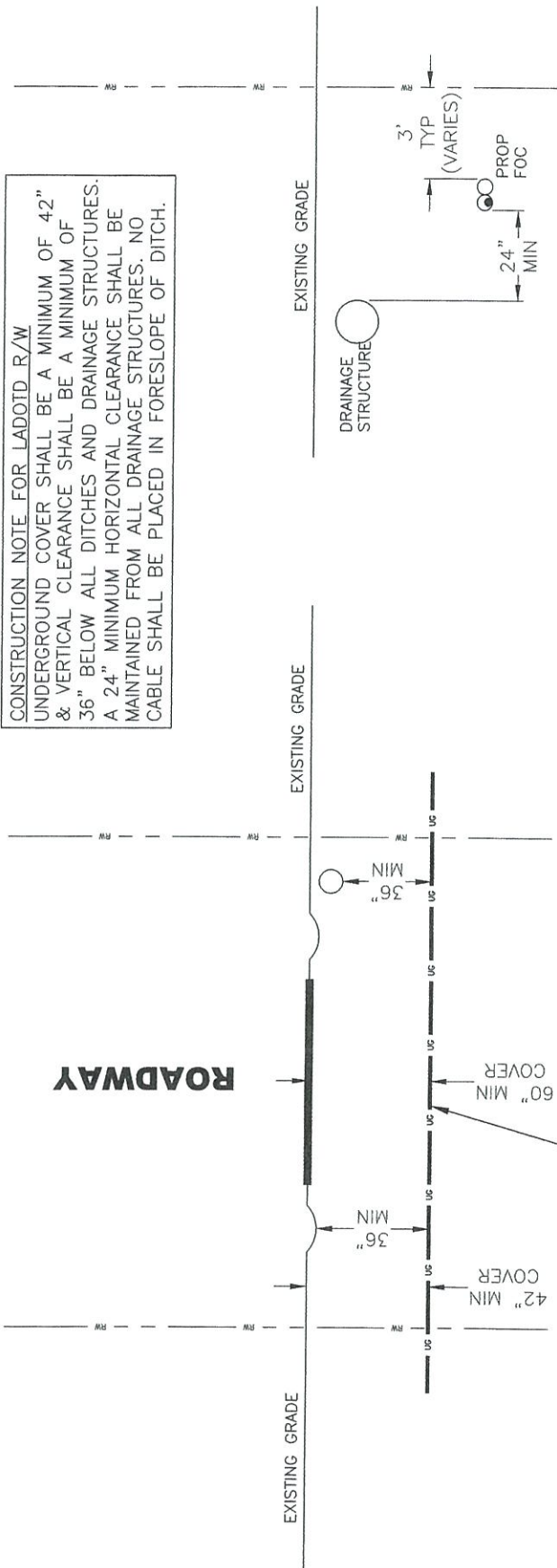
30" x 48" x 24"



HANDHOLE TYPICALS

SCALE: N.T.S.

ROADWAY



CONSTRUCTION NOTE FOR LADOTD R/W
 UNDERGROUND COVER SHALL BE A MINIMUM OF 42"
 & VERTICAL CLEARANCE SHALL BE A MINIMUM OF
 36" BELOW ALL DITCHES AND DRAINAGE STRUCTURES.
 A 24" MINIMUM HORIZONTAL CLEARANCE SHALL BE
 MAINTAINED FROM ALL DRAINAGE STRUCTURES. NO
 CABLE SHALL BE PLACED IN FORESLOPE OF DITCH.

PROPOSED HUNT COMM 2-1.25"
 SDR-11 HDPE DUCT W/ FOC
 60" MIN DEPTH UNDER ROAD BED

MAINTAIN 36" SEPARATION
 BELOW ALL DITCHES, CULVERTS
 AND SUBSURFACE DRAINAGE

MAINTAIN 24" HORIZONTAL
 SEPARATION FROM DRAINAGE
 STRUCTURES.

ROAD CROSSING TYPICAL

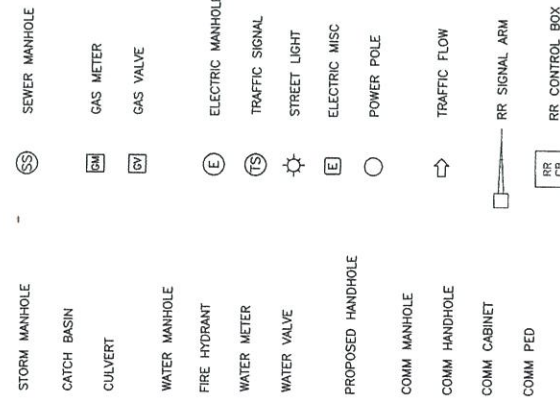
SCALE: N.T.S.

CROSS SECTION TYPICAL

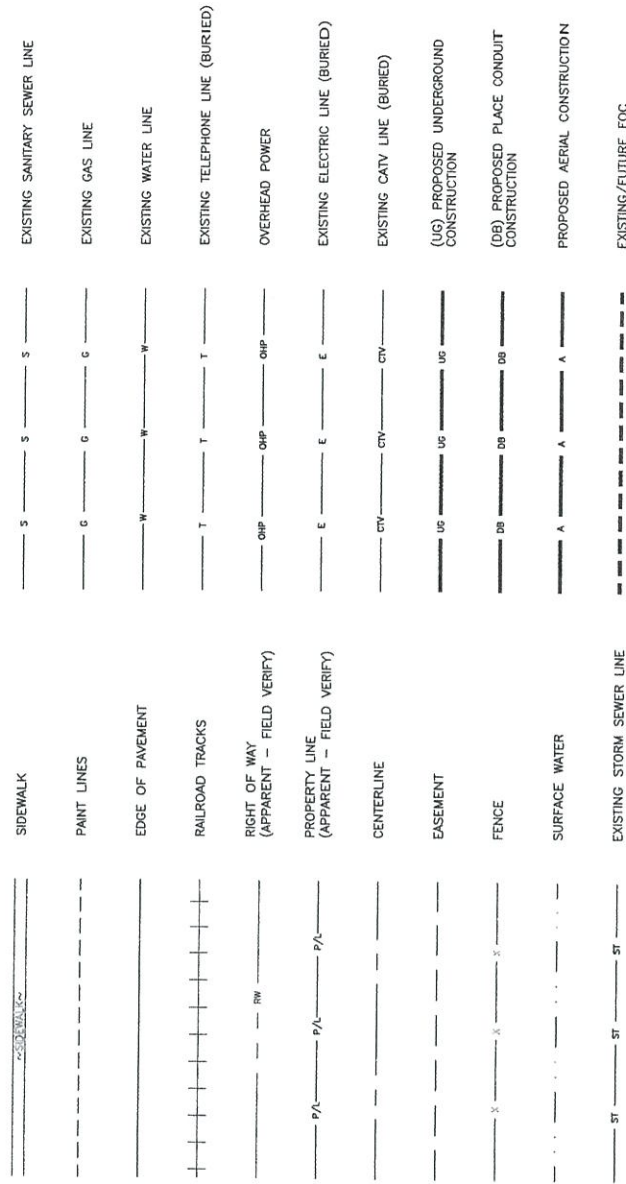
SCALE: N.T.S.

LEGEND

SYMBOLS



LINE TYPES



FIRE DISTRICT 12
LA-59 &
HARRISON AVE
ABITA SPRINGS, LA
ST TAMMANY PARISH

HUNT
TELECOM
www.hunttelecom.com

CONSTRUCTION NOTES: ALL UTILITIES MUST BE PROPERLY LOCATED AND FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL R/W SHOWN IS APPARENT AND NOT GUARANTEED. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.



CALL BEFORE YOU DIG
811

72 HOURS NOTICE REQUIRED

DATE: 6/12/17

DESIGNER: B. BERGERON

DRAWN BY: MILLENNIUM

REVISIONS

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

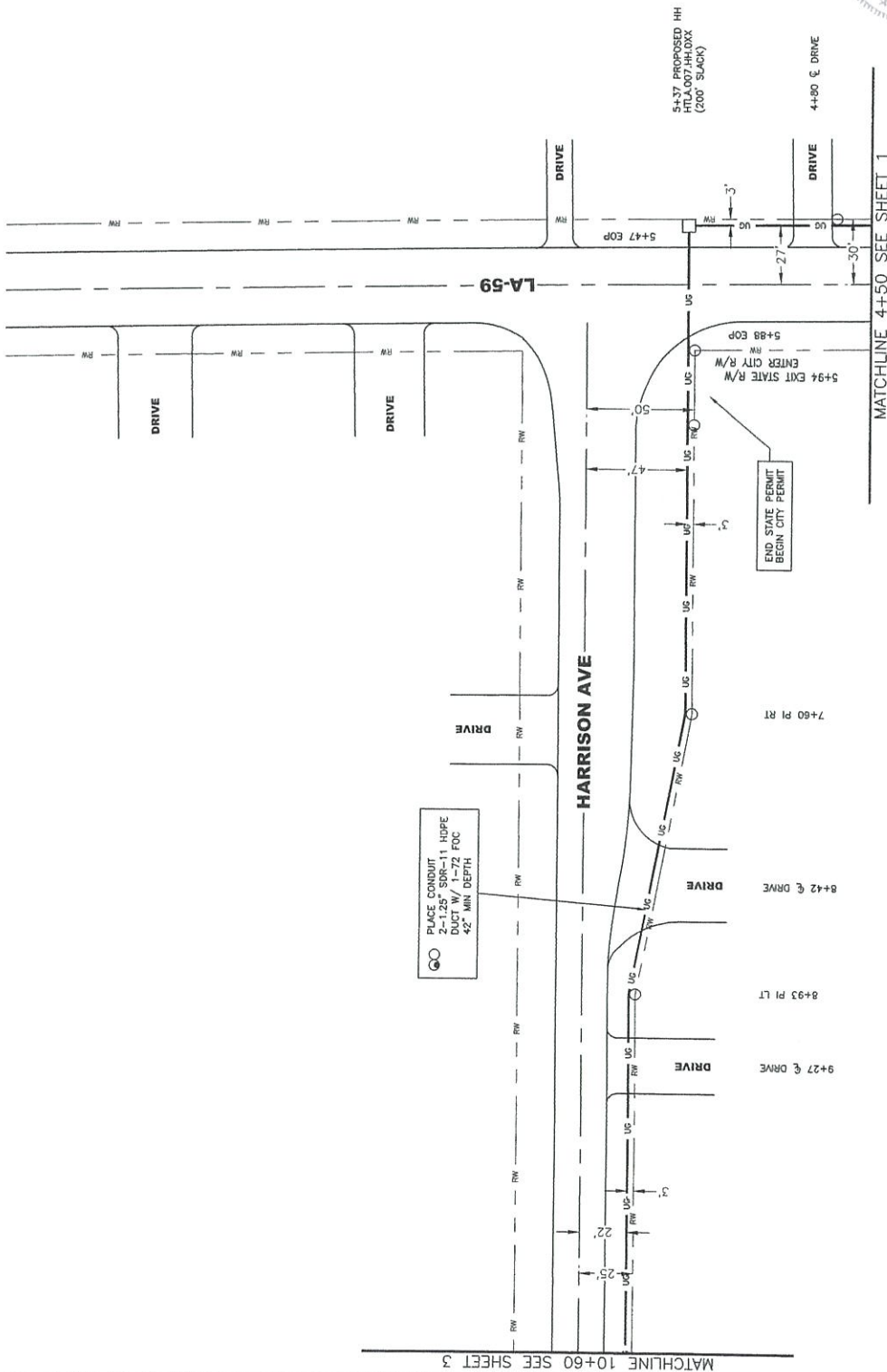
DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL

DATE DESCRIPTION INITIAL



MATCHLINE 10+60 SEE SHEET 3

MATCHLINE 4+50 SEE SHEET 1

FIRE DISTRICT 12

LA-59 &
HARRISON AVE

ABITA SPRINGS, LA
ST TAMMANY PARISH

www.hunttelecom.com
HUNT TELECOM

CONSTRUCTION NOTES:
ALL EXISTING UTILITIES MUST BE
LOCATED AND MARKED PRIOR TO
CONSTRUCTION.
ALL E/W SHOWN IS APPARENT AND
SHOULD BE FIELD VERIFIED PRIOR TO
START OF CONSTRUCTION.



CALL BEFORE YOU DIG
72 HOURS NOTICE REQUIRED

DATE: 6/12/17
DESIGNER: B. BERGERON
DRAWN BY: MILLENNIUM

REVISIONS		
DATE	DESCRIPTION	INITIAL

EXCEPT AS MAY BE OTHERWISE
SPECIFIED, THESE SHEETS SHALL
BE CONSIDERED VOID WITHOUT
THE SIGNATURE AND SEAL OF THE
REGISTERED PROFESSIONAL ENGINEER
FOR ANY PURPOSE WITHOUT
PERMISSION.

