AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, OCTOBER 14, 2014
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

INVOCATION
PLEDGE OF ALLEGIANCE

APPROVAL OF THE SEPTEMBER 9, 2014 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 (Westshore Drive), Ward 1, District 1
Request to enter Parish right-of-way for the purpose of clearing the right-of-way

Entering Parish Right-of-Way (W. Porter’s River Road), Ward 6, District 9
Request to enter Parish right-of-way for the purpose of laying fiber optic cable

Entering Parish Right-of-Way (S. Pontchartrain Drive), Ward 4, District 7
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. Jacob Groby

MINOR SUBDIVISIONS

MS14-09-052
A portion of Lot 4 (undesignated) into lots A, B & C, Ward 1, District 1
Owner: Carol Ann Chatellier Graham Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Marty Dean
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 14, 2014
MANDEVILLE, LOUISIANA

MS14-09-053
Parcel B (a parcel within an existing Minor Subdivision) into Parcels B-1 & B-2, Ward 2, District 2
Owner: Colleen Baker  Surveyor: LS Land Surveying, L.L.C.
Parish Council District Representative: Hon. Dennis Sharp

MS14-09-054
Parcels A & B (parcels within an existing Minor Subdivision) into Parcels A-1 & B-1, Ward 1, District 3

[---------------------------------------------(End of Consent Calendar)---------------------------------------------]

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD14-09-005P
Simpson Farms, Ward 3, District 3
(POSTPONED AT THE SEPTEMBER 9, 2014 MEETING)

FINAL SUBDIVISION REVIEW

SD10-06-004FIIIC
The Village of Normandy Oaks, Phase IIC, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean

PROPOSED AMENDMENTS TO ORDINANCE 499
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
OCTOBER 14, 2014
MANDEVILLE, LOUISIANA

OLD BUSINESS

SD06-08-027F3
Raiford Oaks, Ward 1, District 1
Parish Council District Representative: Hon. Marty Dean
(Request by developer to amend the location of a drainage servitude)

MS14-07-045
A 10.0 acre parcel into Parcels A, B & C, Ward 5, District 6
Parish Council District Representative: Hon. Richard Tanner
(Request by owner to amend his minor subdivision survey plat)

SD08-06-008PB
Tamanend Business Park, Wards 7 & 9, Districts 7 & 11
Developer/Owner: WREDCO Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Jacob Groby & Steve Stefancik
(Request by developer to waive the $15,000.00 maintenance obligation)

NEW BUSINESS

ADJOURNMENT
PLANNING

COMMISSION

MINUTES
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 9, 2014
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

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.

ROLL CALL
Present: Martha Cazaubon,"Pug" Lorren, Todd Richard, BernieWillie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Absent: Marcus Hines and Dave Mannella
Staff Present: Ron Keller, Katherine Ostarly, Jeremy Harrison, Paul Carroll, Mike Sevante, Jay Watson

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
The Invocation was presented by Mr. Randolph.

PLEDGE OF ALLEGIANCE
The Pledge of Allegiance was presented by Mr. Sevante.

APPROVAL OF THE AUGUST 12, 2014 MINUTES
Matthews moved to approve, second by Richard.
Yea: Martha Cazaubon,"Pug" Lorren, Todd Richard, BernieWillie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: None

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.

A motion was made by Matthews and second by Davis to pull the consent calendar.
Yea: Martha Cazaubon,"Pug" Lorren, Todd Richard, BernieWillie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: None
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 9, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

ENTERING PARISH RIGHTS-OF-WAY, SERVITUDES, EASEMENTS

MINOR SUBDIVISIONS

**MS14-07-045**
A 10.0 acre parcel into Parcels A, B & C, Ward 5, District 6
Parish Council District Representative: Hon. Richard Tanner
(POSTPONED AT THE AUGUST 12, 2014 MEETING)

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

Cazaubon moved to approve, second by Willie as amended.
Yea: Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: None

**MS14-08-048**
Lot 2 consisting of 4.056 acres into lots 2A & 2B, Ward 7, District 7
Parish Council District Representative: Hon. Jacob Groby

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

Davis moved to approve, second by Matthews.
Yea: Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: None

[-----------------------------------(End of Consent Calendar)-----------------------------------]

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

**REV14-07-001**
Revocation of a portion of Powerline Road located on the north side of LA Highway 40, northwest of Bush, Louisiana, Ward 5, District 6
Parish Council District Representative: Hon. Richard Tanner
(POSTPONED AT THE AUGUST 12, 2014 MEETING)
MINUTES OF THE 
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 9, 2014
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: Martha "Jinx" Jumonville  
Opposition: none

Cazaubon moved to approve, second by Richard.
Yea: Martha Cazaubon, "Pug" Lorren, Todd Richard, BernieWillie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: None

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD04-08-024PB2-1
Bedico Creek, Bubble 2-1, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C.  
Parish Council District Representative: Hon. Marty Dean

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

Lorren moved to approve, second by Cazaubon.
Yea: Martha Cazaubon, "Pug" Lorren, Todd Richard, BernieWillie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: None

SD04-01-002PB
Guste Island Estates, Parcel B, Ward 1, District 4
Developer/Owner: Guste Island Holding, L.L.C.  
Parish Council District Representative: Hon. Reid Falconer

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

Davis moved to approve, second by Matthews.
Yea: Martha Cazaubon, "Pug" Lorren, Todd Richard, BernieWillie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: None

SD14-09-005P
Simpson Farms, Ward 3, District 3
Developer/Owner: Pruden Creek Partners, L.L.C.  
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 9, 2014
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: None Opposition: none
Matthews moved to postpone, second by Davis.
Yeas: Martha Cazaubon, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: None

FINAL SUBDIVISION REVIEW

SD04-05-015F4
Northpointe Business Park, Phase 4, Ward 1, District 3
Developer/Owner: Northpointe Business Park, L.L.C. Engineer: Acadia Land Surveying, L.L.C.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Chris Lopez and Darryl with Arrow Engineering Opposition: none
Cazaubon moved to approve, second by Willie to amend request to increase performance obligation bond to $421,000.
Yeas: Martha Cazaubon, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: "Pug" Lorren

Richard moved to approve, second by Willie.
Yeas: Martha Cazaubon, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: None

SD14-05-003F7A
Money Hill Plantation, Phase 7A, Ward 6, District 6
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: Jeff Schoen Opposition: none
Davis moved to approve, second by Matthews.
Yeas: Martha Cazaubon, "Pug" Lorren, Todd Richard, Bernie Willie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: None

SD13-04-001F
Ironwoods, Ward 6, District 6
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
MINUTES OF THE
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - TUESDAY, SEPTEMBER 9, 2014
ST. TAMMANY PARISH ADMINISTRATIVE COMPLEX, COUNCIL CHAMBERS

favor of this request: Jeff Schoen  Opposition: none
Randolph moved to approve, second by Matthews.
Yea: Martha Cazaubon, "Pug" Lorren, Todd Richard, BernieWillie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: None

PROPOSED AMENDMENTS TO ORDINANCE 499

An ordinance to amend the St. Tammany Parish Code of Ordinances, Appendix B, Chapter 40 of Subdivision Regulatory Ordinance No. 499, specifically, Section 40-032.04 relative to the roadway elevation standards.

