AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, MARCH 10, 2015
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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

INVASION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE FEBRUARY 10, MINUTES

PUBLIC HEARINGS

CONSENT CALENDAR
Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

Entering Parish Right-of-Way (Magnolia Drive), Ward 1, District 1
Request to enter Parish right-of-way for the purpose of gaining access to property
Debtor: Nicole & Robert Harris  Parish Council District Representative: Hon. Marty Dean

Entering Parish Right-of-Way (Pine Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of laying and connecting water line

MINOR SUBDIVISIONS

MS15-02-009
A 3.68 acre parcel into Parcels A & B, Ward 4, District 4
Owner: Daniel & Deenie Reese  Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Reid Falconer
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MARCH 10, 2015
MANDEVILLE, LOUISIANA

MS15-02-010
A 3.105 acre parcel into Parcels 1, 2 & 3, Ward 9, District 12
Parish Council District Representative: Hon. Jerry Binder

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-12-002
Revocation of a portion of Algiers Street, Slidell, Louisiana, Ward 8, District 12
Parish Council District Representative: Hon. Jerry Binder
(POSTPONED AT THE FEBRUARY 10, 2015 MEETING)

RESUBDIVISION REVIEW

RS15-02-018
Town of Mandeville, Square 276 into lots 1 thru 7, Ward 4, District 7
Owner: Marigny Bill Johnson Parish Council District Representative: Hon. Jacob Groby

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD12-04-002PIV-B
Northpark, Phase IV-B, Ward 3, District 5
Developer/Owner: Green Gate Northpark, L.L.C. Engineer: Deep South Design Group
(POSTPONED AT THE FEBRUARY 10, 2015 MEETING)

SD07-04-009P
Tantella Ranch, Ward 1, District 3
Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev. Engineer: Arrow Engineering & Const.
(The developer is requesting a name change to “Magnolia Mound” - see under “Old Business”)
(DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
MARCH 10, 2015
MANDEVILLE, LOUISIANA

SD14-12-006P
Bedico Creek, Parcel 11, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C.   Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

FINAL SUBDIVISION REVIEW

SD12-04-002FIV-B
Northpark, Phase IV-B, Ward 3, District 5
Developer/Owner: Green Gate Northpark, L.L.C.   Engineer: Deep South Design Group
(POSTPONED AT THE FEBRUARY 10, 2015 MEETING)

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD07-04-009P
Tantella Ranch, Ward 1, District 3
Developer/Owner: Bruno Brothers Real Estate, Mgt. & Dev.   Engineer: Arrow Engineering & Const.
(The developer is requesting a name change to “Magnolia Mound”)

Ruelle Court, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean
(Developer is requesting an extension of time to acquire a work order)

NEW BUSINESS

ADJOURNMENT
PLANNING
COMMISSION
MINUTES
CALL TO ORDER

The regular meeting of the St. Tammany Parish Planning Commission was called to order by the Parliamentarian, Bill Matthews.

ROLL CALL

Present: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Absent: Davis, Mannella
Staff Present: Jeremy Harrison, Lauren K. Davis, Mike Sevante, Ron Keller, Jay Watson

Note: In the absence of both the Chairman and Vice-Chairman, a vote is needed to nominate a temporary Chairman to run the meeting.

Lorren made a motion to nominate Dave Doherty as Chairman for the meeting. Second by Richard. Randolph moved to close nominations
Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:
Abstain:

INVOCATION

The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was presented by Mrs. Cazaubon.

APPROVAL OF THE JANUARY 13, 2015 MINUTES

Randolph moved to approve, second by Matthews.
Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:
Abstain:
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, FEBRUARY 10, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

CONSENT CALENDAR (Performance Obligations & Entering Parish Rights-of-Way)
Any items not pulled from the consent calendar are automatically dispensed by vote as approved and/or as per staff comments. Items pulled from the consent calendar shall be discussed and voted upon individually.

