AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION MEETING
6:00 P.M. - WEDNESDAY, NOVEMBER 12, 2014
ST. TAMMANY PARISH GOVERNMENT COMPLEX
PARISH COUNCIL CHAMBERS
21490 KOOP DRIVE, MANDEVILLE, LOUISIANA

DRAFT

ROLL CALL

PUBLIC ANNOUNCEMENTS
- Phones and Pagers
- Appeals
- Speaker Cards
- Public Speaking - Ten (10) minutes each side and five (5) minutes for rebuttal
- Please exit the building

INVOCATION

PLEDGE OF ALLEGIANCE

APPROVAL OF THE OCTOBER 14, 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 constructing roadway and laying sewer/water lines

Entering Parish Right-of-Way (Camp Villere Road), Ward 9, 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

MS14-10-058
A 17.62 acre parcel into parcels A & B, Ward 2, District 6
Owner: Jane H. Sharp Surveyor: Land Surveying, L.L.C.
Parish Council District Representative: Hon. Richard Tanner
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 12, 2014
MANDEVILLE, LOUISIANA

MS14-10-059
Lot 2 in to lots 2-A & 2-B, Ward 7, District 7
Owner: Christopher R. Jean    Surveyor: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Jacob Groby

MS14-10-60
A 4.30 acre parcel into parcels A & B, Ward 7, District 7
Owner: Leroy & Jeanette Smith, Jr.    Surveyor: D&S Surveyors, Inc.
Parish Council District Representative: Hon. Jacob Groby

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

PETITIONS/REQUESTS

ENTERING THE TAMMANY TRACE

REVOCATION/CLOSINGS REVIEW

RESUBDIVISION REVIEW

DORMANT SUBDIVISION REVIEW

TENTATIVE SUBDIVISION REVIEW

PRELIMINARY SUBDIVISION REVIEW

SD06-06-018P1A
Countryside, Phase 1A, Ward 1, District 3
Developer/Owner: Abita Equities    Engineer: Arrow Engineering
(DEVELOPER REQUESTED POSTPONEMENT)

SD04-08-024PB2-2
Bedico Creek Bubble 2, Phase 2, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C.    Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD10-01-001P1
Versailles Business Park, Phase 1, Ward 3, District 5
Developer/Owner: Versailles Business Park, L.L.C.    Engineer: Duplantis Design Group, P.C.
AGENDA
ST. TAMMANY PARISH PLANNING COMMISSION
NOVEMBER 12, 2014
MANDEVILLE, LOUISIANA

FINAL SUBDIVISION REVIEW

SD04-08-024F9
Bedico Creek, Parcel 9, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C.   Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD04-08-024PE-2
Bedico Creek, Parcel E-2, Ward 1, District 1
Developer/Owner: Bedico Creek Preserve, L.L.C.   Engineer: Kelly McHugh & Associates, Inc.
Parish Council District Representative: Hon. Marty Dean

SD06-08-028F1
Spring Haven, Phase 1, Ward 1, District 4
Parish Council District Representative: Hon. Reid Falconer

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

P.C. Resolution No. 12-055
Entering Parish Right-of-Way (Lindberg Drive), Ward 8, District 14
Request to enter Parish right-of-way for the purpose of laying and connecting water line
Petitioner: PDRG, Alex Bennett, CDO   Parish Council District Representative: Hon. T.J. Smith
(Request to amend the Petitioner to John Saucier & Company, L.L.C.)

NEW BUSINESS

ADJOURNMENT
PLANNING COMMISSION MINUTES
MINUTES OF THE
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

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, Marcus Hines, Todd Richard, BernieWillie, Dave Doherty, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph
Absent: Bill Matthews
Staff Present: Ron Keller, Raima Tobler, 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. Richard

APPROVAL OF THE SEPTEMBER 9, 2014 MINUTES
Randolph moved to approve, second by Richard.
Yea: Martha Cazaubon,"Pug" Lorren, Marcus Hines, Todd Richard, BernieWillie, Dave Doherty, Jimmie Davis, Dave Mannella, 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.
Davis moved to pull items MS14-09-052 and MS14-09-053 from the consent calendar, second by Randolph.