SCALE
HORIZONTAL: 1"=50'
VERTICAL: N.T.S.
SHEET 3 OF 7



MATCHLINE 10+60 SEE SHEET 2

MATCHLINE 17+60 SEE SHEET 4

HARRISON AVE

DRIVE

11+01 & DRIVE

DRIVE

13+40 & DRIVE

PLACE CONDUIT
2" DIA. 11' LRP
DUCT W/ 1-72 FOC
42" MIN DEPTH

DRIVE

15+47 & DRIVE

17+25 PROPOSED HH
(200' SLACK)
17+13 EOP
16+97 EOP

WESTERN SANDS ST

DRIVE



6-25-17

FIRE DISTRICT 12

LA-59 &
HARRISON AVE

ABITA SPRINGS, LA
ST TAMMANY PARISH



HUNT
TELECOM
www.hunttelecom.com

CONSTRUCTION NOTES:
ALL EXISTING UTILITIES MUST BE PROPERLY LOCATED AND FIELD VERIFIED PRIOR TO CONSTRUCTION.
ALL R/W SHOWN IS APPARENT AND SHOULD BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.



CALL BEFORE YOU DIG
811
72 HOURS NOTICE REQUIRED

DESIGNER: B. BERGERON
DRAWN BY: MILLENNIUM

REVISIONS			INITIAL
DATE	DESCRIPTION		

--	--

(EXCEPT AS MAY BE OTHERWISE PROVIDED BY CONTRACT OR WRITTEN

PERMISSION, THESE SHEETS SHALL
REMAIN THE PROPERTY OF HUNT
TELECOM. PRINTS ARE ISSUED IN
STRICT CONFIDENCE AND SHALL NOT
BE REPRODUCED, COPIED, OR USED
FOR ANY PURPOSE WITHOUT
PERMISSION.

SCALE

HORIZONTAL:	1"=50'
VERTICAL:	N.T.S.

SHEET 4 OF 7



MATCHLINE 17+60 SEE SHEET 3

MATCHLINE 24+60 SEE SHEET 5

HARRISON AVE.

DRIVE

20485 & DRIVE

PLACE CONDUIT
2-1.25" SDR-11 HDPE
DUCT W/ 1-72 FOC
42" MIN DEPTH

FIRE DISTRICT 12
LA-59 &
HARRISON AVE
ABITA SPRINGS, LA
ST TAMMANY PARISH



CONSTRUCTION NOTES:
ALL EXISTING UTILITIES MUST BE
LOCATED AND DEPTHS
VERIFIED PRIOR TO CONSTRUCTION.
ALL P/W SHOWN IS APPARENT AND
SHOULD BE FIELD VERIFIED PRIOR TO
START OF CONSTRUCTION.

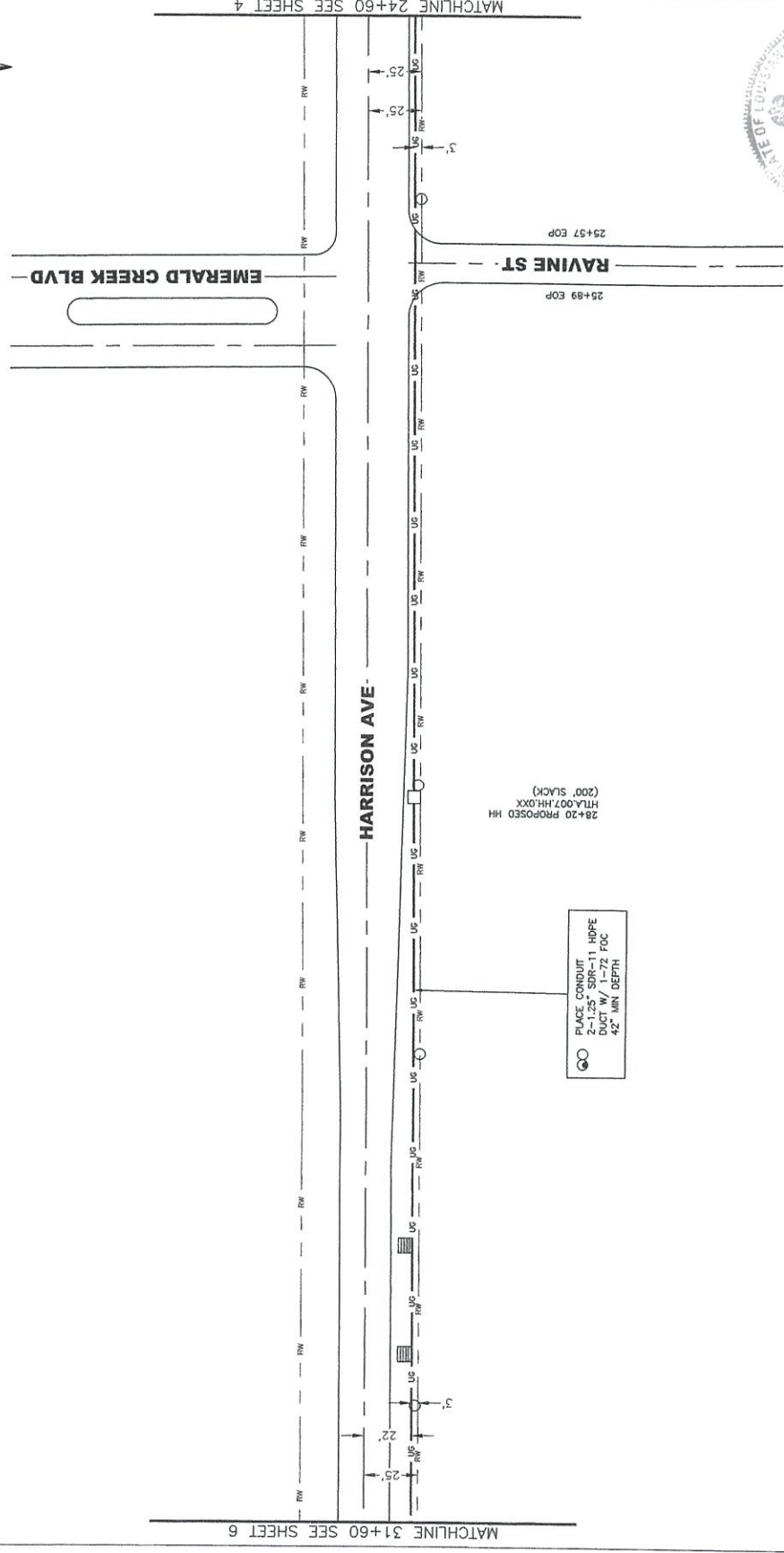


CALL BEFORE YOU DIG
72 HOURS NOTICE REQUIRED
DATE: 6/12/17
DESIGNER: B. BERGERON
DRAWN BY: MILLENNIUM

REVISIONS	
DATE	DESCRIPTION

ACCEPT AS NOT BE OTHERWISE
PERMITTED. THESE SHEETS SHALL
BE USED ONLY IN CONNECTION WITH
THE PROJECT AND SHALL NOT BE
REPRODUCED OR COPIED FOR ANY
OTHER PROJECT OR USED FOR ANY
OTHER PURPOSE WITHOUT
PERMISSION.

SCALE
HORIZONTAL: 1"=50'
VERTICAL: N.T.S.
SHEET 5 OF 7



PLACE CONDUIT
2-1.25" SDR-11 HDPE
DUCT W/ 1'-72" FOC
42" MIN DEPTH

28+20 PROPOSED HH
HTLA.007.HH.OXX
(200' SLACK)

FIRE DISTRICT 12

LA-59 &
HARRISON AVE

ABITA SPRINGS, LA
ST TAMMANY PARISH



CONSTRUCTION NOTES:
ALL EXISTING UTILITIES MUST BE
PROPERLY LOCATED AND FIELD
VERIFIED PRIOR TO CONSTRUCTION.
ALL R/A SPORN IS APPARENT AND
SHALL BE FIELD VERIFIED PRIOR TO
START OF CONSTRUCTION.



CALL BEFORE YOU DIG
811

72 HOURS NOTICE REQUIRED

DATE: 6/12/17

DESIGNER: B. BERGERON

DRAWN BY: MILLENNIUM

REVISIONS

DATE DESCRIPTION INITIAL

SCALE

HORIZONTAL: 1"=50'

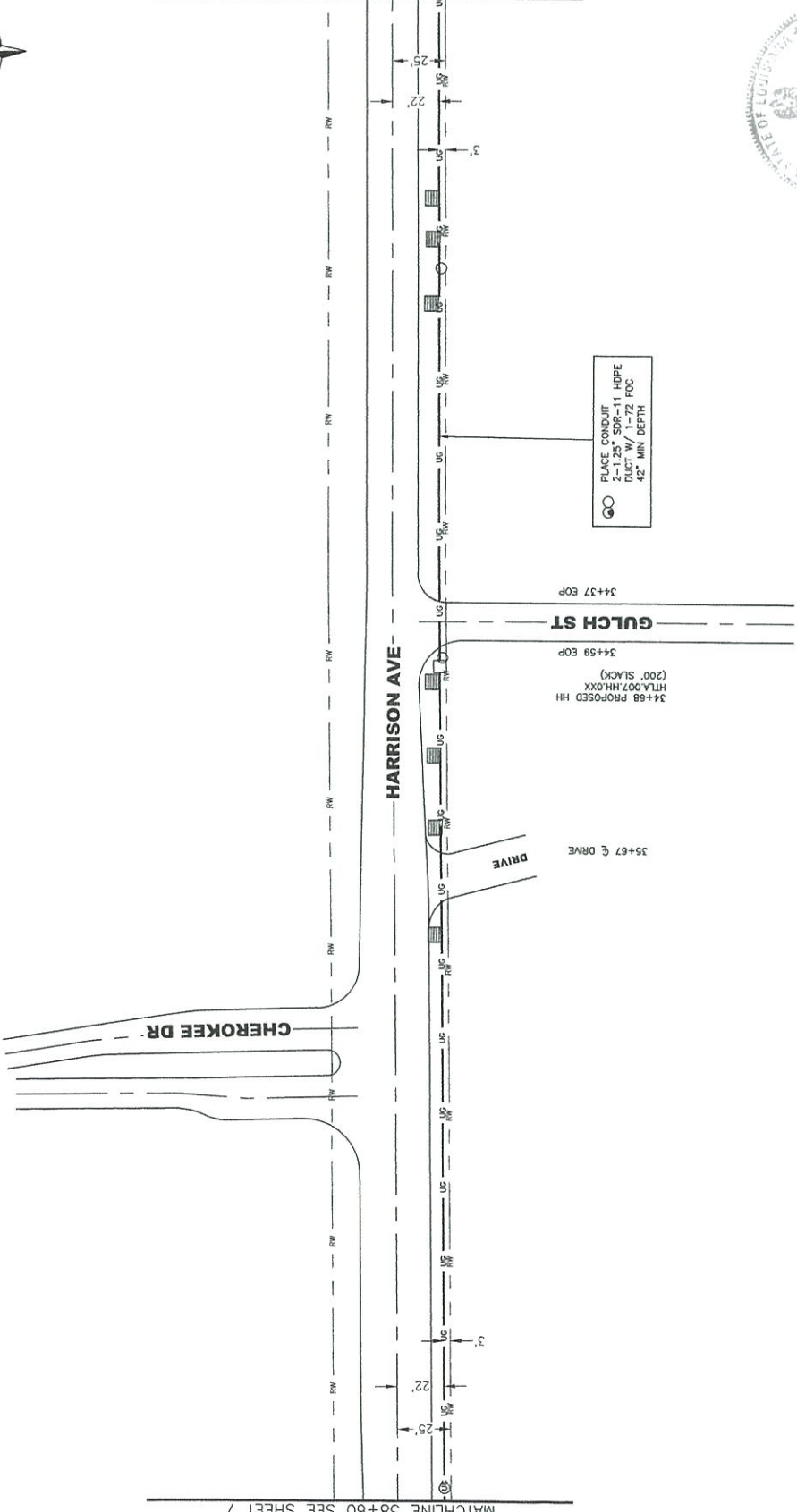
VERTICAL: N.T.S.

SHEET 6 OF 7



MATCHLINE 31+60 SEE SHEET 5

MATCHLINE 38+60 SEE SHEET 7



FIRE DISTRICT 12
LA-59 &
HARRISON AVE
ABITA SPRINGS, LA
ST TAMMANY PARISH

www.hunttelecom.com
HUNT TELECOM

CONSTRUCTION NOTES: ALL WORK MUST BE APPROVED AND FIELD VERIFIED PRIOR TO CONSTRUCTION. ALL R/W SHOWN IS APPARENT AND SHOULD BE FIELD VERIFIED PRIOR TO START OF CONSTRUCTION.