Matthews made a motion to pull all items from the Consent Calendar, second by Richard.
Yea: Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay: Cazaubon
Abstain:

PERFORMANCE OBLIGATIONS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS
Entering Parish Right-of-Way (19th Avenue), Ward 3, District 5
Request to enter Parish right-of-way for the purpose of gaining access to property

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Opposition:
Matthews moved to approve, second by Richard.
Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:
Abstain:

Entering Parish Right-of-Way (Lake Street), Ward 4, District 5
Request to enter Parish right-of-way for the purpose of gaining access to property and existing improvements

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Andrew Johnson/owner Opposition: Leslie McGoey/neighbor
Cazaubon moved to approve, second by Willie.
Yea: Cazaubon, Lorren, Richard, Willie, Doherty, Drumm, Randolph
Nay: Matthews
Abstain:
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, FEBRUARY 10, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

MINOR SUBDIVISIONS

MS15-01-003
A 1.04 acre parcel into Parcels A & B, Ward 2, District 6
Owner: Larry E. King  Surveyor: Edward J. Murphy, P.E.
Parish Council District Representative: Hon. Richard Tanner

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Larry King/owner  Opposition:  
Cazaubon moved to approve, second by Willie.
Yea:  Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:  
Abstain:

MS15-01-004
A 10.35 acre parcel into Parcels A, B & C, Ward 1, District 3

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Susan Kerr  Opposition:  
Willie moved to approve, second by Lorren.
Yea:  Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:  
Abstain:

MS15-01-005
A 3.5 acre parcel into Parcels A & B, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Wayne Morlier/owner  Opposition:  
Cazaubon moved to approve, second by Lorren.
Yea:  Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:  
Abstain:

(End of consent calendar)
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, FEBRUARY 10, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

REV14-12-002
Revocation of a portion of Algiers Street, Slidell, Louisiana, Ward 8, District 12
Parish Council District Representative: Hon. Jerry Binder
(POSTPONED AT THE JANUARY 13, 2015 MEETING)
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Matthews moved to approve, second by Richard.
Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:
Abstain:

RESUBDIVISION REVIEW

RS15-01-004
Town of Mandeville, Southwest 1/4 of Sq. 237, into lots 1 thru 4, Ward 4, District 7
A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Henry Billiot Matthews moved to approve, second by Willie.
Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:
Abstain:

RS15-01-005
Petitioner: Noella Thonn  Surveyor: LS Land Surveying, L.L.C.
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. TUESDAY, FEBRUARY 10, 2015
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Noella Thonn/owner
Opposition:
Willie moved to approve, second by Randolph.
Yea: Cazaubon, Lorren, Richard, Willie, Drumm, Randolph
Nay: Matthews, Doherty
Abstain:

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW
SD12-04-002PIV-B
Northpark, Phase IV-B, Ward 3, District 5
Developer/Owner: Green Gate Northpark, L.L.C. Engineer: Deep South Design Group

(THE DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell
Opposition: none
Matthews moved to postpone, second by Willie.
Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:
Abstain:

FINAL SUBDIVISION REVIEW
SD04-08-024FP16
Bedico Creek, Parcel 16, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C. Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

(POSTPONED AT THE JANUARY 13, 2015 MEETING)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Paul Mayronne/Jones Fussell
Opposition: none
Matthews moved to grant final approval, second by Randolph.
Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:
Abstain:
MINUTES OF THE  
ST. TAMMANY PARISH PLANNING COMMISSION MEETING  
6:00 P.M. TUESDAY, FEBRUARY 10, 2015  
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS  

SD12-04-002FTV-B  
Northpark, Phase IV-B, Ward 3, District 5  
Developer/Owner: Green Gate Northpark, L.L.C.  
Engineer: Deep South Design Group  

(THE DEVELOPER REQUESTS POSTPONEMENT UNTIL THE NEXT MEETING)  

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Jeff Schoen/Jones Fussell  
Opposition: none  
Matthews moved to postpone, second by Randolph.  
Yea:  Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph  
Nay:  
Abstain:  

PROPOSED AMENDMENTS TO ORDINANCE 499  

OLD BUSINESS  

NEW BUSINESS  

An ordinance to amend and reenact Chapter 18, Articles III & IV of the St. Tammany Parish Code of Ordinances, relative to the St. Tammany Parish Planning and Zoning Commission’s rules that they operate under.  

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request:  
Opposition: Carlo Hernandez  

*Note: During discussion of the Ordinance, Mr. Lorren made a recommendation to amend Section 18-036.00 of the Ordinance, changing the time requirement in items ‘e.’ and ‘f.’, from 100 days to 75 days.  