Yea: Martha Cazaubon, "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, Dave Doherty, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

**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
  - Debtor: All State Financial Co.
  - Parish Council District Representative: Hon. Marty Dean

  **Approved** as per consent calendar

- **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
  - Debtor: Southern Light, L.L.C.

  **Approved** as per consent calendar

- **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

  **Approved** as per consent calendar

**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

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: Carol Ann Chatellier Graham  

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

Yea: Martha Cazaubon, "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, Dave Doherty, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None
MINUTES OF THE
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

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

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

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

Approved as per consent calendar

[---------------------------------------------(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)
MINUTES OF THE
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

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

FINAL SUBDIVISION REVIEW

SD10-06-004FIIIC  
The Village of Normandy Oaks, Phase IIC, Ward 1, District 1  
Developer/Owner: All State Financial Co.  
Engineer: John E. Bonneau & Associates, Inc.  
Parish Council District Representative: Hon. Marty Dean

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

PROPOSED AMENDMENTS TO ORDINANCE 499

OLD BUSINESS

SD06-08-027F3  
Raiford Oaks, Ward 1, District 1  
Developer/Owner: Raiford Oaks, L.L.C.  
Engineer: Scalfano Engineering, Inc.  
Parish Council District Representative: Hon. Marty Dean  
(Request by developer to amend the location of a drainage servitude)

A Public Hearing was opened for discussion of this case and the following individual(s) provided testimony in favor of this request: John Bonneau  
Cazaubon moved to approve, second by Willie.  
Yea: Martha Cazaubon,"Pug" Lorren, Marcus Hines ,Todd Richard, BernieWillie, Dave Doherty, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph  
Nay: None  
Abstain: None
MINUTES OF THE  
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  

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 survey plat)  

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

SD08-06-008PBP  
Tamanend Business Park, Wards 7 & 9, Districts 7 &11  
(Request by developer to waive the $15,000.00 maintenance obligation)  

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

OFF THE FLOOR  

P.C. Resolution No 12-055  
Entering Parish Right-of-Way (Lindberg Dr), Ward 8, District 14  
Request to enter Parish right-of-way for the purpose of laying and connecting water line  
Petitioner: PDRG, Alex Bennett, CDO Parish Council Representative: Hon T.J. Smith  
(Request by developer to extend for six (6) months)  
Cazaubon moved to open agenda, second by Willie.  
Yea: Martha Cazaubon,"Pug" Lorren, Marcus Hines ,Todd Richard, BernieWillie, Dave Doherty, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph  
Nay: None  
Abstain: None
Davis moved to approve, second by Hines.

Yea: Martha Cazaubon, "Pug" Lorren, Marcus Hines, Todd Richard, Bernie Willie, Dave Doherty, Jimmie Davis, Dave Mannella, Kirk Drumm, Ron Randolph

Nay: None

Abstain: None

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 CONSTRUCTING ROADWAY AND SEWER/WATER 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 ASPHALT road standards as established under the “Subdivision Regulatory Ordinance and Ordinance No. 14-3064.” 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. Upon approval of plans and specifications by the Director of Engineering, a Work Order will be issued.

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

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

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

7. That the petitioner post a Performance Letter of Credit in the amount of $20,000 for a period of six (6) months.
8. That the petitioner agree to post a Warranty Obligation upon completion of the project.

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

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

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

12. 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.

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

14. Permission is valid for the issuance of building permits according to current zoning only, issued to AS INDICATED ABOVE, WARD 3 DISTRICT 1.

15. That the petitioner submit as-built drawings certifying that road and sewer/water are constructed in accordance with the approved plans.

16. 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 __, 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
October 20, 2014

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

RE: Enter Parish Right-Of-Way for Westshore Drive Extension

Dear Eddie:

    Per the attached Act of Dedication and Donation, All State Financial Company hereby requests to enter said right-of-way for the purpose of installing water, sewer and roadway improvements per the plans and specifications previously submitted for the Westshore Drive Extension.

Accordingly, I would appreciate you placing this request on the upcoming planning commission 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
Cc: Earl Magner

Enclosure
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 CAMP VILLERE ROAD (ROAD ID# R090D012), FOR THE PURPOSE OF LAYING FIBER OPTIC CABLES.