CALL BEFORE YOU DIG
811

72 HOURS NOTICE REQUIRED
DATE: 6/12/17

DESIGNER: B. BERGERON
DRAWN BY: MILLENNIUM

REVISIONS

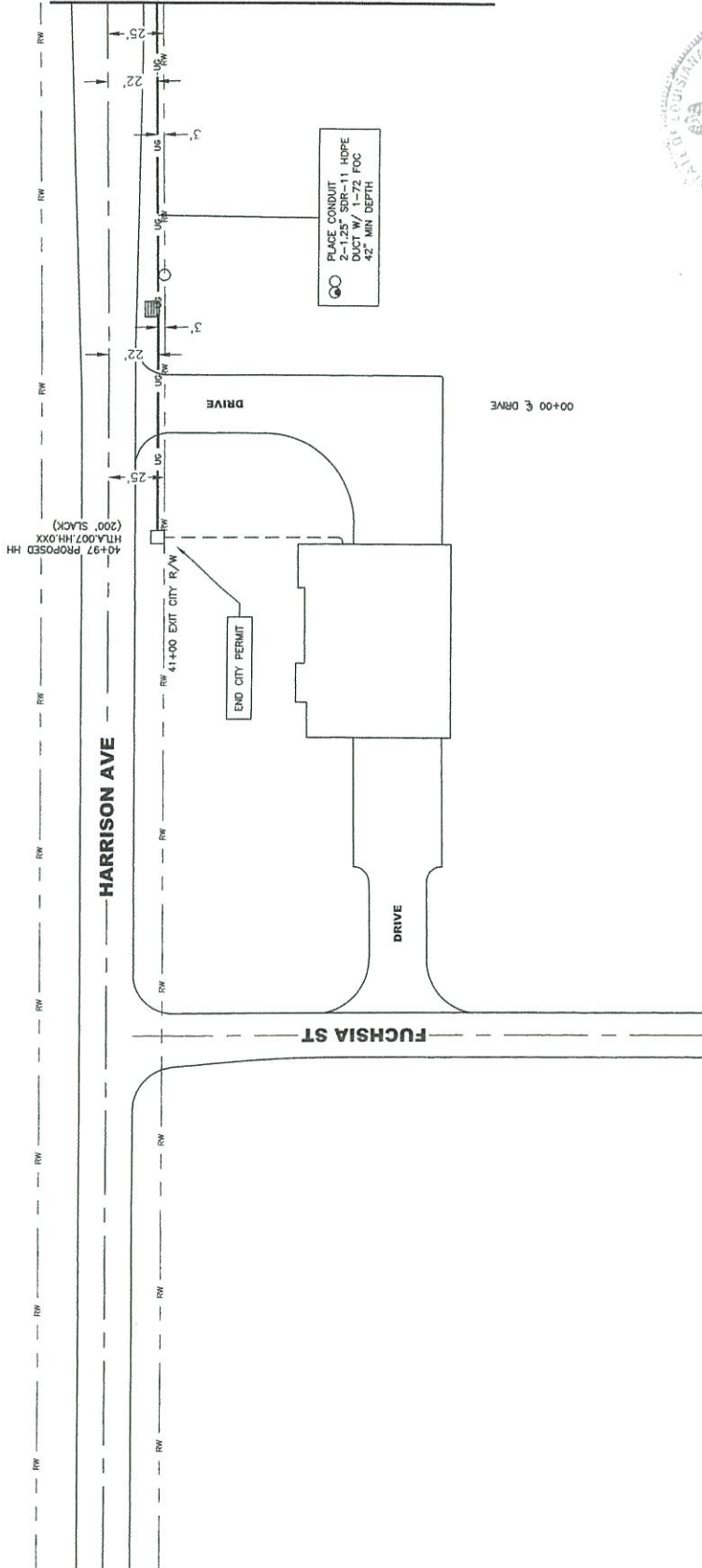
DATE	DESCRIPTION	INITIAL

PERMIT AS MAY BE OBTAINED. PROVIDED BY CONTRACT OR WRITTEN PERMISSION. THESE SHEETS SHALL BE USED FOR THE PURPOSES OF THE TELECOM. PRINTS ARE ISSUED IN THE ORIGINAL SCALE AND SHALL NOT BE REPRODUCED, COPIED, OR USED FOR ANY PURPOSE WITHOUT PERMISSION.

SCALE

HORIZONTAL: 1"=50'
VERTICAL: N.T.S.

SHEET 7 OF 7



MINOR
SUBDIVISIONS

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 1, 2017)

CASE NO.: 2017-735-MSP

OWNER/DEVELOPER: A&E Park, Inc.

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

SECTION: 33 WARD: 6
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 11
RANGE: 13 East

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

GENERAL LOCATION: The property is located on the east side of LA Highway 434 and north of I-12, Lacombe, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 8.32

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: 4.16 acres

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Both parcels do not meet the minimum lot width requirement of 150' at the public road frontage for the A-2 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from an 8.32 acre parent parcel. However, each parcel is accessing LA Highway 434 only through a 15.29' strip of land (see survey attached). However, it should be noted that parcels themselves are over 4 acres each and open up further back from the frontage into lot widths of over 300'-600'; therefore, for those reasons, and given that there are only two parcels involved in the minor subdivision, the staff has no objections.

However, if the commission decides to approve this 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.

Department of Engineering

None

A Minor Subdivision of a 8.32 Acre Parcel of Land into Parcels A & B, Section 33, T-7-S, R-13-E, St. Tammany Parish, La.

FINAL APPROVAL

CHAIRMAN/PARISH PLANNING COMMISSION

DIR. DEPT. OF ENGINEERING

SECRETARY PLANNING COMM.

CLERK OF COURT

DATE

FILE NO.

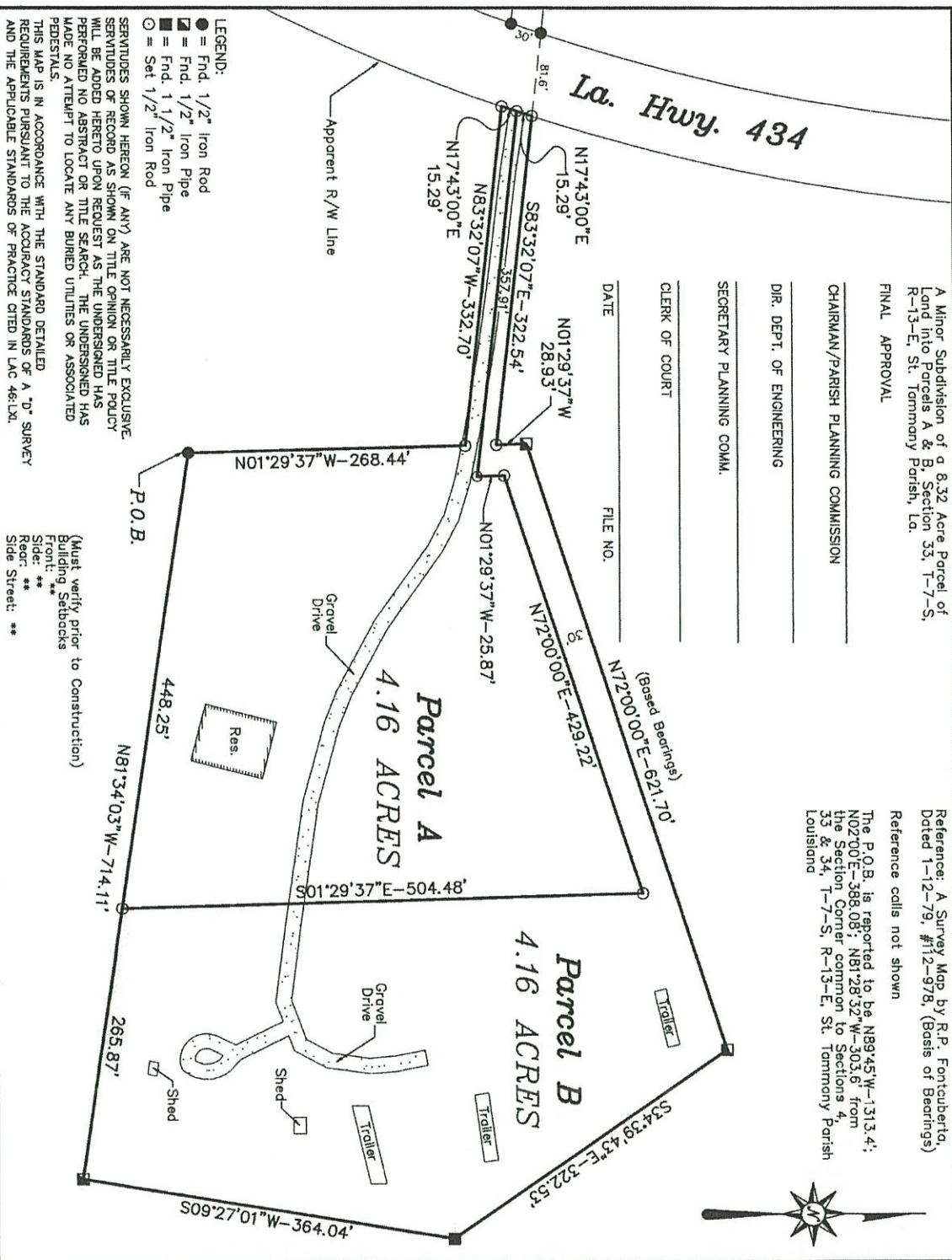
Reference: A Survey Map by R.P. Fontauberto, Dated 1-12-79, #112-978, (Basis of Bearings)
Reference calls not shown
The P.O.B. is reported to be N89°45'W-1313.4'; N02°00'E-368.08'; N81°28'32"W-303.6' from the Section Corner common to Sections 4, 33 & 34, T-7-S, R-13-E, St. Tammany Parish Louisiana

LEGEND:
● = Fnd. 1/2" Iron Rod
■ = Fnd. 1/2" Iron Pipe
□ = Fnd. 1/2" Iron Pipe
○ = Set 1/2" Iron Rod

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 46:124.

(Must verify prior to Construction)
Building Setbacks
Front: **
Rear: **
Side: **
Side Street: **



MAP PREPARED FOR **HYACINTH D'ANTONIO & JIM BLAZEK**

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN SECTION 33, T-7-S, R-13-E, ST. TAMMANY PARISH, LA.,

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 OR THIS PLAT IS NOT A TRUE COPY. CERTIFIED CORRECT

LAND SURVEYING LLC

518 N. Columbia Street, Covington, LA 70433
(985) 892-6271 office (985) 898-0355 fax
landsur@bellsouth.net email

Revised: 7-12-2017 (Serv.)

BRUCE M. BUTLER, III
LOUISIANA PROFESSIONAL LAND SURVEYOR
LICENSE NO. 4894

SCALE: 1" = 120'

DATE: 5-17-2017

NUMBER: 18161

Terr3/HyacinthD'Antonio

MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of August 1, 2017)

CASE NO.: 2017-744-MSP

OWNER/DEVELOPER: Brenda Lowry Case & Charlotte Lowry Collins

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

SECTION: 41

WARD: 9

TOWNSHIP: 9 South

PARISH COUNCIL DISTRICT: 11

RANGE: 14 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 southern end of Gwin Road and south of Reiley Road, west of Slidell, Louisiana.

SURROUNDING LAND USES: Single family residential & undeveloped property

TOTAL ACRES IN DEVELOPMENT: 17.373

NUMBER OF LOTS/PARCELS: 5 TYPICAL LOT SIZE: Varies

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Both parcels do not meet the minimum lot width requirement of 150' at the public road frontage for the A-2 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create five (5) parcels from a 17.373 acre parent parcel. The proposed layout for the development is quite unorthodox since all of the lots are irregular in shape and do not meet the minimum lot width requirement of 150' and a minimum 90' width on a cul-du-sac for lots 2, 3 and 4 pursuant to code.

Furthermore, since more than one of the parcels are being accessed by a private drive, said drive must be constructed to a minimum parish standard in accordance to Section 40-045.01 Minimum Construction Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499.