Matthews made a motion to amend the time requirement of the Ordinance, Section 18-036.00, items ‘e’ and ‘f’, to 75 days. Second by Lorren.  
Yea:  Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph  
Nay:  
Abstain:  

*Note: Mr. Lorren made a motion to commend the Committee for all of their hard work. Second by all.
Matthews made a motion to approve the Ordinance as amended. Second by Richard.
Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:
Abstain:

Richard made a motion to open the agenda for Officer Election of the Planning Commission. Second by Matthews.
Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:
Abstain:

Richard made a motion to elect Mr. Manella as the Chairman of the Planning Commission. Second by Randolph.
Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:
Abstain:

Richard made a motion to elect Mr. Davis as the Vice-Chairman of the Planning Commission. Second by Lorren.
Yea: Cazaubon, Lorren, Richard, Willie, Matthews, Doherty, Drumm, Randolph
Nay:
Abstain:

ADJOURNMENT

Mr. Dave Mannella
Chairman
(CONSENT CALENDAR)
ENTERING PARISH
RIGHTS-OF-WAY, SERVITUDES
AND/OR EASEMENTS
March 3, 2015

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

Re: Enter Parish R.O.W.
Magnolia Drive - River Forest S/D
For the Purpose of Gaining Access to Property

Honorable Commissioners:

The original Resolution No. 10-113 was approved December 14, 2010 and an extension was approved November 12, 2013. A second extension was DENIED May 13, 2014.

The original petitioners NICOLE & ROBERT HARRIS or assignee have now requested that the process for enter Parish R.O.W. to gain access to property be approved by a new resolution.

Therefore, a new resolution has been prepared for action by the Commission in accordance with their request by email dated February 13, 2015 (5:04pm) copy attached.

Sincerely,

[Signature]

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

Enclosure: Email 2/13/15

xc: Honorable Richard Tanner
Mr. Ron Keller
Mr. Earl J. Magner, P.E., P.L.S.
Mr. Jeremy R. Harrison, E.I.
Nicole and Robert Harris
My name is Kyle Harris. I am requesting another approval on our easement into our property. The easement has been approved in the past and we are now ready for our construction. The easement is at the end of Magnolia dr. in River Forest subdivision, 10-113. We were approved for an aggregate easement into our property and we are requesting the same. There are no other houses that will benefit with the easement. We are excited and looking forwards to building our dream home this summer.

Thank you

sincerely

Kyle Harris
281-773-3775
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO.____

TITLE: A RESOLUTION AUTHORIZING NICOLE & ROBERT HARRIS OR ASSIGNEE, TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING PERMISSION TO NICOLE & ROBERT HARRIS OR ASSIGNEE - 10426 MIDDLEROSE LANE, HOUSTON, TX, 77070; TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF MAGNOLIA DRIVE, RIVER FOREST SUBDIVISION FOR THE PURPOSE OF GAINING ACCESS TO PROPERTY.

WARD 1 DISTRICT 1.

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.

2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.

3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. The drainage and road design with soil borings must meet the AGGREGATE road standards as established under the “Subdivision Regulatory Ordinance.” The Parish’s engineer may require additional off-site work to minimize the potential impact of the proposed construction with special emphasis regarding drainage. The plans must include sewerage and water systems, where applicable. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

4. Any developer/applicant proposing to develop lots within a “dormant subdivision” or “subdivision of record” must submit for review and approval of the Parish Engineer a drainage plan that meets the detention requirements of Subdivision Regulatory Ordinance No. 499. Where applicable, such developer/applicant shall be entitled to claim a credit toward drainage impact fees due the Parish under the authority of the “St. Tammany Parish Drainage Impact Fee Ordinance” (Sec. 2-009.00 Part IV (B) (8) and, where applicable, shall be entitled to claim credit/reimbursement from any drainage impact fees that have been paid into the “Drainage Impact Fee Escrow Account” by the owner or owners of lots that are not owned by the developer/applicant but would be receiving the benefits of said storage requirements.

5. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy, including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish takes over the maintenance.
6. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right of way.

7. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to ensure the construction complies with Parish specifications.

8. That the petitioner post a Performance Letter of Credit in the amount of $8,000 for a period of six (6) months.

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

10. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the access by (an) individual (s) until the time that the access is upgraded to Parish standards and accepted into the Parish’s Selective Road Maintenance System.

11. That the petitioner and any assignees agrees to provide maintenance for this access at his/her own expense until such time as the Parish agrees to accept this portion of right of way into the Parish’s Selective Road Maintenance System.

12. Petitioner acknowledges and accepts full responsibility for the installation and maintenance of drainage, specifically from the on-site mechanical sewerage treatment plants, on the public right of way he/she seeks permission to enter.

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

14. That the petitioner shall submit a copy of the current owner’s deed.

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

16. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road is not in a wetland area, within the meaning of Section 404 of the Federal “Clean Water Act” or a Section 404 Permit under the Federal “Clean Water Act” authorizing the opening of the portion of the right of way in question.

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

18. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 1 DISTRICT 1.