WARD 2 DISTRICT 7

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 $27,200 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 ____________, 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 29, 2014

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

RE: Verizon Bonfuca # CV-454 (Old #CV-238)

Dear Mr. Williams,

Sawgrass Consulting, LLC on behalf of Southern Light, LLC is requesting that the enclosed plans are placed on the November 12, 2014, St. Tammany Parish Planning Commission Agenda for approval.

Southern Light is proposing to construct approximately 2,434 linear feet of fiber optic cable beginning on the south side of Hwy 190 and Camp Villere Road, running northerly along the west right-of-way of Camp Villere Road to 60143 Camp Villere Road.

Construction will consist of 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 November 12, 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
Fiber Optic Installation

Plans for Proposed Project:

#60143 CAMP VILLEERE ROAD - SLIDELL, LA

VERIZON BONIFICA #CV-454 (OLD #CV-238)

Project Location

Vicinity Map
(CONSENT CALENDAR)

MINOR

SUBDIVISIONS
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of November 5, 2014)

CASE NO.: MS14-10-058

OWNER/DEVELOPER: Jane H. Sharp

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

SECTION: 21  
TOWNSHIP: 5 South  
RANGE: 11 East  
WARD: 2  
PARISH COUNCIL DISTRICT: 6

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 40, north of Covington, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 17.62

NUMBER OF LOTS/PARCELS: 2  
TYPICAL LOT SIZE: 5 acres +

ZONING: A-1 Suburban

REASONS FOR PUBLIC HEARING: Proposed parcel B does not meet the minimum lot width requirement in an A-1 Suburban zoning district.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one parent parcel; however, proposed parcel B does not meet the minimum lot frontage requirement of 300' for an A-1 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 frontage in question due to the fact that the parcel opens up to over a 500' width approximately 184' back from the roadway; and the parcel is large consisting of 11.62 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 IN 
SECTION 21 T5S R11E INTO PARCEL A AND B, 
ST. TAMMANY PARISH, LOUISIANA

DIR., DEPT. OF ENGINEERING

SECRETARY, PLANNING COMMISSION

CLERK OF COURT

MAP NUMBER DATE FILED

The P.O.B. is reported to 
be S89°45'13"W-466.0'

SERVITUDES SHOWN HEREOIN (IF ANY) ARE NOT NECESSARILY EXCLUSIVE.
SERVITUDES OF RECORD AS SHOWN ON TITLE OPINION OR TITLE SEARCH. THE UNDERSIGNED HAS
MADE NO ATTEMPT TO LOCATE ANY BURIED UTILITIES OR ASSOCIATED
PEDESTALS.

THIS MAP IS IN ACCORDANCE WITH THE STANDARD DETAILED
REQUIREMENTS PURSUANT TO THE ACCURACY STANDARDS OF A "Q" SURVEY
AND THE APPLICABLE STANDARDS OF PRACTICE CITED IN LAC 46: LXI.

LAND SURVEYING LLC

SHOWN A SURVEY MADE OF PROPERTY LOCATED IN 
Section 21 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.
SIGNED AND STAMPED SEAL MUST BE IN RED OR THIS PLAT IS NOT A TRUE COPY.
CERTIFIED TRUE

LAWS OF LISA
LICENSE NO. 4884

SCALE: 1" = 200' DATE: August 20, 2014}

Jane Heath Sharp et al.
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of November 5, 2014) 

CASE NO.: MS14-10-059 

OWNER/DEVELOPER: Christopher R. Jean 

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc. 

SECTION: 18  
TOWNSHIP: 8 South  
RANGE: 13 East  

WARD: 7  
PARISH COUNCIL DISTRICT: 7  

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 in the southwest quadrant of Interstate 12 and LA Highway 434, north of Lacombe, Louisiana. 

SURROUNDING LAND USES:  
- North - Interstate 12  
- South - undeveloped  
- East - industrial & undeveloped  
- West - undeveloped  

TOTAL ACRES IN DEVELOPMENT: 166.66  

NUMBER OF LOTS/PARCELS: 2  
TYPICAL LOT SIZE: 69 acres +  

ZONING: I-1, I-2, PF-2 & SWM-1  

REASONS FOR PUBLIC HEARING: Proposed minor subdivision is part of an existing minor subdivision and a private drive is being provided to proposed parcel 2-A. 