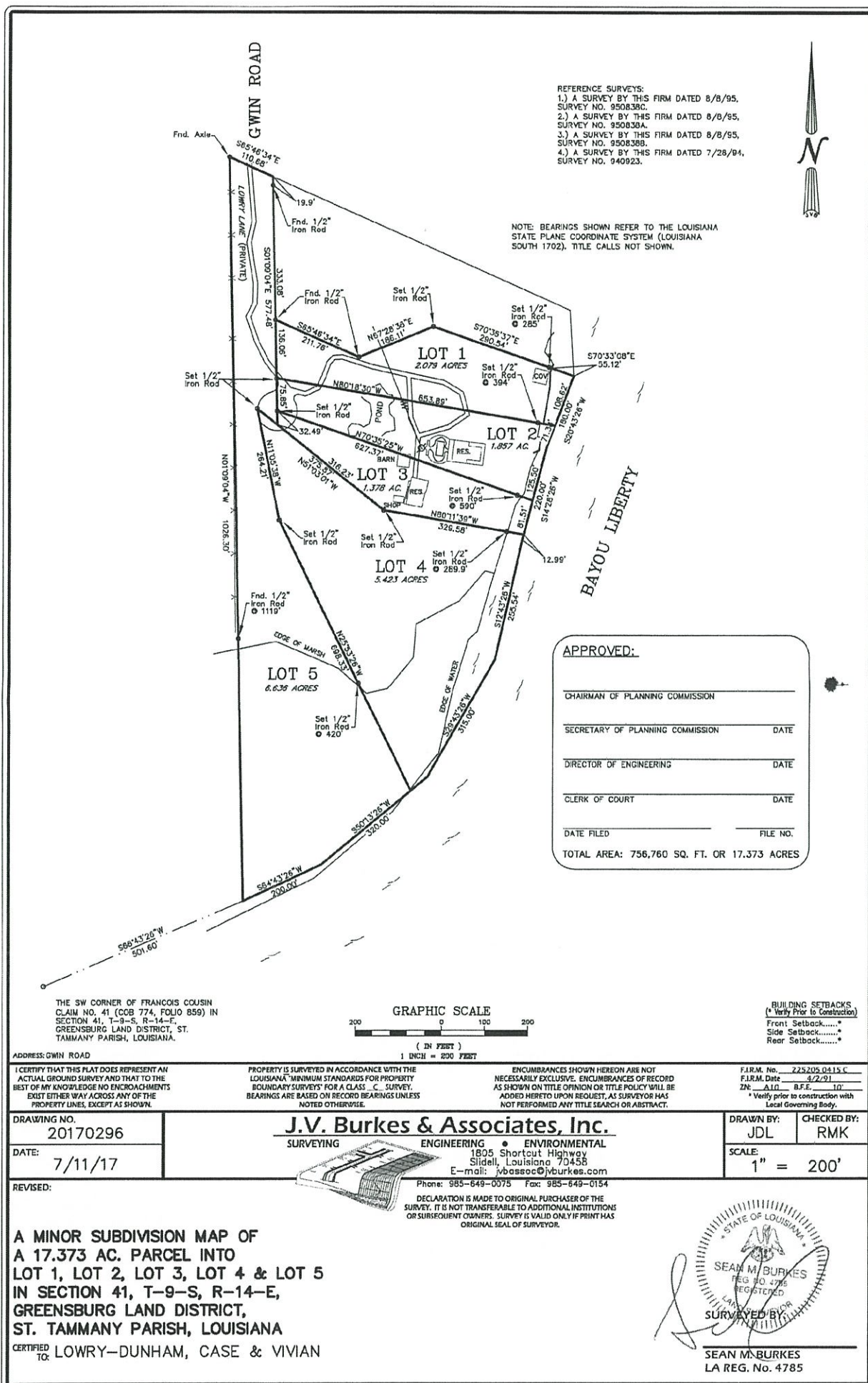
Understanding the fact that there are two existing homes on the property and a driveway that services same, the staff would prefer that the lots be altered to be more rectangular in shape and front on a private drive that would run north and south and parallel along the eastern boundary line of lot 5.

Therefore, due to the number of waivers required for all of the lots and the irregular shapes of same, the staff does not support the minor subdivision request in its present form.

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

Department of Engineering

None



REVOCATION/CLOSINGS

REVIEW

REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV17-08-002

NAME OF STREET OR ROAD: JOSEPHINE STREET

NAME OF SUBDIVISION: LACOMBE PARK

WARD: 7 PARISH COUNCIL DISTRICT: 7

PROPERTY LOCATION: The property is located east of Fish Hatchery Road and north of U.S. Highway 190, Lacombe, Louisiana

SURROUNDING ZONING: Single Family Residential

PETITIONER/REPRESENTATIVE: Ms. Martha L. Jumonville, Attorney at Law

STAFF COMMENTARY:

The applicant, Mr. Karl Beier, owns two companies that abut the adjacent squares of the two segments of right-of-way intended to be revoked. We believe that his intentions are to assimilate the two segments of right-of-way into the adjacent squares that he owns.

Recommendation:

Since many of the surrounding streets are not constructed, and a segment of Josephine Street has already been revoked immediately to the south, the staff believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the two segments of right-of-way do not appear to serve any public use or benefit, other than to the applicant.

Therefore, the staff has no objections to the proposed revocation requests subject to the following stipulation:

- a.) The applicant should be required to assimilate the two segments of right-of-way into the adjacent squares that he owns through the parish's resubdivision process.

APPROXIMATE TOP OF BANK



125

FROM THE POINT OF BEGINNING, LEAVE SAID NORTHEASTY RIGHT-OF-WAY AND RUN ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 23 DEGREES 29 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SQUARE 133 AND THE SOUTHERLY CORNER OF 1600 RICHARD STREET; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, RUN NORTHERLY 66 DEGREES 11 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SQUARE 134 AND A POINT ON SAID SOUTHWESTERLY RIGHT-OF-WAY OF JOSEPHINE STREET; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 23 DEGREES 29 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 300.0 FEET TO THE SOUTHWEST CORNER OF SQUARE 134 AND A POINT ON SAID NORTHERLY RIGHT-OF-WAY OF JOSEPHINE STREET; THENCE RUN NORTHERLY 66 DEGREES 11 MINUTES 10 SECONDS WEST FOR A DISTANCE OF 80.0 FEET BACK TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 0.41 ACRES MORE OR LESS.

COMMENCING AT THE SOUTHWEST CORNER OF SQUARE 133, AND POINT BEING THE INTERSECTION OF THE EASTERN RIGHT-OF-WAY OF FISH HATCHERY ROAD (FORMERLY DAVIS AVENUE) AND THE NORTHERLY RIGHT-OF-WAY OF 14th STREET, RUN ALONG SAID NORTHERLY RIGHT-OF-WAY OF 14th STREET NORTH 66 DEGREES 18 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 30.0 FEET TO A POINT ON THE WESTERN RIGHT-OF-WAY OF JOSEPHINE STREET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY, RUN NORTH 23 DEGREES 29 MINUTES 31 SECONDS WEST FOR SAID DISTANCE OF 30.0 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF RICHARD STREET

FROM THE POINT OF BEGINNING A, LEAVE SAID NORTHERLY RIGHT-OF-WAY AND RUN ALONG SAID WESTERLY RIGHT-OF-WAY, NORTH 21 DEGREES 29 MINUTES 31 SECONDS WEST FOR A DISTANCE OF 300.0 FEET TO THE NORTHEAST CORNER OF SQUARE 136 AND THE SOUTHERLY RUN NORTH 66 DEGREES 18 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 60.0 FEET TO THE NORTHEAST CORNER OF SQUARE 135 AND A POINT ON THE EASTERLY RIGHT-OF-WAY OF JOSEPHINE STREET; THENCE RUN ALONG SAID EASTERLY RIGHT-OF-WAY SOUTH 23 DEGREES 29 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 300.0 FEET TO THE SOUTHERLY RUN SOUTH 66 DEGREES 18 MINUTES 05 SECONDS WEST FOR A DISTANCE OF 60.0 FEET BACK TO THE POINT OF BEGINNING A.

SAD PARCEL OF LAND CONTAINS 0.41 ACRES MORE OR LESS.

ST. TAMMANY PARISH CLERK OF COURT

This Survey is Certified
True and Correct By

BASIS FOR BEARINGS
The Reference Survey.

Residential Survey
Registration No. 4423

This Survey is Certified
True and Correct By


JOHN E. BONNEAU
License No. 4423
REG-6530446

John E. Bonneau
Professional Land Surveyor
Registration No. 4423

Survey No. 2016 004 A Drawn by: SPH Scale: 1" = 80'
Date: MAY 04, 2017 Revised: 05/10/17(OFFICE)
JOHN E. BONNEAU & ASSOCIATES, INC.
Professional Land Surveyors • Planners and Consultants
1011 NORTH CAUSEWAY BLVD., SUITE 34 • MAUNDVILLE, LA 70471
(985)845-1012 • (985)845-1013 • FAX NO. (985)845-1778
www.JEBCLandSurveying.com • e-mail: info@jebcsurvey.com

REFERENCE SURVEY:
A survey by this firm with survey number 2016 004 dated 11-22-16.

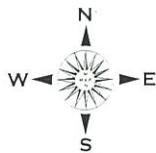
BASIS FOR BEARINGS:
The Reference Survey.



John E. Bonneau
Professional Engineer
Registration No. 4493

15
WARD 4

14
WARD 7



JOINS MAP 38

Big Branch

WARD 4

WARD 4

WARD 4

WARD 4

WARD 4

WARD 4

WARD 4

WARD 4

WARD 4

WARD 4

WARD 4

WARD 4

WARD 4

WARD 4

WARD 4

Big Branch Marsh
National Wildlife Refuge

42
Lacombe
WARD 7

JOINS MAP 46

© MAPMAN, LLC

POWELL
HEIGHTS

LINCOLNVILLE

60000

O.G. PRICE

PRICES

PRICES

PRICES

PRICES

PRICES

PRICES

PRICES

PRICES

PRICES

PRICES

KELLER
PARK
HENRY KELLER
PARK ENT.

BOB'S RD

LACOMBE
ACRES

CHARLOTTE

JUDY ST

FREDA ST

CHARLES ST

VELA LN

JOHN LN

ZELDA DR

OAK COVE

FISH HATCHERY RD

SYLVIE ST

LAURENT RD

1072

62000

US FISH & WILDLIFE

28000

DAVIS

17TH ST

18TH ST

19TH ST

20TH ST

21TH ST

22TH ST

23TH ST

24TH ST

25TH ST

26TH ST

27TH ST

28TH ST

29TH ST

30TH ST

31TH ST

32TH ST

33TH ST

34TH ST

35TH ST

36TH ST

37TH ST

38TH ST

39TH ST

40TH ST

41TH ST

42TH ST

43TH ST

44TH ST

45TH ST

46TH ST

47TH ST

48TH ST

49TH ST

50TH ST

51TH ST

52TH ST

53TH ST

54TH ST

55TH ST

56TH ST

57TH ST

58TH ST

59TH ST

60TH ST

61TH ST

62TH ST

63TH ST

64TH ST

65TH ST

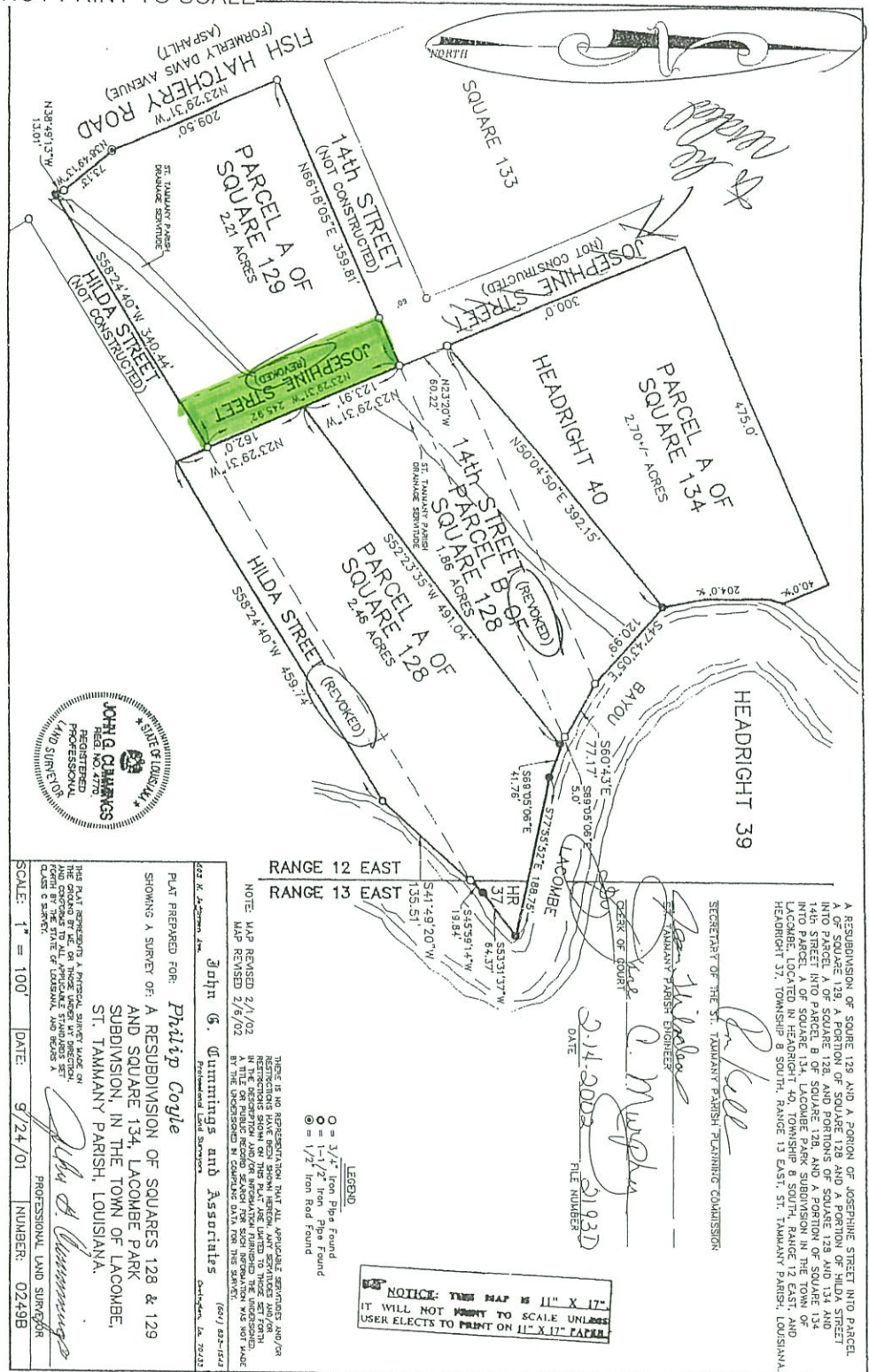
66TH ST

67TH ST

68TH ST

MAP 42

MAY NOT PRINT TO SCALE



RESUBDIVISION

REVIEW

RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2017-741-MRP

NAME OF SUBDIVISION: WILDWOOD FARMS

LOTS BEING DIVIDED: Lot 52-B into lots 52-B1 & 52-B2

SECTION: 40

WARD: 6

TOWNSHIP: 6 South

PARISH COUNCIL DISTRICT: 6

RANGE: 14 East

PROPERTY LOCATION: The property is located on the north side of Edgar Kennedy Road, north of Pearl River, Louisiana.