19. That the petitioner provide the right of way to be opened meets the current right of way widths as established through the Parish’s “Subdivision Regulatory Ordinance”. If the petitioner cannot provide the required right of way for a two-way access, the petitioner may provide a one-way street if it provides connection to two (2) public roads. The provision allows a one (1) way access as long as the one (1) way access provides an entrance and a different exit to an approved roadway.
RESOLUTION P.C. NO. _____
PAGE NO. 3 OF 3

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

21. 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 ____________, 2015 AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

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

ATTEST:

RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
Section 36

MAGNOLIA DR.

RIVER FOREST SUBDIVISION

2500 RIVER FOREST

RC = Reference Survey

LEGEND

1/2" Iron Rod Found
1/2" Iron Pipe Found
3/8" Iron Rod Found
1" Iron Pipe Found
1-1/4" Iron Rod Found
1/2" Iron Rod Set

THere is no representation that all applicable servitude and/or restrictions have been shown herein. Any servitudes and/or restrictions shown on this plat are limited to those set forth in the description and/or information furnished the undersigned. A title or public record search for such information was not made by the undersigned in compiling data for this survey.

John G. Cummings and Associates
509 N. Jefferson Ave.
Covington, LA 70433

Professional Land Surveyors

PLAT PREPARED FOR: EVELYN L. GRIENER

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 36,
TOWNSHIP 6 SOUTH, RANGE 10 EAST,
ST. TAMMANY PARISH, LOUISIANA.

This plat represents a physical survey made on the ground by me, or those under my direction, and conforms to all applicable standards set forth by the State of Louisiana, and bears a Class 5 Survey.

SCALE: 1" = 400'
JOB NO. 04165
DATE: 12-08-04
REVISED: }

St. Tammany Parish Deputy Clerk of Court

MAPS MAY NOT PRINT TO THIS PAGE

ENTER PARISH ROAD

MAGNOLIA DR.

RIVER FOREST R.D.

FILED FOR RECORD

MAP FILE NO. 3703A
DATE FILED 12-28-2004

S. St. Tammany Parish Deputy Clerk of Court

LEGEND

1/2" Iron Rod Found
1/2" Iron Pipe Found
3/8" Iron Rod Found
1" Iron Pipe Found
1-1/4" Iron Rod Found
1/2" Iron Rod Set

THere is no representation that all applicable servitude and/or restrictions have been shown herein. Any servitudes and/or restrictions shown on this plat are limited to those set forth in the description and/or information furnished the undersigned. A title or public record search for such information was not made by the undersigned in compiling data for this survey.

John G. Cummings and Associates
509 N. Jefferson Ave.
Covington, LA 70433

Professional Land Surveyors

PLAT PREPARED FOR: EVELYN L. GRIENER

SHOWING A SURVEY OF: A PARCEL OF LAND LOCATED IN SECTION 36,
TOWNSHIP 6 SOUTH, RANGE 10 EAST,
ST. TAMMANY PARISH, LOUISIANA.

This plat represents a physical survey made on the ground by me, or those under my direction, and conforms to all applicable standards set forth by the State of Louisiana, and bears a Class 5 Survey.

SCALE: 1" = 400'
JOB NO. 04165
DATE: 12-08-04
REVISED: 
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _______

TITLE: A RESOLUTION AUTHORIZING WADSWORTH, LLC, C/O WARREN G. TREME' TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING WADSWORTH, LLC; C/O WARREN G. TREME; 3916 WHEAT DR.; METAIRIE, LA 70002 PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE PORTION OF PINE STREET (ROAD ID #R04E059) LOCATED WITHIN PINEVIEW HEIGHTS SUBDIVISION, FOR THE PURPOSE OF LAYING AND CONNECTING AN 8" WATER LINE.

WARD 4  DISTRICT 5

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

1. That the improvements that will be undertaken will be at the sole expense of the petitioner.

2. That the petitioner agrees to accept full responsibility, financial and all other, for the damage and/or relocation of utilities currently located within Parish right-of-way.

3. That the petitioner shall submit plans prepared by a licensed engineer to the Department of Engineering for review and approval. Upon approval of plans and specifications by the Director of Engineering, the petitioner must notify the Department of Engineering prior to the commencement of any activity.

4. That should the petitioner commence work thereon, petitioner by such act acquiesces and acknowledges thereby that he will hold this Parish, its officials, agents, servants, and employees free and harmless from any liability or responsibility whatsoever in connection with the construction of the project. Petitioner will provide copy of Liability Insurance Policy including the naming of the Parish as an insured party. The insurance will remain in effect until the Parish releases the Performance Obligation.