STAFF COMMENTARY: 

Department of Development - Planning  

The owner is proposing to create two (2) parcels from one parent parcel within an existing minor subdivision and a private drive is being provided for proposed parcel 2-A. 

The owner is proposing to create two lots/parcels from one parent parcel that is part of an existing minor subdivision; and a private drive will only provide access to only one (1) parcel within the minor subdivision. Since 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, the staff has no objections to the proposed minor subdivision request.
Department of Engineering

None

Department of Environmental Services

None
AMENDMENT TO A MINOR SUBDIVISION

LOT 2 OF AN EXISTING MINOR SUBDIVISION, INTO LOTS 2-A & 2-B ALL IN SECTION 18, T-8-S, R-13-E, GREENSBURG LAND DISTRICT ST. TAMMANY PARISH, LA.

PREPARED FOR:
Lacombe Business Park, LLC, &
Ian Somerhalder Foundation

KELLY J. MCHUGH & ASSOC., INC.
CIVIL ENGINEERS & LAND SURVEYORS
845 GALVEZ ST, MANDEVILLE, LA. 70447

SCALE: T = 400' DATE: 09-30-14
SHRINE: DRU JOB NO. 93-150

NOTE: NO ATTEMPT HAS BEEN MADE BY KELLY MCHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SUBDIVISIONS, EASEMENTS, BOUNDARY, bleibt OR OTHER ENCUMBRANCES, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ITEMS SHOWED ON THIS PLAT, WHICH ARE TO BE PURCHASED BY THE PURCHASER.

ARMED MCHUGH, REG. NO. 4433

CERTIFIED TRUE AND CORRECT AS STATED AND ACCORDING TO THE PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY. RED STAMP SUFFICES CORRECT PLAT.
MINOR SUBDIVISION STAFF ANALYSIS REPORT  
(As of November 5, 2014)

CASE NO.: MS14-10-060

OWNER/DEVELOPER: Leroy & Jeannette Smith

ENGINEER/SURVEYOR: D & S Land Surveyors, Inc.

SECTION: 17  
TOWNSHIP: 8 South  
RANGE: 13 East

WARD: 7  
PARISH COUNCIL DISTRICT: 7

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 east side of Pine Acres Road and south of LA Highway 434, north of Lacombe, Louisiana.

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

TOTAL ACRES IN DEVELOPMENT: 4.3  
NUMBER OF LOTS/PARCELS: 2  
TYPICAL LOT SIZE: 1 acre +

ZONING: A-2 Suburban

REASONS FOR PUBLIC HEARING: A parcel within the proposed minor subdivision is being accessed by a private drive.

STAFF COMMENTARY:

Department of Development - Planning

The owner is proposing to create two (2) parcels from one parent parcel and is providing a private drive to only one parcel. 
Since 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, the staff has no objections to the proposed minor subdivision request.

Department of Engineering

None

Department of Environmental Services

None
A MINOR SUBDIVISION FOR LEROY SMITH

Legend

1/2" IRON PIPE FOUND
1' IRON PIPE FOUND
1/2" IRON ROD FOUND

4-$

NOTE 1) Said property is located in Flood Zone — Q... — per the Insurance Rate Map for St. Tammany Parish, Community Panel #2252050385C Map Revised, October 12, 1989.

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

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

EDDIE J. CHAMPAGNE, LAND SURVEYOR, FOR ALVIN SANDELL

Reference 1) A survey by Eddie J. Champagne, Land Surveyor, for Alvin Sandell.

SECRETARY OF THE PLANNING COMMISSION

CLERK OF COURT

DIRECTOR OF THE ENGINEERING DEPT.

CHAIRMAN, PLANNING COMMISSION

FILE #

DATE

S D S SURVEYORS, INC.