ZONING: A-2 Suburban

PROPERTY OWNER: Allan Schnoor

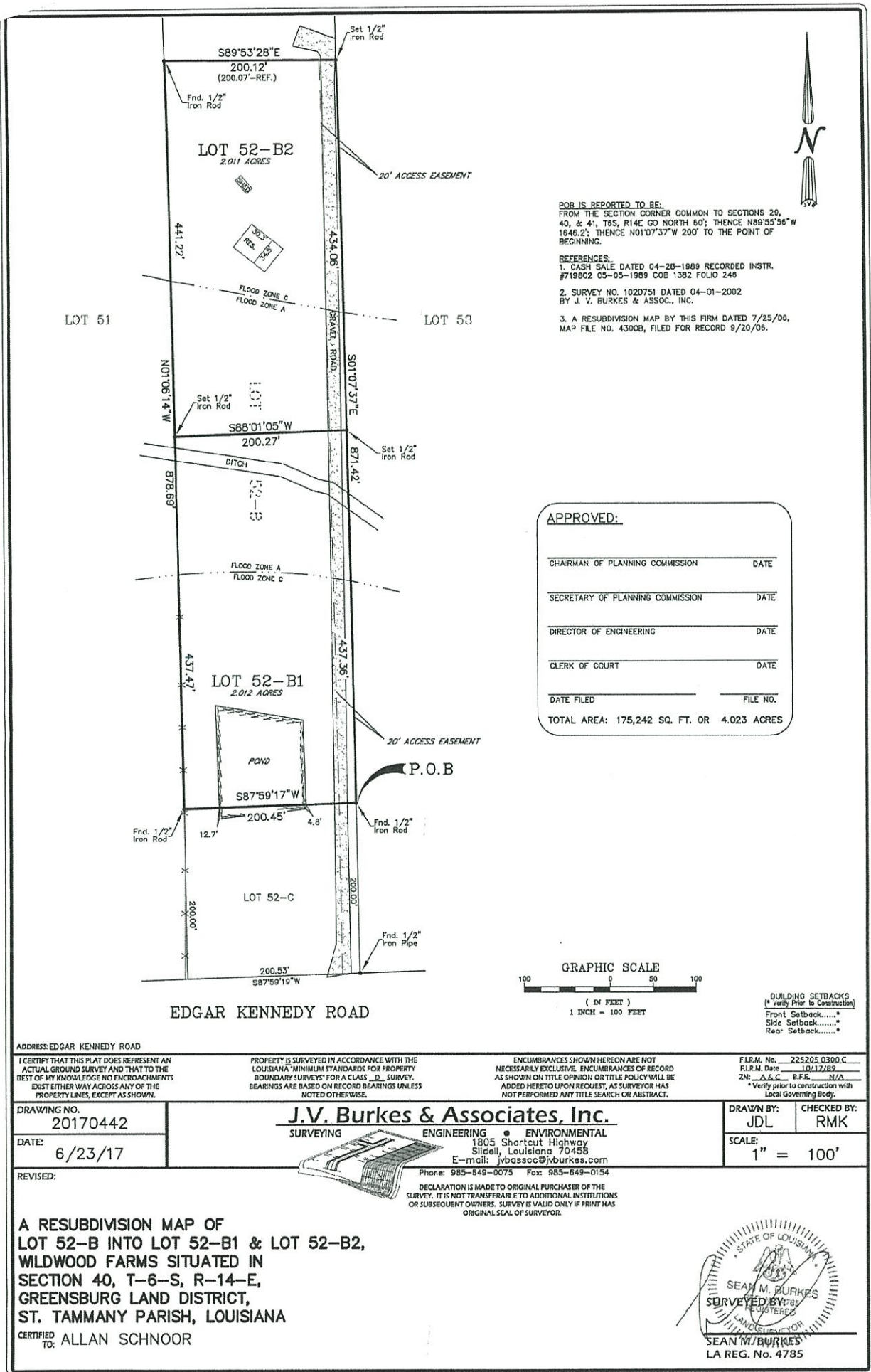
STAFF COMMENTARY:

This property was previously resubdivided in 2006 and approved by the Planning Commission in order to allow the owner to resubdivide lot 52 into three (3) lots. Now the current property owner wants to resubdivide lot 52-B into two parcels thereby creating a third parcel that will use the 20' wide private access easement provided.

Recommendation:

The staff does not support the resubdivision request due to the fact that the existing private road does not meet any parish road construction standards and the staff is concerned that any additional traffic on said road could lead to the potential or further degrading of the private drive.

Furthermore, it is poor planning to permit the further resubdivision of lots within established subdivisions of record on substandard private roads when public roads constructed to parish standards have already been provided; and in addition, the further resubdivision promotes the creation of added density, which can put pressure on a subdivision's infrastructure relative to traffic, roadway quality and drainage.



RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: 2017-743-MRP

NAME OF SUBDIVISION: FOREST GLEN ADDITION TO LACOMBE PARK

LOTS BEING DIVIDED: A portion of Farm 552 into Parcel A & B

SECTION: 48

WARD: 7

TOWNSHIP: 8 South

PARISH COUNCIL DISTRICT: 7

RANGE: 12 East

PROPERTY LOCATION: The property is located at the western end of Cusimano Road, Lacombe, Louisiana.

ZONING: A-3 Suburban

PROPERTY OWNER:

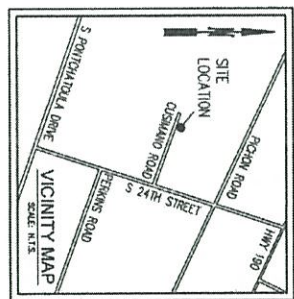
STAFF COMMENTARY:

The owner is proposing to resubdivide this remnant farm tract, which already has two homes on it, into two parcels, one parcel for each residence.

Recommendation:

The property was recently rezoned to A-3 Suburban which permits parcels of this size, and since there are already two homes on the property with individual sewer and water systems, the staff has no objections to the proposed resubdivision request, subject to the owner consulting with our Environmental Services Department to determine if any alterations are needed relative to the individual sewer and water systems since the property is being resubdivided into two separate parcels.

Furthermore, since Parcel B will not have any direct public road frontage due to the resubdivision, and will be accessed via an existing 30' private servitude of access, a waiver of the regulations are required relative to the private access 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.



APPROVAL:
A RESUBDIVISION OF 1,458 ACRES OF LAND BEING
A PORTION OF FARM 552 INTO PARCEL A &
PARCEL B, FOREST GLEN ADDITION TO LAOCOME
PARK SUBDIVISION, LOCATED IN SECTION 48,
TOWNSHIP 8 SOUTH, RANGE 12 EAST, ST. TAMMANY
PARISH, LOUISIANA.

DATE FILED	FILE NO.

- ENCROACHMENT NOTES:
1. WEST SIDE OF SHED
ON TO PROPERTY 55.3 9.55 FT.
- DEED RECORD ADDRESS:
CHARLES SHERMAN
27073 OLSANMAN ROAD
LA MOORE, LA 70445
- SEE REFERENCE:
SHERMAN FOR AS PER WILLSON AND
NOBLES U.C. DATED 03/12/09 JOB NO.
12971
- ROY L. OLSANMAN COB 213-176
JOHN BIL DURHAM COB 118B-316
MADELINE BASTINE INST. NO. 997212
MADELINE BASTINE INST. NO. 1392501
1. I HAVE MADE NO TITLE SEARCH IN COMPILING DATA FOR THIS SURVEY.
2. SERMENTES AND RESTRICTIONS SHOWN ON THIS PLAT ARE LIMITED TO THOSE
SET FORTH IN THE DESCRIPTIONS FURNISHED ME AND THERE IS NO
REPRESENTATION THAT ALL APPLICABLE SERMENTES AND RESTRICTIONS ARE
SHOWN HEREON.
3. NO ATTEMPT HAS BEEN MADE BY NOBLES AND ASSOCIATES, LLC TO VERIFY
THE CURRENT ENVIRONMENTAL CONDITIONS, PROPERTY TITLE, ACTUAL LEGAL
OWNERSHIP, OR OTHER BURDENS ON THE PROPERTY OTHER THAN THAT
FURNISHED BY THE CLIENT AND/OR HIS REPRESENTATIVE AND OTHER THAN
THAT WHICH HAS BEEN OBSERVED IN THE PREPARATION OF THE SURVEY. THIS
NOTATION DOES NOT (AND IS NOT INTENDED) TO ALTER, MODIFY OR OTHERWISE
CAVEAT THE SURVEYOR'S CERTIFICATION HEREON.
4. THE FENCES SHOWN HEREON REPRESENT GENERAL LOCATIONS. THIS SURVEY
DOES NOT WARRANT THE FENCES AS TRUE AND LEGAL BOUNDARIES BETWEEN
CONTIGUOUS PARCELS OF LAND, REFER TO THE PROPERTY LINE METES AND
BOUNDS DESCRIPTIONS FOR TRUE BOUNDARIES.
5. THE BASE FLOOD ELEVATION SHOULD BE VERIFIED WITH ENGINEERING DIVISION OF THE
DEPARTMENT OF PUBLIC WORKS.
6. ADJOINING PROPERTY OWNERS PROMOTED BY PARISH TAX ASSESSOR'S OFFICE.
7. UNDERGROUND LINES OR CONDUITS ARE NOT ILLUSTRATED ON PLAT.
8. APPROPRIATE PARISH AUTHORITY SHOULD BE CONSULTED FOR MINIMUM
SERMENT CLUES FOR PARISH PROPERTY INFORMATION.
9. BEARINGS ARE BASED ON GRID NORTH UTILIZING LOUISIANA
(SCOUT) STATE PLANE COORDINATES. (SPC LA 5) NATIONAL
GEOGRAPHIC SURVEY MONUMENTS LISTED BELOW USED TO ESTABLISH
SPC LA 5 SURVEY CONTROL.
- MONUMENT: H 353 - PD DA357
VERT. ORDER: -- A
VERT. ORDER: -- FOURTH CLASS 1
SPC LA 5 NORTHING: -- 800,339.04 FT
SPC LA 5 EASTING: -- 3,788,476.33 FT
CONVERGENCE: -- (+00° 45' 42.8")
SCALE FACTOR: -- 1.00006765
ELEVATION FACTOR: -- 0.99999758
- MONUMENT: POOLS RESET PD BH42557
VERT. ORDER: -- A
VERT. ORDER: -- THIRD CLASS 1
SPC LA 5 NORTHING: -- 805,211.75 FT
SPC LA 5 EASTING: -- 3,717,783.69 FT
CONVERGENCE: -- (+00° 44' 34.3")
SCALE FACTOR: -- 1.00000124
ELEVATION FACTOR: -- 1.000000110
- 24TH STREET
(50FT R.O.W.)
- 1"=10'

GEORGE B. NOBLES, L.A. REG. NO. 4696
PROFESSIONAL LAND SURVEYOR, LOUISIANA
AND SURVEY SERVICES CORRECT PLAT

PRELIMINARY

SUBDIVISION

REVIEW

PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of August 1, 2017)

CASE NO.: 2017-680-PP

SUBDIVISION NAME: Whispering Forest (Resubmitted)

DEVELOPER: Bob Hesson
12090 Joiner-Wymner Road
Covington, LA 70433

ENGINEER/SURVEYOR: Arrow Engineering & Consulting/John C. Cummings & Associates

SECTION: 33
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)
 ☐ OTHER (Multi family, commercial or industrial)

GENERAL LOCATION: On the west side of Joiner-Wymer Road west of LA 1077 and west of
Covington, LA

TOTAL ACRES IN DEVELOPMENT OR PHASE: 8.98

NUMBER OF LOTS: 13 AVERAGE LOT SIZE: 0.45 Acres

SEWER AND WATER SYSTEMS: Community

PROPOSED OR EXISTING ZONING: A-3

FLOOD ZONE DESIGNATION: "A"

TENTATIVE APPROVAL GRANTED: October 13, 2015

STAFF COMMENTARY:

Department of Development – Engineering

Preliminary plans and hydrologic study have been reviewed by this office and an inspection of the site was made. The following comments must be addressed before a work order will be issued:

General Comment:

Consideration should be given to relocating the existing private drive at the entrance of the subdivision to an area west of the detention area along Bravad Lane. This would improve the safety and functionality of the intersection at entrance to the subdivision as well as eliminate the need for the

25ft servitude with access restrictions at the rear of lots 1 through 3. Staff would be in favor of a waiver of the regulations for the required boulevard entrance if the private drive is relocated to within the subdivision. Joiner-Wymer Rd. is currently a 2-lane road and a boulevard entrance will be difficult to construct and serve no functional purpose as there is no right turn movement when exiting the subdivision.