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Staff  Opposition: none
Lorren moved to approve, second by Richard.
Yea: "Pug" Lorren, Todd Richard, BernieWillie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: Martha Cazaubon

OLD BUSINESS

SD13-07-003P
Berkshire, Ward 8, District 9
(Request by developer to extent preliminary approval to December 31, 2014)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Staff  Opposition: none
Richard moved to approve, second by Matthews.
Yea: "Pug" Lorren, Todd Richard, BernieWillie, Dave Doherty, Bill Matthews, Jimmie Davis, Kirk Drumm, Ron Randolph
Nay: None
Abstain: Martha Cazaubon

NEW BUSINESS

ADJOURNMENT

Mr. Dave Doherty
Chairman
(CONSENT CALENDAR)
ENTERING PARISH
RIGHTS-OF-WAY, SERVITUDES
AND/OR EASEMENTS
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. __________

TITLE: A RESOLUTION AUTHORIZING ALL STATE FINANCIAL CO., TO ENTER PARISH RIGHT-OF-WAY.

SUB-TITLE: A RESOLUTION GRANTING ALL STATE FINANCIAL CO.; 321 VETERANS BLVD., SUITE 201; METAIRIE, LA 70005; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY THE UNOPENED PORTION OF WESTSHORE DR. (EXTENSION) FOR THE PURPOSE OF CLEARING THE R.O.W.
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. 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. A funded Maintenance Obligation in the amount of $10,000 is required in accordance with Subdivision Ordinance #499; Section 40.061.08 funded letter of credit for existing Parish roads to ensure the repair of any damage to the Parish roads resulting from construction activity in connection with the enter the Parish right-of-way.
8. 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).

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

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

11. That the petitioner shall produce from the U.S. Army Corps of Engineers either: a written statement that the road R.O.W. 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 clearing of the right of way in question.

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

13. That the petitioner submit all documentation required within SIX (6) months from date of adoption, additionally petitioner has two (2) years to complete all work on this project, if not completed within two (2) years, approval of this work will be 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 __________, 2014, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

__________________________
DAVE DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

__________________________
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
September 8, 2014

Mr. Eddie Williams, P.E.
Director of Engineering/Parish Engineer
St. Tammany Parish
Department of Engineering
P.O. Box 628
Covington, LA 70434

Dear Eddie

Per the attached Act of Dedication and Donation, All State Financial Company hereby request to enter said right-of-way for the purpose of clearing Westshore Drive.

Accordingly, I would appreciate you placing this request on the upcoming agenda.

Should you have any question or require additional information, please let me hear from you.

Sincerely,

Joshua Wainer
321 Veterans Blvd., Suite 201
Metairie, LA 70005
(504) 834-5511 (Office)
(504) 432-0160 (Cell)

Cc: Tommie Buckle

Enclosure
STATE OF LOUISIANA
PARISH OF ST. TAMMANY

ACT OF DEDICATION AND DONATION

BE IT KNOWN, that on the dates hereinafter set forth,

BEFORE ME, the undersigned Notaries Public, personally came and appeared:

ALL STATE FINANCIAL COMPANY, a Louisiana general partnership, herein represented by its duly authorized partners, Bruce Wainer and Harold Wainer, its mailing address being: 321 Veterans Blvd., Suite 201, Metairie, LA 70005, (referred to herein as “All State”);

WHO AFTER BEING DULY SWORN, declared that it does hereby and by these presents now and forever, grant, bargain, set over, assign, abandon, dedicate, donate and deliver in fee simple title, with full warranty and guarantee of title, substitution and subrogation, unto:

THE PARISH OF ST. TAMMANY (TIN #72-6001304), State of Louisiana, represented herein by Honorable Patricia P. Brister, St. Tammany Parish President, who is duly authorized to sign and execute this agreement on behalf of the Parish of St. Tammany, State of Louisiana, by virtue of an Ordinance of the St. Tammany Parish Council, a copy of which is recorded in the official records of St. Tammany Parish Clerk of Court, its mailing address being: Post Office Box 628, Covington, Louisiana 70434, (referred to herein as “St. Tammany Parish”);

for the public use, to and in favor of the public and St. Tammany Parish for use by the public as a public street, including the parcel of ground, any road, road base, surface, drainage ditches, culverts, and appurtenance thereon and thereunder or in any way appertaining thereto. All State transfers, assigns, dedicates, donates, and delivers, to St. Tammany Parish any and all warranties from the Contractor relating to the Dedicated Property (herein described). St. Tammany Parish does appear herein and does accept the dedication and donation and agrees to incorporate the Dedicated Property into the St. Tammany Parish road maintenance system, subject to approval of the roadway standards set by the Parish Council and the Department of Engineering and as per Ordinance recorded in the official records of St. Tammany Parish Clerk of Court, relating to the Dedicated Property, shown on the survey by John E. Bonneau & Associates, Inc., attached hereto as Exhibit A and more particularly described as follows, to wit:

A CERTAIN PIECE OR PORTION OF LAND SITUATED IN SECTION 47, TOWNSHIP 7 SOUTH, RANGE 11 EAST, ST. TAMMANY PARISH, LOUISIANA, AND IS MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SECTION CORNER COMMON TO SECTIONS 12, 13, & 46, TOWNSHIP 7 SOUTH, RANGE 10 EAST, ST. TAMMANY PARISH, LOUISIANA, RUN NORTH 00 DEGREES 40 MINUTES 50 SECONDS EAST FOR A DISTANCE 1423.63 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 23 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 1109.12 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 14 MINUTES 55 SECONDS EAST FOR A DISTANCE OF 95.62 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 17 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 700.84 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF INTERSTATE 12 AND THE EAST RIGHT-OF-WAY OF LOUISIANA HIGHWAY 21; THENCE RUN ALONG SAID NORTH...
RIGHT-OF-WAY OF INTERSTATE 12 SOUTH 48 DEGREES 43 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 326.61 FEET TO A POINT; THENCE RUN SOUTH 10 DEGREES 45 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 243.47 FEET TO A POINT; THENCE RUN NORTH 51 DEGREES 51 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 368.91 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 353.09 FEET, AND AN ARC LENGTH OF 448.26 FEET, A CHORD BEARING OF SOUTH 33 DEGREES 52 MINUTES 00 SECONDS EAST AND A CHORD LENGTH OF 418.76 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN SOUTH 86 DEGREES 14 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 120.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PINNACLE PARKWAY, SAID POINT BEING ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & NON-TANGENT); THENCE RUN ALONG SAID NORTHERLY RIGHT-OF-WAY AND CURVE WITH A RADIUS OF 451.09 FEET, AND AN ARC LENGTH OF 522.22 FEET, A CHORD BEARING OF NORTH 30 DEGREES 01 MINUTES 18 SECONDS WEST AND A CHORD LENGTH OF 493.54 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 65 DEGREES 54 MINUTES 56 SECONDS WEST FOR A DISTANCE OF 91.00 FEET TO A POINT ON A CURVE TO THE RIGHT (CLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 360.00 FEET, AND AN ARC LENGTH OF 228.33 FEET, A CHORD BEARING OF NORTH 47 DEGREES 44 MINUTES 44 MINUTES 46 SECONDS WEST AND A CHORD LENGTH OF 224.52 FEET TO A POINT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY, NORTH 29 DEGREES 34 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 63.58 FEET TO A POINT; THENCE LEAVING SAID RIGHT-OF-WAY RUN NORTH 34 DEGREES 02 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 11.19 FEET TO A POINT; THENCE RUN SOUTH 29 DEGREES 34 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 68.57 FEET TO A POINT ON A CURVE TO THE LEFT (COUNTERCLOCKWISE & TANGENT); THENCE RUN ALONG SAID CURVE WITH A RADIUS OF 350.00 FEET, AND AN ARC LENGTH OF 37.75 FEET, A CHORD BEARING OF SOUTH 32 DEGREES 37 MINUTES 59 SECONDS EAST AND A CHORD LENGTH OF 37.73 FEET TO A POINT; THENCE RUN NORTH 89 DEGREES 15 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 2228.44 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 01 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 288.34 FEET TO A POINT; THENCE RUN SOUTH 24 DEGREES 03 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 129.53 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 58 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 1452.99 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, RUN NORTH 21 DEGREES 03 MINUTES 07 SECONDS EAST FOR A DISTANCE OF 401.27 FEET TO A POINT; THENCE RUN SOUTH 68 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 100.00 FEET TO A POINT; THENCE RUN SOUTH 21 DEGREES 03 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 401.27 FEET TO A POINT; THENCE RUN NORTH 68 DEGREES 58 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 100.00 FEET BACK TO THE POINT OF BEGINNING.

SAID PIECE OR PORTION OF LAND CONTAINS 0.92 ACRES (40,127.01 SQUARE FEET) MORE OR LESS.

Herein referred to as the "Dedicated Property."

Pursuant to Section 149 of the Louisiana Mineral Code, All State reserves all mineral rights and interests in perpetuity in and under the Dedicated Property.
This transfer is made for and in consideration of the use by St. Tammany Parish of the hereinabove Dedicated Property for the citizens of St. Tammany Parish through the maintenance of roads, and supporting infrastructure.

All State has been informed of the acquisition process and hereby certifies that it waives the following right(s) in connection with the acquisition process of the Dedicated Property: 1) To have St. Tammany Parish appraise the Dedicated Property; and 2) To receive payment of the established Just Compensation Amount for the acquisition of the Dedicated Property.

All State declares that there are no mortgages or liens affecting the Dedicated Property.

IT IS FURTHER AGREED AND UNDERSTOOD THAT THE UNDERSIGNED NOTARIES PUBLIC ARE RELEASED AND RELIEVED OF ANY LIABILITY HEREFIN IN SO FAR AS NO TITLE EXAMINATION HAS BEEN REQUESTED NOR CERTIFICATES ISSUED AND RUN BY ANY CLERK OF COURT.

[THE REMAINDER OF THIS PAGE IS INTELLY LEFT BLANK]
[SIGNATURES BEGIN ON FOLLOWING PAGE]
STATE OF LOUISIANA
PARISH OF ST. TAMMANY

THUS DONE AND PASSED, in duplicate originals, on this ___ day of
______, 2014, in the presence of the undersigned competent witnesses, who hereunto
sign their names with the said appearers and me, Notary, after due reading of the whole.

WITNESSES:

ALL STATE FINANCIAL COMPANY

Printed Name: Bette Yawn

By: Bruce Walne, Partner

Printed Name: Pat Grant

Printed Name: HR Grant

By: Harold Walne, Partner

NOTARY PUBLIC
NAME: A. WAGNER
LA Bar No. 19651
My Commission Expires: 6-11-14

[SIGNATURES CONTINUED ON THE FOLLOWING PAGE]
STATE OF LOUISIANA
PARISH OF ST. TAMMANY

THUS DONE AND PASSED in duplicate originals, in Covington, Louisiana, on the 12th day of July, 2014, in the presence of the undersigned competent witnesses and me, Notary, after due reading of the whole.

WITNESSES:

Anne Brestorick
Printed Name: Anne Brestorick

Mary Brandt
Printed Name: Mary Brandt

PARISH OF ST. TAMMANY

By: Patricia P. Brister, Parish President

Name: Patricia P. Brister, Parish President

Kelly M. Vallee
NOTARY PUBLIC

NAME: Kelly M. Vallee
LA Bar No.: 26708
My Commission Expires: October 12, 2018
EXHIBIT A

Dedicated Property
LOCATION

Enter Parish R.O.W.
All State Financial Co.
CLEAR PARISH R.O.W.
Westshore Dr. (Extension)

Sheet 11: 10/14/14
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. __________

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

SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 156 ST. ANTHONY STREET; MOBILE, AL 36603; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY W. PORTER'S RIVER ROAD FOR THE PURPOSE OF LAYING FIBER OPTIC CABLES.
WARD 6 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 Letter of Credit in the amount of $7,000 for a period of six (6) months.