5. That nothing herein shall be construed as a revocation of the dedication of the aforementioned right-of-way.

6. That no maintenance nor financial nor material nor assistance shall be provided by the Parish for the project nor the maintenance thereof, except for the inspection of the plans and specifications by the Department of Engineering to insure the construction complies with Parish specifications.

7. That the petitioner post a Performance Letter of Credit in the amount of $4,800 for a period of six (6) months.
8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual(s) until the time that the project is satisfactorily completed.

9. That the petitioner submit as-built drawings certifying that the utility lines are constructed in accordance with the approved drawing(s).

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

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

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

YEA: ________________________

NAY: ________________________

ABSTAIN: ________________________

ABSENT: ________________________

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

__________________________
DAVID G. MANELLA, CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

__________________________
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
PROPOSED WATERLINE
LA. HWY. 1088 - FOREST BROOK RD.
TO WADSWORTH DEVELOPMENT
ST. TAMMANY PARISH, LOUISIANA
(CONSENT CALENDAR)

MINOR

SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of March 3, 2015)

CASE NO.: MS15-02-009

OWNER/DEVELOPER: Daniel & Deenie Reese

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

SECTION: 54  
TOWNSHIP: 7 South  
RANGE: 11 East

WARD: 4  
PARISH COUNCIL DISTRICT: 4

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

GENERAL LOCATION: The property is located at the far western end of Del Oak Road, east of Madisonville, Louisiana.

SURROUNDING LAND USES:  
North - single family residential  
South - single family residential  
East - single family residential  
West - Tchefuncta River

TOTAL ACRES IN DEVELOPMENT: 3.68

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

ZONING: A-3 Suburban

REASONS FOR PUBLIC HEARING: Parcels do not meet the minimum road frontage requirements for an A-3 zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one parent parcel at the end of a cul-du-sac (Del Oak Road). Parish code requires that lots within an A-3 zoning district have a minimum 60' of road frontage on a cul-du-sac.

However, based on the fact that both parcels are over one acre in size and widen to over 200' feet back off of the cul-du-sac frontage, the staff has no objection to the minor subdivision request.

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

Department of Engineering

None

Department of Environmental Services

The parcels will be required to tie into Tammany Utilities for sewer and water service.
minor subdivision of property located in section 54 township 7 south, range 11 east into tammam parish

1 parcel a and b st. prior to construction setback lines should be

reference survey: survey prepared by land surveying llc dated july 15, 2014 for daniel land surveying, llc, baton rouge, la 70801

license no. la 16257
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of March 3, 2015)

CASE NO.: MS15-02-010

OWNER/DEVELOPER: Howard Faciane, et al.


SECTION: 38  WARD: 9  PARISH COUNCIL DISTRICT: 12
TOWNSHIP: 9 South  RANGE: 14 East

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

GENERAL LOCATION: The property is located at the far western end of Del Oak Road, east of Madisonville, Louisiana.

SURROUNDING LAND USES:
North - single family residential
South - single family residential
East - single family residential
West - single family residential

TOTAL ACRES IN DEVELOPMENT: 3.105

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

ZONING: A-3 Suburban

REASONS FOR PUBLIC HEARING: One of the parcels is being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create three (3) parcels from one parent parcel, and since the private drive will only provide access to one (1) parcel within the minor subdivision, said drive is not required to be built to a parish standard pursuant to Section 40-045.01 Minimum Standards for a Private Drive, of Subdivision Regulatory Ordinance No. 499. Therefore, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None
REVOCATION/CLOSINGS

REVIEW
REVOCATION STAFF ANALYSIS REPORT

CASE NO.: REV14-12-002

NAME OF STREET OR ROAD: ALGIERS AVENUE

NAME OF SUBDIVISION: CENTRAL PARK

WARD: 8 PARISH COUNCIL DISTRICT: 12

PROPERTY LOCATION: The property is located in the northwest quadrant of Interstate 10 and LA Highway 433, southeast of Slidell, Louisiana,

SURROUNDING ZONING: Commercial & Single Family Residential

PETITIONER/REPRESENTATIVE: Own Your Own, L.L.C.

STAFF COMMENTARY:

(This case cannot proceed until the owner involves the property owner on the north side of the right-of-way in the revocation process.)

The applicant wishes to revoke an approximate 25' wide strip of Algiers Avenue to use for his business. Portions of said right-of-way have been revoked previously and the right-of-way abuts detention ponds to the north.