280 WEST 22ND AVENUE, COTTONTON, LOUISIANA 70421

280 WEST 22ND AVENUE, COTTONTON, LOUISIANA 70421

OFFICE: (985) 372-2874 - FAX: (985) 372-2866

PROFESSIONAL LAND SURVEYORS

SECRETARY OF THE PLANNING COMMISSION

CLERK OF COURT

DIRECTOR OF THE ENGINEERING DEPT.

CHAIRMAN, PLANNING COMMISSION

FILE #

DATE

3.15 ACRES

POND

500.00FT

WEST

300.00FT

250.00FT

200.00FT

150.00FT

100.00FT

50.00FT

NOODLE

1/2" IRON PIPE FOUND
1' IRON PIPE FOUND
1/2" IRON ROD FOUND

NOTE 1) Said property is located in Flood Zone — Q... — per the Insurance Rate Map for St. Tammany Parish, Community Panel #2252050385C Map Revised, October 12, 1989.

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

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

EDDIE J. CHAMPAGNE, LAND SURVEYOR, FOR ALVIN SANDELL

Reference 1) A survey by Eddie J. Champagne, Land Surveyor, for Alvin Sandell.

SECRETARY OF THE PLANNING COMMISSION

CLERK OF COURT

DIRECTOR OF THE ENGINEERING DEPT.

CHAIRMAN, PLANNING COMMISSION

FILE #

DATE
PRELIMINARY

SUBDIVISION

REVIEW
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT
(As of November 5, 2014)

CASE NO.: SD06-06-018P1A

SUBDIVISION NAME: Countryside S/D, Ph. 1A

DEVELOPER: Bernard Fromherz
Abita Equities, L.L.C.
110 North Oak Street
Hammond, LA 70404

ENGINEER/SURVEYOR: Arrow Engineering & Consulting, Inc.

SECTION 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: 2.53

NUMBER OF LOTS: 8 AVERAGE LOT SIZE: 8,400 SQ. FT.

SEWER AND WATER SYSTEMS: REGIONAL

ZONING: PUD

FLOOD ZONE DESIGNATION: X

TENTATIVE APPROVAL GRANTED: By way of a PUD amendment approval dated 11/5/2008

STAFF COMMENTARY:

Department of Engineering

The developer is requesting that this project be deferred to the December 9, 2014 meeting.

The Department of Engineering has no objection to their request. (See attached request.)

Department of Development - Planning

None
Earl,

Per our conversation, Abita Equities, LLC would like to table the preliminary plat for Countryside Subdivision Phase 1A 8 lot subdivision, and ask that it be placed on the December agenda for December meeting.

In the interim, we will be providing additional information needed as per comments provided by STP.

Please confirm that this email was received.

Thank you, Bernard

Bernard Fromherz

985-630-7554

bernard@fromherzco.com
PRELIMINARY SUBDIVISION STAFF ANALYSIS REPORT  
(As of November 5, 2014)

CASE NO.:    SD04-08-024PB2-2

SUBDIVISION NAME:    Bedico Creek, Bubble 2; Ph. 2

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


SECTION 6 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 1
RANGE 10 East

TYPE OF DEVELOPMENT:

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

TOTAL ACRES IN DEVELOPMENT: 18.40

NUMBER OF LOTS: 47 AVERAGE LOT SIZE: Varies

SEWER AND WATER SYSTEMS: Central

ZONING:    PUD

FLOOD ZONE DESIGNATION: A

TENTATIVE APPROVAL GRANTED: By way of a PUD amendment approval dated 8/5/14

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. Revise ditch inverts to fit proposed driveway culvert schedule;
   b. Need detail of culvert & utility bedding with note stating:
      "Bedding material shall be provided under the utility lines with a minimum of 6 inches placed under the pipe and extending one half of the pipe diameter beyond the edge of
either side of the pipe or minimum of 12 inches, whichever is greater. The pipe shall be side bedded to the mid-height of the pipe or to the pipe spring line, if arch pipe is used. The bedding material shall consist of free draining granular material meeting the requirements of #57 limestone or crushed concrete. Other bedding materials may be considered by St. Tammany Parish Engineering Department. A geotextile fabric shall also be placed around the pipe at each joint to reduce potential migration of the fill into the joints of the pipe.”