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual (s) until the time that the project is satisfactorily completed.
9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

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

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

MOVED FOR ADOPTION BY ____________________________, SECONDED BY ____________________________

A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE __ DAY OF ____________, 2014, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

__________________________________________
DAVE DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

__________________________________________
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
September 11, 2014

Mr. Eddie Williams, Director of Engineering
Engineering Department, St. Tammany Parish, Louisiana
P. O. Box 628
Covington, LA 70434

RE: Verizon Pearl River # CV-449

Dear Mr. Williams,

Sawgrass Consulting, LLC on behalf of Southern Light, LLC is requesting that the enclosed plans are placed on the October 14, 2014, St. Tammany Parish Planning Commission Agenda for approval.

Southern Light is proposing to construct approximately 1,386 linear feet of fiber optic cable beginning at West Porter River Road and Hwy. 11, running easterly along the south right-of-way of West Porter River Road.

Construction will consist of aerial and underground as shown in the enclosed set of plans. A representative for Southern Light, LLC and Sawgrass Consulting, LLC will be in attendance at the planning commission meeting on October 14, 2014. Southern Light, LLC will be responsible for all performance obligations.

Please find the necessary points of contact:

Southern Light
156 St. Anthony Street
Mobile, AL 36603

Carolina Weaver 251-455-1048

Sawgrass Consulting, LLC
5535 Business Parkway
Theodore, AL 36582

Ercil E. Godwin 251-544-7900

If there are any questions or comments, please do not hesitate to contact me at 251.544.7900.

Sincerely,

Ercil E. Godwin, PLS
Vice President
Sawgrass Consulting, LLC
ST. TAMMANY PARISH PLANNING COMMISSION

RESOLUTION

RESOLUTION PLANNING COMMISSION SERIES NO. _________

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

SUB-TITLE: A RESOLUTION GRANTING SOUTHERN LIGHT, LLC; 156 ST. ANTHONY STREET; MOBILE, AL 36603; PERMISSION TO ENTER PARISH RIGHT-OF-WAY, SPECIFICALLY S. PONTCHARTRAIN DR. FOR THE PURPOSE OF LAYING FIBER OPTIC CABLES.

WARD 4 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 Letter of Credit in the amount of $11,700 for a period of six (6) months.

8. That the petitioner and any assignees submit a Hold Harmless Agreement in connection with the construction of the project and utilization of the R.O.W. by (an) individual(s) until the time that the project is satisfactorily completed.
9. That the petitioner submit as-built drawings certifying that the fiber optic cables are constructed in accordance with the approved drawing(s).

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

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

MOVED FOR ADOPTION BY ________________ , SECONDED BY ________________

A VOTE THEREON RESULTED IN THE FOLLOWING:

YEA:

NAY:

ABSTAIN:

ABSENT:

AND THIS RESOLUTION WAS DECLARED DULY ADOPTED ON THE ____ DAY OF _______, 2014, AT A REGULAR MEETING OF THE PLANNING COMMISSION, A QUORUM OF THE MEMBERS BEING PRESENT.

________________________
DAVE DOHERTY, JR., CHAIRMAN
ST. TAMMANY PARISH PLANNING COMMISSION

ATTEST:

________________________
RON KELLER, SECRETARY
ST. TAMMANY PARISH PLANNING COMMISSION
August 25, 2014

Mr. Eddie Williams, Director of Engineering  
Engineering Department, St. Tammany Parish, Louisiana  
P. O. Box 628  
Covington, LA 70434

RE: Verizon Big Branch # CV-409 (Old # 013)

Dear Mr. Williams,

Sawgrass Consulting, LLC on behalf of Southern Light, LLC is requesting that the enclosed plans are placed on the October 14, 2014, St. Tammany Parish Planning Commission Agenda for approval.

Southern Light is proposing to construct approximately 449 linear feet of fiber optic cable beginning at the southwest corner of US Hwy. 190 and S. Ponchatrain Drive extending southerly approximately 349 feet then easterly 99 feet crossing S. Ponchatrain and terminating at the existing cell tower.

Construction will consist of aerial and underground as shown in the enclosed set of plans. A representative for Southern Light, LLC and Sawgrass Consulting, LLC will be in attendance at the planning commission meeting on October 14, 2014. Southern Light, LLC will be responsible for all performance obligations.

Please find the necessary points of contact:

Southern Light  
156 St. Anthony Street  
Mobile, AL 36603  
Carolina Weaver  
251-455-1048

Sawgrass Consulting, LLC  
5535 Business Parkway  
Theodore, AL 36582  
Ercil E. Godwin  
251-544-7900

If there are any questions or comments, please do not hesitate to contact me at 251.544.7900.

Sincerely,

Ercil E. Godwin, PLS  
Vice President  
Sawgrass Consulting, LLC
VERIZON PEARL RIVER

# CV-449

#39310 WEST PEARL RIVER, LA

Pearl River

# CV-449

Verizon

W. Porter's River Road

PLANS FOR PROPOSED PROJECT:

FIBER OPTIC INSTALLATION

PROJECT LOCATION

DATE: SEPTEMBER 4, 2014

PROJECT MANAGER: DONALD COOPER - (251) 209-4155

ENGINEER: BARRY BUCHANAN - (251) 654-7196

PROJECT CONTACT: JENNIFER JOHNSON - (251) 445-1687

CAROLINA WEAVER - (251) 445-1048

ATTENTION PERMITTING DEPARTMENT

Directory

CONTACT LIST

PROJECT LOCATION

DATE: SEPTEMBER 4, 2014

VERIZON PEARL RIVER

# CV-449
CONSENT CALENDAR
MINOR
SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of October 7, 2014)  

CASE NO.: MS14-09-052  

OWNER/DEVELOPER: Carol Ann Chatellier Graham  

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

SECTION: 8  
TOWNSHIP: 7 South  
WARD: 1  
RANGE: 10 East  
PARISH COUNCIL DISTRICT: 1  

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

GENERAL LOCATION: The property is located on the south side of LA Highway 1085 across from Hano Road, northwest of Madisonville, Louisiana.  