Preliminary Plat:

1. The legal description was removed when revised plans were submitted. This information must be included on the preliminary plat.
2. Restrictive Covenant #15 must be revised to state that the HOA will own and maintain the area on the south side of lot 3, lot 13, and Bravad Lane as these areas are located outside of the R.O.W and not included in any of the lots.
3. The plat shows the drainage servitude between Lots #4-9 as a 30' drainage servitude, but it is shown as a 28' drainage servitude on other plan sheets. Revise this conflict to show the correct size of the servitude and update throughout plans.
4. The detention area no longer appears to be 1.0 acre revise this call-out to reflect the correct detention area size.

Paving & Drainage Plan:

5. The Preliminary Plat lists the square footage for each lot while all other plan sheets show the lot size in acres. Conflicts between these numbers must be revised for the following lots: 1-8 and 10-12.
6. The Typical Entrance Detail does not show how the entrance of Whispering Forest will tie into the existing curve on Joiner-Wymer Rd. and account for the existing private gravel drive. Provide a more detailed entrance section to accurately show this information.
7. Joiner-Wymer Rd. is hatched as a "New Gravel Rd" but it is an existing asphalt road. Revise the hatching to show existing asphalt and add this hatching into the Legend.
8. Revise the hatching for the private gravel drive to include all new sections that will be constructed.
9. The detention pond outfall drains across the new gravel drive, but no culvert is shown at this crossing. Provide a culvert and update the hydro to reflect the addition of this culvert.
10. Provide clarification on how the swale in front of Lot #3 will drain into the detention pond.

Hydro Report:

11. The cut and fill calculations provided must be signed and stamped by the engineer.
12. Page 1 - Lag method does not account for ditch flow. Provide Tc method showing that the open channel ditch flow is accounted for, preferably the SCS Velocity Method.

13. Page 1 – Revise the impervious surface CN to 98 as per LADOTD Hydraulic Manual.
14. Page 1 - Revise the gravel surface CN to 89 as per LADOTD Hydraulic Manual.
15. Page 1 – Provide an explanation in report as to why the Peak Rate Factor of 225 is applicable instead of 484 which is required in St. Tammany Parish.
16. Page 2 – Revise the high point elevation to an elevation within subdivision property line which more accurately depicts the elevation of the area.
17. Page 2 - Revise the CN value to 98 in accordance with LA DOTD Hydraulic Manual.
18. Page 2 - Revise name to state Whispering Forest instead of “Automotive Complex.”
19. Page 2 - Provide analysis for the 25, 50, and 100 year storm for 2hr and 24 hour durations as required by St. Tammany Parish Subdivision Ordinance 499 and include modeling analysis in report.
20. Page 3 – The outfall pipe size in the report conflicts with the outfall pipe size shown on paving and drainage plan. Revise this conflict.
21. Page 3 – The pipe slope in the report conflicts with the pipe slope shown on the paving and drainage plan. Revise this conflict.
22. Page 3 - Provide the pipe flow calculations or reference the table verifying the discharge flow rate.
23. Page 6 - Provide the modeling input summary sheet showing the outfall structure information.

Sewer & Water:

24. The sewer service for Lot 6 does not connect to Lot 6, revise to correct.
25. The detention area shown on the Sewer Plan, Water Plan, Traffic Plan, and SWPPP does not match the detention area shown on the Preliminary Plat and the Paving & Drainage Plan. Revise the detention area to eliminate this conflict.
26. The water main in Wingfield Subdivision at the proposed tie-in location has not been constructed. Revise the callout stating that this is an existing water main.
27. Approval of the plans from Tammany Utilities is required.
28. Plans & Specification for the construction of the projects water distribution lines and sewer collection lines have not yet been approved by the Louisiana Department of Health.

SWPPP:

29. Include silt fence in the SWPPP Legend.

30. Include the location of the SWPP posting.

A funded Maintenance Obligation in the amount of \$10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letters of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction in connection with the subdivision.

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

Once Staff receives the information needed to comply with the above referenced comments the review will continue and additional comments may arise.

Revised drawings will not be accepted prior to the August 8, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plans.

Development – Planning

None

**PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of August 1, 2017)**

CASE NO.: 2017-738-PP

SUBDIVISION NAME: Bedico Creek, Parcel 15 (Resubmitted)

DEVELOPER: Bedico Preserve, L.L.C.

ENGINEER/SURVEYOR: Kelly McHugh and Associates

SECTION: 6

WARD: 1

TOWNSHIP: 7 South

PARISH COUNCIL DISTRICT: 1

RANGE: 10 East

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

GENERAL LOCATION: Main entrance is off LA 1085, south of LA 22 and west of the Town of Madisonville

TOTAL ACRES IN DEVELOPMENT OR PHASE: 10.4251

NUMBER OF LOTS: 26

AVERAGE LOT SIZE: 75' x 150'

SEWER AND WATER SYSTEMS: Central

PROPOSED OR EXISTING ZONING: PUD

FLOOD ZONE DESIGNATION: "A"

TENTATIVE APPROVAL GRANTED: May 14, 2013

STAFF COMMENTARY:

Department of Development – Engineering

The Preliminary plans have been reviewed by this office and an inspection of the site was made. It is recommended that the Preliminary submittal be approved subject to the following comments:

Preliminary Plat:

1. Revise the lake boundaries to remove the conflict between existing lake boundary shown and proposed lot boundaries. Revise this on all sheets and indicate any modifications to existing lake boundaries, if required.
2. The area to the west of Lot #549 is not included as a part of any lot, parcel, or greenspace for

Parcel 15, Parcel 12-B, or Parcel 13. Identify the intent of this area and include it in one of the subdivision phases.

3. The area west of Lot #574 is not identified as a lot, parcel, or greenspace, but is included in the footprint of Parcel 13. Identify the intent of this area.

Paving & Drainage Plan:

4. The Master Drainage Plan for Bedico Creek is still required to be submitted to St. Tammany Parish for review and approval. The Drainage Plan must provide verification that the current Phases of Bedico Creek are achieving the required 25% peak runoff reduction.
5. Verify if the existing invert elevations for the relocated RCPA near Lot #549 are to be used at the new location.

Sewer & Water Plan:

6. The center of road at elevation 25.0' between lots 561 and 567 on the Sewer and Water Plan is in conflict with the center of road elevation of 25.5' shown on the Paving & Drainage Plan. Revise the plans to correct the conflict.

SWPPP & Signage Plan:

7. Revise the Storm Water Site Plan to include controls for excavated and filled areas.
8. Include a SWPPP legend.
9. Provide an installation detail for all applicable BMP's.
10. Indicate on the plan the physical location for the SWPPP on the site.
11. Include a Storm Water Path Map indicating the path storm water takes on the site, discharge points off the site, and pathway to the lake.

No Maintenance Obligation is required since this an extension of a private subdivision.

No mandatory Developmental Fee is required at Final Submittal in accordance with Ordinance Number 04-0990 since a public hearing was held prior to January 1, 2005.

Revised drawing will not accepted prior to the August 8, 2017 Planning Commission meeting to ensure that any additional comments established at the meeting can be incorporated into the revised plan.

Development – Planning

None

OLD BUSINESS



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 1, 2017

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

Old Business
August 8, 2017

Re: Bedico Creek, Bubble 2, Ph 2
Waiver of 60' Requirement for Driveway on Lot #769

Honorable Commissioners:

The homebuilder is requesting a waiver of regulations for Restrictive Covenant #10 on corner lots, driveways cannot be located nearer than sixty (60) feet from a property corner; see the letter dated July 18, 2017 from Scott Ryan, Highland Homes and letter dated July 18, 2017 from David L. Waltemath, Bedico Creek Preserve Owners Association.

The Department of Development - Engineering has reviewed the request and has no objection.

Therefore, should the Planning Commission grant the request, a resolution adopted by not less than a two-thirds majority (2/3) affirmative vote of the Planning Commission membership will be required.

Sincerely,



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

xc: Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl J. Wagner, P.E., P.L.S.
Mr. Ron Keller
Mr. Theodore Reynolds
Mr. Scott Ryan
Mr. David Waltemath
Mr. Kelly McHugh



David Mannella
117 Rue de la Paix
Slidell, LA 70461

July 18, 2017

Mr. Chairman,

On behalf of Highland Homes, I am seeking a waiver of regulation regarding Restrictive Covenant #10 as it relates to Lot 769 -Bedico Creek -Bubble 2 – Phase 2 "Heron Lake"

Highland Homes has designed a home for this property and has signed a contract to build and sell this home to our client. This home and its proposed driveway location was designed to follow the Bedico Creek Design Guidelines, furnished to us by the developer.

Exhibit A of the Design Guidelines shows the only driveway location option on Night Heron Lane as designed.

Bedico Creek has expressed a desire to keep the adjacent corner street, Heron Lake Drive, without driveways, as it is the entryway to the Heron Lake Neighborhood within the community.

We respectfully ask the commission to consider the numerous examples of homes in Bedico Creek that do not comply with this regulation and our desire to follow the Master Plan set forth by the subdivision to ensure the most visually pleasing entry way to the neighborhood.

We would be more than happy to provide photos of similar driveway layouts within the subdivision and answer any questions, you or the commission may have. Thank you for your consideration.

Sincerely,
Scott Ryan
Construction Manager
Highland Homes



113 Terra Bella Blvd.
Covington, LA 70433
P.O. Box 639
Madisonville, LA 70447

PHONE 985-612-7229
504-913-4532
EMAIL scott@highlandhomesliving.com
WEBSITE highlandhomesliving.com

BEDICO CREEK PRESERVE OWNERS ASSN.

3520 HOLIDAY DRIVE, SUITE A NEW ORLEANS, LA 70114
504/364-2350 ■ FAX 504/364-2351

July 18, 2017

Highland Homes

RE: Lot 769 – Request for Variance

To Whom It May Concern:

The Association supports the variance that allows lot 769 to have a J-drive. Not only do we support this, but strongly prefer it giving the location of this lot.

Sincerely,

A handwritten signature in dark ink, appearing to read "David L. Waltemath". The signature is fluid and cursive, with the first name "David" being more prominent.

David L. Waltemath
President

DLW/jv



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 1, 2017

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

Old Business
August 8, 2017

Re: River Park Estates, Phase 1
Waiver of 60' Requirement for Driveways

Honorable Commissioners:

The developer is requesting a waiver of regulations for Restrictive Covenant #10 on corner lots, driveways cannot be located nearer than sixty (60) feet from a property corner; see the Jeff Vallee email dated June 20, 2017 (9:30 A.M.).

The Department of Development - Engineering has reviewed the request and has no objection.

Therefore, should the Planning Commission grant the request, a resolution adopted by not less than a two-thirds majority (2/3) affirmative vote of the Planning Commission membership will be required.

Sincerely,

A handwritten signature in blue ink, appearing to read "JBW", is written over the typed name and title.

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

xc: Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Ron Keller
Mr. Theodore Reynolds
Mr. Kelly McHugh
Mr. Jeff Vallee

Shelby R. Vorenkamp - Development

From: Jeff Vallee <JLVallee@drhorton.com>
Sent: Tuesday, June 20, 2017 9:30 AM
To: Jay Watson
Cc: 'Kelly McHugh'; Corie Herberger
Subject: River Park corner lots
Attachments: Corner lot_fron load exhibit_Horton STP.PDF

Jay:

There is a note on the plats for River Park Crossing Phase 1 and River Park Estates Phase 1 which states that on corner lots driveways cannot be located nearer than 60 feet from the property corner. This restriction is prohibiting us from building the homes that we have planned in these communities. We are seeking a revision to this restriction from 60 feet to 45 feet. This revision will apply to lots 1, 47, 60, 61, 69, 76 in RP Crossing Ph 1 and lots Block 4- 1, 8; Block 5- 1, 8, 9, 16; Block 6- 1, 8, 9, 16; Block 8- 10; Block 9- 1, 10, 11, 20; Block 10- 1, 10 in RP Estates Ph 1.

Below is support for this request:

1. Attached is an exhibit which shows one of our proposed homes situated on a corner lot. We have pushed the driveway as far as possible away from the intersection, which places it 68 feet from the edge of the roadway. This results in a distance of 48 feet from the property corner. This exhibit illustrates that the intention of the restriction is being met.
2. D.R. Horton will build all of the homes in RP Crossing and RP Estates subdivision, and we will always located the driveway as far as possible from the roadway intersection.
3. As a part of our overall drainage plan, we have enclosed half of the roadside ditches with culverts which span 2 driveways. We are very happy with how this is turning out – please go take a look. The 60ft requirement will prohibit us from continuing this driveway detail on the corner lots which will detract from the overall drainage and aesthetics of the community.