Recommendation:

The staff has reviewed the applicant’s request and believes that the proposal is consistent relative to the Louisiana Revised Statutes governing the revocation of immovable property since the right-of-way does not appear to serve any public use or benefit, other than to the applicant. Therefore, the staff has no objections to the proposed revocation request subject to the survey being amended to reflect the following:

- “City of Slidell” needs to be removed from the legend and replaced with “St. Tammany Parish”.
- A notation needs to be placed on the survey indicating that the 25' wide strip of Algiers Avenue will be assimilated into parcel 1-A-1 to the south.
- The surveyor needs to determine if there is any additional right-of-way between the 25' wide strip and the detention ponds to the north.
A survey map of parcel 1-A-1.

PARCEL 1—A—1

ALIENS AVENUE AND CENTRAL PARK

ST. TAMMANY PARISH, LOUISIANA

SUBDIVISION, CITY OF SUDELL

REVOKED IN SECTION B) OF CENTRAL PARK

AND THE SOUTHERN PORTION OF

ALIENS AVENUE (0.232 AC.) TO BE

OWN YOUR OWN MINI-PLANNING IT.

OWN YOUR OWN MINI-PLANNING IT.

OWN YOUR OWN MINI-PLANNING IT.

OWN YOUR OWN MINI-PLANNING IT.

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OWN YOUR OWN MINI-PLANNING IT.
RESUBDIVISION STAFF ANALYSIS REPORT

CASE FILE NO: RS15-02-018

NAME OF SUBDIVISION: TOWN OF MANDEVILLE, SQ. 276

LOTS BEING DIVIDED: Square 276 into lots 1 thru 7

SECTION: 38  WARD: 4
TOWNSHIP: 8 South  PARISH COUNCIL DISTRICT: 7
RANGE: 11 East

PROPERTY LOCATION: The property located on the northwest corner of Montmartre and Hazel Streets, north of Mandeville, Louisiana.

ZONING: A-4 Single Family Residential

PROPERTY OWNER: Bill Johnson

STAFF COMMENTARY:

The owner is proposing to resubdivide Square 276 into seven (7) lots which requires a public hearing pursuant to code since more than five (5) lots are being created from a single parent parcel.

Recommendation:

The staff has no objections to the proposed resubdivision request since the owner is complying with all aspects of parish code relative to lot size, lot width and is tying into community sewerage and water facilities.
NOTES:
1. This property is located in Flood Zone C, per F.E.M.A. Map No. 2252050360C, dated April 21, 1991.
2. 1/2 IRON RODS to be setup on approval.
3. IMPROVEMENTS not located.

ANGLES AT PROPERTY CORNERS
A—90° 18' 00"
B—104° 41' 14"
C—180° 13' 42"
D—70° 38' 00"
E—90° 08' 47"

REFERENCES SURVEYS:

ARGKJLYNARK John G. Cimmings & Associates'

LEGEND
• T—POST FOUND
= WOOD CORNER FOUND
= AXLE FOUND
= 3/4 W IRON PIPE FOUND
= 1/2 IRON ROD FOUND
= 1/2 IRON ROD SET
RS = REFERENCESURVEY NO. 17,175.7
SQ. FT.
18,894.0
SQ. FT.
106.6'
MONTMARTRE
MARIGNY TRACE PHASE 5 (FILE)
APPROVAL
AREA SUBDIVISION OF SQUARE 276 INTO LOTS 1, 2, 3, 4, 5, & 7, TO MANDAVILLE (OUTSIDE THE INCORPORATED AREA), LOCATED IN SECTION 38, TOWNSHIP 8 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA.

CHAIRMAN OF THE PLANNING COMMISSION
DIRECTOR OF THE DEPARTMENT OF ENGINEERING
SECRETARY OF THE PARISH PLANNING COMMISSION

THOSE EASEMENTS OR RESTRICTIONS HAVE BEEN SOLD OR ARE SUBJECT TO EASEMENTS OR RESTRICTIONS IMPOSED BY OTHERS, AND/OR SUBJECT TO EASMENTS OR RESTRICTIONS WHICH MAY LIMIT THE USE OF THE PROPERTY.

A1111 OR PUBLIC RECORDS READER'S PART OF THE PUBLIC RECORDS FURTHER.

DATE FILED FILE NO.