SURROUNDING LAND USES: North - rural residential  
South - rural residential  
East - rural residential  
West - rural residential  

TOTAL ACRES IN DEVELOPMENT: 16.15  

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

ZONING: A-2 Suburban Residential  

REASONS FOR PUBLIC HEARING: Proposed parcel B does not meet the minimum road frontage lot width requirement of 150'.  

STAFF COMMENTARY:  

Department of Development - Planning  

The owner is proposing to create three (3) parcels from one parent parcel; however, proposed parcel B does not meet the minimum lot frontage requirement of 150' for an A-2 Suburban zoning district, which would require a waiver of the regulations by the commission.  

The staff has no objections to the proposed minor subdivision request and supports a waiver for the lot frontage in question due to the following facts: (a.) the frontage is less than 10' from meeting the lot width requirement; (b.) the lot opens up to a 300' width and more approximately 290' back from the roadway; and (c.) the parcel is large consisting of 13.15 acres.
Since a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot width issue, a 2/3rds majority vote of the full membership of the commission (8 members) is needed to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

**Department of Engineering**

None

**Department of Environmental Services**

None
MINOR SUBDIVISION OF PROPERTY LOCATED AS PART OF LOT 4, SECTION 8, TOWNSHIP 7 SOUTH, RANG 10 EAST, IN PARISH OF LOUISIANA, FOR CAROL GRAHAM, MINOR SUBDIVISION OF PROPERTY LOCATED AS PART OF LOT 4, SECTION 8, TOWNSHIP 7 SOUTH, RANG 10 EAST, IN PARISH OF LOUISIANA, FOR CAROL GRAHAM.
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of October 7, 2014)

CASE NO.: MS14-09-053

OWNER/DEVELOPER: Colleen Baker

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

SECTION: 31 WARD: 2
TOWNSHIP: 5 South PARISH COUNCIL DISTRICT: 2
RANGE: 11 East

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

GENERAL LOCATION: The property is located on the south side of Million Dollar Road, east of LA Highway 25 and north of Covington, Louisiana.

SURROUNDING LAND USES:  
- North - rural residential
- South - rural residential
- East - rural residential
- West - rural residential

TOTAL ACRES IN DEVELOPMENT: 10.09

NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: Varies

ZONING: A-1 Suburban Residential

REASONS FOR PUBLIC HEARING: Parcel B is a part of an existing minor subdivision and a waiver of the minimum front footage requirement of 30' is required from 25.06' requested.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from parcel B that is a part of an existing minor subdivision. Proposed parcel B-2 does not meet the minimum lot frontage requirement of 30' pursuant to code which would require a waiver of the regulations by the commission.

The staff would recommend approval of the proposed minor subdivision request if the owner were to simply amend her application by adding an additional 4.94' feet to the frontage of parcel B-2 in order to comply with code.
However, if the applicant does not wish to do this, a waiver of the regulations are required in order to approve this minor subdivision request relative to the lot width issue, which requires a 2/3rds majority vote of the full membership of the commission (8 members) in order to approve pursuant to Section 40-100.0 Waiver of Regulations, of Subdivision Regulatory Ordinance No. 499.

Department of Engineering

None

Department of Environmental Services

None
MINOR SUBDIVISION OF PROPERTY BEING A PORTION OF AN EXISTING MINOR SUBDIVISION MS09-12-050 LOCATED IN SECTION 31 TOWNSHIP 5 SOUTH, RANGE 11 EAST INTO LOTS B-1 AND B-2, ST. TAMMANY PARISH, LOUISIANA

SITUATIONS 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.

MAP PREPARED FOR Colleen Baker

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN Section 31 Township 5 South, Range 11 East, St. Tammany Parish, Louisiana.

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

LAND SURVEYING LLC
SUB N. Columbia Street, Covington, LA 70433
(504) 942-6271 office (985) 549-2289 fax

Scale: 1" = 150' Date: September 16, 2014

LAND SURVEYOR/PRINCIPAL L.S. No. 4488

MILLION DOLLAR ROAD

Legend:

© 2014 Map File No. File Date

Copyright 2014

No I. one or more of the parcels within this minor subdivision are under five (5) acres in size, and the parcels contained herein are currently zoned A-1 Suburban, which requires a minimum density of not more than one (1) residence per five (5) acres. The parcels within this minor subdivision cannot be further subdivided unless they comply with said density requirements through rezoning, adjustment or other means, and subject to the requirements pursuant to Section 46-54.9 Minor Subdivision Review, of St. Tammany Parish Subdivision Regulatory Ordinance No. 499.
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of October 7, 2014)

CASE NO.: MS14-09-054

OWNER/DEVELOPER: Mary & Norman Voelkel

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc.

SECTION: 2 WARD: 1
TOWNSHIP: 7 South PARISH COUNCIL DISTRICT: 3
RANGE: 10 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 on the north side of LA Highway 1085 across from Shady Lake Drive, west of Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 7.77
NUMBER OF LOTS/PARCELS: 2 TYPICAL LOT SIZE: Varies

ZONING: PF-1 Public Facilities

REASONS FOR PUBLIC HEARING: Parcel B is part of an existing minor subdivision and proposed parcel B-1 in being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from parcel B that is a part of an existing minor subdivision. A private drive will only provide access to one (1) parcel within the minor subdivision; therefore, 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
This property is located in Flood Zone A, B.F.F. 22.0' (Determined by St. Tammany Parish) C. (Firm Panel No. 225305 Q10 C, Dated 10-17-69)

NOTE: No attempt has been made by Kelly McHugh & Assoc., Inc. to verify title, actual legal ownership, servitudes, easements, rights of way, deed restrictions, wetlands or environmental issues or other encumbrances on this property other than those furnished by the client.

NOTE: Servitudes shown herein are not necessarily exclusive. Servitudes of record or owner's title opinion or title policy will be those reviewed at request. All surveys have not been performed any title search or record of title review.

NOTES:
1. Plat of a survey by C. J. Schatz
   Dated June 18, 1973
2. Plat of a recommission by this firm
   Filed for record 11-3-2010, Map File No. 4943A

AN AMENDMENT TO MINOR SUBDIVISION MS10-043, CLERK OF COURT MAP FILE NO. 4943A
BEING PARCELS A & B INTO PARCELS A-1 & B-1 SECTION 2, T-7-S, R-10-E, ST. TAMMANY PARISH, LA.