Please let me know if I can provide more information, or if you'd like to meet on site to have a look.
Thank you.

Jeff Vallee
Land Acquisitions Manager

D.R. HORTON, Inc. - Gulf Coast

America's Builder

7696 Vincent Rd.

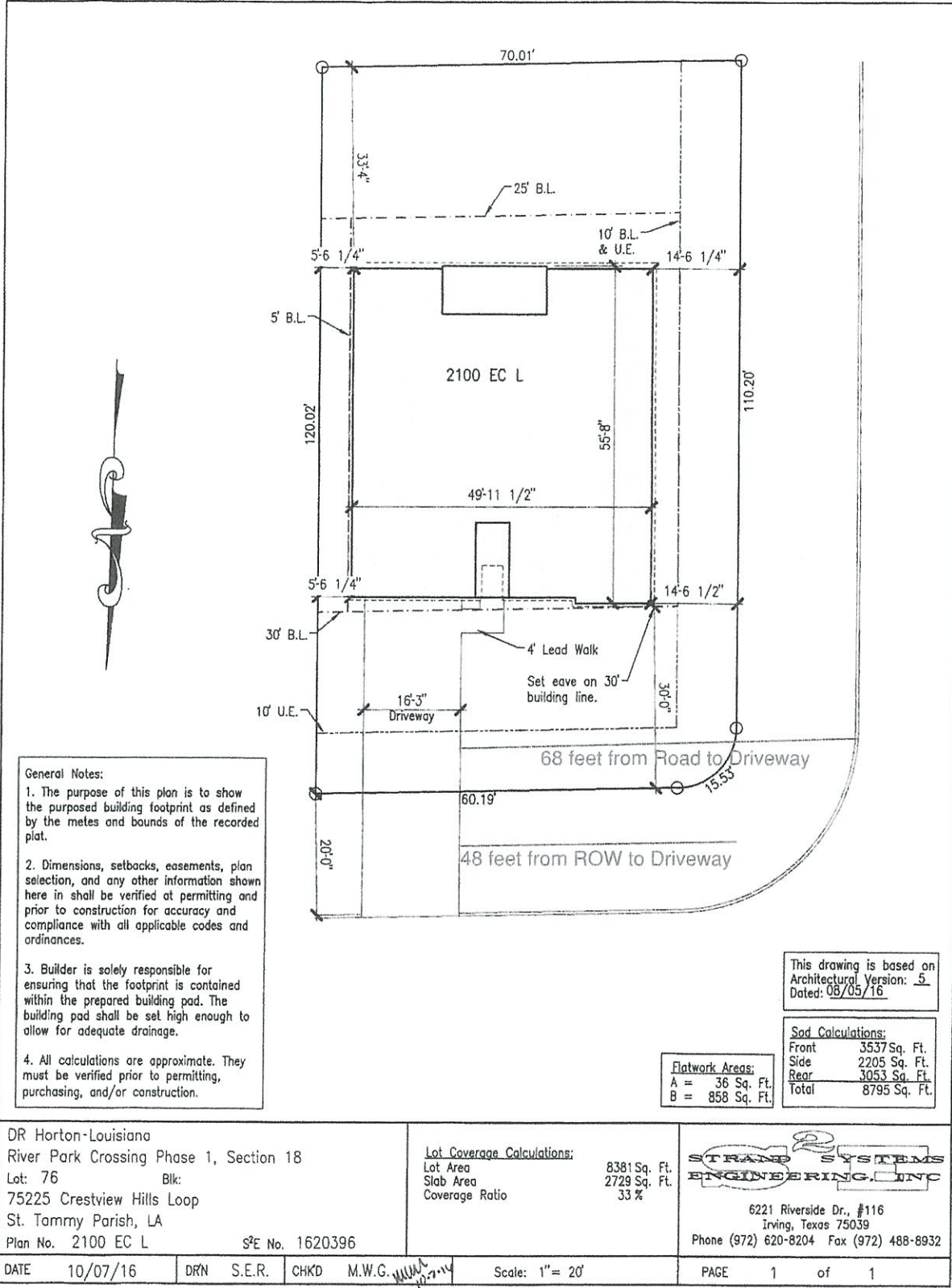
Denham Springs, LA 70726

Email: JLVallee@drhorton.com

Cell: 225-397-0721

Office: 225-664-1240 Ext 5644

Fax: 1-817-928-7637





ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 1, 2017

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

Old Business
August 8, 2017

Re: River Park Crossing, Phase 1
Waiver of 60' Requirement for Driveways

Honorable Commissioners:

The developer is requesting a waiver of regulations for Restrictive Covenant #9 which states that driveways on corner lots shall not be located any closer than forty five (45) feet from the corner of said property closest to the intersection as measured from the corner of the property where the said two street rights-of-way intersect; see the Jeff Vallee email dated June 20, 2017 (9:30 A.M.).

The Department of Development - Engineering has reviewed the request and has no objection.

Therefore, should the Planning Commission grant the request, a resolution adopted by not less than a two-thirds majority (2/3) affirmative vote of the Planning Commission membership will be required.

Sincerely,

A blue ink signature of Jay B. Watson, P.E., written in a cursive style.

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

xc: Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl J. Wagner, P.E., P.L.S.
Mr. Ron Keller
Mr. Theodore Reynolds
Mr. Kelly McHugh
Mr. Jeff Vallee

Shelby R. Vorenkamp - Development

From: Jeff Vallee <JLVallee@drhorton.com>
Sent: Tuesday, June 20, 2017 9:30 AM
To: Jay Watson
Cc: 'Kelly McHugh'; Corie Herberger
Subject: River Park corner lots
Attachments: Corner lot_fron load exhibit_Horton STP.PDF

Jay:

There is a note on the plats for River Park Crossing Phase 1 and River Park Estates Phase 1 which states that on corner lots driveways cannot be located nearer than 60 feet from the property corner. This restriction is prohibiting us from building the homes that we have planned in these communities. We are seeking a revision to this restriction from 60 feet to 45 feet. This revision will apply to lots 1, 47, 60, 61, 69, 76 in RP Crossing Ph 1 and lots Block 4- 1, 8; Block 5- 1, 8, 9, 16; Block 6- 1, 8, 9, 16; Block 8- 10; Block 9- 1, 10, 11, 20; Block 10- 1, 10 in RP Estates Ph 1.

Below is support for this request:

1. Attached is an exhibit which shows one of our proposed homes situated on a corner lot. We have pushed the driveway as far as possible away from the intersection, which places it 68 feet from the edge of the roadway. This results in a distance of 48 feet from the property corner. This exhibit illustrates that the intention of the restriction is being met.
2. D.R. Horton will build all of the homes in RP Crossing and RP Estates subdivision, and we will always located the driveway as far as possible from the roadway intersection.
3. As a part of our overall drainage plan, we have enclosed half of the roadside ditches with culverts which span 2 driveways. We are very happy with how this is turning out – please go take a look. The 60ft requirement will prohibit us from continuing this driveway detail on the corner lots which will detract from the overall drainage and aesthetics of the community.

Please let me know if I can provide more information, or if you'd like to meet on site to have a look.
Thank you.

Jeff Vallee
Land Acquisitions Manager

D.R. HORTON, Inc. - Gulf Coast

America's Builder

7696 Vincent Rd.

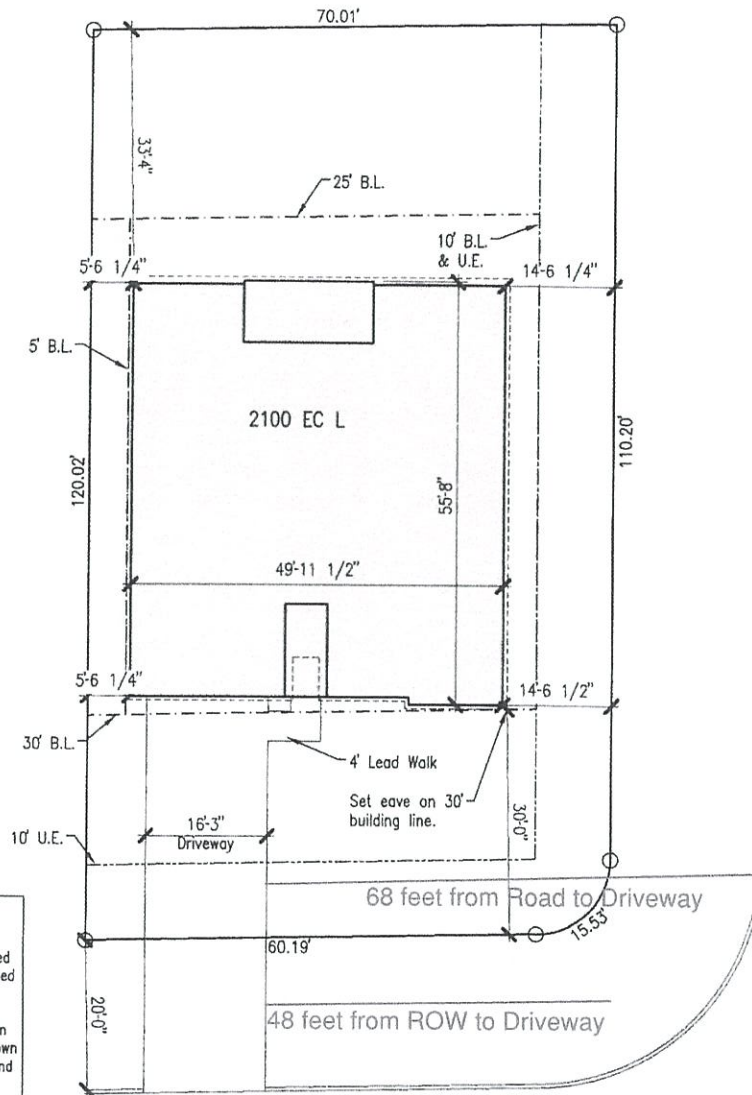
Denham Springs, LA 70726

Email: JLVallee@drhorton.com

Cell: 225-397-0721

Office: 225-664-1240 Ext 5644

Fax: 1-817-928-7637



General Notes:

1. The purpose of this plan is to show the purposed building footprint as defined by the metes and bounds of the recorded plat.
2. Dimensions, setbacks, easements, plan selection, and any other information shown here in shall be verified at permitting and prior to construction for accuracy and compliance with all applicable codes and ordinances.
3. Builder is solely responsible for ensuring that the footprint is contained within the prepared building pad. The building pad shall be set high enough to allow for adequate drainage.
4. All calculations are approximate. They must be verified prior to permitting, purchasing, and/or construction.

This drawing is based on
Architectural Version: 5
Dated: 08/05/16

Sod Calculations:

Front	3537 Sq. Ft.
Side	2205 Sq. Ft.
Rear	3053 Sq. Ft.
Total	8795 Sq. Ft.

Flatwork Areas:
A = 36 Sq. Ft.
B = 858 Sq. Ft.

Lot Coverage Calculations:

Lot Area	8381 Sq. Ft.
Slab Area	2729 Sq. Ft.
Coverage Ratio	33 %

**STRAND SYSTEMS
ENGINEERING, INC.**

6221 Riverside Dr., #116
Irving, Texas 75039
Phone (972) 620-8204 Fax (972) 488-8932

DR Horton-Louisiano
River Park Crossing Phase 1, Section 18
Lot: 76 Blk:
75225 Crestview Hills Loop
St. Tammy Parish, LA
Plan No. 2100 EC L S²E No. 1620396

DATE	10/07/16	DRN	S.E.R.	CHKD	M.W.G.	Scale: 1"= 20'	PAGE	1	of	1
------	----------	-----	--------	------	--------	----------------	------	---	----	---



ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 1, 2017

OLD BUSINESS

August 8, 2017 Agenda

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

Re: River Park Estates, Ph 1

Honorable Commissioners:

The attached "Act of Correction" by Kelly J. McHugh, Professional Land Surveyor has been reviewed by this office and is acceptable.

It is recommended that it be approved so that it can be executed by the Parish President and recorded.