________________________________________
PROFESSIONAL LAND SURVEYOR
SCALE: 1" = 100' DATE: 2-13-2015 JOB NO. 1426 - B
PRELIMINARY

SUBDIVISION

REVIEW
Preliminary Subdivision Staff Analysis Report  
(As of March 3, 2015)

CASE NO.: SD12-04-002PIV-B

SUBDIVISION NAME: Northpark, Phase IV-B

DEVELOPER: Greengate Northpark, LLC  
2555 Severn Ave.  
Metairie, LA 70002

ENGINEER/SURVEYOR: Deep South Design Group

SECTION 48  
WARD: 3

TOWNSHIP 7 South  
PARISH COUNCIL DISTRICT: 5

RANGE 11 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)  
X OTHER (Multi family, commercial or industrial) (PUD)

TOTAL ACRES IN DEVELOPMENT: 6.148

NUMBER OF LOTS: 1  
LOT SIZE: 5.1 Ac.

SEWER AND WATER SYSTEMS: Central

ZONING: PBC-1 and HC-1

FLOOD ZONE DESIGNATION: C

TENTATIVE APPROVAL GRANTED: April 10, 2012

STAFF COMMENTARY: This project was postponed at the February 10, 2015 meeting.

Department of Engineering

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

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

   Subdivision Plat Comments:
   a. Remove sidewalk from typical roadway section;
Drainage Comments:
b. Remove sidewalk from typical roadway section;

Watershed Comments:
c. Need copy of LDEQ Stormwater Permit Letter with Agency Interest Number (AI#) or Notice of Intent (NOI);

Sewer & Water Comments:
d. Plans and specifications for the construction of the project's water distribution lines and sewage collection lines have not yet been approved by the Department of Health and Hospitals as required;

General Comments:
e. GDD #5 approval is needed.

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

4. Mandatory Developmental fees will be required when building permit is submitted in accordance with Ordinance No. 04-0990 since no public hearing was held prior to January 1, 2005.

*Department of Development - Planning*

None
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT  
(As of March 3, 2015)

CASE NO.:  SD07-04-009P

SUBDIVISION NAME:  Tantella Ranch (Proposed Name Change to Magnolia Mound)

DEVELOPER:  Bruno Brothers Real Estate Management and Development  
70325 Hwy 1077, Suite 300  
Covington, LA 70433

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

SECTION 16 & 21  
WARD:  1  
TOWNSHIP 6 South  
PARISH COUNCIL DISTRICT:  3  
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)  
X OTHER (Multi family, commercial or industrial)(PUD)

TOTAL ACRES IN DEVELOPMENT:  219.35

NUMBER OF LOTS:  189  
AVERAGE LOT SIZE:  Varies

SEWER AND WATER SYSTEMS:  Community

ZONING:  PUD

FLOOD ZONE DESIGNATION:  “A” & “B”

TENTATIVE APPROVAL GRANTED:  April 11, 2007

PUD MODIFICATION GRANTED:  Approved at the January 6, 2015 Zoning Meeting

STAFF COMMENTARY:  The developer’s engineer has requested Postponement to the April 14, 2015 meeting.

Department of Engineering

Department of Development - Planning

None
Department of Engineering

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

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

   Paving and Drainage

   a. Revise edge of pipe width on drainage and utility bedding typical;
   b. Revise cut of hill on Cypress Bend Lane so ditches can fit within ROW;
   c. Label servitude and show typical on lots south of Cypress Bend Lane;
d. Revise culvert calculations to account for the roadway in the AREA value, need 18”
culvert calculation;

Sewer and Water

e. Submit one set of plans and DHH permit application to Tammany Utilities for review;
f. Plans and specifications for the construction of the project’s water distribution lines and
sewage collection lines have not yet been approved by the Department of Health and Hospitals as required;
g. No work order will be issued until the submitted plans and specifications are approved
by the DHH;

Watershed

Need revised Stormwater Site Plan with:

h. Location of stabilized construction entrance/exit;
i. BMP legend & details for all stormwater sediment/erosion controls.

3. No Maintenance Obligation is required since this is a private subdivision.

4. No Mandatory Developmental fee is required at Final submittal in accordance with Ordinance
No. 04-0990 since a public hearing was held prior to January 1, 2005.

Department of Development - Planning

Informational Items:

None
FINAL

SUBDIVISION

REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of March 3, 2015)

CASE NO.: SD12-04-002FIV-B

SUBDIVISION NAME: Northpark, Phase IV-B

DEVELOPER: Greengate Northpark, LLC
2555 Severn Ave.
Metairie, LA 70002

ENGINEER/SURVEYOR: Deep South Design Group

SECTION 48 WARD: 3
TOWNSHIP 7South PARISH COUNCIL DISTRICT: 5
RANGE 11 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)

TOTAL ACRES IN DEVELOPMENT: 6.148

NUMBER OF LOTS: 1 AVERAGE LOT SIZE: 5.1Ac.