PREPARED FOR:
MR. AND MRS. NORMAN H. VOELKEL
KELLY J. McHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GAULZE ST., MARCEILVIE, LA. 626-5811

SCALE: 1"=100'
DRAWN: DJ & DJ
DATE: 05-25-14
REVISED: 08-001
PRELIMINARY
SUBDIVISION
REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of October 7, 2014)

CASE NO.: SD14-09-005P

SUBDIVISION NAME: SIMPSON FARMS

DEVELOPER: Pruden Creek Partners, LLC
2901 Ridgelake Drive
Suite 213
Metairie, LA 70002


SECTION 24 WARD: 3
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: 51.28

NUMBER OF LOTS: 106 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: PUD

FLOOD ZONE DESIGNATION: "A", "B" & "C"

TENTATIVE APPROVAL GRANTED: By way of a PUD approval dated 7/12/12

STAFF COMMENTARY: This project was postponed at the September 9, 2014 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:

Plat:

a. Note needed “Fill credit for each Lot is 1500ft³”;
b. Revise Restrictive Covenant #10 from 35' to 60';
Drainage Comments:

c. The 25% reduction requirement includes the greenspace area. Show that the flow reduction for the entire subdivision acreage is reduced to 75% of predevelopment peak flow.

d. The lift station should be raised to prevent the flood water infiltration.

Traffic:

e. This development was reviewed as a PUD and was approved by the Zoning Commission; therefore, pursuant to the PUD ordinance, a tentative subdivision hearing was not required. Therefore, the TIA has been reviewed as part of the Preliminary review. The TIA shows that all affected intersections operate at LOS “D” or above with the exception of the intersection of US 190 @ Pruden Road. The study shows that the southbound approach of this intersection falls to LOS “E” once this development is in place. In order to bring the LOS back up to “D”, the addition of a right turn lane is needed on Pruden Road southbound turning onto US 190. Per the Traffic Impact Analysis Ordinance, the construction of this turn lane is the sole responsibility of the developer, including all right-of-way costs, mandatory impact fees and a DOTD driveway permit.

However, the relative impact of the development is under review by the Parish and a development agreement for infrastructure improvements may be needed.

3. 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.

4. Mandatory Developmental fees are required at Final Submittal in accordance with Ordinance No. 04-0990 since a public hearing was not held prior to January 1, 2005.

Department of Environmental Services

Plans and specifications for the construction of the Pruden Creek water and sewer systems have not yet been approved by the Department of Health and Hospitals as required. Revised plans and permit application showing additional capacity for these systems must be submitted for review.

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.

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

Department of Development - Planning

1. A “preliminary draft” copy of the declaration of covenants and restrictions should be remitted to this department for review prior to the developer receiving a “work order” in conjunction with the preliminary subdivision approval process.
2. The developer has depicted greenspace and amenities within the development pursuant to parish code requirements. Therefore, the developer should present to the Department of Development a "Recreational Development Plan" in conjunction with the submission of a preliminary subdivision review application. Said plan should be presented in document form inclusive of the amenities that are being provided, a site plan and/or landscape plan if applicable, a time schedule for development, and the entity or entities whom shall be responsible for the liability and maintenance of the recreational and/or greenspace areas.

The planning staff recommends approval subject to the developer complying with staff comments.
FINAL
SUBDIVISION
REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As of October 7, 2014)

CASE NO.: SD10-06-004FIIC

SUBDIVISION NAME: The Village of Normandy Oaks, Phase 2C

DEVELOPER: All State Financial Company


SECTION 12 WARD: 1 
TOWNSHIP 7 South 
PARISH COUNCIL DISTRICT: 1 
RANGE 10 East

TYPE OF DEVELOPMENT: _X_ 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: 5.5

NUMBER OF LOTS: 15 AVERAGE LOT SIZE: 11,050 Sq. Ft.

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: A-4A

FLOOD ZONE DESIGNATION: “C”

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on October 2, 2014. The inspection disclosed that all asphalt roads are constructed, road shoulders are constructed and the roadside swales and subsurface drainage are functioning.

2. The following minor uncompleted items existed at the time of the final inspection and will be completed before the plats are signed.

a. Need base test results;
b. Need asphalt test results;
c. Need floppy disk or latest format for As-Builts and plat;
d. Need typical cross-section of inverted drive on drainage As-Built;
e. Need surveyor’s stamp on plat;
f. Need Developer’s signature on plat;
g. Both roadway cross-sections need to be legible and have correct dimensions on plat & drainage As-Built;
h. Need benchmark and geiod used on plat;
i. Show all servitudes on drainage As-Built;
j. Label inverts, size, and material of pipe and catch basins in rear of lots 49-51;
k. Remove blue reflector symbol on entrance side of boulevard on signage As-Built;
l. Required street name sign is improperly located;
m. As -Built Signage plan needs to display the following information:

1) The distance between the edge of the shoulder and the edge of all signs is 2 feet;
2) The distance from the edge of the roadway and the underside of all signs is "Not less than 7 feet";
3) Add the following note to the signage plan:

"ALL SIGNAGE SHALL BE TYPE III-HIGH INTENSITY RETRO-REFLECTIVE IN ACCORDANCE WITH THE MUTCD GUIDELINES.
ALL SIGNAGE SHALL CONFORM TO ALL MUTCD AND PARISH REQUIREMENTS (A COPY OF PARISH REQUIREMENTS CAN BE OBTAINED FROM THE ST. TAMMANY PARISH TRAFFIC ENGINEER; STREET NAME SIGNS MUST BE YELLOW LETTERING ON BLUE BACKGROUND."

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 892 linear feet x $12.00 per linear foot = $10,700 for a period of one (1) year.

4. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats to be signed until all items are satisfactorily completed.

5. No mandatory developmental fees are required since the developer has an existing Voluntary Developmental Agreement for Normandy Oaks Subdivision.

**Department of Environmental Services**

1. A negative bacteriological report relative to the construction of the project’s water system has not been issued by the LA DH&H/OPH as required by Section 40-070.0 of the Subdivision Regulatory Ordinance No. 499.

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

3. The staff recommends approval of the proposed final subdivision request subject to the developer complying with all comments and no plats are to be signed until all items are satisfactorily completed.