Sincerely,

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

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

Enclosure: Act of Correction & 2 Drawings

xc: Honorable Red Thompson
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl Magner
Mr. Kelly McHugh
Mr. Jeff Vallee

**A SURVEYORS ACT OF CORRECTION
FOR RIVER PARK ESTATES, PHASE 1**

**UNITED STATES OF AMERICA
STATE OF LOUISIANA
PARISH OF ST. TAMMANY**

KNOWN BY ALL THESE PRESENT, that on the date or various dates below before the various undersigned Notaries Public, duly commissioned and qualified in and for the Parish of St. Tammany and State of Louisiana, stated therein and therein residing, and in the presence of the witnesses hereinafter undersigned, personally came and appeared:

PERSONALLY CAME AND APPEARED:

KELLY J. McHUGH & ASSOCIATES, INC., an incorporated Louisiana corporation, domiciled in St. Tammany Parish, Louisiana, and herein represented by Kelly J. McHugh, who is duly authorized to sign this document on behalf of said corporation, whose mailing address 845 Galvez St., Mandeville, Louisiana 70448; and who shall be hereinafter referred to pursuant to this document as **"Surveyor";**

AND

THE PARISH OF ST. TAMMANY, herein represented by the Honorable Patricia P. Brister, St. Tammany Parish President, who is duly authorized to sign and execute this document on behalf of the Parish of St. Tammany pursuant to the St. Tammany Parish Charter, as well as to an Ordinance recorded in the official records of the Clerk of Court, St. Tammany Parish, whose mailing address is: Post Office Box 628, Covington, Louisiana 70434; and who shall be hereinafter referred to pursuant to this document as **"Parish of St. Tammany"**, who declares as follows:

WHEREAS, the official Subdivision plat for River Park Estates, Phase 1, as per survey by Kelly McHugh & Associates, Inc., was recorded on March 1, 2017, in Clerk's Map File No. 5613 ; and

WHEREAS, an error was made in omitting Notes on the recorded plat as well as Restrictive Covenant #10. Therefore, in order to correct the recorded Subdivision Plat, the undersigned does hereby amend and correct the subdivision plat for River Park Estates, Phase 1, as follows: adding notes No. 6 and No. 7. Note 6 should read "All lots owned by this developer and subsequent homeowners are subject to a private drain servitude along the rear lot line as depicted hereon. This servitude and its restrictions shall become part of the deed for said lot. The construction elevations of any swale in these servitudes shall be field determined as needed to promote positive rear yard drainage. The maintenance shall be the responsibility of the homeowners association for this subdivision." Note 7 should read "Lots in squares 1,2,7&8 will be allowed to construct fences within the aforementioned rear servitudes (Note #6) provided the fence does not impede positive drainage flow. Lots in Square 4,5,6,9&10 no construction including fences will be permitted in this servitude." The only lots these notes affect are Lots 2,4-11, 11A in Square 1; Lots 1-6 in Square 4; Lots 1-16, Square 5; Lots 1, 5-16, Square 6, Lots 1,2,4-8 and 8A, Square 7, Lots 1-10, Square 8, Lots 1-7 and 11-17, Square 9, and Lots 1-10 in Square 10. Plat currently notes Restrictive Covenant No. 10 as stating Driveways on corner lots shall not be located any closer than sixty(60) feet from the corner of said property closest to the intersection as measured from the corner of the property where the said two street rights-of-way intersect. Therefore, in order to correct the Subdivision Plat, the undersigned does hereby amend and correct as follows: the Restrictive Covenant No. 9 should state driveways on corner lots shall not be located any closer than forty five(45) feet from the corner of said property closest to the intersection as measured from the corner of the property where the said two street rights-of-ways intersect.

THEREFORE, the "Surveyor" and the "Parish of St. Tammany" do hereby agree through this Surveyor's Act of Correction, to amend the final subdivision plat and "As-Built" Paving & Drainage Plan of River Park Estates, Phase 1 to add Notes No. 6 and Note No. 7 as shown on the

attached plat hereto and to correct Restrictive Covenant No. 10; and do hereby request the Clerk of Court for St. Tammany Parish, make mention of this act of correction on the face of the Subdivision Plat recorded in the Clerks Map File No. 5613, recorded March 3, 2017, (Subdivision Plat) to serve as occasion may require.

THUS DONE AND PASSED, as to **Kelly J. McHUGH & ASSOCIATES, INC.**, in triplicate originals, in my office in COUNTING, Louisiana, on the 26th day of July, 2017, in the presence of the undersigned witnesses and me, Notary, after the reading of the whole.

WITNESSES:

Kelly Heap
Kelly Heap

Jessica Humphreys
Jessica Humphreys

Sandra McKay
NOTARY PUBLIC Sandra McKay
Notary ID # 33229

KELLY J. McHUGH & ASSOCIATES, INC.

By: Kelly J. McHugh
Kelly J. McHugh

July 26, 2017
DATE

THUS DONE AND PASSED, as to **PARISH OF ST. TAMMANY**, in triplicate originals, in my office in _____, Louisiana on the _____ day of _____, 2017 in the presence of the undersigned witnesses and me, Notary, after the reading of the whole.

WITNESSES:

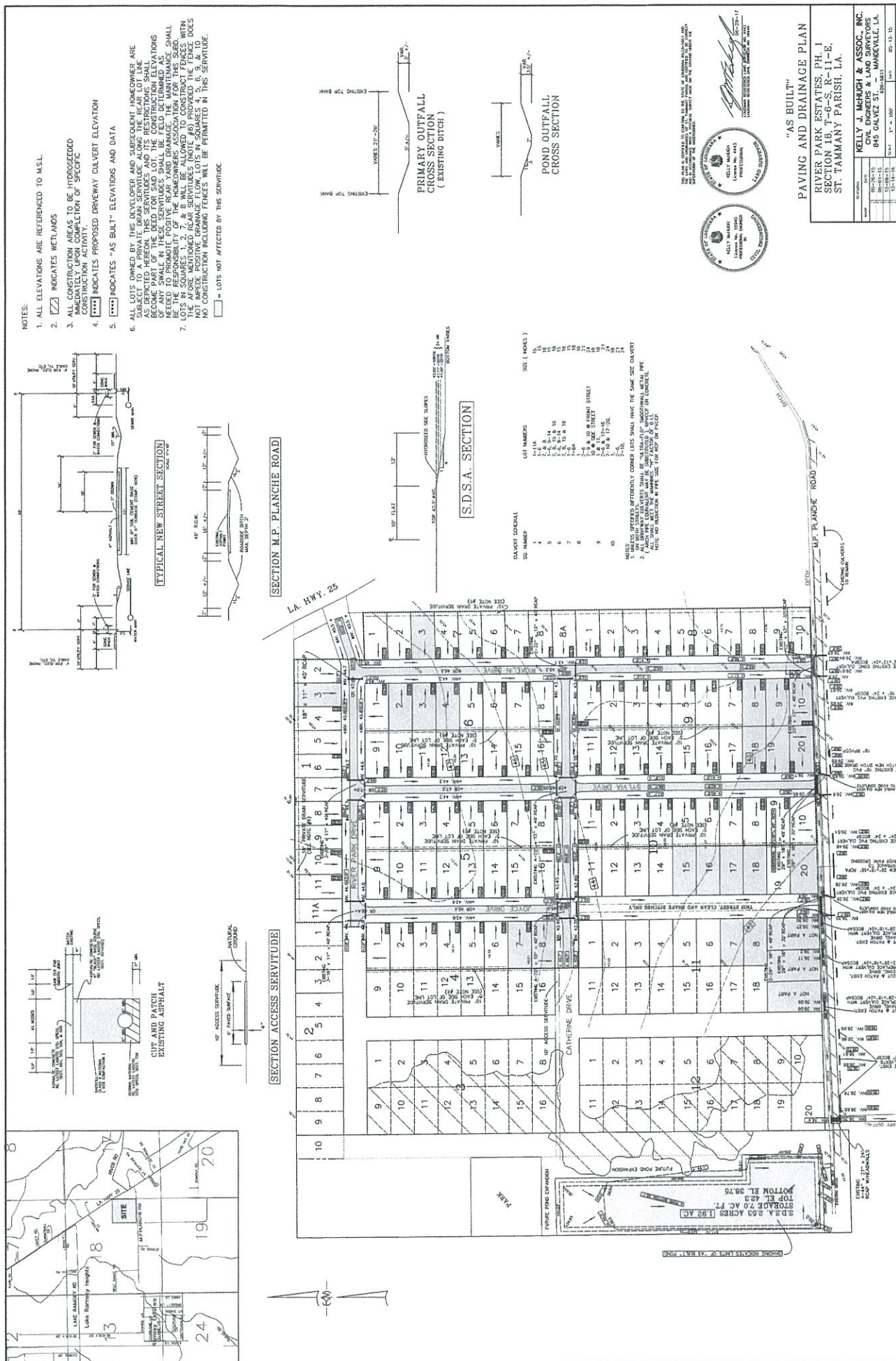
Printed Name

Printed Name

PATRICIA P. BRISTER, PARISH PRESIDENT
ST. TAMMANY PARISH, LOUISIANA

NOTARY PUBLIC

DATE





ST. TAMMANY PARISH

PATRICIA P. BRISTER
PARISH PRESIDENT

August 1, 2017

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

OLD BUSINESS

August 8, 2017 Agenda

Re: River Park Crossing, Ph 1

Honorable Commissioners:

The attached "Act of Correction" by Kelly J. McHugh, Professional Land Surveyor has been reviewed by this office and is acceptable.

It is recommended that it be approved so that it can be executed by the Parish President and recorded.

Sincerely,

A blue ink signature of Jay B. Watson, P.E. is written over the name and title.

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

Enclosure: Act of Correction & 2 Drawings

xc: Honorable Red Thompson
Mr. Sidney Fontenot
Ms. Erin Stair
Mr. Earl Magner
Mr. Kelly McHugh
Mr. Jeff Vallee

A SURVEYORS ACT OF CORRECTION

UNITED STATES OF AMERICA

FOR RIVER PARK CROSSING, PHASE 1

STATE OF LOUISIANA

PARISH OF ST. TAMMANY

KNOWN BY ALL THESE PRESENT, that on the date or various dates below before the various undersigned Notaries Public, duly commissioned and qualified in and for the Parish of St. Tammany and State of Louisiana, stated therein and therein residing, and in the presence of the witnesses hereinafter undersigned, personally came and appeared:

PERSONALLY CAME AND APPEARED:

KELLY J. McHUGH & ASSOCIATES, INC., an incorporated Louisiana corporation, domiciled in St. Tammany Parish, Louisiana, and herein represented by Kelly J. McHugh, who is duly authorized to sign this document on behalf of said corporation, whose mailing address 845 Galvez St., Mandeville, Louisiana 70448; and who shall be hereinafter referred to pursuant to this document as **"Surveyor"**:

AND

THE PARISH OF ST. TAMMANY, herein represented by the Honorable Patricia P. Brister, St. Tammany Parish President, who is duly authorized to sign and execute this document on behalf of the Parish of St. Tammany pursuant to the St. Tammany Parish Charter, as well as to an Ordinance recorded in the official records of the Clerk of Court, St. Tammany Parish, whose mailing address is: Post Office Box 628, Covington, Louisiana 70434; and who shall be hereinafter referred to pursuant to this document as **"Parish of St. Tammany"**, who declares as follows:

WHEREAS, the official Subdivision plat for River Park Crossing, Phase 1, as per survey by Kelly McHugh & Associates, Inc., was recorded on February 6, 2017, in Clerk's Map File No. 5606 ; and

WHEREAS, an error was made in it includes a ten (10) foot Private Drainage Servitude at the rear of Lots 76-86 and the plat notes Restrictive Covenants No. 9 Driveways on corner lots shall not be located any closer than sixty(60) feet from the corner of said property closest to the intersection as measured from the corner of the property where the said two street rights-of-way intersect. Therefore, in order to correct the recorded Subdivision Plat, the undersigned does hereby amend and correct the subdivision plat for River Park Crossing, Phase 1, as follows: the private drainage servitude at the rear of Lots 76-86 should be changed to 5 (five) feet and Restrictive Covenant No. 9 should state driveways on corner lots shall not be located any closer than forty five(45) feet from the corner of said property closest to the intersection as measured from the corner of the property where the said two street rights-of-way intersect.

THEREFORE, the "Surveyor" and the "Parish of St. Tammany" do hereby agree through this Surveyor's Act of Correction, to amend the final subdivision plat of River Park Crossing, Phase 1 to change the private drainage servitude from 10 feet to 5 feet at the rear of Lots 76-86 and change the Restrictive Covenant No. 9 to read all driveways on corner lots shall not be located any closer than 45 feet from the corner of said property closest to the intersection as measured from the corner of the property where the said two street rights-of-way intersect; and do hereby request that the Clerk of Court for St. Tammany Parish, make mention of this act of correction on the face of the Subdivision Plat recorded in the Clerks Map File No. 5606, recorded February 6, 2017, (Subdivision Plat) to serve as occasion may require.

THUS DONE AND PASSED, as to Kelly J. McHUGH & ASSOCIATES, INC., in triplicate originals, in my office in Covington, Louisiana, on the 26th day of July, 2017, in the presence of the undersigned witnesses and me, Notary, after the reading of the whole.

WITNESSES:

Kelly Heap
Kelly Heap

Jessica Humphreys
Jessica Humphreys

Sandra Mackay
NOTARY PUBLIC SANDRA Mackay
Notary # 33229

KELLY J. McHUGH &
ASSOCIATES, INC.

By: [Signature]
Kelly J. McHugh

July 26, 2017
DATE

THUS DONE AND PASSED, as to PARISH OF ST. TAMMANY, in triplicate originals, in my office in _____, Louisiana on the _____ day of _____, 2017 in the presence of the undersigned witnesses and me, Notary, after the reading of the whole.
WITNESSES:

Printed Name

Printed Name

PATRICIA P. BRISTER, PARISH PRESIDENT
ST. TAMMANY PARISH, LOUISIANA

NOTARY PUBLIC

DATE