SEWER AND WATER SYSTEMS: Central

ZONING: PBC-1 and HC-1

FLOOD ZONE DESIGNATION: C

STAFF COMMENTARY: This project was postponed at the February 10, 2015 meeting.

Department of Engineering

1. No work has commenced at the site.

2. Since the infrastructure has not been completed the developer is requesting that a Performance Obligation be established for a period of six (6) months. See attached Engineer's Estimate of probable cost dated 1/15/15 from the developer's engineer Mr. Alex E. Williams, P.E., Deep South Design Group.

3. Should the Planning Commission approve the request for final approval a Performance Obligation will be required for the infrastructure in the amount of $648,644.00 for a period of six (6) months. See attached Estimate of Probable Cost.
4. The staff has reviewed the engineers cost estimate and agrees with the contents. Subdivision plats can be signed upon issuance of a work order.

5. No Warranty Obligation is required at this time and will be established upon completion of the infrastructure and release of the Performance Obligation.

6. Since the developer has no “end users”, the mandatory developmental fees are not due prior to signing the subdivision plat, but are due upon building permit application.

**Department of Development - Planning**

None
# North Park Phase IV-B Engineer's Estimate of Probable Cost

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**Construction Cost**

**Total:** $648,644
OLD BUSINESS

(Item # 1)
February 24, 2015

Mr. Ron Keller
St. Tammany Parish
Department of Development
P.O. Box 628
Covington, LA 70434

Re: Magnolia Mound Subdivision

Dear Mr. Keller:
We request that we be allowed to change the name of Tantela Ranch Subdivision to Magnolia Mound Subdivision. We request that this item be placed on the agenda of the March 10th Planning Commission, under "Old Business". Please note that I have the authority to represent the developer in this matter.

Please contact me with any questions.

With best regards,

Darrell Fussell, P.E.
OLD BUSINESS

(Item # 2)
March 3, 2015

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

Re: Ruelle Court Subdivision

Honorable Commissioners:

Ruelle Court Subdivision received Preliminary Approval at the March 11, 2014 Planning Commission meeting.

The developer has not received a work order within the one (1) year required by Subdivision Ordinance #499 -

Sec. 40-061.04 Limitations Imposed Prior to & During Construction

1. Should work not commence within one year after the issuance of a work permit in any subdivision for which approval of the preliminary plan was given by the Planning Commission, or its successor in office, no work can thereafter commence unless and until the Planning Commission, or its successor in office, extends the time thereof. The governing authority need not extend the time for commencement and may require the reprocessing thereof in the same manner and to the same extent, including payment of fees pertaining hereto, as if said subdivision were a new proposed development. However, in any case, a work permit must be granted by the Parish within one (1) year after receiving preliminary approval by the Planning Commission; otherwise, the development must be resubmitted for preliminary review and subject to all applicable advertising requirements and payment of fees.

(Amended per Ord. No. 03-0688, adopted June 5, 2003)

Attached is a copy of letter dated January 12, 2015 from the developer requesting an extension of time.

The Department of Engineering has no objection to the extension of time.

Sincerely,

[Signature]
Charles B. Williams, P.E.
Parish Engineer/Director of Engineering

xc: Honorable Marty Dean
    Mr. Ron Keller
    Mr. Earl J. Magner, P.E., P.L.S.

Mr. Jeremy R. Harrison, E.I.
Kyle Associates, LLC
Denham Investments, LLC
January 12, 2015

Mr. Sidney Fontenot-Director  
St. Tammany Parish  
Department of Development/Planning  
21454 Koop Drive  
Mandeville, Louisiana 70471

Certified Mail #7012-1010-000-0442-1861

Re: Extension of Preliminary Approval for Ruelle Court

Mr. Fontenot,

I am requesting a one (1) year extension on the timeframe required to pull a work order on Ruelle Court, our 4.5 acre/12 lot A4A Zoned project off Brewster Road and Ruelle du Chene Drive which was granted by Planning & Zoning on March 11, 2014.

I would appreciate this extension through March 10, 2016.

Please contact me about any meeting or paperwork I need to send to you to complete this request.

Thank you,

Phillip G. Mayeaux, Manager  
Denham Investments, L.L.C.

985-966-8736 • 985-871-8736  
mayeauxhomes@gmail.com