**Department of Development - Planning**

None
OLD BUSINESS

(Item # 1)
September 2, 2014

St. Tammany Parish Government
24190 Koop Dr.
Mandeville, LA 70471
Attn: Mr. Ron Keller; Development-Planning

Mr. Keller,

DSLD Homes, LLC would like to request that the surveyors Act of Correction affecting lots 109,110 and 111 in Raiford Oaks Subdivision be placed on the agenda for the October 14th, 2014 meeting. DSLD Homes, LLC is the sole owner of the above listed lots. We are working in conjunction with John Bonneau and Associates to get this issue resolved. If you need any further information please contact Toby Easterly at teasterly@dsldhomes.com.

Thanks,

DSLD Homes, LLC

1220 S. Range Ave. • Denham Springs, LA 70726 • 225-791-6860 •
A SURVEYOR'S ACT OF CORRECTION

FOR RAIFORD OAKS PHASE III

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:

JOHN E. BONNEAU AND ASSOCIATES, INC., an incorporated Louisiana corporation, domiciled in St. Tammany Parish, Louisiana, and herein represented by John E. Bonneau, who is duly authorized to sign this document on behalf of said corporation, whose mailing address is: 420 Highway 1085, Madisonville, Louisiana 70447; 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 final subdivision plat for Raiford Oaks Phase III prepared by the "Surveyor" was duly recorded in the office of the Clerk of Court in St. Tammany Parish, Louisiana, on December 20, 2013 in Map File No. 5224; and

WHEREAS, a certain 20' drainage easement on the recorded subdivision plat is located between incorrect lots, specifically at the lot line common to lots 110 and 111, when in fact, the 20' drainage easement should be located at the lot line common to lots 109 and 110.

THEREFORE, the "Surveyor" and "Parish of St. Tammany" do hereby agree through this Surveyor’s Act of Correction, to amend the final subdivision plat of Raiford Oaks Phase III to correct the 20' drainage easement as referenced to above; and do hereby request the Clerk of Court for the Parish of St. Tammany, Louisiana, to make mention of this Surveyor’s Act of Correction within the margin of the official records on the final subdivision plat, Map File No. 5224, to serve as occasion may require.
THUS DONE AND PASSED, as to JOHN E. BONNEAU & ASSOCIATES, INC., in triplicate originals, in my office in Madisonville, Louisiana, on the 22, day of JULY 2014, in the presence of the undersigned competent witnesses who hereunto sign their names with me, Notary, after due reading of the whole.

WITNESSES:

[Signatures]

Signature Printed Name

[Signatures]

Signature Printed Name

JOHN E. BONNEAU & ASSOCIATES, INC. (Surveyor)
By: John E. Bonneau, duly authorized officer

NOTARY PUBLIC
DATE

JESSICA C. BOURGEOIS
NOTARY PUBLIC
NOTARY ID NO. 128119
TANGIPAHOA PARISH
STATE OF LOUISIANA
THUS DONE AND PASSED, as to DSLD HOMES, L.L.C., in triplicate originals, in my office in Madisonville, Louisiana, on the 23rd day of JULY 2014, in the presence of the undersigned competent witnesses who hereunto sign their names with me, Notary, after due reading of the whole.

WITNESSES:

Kara Walker
Signature
Kara Walker
Printed Name

Kaylie Milton
Signature
Kaylie Milton
Printed Name

DSLD HOMES, L.L.C. (Owner)
By: Lee Foster, duly authorized officer

NOTARY PUBLIC

Don Stelly
Attorney at Law
Bar Roll No. 26524
Commissioned for Life
All Louisiana Parishes

DATE
7/23/14
THUS DONE AND PASSED, as to ________________________, in triplicate originals, in my office in ________________________, Louisiana, on the ________________________, day of ________________________ 2014, in the presence of the undersigned competent witnesses who hereunto sign their names with me, Notary, after due reading of the whole.

WITNESSES:

__________________________
Signature                      Printed Name

__________________________
Signature                      Printed Name

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

NOTARY PUBLIC                     DATE
THIS IS TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.

THIS SURVEY CAME TO CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND CONTROL; AND THAT THE SURVEY WAS DONE ON THE GROUND AND IS IN ACCORDANCE WITH THE "MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS" AS ADOPTED BY THE STATE OF LOUISIANA, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS FOR A CLASS "C" SURVEY.
OLD BUSINESS

(Item # 2)
MINOR SUBDIVISION STAFF ANALYSIS REPORT
(As of October 7, 2014)

CASE NO.: MS14-07-045 (REVISED)

OWNER/DEVELOPER: John Haygood


SECTION: 29 WARD: 5
TOWNSHIP: 5 South PARISH COUNCIL DISTRICT: 6
RANGE: 12 East

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 on the south side of Honeysuckle Road and west of LA Highway 1083, west of Bush, Louisiana.

SURROUNDING LAND USES: North - rural residential
South - rural residential
East - rural residential
West - rural residential

TOTAL ACRES IN DEVELOPMENT: 10.0

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

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: Two of the parcels are 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 two 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.

Furthermore, said private drive needs to be named by the owner prior to the survey being recorded for public record.

The staff has no objections to the proposed minor subdivision request.
Department of Engineering

None

Department of Environmental Services

None
St. Tammany Parish Code
Department of Transportation
P.O. Box 50
Courtenay, Louisiana 70432
Attention: Mr. Ron Kellar

Re: Minor Subdivision Application

Dear Mr. Kellar:

Please be advised that I am requesting that this application
Case be placed back on the Agenda
for consideration of Adoption of
Minor Subdivision as per our
Conversation of Sept 27, 2017.

Thank you for your assistance
in this matter.

Sincerely yours,

[Signature]

[Name]

[Position]
REFERENCE SURVEY:
Survey for John H. Hagood by John G. Cummings.

There is no representation that all applicable servitudes 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.

APPROVAL:
A MINOR SUBDIVISION of 10.00 ACRES of LAND INTO PARCELS A, B, & C, LOCATED IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

Chairman of the Planning Commission
Director of the Department of Engineering
Secretary/Parish Planning Commission
Clerk of Court

Date Filed File No.

(985) 892-1549
503 N. Jefferson Avenue
COVINGTON, LA 70433

John G. Cummings and Associates
PROFESSIONAL LAND SURVEYORS

Plat prepared for: John H. Hagood

Showing a survey of:
A MINOR SUBDIVISION OF A PARCEL OF LAND LOCATED IN SECTION 29, TOWNSHIP 5 SOUTH, RANGE 12 EAST, ST. TAMMANY PARISH, LOUISIANA.