c. Revise existing STANDARD UTILITY TRENCH DETAIL to include the word “in” as follows: CROSS DRAIN AND SIDE DRAINS IN PAVED AREAS......
d. Revise CUT/FILL CALCULATIONS AS FOLLOWS:
   1) Fill for roadways.
   2) Note is needed on plat and drainage plan stating that subsurface drainage for roadside ditches is not allowed.
e. Signage plan needs to display the following information:
   1) The distance between the edge of the roadway 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”
f. 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”
g. Submit plans to Tammany Utilities for review and approval of water and sewer infrastructure;
h. Water service connection must be added to lot# 789;
I. Replace single service connections on lots# 761/762 and 754/755 with a double service connection for water;
j. Add PWS ID# to water notes;
k. Revise title blocks for Paving/Drainage plan, S & W plan and signage plan to state Phase 2.

3. No Maintenance Obligation is required since this is a Private Subdivision.

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

Department of Development - Planning

None
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. Revise pond section A-A to have 15.5 elev. berm height on sheet C-3;

   b. Show ditch along south side of lot 19 connecting to the 20 foot servitude in rear of lots 9-11;
c. Revise sheet C-3.2 "10' Drainage Servitude" to "10' Utility Servitude" on lot 13;
d. 3 copies of revised sewer and water sheet 1 are needed;
e. Sewer size, length and slope need to be included on either C-5 or C-6.2;
f. Include length and slope in note on sheet C-5.

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 in connection with the subdivision.

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 Development - Planning**

None
FINAL

SUBDIVISION

REVIEW
FINAL SUBDIVISION STAFF ANALYSIS REPORT
(As of November 5, 2014)

CASE NO.: SD04-08-024F9

SUBDIVISION NAME: Bedico Creek, Parcel 9

DEVELOPER: Bedico Creek Preserve, LLC


SECTION 6 WARD: 1
TOWNSHIP 7 South PARISH COUNCIL DISTRICT: 1
RANGE 10 East

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

TOTAL ACRES IN DEVELOPMENT: 14.36

NUMBER OF LOTS: 67 AVERAGE LOT SIZE: VARIES

SEWER AND WATER SYSTEMS: CENTRAL

ZONING: PUD

FLOOD ZONE DESIGNATION: A

STAFF COMMENTARY:

Department of Engineering

1. Periodic inspections have been made by this office during construction and the final inspection was made on 10/30/14. The inspection disclosed that 95% of the concrete roads are constructed, road shoulders need to be constructed and the roadside ditches need final grading.

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 concrete test results;
   c. Need all additional roadway testing report in accordance with Ordinance #14-3064.
   d. Need roadside ditch inverts at each property corner;
   e. Need CD's of all as-builts;
   f. Need 9-1-1 addresses on S/D plat;
   g. Need street name and traffic signs;

   1
h. Need blue reflectors;
i. Need As-Built signage plan;
j. Typical street x-section, need to show concrete roadway and base constructed on S/D plat and paving plan;
k. Elevations provided on the final sewer and water sheet are exactly the same as the preliminary plan. Provide as-built plans that include as-built elevations for the tops and invert of all manholes;
l. Provide Tammany Utilities with a set of as-built plans;
m. 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;
o. 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;

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 2085 linear feet x $25.00 per linear foot = $52,100 for a period of two (2) years.

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

5. No Mandatory Developmental Fees are required since a public hearing was held prior to January 1, 2005.

Department of Development - Planning

None
1. Periodic inspections have been made by this office during construction and the final inspection was made on 10/30/14. The inspection disclosed that all asphalt roads are constructed and the concrete “round-about” is constructed, road shoulders are unacceptable and the roadside ditches need final grading to provide 3:1 side slopes.