This plat represents a physical survey made on the ground by the undersigned under my direction, and is in accordance with the applicable standards of practice and bears a Class C Survey.

Scale: 1" = 200'

John G. Cummings
License No. 1779
PROFESSIONAL LAND SURVEYOR

John G. Cummings
FAX (985) 892-9250

Legend:
- = 3/4" IRON PIPE FOUND
- = 1/2" IRON ROD FOUND
- = 3/8" IRON ROD FOUND

Notes:
1. 1/2" iron rods to be set upon approval.
2. This property is located in Flood Zones A, B, & C, per F.E.M.A. Map No. 225205 0150 C, dated October 17, 1989 and LOMA Case No. 00-06-1636A, dated September 29, 2000.

Reference Survey:

There is no representation that all applicable servitudes 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.

Scale: 1" = 200'

Job No. 0130-A2 Date: 9-24-2014 Revised:
OLD BUSINESS

(Item # 3)
September 25, 2014

Weyerhaeuser Real Estate Development Co.
Attn: Scott Gilbert
100 Mariner's Blvd., Suite 10
Mandeville, LA 70448

Re: Tamanend Business Park

Dear Mr. Gilbert,

Reference is made to your email dated September 11, 2014 12:57pm (attached) requesting that the Maintenance Obligation for Tamanend Business Park S/D be waived due to reasons stated in your attached email.

The Department of Engineering has no objections of waiving the $15,000 Maintenance Obligation. Since the Planning Commission granted Preliminary Approval with the Maintenance Obligation being one of the stipulations, the Planning Commission would need to approve this waiver.

Be advised that this letter and your email will be placed on the October 14, 2014 Planning Commission Agenda under Old Business.

Should you have any questions please advise.

Sincerely,

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

CEW/chh

enc. Scott Gilbert’s email dated 9/11/14

xc: Gina Campo
    Earl J. Magner, P.E., P.L.S.
    Jeremy Harrison, E.I.
    Elizabeth Warren
    Leslie Long
    Jackie Nunenmacher
    Sidney Fontenot
    Erin Stair
Sidney/Eddie:
Have you had a chance to review this?
Thank you,
Scott

-----Original Message-----
From: Gilbert, Scott
Sent: Thursday, September 11, 2014 12:57 PM
To: Sidney Fontenot; Charles E. Williams
Cc: Gina Campo; jds@ionesfussell.com; Elizabeth A. Warren
Subject: FW: Tamanend Business Park Maintenance Obligation Bond

Sidney/Eddie:
Please see attached letter that I received regarding the Maintenance Bond Obligation for the Tamanend Business Park, along with the Preliminary Staff Report for same, for the Preliminary Subdivision Approval.
Is there a way that the Parish or Planning Commission can waive this requirement regarding the Business Park, for the following reasons:

1. Tamanend Way/Provision Landing/Legends Blvd. are all under construction now and are not yet public roads.
2. When construction is complete I will have to provide a Warranty Obligation for those roads anyway.
3. We intend to start construction of the Business Park next spring. When complete I will have to provide a Warranty Obligation Bond for those roads.
4. The roads under construction may not have even been accepted by the Parish by the time the Business Park is complete.
5. This ordinance assumes that the roads exist.

I think you would agree that this requirement is redundant and a little excessive.

Thank you for reviewing. Please let me know what I can do to have this waived.

Scott
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT  
(As of August 12, 2014)

CASE NO.: SD08-06-008PBP

SUBDIVISION NAME: Tamanend Business Park

DEVELOPER: Weyerhauser Real Estate Development Co.  
100 Mariners Blvd.  
Suite 10  
Mandeville, LA 70448

ENGINEER/SURVEYOR: Richard C. Lambert Consultants, L.L.C and  
Kelly J. McHugh & Associates, Inc.

SECTIONS 3 & 4 WARDS: 7 & 9  
TOWNSHIP 8 South PARISH COUNCIL DISTRICTS: 7 & 11  
RANGE 13 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: 80.34

NUMBER OF LOTS: 21  
AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING: PUD

FLOOD ZONE DESIGNATION: A10 and C

TENTATIVE APPROVAL GRANTED: February 11, 2014

STAFF COMMENTARY:

Department of Engineering

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

2. It is recommended that Preliminary submittal be approved subject to the following:
   a. Need twenty (20) foot SEWER SERVITUDE between lots# 3/4 on Subdivision plat;
   b. Need ditch invert elevation on sheet# 4 at Lot# 18 corners;
   c. The Traffic Impact Analysis (TIA) for this development has been reviewed. There are several minor revisions that need to be addressed and these changes have already been
discussed with the Engineer. It is not anticipated that these changes will alter the recommendations of the report. The report shows that no additional improvements above and beyond what was required for Tamanend Phase 1 will be required, except for the construction of a 5th entrance off of LA 434 for this portion of the development, which will consist of right and left turn lanes from LA 434 into the development as well as exclusive right and left turn lanes out of the development at this additional driveway.

d. The required improvements identified in the traffic study for Tamanend Phase 1 are not only "local" improvements prompted by the development, but also "global" improvements which are needed with or without the development due to area growth. The Traffic Consultant is working closely with the Dept. of Engineering to determine which improvements will be the responsibility of the developer and which improvements are to be handled by the Parish (global improvements for which mandatory impact fees will be used). At a minimum, all improvements needed at the entrances to the development are the sole responsibility of the developer, including all right-of-way costs. All improvements which are deemed "local" will be required in addition to the mandatory impact fees for the development. The impact fees will be used toward the "global" improvements. All required improvements were listed at Tentative approval of Tamanend (formerly University Square) in June 2008 and will take place as phases of the development are occupied.

e. A DOTD driveway permit is required. All turn lanes as identified in the TIA shall conform to DOTD standards and requirements, including but not limited to, required storage lengths. Any other requirements that are put in place by DOTD as part of the driveway permit process shall also be the sole responsibility of the developer.

3. [A funded Maintenance Obligation in the amount of $15,000 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 activity in connection with the subdivision. Provision Landing and Tamanend Way are currently under construction and are to be dedicated to the Parish. Therefore, any damage to these roadways resulting from construction activity in connection with Tamanend Business Park will be covered by this Maintenance Obligation.]

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

**Department of Environmental Services**

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.

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

**Department of Development - Planning**

None