2. The following 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 concrete and asphalt test results;
   c. Need CD’s of all as-builts;
   d. Tabulation of driveway culverts size and type of material is needed on the S/D plat and drainage plan;
   e. Need roadside ditch inverts at each property corner;
f. Need 9-1-1 addresses on S/D plat;
g. The subsurface drainage and open ditch construction at the “round about” is unacceptable; does not provide for the 4 foot shoulder and proper 3:1 side slopes for the ditches. A redesign is required for D.o.E. review and approval;
h. A new As-Built is needed with the current engineer’s title block and certification;
i. Need detail of the “round about” on the S/D plat and the paving plan;
j. Fill material is needed in the “round about” median so that it will drain properly;
k. Fill material is needed in the cul-de-sac median so that it will drain properly;
l. Need cul-de-sac detail on the S/D plat;
m. Show correct surface and base for roadway typical street section. It is asphalt not concrete as shown on the drawing;
n. The S/D plat did not indicate the length of street to allow for Warranty Obligation value calculations. D.o.E. has scaled these distances and used the scaled distance to determine the Warranty Obligation values. Therefore, the S/D plat needs to indicate the scaled distances;
o. Need street name and traffic signs;
p. Need blue reflectors;
q. Need As-Built signage plan;
r. The as-built elevations for the sewer line between lots 70 and 71 indicate that there is no slope on this line. The minimum recommended slope for a 12” sewer line is 0.22%;
s. The manhole in the roundabout could not be located/verified because it was buried at the time of inspection;
t. The manhole lid cover was missing from the manhole located on Castle Pines Circle;
u. Provide Tammany Utilities with a set of as-built plans;
v. 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;
w. 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.

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 700 linear feet x $22.00 per linear foot = $15,400 for the asphalt roadway and 600 linear feet x $25.00 per linear foot = $15,000 for the concrete “round about”. Therefore the Warranty Obligation total is $30,400 for a period of five (5) years.

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

5. No Mandatory Developmental Fees are required since a public hearing was held prior to January 1, 2005.

Department of Development - Planning

None
FINAL SUBDIVISION STAFF ANALYSIS REPORT  
(As of November 5, 2014) 

CASE NO.: SD06-08-028F1 

SUBDIVISION NAME: Spring Haven, Ph. 1 

DEVELOPER: Autumn Creek II, LLC 

ENGINEER/SURVEYOR: Kelly McHugh & Associates, Inc. 

SECTION 15 & 42  
TOWNSHIP 7 South 
RANGE 10 East 

WARD: 1  
PARISH COUNCIL DISTRICT: 1 

TYPE OF DEVELOPMENT: 

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

TOTAL ACRES IN DEVELOPMENT: 23.31 

NUMBER OF LOTS: 50  
AVERAGE LOT SIZE: Varies 

SEWER AND WATER SYSTEMS: Central 

ZONING: PUD 

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 10/29/14. The inspection disclosed that 95% of asphalt roads are constructed, road shoulders need to be constructed and the roadside ditches are functioning. The detention ponds are under construction and as-built elevations are needed on the drainage plan. 

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

a. Base test results are needed; 
b. Asphalt test results are needed; 
c. CD’s with all as-builds are needed; 
d. Tabulation of driveway culverts and type of material is needed on the S/D plat and drainage plan; 
e. Engineer’s stamp is needed on the paving/drainage plan;
f. Roadside ditch elevations are needed at each property corner and detail of weir is needed on the drainage plan;
g. 9-1-1 addresses are needed on the S/D plat;
h. Developer’s signature is needed on the S/D plat;
i. Street name and traffic signs need to be installed;
j. Blue reflectors need to be installed;
k. Correct S/D footprint on Paving/Drainage plan;
l. Show 50 lots and length of street 3135 linear feet on S/D plat;
m. Show asphalt typical x-section on paving/drainage plan - not concrete;
n. Need As-Built signage plan;
o. Label all tracks on S/D plat;
p. As-built elevations for the lift station and the manhole just upstream of the lift station were not provided in the submitted as-built. Provide as-built plans that include as-built elevations for the tops and inverts of all manholes;
q. Provide Tammany Utilities with a set of as-built plans
r. 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.
s. 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.

3. Should the Planning Commission approve the request for final approval a Warranty Obligation will be required for the infrastructure in the amount of 3135 linear feet x $22.00 per linear foot = $69,900 for a period of five (5) years.

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

5. Mandatory Developmental Fees are required as follows:

Road Impact Fee = $1,077 per lot x 50 lots = $53,850
Drainage Impact Fee = $1,114 per lot x 50 lots = $55,700

Fees are due before subdivision plats can be signed.

*Department of Development - Planning*

None